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City of Victoria
Planning and Development
1 Centennial Square
Victoria BC V8W 1P6

22 June 2026

DDP Drawing Revisions List 2612-2628 Richmond Rd, Victoria BC

Civil Drawings

Revision No.	Sheet No.	Drawing	Description
1	1	2612-2628 Richmond Rd - Preliminary Site Servicing Plan - Issued for DP Resubmission #3	Red 'X' noted on trees to be removed.
2	1	2612-2628 Richmond Rd - Preliminary Site Servicing Plan - Issued for DP Resubmission #3	Proposed tree locations.
3	1	2612-2628 Richmond Rd - Preliminary Site Servicing Plan - Issued for DP Resubmission #3	Critical root zone diameters shown on trees to be retained.

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Architectural Drawings

Revision No.	Sheet No.	Drawing	Description
001	A-011030, A-011060	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Revised unit areas to ensure floor area is measured to interior surface of exterior walls as per Zoning Bylaw 2018 Part 2 Definitions. Level 03 and Level 06 Unit D studio meets the 33.00 m2 requirement.
002	-011010, A-011020, A-011030, A-011040, A011050, A-011060	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Removed wall enclosure in Unit N on Level 02-06 to comply with minimum of one operable window per bedroom. Unit G revised from 1bed to studio on Level 02-06
003	A-000001, A-011111	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Revised total floor area to include elevator shafts.
004	A-000001	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Updated the floor space ratio to revised total floor area calculation.
005	A-000001, A-011112	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Revised Average Grade Key Plan and associated table with additional grade points as per city TRG review comments. Add section through driveway as per city TRG review comments
006	A-000001, A-012001, A-012002, A-013001, A-03002, A-03003, A-03004	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Revised Average Grade from 19.70 to 19.66 to align with updated Average Grade calculation as shown on A-011112. Building Height revised from 19.00m to 19.04m
007	A-011010, A-000001	2612-2628 Richmond	Confirmed side yard setback of 3.2 m

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		Rd - Architectural - Issued for DP Resubmission #3	
008	A-011010	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Confirmed that a variance is required, as the proposed 9.5 m rear yard setback is less than 25% of the lot depth.
009	A-011010, A-000001	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Confirmed parkade rear yard setback of 7.90m.
010	A-012002	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Rooftop Structure has not increased in height, it remains 3.5m tall. The Building Height has increased by 0.04m due to the revised Average Grade calculation, refer to Revision item number 005 and A-011112. As such the Rooftop Structure projects only 2.04m above the maximum allowed building height of 20.5m, which is below the 3.0m projection height listed in Zoning Bylaw 2018 Part 4.1 Table 3.
011	A-011000	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Provided minimum drive aisle width of 7.0 m.
012	A-011000	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Minimum aisle width of 1.5m has now been provided as part of revised Bike Storage Room, Mechanical and Electrical rooms on P1.
013	A-000001, A-011010	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Included an additional short term bike parking spot for a total of 12 short term bike parking spots. Confirmed 6 spots are located within 15m of entrance.

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014	A-012001, A-012002, A-000001	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Revised parkade extents as per city TRG review comments. Provided a minimum 5m setback from the trunk of municipal tree M2
015	A-011010	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Included annotation referring to Alternative Solution for Lobby.
016	A-012002	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Identified detention tank, below Richmond Road patios.
017	A-011010	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Revised existing grade points to align with Survey.
018	A-012002	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Removed Off Street Parking annotation.
019	A-011000	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Revised Electrical, Bike Storage, and Mechanical room layout to allow for preferable adjacency between Electrical room and PMT.
020	A-000001, A-011010	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Identified location of Fire Department Connection within 45m of fire hydrant.
021	A-012002	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3	Revised parkade foundation to not encroach into the City right-of-way (Road Dedication) along the Richmond Rd frontage Drawing No. A-012002 as per

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				TRG review comments.
022	A-011000	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3		Revised parkade to ensure all parking stalls have 7.0m aisle width clearance
023	A-013001, A-013002, A-013003, A-013004	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3		Provided fence dimensions on plans.
024	A-011000	2612-2628 Richmond Rd - Architectural - Issued for DP Resubmission #3		Revised accessible parking stall count

Landscape Drawings

Revision No.	Sheet No.	Drawing	Description
1	L-0.00	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Additional note added
2	L-0.00	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	General update on key plan.
3	L-0.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Update on tree species and planting quantities
4	L-0.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Update on number to tree to be removed and replacement tree number.

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5	L1.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Update on civil background and architectural background.
6	L1.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Retain the tree at the southwest corner and adjust the associated replacement tree location accordingly.
7	L1.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Revise the size and layout of the urban garden area Revise the size and layout of the urban garden area
8	L1.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Remove the layered planting in front of the hedge to maximize the usable lawn area
9	L1.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Remove the pedestrian connection between the private patio and Carrick Street and reduce the patio size to minimize impacts on the retained tree
10	L1.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Add an additional bike rack
11	L1.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Increase the planting area to provide sufficient soil volume for tree growth
12	L1.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Remove existing tree #OP2
13	L1.02	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Retain the tree at the southwest corner and adjust the associated replacement tree location accordingly
14	L1.02	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Remove the layered planting in front of the hedge to maximize the usable lawn area

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15	L1.02	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Revise the planting design to coordinate with the new urban garden layout
16	L1.02	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Revise the planting design to coordinate with the new patio layout
17	L1.02	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Revise the planting design to coordinate with the enlarged planter layout. Replace Acer miyabei 'Rugged Ridge' with Acer davidii.
18	L1.05	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Update on planting, permeable and impermeable areas
19	L1.05	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Revise the extent of planting, permeable, and impermeable areas to coordinate with the updated layout.
20	L1.06	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	General update to the layout, including the addition of replacement tree details on the page. Overall soil volume has been updated. The soil cells surrounding the planting area(P4) have been removed, as the enlarged planter provides sufficient soil volume for the two replacement trees within that planter. Dimension lines have also been added for easy reference.
21	L2.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Annotations have been added to the section
22	L2.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Annotations have been added to the section
23	L2.01	2612-2628 Richmond Rd -	Annotations have been added to the

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		Landscape - Issued for DP Resubmission #3	section
24	L2.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Revised planting area size and removed the soil cells beneath the paved area. Adjusted the height of the hedge in the background and added annotations
25	L2.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Revised the sidewalk and driveway widths and replaced the railing with a concrete wall.
26	L2.02	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Revised planting and lawn areas to coordinate with the updated layout. Added additional annotations for reference.
27	L3.01	2612-2628 Richmond Rd - Landscape - Issued for DP Resubmission #3	Detail for unit paver on slab added



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