# 608 TORONTO STREET

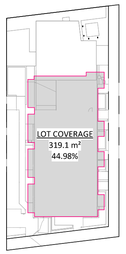
## *Delegated Development Permit Revision #3* *24-Feb-2026*



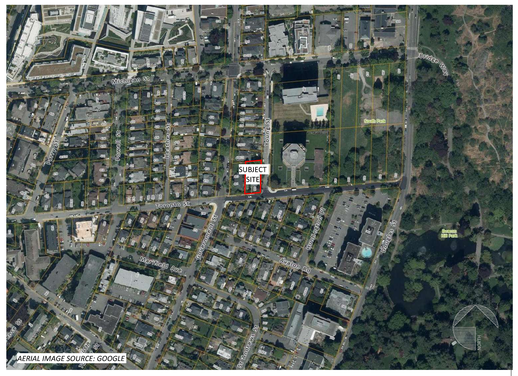
### Drawing List

| 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 |
| A1.04 | VEHICLE PARKING STUDY |
| 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 |

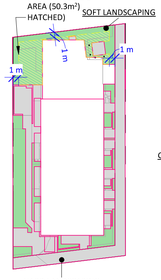
**NOTE:**
THESE AREAS ARE USED FOR ZONING PURPOSES ONLY



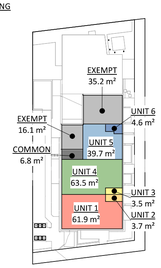

6 AREA - LOT COVERAGE
1 : 500



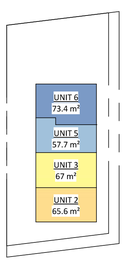

| Open Lot Space | |
|---|---|
| HARD LANDSCAPING | 259.6 m² |
| SOFT LANDSCAPING | 180.9 m² |
| | 440.4 m² |



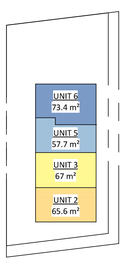

2 AREA - OPEN SITE SPACE
1 : 500



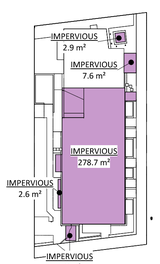

3 FLOOR AREA - LEVEL 1
1 : 500




4 FLOOR AREA - LEVEL 2
1 : 500

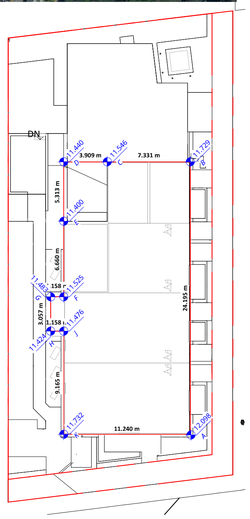



5 FLOOR AREA - LEVEL 3
1 : 500




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 / A3.00 AVERAGE GRADE
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** |
| 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 - Zoning Compliance Summary

**0 - ZONING SUMMARY**

| NO. | ITEM | DESCRIPTION | BYLAW REFERENCE(S) |
|---|---|---|---|
| 0-1 | NUMBER OF DWELLING UNITS | **6 TOTAL UNITS** — STRATA: LEVEL / STOREY; AREA (m²); NO. BEDS; MARKET; BELOW-MARKET; AFFORDABLE; AFFORDABLE CO-OP; SECONDARY SUITE — RENTAL: MARKET; AFFORDABLE — ACCESS: ADAPTABLE<br>UNIT #1: 1 / 61.9 / 1 — ■<br>UNIT #2: 2-3 / 134.9 / 3 — ■<br>UNIT #3: 2-3 / 137.6 / 3 — ■<br>UNIT #4: 1 / 63.5 / 1 — ■<br>UNIT #5: 1-3 / 155.1 / 3 — ■<br>UNIT #6: 2-3 / 151.4 / 3 — ■ | ZONING BYLAW 2018 |
| 0-2 | PERMITTED USES | **RESIDENTIAL**<br>*30% DWELLINGS TO HAVE ≥ 3 BEDROOMS:* **2** REQUIRED **4** PROPOSED | 4.1.1, 3.1.3. |
| 0-3 | COMMUNITY AMENITIES | *HIGHWAY DEDICATION:* ■ REQUIRED ■ PROPOSED ☐ N/A — [1] PER COV EMAIL 18-DEC-2023<br>**5** *FRONT:* **TORONTO STREET** **SEC. COLLECTOR**<br>**~10.1** WIDTH (m) **25.0** TABLE 1 WIDTH (m) **2.00** [1] DEDICATION (m)<br>**E** *FLANKING:* **YOUNG STREET** **LOCAL**<br>**~11.4** WIDTH (m) **18.0** TABLE 1 WIDTH (m) **1.85** [1] DEDICATION (m) | ZONING BYLAW 2018 |
| 0-4 | FLOOR AREA, FLOOR SPACE RATIO | *MINIMUM DWELLING AREA, TYPICAL (m²):* **≥ 33** REQUIRED **61.9** PROPOSED<br>*TOTAL FLOOR AREA (m²):* **≤ 1,410** REQUIRED **711.2** PROPOSED[1]<br>*FLOOR SPACE RATIO:* **≤ 1.6** REQUIRED **0.865** PROPOSED[1] ☐ N/A<br>[1] FLOOR SPACE RATIO BASED ON SITE AREA PRIOR TO DEDICATION (822.2 m²); REQUIRED PARKING AREA EXCLUDED | 4.1.2. |
| 0-5 | HEIGHT | *GRADE (m):* **+ 11.724** PROPOSED (SEE AVERAGE GRADE CALCULATION PLAN)<br>*MAXIMUM BUILDING HEIGHT, PER BYLAW DEFINITION (m):* **≤ 12.0** REQUIRED **11.188** PROPOSED | 4.1.3. |
| 0-6 | SETBACKS, PROJECTIONS, BUILDING SEPARATION | ***SOUTH - TORONTO ST** - FRONT LOT LINE SETBACK (m):* **≥ 2** REQUIRED **2.093** PROPOSED<br>*BALCONY PROJECTIONS INTO FRONT LOT LINE SETBACK (m):* **≤ 2** REQUIRED **1.25** PROPOSED ☐ N/A<br>***EAST - YOUNG ST** - FLANKING STREET LOT LINE SETBACK (m):* **≥ 2** REQUIRED **2.0** PROPOSED ☐ N/A<br>***NORTH** - REAR YARD SETBACK (m):* **≥ 5** REQUIRED **10.774** PROPOSED ☐ N/A<br>***WEST** - SIDE YARD SETBACK - NON-PRIMARY FACADE (m):* **≥ 1.5** REQUIRED **5.0** PROPOSED ■ N/A<br>*EAVE PROJECTION INTO ANY SETBACK (m):* **≤ 0.75** REQUIRED **≤ 0.75** PROPOSED ☐ N/A | 4.1.4. |
| 0-7 | LOT COVERAGE & OPEN LOT SPACE | *LOT COVERAGE (%):* **≤ 45** REQUIRED **44.98** PROPOSED<br>*OPEN LOT SPACE (%):* **≥ 30** REQUIRED **53.55** PROPOSED (440.4/822.4)<br>***OF WHICH, HARD LANDSCAPING (%):*** **≤ 50** **REQUIRED** **58.95** **PROPOSED (259.6/440.4) - VARIANCE**<br>***OF WHICH, SOFT LANDSCAPING (%):*** **≥ 50** **REQUIRED** **41.08** **PROPOSED (180.9/440.4) - VARIANCE**<br>***LANDSCAPE AREA (m²):*** **≥ 10% LOT AREA (82.2)** **REQUIRED** **50.3** **PROPOSED - VARIANCE** | 4.1.6. **VARIANCE REQUIRED** |
| 0-8 | LOT DIMENSION AND AREA | *LOT AREA (m²):* **≥ 360** REQUIRED **822.4** PROPOSED<br>*STREET FRONTAGE (m):* **≥ 10** REQUIRED **39.19** PROPOSED | 4.1.7. |
| 0-9 | OFF-STREET MOTOR VEHICLE PARKING | *USE OR CLASS OF USE:* **TOWNHOUSE** **6** UNITS<br>***DWELLING UNIT PARKING SPACES (VARIANCE REQUIRED):*** **0.77 / UNIT** REQUIRED **4.62 = 5** REQUIRED **4 TOTAL** **PROPOSED**<br>*OF WHICH, ACCESSIBLE PARKING SPACES:* **0-5 SPACES** ROW **0** REQUIRED **1** PROPOSED<br>***VISITOR PARKING SPACES (VARIANCE REQUIRED):*** **0.1 / UNIT** REQUIRED **0.6 = 1** REQUIRED **0** **PROPOSED**<br>*OF WHICH, ACCESSIBLE PARKING SPACES:* **0-5 SPACES** ROW **0** REQUIRED **0** PROPOSED<br>*ENERGIZED ELECTRIC VEHICLE OUTLETS:* **ALL REQUIRED SPACES** REQUIRED **ALL REQUIRED SPACES** PROPOSED | PART 5 **VARIANCE REQUIRED** |
| 0-10 | OFF-STREET BICYCLE PARKING | *LONG-TERM BICYCLE PARKING SPACES:* (UNITS / STALLS/UNIT / REQUIRED / PROVIDED)<br>CONDOMINIUM > 45m² — 6 / 1.25 / 7.5 = 8 / 8<br>*OF WHICH, "CARGO" OR "OVERSIZED" SPACES:* (NO REQUIREMENT) — - / - / - / 2<br>*SHORT-TERM BICYCLE PARKING SPACES:* CONDOMINIUM > 45m² — 6 / 0.1 / MIN 6 / 6<br>*ENERGIZED ELECTRIC VEHICLE OUTLETS:* **ALL REQUIRED SPACES** REQUIRED **ALL REQUIRED SPACES** PROPOSED | PART 5 |

### City of Victoria - Project Information Table

| PROJECT INFORMATION TABLE | | EXISTING | PERMITTED | PROPOSED | VARIANCE |
|---|---|---|---|---|---|
| ZONING DISTRICT | | GRD-1 | GRD-1 | GRD-1 | |
| SITE AREA (m²) | | 822.2 | ≥ 360 | ~ 709.4 AFTER R.D. | ☐ |
| TOTAL FLOOR AREA (m²) | | ~195.4 (97.7x2) | - | 711.2 (SEE #0-4) | ☐ |
| FLOOR SPACE RATIO | | ~0.238 | ≤ 1.6 | 0.865 (SEE #0-4) | ☐ |
| LOT COVERAGE (%) | | 12.99 | ≤ 45 | 44.98 (SEE #0-7) | ☐ |
| OPEN SITE SPACE (%) | | 87.01 | ≥ 30 | 53.55 (SEE #0-7) | ☐ |
| | OF WHICH, HARD LANDSCAPING (%) | | ≤ 50 | 58.95 (SEE #0-7) | ■ |
| | OF WHICH, SOFT LANDSCAPING (%) | | ≥ 50 | 41.08 (SEE #0-7) | ■ |
| HEIGHT OF BUILDING (m) | | ~9.42 | ≤ 12 | 11.188 (SEE #0-5) | ☐ |
| NUMBER OF STOREYS | | 2 + BMST | UP TO 6 | 3 | ☐ |
| MOTOR VEHICLE PARKING STALLS ON SITE | | 0 | 5 RESIDENT + 1 VISITOR | 4 RESIDENT | ■ |
| BICYCLE PARKING STALLS ON SITE | | 0 | 8 LONG-TERM + 6 SHORT | 8 LONG-TERM + 6 SHORT | ☐ |
| BUILDING SETBACKS: | SOUTH (TORONTO ST) - FRONT (m) | 9.65 | ≥ 2 | 2.099 (SEE #0-6) | ☐ |
| | NORTH - REAR YARD (m) | 15.45 | ≥ 5 | 10.774 (SEE #0-6) | ☐ |
| | WEST - SIDE YARD (m) | 7.30 | ≥ 1.5 OR ≥ 5 (PRIMARY) | 5.0 (SEE #0-6) | ☐ |
| | EAST (YOUNG ST) - FLANKING (m) | 3.70 | ≥ 2 | 2.0 (SEE #0-6) | ☐ |
| | BALCONY PROJECTION (m) | 22.75 | ≤ 2 | 1.25 (SEE #0-6) | ☐ |
| | EAVE PROJECTION IN SETBACKS (m) | ~0.6 | ≤ 0.75 | 0.75 (SEE #0-6) | ☐ |
| RESIDENTIAL USE DETAILS: | TOTAL NUMBER OF UNITS | 1 | - | 6 | ☐ |
| | UNIT TYPE | SINGLE FAMILY | (PER GRD-1) | TOWNHOUSE (SEE #0-3)<br>2@1BR, 4@3BR | ☐<br>☐ |
| | MINIMUM UNIT FLOOR AREA (m²) | ~195.4 (97.7x2) | ≥ 33 | 61.9 (SEE #0-4) | ☐ |
| | TOTAL RESIDENTIAL UNIT AREA (m²) | ~195.4 (97.7x2) | - | 704.4 (SEE #0-1) | ☐ |

CITY OF VICTORIA
**Revisions**
**Received Date: March 04, 2026**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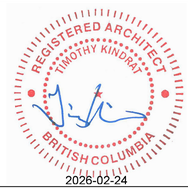
Telephone: 250.384.1969
www.lintottarchitect.ca


| 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 |
| **DDP REVISION #3** | **24 FEB 2026** |

Revision

| No. | Description | Date |
|---|---|---|
| 1 | REVISED DDP | 2025-07-04 |
| 2 | DDP REVISION 2 | 2025-11-19 |
| 3 | DDP REVISION 3 | 2026-02-24 |

Consultant Seal




608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

COVER

| | |
|---|---|
| Date | 2026-02-24 10:13:04 AM |
| Drawn by | MF, TK |
| Checked by | TK |

A0.00

Project # 23-54 | Scale As indicated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## 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<br>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 | 1-BEDROOM DWELLING UNIT: NO. UNITS 2, OCCUPANTS PER UNIT 2, OCCUPANTS 4<br>2 BEDROOM DWELLING UNIT: 0, 0, 0<br>3 BEDROOM DWELLING UNIT: 4, 6, 24<br>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<br>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<br>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):<br>3/4 FLOORS[1] N/A MEZZANINE - ROOF CRAWLSPACES<br>[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.)<br>■ DESIGN (3.8.3.)<br>☐ ALTERATIONS (3.8.4.)<br>☐ 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:<br>■ REQUIRED[1] ■ PROPOSED[1] ☐ N/A<br>POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED:<br>■ REQUIRED[2] ■ PROPOSED[2] ☐ N/A<br>POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC:<br>■ REQUIRED[2] ■ PROPOSED[2] ☐ N/A | [1] FIRST STOREY COMMON BIKE ROOM ENTRANCE TO BE ACCESSIBLE<br>[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:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>ACCESS **NOT** REQUIRED TO SERVICE, JANITORIAL, ELEVATOR MACHINE, CRAWL, ATTIC & ROOF SPACES OR ROOMS:<br>■ PERMITTED ■ PROPOSED ☐ N/A UTILITY ROOM EXEMPT<br>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:<br>■ PERMITTED ■ PROPOSED ☐ N/A TOWNHOUSE UPPER FLOORS EXEMPT<br>ACCESS **NOT** REQUIRED TO RESIDENTIAL SUITE WHERE NOT DESIGNATED BY CODE OR AHJ TO BE ACCESSIBLE OR ADAPTABLE DWELLING UNIT:<br>■ 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:<br>■ 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.:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>LOCATED 400 - 1,200 mm ABOVE FLOOR:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>ADJACENT TO AND CENTRED ON CLEAR FLOOR SPACE 800 x 1,350 mm:<br>■ REQUIRED ☐ PROPOSED ☐ N/A<br>ONE HANDED, CLOSET FIST OPERATION WITH ≤ 22 N FORCE:<br>■ 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:<br>☐ 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<br>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:<br>■ INT. ACCESSIBLE ROUTES — ■ 3.8.3.2. — ☐ 4.3 & 5.1<br>■ EXT. ACCESSIBLE ROUTES — ■ 3.8.3.3. [& 8.2.1] — ☐ 8.2.1-8.2.5 & 8.2.7<br>■ PASSENGER PICK-UP AREAS — ■ 3.8.3.4. — ☐ 9.3<br>N/A RAMPS — - 3.8.3.5. — - 5.3 & 5.5<br>■ DOORS AND DOORWAYS — ■ 3.8.3.6. — ☐ 5.2<br>N/A ELEVATORS & LIFTS — - 3.8.3.7. — - 5.6.2<br>■ OPERATING CONTROLS — ■ 3.8.3.8. — ☐ 4.2<br>■ SIGNAGE — ■ 3.8.3.9. — ☐ 4.5 & 9.4<br>N/A DRINKING FOUNTAINS — - 3.8.3.10. — - 6.1<br>N/A WASHROOM FACILITIES — - 3.8.3.12.-16. — - 6.2 & 6.3<br>N/A BATHING FACILITIES — - 3.8.3.17.-18. — - 6.5<br>N/A COMMUNICATION — - 3.8.3.19. & -21. — - 6.6<br>N/A COUNTERS — - 3.8.3.20.-21. — - 6.7.1<br>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):<br>≥ 1,000 REQUIRED 1,600 PROPOSED<br>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:<br>■ PERMITTED ☐ PROPOSED ■ N/A<br>STABLE, FIRM, SLIP-RESISTANT SURFACE:<br>■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE<br>NO OPENING PERMITTING PASSAGE OF SPHERE > 13 mm DIAMETER:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>ANY ELONGATED OPENINGS ORIENTED PERPENDICULAR TO PATH OF TRAVEL:<br>☐ REQUIRED ☐ PROPOSED ■ N/A<br>CROSS SLOPE MAXIMUM 1 IN 50 (2%):<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>BEVELED MAX 1 IN 2 AT LEVEL CHANGES 6 - 13 mm:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>RAMPS OR SLOPED FLOORS AT LEVEL CHANGES > 13 mm:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>SLOPING ≤ 1:20 (5%) OR DESIGNED AS RAMP TO 3.8.3.5:<br>■ REQUIRED ■ PROPOSED ☐ N/A ALL SLOPES < 5%<br>PATHS OF TRAVEL > 24 m TO BE WIDENED TO 1.7 x 1.7 m AT INTERVALS ≤ 24 m:<br>☐ REQUIRED ☐ PROPOSED ■ N/A<br>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):<br>☐ REQUIRED ☐ PROPOSED ■ N/A<br>ILLUMINATED TO 3.2.7.1.:<br>■ 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:<br>■ REQUIRED ■ PROPOSED ☐ N/A BROOMED CONCRETE<br>WIDTH OF EXTERIOR WALK (mm):<br>≥ 1,600 REQUIRED 1,600 PROPOSED<br>AT ENTRANCE DOORWAYS, LEVEL AREAS TO 3.8.3.5 (1)(C):<br>■ REQUIRED ■ PROPOSED<br>DESIGNED IN ACCORDANCE WITH CLAUSE 8.7.1 OF CSA B651 STANDARD:<br>■ REQUIRED ■ PROPOSED[1] ☐ N/A<br>[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:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>WHERE PROVIDED, CURB RAMP TO 8.3.3 OF CSA B651 STANDARD:<br>☐ REQUIRED ☐ PROPOSED ■ N/A LEVEL AREA W/PAINT<br>WHERE PROVIDED, PARALLEL ACCESS AISLE MIN. 1.5 m WIDE X 6 m LONG:<br>■ 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):<br>≥ 850 REQUIRED ≥ 850 PROPOSED[1]<br>DOOR CLEAR WIDTH (mm) TO AT LEAST ONE BATHROOM WITHIN A SUITE OF RESIDENTIAL OCCUPANCY:<br>≥ 850 REQUIRED ≥ 850 PROPOSED[1]<br>GRASPABLE HARDWARE 900 - 1,100 mm ABOVE FLOOR:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>THRESHOLDS ≤ 13 mm HIGHER THAN ADJACENT FLOOR SURFACE(S):<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>PULL SIDE LATCH SIDE CLEAR WIDTH (mm):<br>≥ 600 REQUIRED ≥ 600 PROPOSED<br>PUSH LATCH SIDE CLEAR WIDTH (mm):<br>≥ 300 REQUIRED ≥ 300 PROPOSED<br>VESTIBULES TO ALLOW CLEAR SPACE ≥ 1,350 mm LONG BETWEEN DOOR SWINGS:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>PULL SIDE CLEAR FLOOR SPACE TO BE LEVEL AND ≥ 1.7 m WIDE X 1.5 m DEEP:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>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:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>WHERE AUTO OPERATOR PROVIDED, WIDTH OF CLEAR FLOOR SPACE EITHER SIDE PERMITTED REDUCED TO 1.0 m:<br>■ 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):<br>■ 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.:<br>■ REQUIRED ■ PROPOSED ☐ N/A BICYCLE STORAGE<br>COMMON CORRIDORS & PASSAGEWAYS FLOORS ILLUMINATED TO ≥ 50 LUX:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>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:<br>■ 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:<br>≥ 1,980 REQUIRED, TYPICAL<br>WIDTH, [NON-ACCESSIBLE] ENTRY / [NON-ADAPTABLE] BEDROOM / STAIRS / UTILITY / PUBLIC WATER-CLOSET ROOMS:<br>≥ 810 REQUIRED<br>WIDTH, EXTERIOR BALCONIES:<br>≥ 760 REQUIRED (IF VERTICAL SWING; SLIDING DOORS WITHIN DWELLING EXCEPT IF UNNECESSARY FOR EGRESS)<br>WIDTH, [NON-ADAPTABLE] BATHROOM / CLOSET / HALLWAY:<br>≥ 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:<br>■ 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.:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>THERMALLY BROKEN METAL FRAMES AND SASHES, UNLESS F.R.R. REQUIRED:<br>■ 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]:<br>■ 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:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>5-PIN DEADBOLT LOCK AND BOLT THROW ≥ 25mm, WITH STRIKE PLATES CONFORMING TO 9.7.5.2.(7):<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>HINGE FASTENING CONFORMING TO 9.7.5.2.(6):<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>SOLID BLOCKING ON BOTH SIDES AT LOCK HEIGHT:<br>■ 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]:<br>■ 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:<br>≥ 860 REQUIRED 1000 PROPOSED | 9.8.2.1. |
| 4-2 | HEIGHT OVER STAIRS AND LANDINGS (mm) | TYPICAL:<br>≥ 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.:<br>☐ 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:<br>≥ 1 REQUIRED 1 PROPOSED<br>CONTINUITY ON ONE SIDE, EXCEPT AT DOORWAYS AND LANDINGS:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>HORIZONTAL EXTENSIONS ≥ 300mm, TOP AND BOTTOM, EXCEPT WHERE SERVING ONLY ONE DWELLING UNIT:<br>☐ REQUIRED ☐ PROPOSED ■ N/A<br>HEIGHT (mm):<br>865 - 1,070 REQUIRED<br>CLEARANCE TO WALL BEHIND (mm):<br>≥ 50 TYPICAL ≥ 60 ROUGH SURFACE<br>PROJECTION INTO REQUIRED WIDTH (mm):<br>≤ 100 REQUIRED | 9.8.7. |
| 4-9 | GUARDS | AT ELEVATION CHANGES > 600 mm, OR ADJACENT SURFACE WITHIN 1.2m SLOPES > 1 IN 2:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>GUARDS TO RESIST LOADING PER TABLE 9.8.8.2.:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>**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.:**<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>HEIGHT OF GUARDS WHERE FALL < 1.8 m (mm):<br>≥ 900 REQUIRED ☐ PROPOSED ■ N/A<br>HEIGHT OF GUARDS WHERE FALL ≥ 1.8 m (mm):<br>≥ 1,070 REQUIRED ■ PROPOSED ☐ N/A<br>MAXIMUM OPENING (mm):<br>≤ 100 Ø REQUIRED ■ PROPOSED ☐ N/A<br>NON-CLIMBABLE FROM 140-900mm, WHERE FALL > 4.2 m:<br>■ 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:<br>☐ 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:<br>☐ 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:<br>■ 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:<br>☐ 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:<br>≤ 100 EXIT CORRIDORS ≤ 50 OTHER EXIT FACILITIES<br>MINIMUM CLEAR EXIT WIDTH WHEN DOORS FULLY OPEN:<br>(9.9.3.2.) REQUIRED<br>MINIMUM CLEAR EXIT STAIR WIDTH WHEN DOORS FULLY OPEN:<br>≥ 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:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>EXCEPT AT DWELLING UNIT DOORS, OPERABLE BY ONE HAND IN ONE OPERATION:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>HARDWARE INSTALL HEIGHT ≤ 1,200 mm:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>MAXIMUM 90N OPERABLE FORCE:<br>■ 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:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>AT DOORWAYS TO PUBLIC CORRIDOR OR EXTERIOR PASSAGEWAY, EXITS IN TWO DIRECTIONS:<br>■ 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:<br>1 REQUIRED[1] 1 PROPOSED[1]<br>[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:<br>☐ 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:<br>■ 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:<br>■ 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:<br>■ REQUIRED[1] ■ PROPOSED ☐ N/A [1] UTILITY & BIKE ROOMS<br>INTERNATIONAL GREEN/WHITE PICTOGRAM ICON, VISIBLE ON APPROACH TO EXIT:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>INTERNALLY ILLUMINATED TO CSA-C22.2 #141 OR PHOTOLUMINESCENT TO CAN/ULC-S572, OR EXTERNALLY ILLUMINATED TO CAN/ULC-S572:<br>■ 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:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>AUTO-ACTIVATION & 30-MINUTE BATTERY POWER:<br>■ REQUIRED ■ PROPOSED ☐ N/A<br>MINIMUM AVERAGE 10 LUX AT FLOOR/TREAD LEVEL:<br>■ 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 |
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| REVISED DDP | 27 JUNE 2025 |
| DDP REVISION #2 | 19 NOV 2025 |
| **DDP REVISION #3** | **24 FEB 2026** |

Revision

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

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA

2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

CODE ANALYSIS

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| Date | 2026-02-24 10:13:07 AM |
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| Checked by | TK |

# A0.01

Project # 23-54 | Scale 1 : 1


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## Building Code Analysis - Fire Protection

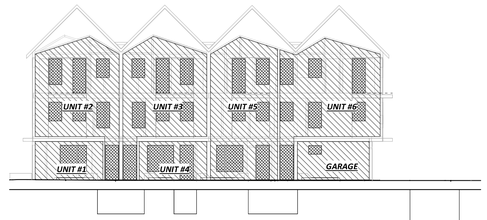
| 6 - FIRE PROTECTION *(SEE ALSO ITEMS UNDER "GENERAL INFORMATION")* | | | 9.10. |
|---|---|---|---|
| **NO.** | **ITEM** | **DESCRIPTION** | **REFERENCE(S)** |
| 6-1 | FIRE SEPARATION CONTINUITY | ■ REQUIRED ■ PROPOSED □ N/A | 9.10.9.2. |
| 6-2 | OPENINGS [*IN FIRE SEPARATIONS*] TO BE PROTECTED WITH CLOSURES | *CLOSURES CONFORMING TO 9.10.13.:*<br>■ 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:*<br>■ PERMITTED ■ PROPOSED □ N/A<br>*BY NON-COMBUSTIBLE PIPING, DUCTS OR ELEC. BOXES:*<br>■ PERMITTED ■ PROPOSED □ N/A<br>*BY METAL-SHEATHED CABLES W/COMBUSTIBLE JACKETING, IF SPACED ≥ 300mm:*<br>■ PERMITTED ■ PROPOSED □ N/A<br>*BY CABLES W/COMBUSTIBLE INSULATION OR JACKETING, IF O.D. < 25mm:*<br>■ PERMITTED ■ PROPOSED □ N/A<br>*BY COMBUSTIBLE OUTLET BOXES, WHERE ≤ 160 cm²:*<br>■ PERMITTED ■ PROPOSED □ N/A<br>*BY COMBUSTIBLE WATER PIPING, IF FIRESTOPPED:*<br>■ PERMITTED ■ PROPOSED □ N/A<br>*BY SPRINKLER PIPING WITH METAL ESCUTCHEONS:*<br>■ PERMITTED ■ PROPOSED □ N/A<br>*BY METAL DUCTS WITH FIRE DAMPERS PER NFPA-80:*<br>■ PERMITTED ■ PROPOSED □ N/A | 9.10.9.6. |
| 6-4 | [*PENETRATION BY*] COMBUSTIBLE DRAIN, WASTE AND VENT PIPING | *IF FIRESTOPPED PER CAN/ULC-S115:*<br>■ 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 STOREY<br>1 REQUIRED 1 PROPOSED □ N/A | 9.10.9.13., 9.10.9.14. |
| 6-8 | SEPARATION OF PUBLIC CORRIDORS (**F.R.R.**, IN HOURS) | *RESIDENTIAL CORRIDORS:*<br>□ 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:*<br>■ REQUIRED ■ PROPOSED □ N/A<br>*IN WALL ASSEMBLIES:*<br>■ REQUIRED ■ PROPOSED □ N/A | 9.10.16. |
| 6-16 | FLAME-SPREAD RATING OF INTERIOR SURFACES | **≤ 150** TYPICAL<br>**≤ 300** DOORS NOT WITHIN DWELLING UNITS<br>**≤ 25** 90% OF UPPER HALF OF WALLS OF PUBLIC CORRIDOR OR EXIT<br>**≤ 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.":*<br>■ PERMITTED ■ PROPOSED □ N/A<br>*RESIDENTIAL FIRE WARNING SYSTEM CAPABLE OF SOUNDING AUDIBLE SIGNALS TO 9.10.19.2. AND 9.10.19.5.:*<br>■ REQUIRED ■ PROPOSED □ N/A<br>*RESIDENTIAL FIRE WARNING SYSTEM POWERED PER 9.10.19.4., WITH PERMANNENT ELECTRICAL CONNECTION, NO DISCONNECT SWITCH, AND BATTERY FOR 7 DAYS STANDBY FOLLOWED BY 4 MINUTES OF ALARM:*<br>■ REQUIRED ■ PROPOSED □ N/A<br>*RESIDENTIAL FIRE WARNING SYSTEM EQUIPPED WITH SILENCING DEVICE FOR ≤ 10 MINUTES TO 9.10.19.6.:*<br>■ 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:*<br>■ REQUIRED ■ PROPOSED □ N/A | 9.10.20.1. |
| 6-21 | PORTABLE FIRE EXTINGUISHERS | *EXCEPT WITHIN DWELLING UNITS, INSTALLATION PER REQUIREMENTS OF BC FIRE CODE:*<br>■ 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:*<br>□ REQUIRED □ PROPOSED ■ N/A<br>*VERTICAL CLEARANCE ABOVE COOKTOPS (mm):*<br>**≥ 750** REQUIRED<br>*HORIZONTAL CLEARANCE TO COMBUSTIBLE FINISHES OR CABINETRY (mm):*<br>**≥ 450** REQUIRED | 9.10.22. |

## Building Code Analysis - Sound Transmission

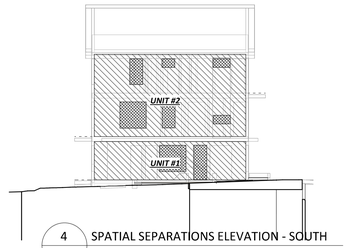
| 7 - SOUND TRANSMISSION | | | | 9.11. |
|---|---|---|---|---|
| **NO.** | **ITEM** | **DESCRIPTION** | | **REFERENCE(S)** |
| 7-1 | REQUIRED PROTECTION FROM AIRBORNE NOISE | *DWELLING UNIT SEPARATION FROM OTHER SPACES BY ASSEMBLIES AND ADJOINING CONSTRUCTION BY EITHER:*<br>**ASTC ≥ 47** REQUIRED □ PROPOSED ■ N/A<br>**STC ≥ 50** REQUIRED[1] ■ PROPOSED □ N/A | [1] WHERE ADJOINING CONSTRUCTIONS CONFORM TO 9.11.1.4. | 9.11.1.1. |
| 7-2 | DETERMINATION OF SOUND TRANSMISSION RATINGS | *STC RATINGS DEMONSTRATED BY EITHER:*<br>**ASTM E-413** REQUIRED □ PROPOSED ■ N/A<br>**9.10.3.1.A-B** REQUIRED[1] ■ PROPOSED □ N/A<br>*ASTC RATINGS DEMONSTRATED USING EITHER:*<br>**ASTM E-413** REQUIRED □ PROPOSED ■ N/A<br>**5.8.1.4.-5.** REQUIRED □ PROPOSED ■ N/A<br>**9.10.3.1.A-B** REQUIRED[1] ■ PROPOSED □ N/A<br>*ADJOINING CONSTRUCTIONS TO CONFORM TO 9.11.1.4.:*<br>■ 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:*<br>□ 200kg/m³ CONCRETE ■ GYPSUM BOARD<br>*WALLS/CEILINGS CONNECTED TO SEPARATING WALLS EITHER:*<br>□ 300kg/m³ CONCRETE ■ GYPSUM BOARD<br>*FLOORS CONNECTED TO SEPARATING WALLS EITHER:*<br>□ 300kg/m³ CONCRETE ■ FLOORS-ON-GROUND 9.16.<br>■ TABLE 9.11.1.4. □ N/A (EXISTING) | | 9.11.1.4. |

## Building Code Analysis - Spatial Separations

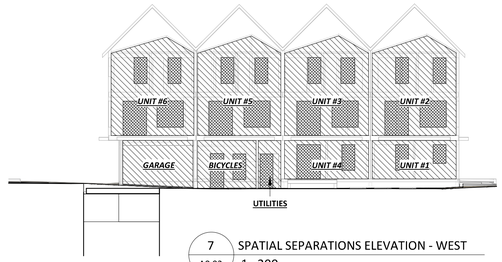
| 8 - SPATIAL SEPARATIONS | | | | | | | | | | | | 9.10.14. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **NO.** | **ANALYSIS** | | | | | | | | | | | **REFERENCE** |
| 8-1 | *SUITE* | | *OCCUPANCY* | *WALL AREA (m²)* | *U.P.O. AREA (m²)* | *LIMITING DISTANCE (m)* | *MAX. OPEN (%)* | *OPEN (%)* | *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 | - | - | |



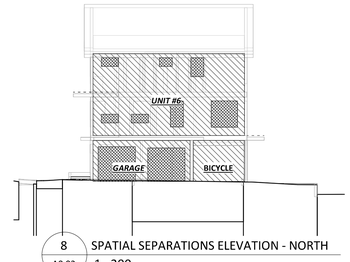

5 A0.02 SPATIAL SEPARATIONS ELEVATION - EAST
1 : 200




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




7 A0.02 SPATIAL SEPARATIONS ELEVATION - WEST
1 : 200




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

Separation Elevations - Annotations

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

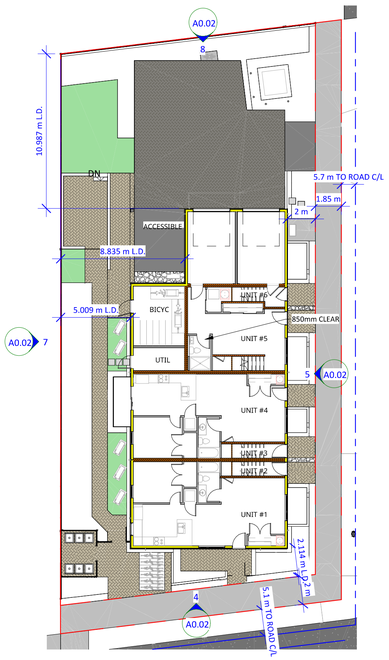
### CODE COMPLIANCE DRAWING LEGEND

**EXITS**
- EXIT SIGN (3.4.5.)

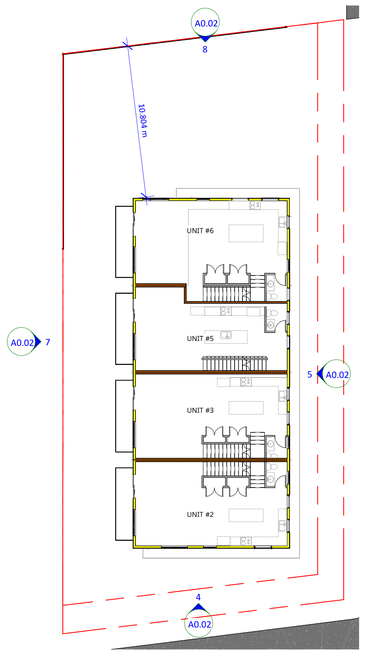
**FIRE SEPARATION** (3.1.8.)
- FIRE SEPARATION

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

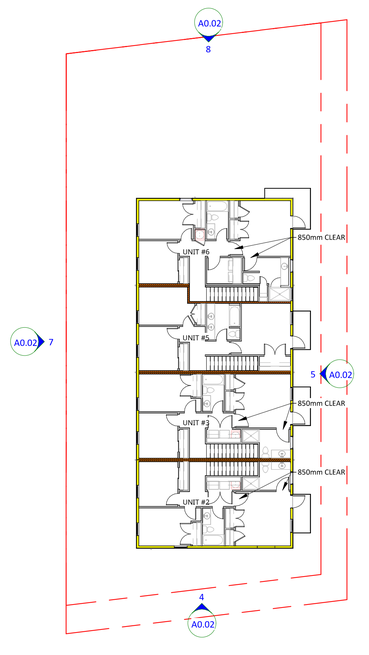
**FIRE-RESISTANCE RATING** (3.1.7.)
- 0 HOUR
- 3/4 HOUR
- 1 HOUR
- 2 HOURS




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




2 A3.00 CODE COMPLIANCE PLAN - LEVEL 2
1 : 200




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


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 |
| **DDP REVISION #3** | **24 FEB 2026** |

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

2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

CODE ANALYSIS

| | |
|---|---|
| Date | 2026-02-24 10:13:11 AM |
| 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

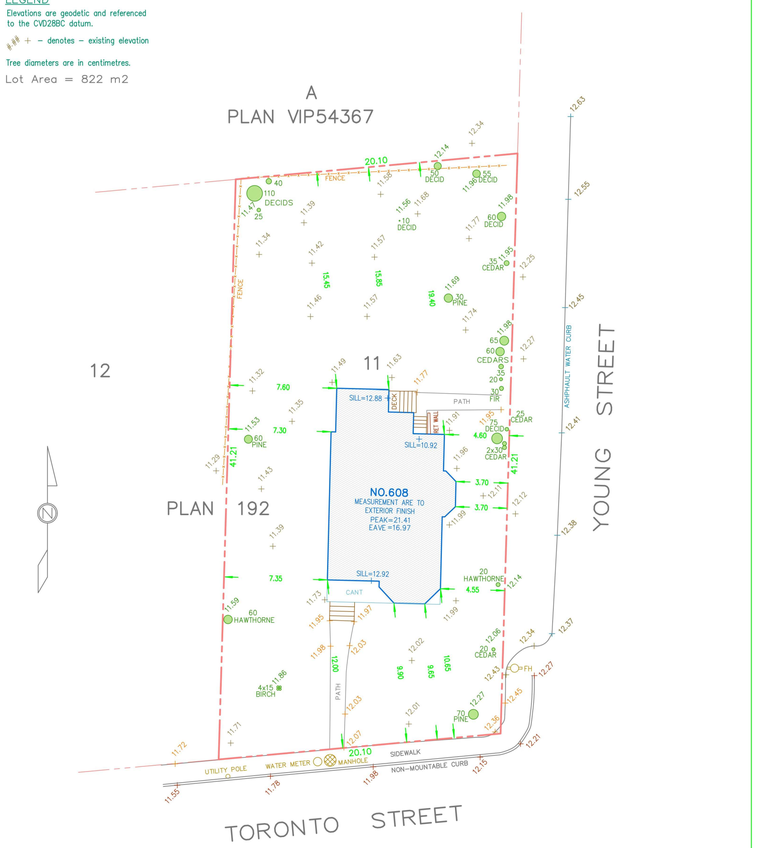
LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

+ 11.11 + – 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.


Christine Lintott Architects Inc.

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Telephone: 250.384.1969
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| Issue | Date |
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| ALTERNATE STUDY | 08 JAN 2025 |
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| **DDP REVISION #3** | **24 FEB 2026** |

Revision

| No. | Description | Date |
|---|---|---|

Consultant Seal

SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

SURVEY PLAN

| | |
|---|---|
| Date | 2026-02-24 10:13:19 AM |
| Drawn by | SURVEYOR |
| Checked by | - |

A1.00

| Project # | 23-54 | Scale |
|---|---|---|


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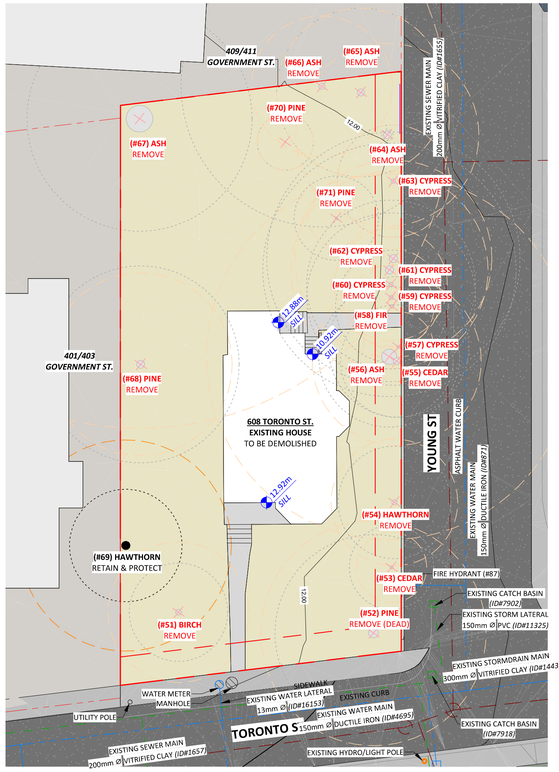
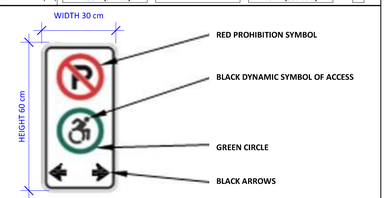



1 SITE PLAN - EXISTING
1 : 200

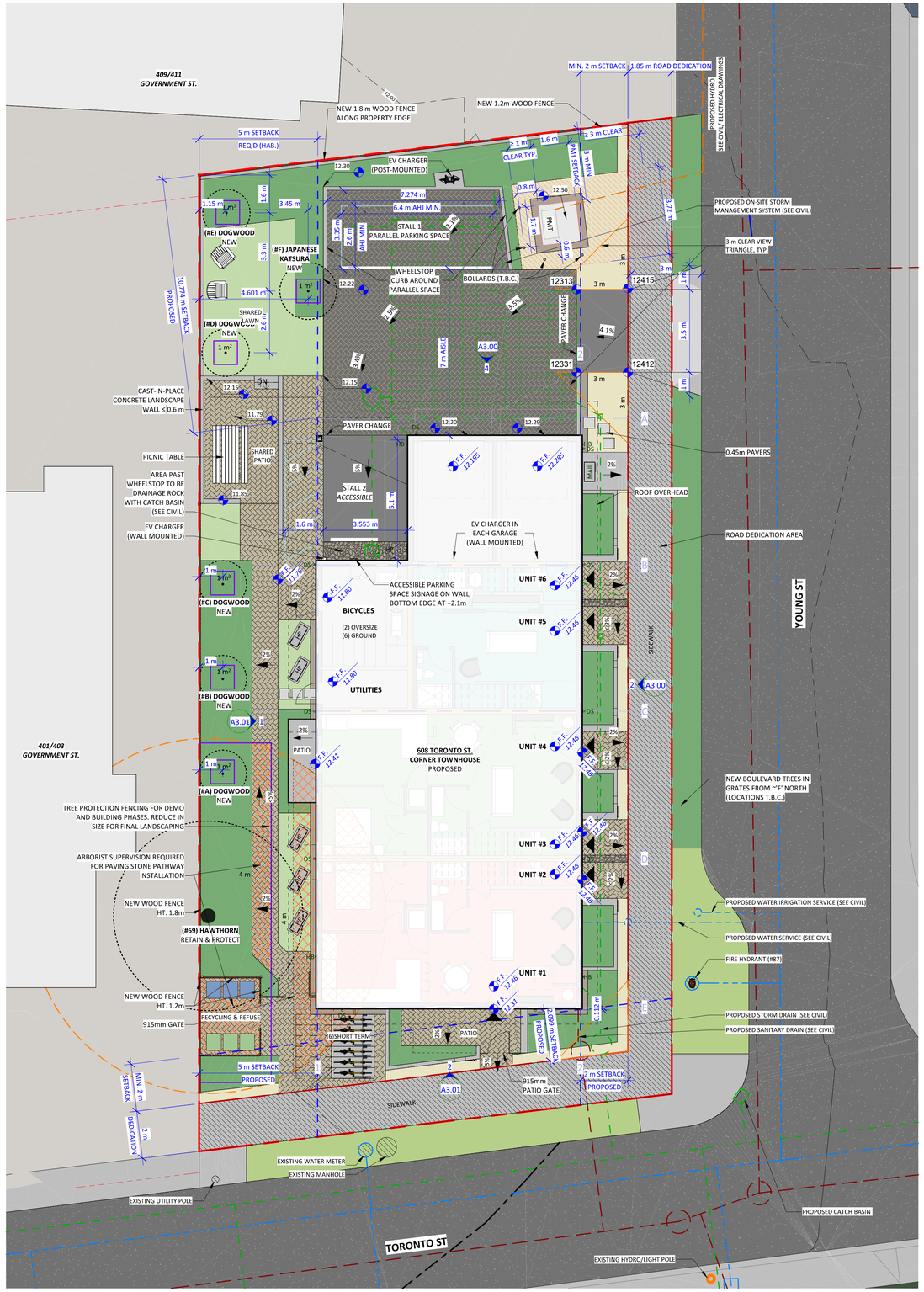
## City of Victoria - Project Information Table

| PROJECT INFORMATION TABLE | | EXISTING | PERMITTED | PROPOSED | VARIANCE |
|---|---|---|---|---|---|
| ZONING DISTRICT | | GRD-1 | GRD-1 | GRD-1 | |
| SITE AREA (m²) | | 822.2 | ≥ 360 | ~ 709.4 AFTER R.D. | |
| TOTAL FLOOR AREA (m²) | | ~195.4 (97.7x2) | - | 711.2 (SEE #0-4) | |
| FLOOR SPACE RATIO | | ~0.238 | ≤ 1.6 | 0.865 (SEE #0-4) | |
| LOT COVERAGE (%) | | 12.99 | ≤ 45 | 44.98 (SEE #0-7) | |
| OPEN SITE SPACE (%) | | 87.01 | ≥ 30 | 53.55 (SEE #0-7) | |
| | OF WHICH, HARD LANDSCAPING (%) | | ≤ 50 | 58.95 (SEE #0-7) | |
| | OF WHICH, SOFT LANDSCAPING (%) | | ≥ 50 | 41.08 (SEE #0-7) | |
| HEIGHT OF BUILDING (m) | | ~9.42 | ≤ 12 | 11.188 (SEE #0-5) | |
| NUMBER OF STOREYS | | 2 + BMST | UP TO 6 | 3 | |
| MOTOR VEHICLE PARKING STALLS ON SITE | | 0 | 5 RESIDENT + 1 VISITOR | 4 RESIDENT | |
| BICYCLE PARKING STALLS ON SITE | | 0 | 8 LONG-TERM + 6 SHORT | 8 LONG-TERM + 6 SHORT | |
| BUILDING SETBACKS: | SOUTH (TORONTO ST) - FRONT (m) | 9.65 | ≥ 2 | 2.099 (SEE #0-6) | |
| | NORTH - REAR YARD (m) | 15.45 | ≥ 5 | 10.774 (SEE #0-6) | |
| | WEST - SIDE YARD (m) | 7.30 | ≥ 1.5 OR ≥ 5 (PRIMARY) | 5.0 (SEE #0-6) | |
| | EAST (YOUNG ST) - FLANKING (m) | 3.70 | ≥ 2 | 2.0 (SEE #0-6) | |
| | BALCONY PROJECTION (m) | 22.75 | ≤ 2 | 1.25 (SEE #0-6) | |
| | EAVE PROJECTION IN SETBACKS (m) | ~0.6 | ≤ 0.75 | 0.75 (SEE #0-6) | |
| RESIDENTIAL USE DETAILS: | TOTAL NUMBER OF UNITS | 1 | - | 6 | |
| | UNIT TYPE | SINGLE FAMILY | (PER GRD-1) | TOWNHOUSE (SEE #0-3) 2@1BR, 4@3BR | |
| | MINIMUM UNIT FLOOR AREA (m²) | ~195.4 (97.7x2) | ≥ 33 | 61.9 (SEE #0-4) | |
| | TOTAL RESIDENTIAL UNIT AREA (m²) | ~195.4 (97.7x2) | - | 704.4 (SEE #0-1) | |




SOURCE: IMAGE TAKEN FROM VICTORIA ZONING BYLAW 2018, PART 5, FIGURE 4

3 SITE PLAN ELEVATION - ACCESSIBLE PARKING SIGNAGE
1 : 1




2 SITE PLAN - PROPOSED
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**

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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
- SITE - TREE PROTECTION

### 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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Revision

| No. | Description | Date |
|---|---|---|
| 1 | REVISED DDP | 2025-07-04 |
| 2 | DDP REVISION 2 | 2025-11-19 |
| 3 | DDP REVISION 3 | 2026-02-24 |

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

SITE PLAN

| | |
|---|---|
| Date | 2026-02-24 10:13:22 AM |
| Drawn by | MF, TK |
| Checked by | TK |

# A1.01

| | | | |
|---|---|---|---|
| Project # | 23-54 | Scale | As indicated |

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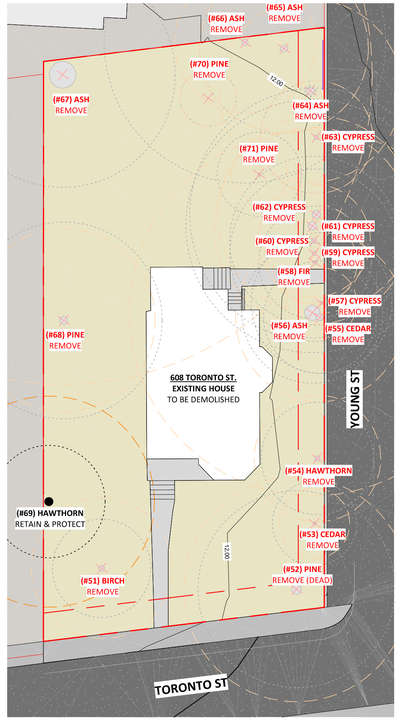
## Plant List

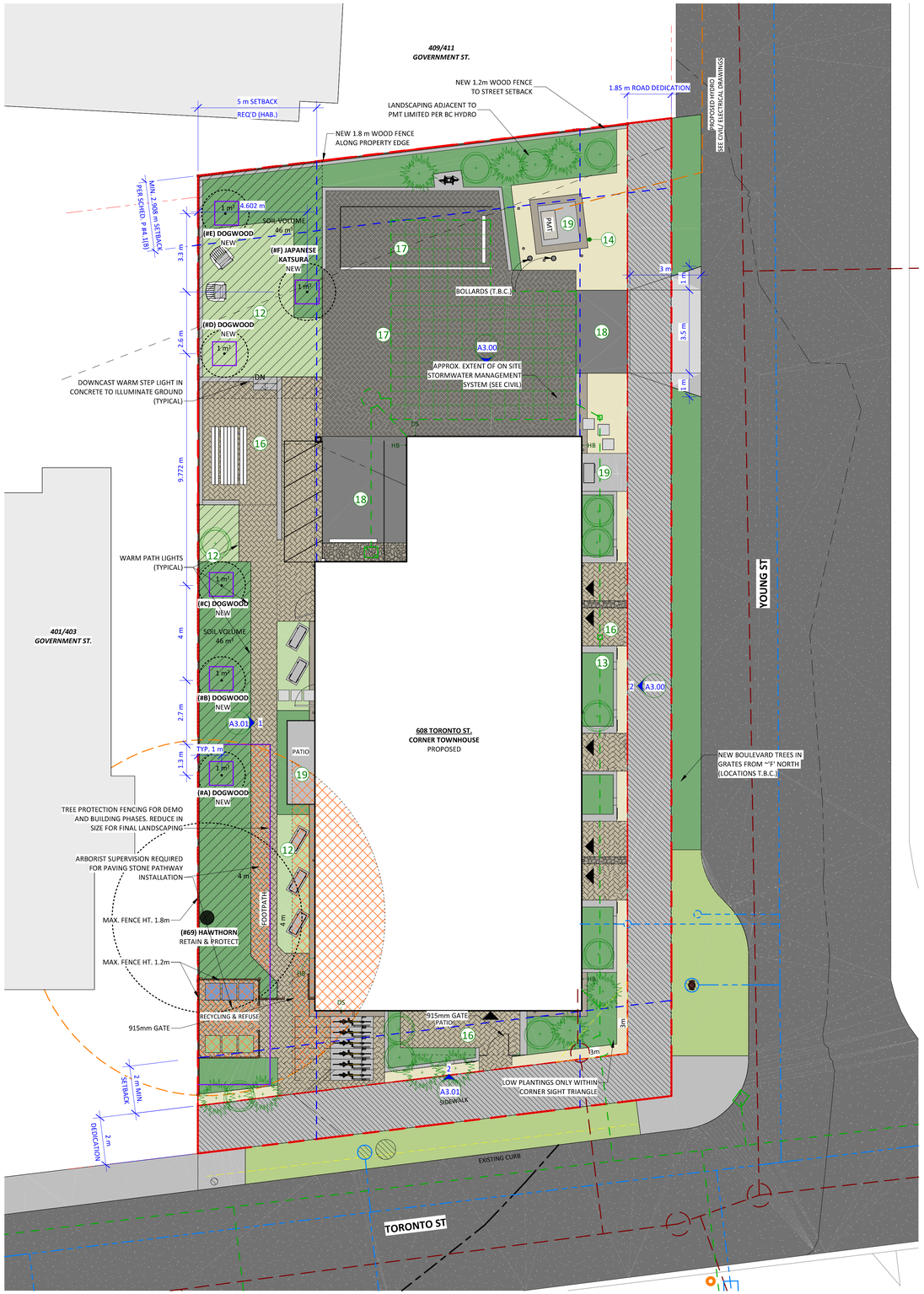
| Botanical Name | Common Name | Size | Count |
|---|---|---|---|
| **Trees** | | | |
| Cornus nutallii | Pacific Dogwood | 6cm cal. | 5 |
| Cercidiphyllum japonicum | Japanese katsura | 6cm cal. | 1 |
| **Shrubs - Average spacing 1 plant / sq.m.** | | | |
| Symphoricarpos albus | Snowberry | #2 pot | |
| 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 | | CERCIDIPHUYLLUM JAPONICUM | JAPANESE KATSURA | 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.
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- 18 ASPHALT
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TREE: TRUNK, CROWN, PRZ — SHRUBS

0 5 M

NORTH


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www.lintottarchitect.ca


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| **DDP REVISION #3** | **24 FEB 2026** |

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|---|---|---|
| 1 | REVISED DDP | 2025-07-04 |
| 2 | DDP REVISION 2 | 2025-11-19 |
| 3 | DDP REVISION 3 | 2026-02-24 |

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

## LANDSCAPE PLAN

| | |
|---|---|
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| Checked by | TK |

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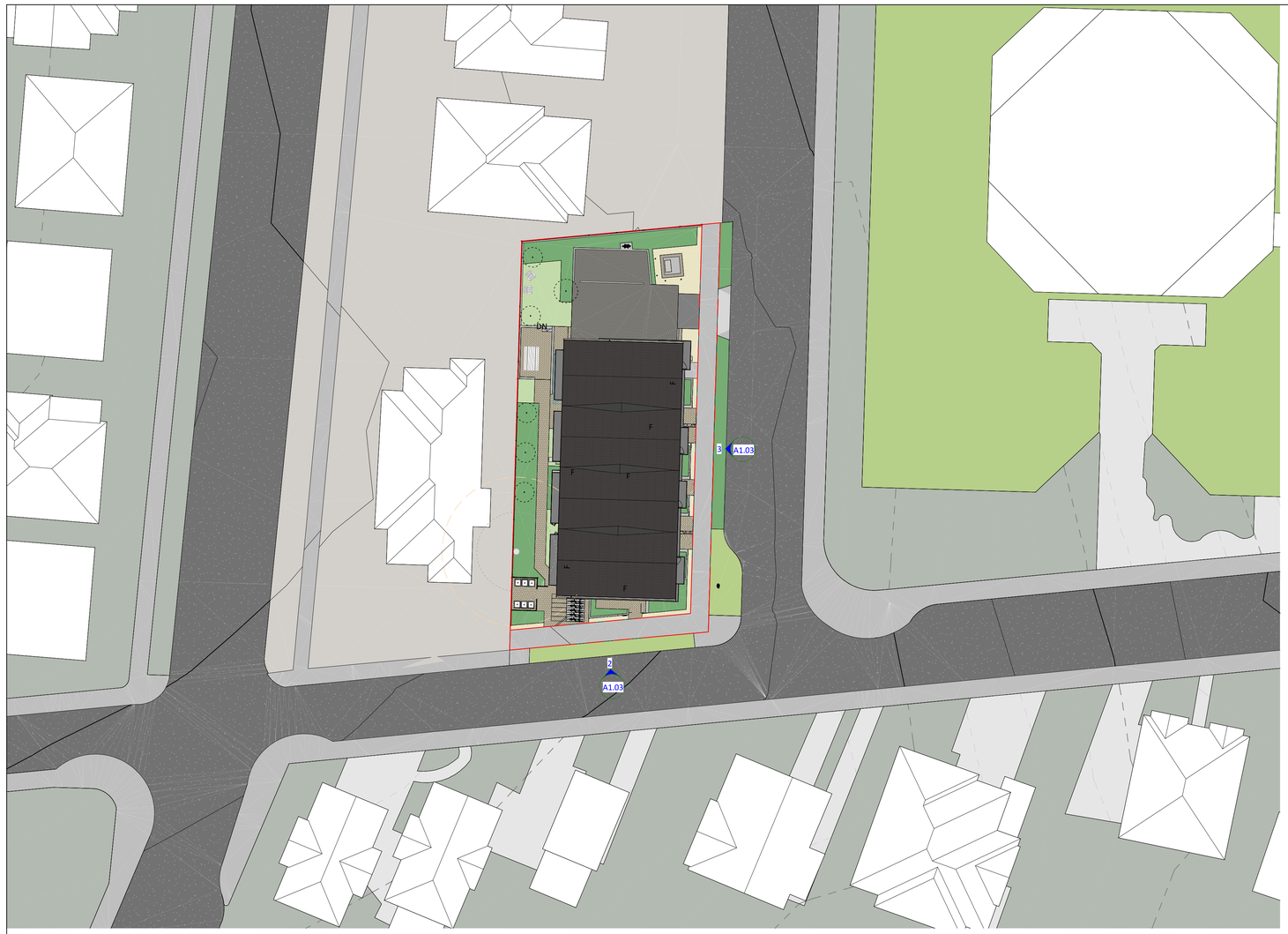
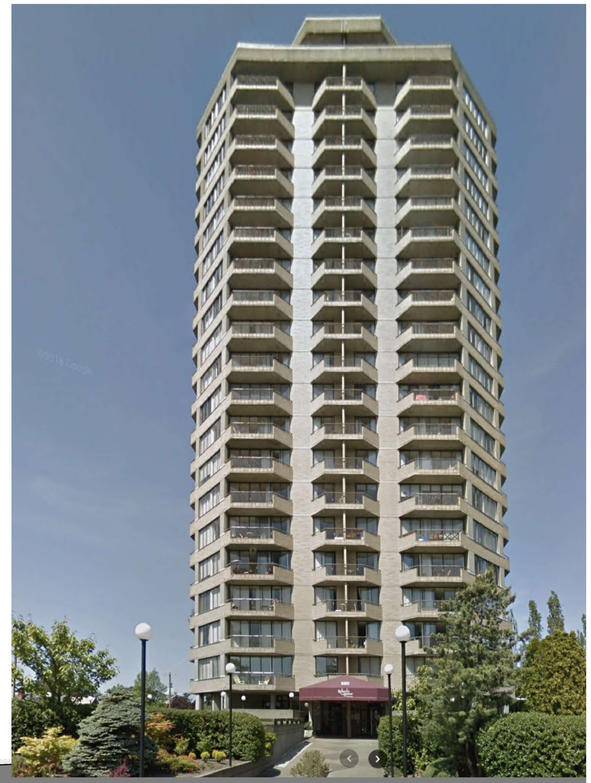



1 CONTEXT PLAN
1 : 250





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



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

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2026-02-24

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STREETSCAPE

| | |
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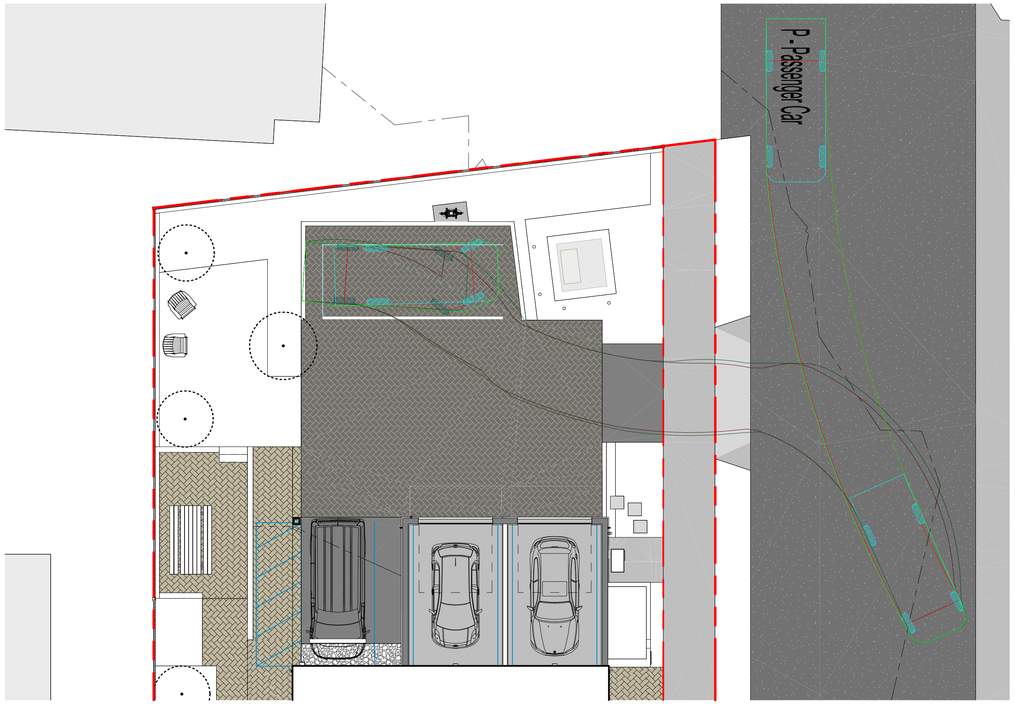
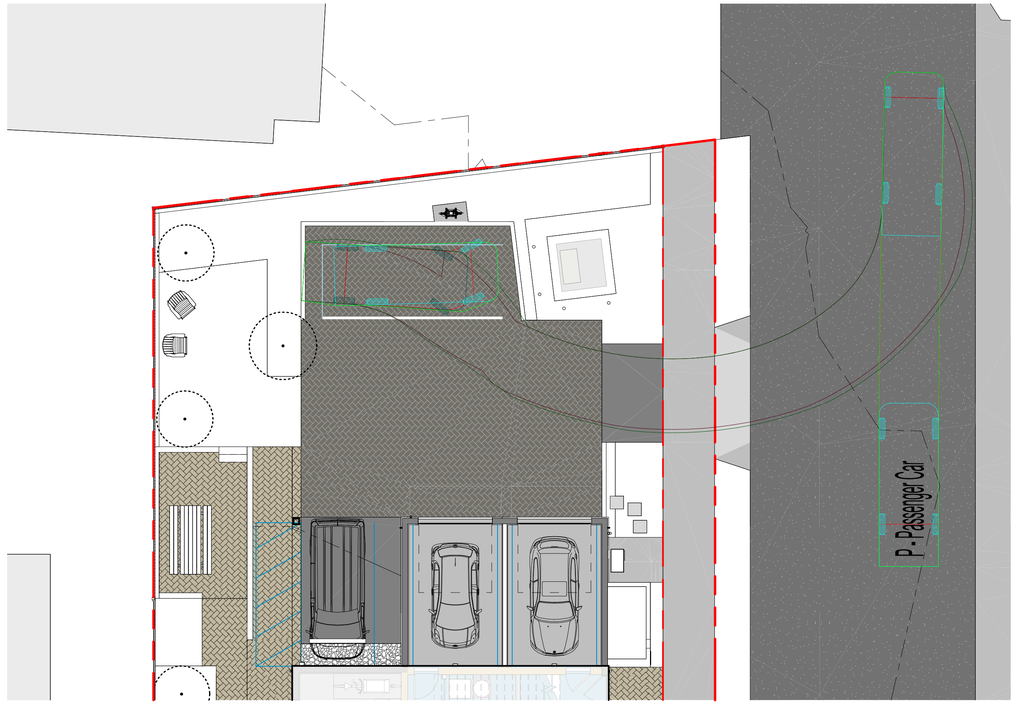
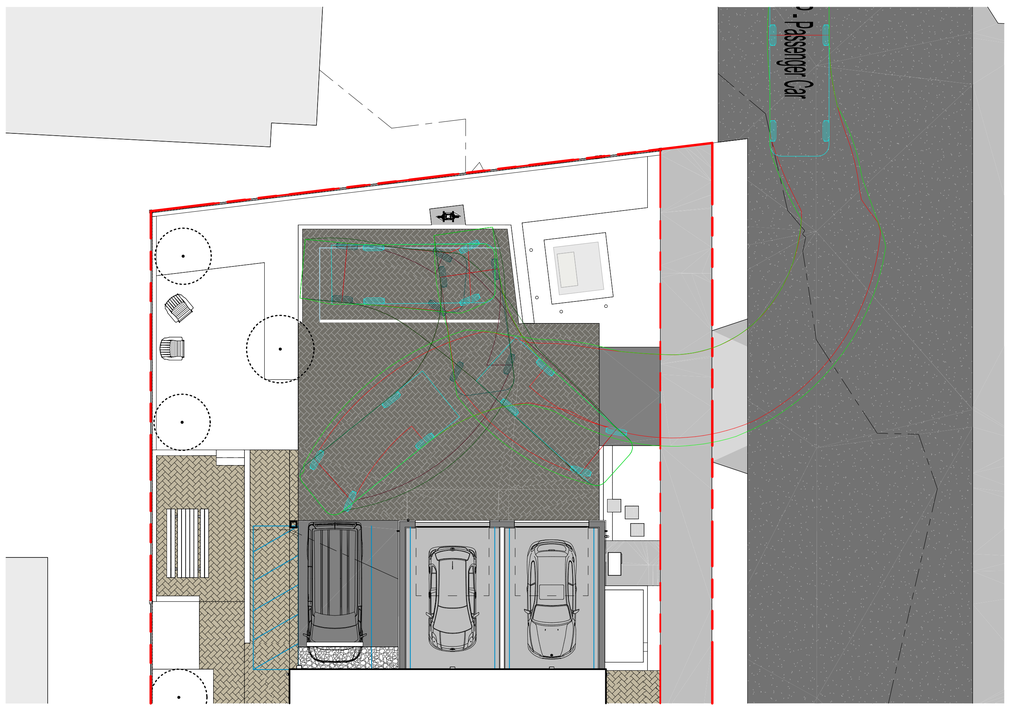


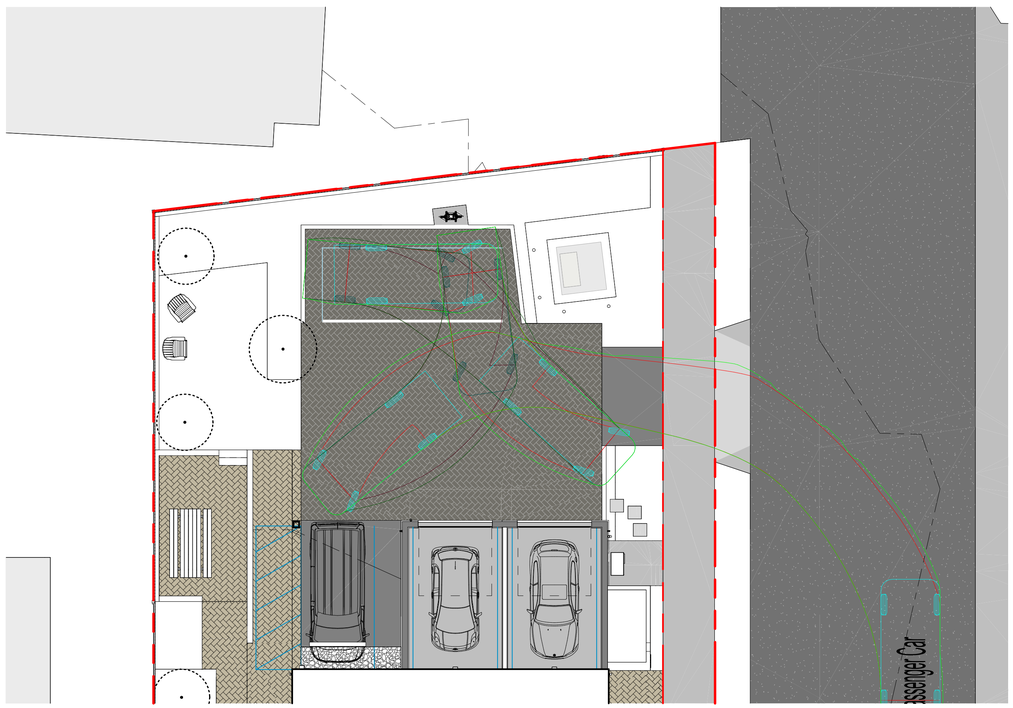

3 SITE PLAN - VEHICLE STUDY - SOUTHBOUND REVERSE
1 : 100




1 SITE PLAN - VEHICLE STUDY - NORTHBOUND REVERSE
1 : 100




4 SITE PLAN - VEHICLE STUDY - SOUTHBOUND FORWARD
1 : 100




2 SITE PLAN - VEHICLE STUDY - NORTHBOUND FORWARD
1 : 100

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Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

## VEHICLE PARKING STUDY

| | |
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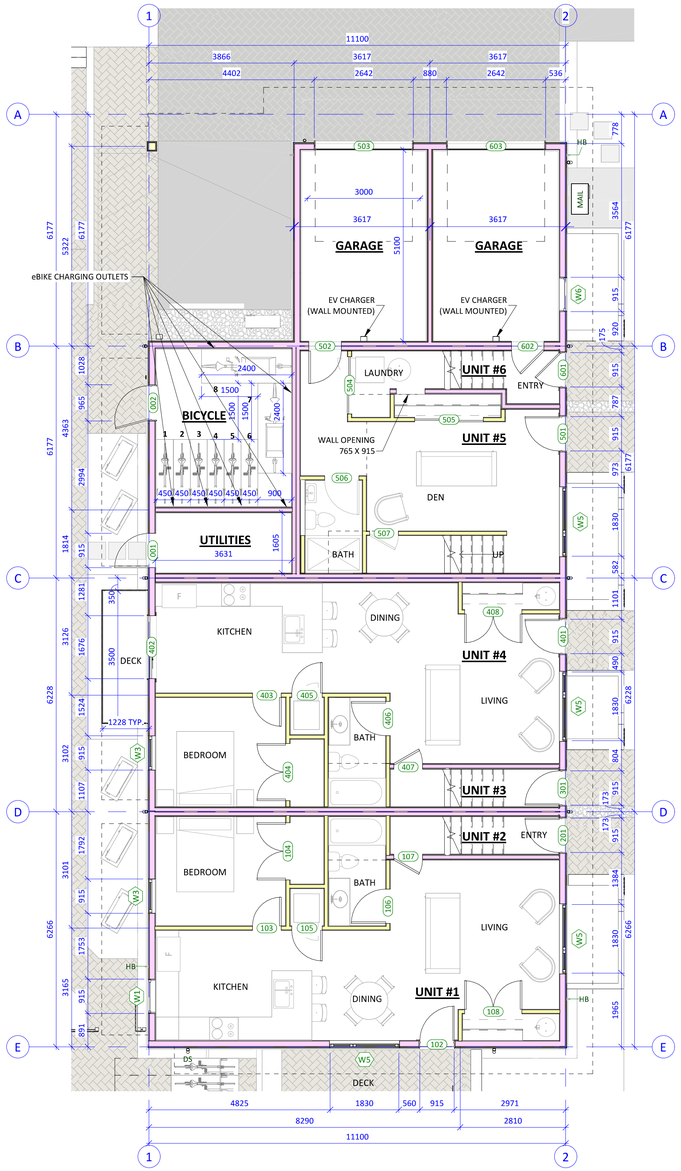
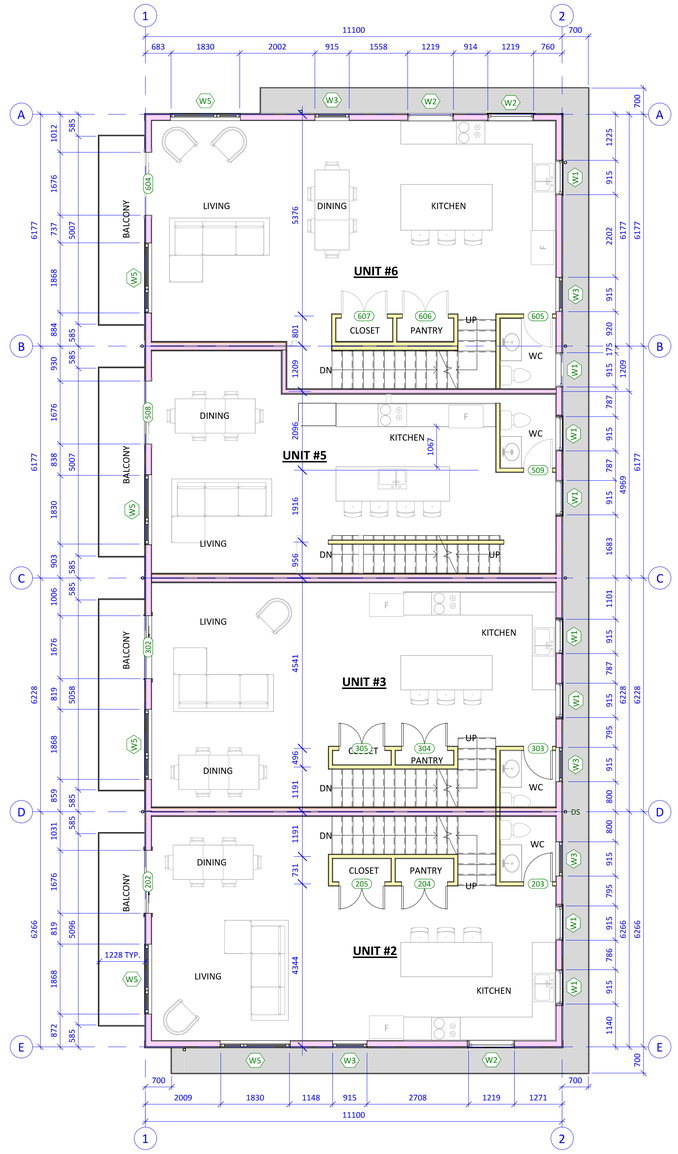



1 FLOOR PLAN - LEVEL 1
A3.00 1 : 75




2 FLOOR PLAN - LEVEL 2
A3.00 1 : 75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| REVISED DDP | 27 JUNE 2025 |
| DDP REVISION #2 | 19 NOV 2025 |
| **DDP REVISION #3** | **24 FEB 2026** |

Revision

| No. | Description | Date |
|---|---|---|
| 1 | REVISED DDP | 2025-07-04 |
| 2 | DDP REVISION 2 | 2025-11-19 |
| 3 | DDP REVISION 3 | 2026-02-24 |

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGRAY BRITISH COLUMBIA
2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

## LEVEL 1 & 2 FLOOR PLANS

| | |
|---|---|
| Date | 2026-02-24 10:14:18 AM |
| Drawn by | MF, TK |
| Checked by | TK |

# A2.00

Project # 23-54 | Scale 1 : 75


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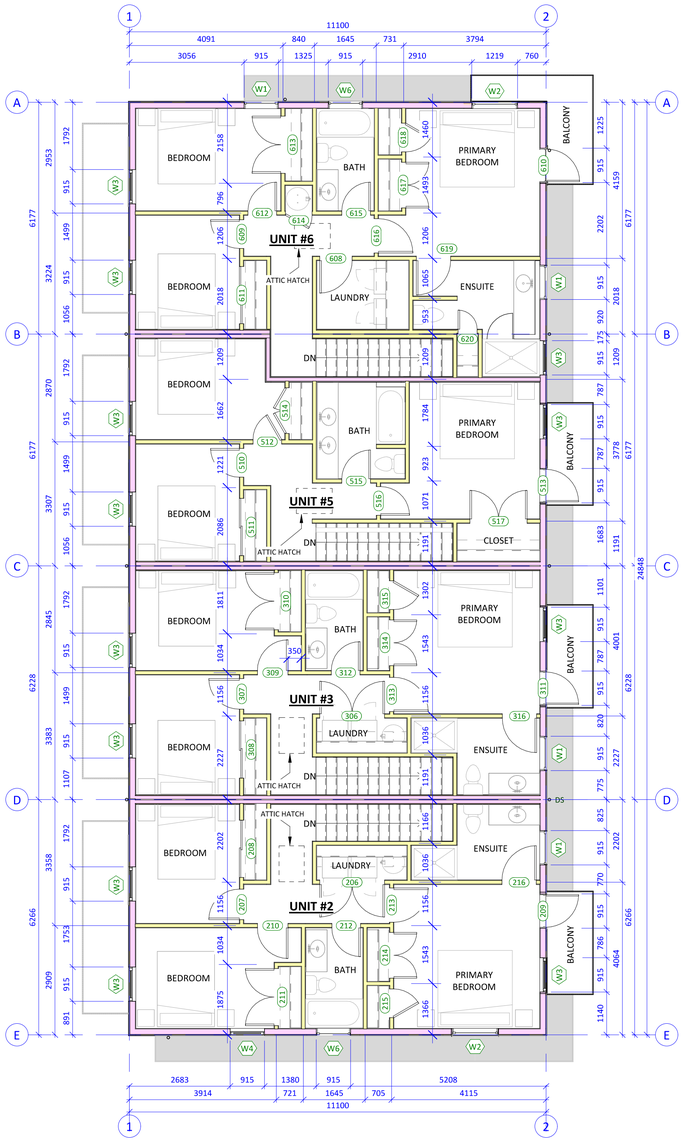
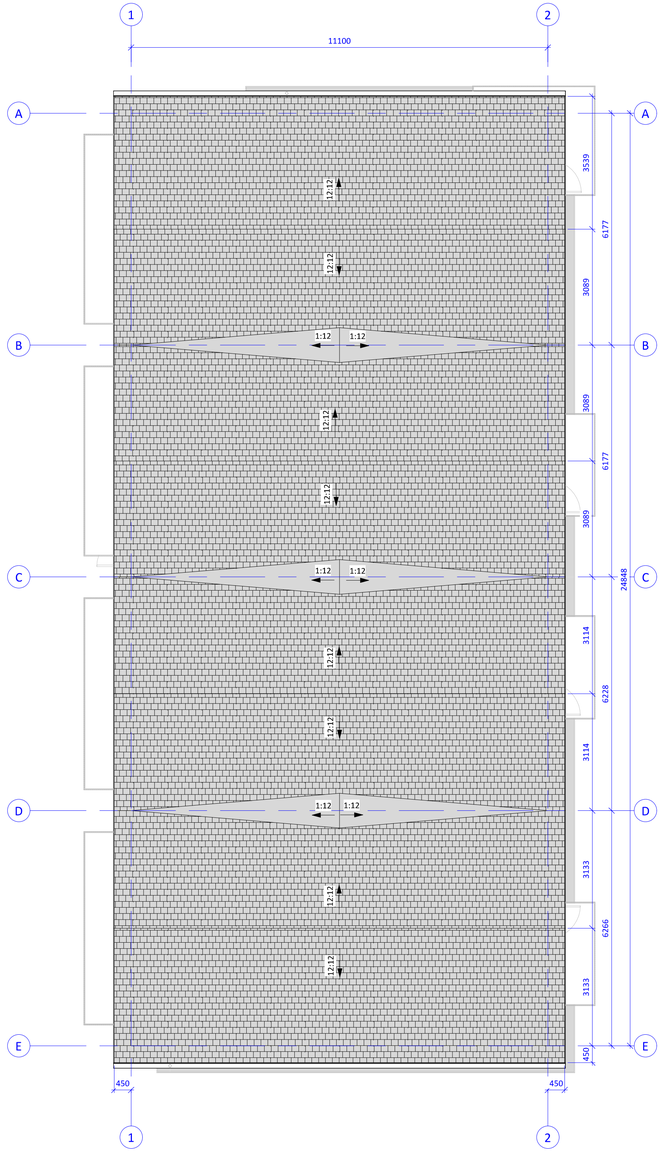
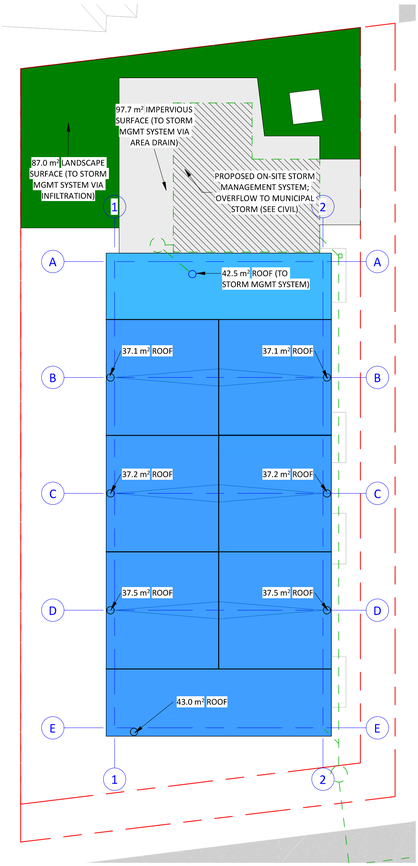



3 FLOOR PLAN - LEVEL 3
A3.00 1 : 75




4 FLOOR PLAN - ROOF
A3.00 1 : 75




1 ROOF DRAINAGE DIAGRAM
A3.00 1 : 150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| Issue | Date |
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| DELEGATED DEV.PERMIT | 02 OCT 2024 |
| ALTERNATE STUDY | 08 JAN 2025 |
| UPDATED ALTERNATE | 31 JAN 2025 |
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Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGRAY BRITISH COLUMBIA
2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

## LEVEL 3 & ROOF FLOOR PLANS

| | |
|---|---|
| Date | 2026-02-24 10:14:20 AM |
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| Checked by | TK |

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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)

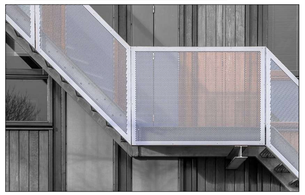


**"BLACK OAK"**
(MALARKEY WINDSOR)

## SCHEDULE - EXTERIOR FINISHES

| NUMBER | MATERIAL: COLOUR |
|---|---|
| 1 | ASPHALT SHINGLE - COLOUR: "BLACK OAK" |
| 2 | |
| 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



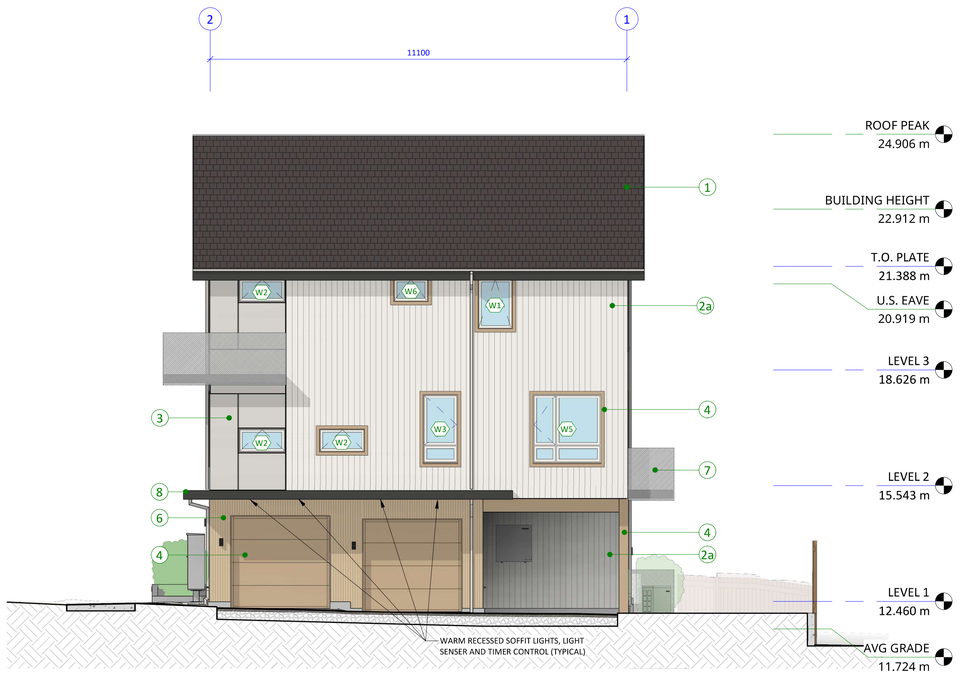
Precedent Image - Wood Veneer Aluminum Plank








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




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

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

BUILDING ELEVATIONS

| | |
|---|---|
| Date | 2026-02-24 10:14:34 AM |
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| Checked by | TK |

# 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 |
|---|---|
| 1 | ASPHALT SHINGLE - COLOUR: "BLACK OAK" |
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| 2a | VERTICAL CEMENT BOARD SIDING - COLOUR: "PURE WHITE" |
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| 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" |




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






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


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Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGRAY BRITISH COLUMBIA
2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

## BUILDING ELEVATIONS

| | |
|---|---|
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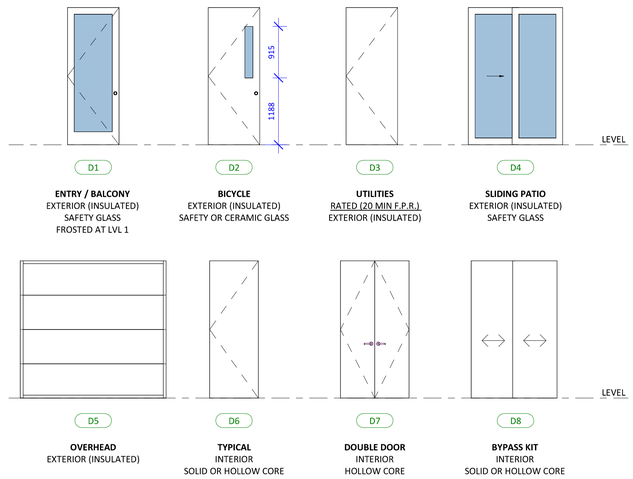
## DOOR INSTANCE SCHEDULE

| 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 | 915 | 36 | 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 | No | 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 | 915 | 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
FROSTED AT LVL 1

**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

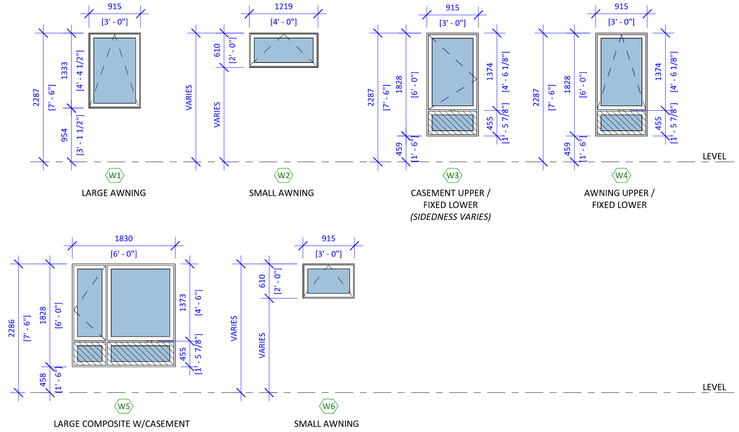
**BYPASS KIT**
INTERIOR
SOLID OR HOLLOW CORE

## WINDOW TYPE SCHEDULE

| TYPE | WIDTH | HEIGHT | SILL | COUNT |
|---|---|---|---|---|
| W1 | 915 | 1333 | 1105 | 13 |
| W2 | 1219 | 610 | <varies> | 5 |
| W3 | 915 | 1828 | 610 | 19 |
| W4 | 915 | 1828 | 610 | 1 |
| W5 | 1830 | 1828 | 610 | 10 |
| W6 | 915 | 610 | 1828 | 3 |

## 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 |
| **DDP REVISION #3** | **24 FEB 2026** |

Revision

| No. | Description | Date |
|---|---|---|
| 1 | REVISED DDP | 2025-07-04 |
| 2 | DDP REVISION 2 | 2025-11-19 |
| 3 | DDP REVISION 3 | 2026-02-24 |

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGRAY BRITISH COLUMBIA
2026-02-24

# 608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

DOOR & WINDOW SCHEDULES

| | |
|---|---|
| Date | 2026-02-24 10:14:55 AM |
| Drawn by | TK |
| Checked by | TK |

# A8.00

| | | | |
|---|---|---|---|
| Project # | 23-54 | Scale | 1 : 50 |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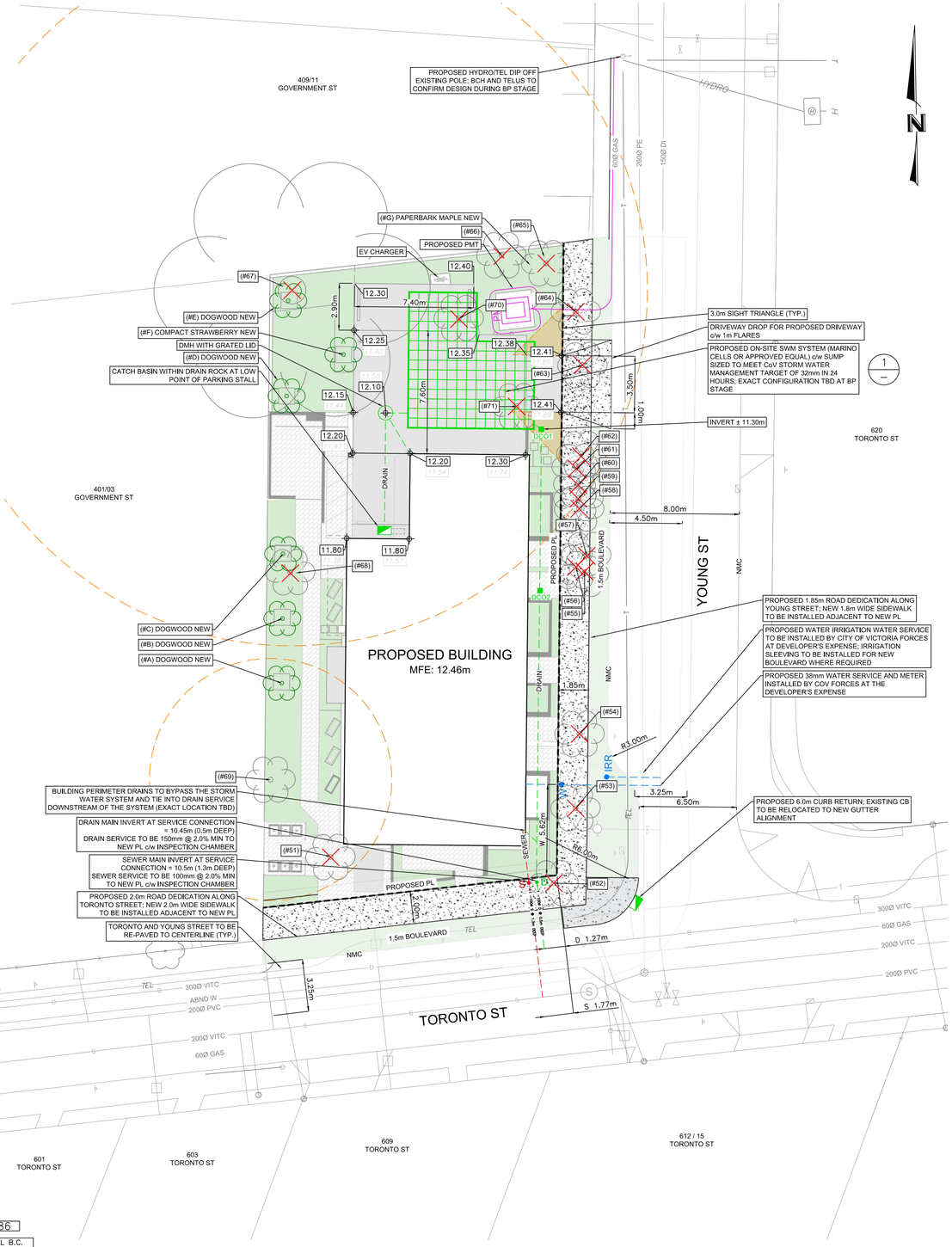
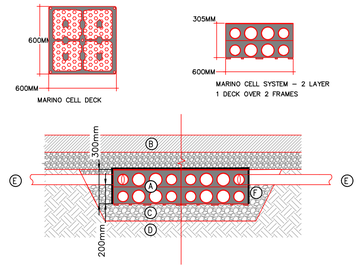
# 608 TORONTO STREET

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)

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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

2026–02–11

**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

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| LEGEND | | | | | | | |
|---|---|---|---|---|---|---|---|
| Existing Municipal Infrastructure | | Drain | —D— | Curb | —C— | Concrete Box | Valve |
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| 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 | |

| 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 | | |

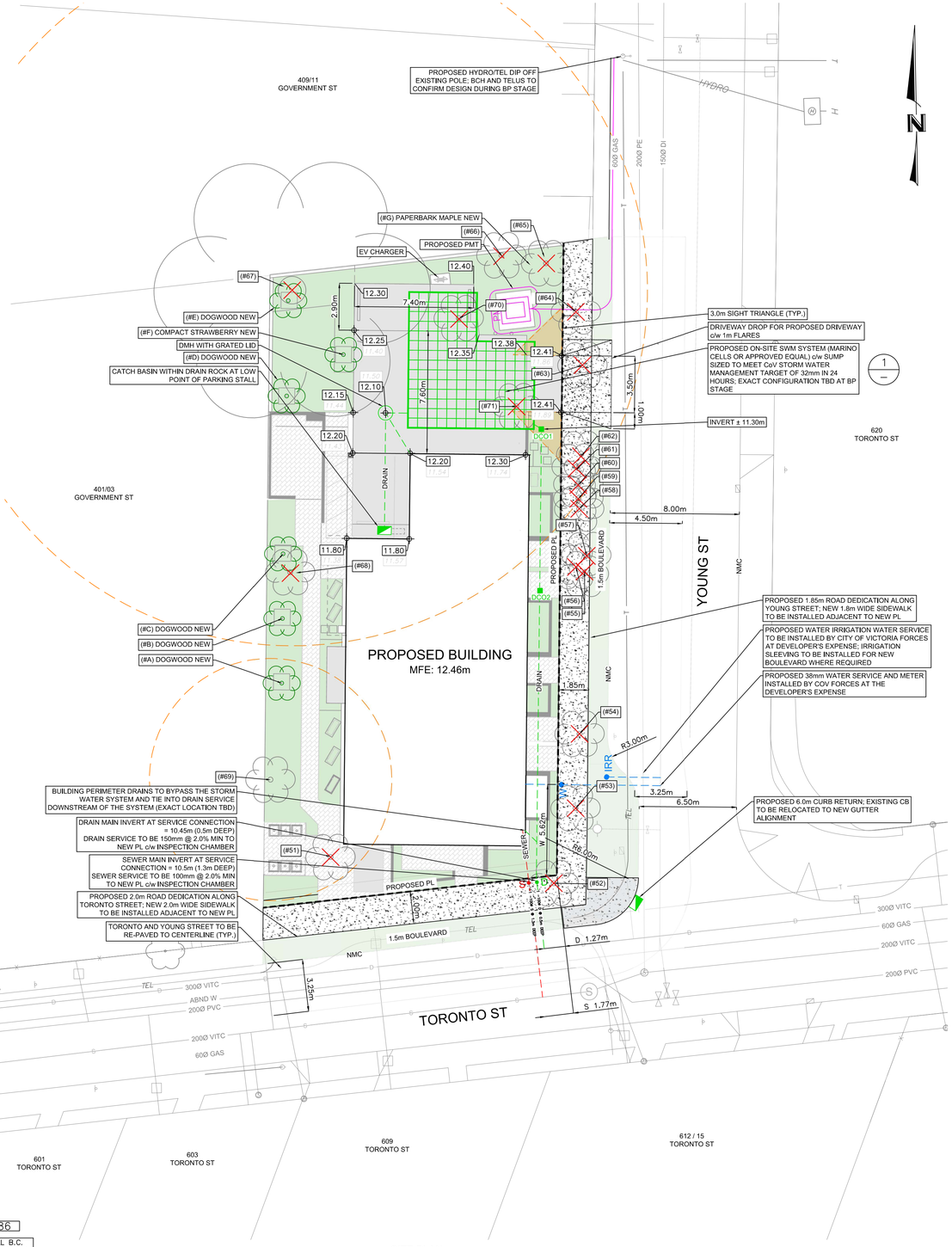
PERMIT #1003310
PROFESSIONAL ENGINEER # 47368 PROVINCE OF BRITISH COLUMBIA
2026-02-11

| CITY OF VICTORIA | | | |
|---|---|---|---|
| 608 TORONTO STREET | | ISLANDER FILE # | 2920 |
| CONCEPTUAL SERVICING PLAN | | MUNICIPAL DESIGN # | – |
| | | REV. # | 4 |
| B.M. : 26–49 | Drawn: MB | Elev: 19.407m Checked: MB | DRAWING # C01 |
| Design: MB | | | SHEET # 1 OF 1 |
| Scale: Hor: 1:150 Vertical: – | | Date: 2025–01–16 | |

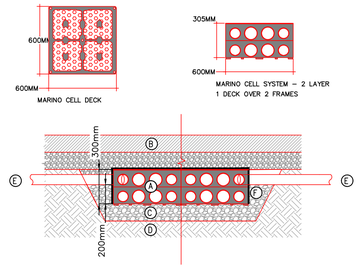
ISLANDER ENGINEERING: February 7, 2026 / G:\My Drive\Civil\Civil Projects\2920 – 608 Toronto St\3 Drawings\2026–02–06 – 2920 – Toronto St.dwg

# 608 TORONTO STREET

PROPOSED 6-UNIT CORNER TOWNHOUSE DEVELOPMENT




SITE PLAN
SCALE 1:150

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|---|---|
| 6 | |
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| 4 | |
| 3 | |
| 2 | |
| 1 | |

| 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 | | |
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| Development Coordinator | | |

PERMIT #1003310
PROFESSIONAL ENGINEER # 47368 PROVINCE OF BRITISH COLUMBIA
2026-02-11

| CITY OF VICTORIA | | | |
|---|---|---|---|
| 608 TORONTO STREET | | ISLANDER FILE # | 2920 |
| CONCEPTUAL SERVICING PLAN | | MUNICIPAL DESIGN # | – |
| | | REV. # | 4 |
| B.M. : 26–49 | Drawn: MB | Elev: 19.407m Checked: MB | DRAWING # C01 |
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