

1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



2 Site Context Plan
1 : 1000

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	NEW 6 STOREY INFILL RESIDENTIAL BUILDING
CIVIC ADDRESS	1042/1044 Richardson Street, Victoria BC
LEGAL DESCRIPTION	LOT 1663 VICTORIA CITY
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	009-396-853
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

Project Scope Summary

- 20-unit purpose built rental building with a mix of market and non-market (affordable) rental units.
- Retaining/replacing the 5 rental units of the existing buildings which are to be removed
- Diverse unit mix including:
 - 3 three-bedroom units
 - 15 one-bedroom units (six units offered at affordable rental rates, three adaptable units, one ground level accessible unit)
 - 2 studio units
- Bicycle and mobility oriented design, situated on a dedicated All Ages and Abilities bicycle route, to encourage alternatives modes of transportation by providing:
 - level site access
 - more than required long-term bicycle parking spaces, provided on each floor in close proximity to unit entrances, and sized to accommodate several cargo bikes
 - charging outlets provided for electric bikes
 - bike maintenance station at ground level
- On-street electric MODO car-share is proposed, with memberships registered to each unit for the lifetime of the building

DRAWING LIST

Sheet Number	Sheet Name
A0.00	Cover Sheet
A0.01	Site Plan and Project Data
A0.02	Site Survey
A0.03	Code Analysis and Spatial Separation
A1.01	Solar Shadow Study
A1.02	Axo Shadow Study
A1.03	Context Renders
A2.00	Floor Plans
A2.01	Floor Plans
A3.00	Elevations
A3.01	Context Elevations
A3.02	Exterior Materials
A4.00	Building Sections
A.ID0.1	Exterior Lighting
A.ID0.2	Exterior Lighting
C01	Civil
L01	Landscape
L02	Landscape
L03	Landscape

FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	225 m ²
LEVEL 2	237 m ²
LEVEL 3	237 m ²
LEVEL 4	237 m ²
LEVEL 5	226 m ²
ROOF	12 m ²
	1174 m ²

FSR CALCULATION
SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1174m²
FSR = FA/SA = **1.76**

NOTE:
THESE AREAS ARE USED FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

Unit Area Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²	Yes
304	UNIT 11	88 m ²	No
LEVEL 4			
401	UNIT 12	46 m ²	No
402	UNIT 13	44 m ²	No
403	UNIT 14	25 m ²	Yes
404	UNIT 15	88 m ²	No
LEVEL 5			
501	UNIT 16	46 m ²	No
502	UNIT 17	44 m ²	No
503	UNIT 18	26 m ²	Yes
504	UNIT 19	36 m ²	No
505	UNIT 20	39 m ²	No
936 m ²			

Unit Schedule - By Type			
Unit Type	Area	Affordable Housing	Quantity
LEVEL 1			
1 Bedroom	44 m ² ... 46 m ²	No	2
1 Bedroom	44 m ²	Yes	1
LEVEL 2			
1 Bedroom	44 m ² ... 46 m ²	No	2
3 Bedroom	88 m ²	No	1
Studio	25 m ²	Yes	1
LEVEL 3			
1 Bedroom	44 m ² ... 46 m ²	No	2
3 Bedroom	88 m ²	No	1
Studio	25 m ²	Yes	1
LEVEL 4			
1 Bedroom	44 m ² ... 46 m ²	No	2
1 Bedroom	25 m ²	Yes	1
3 Bedroom	88 m ²	No	1
LEVEL 5			
1 Bedroom	36 m ² ... 46 m ²	No	4
1 Bedroom	26 m ²	Yes	1
Total Units			20

TOTAL UNIT COUNT: 20
2 STUDIO UNITS
15 ONE BEDROOM
- 3 ADAPTABLE
- 2 GROUND LEVEL
- 1 GROUND LEVEL ACCESSIBLE
3 THREE BEDROOM

Christine Lintott
Architects Inc.



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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14

Revision		
No.	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19

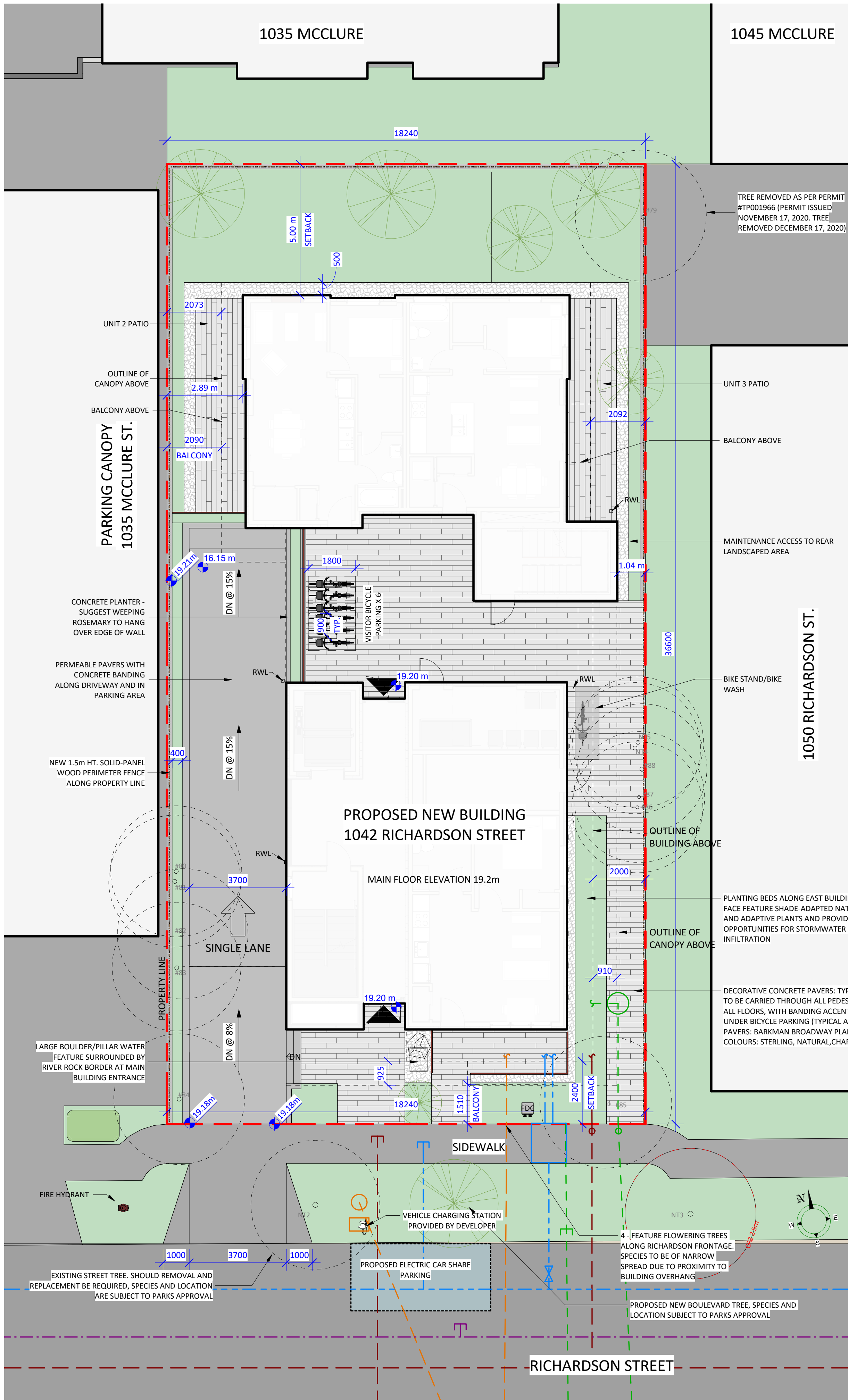
Consultant

Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

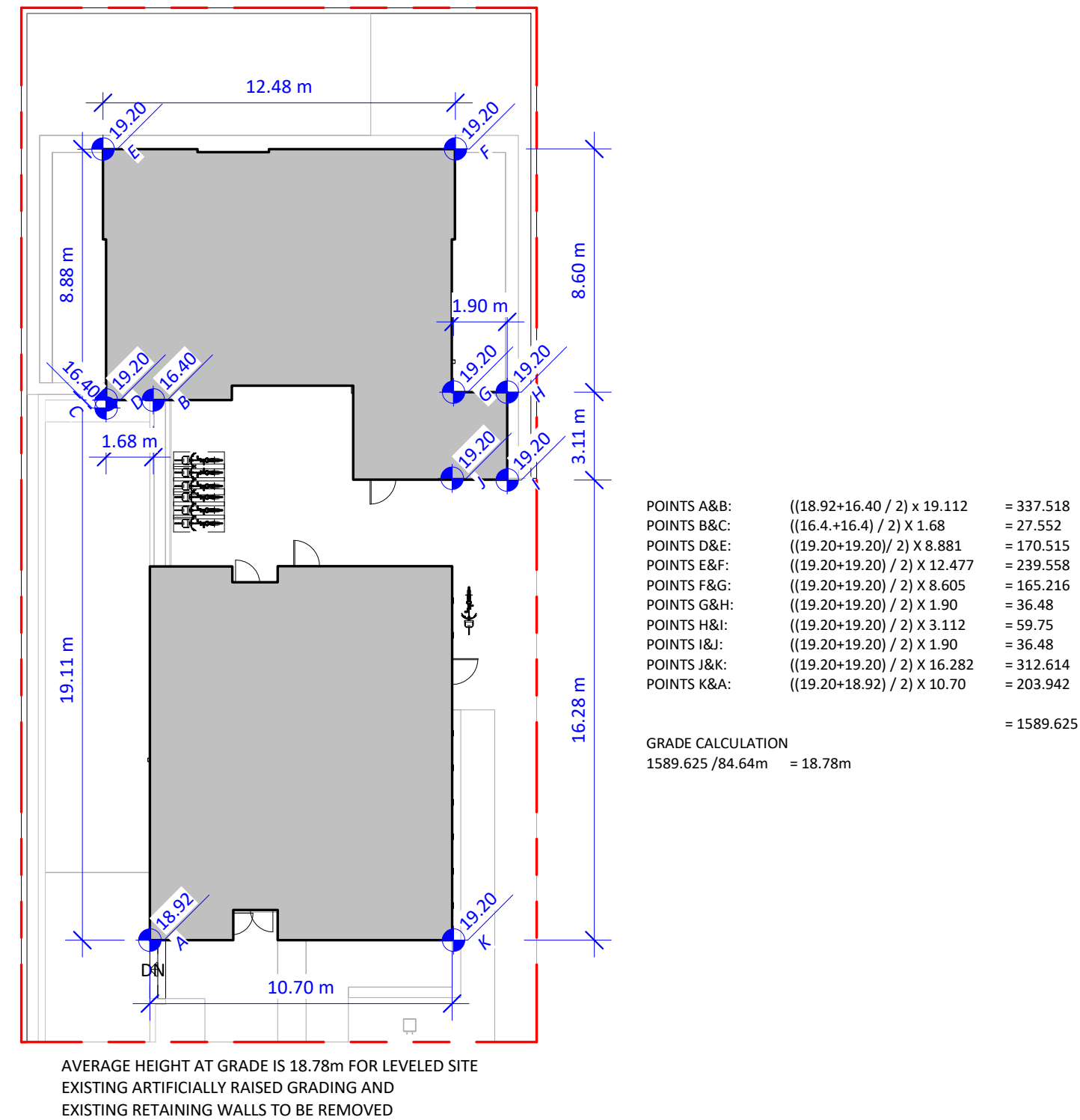
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Drawn by	BH
Checked by	CL
A0.00	
Scale	As indicated



1 Site Plan
1 : 100

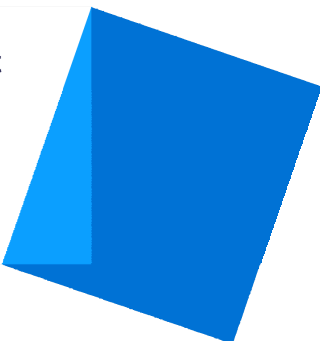
Project Information Table		
Zone (existing)	Zoning Min/Max	Proposed
Site Area	R-K	SITE SPECIFIC
Total Floor Area		668 m ² 1174 m ²
Floor Space Ratio	N/A	1.1-1.76
Site Coverage %	N/A	52.7 %
Open Site Space - Lot %	N/A	39.8 %
Open Site Space - Front Yard %	N/A	7.8 %
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m ² x 5 = 1 .75 /unit < 45m ² x 7 = 4.5 9 /unit > 45m ² < 70m ² x 5 = 5.25 1.3 /unit >70m ² x 3 = 3.9 0.1/unit visitor x 20 = 2 Total = 16.75 (17)	7 resident 2 visitor 1 on-street electric car-share
Bicycle Parking #	Long Term Per Schedule C 1/unit < 45m ² x 12 = 12 1.25/unit > 45m ² x 8 = 10 Total = 22 Short Term Per Schedule C Total = 6 (MIN)	Long Term Per Schedule C P1 = 22 Lot 2-5 Additional = 46 Total = 22+46 = 68 Short Term Per Schedule C Total = 6
Building Setbacks		
Front Yard (South)	N/A	2.4m
Rear Yard (North)	N/A	5.0m
Side Yard (West)	N/A	2.89m
Side Yard (East)	N/A	1.0m
Residential Use Details		
Total Number of Units		20
Unit Type Breakdown		2 Studio Units, 15 One Bedroom Units, 3 Three Bedroom Units
Ground Oriented Units		3
Minimum Unit Floor Area		25 m ²
Total Residential Floor Area		936 m ²

1. Areas shown in this table are for zoning purposes only & are measured to inside face of exterior walls.



2 AVG GRADE
1 : 200

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Re - Submission for Rezoning and Development Permit 2021-06-11

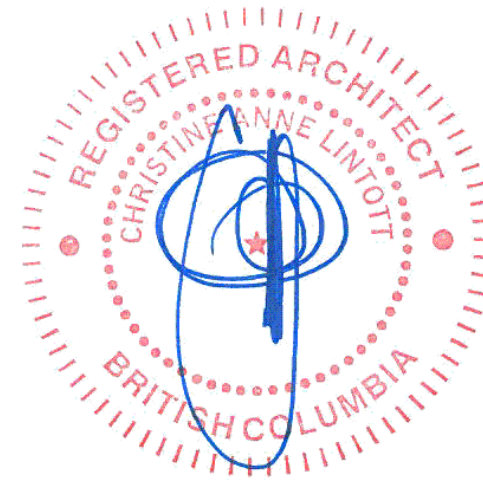
Re - Submission for Rezoning and Development Permit 2021-10-22

Re - Submission for Rezoning and Development Permit 2022-04-14

Revision

No.	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
5	Zoning Comment #3	2022-04-19
6	Zoning Comment #4	2022-04-19

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1042 Richardson Street,
Victoria BC

Site Plan and Project Data

Date 2022-04-19 9:35:41 AM

Drawn by BH

Checked by CL

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Scale As indicated



Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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Revision		
No.	Description	Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

Date	2022-04-19 9:35:41 AM
Drawn by	BH
Checked by	CL

A0.02

Scale

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1042 Richardson Street

Legal – Lot 1663, Victoria City

Parcel Identifier: 009-396-853 in the City of Victoria

Scale – 1 : 2 0 0 Distances are in metres.
0 2 10 20

The intended print size is 11" by 17".



LEGEND

Elevations are to geodetic datum.
+ - denotes - existing elevation
Tree diameters are in centimetres.

Lot Area = 668 m2

May 7, 2020

File : 13,197 - 9
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Setbacks are derived from field survey.

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

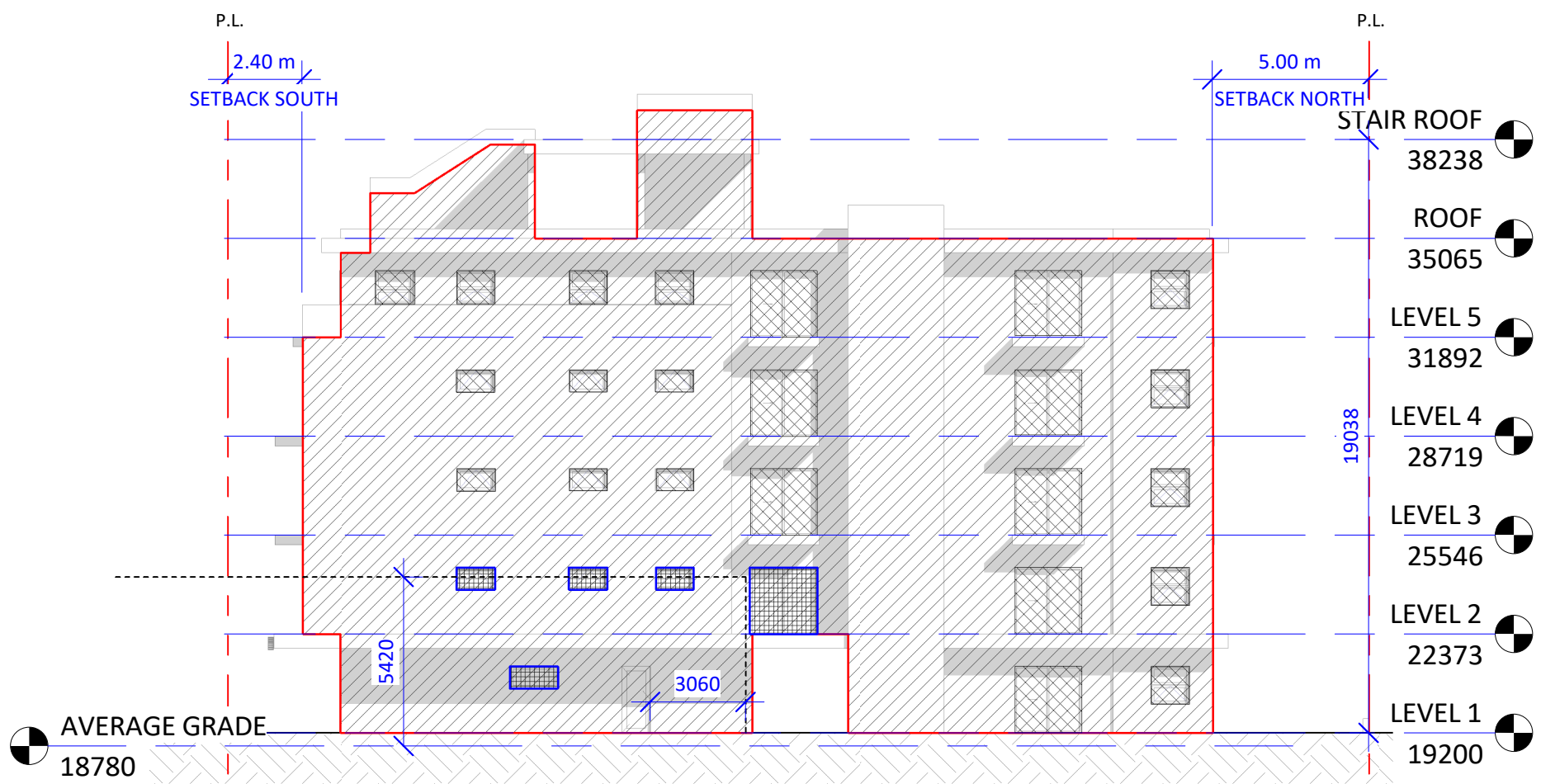
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

Building Code Analysis - Overview

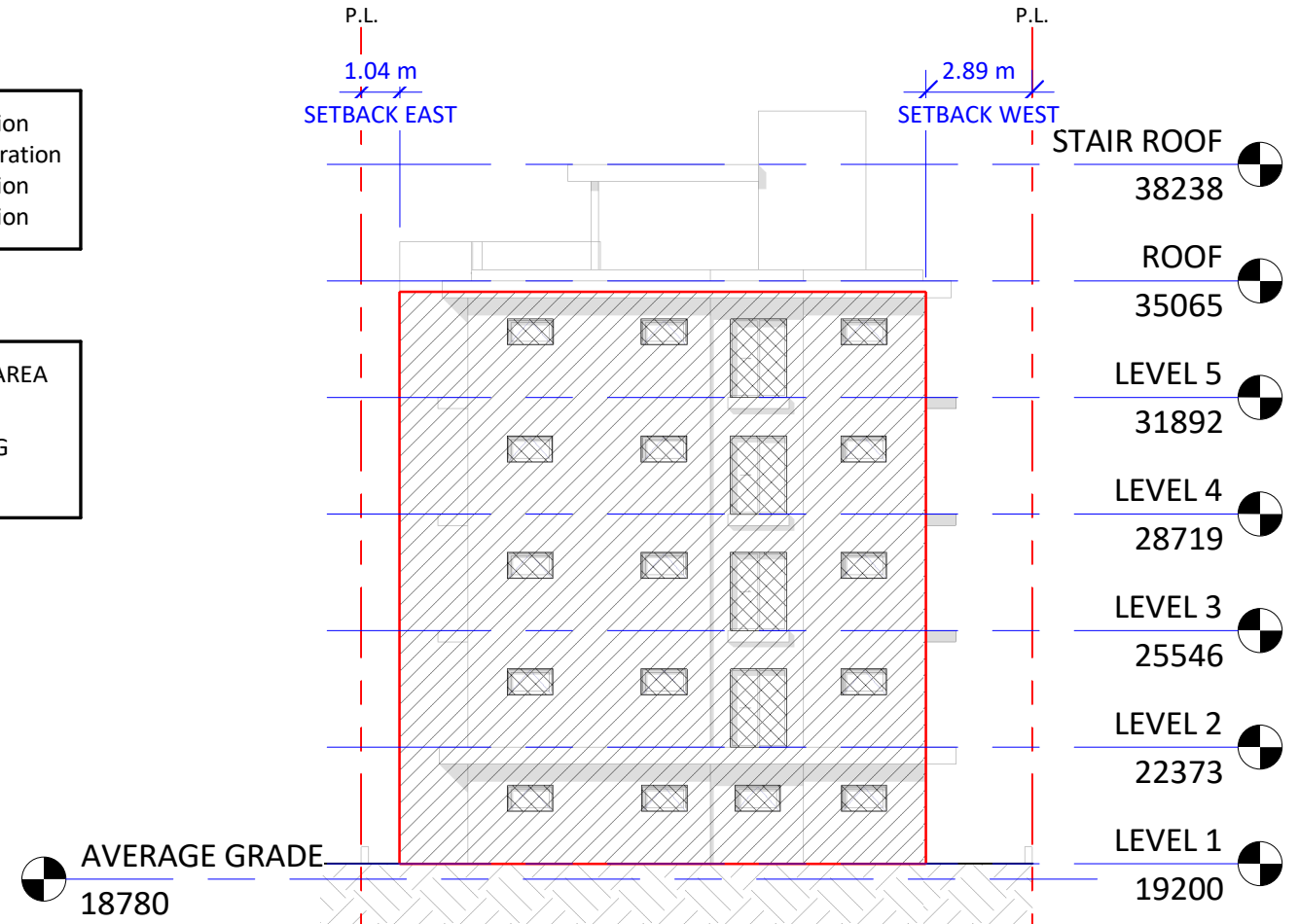
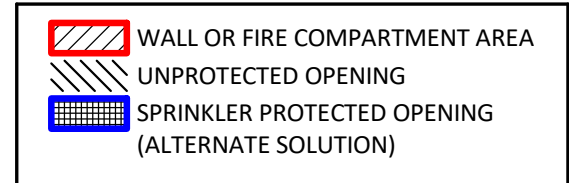
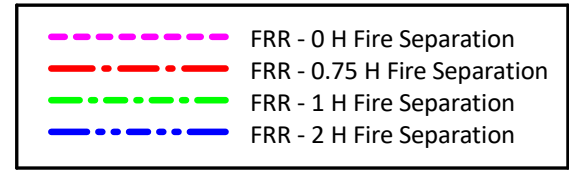
GENERAL INFORMATION			
NO.	ITEM	DESCRIPTION	REFERENCES
1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENO. <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT	-
2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/>	DIV A - 1.1.2.
4	MAJOR OCCUPANCY(IES)	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.
5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.3.
6	HEAVY TIMBER CONSTRUCTION ALTERNATE	<input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.1.4.6.
7	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.
8	OCCUPANT LOAD	<input checked="" type="checkbox"/> 52 TOTAL ROOM OCCUPANCY COUNT OCCUPANTS STUDIO 2 2 4 1 BEDROOM 2 15 30 3 BEDROOM 6 3 18 TOTAL 52	3.1.17.
9	BUILDING AREA (m²)	<input checked="" type="checkbox"/> 340 BUILDING AREA	1.4.1.2.
10	GRADE ELEVATION (m, GEODETIC)	<input checked="" type="checkbox"/> -19.20 GRADE	1.4.1.2.
11	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> 6 ABOVE GRADE <input type="checkbox"/> 0 BELOW GRADE <input checked="" type="checkbox"/> 6 TOTAL	3.2.1.1.
12	FIRE ALARM & DETECTION SYSTEM	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.
13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.12.
14	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.
15	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.
16	NUMBER OF STREETS FACING	<input checked="" type="checkbox"/> 1 STREET FACING	1.4.1.2.
17	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.4.
18	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
19	ROOF ACCESS	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.3.
20	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.8.
21	LIGHTING AND EMERGENCY POWER	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELEC. DRAWINGS	3.2.7.
22	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
23	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.2.
24	ALTERNATE SOLUTIONS REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SPRINKLER PROTECTION EXIT EGRESS PATH EXPOSED TO OPENINGS	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
CONSTRUCTION CLASSIFICATION		GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.50.
25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	
26	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR¹ <input type="checkbox"/> MEZZANINE¹ <input type="checkbox"/> 1 ROOF <input type="checkbox"/> 1 LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY	
27	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> 6 MAXIMUM <input checked="" type="checkbox"/> 6 PROPOSED	
28	BUILDING AREA (m²)	<input checked="" type="checkbox"/> 1500 m² MAXIMUM <input checked="" type="checkbox"/> 340m² PROPOSED	

Building Code Analysis - Spatial Separations

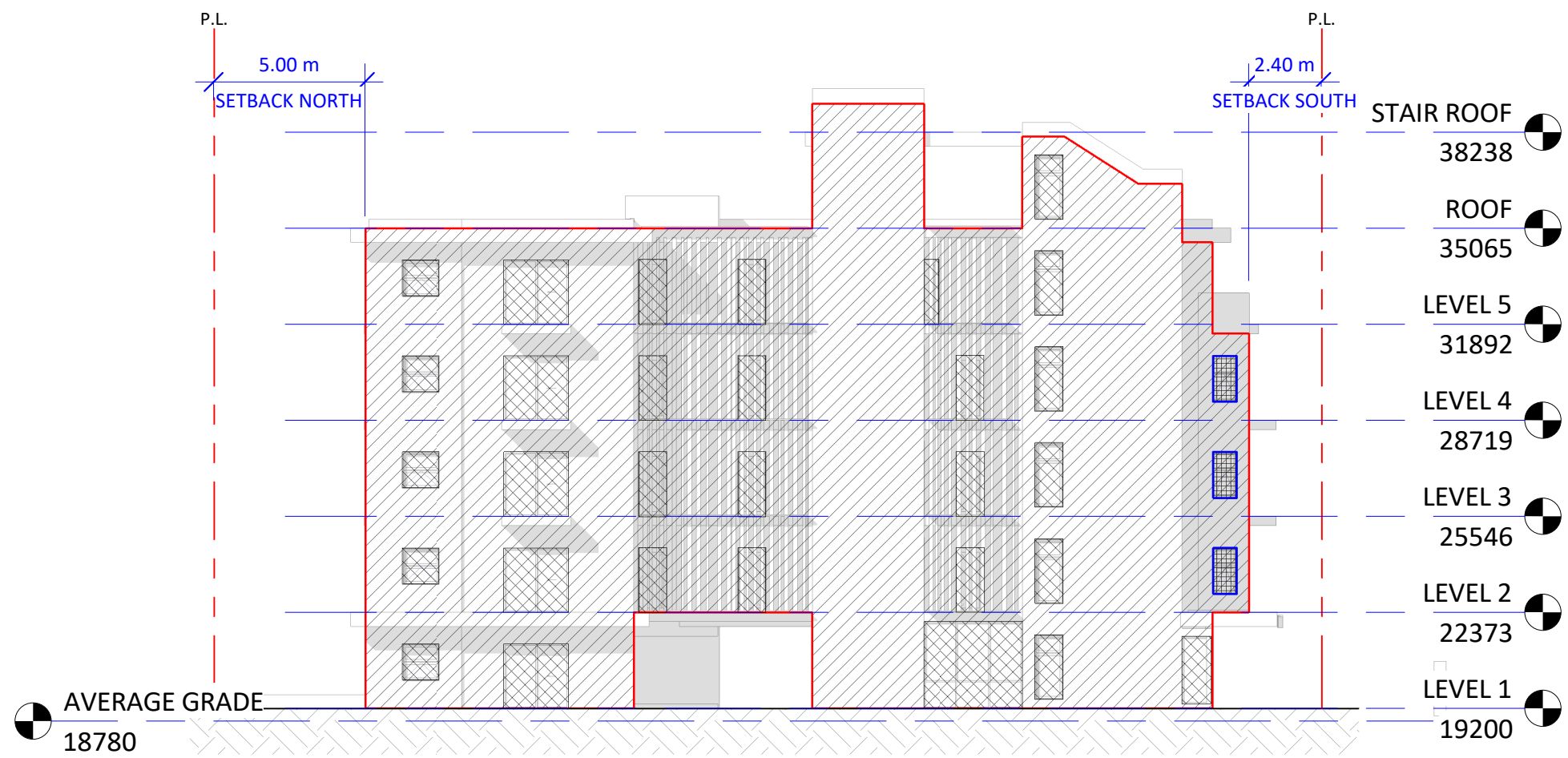
6 - SPATIAL SEPARATIONS			
NO.	ITEM	DESCRIPTION	REFERENCE
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	WALL AREA LIMITING DISTANCE MAXIMUM OPENINGS PROPOSED OPENINGS NORTH: 222.7 m² 5 m 40 % 12.1 % EAST: 472.2 m² ≥ 1.04 m 12.37 % 11.5 % SOUTH: 228.5 m² 11 m 100 % 24.6 % WEST: 463.1 m² 2.5 m 20 % 16.5 %	3.2.3.1.
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	F.R.R. (HOURS) NON-COMBUSTIBLE WALL NON-COMBUSTIBLE CLADDING NORTH: 5/4 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> PROVIDED¹ EAST: 1 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> PROVIDED¹ SOUTH: - <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> PROVIDED¹ WEST: 1 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> PROVIDED¹ ¹ NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.	3.2.3.7.
6-3	PROTECTION OF EXIT FACILITIES (ALTERNATE SOLUTION)	AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS WITHIN 3m HORIZONTALLY AND 5m VERTICALLY. AT WEST, OPENINGS AT 90-DEGREE ANGLE TO EXIT STAIR ARE WITHIN 3m. IN LIEU OF CLOSURES (SHUTTERS) OR WIRED GLASS, ALTERNATE SOLUTION SHALL CONSIST OF A SPRINKLER HEAD AT INTERIOR SIDE OF EACH OPENING, COMPLETE WITH BAFFLES ETC WHERE REQUIRED BY NFPA-13, FOR EQUIVALENT PROTECTION BY WATER CURTAIN.	3.2.3.13.



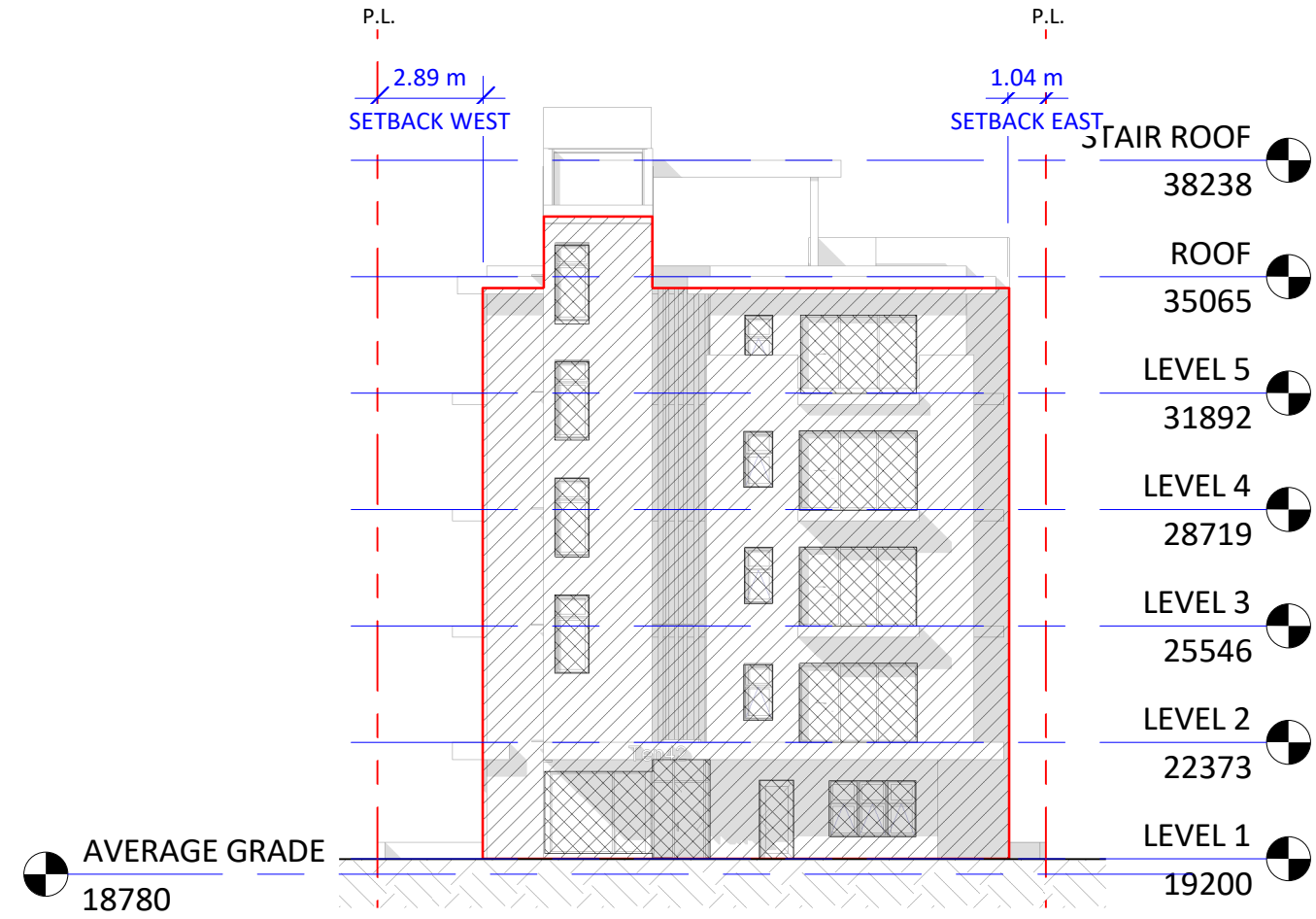
① Spatial Separations - East
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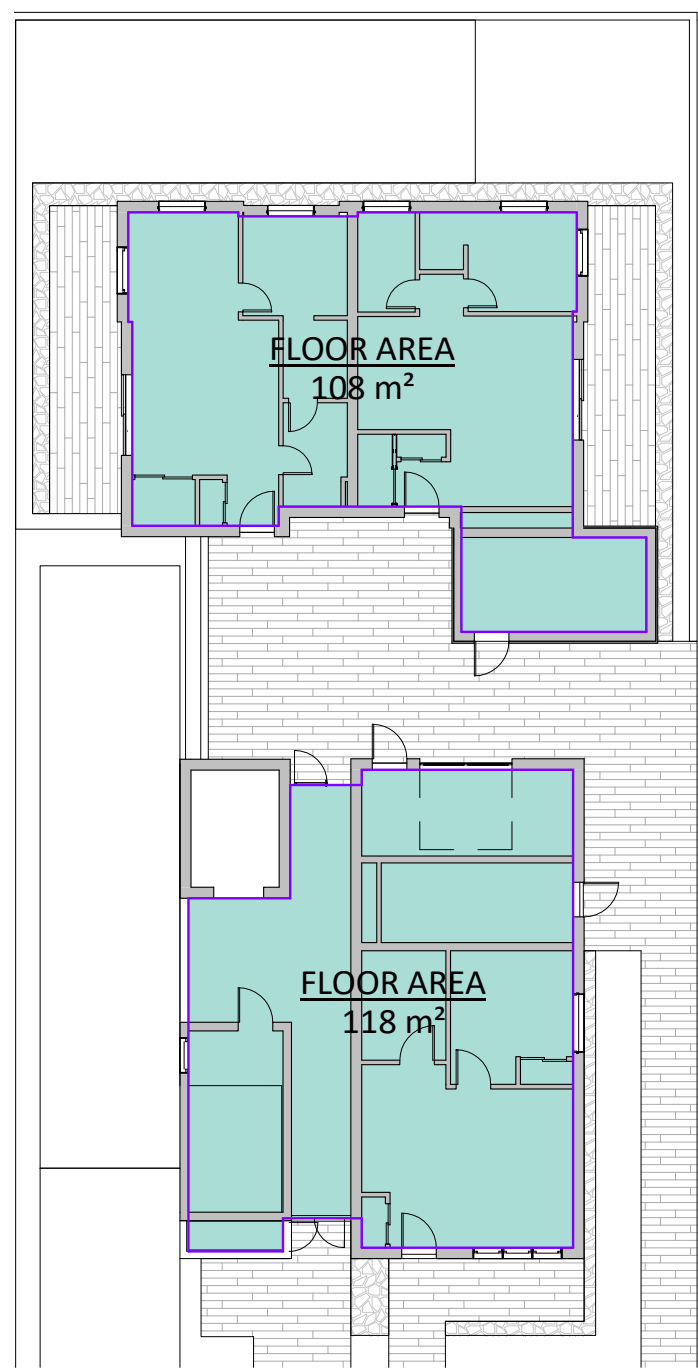
② Spatial Separations - North
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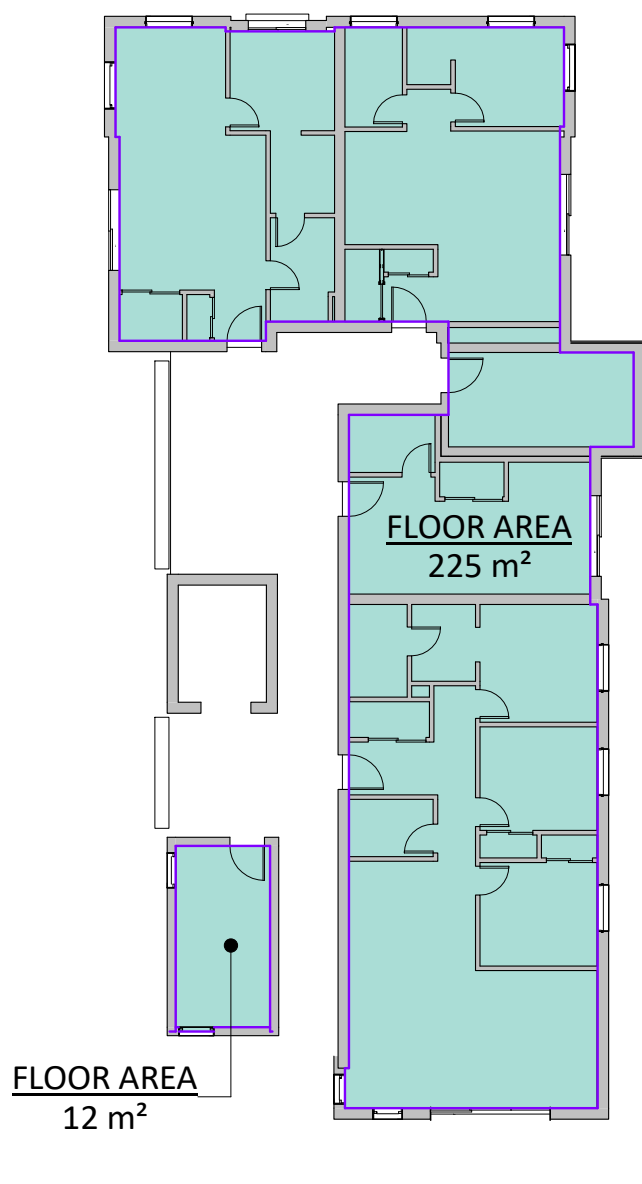
③ Spatial Separations - West
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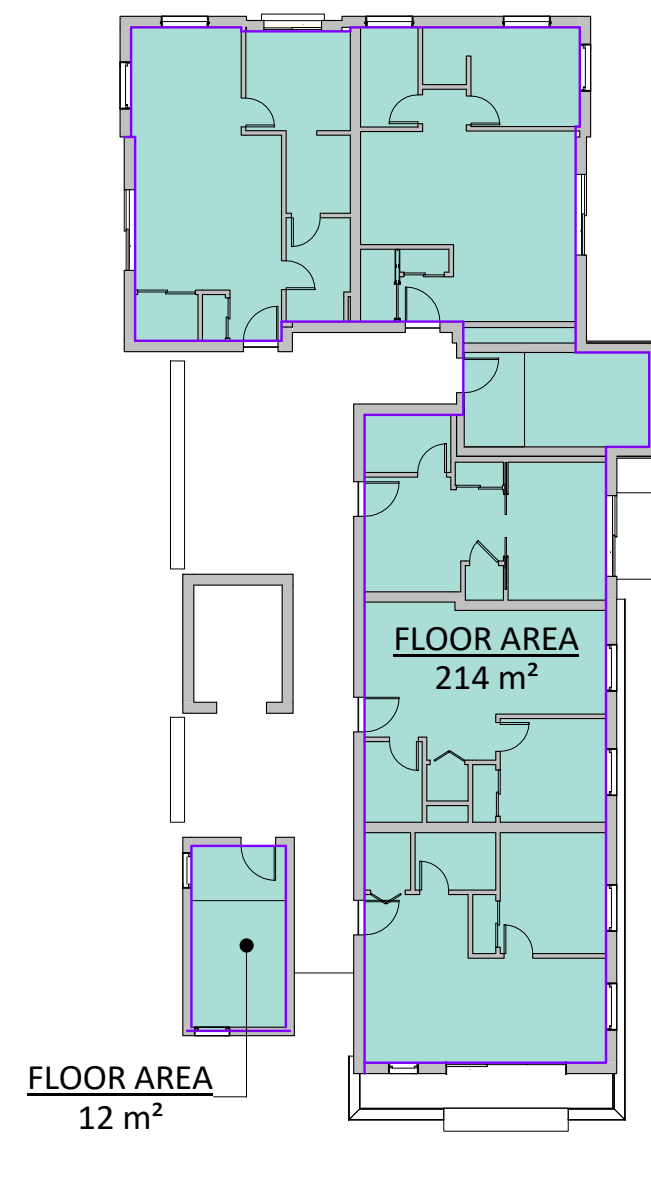
④ Spatial Separations - South
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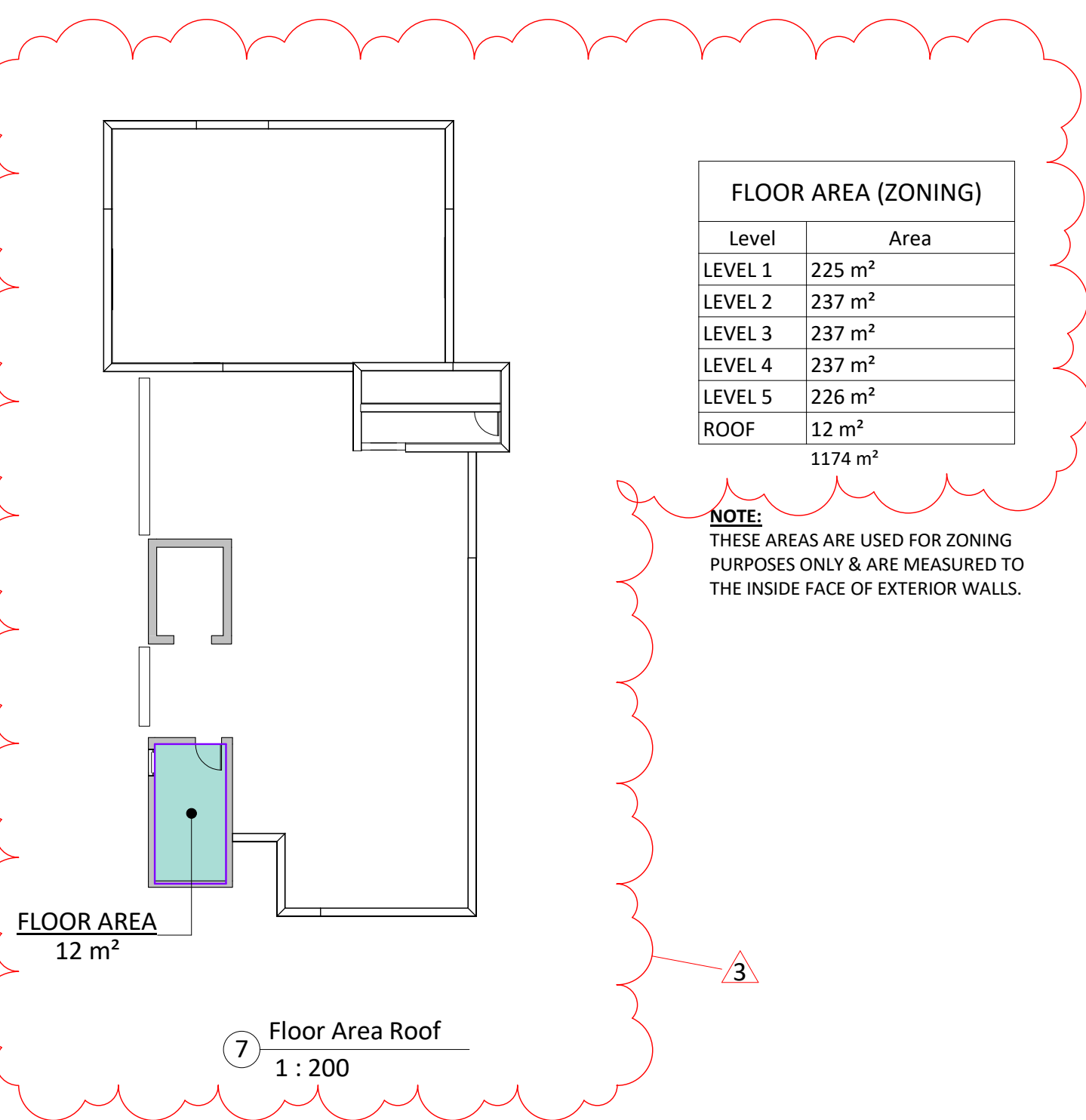
⑤ Floor Area Level 1
1 : 200



⑥ Floor Area Level 2-4
1 : 200



⑧ Floor Area Level 5
1 : 200



⑦ Floor Area Roof
1 : 200

FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	225 m²
LEVEL 2	237 m²
LEVEL 3	237 m²
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NOTE:
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PURPOSES ONLY & ARE MEASURED TO
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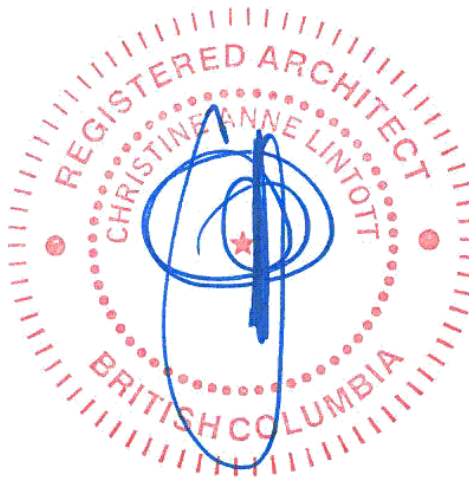
Re - Submission for Rezoning and Development Permit 2021-10-22

Re - Submission for Rezoning and Development Permit 2022-04-14

Revision

No.	Description	Date
2	Glazing & Stair Core Updated	2021-10-22
3	Zoning Comment #1	2022-04-19

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Code Analysis and Spatial Separation

Date 2022-04-19 9:35:49 AM

Drawn by BH

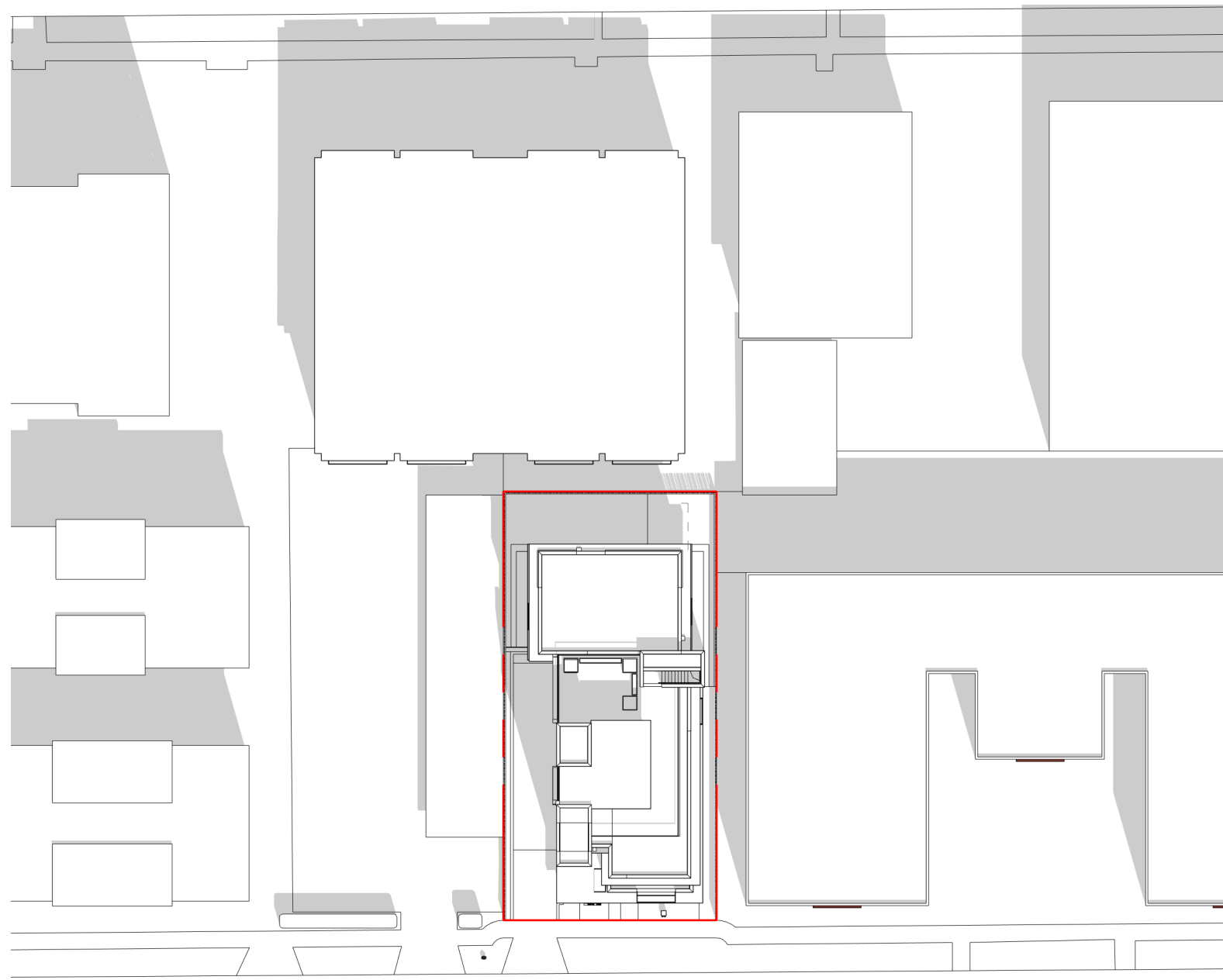
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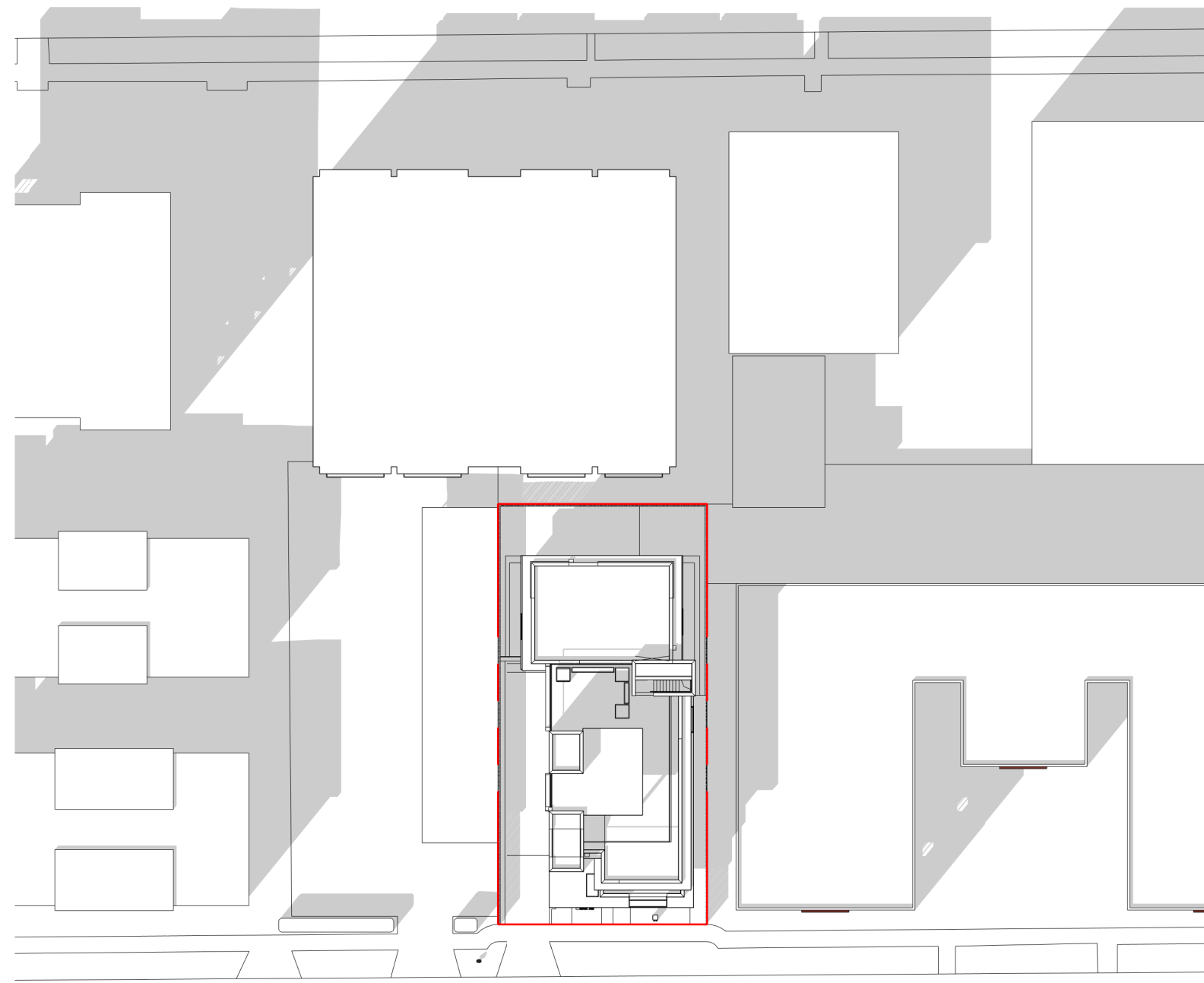
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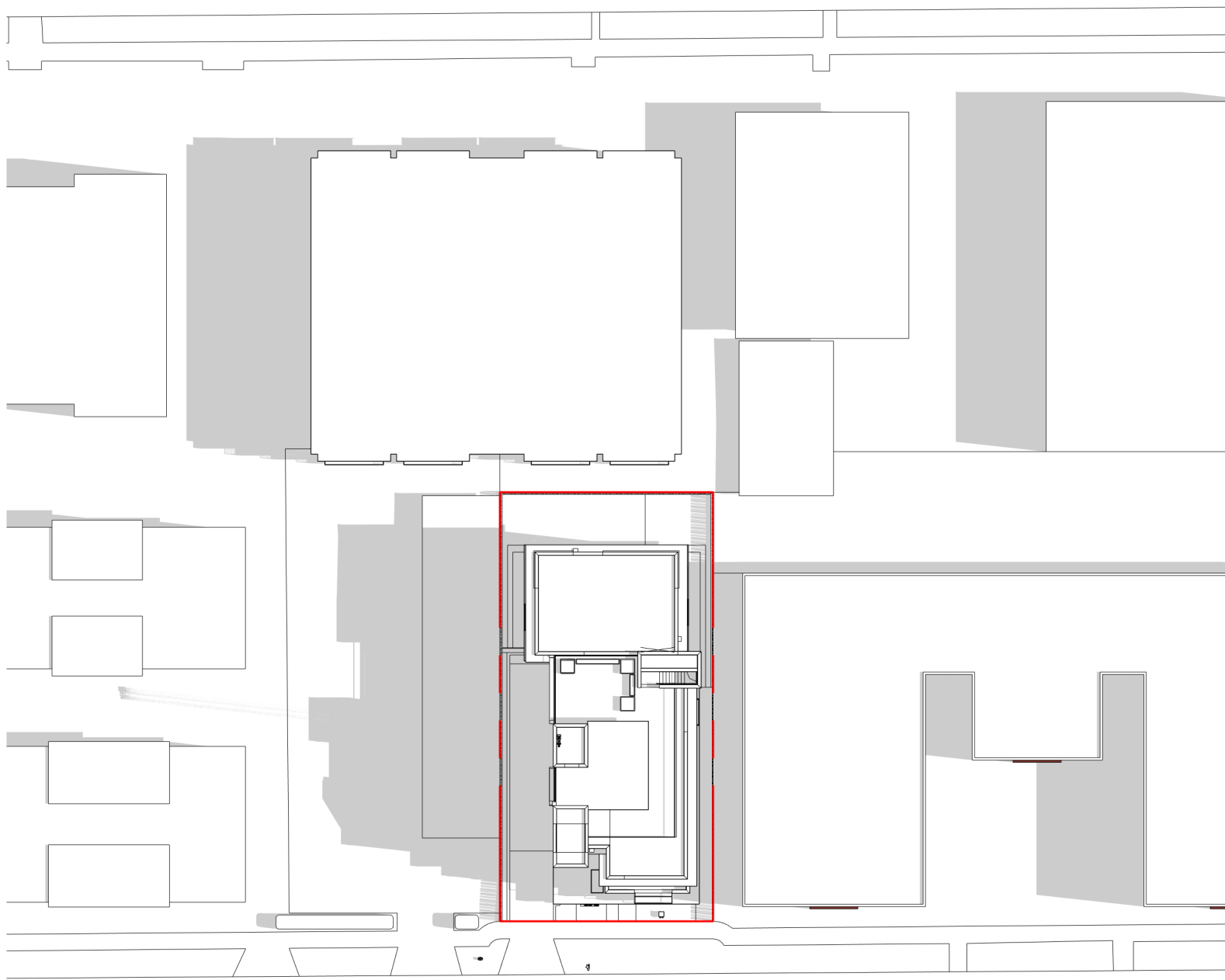
1 Solar Study - Vernal 9am
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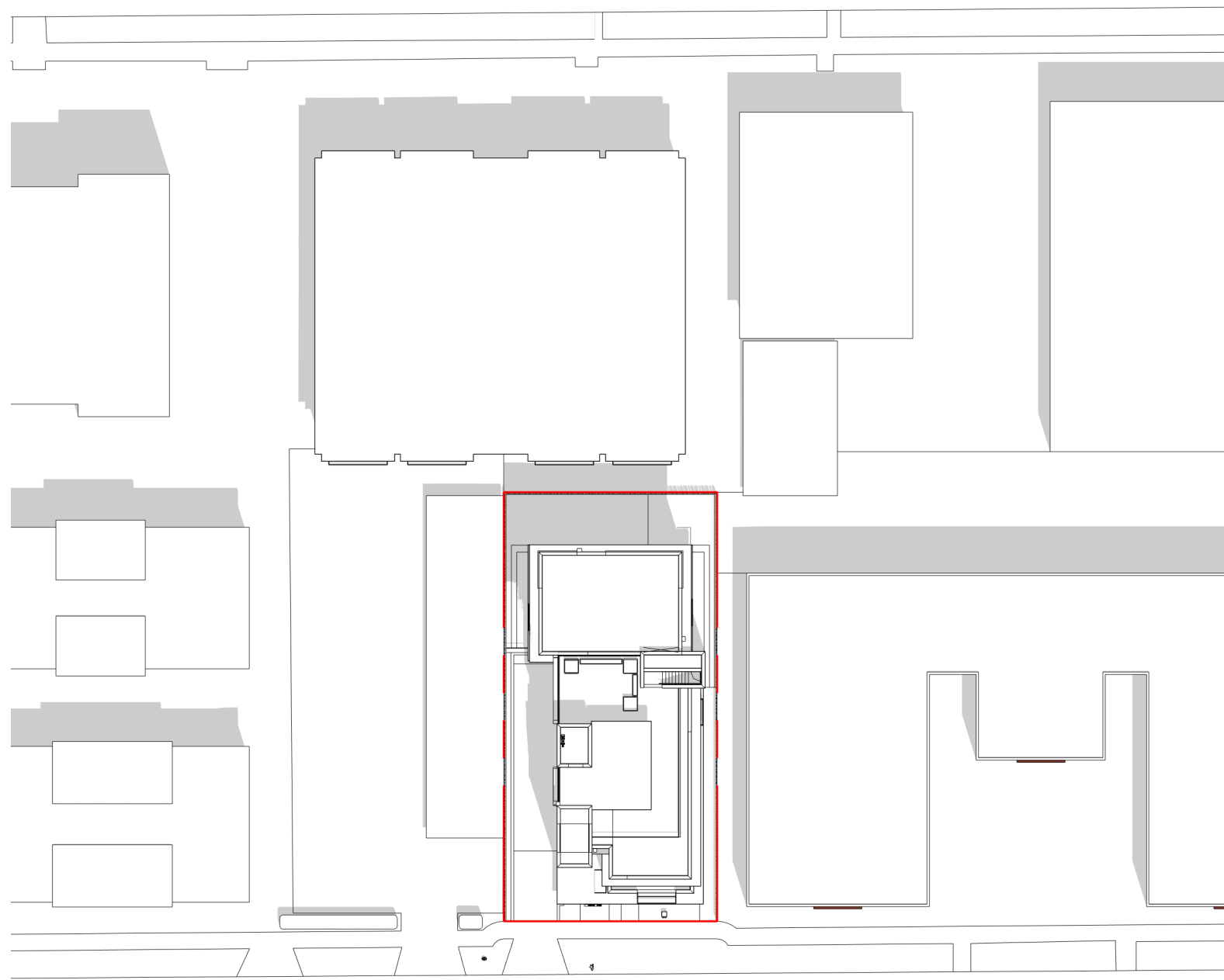
3 Solar Study - Vernal Noon
1 : 500



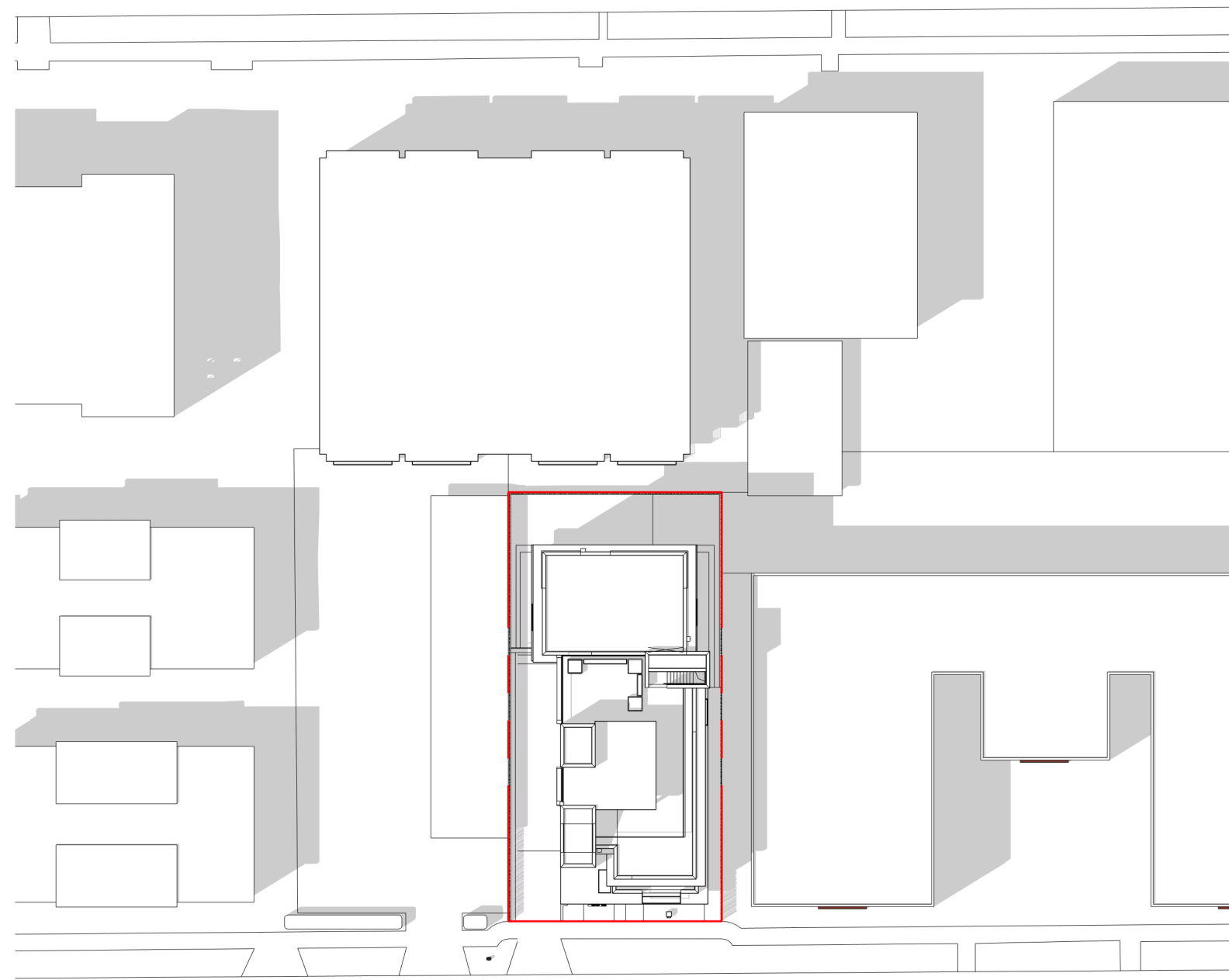
2 Solar Study - Vernal 3pm
1 : 500



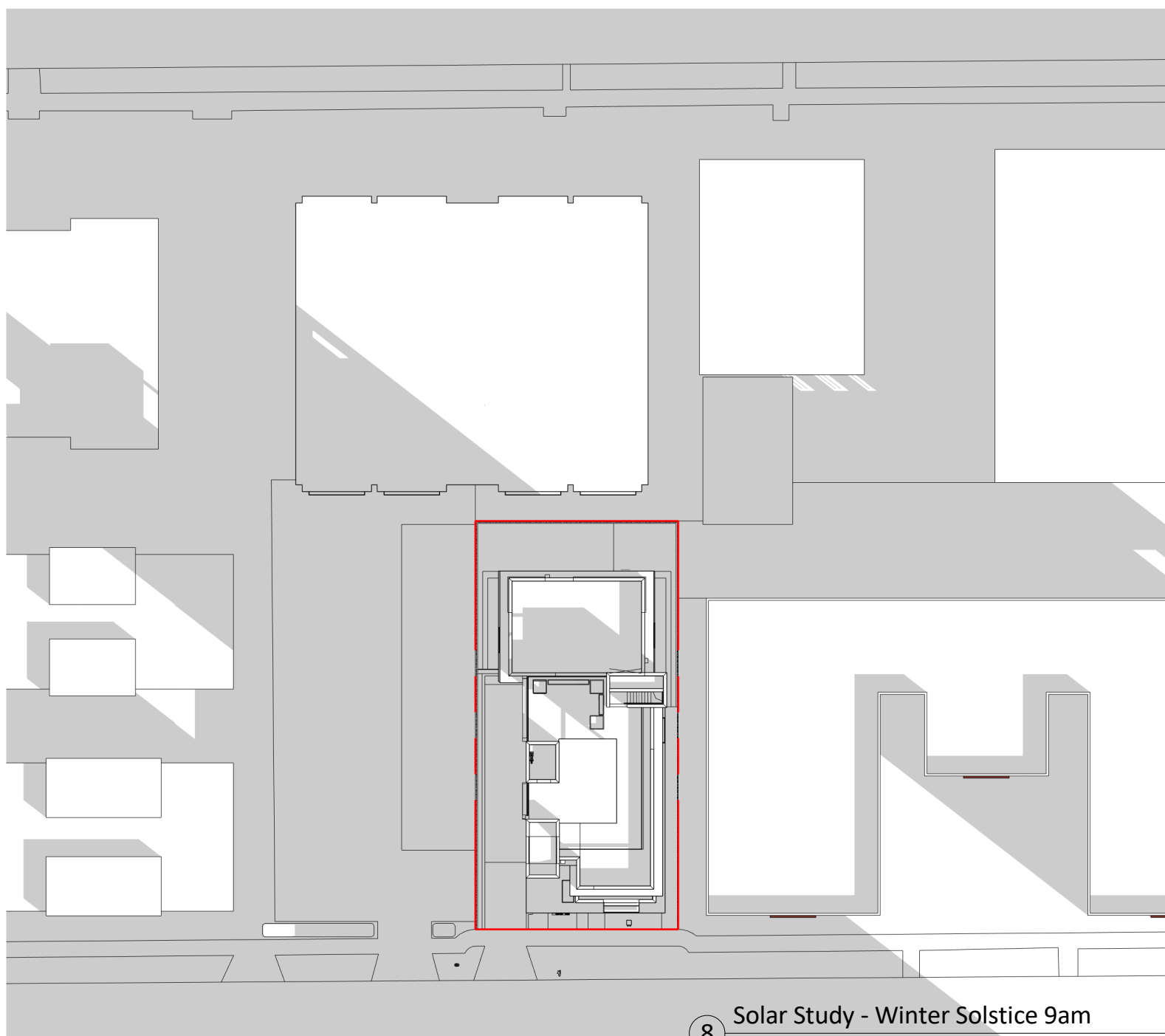
5 Solar Study - Summer Solstice 9am
1 : 500



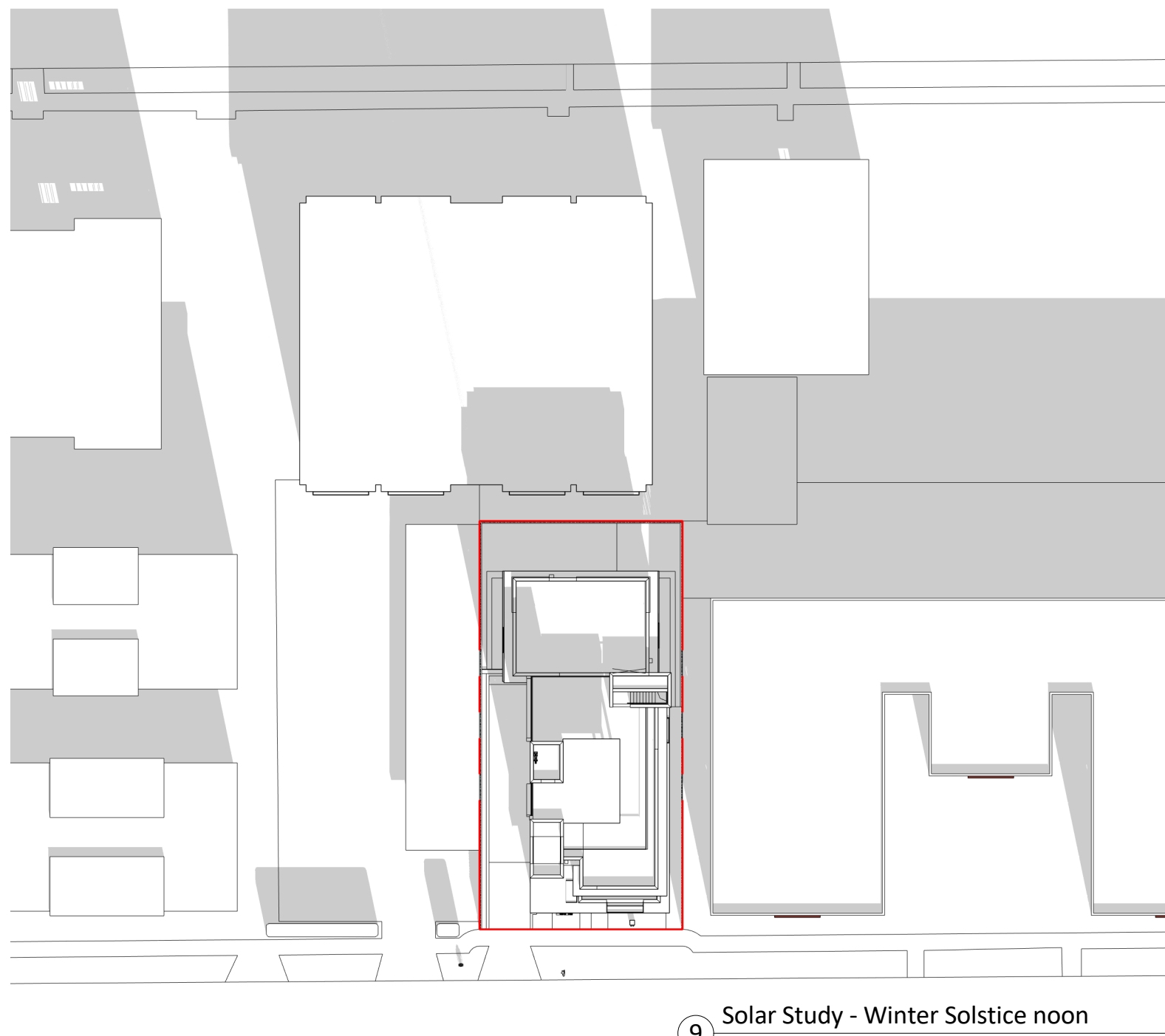
6 Solar Study - Summer Solstice noon
1 : 500



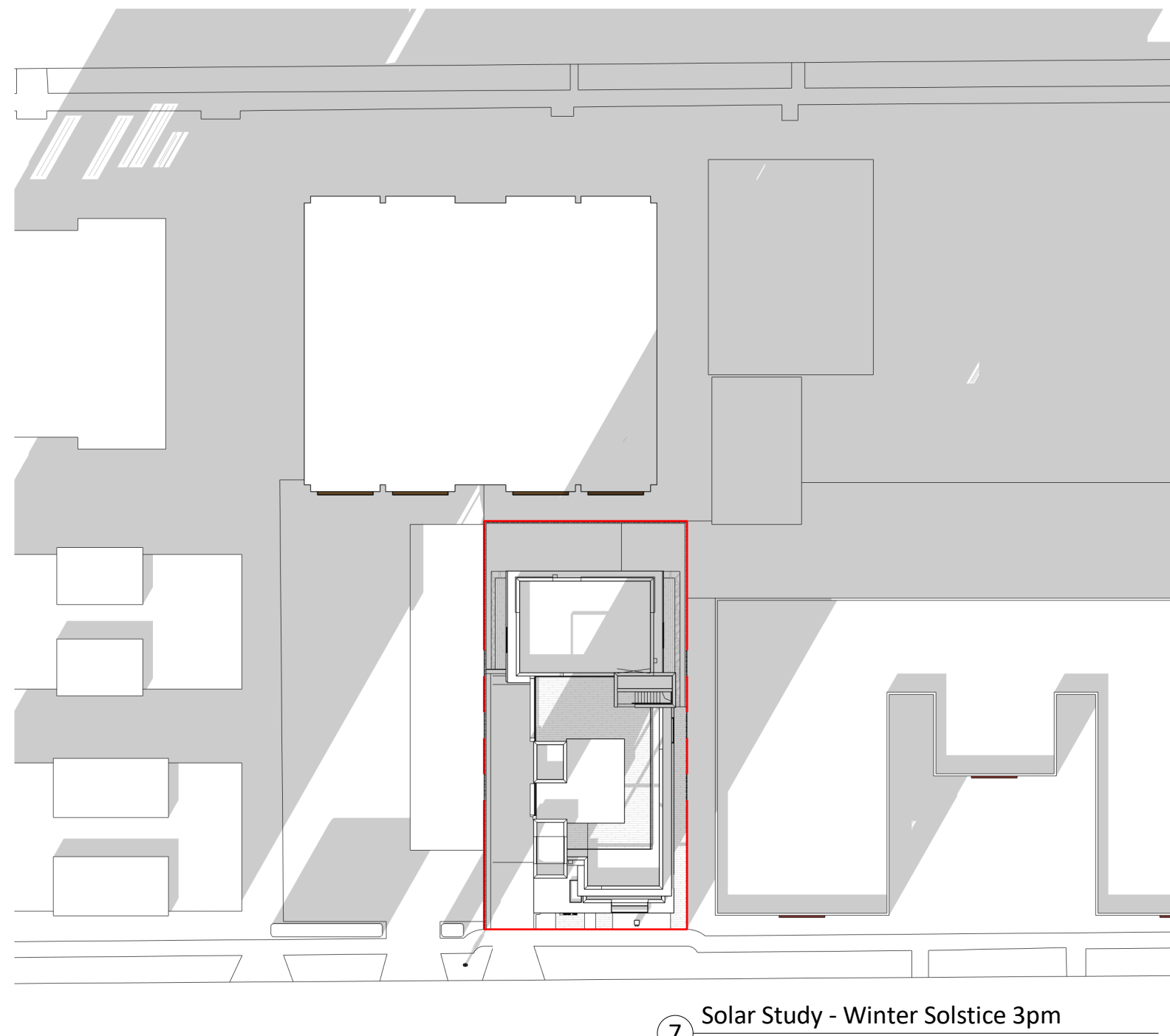
4 Solar Study - Summer Solstice 3pm
1 : 500



8 Solar Study - Winter Solstice 9am
1 : 500

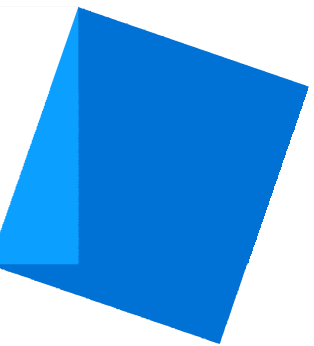


9 Solar Study - Winter Solstice noon
1 : 500



7 Solar Study - Winter Solstice 3pm
1 : 500

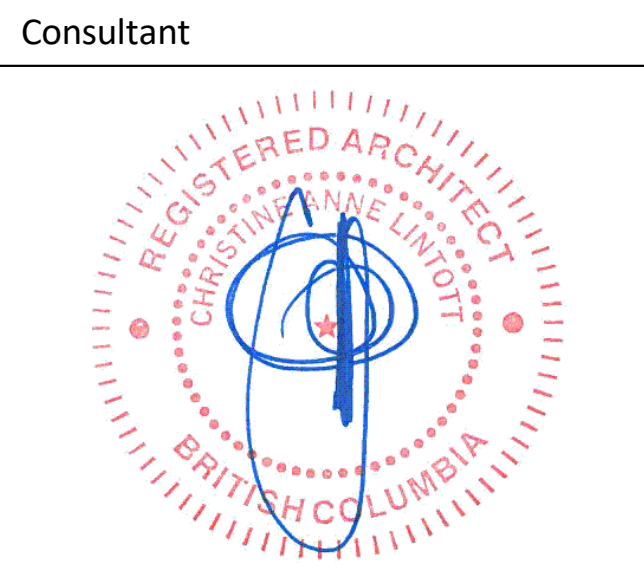
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Revision		
No.	Description	Date



Ten42

1042 Richardson Street,
Victoria BC

Solar Shadow Study

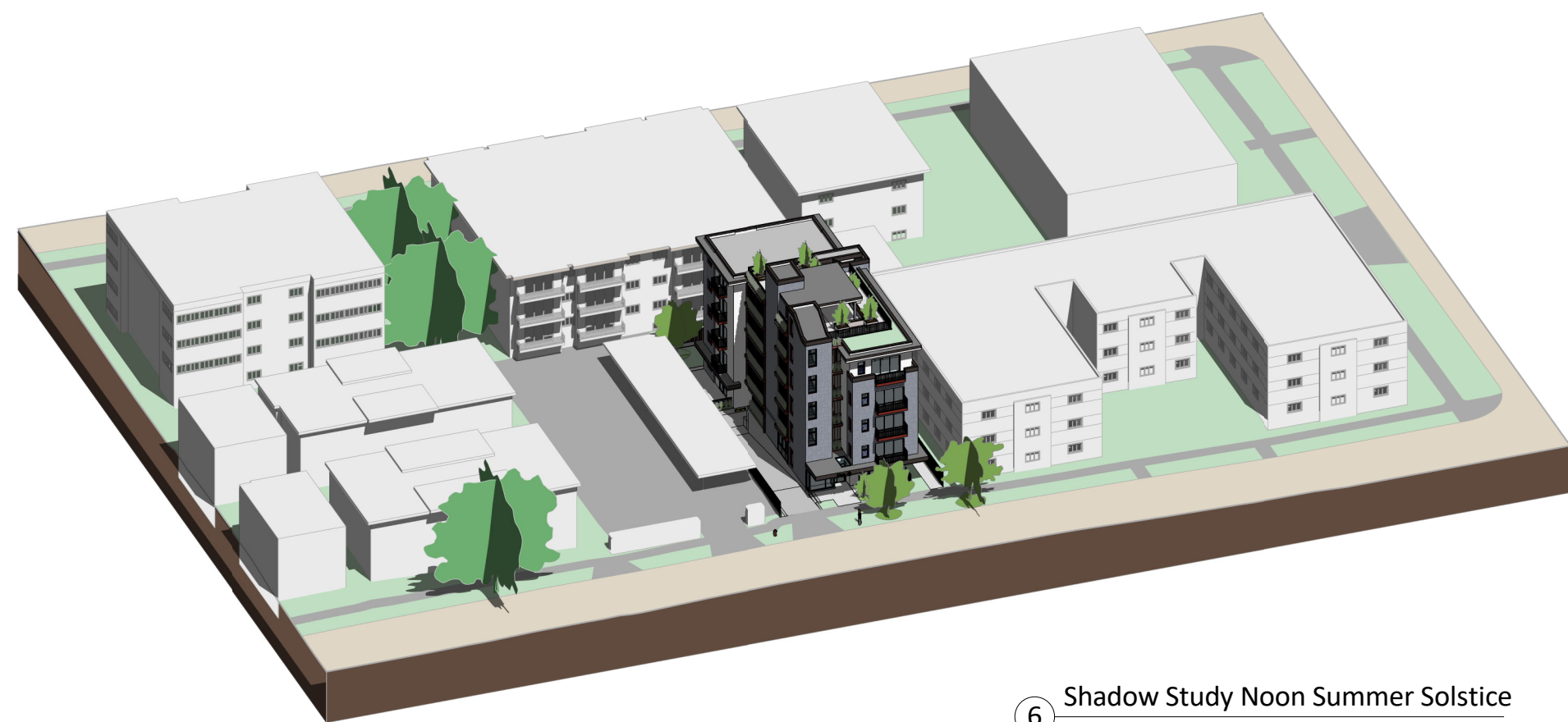
Date	2022-04-19 9:36:03 AM
Drawn by	BH
Checked by	CL

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Scale	1 : 500
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5 Shadow Study 9am Summer Solstice



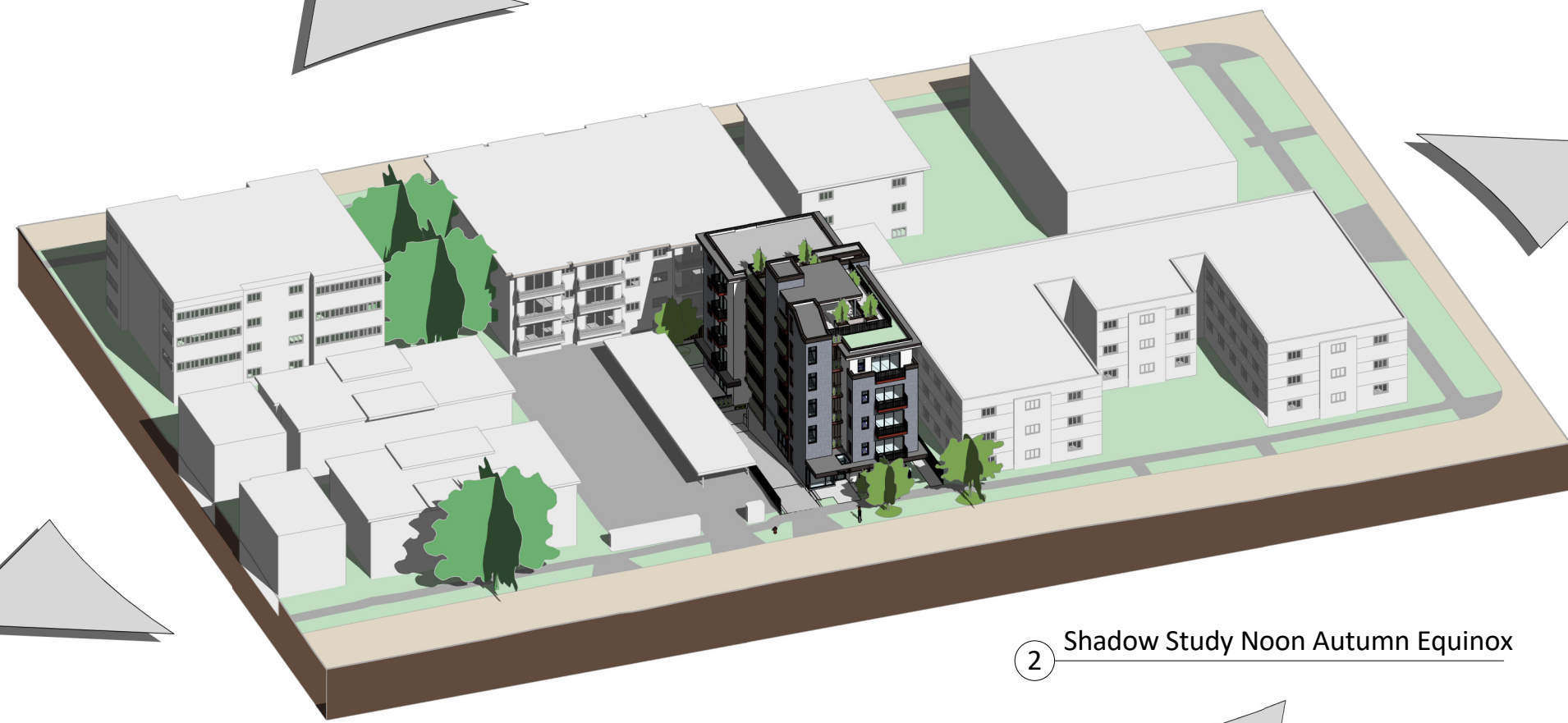
6 Shadow Study Noon Summer Solstice



4 Shadow Study 3pm Summer Solstice



7 Shadow Study 9am Autumn Equinox



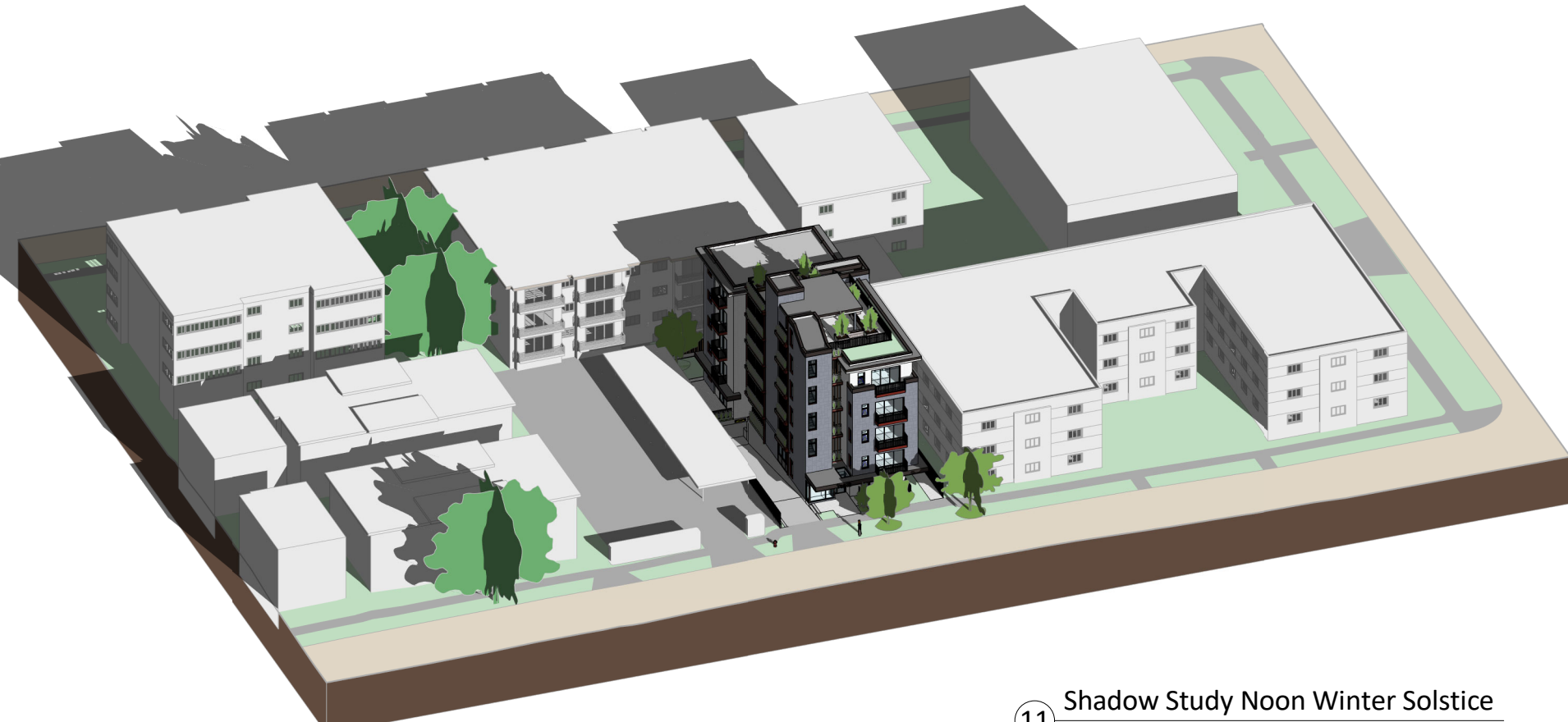
2 Shadow Study Noon Autumn Equinox



9 Shadow Study 3pm Autumn Equinox



10 Shadow Study 9am Winter Solstice



11 Shadow Study Noon Winter Solstice



12 Shadow Study 3pm Winter Solstice

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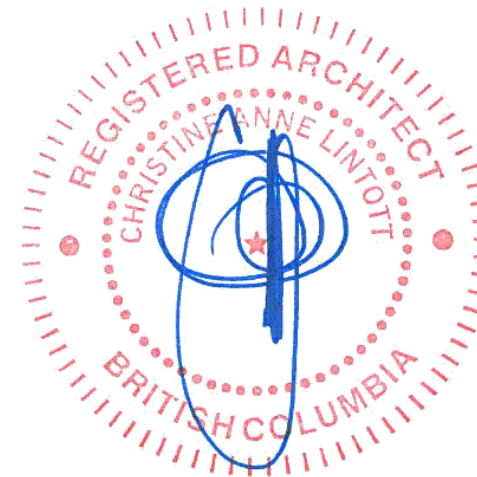
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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14

Revision

No.	Description	Date

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Axo Shadow Study

Date	2022-04-19 9:36:33 AM
Drawn by	BH
Checked by	CL

A1.02

Scale



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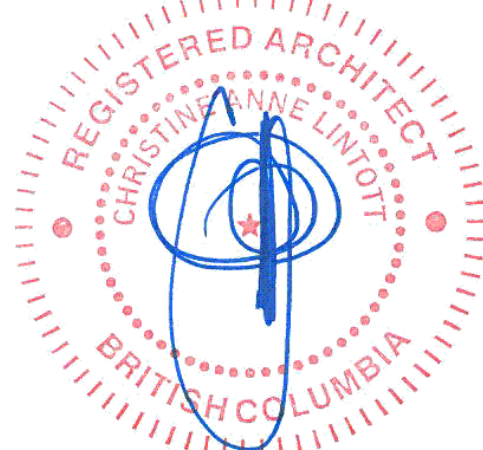


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Re - Submission for Rezoning and Development Permit	2022-04-14

Revision		
No.	Description	Date

Consultant



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1042 Richardson Street,
Victoria BC

Context Renders

Date2022-04-19 9:36:35 AM

Drawn byBH

Checked byCL

A1.03

Scale

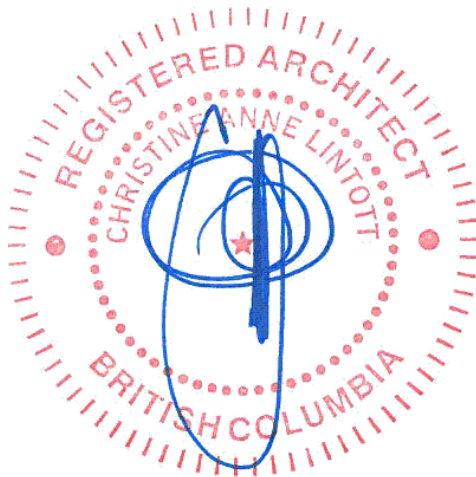
Issue Date

Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14

Revision

No.	Description	Date
1	Revision 2	2021-06-11
7	Zoning Comment #5	2022-04-19

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

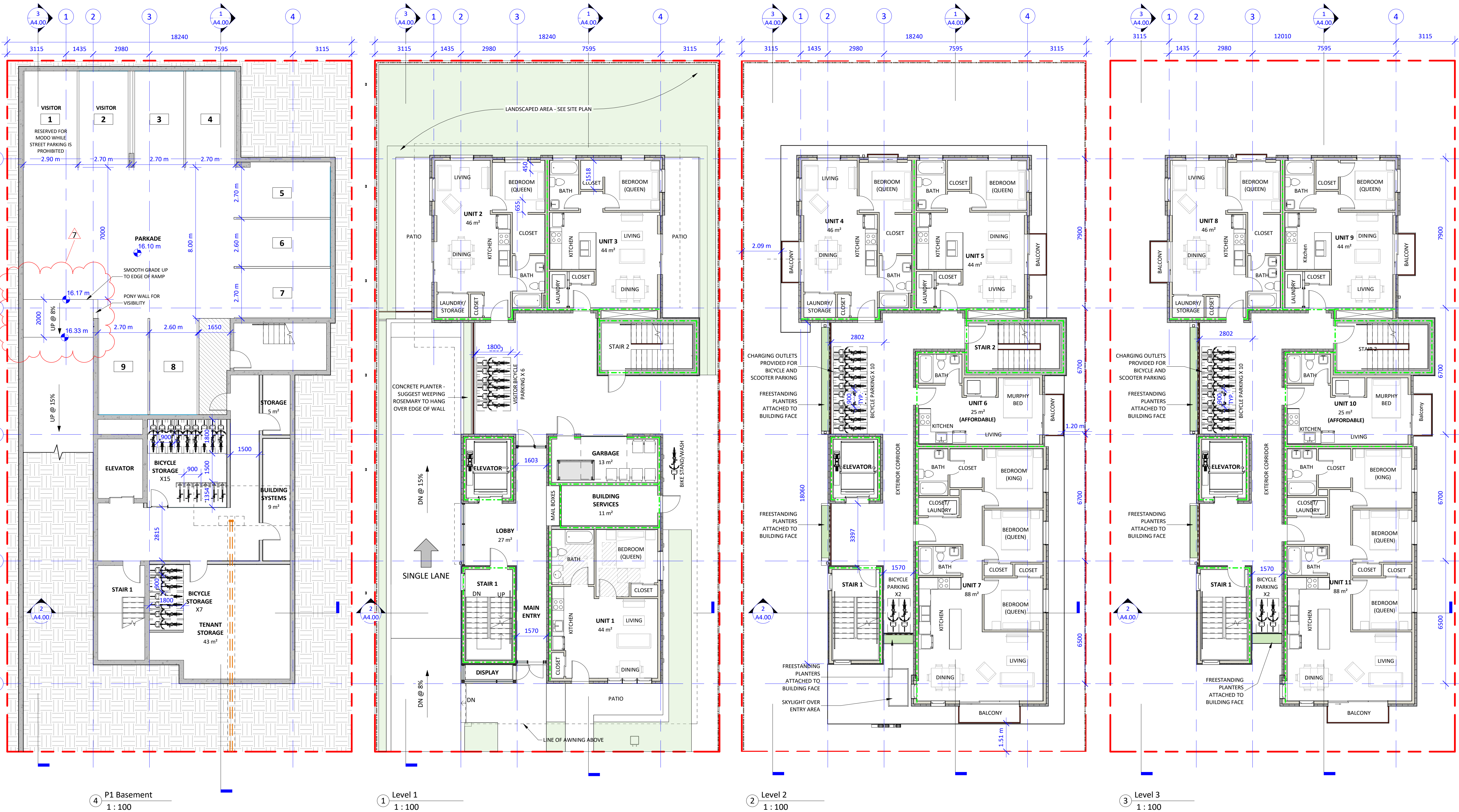
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Drawn by BH

Checked by CL

A2.00

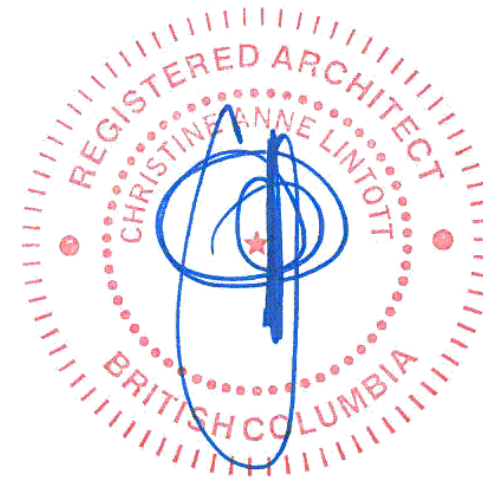
Scale As indicated

P1 Basement
1 : 100Level 1
1 : 100Level 2
1 : 100Level 3
1 : 100

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14

No.	Description	Date
1	Revision 2	2021-06-11

Consultant



Ten42

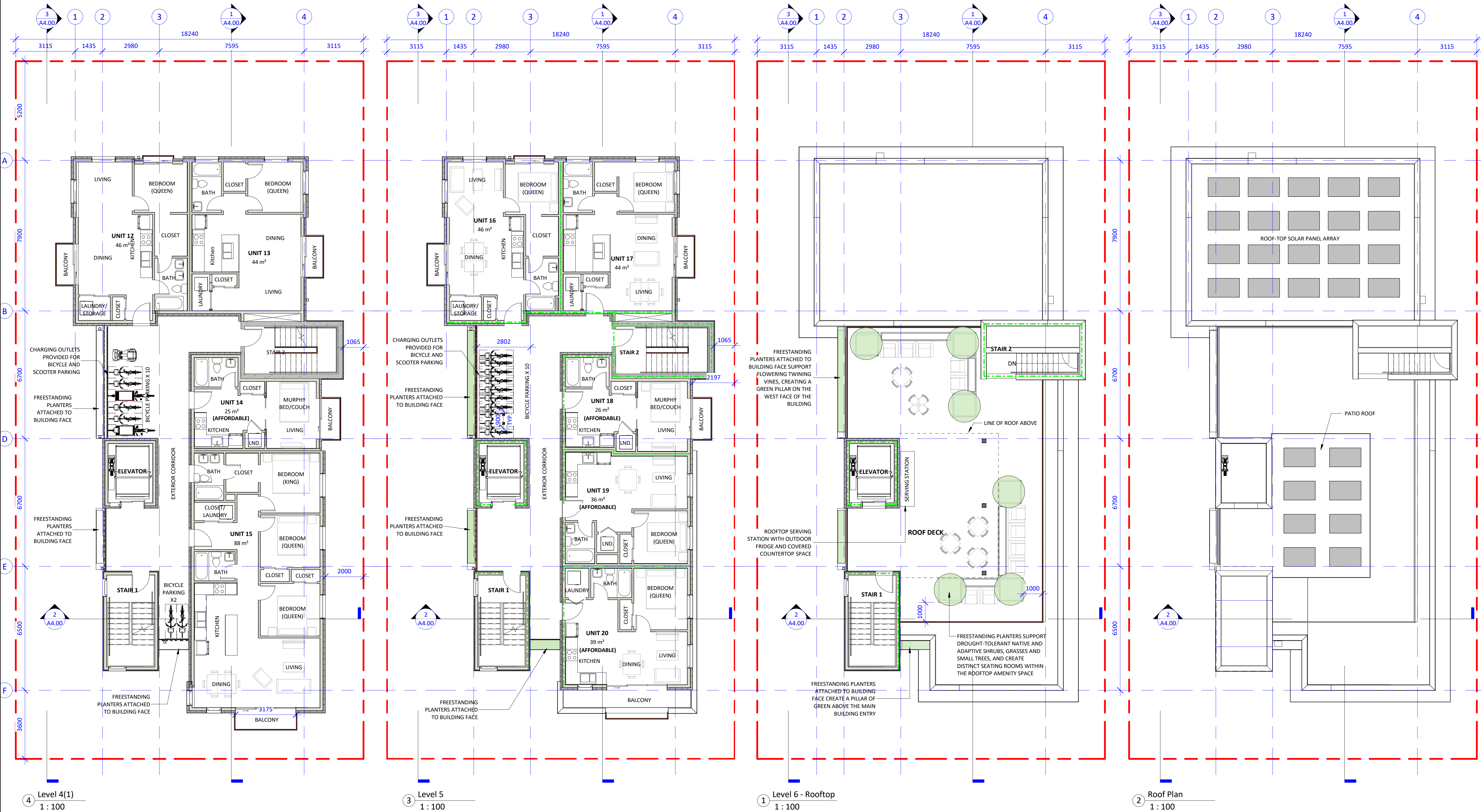
1042 Richardson Street,
Victoria BC

Floor Plans

Date 2022-04-19 9:37:13 AM
Drawn by BH
Checked by CL

A2.01

Scale As indicated



Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²	Yes
304	UNIT 11	88 m ²	No

Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 4			
401	UNIT 12	46 m ²	No
402	UNIT 13	44 m ²	No
403	UNIT 14	25 m ²	Yes
404	UNIT 15	88 m ²	No
LEVEL 5			
501	UNIT 16	46 m ²	No
502	UNIT 17	44 m ²	No
503	UNIT 18	26 m ²	Yes
504	UNIT 19	36 m ²	No
505	UNIT 20	39 m ²	No
		936 m ²	

Bicycle Parking

Long Term Per Schedule C

Required:

1/Unit = 45m² x 12 = 121.25/Unit > 45m² x 8 = 10

Total = 22

Provided:

P1 = 22

Proposed Additional

Long Term Parking = 46

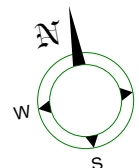
Total = 22+46 = 68

Short Term Per Schedule C (within 15m of entry)

Required:

Total = 6 (MIN)

---	FRR - 0 H Fire Separation
---	FRR - 0.75 H Fire Separation
---	FRR - 1 H Fire Separation
---	FRR - 2 H Fire Separation





1 East Elevation
1 : 100

2 North Elevation
1 : 100



3 South - Richardson Street Elevation
1 : 100



4 West Elevation
1 : 100

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Issue Date

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Re - Submission for Rezoning and Development Permit 2021-06-11

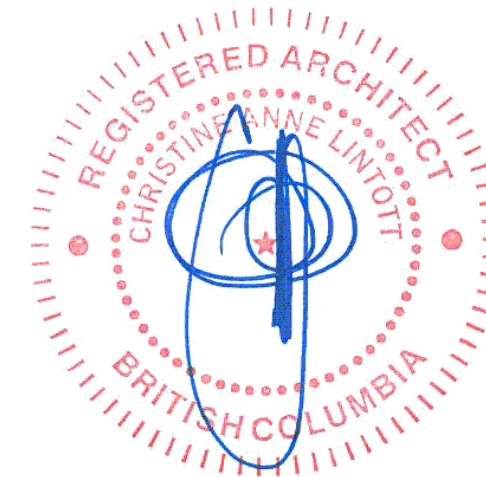
Re - Submission for Rezoning and Development Permit 2021-10-22

Re - Submission for Rezoning and Development Permit 2022-04-14

Revision

No.	Description	Date
1	Revision 2	2021-06-11
2	Glazing & Stair Core Updated	2021-10-22
4	Zoning Comment #2	2022-04-19

Consultant



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1042 Richardson Street,
Victoria BC

Elevations

Date 2022-04-19 9:37:34 AM

Drawn by BH

Checked by CL

A3.00

Scale 1 : 100



① Context Elevation
1 : 100

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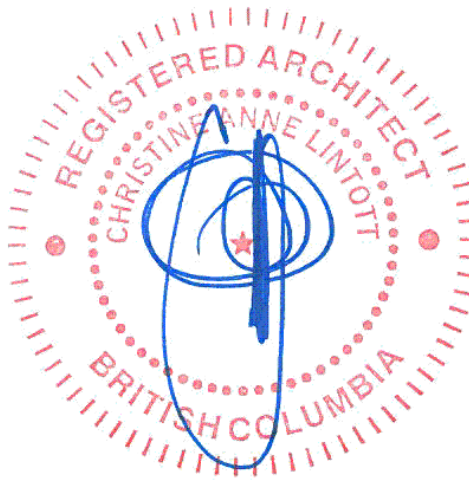


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Re - Submission for Rezoning and Development Permit	2022-04-14

Revision		
No.	Description	Date
1	Revision 2	2021-06-11
2	Glazing & Stair Core Updated	2021-10-22

Consultant



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1042 Richardson Street,
Victoria BC

Context Elevations

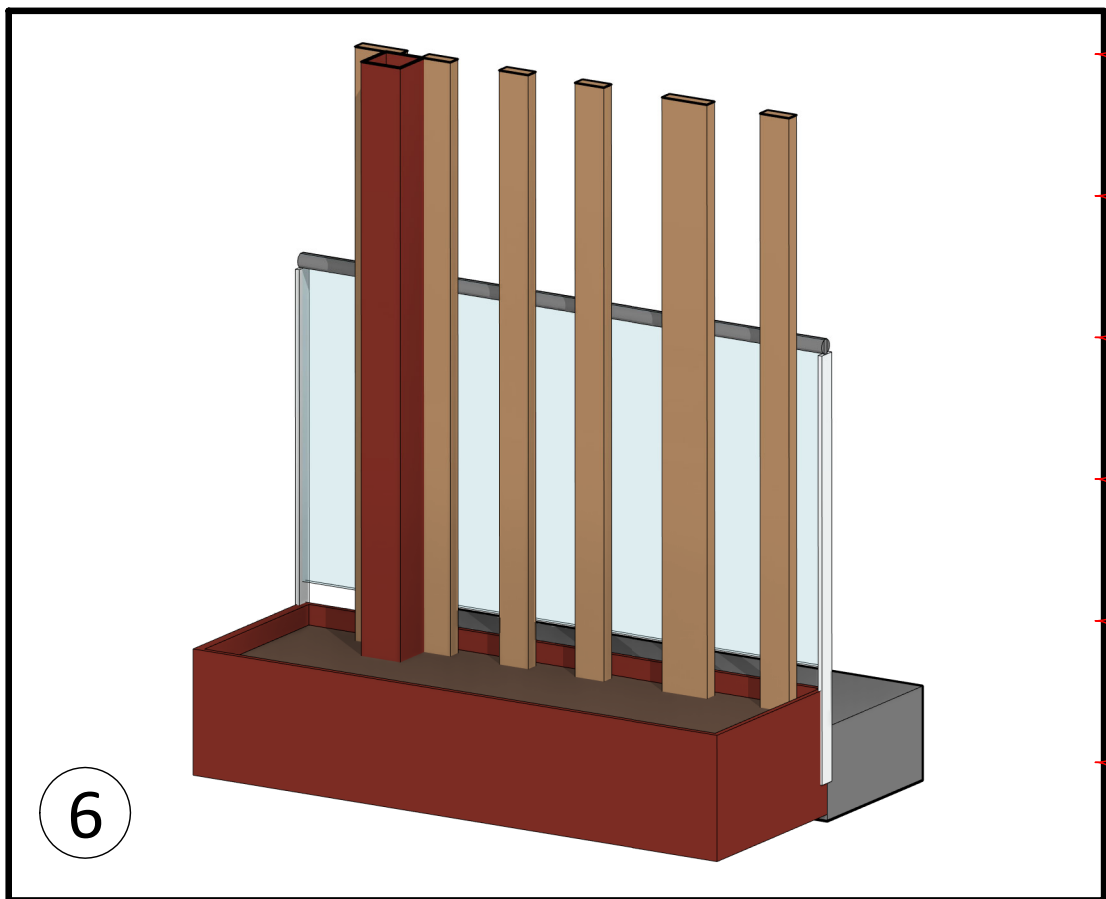
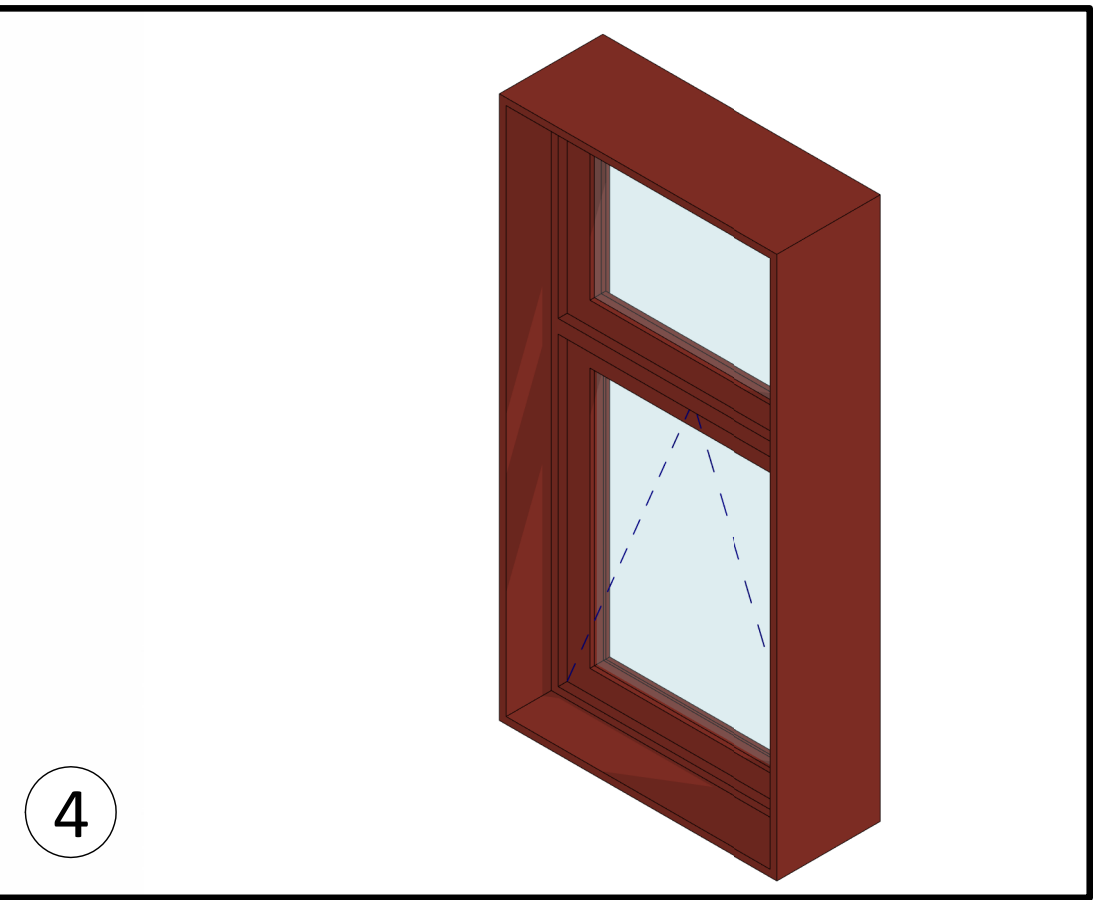
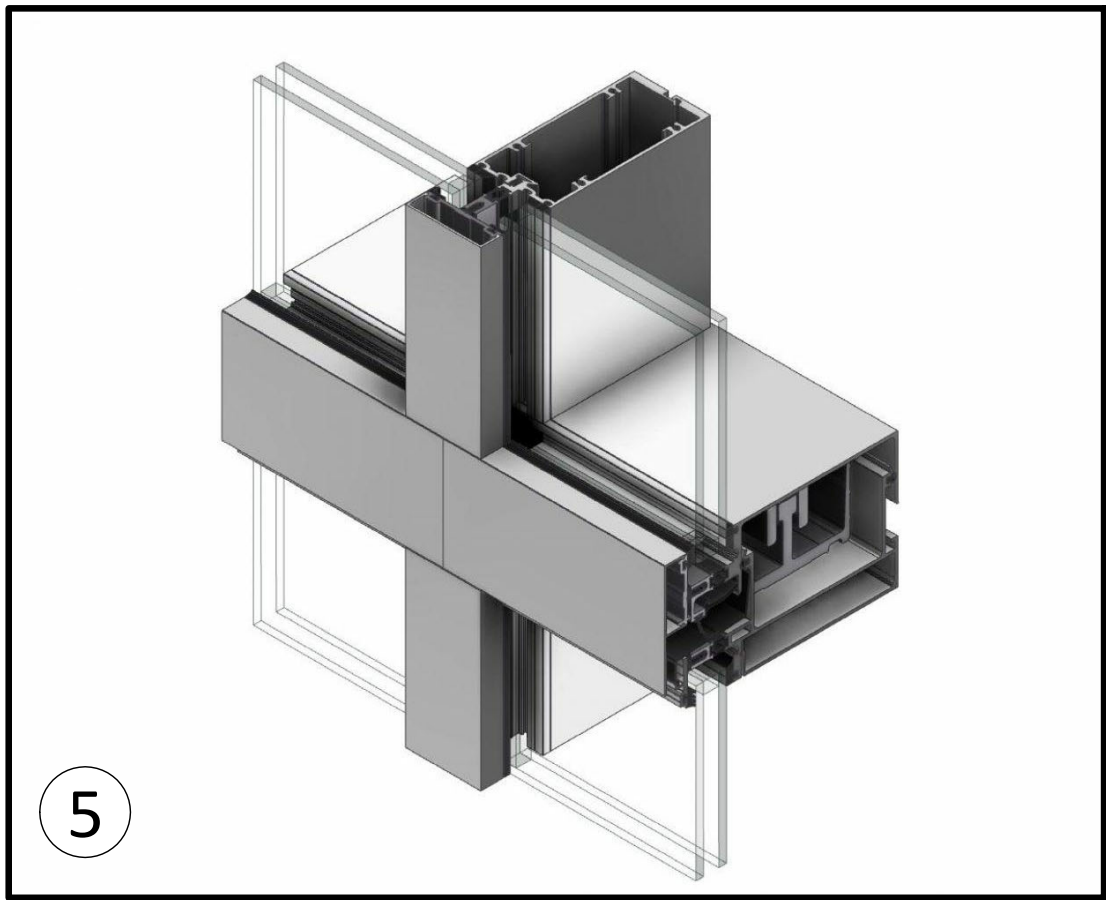
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Checked by	CL

A3.01

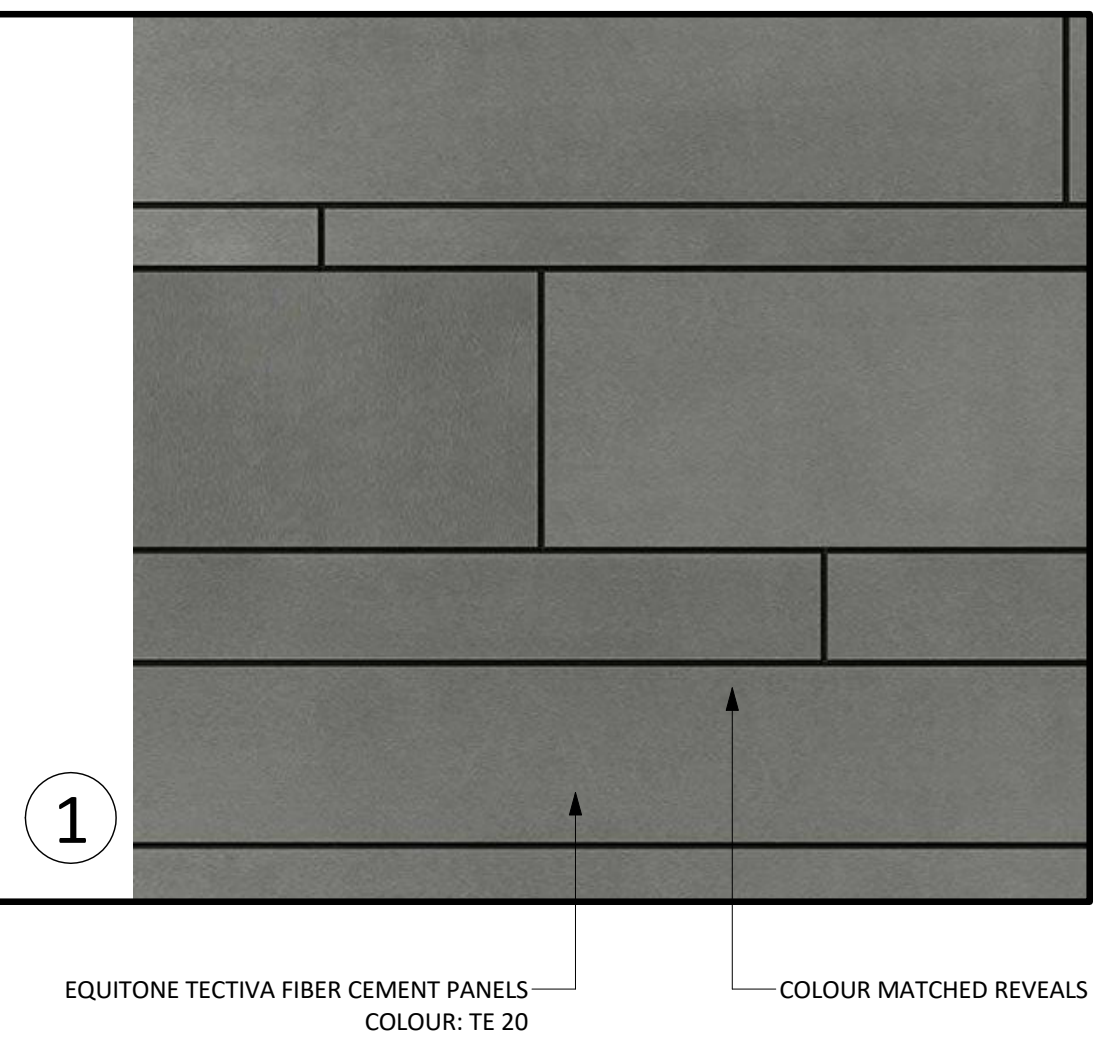
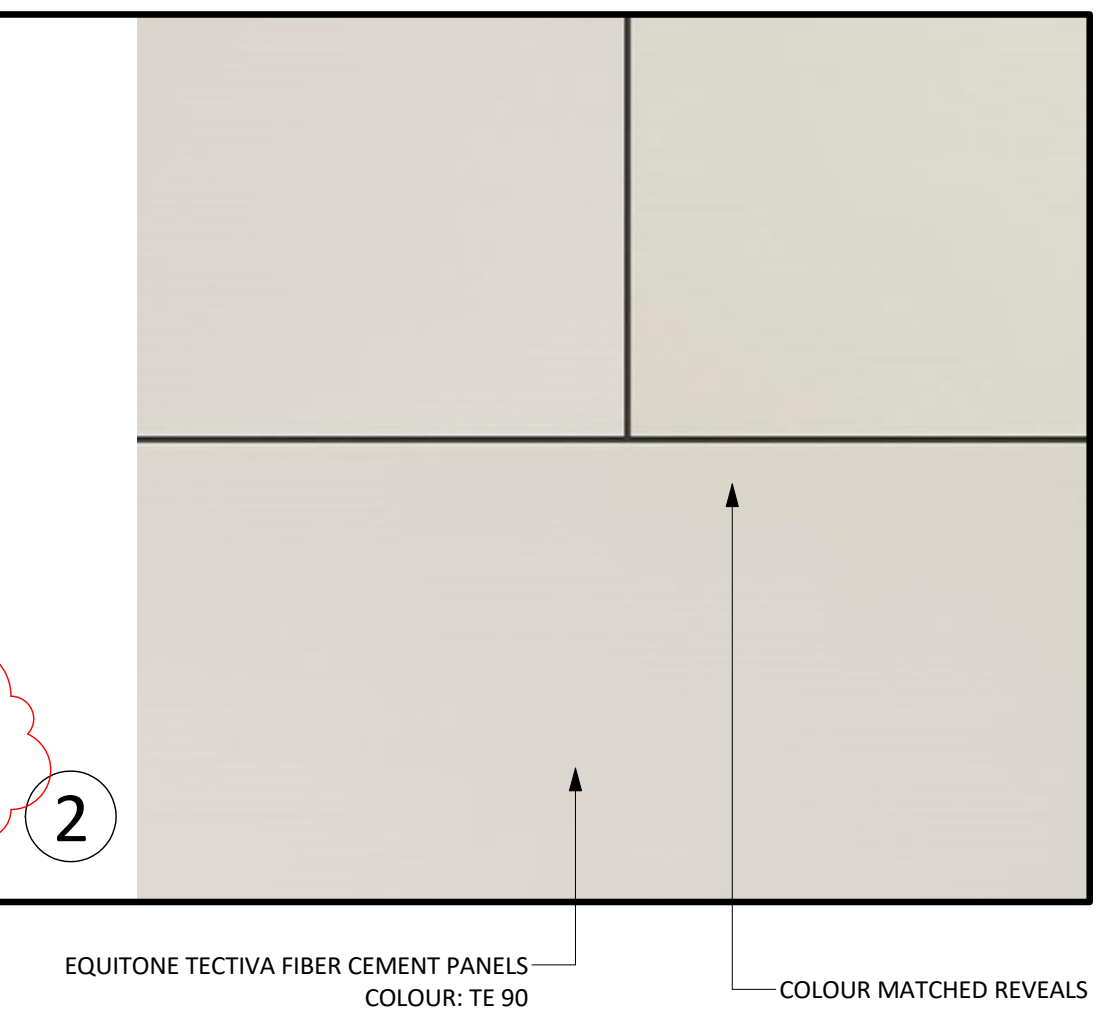
Scale	1 : 100
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1 Materials Elevation
1 : 50

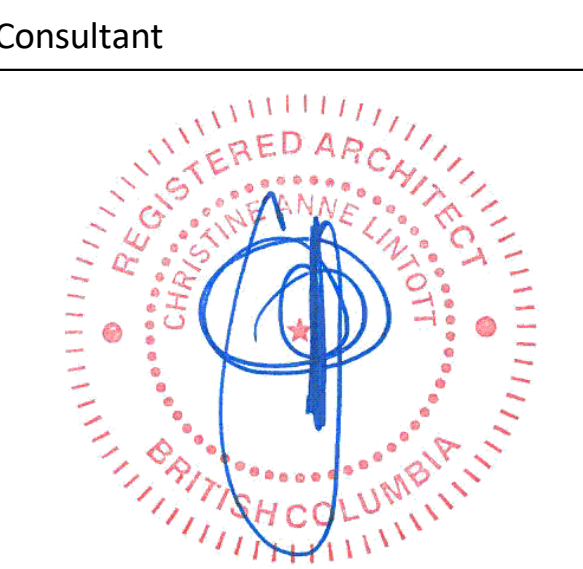


- 1 FIBRE-CEMENT PANELS - DARK GREY
- 2 FIBRE-CEMENT PANELS - OFF WHITE
- 3 METAL RAILING AND DETAILS - RUST RED
- 4 VINYL WINDOWS - RUST RED
- 5 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
- 6 VETICAL WOOD SLAT PRIVACY SCREEN OVER PLANTER
- 7 PREFINISHED METAL FLASHING - CHARCOAL



Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14

Revision		
No.	Description	Date
8	Vertical Screen Material	2022-04-19



Ten42

1042 Richardson Street,
Victoria BC

Exterior Materials

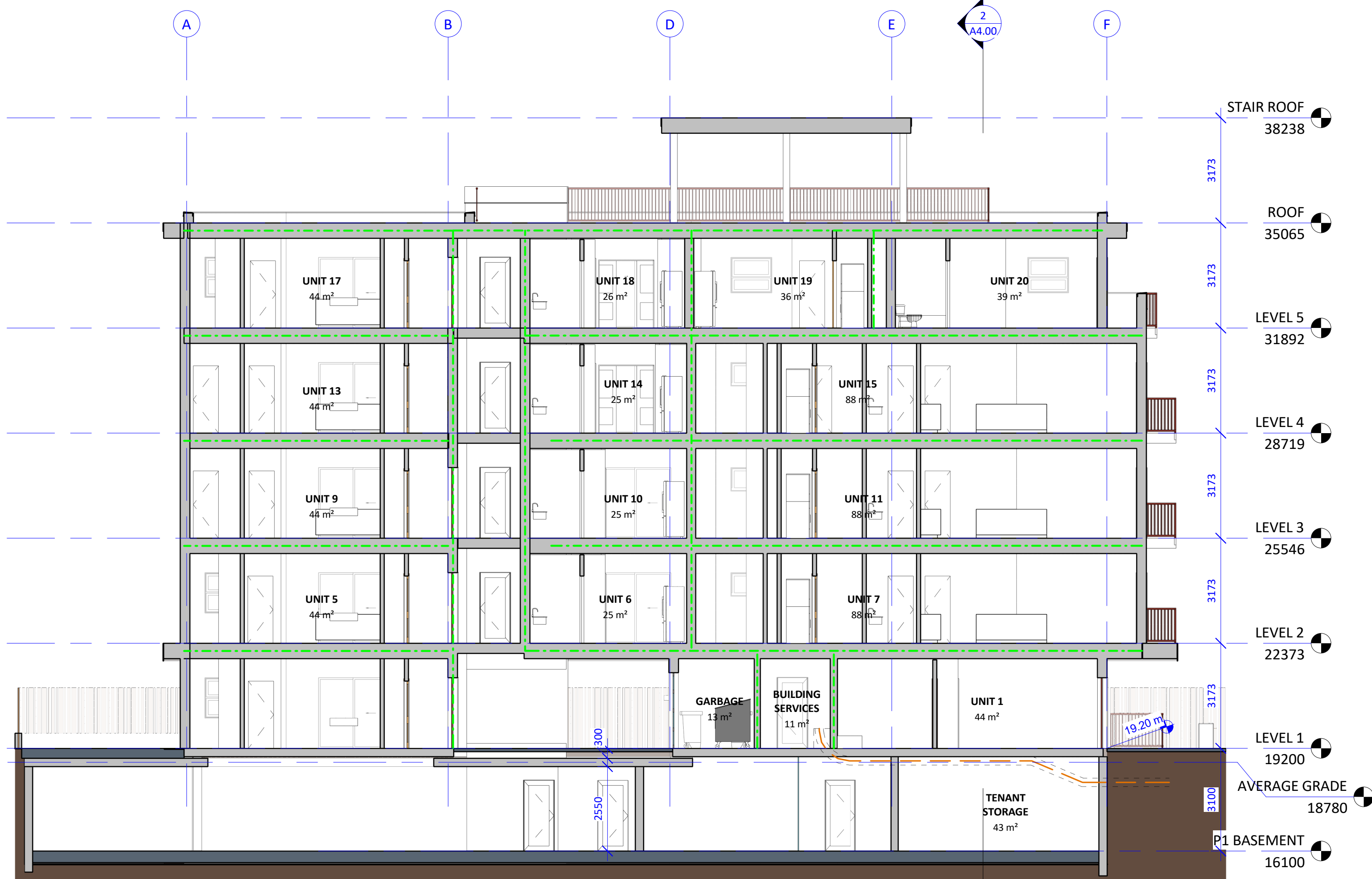
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Drawn by	BH
Checked by	CL

A3.02

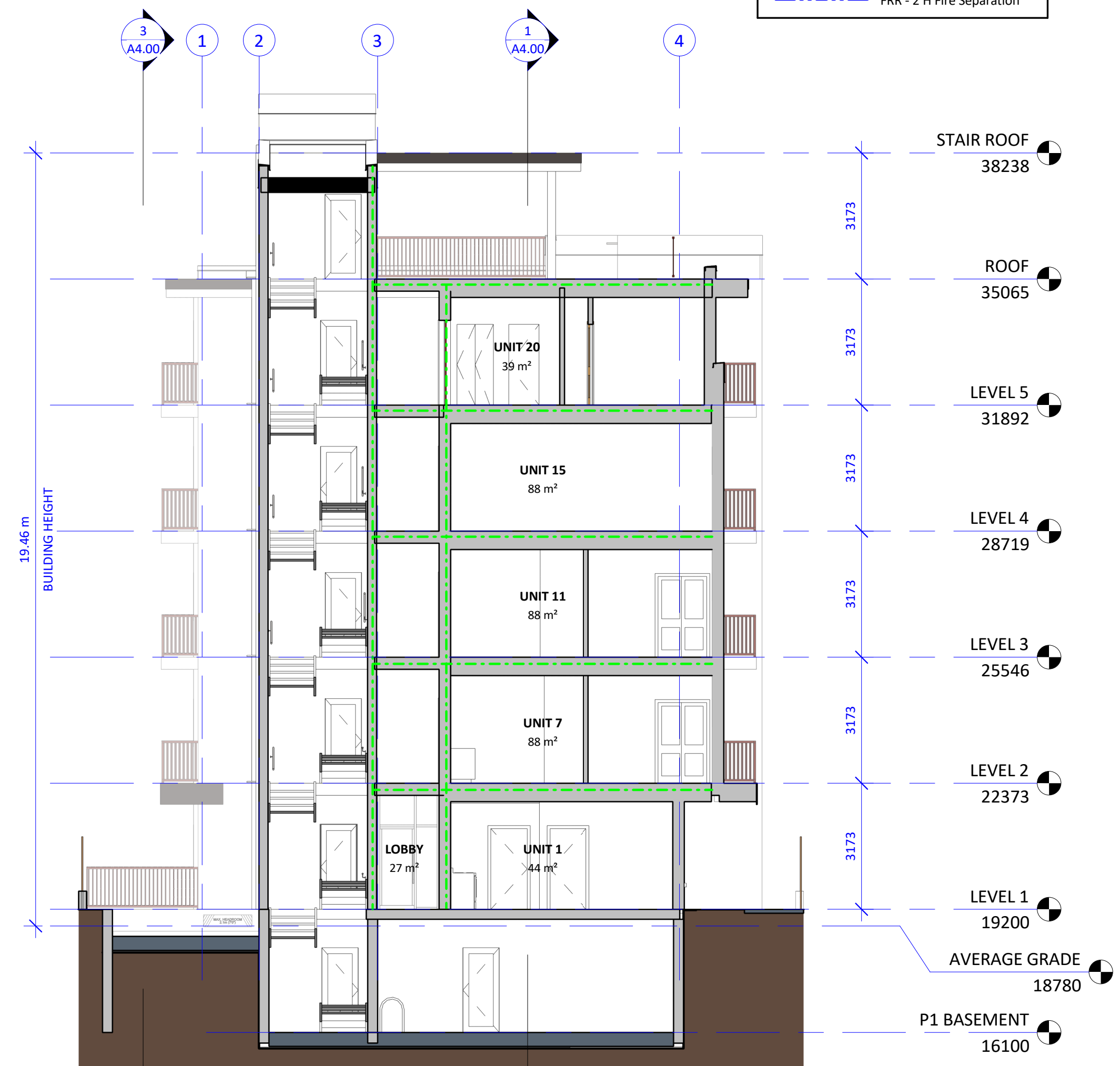
Scale	As indicated
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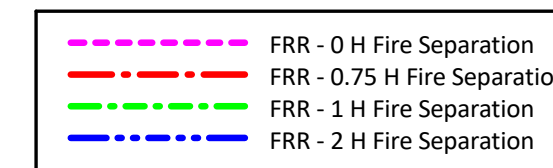
③ Section - Parkade Entry Ramp
1 : 100



① Section - Longitudinal
1 : 100



② Section - Cross Section
1 : 100



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Issue Date

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Re - Submission for Rezoning and Development Permit 2021-06-11

Re - Submission for Rezoning and Development Permit 2021-10-22

Re - Submission for Rezoning and Development Permit 2022-04-14

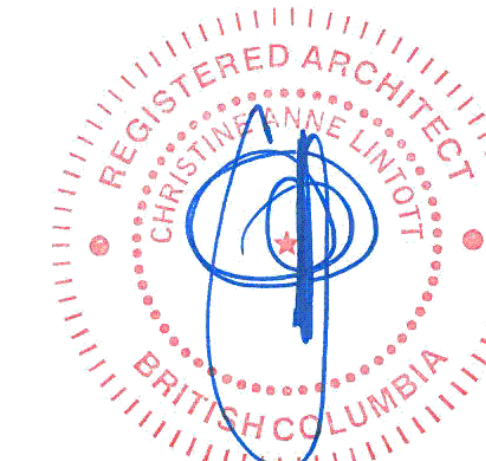
Revision

No. Description Date

1 Revision 2 2021-06-11

7 Zoning Comment #5 2022-04-19

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Building Sections

Date 2022-04-19 9:38:12 AM

Drawn by BH

Checked by CL

A4.00

Scale As indicated

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REVISION

STAMP

PROJECT
NORTH

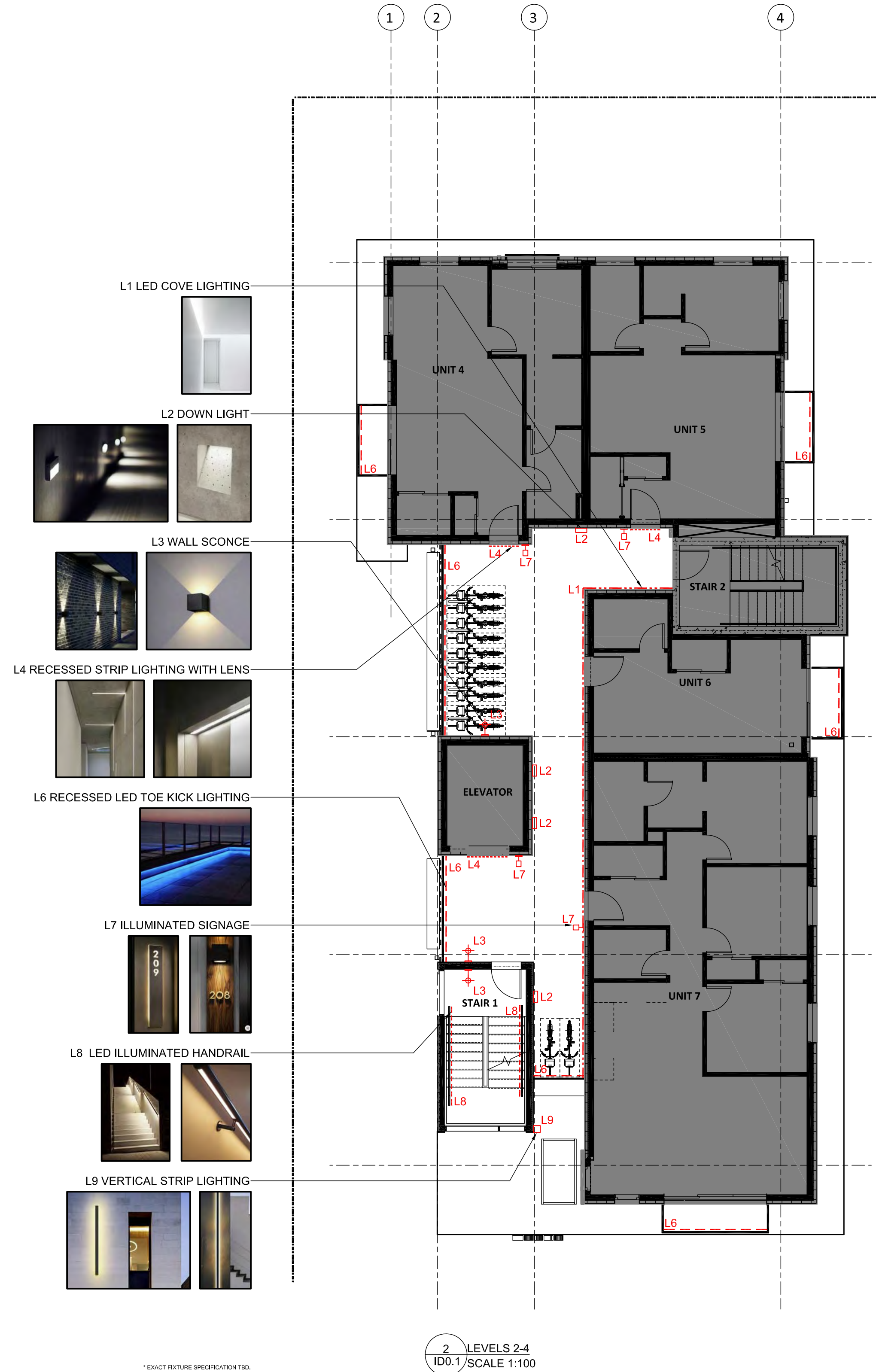
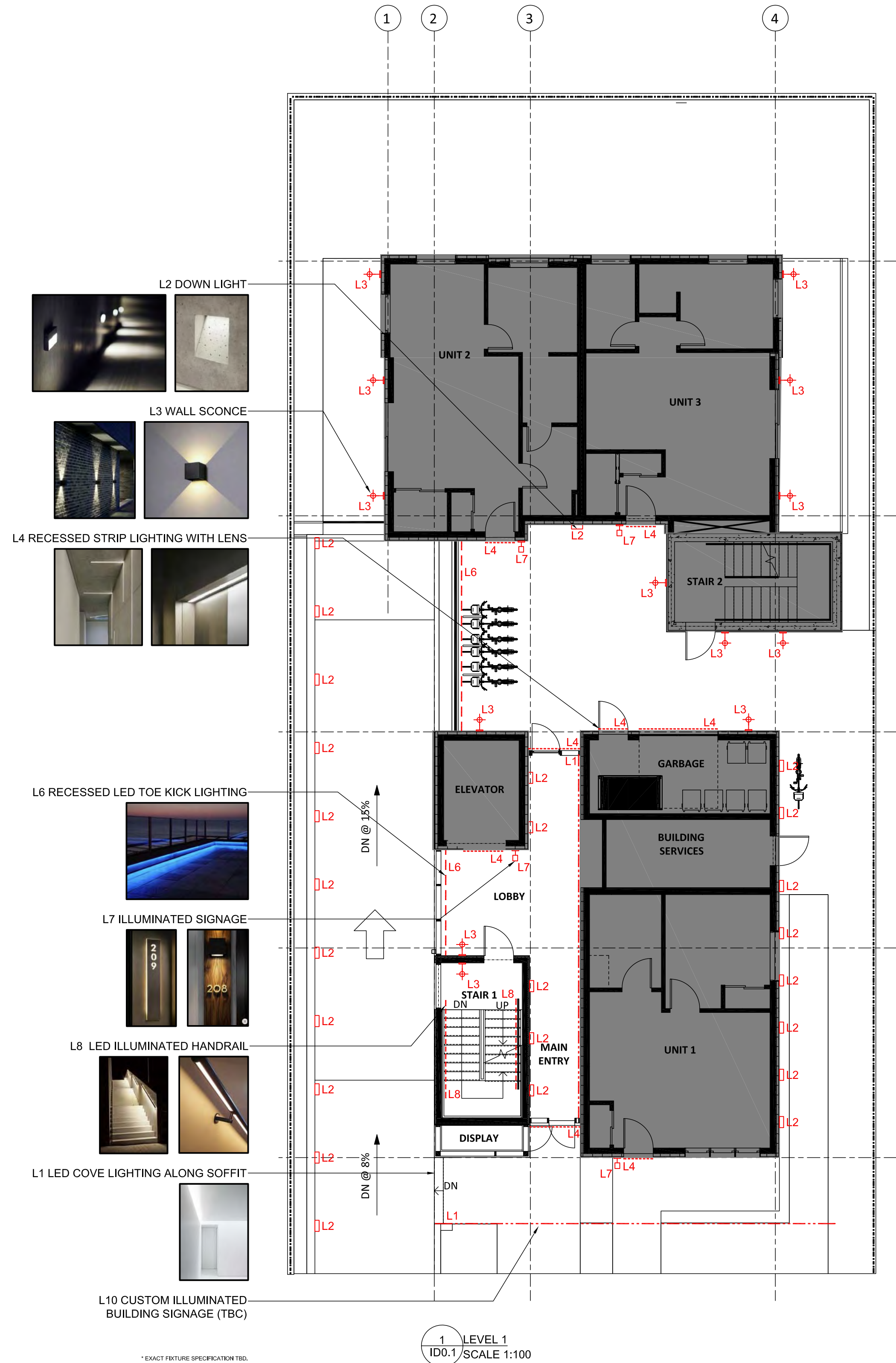
PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.1

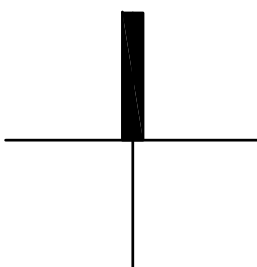


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PROJECT
NORTH



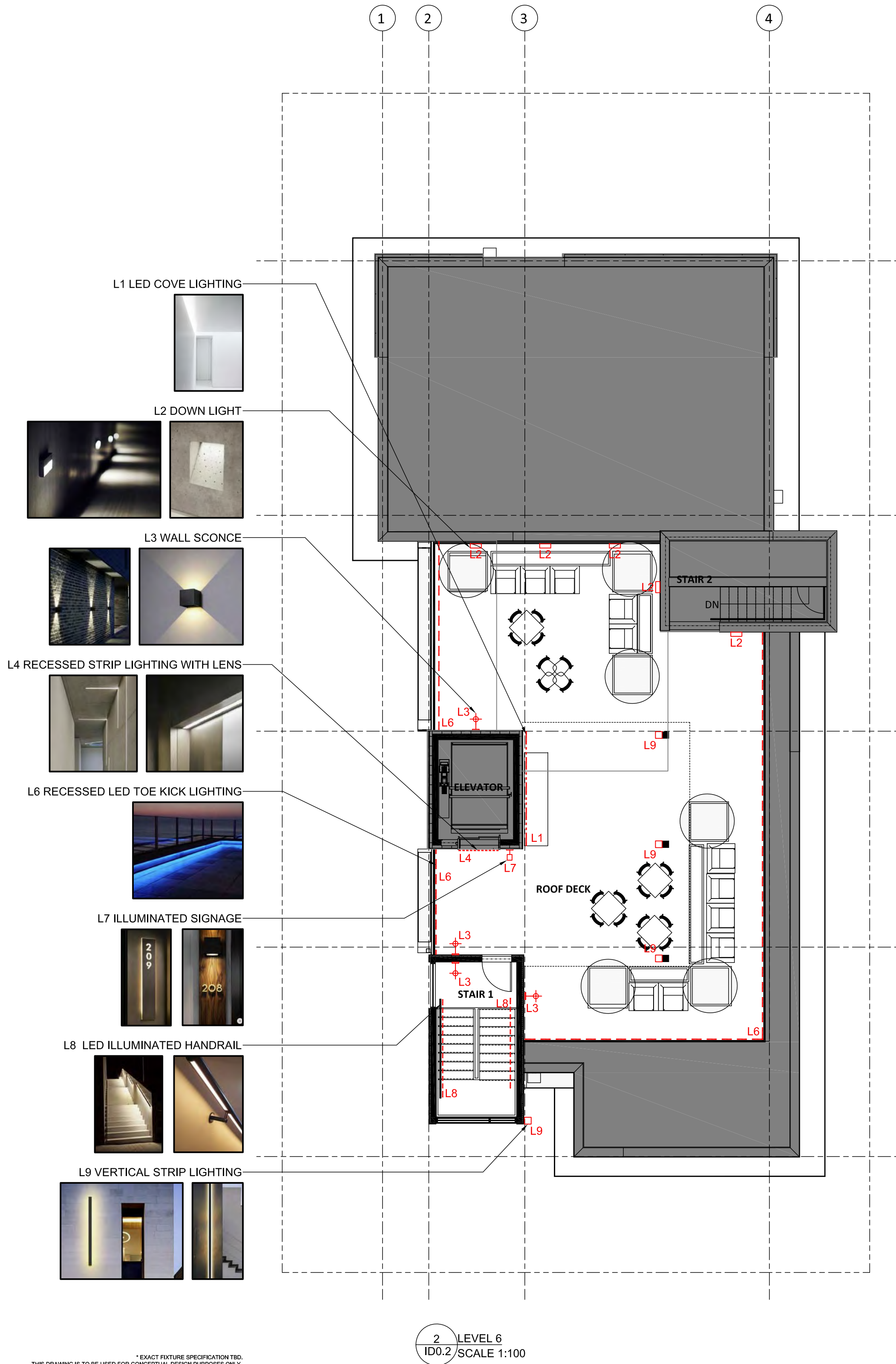
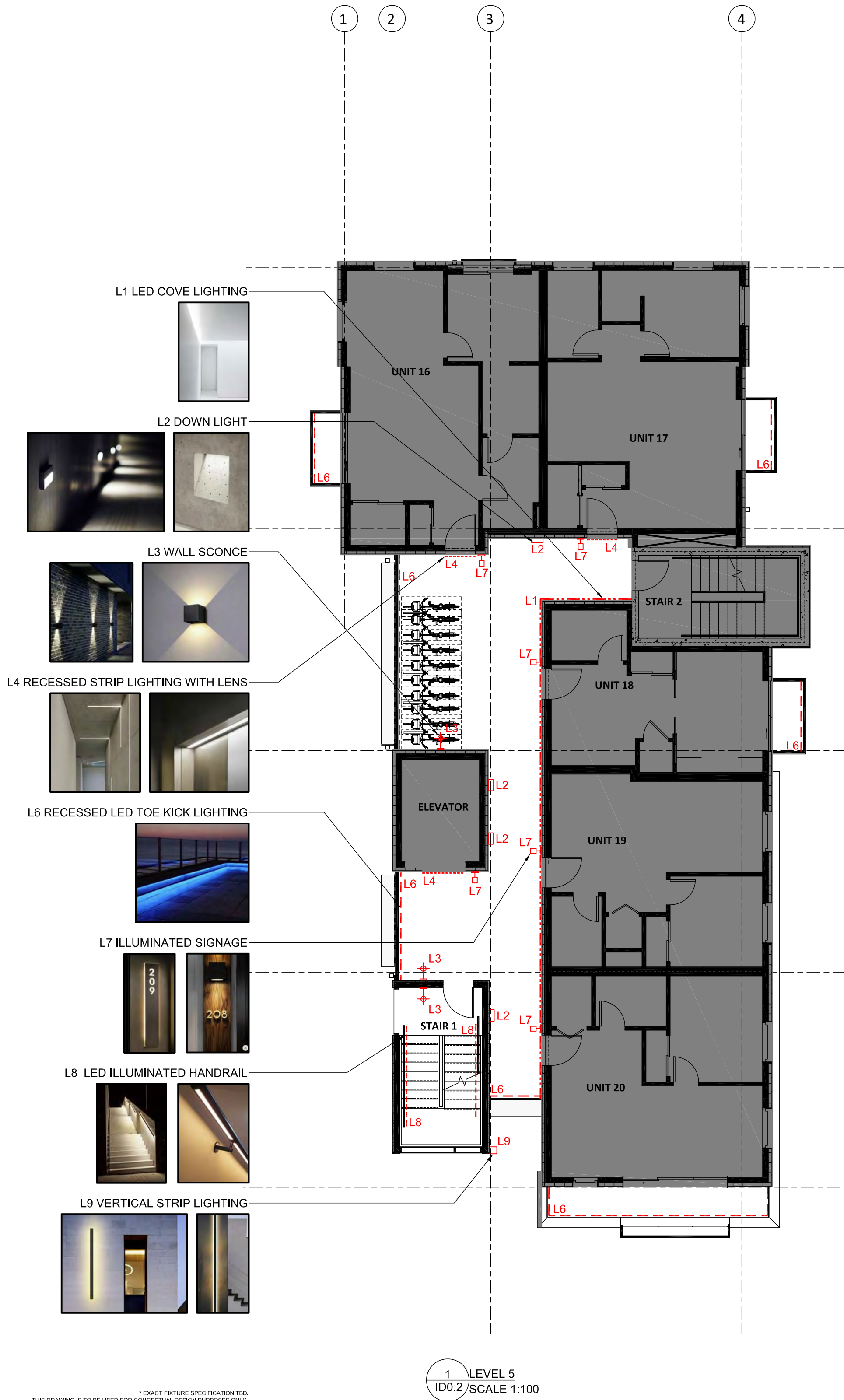
PROJECT NAME
TEN42

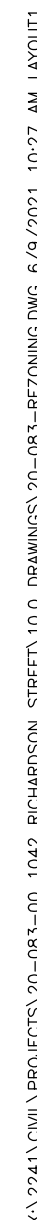
PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

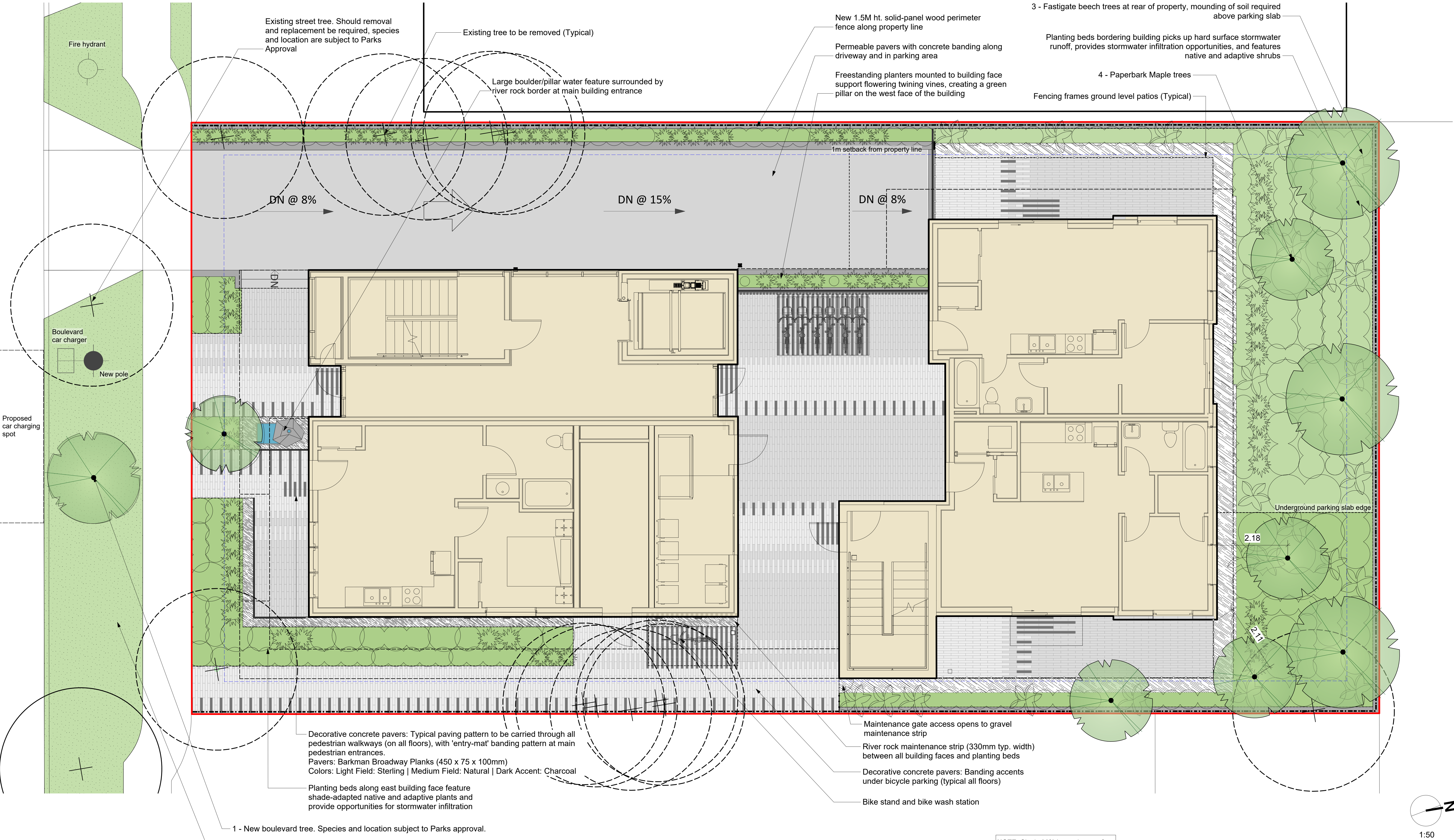
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3	2021-06-09	NCD		ISSUED FOR REZONING					
2	2021-01-14	NCD		ISSUED FOR REZONING					
1	2020-09-29	NCD		ISSUED FOR REZONING					
NO.	DATE	BY		ISSUED	NO.	DATE	BY		REVISIONS

DRAWING NO.
20-083-REZONING




1042 Richardson Street | Landscape Concept Plan

NOTE: Site is 36% impervious surface

5	June 9 -21	DP Revisions
4	Jan 11-21	DP Revisions
3	Nov 26-20	DP Revisions
2	Sept 30-20	Issued for Development Permit
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

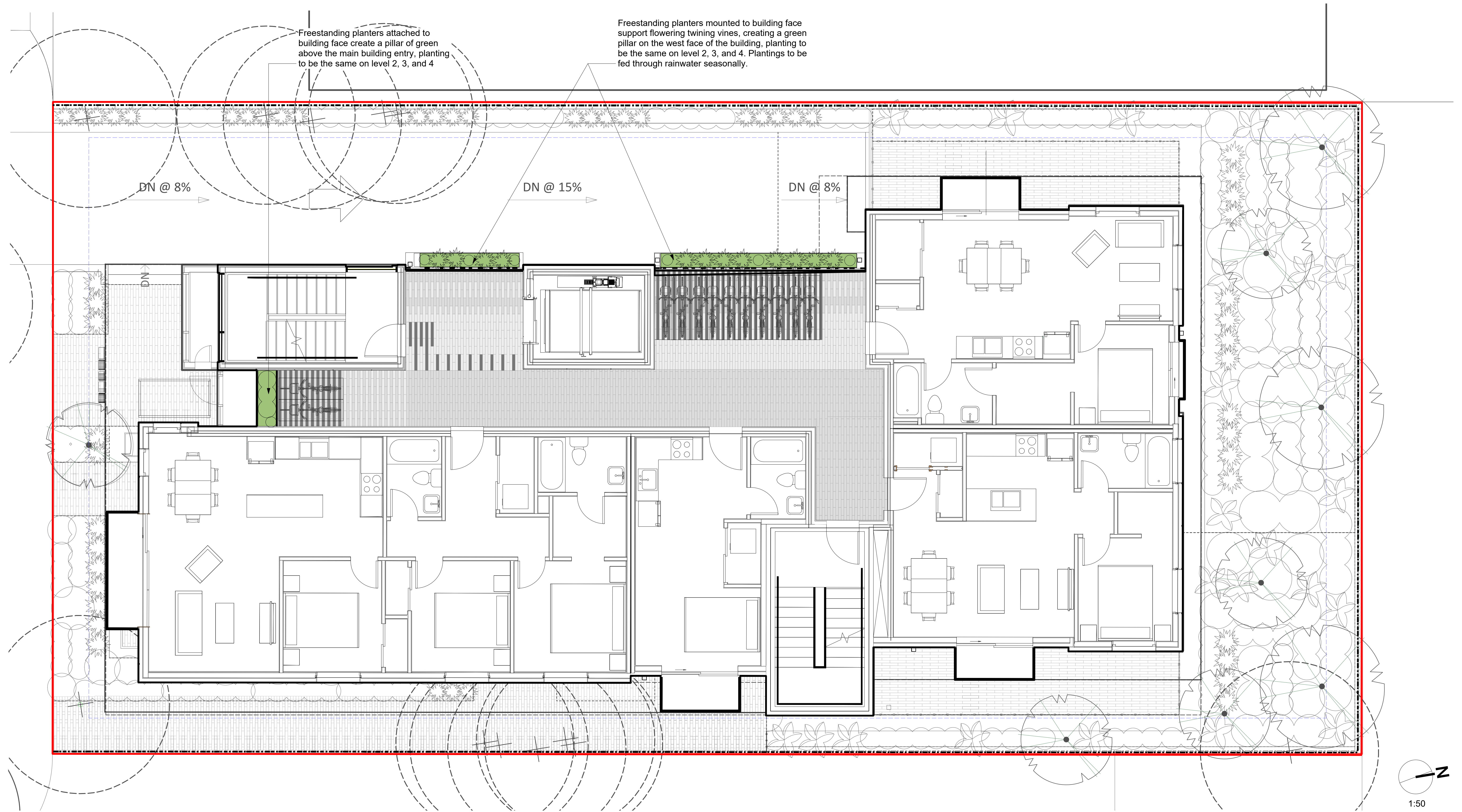
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LADR LANDSCAPE ARCHITECTS

Project No: 2041 Jul 31-20

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696



1042 Richardson Street | L2, L3, L4 Concept Plan

5	June 9 -21	DP Revisions
4	Jan 11-21	DP Revisions
3	Nov 26-20	DP Revisions
2	Sept 30-20	Issued for Development Permit
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

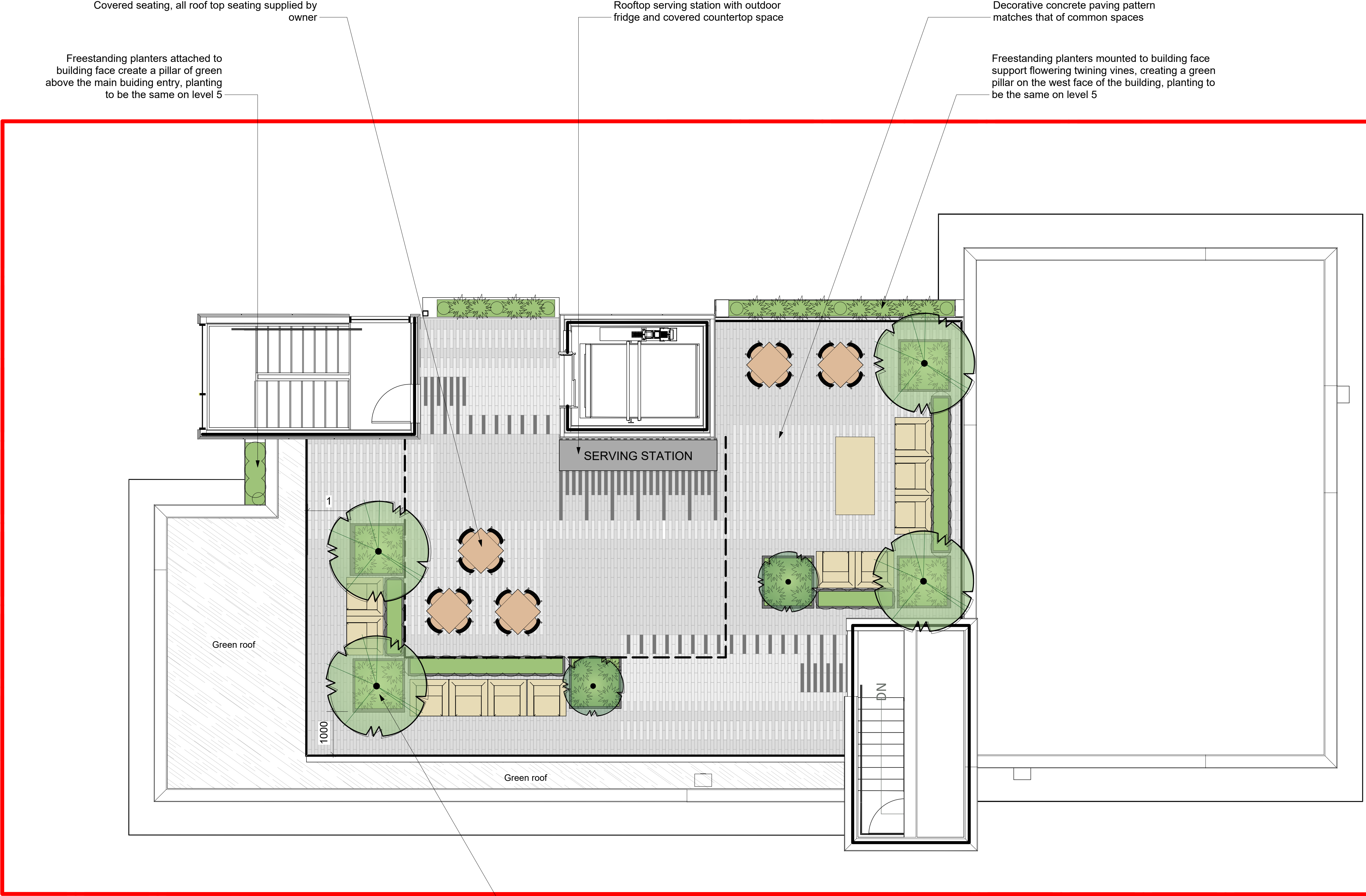
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Project No: 2041 Jul 31-20

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Recommended Plant List

Trees Total: 8	Botanical Name Acer griseum Fagus sylvatica 'Fastigiata' Magnolia 'Daybreak'	Common Name Paperbark Maple Fastigate Beech Daybreak Magnolia	Size # 7 pot 6cm cal. 6cm cal.
Large Shrubs Total: 23	Botanical Name Mahonia aquifolium Ribes sanguineum 'King Edward VII'	Common Name Tall Oregon Grape King Edward VII Flowering Currant	Size #5 pot #5 pot
Medium Shrubs Total: 48	Botanical Name Azalea 'Snowbird' Buxus 'Green Velvet' Hydrangea macrophylla 'Lanarth White' Rhododendron 'Hino-crimson' Rhododendron macrophyllum	Common Name Snowbird Azalea Green Velvet Boxwood Lanarth White Hydrangea Evergreen Azalea Pacific Rhododendron	Size #5 pot #5 pot #7 pot #5 pot #5 pot
Small Shrubs Total: 131	Botanical Name Cornus stolonifera 'Kelseyi' Mahonia nervosa Nandina domestica 'Fire Power'	Common Name Kelsey Dogwood Low Oregon Grape Fire Power Heavenly Bamboo	Size #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns Total: 124	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Gaultheria shallon Helictotrichon sempervirens Pennisetum alopecuroides 'Hameln' Polystichum munitum	Common Name Karl Foerster Feather Reed Grass Salal Blue Oat Grass Dwarf Fountain Grass Sword Fern	Size #1 pot #1 pot #1 pot #1 pot #1 pot
Roof Garden Total: 82	Botanical Name Buxus 'Green Velvet' Clematis armandii Magnolia 'Daybreak' Pennisetum alopecuroides 'Hameln' Taxus x media 'Hicksii'	Common Name Green Velvet Boxwood Evergreen Clematis Daybreak Magnolia Dwarf Fountain Grass Hicks Yew	Size #5 pot #5 pot 6cm cal. #1 pot 1.5m ht.
Vines Total: 10	Botanical Name Clematis armandii	Common Name Evergreen Clematis	Size #5 pot

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system

Note:
Replacement Trees On site: 6
Replacement Trees Off site: 1

1042 Richardson Street | L6 Rooftop Concept Plan

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5	June 9 -21	DP Revisions	
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3	Nov 26-20	DP Revisions	
2	Sept 30-20	Issued for Development Permit	
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