608 TORONTO STREET

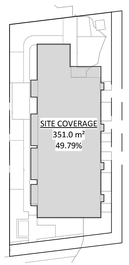
Schedule 'P' Delegated Development Permit - 2 October 2024



Drawing List

ARCHITECTURAL	
A0.01	COVER
A0.02	CODE ANALYSIS
A0.03	CODE ANALYSIS
A1.01	SURVEY PLAN
A1.02	SITE PLAN
A1.03	LANDSCAPE PLAN
A1.04	STREETSCAPE
A2.01	LEVEL 1 & 2 FLOOR PLANS
A2.02	LEVEL 3 & ROOF FLOOR PLANS
A3.01	BUILDING ELEVATIONS
A3.02	BUILDING ELEVATIONS
A4.01	BUILDING SECTIONS
A4.02	BUILDING SECTIONS
A8.01	DOOR & WINDOW SCHEDULES

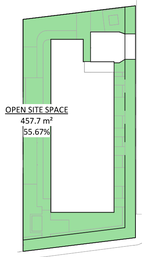
NOTE:
THESE AREAS ARE USED FOR ZONING PURPOSES ONLY



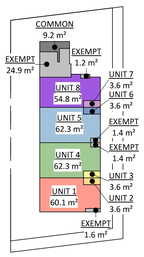
6 AREA - SITE COVERAGE
1 : 500



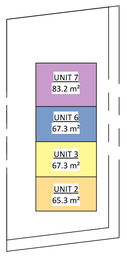
AERIAL IMAGE SOURCE: GOOGLE



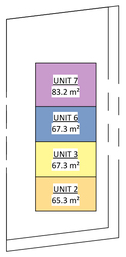
2 AREA - OPEN SITE SPACE
1 : 500



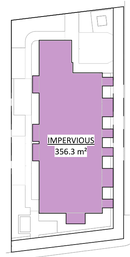
3 FLOOR AREA - LEVEL 1
1 : 500



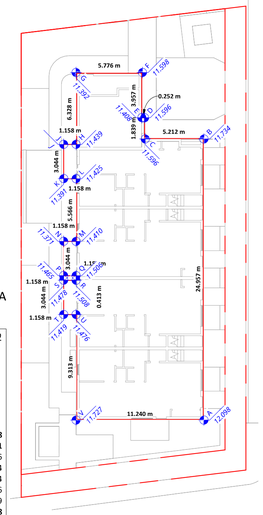
4 FLOOR AREA - LEVEL 2
1 : 500



5 FLOOR AREA - LEVEL 3
1 : 500



7 IMPERVIOUS SITE AREA
1 : 500



1 AVERAGE GRADE
A3.01 1 : 250

PT.	EXIST.	PROPOSED
A	**+12.098**	+12.09
B	**+11.734**	+12.09
C	**+11.596**	+11.94
D	**+11.597**	+11.88
E	**+11.597**	+11.88
F	**+11.598**	+11.85
G	**+11.392**	+11.8
H	**+11.439**	+11.45
J	**+11.408**	**+11.408**
K	+11.392	**+11.391**
L	**+11.425**	+11.426
M	**+11.41**	+11.414
N	**+11.371**	+11.374
P	**+11.465**	+11.466
Q	**+11.506**	+11.509
R	+11.522	**+11.508**
S	+11.478	**+11.465**
T	+11.427	**+11.419**
U	**+11.476**	+11.517
V	**+11.727**	+11.729
AVE. GRADE	**+11.68m**	

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	**8 TOTAL UNITS** — STRATA: LEVEL / STOREY, AREA (m²), 60+ BEDS, MARKET, BELOW-MARKET, AFFORDABLE, AFFORDABLE (CO-OP), SECONDARY SUITE; RENTAL: MARKET, AFFORDABLE; ACCESS: ADAPTABLE	80-159
		UNIT #1 — 1 — 60.1 — 1 — ■	
		UNIT #2 — 2,3 — 134.2 — 3 — ■	
		UNIT #3 — 2,3 — 138.2 — 3 — ■	
		UNIT #4 — 1 — 62.3 — 1 — ■	
		UNIT #5 — 1 — 62.3 — 1 — ■	
		UNIT #6 — 2,3 — 138.2 — 3 — ■	
		UNIT #7 — 2,3 — 170.0 — 3 — ■	
		UNIT #8 — 1 — 54.8 — 1 — ■	
		TOTAL — 3 — 820.1 — 16	
0-3	PERMITTED USES	■ HERITAGE INFILL; ■ SECONDARY DWELLING; ■ ACCESSORY BUILDING; ■ HOUSE CONVERSION; ■ HOUSEPLEX; ■ CORNER TOWNHOUSE; ■ MULTIPLE BUILDINGS — PROPOSED; [1] REQUIRES STRATA TITLE FOR PRIMARY DWELLING UNIT; [2] SUBJECT TO SCHEDULE 'F'; [3] SUBJECT TO SCHEDULE 'G'; [4] SUBJECT TO 2.1(B); [5] SUBJECT TO 2.1(B); ≤ 12 TOTAL UNITS ON LOT; [6] > 1 BUILDING PERMITTED IF ADDITIONAL BUILDING(S) A HOUSEPLEX, TOWNHOUSE OR HERITAGE CONSERVING INFILL	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 7:* ■ REQUIRED ■ PROPOSED; *HIGHWAY DEDICATION PROVIDED IN ACCORDANCE WITH SCHEDULE 'Q':* ■ 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 'Q'
0-6	FLOOR AREA, FLOOR SPACE RATIO	*MINIMUM DWELLING AREA, TYPICAL (m²):* ≥ 33 REQUIRED 54.8 PROPOSED; *FLOOR AREA, ALL BUILDINGS, TOTAL (m²):* ≤ 1,410 REQUIRED 829.3 PROPOSED[1]; *FLOOR SPACE RATIO, **CORNER TOWNHOUSE OR HERITAGE CONSERVING INFILL WITH AMENITIES PER 2.3:*** ≤ 1.1 REQUIRED 1.009 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; 25.2 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):* + 11.68 PROPOSED (SEE AVERAGE GRADE CALCULATION PLAN); *MAXIMUM BUILDING HEIGHT, PER #80-159 DEFINITION (m):* ≤ 12.0 REQUIRED 11.109 PROPOSED	4.2
0-9	SETBACKS, PROJECTIONS, BUILDING SEPARATION	***SOUTH - TORONTO ST** - FRONT YARD SETBACK (m):* ≥ 2 REQUIRED 2.989 PROPOSED; *PROJECTIONS INTO FRONT YARD SETBACK - PORCH/RAMP/STAIRS (m):* ≤ 2 REQUIRED 0.60 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 4.158 PROPOSED ☐ N/A; ***NORTH** - REAR YARD SETBACK - WINDOWS TO HABITABLE ROOMS (m):* ≥ 5 REQUIRED 8.129 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 49.79 PROPOSED[1]; *OPEN SITE SPACE (%):* ≥ 45 REQUIRED 55.67 PROPOSED[2]; *SINGLE OPEN SPACE, LANDSCAPED, UNPAVED, ALL SIDES MIN 4.5m LONG (m²):* ≥ 35 m2 OR 6.5% (53.4) REQUIRED > 53.4 PROPOSED[2] — [1] 351.0 m² COVERAGE ON 704.9 m² AFTER DEDICATIONS; [2] 457.7 m² OPEN ON 822.2 m² PRIOR TO DEDICATIONS	4.4, 1.3.C

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] 8 PROPOSED — *VEHICLE PARKING SPACES:* 0.20 / UNIT REQUIRED 1.6 = 2 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] 8 — 2/UNIT — 16; UNITS W/GARAGE 0 — 0/UNIT — -; SECONDARY SUITE(S) 0 — 1/UNIT — -; TOTAL REQUIRED ≥ 16; PROVIDED 16; *OVERSIZED LONG-TERM BICYCLE PARKING SPACES:*[2] ≥ 15 % REQUIRED 2 REQUIRED[3]; *ELECTRIC BICYCLE CHARGING STATIONS:* ≥ 50 % REQUIRED 8 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)(16)=2.4=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	~ 704.9 AFTER R.D.
TOTAL FLOOR AREA (m²)		~195.4 (97.7x2)	≤ 1,410	829.3 (SEE #0-6)
FLOOR SPACE RATIO		~0.238	≤ 1.1	1.009 (SEE #0-6)
SITE COVERAGE (%)		12.99	≤ 50	49.79 (SEE #0-10)
OPEN SITE SPACE (%)		87.01	≥ 45	55.67 (SEE #0-10)
HEIGHT OF BUILDING (m)		~9.42	≤ 12(SLOPED); ≤ 11(FLAT)	11.109 (SEE #0-8)
NUMBER OF STOREYS		2 + BMST	≤ 3	3
PARKING STALLS ON SITE		0	0.77/UNIT OR TDM	1-ACCESS,1-MODO:SRW
BUILDING SETBACKS:	SOUTH (TORONTO ST) - FRONT (m)	9.65	≥ 2	2.989 (SEE #0-9)
	NORTH - REAR YARD (m)	15.45	≥ 2 OR ≥ 5 (WDWS)	4.158, 8.129 (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	8 (SEE #0-2)
	UNIT TYPE	SINGLE FAMILY	CORNER TOWNHOUSE	TOWNHOUSE (SEE #0-3) 4@1BR, 4@3BR
	MINIMUM UNIT FLOOR AREA (m²)	~195.4 (97.7x2)	≥ 33	54.8 (SEE #0-2)
	TOTAL RESIDENTIAL UNIT AREA (m²)	~195.4 (97.7x2)	≤ 1,410	820.1 (SEE #0-2)

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	**2 OCT 2024**

Revision

No.	Description	Date

CITY OF VICTORIA — **Original Submission** **Received Date: October 3, 2024**

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

COVER

Date	2024-10-02 10:17:47 AM
Drawn by	MF, TK
Checked by	TK

A0.01

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 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: STUDIO/1-BED DWELLING UNIT — NO. UNITS: 3 — OCCUPANTS PER UNIT: 2 — OCCUPANTS: 6 2 BEDROOM DWELLING UNIT — 1 — 4 — 4 3 BEDROOM DWELLING UNIT — 4 — 6 — 24 *TOTAL OCCUPANTS* 34	9.9.1.3.
1-8	BUILDING AREA (m²)	≤ 600 REQUIRED 318 PROPOSED	DIV.A:1.3.3.3., 1.4.1.2.
1-9	GRADE ELEVATION (m, GEODETIC)	+ 12.10 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** FLOORS¹ **N/A** MEZZANINE - ROOF ¹ EXCEPT FLOORS OVER CRAWLSPACES	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:* ■ REQUIRED¹ ■ PROPOSED¹ ☐ N/A *POWER DOOR OPERATOR AT REQUIRED ACCESSIBLE ENTRANCES, INCLUDING VESTIBULES WHERE PROVIDED:* ■ REQUIRED² ■ PROPOSED² ☐ N/A *POWER DOOR OPERATOR AT ENTRANCES DESCRIBED BY 3.8.2.2. SERVED BY A PUBLIC CORRIDOR OR CORRIDOR USED BY PUBLIC:* ■ REQUIRED² ■ PROPOSED² ☐ 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 *REVELED 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]AT 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 8.3.3 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 975 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.

Christine Lintott Architects Inc.

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

Issue	Date
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Revision		
No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDREE BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

CODE ANALYSIS

Date	2024-10-02 10:17:49 AM
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Checked by	TK

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Project # 23-54 | Scale 1 : 1

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Building Code Analysis - Fire Protection

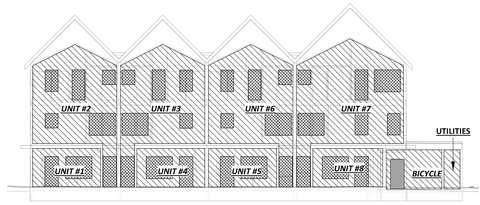
6 - FIRE PROTECTION *(SEE ALSO ITEMS UNDER "GENERAL INFORMATION")*			9.10.
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
6-1	FIRE SEPARATION CONTINUITY	■ REQUIRED ■ PROPOSED □ N/A	9.10.9.2.
6-2	OPENINGS [*IN FIRE SEPARATIONS*] TO BE PROTECTED WITH CLOSURES	*CLOSURES CONFORMING TO 9.10.13.:* ■ REQUIRED ■ 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)	□ REQUIRED □ PROPOSED ■ N/A	9.10.9.16.
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	9.10.18.2.(5)
6-18	ROOMS AND SPACES REQUIRING HEAT DETECTORS OR SMOKE DETECTORS	*SMOKE DETECTORS IN RESIDENTIAL PUBLIC CORRIDORS:* □ REQUIRED □ PROPOSED ■ N/A *FIRE DETECTORS IN UNSPRINKLERED STORAGE, SERVICE, JANITOR, HAZARDOUS STORAGE, ELEVATOR HOISTWAYS, AND LAUNDRY ROOMS:* ■ REQUIRED ■ PROPOSED □ N/A	9.10.18.4.
6-19	SMOKE ALARMS	*WHERE REQUIRED, COMPLY WITH CAN/ULC-S531:* ■ REQUIRED ■ PROPOSED □ N/A *IN EACH STOREY OF EACH DWELLING UNIT:* ■ REQUIRED ■ PROPOSED □ N/A *IN EACH SLEEPING ROOM IN A DWELLING UNIT:* ■ REQUIRED ■ PROPOSED □ N/A *WHERE REQUIRED IN DWELLING UNITS, INSTALLED PER CAN/ULC-S553 AT/NEAR CEILING:* ■ REQUIRED ■ PROPOSED □ N/A *WIRED POWER SUPPLY WITH BATTERY BACKUP:* ■ REQUIRED ■ PROPOSED □ N/A *IN LIEU OF SMOKE ALARMS WITHIN RESIDENTIAL SUITES, SMOKE DETECTORS MEETING CAN/ULC-S524, WITH LOCALIZED ALARM:* ■ PERMITTED ■ PROPOSED □ N/A *WITHIN DWELLING UNIT, INTERCONNECTION OF SMOKE ALARMS:* ■ PERMITTED ■ PROPOSED □ N/A	9.10.19.
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

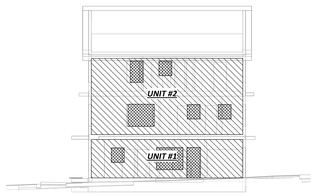
7 - SOUND TRANSMISSION				9.11.
NO.	**ITEM**	**DESCRIPTION**		**REFERENCE(S)**
7-1	REQUIRED PROTECTION FROM AIRBORNE NOISE	*DWELLING UNIT SEPARATION FROM OTHER SPACES BY ASSEMBLIES AND ADJOINING CONSTRUCTION BY EITHER:* **ASTC ≥ 47** REQUIRED □ PROPOSED ■ N/A **STC ≥ 50** REQUIRED[1] ■ PROPOSED □ N/A	[1] WHERE ADJOINING CONSTRUCTIONS CONFORM TO 9.11.1.4.	9.11.1.1.
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

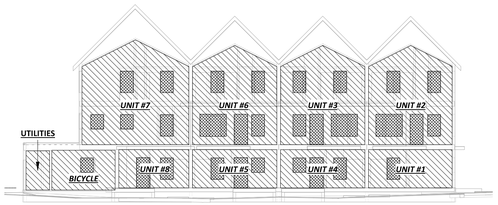
8 - SPATIAL SEPARATIONS												9.10.14.
NO.	**ANALYSIS**											**REFERENCE**
8-1	*SUITE*		*OCCUPANCY*	*WALL AREA (m²)*	*U.P.O. AREA (m²)*	*LIMITING DISTANCE (m)*	*MAX. OPEN (%)*	*OPEN (%)*	*F.R.R. (HR.)*	*N.C. WALL (Y/N)*	*N.C. CLAD (Y/N)*	9.10.14.4. & 9.10.14.5.
	NORTH	UTILITIES	C	14.8	0	4.203	43.97	0	3/4	-	REQ'D.	
		UNIT #7	C	58.5	7.23	8.129	57.81	12.36	3/4	-	-	
		UNIT #8	C	13.8	0	8.129	100	0	-	-	-	
	EAST (YOUNG ST)	BICYCLES	C	11.0	0	17.0	100	0	-	-	-	
		UTILITIES	C	3.2	0	17.0	100	0	-	-	-	
		UNIT #1	C	13.1	5.00	9.55	100	38.17	-	-	-	
		UNIT #2	C	40.7	10.3	9.55	100	25.31	-	-	-	
		UNIT #3	C	40.8	10.3	9.55	100	25.25	-	-	-	
		UNIT #4	C	13.2	5.0	9.55	100	37.88	-	-	-	
		UNIT #5	C	13.2	5.0	9.55	100	37.88	-	-	-	
		UNIT #6	C	40.8	10.3	9.55	100	25.25	-	-	-	
		UNIT #7	C	52.4	13.6	9.55	77.70	25.95	3/4	-	-	
		UNIT #8	C	13.5	5.0	9.55	100	37.04	-	-	-	
	SOUTH (TORONTO)	UNIT #1	C	29.4	6.0	10.1	100	20.41	-	-	-	
		UNIT #2	C	58.2	7.1	10.1	100	12.12	-	-	-	
	WEST	BICYCLES	C	12.8	0.9	5	63.50	7.03	3/4	-	-	
		UTILITIES	C	4.7	0	5	63.50	0	3/4	-	-	
		UNIT #1	C	16.2	1.4	5	63.50	8.64	3/4	-	-	
		UNIT #2	C	37.5	9.1	5	50.50	24.27	3/4	-	-	
		UNIT #3	C	37.7	9.2	5	50.50	24.40	3/4	-	-	
		UNIT #4	C	16.3	4.4	5	63.50	26.99	3/4	-	-	
		UNIT #5	C	16.3	4.4	5	63.50	26.99	3/4	-	-	
		UNIT #6	C	37.7	9.2	5	50.50	24.40	3/4	-	-	
		UNIT #7	C	49.4	6.1	5	42.50	12.35	3/4	-	REQ'D.	
		UNIT #8	C	13.6	3.5	5	63.50	25.74	3/4	-	-	



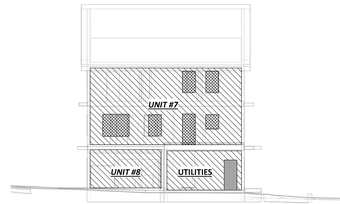
5 A0.03 — SPATIAL SEPARATIONS ELEVATION - EAST
1 : 200



4 — SPATIAL SEPARATIONS ELEVATION - SOUTH
1 : 200



7 A0.03 — SPATIAL SEPARATIONS ELEVATION - WEST
1 : 200



8 A0.03 — SPATIAL SEPARATIONS ELEVATION - NORTH
1 : 200

Separation Elevations - Annotations

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

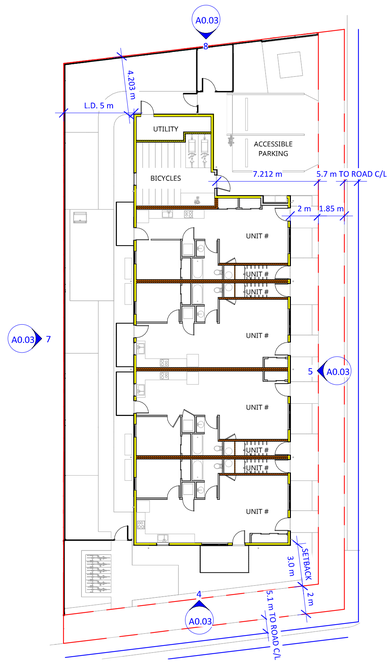
CODE COMPLIANCE DRAWING LEGEND

EXITS
- EXIT SIGN (3.4.5.)

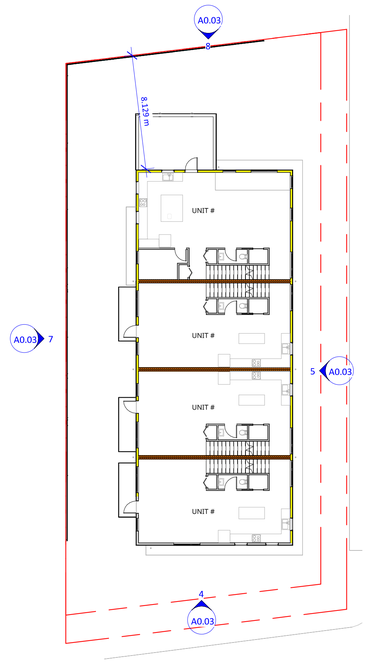
FIRE SEPARATION (3.1.8.)
- FIRE SEPARATION

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

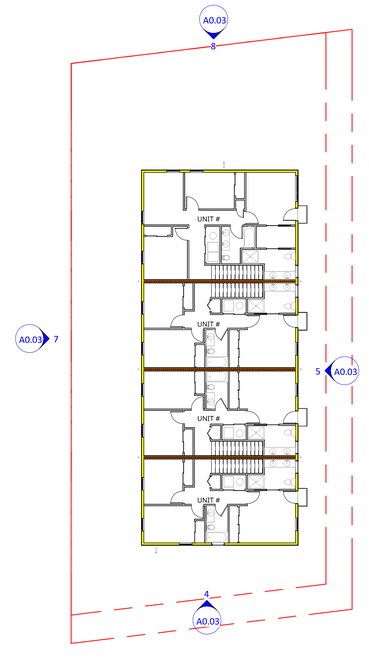
FIRE-RESISTANCE RATING (3.1.7.)
- 0 HOUR
- 3/4 HOUR
- 1 HOUR
- 2 HOURS



1 A3.01 — CODE COMPLIANCE PLAN - LEVEL 1
1 : 200



2 A3.01 — CODE COMPLIANCE PLAN - LEVEL 2
1 : 200



3 A3.01 — 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	**2 OCT 2024**

Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

CODE ANALYSIS

Date	2024-10-02 10:17:57 AM
Drawn by	TK
Checked by	TK

A0.03

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.

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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SURVEY DRAWING
ARCHITECTURAL SEAL NOT REQUIRED

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

SURVEY PLAN

Date	2024-10-02 10:17:57 AM
Drawn by	SURVEYOR
Checked by	-

A1.01

Project #	23-54	Scale

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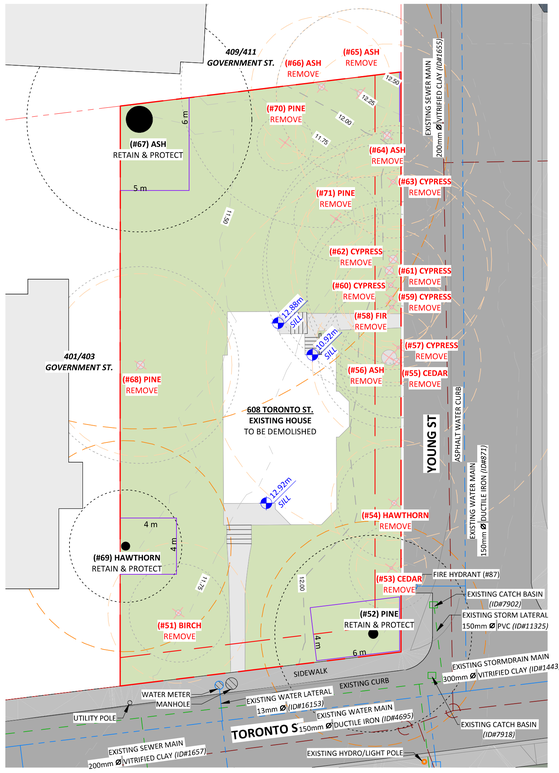

1 SITE PLAN - EXISTING
1 : 200



2 SITE PLAN - PROPOSED
1 : 100

SITE & LANDSCAPE PLAN 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 GRASS LAWN

12 GRAVEL (NON-DUSTY EPOXY TREATMENT WHEN <3M FROM PROPERTY LINE)

13 CONCRETE SLAB ON GRADE

14 PERMEABLE UNIT PAVERS

15 PLANTING - SHRUBS

16 PLANTING - HERBACEOUS AND GROUNDCOVER

TREE
- TRUNK
- CROWN
- PRZ

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	~ 704.9 AFTER R.D.
TOTAL FLOOR AREA (m²)		~195.4 (97.7x2)	≤ 1,410	829.3 (SEE #0-6)
FLOOR SPACE RATIO		~0.238	≤ 1.1	1.009 (SEE #0-6)
SITE COVERAGE (%)		12.99	≤ 50	49.79 (SEE #0-10)
OPEN SITE SPACE (%)		87.01	≥ 45	55.67 (SEE #0-10)
HEIGHT OF BUILDING (m)		~9.42	≤ 12(SLOPED); ≤ 11(FLAT)	11.109 (SEE #0-8)
NUMBER OF STOREYS		2 + BMST	≤ 3	3
PARKING STALLS ON SITE		0	0.77/UNIT OR TDM	1-ACCESS,1-MODO:SRW
BUILDING SETBACKS:	SOUTH (TORONTO ST) - FRONT (m)	9.65	≥ 2	2.989 (SEE #0-9)
	NORTH - REAR YARD (m)	15.45	≥ 2 OR ≥ 5 (WDWS)	4.158, 8.129 (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	8 (SEE #0-2)
	UNIT TYPE	SINGLE FAMILY	CORNER TOWNHOUSE	TOWNHOUSE (SEE #0-3) 4@1BR, 4@3BR
	MINIMUM UNIT FLOOR AREA (m²)	~195.4 (97.7x2)	≥ 33	54.8 (SEE #0-2)
	TOTAL RESIDENTIAL UNIT AREA (m²)	~195.4 (97.7x2)	≤ 1,410	820.1 (SEE #0-2)

1. UTILITY AND SERVICE LOCATIONS SHOWN ON ARCHITECTURAL SITE PLANS ARE APPROXIMATE AND PROVIDED FOR REFERENCE ONLY; SEE ALSO CIVIL 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.

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Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGMA BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

SITE PLAN

Date	2024-10-02 10:18:02 AM
Drawn by	MF, TK
Checked by	TK

A1.02

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.	4
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
51	40	7	5	BETULA PAPYRIFERA	PAPER BIRCH	Yes	REMOVE	
52	69	14	8	PINUS SYLVESTRIS	SCOTS PINE	Yes	RETAIN	PROTECTION FENCING
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	RETAIN	PROTECTION FENCING
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	1.5	FRAXINUS EXCELSIOR	COMMON ASH	No	REMOVE	
A (NEW)	9	2	1	CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW
B (NEW)	9	2	1	CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW
C (NEW)	9	2	1	CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW
D (NEW)	9	2	1	CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW

SITE & LANDSCAPE PLAN LEGEND

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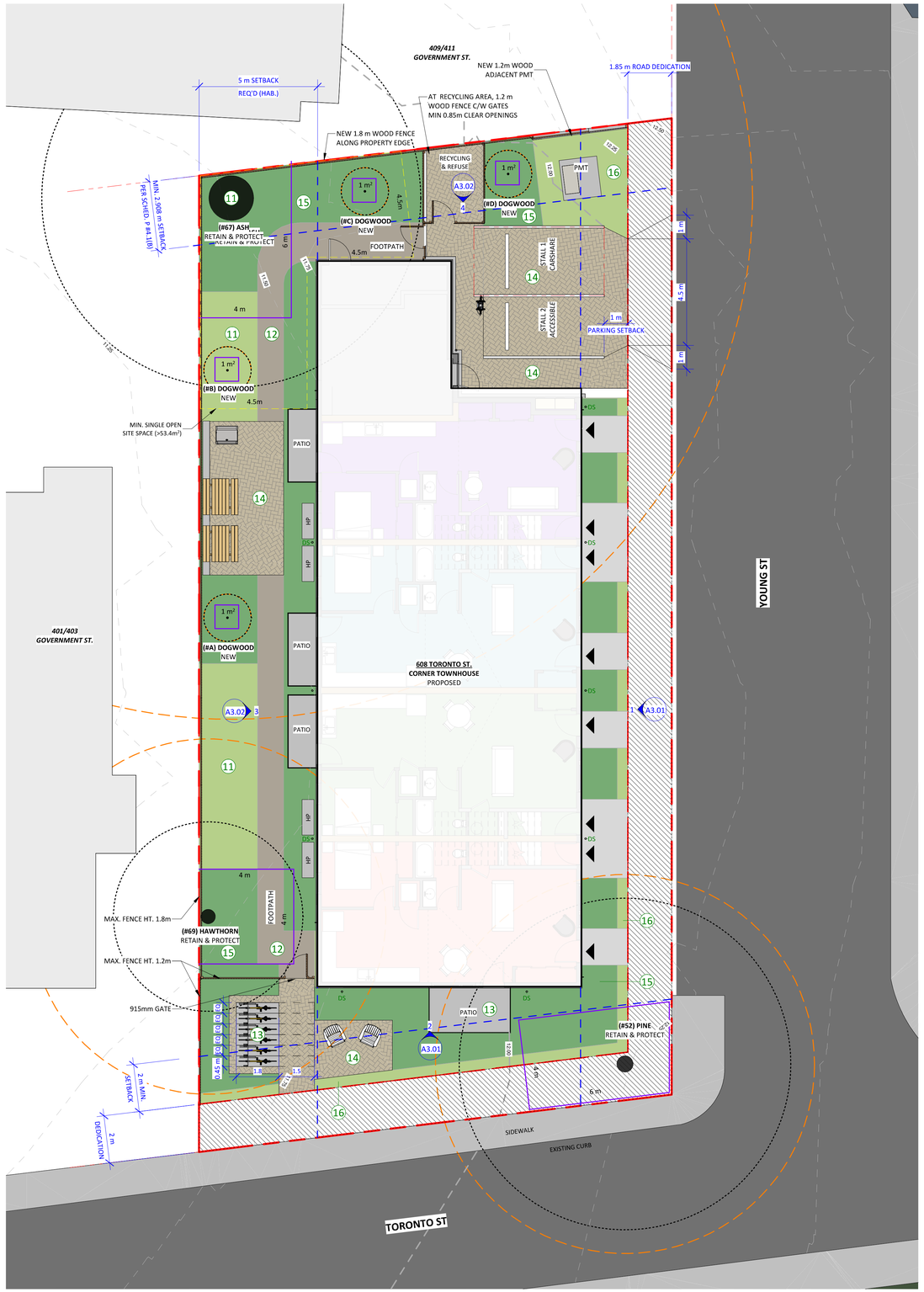
5. PROVIDE LAYOUT OF ALL WORK FOR APPROVAL BY ARCHITECT PRIOR TO PROCEEDING WITH WORK.
6. FOLLOWING ACCEPTANCE OF THE WORK, THE LANDSCAPE IS TO BE TURNED OVER TO THE OWNER FOR SUBSEQUENT MAINTENANCE.
7. PLANT MATERIAL, INSTALLATION AND MAINTENANCE TO CONFORM TO THE CURRENT EDITION OF THE CANADIAN LANDSCAPE 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.



1 LANDSCAPE PLAN
1 : 100

Christine Lintott Architects Inc.

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Telephone: 250.384.1969
www.lintottarchitect.ca

Issue	Date
DELEGATED DEV.PERMIT	**2 OCT 2024**

Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

LANDSCAPE PLAN

Date	2024-10-02 10:18:07 AM
Drawn by	MF, TK
Checked by	TK

A1.03

Project #	23-54	Scale	As indicated

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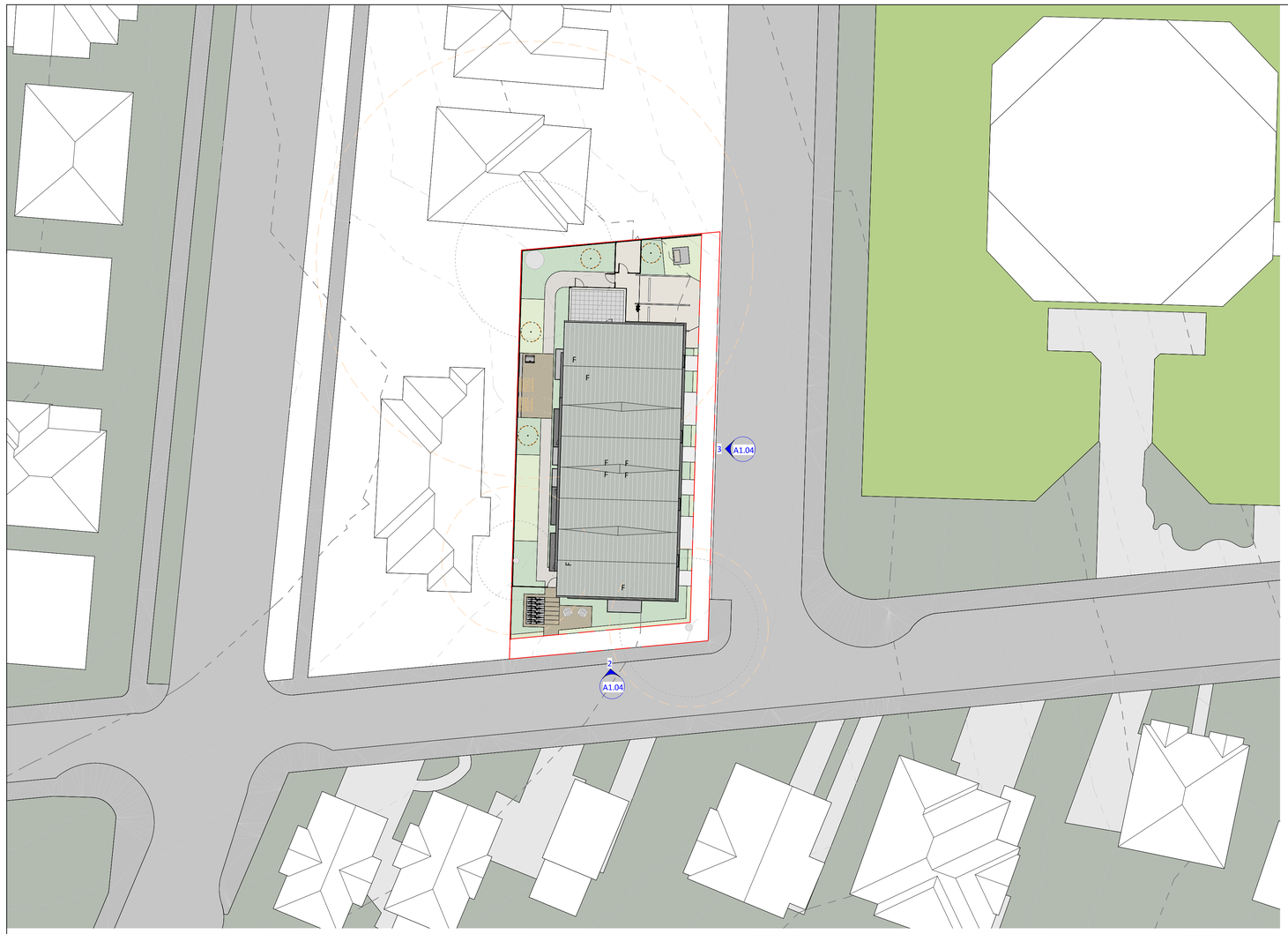
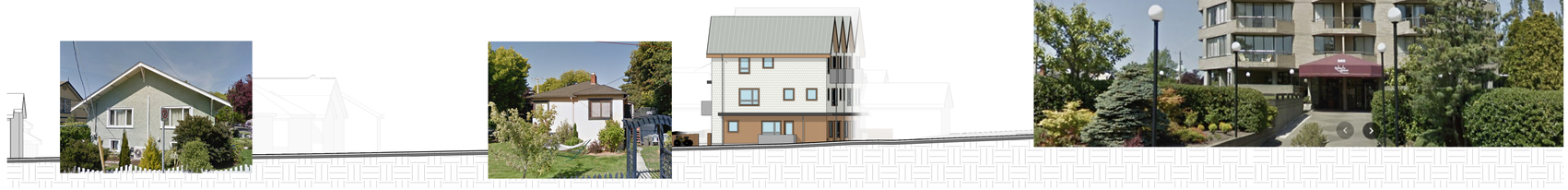


1 CONTEXT PLAN
1 : 250



2 A1.04 CONTEXT ELEVATION - TORONTO STREET
1 : 250



3 A1.04 CONTEXT ELEVATION - YOUNG STREET
1 : 250

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Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGMAN BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

STREETSCAPE

Date	2024-10-02 10:18:19 AM
Drawn by	MF
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A1.04

Project #	23-54	Scale	1 : 250

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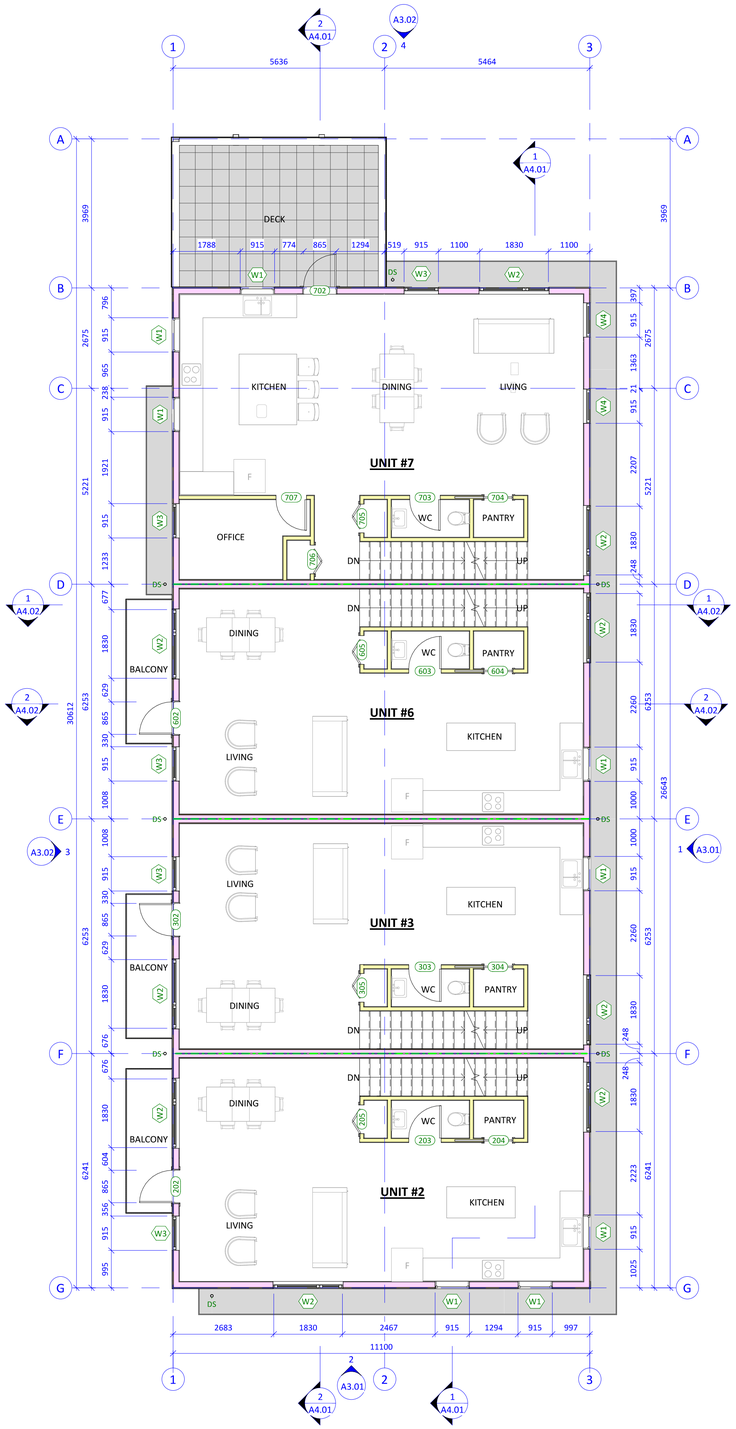
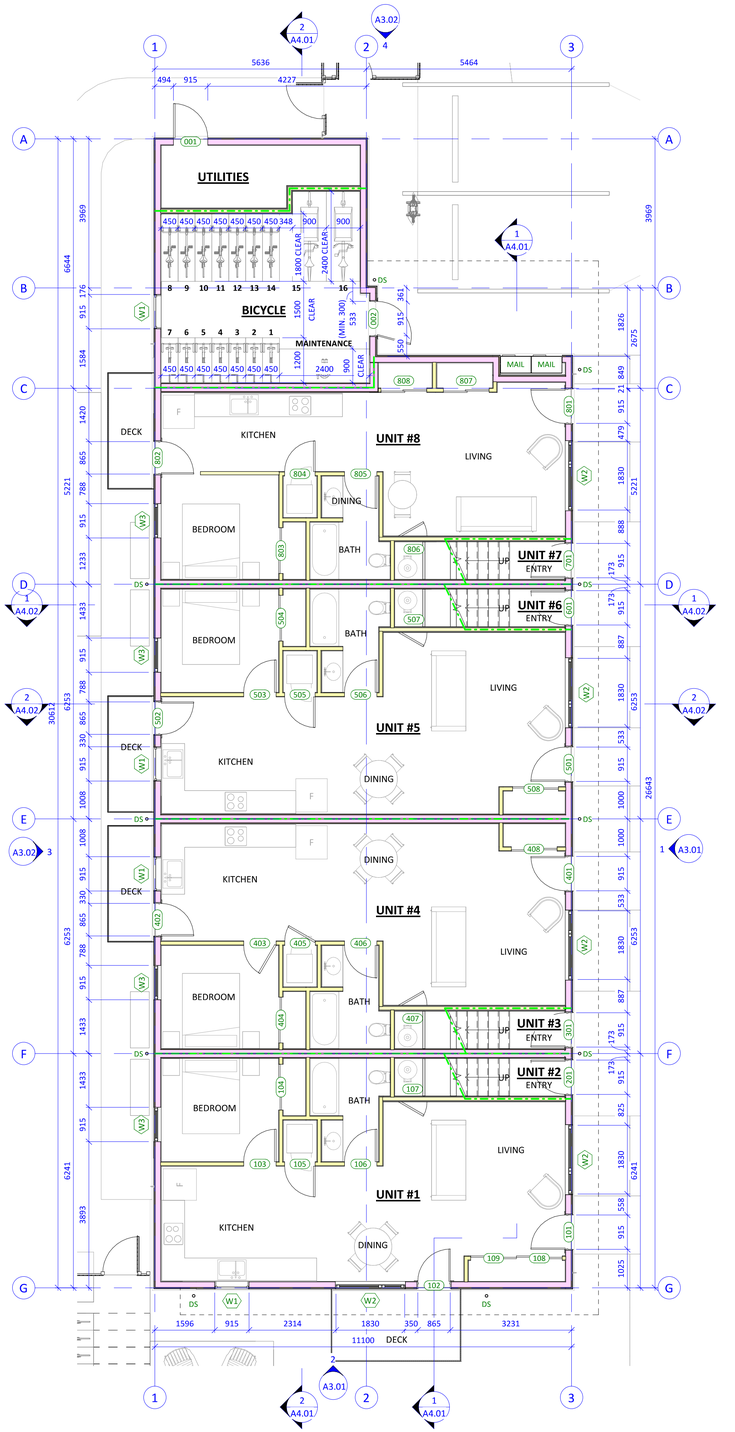


2 A3.01 FLOOR PLAN - LEVEL 2
1 : 75



1 A3.01 FLOOR PLAN - LEVEL 1
1 : 75

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Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRET BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

LEVEL 1 & 2 FLOOR PLANS

Date	2024-10-02 10:18:22 AM
Drawn by	MF, TK
Checked by	TK

A2.01

Project # 23-54 Scale 1 : 75

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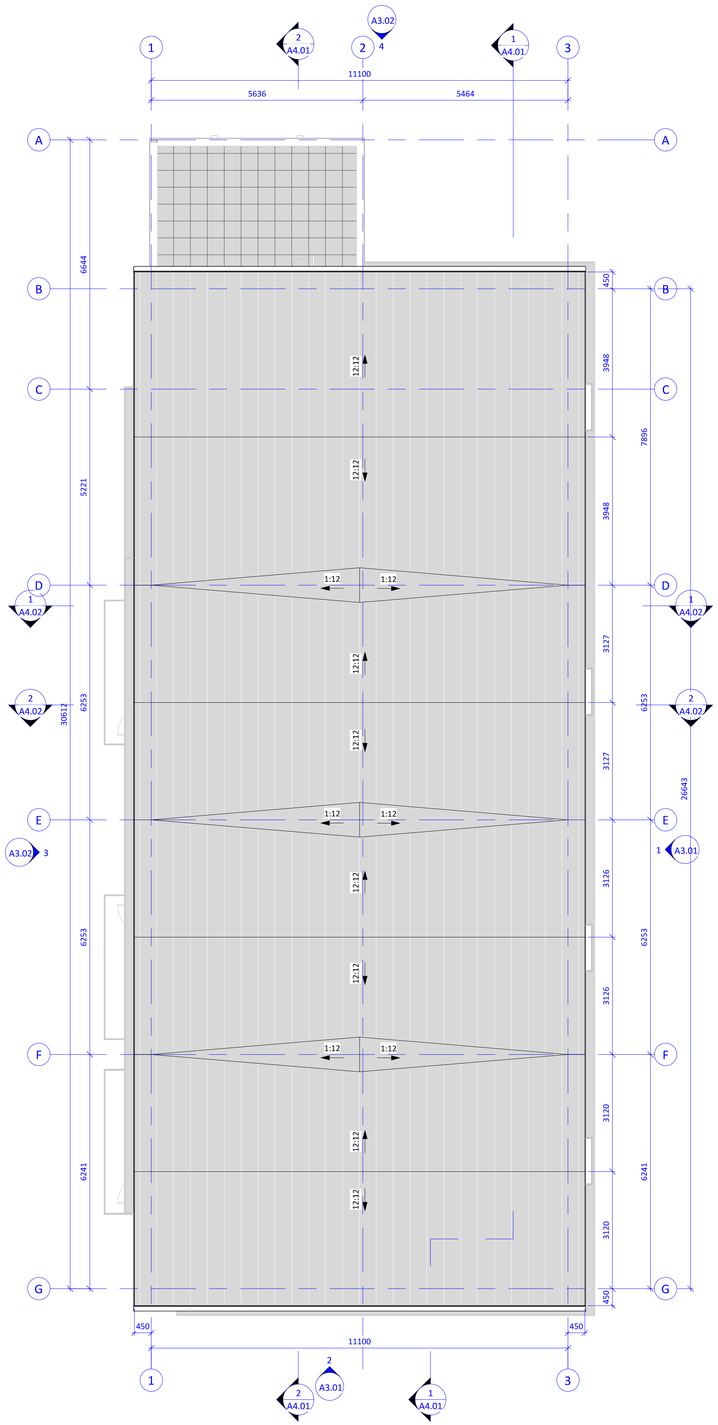
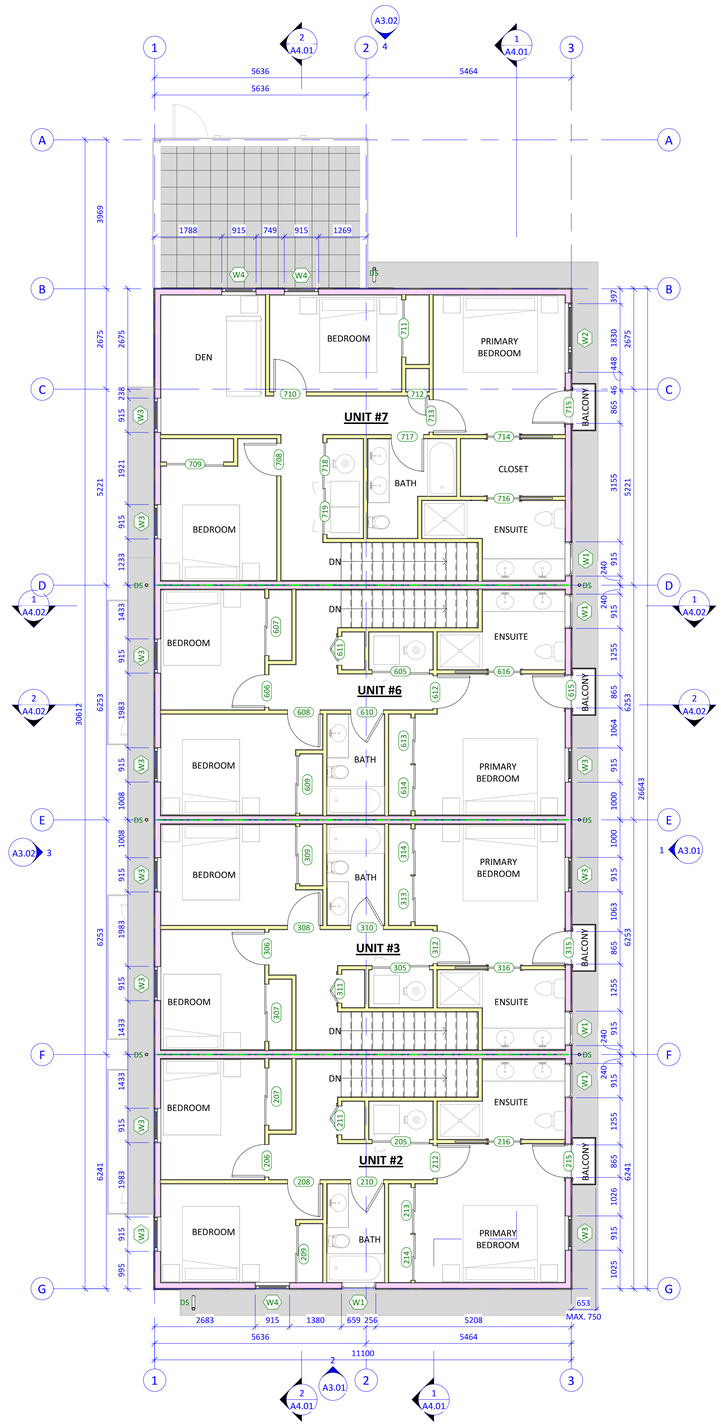


4 FLOOR PLAN - ROOF
A3.01 1 : 75



3 FLOOR PLAN - LEVEL 3
A3.01 1 : 75

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Issue	Date
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Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINDRAT BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

LEVEL 3 & ROOF FLOOR PLANS

Date	2024-10-02 10:18:24 AM
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A2.02

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Legend to Proposed Exterior Colours

"HIGH REFLECTIVE WHITE"
(SHERWIN WILLIAMS #7757)
- CEMENTITIOUS SHINGLE SIDING

"BLONDE OAK"
(LONGBOARD BOK)
- ALUMINUM TONGUE & GROOVE SIDING

"BLACK MAGIC"
(SHERWIN WILLIAMS #6991)
- ROOF FASCIA

"SURF WHITE"
(WESTFORM METALS AND COLOUR MATCHED)
- STANDING SEAM METAL ROOFING
- UTILITY DOOR
- WINDOWS AND DOORS

PAINT MATCHED "BLONDE OAK"
(COLOUR TO MATCH "BLONDE OAK" ALUMINUM SIDING)
- ENTRY DOORS
- WINDOW TRIMS
- ROOF FASCIA
- ROOF SOFFITS

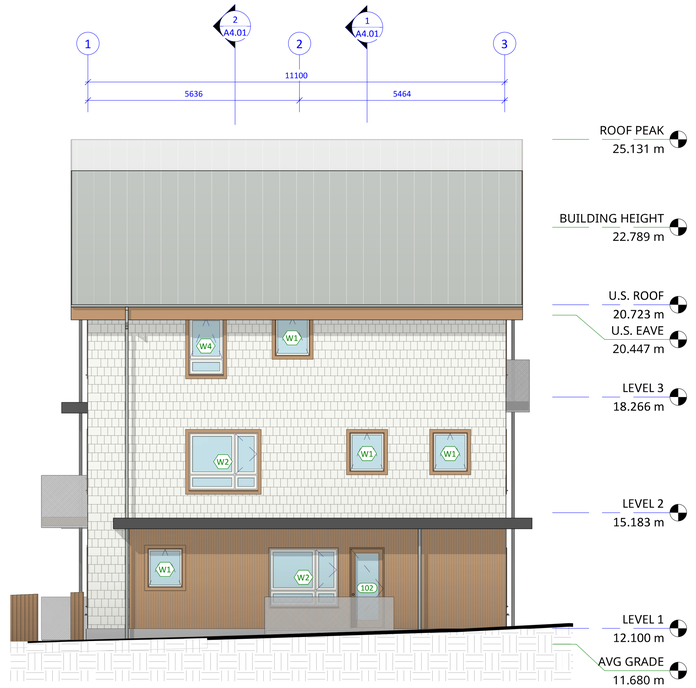


1 / A1.02 BUILDING ELEVATION - EAST (YOUNG ST)
1 : 75

SCHEDULE - EXTERIOR FINISHES

1	STANDING SEAM METAL - COLOUR: "SURF WHITE"
2	CEMENTITIOUS SHINGLE - COLOUR: "HIGH REFLECTIVE WHITE"
3	PAINTED WINDOW & DOOR TRIM, FASCIA, TYPICAL - COLOUR: "BLONDE OAK MATCHED"
4	WINDOW & DOOR UNITS, RAIN WATER LEADERS, COLOUR: "SURF WHITE MATCHED"
5	METAL LAP SIDING - COLOUR: "BLONDE OAK"
6	EXTERIOR DOORS, ENTRIES - COLOUR: "BLONDE OAK MATCHED"
9	METAL MESH RAILINGS - COLOUR "SURF WHITE MATCHED"
10	FASCIA - COLOUR: "BLACK MAGIC"





2 / A1.02 BUILDING ELEVATION - SOUTH (TORONTO ST)
1 : 75

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Issue	Date
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Revision

No.	Description	Date

Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGMAN BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

BUILDING ELEVATIONS

Date	2024-10-02 10:18:33 AM
Drawn by	MF, TK
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A3.01

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Legend to Proposed Exterior Colours

"HIGH REFLECTIVE WHITE"
(SHERWIN WILLIAMS #7757)
- CEMENTITIOUS SHINGLE SIDING

"BLONDE OAK"
(LONGBOARD BOK)
- ALUMINUM TONGUE & GROOVE SIDING

"BLACK MAGIC"
(SHERWIN WILLIAMS #6991)
- ROOF FASCIA

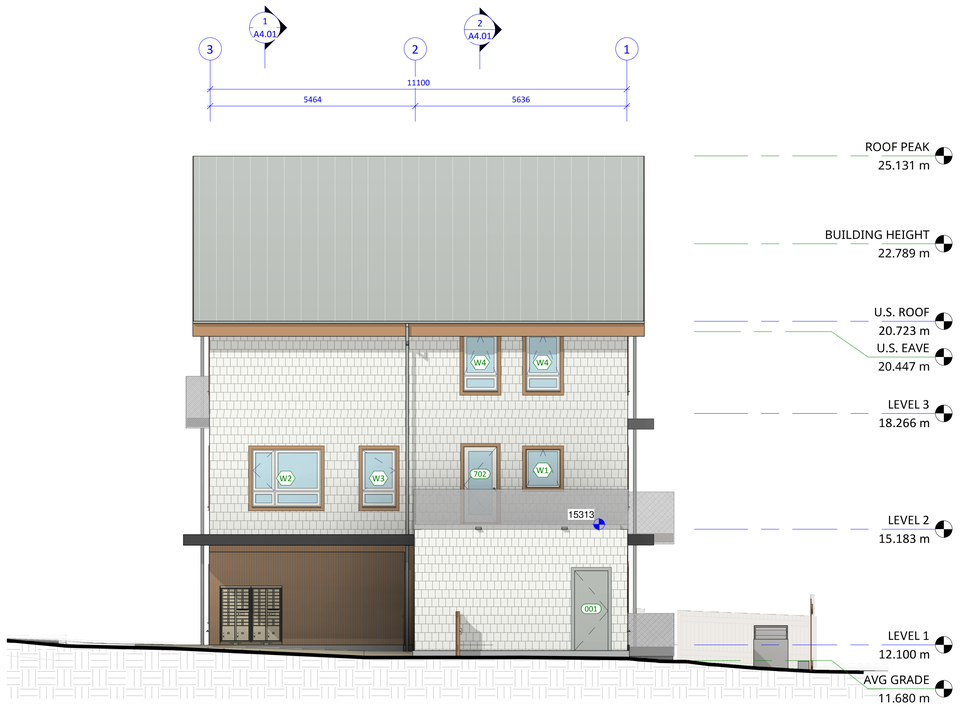
"SURF WHITE"
(WESTFORM METALS AND COLOUR MATCHED)
- STANDING SEAM METAL ROOFING
- UTILITY DOOR
- WINDOWS AND DOORS

PAINT MATCHED "BLONDE OAK"
(COLOUR TO MATCH "BLONDE OAK" ALUMINUM SIDING)
- ENTRY DOORS
- WINDOW TRIMS
- ROOF FASCIA
- ROOF SOFFITS



3 A1.02 BUILDING ELEVATION - WEST
1 : 75





4 A1.02 BUILDING ELEVATION - NORTH
1 : 75

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Revision

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Consultant Seal

REGISTERED ARCHITECT TIMOTHY KINGMA BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

BUILDING ELEVATIONS

Date	2024-10-02 10:18:43 AM
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A3.02

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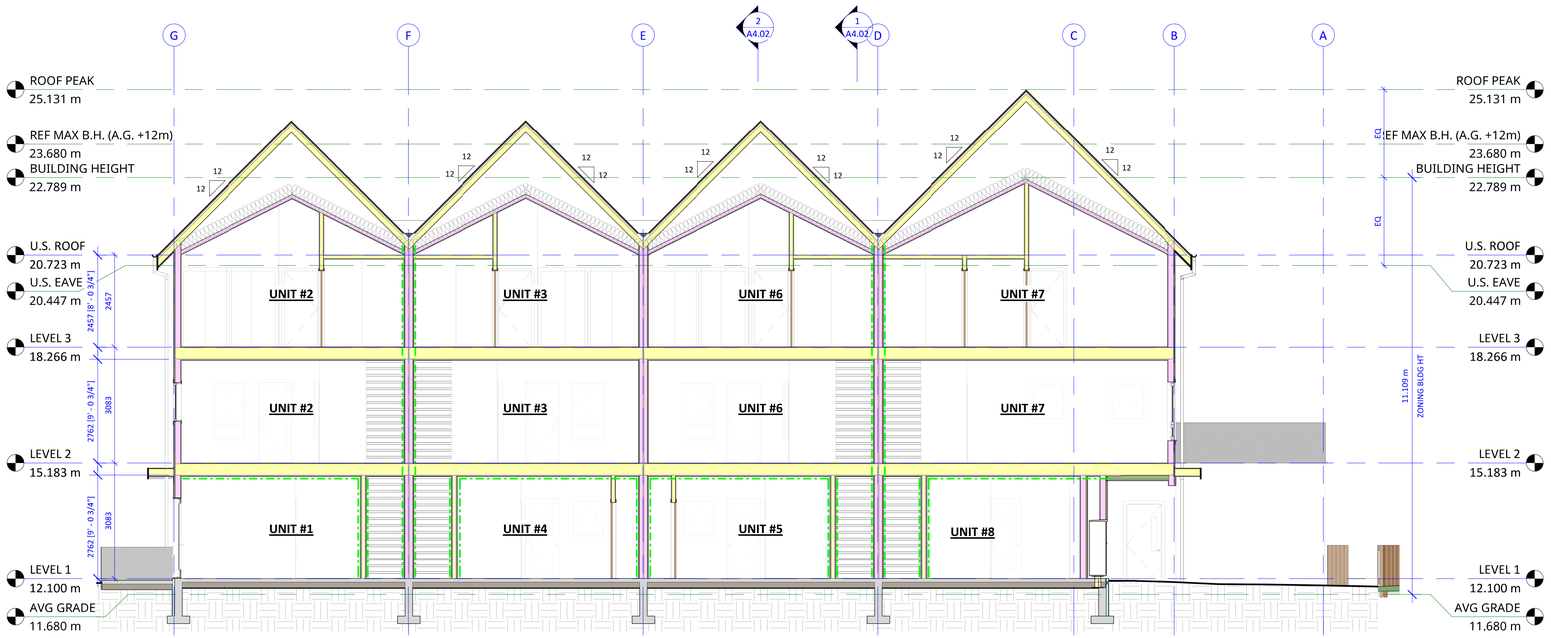
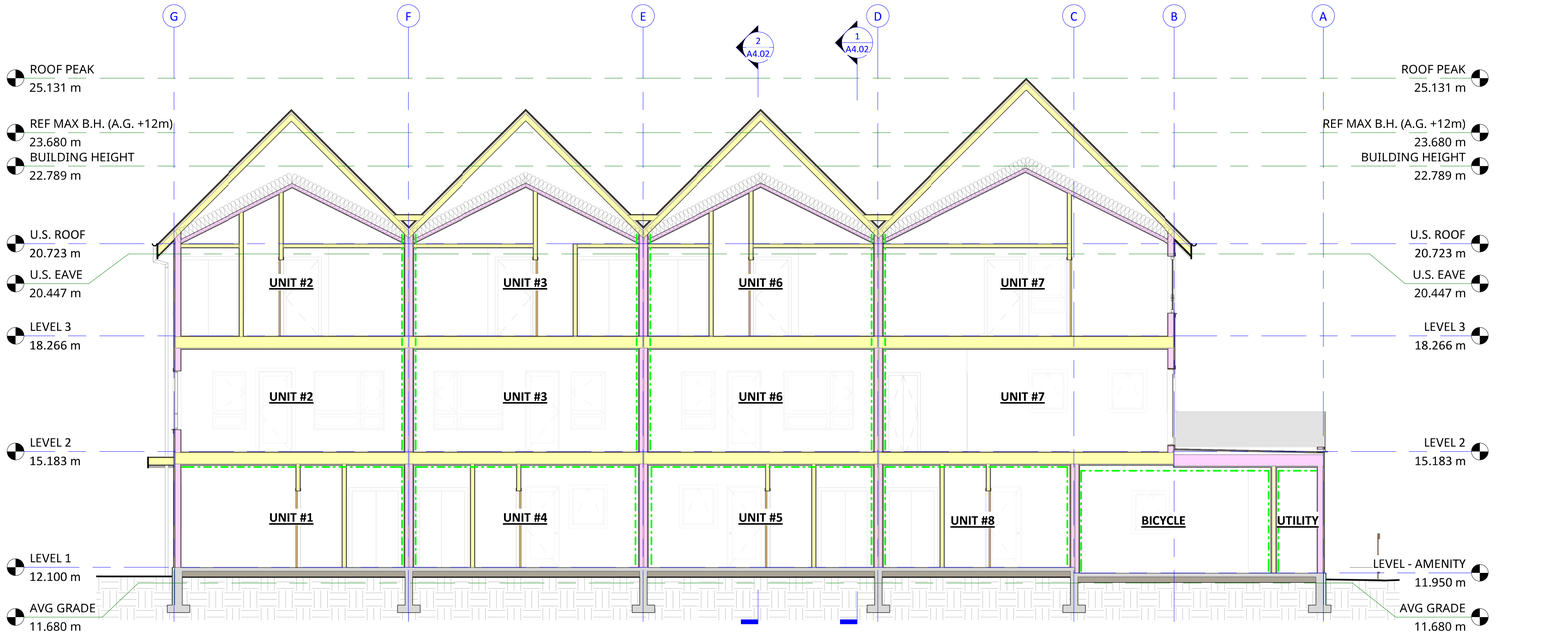


1 A2.01 BUILDING SECTION - LONGITUDINAL - ENTRIES
1 : 75



2 A2.01 BUILDING SECTION - LONGITUDINAL - TYP.
1 : 75

Legend to Sections

- **FIRE SEPARATION** - 60-MINUTE FIRE-RESISTANCE RATING
- **AIR BARRIER** - SEE ASSEMBLIES & DETAILS
- **THERMAL INSULATION** - SEE ASSEMBLIES & DETAILS

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No.	Description	Date

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REGISTERED ARCHITECT TIMOTHY KINDREE BRITISH COLUMBIA
2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

BUILDING SECTIONS

Date	2024-10-02 10:18:47 AM
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A4.01

Project #	23-54	Scale	As indicated

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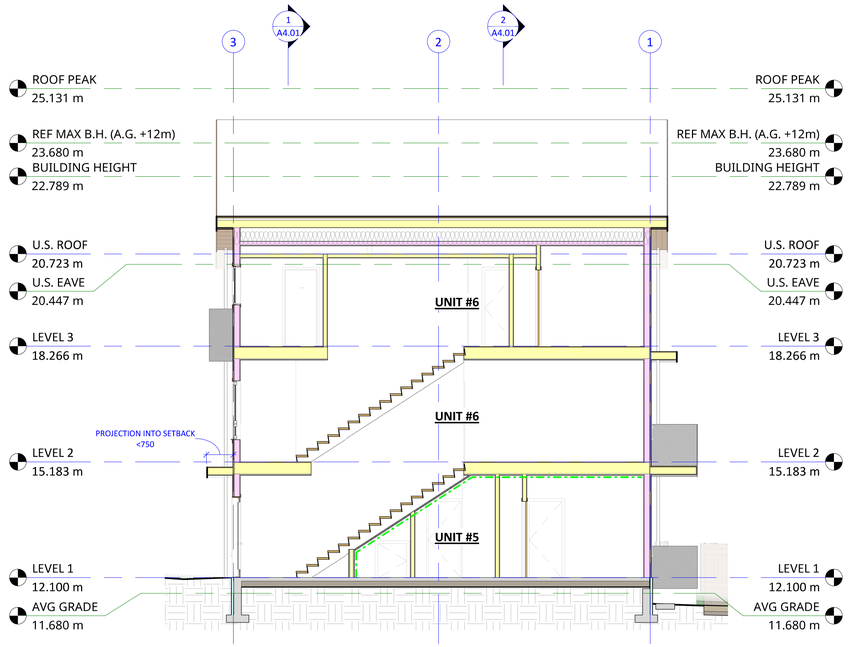
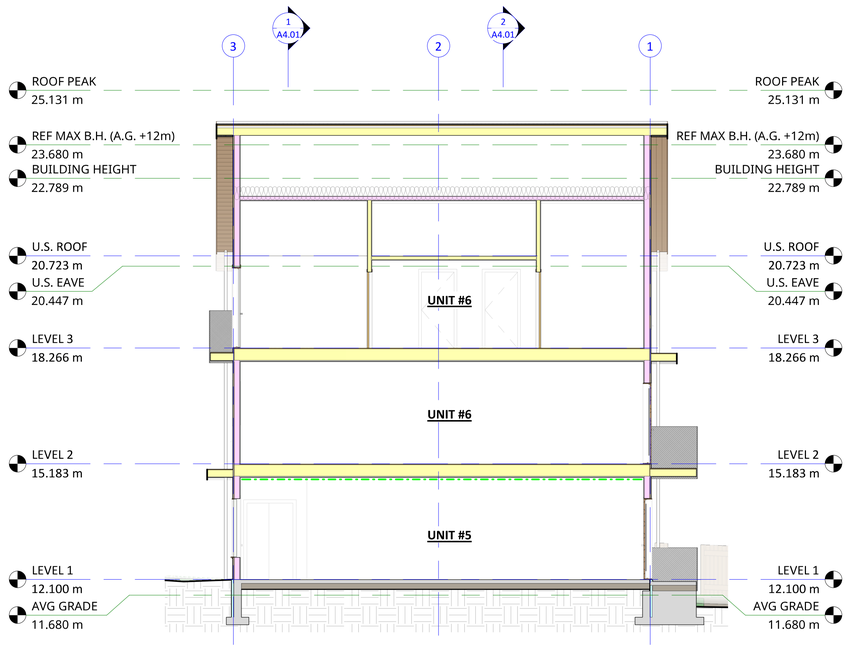


1 A2.01 BUILDING SECTION - TRANSVERSE - STAIRS
1 : 75



2 A2.01 BUILDING SECTION - TRANSVERSE - DECKS
1 : 75

Legend to Sections

- **FIRE SEPARATION** - 60-MINUTE FIRE-RESISTANCE RATING
- **AIR BARRIER** - SEE ASSEMBLIES & DETAILS
- **THERMAL INSULATION** - SEE ASSEMBLIES & DETAILS

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2024-10-02

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

BUILDING SECTIONS

Date	2024-10-02 10:18:49 AM
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A4.02

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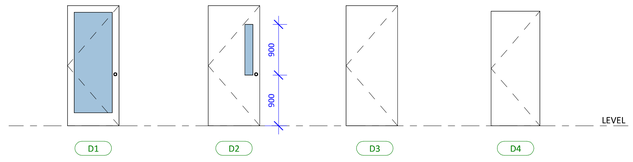
Door Schedule

NO.	TYPE	WIDTH (mm)	WIDTH (in)	HEIGHT (mm)	HEIGHT (in)	FRAME	PANEL	CORE	GLAZING	HARDWARE	THRESHOLD	ELEC. STRIKE	AUTO OPEN	CLOSER	SEALS	FIRE SEPARATION	FIRE PROTECT RATING	F.R.R.
001 UTILITY																		
001	D3	915	36	2135	84	METAL	METAL	INSULATED	-	STOREROOM	RATED	Yes	Yes	Yes	Yes	Yes	20 MIN	0.75h
002 BICYCLE ROOM																		
002	D2	915	36	2135	84	METAL	METAL	INSULATED	CERAMIC OR WIRED	CARD READER	ACCESSIBLE	No	No	Yes	Yes	No		
UNIT #1																		
101	D1	915	36	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
102	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
103	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
104	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
105	D4	815	32	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
106	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
107	D4	765	30	915	36	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
108	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
109	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
UNIT #2																		
201	D1	915	36	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
202	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
203	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
204	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
205	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
205	D6	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
206	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
207	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
208	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
209	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
210	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
211	D6	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
212	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
213	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
214	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
215	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	No	No		
216	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
UNIT #3																		
301	D1	915	36	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
302	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
303	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
304	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
305	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
305	D6	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
306	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
307	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
308	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
309	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
310	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
311	D6	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
312	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
313	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
314	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
315	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	No	No		
316	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
UNIT #4																		
401	D1	915	36	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
402	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
403	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
404	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
405	D4	815	32	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
406	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
407	D4	765	30	915	36	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
408	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
UNIT #5																		
501	D1	915	36	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
502	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
503	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
504	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
505	D4	815	32	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
506	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
507	D4	765	30	915	36	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
508	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
UNIT #6																		
601	D1	915	36	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
602	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
603	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
604	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
605	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
605	D6	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
606	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
607	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
608	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
609	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
610	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
611	D6	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
612	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
613	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
614	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
615	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
616	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
UNIT #7																		
701	D1	915	36	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
702	D1	865	34	2032	80	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
703	D4	815	32	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
704	D7	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
705	D6	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
706	D6	765	30	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BIFOLD KIT	-	No	No	No	No	No		
707	D4	815	32	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
708	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
709	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
710	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
711	D5	1525	60	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
712	D4	508	20	2032	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
713	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
714	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
715	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
716	D7	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
717	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
718	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
719	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
UNIT #8																		
801	D1	915	36	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	ENTRANCE	THERMALLY BROKEN	No	No	No	Yes	No		
802	D1	865	34	2135	84	FIBREGLASS	FIBREGLASS	INSULATED	SAFETY	PRIVACY	THERMALLY BROKEN	No	No	No	Yes	No		
803	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
804	D4	815	32	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
805	D4	865	34	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	PRIVACY	-	No	No	No	No	No		
806	D4	765	30	915	36	WOOD	WOOD	SOLID/HOLLOW	-	PASSAGE	-	No	No	No	No	No		
807	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		
808	D5	1220	48	2035	80	WOOD	WOOD	SOLID/HOLLOW	-	BYPASS KIT	-	No	No	No	No	No		

Door Types Schedule

TYPE	WIDTH	HEIGHT	COUNT
D1	<varies>	<varies>	20
D2	915	2135	1
D3	915	2135	1
D4	<varies>	<varies>	37
D5	<varies>	2035	29
D6	765	2035	8
D7	<varies>	2035	9

Legend to Door Types

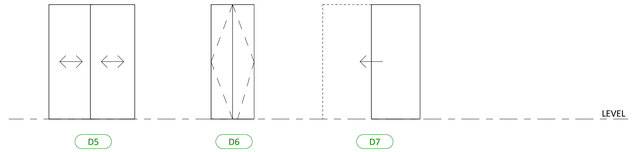


ENTRY / BALCONY
EXTERIOR (INSULATED)
SAFETY GLASS

BICYCLE
EXTERIOR (INSULATED)
SAFETY OR CERAMIC GLASS

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

TYPICAL
INTERIOR
SOLID OR HOLLOW CORE



BYPASS KIT
INTERIOR
SOLID OR HOLLOW CORE

BIFOLD KIT
INTERIOR
SOLID OR HOLLOW CORE

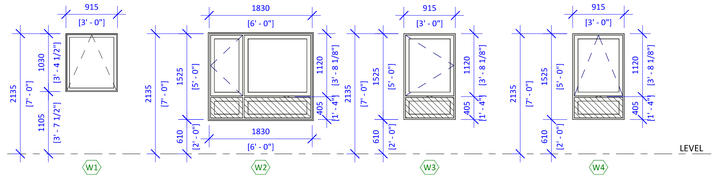
POCKET KIT
INTERIOR
SOLID OR HOLLOW CORE

Window Schedule

TYPE	WIDTH	HEIGHT	SILL	COUNT
W1	915	1030	1105	17
W2	1830	1525	610	15
W3	915	1525	610	20
W4	915	1525	610	5

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

LARGE COMPOSITE W/CASEMENT

CASEMENT UPPER / FIXED LOWER
(SIDEDNESS VARIES)

AWNING UPPER / FIXED LOWER

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	**2 OCT 2024**

Revision

No.	Description	Date

Consultant Seal

608 Toronto St - Missing Middle Townhouses

608 Toronto Street
Victoria BC, V8P 1P6

DOOR & WINDOW SCHEDULES

Date	2024-10-02 10:18:50 AM
Drawn by	TK
Checked by	TK

A8.01

Project # 23-54 | Scale 1 : 50

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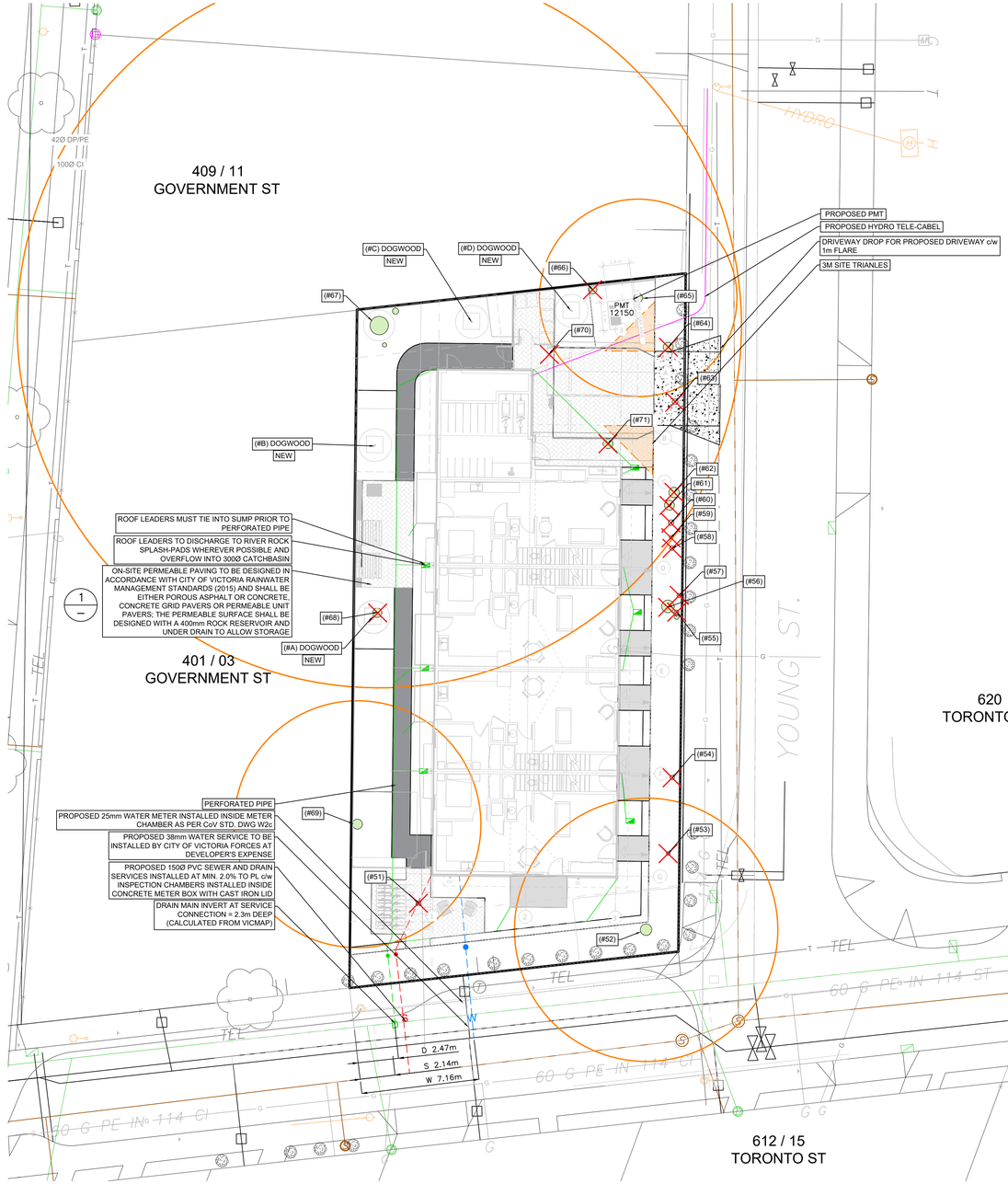
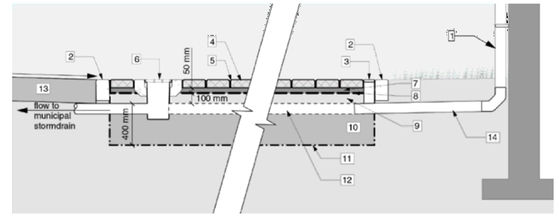
608 TORONTO STREET

PROPOSED 8-UNIT CORNER TOWNHOUSE DEVELOPMENT



SITE PLAN
SCALE 1:150

Figure 24: Pervious Paver With Reservoir Detail



Permeable Unit Paving With Rock Reservoir Materials

1. Downspout
2. Curb/edge restraint
3. Clean out with cap
4. Permeable concrete unit paving stone
5. Joint stabilizer
6. 200 mm square catch basin – only required as an overflow for safety where adverse slope drains towards a building.
7. Paver bedding course, 50 mm depth (open graded)
8. Non-woven geotextile
9. Upper reservoir open-graded base 100 mm depth
10. Reservoir sub-base (open graded), 400
11. Woven geotextile on bottom and sides of reservoir
12. Perforated drain pipe, 100 mm dia min.
13. Impervious paving
14. Piped downspout connection

DETAIL 1 — CITY OF VICTORIA PERVIOUS PAVING
SCALE: NTS

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: PERMEABLE PAVING

PER PAGE 56 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS: **PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR**
WHERE THE SIZING FACTOR IS 20% MINIMUM AND CALCULATED: [(2kxKs + Dr x n)/32-1]^(-1)
Ks = HYDRAULIC CONDUCTIVITY
Dr = DEPTH OF ROCK RESERVOIR
n = POROSITY OF DRAIN ROCK (0.35 TYP.)

SIZING CALCULATIONS:
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)
SIZING FACTOR = 20% (MAX Dr = 400mm WHEN Ks = 2mm/hr)
IMPERVIOUS AREA = 479m²
PERMEABLE BASE AREA = 479m² x 20% = 96m²

PROJECT SERVICE SIZING SUMMARY		
PROJECT DATA	# OF UNITS = 6 TOTAL FIXTURE VALUE = 272 = 35gpm (AWWA) TOTAL FIXTURE UNIT = 96 (BCBC PLUMBING CODE)	
UTILITY	SERVICE SIZE	CAPACITY
WATER	25mm METER & 38mm SERVICE	50 gpm
SEWER	100mm (4")	272 FIXTURE UNITS (@ 2.0%)
DRAIN	100mm (4")	272 FIXTURE UNITS (@ 2.0%)

Tree Inventory

NUMBER	DBH (cm)	CANOPY DIA. (m)	PRZ RAD. (m)	NAME, LATIN	NAME, COMMON	BYLAW PROTECTED ?	RETAIN/REMOVE	NOTES
51	40	7	5	BETULA PAPYRIFERA	PAPER BIRCH	Yes	REMOVE	
52	69	14	8	PINUS SYLVESTRIS	SCOTS PINE	Yes	RETAIN	PROTECTION FENCING
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	RETAIN	PROTECTION FENCING
66	44	20	5	FRAXINUS EXCELSIOR	COMMON ASH	Yes	REMOVE	
67	189	16	22	FRAXINUS EXCELSIOR	COMMON ASH	Yes	RETAIN	PROTECTION FENCING
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	1.5	FRAXINUS EXCELSIOR	COMMON ASH	No	REMOVE	
A (NEW)	9	2	1	CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW
B (NEW)	9	2	1	CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW
C (NEW)	9	2	1	CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW
D (NEW)	9	2	1	CORNUS NUTTALLI	DOGWOOD	Yes	RETAIN	PROPOSED NEW



SITE LOCATION PLAN

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

1:150 0 3 9m
1:2500 0 50 150m

OCTOBER 2ND 2024

DELEGATED 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 SW	Wood Box	Flush Valve	6
Existing External U/G Utilities —e— —t— —g— —c—	Sewer —S—	Manhole	Catch Basin	Hydrant	5
Proposed External U/G Utilities	Water —W—	Cleanout	Culvert	Reducer	4
Street Lighting Pole Mount Standard Mount	Traffic Sign	Silt Trap	Cap / Plug	Air Valve	3
Post Top Pedestrian Signal Traffic Signal	Ctrl Monument	Traverse Hub	Gas Valve	Water Meter	2
					1

REVISIONS

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		ISLANDER FILE #	2920
608 TORONTO STREET		MUNICIPAL DESIGN #	–
CONCEPTUAL SERVICING PLAN		REV. #	–
B.M. : 26-49	Elev: 19.407m	DRAWING #	C01
Design: MB	Drawn: MB	Checked: MB	
Scale: Hor: 1:150	Vertical: –	Date: 2024-07-03	SHEET # 1 OF 1

ISLANDER ENGINEERING: October 2, 2024 / H:_shortcut-targets-by-id\0B9TdRYWunTVVhsd2k5RzQtLemc\Civil\Civil Projects\2920 - 608 Toronto St\3 Drawings\2024-10-02 - 2920 - Toronto St.dwg