608 Toronto Street – Schedule P Townhouses

Delegated Development Permit (DDP00976) Revision #3
List of Drawing Changes

February 24th, 2026

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DDP Revision #3 – List of Drawing Changes

Attention:	Development Services, Sustainable Planning & Community Development, City of Victoria (zoning@victoria.ca)
CC:	Gurjit Aujla, Applicant/Client (gurj.aujla@westworth.com)
	Matt Kuziak, City Planner, Development Services, City of Victoria (mkuziak@victoria.ca)
Original submission:	Architectural dated January 25th, 2024
Revised submission:	dated June 27th, 2025 (sealed July 7th, 2025)
2nd Revision:	November 19th, 2025
3rd Revision:	**February 24th, 2026**

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:

- *General Property Information – Project Description:*
  - Amended to remove reference to rescinded Missing Middle Housing "Schedule P" from superseded Zoning Bylaw.
- *Zoning Compliance Summary:*
  - Revised based on newly amended Zoning Bylaw 2018.
  - Variances identified with respect to hard and soft landscaping, [single minimum] landscaped area, and for vehicular (both resident and visitor) minimum parking requirements.
- *Project Information Table:*
  - Revised based on newly amended Zoning Bylaw 2018, per Zoning Compliance Summary.
- *2/A0.00 – "Area – Open Site Space":*
  - Open Site Space recalculated based on new definitions, separated and tabulated into hard and soft components.
- *3/A0.00 – "Floor Area – Level 1":*
  - Revised to include portions of previously exempt Floor Area for storage provided near unit entries under Schedule P, and to correct error where exempted required bicycle parking area had been switched with that of smaller utility room.
- *6/A0.00 – "Area – Lot Coverage":*
  - Revised to exclude footprint of pad-mounted transformer (PMT).

A1.01 – Site Plan:

- *Project Information Table:*
    - Revised based on newly amended Zoning Bylaw 2018, per Zoning Compliance Summary.
- *1/A1.01 – "Site Plan":*
    - Building moved South by 0.9 m, so as to widen driveway aisle and improve maneuverability for parallel space. South setback to Young Street reduced to 2.099 m.
    - Required EV chargers for indoor garage spaces identified on site plan.
    - Bicycle room space type summary figures corrected to reflect all now ground-mounted and/or larger than standard.
    - Driveway crossing width dimensions and lines corrected.
    - Accessible parking signage sign note added.
    - Proposed heat pump exterior unit locations amended, and better reflective that each unit shall require a small dedicated unit. Sixth unit to be located within building footprint at end of surplus width to accessible parking space, as an aisle on either side is provided.
- *2/A1.01 – "Site Plan Elevation – Accessible Parking Signage":*
    - Graphical depiction of required vertical signage for wall at end of accessible parking space.

A1.02 – Landscape Plan:

- *Plant List:*
    - Compact strawberry tree replacement tree revised to Japanese katsura, from Schedule E.
- *Tree Inventory:*
    - New replacement tree "F" revised to Japanese katsura.
- *1/A1.02 – "Site Plan – Landscape":*
    - New replacement tree "F" revised to Japanese katsura.
    - Visitor bicycle parking reoriented such that required aisle provided within property lines.
    - Hedges around western elevated patio proposed removed, as insufficient width exists for their long-term success.
    - Driveway crossing width dimensions and lines corrected.

A1.04 – Vehicle Movement Study:

- New drawing sheet depicting vehicular movement studies created using AutoDesk Vehicle Tracker using a Canadian "Standard Passenger Vehicle" indicative of a Ford F150 truck.

A2.00 – Level 1 & 2 Floor Plans:

- *1/A2.00 – "Floor Plan – Level 1":*
    - Bicycle spaces adjusted to entirely comprise ground-mounted types.
    - EV charger requirement
    - Accessible parking signage sign note added.
- *2/A2.00 – "Floor Plan – Level 2":*
    - Lengths of Western balconies reduced slightly, in observance of the newly amended change to lot coverage requirements.

A2.01 – Level 3 & Roof Floor Plans:

- *1/A2.01 – "Roof Drainage Diagram":*
    - Areas adjusted slightly to reflect building location shift and adjustments at parallel parking space.

A3.00:

- *4/A3.00 – "Building Elevation – North":*

- Heat pump added under cover of aisle adjacent to accessible parking space.

A3.01:

- *1/A3.01 – "Building Elevation – West":*
  - Dimension added to note minimum clear height at covered parking to exceed minimum requirement of 2.1 m.
  - Proposed heat pump exterior unit locations amended, and better reflective that each unit shall require a small dedicated unit. Sixth unit to be located within building footprint at end of surplus width to accessible parking space, as an aisle on either side is provided.
  - Fixed unit window removed from bicycle room, owing to conflicts with heat pump location requirements.

A8.00:

- *Legend to Window Types:*
  - For window types "W3", "W4" and "W5", horizontal mullion raised 50 mm to ensure height requirements of BCBC 9.8.8.1. can be met with any horizontal mullion width.
- *Window Schedule*
  - One (1) fewer window of type "W3", per removal at Bicycle Room.

C01 Conceptual Servicing Plan (Islander Engineering):

- Revised drawing sheet C01 dated 11 February 2026; see also comments response Letter.

Artobirst Report – Tree Management Plan (Anchor Tree Services Ltd.):

- Revised Report dated 20 February 2026; see also comments response Letter.

Kind Regards,



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