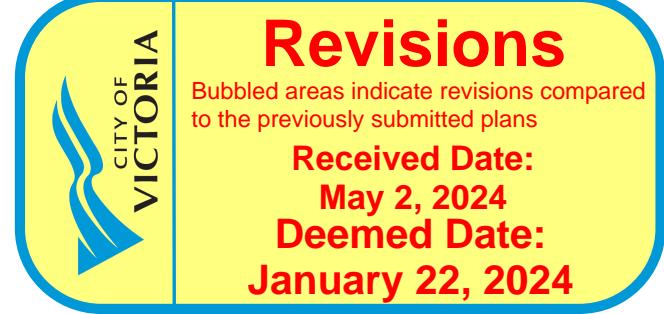
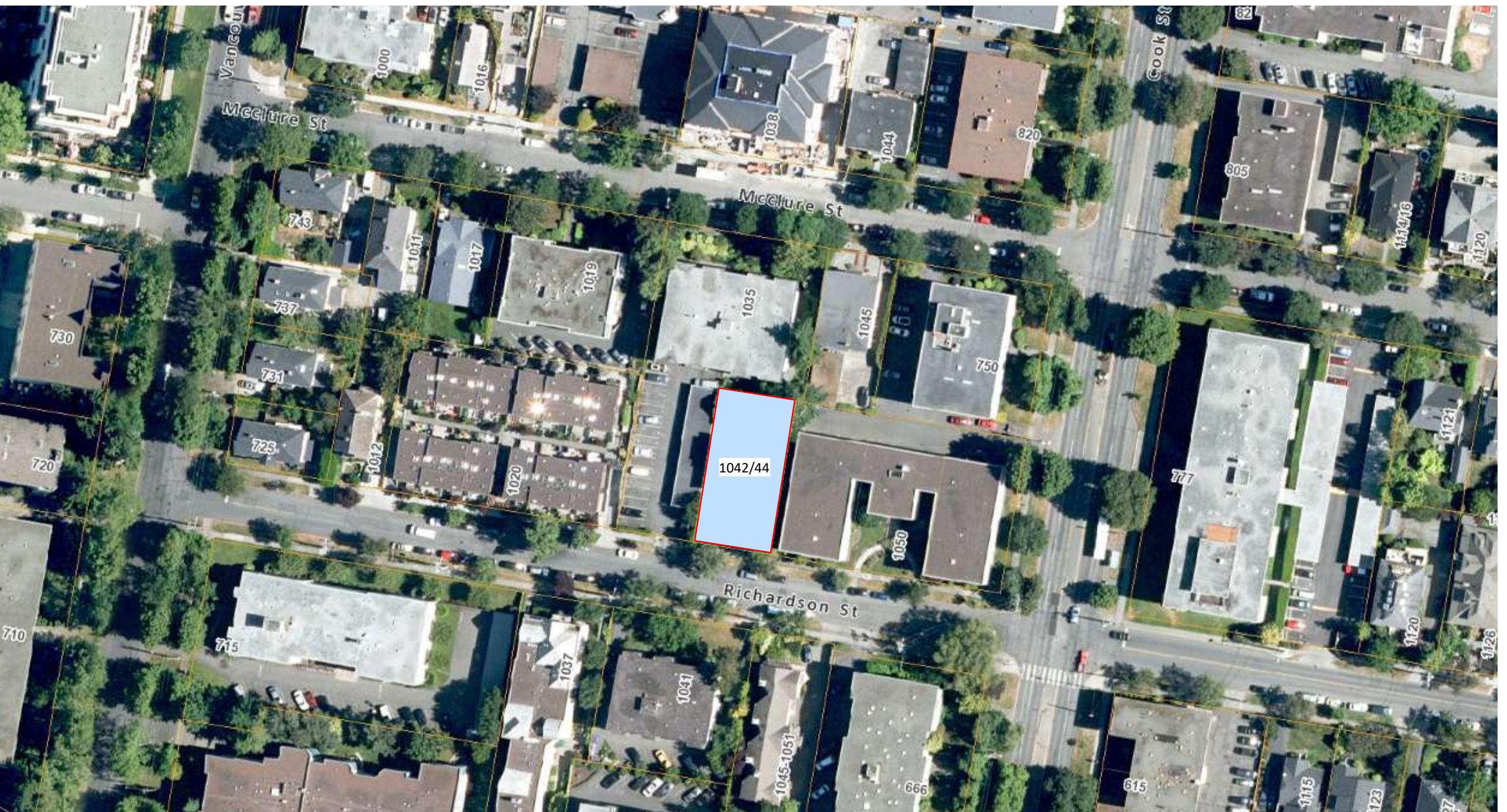


1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



Perspective view from Richardson Street



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

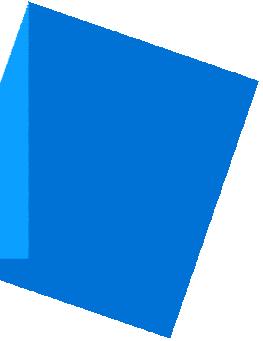
Project Scope Summary

- 20-unit purpose built rental building with a mix of market 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 (three adaptable units, two ground level accessible unit)
 - 2 affordable 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

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
ASK - 1	Long Term Bikes - Basement
ASK - 2	Long Term Bikes - Level 1
C01	Civil
L01	Landscape Concept Plan
L02	Landscape L6 Rooftop Concept Plan
L03	Landscape Tree Management Plan

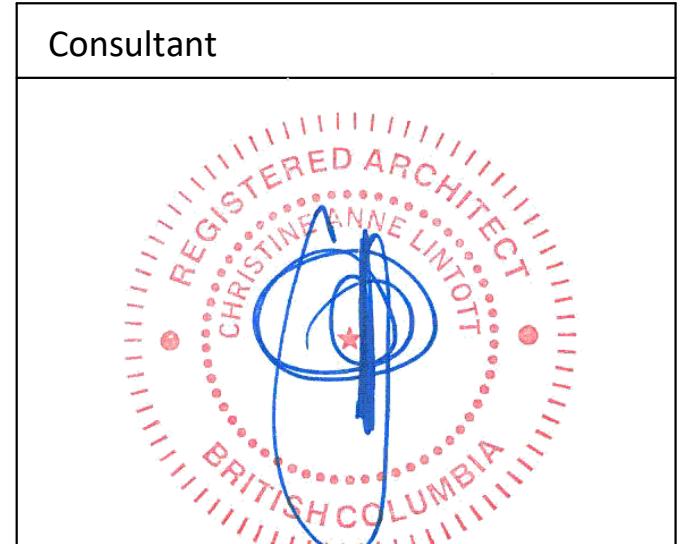
Christine Lintott
Architects Inc.
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca



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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
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07
Re - Submission for Rezoning and Development Permit	2024-01-22
Re - Submission for Rezoning and Development Permit	2024-01-05

Revision	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
10	Additional EV Parking	2023-08-29
11	Exterior Material	2023-08-29
20	Boulevard Revisions	2023-11-07
26	Accessible + Affordable Unit Updates	2024-05-01



FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	223 m ²
LEVEL 2	238 m ²
LEVEL 3	237 m ²
LEVEL 4	237 m ²
LEVEL 5	227 m ²
ROOF	12 m ²
	1174 m ²

FSR CALCULATION
SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1174 m²
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		
Occupancy	Name	Area
LEVEL 1		
1 Bedroom	ACCESSIBLE UNIT 1	44 m ²
1 Bedroom	UNIT 2	44 m ²
1 Bedroom	ACCESSIBLE UNIT 3	44 m ²
26		
1 Bedroom	UNIT 4	46 m ²
1 Bedroom	UNIT 5	44 m ²
Studio	AFFORDABLE UNIT 6	25 m ²
3 Bedroom	UNIT 7	88 m ²
26		
1 Bedroom	UNIT 8	46 m ²
1 Bedroom	UNIT 9	44 m ²
Studio	AFFORDABLE UNIT 10	25 m ²
3 Bedroom	UNIT 11	88 m ²
26		
1 Bedroom	UNIT 12	46 m ²
1 Bedroom	UNIT 13	44 m ²
1 Bedroom	UNIT 14	25 m ²
3 Bedroom	UNIT 15	88 m ²
26		
1 Bedroom	UNIT 16	46 m ²
1 Bedroom	UNIT 17	44 m ²
1 Bedroom	UNIT 18	26 m ²
1 Bedroom	UNIT 19	36 m ²
1 Bedroom	UNIT 20	39 m ²
20		936 m ²

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

LEVEL 5		
1 Bedroom	UNIT 16	46 m ²
1 Bedroom	UNIT 17	44 m ²
1 Bedroom	UNIT 18	26 m ²
1 Bedroom	UNIT 19	36 m ²
1 Bedroom	UNIT 20	39 m ²
20		936 m ²

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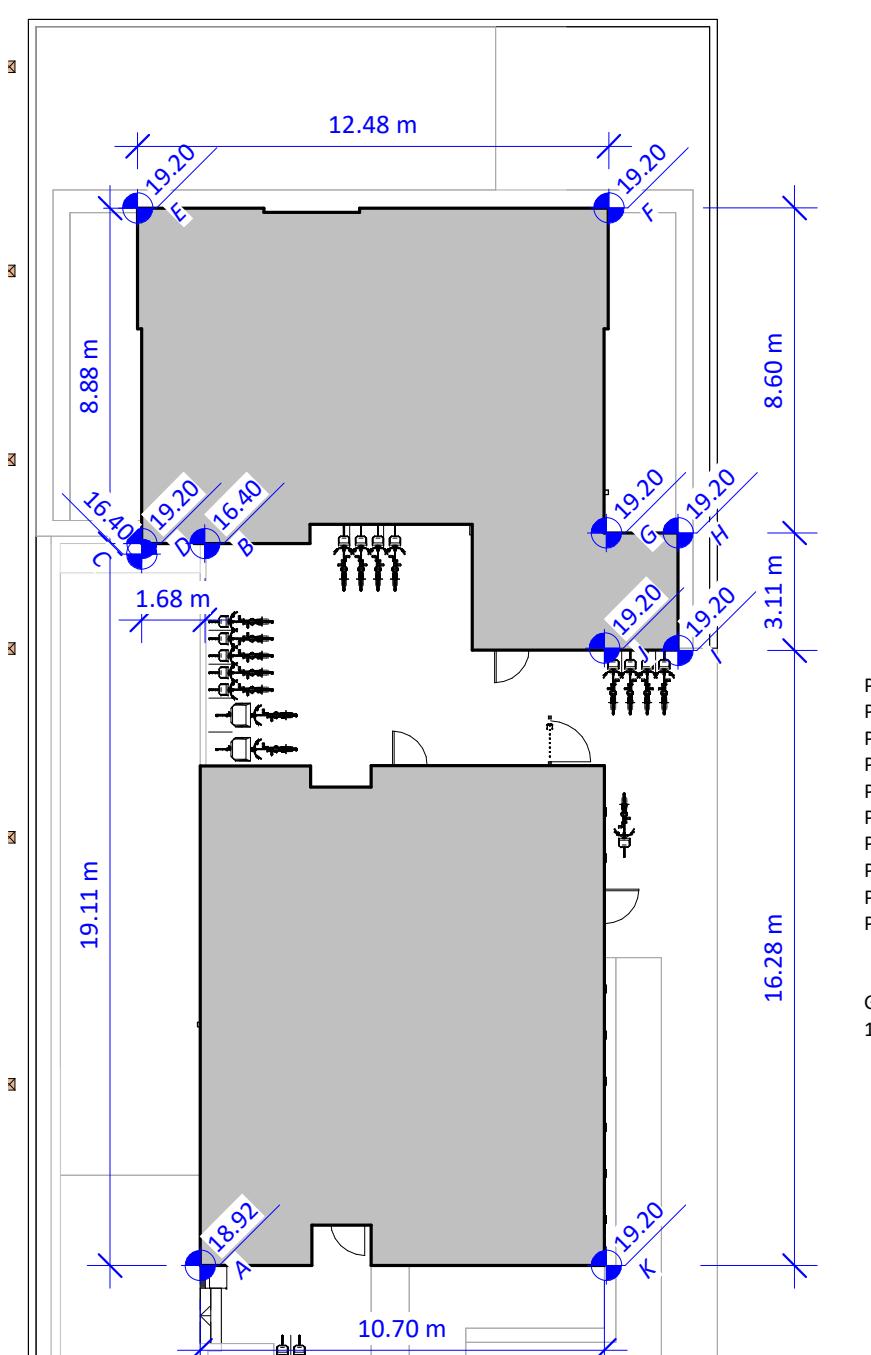
1042 Richardson Street,
Victoria BC

Cover Sheet

Date	2024-05-01 12:11:45 PM
Drawn by	BH
Checked by	CL
Scale	As indicated
A0.00	

Project Information Table		
	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1174 m ²
Floor Space Ratio	N/A	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)	6 resident (1 accessible) 2 visitor 1 on-street electric car-share 1 on-street electric vehicle parking
Bicycle Parking #	<u>Long Term Per Schedule C</u> 1/unit < 45m ² x 12 = 12 1.25/unit > 45m ² x 8 = 10 Total = 22 Oversized Electric Stalls Required = 10% (3 stalls) Electric Charging Stalls Required = 50% (11 stalls) <u>Short Term Per Schedule C</u> Total = 6 (MIN)	<u>Long Term Per Schedule C</u> P1 = 34 (8 are oversized) L1 = 11 (2 are oversized) Total = 45 (10 are oversized) Oversized Electric Stalls Provided = 45% (10 stalls) Electric Charging Stalls Provided = 73% (33 stalls) <u>Lvl 2-4 Additional = 3 (3 oversized with charging)</u> Note: These stalls do not conform to Schedule C <u>Short Term Per Schedule C</u> Total = 6
Mobility Scooter Parking	No Requirement	Provided = 4
Building Setbacks		
Front Yard (South)	N/A	1.50m
Rear Yard (North)	N/A	5.00m
Side Yard (West)	N/A	2.09m
Side Yard (East)	N/A	1.2m
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.



AVERAGE HEIGHT AT GRADE IS 18.78m FOR LEVELED SITE
EXISTING ARTIFICIALLY RAISED GRADING AND

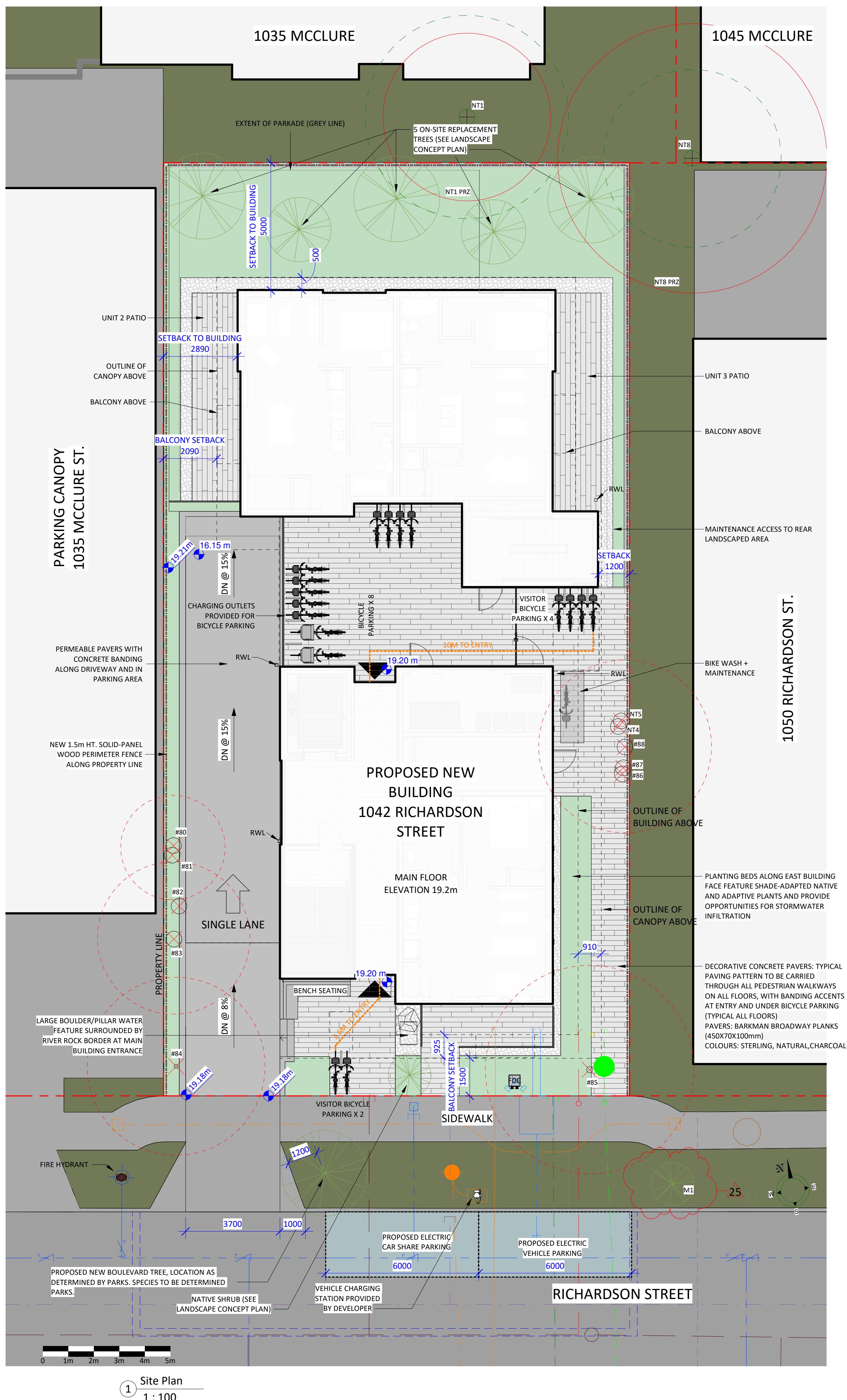
2 AVG GRADE
1 : 200

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1042 Richardson Street,
Victoria BC

Site Plan and Project Data

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Drawn by	BH
Checked by	CL
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Scale	As indicated

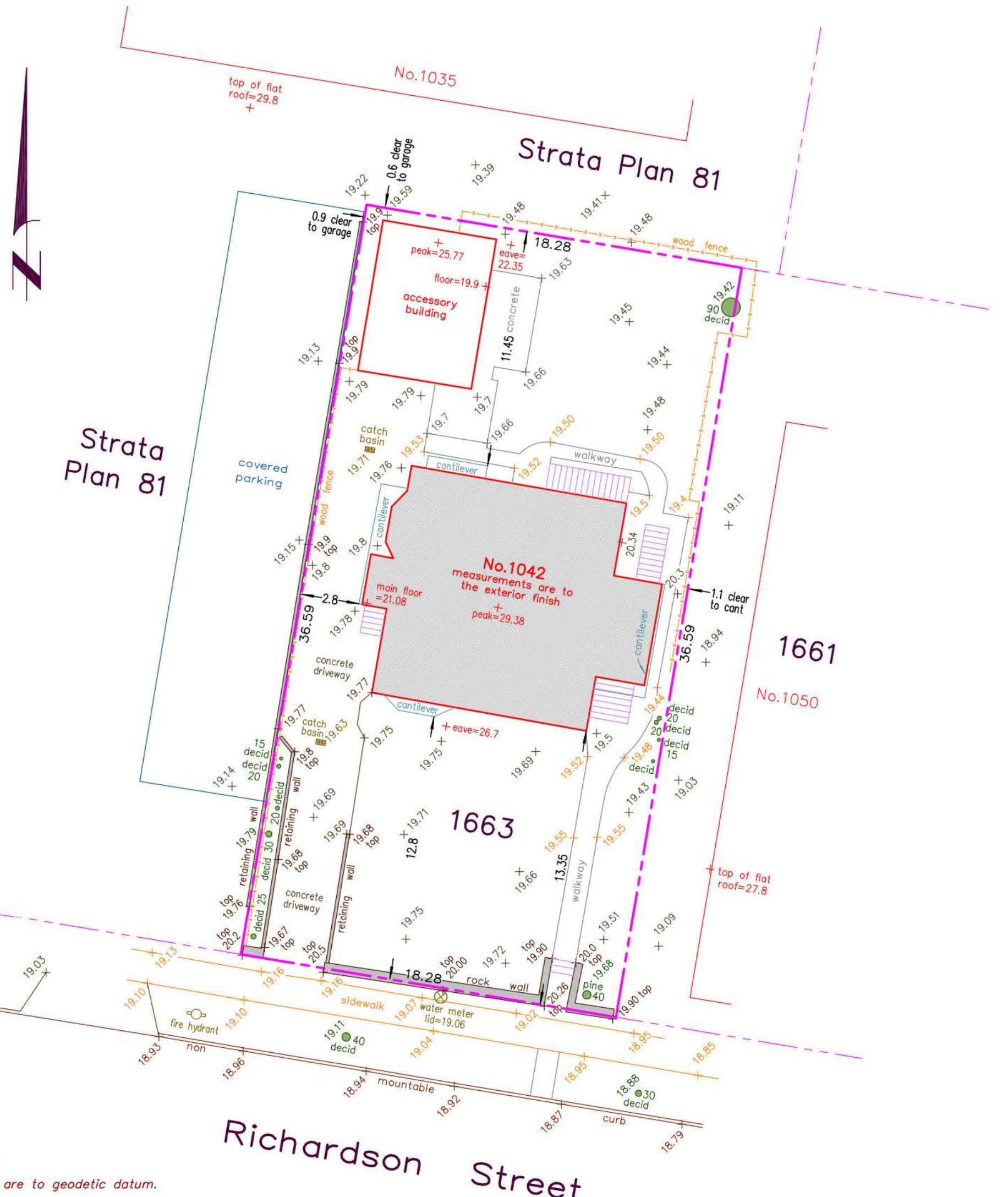


BC LAND SURVEYORS SITE PLAN OF:
Civic: 1042 Richardson Street

Legal - Lot 1663, Victoria City
Parcel Identifier: 009-396-853 in the City of Victoria

Scale 1 : 20.0 Distances are in metres.
0 2 10 20

The intended print size is 11" by 17".



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.

Issue	Date
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Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision	No.	Description	Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

Date 2023-11-07 12:23:25 PM

Drawn by BH

Checked by CL

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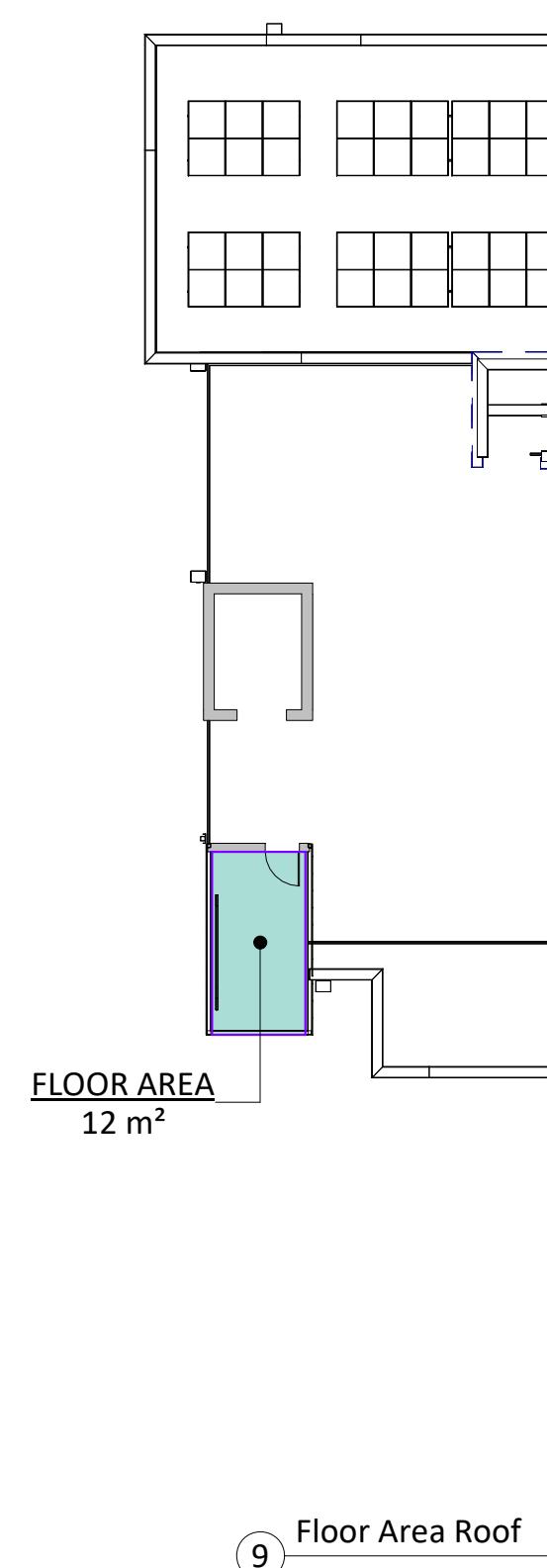
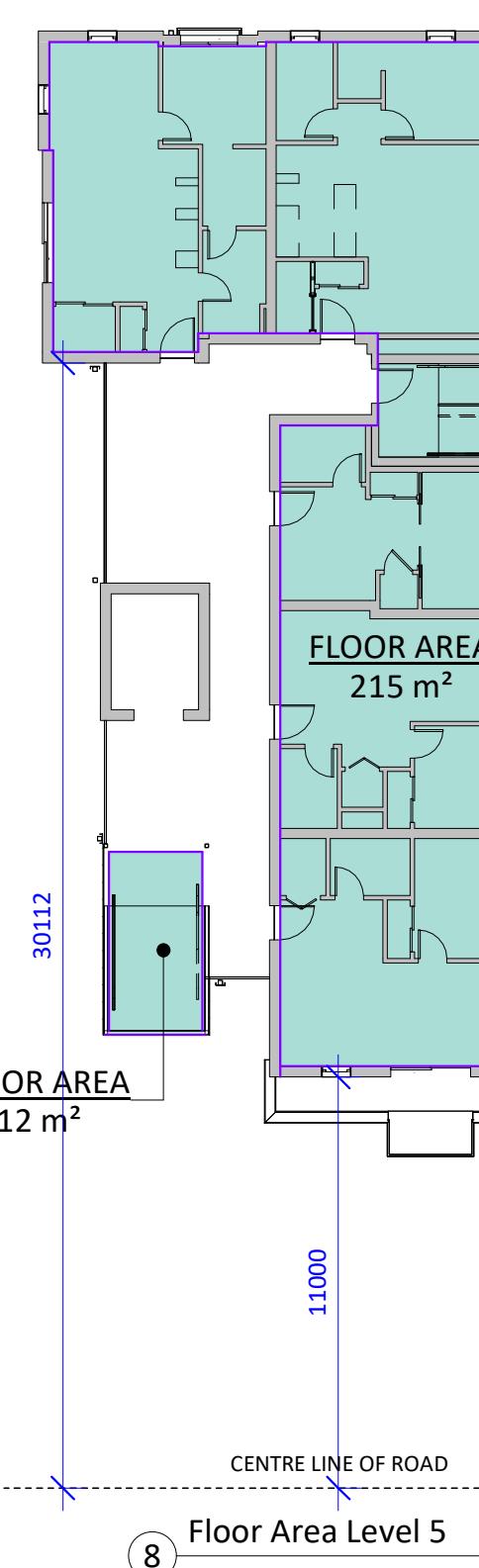
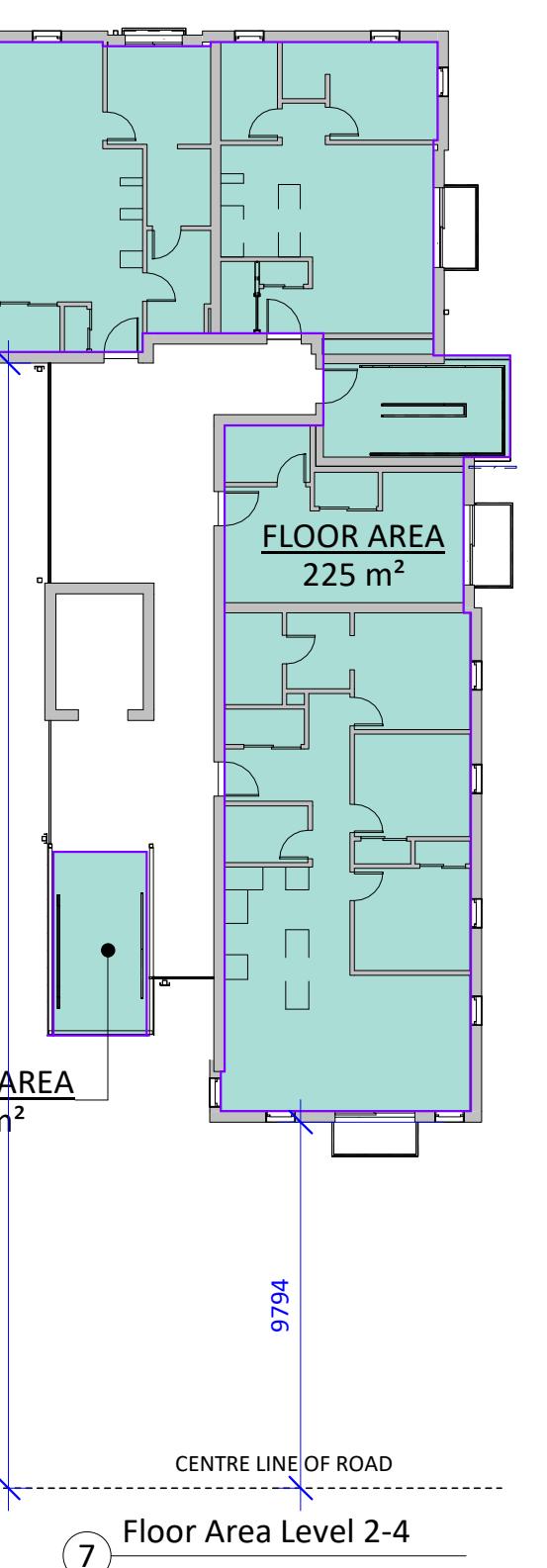
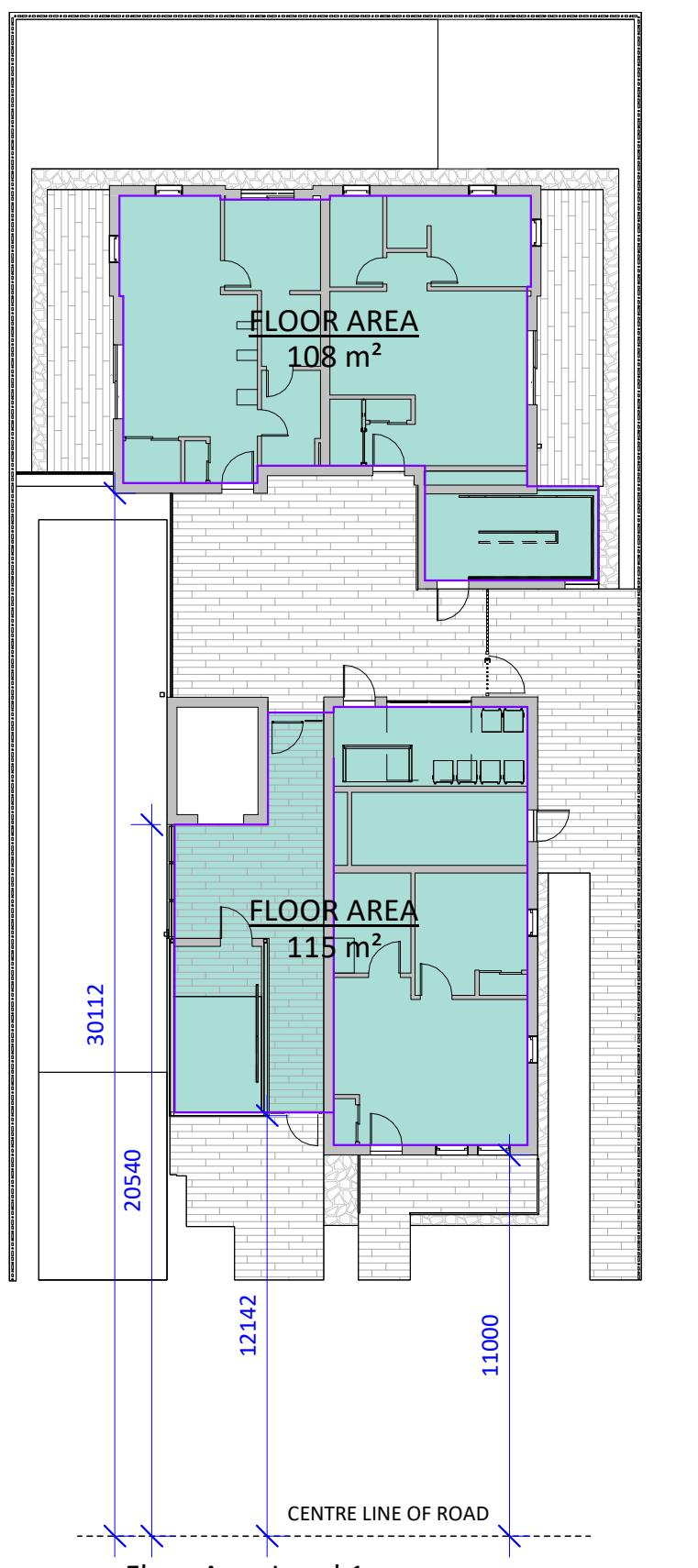
Scale

Building Code Analysis - Overview

0 - GENERAL INFORMATION		REFERENCE(S)	
NO.	ITEM	DESCRIPTION	
0-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENO <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT	-
0-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-
0-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A B C C	DIV A - 1.1.2.
0-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3	3.1.2.
0-5	MULTIPLE MAJOR OCCUPANCIES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.1.3.
0-6	HEAVY TIMBER ALTERNATE	PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.1.4.6.
0-7	FIREWALL(S)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.1.10.
0-8	OCCUPANT LOAD	52 TOTAL ROOM OCCUPANCY COUNT OCCUPANTS STUDIO 2 2 4 1 BEDROOM 2 15 30 3 BEDROOM 6 3 18 TOTAL 52 ROOM AREA (m²) m²/PERSON OCCUPANTS ROOF LOUNGE 130 1.85 70	3.1.17.
0-9	BUILDING AREA (m²)	340 BUILDING AREA +19.20 GRADE	1.4.1.2.
0-10	GRADE ELEVATION (m, GEODETIC)	+19.20 GRADE	1.4.1.2.
0-11	BUILDING HEIGHT (STOREYS)	6 ABOVE GRADE 1 BELOW GRADE 6 TOTAL	3.2.1.1.
0-12	FIRE ALARM & DETECTION SYSTEM	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.
0-13	AUTOMATIC SPRINKLER SYSTEM	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.12.
0-14	MEZZANINES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.
0-15	INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.2.
0-16	NUMBER OF STREETS FACING	1 STREET FACING	1.4.1.2.
0-17	FIRE DEPARTMENT ACCESS ROUTES	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.4.
0-18	HIGH BUILDING	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.6.
0-19	ROOF ACCESS	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.3.
0-20	STANDPIPE SYSTEM	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.8.
0-21	LIGHTING AND EMERGENCY POWER	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELEC. DRAWINGS	3.2.7.
0-22	EMERGENCY GENERATOR	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.7.
0-23	ACCESS FOR PERSONS W/ DISABILITIES	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.2.
0-24	ALTERNATE SOLUTIONS REQUIRED	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SPRINKLER PROTECTION EXIT EGRESS PATH EXPOSED TO OPENINGS DIV A - 1.2.1.1(B) & DIV C - 2.3.	3.2.25.0.
CONSTRUCTION CLASSIFICATION			GROUP C, UP TO 6 STOREYS, SPRINKLERED
0-25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input 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	
0-26	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR: <input type="checkbox"/> MEZZANINE: <input type="checkbox"/> TO HAVE SAME F.R.R. AS 6 MAXIMUM 6 PROPOSED	1 LOADING ELEMENTS 1.2.1.1(B) & DIV C - 2.3.
0-27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED	
0-28	BUILDING AREA (m²)	1,500 MAXIMUM 340 PROPOSED	

Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS		REFERENCE					
NO.	DESCRIPTION						
6-1	AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS WITHIN 3m HORIZONTALLY AND 5m VERTICALLY. 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.					
6-2	SUITE: WALL AREA (m²) LIMITING DISTANCE (m) MAXIMUM OPENINGS (%) PROPOSED OPENINGS (%) F.R.R. N/C WALL N/C CLADDING	3.2.3.1 - D					
EAST							
UNIT 1 (E):	20.7	3.0	52.0	11.5	3/4	-	(3.2.2.50.)
SERVICE (E):	5.6	3.0	100	34.8	-	-	(3.2.2.50.)
GARBAGE (E):	6.0	3.0	100	0	-	-	(3.2.2.50.)
UNIT 3 (E):	20.5	2.9	49.2	27.8	3/4	REQUIRED	
UNIT 7 (E):	35.1	2.0	22.0	13.6	1	-	REQUIRED
UNIT 8 (E):	12.5	2.2	40.4	36.4	3/4	-	REQUIRED
UNIT 9 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED
UNIT 11 (E):	35.1	2.0	22.0	13.6	1	-	REQUIRED
UNIT 10 (E):	12.5	2.2	40.4	36.4	3/4	-	REQUIRED
UNIT 15 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED
UNIT 14 (E):	12.5	2.2	40.4	36.4	3/4	-	REQUIRED
UNIT 13 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED
UNIT 20 (E):	16.0	2.2	34.8	14.8	3/4	-	REQUIRED
UNIT 19 (E):	15.2	2.2	34.8	15.7	3/4	-	REQUIRED
UNIT 18 (E):	12.5	2.2	40.4	36.4	3/4	-	REQUIRED
UNIT 17 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED
UNIT 3 (N):	15.3	5	100	15.6	-	-	(3.2.2.50.)
UNIT 2 (N):	15.3	5	100	29.0	-	-	(3.2.2.50.)
UNIT 5 (N):	15.3	5	100	15.6	-	-	(3.2.2.50.)
UNIT 4 (N):	15.3	5	100	29.0	-	-	(3.2.2.50.)
UNIT 9 (N):	15.3	5	100	15.6	-	-	(3.2.2.50.)
UNIT 13 (N):	15.3	5	100	29.0	-	-	(3.2.2.50.)
UNIT 12 (N):	15.3	5	100	15.6	-	-	(3.2.2.50.)
UNIT 17 (N):	15.3	5	100	29.0	-	-	(3.2.2.50.)
LOBBY (W):	23.7	4.6	96.0	40.0	5/4	-	(3.2.2.50.)
ELEV. (W):	62.1	4.6	51.6	0	3/4	-	(3.2.2.50.)
STAIR 2 (W):	23.3	11.8	100	34.3	-	-	(3.2.2.50.)
UNIT 2 (W):	21.9	2.9	49.2	26.0	3/4	REQUIRED	
UNIT 7 (W):	30.0	9.0	100	10.7	-	-	(3.2.2.50.)
UNIT 6 (W):	12.6	9.0	100	15.9	-	-	(3.2.2.50.)
UNIT 4 (W):	21.9	2.9	49.2	26.0	3/4	REQUIRED	
UNIT 11 (W):	30.0	9.0	100	10.7	-	-	(3.2.2.50.)
UNIT 10 (W):	12.6	9.0	100	15.9	-	-	(3.2.2.50.)
UNIT 8 (W):	21.9	2.9	49.2	26.0	3/4	REQUIRED	
UNIT 15 (W):	30.0	9.0	100	10.7	-	-	(3.2.2.50.)
UNIT 14 (W):	12.6	9.0	100	15.9	-	-	(3.2.2.50.)
UNIT 12 (W):	21.9	2.9	49.2	26.0	3/4	REQUIRED	
UNIT 20 (W):	17.5	9.0	100	11.4	-	-	(3.2.2.50.)
UNIT 19 (W):	8.2	9.0	100	13.4	-	-	(3.2.2.50.)
UNIT 18 (W):	12.6	9.0	100	15.9	-	-	(3.2.2.50.)
UNIT 16 (W):	21.9	2.9	49.2	26.0	3/4	REQUIRED	



FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	223 m²
LEVEL 2	238 m²
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LEVEL 5	227 m²
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	1174 m²

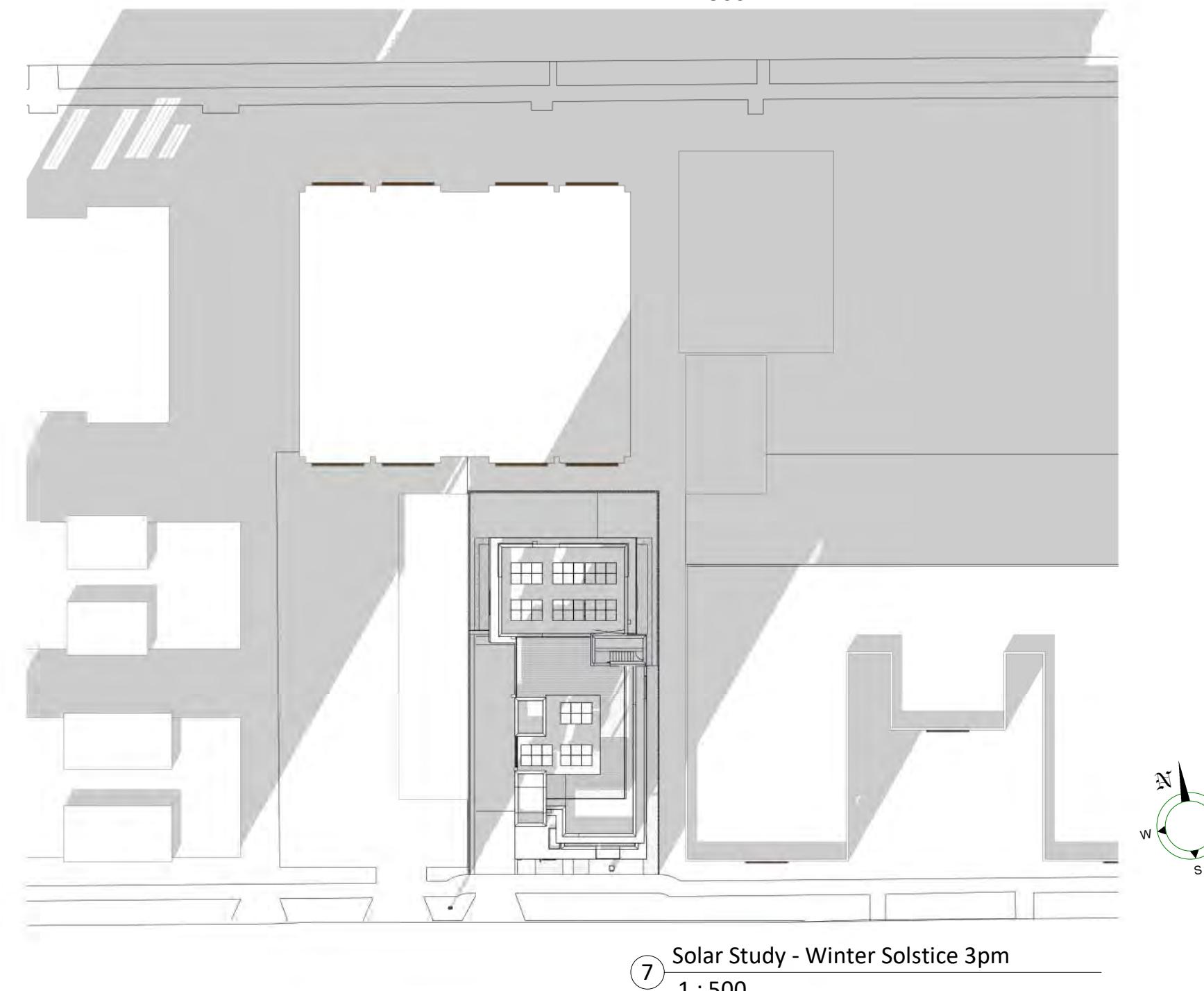
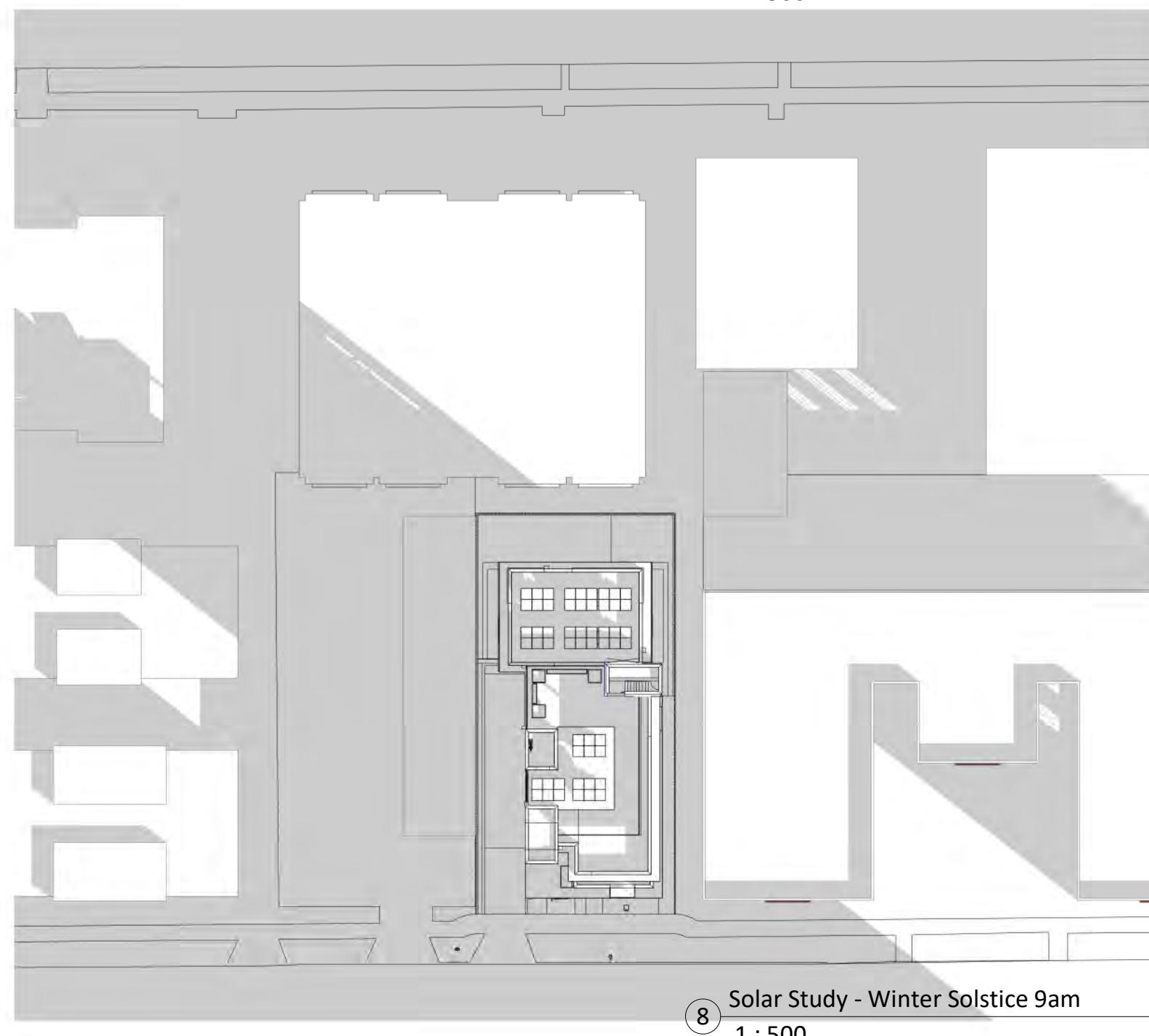
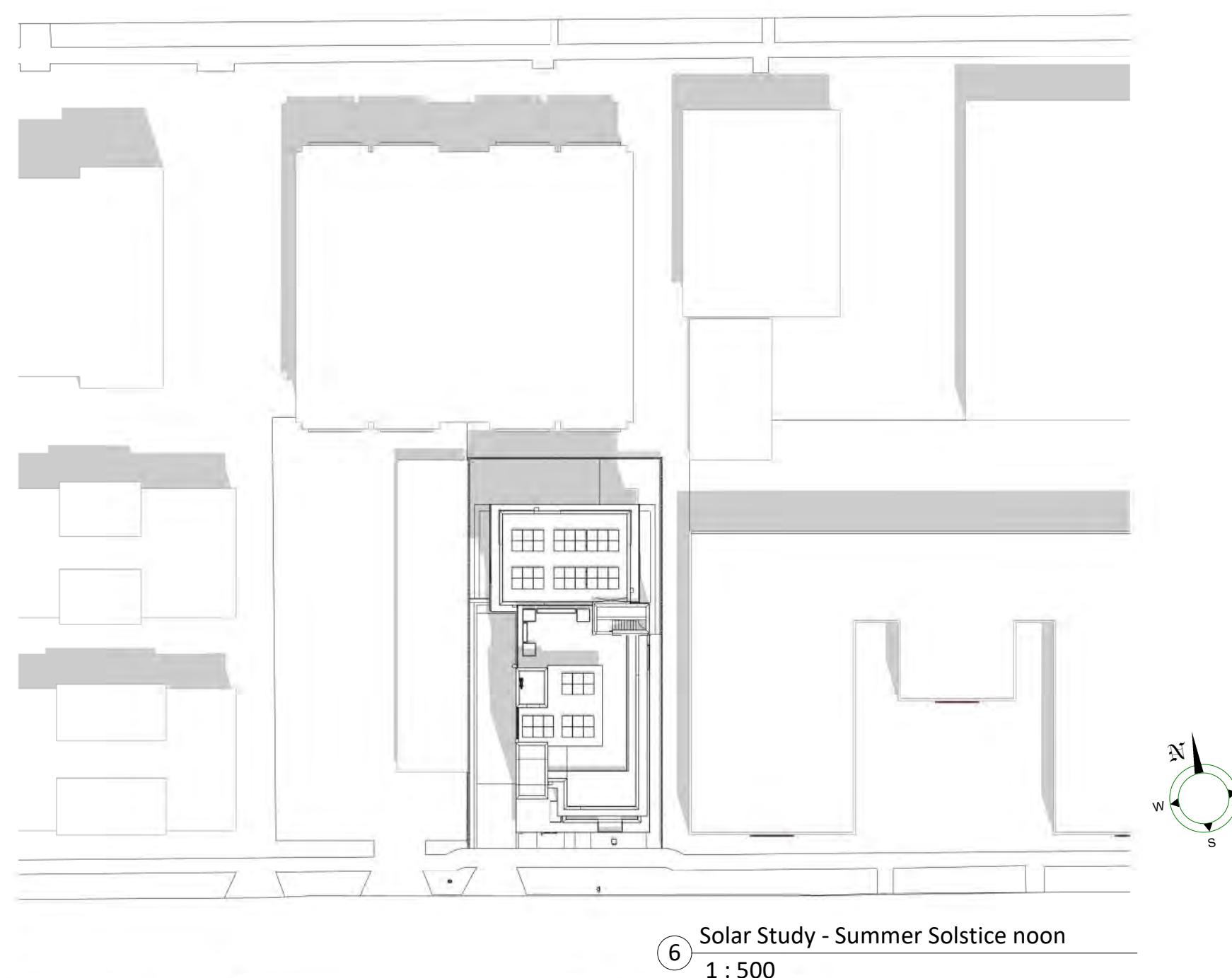
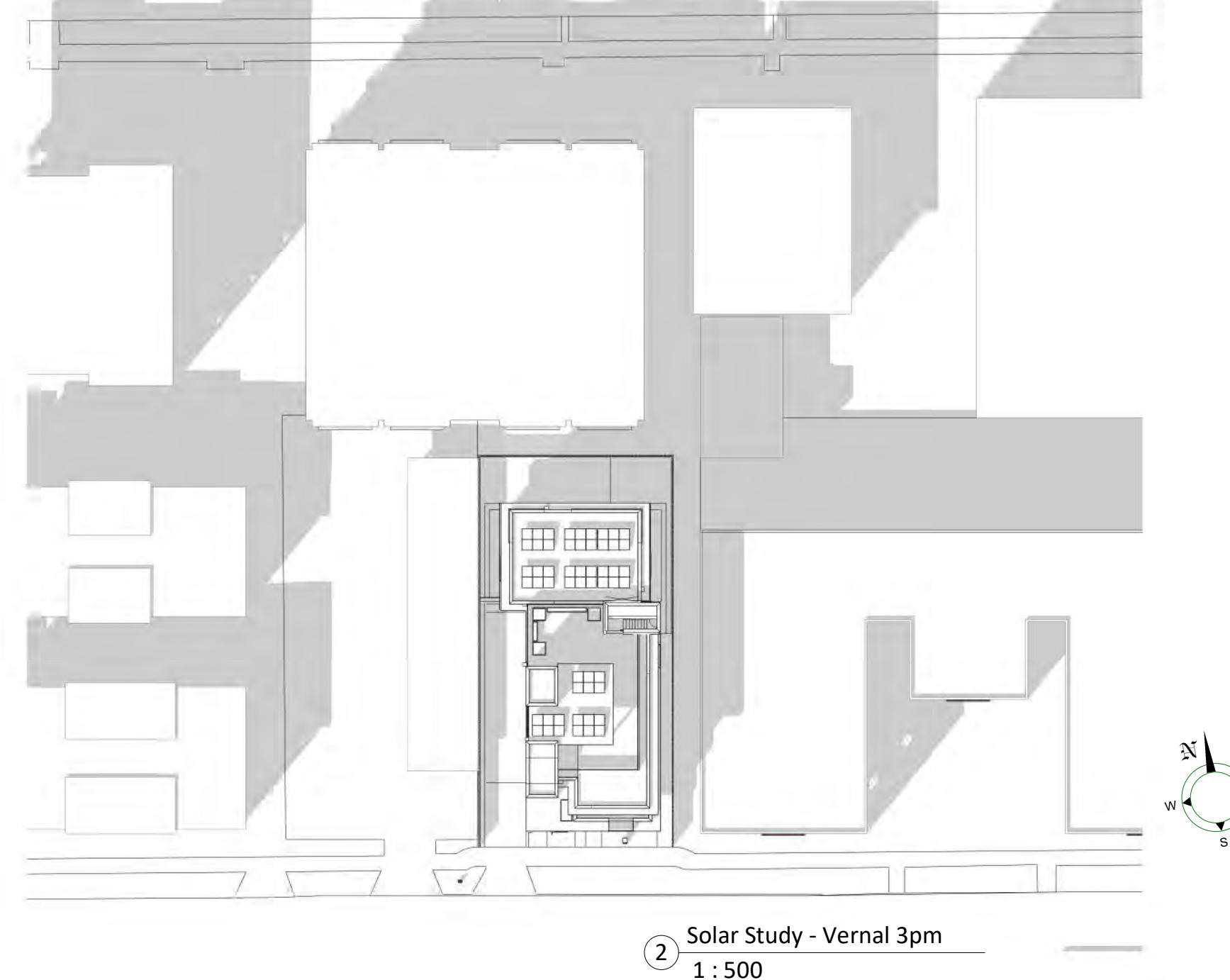
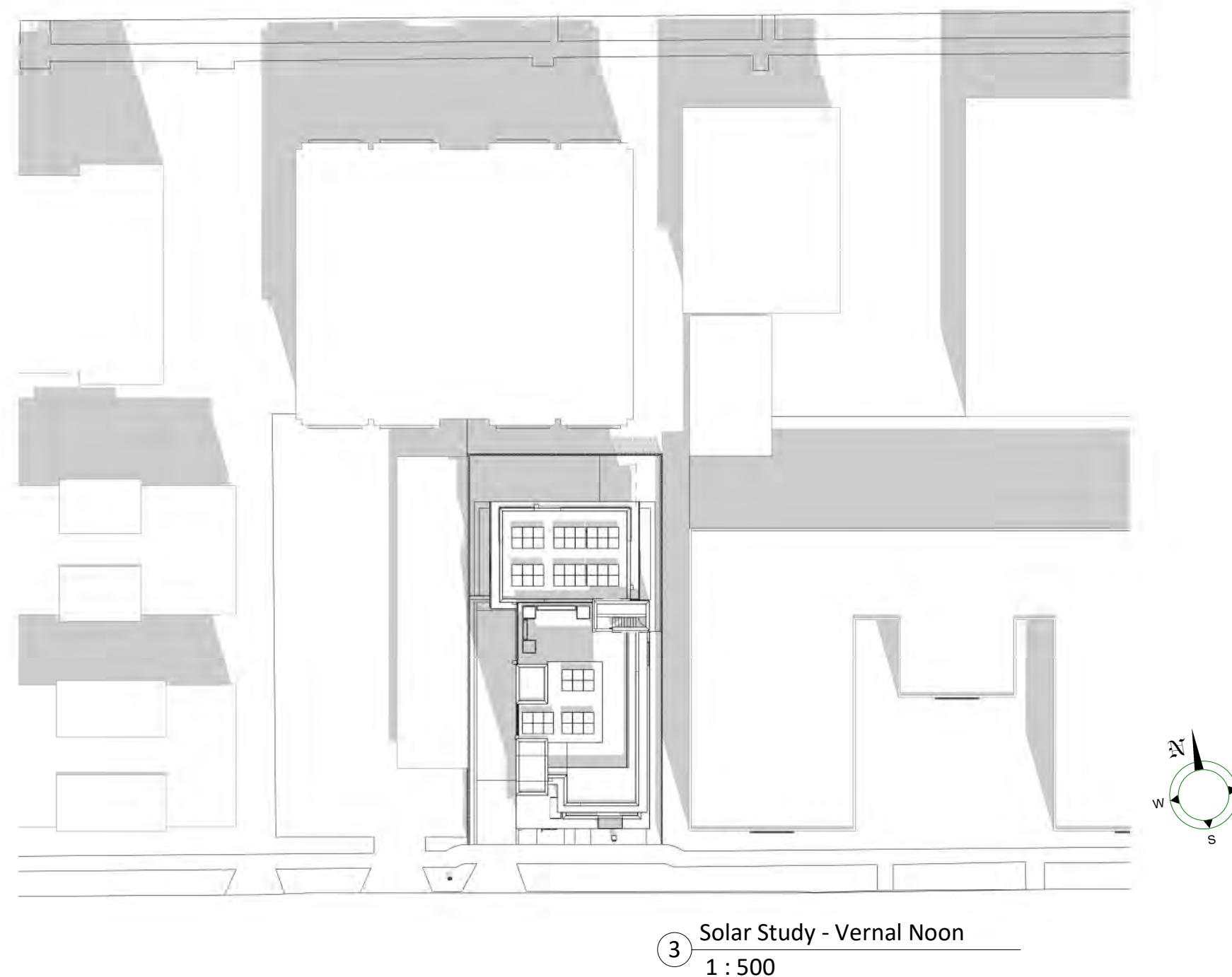
NOTE:
THESE AREAS ARE USED FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

Cov Def:
AREA - when used in reference to a floor of a storey of a building means the entire area which in plan is enclosed by the interior face of the exterior walls of the storey at floor level plus the area enclosed by any cantilevered element that is within that storey and that is above floor level, but does not include the following area:

- a) parking + bike parking
- b) areas of balconies, exposed decks, patios or roofs,
- c) the area of elevator shafts

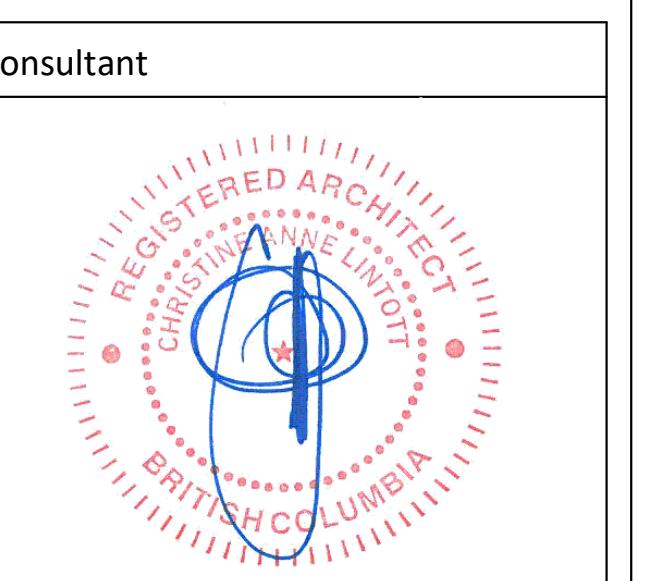
Issue			Date
Submission for Rezoning and Development Permit			2020-09-30
Re - Submission for Rezoning and Development Permit			2021-01-18
Re - Submission for Rezoning and Development Permit			2021-06-11
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Re - Submission for Rezoning and Development Permit			2023-08-29
Re - Submission for Rezoning and Development Permit			2023-11-07
Revision			
No.	Description	Date	
2	Glazing & Stair Core Updated	2021-10-22	
3	Zoning Comment #1	2022-04-19	
11	Exterior Material	2023-08-29	
15	Setback Correction	2023-11-07	
19	Code Analysis Addition	2023-11-07	

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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
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Revision	No.	Description	Date

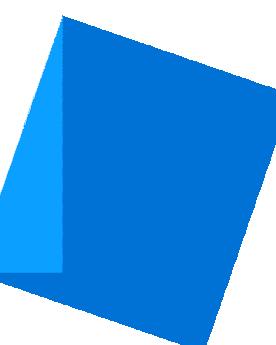


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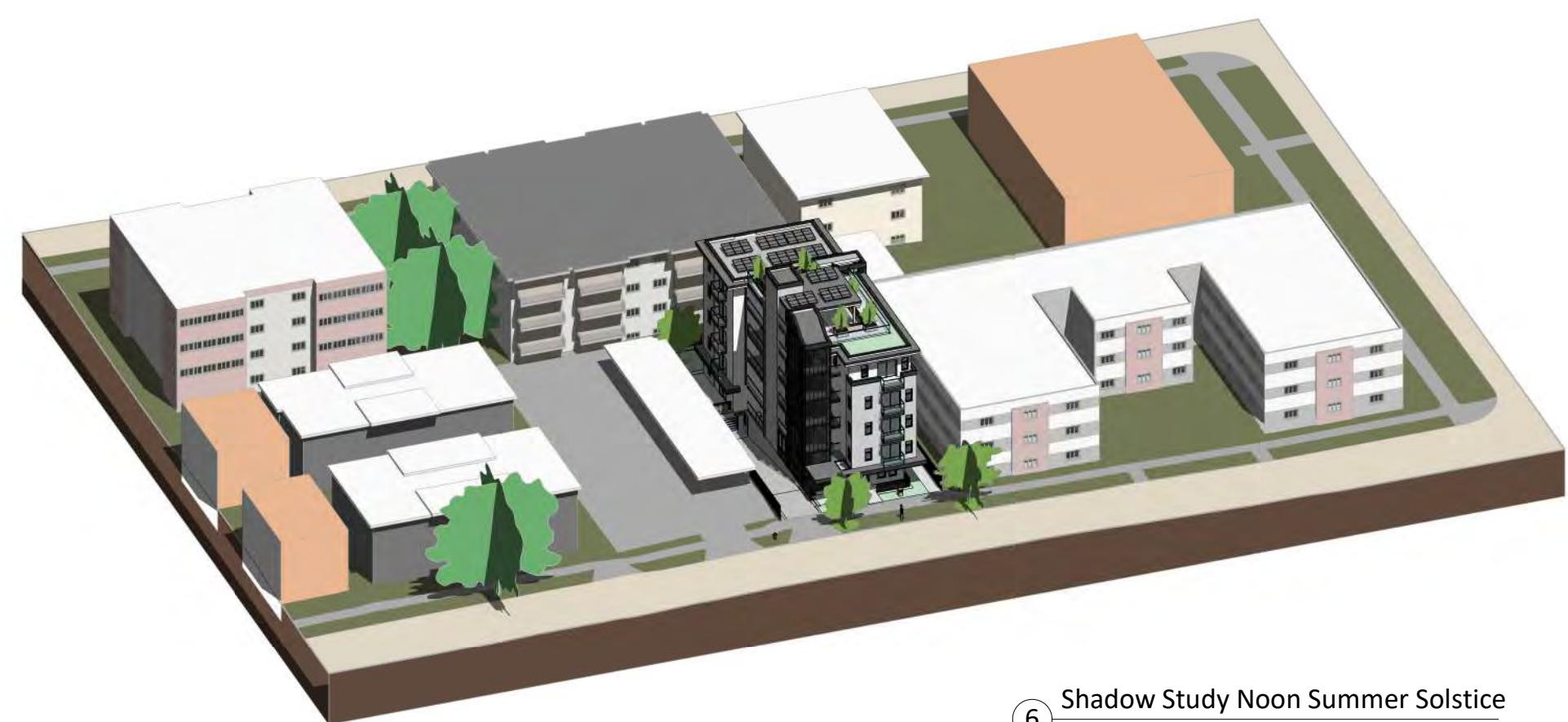
1042 Richardson Street,
Victoria BC

Solar Shadow Study	
Date	2023-11-07 12:23:38 PM
Drawn by	BH
Checked by	CL
Scale	1 : 500

A1.01



5 Shadow Study 9am Summer Solstice



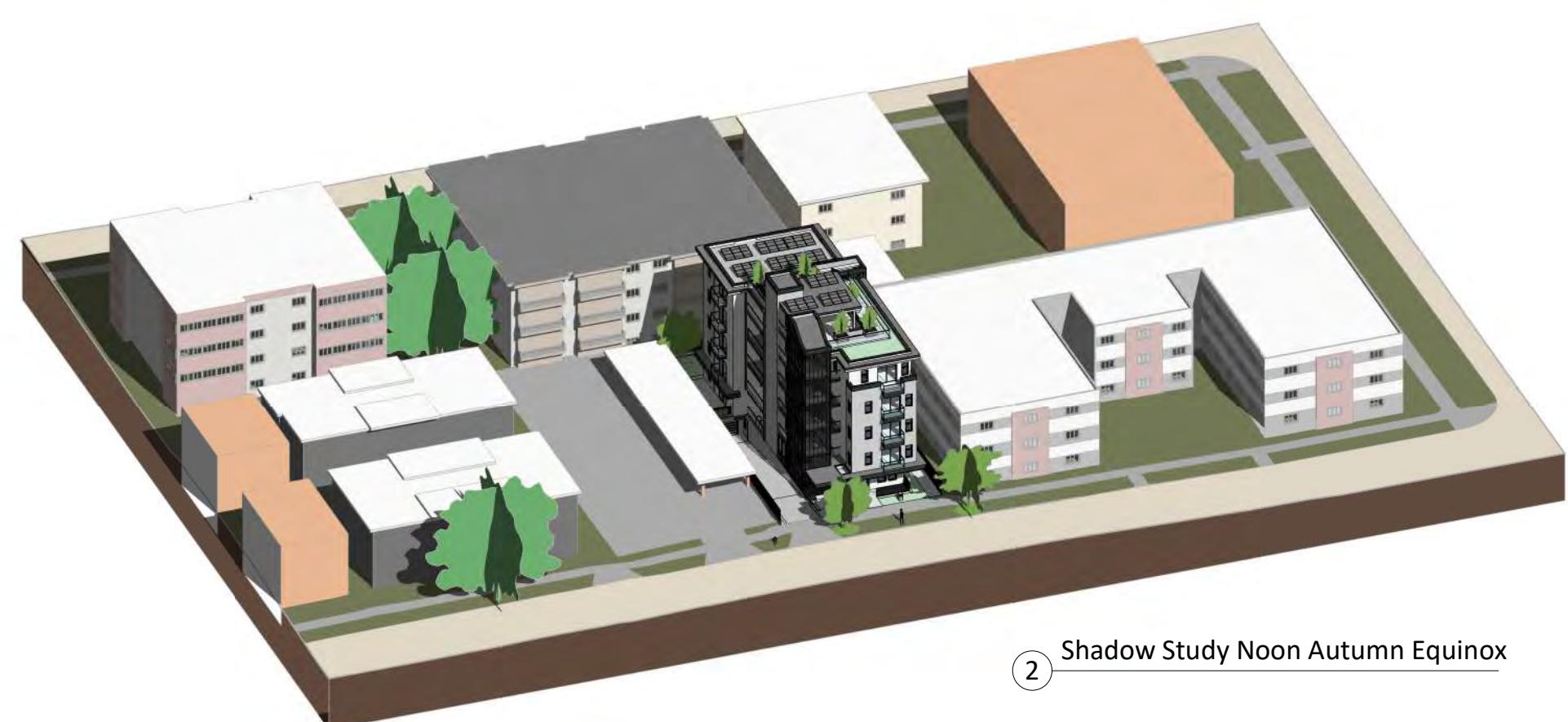
6 Shadow Study Noon Summer Solstice



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



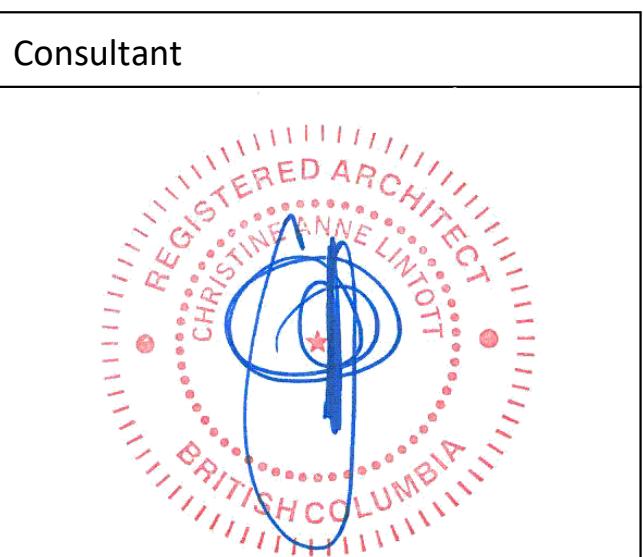
11 Shadow Study Noon Winter Solstice



12 Shadow Study 3pm Winter Solstice

Issue	Date
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
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision	No.	Description	Date



Ten42

1042 Richardson Street,
Victoria BC

Axo Shadow Study

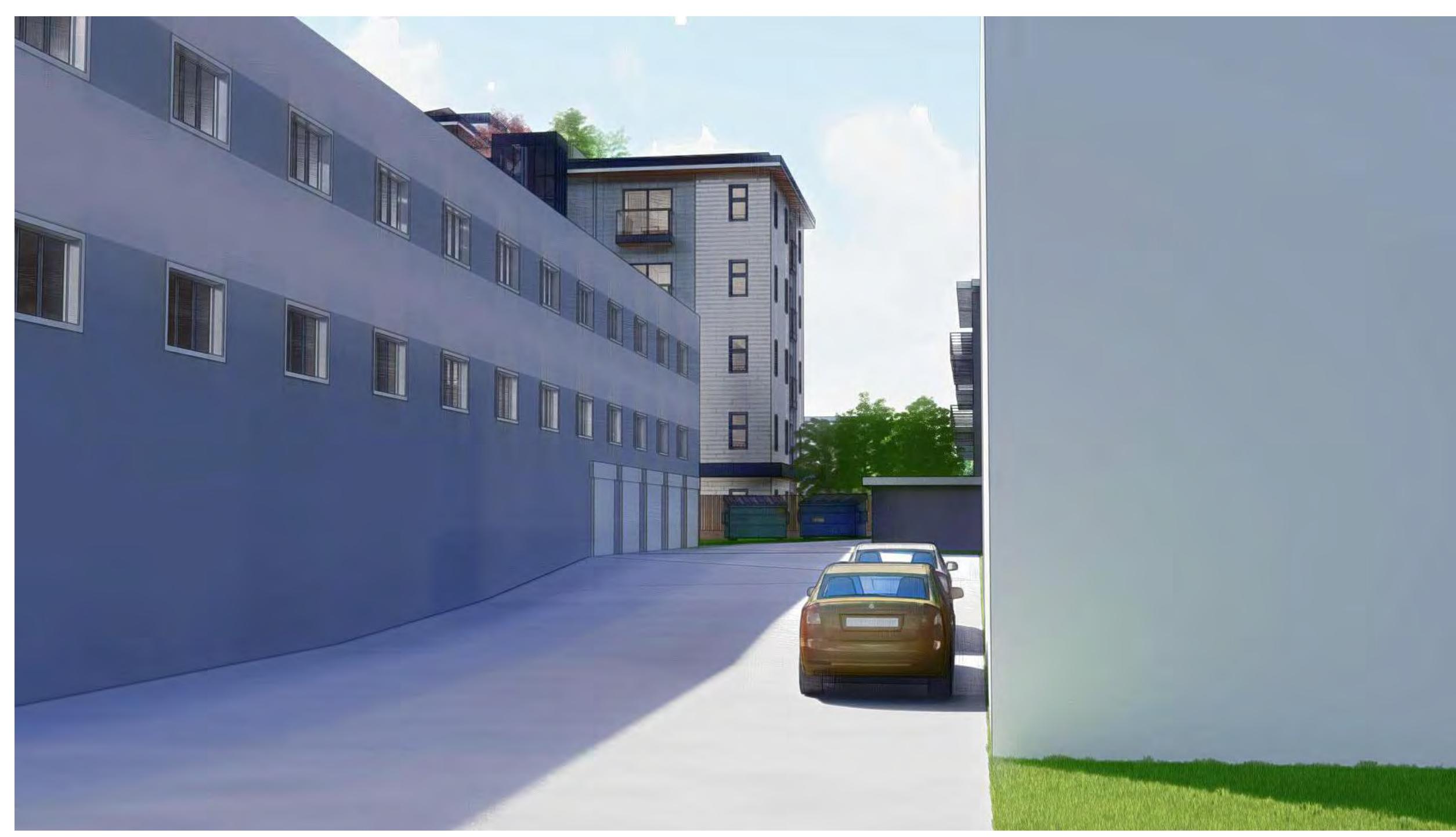
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Drawn by BH

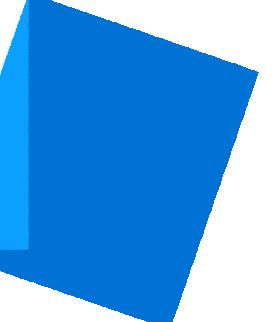
Checked by CL

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Scale



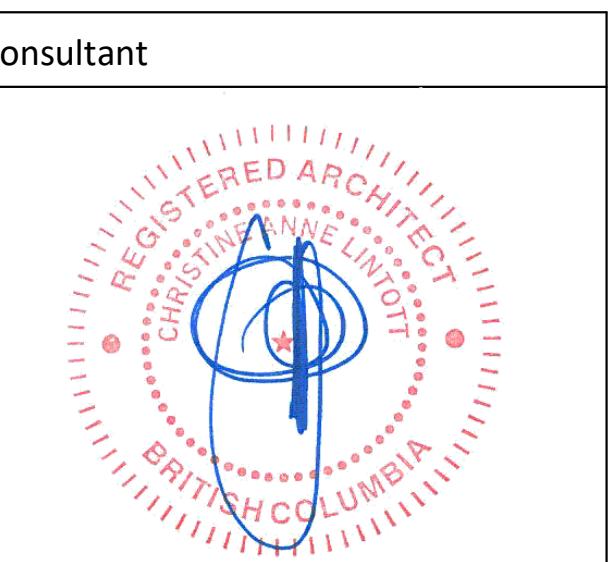
Christine Lintott
Architects Inc.



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

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision		
No.	Description	Date
11	Exterior Material	2023-08-29
20	Boulevard Revisions	2023-11-07



Ten42

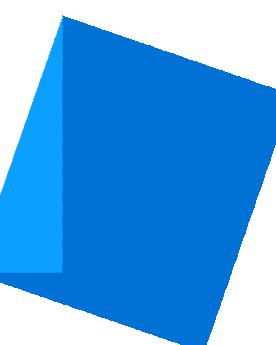
1042 Richardson Street,
Victoria BC

Context Renders

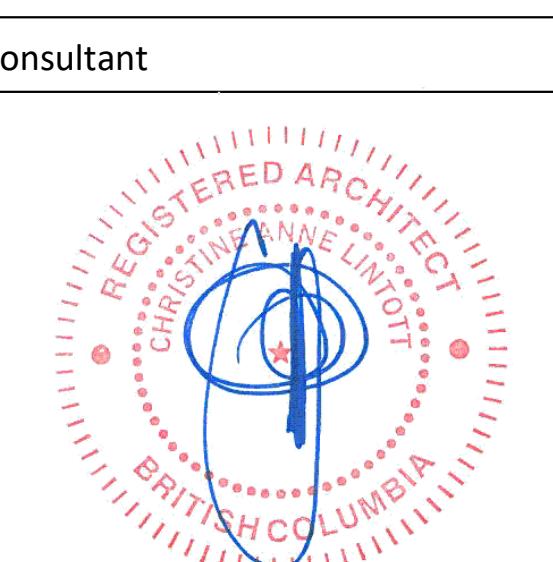
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Checked by CL

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	
Re - Submission for Rezoning and Development Permit	2023-08-29	
Re - Submission for Rezoning and Development Permit	2023-11-07	
Re - Submission for Rezoning and Development Permit	2024-01-22	
Re - Submission for Rezoning and Development Permit	2024-01-05	
Revision		
No.	Description	Date
1	Revision 2	2021-06-11
7	Zoning Comment #5	2022-04-19
11	Exterior Material	2023-08-29
12	Long-term Bike Stalls	2023-08-29
13	Short-term Bike Stalls	2023-08-29
15	Setback Correction	2023-11-07
16	Bike Layout Update	2023-11-07
17	Dimension to Entry	2023-11-07
18	Accessible Parking	2023-11-07
26	Affordable + Accessible Unit Updates	2024-05-01



Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

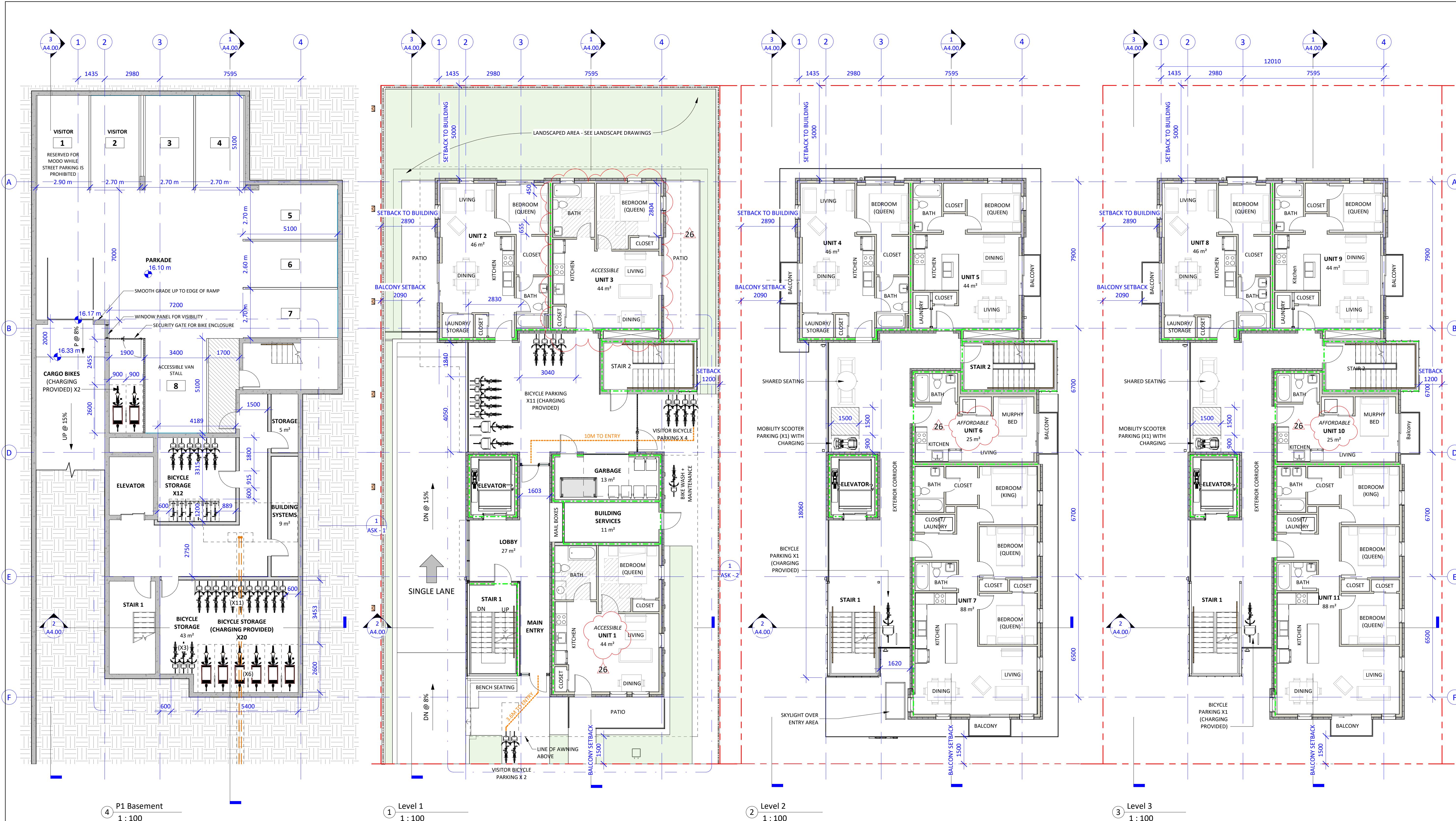
Date 2024-05-01 12:11:51 PM

Drawn by BH

Checked by CL

A2.00

As indicated



Unit Schedule

Occupancy	Name	Area
LEVEL 1		
1 Bedroom	ACCESSIBLE UNIT 1	44 m ²
1 Bedroom	UNIT 2	46 m ²
1 Bedroom	ACCESSIBLE UNIT 3	44 m ²
LEVEL 2	26	
1 Bedroom	UNIT 4	46 m ²
1 Bedroom	UNIT 5	44 m ²
Studio	AFFORDABLE UNIT 6	25 m ²
3 Bedroom	UNIT 7	88 m ²
LEVEL 3	26	
1 Bedroom	UNIT 8	46 m ²
1 Bedroom	UNIT 9	44 m ²
Studio	AFFORDABLE UNIT 10	25 m ²
3 Bedroom	UNIT 11	88 m ²

Unit Schedule

Occupancy	Name	Area
LEVEL 4		
1 Bedroom	UNIT 12	46 m ²
1 Bedroom	UNIT 13	44 m ²
1 Bedroom	UNIT 14	25 m ²
3 Bedroom	UNIT 15	88 m ²
LEVEL 5		
1 Bedroom	UNIT 16	46 m ²
1 Bedroom	UNIT 17	44 m ²
1 Bedroom	UNIT 18	26 m ²
1 Bedroom	UNIT 19	36 m ²
1 Bedroom	UNIT 20	39 m ²

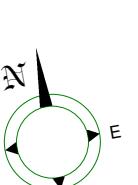
Bicycle Parking

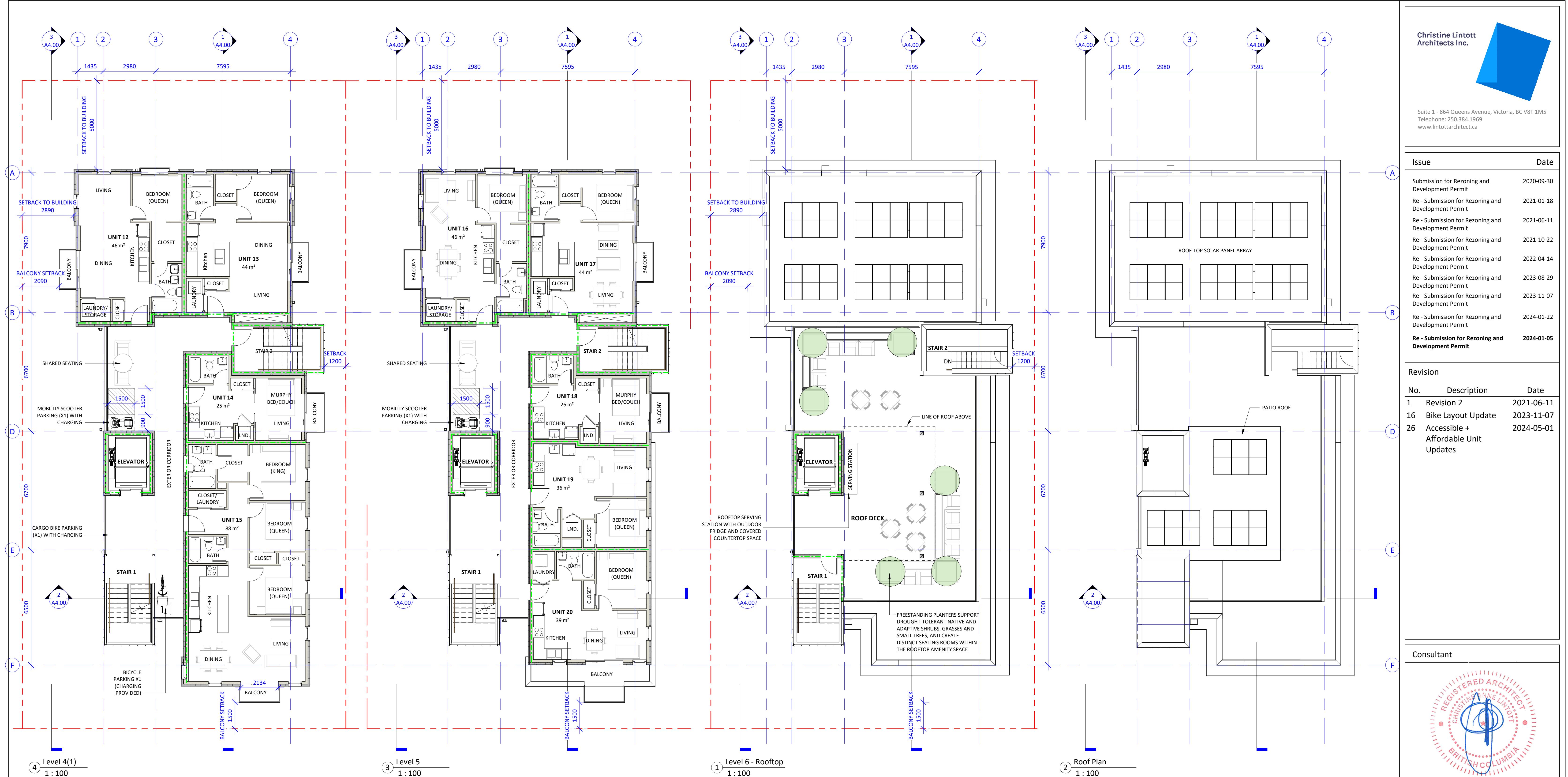
Long Term Per Schedule C
Required:
1/unit < 45m² x 12 = 12
1.25/unit > 45m² x 8 = 10
Total = 22

Provided:
P1 = 22

Proposed Additional:
Long Term Parking = 45 (Conforming to Schedule C)
Long Term Parking = 3 (Not conforming to Schedule C)

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





Unit Schedule		
Occupancy	Name	Area
LEVEL 1		
1 Bedroom	ACCESSIBLE UNIT 1	44 m ²
1 Bedroom	UNIT 2	46 m ²
1 Bedroom	ACCESSIBLE UNIT 3	44 m ²
LEVEL 2	26	
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1 Bedroom	UNIT 5	44 m ²
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1 Bedroom	UNIT 8	46 m ²
1 Bedroom	UNIT 9	44 m ²
Studio	AFFORDABLE UNIT 10	25 m ²
3 Bedroom	UNIT 11	88 m ²

Unit Schedule		
Occupancy	Name	Area
LEVEL 4		
1 Bedroom	UNIT 12	46 m ²
1 Bedroom	UNIT 13	44 m ²
1 Bedroom	UNIT 14	25 m ²
3 Bedroom	UNIT 15	88 m ²
LEVEL 5		
1 Bedroom	UNIT 16	46 m ²
1 Bedroom	UNIT 17	44 m ²
1 Bedroom	UNIT 18	26 m ²
1 Bedroom	UNIT 19	36 m ²
1 Bedroom	UNIT 20	39 m ²
		936 m ²

Bicycle Parking	Long Term Per Schedule C	Short Term Per Schedule C (within 15m of entry)
Required:	1/unit < 45m ² x 12 = 12	Total = 6 (MIN)
	1.25/unit > 45m ² x 8 = 10	Total = 22
Provided:	P1 = 22	
Proposed Additional:	Long Term Parking = 45 (Conforming to Schedule C)	
	Long Term Parking = 3 (Not conforming to Schedule C)	

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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1042 Richardson Street,
Victoria BC

Floor Plans

Date 2024-05-01 12:12:01 PM

Drawn by BH

Checked by CL

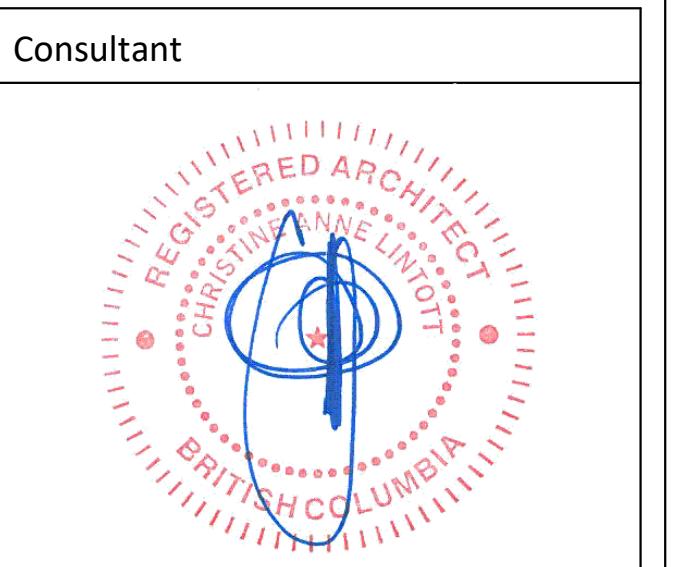
Scale As indicated

A2.01



EXTERIOR FINISH LEGEND	
1	FIBRE-CEMENT PANELS - LIGHT GREY
2	FIBRE-CEMENT PANELS - OFF WHITE
3	GLASS GUARD WITH METAL RAILING
4	VINYL WINDOWS - BLACK
5	GLAZING WALL - ALUMINUM, BLACK POWDER COAT
6	PERFORATED METAL STANDING SEAM SCREEN - BLACK
7	PREFINISHED METAL FLASHING - BLACK
8	RAIN WATER LEADER - COLOUR MATCH CLADDING

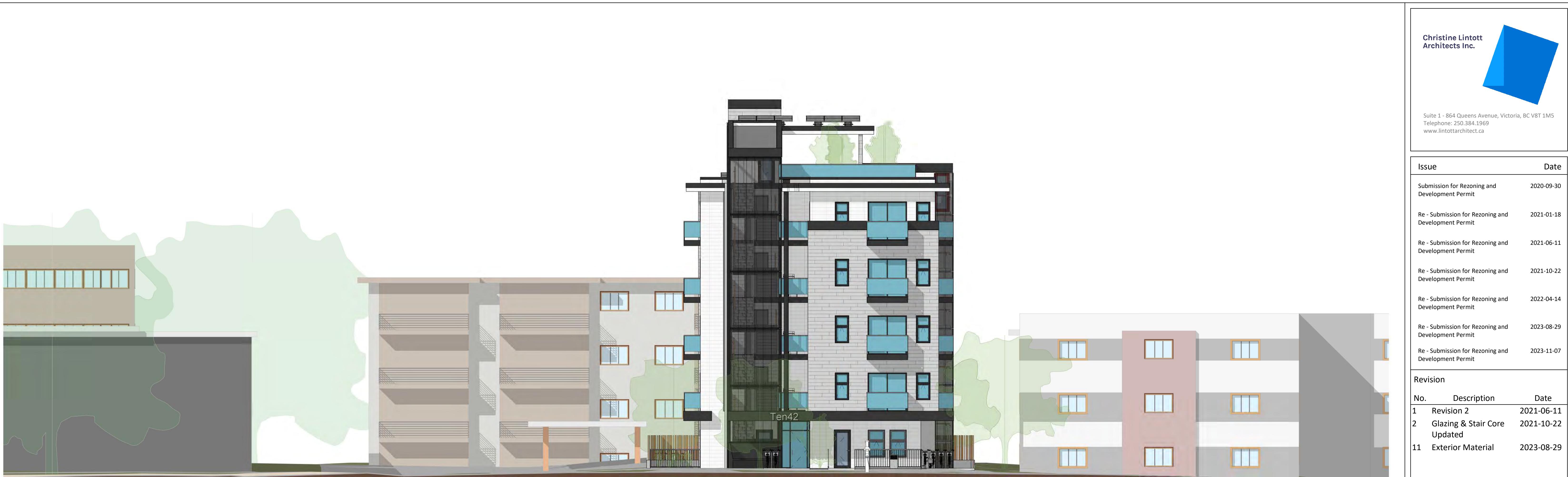
Issue	Date	
Submission for Rezoning and Development Permit	2020-09-30	
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Re - Submission for Rezoning and Development Permit	2021-06-11	
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Re - Submission for Rezoning and Development Permit	2023-08-29	
Re - Submission for Rezoning and Development Permit	2023-11-07	
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
11	Exterior Material	2023-08-29



Ten42
1042 Richardson Street,
Victoria BC

Elevations
Date 2023-11-07 12:24:20 PM
Drawn by BH
Checked by CL
Scale As indicated
A3.00
As indicated



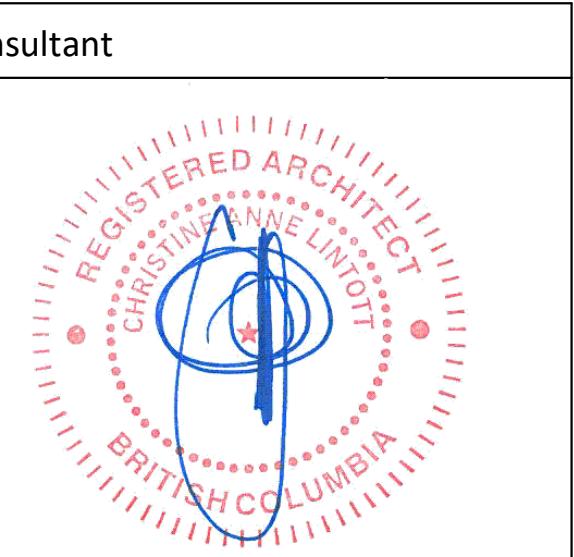


1 Context Elevation
1 : 100

Christine Lintott
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Revision		
No.	Description	Date
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2	Glazing & Stair Core Updated	2021-10-22
11	Exterior Material	2023-08-29



Ten42

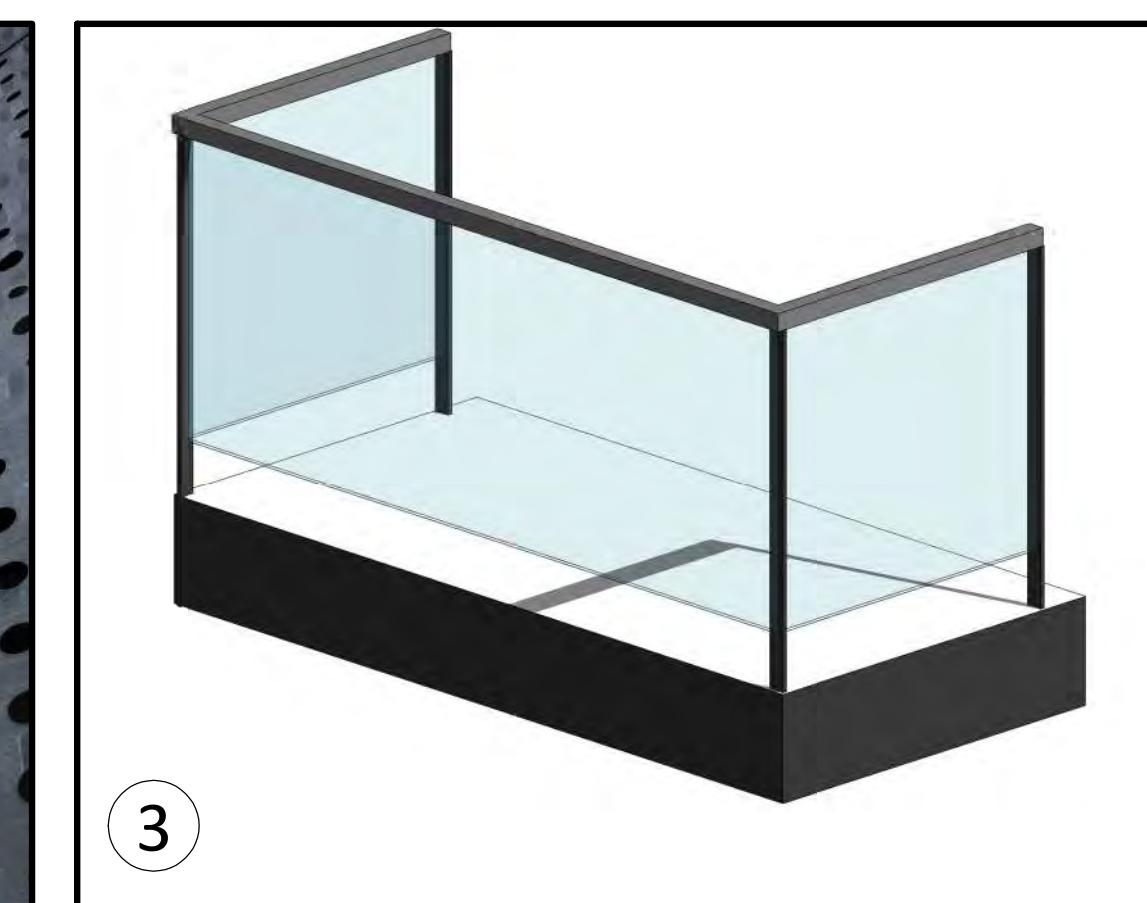
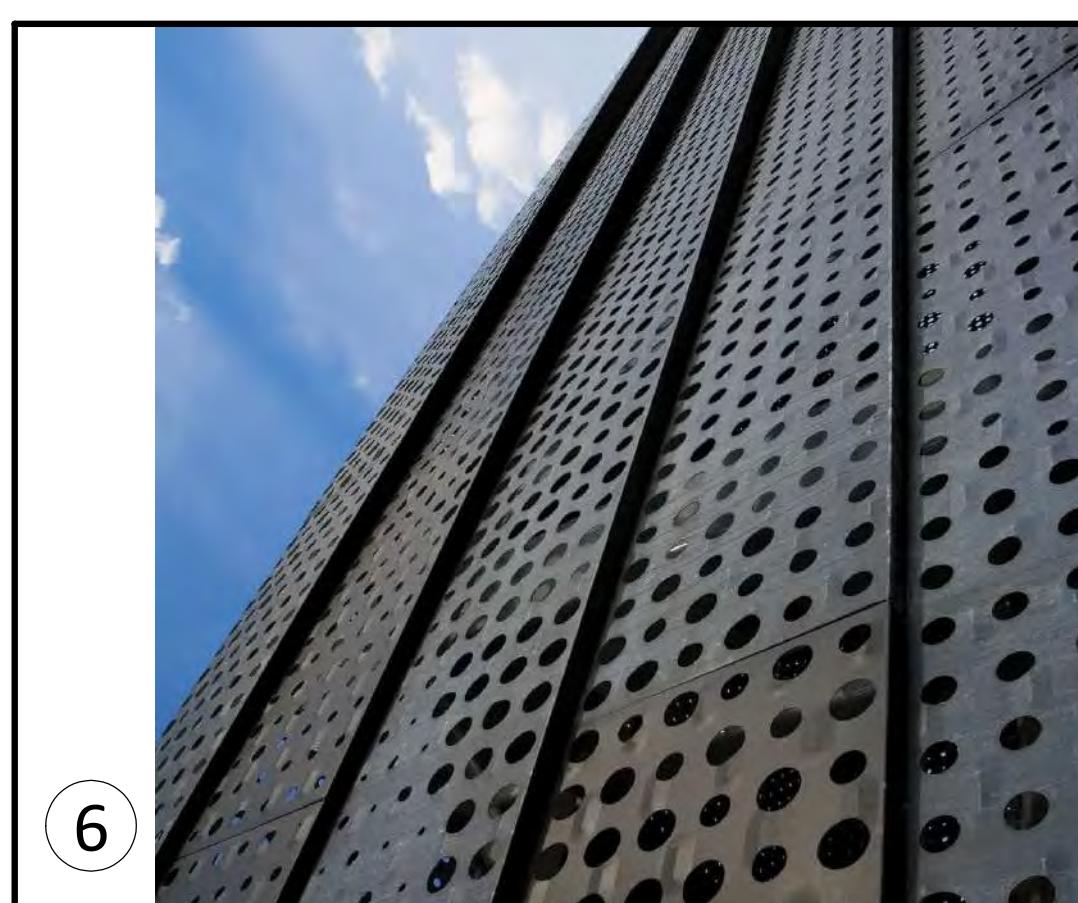
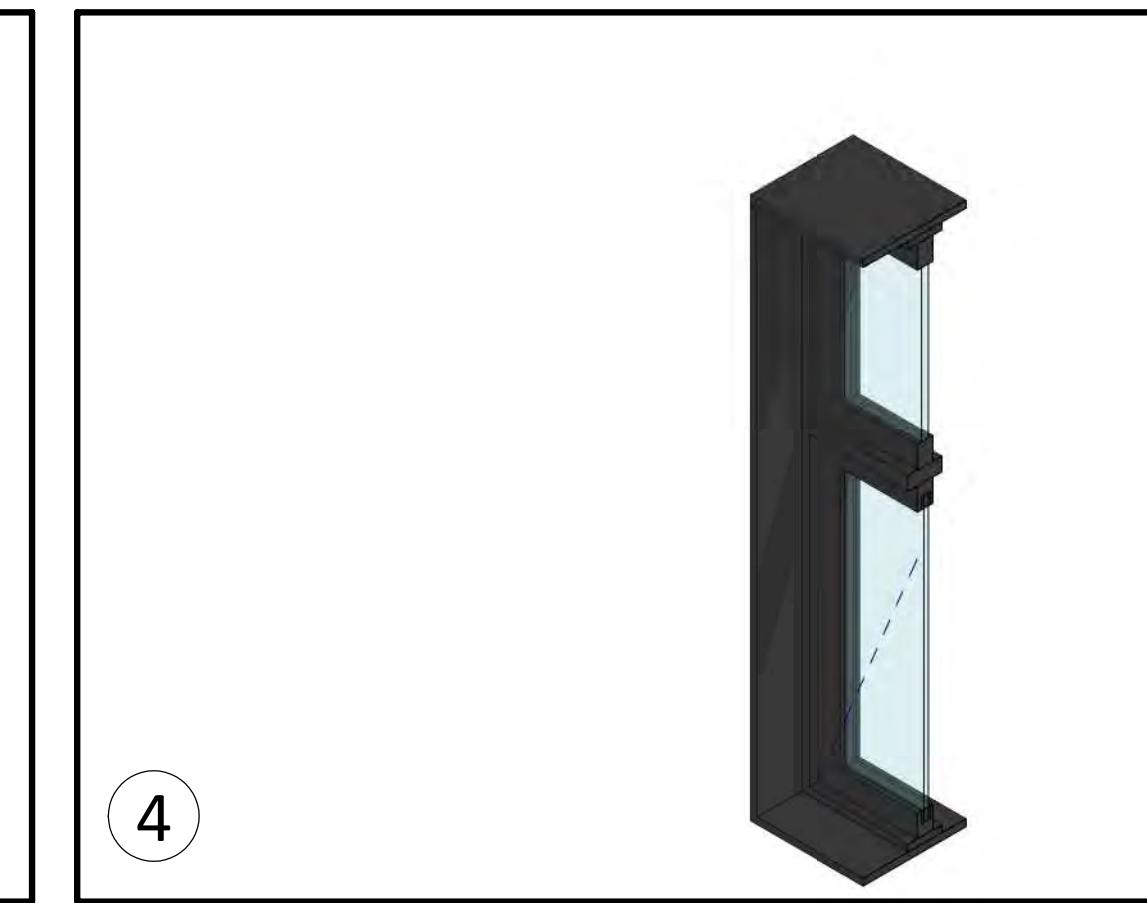
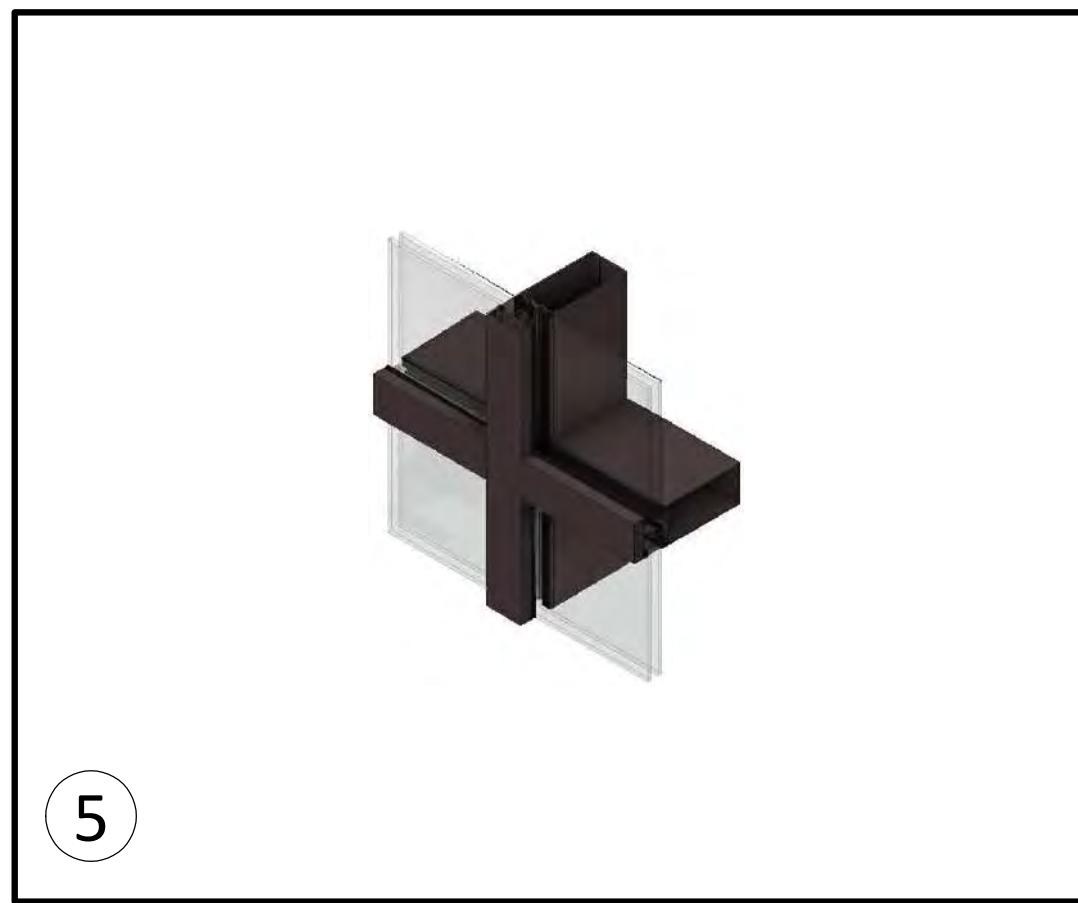
1042 Richardson Street,
Victoria BC

Context Elevations

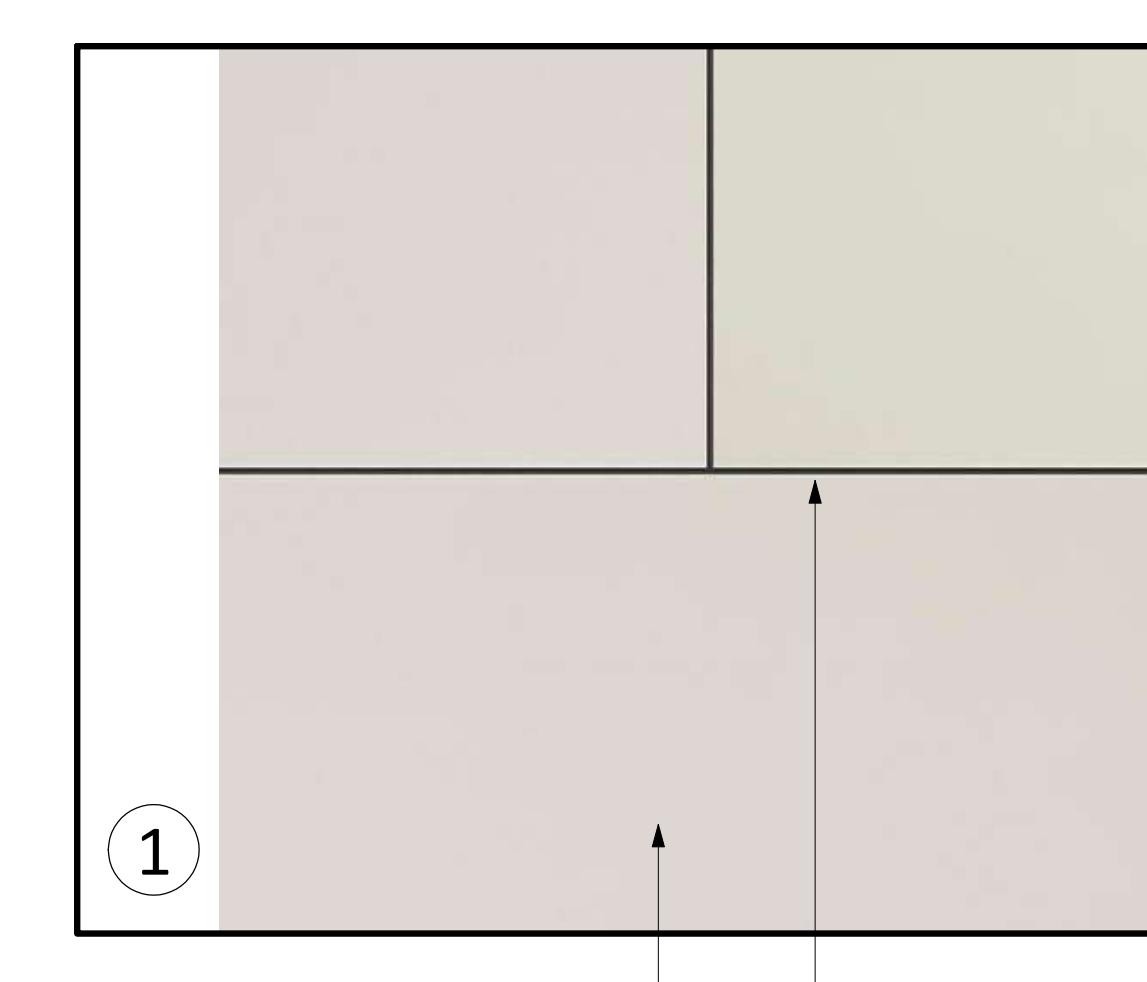
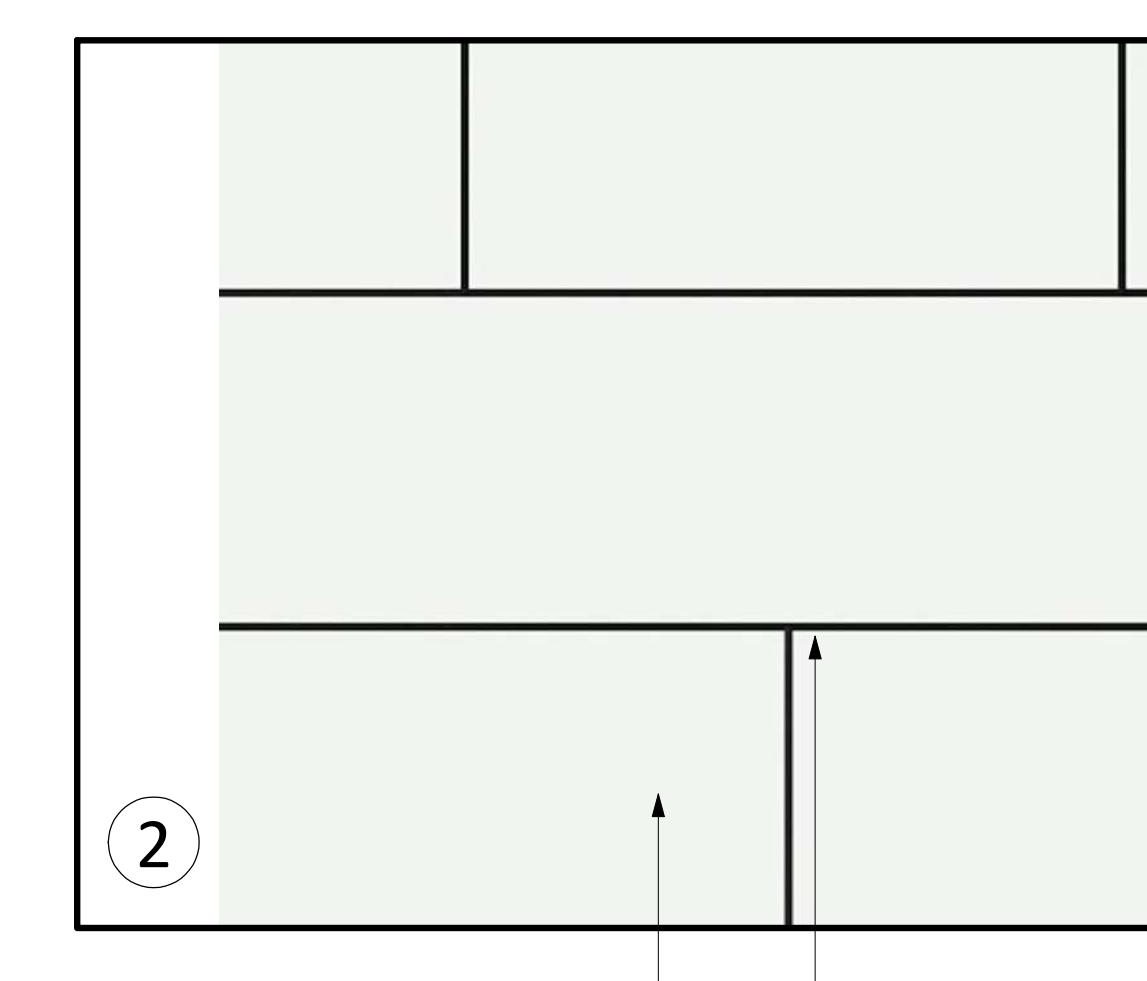
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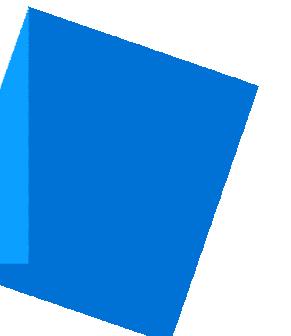
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- 1 FIBRE-CEMENT PANELS - LIGHT GREY
- 2 FIBRE-CEMENT PANELS - OFF WHITE
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- 4 VINYL WINDOWS - BLACK
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- 6 PERFORATED METAL STANDING SEAM SCREEN - BLACK
- 7 PREFINISHED METAL FLASHING - BLACK
- 8 RAIN WATER LEADER - COLOUR MATCH CLADDING

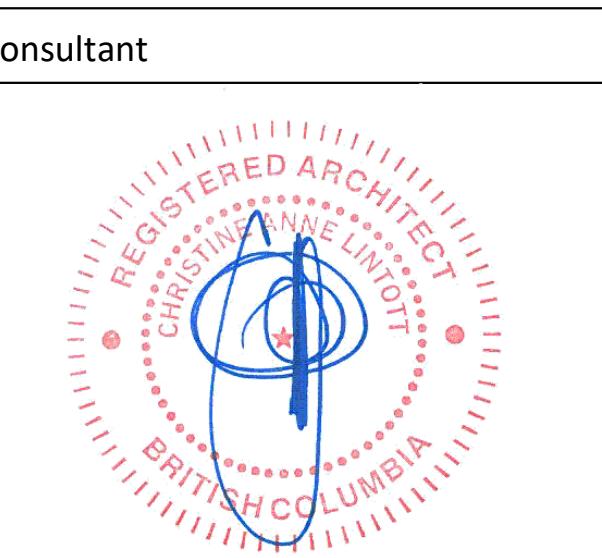


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Re - Submission for Rezoning and Development Permit	2023-08-29	
Re - Submission for Rezoning and Development Permit	2023-11-07	
Revision		
No.	Description	Date
8	Vertical Screen Material	2022-04-19
11	Exterior Material	2023-08-29



Ten42

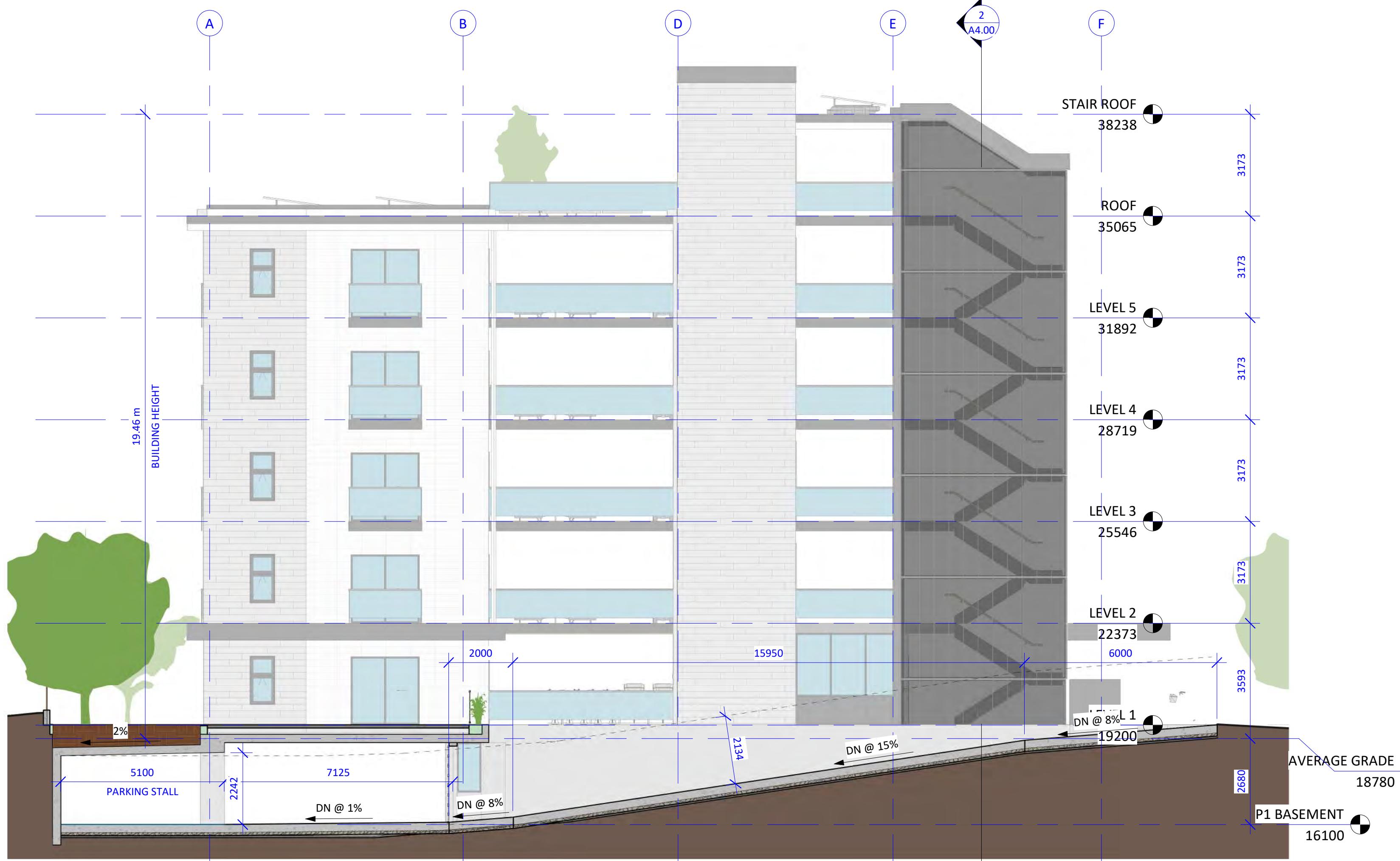
1042 Richardson Street,
Victoria BC

Exterior Materials

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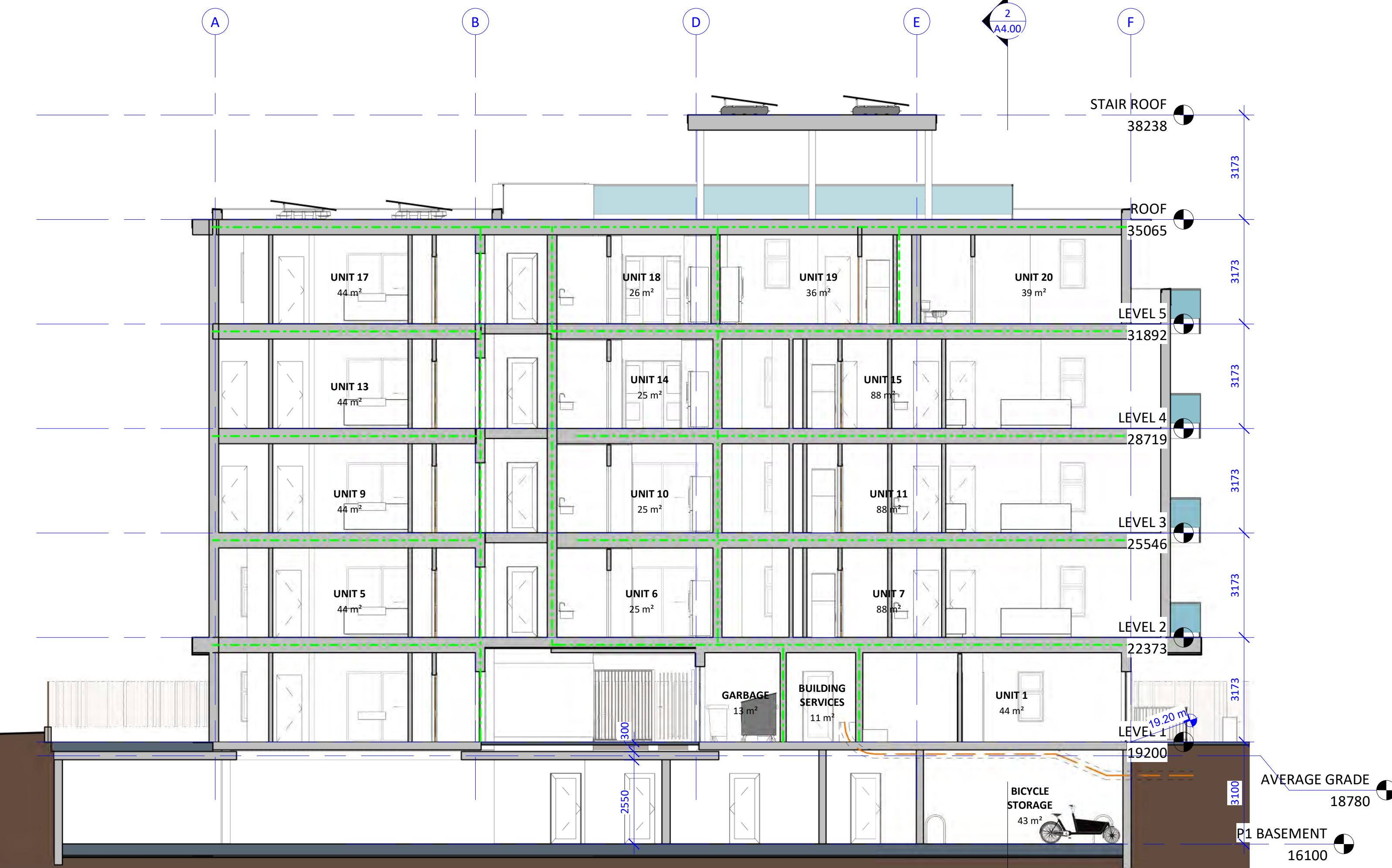
A3.02

As indicated



③ Section - Parkade Entry Ramp
1 : 100

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



① Section - Longitudinal
1 : 100



② Section - Cross Section
1 : 100

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Re - Submission for Rezoning and Development Permit	2023-11-07

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

REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

Ten42

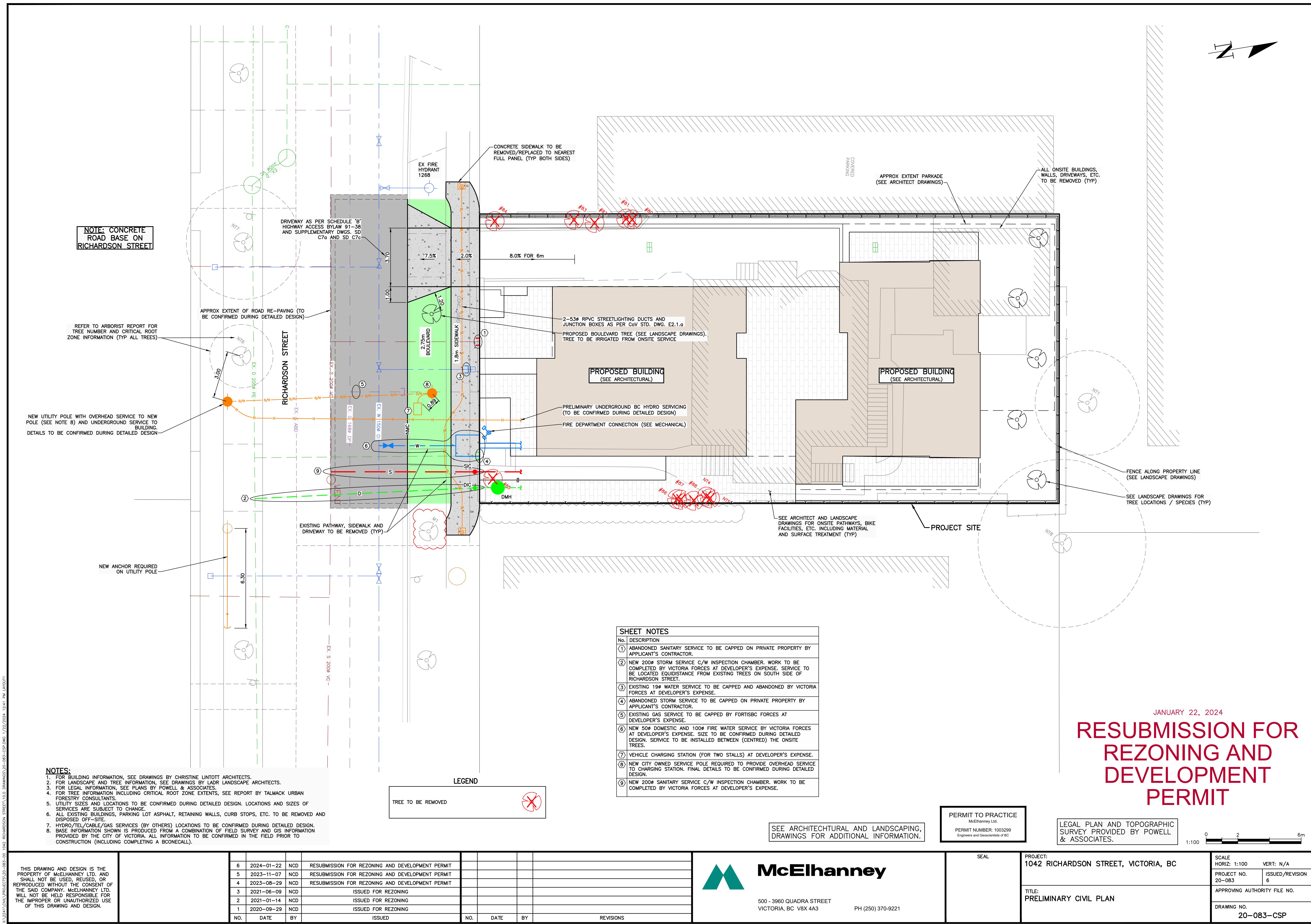
1042 Richardson Street,
Victoria BC

Building Sections

Date 2023-11-07 12:24:43 PM
Drawn by BH
Checked by CL

A4.00

As indicated



JANUARY 22, 2024

RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT

NOT

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS.
2. FOR LANDSCAPE AND TREE INFORMATION, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
3. FOR LEGAL INFORMATION, SEE PLANS BY POWELL & ASSOCIATES.
4. FOR TREE INFORMATION INCLUDING CRITICAL ROOT ZONE EXTENTS, SEE REPORT BY TALMACK URBAN FORESTRY CONSULTANTS.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN. LOCATIONS AND SIZES OF SERVICES ARE SUBJECT TO CHANGE.
6. ALL EXISTING BUILDINGS, PARKING LOT ASPHALT, RETAINING WALLS, CURB STOPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
7. HYDRO/TEL/CABLE/GAS SERVICES (BY OTHERS) LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
8. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).

NO.	DATE	BY	ISSUED	NO.	DATE	BY
6	2024-01-22	NCD	RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT			
5	2023-11-07	NCD	RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT			
4	2023-08-29	NCD	RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT			
3	2021-06-09	NCD	ISSUED FOR REZONING			
2	2021-01-14	NCD	ISSUED FOR REZONING			
1	2020-09-29	NCD	ISSUED FOR REZONING			



McElhanney

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

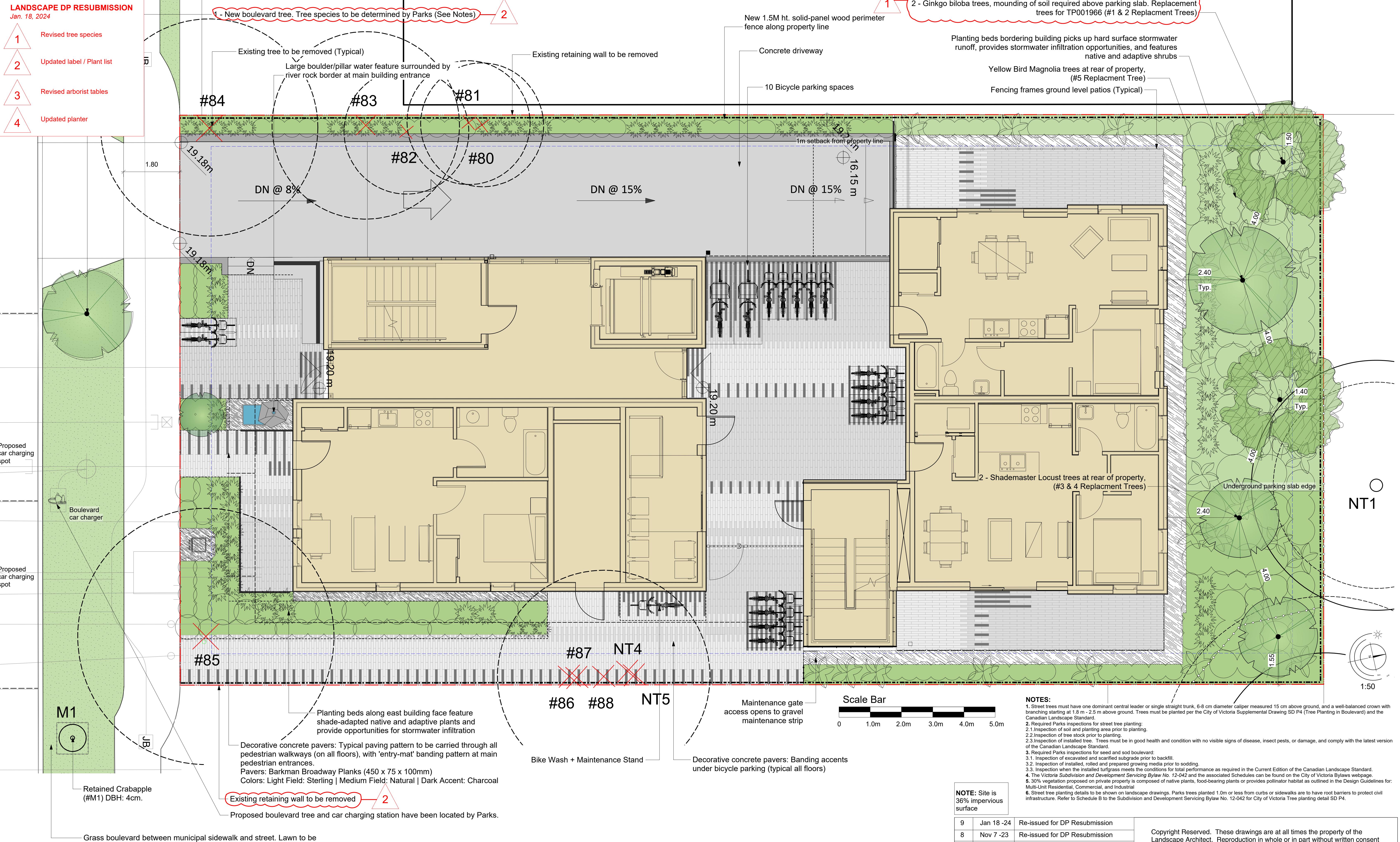
LEGAL PLAN AND TOPOGRAPHIC
SURVEY PROVIDED BY POWELL
& ASSOCIATES.

LEGAL PLAN AND TOPOGRAPHIC
SURVEY PROVIDED BY POWELL
& ASSOCIATES.

WILLARDSON STREET, VICTORIA, BC

	SCALE HORIZ: 1:100	VERT: N/A
	PROJECT NO. 20-083	ISSUED/REVISION 6
	APPROVING AUTHORITY FILE NO.	
	DRAWING NO. <u>20-083-CSP</u>	

- 1 Revised tree species
- 2 Updated label / Plant list
- 3 Revised arborist tables
- 4 Updated planter



1042 Richardson Street | Landscape Concept Plan

NOTES:

1. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with the latest version of the Canadian Landscape Standard.
2. Required Parks inspections for street tree planting:
 - 2.1 Inspection of soil area planting area prior to planting.
 - 2.2 Inspection of tree stock prior to planting.
 - 2.3 Inspection of installed trees. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.
 3. Required Parks inspection for grass and soil boulevard:
 - 3.1 Inspection of excavated and scarified subgrade prior to backfill.
 - 3.2 Inspection of installed, rolled, and prepared growing media prior to sodding.
 - 3.3 Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.
 4. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
5. 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for Multi-Unit Residential, Commercial, and Industrial.
6. Street tree planting details to be shown on landscape drawings. Parks trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Refer to Schedule B to the Subdivision and Development Servicing Bylaw No. 12-042 for City of Victoria Tree planting detail SD P4.

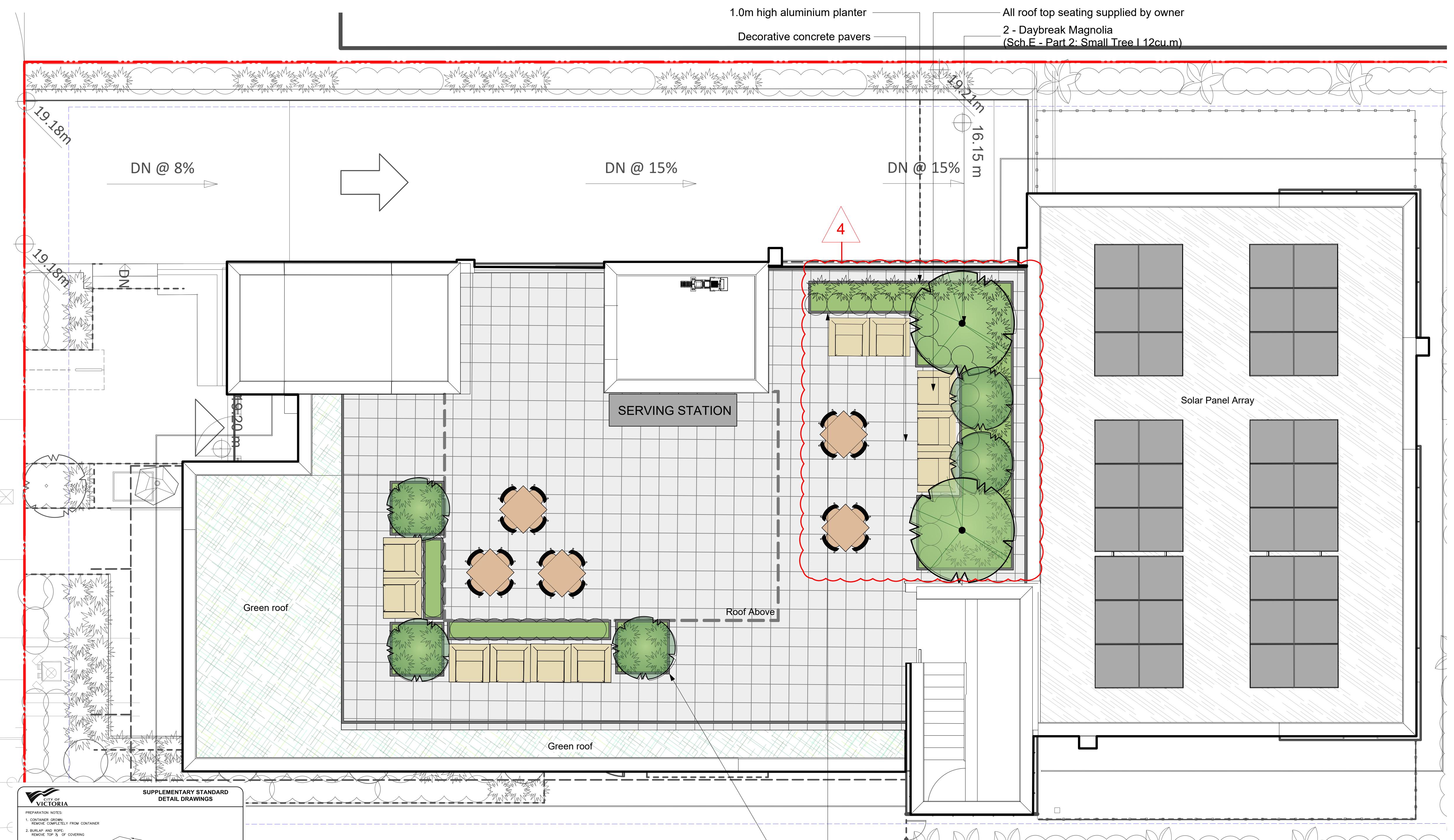
NOTE: Site is 36% impervious surface

9	Jan 18 -24	Re-issued for DP Resubmission
8	Nov 7 -23	Re-issued for DP Resubmission
7	Nov 2 -23	Issued for DP Resubmission
6	Aug 25 -23	Issued for DP Resubmission
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 Rezoning and DP

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LADR LANDSCAPE ARCHITECTS



Recommended Plant List			
Trees			
ID	Quantity	Botanical Name	Common Name
AcMi	2	Acer miyabei	Rugged Ridge maple
GiTr	2	Gleditsia triacanthos 'Shademaster'	Shademaster Locust
MaAc	1	Magnolia acuminata 'Yellow Bird'	Yellow Bird Magnolia
MaD	2	Magnolia 'Daybreak'	Daybreak Magnolia
Large Shrubs			
Total: 27			
		Botanical Name	Common Name
		Mahonia aquifolium	Tall Oregon Grape
		Taxus x media 'Hicksii'	Hicks Yew
Medium Shrubs			
Total: 48			
		Botanical Name	Common Name
		Azalea 'Snowbird'	Snowbird Azalea
		Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea
		Rhododendron 'Hino-crimson'	Evergreen Azalea
		Rhododendron macrophyllum	Pacific Rhododendron
Small Shrubs			
Total: 165			
		Botanical Name	Common Name
		Buxus 'Green Velvet'	Green Velvet Boxwood
		Cornus stolonifera 'Kelsey'	Kelsey Dogwood
		Mahonia nervosa	Low Oregon Grape
		Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo
Perennials, Annuals and Ferns			
Total: 140			
		Botanical Name	Common Name
		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
		Gaultheria shallon	Salal
		Helictotrichon sempervirens	Blue Oat Grass
		Pennisetum alopecuroides 'Henne'	Dwarf Fountain Grass
		Polystichum munitum	Sword Fern

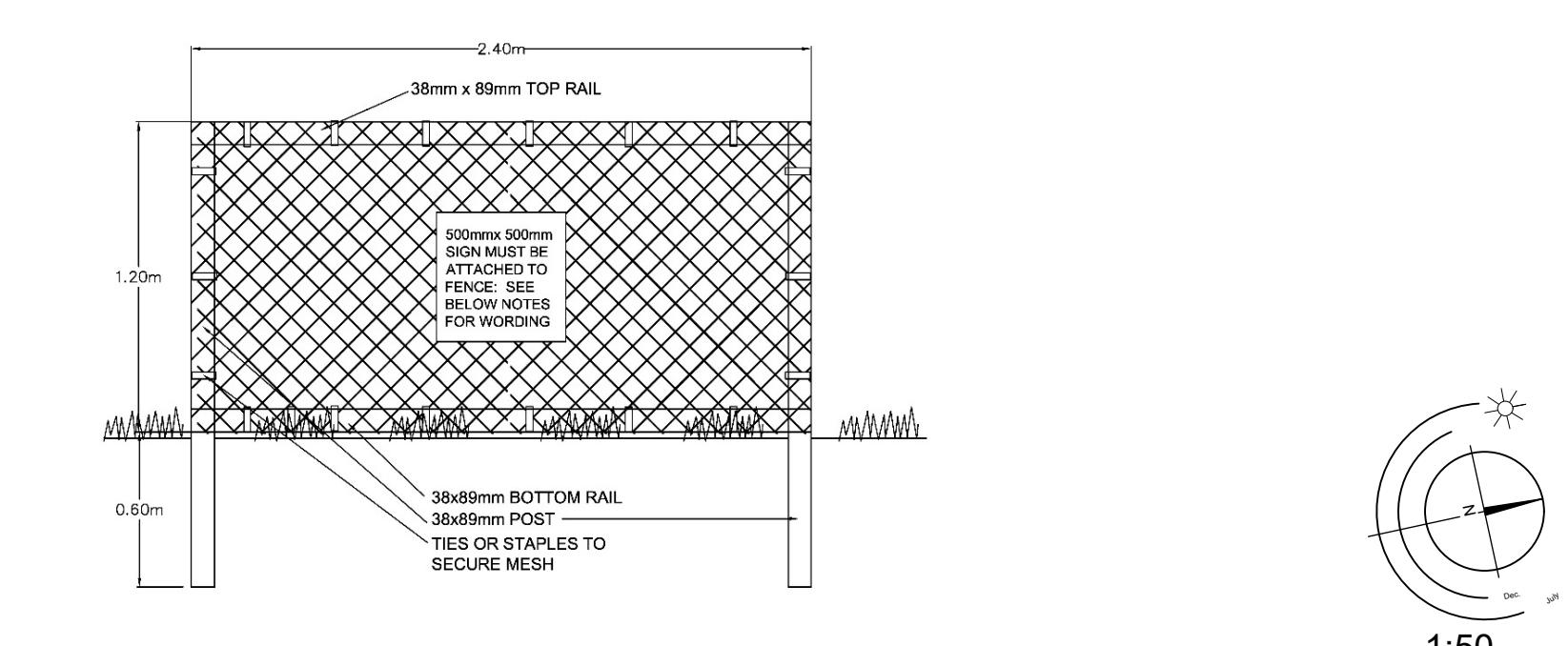
Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
3. 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial.

Note:
Replacement Trees On site: 5
Replacement Trees Off site: 1

TREE PROTECTION BARRIER REQUIREMENTS

- The requirements for tree protection barriers are as follows:
 - The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director;
 - The barrier must meet the following specifications:
 - it must have a minimum height of 1.2 m,
 - 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
 - spacing between vertical posts must be a maximum of 3.0 metres on center,
 - the structure must be sturdy with vertical posts driven firmly into the ground,
 - there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
 - it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning – Tree Protection Area".

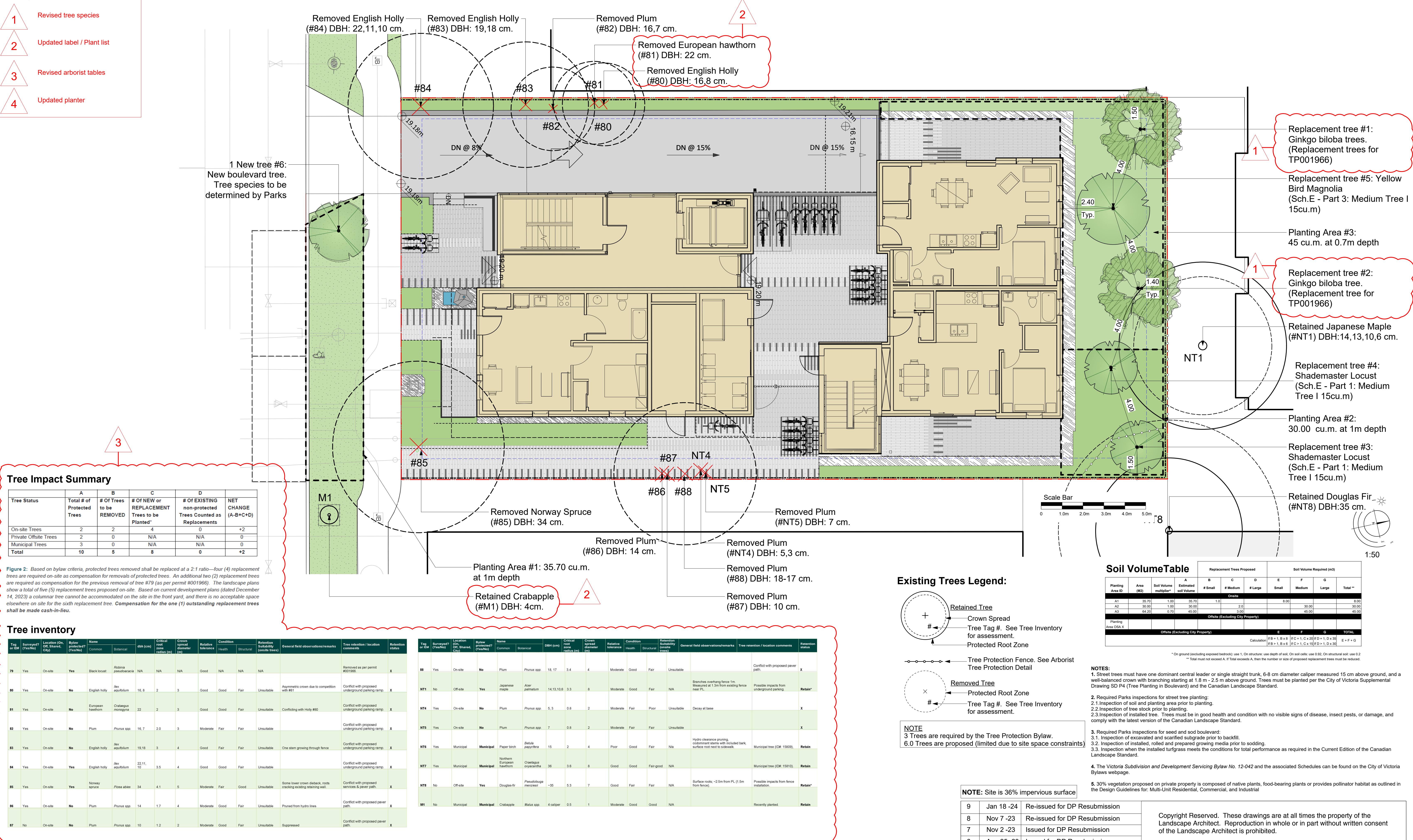
- Below is an example showing an acceptable barrier:



9	Jan 18-24	Re-issued for DP Resubmission
8	Nov 7-23	Re-issued for DP Resubmission
7	Nov 2-23	Issued for DP Resubmission
6	Aug 25-23	Issued for DP Resubmission
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 Rezoning and DP

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- 1 Revised tree species
- 2 Updated label / Plant list
- 3 Revised arborist tables
- 4 Updated planter



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