

# 1042/1044 RICHARDSON STREET

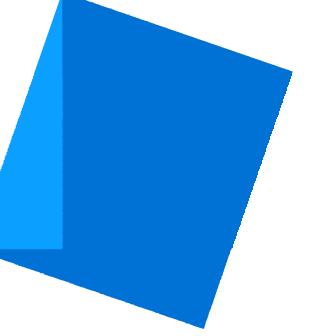
## APPLICATION FOR REZONING & DEVELOPMENT PERMIT



**Revisions**  
Bubbled areas indicate revisions  
compared to the previously  
submitted plans

**Received Date:**  
**April 26, 2022**

Christine Lintott  
Architects Inc.



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



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

### 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
A4.01	Exterior Lighting
A4.02	Exterior Lighting
C01	Civil
L01	Landscape
L02	Landscape
L03	Landscape

### 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 alternative 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

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

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

**FSR CALCULATION**

SITE AREA (SA) = 668 m<sup>2</sup>  
FLOOR AREA (FA) = 1174 m<sup>2</sup>  
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 <sup>2</sup>	Yes
102	UNIT 2	46 m <sup>2</sup>	No
103	UNIT 3	44 m <sup>2</sup>	No
LEVEL 2			
201	UNIT 4	46 m <sup>2</sup>	No
202	UNIT 5	44 m <sup>2</sup>	No
203	UNIT 6	25 m <sup>2</sup>	Yes
204	UNIT 7	88 m <sup>2</sup>	No
LEVEL 3			
301	UNIT 8	46 m <sup>2</sup>	No
302	UNIT 9	44 m <sup>2</sup>	No
303	UNIT 10	25 m <sup>2</sup>	Yes
304	UNIT 11	88 m <sup>2</sup>	No
LEVEL 4			
401	UNIT 12	46 m <sup>2</sup>	No
402	UNIT 13	44 m <sup>2</sup>	No
403	UNIT 14	25 m <sup>2</sup>	Yes
404	UNIT 15	88 m <sup>2</sup>	No
LEVEL 5			
501	UNIT 16	46 m <sup>2</sup>	No
502	UNIT 17	44 m <sup>2</sup>	No
503	UNIT 18	26 m <sup>2</sup>	Yes
504	UNIT 19	36 m <sup>2</sup>	No
505	UNIT 20	39 m <sup>2</sup>	No

Unit Schedule - By Type			
Unit Type	Area	Affordable Housing	Quantity
LEVEL 1			
1 Bedroom	44 m <sup>2</sup> ... 46 m <sup>2</sup>	No	2
1 Bedroom	44 m <sup>2</sup>	Yes	1
LEVEL 2			
1 Bedroom	44 m <sup>2</sup> ... 46 m <sup>2</sup>	No	2
3 Bedroom	88 m <sup>2</sup>	No	1
Studio	25 m <sup>2</sup>	Yes	1
LEVEL 3			
1 Bedroom	44 m <sup>2</sup> ... 46 m <sup>2</sup>	No	2
3 Bedroom	88 m <sup>2</sup>	No	1
Studio	25 m <sup>2</sup>	Yes	1
LEVEL 4			
1 Bedroom	44 m <sup>2</sup> ... 46 m <sup>2</sup>	No	2
1 Bedroom	25 m <sup>2</sup>	Yes	1
3 Bedroom	88 m <sup>2</sup>	No	1
LEVEL 5			
1 Bedroom	36 m <sup>2</sup> ... 46 m <sup>2</sup>	No	4
1 Bedroom	26 m <sup>2</sup>	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

Ten42

1042 Richardson Street,  
Victoria BC

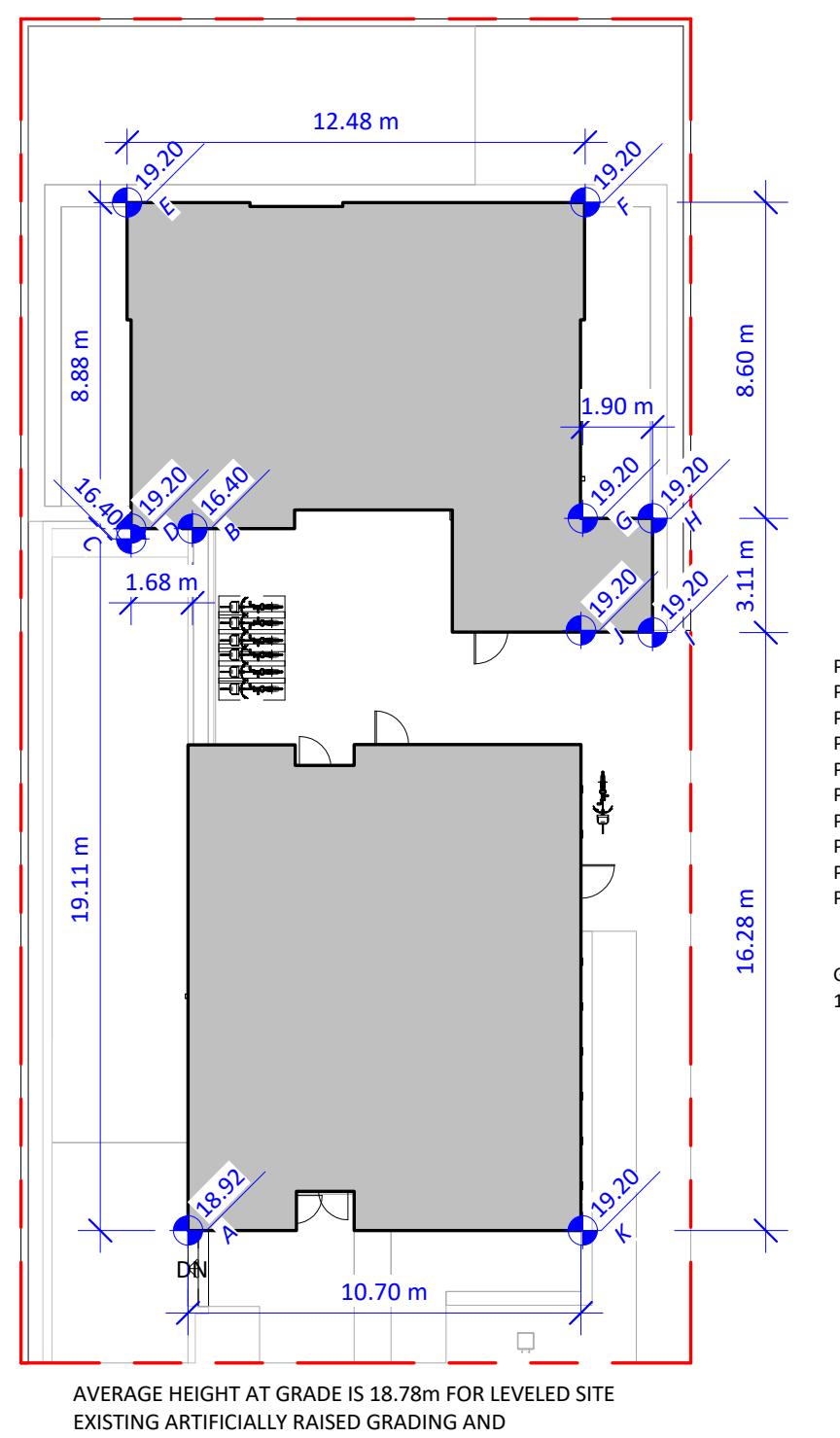
Cover Sheet

Date	2022-04-19 9:35:35 AM
Drawn by	BH
Checked by	CL
Scale	As indicated

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Project Information Table			
	Zoning Min/Max	Proposed	
Zone (existing)	R-K	SITE SPECIFIC	
Site Area		668 m <sup>2</sup>	
Total Floor Area		1174 m <sup>2</sup> <span style="margin-left: 20px;">3</span>	
Floor Space Ratio	N/A	1:1.76	
Site Coverage %	N/A	52.7% <span style="margin-left: 20px;">5</span>	
Open Site Space - Lot %	N/A	39.8% <span style="margin-left: 20px;">6</span>	
Open Site Space - Front Yard %	N/A	7.8% <span style="margin-left: 20px;">6</span>	
Height of Buildings	N/A	19.47m	
Storeys #	N/A	6 storeys	
Vehicle Parking #	0.2 /unit Affordable < 45m <sup>2</sup> x 5 = 1 .75 / unit < 45m <sup>2</sup> x 7 = 4.5 .9 / unit > 45m <sup>2</sup> , < 70m <sup>2</sup> x 5 = 5.25 1.3 / unit >70m <sup>2</sup> x 3 = 3.9 0.1/unit visitor x 20 = 2 <b>Total = 16.75 (17)</b>	7 resident 2 visitor 1 on-street electric car-share	
Bicycle Parking #	<u>Long Term Per Schedule C</u> 1/unit < 45m <sup>2</sup> x 12 = 12 1.25/unit > 45m <sup>2</sup> x 8 = 10 <b>Total = 22</b>  <u>Short Term Per Schedule C</u> <b>Total = 6 (MIN)</b>	<u>Long Term Per Schedule C</u> P1 = 22  <u>Lvl 2-5 Additional</u> = 46 <b>Total = 22+46 = 68</b>  <u>Short Term Per Schedule C</u> <b>Total = 6</b>	
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 <sup>2</sup>	
Total Residential Floor Area		936 m <sup>2</sup>	

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



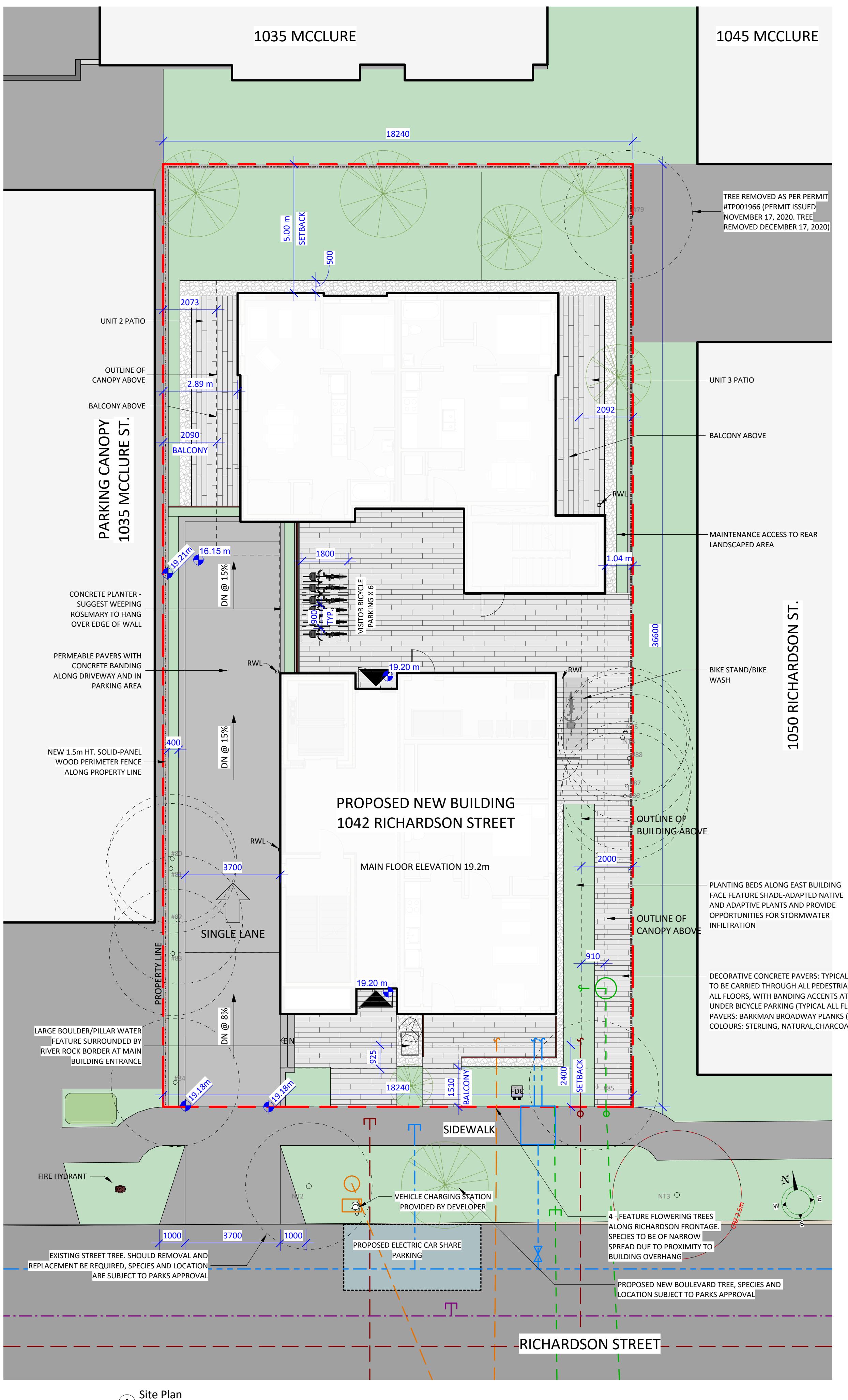
2 AVG GRADE

# Ten42

1042 Richardson Street,  
Victoria BC

## Site Plan and Project Data

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Scale	As indicated



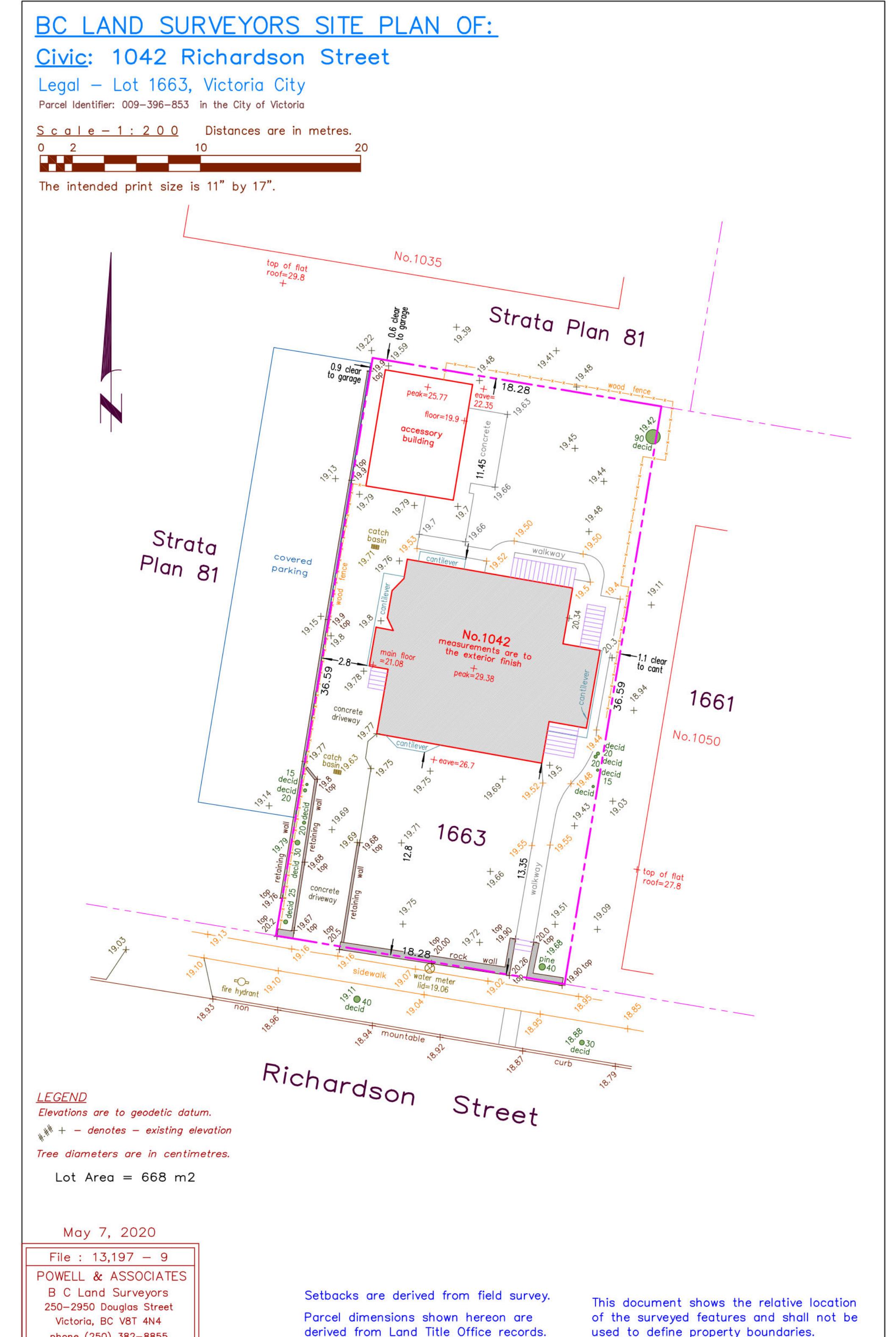
Issue	Date	
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Re - Submission for Rezoning and Development Permit	2021-10-22	
Re - Submission for Rezoning and Development Permit	2022-04-14	
Vision		
Order	Description	Date

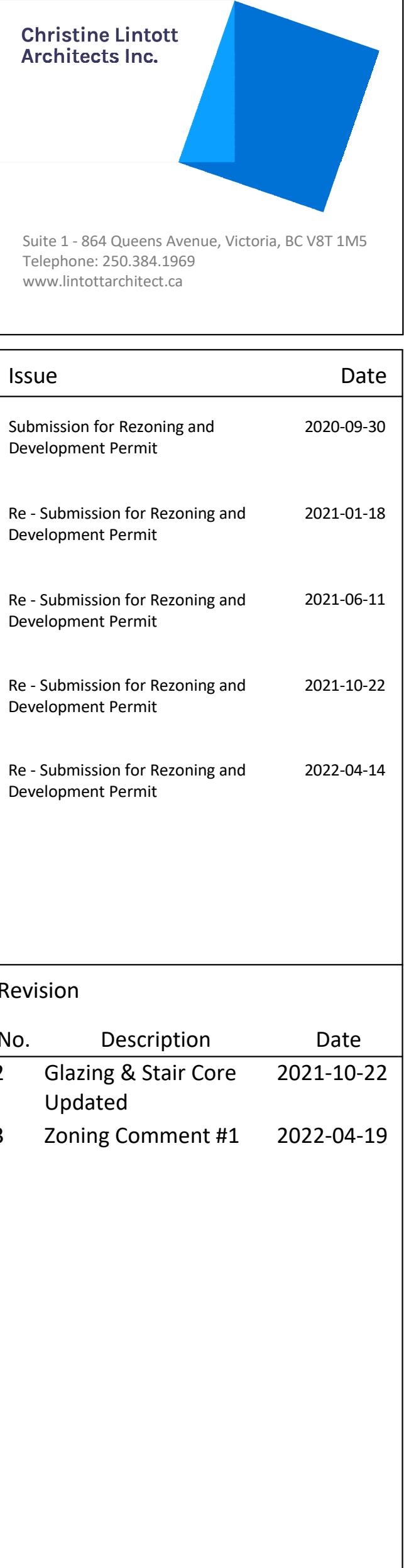
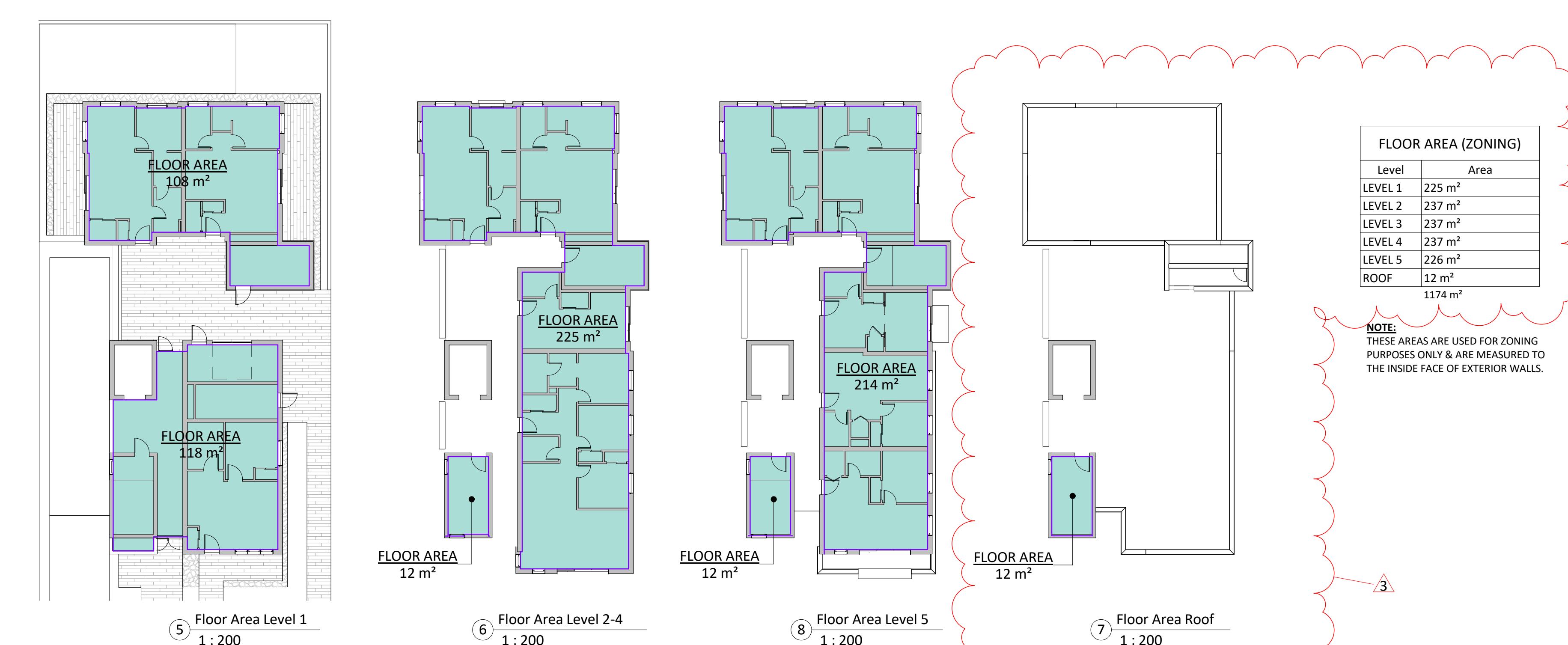
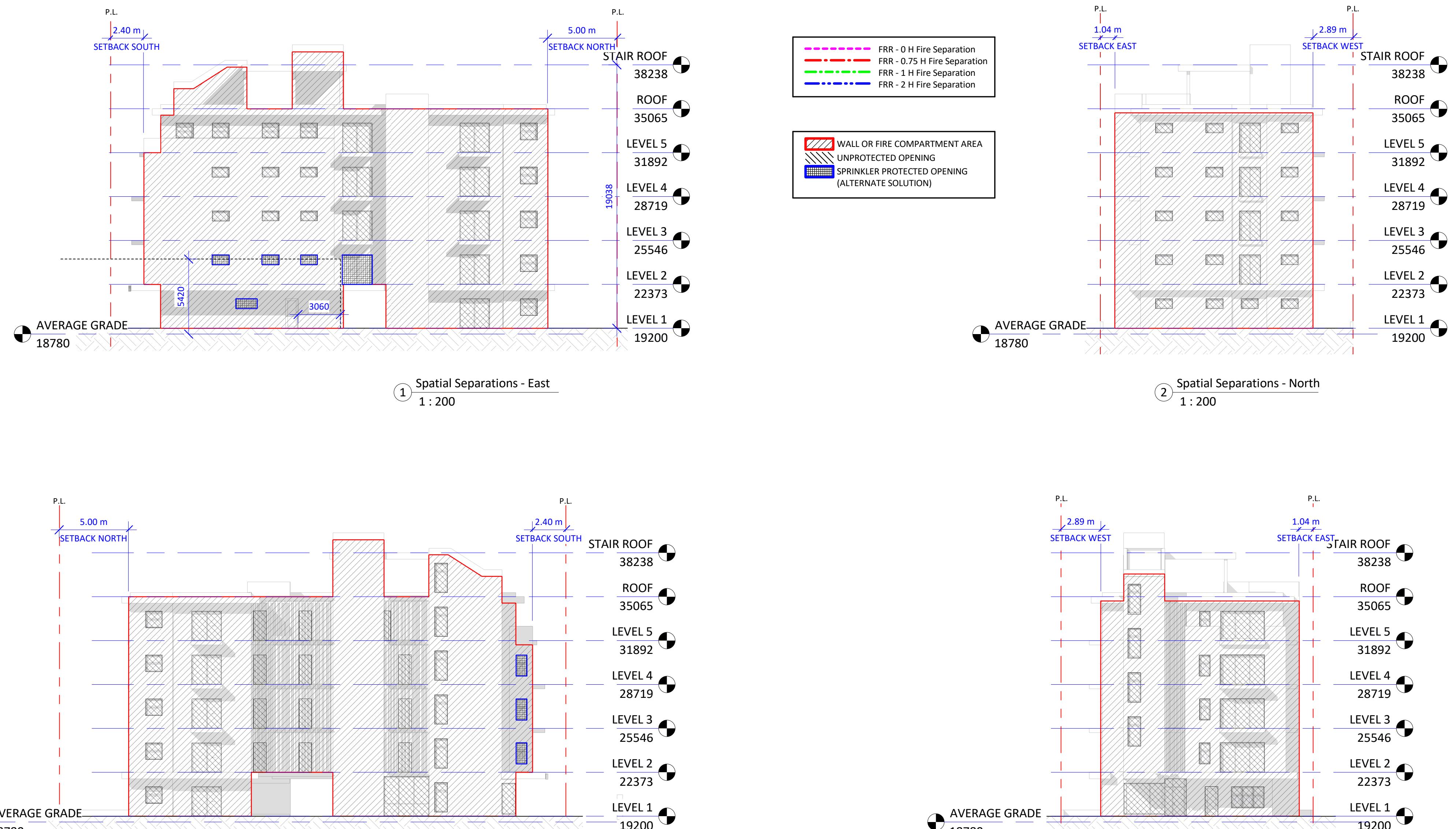
Ten42

1042 Richardson Street,  
Victoria BC

# Site Survey

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BH  
CL  
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# Code Analysis and Spatial Separation

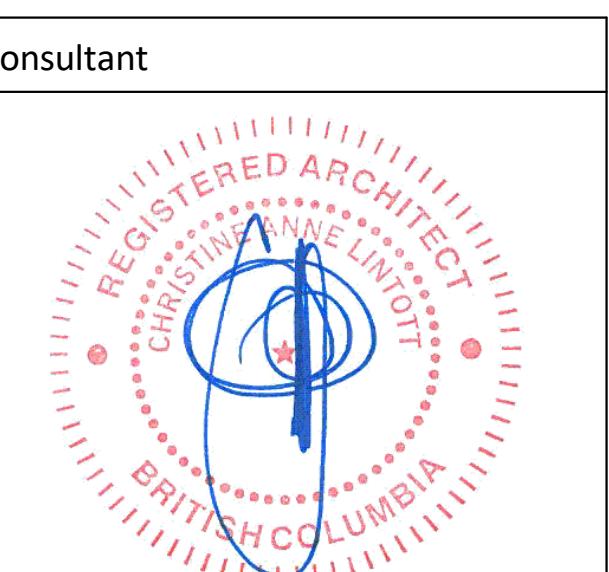
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As indicated

Issue	Date
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Revision	No.	Description	Date

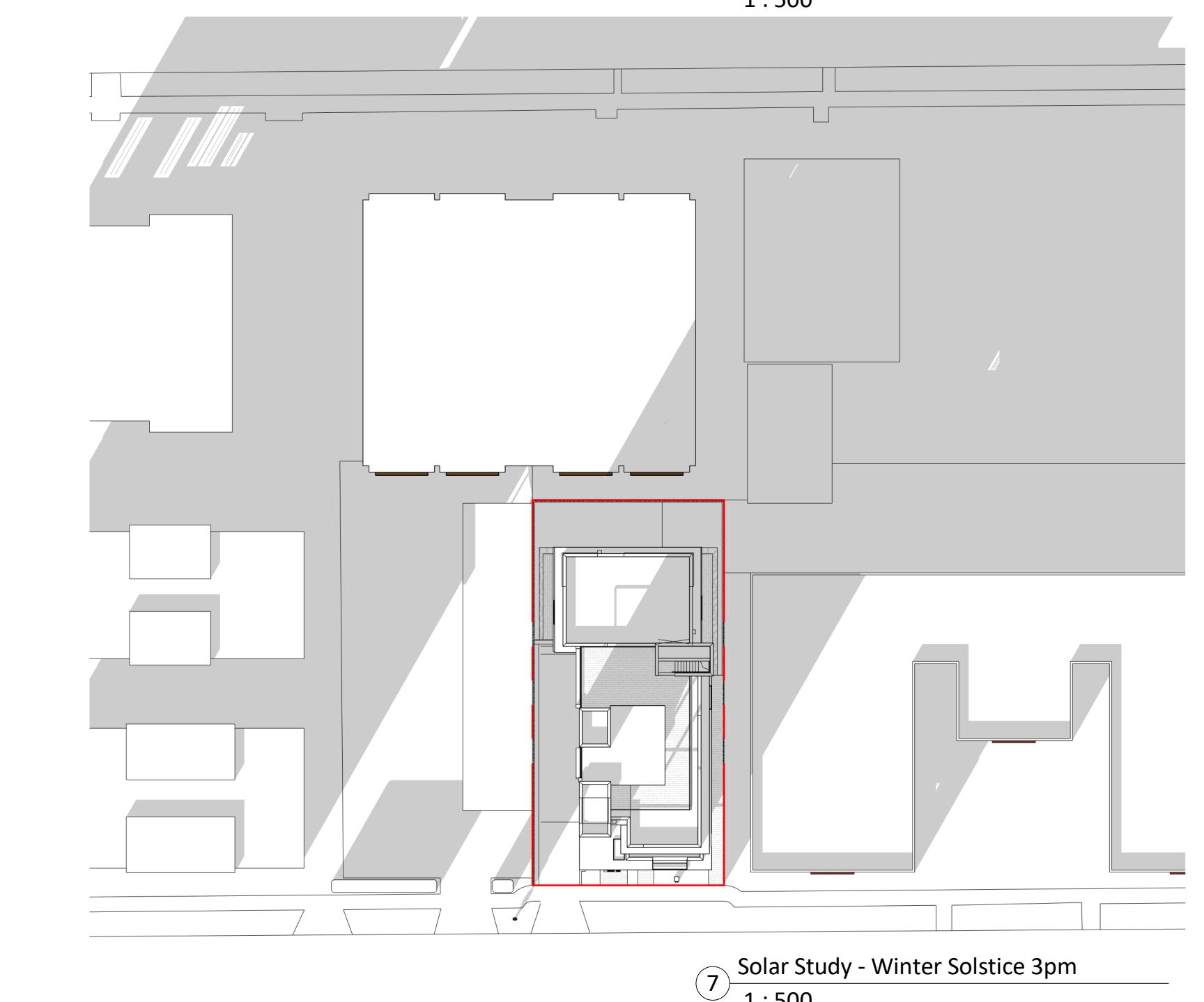
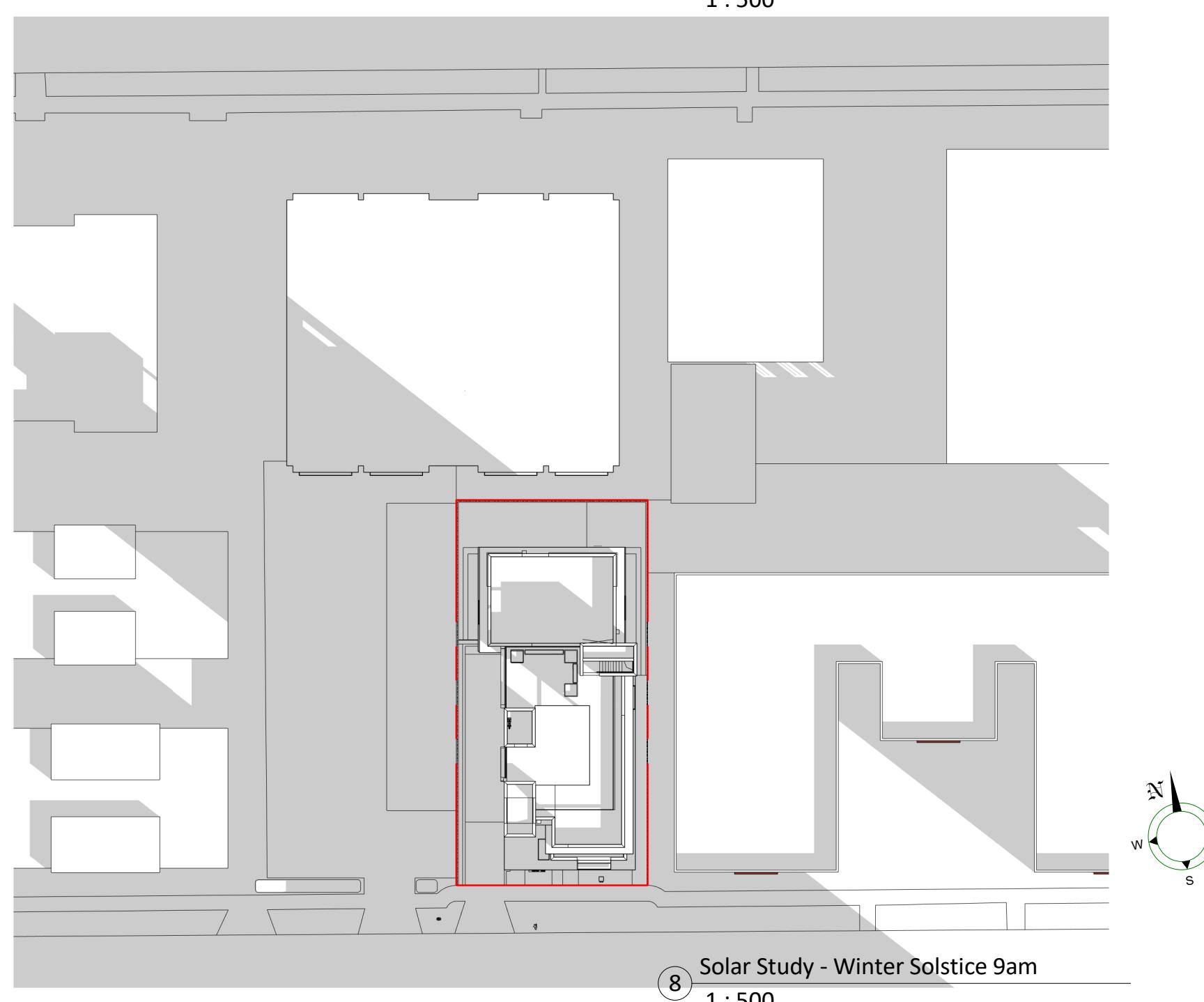
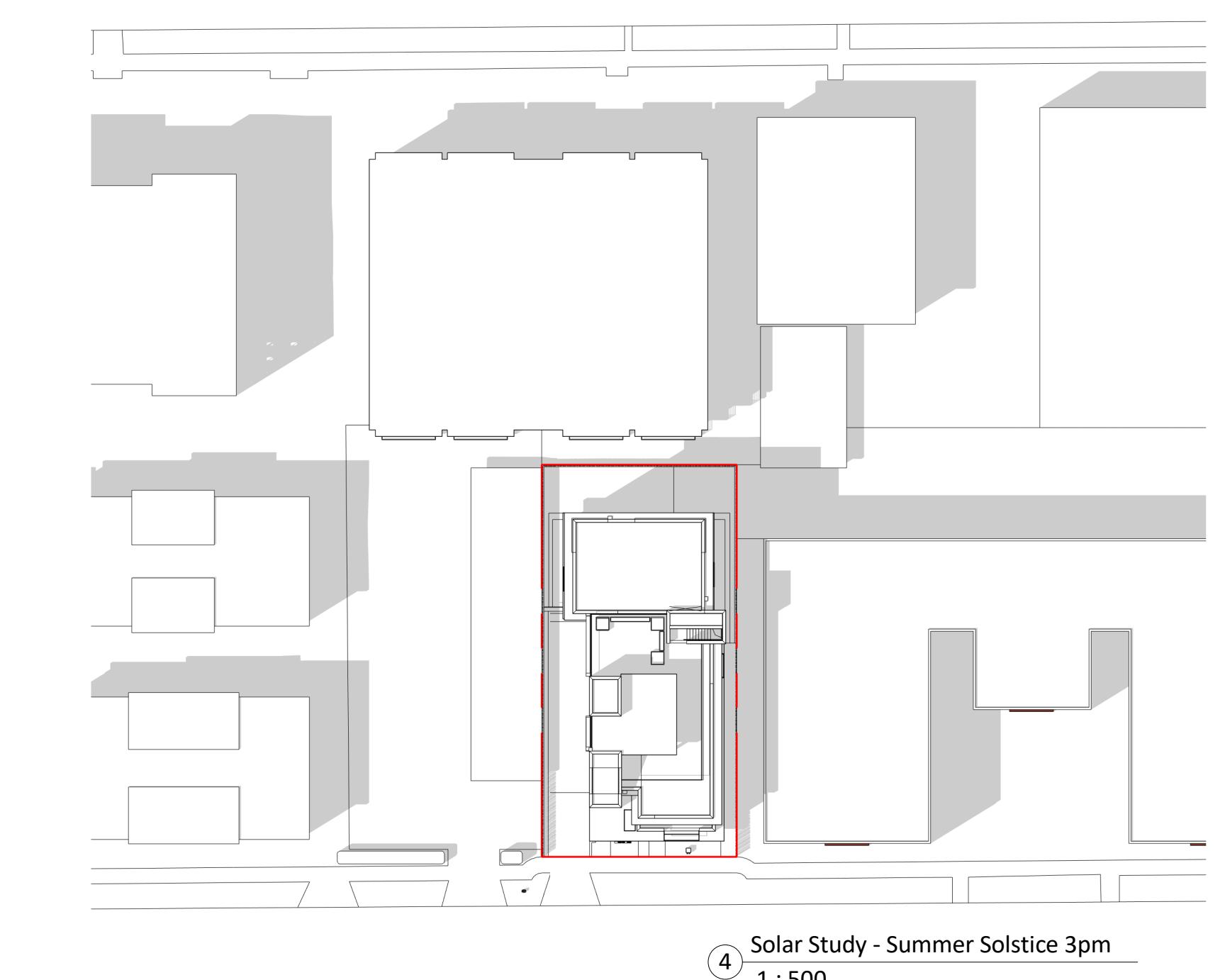
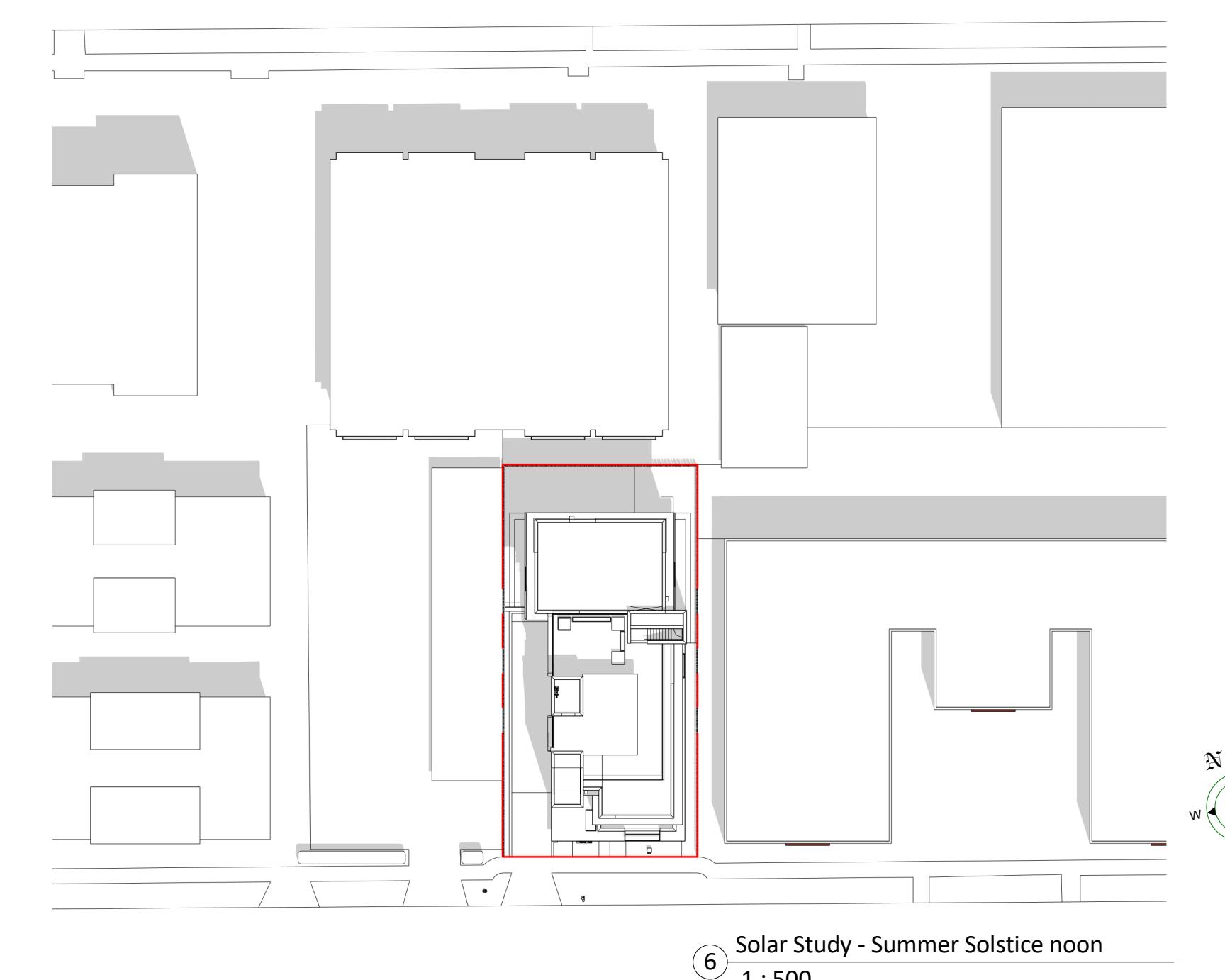
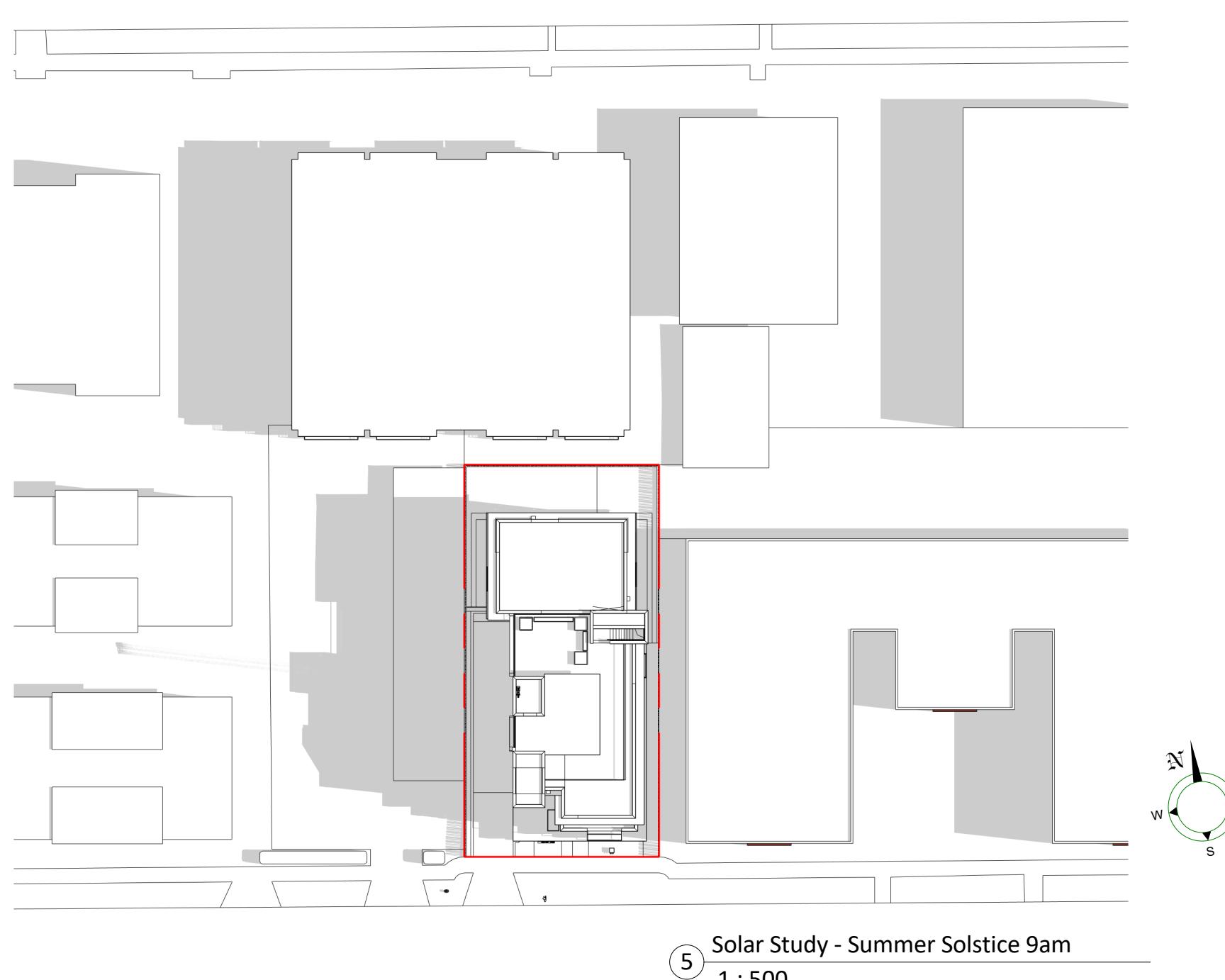
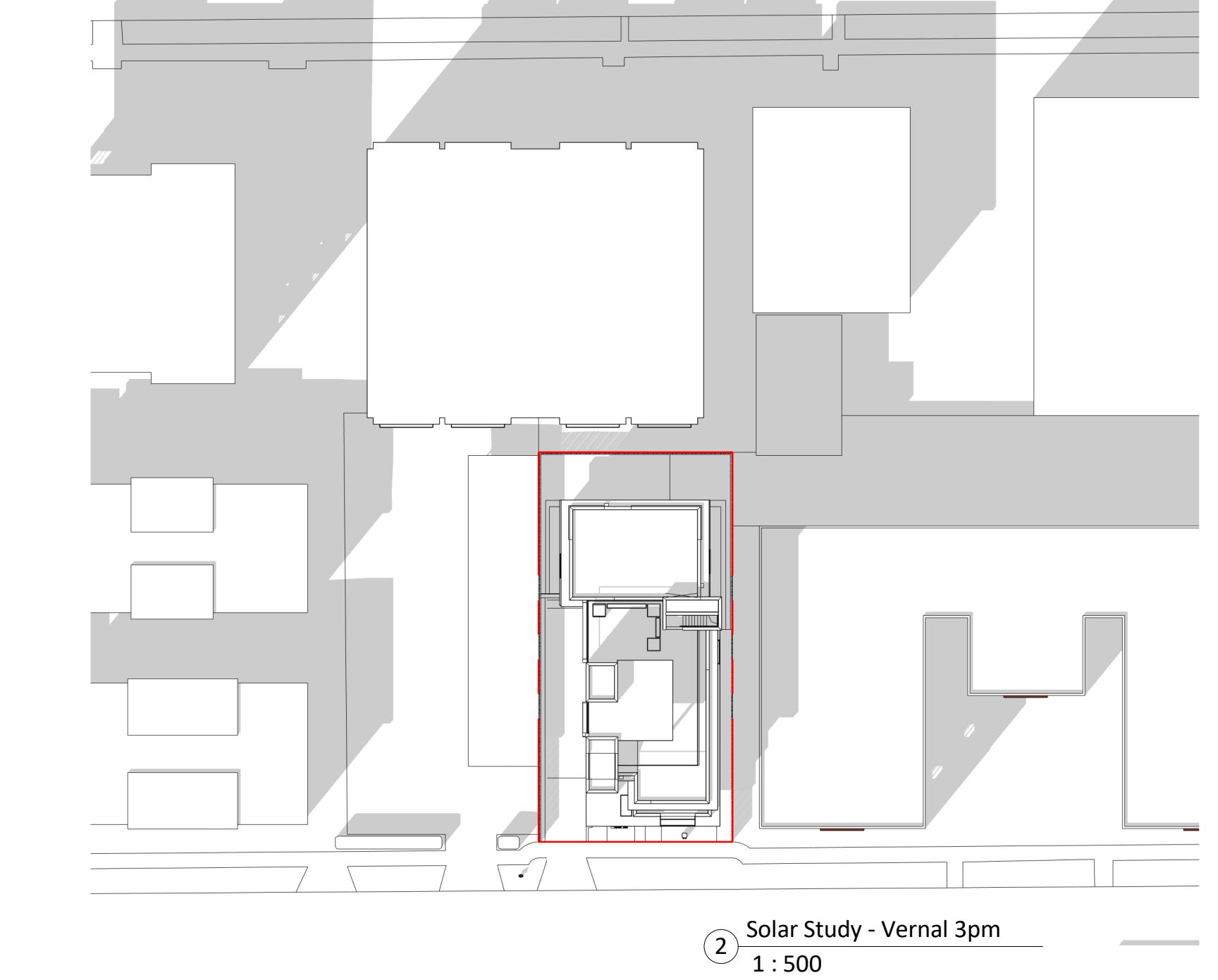
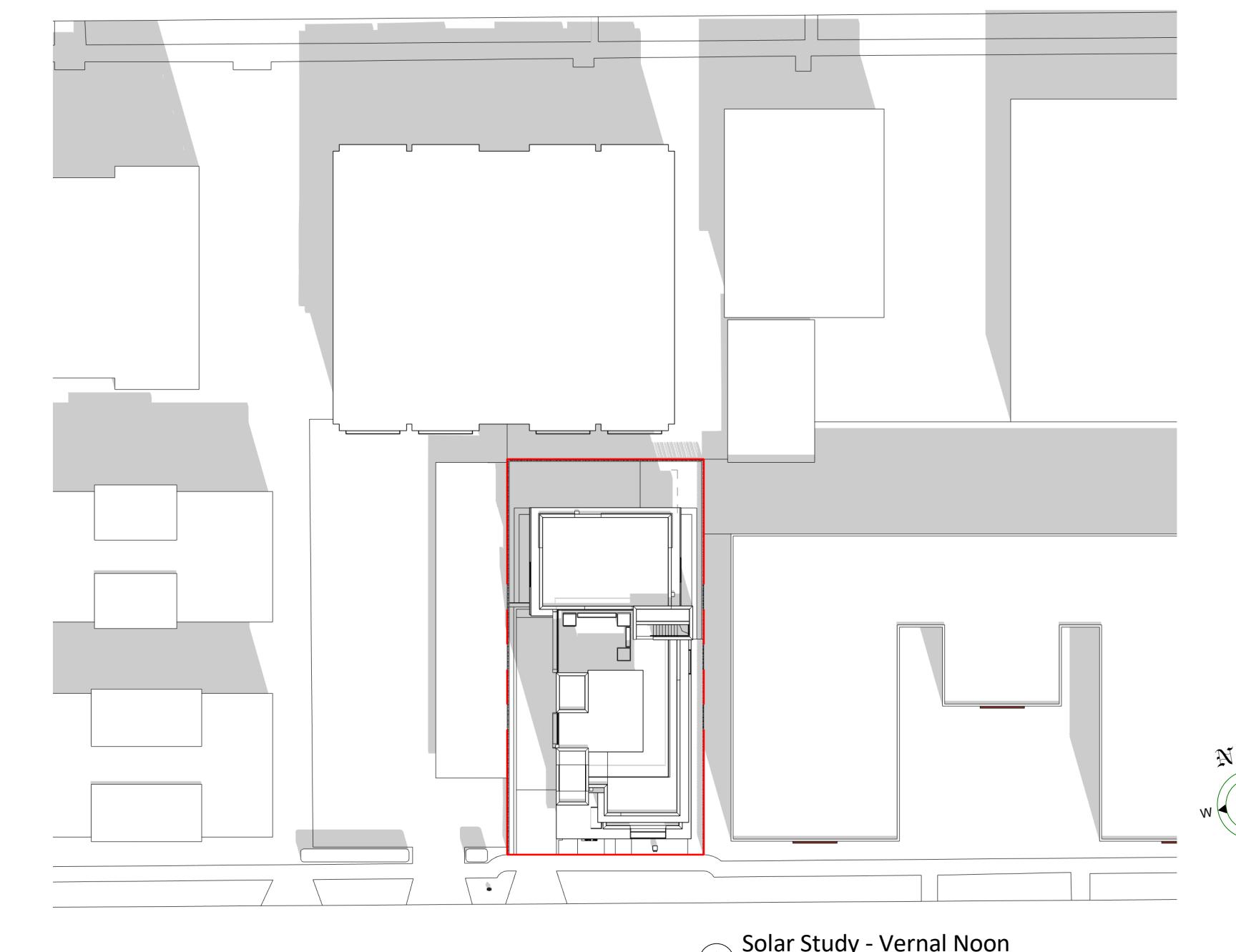
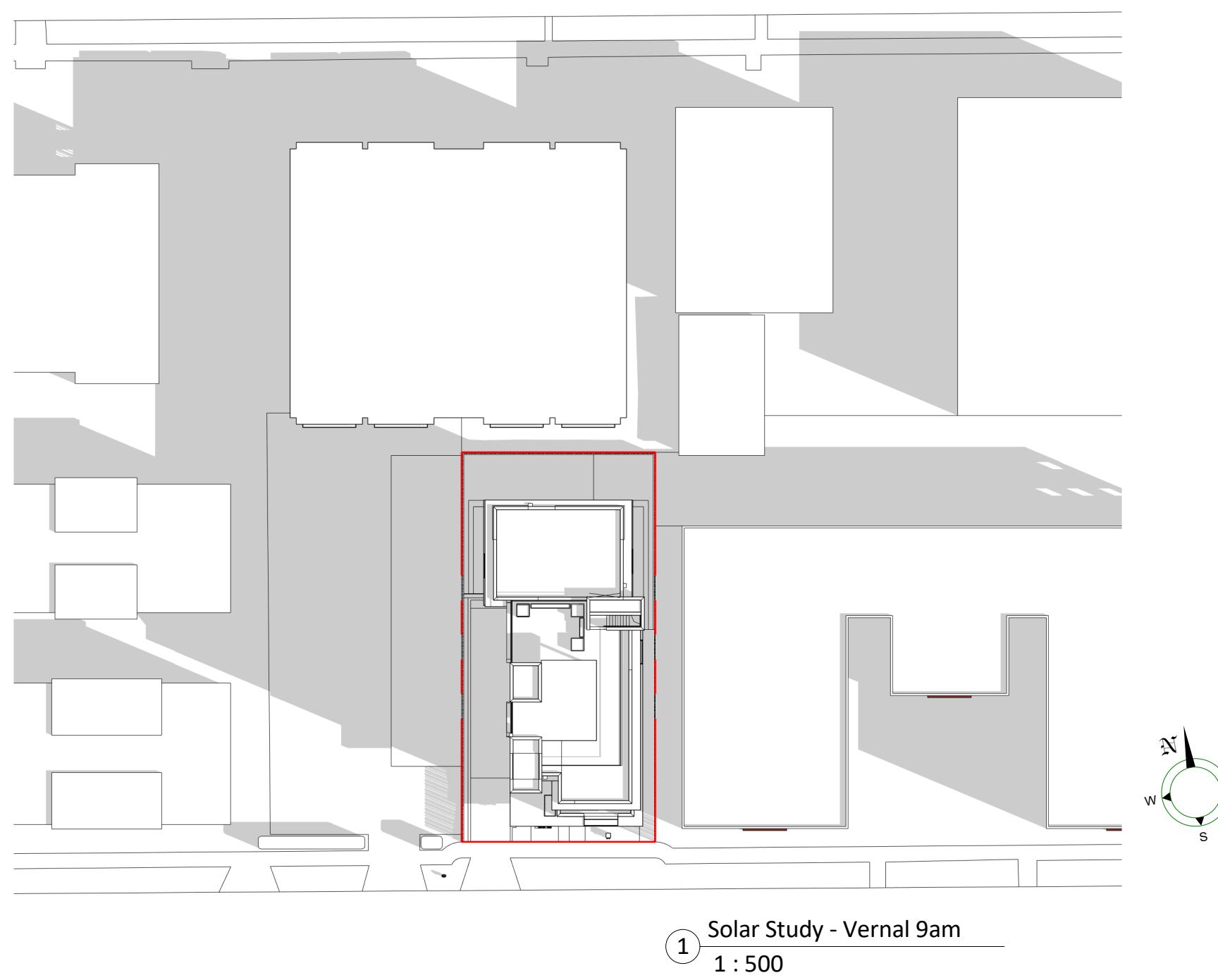


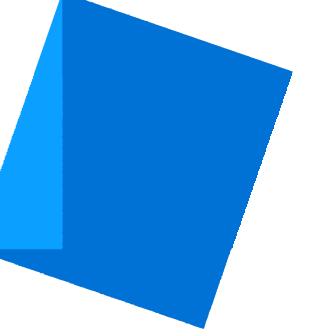
Ten42

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Solar Shadow Study	
Date	2022-04-19 9:36:03 AM
Drawn by	BH
Checked by	CL
Scale	1 : 500

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⑤ Shadow Study 9am Summer Solstice



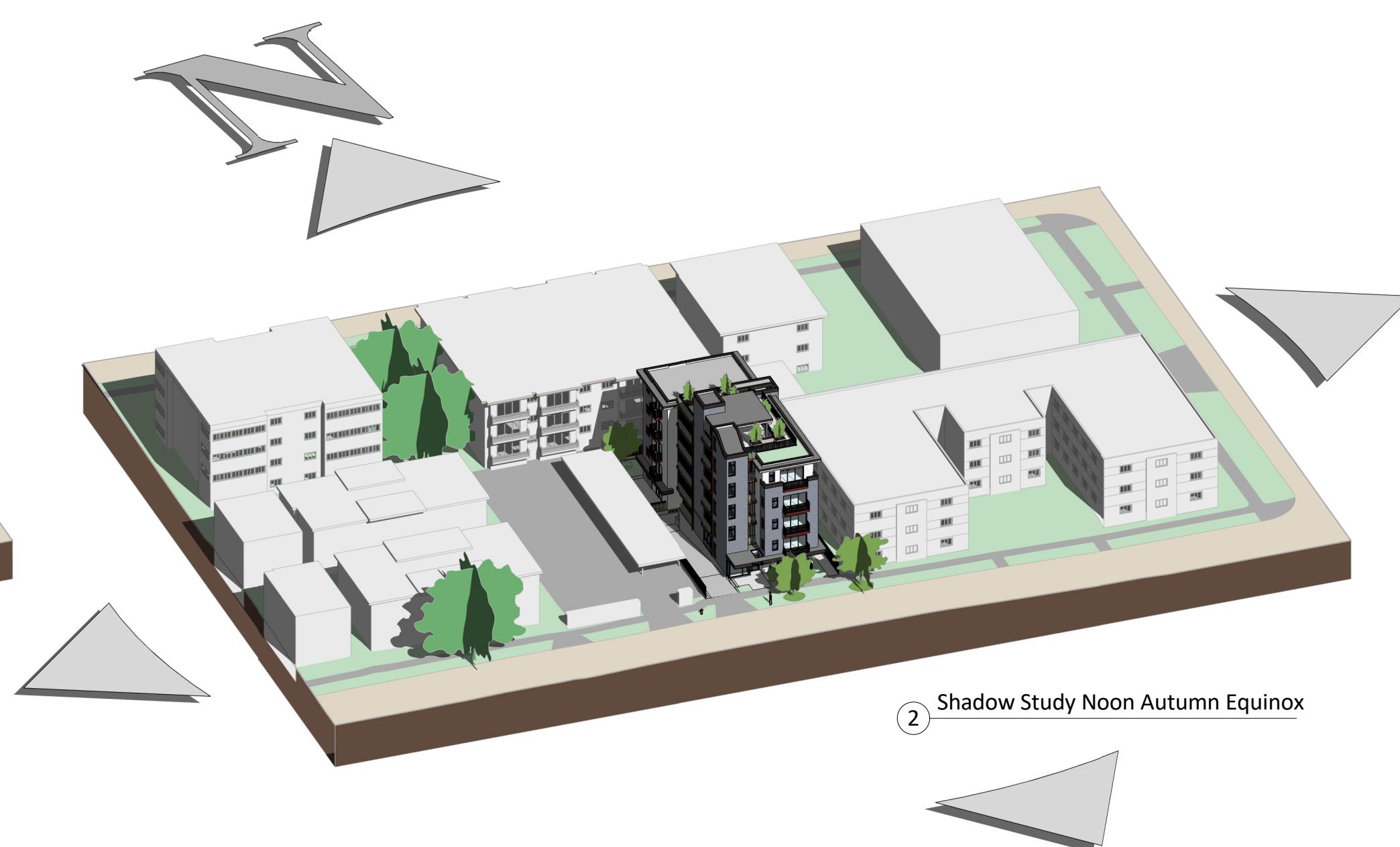
⑥ Shadow Study Noon Summer Solstice



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



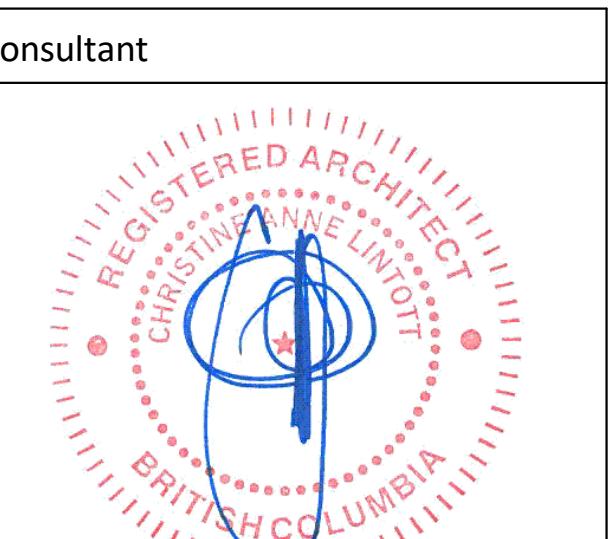
⑫ Shadow Study 3pm Winter Solstice

**Issue** **Date**

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Re - Submission for Rezoning and Development Permit	2021-01-18
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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**

No.	Description	Date



Ten42

1042 Richardson Street,  
Victoria BC

Axo Shadow Study

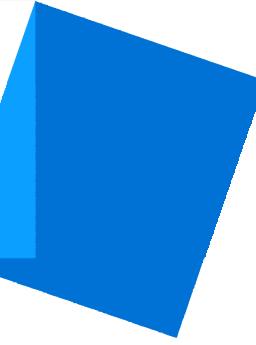
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Checked by CL

A1.02

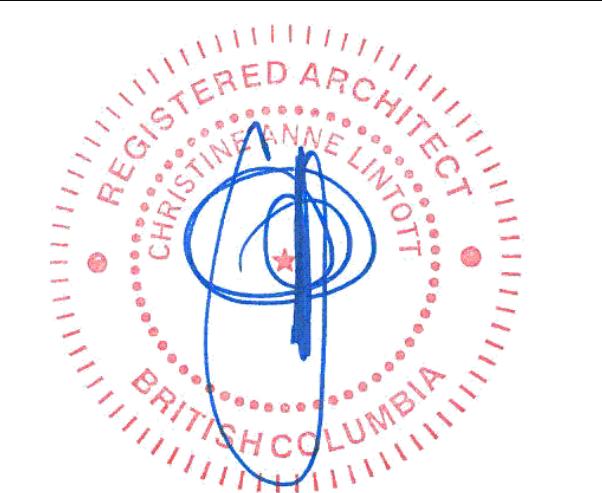
Scale



**Issue** **Date**

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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**



**Ten42**

1042 Richardson Street,  
Victoria BC

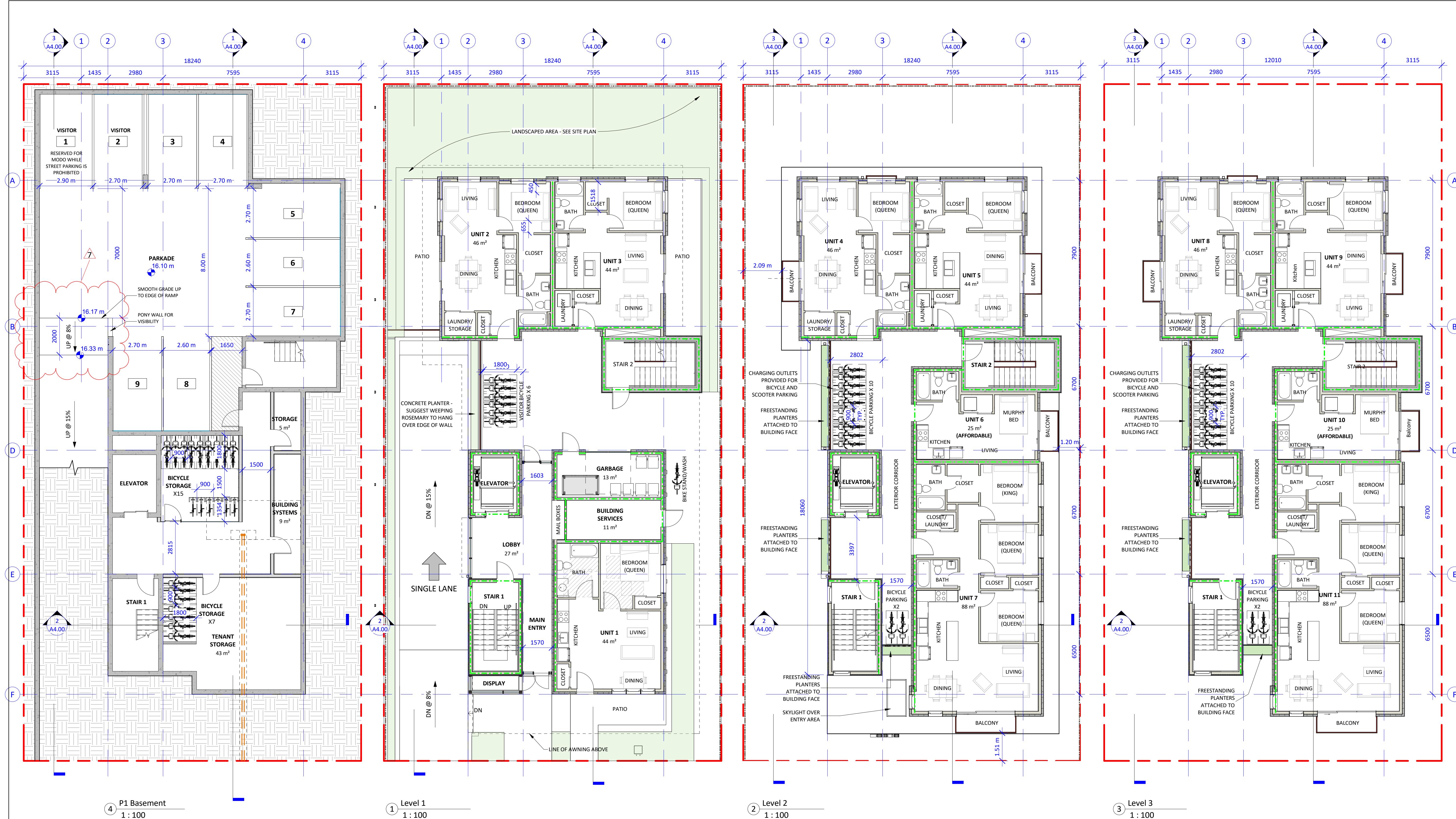
**Context Renders**

Date 2022-04-19 9:36:35 AM  
Drawn by BH  
Checked by CL

**A1.03**

Scale





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

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

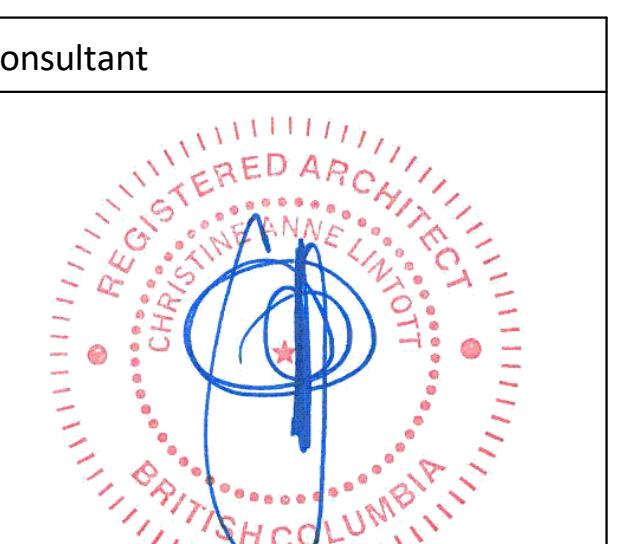
<b>Bicycle Parking</b>	
Long Term Per Schedule C Required:	Short Term Per Schedule C (within 15m of entry)
1/unit < 45m <sup>2</sup> x 12 = 12	Total = 6 (MIN)
1.25/unit > 45m <sup>2</sup> x 8 = 10	
Total = 22	
Provided:	P1 = 22
Proposed Additional:	Long Term Parking = 46 Total = 22+46 = 68

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

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Issue	Date
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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



Ten42

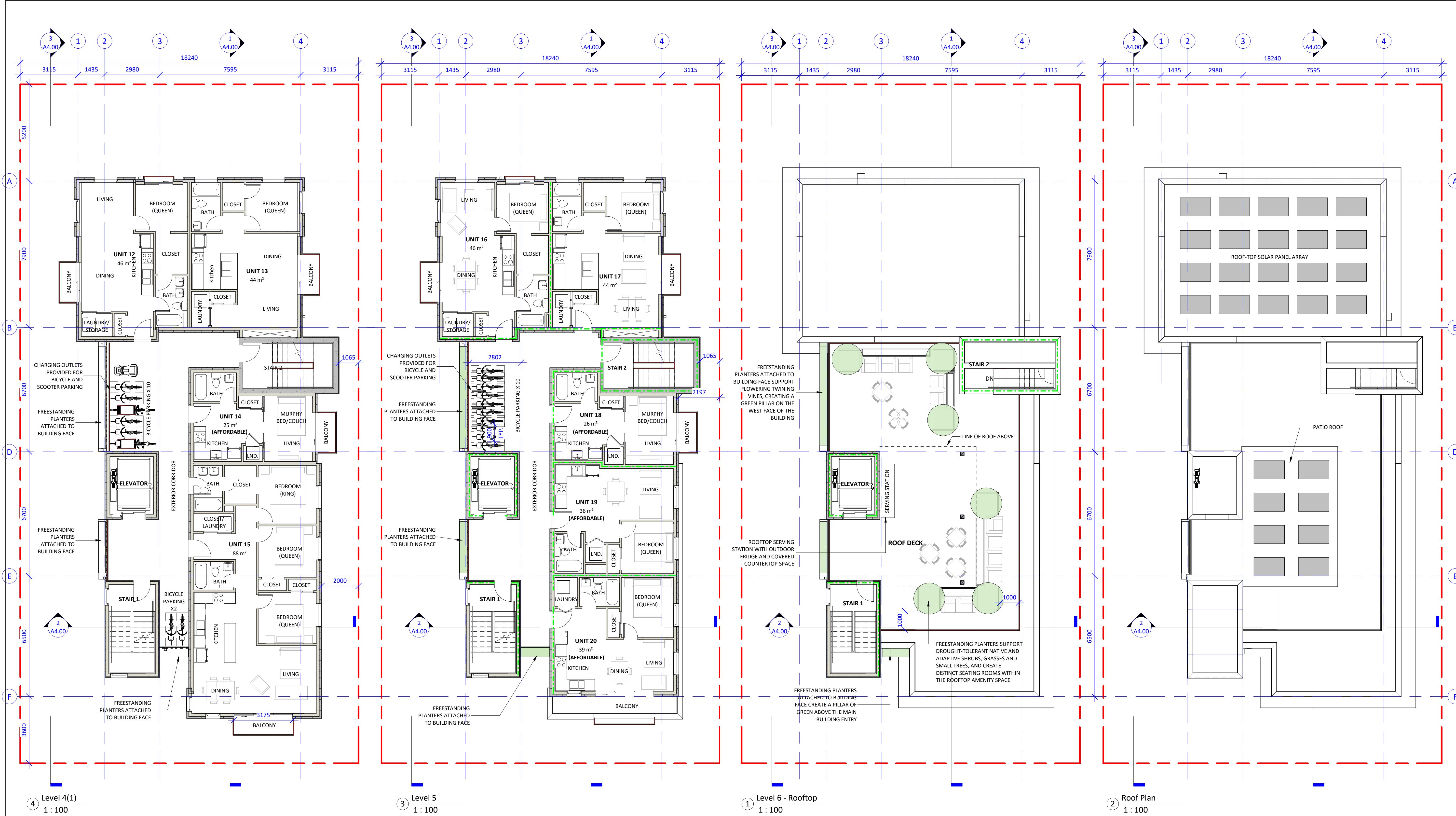
1042 Richardson Street,  
Victoria BC

Floor Plans

Date 2022-04-19 9:36:49 AM  
 Drawn by BH  
 Checked by CL

A2.00

As indicated

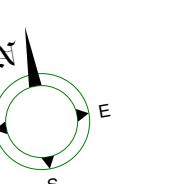


Unit Schedule			
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505	UNIT 20	39 m <sup>2</sup>	No

Bicycle Parking	
Long Term Per Schedule C Required:	Short Term Per Schedule C (within 15m of entry) Total
1/unit < 45m <sup>2</sup> x 12 = 12	
1.25/unit > 45m <sup>2</sup> x 8 = 10	Total = 22
Provided:	
P1 = 22	
Proposed Additional:	
Long Term Parking = 46	Total = 22+46 = 68

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



Ten42

1042 Richardson Street,  
Victoria BC

Floor Plans

Date 2022-04-19 9:37:13 AM

Drawn by BH

Checked by CL

A2.01

As indicated

Scale

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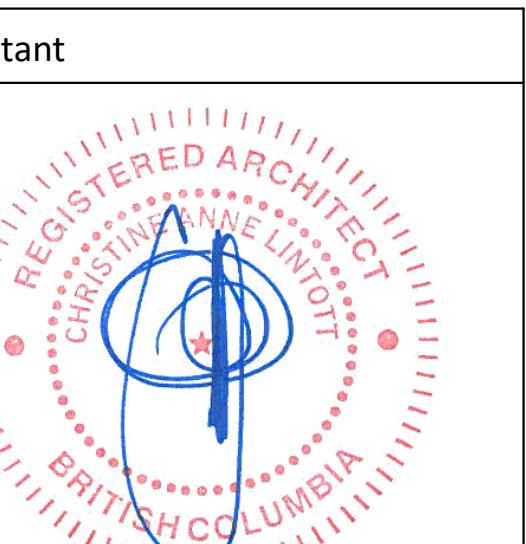


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Revision No.	Description	Date
1	Revision 2	2021-06-11





STAIR ROOF 38238  
ROOF 35065  
LEVEL 5 31892  
LEVEL 4 28719  
LEVEL 3 25546  
LEVEL 2 22373  
LEVEL 1 19200  
AVERAGE GRADE 18780  
BUILDING HEIGHT 19.46 m



STAIR ROOF 38238  
ROOF 35065  
LEVEL 5 31892  
LEVEL 4 28719  
LEVEL 3 25546  
LEVEL 2 22373  
LEVEL 1 19200  
AVERAGE GRADE 18780  
BUILDING HEIGHT 19.46 m

① East Elevation  
1 : 100

② North Elevation  
1 : 100



STAIR ROOF 38238  
ROOF 35065  
LEVEL 5 31892  
LEVEL 4 28719  
LEVEL 3 25546  
LEVEL 2 22373  
LEVEL 1 19200  
AVERAGE GRADE 18780  
BUILDING HEIGHT 19.46 m



STAIR ROOF 38238  
ROOF 35065  
LEVEL 5 31892  
LEVEL 4 28719  
LEVEL 3 25546  
LEVEL 2 22373  
LEVEL 1 19200  
AVERAGE GRADE 18780  
BUILDING HEIGHT 19.46 m

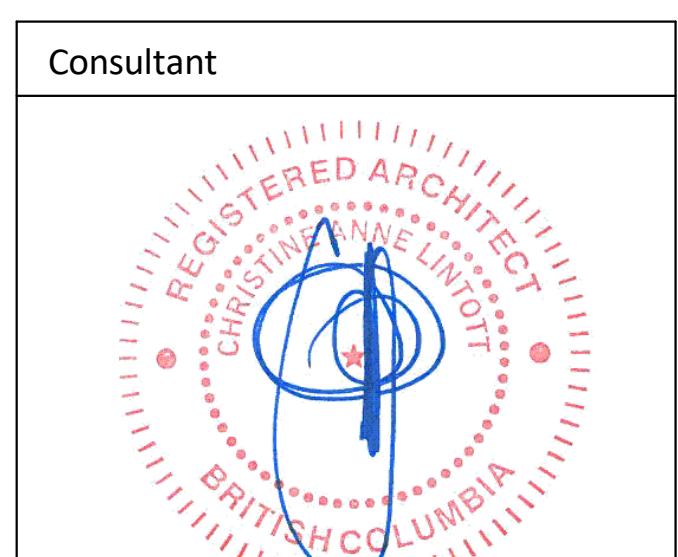
③ South - Richardson Street Elevation  
1 : 100

④ West Elevation  
1 : 100

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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



Ten42

1042 Richardson Street,  
Victoria BC

Elevations

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

Drawn by BH

Checked by CL

A3.00

1 : 100



1 Context Elevation  
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

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

Consultant



Ten42

1042 Richardson Street,  
Victoria BC

Context Elevations

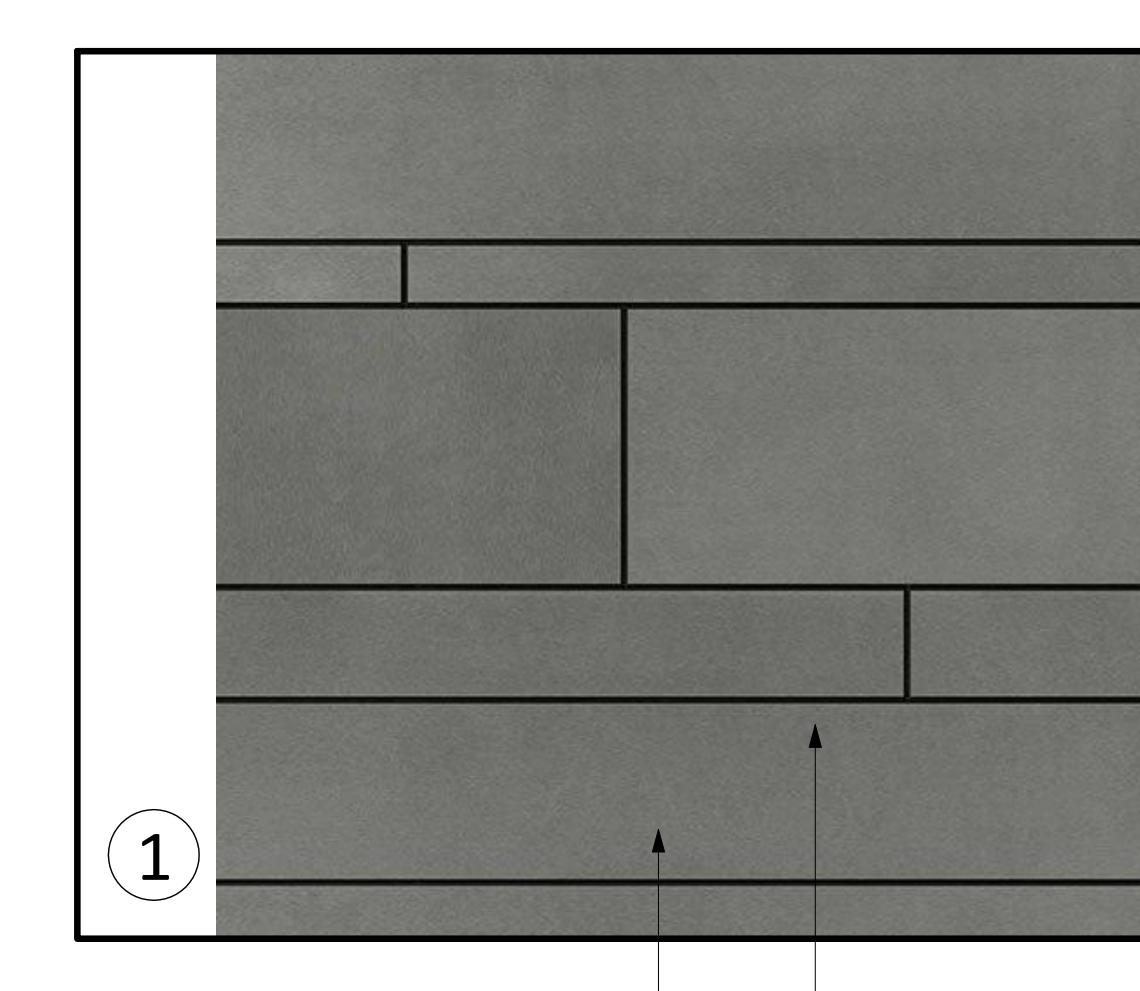
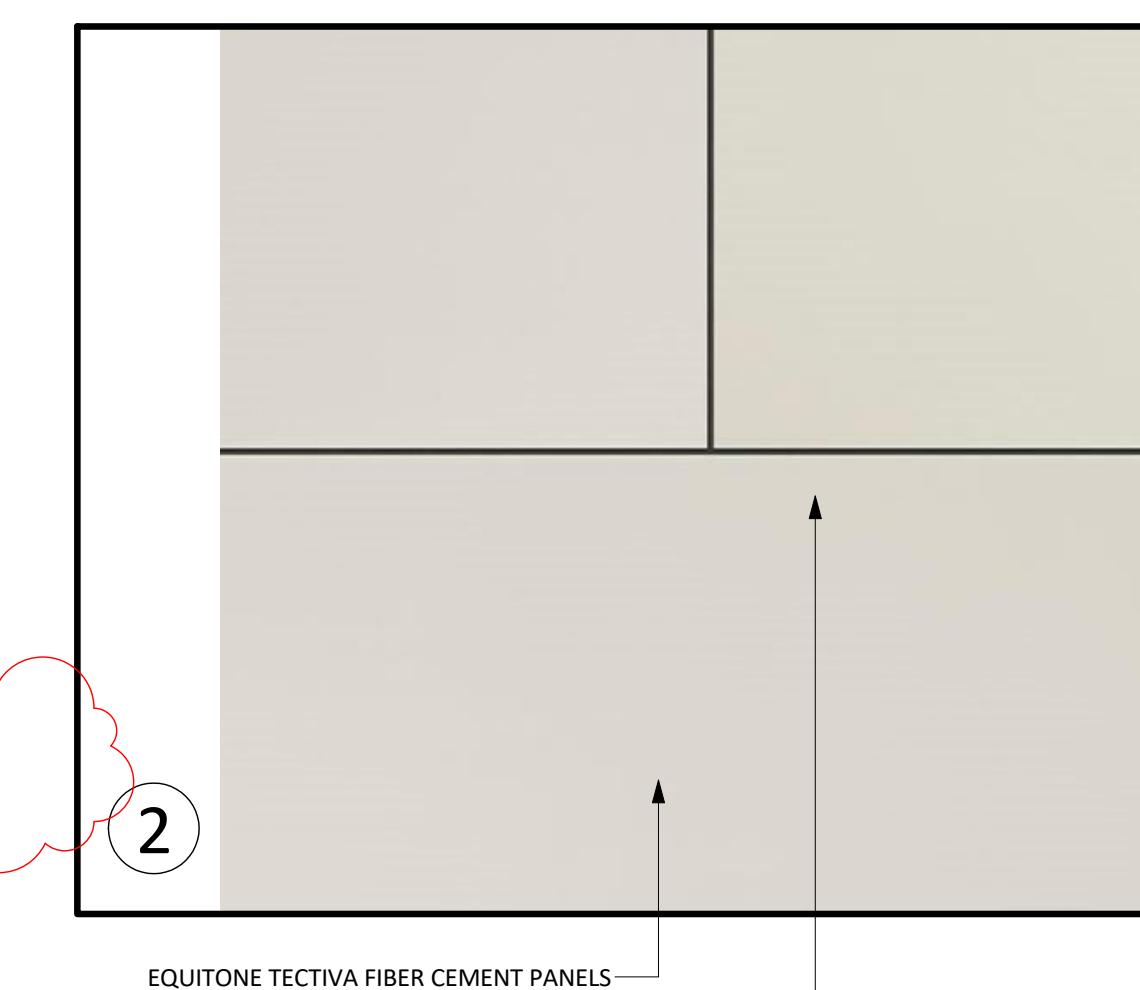
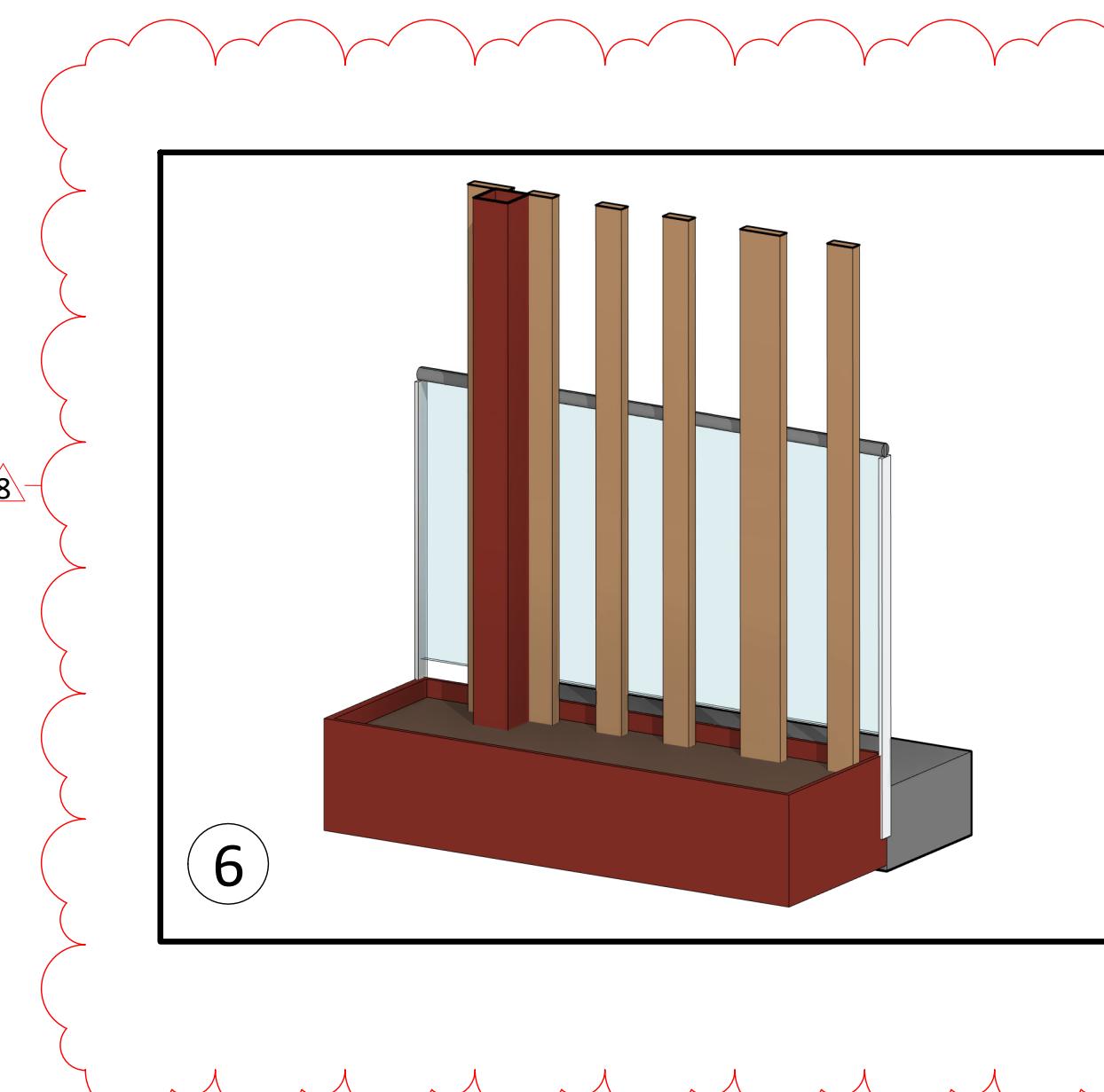
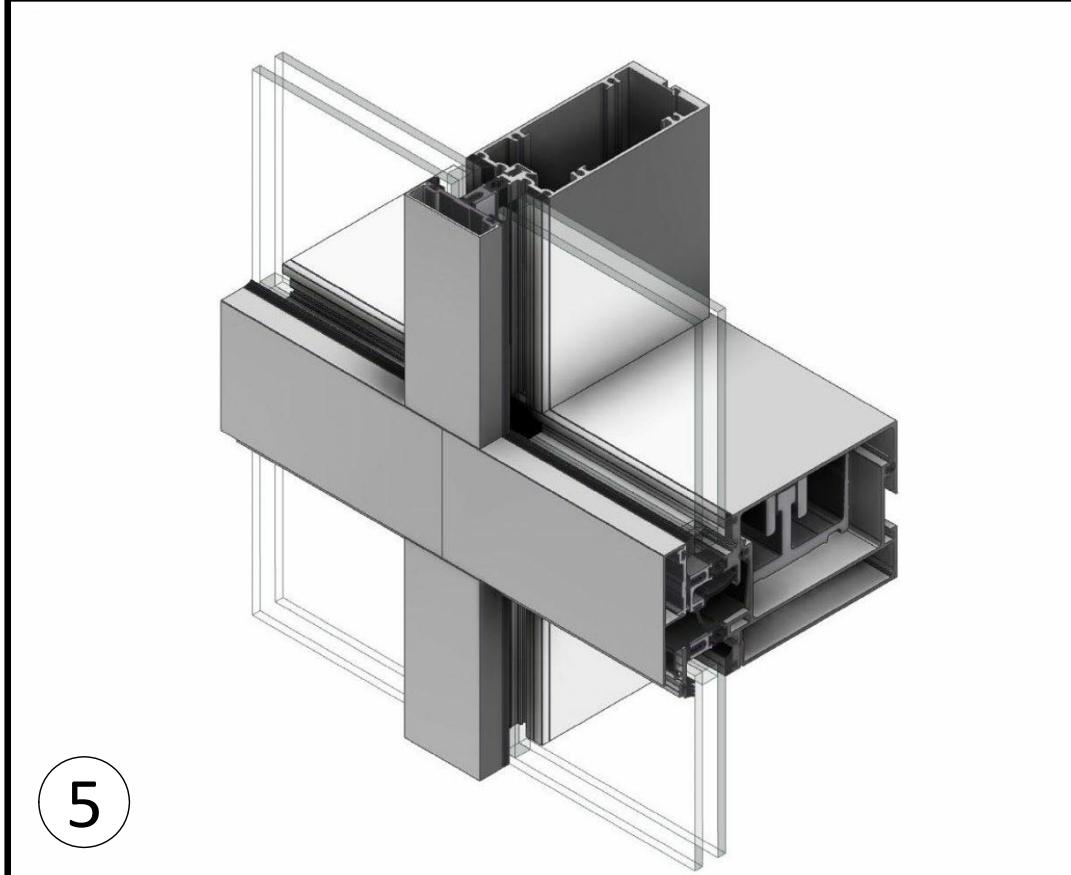
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Checked by CL

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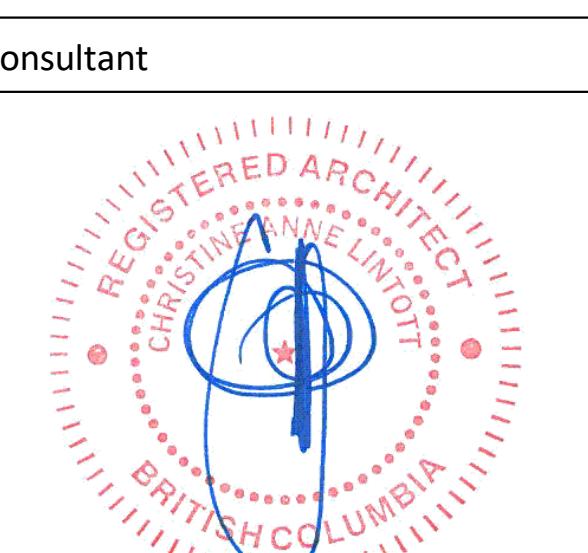
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Christine Lintott  
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www.lintottarchitect.ca

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

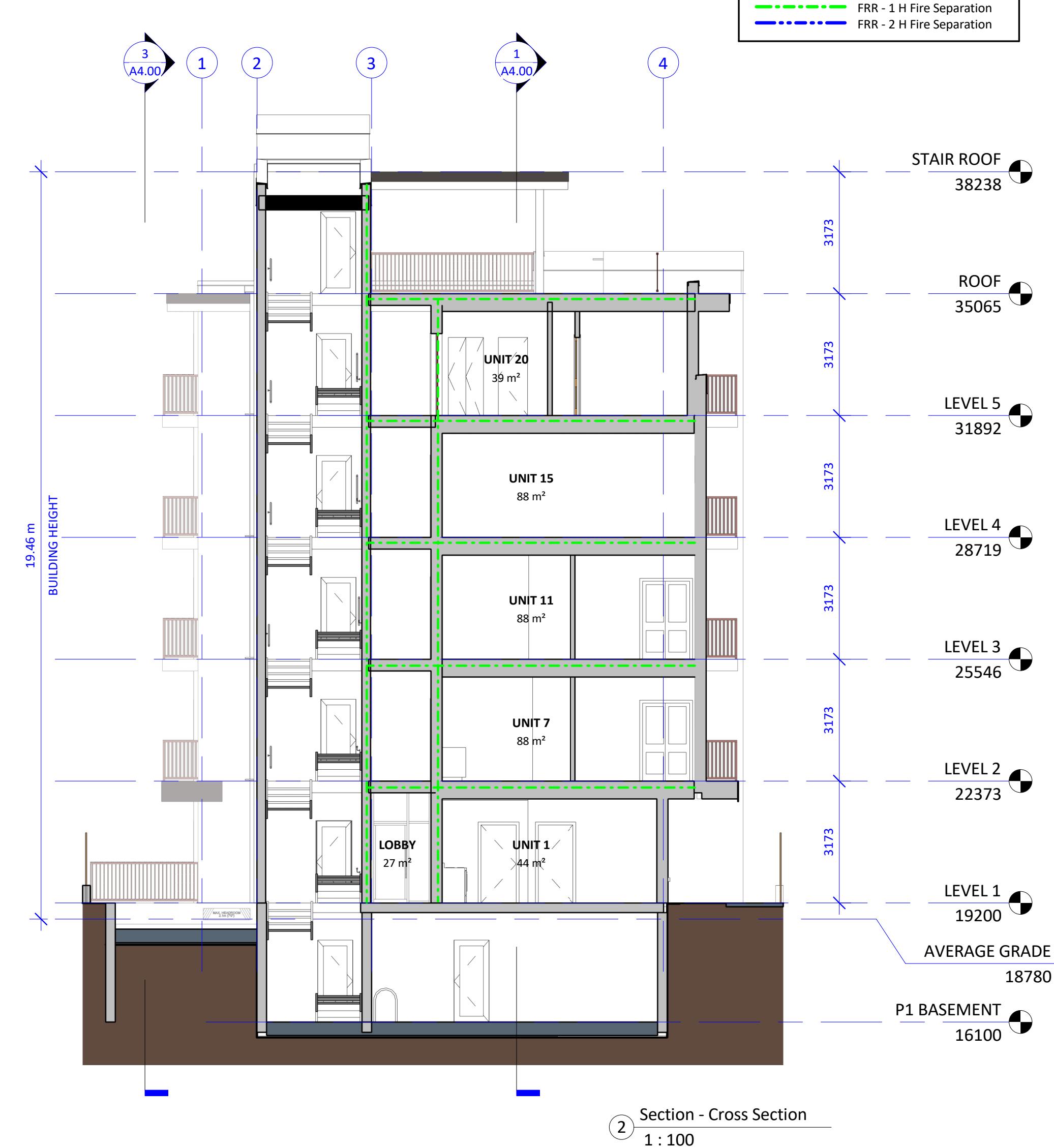
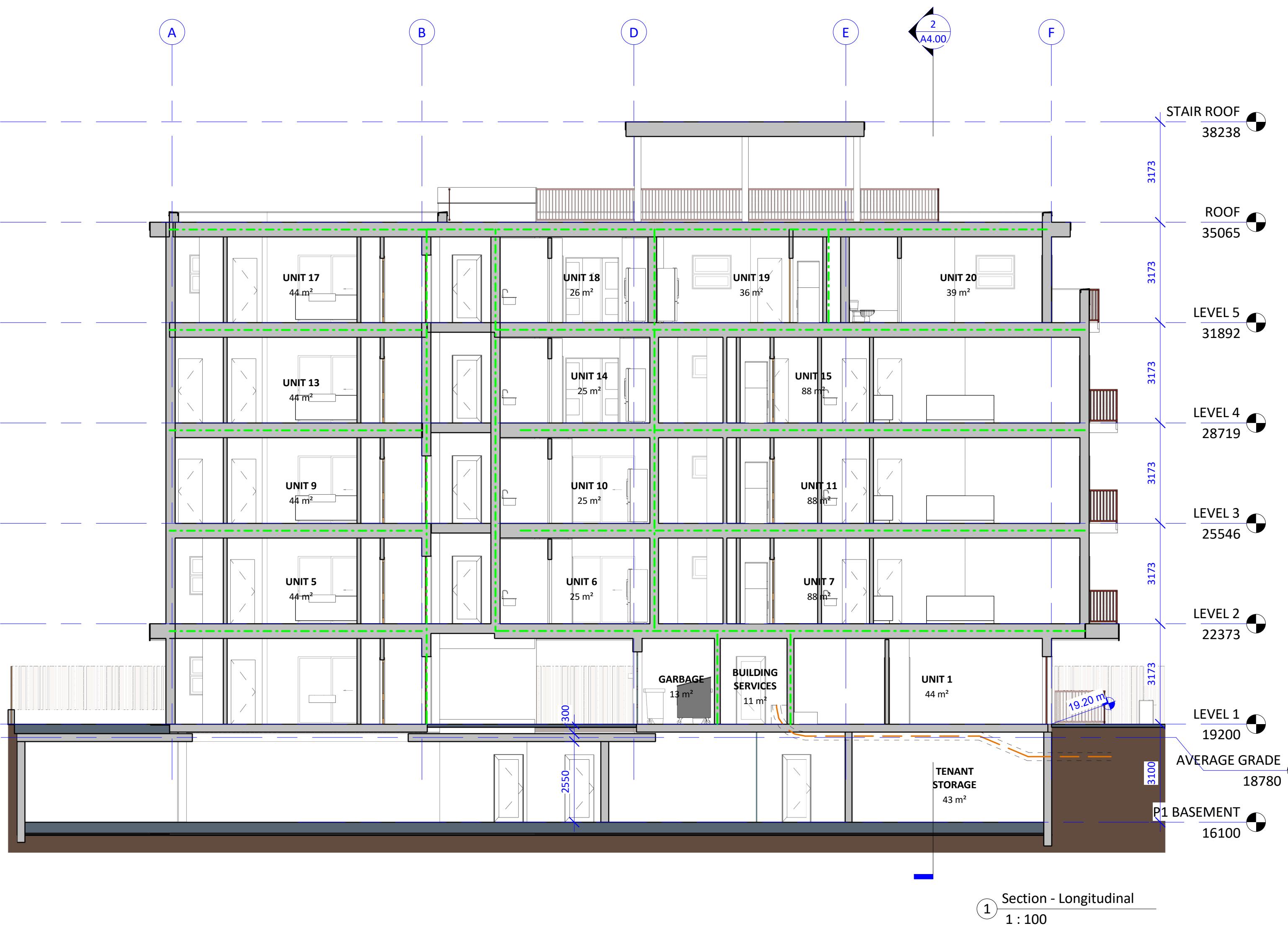
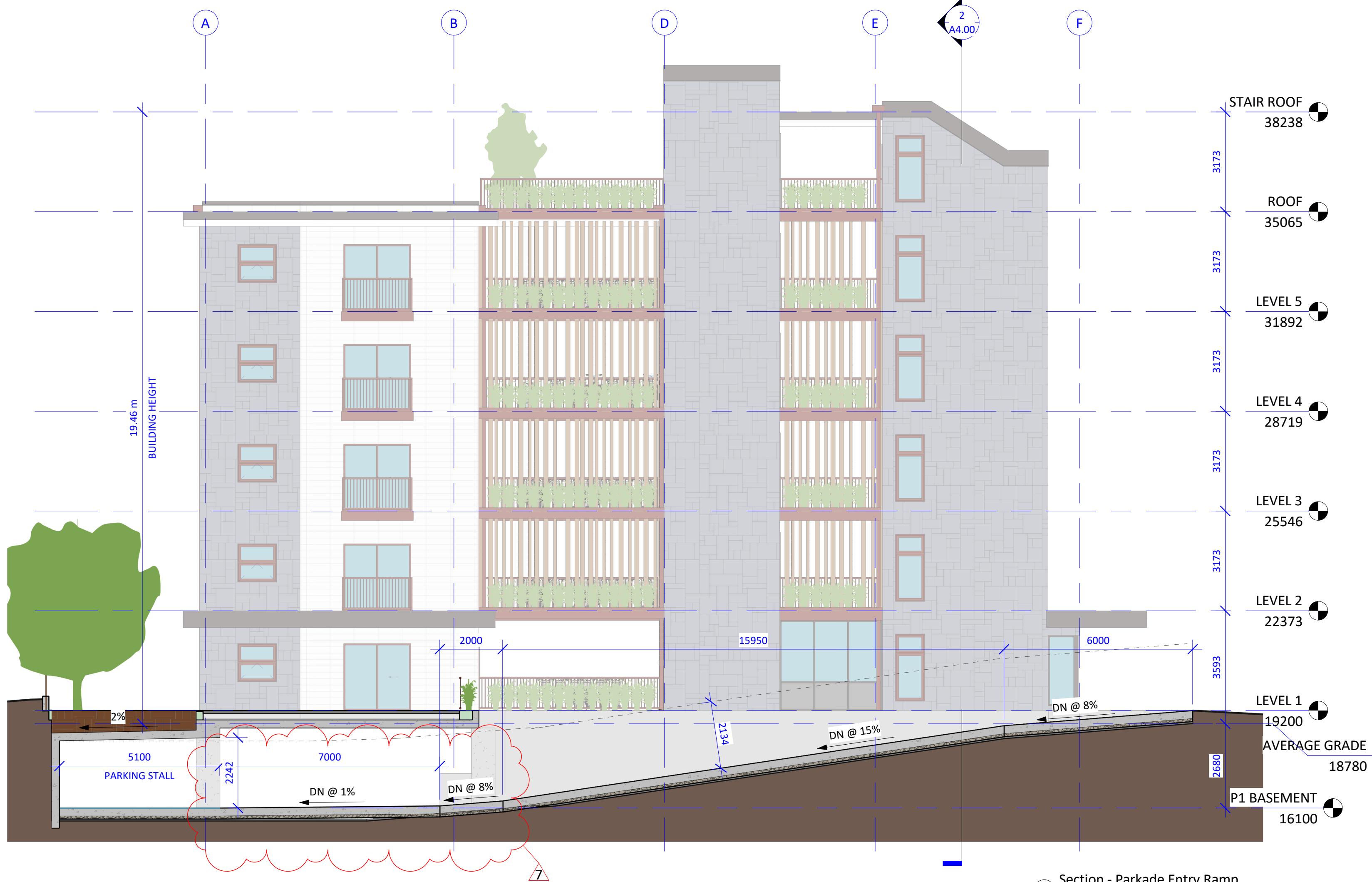
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A3.02

As indicated



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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	
7	Zoning Comment #5	2022-04-19	

REGISTERED ARCHITECT  
CHRISTINE LINTOTT  
BRITISH COLUMBIA

Ten42

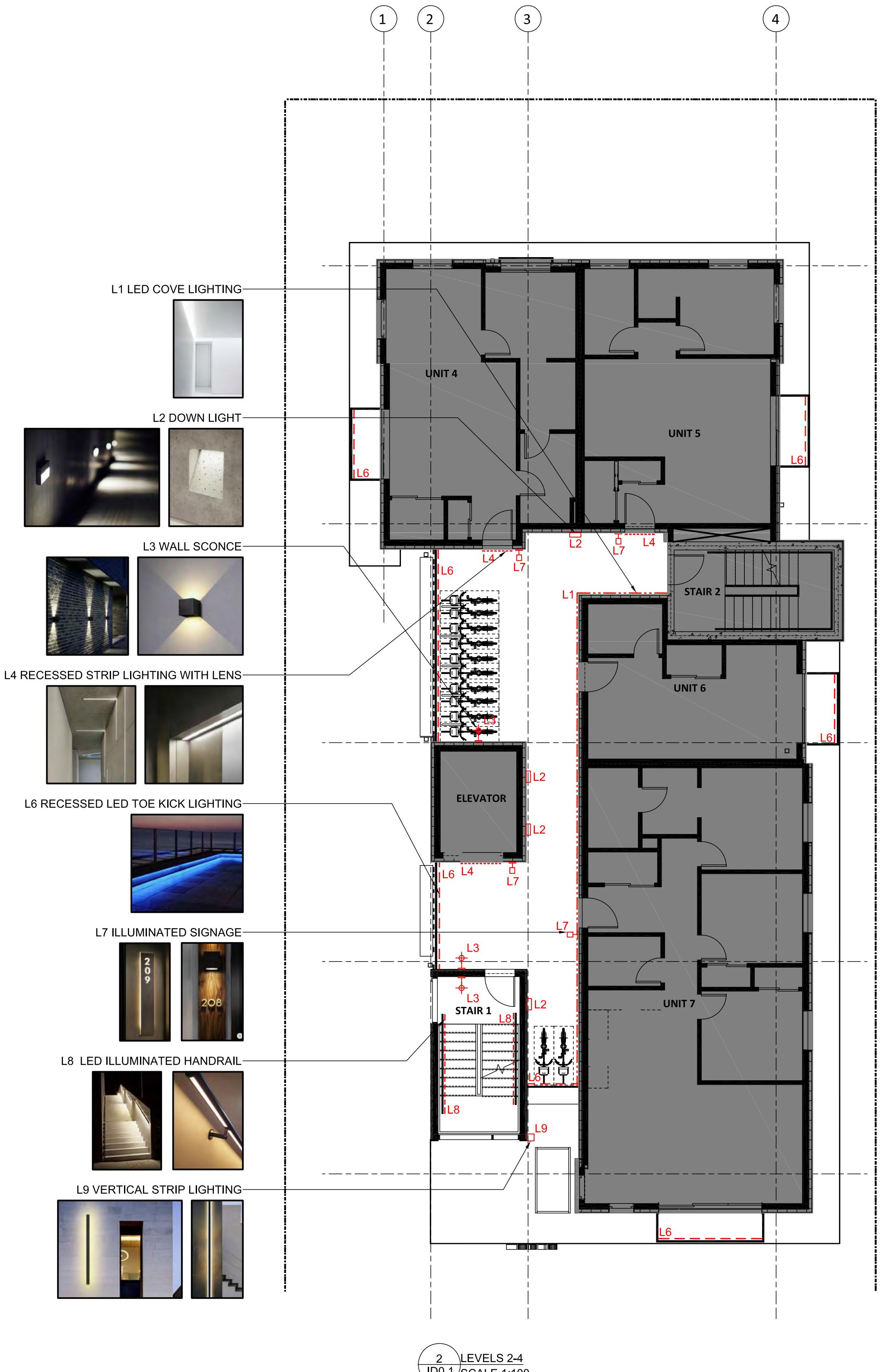
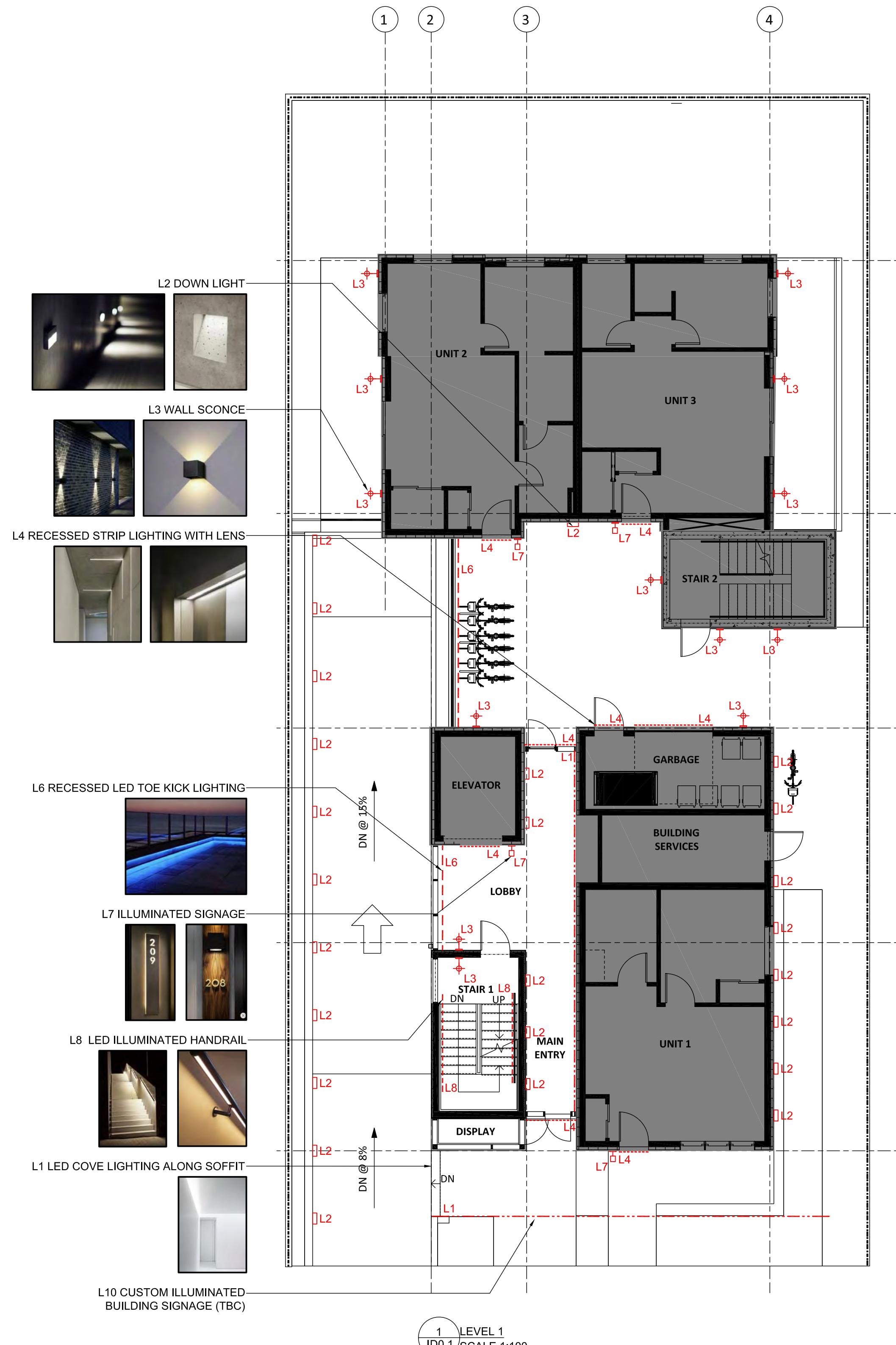
1042 Richardson Street,  
Victoria BC

Building Sections

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Checked by CL

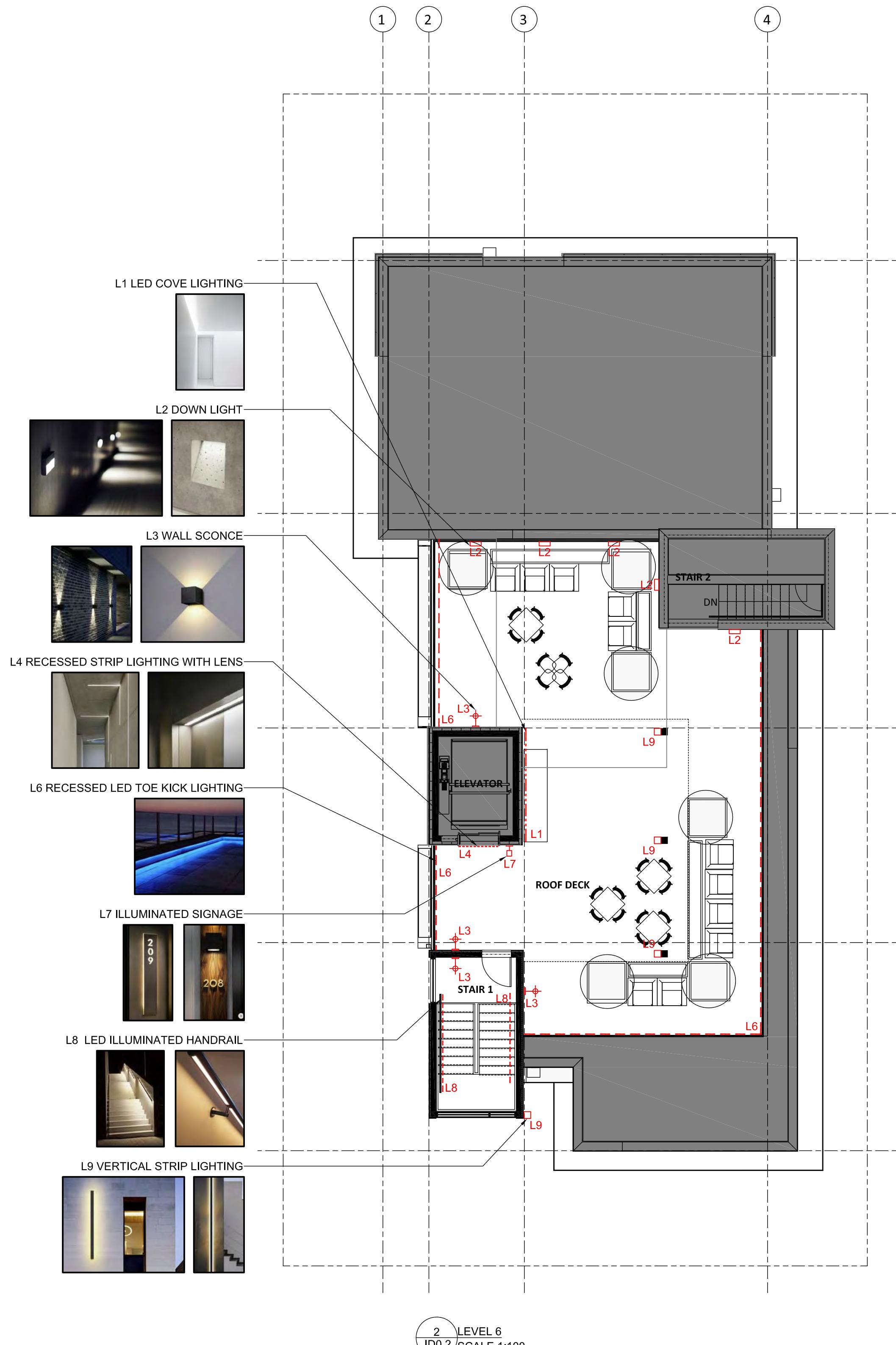
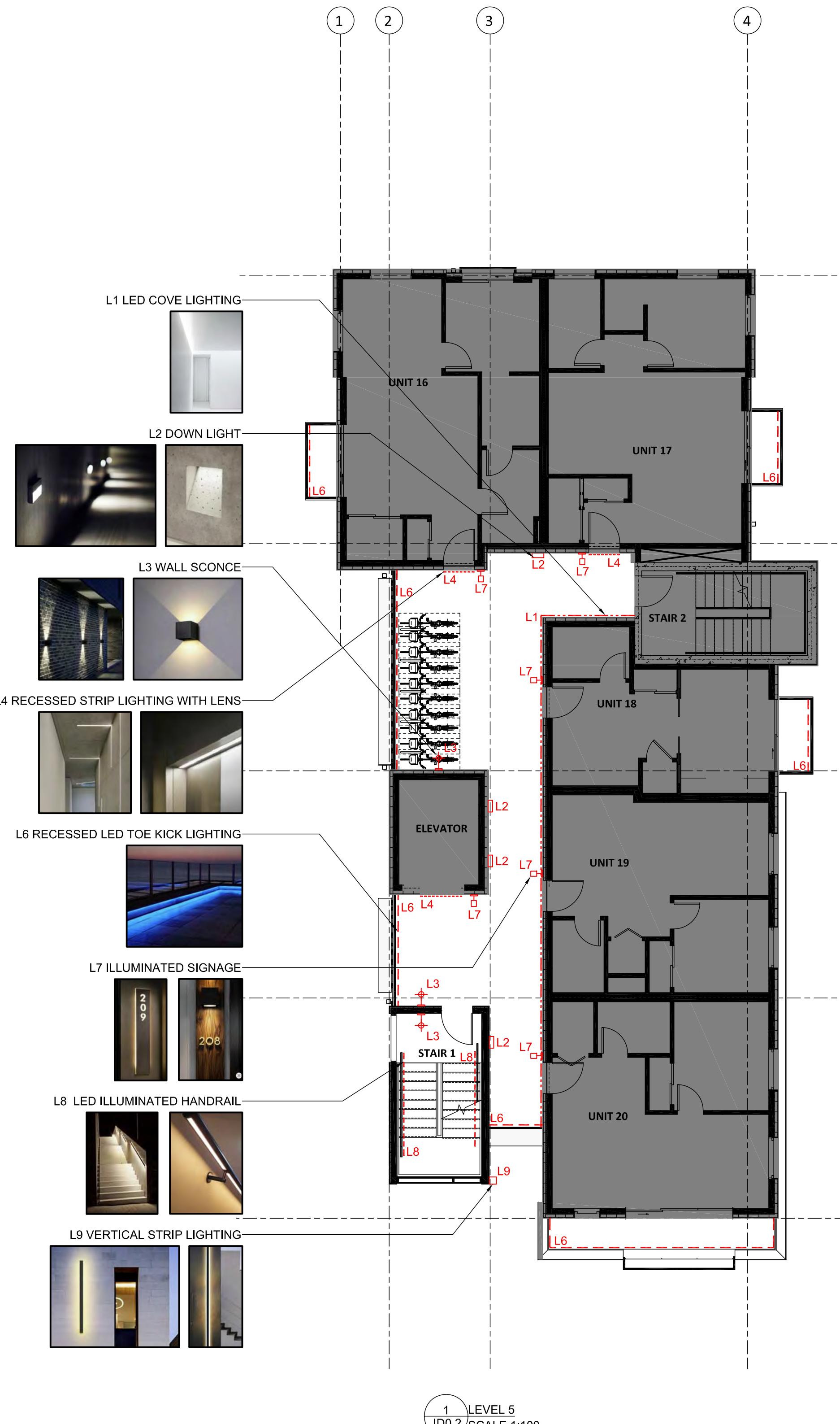
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As indicated



REVISION	
STAMP	
PROJECT NORTH	
PROJECT NAME	TEN42
PROJECT ADDRESS	1042 RICHARDSON STREET
DATE	21.06.10
DRAWING TITLE	PROPOSED EXTERIOR LIGHTING
ID	1

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REVISION

STAMP

PROJECT  
NORTH

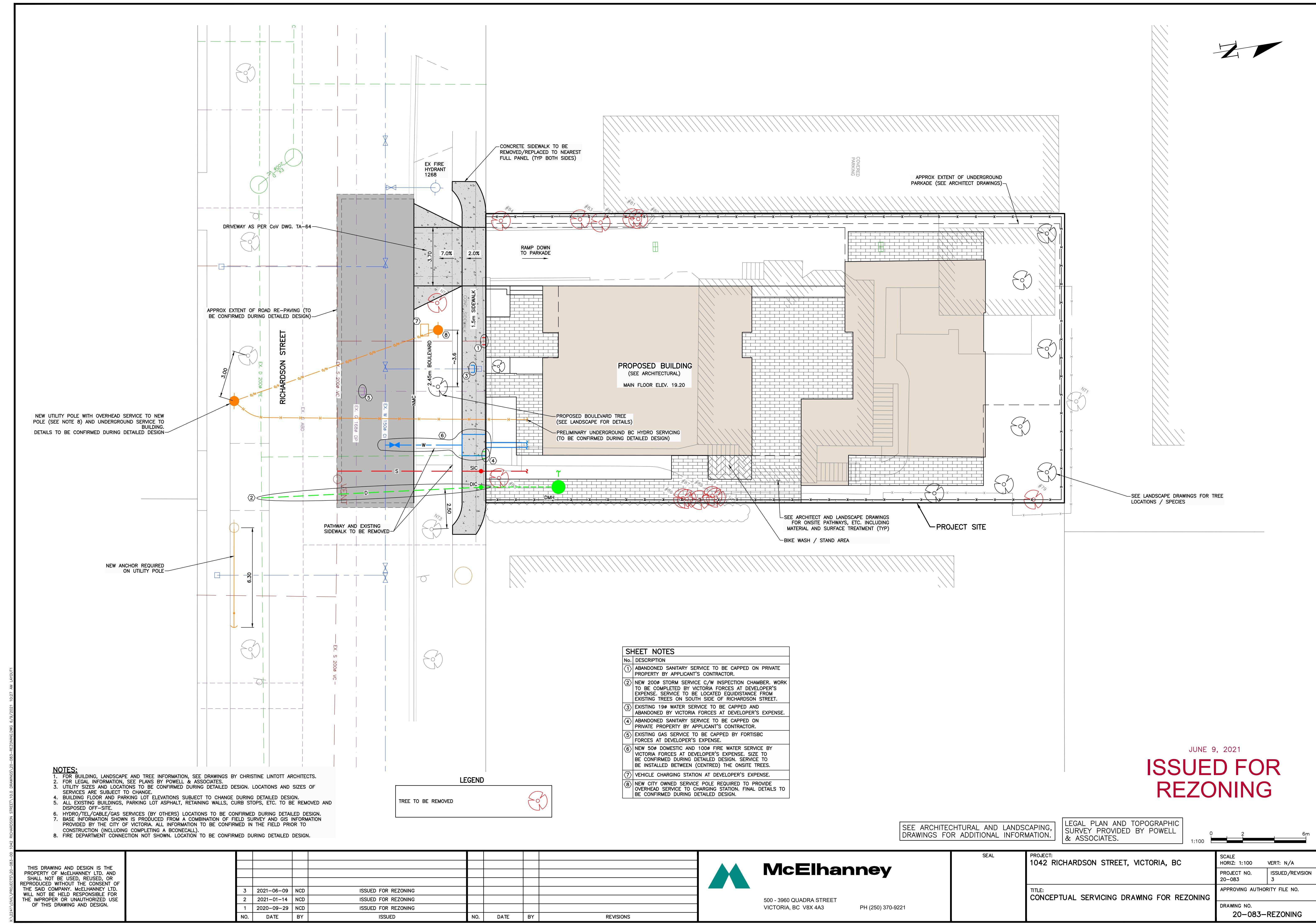
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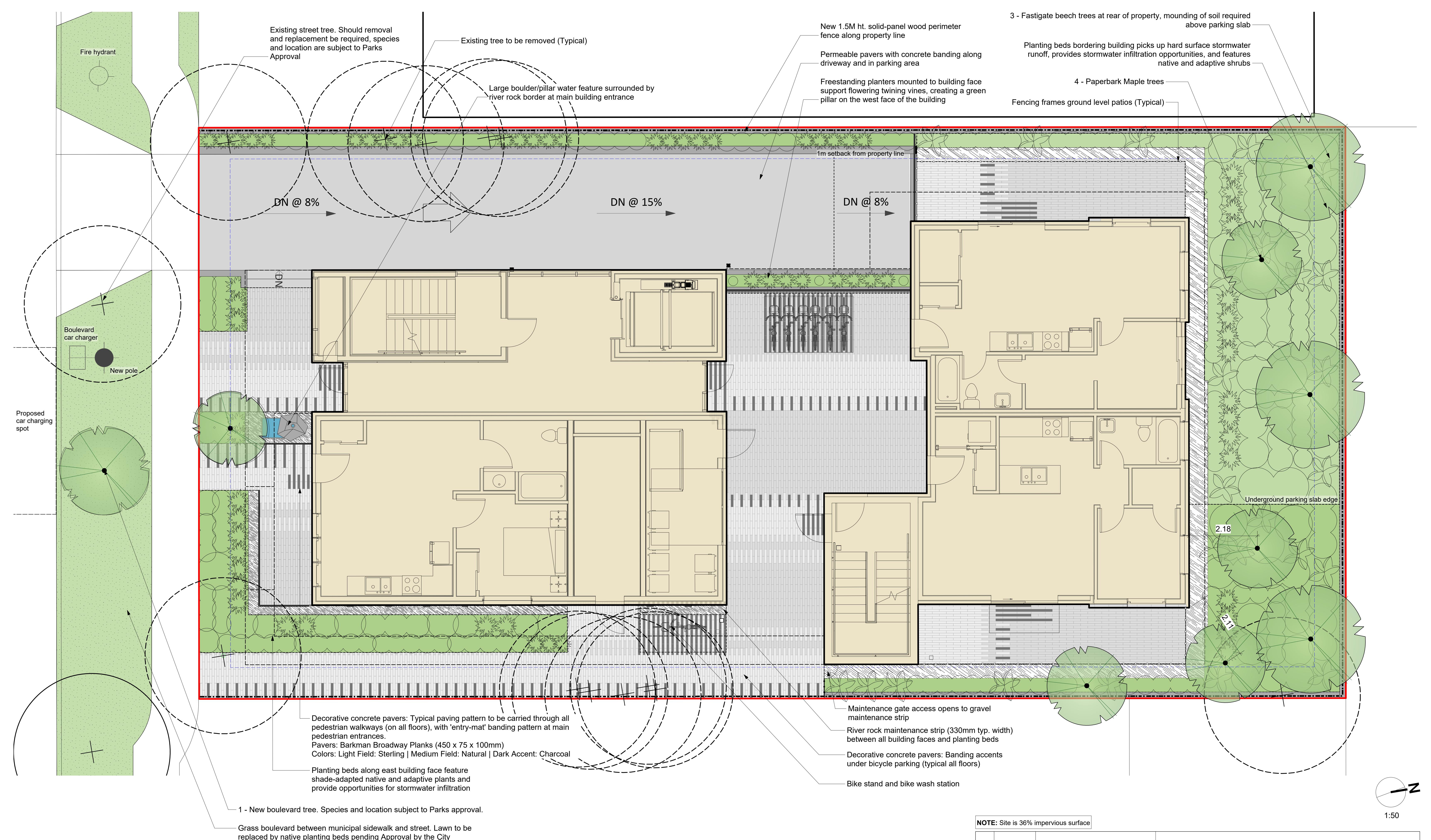
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DATE  
21.06.10

DRAWING TITLE  
PROPOSED EXTERIOR LIGHTING

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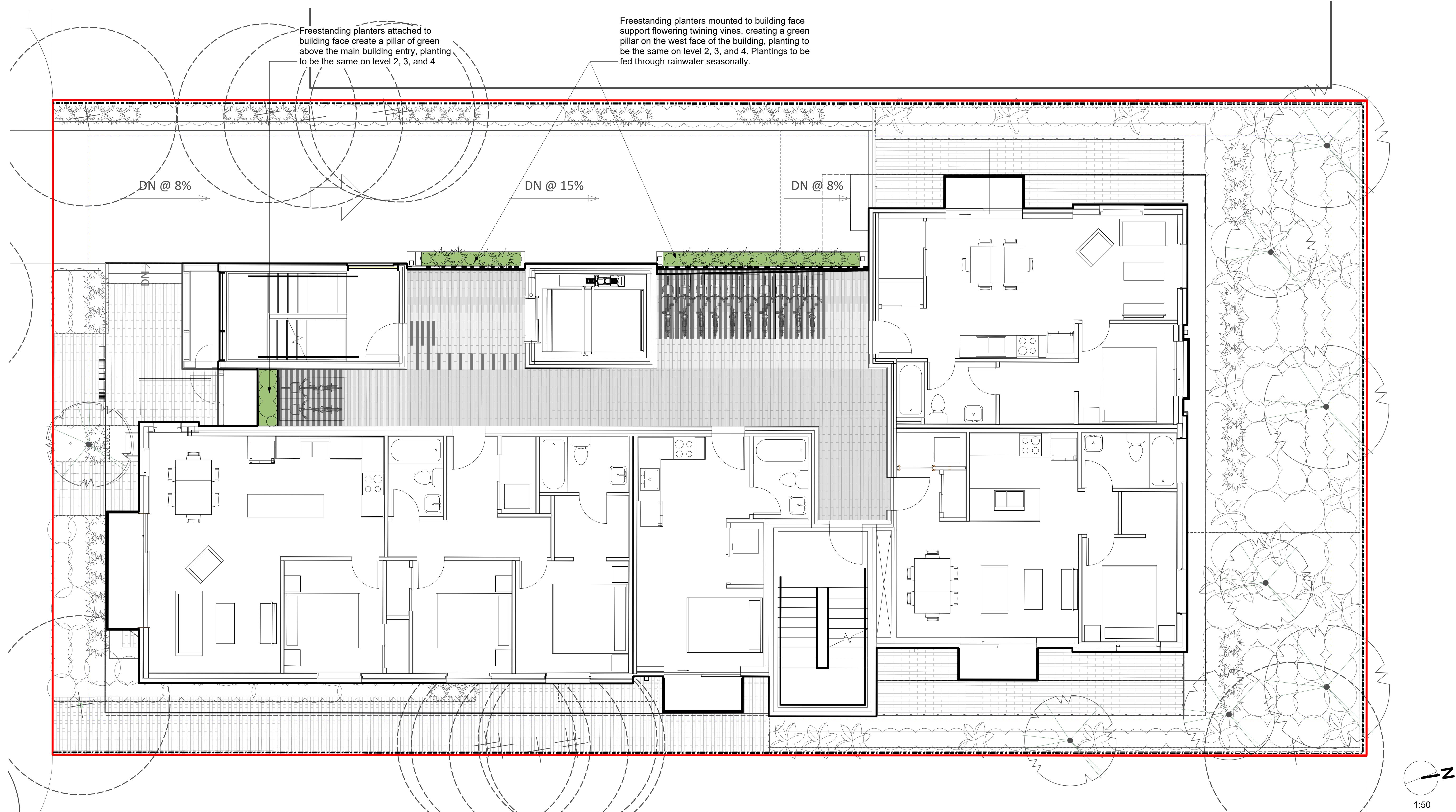




# 1042 Richardson Street | Landscape Concept Plan

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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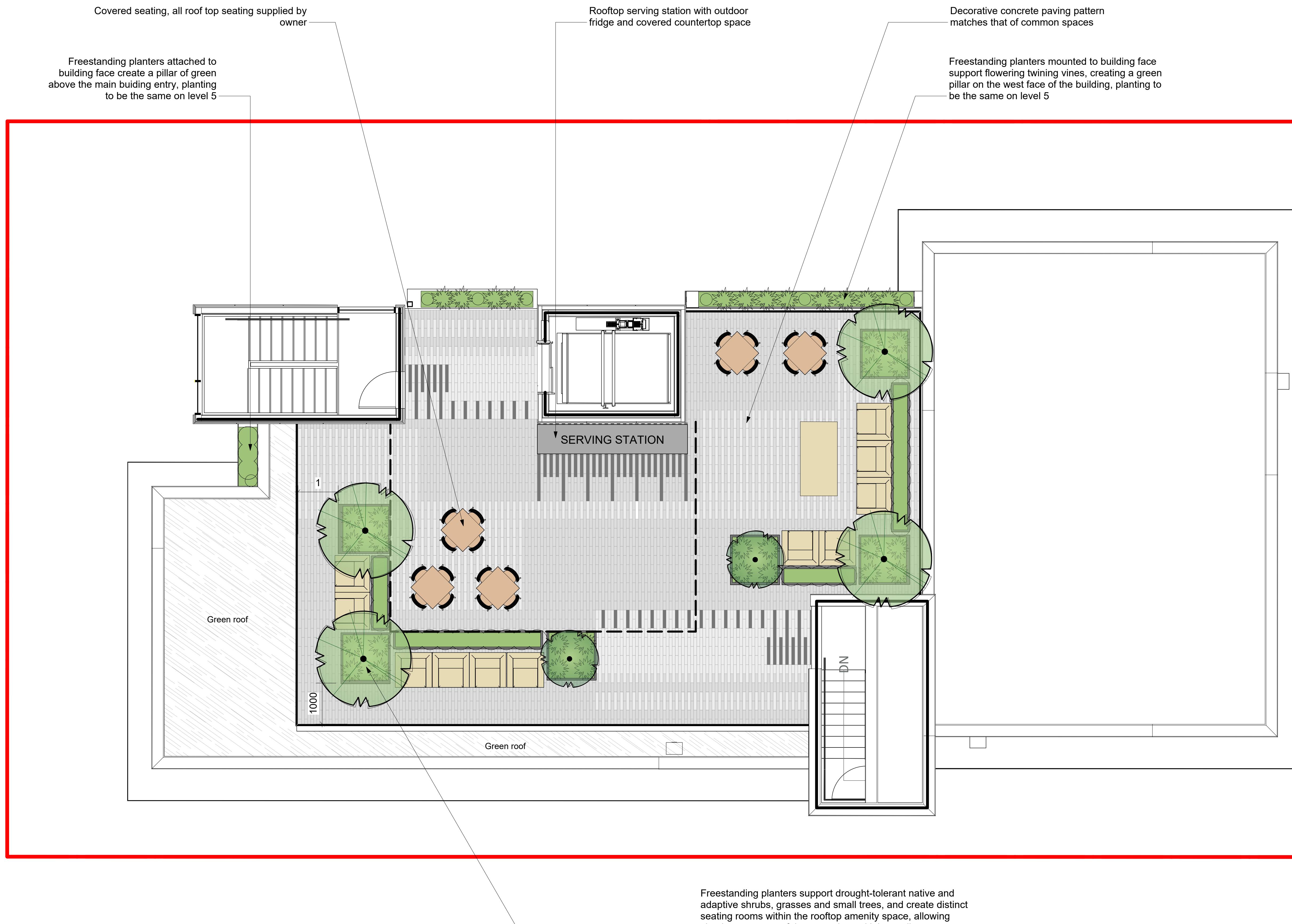


# 1042 Richardson Street | L2, L3, L4 Concept Plan

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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 Phone: (250) 598-0105 Fax: (250) 412-0696



### Recommended Plant List

#### Trees

Total: 8

Botanical Name	Common Name	Size
Acer griseum	Paperbark Maple	#7 pot
Fagus sylvatica 'Fastigata'	Fastigate Beech	6cm cal.
Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.

#### Large Shrubs

Total: 23

Botanical Name	Common Name	Size
Mahonia aquifolium	Tall Oregon Grape	#5 pot
Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot

#### Medium Shrubs

Total: 48

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#5 pot
Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#7 pot
Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot
Rhododendron macrophyllum	Pacific Rhododendron	#5 pot

#### Small Shrubs

Total: 131

Botanical Name	Common Name	Size
Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot

#### Perennials, Annuals and Ferns

Total: 124

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Gaultheria shallon	Salal	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot
Polystichum munitum	Sword Fern	#1 pot

#### Roof Garden

Total: 82

Botanical Name	Common Name	Size
Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
Clematis armandii	Evergreen Clematis	#5 pot
Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot
Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.

#### Vines

Total: 10

Botanical Name	Common Name	Size
Clematis armandii	Evergreen Clematis	#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

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

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Phone: (250) 598-0105 Fax: (250) 412-0696  
Project No: 2041 Jul 31-20