608 TORONTO STREET

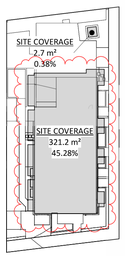
Schedule 'P' Delegated Development Permit Revision #2 19-Nov-2025



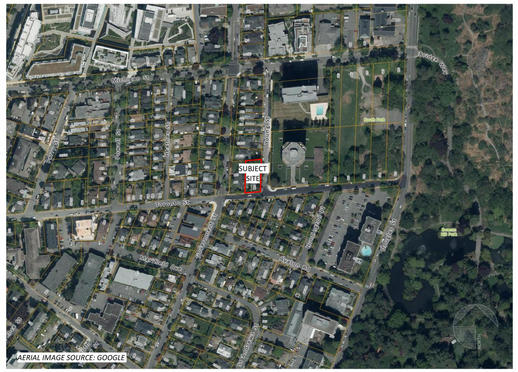
DRAWING LIST BP - AMENITY

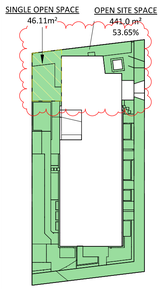
SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
A0.00	COVER
A0.01	CODE ANALYSIS
A0.02	CODE ANALYSIS
A1.00	SURVEY PLAN
A1.01	SITE PLAN
A1.02	LANDSCAPE PLAN
A1.03	STREETSCAPE
A2.00	LEVEL 1 & 2 FLOOR PLANS
A2.01	LEVEL 3 & ROOF FLOOR PLANS
A3.00	BUILDING ELEVATIONS
A3.01	BUILDING ELEVATIONS
A8.00	DOOR & WINDOW SCHEDULES
CIVIL	
C01	CONCEPTUAL SERVICING PLAN

NOTE:
THESE AREAS ARE USED FOR ZONING PURPOSES ONLY

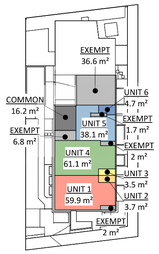


6 AREA - SITE COVERAGE
1 : 500

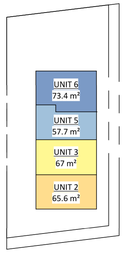




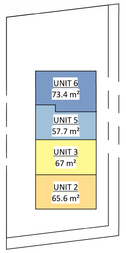
2 AREA - OPEN SITE SPACE
1 : 500



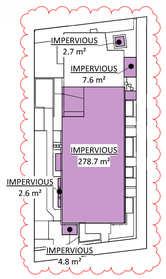
3 FLOOR AREA - LEVEL 1
1 : 500



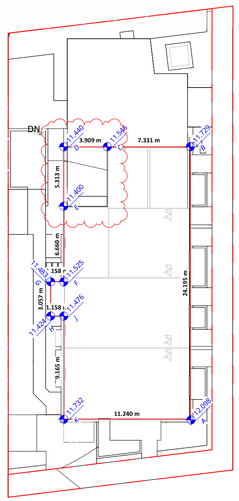
4 FLOOR AREA - LEVEL 2
1 : 500



5 FLOOR AREA - LEVEL 3
1 : 500



7 IMPERVIOUS SITE AREA
1 : 500



PT.	EXIST.	PROPOSED
A	+12.098	+12.434
B	+11.729	+12.364
C	+11.546	+12.108
D	+11.440	+12.060
E	+11.400	+11.796
F	+11.525	+11.761
G	+11.483	+11.732
H	+11.424	+11.641
J	+11.476	+11.730
K	+11.732	+11.743
AVE. GRADE		+11.724m

1 AVERAGE GRADE
A3.00 1 : 250

OWNER

1056157 BC LTD.
C/O 563 LAURENTIAN CR.
COQUITLAM, B.C. V3J 6H2
250-535-0915

CONTACT: GURJIT AUJLA

ARCHITECTURAL

CHRISTINE LINTOTT ARCHITECTS INC.
UNIT 1 - 864 QUEENS AVENUE
VICTORIA, B.C. V8T 1M5
250-384-1969

CONTACT: TIM KINDRAT

SURVEYOR

V.I. POWELL & ASSOCIATES
250 - 2590 DOUGLAS STREET
VICTORIA, B.C. V8T 4N4
250-382-8855

ARBORIST

ANCHOR TREE SERVICE LTD.
3958 HELEN RD.
VICTORIA, B.C. V8Z 5C5
250-888-5582

CONTACT: KENNETH BABINEAU

CIVIL

ISLANDER ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T 5G4
250-590-1200

CONTACT: JOSH BARTLEY

STRUCTURAL

V.K. ENGINEERING & CONSULTING LTD.
#111- 12830 80 AVE
SURREY, B.C. V3W 3A8
778-593-7444

CONTACT: VIJAY KUMAR BAINS

ELECTRICAL/MECHANICAL/ENERGY

ZOOM ENGINEERING
UNIT# 405 - 13761 96 AVE
SURREY, B.C. V3V 0E8
604-593-1446

CONTACT: AVI SINGH

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	**DELEGATED DEVELOPMENT PERMIT: A PROPOSAL TO DEMOLISH AN EXISTING DETACHED SINGLE FAMILY DWELLING & CONSTRUCT A NEW THREE STOREY CORNER TOWNHOUSE BUILDING ACCORDING TO ZONING BYLAW MISSING MIDDLE SCHEDULE 'P'**
CIVIC ADDRESS	608 TORONTO STREET, VICTORIA BC V8P 1P6
LEGAL DESCRIPTION	LOT 11 OF LOTS 1801 AND 1802, VICTORIA CITY, PLAN 192
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	009-285-504
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024 EDITION, INCLUDING ALL AMENDMENTS

City of Victoria - Missing Middle Schedule "P" Zoning Compliance Summary

0 - ZONING SUMMARY

NO.	ITEM	DESCRIPTION	BYLAW REFERENCE(S)
0-1	MISSING MIDDLE REGULATIONS	*MISSING MIDDLE REGULATIONS:* ■ PERMITTED ■ PROPOSED	80-159 SCHEDULE 'P'
0-2	NUMBER OF DWELLING UNITS	**6 TOTAL UNITS**	80-159
0-3	PERMITTED USES	HERITAGE INFILL ☐ PROPOSED; SECONDARY DWELLING ☐ PROPOSED[1]; ACCESSORY BUILDING ☐ PROPOSED[2]; HOUSE CONVERSION ☐ PROPOSED[3]; HOUSEPLEX ☐ PROPOSED[4]; CORNER TOWNHOUSE ■ PROPOSED[5]; MULTIPLE BUILDINGS ☐ PROPOSED[6]	2.1(A), 2.2.
0-4	PRECONDITIONS FOR HOUSEPLEX(ES) OR CORNER TOWNHOUSE(S)	*GREATER OF 2 UNITS OR 30% DWELLINGS TO HAVE ≥ 3 BEDROOMS:* 3 REQUIRED 4 PROPOSED ☐ N/A	2.1.B
0-5	COMMUNITY AMENITIES	*ADDITIONAL DENSITY UNDER 2.4 2:* ■ REQUIRED ■ PROPOSED; *HIGHWAY DEDICATION PROVIDED IN ACCORDANCE WITH SCHEDULE 'G':* ■ REQUIRED ■ PROPOSED ☐ N/A [1] PER COV EMAIL 18-DEC-2023; 5 *FRONT:* TORONTO STREET SEC. COLLECTOR; ~10.1 WIDTH (m) 25.0 TABLE 1 WIDTH (m) 2.00 [1] DEDICATION (m); E *FLANKING:* YOUNG STREET LOCAL; ~11.4 WIDTH (m) 18.0 TABLE 1 WIDTH (m) 1.85 [1] DEDICATION (m)	2.3 & SCHEDULE 'G'
0-6	FLOOR AREA, FLOOR SPACE RATIO	*MINIMUM DWELLING AREA, TYPICAL (m²):* ≥ 33 REQUIRED 59.9 PROPOSED; *FLOOR AREA, ALL BUILDINGS, TOTAL (m²):* ≤ 1,410 REQUIRED 714.8 PROPOSED[1]; *FLOOR SPACE RATIO, CORNER TOWNHOUSE OR HERITAGE CONSERVING INFILL, WITH AMENITIES PER 2.3:* ≤ 1.1 REQUIRED 0.87 PROPOSED[1] ☐ N/A; *UP TO 4 m² PER UNIT FLOOR AREA EXCLUDED FROM FLOOR SPACE RATIO WHERE DEDICATED RESIDENTIAL STORAGE COMPLYING WITH 2.4 (H):* ■ PERMITTED ■ PROPOSED ☐ N/A [1] FLOOR SPACE RATIO BASED ON SITE AREA PRIOR TO DEDICATION (822.2 m²), PER SCHEDULE 'P' 1.3.B; 24.9 m² REQUIRED AREA OF BIKE ROOM EXCLUDED	2.4, 1.3.B
0-7	LOCATION AND SITING OF BUILDINGS AND USES	*LOT WIDTH, FOR A CORNER TOWNHOUSE (m):* ≥ 18 REQUIRED 19.95 EXISTING; *ENTIRE BUILDING WITHIN 36 m OF ≥ 2 STREETS (NOT INCLUDING A CITY LANE):* ■ REQUIRED ■ PROPOSED ☐ N/A; *WHERE > 1 (NON-ACCESSORY) BUILDING ON LOT, ALL BUILDINGS WITHIN 20 m OF A STREET (NOT INCLUDING A CITY LANE):* ☐ REQUIRED ☐ PROPOSED ■ N/A	4.1
0-8	HEIGHT	*GRADE (m):* + 11.724 PROPOSED (SEE AVERAGE GRADE CALCULATION PLAN); *MAXIMUM BUILDING HEIGHT: PER BYLAW DEFINITION (m):* ≤ 12.0 REQUIRED 11.188 PROPOSED	4.2
0-9	SETBACKS, PROJECTIONS, BUILDING SEPARATION	*SOUTH - TORONTO ST - FRONT YARD SETBACK (m):* ≥ 2 REQUIRED 2.993 PROPOSED; *PROJECTIONS INTO FRONT YARD SETBACK - PORCH/RAMP/STAIRS (m):* ≤ 2 REQUIRED 0.6 PROPOSED ☐ N/A; *EAST - YOUNG ST - FLANKING STREET SETBACK (m):* ≥ 2 REQUIRED 2.0 PROPOSED ☐ N/A; *NORTH - REAR YARD SETBACK - NO WINDOWS TO HABITABLE ROOMS (m):* ≥ 2 REQUIRED - PROPOSED ■ N/A; *NORTH - REAR YARD SETBACK - WINDOWS TO HABITABLE ROOMS (m):* ≥ 5 REQUIRED 9.881 PROPOSED ☐ N/A; *WEST - SIDE YARD SETBACK - NO WINDOWS TO HABITABLE ROOMS (m):* ≥ 2 REQUIRED - PROPOSED ■ N/A; *WEST - SIDE YARD SETBACK - WINDOWS TO HABITABLE ROOMS (m):* ≥ 5 REQUIRED 5.0 PROPOSED ☐ N/A; *EAVE PROJECTION INTO ANY SETBACK (m):* ≤ 0.75 REQUIRED ≤ 0.75 PROPOSED ☐ N/A; *BUILDING SEPARATION (m):* ≥ 5 REQUIRED - PROPOSED ■ N/A	4.3
0-10	SITE COVERAGE, OPEN SPACE	*SITE COVERAGE (%):* ≤ 50 REQUIRED 45.66 PROPOSED[1]; *OPEN SITE SPACE (%):* ≥ 45 REQUIRED 53.65 PROPOSED[2]; *SINGLE OPEN SPACE, LANDSCAPED, UNPAVED, ALL SIDES MIN 4.5m LONG (m²):* ≥ 35 m2 OR 6.5% (46.1) REQUIRED > 46.1 PROPOSED[1] [1] CALC: 323.9 m² AFTER DEDICATIONS (INCLUDES PMT) [2] CALC: 441.0 m² PRIOR TO DEDICATIONS	4.4

0 - ZONING SUMMARY (CONTINUED)

NO.	ITEM	DESCRIPTION	BYLAW REFERENCE(S)
0-11	VEHICLE PARKING	*TRANSPORTATION DEMAND MEASURES:* ■ (i) CAR SHARE MEMBERSHIPS & CREDITS [-0.15] ☐ (ii) CAR SHARE VEHICLE, SPACE W/SRW, MEMBERSHIPS & CREDITS [-0.57] ☐ (iii) CAR SHARE SPACE W/SRW [-0.15] ☐ (iv) IF PERPETUAL RENTAL, PUBLIC TRANSIT PASSES [-0.77] ☐ N/A; NONE PROPOSED; *UNITS:*[1] 6 PROPOSED; *VEHICLE PARKING SPACES:* 0.62 / UNIT REQUIRED 3.72 = 4 PROPOSED; *ACCESSIBLE PARKING SPACES REQUIRED:* 1 REQUIRED 1 PROPOSED; *VAN ACCESSIBLE PARKING SPACES REQUIRED:* 0 REQUIRED 0 PROPOSED; *VEHICLE PARKING SPACES IN FRONT YARD:*[2] ≤ 2 REQUIRED 1 PROPOSED. [1] EXCLUDING SECONDARY SUITE(S) & AFFORDABLE RENTAL HOUSING UNIT(S) [2] IF 2 FRONT YARD SPACES PROPOSED, COMPLY WITH 6.1(H)	6.1
0-12	BICYCLE PARKING	*LONG-TERM BICYCLE PARKING SPACES:* UNITS[1] 4 @ 2/UNIT = 8 REQUIRED; UNITS W/GARAGE 2 @ 0/UNIT = 0; SECONDARY SUITE(S) 0 @ 1/UNIT = - ; TOTAL REQUIRED ≥ 8; PROVIDED 8; *OVERSIZED LONG-TERM BICYCLE PARKING SPACES:*[2] ≥ 15 % REQUIRED 2 REQUIRED[3]; *ELECTRIC BICYCLE CHARGING STATIONS:* ≥ 50 % REQUIRED 4 REQUIRED; *BICYCLE MAINTENANCE FACILITY, WHERE LOT CONTAINS > 6 DWELLINGS:* ☐ REQUIRED ☐ PROPOSED ■ N/A. [1] EXCEPT SECONDARY SUITES & UNITS WITH ACCESS TO A PRIVATE GARAGE, PER 6.2(B)(i) [2] DIMENSIONS TO COMPLY WITH 6.2.(C) [3] (0.15)(8)=1.2=2	6.2

City of Victoria - Project Information Table

PROJECT INFORMATION TABLE		EXISTING	PERMITTED	PROPOSED
ZONING DISTRICT		R-2 (TWO FAMILY)	SCHEDULE 'P'	SCHEDULE 'P'
SITE AREA (m²)		822.2	ANY	~ 709.4 AFTER R.D.
TOTAL FLOOR AREA (m²)		~195.4 (97.7x2)	≤ 1,410	714.8 (SEE #0-6)
FLOOR SPACE RATIO		~0.238	≤ 1.1	0.87 (SEE #0-6)
SITE COVERAGE (%)		12.99	≤ 50	45.66 (SEE #0-10)
OPEN SITE SPACE (%)		87.01	≥ 45	53.65 (SEE #0-10)
HEIGHT OF BUILDING (m)		~9.42	≤ 12(SLOPED); ≤ 11(FLAT)	11.188 (SEE #0-8)
NUMBER OF STOREYS		2 + BMST	≤ 3	3
PARKING STALLS ON SITE		0	0.77/UNIT OR TDM	0.62/UNIT = 4
BUILDING SETBACKS:	SOUTH (TORONTO ST) - FRONT (m)	9.65	≥ 2	2.993 (SEE #0-9)
	NORTH - REAR YARD (m)	15.45	≥ 2 OR ≥ 5 (WDWS)	9.881 (SEE #0-9)
	WEST - SIDE YARD (m)	7.30	≥ 2 OR ≥ 5 (WDWS)	5.0 (SEE #0-9)
	EAST (YOUNG ST) - FLANKING (m)	3.70	≥ 2	2.0 (SEE #0-9)
	COMBINED SIDE YARDS (m)	22.75	N/A	N/A
	EAVE PROJECTION IN SETBACKS (m)	~0.6	≤ 0.75	≤ 0.75 (SEE 0-9)
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	1	≤ 12	6 (SEE #0-2)
	UNIT TYPE	SINGLE FAMILY	CORNER TOWNHOUSE	TOWNHOUSE (SEE #0-3) 2@1BR, 4@3BR
	MINIMUM UNIT FLOOR AREA (m²)	~195.4 (97.7x2)	≥ 33	59.9 (SEE #0-2)
	TOTAL RESIDENTIAL UNIT AREA (m²)	~195.4 (97.7x2)	≤ 1,410	698.6 (SEE #0-2)

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date December 5, 2025

Christine Lintott Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
DELEGATED DEV.PERMIT	02 OCT 2024
ALTERNATE STUDY	08 JAN 2025
UPDATED ALTERNATE	31 JAN 2025
COORDINATION	23 MAR 2025
DRAFT/UPDATE	02 MAY 2025
COORDINATION	18 JUNE 2025
REVISED DDP	27 JUNE 2025
DDP REVISION #2	**19 NOV 2025**

Revision

No.	Description	Date
1	REVISED DDP	2025-07-04
2	DDP REVISION 2	2025-11-19

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

COVER

Date	2025-11-19 2:20:08 PM
Drawn by	MF, TK
Checked by	TK

A0.00

Project #	23-54	Scale	As indicated

THIS DRAWING IS A COPYRIGHT DRAWING & SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINTOTT ARCHITECTS INC. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED, OR APPROVED & ISSUED BY CHRISTINE LINTOTT ARCHITECTS INC AS SUCH. THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE LINTOTT ARCHITECTS INC. DO NOT SCALE THE DRAWINGS.

Building Code Analysis - General Information

1 - GENERAL INFORMATION			BCBC
NO.	ITEM	DESCRIPTION	REFERENCE(S)
1-1	PROJECT TYPE	■ NEW CONSTRUCTION ☐ ADDITION ☐ RENO. ☐ TENANT IMPROVEMENT	-
1-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2024, INCLUDING ALL AMENDMENTS	-
1-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A ■ ■ ■ B ■ — ☐ ☐ ☐ ☐ ■ ■ ■ ■ ■ C ■ ■	DIV A - 1.3.2., 1.3.3., 1.3.4.
1-4	OCCUPANCY CLASSIFICATION	■ C ☐ D ☐ E ☐ F2 ☐ F3	9.10.2.1.
1-5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ■ NO	9.10.2.5.
1-6	FIREWALL(S)	☐ YES ■ NO	9.10.11.
1-7	OCCUPANT LOAD	BOOM/SPACE / OCCUPANCY: 1-BEDROOM DWELLING UNIT — NO. UNITS: 2 — OCCUPANTS PER UNIT: 2 — OCCUPANTS: 4 2 BEDROOM DWELLING UNIT — 0 — 0 — 0 3 BEDROOM DWELLING UNIT — 4 — 6 — 24 TOTAL OCCUPANTS 28	9.9.1.3.
1-8	BUILDING AREA (m²)	≤ 600 REQUIRED 247.9 PROPOSED	DIV.A:1.3.3.3., 1.4.1.2.
1-9	GRADE ELEVATION (m, GEODETIC)	+ 11.727 GRADE	1.4.1.2.
1-10	BUILDING HEIGHT (STOREYS)	≤ 3 REQUIRED 3 PROPOSED	9.10.4.
1-11	FIRE ALARM & DETECTION SYSTEM	☐ REQUIRED ☐ PROPOSED ■ N/A DIRECT EXTERIOR EXITS	9.10.18.2.(5)
1-12	AUTOMATIC SPRINKLER SYSTEM	☐ REQUIRED ☐ PROPOSED ■ N/A	9.10.1.3.
1-13	MEZZANINE(S)	☐ YES ■ NO	9.10.4.1.
1-14	INTERCONNECTED FLOOR SPACE	☐ YES ■ NO	9.10.9.5.
1-15	NUMBER OF STREETS FACING	2	1.4.1.2.
1-16	FIRE DEPARTMENT ACCESS ROUTES	■ REQUIRED ■ PROPOSED ☐ N/A STREET FRONTAGE MEETS 3.2.5.5.(2)(B), EX. HYDRANT #0087 AT S.E. LOT CORNER	9.10.20.3.
1-17	HIGH BUILDING	☐ YES ■ NO	9.10.4.1.
1-18	STANDPIPE SYSTEM	☐ REQUIRED ☐ PROPOSED ■ N/A	9.10.1.3.(9), 3.2.5.
1-19	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A *NON-COMBUSTIBLE:* ■ PERMITTED ☐ PROPOSED ☐ N/A	9.10.6.
1-20	ASSEMBLY FIRE-RESISTANCE RATINGS (F.R.R., IN HOURS)	*MINIMUM RATING (LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY):* 3/4 FLOORS[1] N/A MEZZANINE - ROOF CRAWLSPACES [1] EXCEPT FLOORS OVER	9.10.8.
1-21	ALTERNATE SOLUTIONS	☐ YES ■ NO	DIV.A - 1.2.1.1.(1)(B), & DIV. C - 2.3.

Building Code Analysis - Accessibility & Design of Areas and Spaces

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES				9.5.
NO.	ITEM	DESCRIPTION		REFERENCE(S)
2-1	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	■ APPLICATION (3.8.2.) ■ DESIGN (3.8.3.) ☐ ALTERATIONS (3.8.4.) ☐ ADAPTABLE DWELLING UNITS (3.8.5.)	FIRST STOREY COMMON BIKE ROOM TO BE ACCESSIBLE; TOWNHOUSE UNITS EXEMPT BUT SHALL COMPLY WITH 3.8.5.1.(2)	9.5.2.1.-3., 3.8.1.1., 3.8.2.1.(1)(A)
2-2	ENTRANCES & POWER DOOR OPERATORS	*ALL PEDESTRIAN ENTRANCES TO AN ACCESSIBLE STOREY DESCRIBED BY 3.8.2.1.(1) TO BE ACCESSIBLE TO 3.8.3. & CONNECT TO ACCESSIBLE EXTERIOR PATH OF TRAVEL:* ■ REQUIRED[1] ■ PROPOSED[1] ☐ N/A *POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED:* ■ REQUIRED[2] ■ PROPOSED[2] ☐ N/A *POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC:* ■ REQUIRED[2] ■ PROPOSED[2] ☐ N/A	[1] FIRST STOREY COMMON BIKE ROOM ENTRANCE TO BE ACCESSIBLE [2] COMMON BIKE ROOM (ONLY)	3.8.2.2. & 3.8.2.7.
2-3	AREAS REQUIRING ACCESS	*ACCESSIBLE PATH OF TRAVEL FROM 3.8.2.2. ENTRANCES THROUGHOUT ENTRANCE STORIES AND NORMALLY OCCUPIED AREAS:* ■ REQUIRED ■ PROPOSED ☐ N/A *ACCESS **NOT** REQUIRED TO SERVICE, JANITORIAL, ELEVATOR MACHINE, CRAWL, ATTIC & ROOF SPACES OR ROOMS:* ■ PERMITTED ■ PROPOSED ☐ N/A UTILITY ROOM EXEMPT *ACCESS **NOT** REQUIRED TO FLOOR LEVELS ABOVE/BELOW ENTRANCE LEVEL IN SUITES WITH MORE THAN ONE LEVEL, PROVIDED NO ELEVATOR SERVING LEVEL AND CONTAINS FACILITIES ALSO ON ENTRANCE LEVEL:* ■ PERMITTED ■ PROPOSED ☐ N/A TOWNHOUSE UPPER FLOORS EXEMPT *ACCESS **NOT** REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR AHJ TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT:* ■ PERMITTED ■ PROPOSED ☐ N/A		3.8.2.3.
2-4	PATHS OF TRAVEL TO BUILDING ENTRANCES AND EXTERIOR PASSENGER-LOADING ZONES	*DIRECT EXTERIOR ACCESSIBLE PATH OF TRAVEL BETWEEN 3.8.2.2. ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING, PASSENGER-LOADING ZONES, COMMON ANCILLARY BUILDINGS AND A PUBLIC THOROUGHFARE:* ■ REQUIRED ■ PROPOSED ☐ N/A		3.8.2.5.
2-5	CONTROLS AND OUTLETS	*CONTROLS INTENDED FOR OCCUPANT USE (SWITCHES, THERMOSTATS, FAUCETS, DOOR & WINDOW HARDWARE, ETC.) TO COMPLY WITH 3.8.3. :* ■ REQUIRED ■ PROPOSED ☐ N/A *LOCATED 400 - 1,200 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A *ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *ONE HANDED, CLOSET FIST OPERATION WITH ≤ 22 N FORCE:* ■ REQUIRED ■ PROPOSED ☐ N/A	ALL CONTROLS FOR OCCUPANT USE; APPLIES THROUGHOUT	3.8.2.6., 3.8.3.8.
2-6	PLUMBING FACILITIES	*AT LEAST 1 UNIVERSAL WASHROOM TO BE PROVIDED AT EACH LOCATION WASHROOMS PROVIDED IN A STOREY REQUIRED TO HAVE AN ACCESSIBLE PATH OF TRAVEL:* ☐ REQUIRED ☐ PROPOSED ■ N/A	NOT APPLICABLE; WASHROOMS FOR DWELLING UNITS ONLY	3.8.2.8.(3)
2-7	SIGNS AND INDICATORS	☐ REQUIRED ■ PROPOSED ☐ N/A NOT REQUIRED GIVEN DWELLING USE & DESIGN; ACCESSIBLE PARKING TO BE PROVIDED WITH INT'L. ACCESS SIGNS PER MUNICIPAL BYLAW REQUIREMENTS		3.8.2.10., 3.8.3.9.
2-8	COUNTERS [*FOR PUBLIC SERVICE*]	☐ REQUIRED ☐ PROPOSED ■ N/A	DWELLINGS ONLY	3.8.2.11.
2-9	TELEPHONES [*FOR PUBLIC USE*]	☐ REQUIRED ☐ PROPOSED ■ N/A	DWELLINGS ONLY	3.8.2.12.
2-10	SLEEPING ROOMS AND BED SPACES	☐ REQUIRED ☐ PROPOSED ■ N/A	CONDOMINIUMS & APARTMENTS EXEMPT	3.8.2.13.(1)(B)
2-11	DESIGN STANDARDS	*ACCESSIBLE APPLICATION:* / *BCBC PATH:* / *CSA B651 PATH:* ■ INT. ACCESSIBLE ROUTES — ■ 3.8.3.2. — ☐ 4.3 & 5.1 ■ EXT. ACCESSIBLE ROUTES — ■ 3.8.3.3. [& 8.2.1] — ☐ 8.2.1-8.2.5 & 8.2.7 ■ PASSENGER PICK-UP AREAS — ■ 3.8.3.4. — ☐ 9.3 N/A RAMPS — - 3.8.3.5. — - 5.3 & 5.5 ■ DOORS AND DOORWAYS — ■ 3.8.3.6. — ☐ 5.2 N/A ELEVATORS & LIFTS — - 3.8.3.7. — - 5.6.2 ■ OPERATING CONTROLS — ■ 3.8.3.8. — ☐ 4.2 ■ SIGNAGE — ■ 3.8.3.9. — ☐ 4.5 & 9.4 N/A DRINKING FOUNTAINS — - 3.8.3.10. — - 6.1 N/A WASHROOM FACILITIES — - 3.8.3.12.-16. — - 6.2 & 6.3 N/A BATHING FACILITIES — - 3.8.3.17.-18. — - 6.5 N/A COMMUNICATION — - 3.8.3.19. & -21. — - 6.6 N/A COUNTERS — - 3.8.3.20.-21. — - 6.7.1 N/A SPACES IN SEATING AREAS — - 3.8.3.22. — - 6.7.3		TABLE. 3.8.3.1.

2 - ACCESSIBILITY & DESIGN OF AREAS AND SPACES (*CONTINUED*)			9.5.
NO.	ITEM	DESCRIPTION	REFERENCE(S)
2-12	ACCESSIBLE PATH OF TRAVEL	*WIDTH OF ACCESSIBLE PATH OF TRAVEL, EXCEPT AS REQUIRED ELSEWHERE (mm):* ≥ 1,000 REQUIRED 1,600 PROPOSED *REDUCTION TO ≥ 850 MM FOR LENGTH < 600 mm PERMITTED WHERE 1.0 m WIDE X 1.5 m LONG CLEAR RECTANGULAR AREA PROVIDED EITHER END:* ■ PERMITTED ☐ PROPOSED ■ N/A *STABLE, FIRM, SLIP-RESISTANT SURFACE:* ■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE *NO OPENING PERMITTING PASSAGE OF SPHERE > 13 mm DIAMETER:* ■ REQUIRED ■ PROPOSED ☐ N/A *ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL:* ☐ REQUIRED ☐ PROPOSED ■ N/A *CROSS SLOPE MAXIMUM 1 IN 50 (2%):* ■ REQUIRED ■ PROPOSED ☐ N/A *BEVELED MAX 1 IN 2 AT LEVEL CHANGES 6 - 13 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *RAMPS OR SLOPED FLOORS AT LEVEL CHANGES > 13 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *SLOPING ≤ 1:20 (5%) OR DESIGNED AS RAMP TO 3.8.3.5:* ■ REQUIRED ■ PROPOSED ☐ N/A ALL SLOPES < 5% *PATHS OF TRAVEL > 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m:* ☐ REQUIRED ☐ PROPOSED ■ N/A *WHERE PATHS OF TRAVEL < 1.5 m WIDE FOR DISTANCE > 12 m, PROVIDE 1.7m CLEAR OR "T" SHAPED CLEAR FLOOR SPACE PER 3.8.3.2.(6)(C):* ☐ REQUIRED ☐ PROPOSED ■ N/A *ILLUMINATED TO 3.2.7.1.:* ■ REQUIRED ■ PROPOSED ☐ N/A	3.8.3.2., 3.2.7.1.
2-13	EXTERIOR WALKS [*FORMING PART OF AN ACCESSIBLE PATH OF TRAVEL*]	*SLIP-RESISTANT, CONTINUOUS, EVEN SURFACE:* ■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE *WIDTH OF EXTERIOR WALK (mm):* ≥ 1,600 REQUIRED 1,600 PROPOSED *AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5.(1)(C):* ■ REQUIRED ■ PROPOSED *DESIGNED IN ACCORDANCE WITH CLAUSE 8.7.1 OF CSA B651 STANDARD:* ■ REQUIRED ■ PROPOSED[1] ☐ N/A [1] ATH PATH EDGE ADJACENT PARKING, HIGH CONTRAST PAINT STRIP TO BE PROVIDED	3.8.3.3. & CSA-B651: 8.2.1
2-14	PASSENGER-LOADING ZONES	*WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE PROVIDED, CURB RAMP TO 8.3 OF CSA B651 STANDARD:* ☐ REQUIRED ☐ PROPOSED ■ N/A LEVEL AREA W/PAINT *WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG:* ■ REQUIRED ■ PROPOSED ☐ N/A COINCIDES WITH EXTERIOR WALK	3.8.3.4.
2-15	RAMPS	☐ REQUIRED ☐ PROPOSED ■ N/A ALL SLOPES < 5%	3.8.3.5.
2-16	DOORWAYS AND DOORS [*IN ACCESSIBLE PATHS OF TRAVEL*]	*DOOR CLEAR WIDTH (mm):* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] *DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCY:* ≥ 850 REQUIRED ≥ 850 PROPOSED[1] *GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR:* ■ REQUIRED ■ PROPOSED ☐ N/A *THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACE(S):* ■ REQUIRED ■ PROPOSED ☐ N/A *PULL SIDE LATCH SIDE CLEAR WIDTH (mm):* ≥ 600 REQUIRED ≥ 600 PROPOSED *PUSH LATCH SIDE CLEAR WIDTH (mm):* ≥ 300 REQUIRED ≥ 300 PROPOSED *VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,350 mm LONG BETWEEN DOOR SWINGS:* ■ REQUIRED ■ PROPOSED ☐ N/A *PULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE X 1.5 m DEEP:* ■ REQUIRED ■ PROPOSED ☐ N/A *EXCEPT FOR LEVEL AREAS AT RAMPS OR WHERE AUTO OPERATOR PROVIDED, PUSH SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.5 m WIDE X 1.2 m DEEP:* ■ REQUIRED ■ PROPOSED ☐ N/A *WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m:* ■ PERMITTED ☐ PROPOSED ☐ N/A [1] 915 mm WIDE DOOR PANELS YIELD "855	3.8.3.6.
2-17	APPLICATION [*FOR ADAPTABLE DWELLING UNITS*]	*BUILDINGS DESCRIBED BY 3.8.2.1.(1)(A) TO PROVIDE AT LEAST ONE BATHROOM WITH WALL REINFORCING TO 3.8.5.7.(1)(E):* ■ REQUIRED ■ PROPOSED ☐ N/A ALL NEW DWELLINGS	3.8.5.1.(2), 3.8.5.7.(1)(E)
2-18	BUILDING ACCESS REQUIREMENTS [*FOR ADAPTABLE DWELLING UNITS*]	*COMMON AREAS, SPACES & FACILITIES AND ALL COMMON PATHS OF TRAVEL SERVING ADAPTABLE DWELLING UNITS TO BE ACCESSIBLE PER 3.8.2. :* ■ REQUIRED ■ PROPOSED ☐ N/A BICYCLE STORAGE *COMMON CORRIDORS & PASSAGEWAYS FLOORS ILLUMINATED TO ≥ 50 LUX:* ■ REQUIRED ■ PROPOSED ☐ N/A *ADAPTABLE DWELLING UNITS TO BE PROVIDED WITH SPECIAL OUTLET BOXES AND COVER PLATES PER 3.2.4.19.(7), WITH MIN 20% OF OUTLETS OF STROBE TYPE TO SERVE AS VISUAL SIGNALS FOR SMOKE ALARMS OR DETECTORS:* ■ REQUIRED ■ PROPOSED ☐ N/A	
2-19	CEILING HEIGHTS (mm)	≥ 2,100 REQUIRED > 2,100 PROPOSED	9.5.3.
2-20	HALLWAY WIDTHS (mm)	≥ 860 REQUIRED ≥ 860 PROPOSED	9.5.4.1.
2-21	DOORWAY SIZES (mm)	*HEIGHT:* ≥ 1,980 REQUIRED, TYPICAL *WIDTH, [NON-ACCESSIBLE] ENTRY / [NON-ADAPTABLE] BEDROOM / STAIRS / UTILITY / PUBLIC WATER-CLOSET ROOMS:* ≥ 810 REQUIRED *WIDTH, EXTERIOR BALCONIES:* ≥ 760 REQUIRED (IF VERTICAL SWING; SLIDING DOORS WITHIN DWELLING EXCEPT IF UNNECESSARY FOR EGRESS) *WIDTH, [NON-ADAPTABLE] BATHROOM / CLOSET / HALLWAY:* ≥ 610 REQUIRED	9.5.5.

Building Code Analysis - Windows, Doors & Skylights

3 - WINDOWS, DOORS AND SKYLIGHTS			9.7.
NO.	ITEM	DESCRIPTION	REFERENCE(S)
3-1	DWELLING UNIT ENTRANCE DOORS	*DOOR VIEWER OR TRANSPARENT GLAZING:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.7.2.1.
3-2	PERFORMANCE OF WINDOWS, DOORS AND SKYLIGHTS	*COMPLIANCE WITH EITHER PART 5 OR 9.7.3.3. :* ■ REQUIRED ■ PROPOSED ☐ N/A *THERMALLY BROKEN METAL FRAMES AND SASHES, UNLESS F.R.R. REQUIRED:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.7.3.
3-3	DESIGN AND CONSTRUCTION [*OF WINDOWS, DOORS AND SKYLIGHTS*]	*CONFORM TO "AAMA/WDMA/CSA-101/I.S.2/A440-11" [NAFS STANDARD] AND "A440S1-2017" [CANADIAN SUPPLEMENT]:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.7.4.
3-4	RESISTANCE TO FORCED ENTRY FOR SWINGING [*DWELLING UNIT*] DOORS	*WHERE WOOD, ≥ 45mm THICK, SOLID OR 19mm STILE-AND-RAIL TYPE:* ■ REQUIRED ■ PROPOSED ☐ N/A *5-PIN DEADBOLT LOCK AND BOLT THROW ≥ 25mm, WITH STRIKE PLATES CONFORMING TO 9.7.5.2.(7):* ■ REQUIRED ■ PROPOSED ☐ N/A *HINGE FASTENING CONFORMING TO 9.7.5.2.(6):* ■ REQUIRED ■ PROPOSED ☐ N/A *SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.7.5.2.
3-5	RESISTANCE TO FORCED ENTRY FOR [*RESIDENTIAL*] WINDOWS	*WITHIN 2m OF ADJACENT GROUND, FORCED ENTRY WINDOW PROTECTION PER CLAUSE 5.3.5. OF "AAMA/WDMA/CSA-101/I.S.2/A440-11" [NAFS STANDARD]:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.7.5.3.

Building Code Analysis - Stairs, Ramps, Handrails and Guards

4 - STAIRS, RAMPS, HANDRAILS AND GUARDS			9.8.
NO.	ITEM	DESCRIPTION	REFERENCE(S)
4-1	STAIR WIDTH (mm)	*PRIVATE STAIRS:* ≥ 860 REQUIRED 1000 PROPOSED	9.8.2.1.
4-2	HEIGHT OVER STAIRS AND LANDINGS (mm)	*TYPICAL:* ≥ 2050 REQUIRED	9.8.2.2., 9.8.6.4.
4-3	STEP DIMENSIONS (mm)	*RISE, PRIVATE STAIR:* 125 - 200 REQUIRED *RUN, PRIVATE STAIR:* 255 - 355 REQUIRED	9.8.4.1., 9.8.4.2.
4-4	TREAD NOSINGS (mm)	*TYPICAL RADIUS:* 6 - 14 REQUIRED *RESILIENT TREAD RADIUS:* ≥ 3 REQUIRED	9.8.4.8.
4-5	TACTILE WARNING STRIPS[1]	*SURFACE INDICATORS AT TOP OF STAIR FLIGHTS PER 3.8.3. :* ☐ REQUIRED ☐ PROPOSED ■ N/A	9.8.6.5., 3.8.3.9.(3)
4-6	RAMPS	☐ REQUIRED ☐ PROPOSED ■ N/A	9.8.5.
4-7	LANDINGS (mm)	*WIDTH, PRIVATE STAIR:* ≥ 900 REQUIRED *LENGTH, PRIVATE STAIR:* ≥ 900 REQUIRED	9.8.6.3., 9.8.2.1.
4-8	HANDRAILS	*NO. SIDES, INT. STAIRS:* ≥ 1 REQUIRED 1 PROPOSED *CONTINUITY ON ONE SIDE, EXCEPT AT DOORWAYS AND LANDINGS:* ■ REQUIRED ■ PROPOSED ☐ N/A *HORIZONTAL EXTENSIONS ≥ 300mm, TOP AND BOTTOM, EXCEPT WHERE SERVING ONLY ONE DWELLING UNIT:* ☐ REQUIRED ☐ PROPOSED ■ N/A *HEIGHT (mm):* 865 - 1,070 REQUIRED *CLEARANCE TO WALL BEHIND (mm):* ≥ 50 TYPICAL ≥ 60 ROUGH SURFACE *PROJECTION INTO REQUIRED WIDTH (mm):* ≤ 100 REQUIRED	9.8.7.
4-9	GUARDS	*AT ELEVATION CHANGES > 600 mm, OR ADJACENT SURFACE WITHIN 1.2m SLOPES > 1 IN 2:* ■ REQUIRED ■ PROPOSED ☐ N/A *GUARDS TO RESIST LOADING PER TABLE 9.8.8.2 :* ■ REQUIRED ■ PROPOSED ☐ N/A ***PORTIONS OF WINDOWS < 900 mm FROM FLOOR TO BE NON-OPERABLE AND DESIGNED TO WITHSTAND LATERAL LOADS FOR BALCONY GUARDS AS PER BCBC 4.1.5.14.:*** ■ REQUIRED ■ PROPOSED ☐ N/A *HEIGHT OF GUARDS WHERE FALL < 1.8 m (mm):* ≥ 900 REQUIRED ☐ PROPOSED ■ N/A *HEIGHT OF GUARDS WHERE FALL ≥ 1.8 m (mm):* ≥ 1,070 REQUIRED ■ PROPOSED ☐ N/A *MAXIMUM OPENING (mm):* ≤ 100 Ø REQUIRED ■ PROPOSED ☐ N/A *NON-CLIMBABLE FROM 140-900mm, WHERE FALL > 4.2 m:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.8.8.

Building Code Analysis - Means of Egress

5 - MEANS OF EGRESS			9.9.
NO.	ITEM	DESCRIPTION	REFERENCE(S)
5-1	EXIT WIDTH (mm)	≥ 900 REQUIRED EXCEPT FOR DOORS & CORRIDORS	9.9.3.2.
5-2	WIDTH OF CORRIDORS (mm)	≥ 860 REQUIRED WITHIN A DWELLING UNIT	9.9.3.3.
5-3	CLEAR HEIGHT IN EXITS AND ACCESS TO EXITS (mm)	≥ 2,100 REQUIRED	9.9.3.4.
5-4	FIRE SEPARATIONS FOR EXITS (F.R.R., IN HOURS)	☐ REQUIRED ☐ PROPOSED ■ N/A	9.9.4.1., 9.9.4.2.
5-5	OPENINGS NEAR UNENCLOSED EXTERIOR EXIT STAIRS AND RAMPS	*PROTECT WITH WIRED GLASS IN STEEL FRAMES OR GLASS BLOCK:* ☐ REQUIRED ☐ PROPOSED ■ N/A	9.9.4.4.
5-6	OPENINGS IN EXTERIOR WALLS OF EXITS	*PROTECTION WHERE OPENINGS OF DIFFERENT COMPARTMENTS IN EXTERIOR WALLS INTERSECTING AT < 135° AND LOCATED < 3m HORIZONTALLY AND < 2m, ABOVE ONE ANOTHER:* ☐ REQUIRED ☐ PROPOSED ■ N/A	9.9.4.5.
5-7	OPENINGS NEAR EXIT DOORS	*PROTECTION WHERE OPENINGS OF DIFFERENT COMPARTMENTS IN EXTERIOR WALLS INTERSECTING AT < 135° AND LOCATED < 3m FROM EXIT DOOR:* ■ REQUIRED ☐ PROPOSED ■ N/A BICYCLE ROOM DOOR UNDER COVER	9.9.4.6.
5-8	SERVICE ROOMS	*SERVICE ROOMS UNDER EXITS MAY NOT CONTAIN EQUIPMENT SUBJECT TO POSSIBLE EXPLOSION:* ☐ REQUIRED ☐ PROPOSED ■ N/A	9.9.5.8.
5-9	OBSTRUCTIONS BY DOORS [*IN EXITS AND PUBLIC CORRIDORS, NOT SERVING A SINGLE DWELLING*] (mm)	*PERMITTED OBSTRUCTION BY DOORS WHEN FULLY OPEN:* ≤ 100 EXIT CORRIDORS ≤ 50 OTHER EXIT FACILITIES *MINIMUM CLEAR EXIT WIDTH WHEN DOORS FULLY OPEN:* (9.9.3.2.) REQUIRED *MINIMUM CLEAR EXIT STAIR WIDTH WHEN DOORS FULLY OPEN:* ≥ 750 REQUIRED	9.9.6.1.
5-10	CLEAR HEIGHT AT DOORWAYS [*NOT SERVING A SINGLE DWELLING*] (mm)	*TYPICAL:* ≥ 2,030 REQUIRED *BELOW CLOSERS:* ≥ 1,980 REQUIRED	9.9.6.2.
5-11	CLEAR WIDTH AT DOORWAYS [*NOT SERVING A SINGLE DWELLING*] (mm)	≥ 800 REQUIRED	9.9.6.3.
5-12	EXIT AND DWELLING UNIT DOORS	*OPERABLE FROM INSIDE WITHOUT KEYS, SPECIAL DEVICES OR KNOWLEDGE:* ■ REQUIRED ■ PROPOSED ☐ N/A *EXCEPT AT DWELLING UNIT DOORS, OPERABLE BY ONE HAND IN ONE OPERATION:* ■ REQUIRED ■ PROPOSED ☐ N/A *HARDWARE INSTALL HEIGHT ≤ 1,200 mm:* ■ REQUIRED ■ PROPOSED ☐ N/A *MAXIMUM 90N OPERABLE FORCE:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.9.6.7.
5-13	EGRESS FROM SUITES	*FOR EACH SUITE, DOORWAY TO EXTERIOR EXIT OR PUBLIC CORRIDOR OR EXTERIOR PASSAGEWAY:* ■ REQUIRED ■ PROPOSED ☐ N/A *AT DOORWAYS TO PUBLIC CORRIDOR OR EXTERIOR PASSAGEWAY, EXITS IN TWO DIRECTIONS:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.9.7.2., 9.9.9.3.(1), 9.9.7.3.(1), 9.9.8.2.(2)
5-14	DEAD END CORRIDORS	≤ 6 m REQUIRED[1] NONE PROPOSED [1] EXCEPT WITHIN A SUITE	9.9.7.3.
5-15	NUMBER AND SPACING OF EGRESS DOORS	*EGRESS DOORS:* 1 REQUIRED[1] 1 PROPOSED[1] [1] ONLY 1 REQUIRED FOR DWELLING UNITS	TABLE 9.9.7.4.
5-16	TRAVEL DISTANCE [*WITHIN SUITES*]	≤ 45 m REQUIRED[1] < 5 m PROPOSED [1] DWELLING UNITS EXEMPT ; APPLIES ONLY TO UTILITY & BIKE STORAGE ROOMS	9.9.7.6., 9.9.8.1., 9.9.8.2.
5-17	LOCATION OF EXITS	*WHERE >1 EXIT REQUIRED, INDEPENDENT AND REMOTE FROM EACH OTHER:* ☐ REQUIRED ☐ PROPOSED ■ N/A	9.9.8.4.
5-18	EXITING THROUGH A LOBBY	☐ PERMITTED ☐ PROPOSED ■ N/A	9.9.8.5.
5-19	TRAVEL LIMIT TO EXITS OR EGRESS DOORS [*FROM DWELLING UNITS*]	*WHERE > 1 STOREY, EXITS LOCATED SUCH THAT TRAVEL UP/DOWN 1 STOREY TO CORRIDOR, PASSAGEWAY, EXIT STAIR, OR DOORWAY ≤ 1.5 m ABOVE GRADE:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.9.9.1.
5-20	TWO SEPARATE EXITS [*FROM DWELLING UNITS*]	*EGRESS IN TWO DIRECTIONS FROM EGRESS DOOR AT CORRIDOR/PASSAGEWAY:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.9.9.2.
5-21	SHARED EGRESS FACILITIES [*FROM DWELLING UNITS*]	☐ REQUIRED ☐ PROPOSED ■ N/A	9.9.9.3.
5-22	EGRESS WINDOWS OR DOORS FOR BEDROOMS	■ REQUIRED ■ PROPOSED ☐ N/A	9.9.10.1.
5-23	EXIT SIGNS	*SIGNS AT EVERY EXIT DOOR, WHERE 3 STOREYS, >150 OCCUPANTS OR FIRE ESCAPE:* ■ REQUIRED[1] ■ PROPOSED ☐ N/A [1] UTILITY & BIKE ROOMS *INTERNATIONAL GREEN/WHITE PICTOGRAM ICON, VISIBLE ON APPROACH TO EXIT:* ■ REQUIRED ■ PROPOSED ☐ N/A *INTERNALLY ILLUMINATED TO CSA-C22.2 #141 OR PHOTOLUMINESCENT TO CAN/ULC-S572, OR EXTERNALLY ILLUMINATED TO CAN/ULC-S572:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.9.11.1., 9.9.11.3.
5-24	SIGNS FOR STAIRS AND RAMPS AT EXIT LEVEL	☐ REQUIRED ☐ PROPOSED ■ N/A	9.9.11.4.
5-25	FLOOR NUMBERING	☐ REQUIRED ☐ PROPOSED ■ N/A	9.9.11.5.
5-26	EMERGENCY LIGHTING [*FOR MEANS OF EGRESS NOT WITHIN DWELLING UNITS*]	*AT EXITS, PRINCIPAL ROUTES PROVIDING ACCESS TO EXIT, PUBLIC CORRIDORS, UNDERGROUND WALKWAYS AND PUBLIC CORRIDORS:* ■ REQUIRED ■ PROPOSED ☐ N/A *AUTO-ACTIVATION & 30-MINUTE BATTERY POWER:* ■ REQUIRED ■ PROPOSED ☐ N/A *MINIMUM AVERAGE 10 LUX AT FLOOR/TREAD LEVEL:* ■ REQUIRED ■ PROPOSED ☐ N/A	9.9.12.

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Issue	Date
DELEGATED DEV.PERMIT	02 OCT 2024
ALTERNATE STUDY	08 JAN 2025
UPDATED ALTERNATE	31 JAN 2025
COORDINATION	23 MAR 2025
DRAFT/UPDATE	02 MAY 2025
COORDINATION	18 JUNE 2025
REVISED DDP	27 JUNE 2025
DDP REVISION #2	**19 NOV 2025**

Revision

No.	Description	Date
1	REVISED DDP	2025-07-04

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

CODE ANALYSIS

Date	2025-11-19 2:20:11 P

Building Code Analysis - Fire Protection

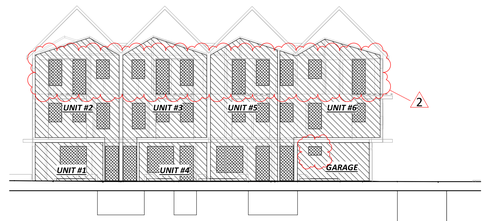
6 - FIRE PROTECTION *(SEE ALSO ITEMS UNDER "GENERAL INFORMATION")*			9.10.
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
6-1	FIRE SEPARATION CONTINUITY	■ REQUIRED ■ PROPOSED □ N/A	9.10.9.2.
6-2	OPENINGS [*IN FIRE SEPARATIONS*] TO BE PROTECTED WITH CLOSURES	*CLOSURES CONFORMING TO 9.10.13.:* ■ REQUIRED ■ PROPOSED □ N/A	9.10.9.3., 9.10.13.
6-3	PENETRATION OF FIRE SEPARATIONS	*PIPING, TUBING, DUCTS, CHIMNEYS, WIRING OR CONDUIT; TIGHTLY FITTED OR FIRE STOPPED:* ■ PERMITTED ■ PROPOSED □ N/A *BY NON-COMBUSTIBLE PIPING, DUCTS OR ELEC. BOXES:* ■ PERMITTED ■ PROPOSED □ N/A *BY METAL-SHEATHED CABLES W/COMBUSTIBLE JACKETING, IF SPACED ≥ 300mm:* ■ PERMITTED ■ PROPOSED □ N/A *BY CABLES W/COMBUSTIBLE INSULATION OR JACKETING, IF O.D. < 25mm:* ■ PERMITTED ■ PROPOSED □ N/A *BY COMBUSTIBLE OUTLET BOXES, WHERE ≤ 160 cm²:* ■ PERMITTED ■ PROPOSED □ N/A *BY COMBUSTIBLE WATER PIPING, IF FIRESTOPPED:* ■ PERMITTED ■ PROPOSED □ N/A *BY SPRINKLER PIPING WITH METAL ESCUTCHEONS:* ■ PERMITTED ■ PROPOSED □ N/A *BY METAL DUCTS WITH FIRE DAMPERS PER NFPA-80:* ■ PERMITTED ■ PROPOSED □ N/A	9.10.9.6.
6-4	[*PENETRATION BY*] COMBUSTIBLE DRAIN, WASTE AND VENT PIPING	*IF FIRESTOPPED PER CAN/ULC-S115:* ■ PERMITTED ■ PROPOSED □ N/A	9.10.9.7.
6-5	SEPARATION OF RESIDENTIAL OCCUPANCIES (**F.R.R.**, IN HOURS)	□ REQUIRED □ PROPOSED ■ N/A RESIDENTIAL USE ONLY	9.10.9.11.
6-7	SEPARATION OF SUITES (**F.R.R.**, IN HOURS)	*FIRE SEPARATIONS BETWEEN RESIDENTIAL SUITES:* TOWNHOUSES WITH THIRD 1 REQUIRED 1 PROPOSED □ N/A STOREY	9.10.9.13., 9.10.9.14.
6-8	SEPARATION OF PUBLIC CORRIDORS (**F.R.R.**, IN HOURS)	*RESIDENTIAL CORRIDORS:* □ REQUIRED □ PROPOSED ■ N/A	9.10.9.15.
6-9	SEPARATION OF STORAGE GARAGES (**F.R.R.**, IN HOURS)	1 REQUIRED 1 PROPOSED □ N/A	9.10.9.18.
6-10	SEPARATION OF SERVICE ROOMS (**F.R.R.**, IN HOURS)	□ REQUIRED □ PROPOSED ■ N/A	9.10.10.3.
6-11	LOCATION OF FUEL-FIRED APPLIANCES (**F.R.R.**, IN HOURS)	□ REQUIRED □ PROPOSED ■ N/A	9.10.10.4.
6-12	ROOMS FOR TEMPORARY STORAGE OF COMBUSTIBLE REFUSE (**F.R.R.**, IN HOURS)	□ REQUIRED □ PROPOSED ■ N/A	9.10.10.6.
6-13	PROTECTION OF SOFFITS	■ REQUIRED ■ PROPOSED □ N/A	9.10.12.4.
6-14	SPATIAL SEPARATIONS	REFER TO SPATIAL SEPARATIONS ANALYSIS	9.10.14.
6-15	FIRE BLOCKS	*IN CONCEALED SPACES:* ■ REQUIRED ■ PROPOSED □ N/A *IN WALL ASSEMBLIES:* ■ REQUIRED ■ PROPOSED □ N/A	9.10.16.
6-16	FLAME-SPREAD RATING OF INTERIOR SURFACES	**≤ 150** TYPICAL **≤ 300** DOORS NOT WITHIN DWELLING UNITS **≤ 25** 90% OF UPPER HALF OF WALLS OF PUBLIC CORRIDOR OR EXIT **≤ 200** WALLS AND CEILINGS IN RESIDENTIAL BATHROOMS	9.10.17.
6-17	FIRE ALARM SYSTEM	□ REQUIRED □ PROPOSED ■ N/A DIRECT EGRESS ACCESS	9.10.18.2.(5)
6-18	ROOMS AND SPACES REQUIRING HEAT DETECTORS OR SMOKE DETECTORS	□ REQUIRED □ PROPOSED ■ N/A FIRE ALARM NOT REQUIRED	9.10.18.4.
6-19	SMOKE ALARMS	*SMOKE DETECTORS FORMING PART OF RESIDENTIAL FIRE WARNING SYSTEM INSTALLED TO CAN/ULC S540 INSTALLED IN LIEU OF ALL SMOKE ALARMS REQUIRED BY 9.10.19.1. & 9.10.19.3.:* ■ PERMITTED ■ PROPOSED □ N/A *RESIDENTIAL FIRE WARNING SYSTEM CAPABLE OF SOUNDING AUDIBLE SIGNALS TO 9.10.19.2. AND 9.10.19.5.:* ■ REQUIRED ■ PROPOSED □ N/A *RESIDENTIAL FIRE WARNING SYSTEM POWERED PER 9.10.19.4., WITH PERMANENT ELECTRICAL CONNECTION, NO DISCONNECT SWITCH, AND BATTERY FOR 7 DAYS STANDBY FOLLOWED BY 4 MINUTES OF ALARM:* ■ REQUIRED ■ PROPOSED □ N/A *RESIDENTIAL FIRE WARNING SYSTEM EQUIPPED WITH SILENCING DEVICE FOR ≤ 10 MINUTES TO 9.10.19.6.:* ■ PERMITTED ■ PROPOSED □ N/A	9.10.19.1.(1), 9.10.19.8.
6-20	WINDOWS OR ACCESS PANELS	*IF UNSPRINKLERED, ACCESS PANELS/WINDOWS ON 2ND AND 3RD STOREYS IN AT LEAST 1 WALL FACING A STREET:* ■ REQUIRED ■ PROPOSED □ N/A	9.10.20.1.
6-21	PORTABLE FIRE EXTINGUISHERS	*EXCEPT WITHIN DWELLING UNITS, INSTALLATION PER REQUIREMENTS OF BC FIRE CODE:* ■ REQUIRED ■ PROPOSED □ N/A	9.10.20.4.
6-22	PROTECTION FOR GAS, PROPANE AND ELECTRIC COOKTOPS AND OVENS	*NATURAL GAS AND PROPANE COOKTOPS AND OVENS INSTALLED PER GAS SAFETY REGULATIONS:* □ REQUIRED □ PROPOSED ■ N/A *VERTICAL CLEARANCE ABOVE COOKTOPS (mm):* **≥ 750** REQUIRED *HORIZONTAL CLEARANCE TO COMBUSTIBLE FINISHES OR CABINETRY (mm):* **≥ 450** REQUIRED	9.10.22.

Building Code Analysis - Sound Transmission

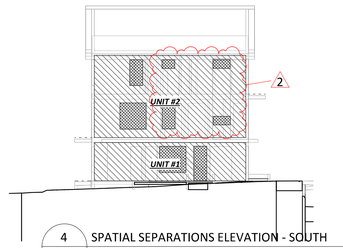
7 - SOUND TRANSMISSION				9.11.
NO.	**ITEM**	**DESCRIPTION**		**REFERENCE(S)**
7-1	REQUIRED PROTECTION FROM AIRBORNE NOISE	*DWELLING UNIT SEPARATION FROM OTHER SPACES BY ASSEMBLIES AND ADJOINING CONSTRUCTION BY EITHER:* **ASTC ≥ 47** REQUIRED □ PROPOSED ■ N/A **STC ≥ 50** REQUIRED[1] ■ PROPOSED □ N/A	[1] WHERE ADJOINING CONSTRUCTIONS CONFORM TO 9.11.1.4.	9.11.1.3.
7-2	DETERMINATION OF SOUND TRANSMISSION RATINGS	*STC RATINGS DEMONSTRATED BY EITHER:* **ASTM E-413** REQUIRED □ PROPOSED ■ N/A **9.10.3.1.A-B** REQUIRED[1] ■ PROPOSED □ N/A *ASTC RATINGS DEMONSTRATED USING EITHER:* **ASTM E-413** REQUIRED □ PROPOSED ■ N/A **5.8.1.4.-5.** REQUIRED □ PROPOSED ■ N/A **9.10.3.1.A-B** REQUIRED[1] ■ PROPOSED □ N/A *ADJOINING CONSTRUCTIONS TO CONFORM TO 9.11.1.4.:* ■ REQUIRED ■ PROPOSED □ N/A	[1] SEE VALUES ASSIGNED TO CONSTRUCTION OF TABLES 9.10.3.1.-A AND 9.10.3.1.-B.	9.11.1.2., 9.11.1.3.
7-3	ADJOINING CONSTRUCTIONS	*WALLS CONNECTED TO SEPARATING FLOOR/CEILING EITHER:* □ 200kg/m³ CONCRETE ■ GYPSUM BOARD *WALLS/CEILINGS CONNECTED TO SEPARATING WALLS EITHER:* □ 300kg/m³ CONCRETE ■ GYPSUM BOARD *FLOORS CONNECTED TO SEPARATING WALLS EITHER:* □ 300kg/m³ CONCRETE ■ FLOORS-ON-GROUND 9.16. ■ TABLE 9.11.1.4. □ N/A (EXISTING)		9.11.1.4.

Building Code Analysis - Spatial Separations

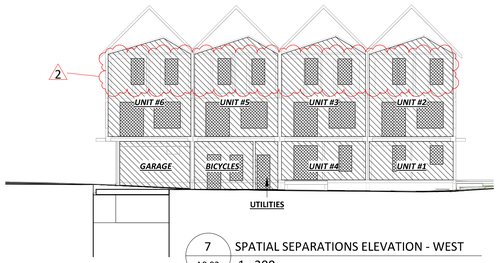
8 - SPATIAL SEPARATIONS											9.10.14.
NO.	**ANALYSIS**										**REFERENCE**
8-1	*SUITE*	*OCCUPANCY*	*WALL AREA (m²)*	*U.P.O. AREA (m²)*	*LIMITING DISTANCE (m)*	*MAX. OPEN (%)*	*OPEN (%)*	*F.R.R. (HR.)*	*N.C. WALL (Y/N)*	*N.C. CLAD (Y/N)*	9.10.14.4. & 9.10.14.5.
NORTH	GARAGE	C	20.0	12.78	10.09	100	63.90	-	-	-	
	BICYCLE	C	10.5	0	15.45	100	0	-	-	-	
	UNIT #6	C	62.7	9.17	10.09	84	14.63	3/4	-	-	
EAST (YOUNG ST)	UNIT #1	C	13.1	3.50	9.55	100	26.72	-	-	-	
	UNIT #2	C	41.7	11.55	9.55	100	27.70	-	-	-	
	UNIT #3	C	41.8	11.61	9.55	100	27.78	-	-	-	
	UNIT #4	C	13.1	5.86	9.55	100	44.73	-	-	-	
	UNIT #5	C	45.9	12.21	9.55	100	26.60	-	-	-	
	UNIT #6	C	48.2	11.61	9.55	100	24.09	-	-	-	
	GARAGE	C	13.9	0.56	9.55	100	4.03	-	-	-	
SOUTH (TORONTO)	UNIT #1	C	29.4	5.74	10.1	100	19.52	-	-	-	
	UNIT #2	C	62.9	8.81	10.1	100	14.00	-	-	-	
WEST	GARAGE	C	16.0	0	5	63.50	0	3/4	-	-	
	BICYCLES	C	14.07	4.05	5	63.50	28.78	3/4	-	-	
	UTILITIES	C	5.4	2.23	5	63.50	41.29	3/4	-	-	
	UNIT #1	C	16.3	2.89	5	63.50	17.73	3/4	-	-	
	UNIT #2	C	38.6	10.95	5	50.50	28.37	3/4	-	-	
	UNIT #3	C	38.6	11.08	5	50.50	28.70	3/4	-	-	
	UNIT #4	C	16.3	5.76	5	63.50	35.34	3/4	-	-	
	UNIT #5	C	38.2	10.94	5	50.50	28.64	3/4	-	-	
	UNIT #6	C	37.8	10.94	5	50.50	28.94	3/4	-	-	



5 A0.02 — SPATIAL SEPARATIONS ELEVATION - EAST
1 : 200



4 A0.02 — SPATIAL SEPARATIONS ELEVATION - SOUTH
1 : 200



7 A0.02 — SPATIAL SEPARATIONS ELEVATION - WEST
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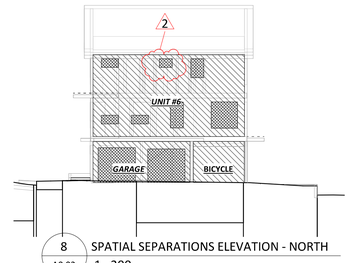


8 A0.02 — SPATIAL SEPARATIONS ELEVATION - NORTH
1 : 200

Separation Elevations - Annotations

- WALL OR FIRE COMPARTMENT AREA
- UNPROTECTED OPENINGS
- PROTECTED OPENINGS

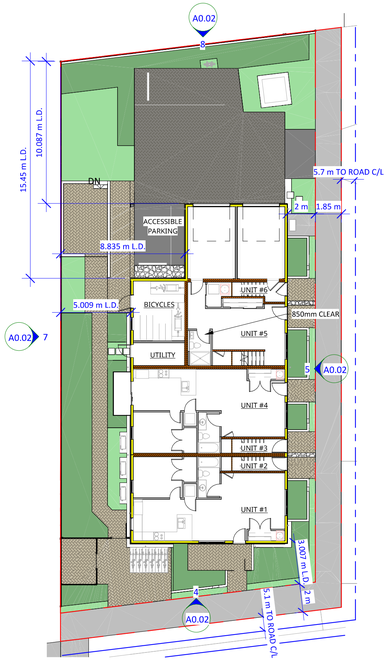
CODE COMPLIANCE DRAWING LEGEND

EXITS
- EXIT SIGN (3.4.5.)

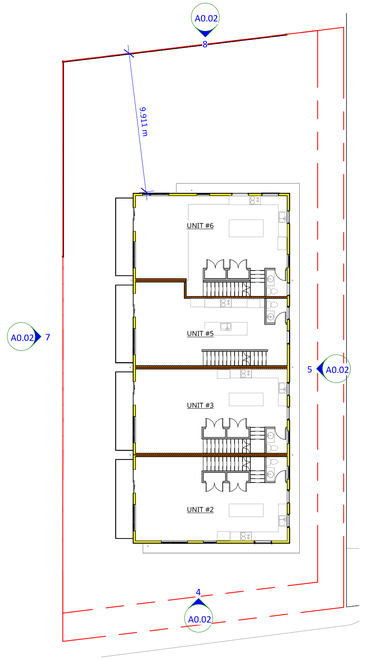
FIRE SEPARATION (3.1.8.)
- FIRE SEPARATION

EXTERIOR EXIT PATHS
- EXTERIOR EXIT PATH
- EXTERIOR EXIT PATH (PROTECTED)

FIRE-RESISTANCE RATING (3.1.7.)
- 0 HOUR
- 3/4 HOUR
- 1 HOUR
- 2 HOURS



1 A3.00 — CODE COMPLIANCE PLAN - LEVEL 1
1 : 200



2 A3.00 — CODE COMPLIANCE PLAN - LEVEL 2
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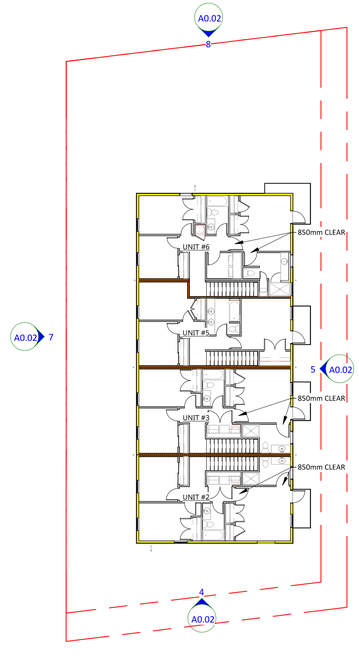

3 A3.00 — CODE COMPLIANCE PLAN - LEVEL 3
1 : 200

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Issue	Date
DELEGATED DEV.PERMIT	02 OCT 2024
ALTERNATE STUDY	08 JAN 2025
UPDATED ALTERNATE	31 JAN 2025
COORDINATION	23 MAR 2025
DRAFT/UPDATE	02 MAY 2025
COORDINATION	18 JUNE 2025
REVISED DDP	27 JUNE 2025
DDP REVISION #2	**19 NOV 2025**

Revision

No.	Description	Date
1	REVISED DDP	2025-07-04
2	DDP REVISION 2	2025-11-19

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

CODE ANALYSIS

Date	2025-11-19 2:20:16 PM
Drawn by	TK
Checked by	TK

A0.02

Project #	23-54	Scale	As indicated

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BC LAND SURVEYORS SITE PLAN OF:

CIVIC: 608 TORONTO STREET

LEGAL – LOT 11 OF LOTS 1801 AND 1802,
VICTORIA CITY, PLAN 192

PARCEL IDENTIFIER: 009–285–504 IN THE CITY OF VICTORIA

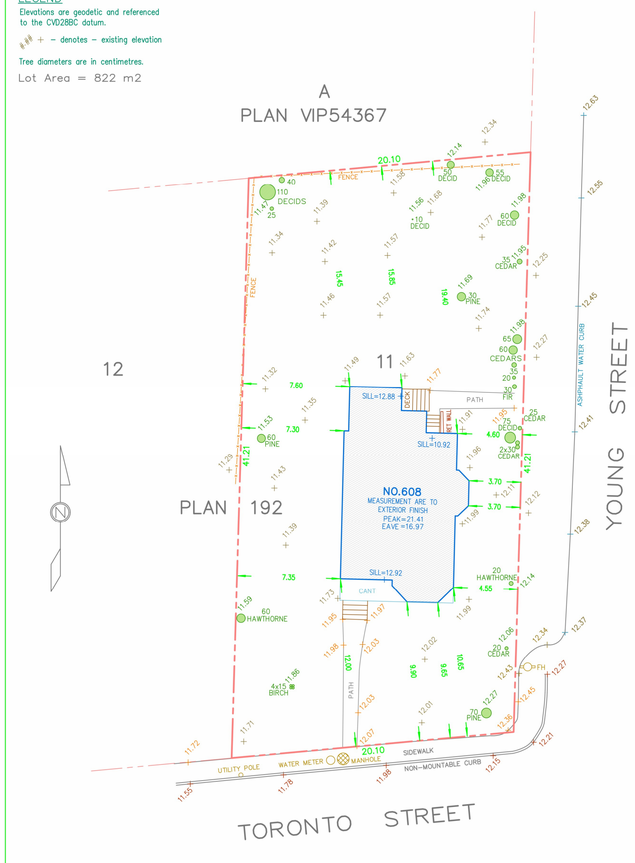
LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

+ – denotes – existing elevation

Tree diameters are in centimetres.

Lot Area = 822 m2



FILE: 14173 NOV 22, 2023

V.I. POWELL & ASSOCIATES
LAND SURVEYING

250–2950 DOUGLAS ST.
VICTORIA, BC, V8T 4N4
250–382–8855

Scale – 1 : 200 Distances are in metres.

0 2 10 20

The intended print size is 11" by 17".

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

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Consultant Seal

SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

SURVEY PLAN

Date	2025-11-19 2:20:23 PM
Drawn by	SURVEYOR
Checked by	-

A1.00

Project #	23-54	Scale

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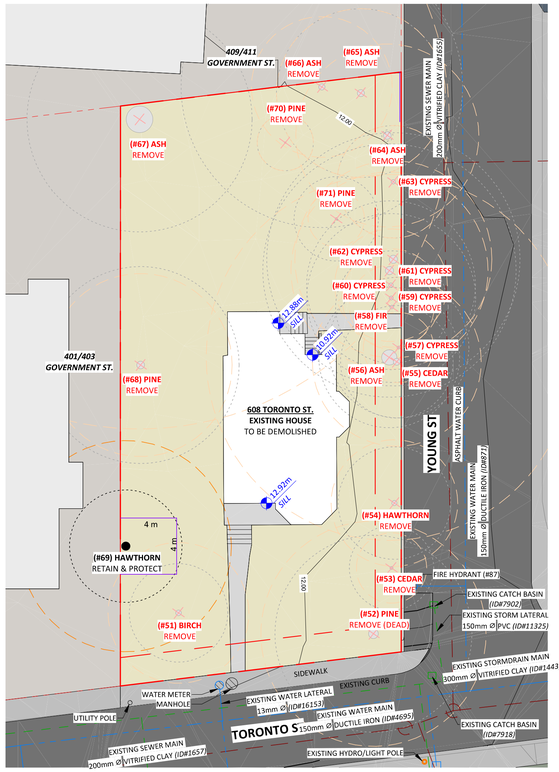
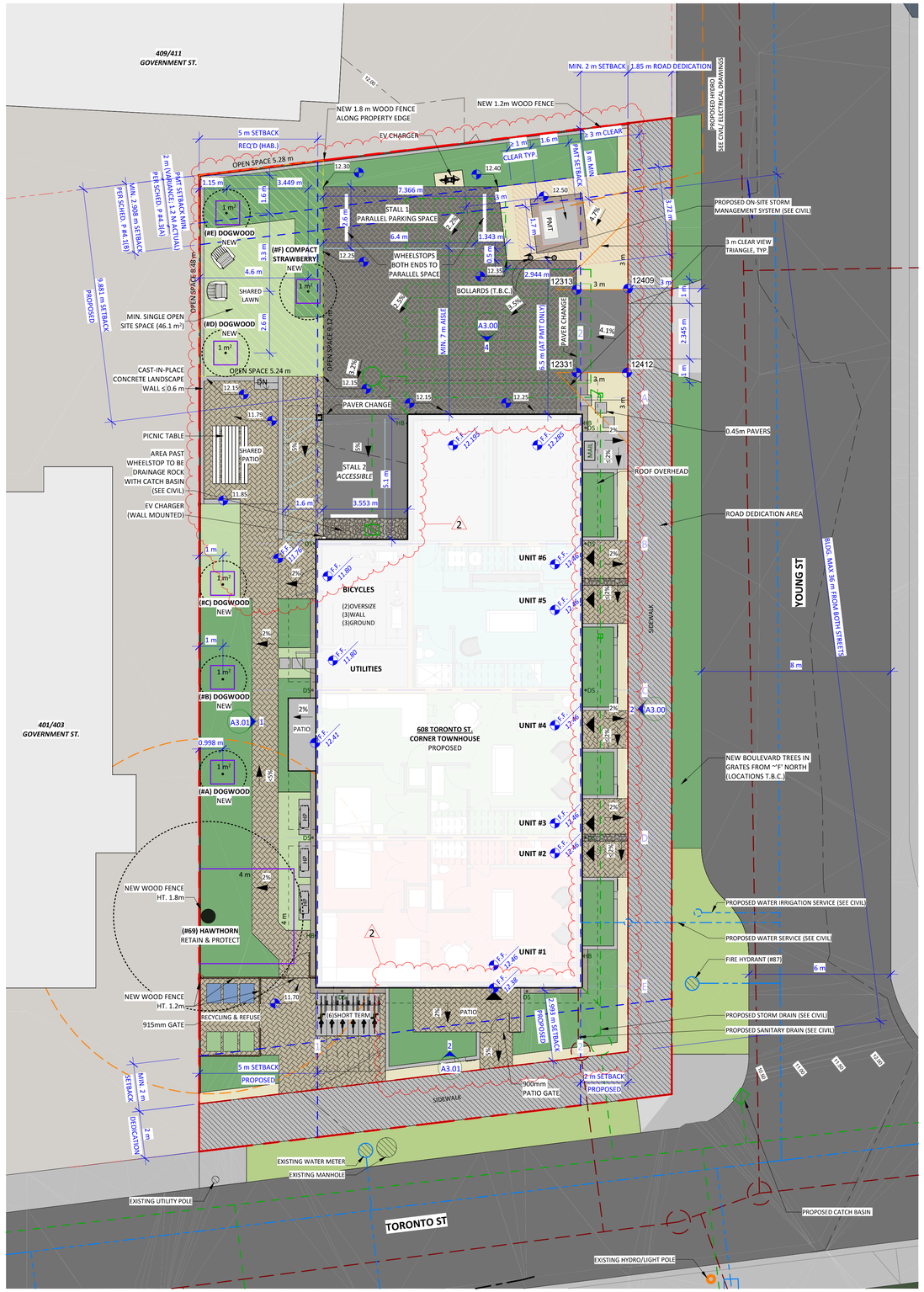


1 SITE PLAN - EXISTING
1 : 200



2 SITE PLAN - PROPOSED
1 : 100

City of Victoria - Project Information Table

PROJECT INFORMATION TABLE		EXISTING	PERMITTED	PROPOSED
ZONING DISTRICT		R-2 (TWO FAMILY)	SCHEDULE 'P'	SCHEDULE 'P'
SITE AREA (m²)		822.2	ANY	~ 709.4 AFTER R.D.
TOTAL FLOOR AREA (m²)		~195.4 (97.7x2)	≤ 1,410	714.8 (SEE #0-6)
FLOOR SPACE RATIO		~0.238	≤ 1.1	0.87 (SEE #0-6)
SITE COVERAGE (%)		12.99	≤ 50	45.66 (SEE #0-10)
OPEN SITE SPACE (%)		87.01	≥ 45	53.65 (SEE #0-10)
HEIGHT OF BUILDING (m)		~9.42	≤ 12(SLOPED); ≤ 11(FLAT)	11.188 (SEE #0-8)
NUMBER OF STOREYS		2 + BMST	≤ 3	3
PARKING STALLS ON SITE		0	0.77/UNIT OR TDM	0.62/UNIT = 4
BUILDING SETBACKS:	**SOUTH (TORONTO ST)** - FRONT (m)	9.65	≥ 2	2.993 (SEE #0-9)
	NORTH - REAR YARD (m)	15.45	≥ 2 OR ≥ 5 (WDWS)	9.881 (SEE #0-9)
	WEST - SIDE YARD (m)	7.30	≥ 2 OR ≥ 5 (WDWS)	5.0 (SEE #0-9)
	EAST (YOUNG ST) - FLANKING (m)	3.70	≥ 2	2.0 (SEE #0-9)
	COMBINED SIDE YARDS (m)	22.75	N/A	N/A
	EAVE PROJECTION IN SETBACKS (m)	~0.6	≤ 0.75	≤ 0.75 (SEE D-9)
RESIDENTIAL USE DETAILS:	TOTAL NUMBER OF UNITS	1	≤ 12	6 (SEE #0-2)
	UNIT TYPE	SINGLE FAMILY	CORNER TOWNHOUSE	TOWNHOUSE (SEE #0-3) 2@1BR, 4@3BR
	MINIMUM UNIT FLOOR AREA (m²)	~195.4 (97.7x2)	≥ 33	59.9 (SEE #0-2)
	TOTAL RESIDENTIAL UNIT AREA (m²)	~195.4 (97.7x2)	≤ 1,410	698.6 (SEE #0-2)

SITE & LANDSCAPE PLAN LEGEND

SITE NOTES

1. UTILITY AND SERVICE LOCATIONS SHOWN ON ARCHITECTURAL SITE PLANS ARE APPROXIMATE AND PROVIDED FOR REFERENCE ONLY; SEE ALSO CIVIL AND LANDSCAPE DRAWINGS, WHICH SHALL GOVERN IN THE CASE OF ANY DISCREPANCY.
2. DO NOT SCALE DRAWING: VERIFY ALL PROPERTY LINES AND EXISTING STRUCTURES/VEGETATION TO REMAIN, PRIOR TO COMMENCING WORK.
3. ALL PLAN DIMENSIONS IN METRES.
4. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. PROVIDE LAYOUT OF ALL WORK FOR APPROVAL BY ARCHITECT PRIOR TO PROCEEDING WITH WORK.
6. FOLLOWING ACCEPTANCE OF THE WORK, THE LANDSCAPE IS TO BE TURNED OVER TO THE OWNER FOR SUBSEQUENT MAINTENANCE.
7. PLANT MATERIAL, INSTALLATION AND MAINTENANCE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
8. GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL COSTS RELATED TO PRODUCTION AND SUBMISSION TO CONSULTANT OF ALL LANDSCAPE AS-BUILT INFORMATION INCLUDING IRRIGATION.

IRRIGATION AND STREET TREE NOTES (PER PARKS DIVISION)

IRRIGATION INSPECTION NOTES

1. IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAX ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT CHUCK BASS, CBASS@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA AND TSHERBO@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.
2. IRRIGATION INSPECTION REQUIREMENTS
   - THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042.
   - IRRIGATION SLEEVING PRIOR TO BACKFILLING*
   - OPEN TRENCH MAIN LINE AND PRESSURE TEST
   - OPEN TRENCH LATERAL LINE
   - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETED AND ATTACHED.
   - PLEASE NOTE: PARKS IS NOW REQUESTING THAT 100MM SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. PLEASE INSTALL AT 400MM DEPTH.

STREET TREES

1. PROPOSED STREET TREES MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW AND THE CURRENT VERSION OF THE CANADIAN LANDSCAPE STANDARD. PLANTING DETAILS CAN BE FOUND IN SCHEDULE B3-4 OR ON THE APPROVED LANDSCAPE PLAN. THE FOLLOWING TREE INSPECTIONS BY PARKS STAX ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT ROB HUGHES, RWILKINSON@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.
2. TREE PLANTING INSPECTIONS
   1. EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS
   2. TREES PRIOR TO PLANTING. (PARKS STAX CAN INSPECT TREES PRIOR TO SHIPPING AT LOCAL NURSERIES. PHOTOS CAN BE PROVIDED FROM UP-ISLAND AND MAINLAND NURSERIES. TREE MUST MEET THE SPEC UPON DELIVERY.)
   3. COMPLETED PLANTING – TREE PLANTING, GRATE/GUARD, STAKES ETC.

SERVICES LEGEND

- SITE - EASEMENT
- SITE - GAS SERVICES
- SITE - HYDRO/TEL/CABLE
- SITE - PROPERTY LINE
- SITE - SANITARY SEWER
- SITE - STORM SERVICE
- SITE - TRAVEL DISTANCE
- SITE - WATER SERVICE

LANDSCAPE LEGEND

- 11 PLANTING - HERBACEOUS AND GROUNDCOVER
- 12 GRASS LAWN
- 13 PLANTING - SHRUBS
- 14 DRAINAGE - GRAVEL
- 15 DRAINAGE - RIVER ROCK
- 16 PERMEABLE UNIT PAVERS
- 17 VEHICLE UNIT PAVERS
- 18 ASPHALT
- 19 CONCRETE - SLAB ON GRADE

TREE: TRUNK, CROWN, PRZ
SHRUBS

0 5 M

NORTH

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2	DDP REVISION 2	2025-11-19

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGRAY BRITISH COLUMBIA
2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

SITE PLAN

Date	2025-11-19 2:20:27 PM
Drawn by	MF, TK
Checked by	TK

A1.01

Project # 23-54 | Scale As indicated

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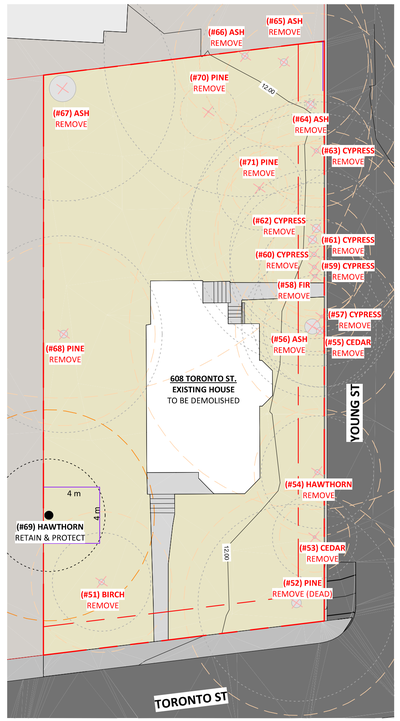
Plant List

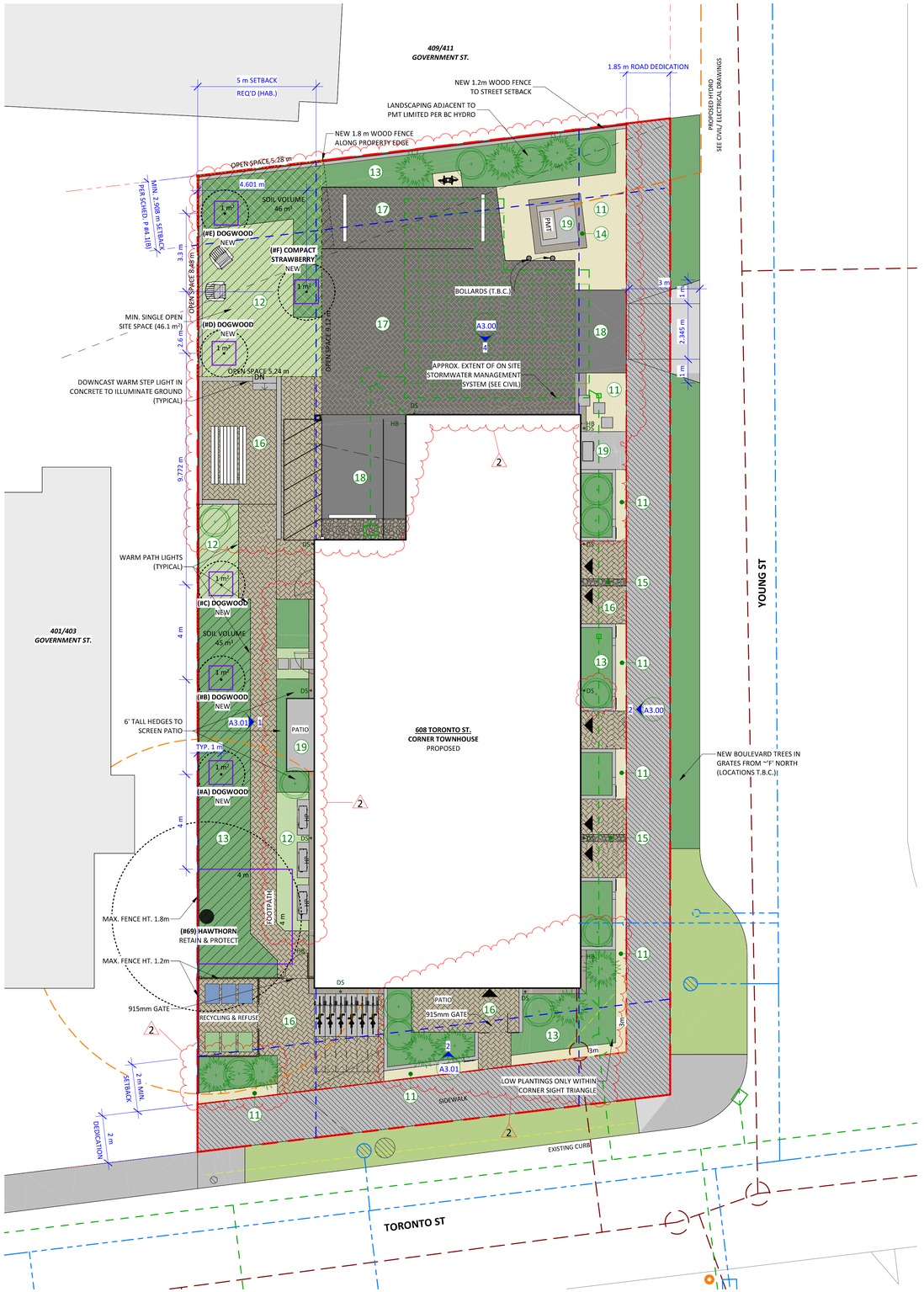
Botanical Name	Common Name	Size	Count
Trees			
Cornus nuttallii	Pacific Dogwood	6cm cal.	5
Arbutus unedo 'compacta	Compact Strawberry tree	6cm cal.	1
Shrubs - Average spacing 1 plant / sq.m.			
Symphoricarpos albus	Snowberry	#2 pot	
Cornus sericea 'kelseyi'	Kelsey Red-osier dogwood	#2 pot	
Berberis nervosa	Dull oregon grape	#2 pot	
Polystichum munitum	Sword Fern	#1 pot	
Dryopteris erythrosora	Autumn Fern	#1 pot	
Vaccinium ovatum	Evergren huckleberry	#2 pot	
Herbaceous and Groundcover - average spacing 3 plants / sq.m.			
Calamagrostis x acutifora 'Karl Foerster'	Feather reed grass	#1 pot	
Koeleria macantha	Junegrass	#1 pot	
Solidago lepida	Canada goldenrod	#1 pot	
Camassia leichtlinii ssp. Suksdorfii	Great Camas	Bulb	

Tree Inventory

NUMBER	DBH (cm)	CANOPY DIA. (m)	PRZ RAD. (m)	NAME, LATIN	NAME, COMMON	BYLAW PROTECTED ?	RETAIN/REMOVE	NOTES	SOIL VOLUME
51	40	7	5	BETULA PAPYRIFERA	PAPER BIRCH	Yes	REMOVE		
52	69	14	8	PINUS SYLVESTRIS	SCOTS PINE	No	REMOVE	DEAD	
53	21	6	2.5	CUPRESSUS NOOTKATENSIS	YELLOW CEDAR	No	REMOVE		
54	37	8	4.5	CRATAEGUS MONOGYNA	COMMON HAWTHORN	Yes	REMOVE		
55	49	8	6	THUJA PLICATA	WESTERN RED CEDAR	Yes	REMOVE		
56	108	10	13	FRAXINUS EXCELSIOR	COMMON ASH	Yes	REMOVE		
57	21	10	2.5	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	No	REMOVE		
58	26	8	3	FRAXINUS EXCELSIOR	DOUGLAS FIR	No	REMOVE		
59	28	12	3.5	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	No	REMOVE		
60	32	12	4	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	Yes	REMOVE		
61	58	18	7	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	Yes	REMOVE		
62	58	18	7	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	Yes	REMOVE		
63	31	8	4	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	Yes	REMOVE		
64	55	0.8	6.5	FRAXINUS EXCELSIOR	COMMON ASH	Yes	REMOVE		
65	50	12	6	FRAXINUS EXCELSIOR	COMMON ASH	Yes	REMOVE		
66	44	20	5	FRAXINUS EXCELSIOR	COMMON ASH	Yes	REMOVE		
67	189	16	22	FRAXINUS EXCELSIOR	COMMON ASH	Yes	REMOVE	ABUNDANCE OF IVY	
68	55	14	6.5	PINUS SYLVESTRIS	SCOTS PINE	Yes	REMOVE		
69	61	8	7.5	CRATAEGUS MONOGYNA	COMMON HAWTHORN	Yes	RETAIN	PROTECTION FENCING	
70	16	6	2	PINUS MONTICOLA	WESTERN WHITE PINE	No	REMOVE		
71	11	4	2	FRAXINUS EXCELSIOR	COMMON ASH	No	REMOVE		
A (NEW)	9	2		CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW	15.00 m³
B (NEW)	9	2		CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW	15.00 m³
C (NEW)	9	2		CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW	15.00 m³
D (NEW)	9	2		CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW	15.00 m³
E (NEW)	9	2		CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW	15.00 m³
F (NEW)	9	2.4		ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	Yes	RETAIN	PROPOSED NEW	15.00 m³



2 SITE PLAN - EXISTING - LANDSCAPE
1 : 200



1 SITE PLAN - LANDSCAPE
1 : 100

SITE & LANDSCAPE PLAN LEGEND

SITE NOTES

1. UTILITY AND SERVICE LOCATIONS SHOWN ON ARCHITECTURAL SITE PLANS ARE APPROXIMATE AND PROVIDED FOR REFERENCE ONLY; SEE ALSO CIVIL AND LANDSCAPE DRAWINGS, WHICH SHALL GOVERN IN THE CASE OF ANY DISCREPANCY.
2. DO NOT SCALE DRAWING: VERIFY ALL PROPERTY LINES AND EXISTING STRUCTURES/VEGETATION TO REMAIN, PRIOR TO COMMENCING WORK.
3. ALL PLAN DIMENSIONS IN METRES.
4. CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO START OF CONSTRUCTION.
5. PROVIDE LAYOUT OF ALL WORK FOR APPROVAL BY ARCHITECT PRIOR TO PROCEEDING WITH WORK.
6. FOLLOWING ACCEPTANCE OF THE WORK, THE LANDSCAPE IS TO BE TURNED OVER TO THE OWNER FOR SUBSEQUENT MAINTENANCE.
7. PLANT MATERIAL, INSTALLATION AND MAINTENANCE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD.
8. GENERAL CONTRACTOR AND/OR SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL COSTS RELATED TO PRODUCTION AND SUBMISSION TO CONSULTANT OF ALL LANDSCAPE AS-BUILT INFORMATION INCLUDING IRRIGATION.

IRRIGATION AND STREET TREE NOTES (PER PARKS DIVISION)

IRRIGATION INSPECTION NOTES

1. IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAX ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT CHUCK BASS, CBASS@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA AND TSHERBO@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.
2. IRRIGATION INSPECTION REQUIREMENTS
   - THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE C OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 12-042.
   - IRRIGATION SLEEVING PRIOR TO BACKFILLING*
   - OPEN TRENCH MAIN LINE AND PRESSURE TEST
   - OPEN TRENCH LATERAL LINE
   - IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY IS TO HAVE AN INSPECTION TAG COMPLETED AND ATTACHED.
   - PLEASE NOTE: PARKS IS NOW REQUESTING THAT 100MM SDR 28 PIPE BE USED FOR IRRIGATION SLEEVING UNDER HARD SURFACES. INSTALLATIONS WHERE A 90-DEGREE BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5 DEGREE) LONG SWEEPS. PLEASE INSTALL AT 400MM DEPTH.

STREET TREES

1. PROPOSED STREET TREES MUST COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE C, BYLAW 12-042, SUBDIVISION BYLAW AND THE CURRENT VERSION OF THE CANADIAN LANDSCAPE STANDARD. PLANTING DETAILS CAN BE FOUND IN SCHEDULE B3-4 OR ON THE APPROVED LANDSCAPE PLAN. THE FOLLOWING TREE INSPECTIONS BY PARKS STAX ARE REQUIRED BY SCHEDULE C. TO SCHEDULE AN INSPECTION PLEASE CONTACT ROB HUGHES, RWILKINSON@VICTORIA.CA AND ALSO COPY TREEPERMITS@VICTORIA.CA 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.
2. TREE PLANTING INSPECTIONS
   1. EXCAVATED TREE PITS, SOIL CELLS, ROOT BARRIERS
   2. TREES PRIOR TO PLANTING. (PARKS STAX CAN INSPECT TREES PRIOR TO SHIPPING AT LOCAL NURSERIES. PHOTOS CAN BE PROVIDED FROM UP-ISLAND AND MAINLAND NURSERIES. TREE MUST MEET THE SPEC UPON DELIVERY.)
   3. COMPLETED PLANTING – TREE PLANTING, GRATE/GUARD, STAKES ETC.

SERVICES LEGEND

- SITE - EASEMENT
- SITE - GAS SERVICES
- SITE - HYDRO/TEL/CABLE
- SITE - PROPERTY LINE
- SITE - SANITARY SEWER
- SITE - STORM SERVICE
- SITE - TRAVEL DISTANCE
- SITE - WATER SERVICE

LANDSCAPE LEGEND

11 PLANTING - HERBACEOUS AND GROUNDCOVER
12 GRASS LAWN
13 PLANTING - SHRUBS
14 DRAINAGE - GRAVEL
15 DRAINAGE - RIVER ROCK
16 PERMEABLE UNIT PAVERS
17 VEHICLE UNIT PAVERS
18 ASPHALT
19 CONCRETE - SLAB ON GRADE

TREE: TRUNK, CROWN, PRZ
SHRUBS

0 5 M
NORTH

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DDP REVISION #2	**19 NOV 2025**

Revision

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2	DDP REVISION 2	2025-11-19

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

LANDSCAPE PLAN

Date	2025-11-19 2:20:36 PM
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A1.02

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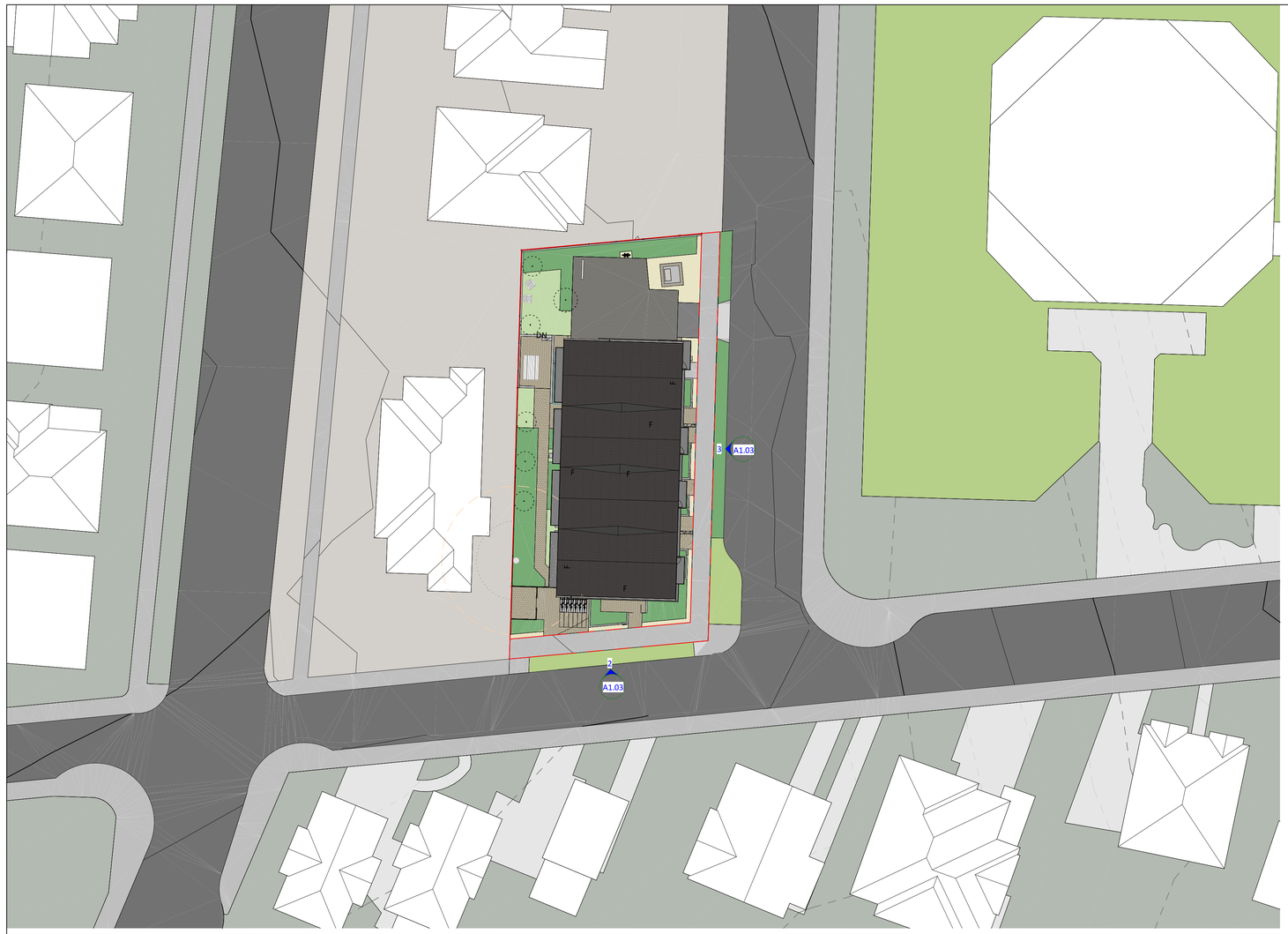
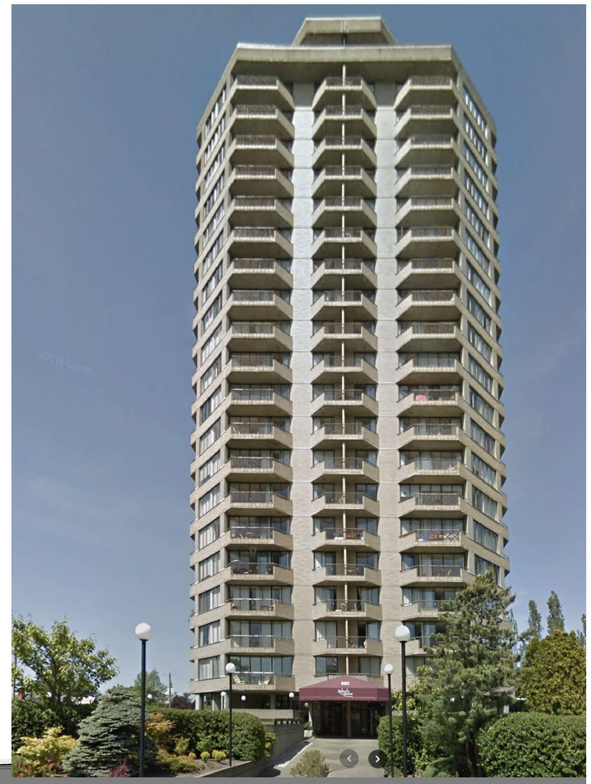


1 CONTEXT PLAN
1 : 250





2 A1.03 CONTEXT ELEVATION - TORONTO STREET
1 : 250



3 A1.03 CONTEXT ELEVATION - YOUNG STREET
1 : 250

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2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

STREETSCAPE

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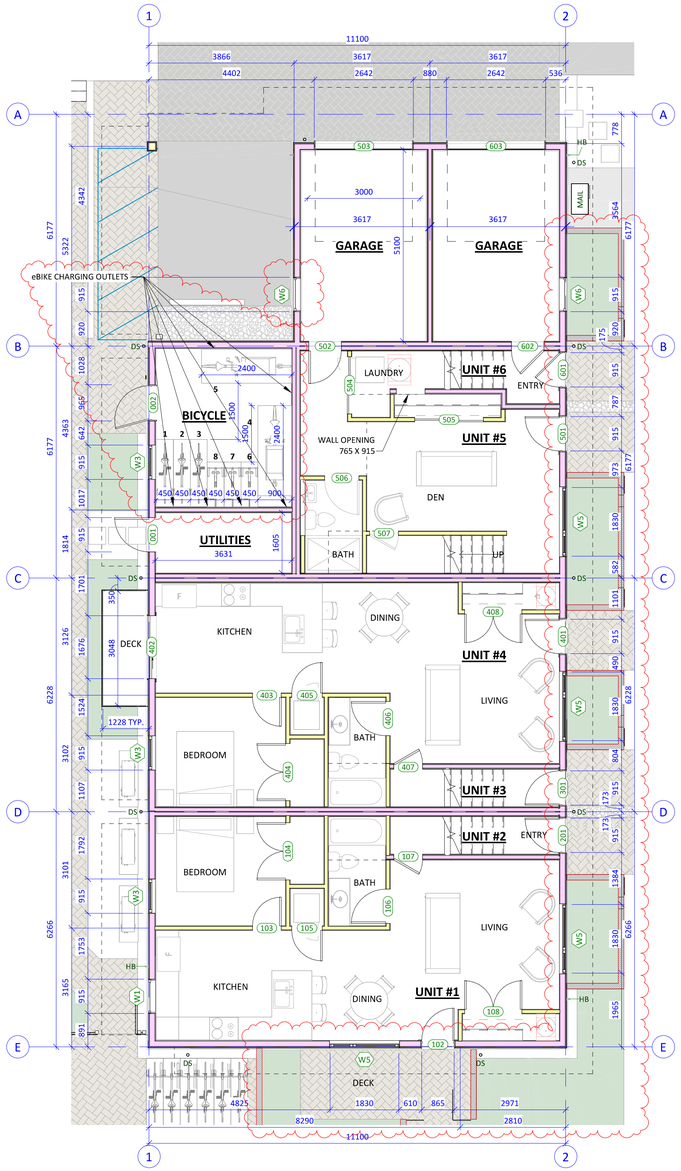
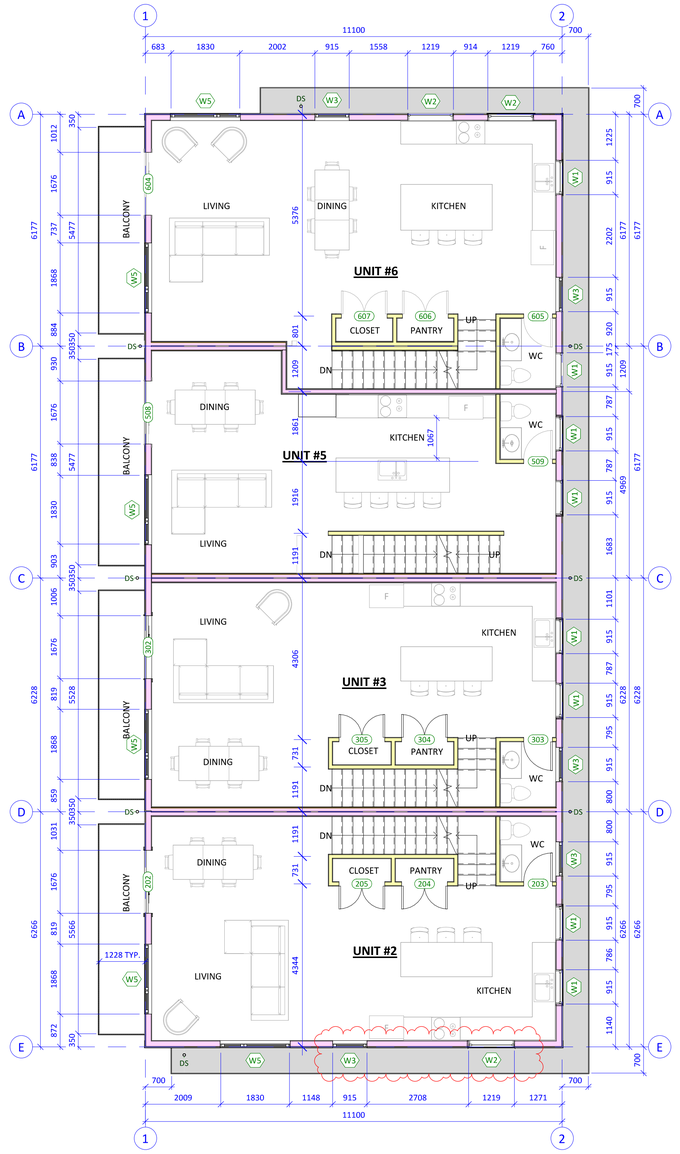


1 A3.00 FLOOR PLAN - LEVEL 1
1 : 75



2 A3.00 FLOOR PLAN - LEVEL 2
1 : 75

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2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

LEVEL 1 & 2 FLOOR PLANS

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A2.00

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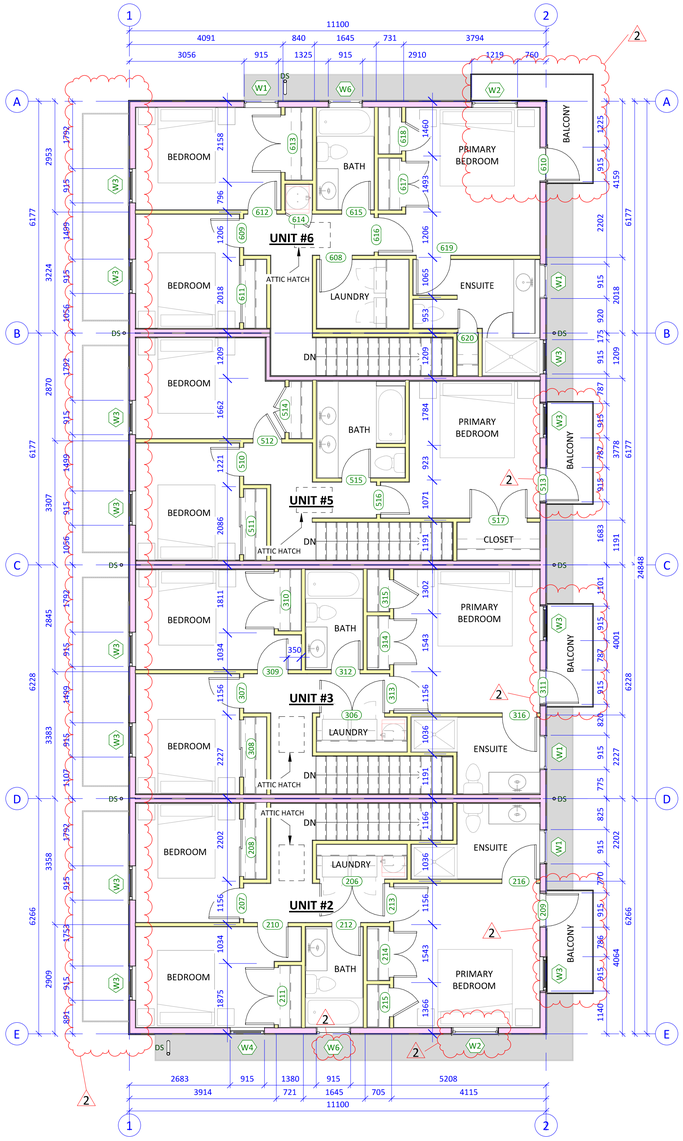
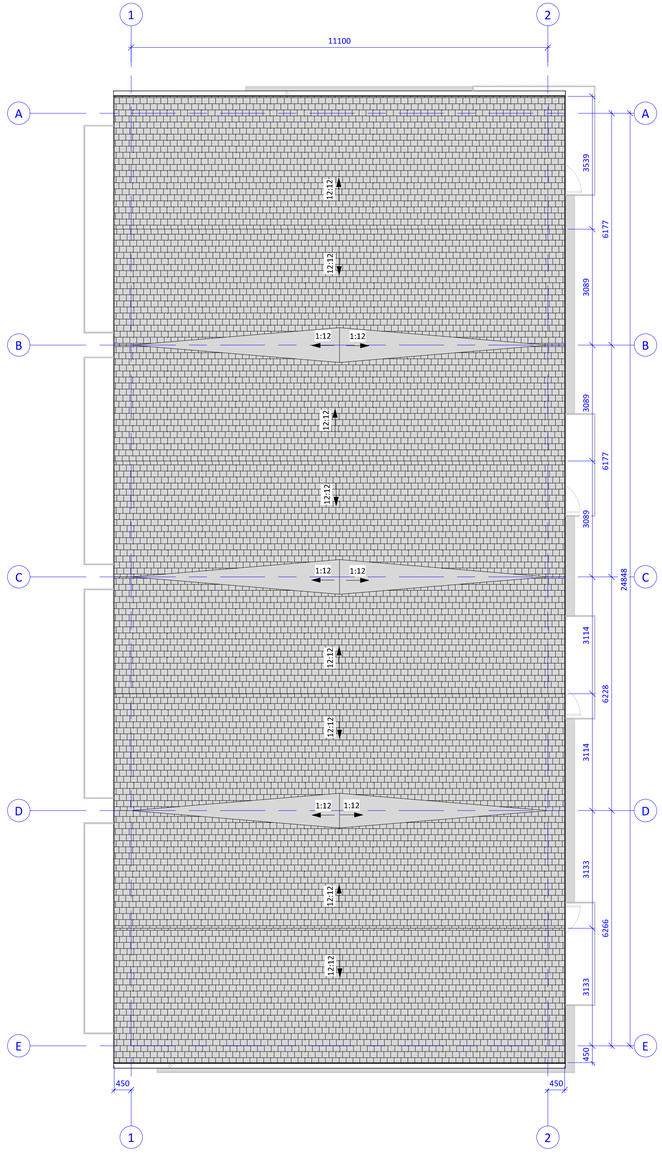
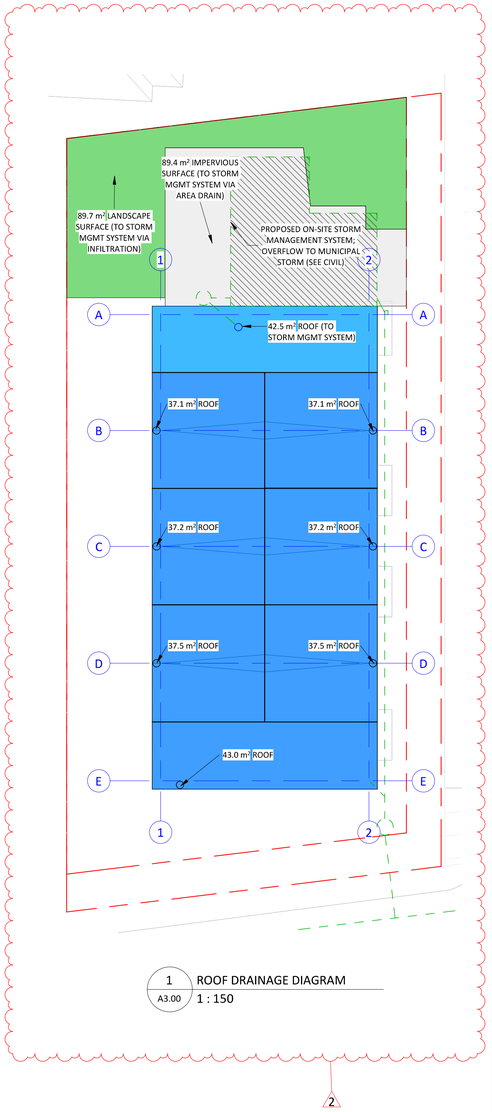


3 A3.00 FLOOR PLAN - LEVEL 3
1 : 75



4 A3.00 FLOOR PLAN - ROOF
1 : 75



1 A3.00 ROOF DRAINAGE DIAGRAM
1 : 150

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2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

LEVEL 3 & ROOF FLOOR PLANS

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A2.01

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Legend to Proposed Exterior Colours



"PURE WHITE"
(SHERWIN WILLIAMS #7005)



"BEECHWOOD"
(LONGBOARD BEE)



"CRUSHED ICE"
(SHERWIN WILLIAMS #7647)



"IRON ORE"
(SHERWIN WILLIAMS #7069)



"TOWNHALL TAN"
(SHERWIN WILLIAMS #7690)

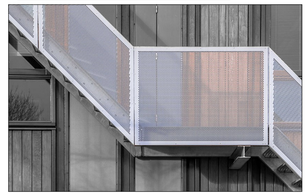


"BLACK OAK"
(MALARKEY WINDSOR)

SCHEDULE - EXTERIOR FINISHES

NUMBER	MATERIAL: COLOUR
1	ASPHALT SHINGLE - COLOUR: "BLACK OAK"
2a	VERTICAL CEMENT BOARD SIDING - COLOUR: "PURE WHITE"
2b	VERTICAL CEMENT BOARD SIDING - COLOUR: "TOWNHALL TAN"
3	CEMENT BOARD PANELS - COLOUR: "CRUSHED ICE"
4	PAINTED DOORS & TRIM, TYPICAL - COLOUR: "TOWNHALL TAN"
5	WINDOW & DOOR UNITS, RAIN WATER LEADERS, COLOUR: "CLOSEST STANDARD MATCH TO CRUSHED ICE"
6	METAL LAP SIDING - COLOUR: "BEECHWOOD"
7	METAL MESH RAILINGS - COLOUR "CRUSHED ICE"
8	FASCIA - COLOUR: "IRON ORE"

Precedent Image - Metal Mesh Railings



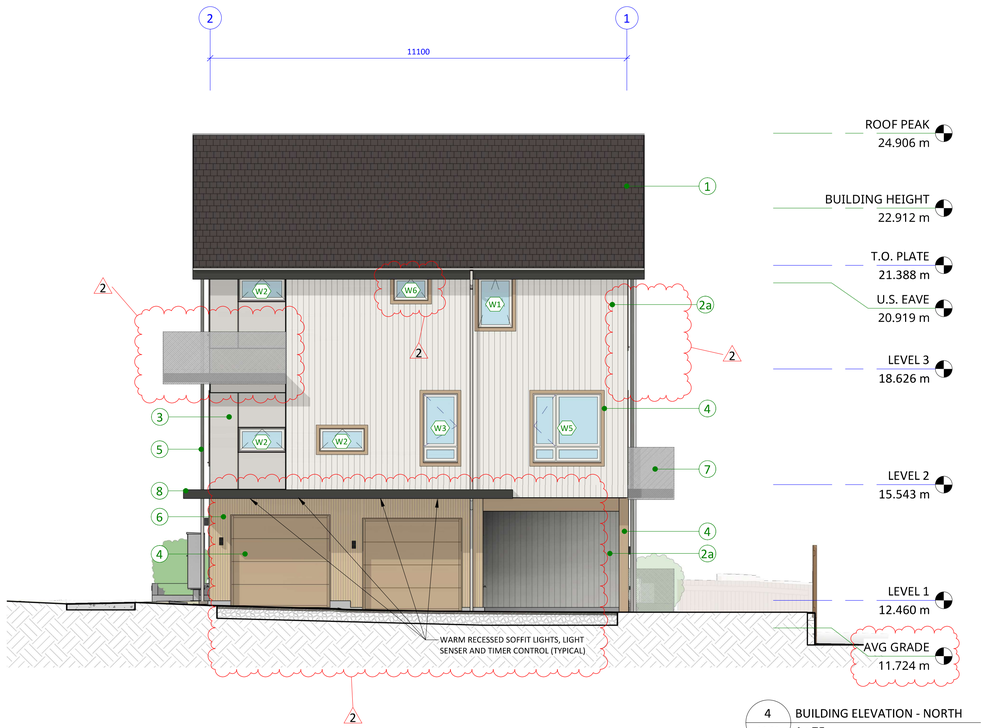
Precedent Image - Wood Veneer Aluminum Plank







2 / A1.01 BUILDING ELEVATION - EAST (YOUNG ST)
1 : 75



4 / A1.01 BUILDING ELEVATION - NORTH
1 : 75

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BUILDING ELEVATIONS

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A3.00

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Legend to Proposed Exterior Colours

"PURE WHITE"
(SHERWIN WILLIAMS #7005)

"BEECHWOOD"
(LONGBOARD BEE)

"CRUSHED ICE"
(SHERWIN WILLIAMS #7647)

"IRON ORE"
(SHERWIN WILLIAMS #7069)

"TOWNHALL TAN"
(SHERWIN WILLIAMS #7690)

"BLACK OAK"
(MALARKEY WINDSOR)

SCHEDULE - EXTERIOR FINISHES

NUMBER	MATERIAL: COLOUR
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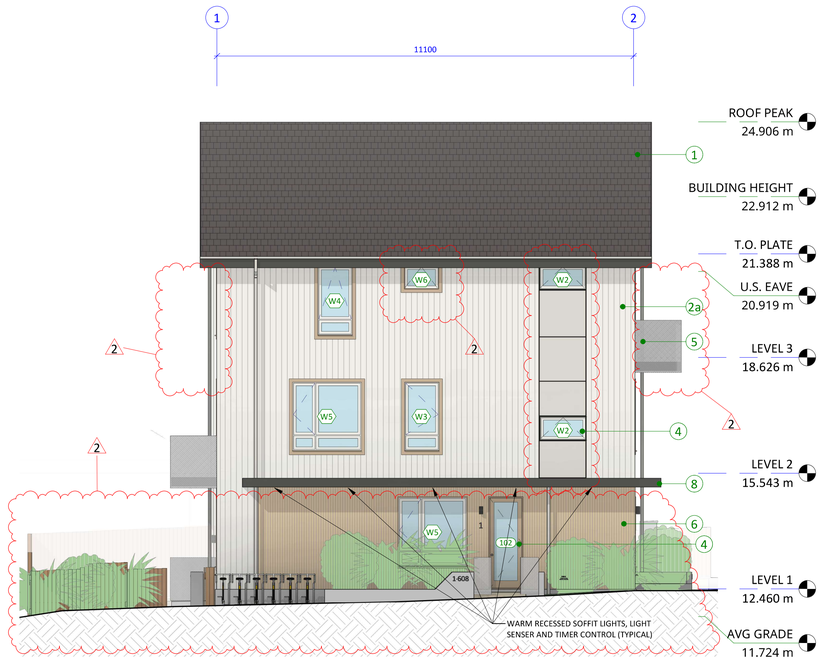
6	METAL LAP SIDING - COLOUR: "BEECHWOOD"
7	METAL MESH RAILINGS - COLOUR "CRUSHED ICE"
8	FASCIA - COLOUR: "IRON ORE"



1 / A1.01 BUILDING ELEVATION - WEST
1 : 75





2 / A1.01 BUILDING ELEVATION - SOUTH (TORONTO ST)
1 : 75

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2025-11-19

608 Toronto St - Missing Middle Townhouses

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BUILDING ELEVATIONS

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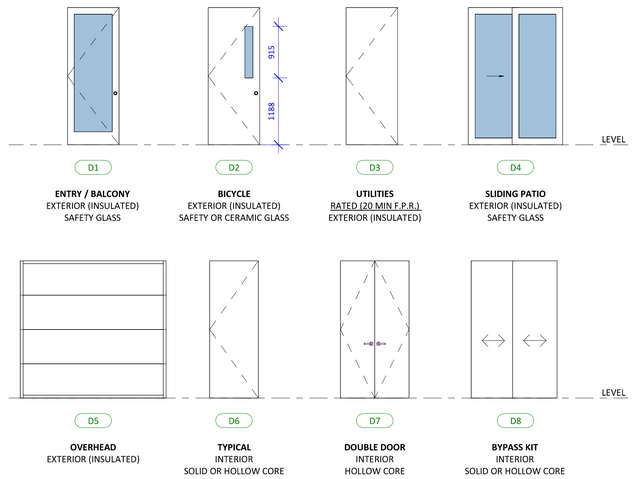
DOOR INSTANCE SCHEDULE

NO.	TYPE	WIDTH (mm)	WIDTH (in)	HEIGHT (mm)	HEIGHT (in)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRESHOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEP-ARATION	FIRE PROTECT RATING	F.R.R.
001 UTILITY																		
001	D3	915	36	2438	96	METAL	METAL	INSULATED	-	STOREROOM	RATED	No	Yes	Yes	Yes	Yes	20 MIN	0.75h
002 BICYCLE ROOM																		
002	D2	915	36	2438	96	METAL	METAL	INSULATED	CERAMIC OR WIRED	CARD READER	ACCESSIBLE	Yes	No	Yes	Yes	No		
UNIT #1																		
102	D1	865	34	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
103	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
104	D7	1524	60	2438	96	WOOD	WOOD	SOLID/HOLLOW		PASSAGE	-	No	No	No	No	No		
105	D6	815	32	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
106	D6	914	36	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
107	D6	765	30	915	36	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
108	D7	1524	60	2438	96	WOOD	WOOD	SOLID/HOLLOW		PASSAGE	-	No	No	No	No	No		
UNIT #2																		
201	D1	915	36	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
202	D4	1676	66	2438	96	FIBREGLASS	-	-	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
203	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
204	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
205	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
206	D7	1730	68	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
207	D6	815	32	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
208	D8	1525	60	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
209	D9	865	34	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
210	D6	815	32	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
211	D7	1524	60	2438	96	WOOD	WOOD	SOLID/HOLLOW		PASSAGE	-	No	No	No	No	No		
212	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
213	D6	914	36	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
214	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
215	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
216	D6	914	36	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
UNIT #3																		
301	D1	915	36	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
302	D4	1676	66	2438	96	FIBREGLASS	-	-	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
303	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
304	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
305	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
306	D7	1730	68	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
307	D6	815	32	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
308	D8	1525	60	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
309	D6	815	32	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
310	D7	1524	60	2438	96	WOOD	WOOD	SOLID/HOLLOW		PASSAGE	-	No	No	No	No	No		
311	D9	865	34	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
312	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
313	D6	914	36	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
314	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
315	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
316	D6	914	36	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
UNIT #4																		
401	D1	915	36	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
402	D4	1676	66	2438	96	FIBREGLASS	-	-	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
403	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
404	D7	1524	60	2438	96	WOOD	WOOD	SOLID/HOLLOW		PASSAGE	-	No	No	No	No	No		
405	D6	815	32	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
406	D6	914	36	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
407	D6	765	30	915	36	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
408	D7	1524	60	2438	96	WOOD	WOOD	SOLID/HOLLOW		PASSAGE	-	No	No	No	No	No		
UNIT #5																		
501	D1	915	36	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
502	D6	865	34	2032	80	WOOD	WOOD	SOLID	-	PASSAGE	-	No	No	Yes	Yes	Yes	20 MIN	0.75h
503	D5	2591	102	2438	96	METAL	METAL	INSULATED	-	OVERHEAD	-	No	No	No	Yes	No		
504	D8	1525	60	2032	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
505	D8	1829	72	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
506	D6	914	36	2032	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
507	D6	765	30	915	36	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
508	D4	1676	66	2438	96	FIBREGLASS	-	-	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	Yes	Yes	No		
509	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
510	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
511	D8	1525	60	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
512	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
513	D9	865	34	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
514	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
515	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
516	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
517	D7	1524	60	2438	96	WOOD	WOOD	SOLID/HOLLOW		PASSAGE	-	No	No	No	No	No		
UNIT #6																		
601	D1	915	36	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
602	D6	865	34	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	Yes	Yes	Yes	20 MIN	0.75h
603	D5	2591	102	2438	96	METAL	METAL	INSULATED	-	OVERHEAD		No	No	No	Yes	No		
604	D4	1676	66	2438	96	FIBREGLASS	-	-	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
605	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
606	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
607	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
608	D6	865	34	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
609	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
610	D9	865	34	2438	96	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
611	D8	1525	60	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
612	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
613	D7	1524	60	2438	96	WOOD	WOOD	SOLID/HOLLOW		PASSAGE	-	No	No	No	No	No		
614	D6	711	28	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
615	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
616	D6	914	36	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
617	D7	1219	48	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
618	D6	765	30	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
619	D6	914	36	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
620	D6	508	20	2438	96	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		

DOOR TYPE SCHEDULE

TYPE	WIDTH	HEIGHT	COUNT
D1	<varies>	2438	6
D2	915	2438	1
D3	915	2438	1
D4	1676	2438	5
D5	2591	2438	2
D6	<varies>	<varies>	41
D7	<varies>	2438	20
D8	<varies>	<varies>	6
D9	865	2438	4

LEGEND TO DOOR TYPES



ENTRY / BALCONY
EXTERIOR (INSULATED)
SAFETY GLASS

BICYCLE
EXTERIOR (INSULATED)
SAFETY OR CERAMIC GLASS

UTILITIES
RATED (20 MIN F.P.R.)
EXTERIOR (INSULATED)

SLIDING PATIO
EXTERIOR (INSULATED)
SAFETY GLASS

OVERHEAD
EXTERIOR (INSULATED)

TYPICAL
INTERIOR
SOLID OR HOLLOW CORE

DOUBLE DOOR
INTERIOR
HOLLOW CORE

BYPASS KIT
INTERIOR
SOLID OR HOLLOW CORE

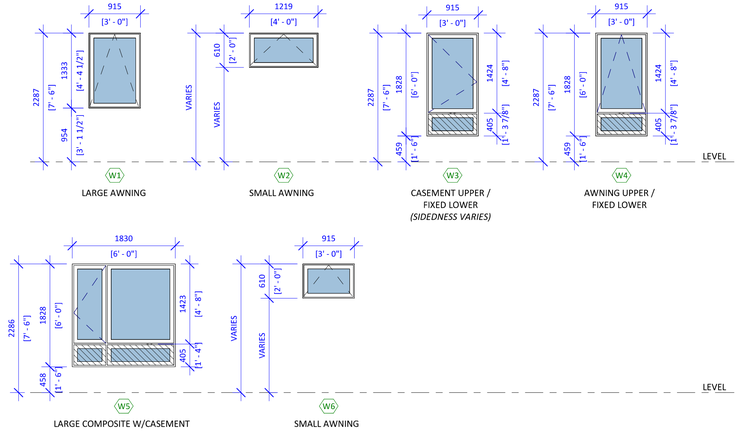
WINDOW TYPE SCHEDULE

TYPE	WIDTH	HEIGHT	SILL	COUNT
W1	915	1333	1105	13
W2	1219	610	<varies>	5
W3	915	1828	610	20
W4	915	1828	610	1
W5	1830	1828	610	10
W6	915	610	1828	4

2

LEGEND TO WINDOW TYPES

HATCH DENOTES WINDOW PORTIONS BELOW 900mm; SAFETY GLAZING & GUARD STRENGTH REQUIRED PER BCBC 9.8.8.1. & 4.1.5.14.



LARGE AWNING

SMALL AWNING

CASEMENT UPPER / FIXED LOWER
(SIDEDNESS VARIES)

AWNING UPPER / FIXED LOWER

LARGE COMPOSITE W/CASEMENT

SMALL AWNING

Christine Lintott Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
DELEGATED DEV.PERMIT	02 OCT 2024
ALTERNATE STUDY	08 JAN 2025
UPDATED ALTERNATE	31 JAN 2025
COORDINATION	23 MAR 2025
DRAFT/UPDATE	02 MAY 2025
COORDINATION	18 JUNE 2025
REVISED DDP	27 JUNE 2025
DDP REVISION #2	**19 NOV 2025**

Revision

No.	Description	Date
1	REVISED DDP	2025-07-04
2	DDP REVISION 2	2025-11-19

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2025-11-19

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

DOOR & WINDOW SCHEDULES

Date	2025-11-19 2:21:40 PM
Drawn by	TK
Checked by	TK

A8.00

Project #	23-54	Scale	1 : 50

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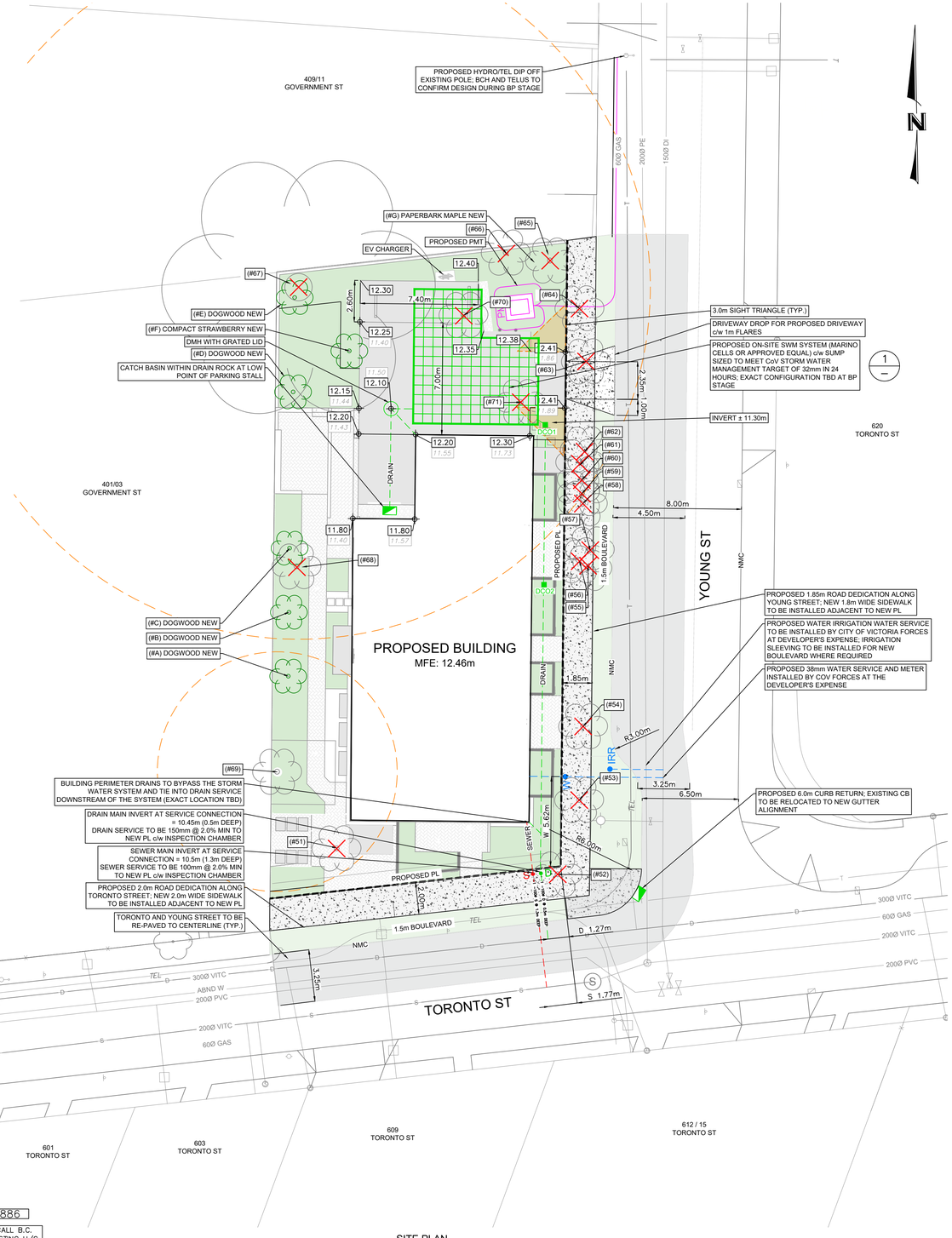
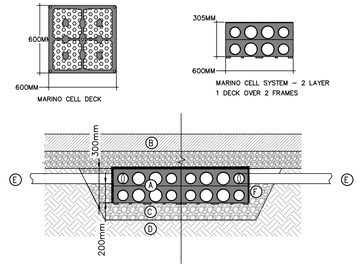
608 TORONTO STREET

PROPOSED 6-UNIT CORNER TOWNHOUSE DEVELOPMENT



SITE PLAN
SCALE 1:150



MARINO CELL SYSTEM – 2 LAYER

KEY PLAN

(A) MARINO CELL SYSTEM – DECK OVER FRAME(S)

(B) FINISHED GROUND MATERIAL, ASPHALT, PAVERS, CONCRETE, ETC.

(C) MIN. 150mm ABOVE AND 50mm BELOW OF 19mm MINUS GRANULAR BASE MATERIAL

(D) SUBGRADE TO BE MINIMUM 5% CALIFORNIA BEARING RATIO (CBR) AND SUITABLE FOR APPLICATION

(E) 100ø PVC INLET AND OUTLET PIPE

(F) 8 OZ NON–WOVEN GEOTEXTILE FABRIC OR AS SPECIFIED

DETAIL 1/– MARINO CELL DETAIL

STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE DESIGN GUIDELINES:

THE CITY OF VICTORIA'S TARGET IS 32mm/24hr
SUGGESTED MINIMUM HYDRAULIC CONDUCTIVITY = 2mm/hr OR 48mm/day

CHOSEN STORM WATER MANAGEMENT STRATEGY: OPEN INFILTRATION CHAMBER

FROM THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS:
PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR
WHERE THE SIZING FACTOR IS 13% MINIMUM AND CALCULATED: 32 / (24 x Ks + n x Dr)
Ks = HYDRAULIC CONDUCTIVITY
Dr = DEPTH OF OPEN CHAMBER SYSTEM
n = POROSITY OF DRAIN ROCK (0.35 TYP. FOR K OR 0.95 FOR TYPICAL OPEN CRATE SYSTEM)

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM, SUBJECT TO FIELD TESTING AT BP STAGE)
SIZING FACTOR = 13% (MAX Dr = 200mm WHEN Ks = 2mm/hr)
IMPERVIOUS AREA = 407m²
PERMEABLE BASE AREA = 407m² x 13% = 52.91m² REQUIRED
PERMEABLE AREA PROVIDED = **54.7m²**
PROPOSED STORMWATER CHAMBER SYSTEM: MARINO CELL
NUMBER OF MARINO CELLS REQUIRED = 152



SITE LOCATION PLAN

CIVIC ADDRESS: 608 TORONTO STREET
LEGAL DESCRIPTION: LOT 11 OF LOTS 1801 AND 1802, VICTORIA CITY, PLAN192

LEGEND

M.F.E. - MAIN FLOOR ELEVATION

CRITICAL ROOT ZONE PER ARBORIST REPORT; ONLY SHOWN FOR TREES TO BE RETAINED

TREE TO BE REMOVED

ASPHALT SURFACE

CONCRETE SURFACE

LANDSCAPE SURFACE

1:150 0 3 9m

1:2500 0 50 150m

2025–11–13

DEVELOPMENT PERMIT SUBMISSION

ISLANDER
ENGINEERING
623 DISCOVERY STREET
VICTORIA, B.C. V8T5G4
PHONE 250.590.1200
www.islanderengineering.com

BC 1 CALL 1–800–474–6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND

Existing Municipal Infrastructure		Drain	—D—	Curb	—C—	Concrete Box	Valve
Proposed Municipal Infrastructure		Ditch	D	Sidewalk	S/W	Wood Box	Flush Valve
Existing External U/G Utilities	—e—t—g—c—	Sewer	—S—	Manhole		Catch Basin	Hydrant
Proposed External U/G Utilities		Water	—W—	Cleanout		Culvert	Reducer
Street Lighting	Pole Mount / Standard Mount	Traffic Sign		Silt Trap		Cap / Plug	Air Valve
Post Top	Pedestrian Signal / Traffic Signal	Ctrl Monument		Traverse Hub		Gas Valve	Water Meter

REVISIONS

6	
5	
4	
3	
2	
1	2025–05–28 – REVISED PER UPDATED ARCH PLAN DATED 2025–01–31

REVISIONS APPROVED

	REVISION # 1			REVISION # 2			REVISION # 3		
Approved	Date	Signed	Approved	Date	Signed	Approved	Date	Signed
Design Engineer				Design Engineer			Design Engineer		
Manager of Development				Manager of Development			Manager of Development		
Development Coordinator				Development Coordinator			Development Coordinator		

DESIGN APPROVED

Approved By	Date	Signed
Design Engineer		
Manager of Development		
Development Coordinator		

CITY OF VICTORIA

608 TORONTO STREET

CONCEPTUAL SERVICING PLAN

B.M. : 26–49 Elev: 19.407m

Design: MB Drawn: MB Checked: MB

Scale: Hor: 1:150 Vertical: – Date: 2025–01–16

ISLANDER FILE #	2920
MUNICIPAL DESIGN #	–
REV. #	4
DRAWING #	C01
SHEET #	1 OF 1

ISLANDER ENGINEERING; November 13, 2025 / G:_shortcut–targets–by–id\0B91dRYW5unTVkhsdzk5bGlLemc\Civil\Civil Projects\2920 – 608 Toronto St\3 Drawings\2025–11–13 – 2920 – Toronto St.dwg