



City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Architectural Revisions List

VNFC Vancouver Street – Multi-Unit Rental Housing
Development Permit + Rezoning Application REZ00902
Original Submission: July 25, 2025
Revised Submission: March 2, 2026

Refer to Architectural Drawings Issued for Development Permit and Rezoning R1 2026.03.02.

REVISIONS LIST					
Revision Number	Revision Date	Revision Description	Mark	Comments	Comments
1	2026.03.02.	DP/REZ R1	1.0	Revisions list	A0.00
1	2026.03.02.	DP/REZ R1	1.1	Clarification: Unit areas follow City of Victoria definition of floor area	A2.01
1	2026.03.02.	DP/REZ R1	1.2	Updated definitions from Zoning Bylaw 2018: floor area, open lot space, and landscaped area	A0.04
1	2026.03.02.	DP/REZ R1	1.3	Project Information Table has been updated	A1.00
1	2026.03.02.	DP/REZ R1	1.4	Setback dimensions	A2.00
1	2026.03.02.	DP/REZ R1	1.5	Parkade outline	A1.00
1	2026.03.02.	DP/REZ R1	1.6	Projections into setbacks	A1.00
1	2026.03.02.	DP/REZ R1	1.7	Projections into building height	A3.00, A3.01, A3.02, A4.00, A4.01, A4.02
1	2026.03.02.	DP/REZ R1	1.8	Parkade ceiling height	A4.00, A4.01, A4.02
1	2026.03.02.	DP/REZ R1	1.9	Accessible parking stall slope	A2.00
1	2026.03.02.	DP/REZ R1	1.10	Bicycle parking dimensions	A2.00
1	2026.03.02.	DP/REZ R1	1.11	Accessory Landscape Structure	A1.00, A3.00, A3.01, A3.02, A4.00, A4.01, A4.02
1	2026.03.02.	DP/REZ R1	1.12	Van accessible parking signage	A2.00
1	2026.03.02.	DP/REZ R1	1.13	Rain garden revisions and bench seating	A1.00
1	2026.03.02.	DP/REZ R1	1.14	Overhangs and cladding updates	A0.00, A0.03, A0.07, A3.00, A3.01, A3.20
1	2026.03.02.	DP/REZ R1	1.15	Updates to railings at landings	A0.07, A0.08, A3.01, A4.02
1	2026.03.02.	DP/REZ R1	1.16	Further detail about art integration	A3.20
1	2026.03.02.	DP/REZ R1	1.17	New Tree Replacement Plan	A0.00
1	2026.03.02.	DP/REZ R1	1.18	Slope and elevations at driveway	A1.00
1	2026.03.02.	DP/REZ R1	1.19	Frontage updates - see landscape	A1.00



To: City of Victoria Engineering Department
#1 Centennial Square, Victoria, BC
V8W 1P6

Project: 2964G

RE: 2580-2582 Vancouver Street 6 Storey Multi-Family Building

Civil Drawing Revision List

Refer to Civil Drawing, Issued for Rezoning/Development Permit

Revision no.	Sheet no.	Description
1	C01	Curb Alignment Adjusted.
2	C01	Relocation of drainage and sewer connection to underneath sidewalk.
3	C01	Retain existing trees in the Kings Road boulevard.
4	C01	Tree protection fencing added to be in-line with Arborist report by Talmack Urban Forestry, June 18 th 2025
5	C01	Relocation of Proposed Rain Garden in accordance with Landscape.
6	C01	Addition of 1800mm Walkway.
7	C01	Creation of clear access space around Pad Mounted Transformer
8	C01	New tree to be planted in accordance with Landscape.
9	C01	Addition of separate water service for tree irrigation and irrigation inspection notes.
10	C01	Relocation of water service vault to be outside of tree Critical Root Zone (CRZ).
11	C01	Depiction of BC Hydro to Pad Mounted Transformer Connection.
12	C01	Addition of note showing water meter size (50mm).
13	C01	Addition of Concrete Seat Wall.
14	C01	Addition of Curb Cuts for Rain Garden inlet and outlet.
15	C01	Updated depiction of Non Mountable Curb (NMC) along Vancouver St, Fifth St, and Kings Rd.
16	C01	Added note for an Addition of a Sewer Attenuation Tank, if required and deemed necessary by the City of Victoria.

Landscape Drawing Revision List

Refer to Landscape Drawings, Reissued for DP/Rezoning 26.02.27.

Revision no.	Sheet no.	Description
1	L1.1	Addition of rain garden and seat wall along sidewalk on Fifth Street.
2	Legend/ L2.1	Addition of Tree Planting in Boulevard Detail SD P4 on L2.1. Detail callout has been added to legend.
3	L1.3	Tree Replacement Plan L1.3- new drawing
4	L1.4	Revisions to Tree Plan (L1.4) based on city comments and preservation of trees along Kings Road. See clouded areas on plan for specific revised areas.
5	L1.5	Revisions to Planting Plan (L1.5) based on city comments and adjustment of rain garden vs. planted area. See clouded areas on plan for specific revised areas.
6	L1.6	Revisions to entire Stormwater Management Plan (L1.6) based on adjustments to rain gardens. Clarified roof area will also be captured by onsite rain gardens.
7	L1.7	Revisions to grading in rain gardens based on removal of rain gardens along Vancouver and Kings Rd and additional grading to rain garden along Fifth Street. See clouded areas on plan for specific revised areas.
8	L1.1	Addition of bench and planter boxes at northwest corner of building as per architectural DWGs.
9	L1.8	Planter boxes and planting have been revised at each landing level in coordination with architectural drawings.
10	L1.1	Retention of trees along Kings Rd. as per Arborist Report. Adjustment to Kings Rd boulevard as per city comments and in coordination with Civil.
11	L1.1	Revisions along Kings Rd and Vancouver St boulevard as per city comments and in coordination with Civil.