

1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



An aerial photograph of a residential and commercial area in Vancouver, BC. The image shows a grid of streets with houses, townhouses, and larger commercial buildings. Several streets are labeled: Vancouver, McClure St, Cook St, and Richardson St. A specific building at 1042-44 McClure St is highlighted with a red rectangular box. The building is a two-story structure with a grey roof. The surrounding area includes other houses, townhouses, and larger commercial buildings. The image is taken from a high vantage point, providing a top-down view of the neighborhood.

2 Site Context Plan

2 1 : 1000

OWNER	ARCHITECTURAL	LANDSCAPE	SURVEY	GEOTECHNICAL
1248330 BC LTD. 4044 Hollydene Place Victoria, B.C. 250 893 9038 bartj.vi@gmail.com	Christine Lintott Architects Inc. Unit 1 - 864 Queens Avenue Victoria, B.C. V8T 1M5 250 384 1969 christine@lintottarchitect.ca	LADR Landscape Architects #3-864 Queens Avenue Victoria, BC V8T1M5 250 598 0105 cwindjack@ladrla.ca	Powell & Associates 250-2950 Douglas Street Victoria, BC V8T 4N4 250 382 8855	McElhanney Suite 500 - 3960 Quadra Victoria BC V8X 4A3 250 370 9221 ndunlop@mcelhanney.ca
Contact: Bart Johnson	Contact: Christine Lintott	Contact: Chris Windjack		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 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

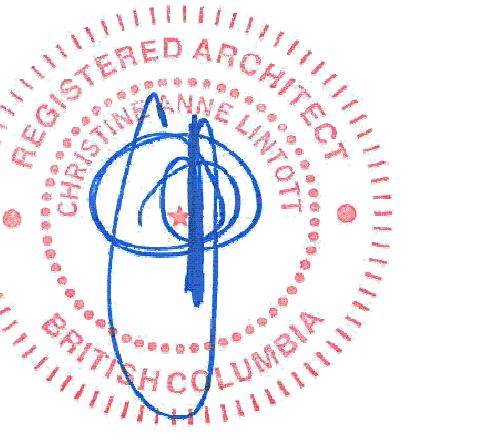
DRAWING LIST

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
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

Issue	Date		
Submission for Rezoning and Development Permit	2020-09-30		
Revision	No.	Description	Date
		Original Submission Received Date: September 30, 2020	



Consultant

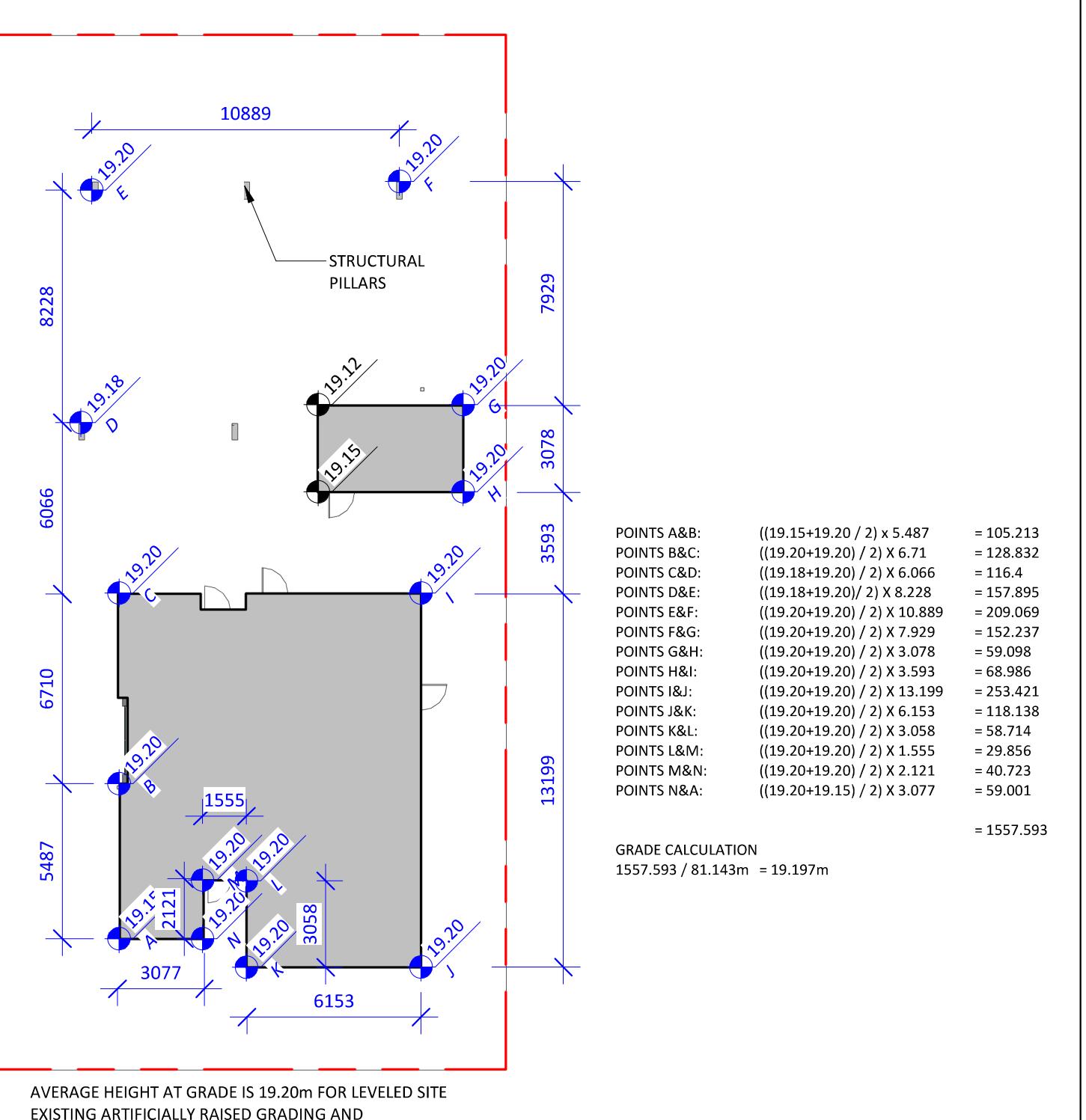
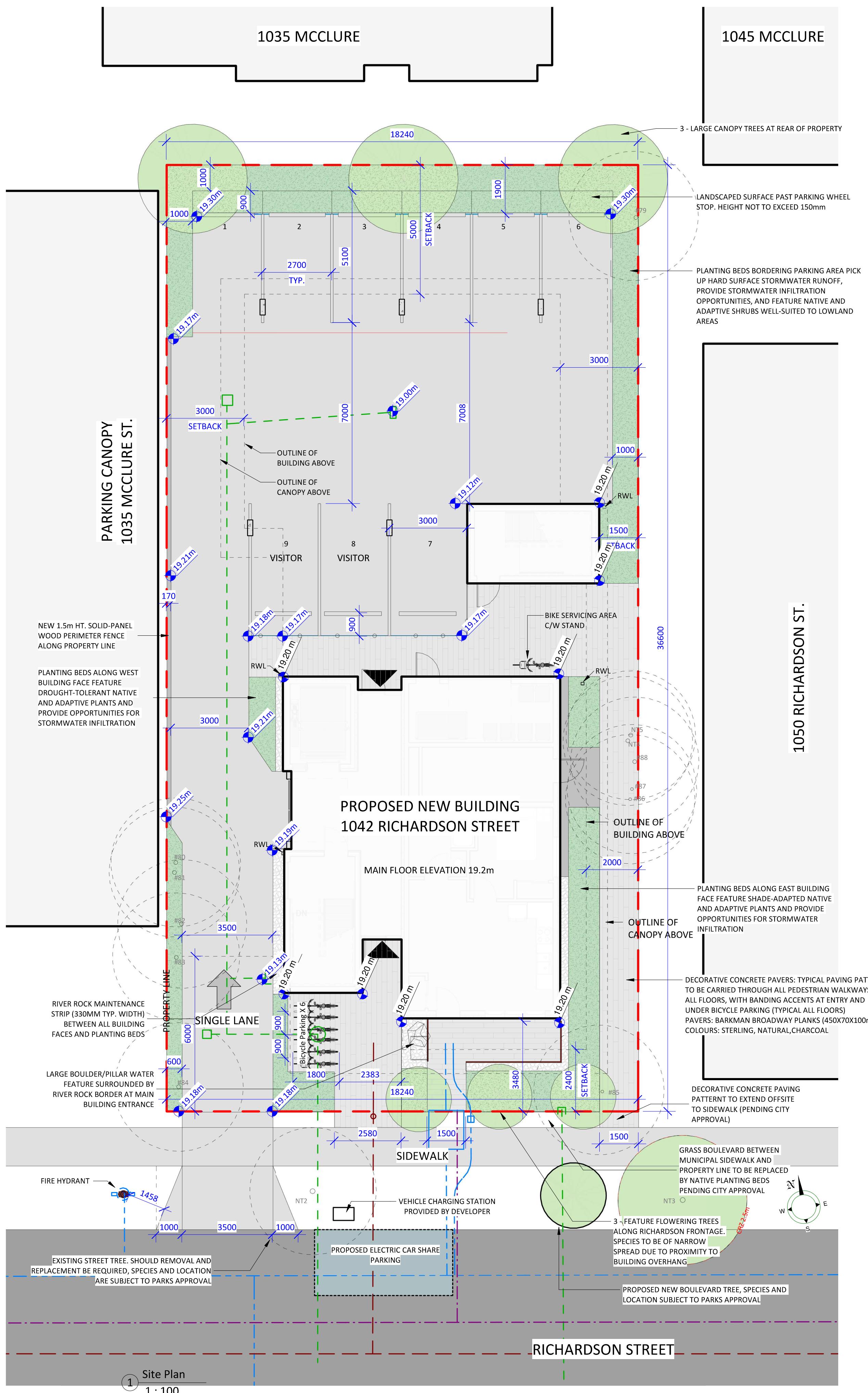
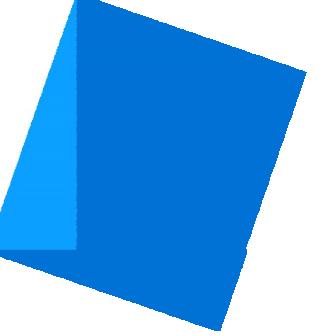


Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

Date	2020-09-30 1:09:06 PM
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Scale	As indicated



Ten42

1042 Richardson Street,
Victoria BC

Site Plan and Project Data

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Checked by Checker

A0.01

Scale As indicated

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1042 Richardson Street,
Victoria BC

Site Survey

Date	2020-09-30 1:09:08 PM
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Scale

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

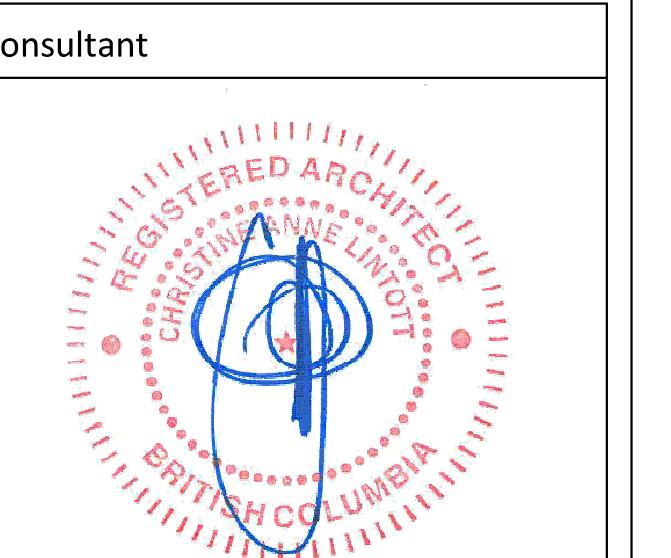
Legal – Lot 1663, Victoria City
Parcel Identifier: 009-396-853 in the City of Victoria

Scale – 1 : 20.0 Distances are in metres.
0 2 10 20
The intended print size is 11" by 17".



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

Revision No. Description Date



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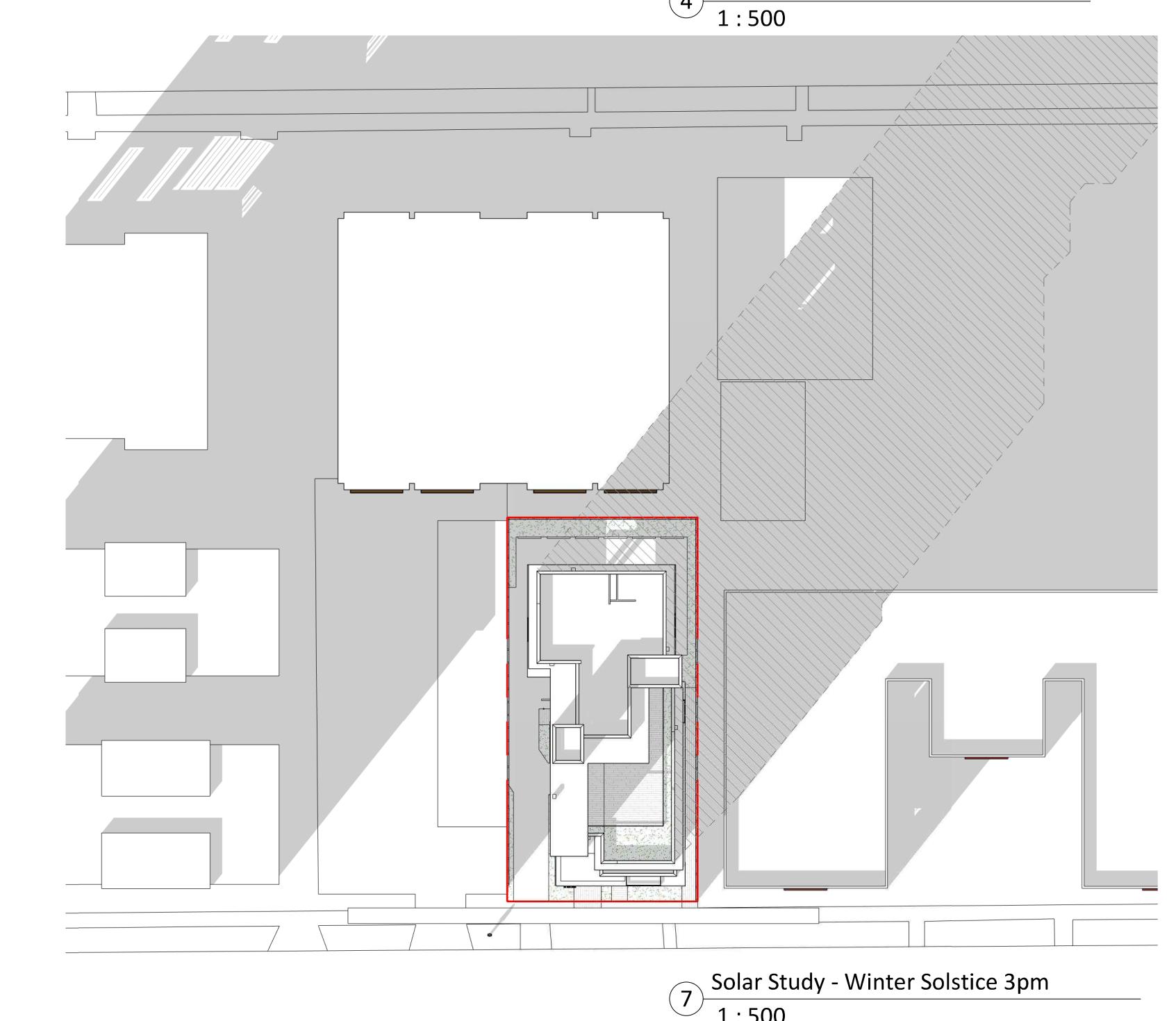
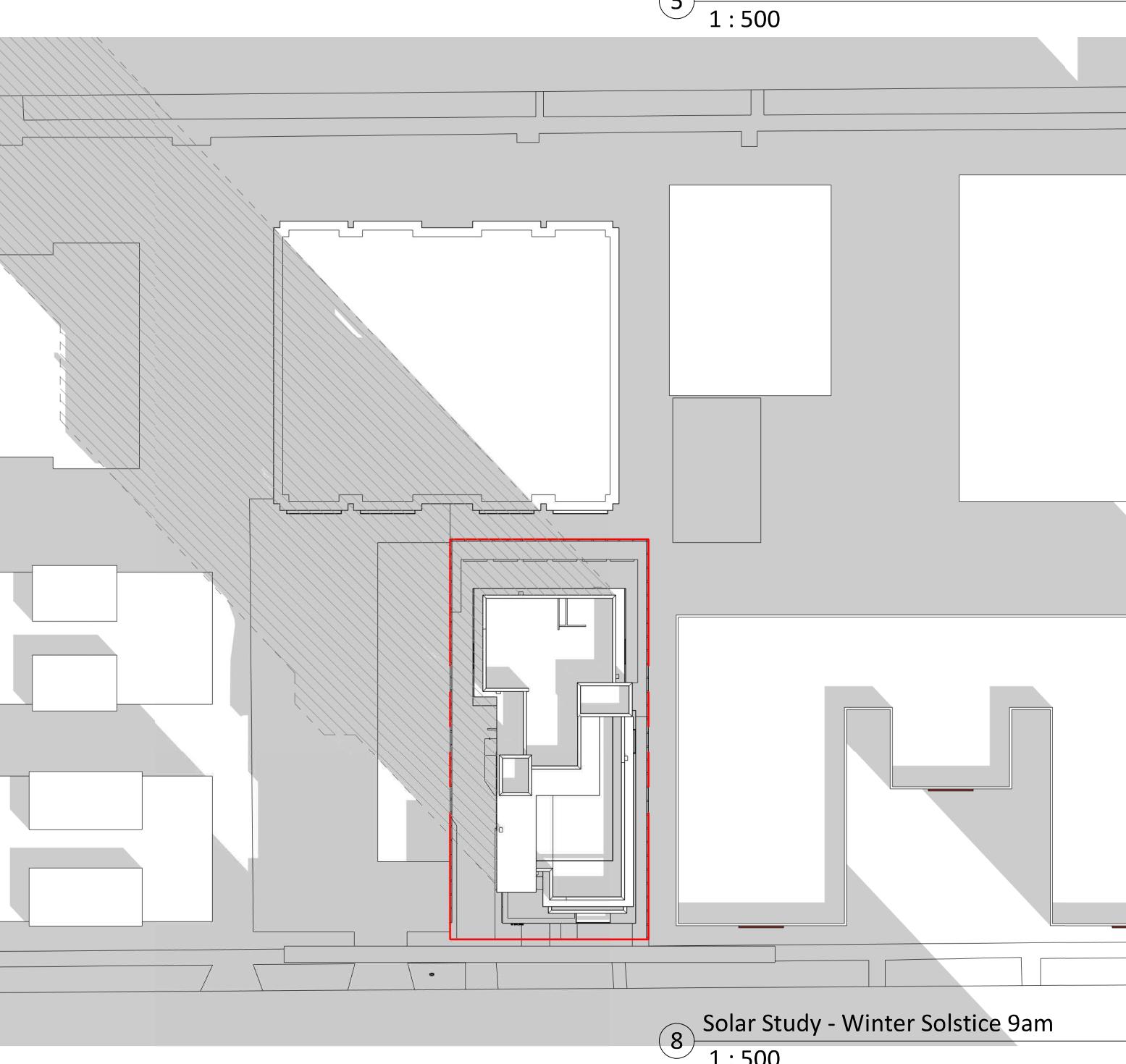
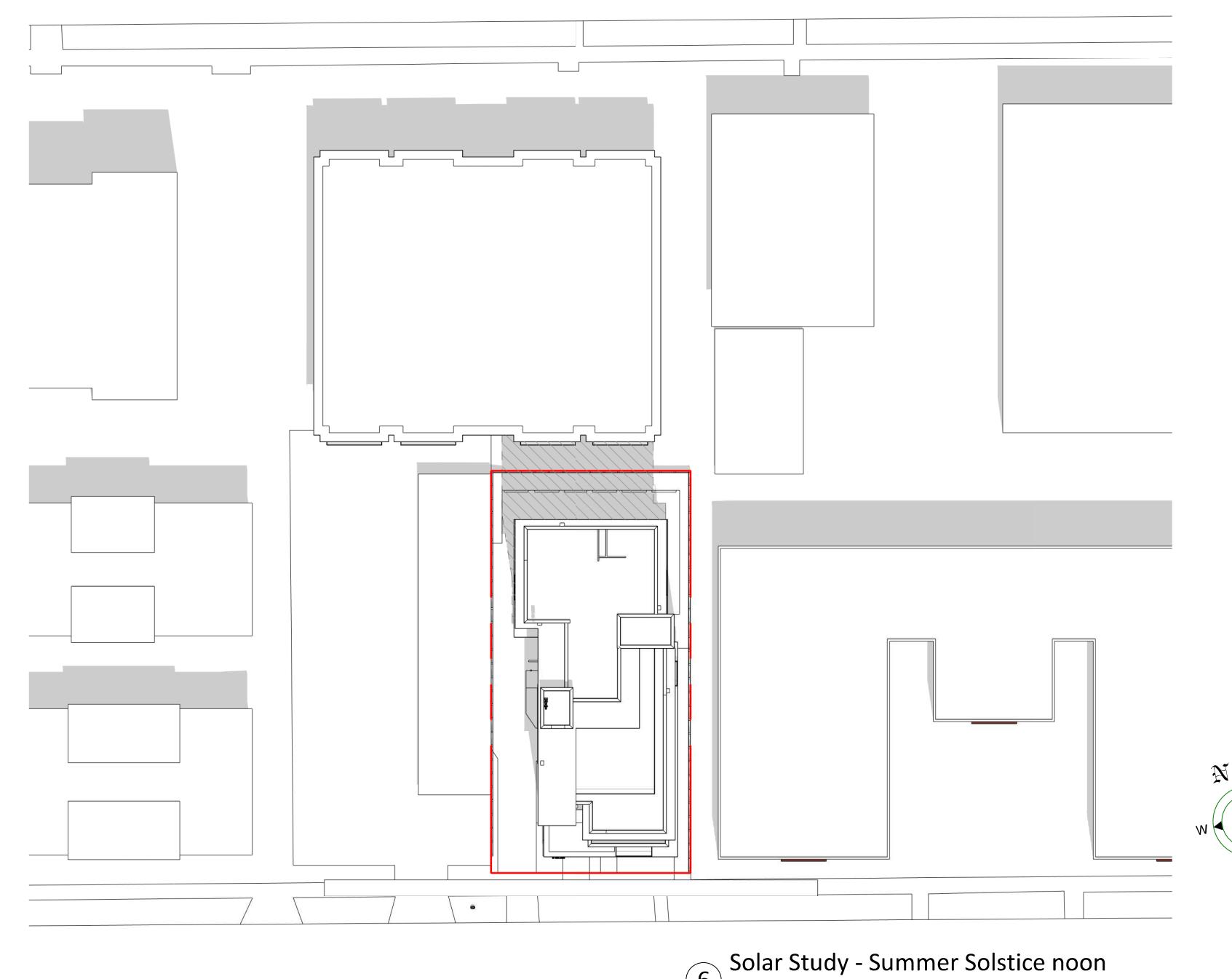
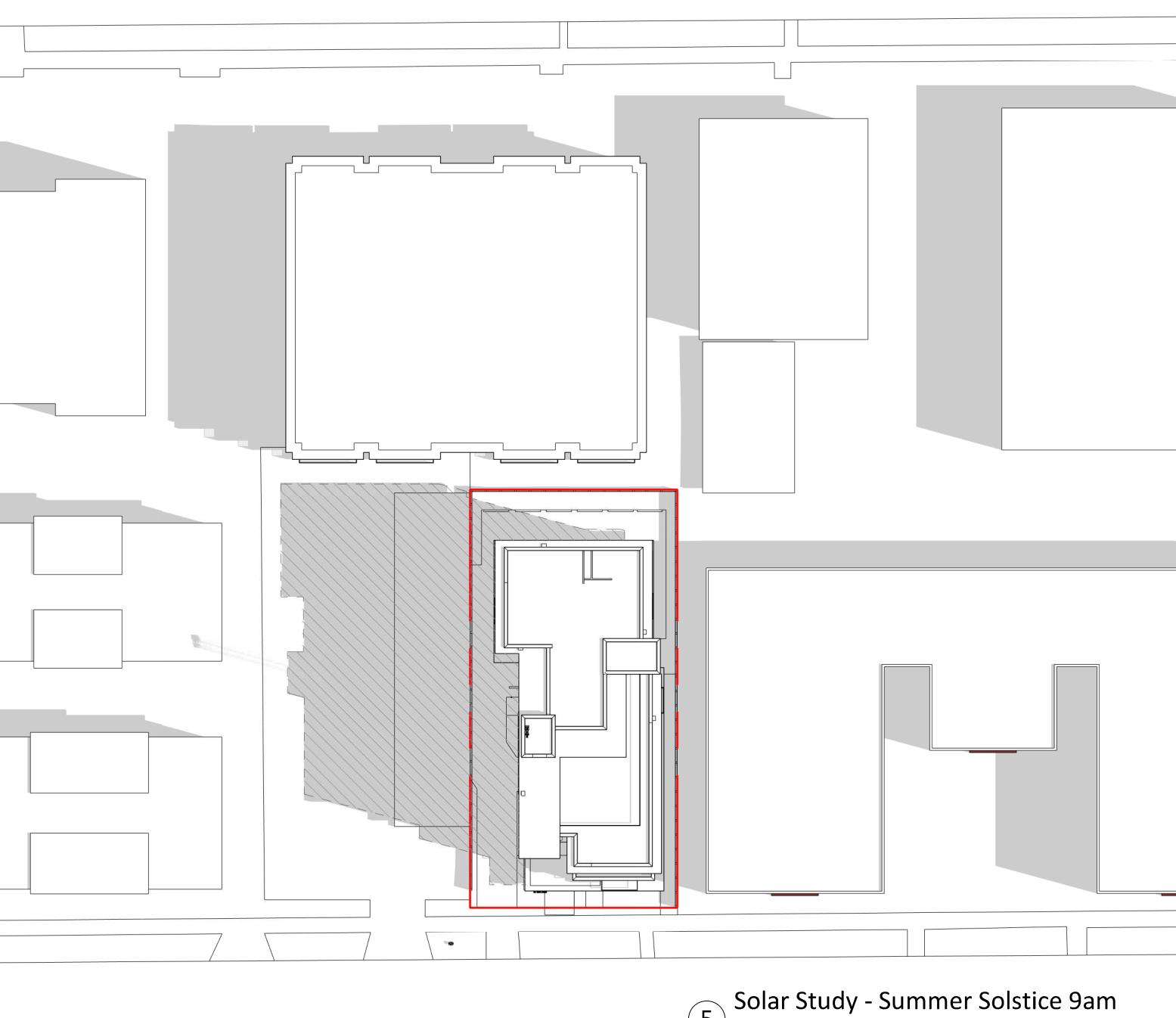
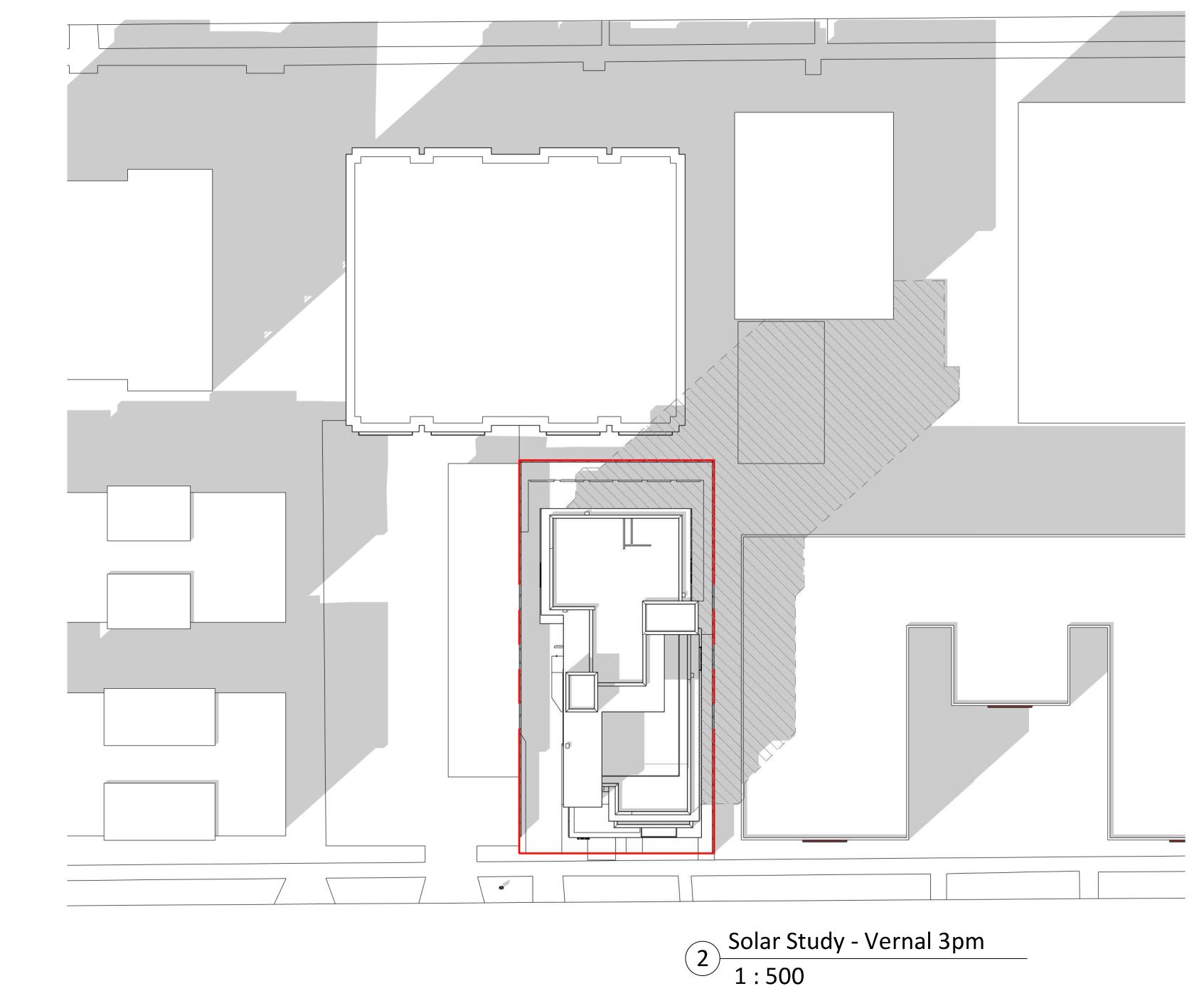
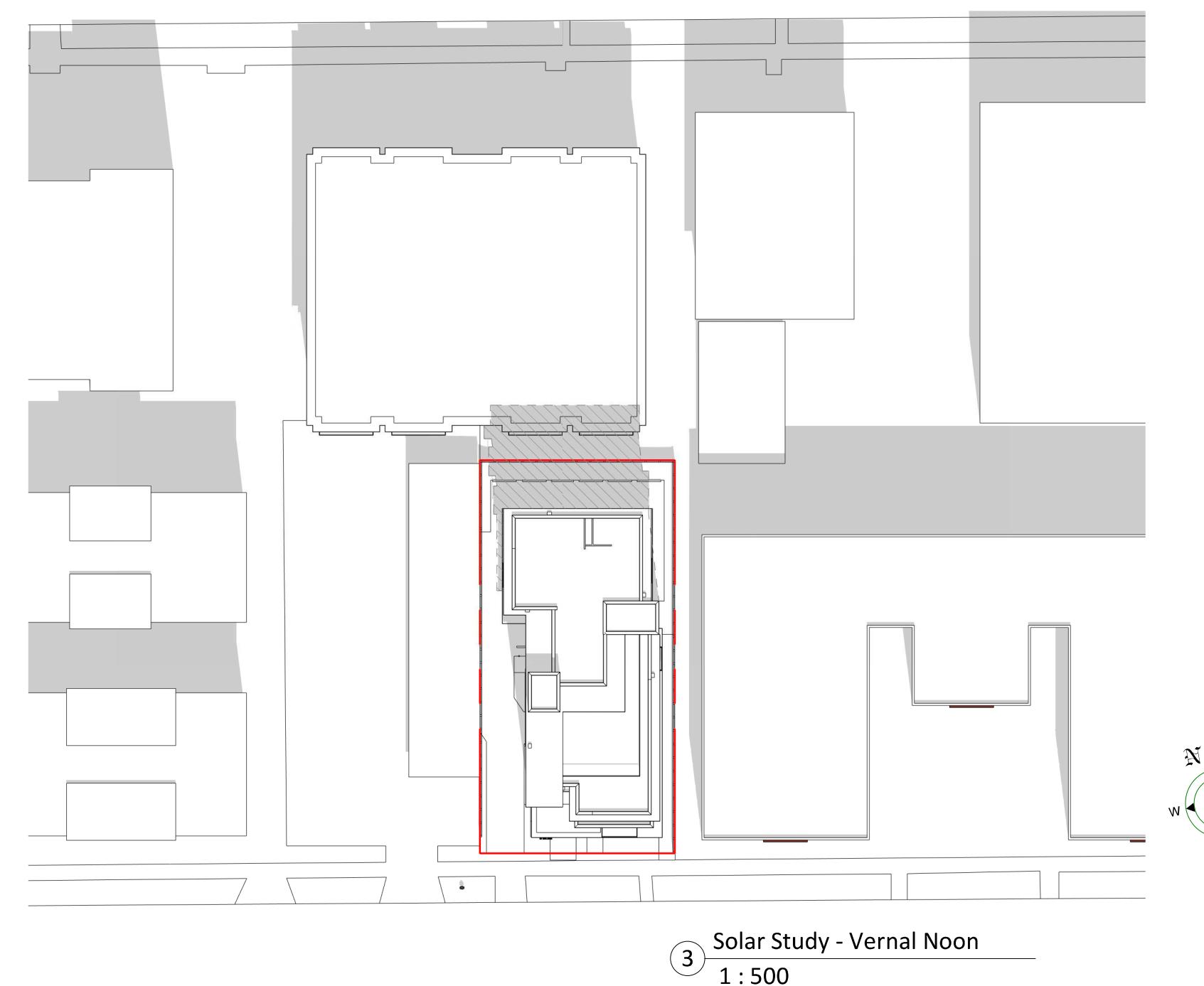
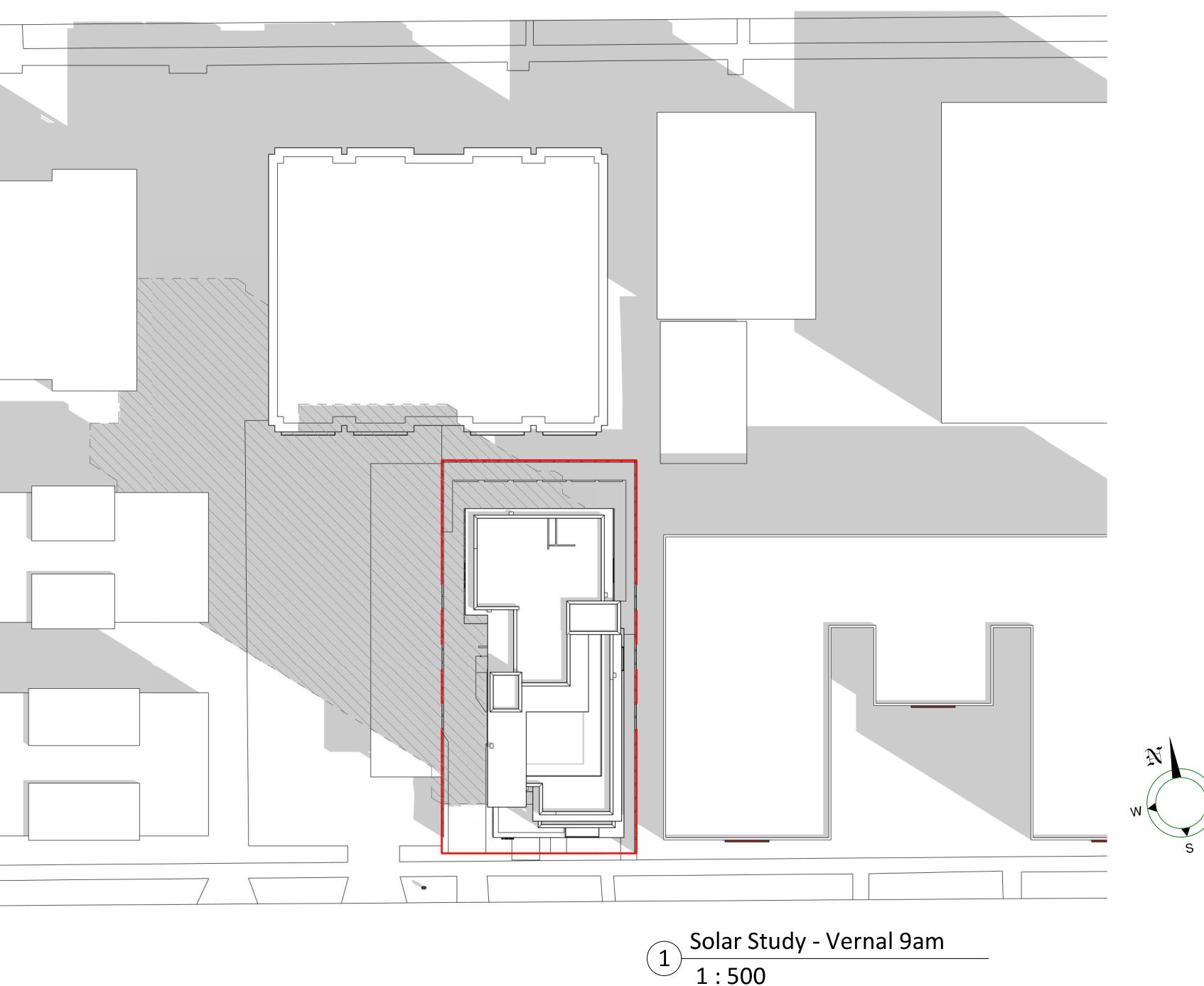
1042 Richardson Street,
Victoria BC

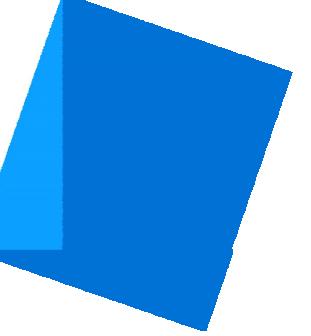
Solar Shadow Study

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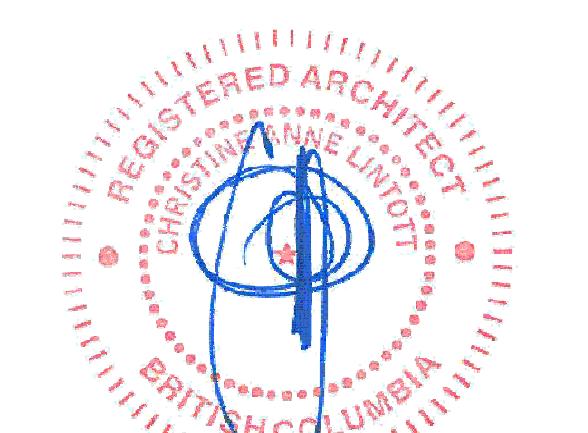


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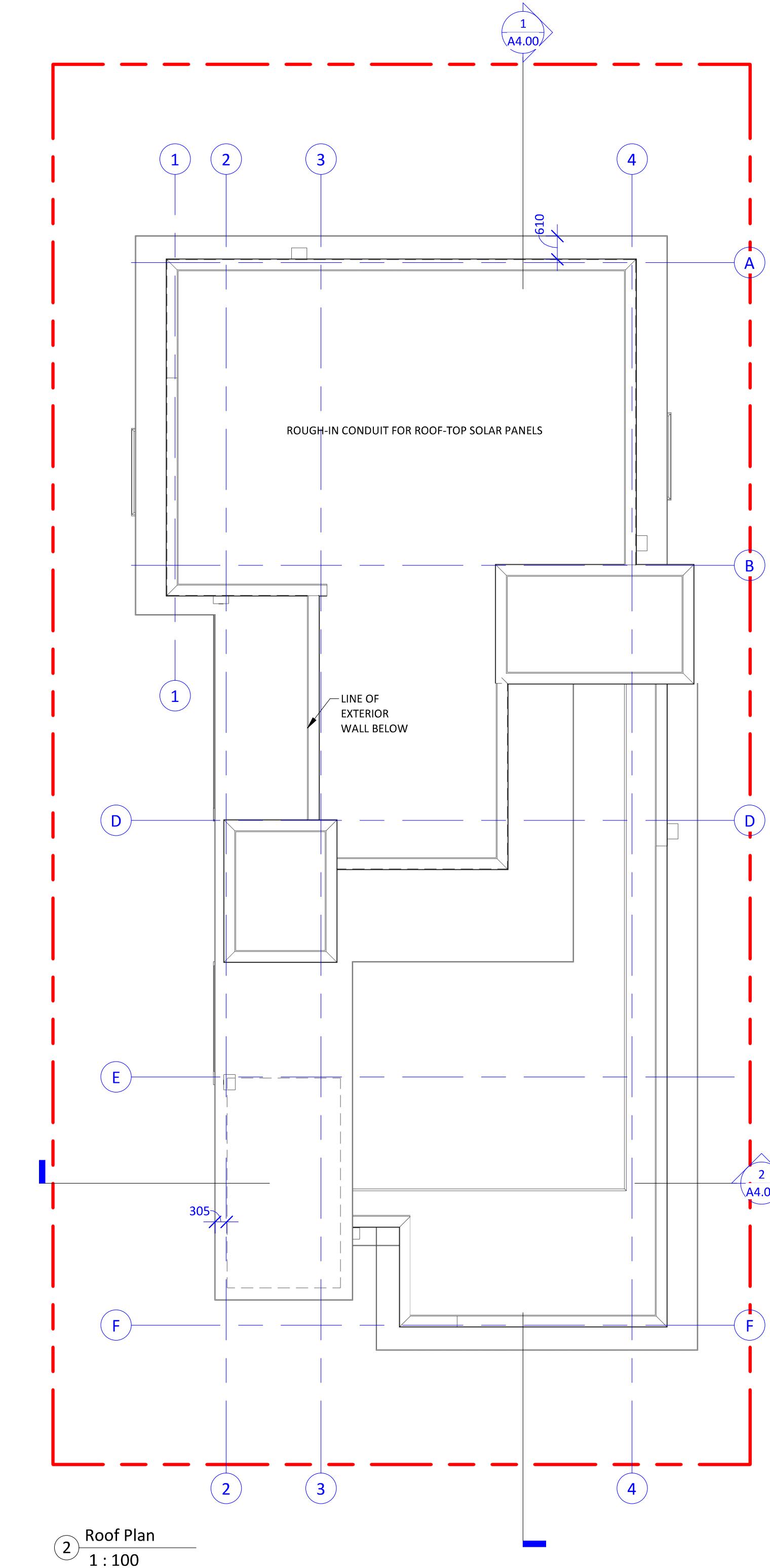
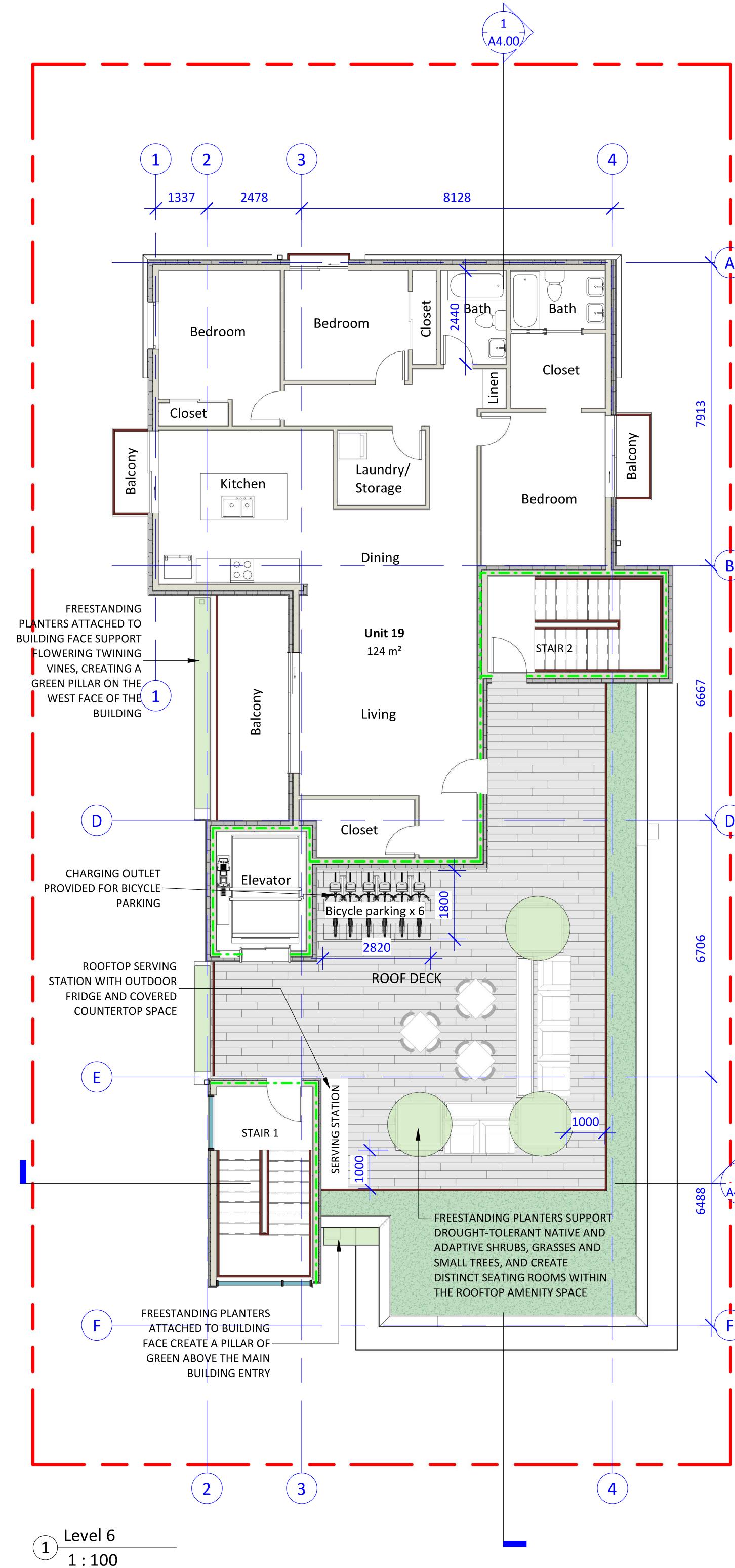
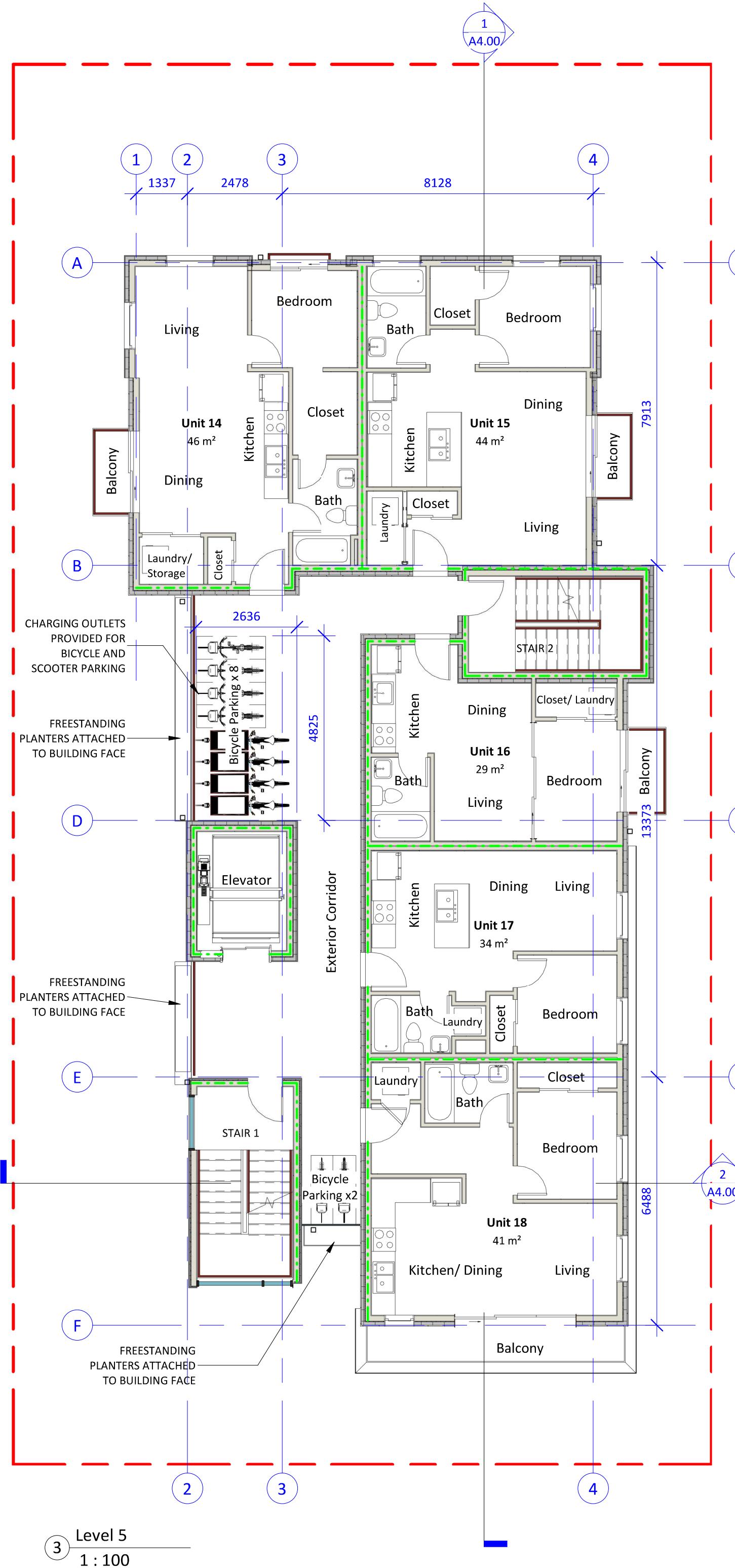
1042 Richardson Street,
Victoria BC

Floor Plans

Date 2020-09-30 1:09:55 PM
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A2.01

Scale As indicated



Unit Schedule (Copy 2)

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

Bicycle Parking
Long Term: 100 ft < unit < 45 m², 11 units
1.25/unit > 45m² x 8 = 10 units
Total = 21 units
Short Term (within 15m of entry)
Total = 6 (MIN)

Legend:
FRR - 0 H Fire Separation (dashed line)
FRR - 0.75 H Fire Separation (red dashed line)
FRR - 1 H Fire Separation (green dashed line)
FRR - 2 H Fire Separation (blue dashed line)



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)
4 METAL RAILINGS (RED)
5 WINDOWS (RED)
6 GLAZING WALL (ALUMINUM)

Christine Lintott
Architects Inc.

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www.lintottarchitect.ca

Issue Date

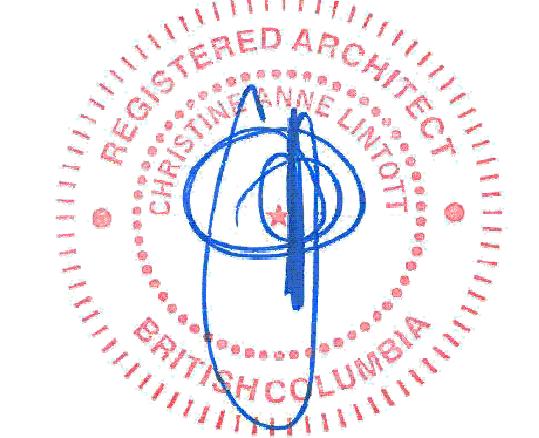
Submission for Rezoning and Development Permit 2020-09-30

Revision

No. Description Date

1 Revision 1 2020-09-30

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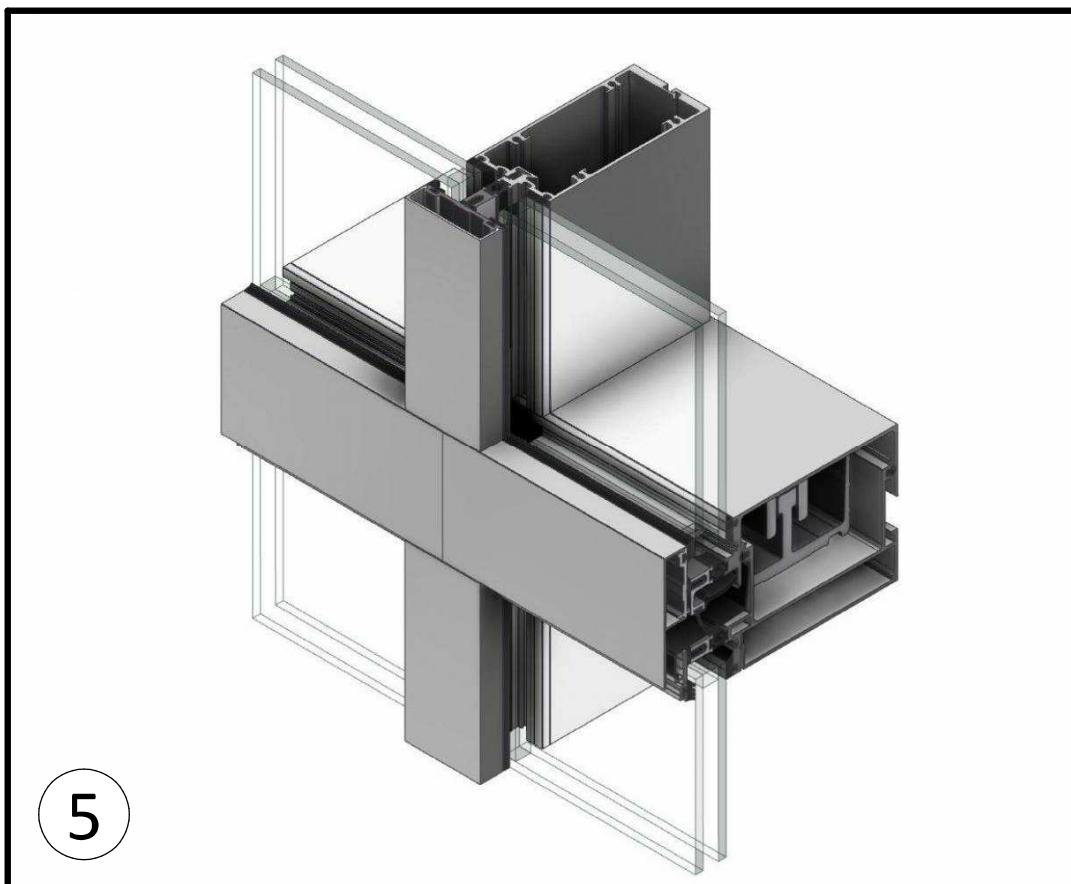
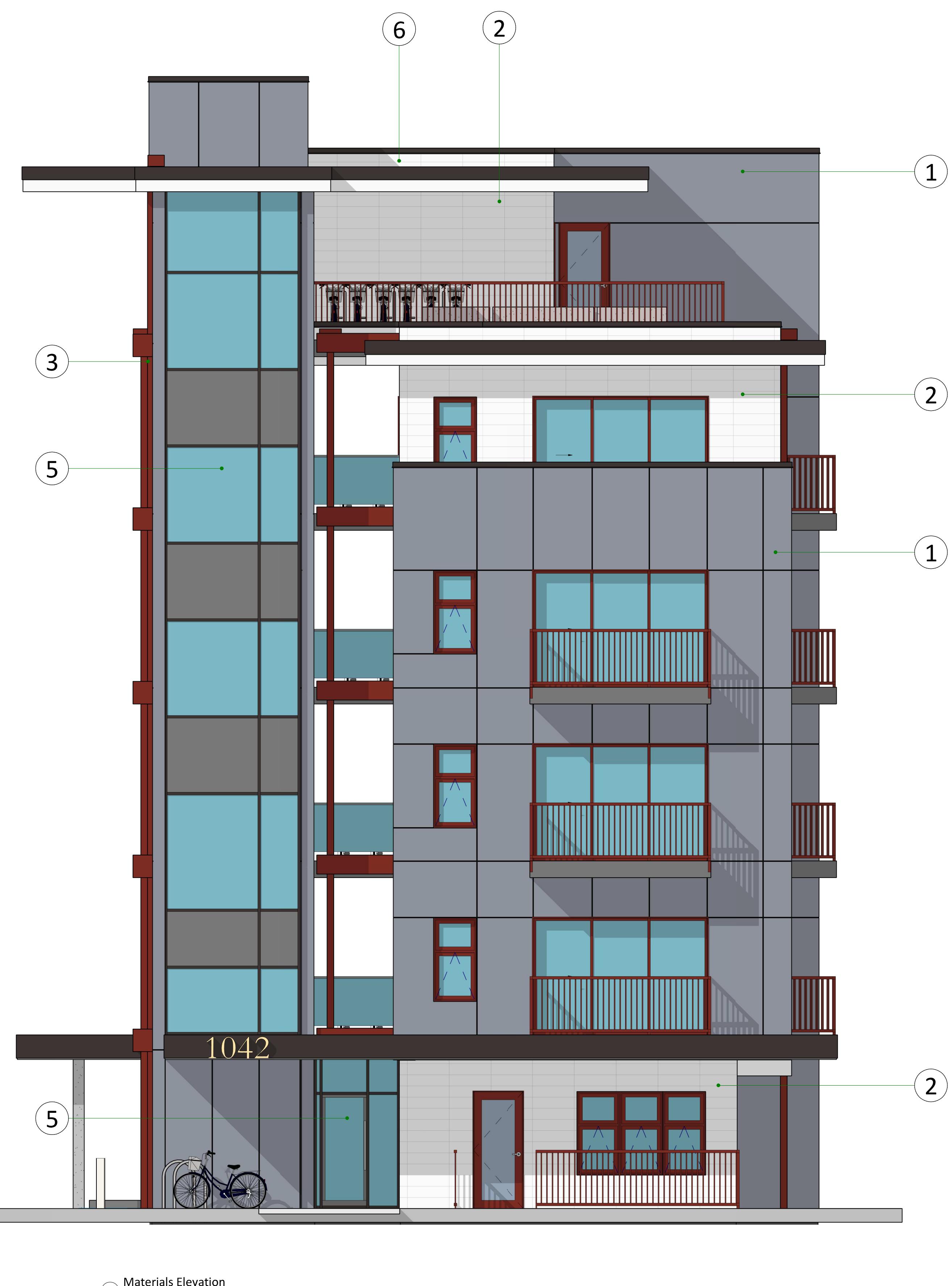
Elevations

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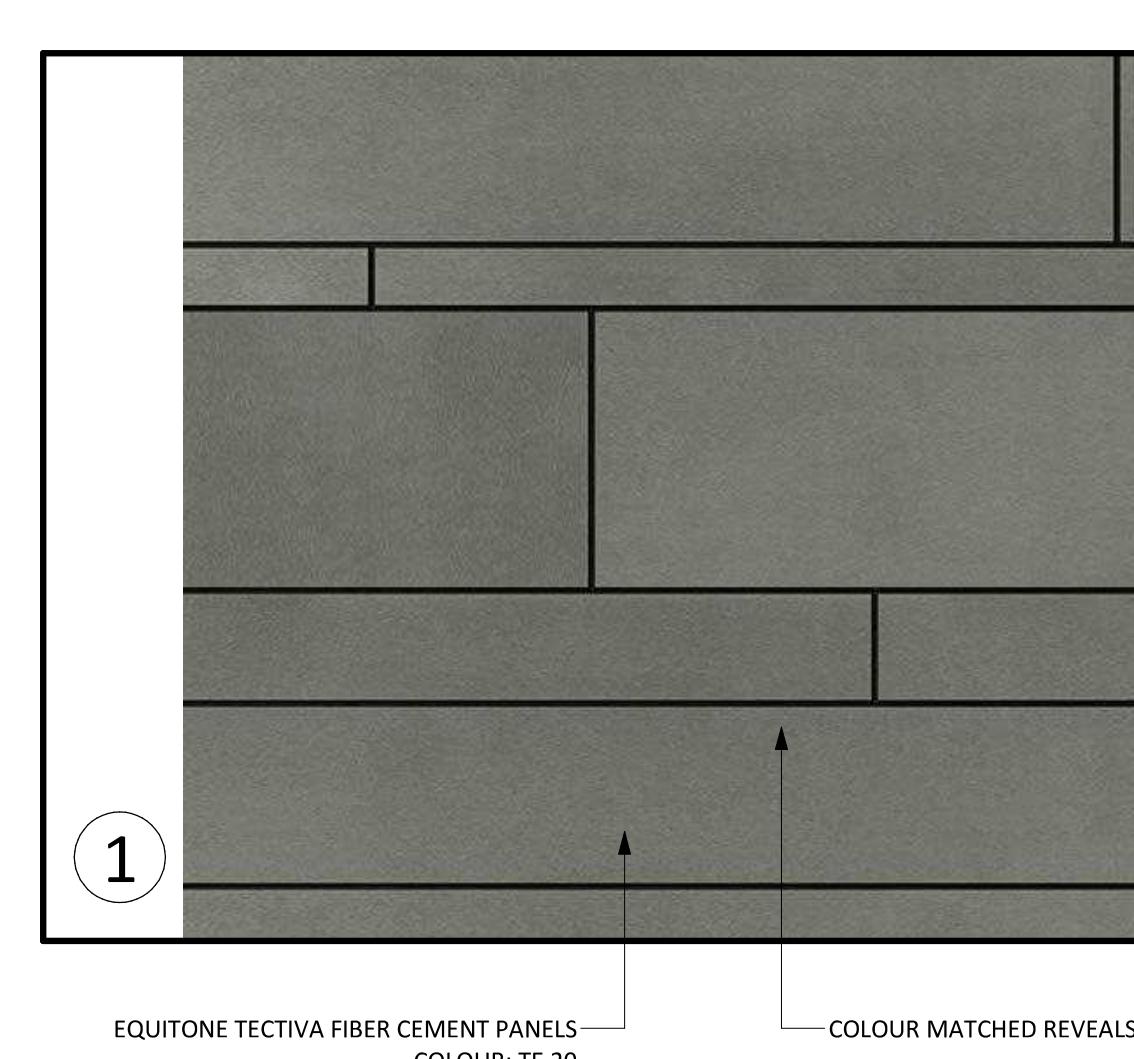
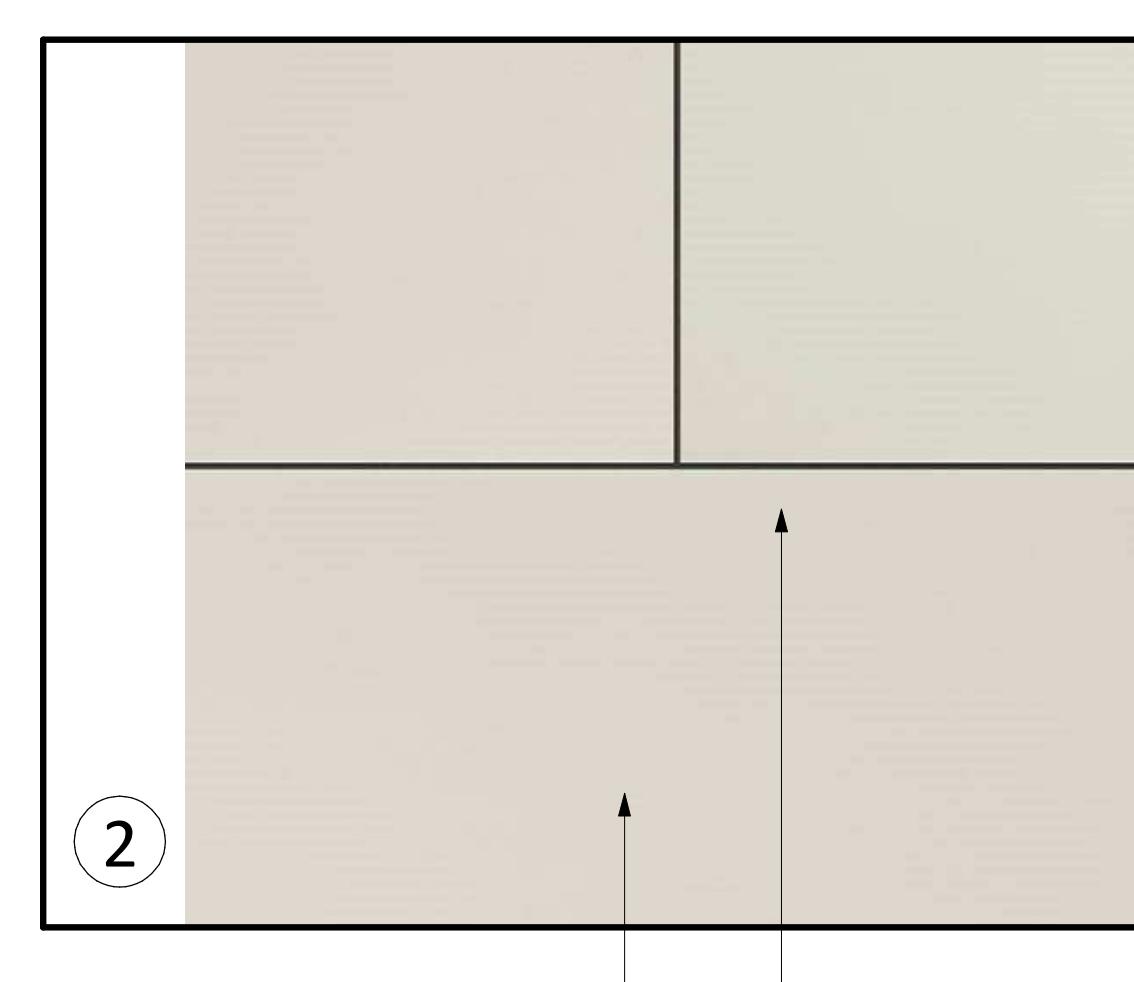
Author
Checker

Scale 1 : 100

A3.00



- 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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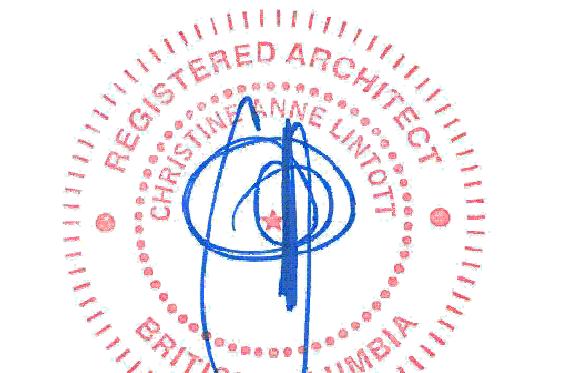
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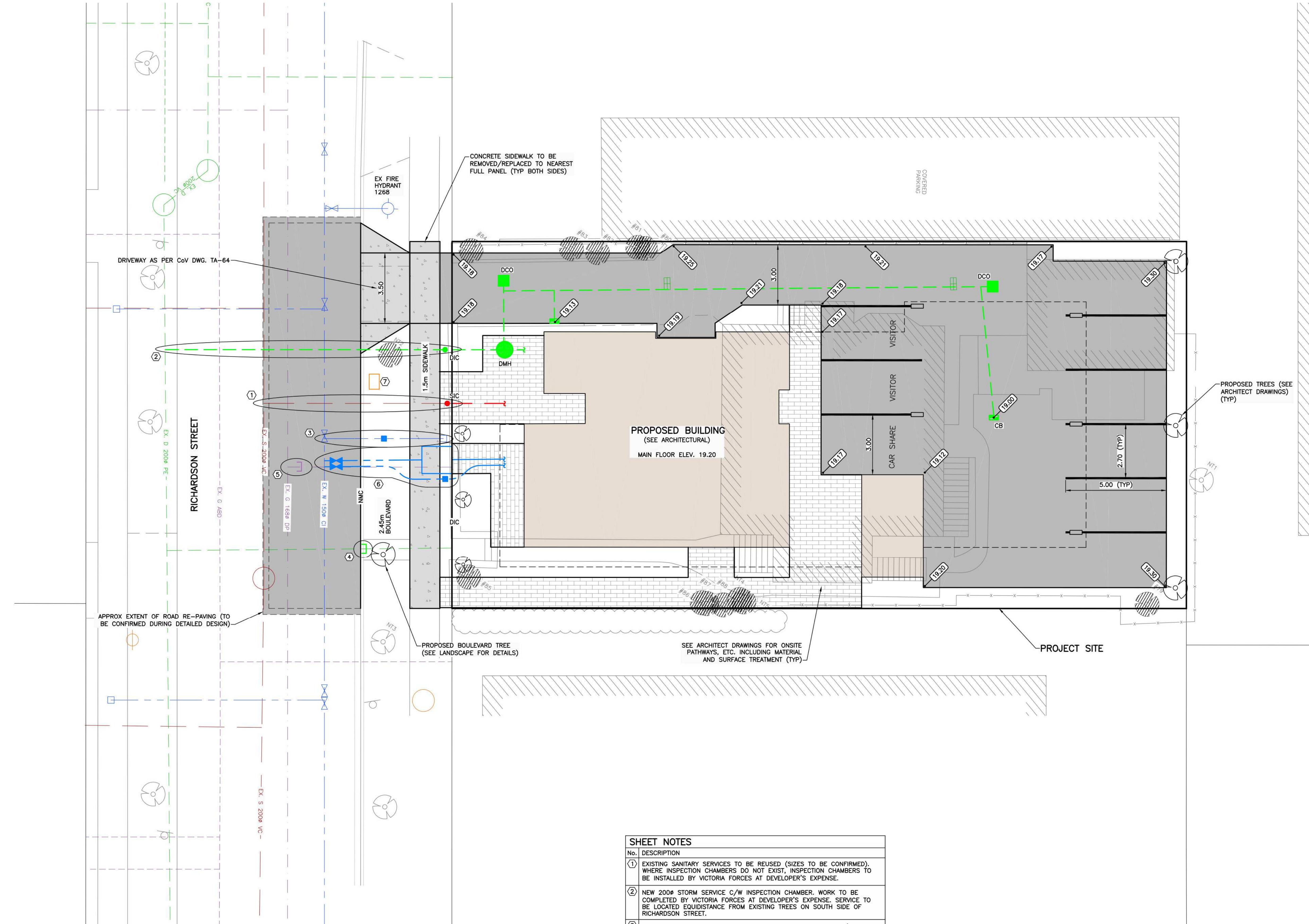
Exterior Materials

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Scale As indicated

A3.01





SEPT 29, 2020
**ISSUED FOR
REZONING**

SEE ARCHITECTURAL AND LANDSCAPING
DRAWINGS FOR ADDITIONAL INFORMATION.

LEGAL PLAN AND TOPOGRAPHIC
SURVEY PROVIDED BY POWELL
& ASSOCIATES.

0 1 2 6m
1:100

SCALE HORIZ: 1:100 VERT: N/A
PROJECT NO. 20-083 ISSUED/REVISION 1
APPROVING AUTHORITY FILE NO.
DRAWING NO. C01
20-083-REZONING

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

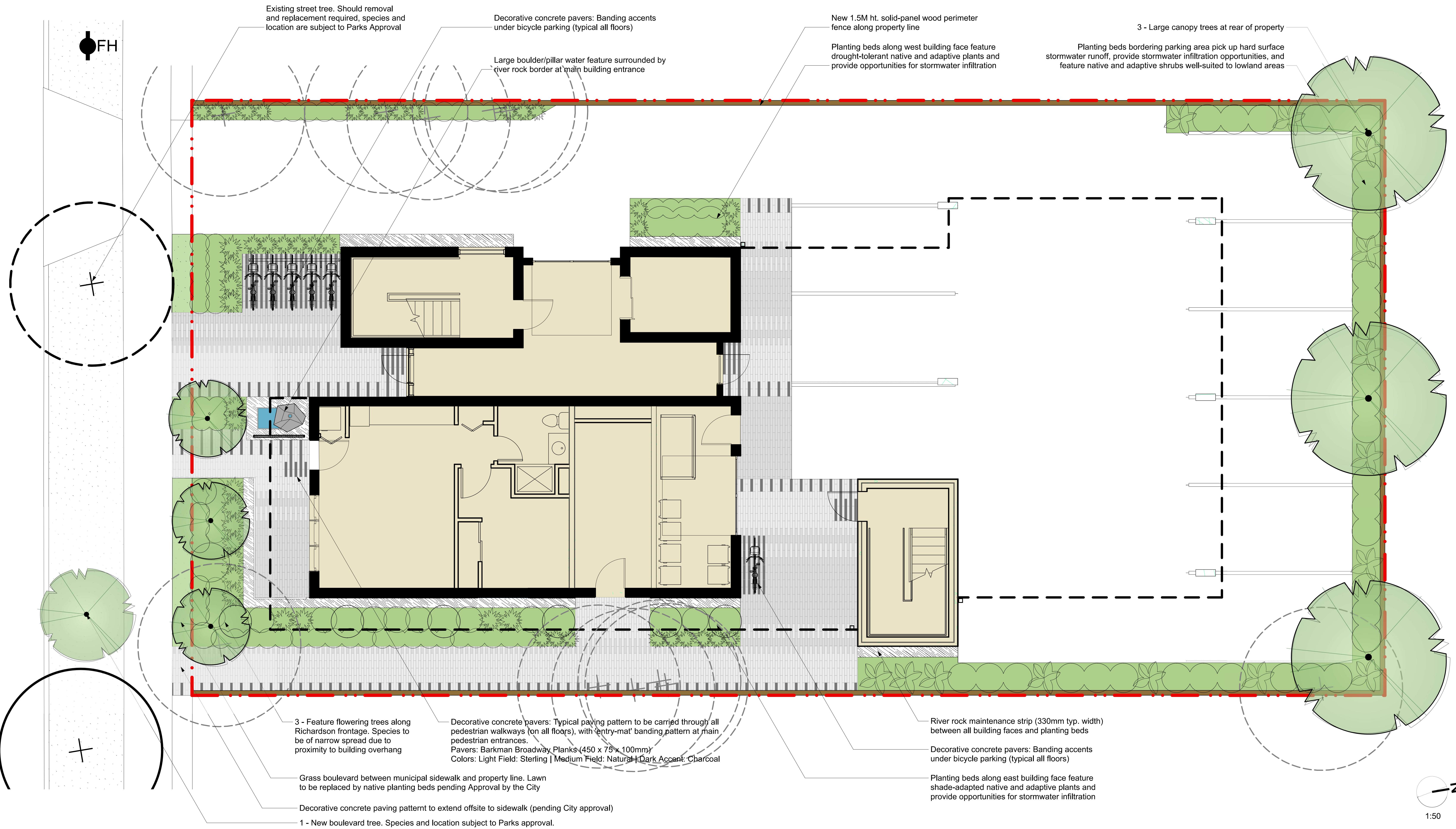
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SEAL
PROJECT: 1042 RICHARDSON STREET, VICTORIA, BC
TITLE: CONCEPTUAL SERVICING DRAWING FOR REZONING

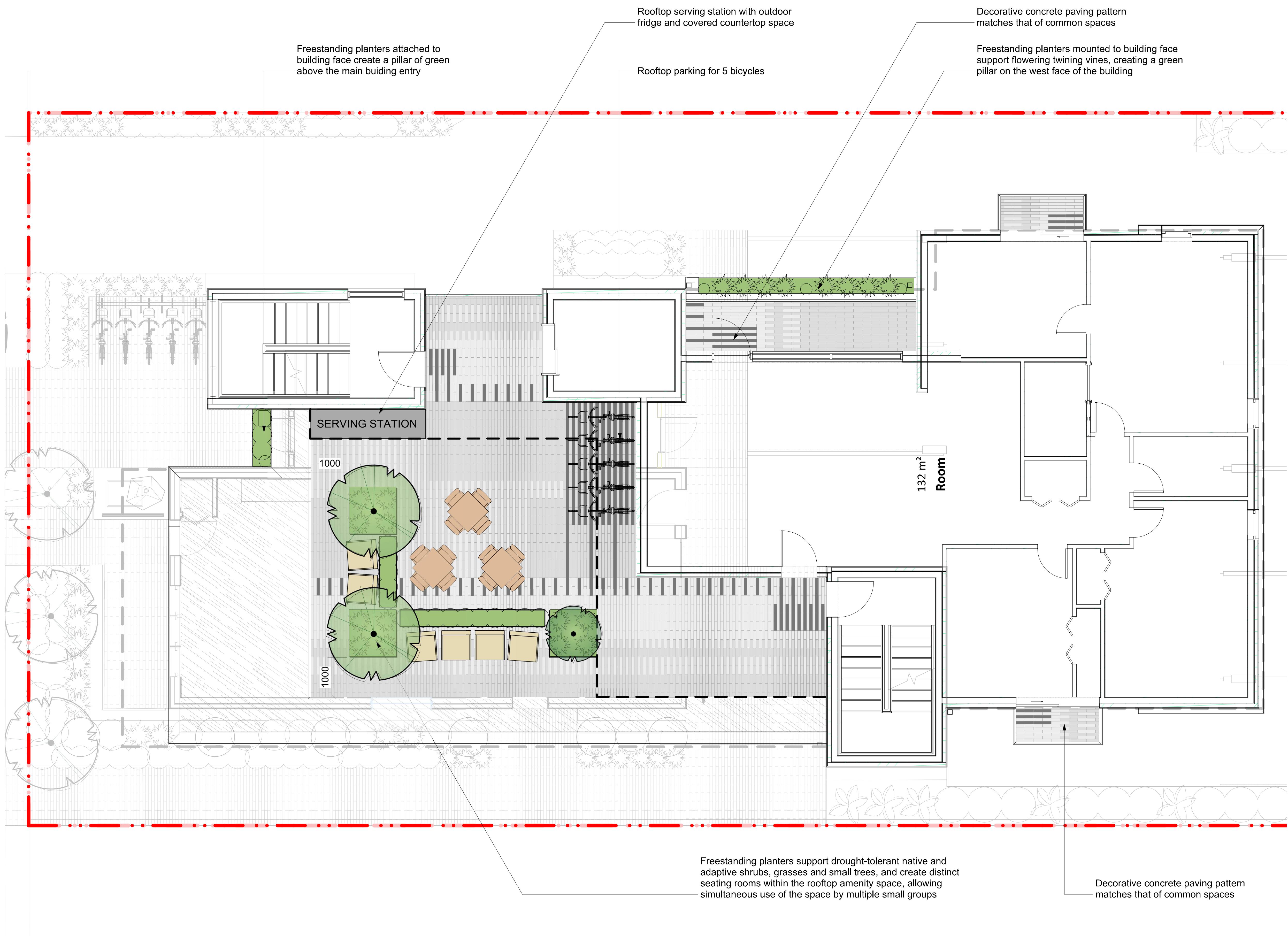


1042 Richardson Street | Landscape Concept Plan

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

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	Common Name	Size
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal.
Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.

Large Shrubs

Total: 34

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: 19

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#5 pot
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#7 pot
Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot

Small Shrubs

Total: 62

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: 63

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Polystichum munitum	Sword Fern	#1 pot

Roof Garden

Total: 45

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.

Notes:

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

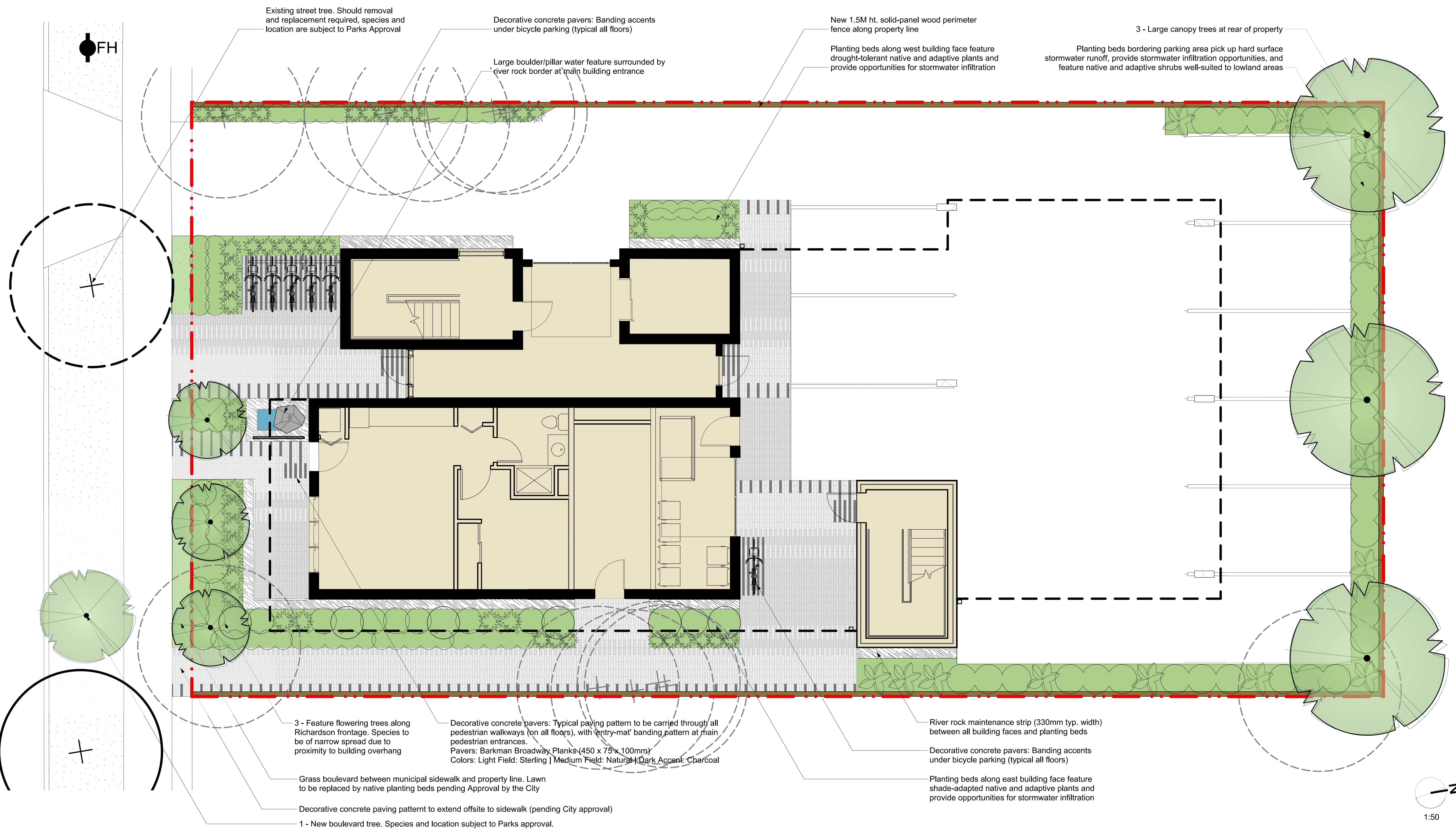
1042 Richardson Street | L6 Rooftop Concept Plan

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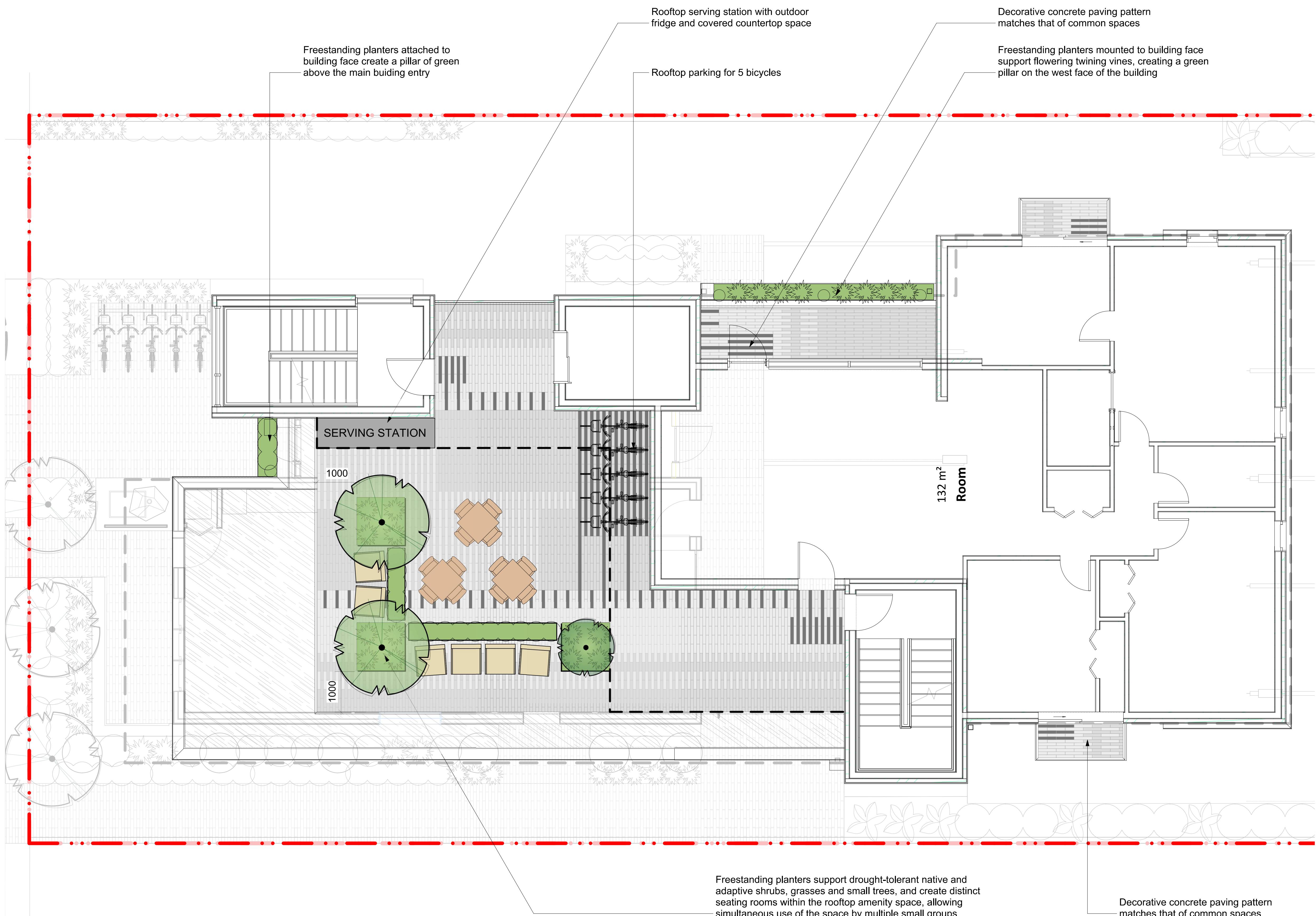


1042 Richardson Street | Landscape Concept Plan

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