

1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



2 Site Context Plan
1 : 1000

OWNER

1248330 BC LTD.
4044 Hollydene Place
Victoria, B.C.
250 893 9038
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Contact: Bart Johnson

ARCHITECTURAL

Christine Lintott Architects Inc.
Unit 1 - 864 Queens Avenue
Victoria, B.C. V8T 1M5
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christine@lintottarchitect.ca

Contact: Christine Lintott

LANDSCAPE

LADR Landscape Architects
#3-864 Queens Avenue
Victoria, BC V8T1M5
250 598 0105
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Contact: Chris Windjack

SURVEY

Powell & Associates
250-2950 Douglas Street
Victoria, BC V8T 4N4
250 382 8855

GEOTECHNICAL

McElhanney
Suite 500 - 3960 Quadra Street
Victoria BC V8X 4A3
250 370 9221
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Contact: Nathan Dunlop

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

- 19-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:
 - 4 three-bedroom units
 - 14 one-bedroom units (four units offered at affordable rental rates, three adaptable units, one ground level accessible unit)
 - 1 studio unit
- 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

FLOOR AREA (ZONING)	
Level	Area
Level 1	122 m ²
Level 2	241 m ²
Level 3	241 m ²
Level 4	241 m ²
Level 5	228 m ²
Level 6	152 m ²
	1226 m ²

FSR CALCULATION
SITE AREA (SA) = 667.6 m²
FLOOR AREA (FA) = 1226m²
FSR = FA/SA = **1.83**

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

Unit Schedule			
Level	Number	Type	Area
Level 1	101	Unit 1	44 m ²
Level 1	102	Building Services	11 m ²
Level 1	103	Garbage	13 m ²
Level 1	104	Lobby	23 m ²
Level 2	201	Unit 2	46 m ²
Level 2	202	Unit 3	44 m ²
Level 2	203	Unit 4	29 m ²
Level 2	204	Unit 5	88 m ²
Level 3	301	Unit 6	46 m ²
Level 3	302	Unit 7	44 m ²
Level 3	303	Unit 8	29 m ²
Level 3	304	Unit 9	88 m ²
Level 4	401	Unit 10	46 m ²
Level 4	402	Unit 11	44 m ²
Level 4	403	Unit 12	29 m ²
Level 4	404	Unit 13	88 m ²
Level 5	501	Unit 14	46 m ²
Level 5	502	Unit 15	44 m ²
Level 5	503	Unit 16	29 m ²
Level 5	504	Unit 17	34 m ²
Level 5	505	Unit 18	41 m ²
Level 6	601	Unit 19	124 m ²
			1030 m ²

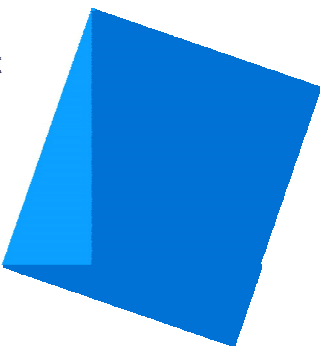
TOTAL UNIT COUNT: 19

1 STUDIO UNIT
14 ONE BEDROOM
- 4 ADAPTABLE
- 1 GROUND LEVEL & ACCESSIBLE
4 THREE BEDROOM

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
A2.00	Floor Plans
A2.01	Floor Plans
A3.00	Elevations
A3.01	Exterior Materials
A4.00	Building Sections
C01	Civil
L01	Landscape
L02	Landscape

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Architects Inc.



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Issue

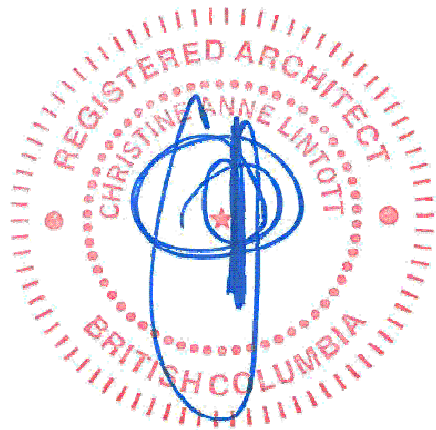
Submission for Rezoning and Development Permit 2020-09-30

Revision

No.	Description	Date
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1042 Richardson Street,
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Cover Sheet

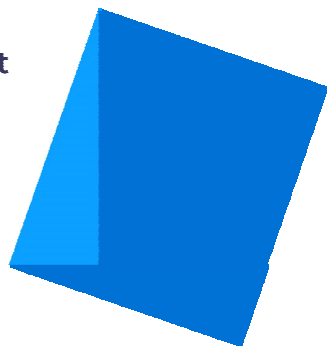
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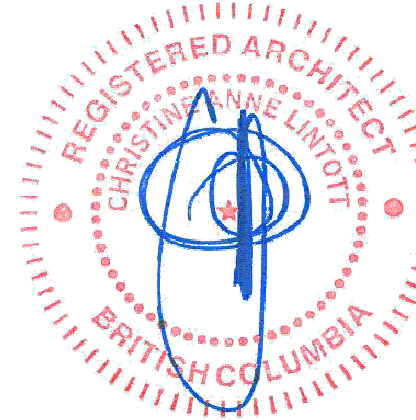
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1	Revision 1	2020-09-30

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1042 Richardson Street,
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Site Plan and Project Data

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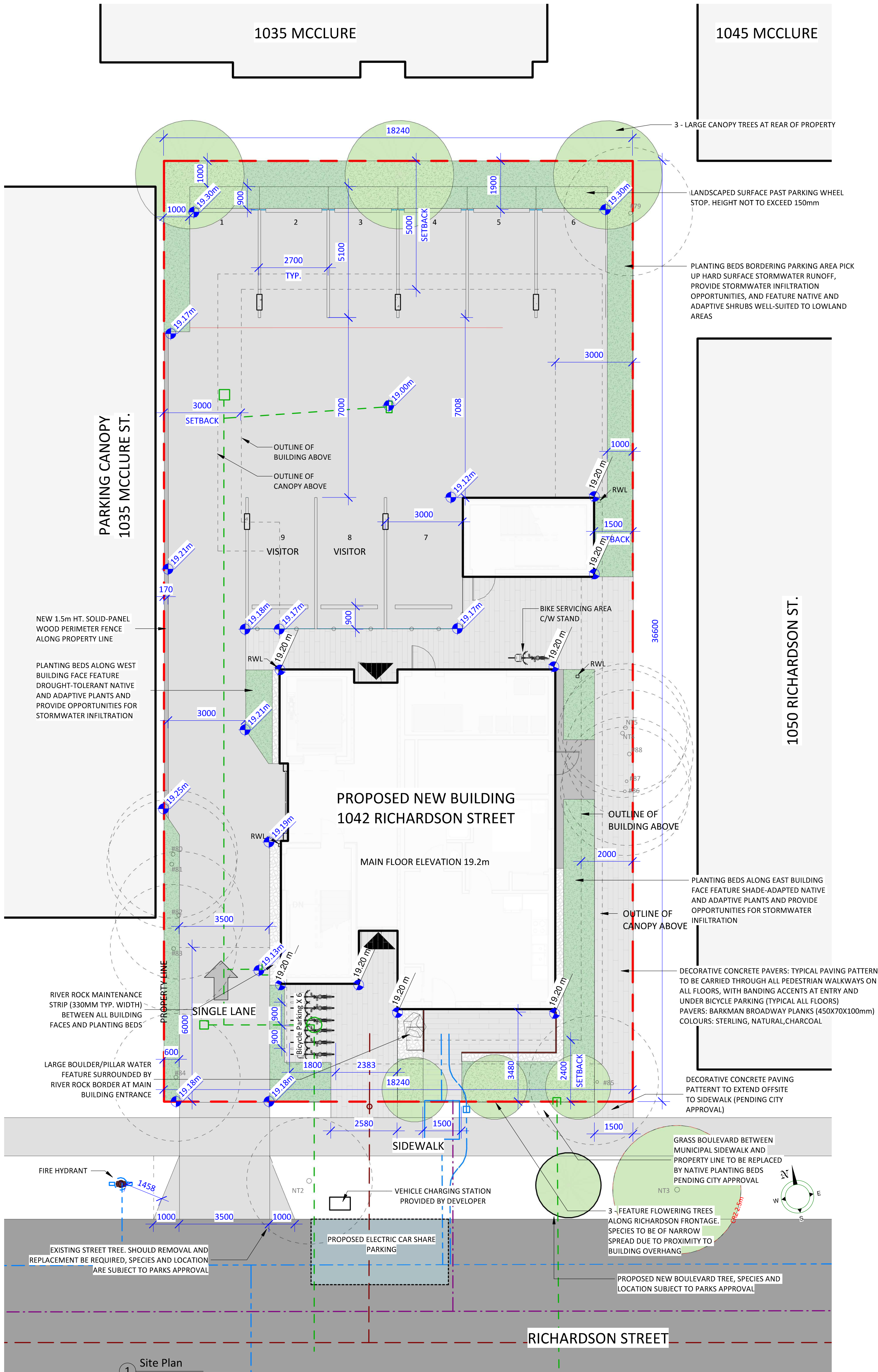
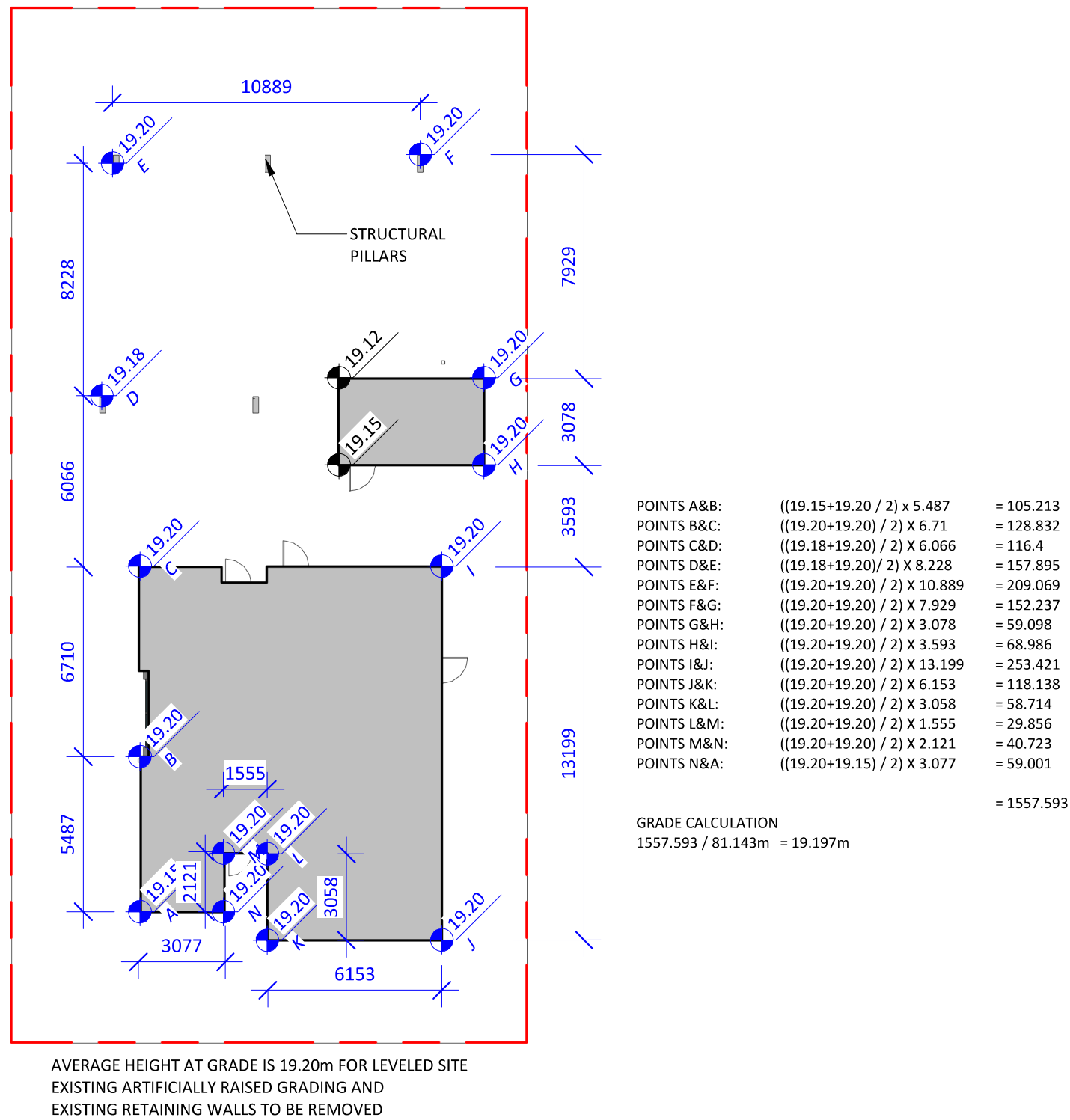
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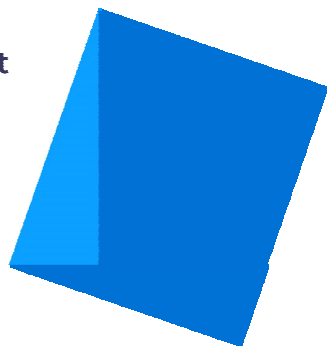
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Project Information Table		
	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1226 m ²
Floor Space Ratio	N/A	1 : 1.83
Site Coverage ¹ %	N/A	50.2 %
Open Site Space %	N/A	28.7 %
Height of Buildings	N/A	19.37m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m ² x 5 = 1 .75 / unit < 45m ² x 6 = 4.5 .9 / unit > 45m ² < 70m ² x 4 = 3.6 1.3 / unit > 70m ² x 4 = 5.2 0.1/unit visitor x 19 = 1.9 Total = 16.2 (17)	7 resident 2 visitor 1 on-street electric car-share
Bicycle Parking #	Long Term 1/unit < 45m ² x 11 = 11 1.25/unit > 45m ² x 8 = 10 Total = 21 Short Term (within 15m of entry) Total = 6 (MIN)	46 Long Term provided (38 over length) 6 + Short Term provided
Building Setbacks		
Front Yard (South)	N/A	2.4m
Rear Yard (North)	N/A	5.0m
Side Yard (West)	N/A	3.0m
Side Yard (East)	N/A	1.5m
Residential Use Details		
Total Number of Units	19	
Unit Type Breakdown	1 bachelor units, 14 one bedroom units, 4 three bedroom units	
Ground Oriented Units	1	
Minimum Unit Floor Area	29 m ²	
Total Residential Floor Area	986 m ²	

- Areas shown in this table are for zoning purposes only & are measured to inside face of exterior walls.
- Site Coverage calculated as horizontal area within the vertical projection of the exterior face of outermost walls of the building as a percentage of the lot area.





Issue	Date
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1042 Richardson Street,
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Site Survey

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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

S c a l e – 1 : 2 0 0 Distances are in metres.

0 2 10 20

The intended print size is 11" by 17".

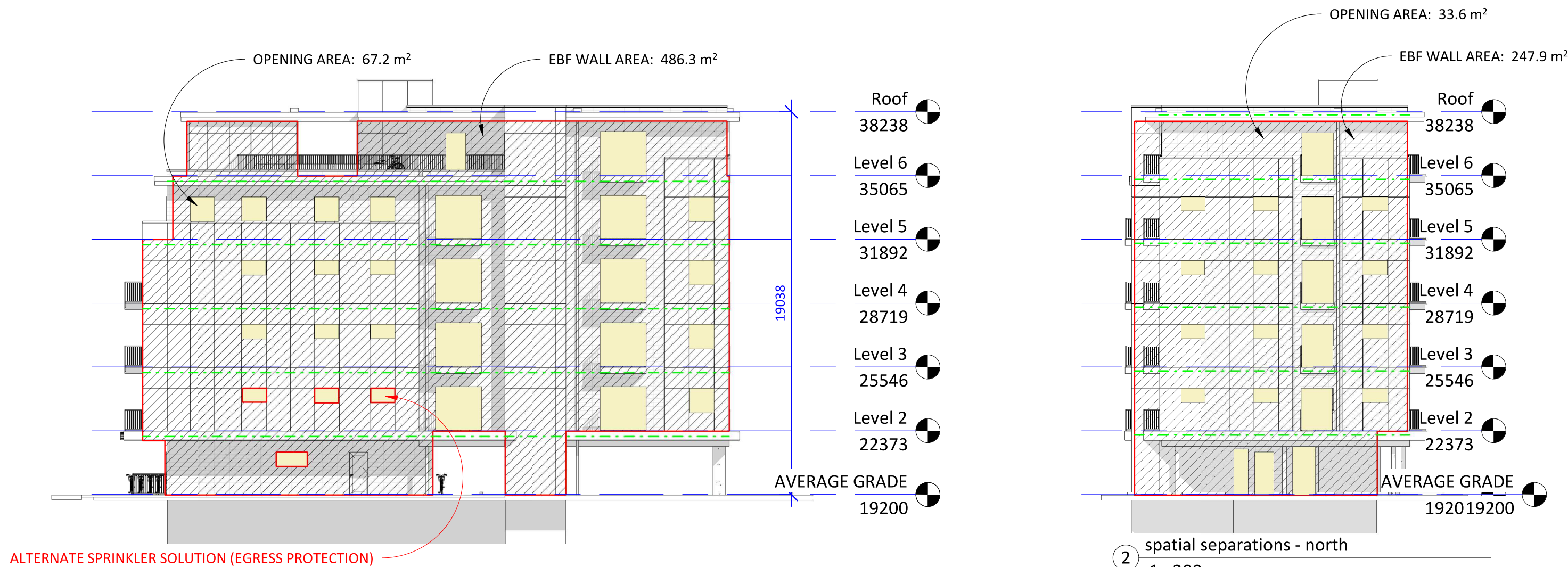


Building Code Analysis - Overview

GENERAL INFORMATION				REFERENCES
NO.	ITEM	DESCRIPTION		
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 B C		DIV A - 1.1.2.
4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3		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	54 TOTAL ROOM OCCUPANCY COUNT (m ²) OCCUPANTS STUDIO 2 1 2 1 BEDROOM 2 14 28 3 BEDROOM 6 4 24 TOTAL 54		3.1.17.
9	BUILDING AREA (m ²)	340 BUILDING AREA		1.4.1.2.
10	GRADE ELEVATION (m, GEODETIC)	-19.20 GRADE		1.4.1.2.
11	BUILDING HEIGHT (STOREYS)	6 ABOVE GRADE 0 BELOW GRADE 6 TOTAL		3.2.1.1.
12	FIRE ALARM & DETECTION SYSTEM	<input checked="" 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	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 FLOOR ¹ - MEZZANINE ¹ 1 ROOF ¹ ¹ LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY		
27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED		
28	BUILDING AREA (m ²)	1500 m² MAXIMUM 340m² PROPOSED		

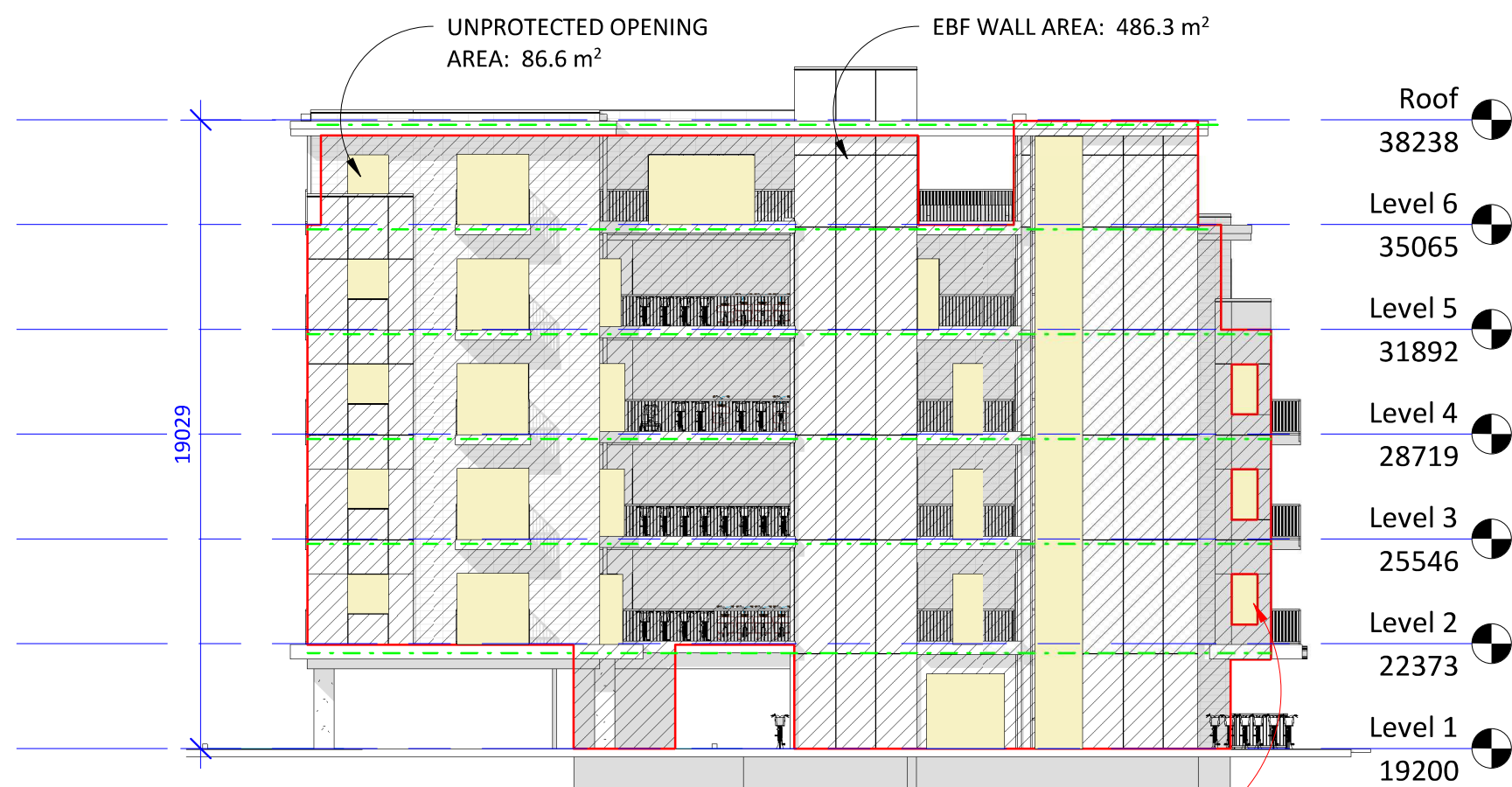
Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS				REFERENCE
NO.	ITEM	DESCRIPTION		
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	WALL AREA LIMITING DISTANCE MAXIMUM OPENINGS PROPOSED OPENINGS NORTH: 247.9 m ² 5 m 40 % 15.3 % EAST: 486.3 m ² 2 m 16 % 14.2 % SOUTH: 247.9 m ² 11 m 100 % 31.5 % WEST: 486.3 m ² 3 m 22 % 17.8 % ¹ PER 3.2.3.1.(4), EAST FACE LIMITING DISTANCE TAKEN TO NEAREST WALL FACE WITH OPENING (2.0m) FOR PERMITTED OPENING DETERMINATION.		3.2.3.1.
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	F.R.R. (HOURS) NON-COMBUSTIBLE WALL NON-COMBUSTIBLE CLADDING ² NORTH: 3/4 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED EAST: 1 <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED SOUTH: - <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED WEST: 1 <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A <input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED ¹ PER 3.2.3.1.(3)(A), EAST FACE LIMITING DISTANCE TAKEN TO NEAREST WALL FACE (1.5m) FOR COMPLIANCE WITH 3.2.3.7. ² NOTE NON-COMBUSTIBLE CLADDING REQUIRED THROUGHOUT BUILDING BY ARTICLE 3.2.2.50.		3.2.3.7.
6-2	PROTECTION OF EXIT FACILITIES (ALTERNATE SOLUTION)	AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS WITHIN 3m HORIZONTALLY AND 5m VERTICALLY (R? LOCATIONS). 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.

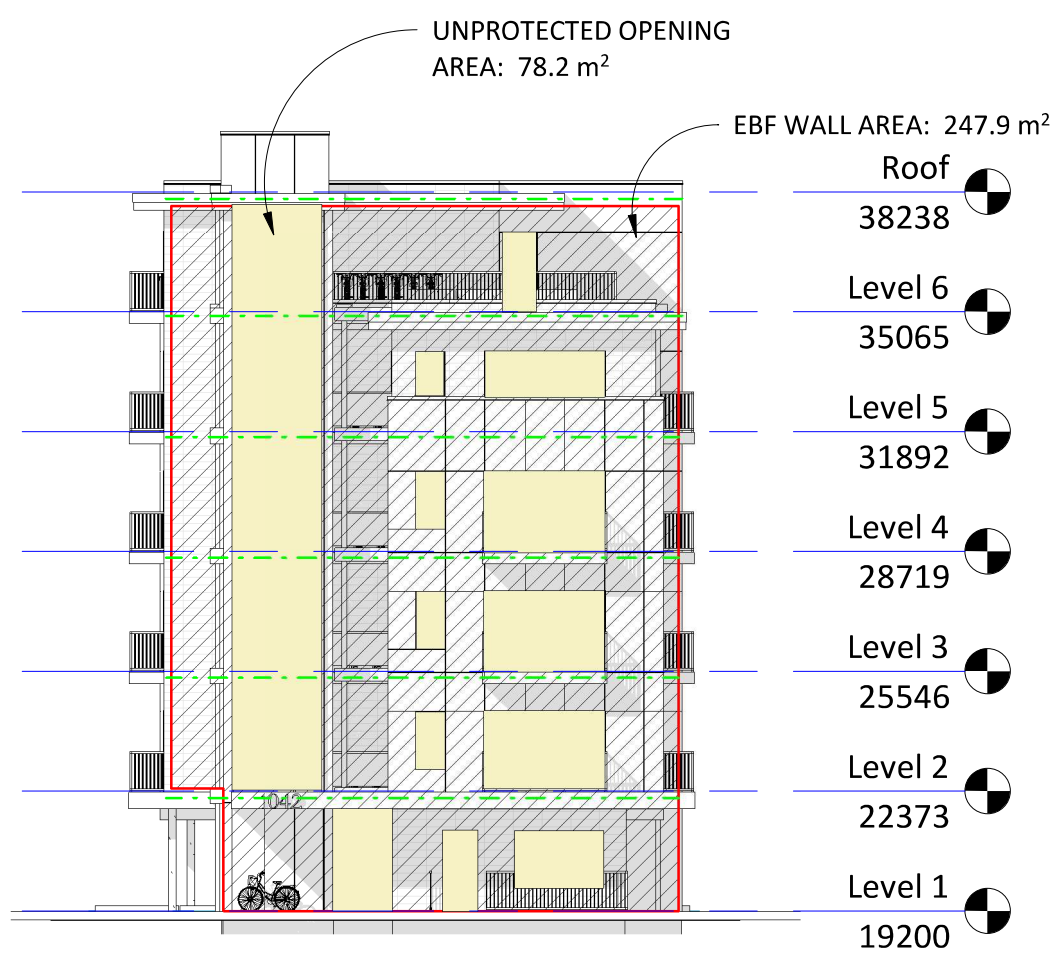


1 spatial separations - east
1 : 200

2 spatial separations - north
1 : 200



3 spatial separations - west
1 : 200



4 spatial separations - south
1 : 200



5 Floor Area Level 1
1 : 200

6 Floor Area Level 2-5
1 : 200

7 Floor Area Level 6
1 : 200

FLOOR AREA (ZONING)	
Level	Area
Level 1	122 m ²
Level 2	241 m ²
Level 3	241 m ²
Level 4	241 m ²
Level 5	228 m ²
Level 6	152 m ²
	1226 m ²

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

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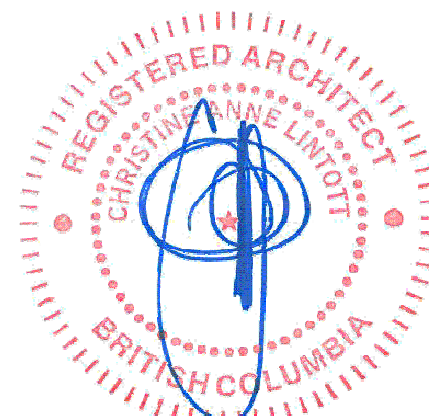
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Code Analysis and Spatial Separation

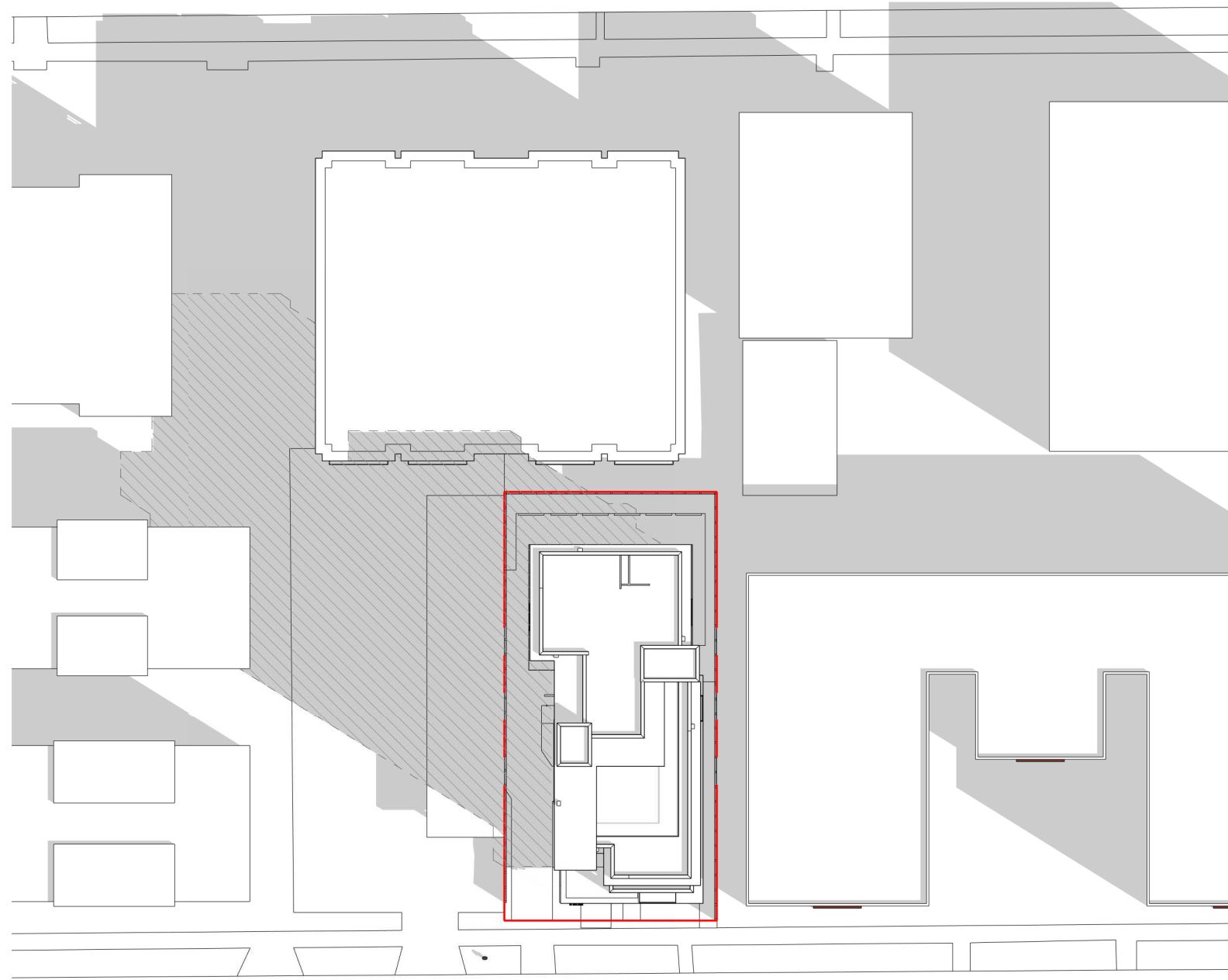
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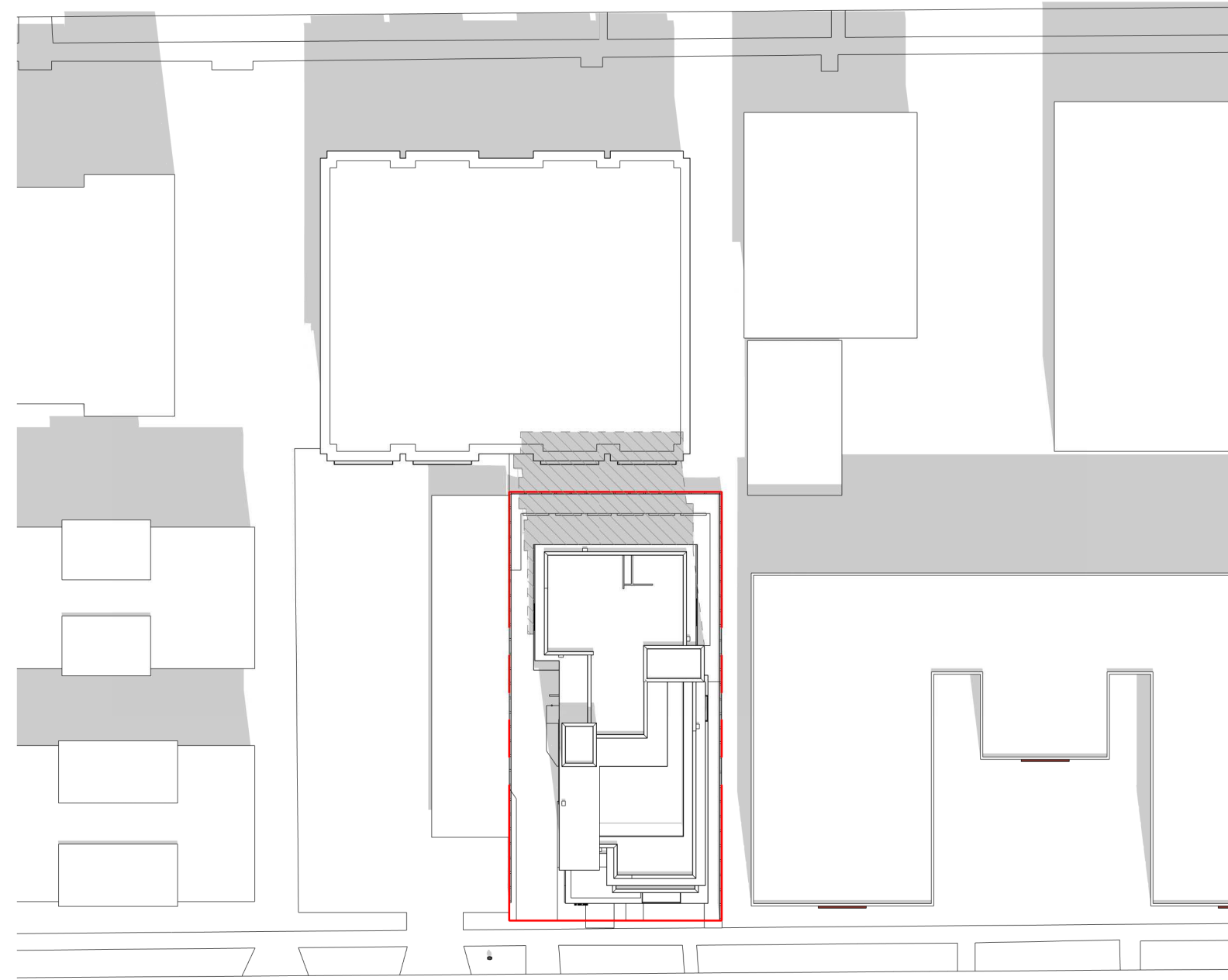
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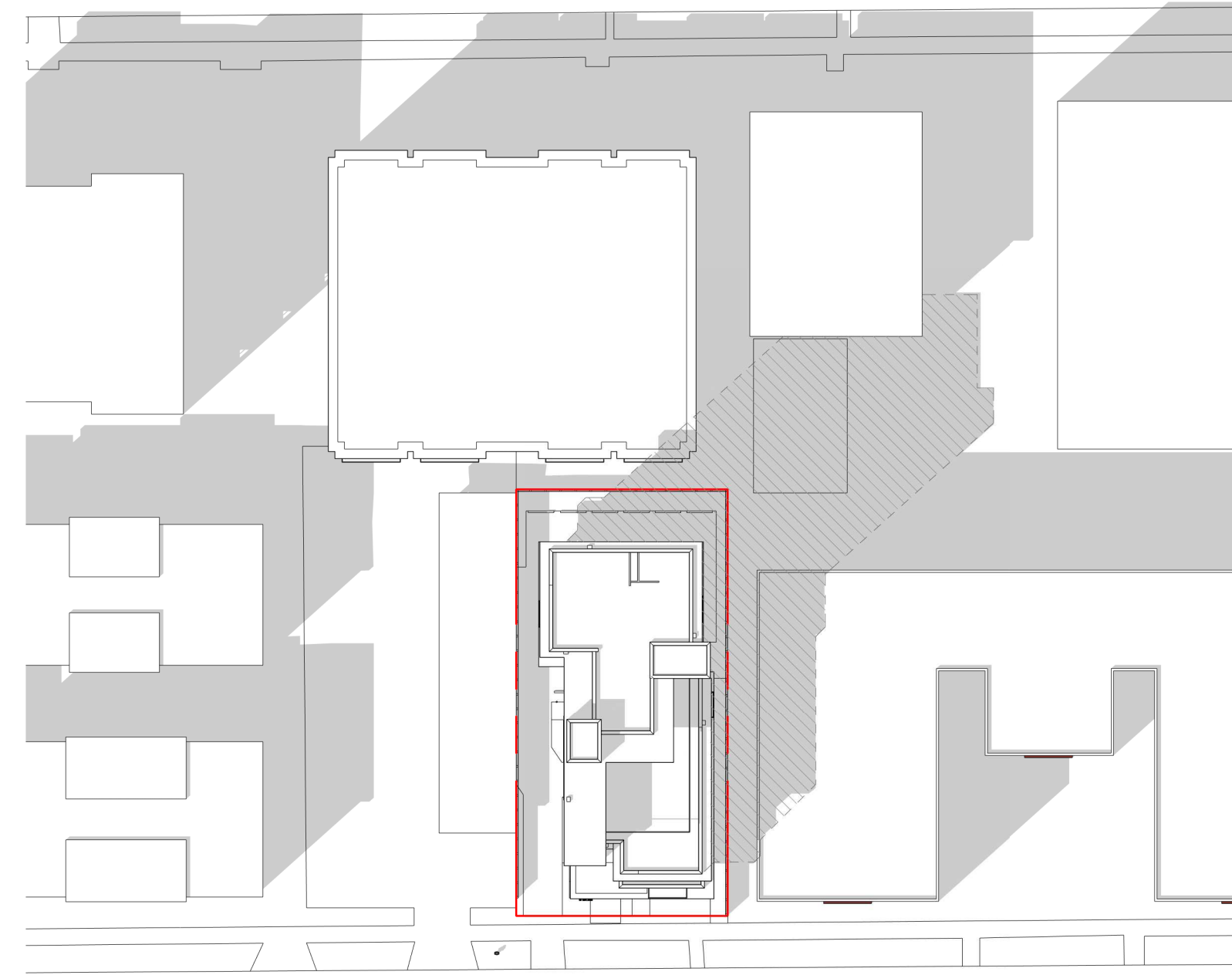
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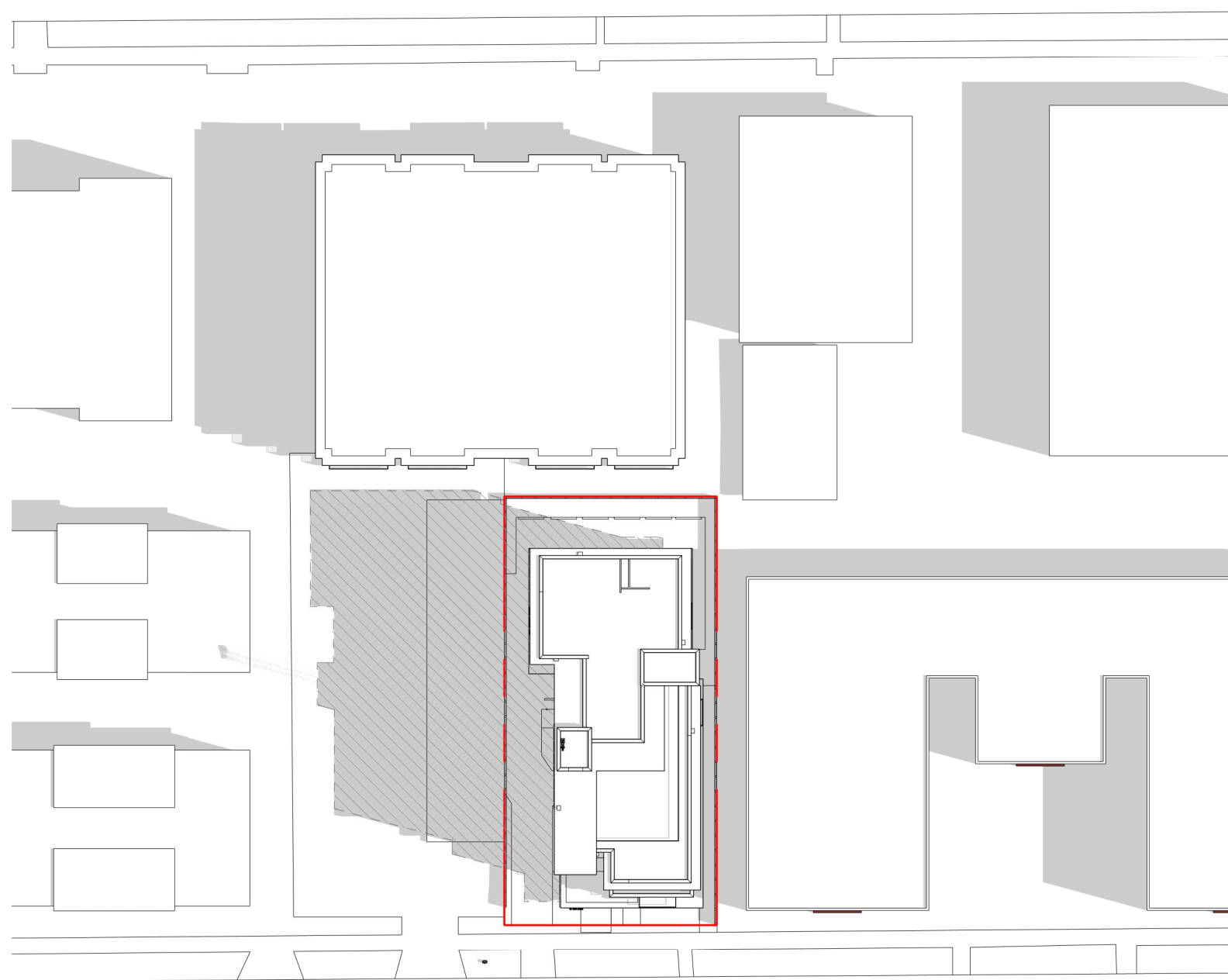
1 Solar Study - Vernal 9am
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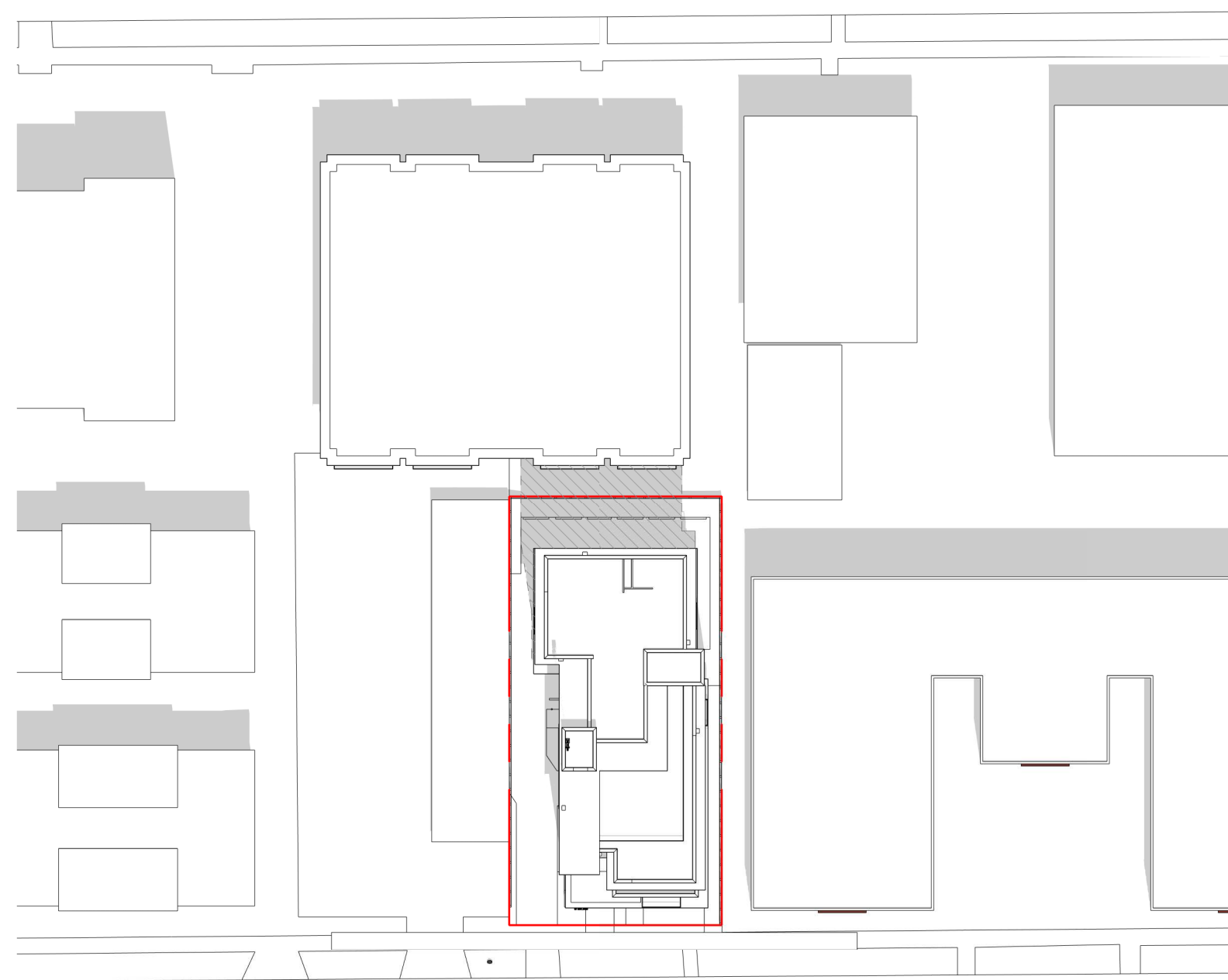
3 Solar Study - Vernal Noon
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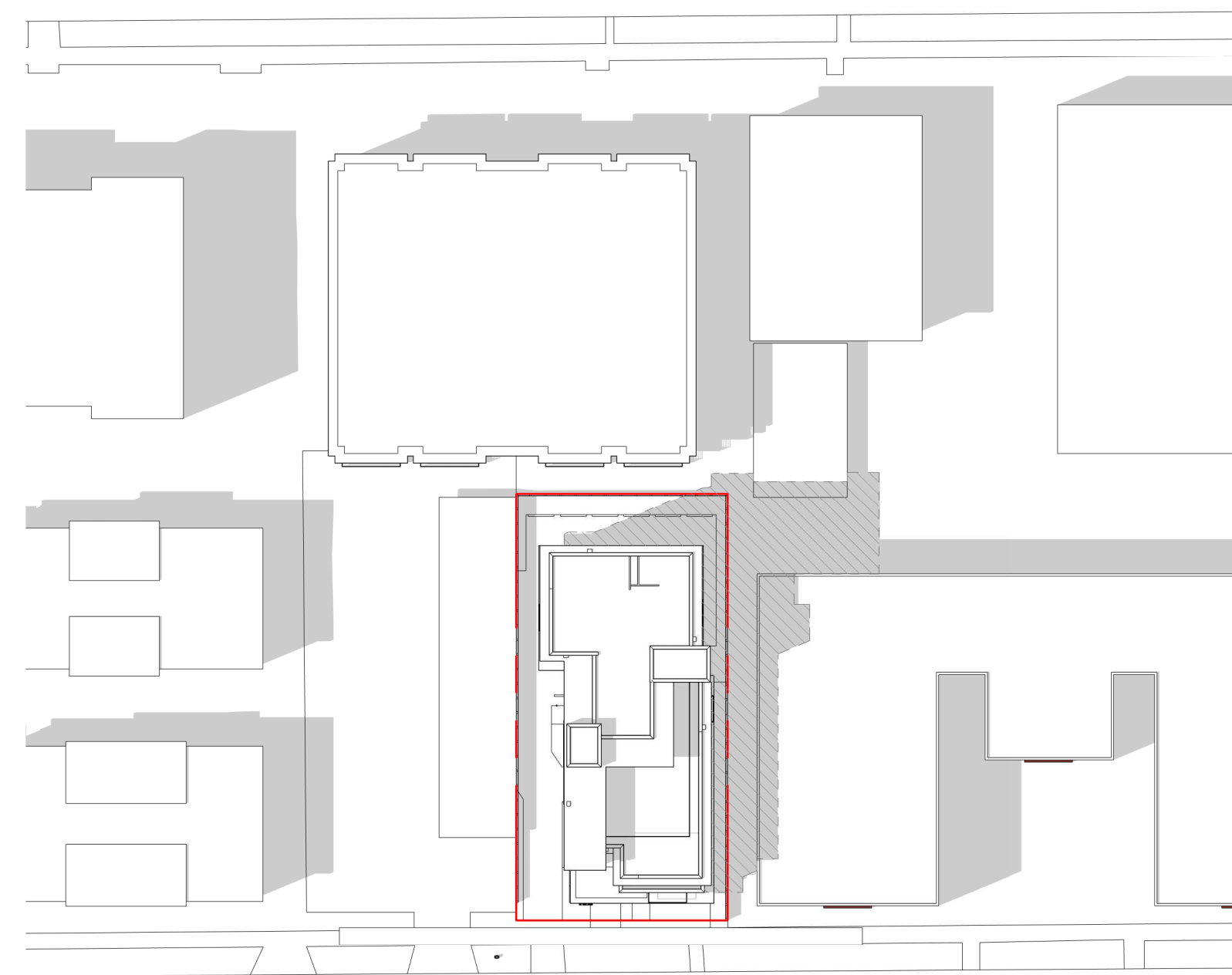
2 Solar Study - Vernal 3pm
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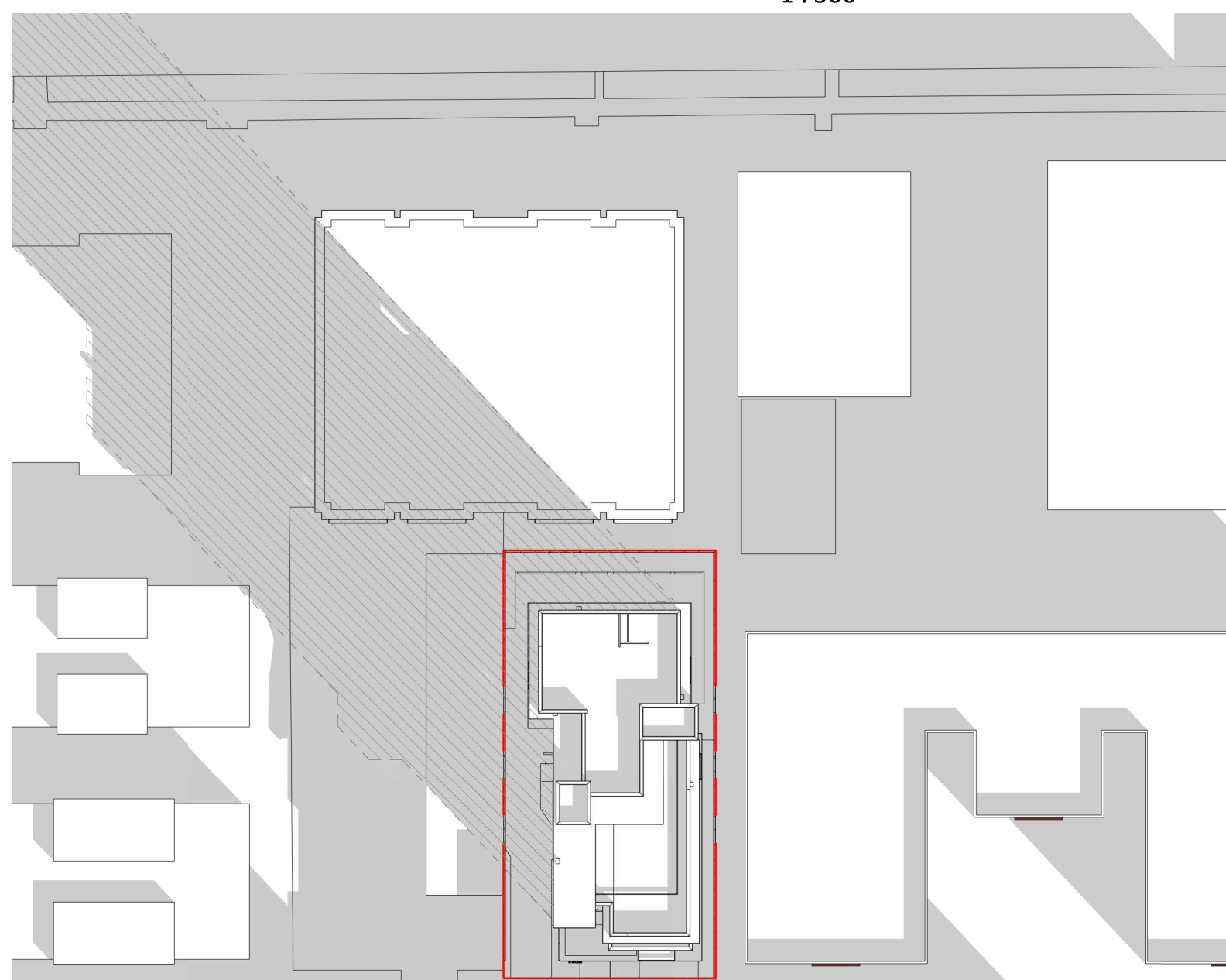
5 Solar Study - Summer Solstice 9am
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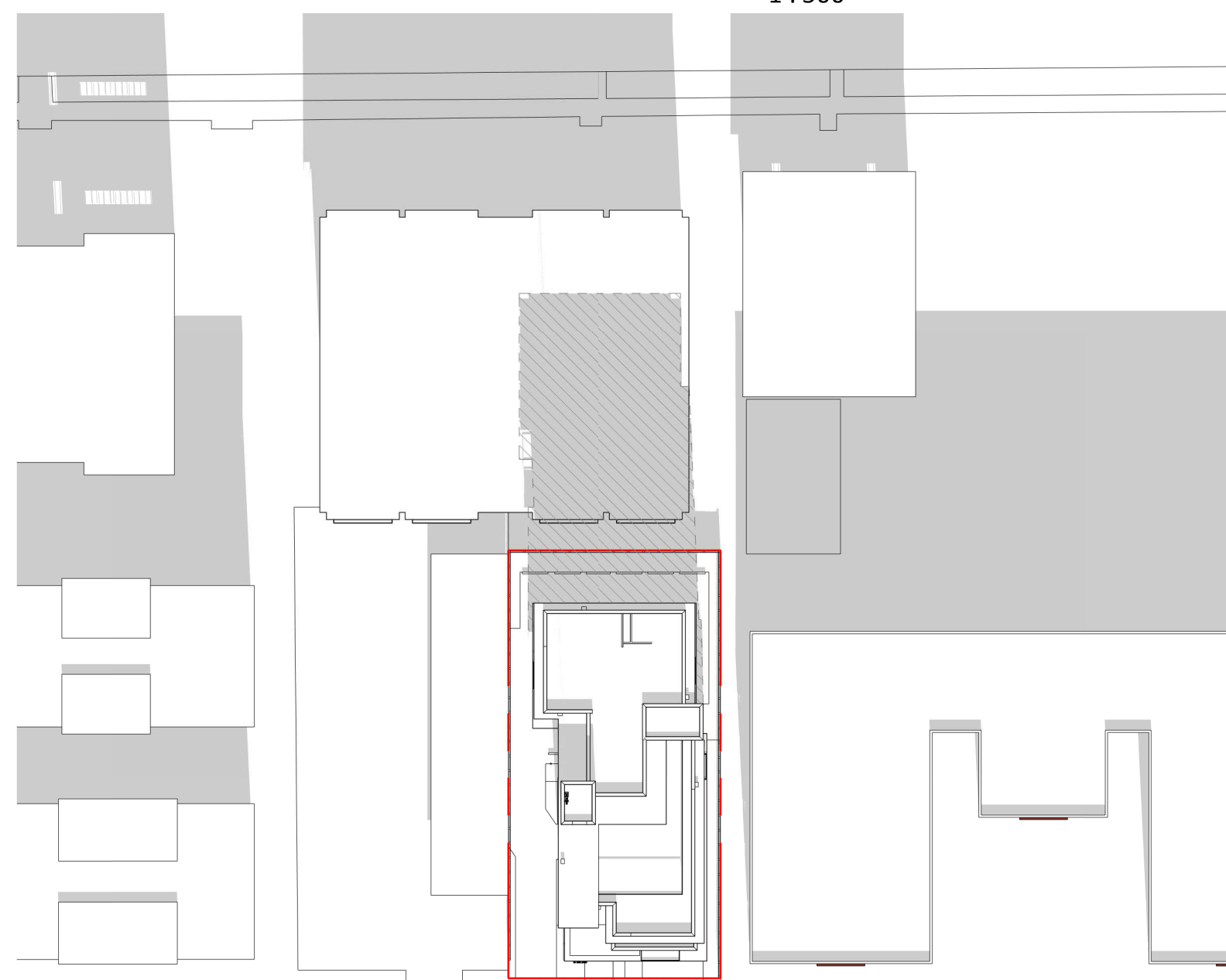
6 Solar Study - Summer Solstice noon
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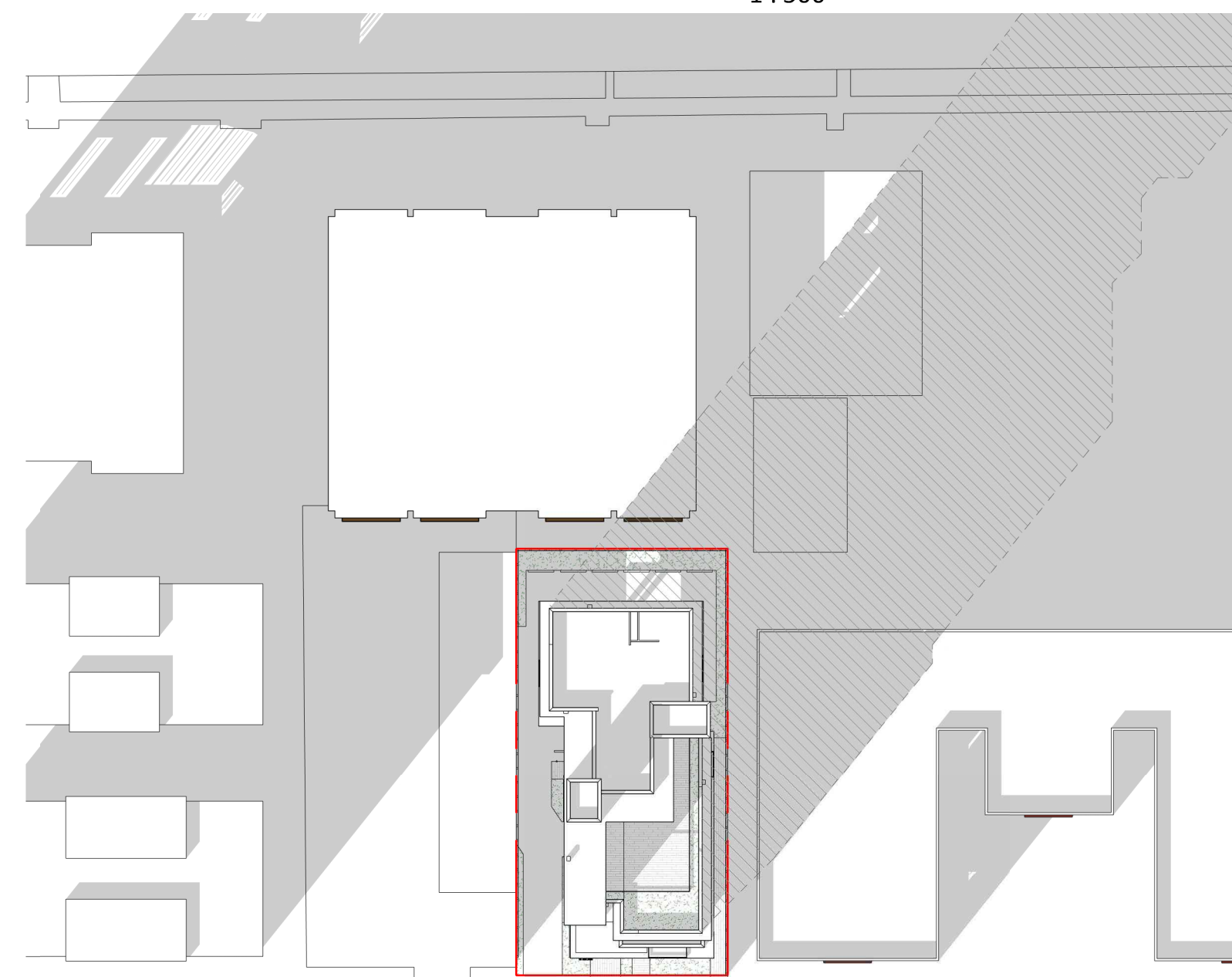
4 Solar Study - Summer Solstice 3pm
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8 Solar Study - Winter Solstice 9am
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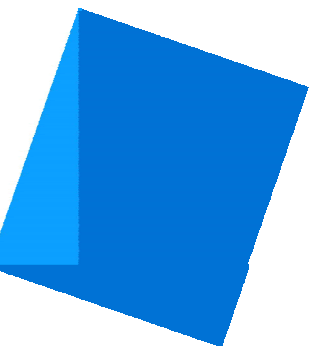


9 Solar Study - Winter Solstice noon
1 : 500



7 Solar Study - Winter Solstice 3pm
1 : 500

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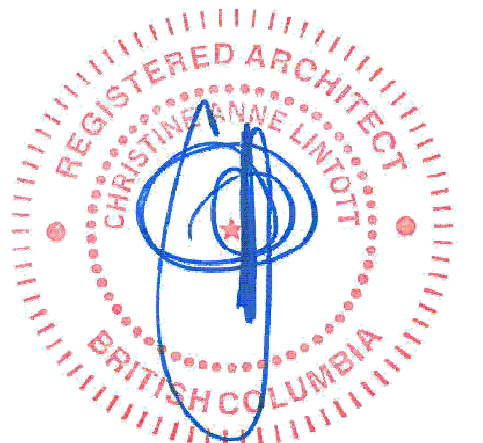
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Solar Shadow Study

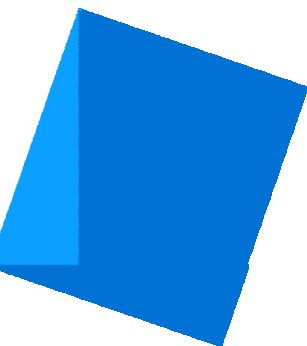
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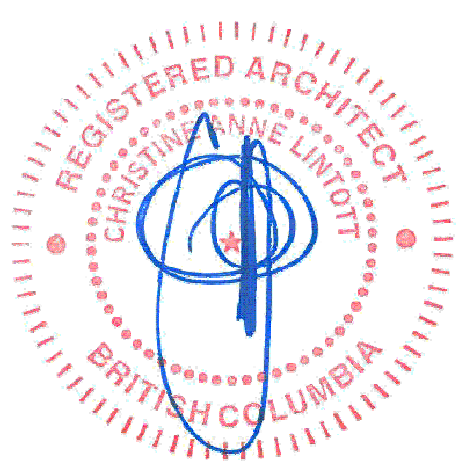
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Floor Plans

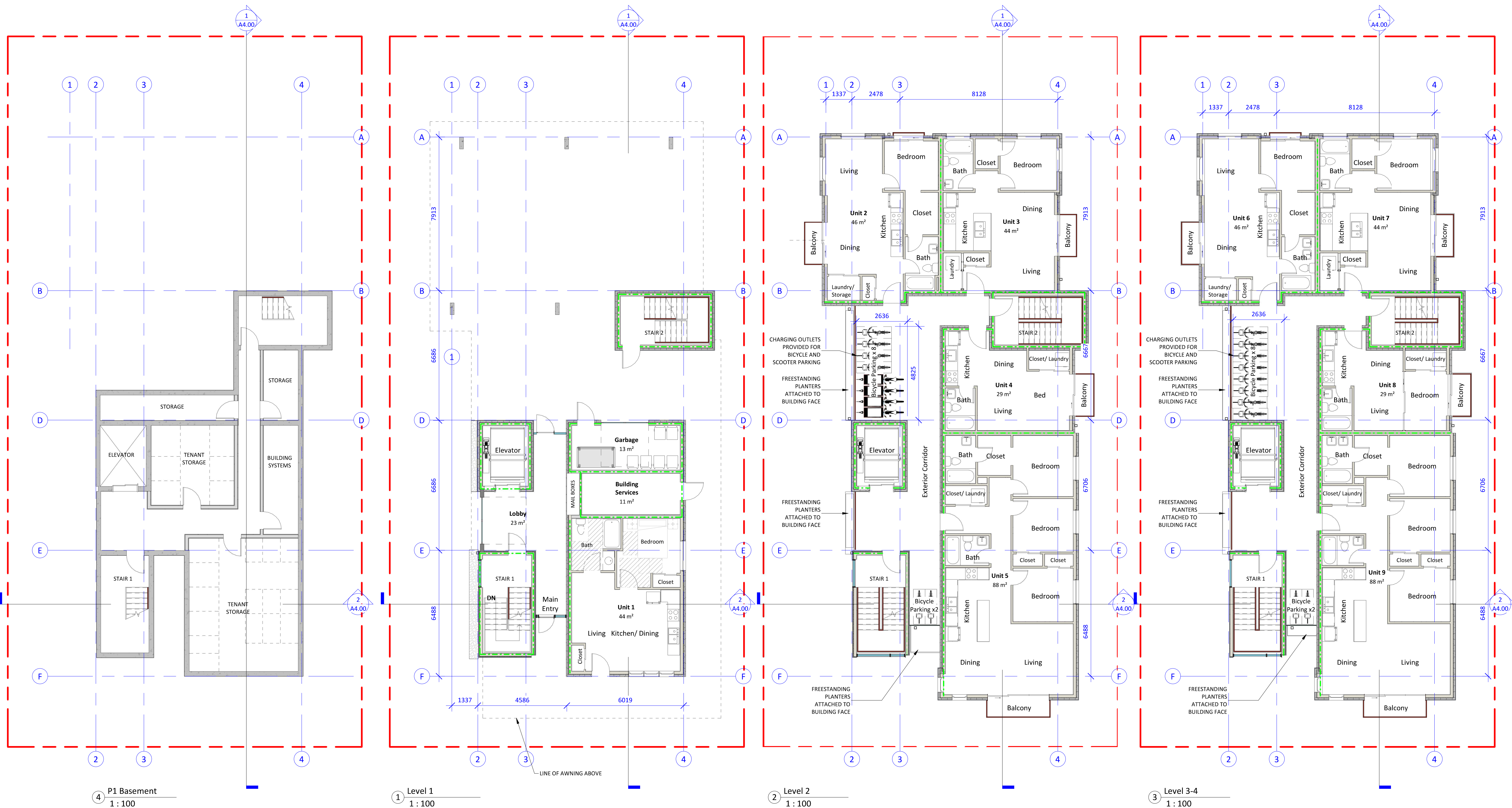
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④ P1 Basement
1:100

① Level 1
1:100

② Level 2
1:100

③ Level 3-4
1:100

Unit Schedule (Copy 1)

Level	Number	Type	Area
Level 1	101	Unit 1	44 m ²
Level 1	102	Building Services	11 m ²
Level 1	103	Garbage	13 m ²
Level 1	104	Lobby	23 m ²
Level 2	201	Unit 2	46 m ²
Level 2	202	Unit 3	44 m ²
Level 2	203	Unit 4	29 m ²
Level 2	204	Unit 5	88 m ²
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Level 4	402	Unit 11	44 m ²
Level 4	403	Unit 12	29 m ²
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Level 5	503	Unit 16	29 m ²
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Level 6	601	Unit 19	124 m ²
			1030 m ²

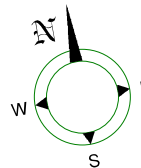
Bicycle Parking

Long Term
1/Unit < 45m² x 11 = 11
1.25/Unit > 45m² x 8 = 10
Total = 21

Short Term (within 15m of entry)
Total = 6 (MIN)

46 Long Term provided (38 over length)
6 + Short Term provided

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





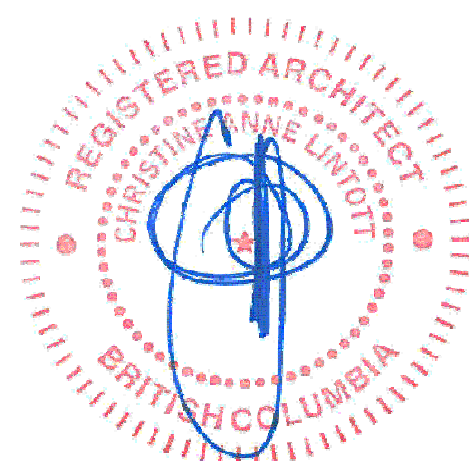
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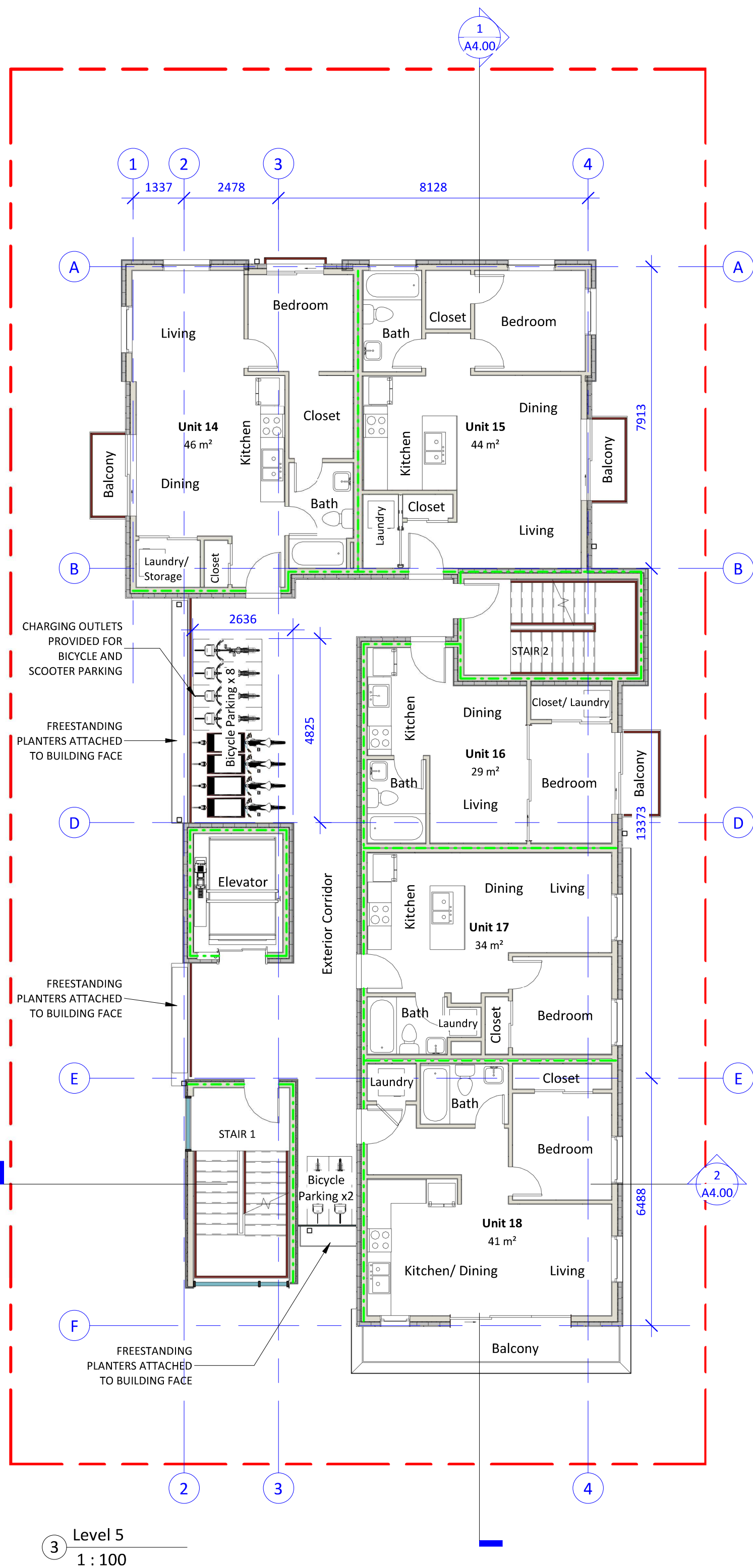
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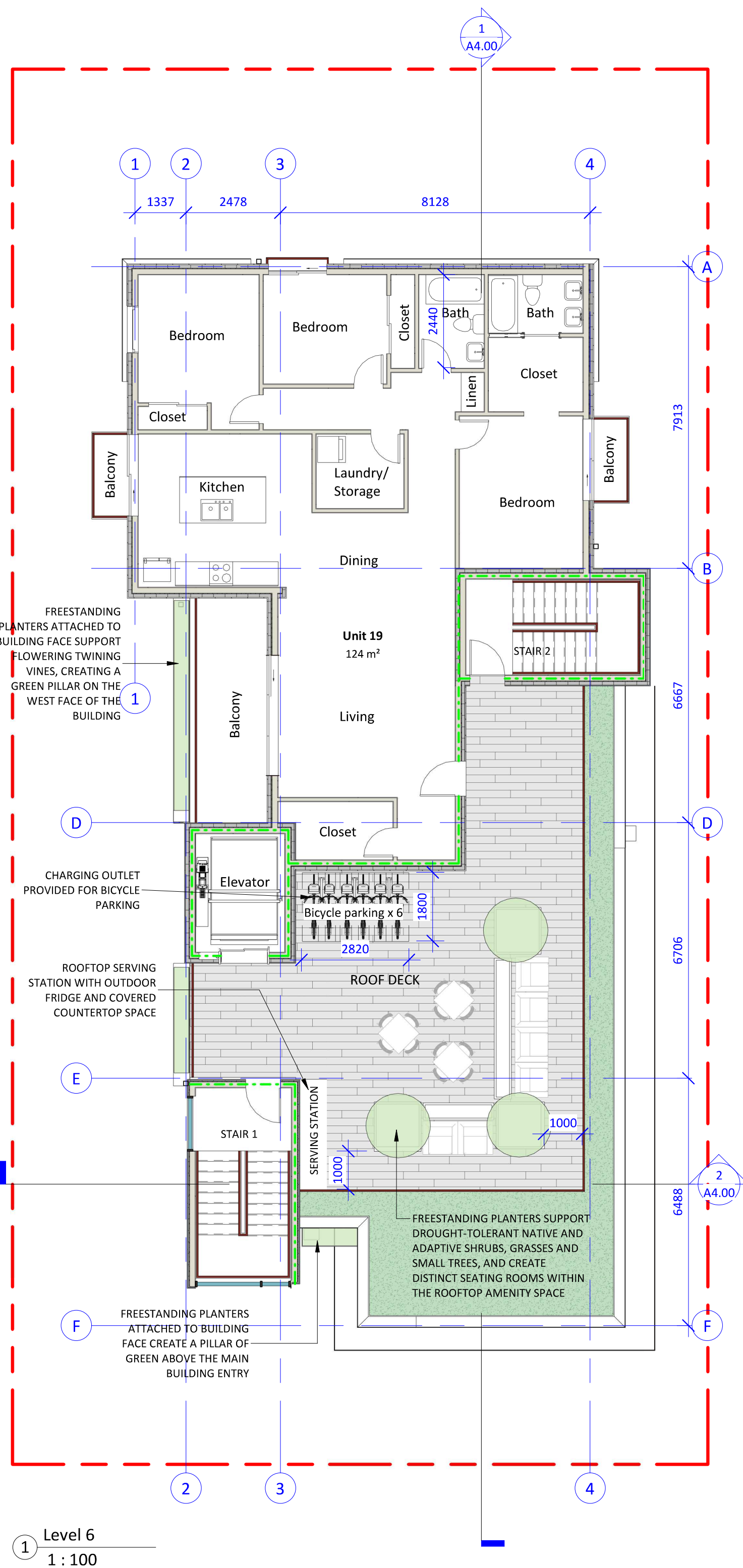
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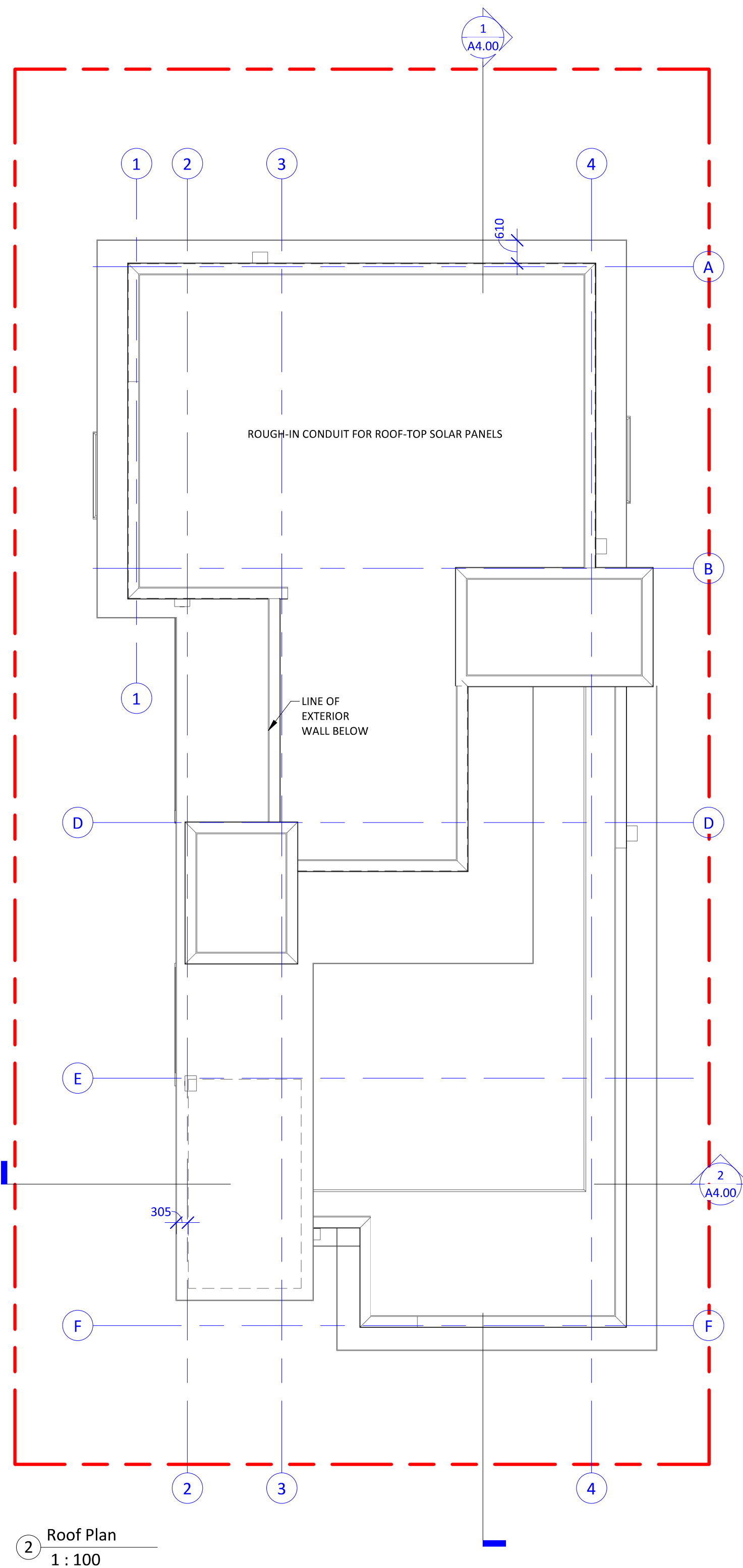
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③ Level 5
1 : 100



① Level 6
1 : 100

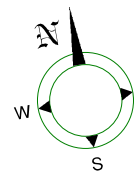


② Roof Plan
1 : 100

Unit Schedule (Copy 2)			
Level	Number	Type	Area
Level 1	101	Unit 1	44 m²
Level 1	102	Building Services	11 m²
Level 1	103	Garbage	13 m²
Level 1	104	Lobby	23 m²
Level 2	201	Unit 2	46 m²
Level 2	202	Unit 3	44 m²
Level 2	203	Unit 4	29 m²
Level 2	204	Unit 5	88 m²
Level 3	301	Unit 6	46 m²
Level 3	302	Unit 7	44 m²
Level 3	303	Unit 8	29 m²
Level 3	304	Unit 9	88 m²
Level 4	401	Unit 10	46 m²
Level 4	402	Unit 11	44 m²
Level 4	403	Unit 12	29 m²
Level 4	404	Unit 13	88 m²
Level 5	501	Unit 14	46 m²
Level 5	502	Unit 15	44 m²
Level 5	503	Unit 16	29 m²
Level 5	504	Unit 17	34 m²
Level 5	505	Unit 18	41 m²
Level 6	601	Unit 19	124 m²
			1030 m²

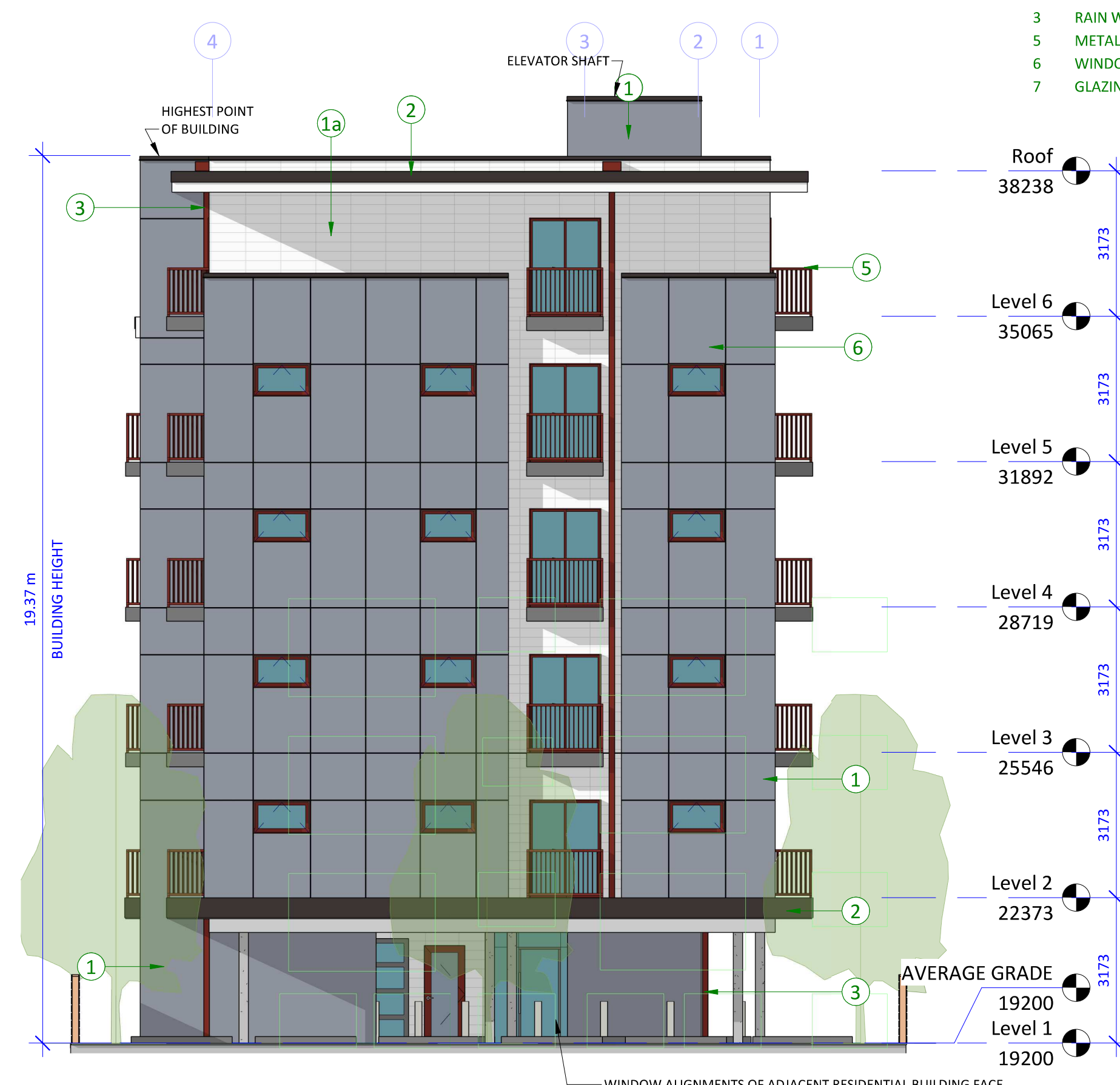
Bicycle Parking
Long Term
1/unit < 45m² x 11 = 11
1.25/unit > 45m² x 8 = 10
Total = 21
Short Term (within 15m of entry)
Total = 6 (MIN)

--- 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

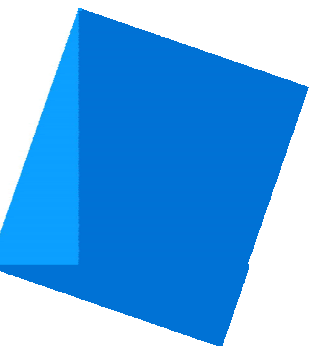


4 West Elevation
1 : 100

EXTERIOR FINISH LEGEND

- 1 CEMENTITIOUS SIDING (COLOUR GREY)
- 1a CEMENTITIOUS PANEL SIDING (COLOUR WHITE)
- 2 PREFINISHED METAL FLASHING (CHARCOAL)
- 3 RAIN WATER LEADER (RED)
- 5 METAL RAILINGS (RED)
- 6 WINDOWS (RED)
- 7 GLAZING WALL (ALUMINUM)

Christine Lintott
Architects Inc.



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

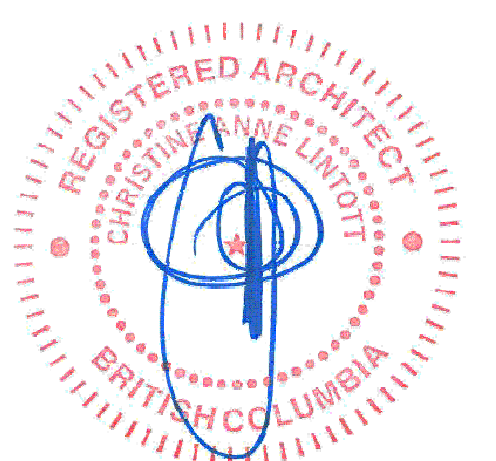
Issue	Date
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Submission for Rezoning and Development Permit	2020-09-30
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Revision		
No.	Description	Date

1	Revision 1	2020-09-30
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Consultant



Ten42

1042 Richardson Street,
Victoria BC

Elevations

Date	2020-09-30 1:10:24 PM
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Drawn by	Author
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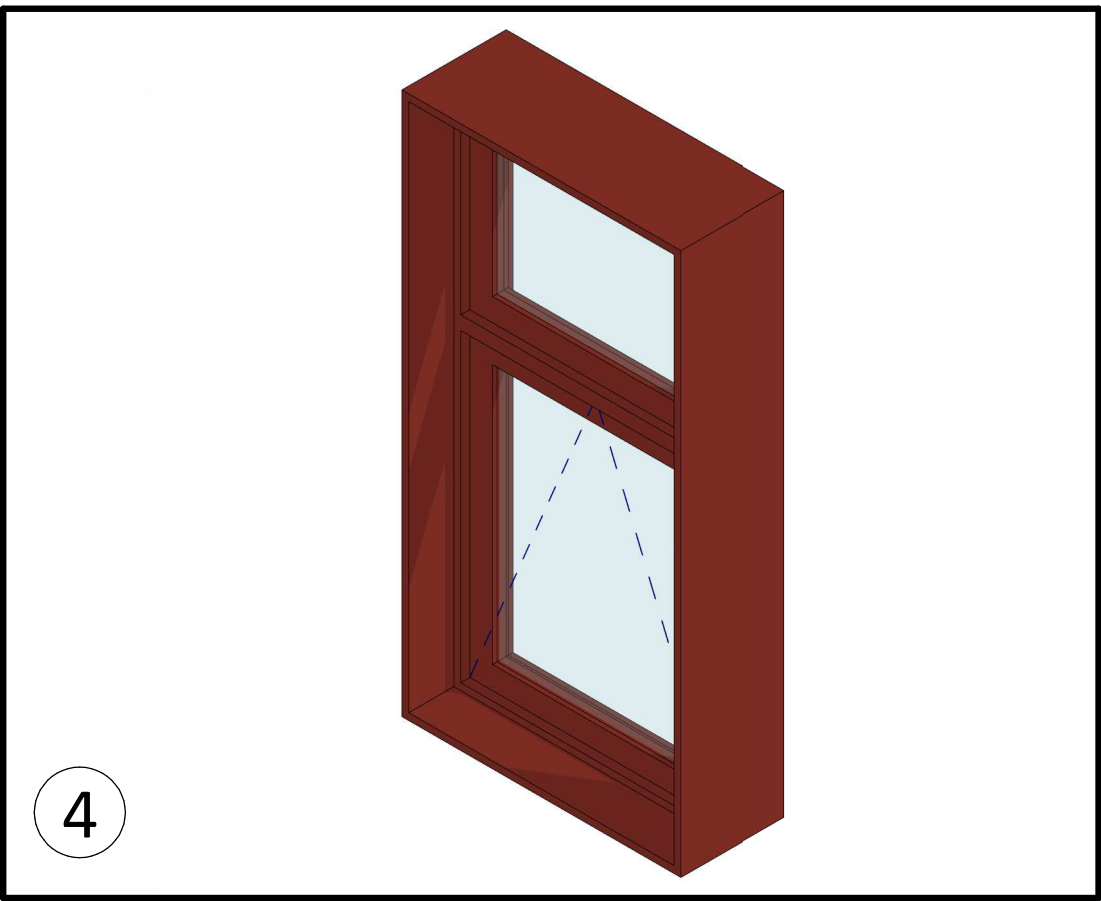
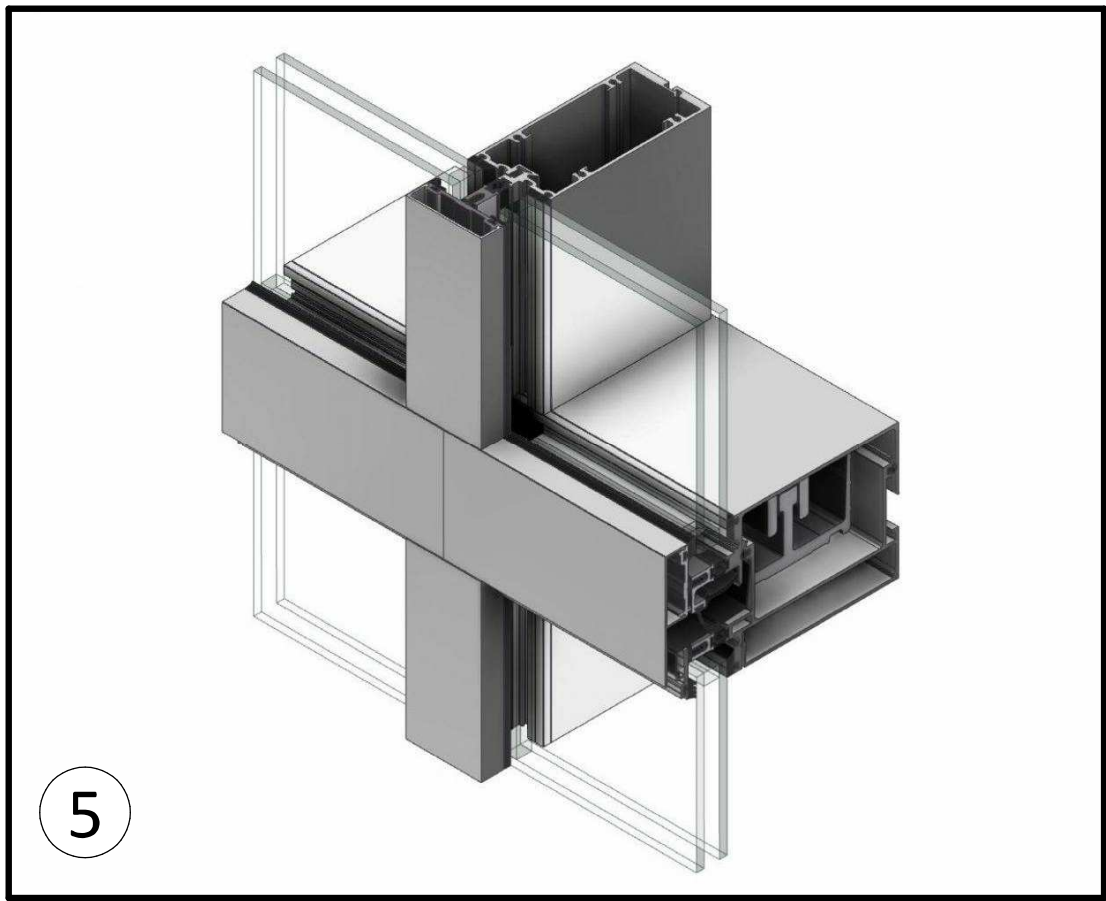
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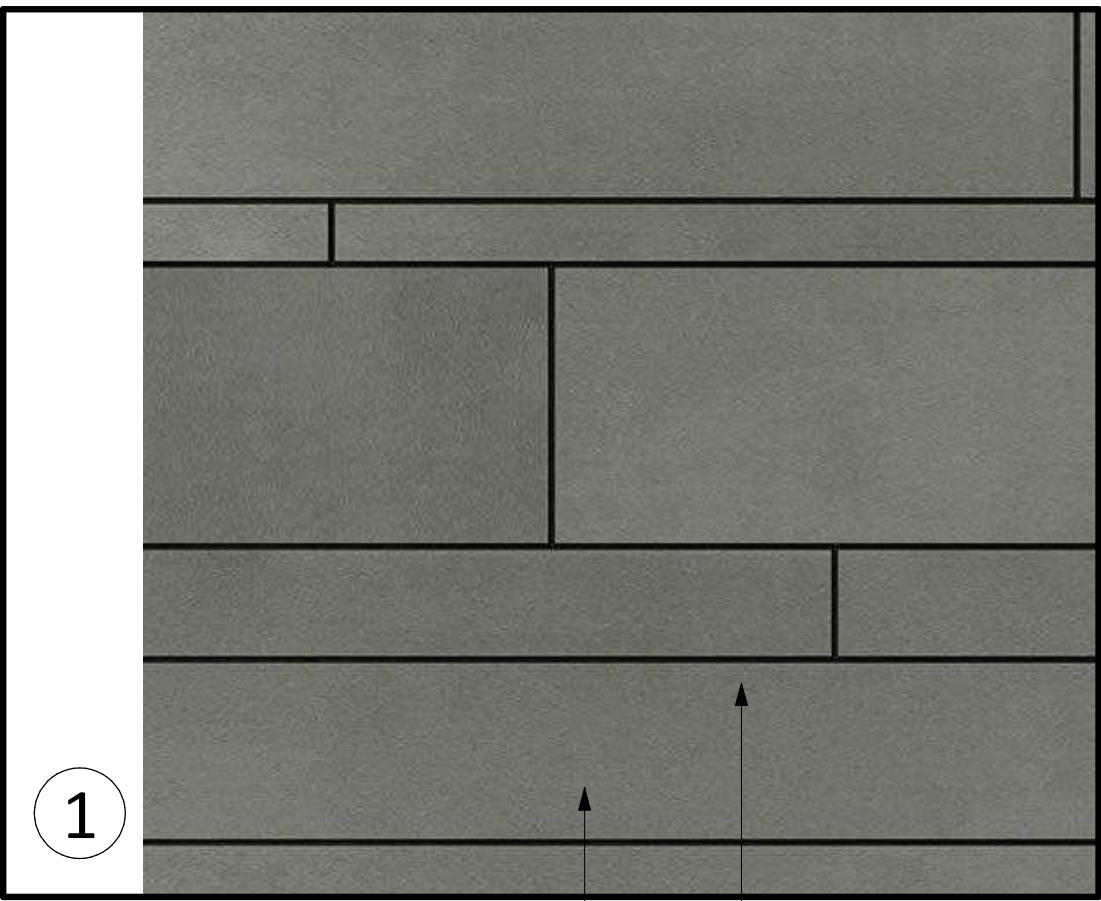
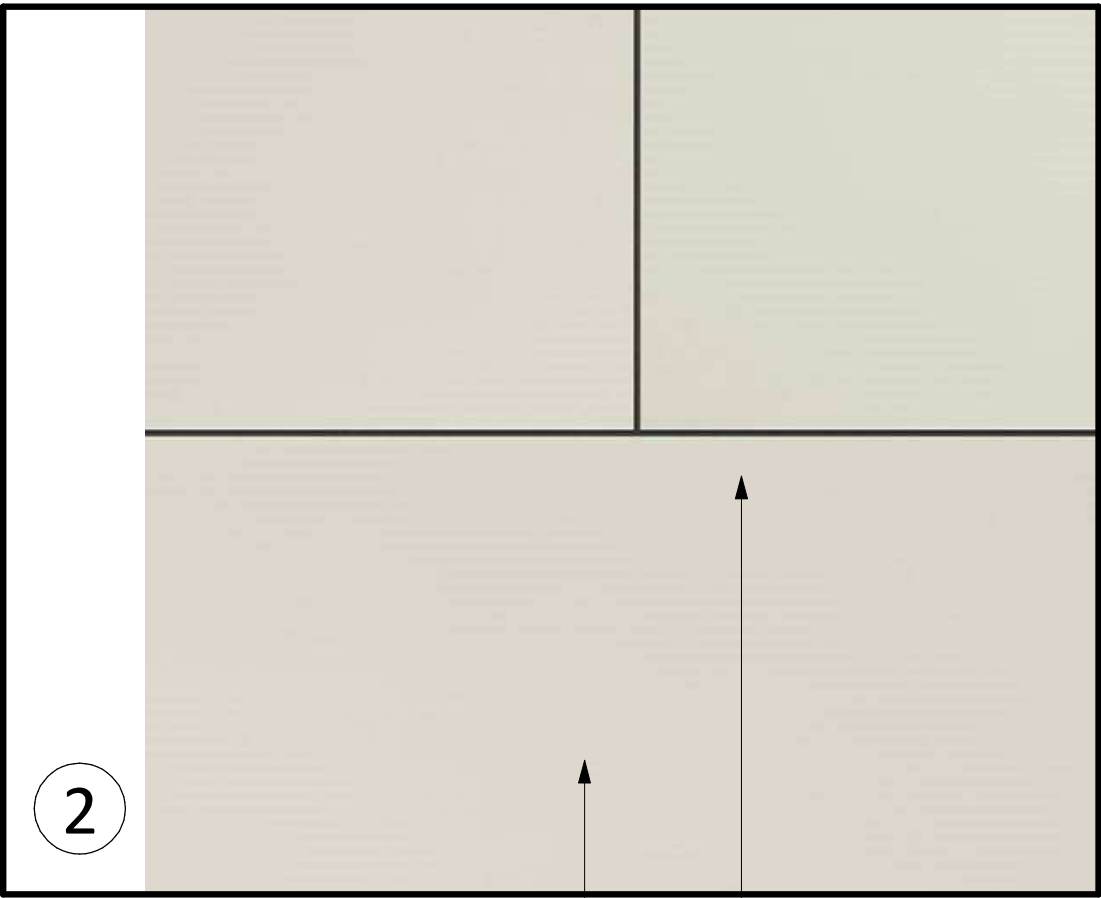
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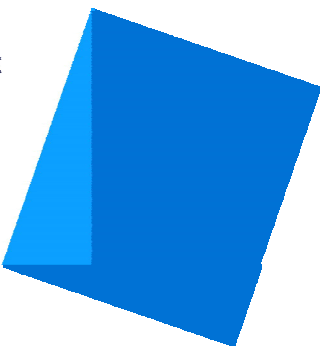
1 Materials Elevation
1 : 50



- 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 PREFINISHED METAL FLASHING - CHARCOAL



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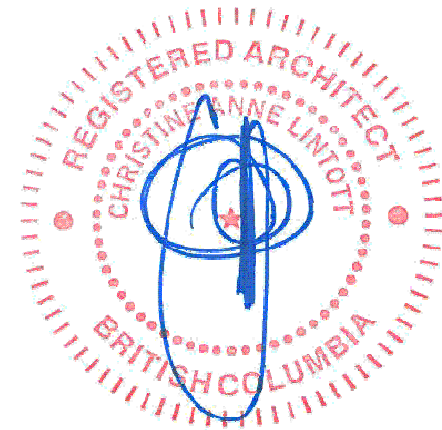
Issue Date

Submission for Rezoning and
Development Permit 2020-09-30

Revision

No. Description Date

Consultant



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1042 Richardson Street,
Victoria BC

Exterior Materials

Date 2020-09-30 1:51:02 PM

Drawn by Author

Checked by Checker

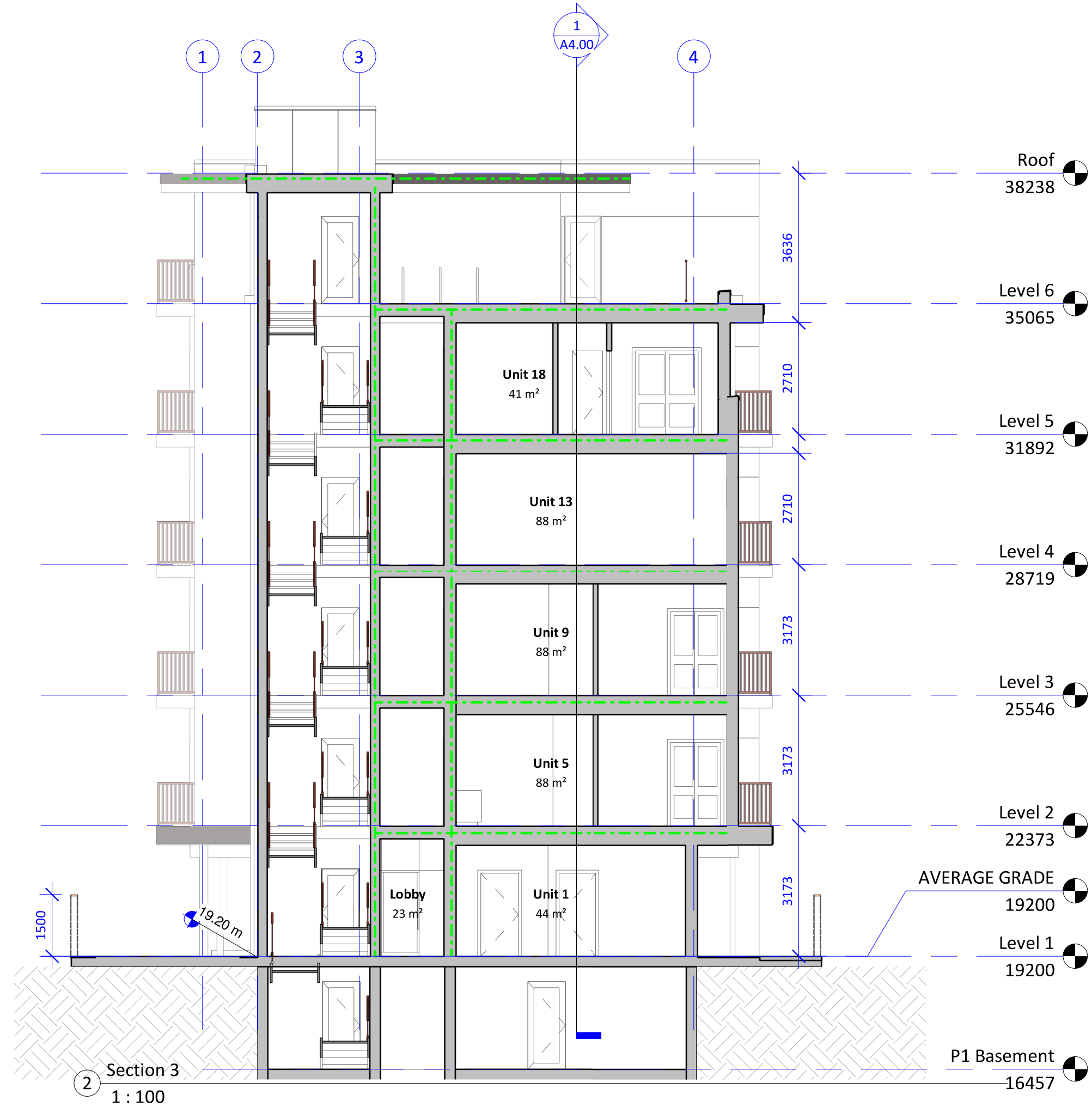
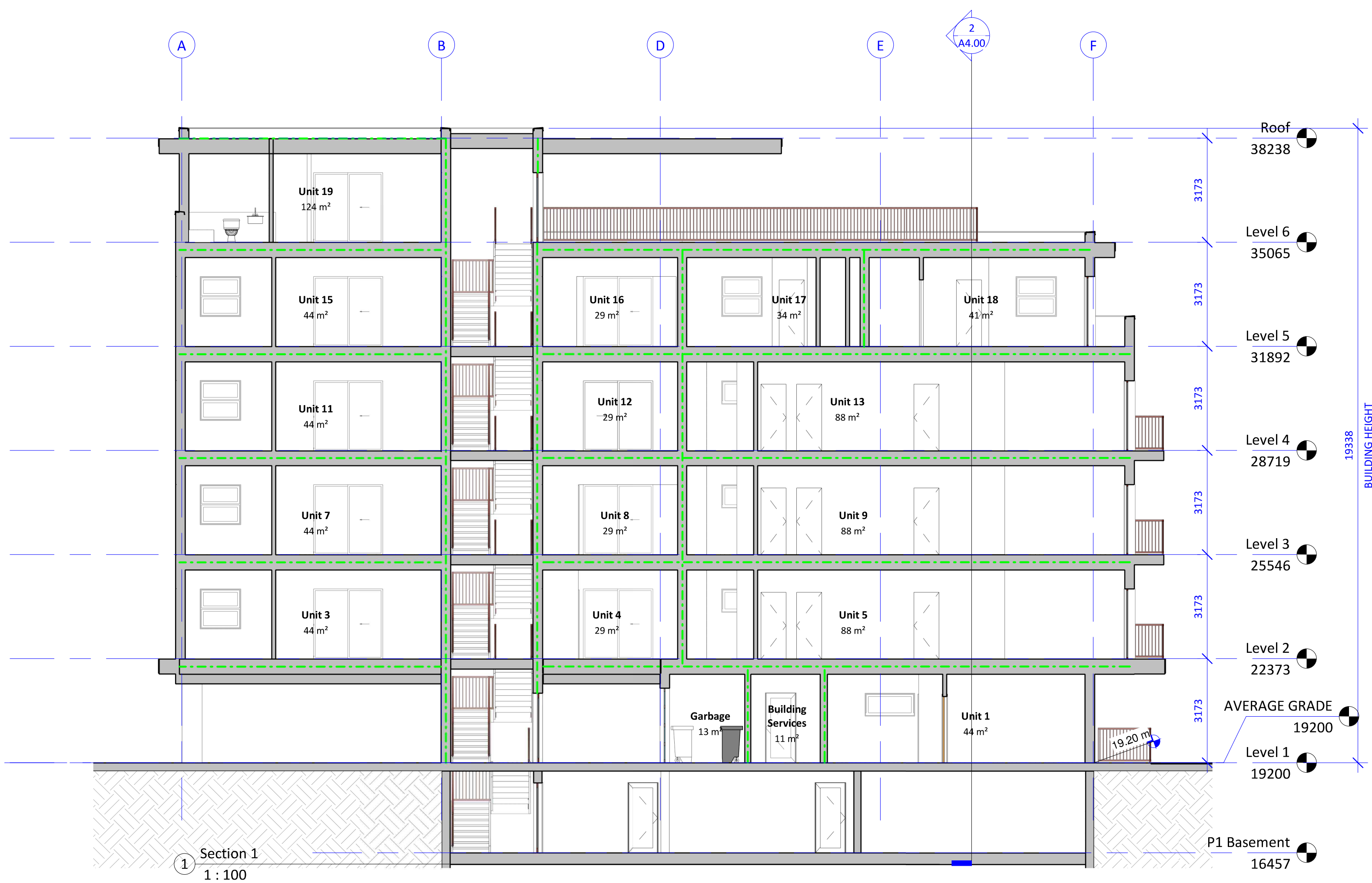
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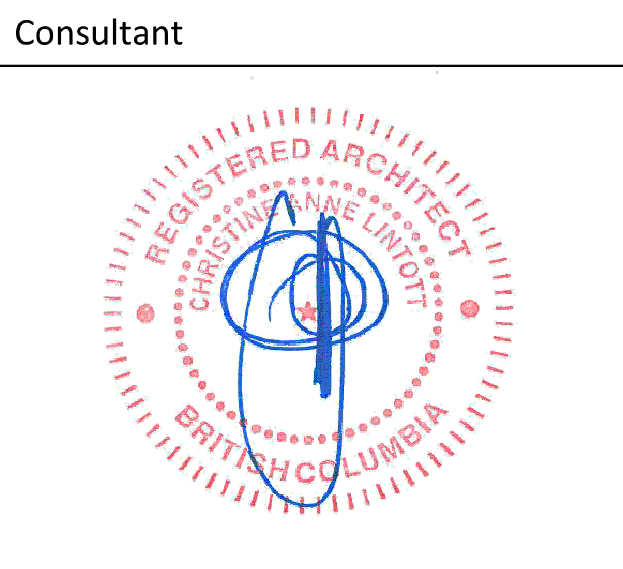
3 Context Elevation
1 : 100

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



Issue	Date
Submission for Rezoning and Development Permit	2020-09-30

Revision	No.	Description	Date
1	Revision 1		2020-09-30



Ten42

1042 Richardson Street,
Victoria BC

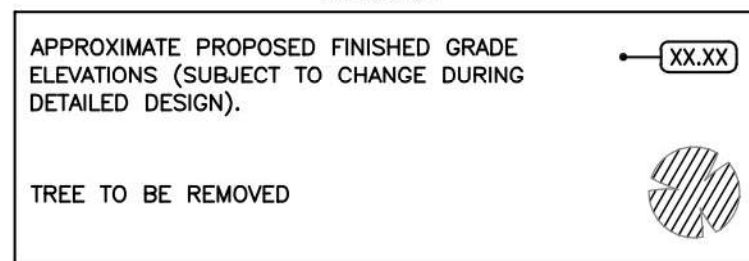
Building Sections

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Drawn by	Author
Checked by	Checker
Scale	As indicated



- NOTES:**
1. FOR BUILDING, LANDSCAPE AND TREE INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS.
 2. FOR LEGAL INFORMATION, SEE PLANS BY POWELL & ASSOCIATES.
 3. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN. LOCATIONS AND SIZES OF SERVICES ARE SUBJECT TO CHANGE.
 4. BUILDING FLOOR AND PARKING LOT ELEVATIONS SUBJECT TO CHANGE DURING DETAILED DESIGN.
 5. ALL EXISTING BUILDINGS, PARKING LOT ASPHALT, RETAINING WALLS, CURB STOPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
 6. HYDRO/TEL/CABLE/GAS SERVICES (BY OTHERS) LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 7. 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 BOONECALL).

LEGEND



SHEET NOTES

- | No. | DESCRIPTION |
|-----|---|
| ① | EXISTING SANITARY SERVICES TO BE REUSED (SIZES TO BE CONFIRMED). WHERE INSPECTION CHAMBERS DO NOT EXIST, INSPECTION CHAMBERS TO BE INSTALLED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| ② | NEW 200# STORM SERVICE C/W INSPECTION CHAMBER. WORK TO BE COMPLETED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SERVICE TO BE LOCATED EQUIDISTANCE FROM EXISTING TREES ON SOUTH SIDE OF RICHARDSON STREET. |
| ③ | EXISTING 19# WATER SERVICE TO BE UTILIZED FOR BOULEVARD / TREE IRRIGATION. |
| ④ | CAP EXISTING STORM SERVICE BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| ⑤ | CAP EXISTING GAS SERVICE BY FORTISBC FORCES AT DEVELOPER'S EXPENSE. |
| ⑥ | NEW 50# DOMESTIC AND 100# FIRE WATER SERVICE BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SIZE TO BE CONFIRMED DURING DETAILED DESIGN. SERVICE TO BE INSTALLED BETWEEN (CENTRED) THE ONSITE TREES. |
| ⑦ | VEHICLE CHARGING STATION AT DEVELOPER'S EXPENSE. |

SEE ARCHITECTURAL AND LANDSCAPING,
DRAWINGS FOR ADDITIONAL INFORMATION.

LEGAL PLAN AND TOPOGRAPHIC
SURVEY PROVIDED BY POWELL
& ASSOCIATES.

1:100 0 2 6m

SEPTEMBER 29, 2020
**ISSUED FOR
REZONING**

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
1	2020-09-29	NCD	ISSUED FOR REZONING				



McElhanney

500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT:
1042 RICHARDSON STREET, VICTORIA, BC

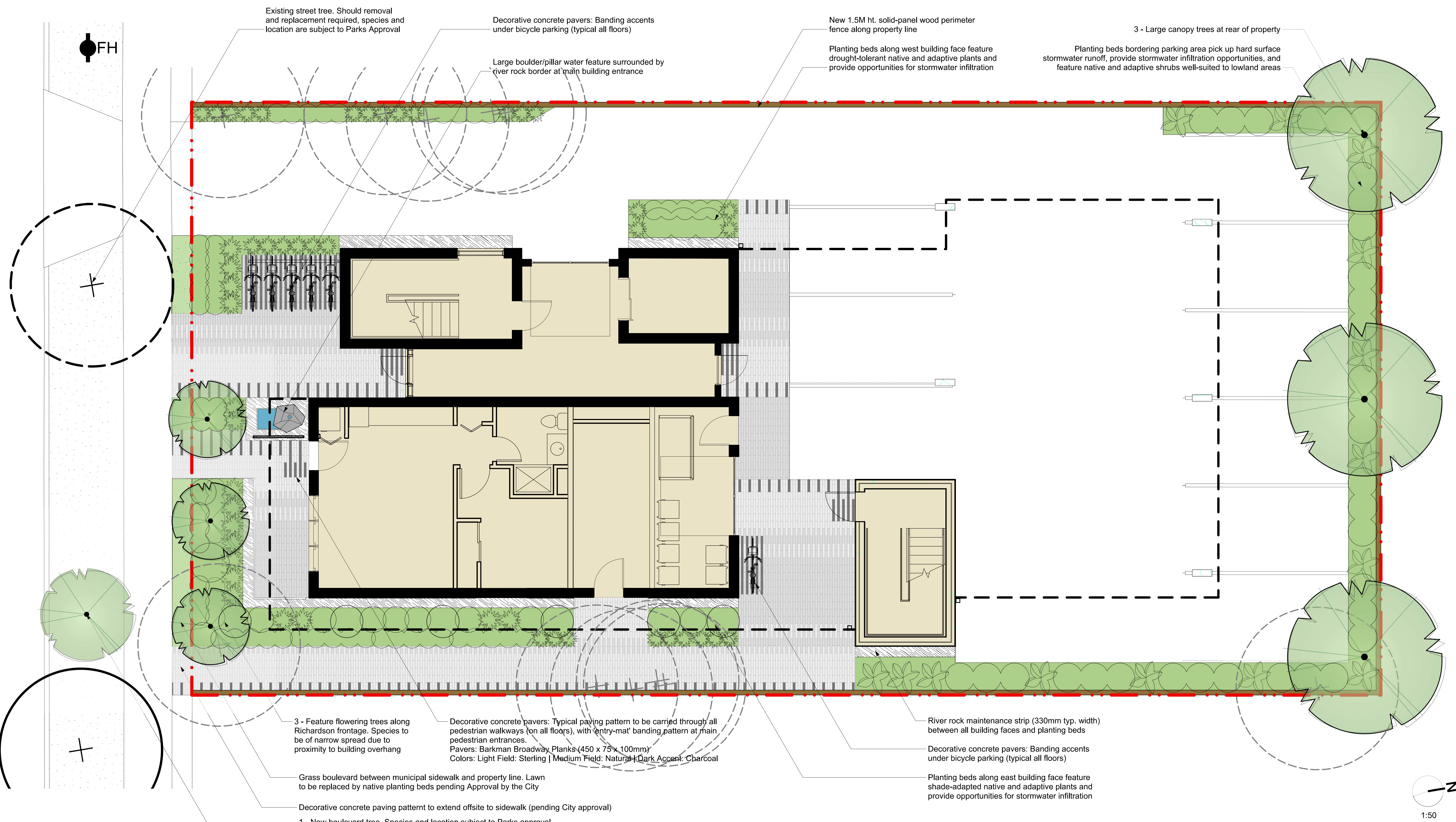
TITLE:
CONCEPTUAL SERVICING DRAWING FOR REZONING

SCALE
HORIZ: 1:100 VERT: N/A

PROJECT NO.
20-083 ISSUED/REVISION
1

APPROVING AUTHORITY FILE NO.

DRAWING NO.
20-083-REZONING **C01**



1042 Richardson Street | Landscape Concept Plan

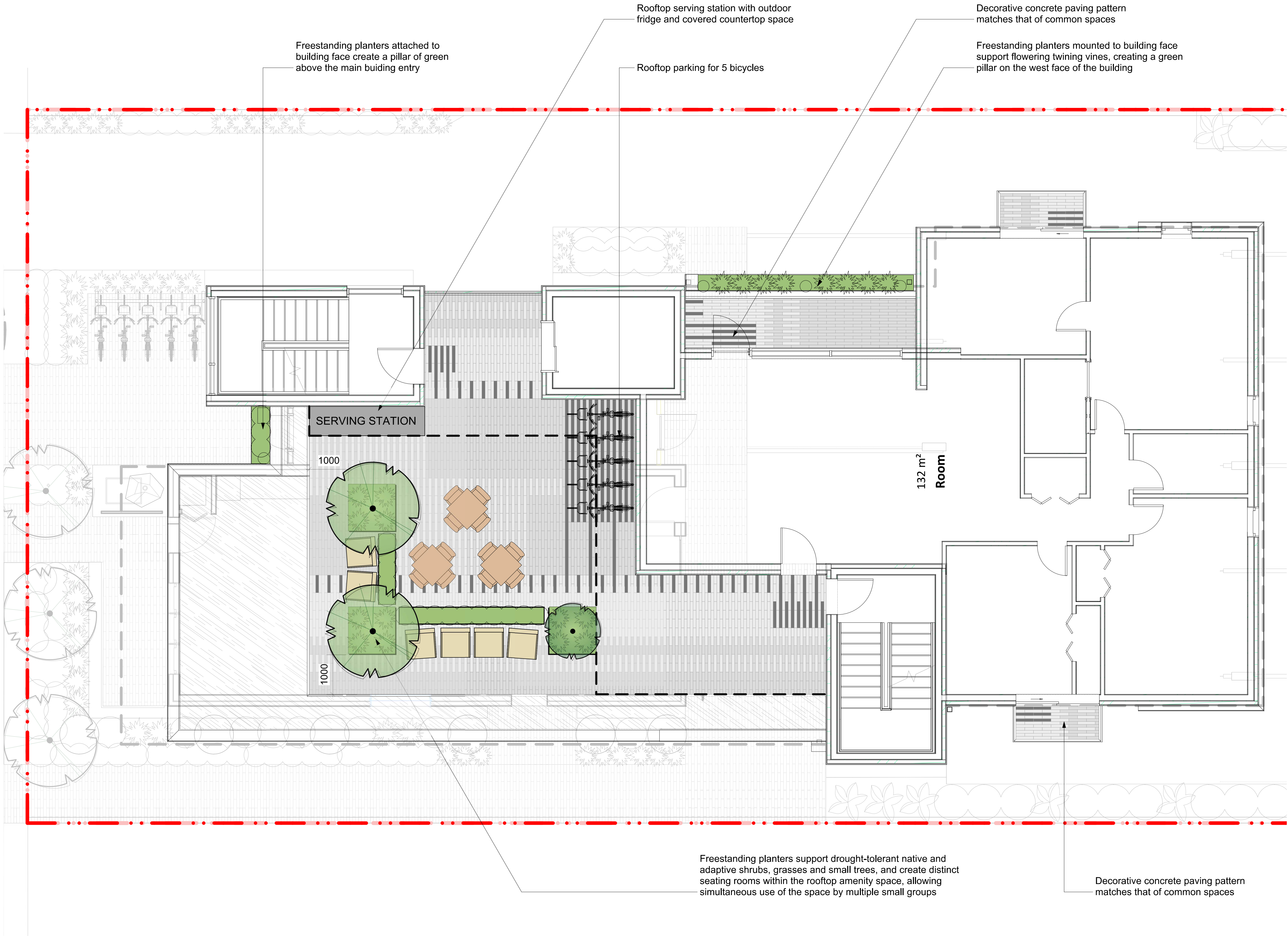
2	Sept 30-20	Issued for Development Permit
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

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**LADR LANDSCAPE ARCHITECTS**

Project No: 2041 Jul 31-20

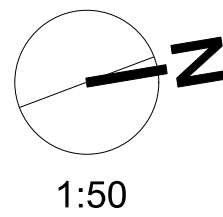
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696



Recommended Plant List

Trees Total: 6	Botanical Name Cercis canadensis 'Forest Pansy' Magnolia 'Daybreak'	Common Name Forest Pansy Redbud Daybreak Magnolia	Size 6cm cal. 6cm cal.
Large Shrubs Total: 34	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: 19	Botanical Name Azalea 'Snowbird' Hydrangea macrophylla 'Lanarth White' Rhododendron 'Hino-crimson'	Common Name Snowbird Azalea Lanarth White Hydrangea Evergreen Azalea	Size #5 pot #7 pot #5 pot
Small Shrubs Total: 62	Botanical Name Cornus stolonifera 'Kelsey' 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: 63	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Helictotrichon sempervirens Polystichum munitum	Common Name Karl Foerster Feather Reed Grass Blue Oat Grass Sword Fern	Size #1 pot #1 pot #1 pot
Roof Garden Total: 45	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.


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



1042 Richardson Street | L6 Rooftop Concept Plan

2	Sept 30-20	Issued for Development Permit
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

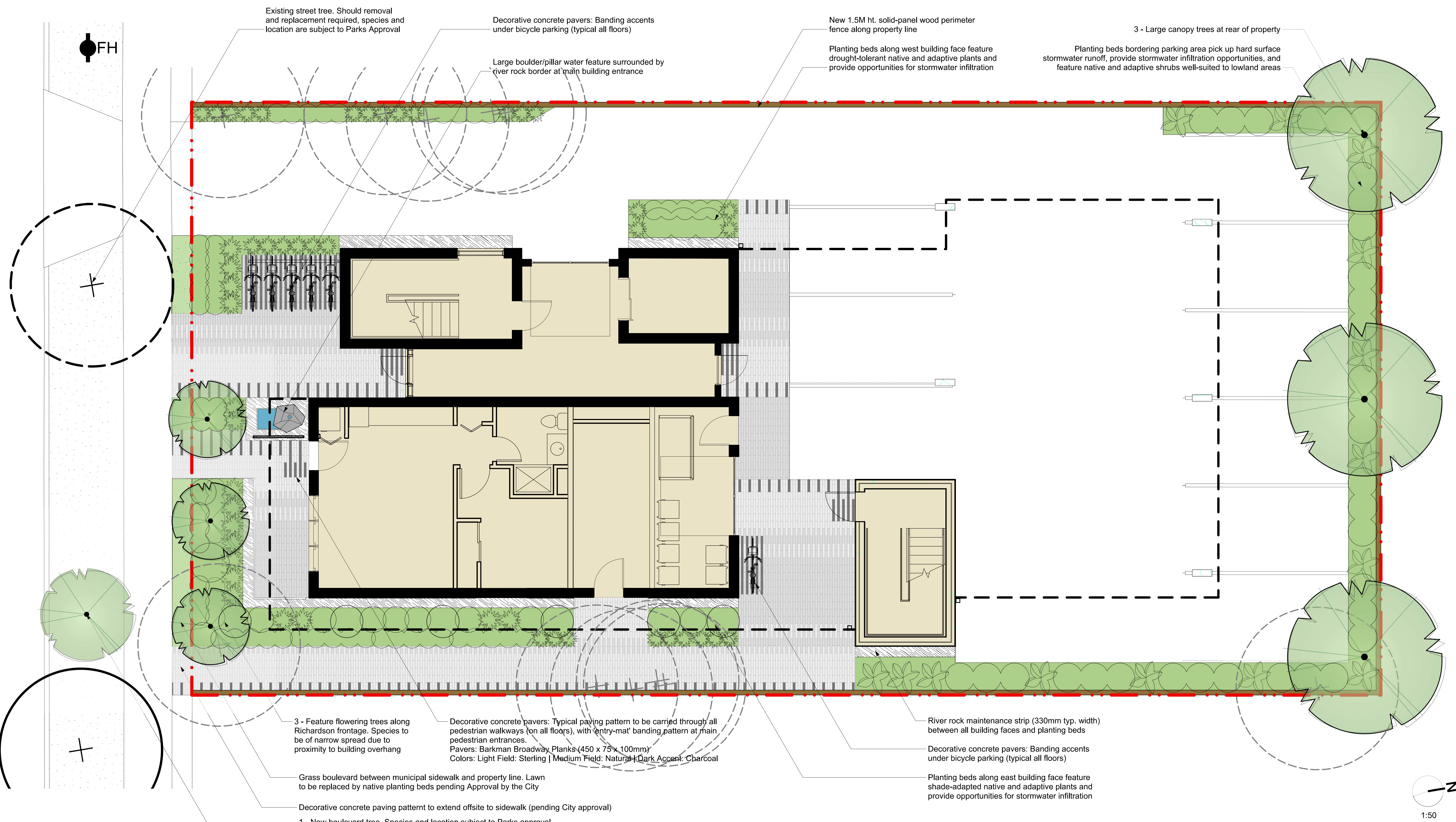
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1042 Richardson Street | Landscape Concept Plan

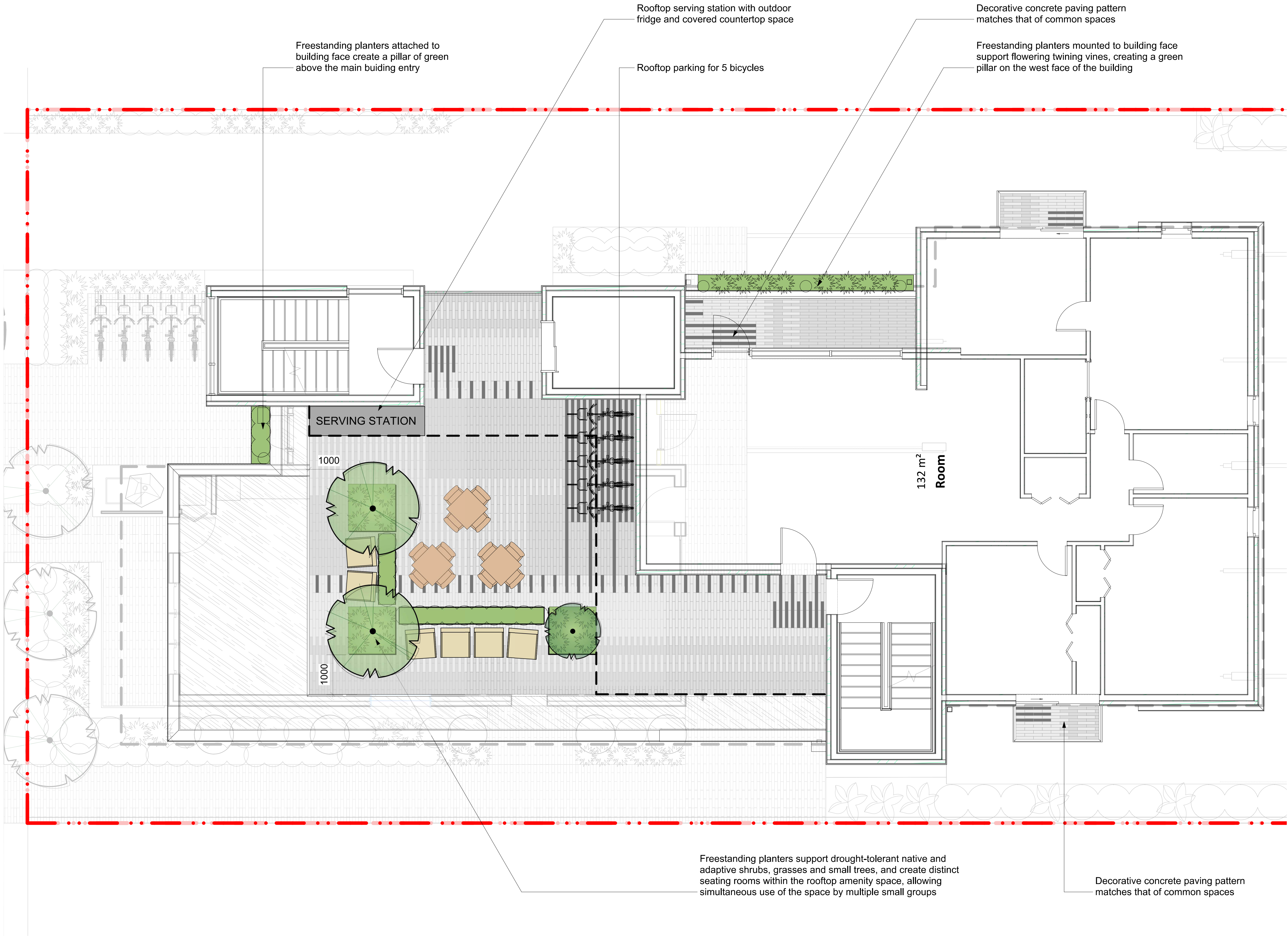
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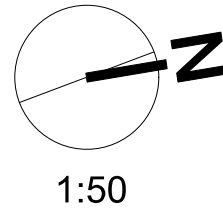
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1042 Richardson Street | L6 Rooftop Concept Plan

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