608 Toronto Street – Schedule P Townhouses

Delegated Development Permit (DDP00976) Revision #2
List of Drawing Changes

December 5th, 2025

Christine Lintott Architects Inc.

Unit 1 -864 Queens Avenue
Victoria, BC V8T 1M5
250.384.1969

DDP Revision #2 – List of Drawing Changes

Attention: Beverleigh Black, Planning and Development, City of Victoria (bblack@victoria.ca)
CC: Gurjit Aujla, Applicant/Client (gurj.aujla@westworth.com)
Matt Kuziak, Planning and Development, City of Victoria (mkuziak@victoria.ca)
Original submission: Architectural dated January 25th, 2024
Revised submission: dated June 27th, 2025 (sealed July 7th, 2025)
2nd revised submission: November 19th, 2025

Greetings,

To supplement the Revised Application documentation, and as requested, please find below an itemized list of changes to the drawings as compared to the previous submission:

A0.00 – Cover:

1. *Cover page rendering:*
    1. Relocated 3rd storey balconies visible on street elevation.
    2. Landscaping articulation at ground storey.
2. *Project Information Table:*
    1. Building height adjusted based on correction to NW building corner.
3. *Zoning Compliance Summary:*
    1. Item 0-8 Height amended based on average grade recalculation.
    2. Item 0-10 Site coverage & open space figures adjusted slightly based on design revisions.
4. *1/A0.00 – Average Grade:*
    1. Plan and calculation text amended to include point "D" in building perimeter, which very slightly adjusted height.
5. *2/A0.00 – Area – Open Site Space:*
    1. North end of area plan updated to reflect parking and PMT adjustments.
6. *6 /A0.00 – Area – Site Coverage:*
    1. Site coverage area updated to reflect rearrangement of balconies.
7. *7/A0.00 – Impervious Site Area:*
    1. Impervious site area adjusted to reflect design revisions.

A0.02 – Code Analysis:

8. *Fire Protection Analysis:*
    1. Fire and smoke alarm items 6-17 through 6-19 corrected for accuracy and compliance with BCBC 9.10.18. and 9.10.19.

9. *4,5,7,8/A0.02 – Spatial Separations Elevations:*
    1. Amended based on relocated third floor balconies, and to add window at garage at East.

A1.01 – Site Plan:

10. *Site & Landscape Plan Legend:*
    1. #17 Vehicle unit pavers text revised to remove permeability from material. Permeable pavers #16 to be used at pedestrian walkways, where base thickness much less.
    2. Shrub symbols added to legend and Landscape Plan on A1.02.
11. *Project Information Table:*
    1. Building height adjusted based on correction to NW building corner.
12. *2/A1.01 – Site Plan – Proposed:*
    1. SE corner design revised to move Unit #1 entrance from Young Street to Toronto Street frontage.
    2. Young Street unit entry pathways revised form concrete to permeable unit pavers. Low landscape walls to enhance entry definition and soil for plantings.
    3. PMT relocated 3m from property line as required by BC Hydro. Bollards proposed at boundary to driveway to maximize vehicular clearances and maneuverability.
    4. Parking material revised from asphalt to (impervious) unit pavers. As per Civil, area drain to direct surface water to underground cells.
    5. Parallel parking stall #1 lengthened for maneuverability. EV charger relocated to side for clearance from PMT and vehicular travel paths.
    6. Open site space at NW site corner revised, with landscape steps outside required area, and with a total of three (3) trees.

A1.02 – Landscape Plan:

13. *Site & Landscape Plan Legend:*
    1. Changes as per A1.01 list.
14. *Project Information Table:*
    1. Changes as per A1.01 list.
15. *Tree Inventory:*
    1. New tree specimen “F” added at single open site space and schedule.
16. *Plant List:*
    1. New proposed tree species added to list for location “F”.
17. *1/A1.02 – Site Plan – Landscape:*
    1. Changes as per A1.01 list.
    2. Revised landscape plan includes symbols for approximate placement of larger shrubs as part of a more detailed planting plan.

A2.00 – Level 1 & 2 Floor Plans:

18. *1/A2.00 – Floor Plan – Level 1*:
    1. Bicycle room note added indicating all spaces to receive access to 120V plug.
    2. Windows added to garage sides.
    3. Revised landscaping around unit entrances, with raised planting beds and permeable pathways.

4. Unit #1 door towards Young Street removed; patio entrance along Toronto Street to be primary unit entrance.

19. *2/A2.00 – Floor Plan – Level 2*:
    1. At Unit #2 kitchen, two windows revised as part of elevation changes.

A2.01 – Level 3 & Roof Floor Plans:

20. 3/A2.01 – Floor Plan – Level 3:
    1. Level 3 balconies relocated from grid line "1" at West to grid line "2" at East.
    2. At Unit #6 North side, window added at kitchen.
    3. At Unit #2 South side, window added at primary bedroom; bathroom window size adjusted.

21. *1/A2.01 – Roof Drainage Diagram*:
    1. Added diagram plan to show roof areas and direction of drainage. See also Civil Plan notes regarding perimeter drainage.

A3.00 – Building Elevations:

22. *Rendering*:
    1. Street view updated based on relocated balconies and updated landscaping.
23. *2/A3.00 – Building Elevation – East (Young St)*:
    1. Balconies added to third storey.
    2. Landscaping amended to enhance soil volumes and entrance definition. Notes added to describe unit addresses and illumination.
    3. Shrub outlines added based on revised Landscape Plan.
24. *3/A3.00 – Building Elevation – North*:
    1. Third storey balconies relocated from West to East side.
    2. Note added to describe soffit illumination at vehicular/parking area.
    3. Added high sill third storey window at Unit #6 kitchen.
    4. Shrub outlines added based on revised Landscape Plan.

A3.01 – Building Elevations:

25. *Rendering*:
    1. Balconies relocated from Western elevation.
    2. Level 1 landscape changes at Unit #1 Toronto Street facing entrance.
    3. Unit #2 window adjustments based on elevation and Level 1.
26. *1/A3.01 – Building Elevation – West*:
    1. Open site space area landscape walls adjusted.
    2. Third storey balconies relocated to East side.
    3. Shrub outlines added based on revised Landscape Plan.
27. *2/ Building Elevation – South (Toronto St)*:
    1. Balconies relocated from West to East elevation.
    2. Level 1 landscape changes at Unit #1 Toronto Street facing entrance.
    3. Unit #2 window and cladding adjustments.
    4. Shrub outlines added based on revised Landscape Plan.

A8.00 – Door & Window Schedules:

28. *Window Types Schedule*:
    1. Quantity of type W6 windows adjusted based on additional units at garages.

C01 – Civil Conceptual Servicing Plan (dated 13 November 2025):

29. *Site Plan*:
    1. PMT, parking, tree and landscaping revised as per Architectural changes to rear parking area, eastern landscaping, and Unit #2 Toronto Street facing entrance.

Arborist Report + Tree Management Plan (dated 27 November 2025):

30. *Arborist Report + Tree Management Plan*:
    1. Report amended based on revised landscaping as per Architectural changes, to open site space and PMT siting, affecting quantity and locations of on-site replacement trees.

Kind Regards,



Tim Kindrat, Architect AIBC, MRAIC
Associate Principal, Christine Lintott Architects Inc.
tim@lintottarchitect.ca