

# 1701 & 1705 RICHARDSON STREET

PROJECT NUMBER: 2407

ISSUED FOR DEVELOPMENT PERMIT - APRIL 22, 2025

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## DRAWING LIST

## ARCHITECTURAL

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**CIVIL**

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## LANDSCAPE

L1	CONCEPT PLAN
L2	TREE PLAN
L3	SITE PLAN
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# 1 CONTEXT PLAN

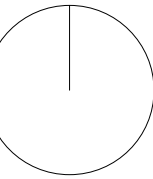


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EAL



NORTH ARROW



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NO.	REVISION	M/D/Y

PROJECT NAME

**1701 & 1705  
RICHARDSON  
VICTORIA, BC**

PROJECT ADDRESS:

701 & 1705 RICHARDSON ST.  
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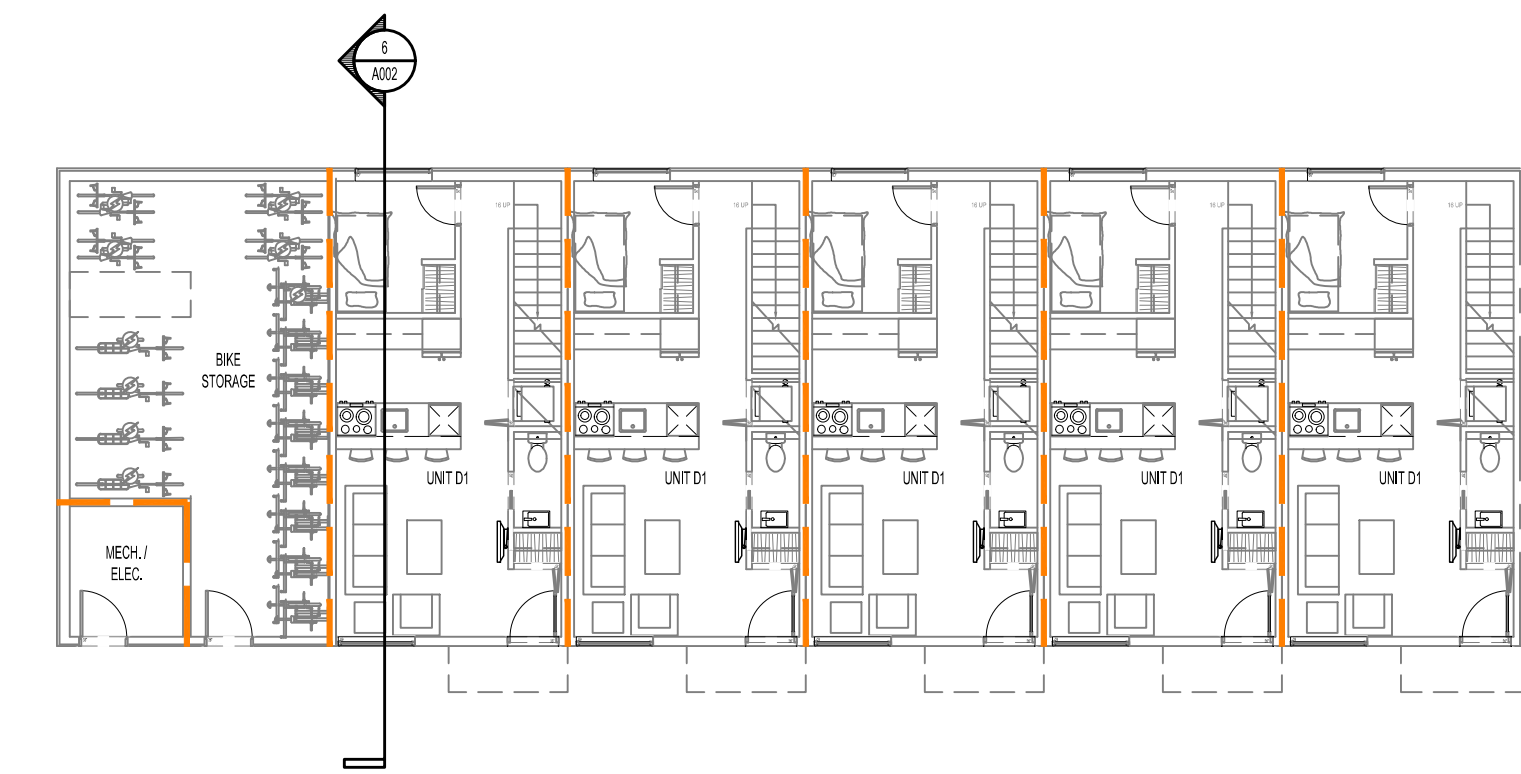
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SCALE:	N/A	REVIEW BY:	CH

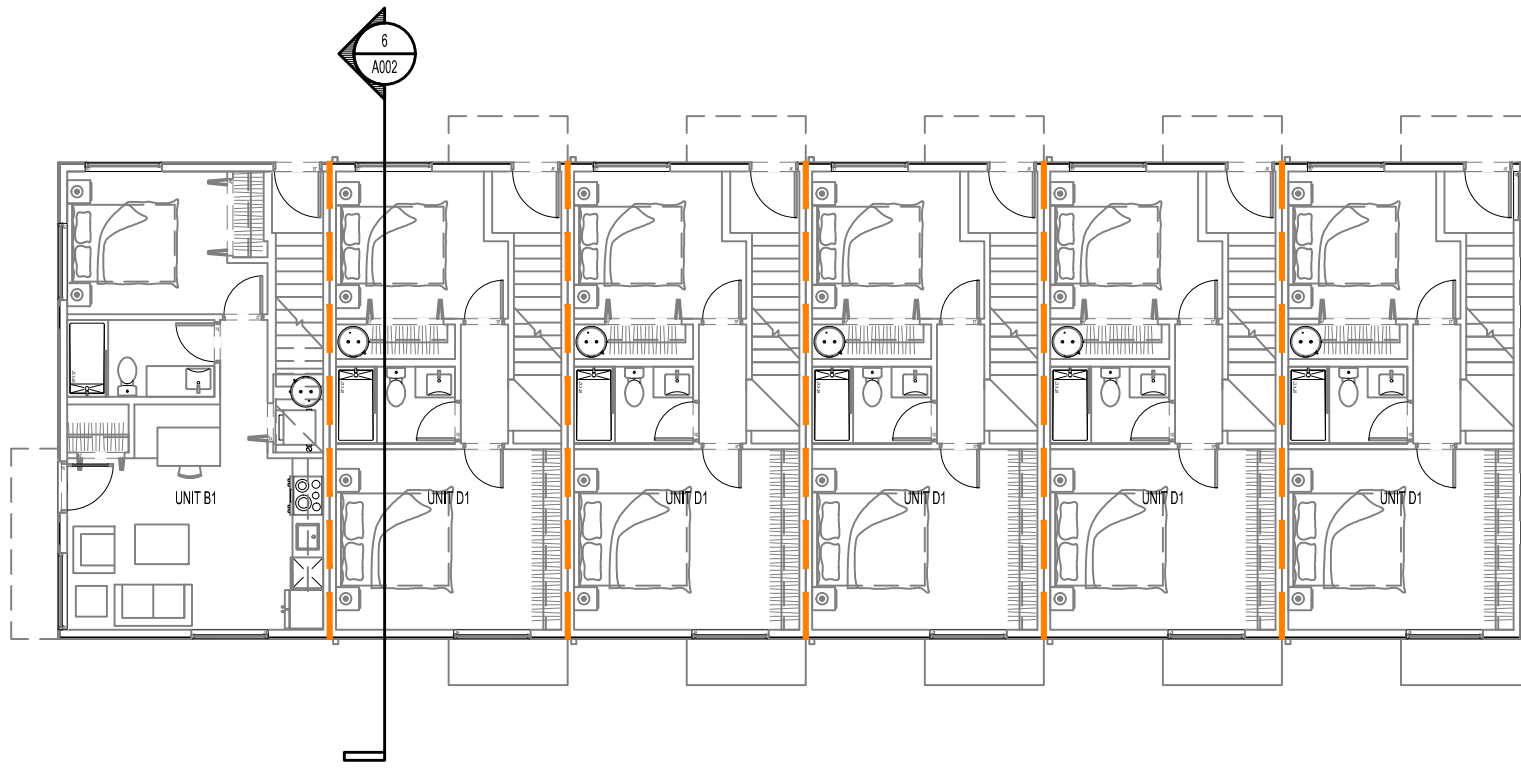
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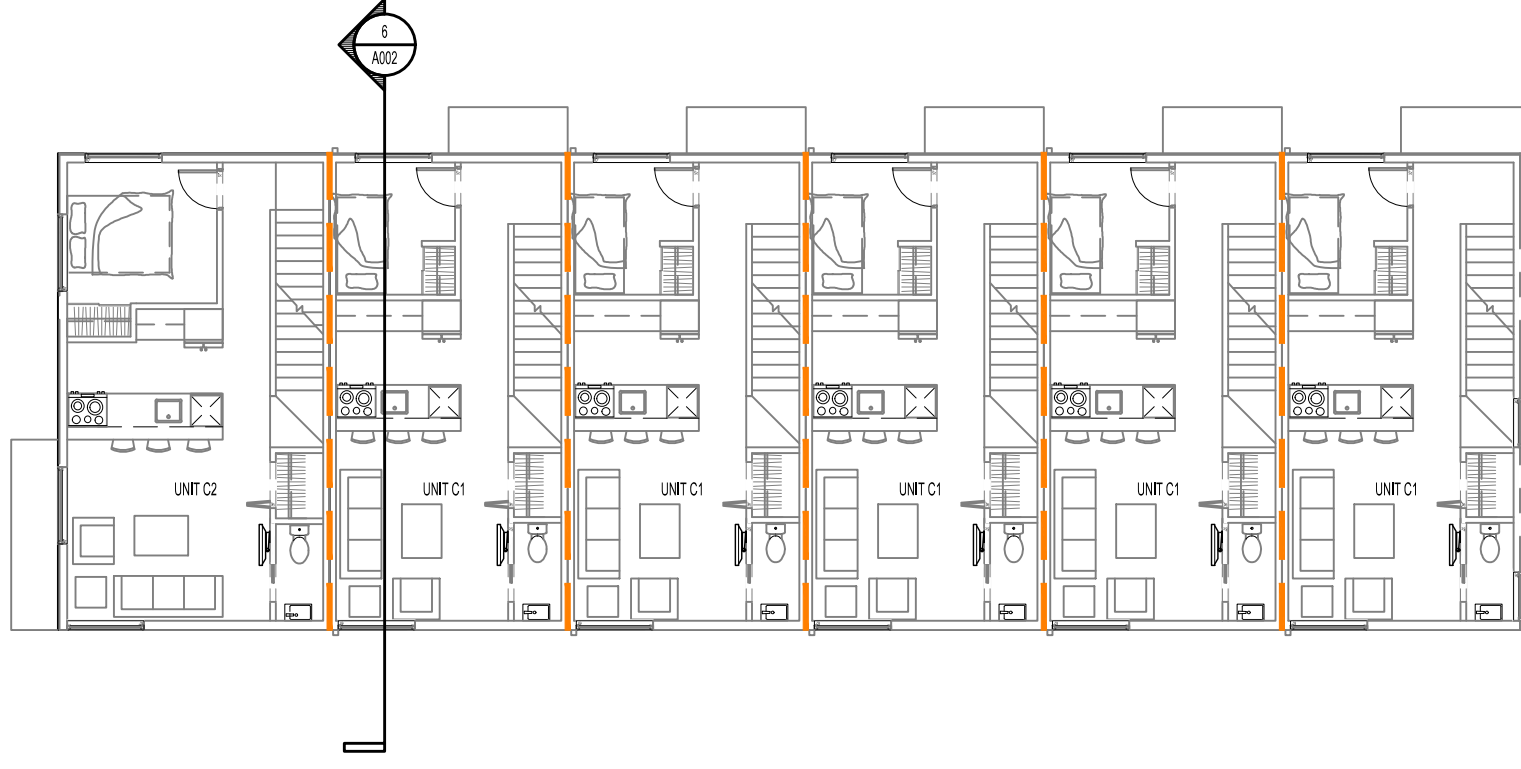
1 LEVEL 1 CODE PLAN



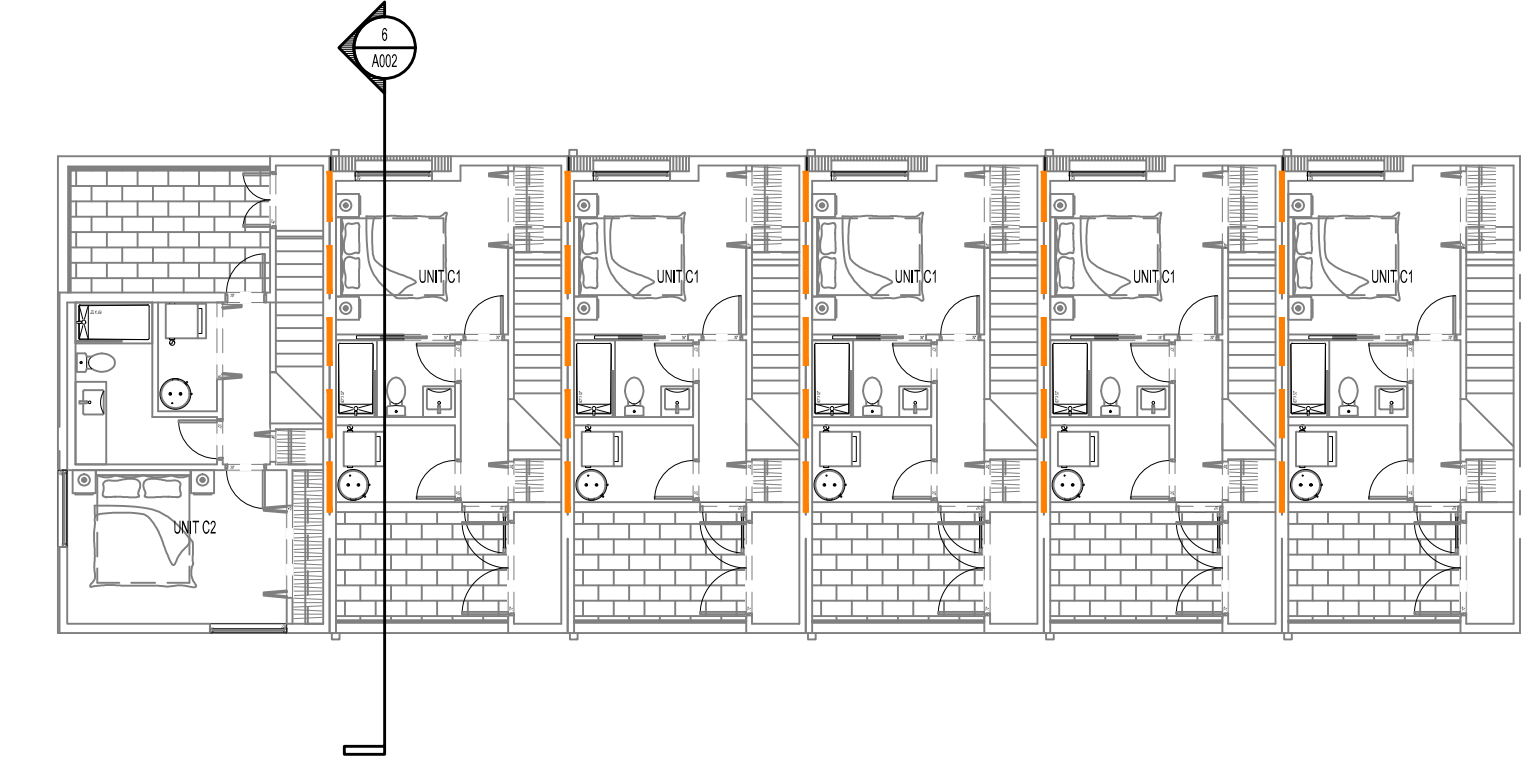
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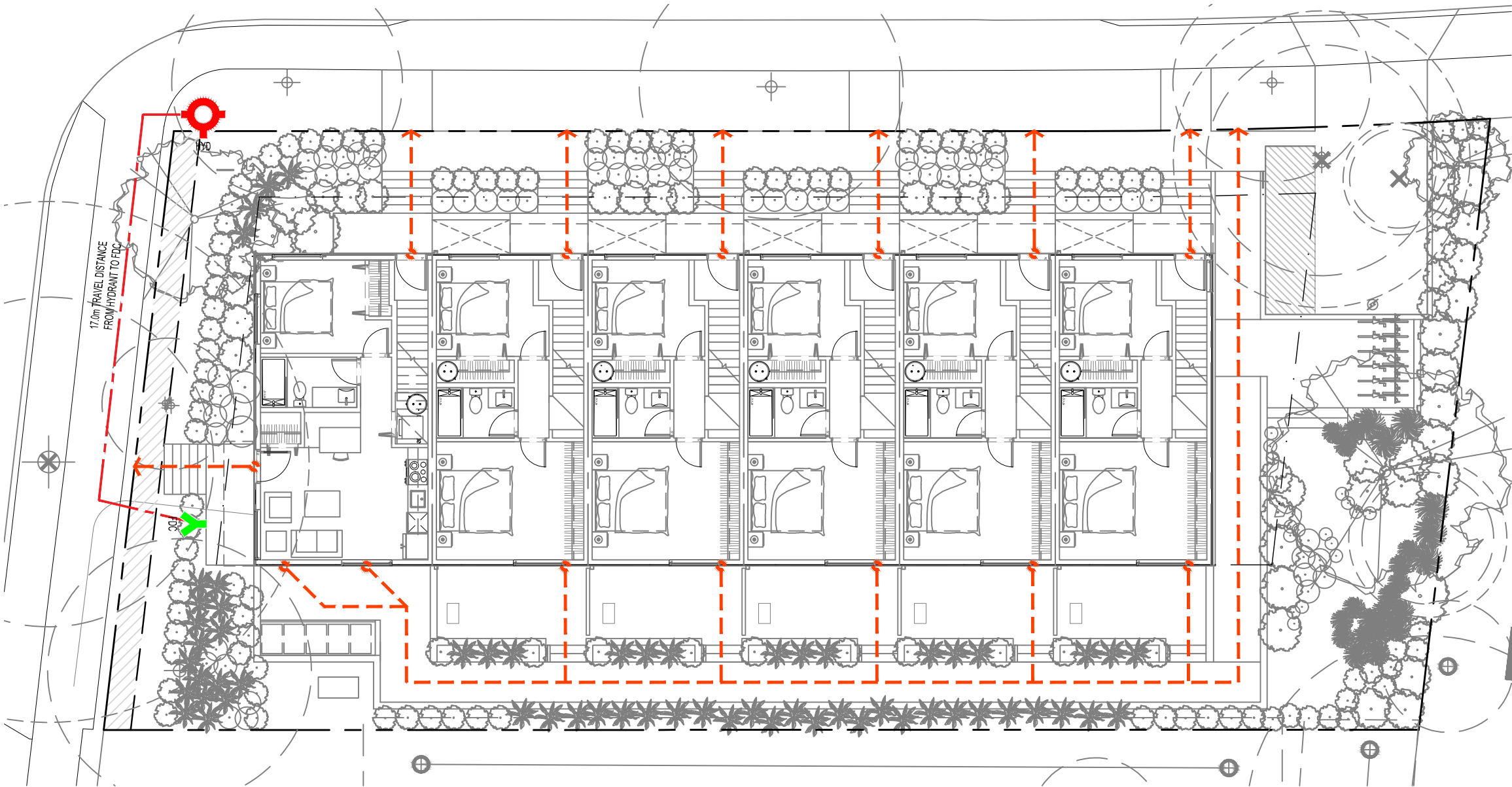
3 LEVEL 3 CODE PLAN



4 LEVEL 4 CODE PLAN



5 SITE CODE PLAN



6 CODE SECTION A



FIRE SEPARATION LEGEND	
	1 HR FIRE SEPARATION

TRAVEL DISTANCE LEGEND	
	PATH OF TRAVEL
	EXIT DISCHARGE

CODE ANALYSIS BC BUILDING CODE 2024

PR. #: 2407  
DATE: 15-Apr-25

PROJECT DESCRIPTION

4-STORY BUILDING WITH WOOD FRAME COMBUSTIBLE CONSTRUCTION	
TYPE OF WORK	NEW CONSTRUCTION
BASIS FOR CODE ANALYSIS	PART 3 PER 1.3.3.3.(1)(c)(i)

BUILDING SIZE AND CONSTRUCTION

GOVERNING ARTICLE	3.2.2.52	PER 3.2.2.52.(1)
MAJOR OCCUPANCIES	GROUP C (RESIDENTIAL)	
OCCUPANT LOAD	46	PER 3.1.17.1.(1)(b)
BUILDING AREA	275.0	m <sup>2</sup>
BUILDING HEIGHT (STOREYS)	4	
SPRINKLERED	YES	NFPA 13 - PER 3.2.2.52.(1)(a) & 3.2.5.12.(1)
FIRE ALARM AND DETECTION SYSTEM	YES	PER 3.2.4.1.(1)
TYPE OF CONSTRUCTION PERMITTED	COMBUSTIBLE OR NONCOMBUSTIBLE	

OTHER SAFETY REQUIREMENTS

STANDPIPE & HOSE SYSTEM	NO	(REQUIRED PER 3.2.5.8.(1)(a). ALTERNATE SOLUTION PENDING)
LIMITING DISTANCE		UNPROTECTED OPENINGS ARE IN COMPLIANCE. SEE SHEET A002
FIREFIGHTING ACCESS ROUTES	17.0m	TRAVEL DISTANCE FROM HYDRANT TO FDC (4.5M ALLOWED)
STORAGE ROOM SPRINKLERS	YES	PER 3.3.4.3.(1)
LIGHTING AND EMERGENCY POWER SYSTEMS	YES	PER 3.2.7.

REQUIRED FIRE SEPARATION / FIRE-RESISTANCE RATINGS

FRR OF FLOOR ASSEMBLIES	1 HR	PER 3.2.2.52.(2)(a)
FRR OF ROOF ASSEMBLIES	1 HR	PER 3.2.2.13
FRR OF LOADBEARING WALLS, COLUMNS, AND ARCHES	1 HR	PER 3.2.2.52.(2)(c)
FRR BETWEEN SUITES	1 HR	PER 3.3.4.2.(1)
FRR BTW ELECTRICAL ROOM AND BIKE ROOM	1 HR	PER 3.6.2.1.(6)
FRR BTW BIKE ROOM AND RESIDENTIAL	1 HR	PER 3.3.4.2.(1)
FIRE SEPARATION OF FLOOR ENTIRELY CONTAINED WITHIN DWELLING	N/A	PER 3.2.2.52.(3)
UNITS HAVING MORE THAN ONE STOREY		

ACCESSIBILITY REQUIREMENTS

TOWNHOUSE DWELLING UNITS	N/A	PER 3.8.2.1.(1)(b)
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ENERGY EFFICIENCY

STEP CODE 3	PER CITY OF VICTORIA REQUIREMENTS
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REQUIRED ALTERNATE SOLUTIONS

ARTICLE	MITIGATING FEATURE
EGRESS FROM DWELLING UNITS - PER 3.3.4.4.(3)	TBC
EXIT EXPOSURE - PER 3.2.3.13.	TBC
STANDPIPE SYSTEM - PER 3.2.5.8.	TBC

\*ALTERNATE SOLUTION REPORT TO BE PROVIDED BY BUILDING CODE CONSULTANTS AT BUILDING PERMIT SUBMISSION

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2. MAX. TRAVEL DISTANCE IS 49m. SEE B08C 3.4.2.5.

3. THE MINIMUM DISTANCE BETWEEN EXITS SHOULD BE 9m. SEE B08C 3.4.2.3.

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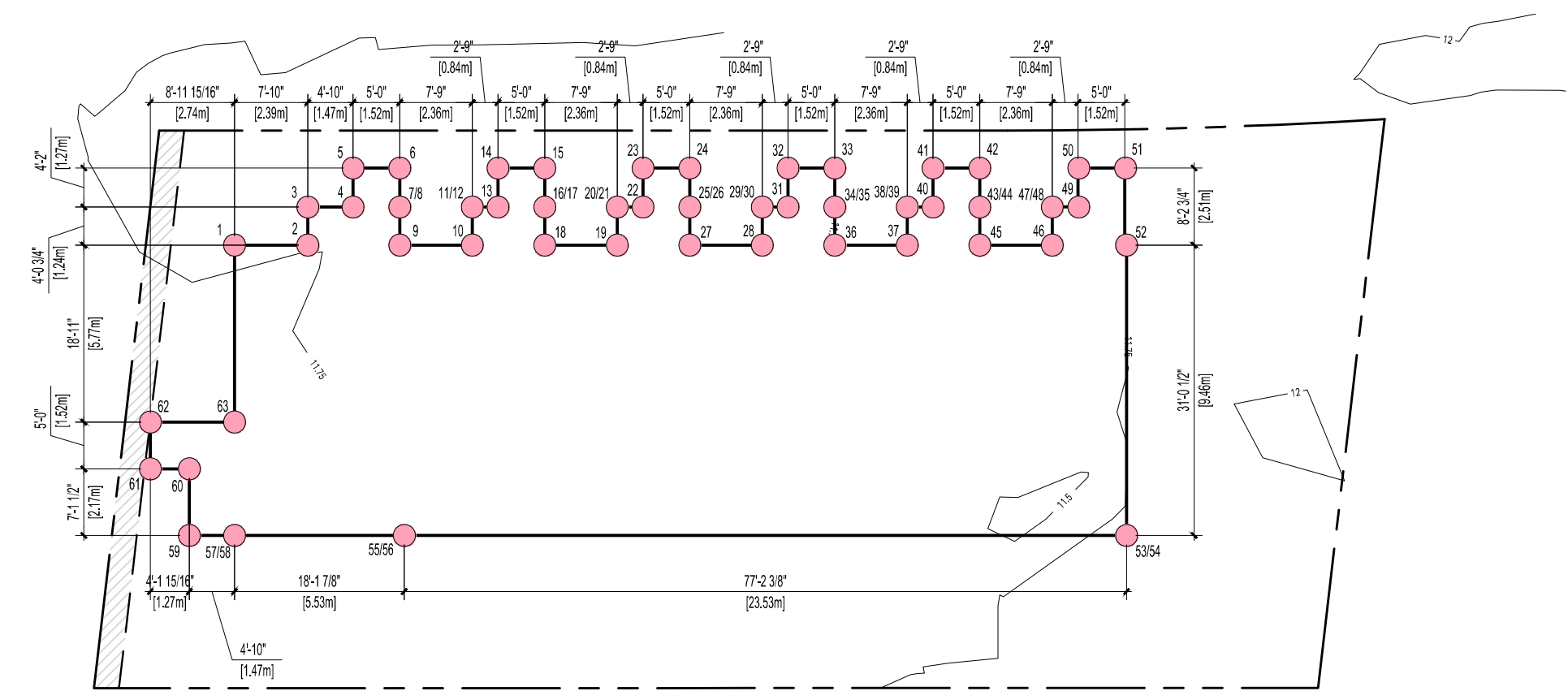
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CODE COMPLIANCE

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH

DRAWING NO: A002





## 1 AVERAGE GRADE CALCULATION

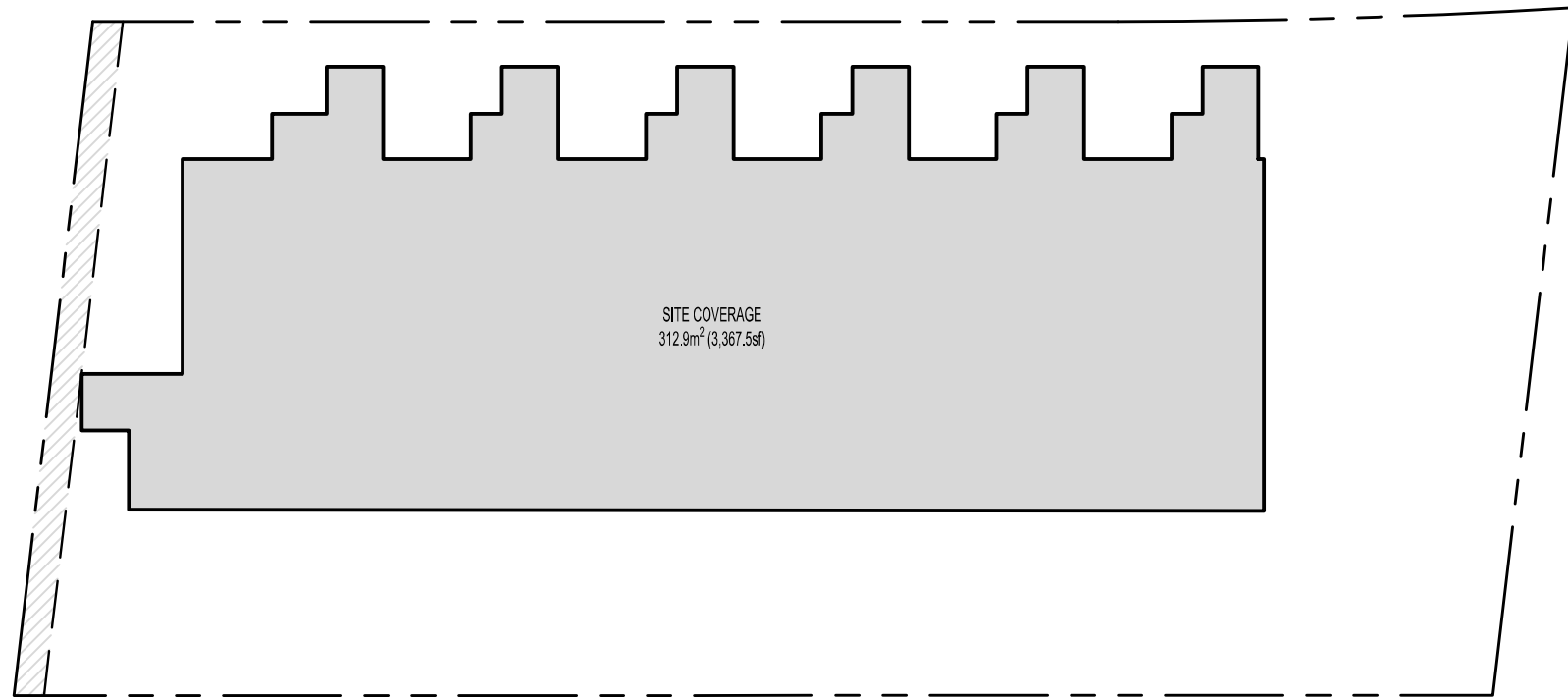
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### ZONING GRADE CALCULATION

GRADE POINTS (m)	LENGTH (m)	GRADE CALC	
1 11.79	2 11.76	2.39	(11.79 - 11.76) ÷ 2 x 2.39m = 28.14
2 11.76	3 11.81	1.24	(11.76 - 11.81) ÷ 2 x 1.24m = 14.61
3 11.81	4 11.80	1.47	(11.81 - 11.8) ÷ 2 x 1.47m = 17.35
4 11.80	5 11.89	1.27	(11.8 - 11.89) ÷ 2 x 1.27m = 15.04
5 11.89	6 11.79	1.52	(11.89 - 11.79) ÷ 2 x 1.52m = 18.00
6 11.79	7 11.78	1.27	(11.79 - 11.78) ÷ 2 x 1.27m = 14.87
8 11.46	9 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
9 11.46	10 11.46	2.36	(11.46 - 11.46) ÷ 2 x 2.36m = 27.05
10 11.46	11 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
12 11.78	13 11.77	0.84	(11.78 - 11.77) ÷ 2 x 0.84m = 9.89
13 11.77	14 11.77	1.27	(11.77 - 11.77) ÷ 2 x 1.27m = 14.85
14 11.77	15 11.76	1.52	(11.77 - 11.76) ÷ 2 x 1.52m = 17.88
15 11.76	16 11.75	1.27	(11.76 - 11.75) ÷ 2 x 1.27m = 14.83
17 11.46	18 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
18 11.46	19 11.46	2.36	(11.46 - 11.46) ÷ 2 x 2.36m = 27.05
19 11.46	20 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
21 11.72	22 11.71	0.84	(11.72 - 11.71) ÷ 2 x 0.84m = 9.84
22 11.71	23 11.73	1.27	(11.71 - 11.73) ÷ 2 x 1.27m = 14.88
23 11.73	24 11.73	1.52	(11.73 - 11.73) ÷ 2 x 1.52m = 17.83
24 11.73	25 11.72	1.27	(11.73 - 11.72) ÷ 2 x 1.27m = 14.89
26 11.46	27 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
27 11.46	28 11.46	2.36	(11.46 - 11.46) ÷ 2 x 2.36m = 27.05
28 11.46	29 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
30 11.72	31 11.72	0.84	(11.72 - 11.72) ÷ 2 x 0.84m = 9.84
31 11.72	32 11.73	1.27	(11.72 - 11.73) ÷ 2 x 1.27m = 14.85
32 11.73	33 11.74	1.52	(11.73 - 11.74) ÷ 2 x 1.52m = 17.84
33 11.74	34 11.74	1.27	(11.74 - 11.74) ÷ 2 x 1.27m = 14.91
35 11.46	36 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
36 11.46	37 11.46	2.36	(11.46 - 11.46) ÷ 2 x 2.36m = 27.05
37 11.46	38 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
39 11.82	40 11.84	0.84	(11.82 - 11.84) ÷ 2 x 0.84m = 9.94
40 11.84	41 11.85	1.27	(11.84 - 11.85) ÷ 2 x 1.27m = 15.04
41 11.85	42 11.86	1.52	(11.85 - 11.88) ÷ 2 x 1.52m = 16.03
42 11.88	43 11.88	1.27	(11.88 - 11.88) ÷ 2 x 1.27m = 15.07
44 11.46	45 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
45 11.46	46 11.46	2.36	(11.46 - 11.46) ÷ 2 x 2.36m = 27.05
46 11.46	47 11.46	1.24	(11.46 - 11.46) ÷ 2 x 1.24m = 14.21
48 11.82	49 11.80	0.84	(11.82 - 11.8) ÷ 2 x 0.84m = 9.92
49 11.80	50 11.85	1.27	(11.8 - 11.85) ÷ 2 x 1.27m = 15.02
50 11.85	51 11.83	1.52	(11.85 - 11.83) ÷ 2 x 1.52m = 18.00
51 11.83	52 11.73	2.51	(11.83 - 11.73) ÷ 2 x 2.51m = 29.57
52 11.73	53 10.67	9.46	(11.73 - 10.67) ÷ 2 x 9.46m = 105.95
54 9.98	55 9.98	23.53	(9.98 - 9.98) ÷ 2 x 23.53m = 234.83
56 10.43	57 10.43	5.76	(10.43 - 10.43) ÷ 2 x 5.76m = 57.68
58 11.57	59 11.56	1.47	(11.57 - 11.56) ÷ 2 x 1.47m = 17.00
59 11.56	60 11.61	2.17	(11.56 - 11.61) ÷ 2 x 2.17m = 25.14
60 11.61	61 11.68	1.27	(11.61 - 11.68) ÷ 2 x 1.27m = 14.79
61 11.68	62 11.71	1.52	(11.68 - 11.71) ÷ 2 x 1.52m = 17.78
62 11.71	63 11.73	2.74	(11.71 - 11.73) ÷ 2 x 2.74m = 32.11
63 11.73	1 11.79	5.77	(11.73 - 11.79) ÷ 2 x 5.77m = 67.86
TOTALS		112.56	1261.75
AVERAGE GRADE			11.21

## GRADES

Grade	Points	Existing	Proposed	Grade
1	1.1	11.79	11.79	11.79
2	1	11.76	11.76	11.76
3	1	11.81	11.81	11.81
4	1	11.80	11.80	11.80
5	1	11.89	11.89	11.89
6	1	11.79	11.79	11.79
7	1	11.78	11.78	11.78
8	1	11.78	11.46	11.46
9	1	11.77	11.46	11.46
10	1	11.77	11.46	11.46
11	1	11.78	11.46	11.46
12	1	11.78	11.78	11.78
13	1	11.77	11.77	11.77
14	1	11.77	11.77	11.77
15	1	11.76	11.76	11.76
16	1	11.75	11.75	11.75
17	1	11.75	11.46	11.46
18	1	11.75	11.46	11.46
19	1	11.70	11.46	11.46
20	1	11.72	11.46	11.46
21	1	11.72	11.72	11.72
22	1	11.71	11.71	11.71
23	1	11.73	11.73	11.73
24	1	11.73	11.73	11.73
25	1	11.72	11.72	11.72
26	1	11.72	11.46	11.46
27	1	11.71	11.46	11.46
28	1	11.71	11.46	11.46
29	1	11.72	11.46	11.46
30	1	11.72	11.72	11.72
31	1	11.72	11.72	11.72
32	1	11.73	11.73	11.73
33	1	11.74	11.74	11.74
34	1	11.74	11.74	11.74
35	1	11.74	11.46	11.46
36	1	11.75	11.46	11.46
37	1	11.81	11.46	11.46
38	1	11.82	11.46	11.46
39	1	11.82	11.82	11.82
40	1	11.84	11.84	11.84
41	1	11.85	11.85	11.85
42	1	11.88	11.88	11.88
43	1	11.86	11.86	11.86
44	1	11.86	11.46	11.46
45	1	11.84	11.46	11.46
46	1	11.79	11.46	11.46
47	1	11.82	11.46	11.46
48	1	11.82	11.82	11.82
49	1	11.80	11.80	11.80
50	1	11.85	11.85	11.85
51	1	11.83	11.83	11.83
52	1	11.77	11.73	11.73
53	1	11.86	10.67	10.67
54	1	11.86	9.98	9.98
55	1	11.67	9.98	9.98
56	1	11.67	10.43	10.43
57	1	11.57	10.43	10.43
58	1	11.57	11.57	11.57
59	1	11.56	11.56	11.56
60	1	11.61	11.61	11.61
61	1	11.68	11.68	11.68
62	1	11.71	11.71	11.71
63	1	11.73	11.73	11.73



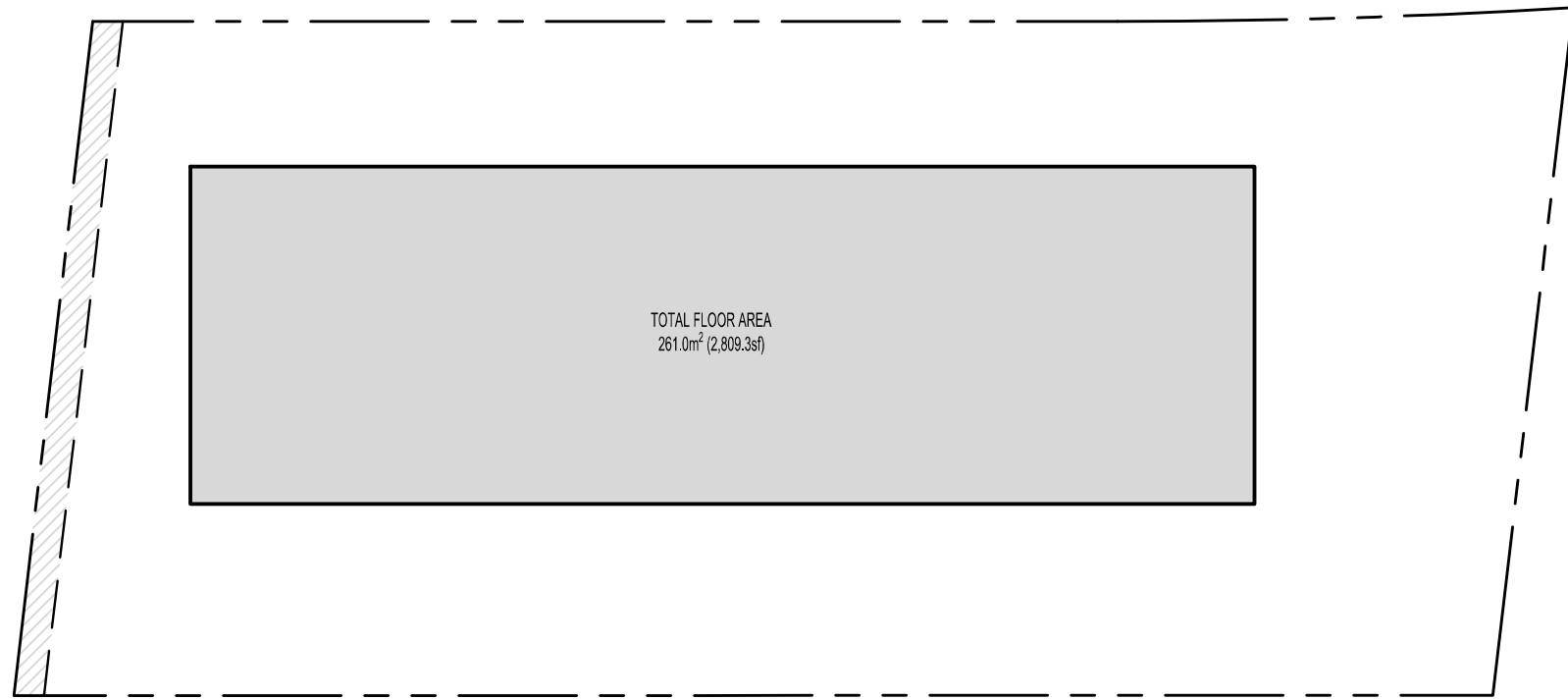
## 2 SITE COVERAGE

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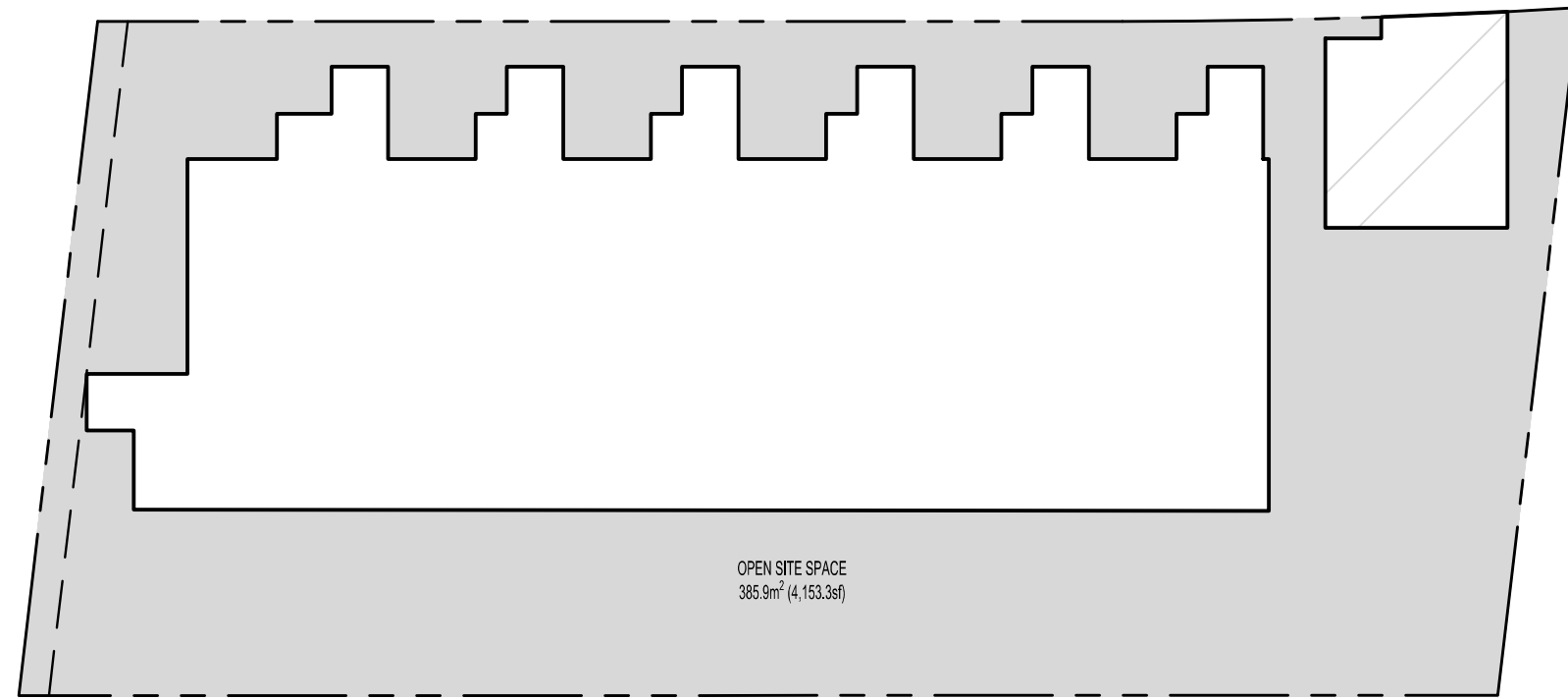
#### 4 LEVEL 1 FLOOR AREA CALC

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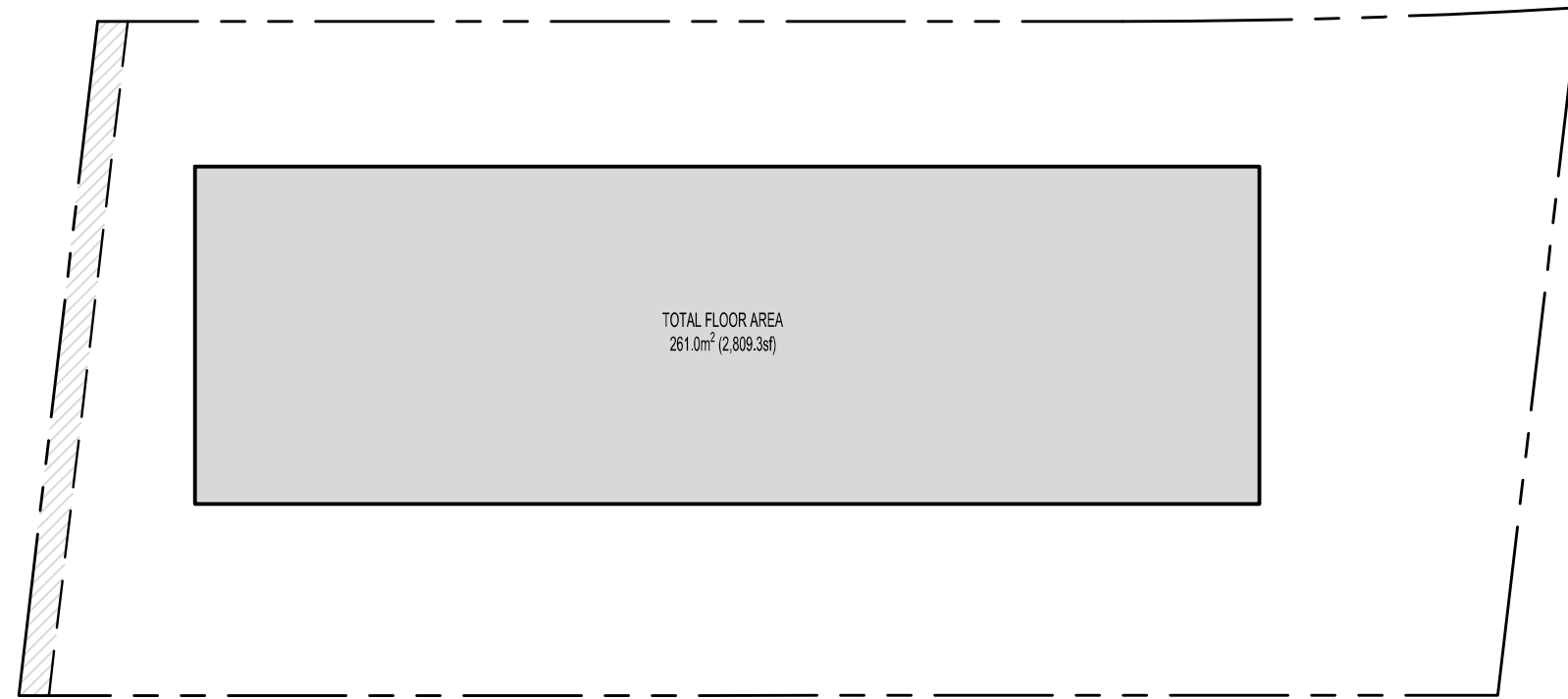
## 6 LEVEL 3 FLOOR AREA CALC

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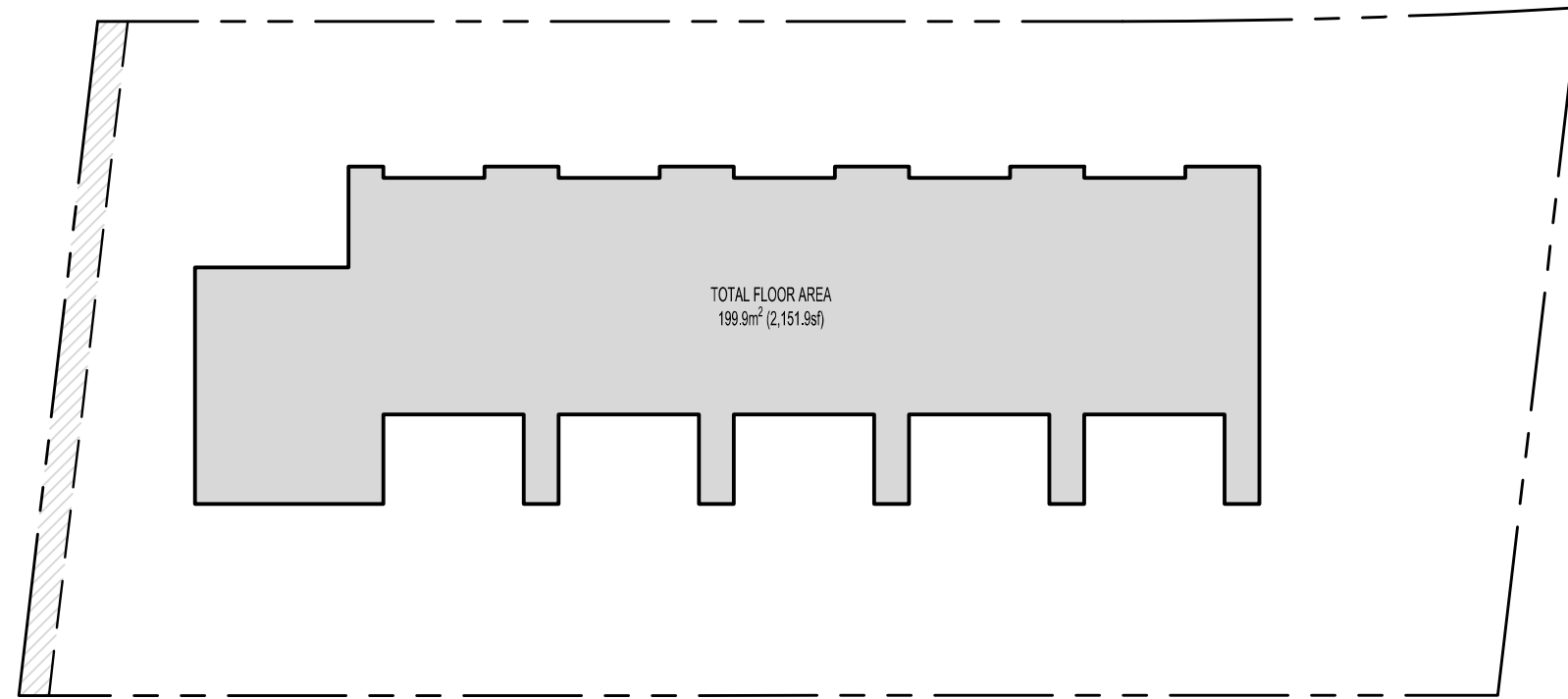
**3 OPEN SITE SPACE**

120



## 5 LEVEL 2 FLOOR AREA CALC

120



## 7 LEVEL 4 FLOOR AREA CALC

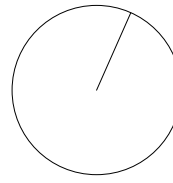
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NORTH ARROW



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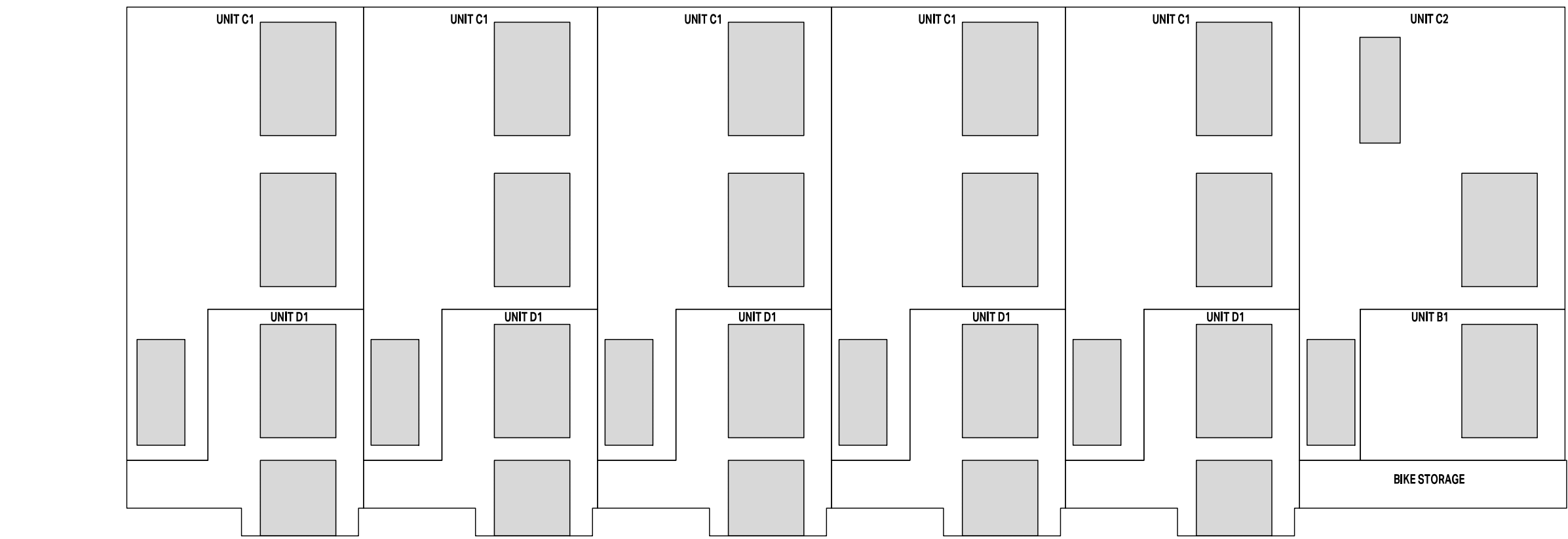
DRAWING TITLE

## AREA & AVERAGE GRADE CALCULATIONS

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:200	REVIEW BY:	CH

DRAWING NO: A00





**NORTH ELEVATION - UNIT B1**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	12.60m <sup>2</sup> (135.63sq ft)
LIMITING DISTANCE:	12.88m (42.26ft)
ALLOWABLE OPENINGS:	100% (12.60m <sup>2</sup> / 135.63sq ft)
PROPOSED OPENINGS:	27.6% (3.48m <sup>2</sup> / 37.59sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

**NORTH ELEVATION - UNIT C1**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	33.62m <sup>2</sup> (361.88sq ft)
LIMITING DISTANCE:	12.88m (42.26ft)
ALLOWABLE OPENINGS:	100% (33.62m <sup>2</sup> / 361.88sq ft)
PROPOSED OPENINGS:	26.9% (9.05m <sup>2</sup> / 97.17sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

**NORTH ELEVATION - UNIT C2**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

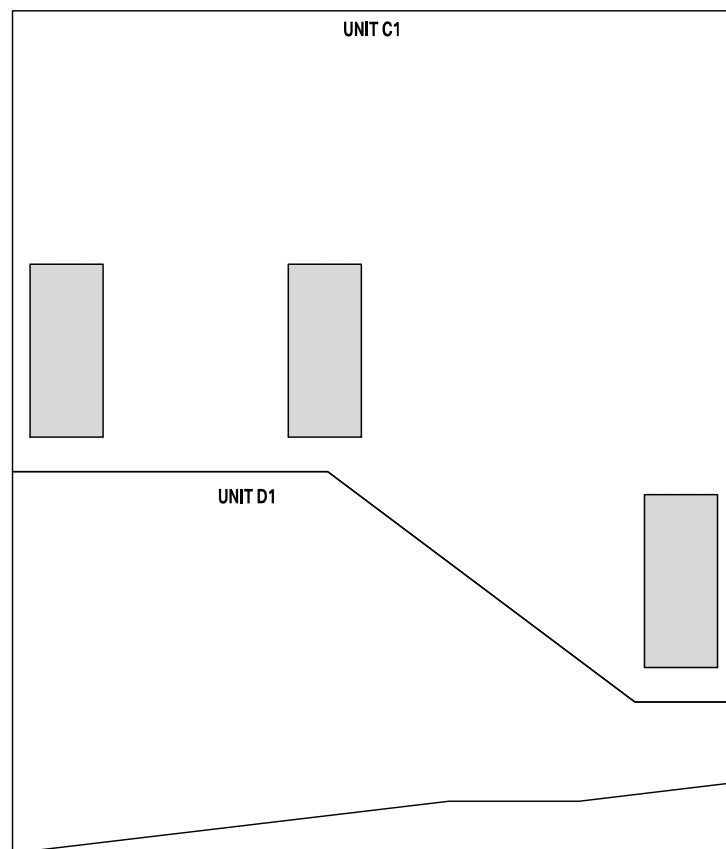
AREA OF EXPOSED BUILDING FACE:	36.41m <sup>2</sup> (391.88sq ft)
LIMITING DISTANCE:	12.88m (42.26ft)
ALLOWABLE OPENINGS:	100% (36.41m <sup>2</sup> / 391.88sq ft)
PROPOSED OPENINGS:	20.0% (7.28m <sup>2</sup> / 78.53sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

**NORTH ELEVATION - UNIT D1**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	15.46m <sup>2</sup> (166.42sq ft)
LIMITING DISTANCE:	12.88m (42.26ft)
ALLOWABLE OPENINGS:	100% (15.46m <sup>2</sup> / 166.42sq ft)
PROPOSED OPENINGS:	47.1% (7.28m <sup>2</sup> / 78.53sq ft)

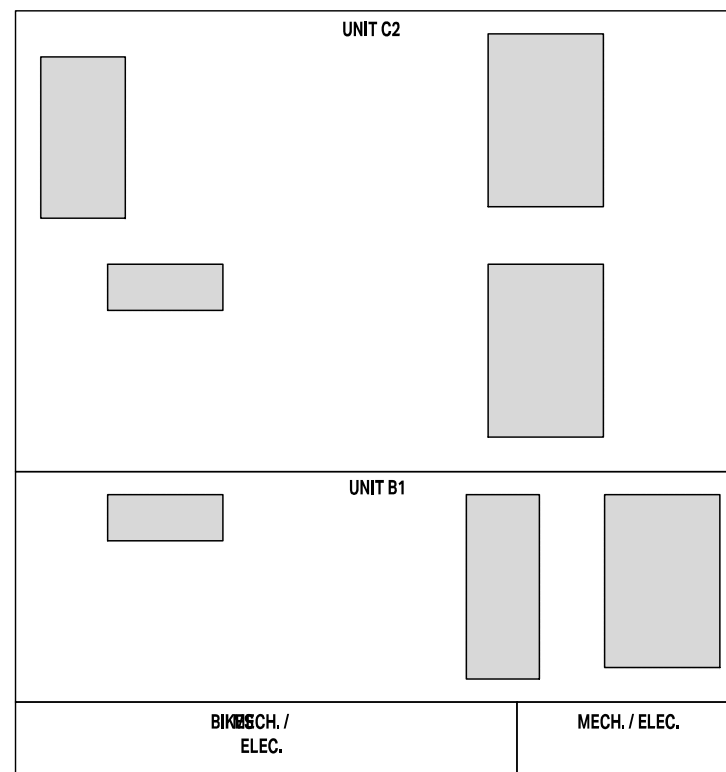
FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.



**EAST ELEVATION - UNIT C1**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	68.07m <sup>2</sup> (732.74sq ft)
LIMITING DISTANCE:	6.78m (22.24ft)
ALLOWABLE OPENINGS:	98.0% (66.7m <sup>2</sup> / 717.26sq ft)
PROPOSED OPENINGS:	9.7% (16.62m <sup>2</sup> / 179.39sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.



**WEST ELEVATION - UNIT B1**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	28.99m <sup>2</sup> (312.08sq ft)
LIMITING DISTANCE:	11.97m (39.27ft)
ALLOWABLE OPENINGS:	100% (28.99m <sup>2</sup> / 312.08sq ft)
PROPOSED OPENINGS:	23.3% (6.77m <sup>2</sup> / 72.83sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

**WEST ELEVATION - UNIT C2**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	57.99m <sup>2</sup> (623.91sq ft)
LIMITING DISTANCE:	11.97m (39.27ft)
ALLOWABLE OPENINGS:	100% (57.99m <sup>2</sup> / 623.91sq ft)
PROPOSED OPENINGS:	17.7% (10.28m <sup>2</sup> / 110.81sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

## 1 NORTH ELEVATION

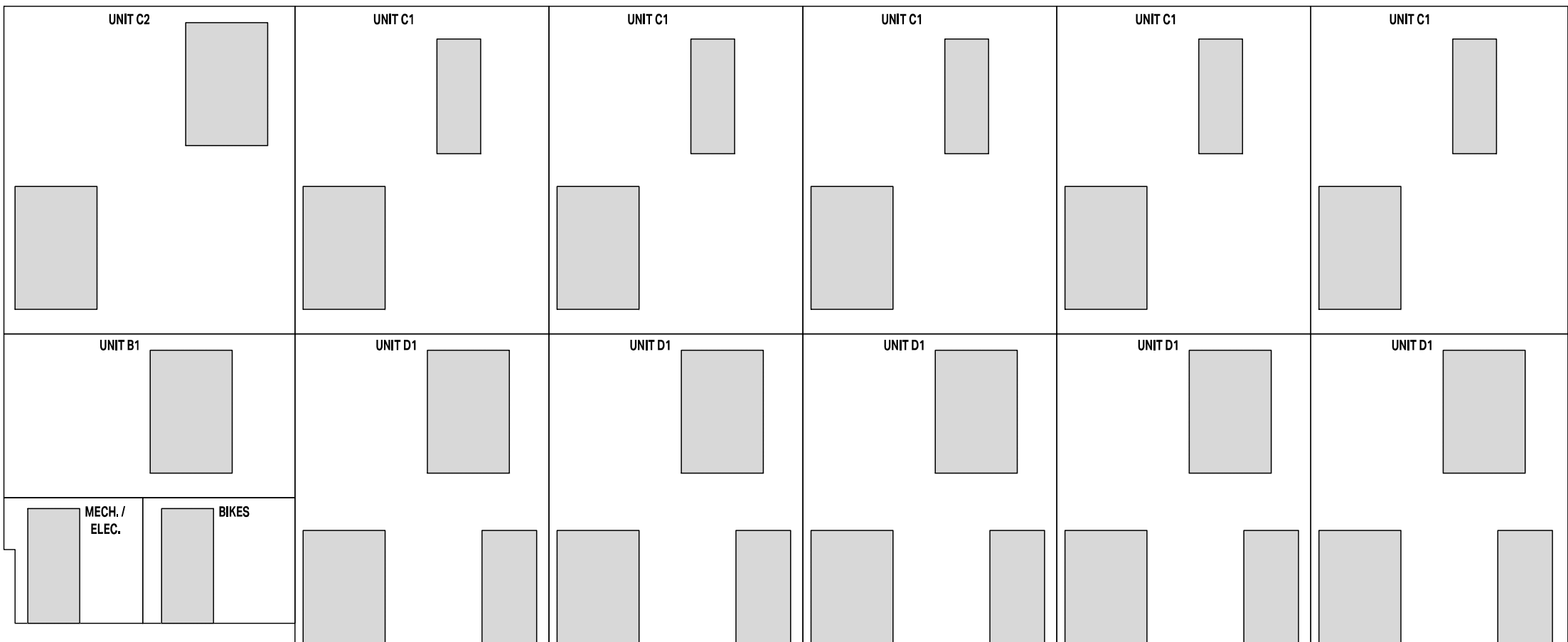
1:100

## 2 EAST ELEVATION

1:100

## 3 WEST ELEVATION

1:100



**SOUTH ELEVATION - UNIT B1**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	16.51m <sup>2</sup> (177.71sq ft)
LIMITING DISTANCE:	4.97m (16.31ft)
ALLOWABLE OPENINGS:	100% (16.51m <sup>2</sup> / 177.71sq ft)
PROPOSED OPENINGS:	21.1% (3.48m <sup>2</sup> / 37.59sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

**SOUTH ELEVATION - UNIT C1**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	28.80m <sup>2</sup> (310.00sq ft)
LIMITING DISTANCE:	4.97m (16.31ft)
ALLOWABLE OPENINGS:	99.4% (28.67m <sup>2</sup> / 308.20sq ft)
PROPOSED OPENINGS:	18.1% (5.22m <sup>2</sup> / 56.17sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

**SOUTH ELEVATION - UNIT C2**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	33.02m <sup>2</sup> (355.42sq ft)
LIMITING DISTANCE:	4.97m (16.31ft)
ALLOWABLE OPENINGS:	98.0% (32.4m <sup>2</sup> / 348.59sq ft)
PROPOSED OPENINGS:	21.1% (5.97m <sup>2</sup> / 64.39sq ft)

FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

**SOUTH ELEVATION - UNIT D1**  
SPATIAL SEPARATION CALCULATION  
BCBC 2018 PART 3 TABLE 3.2.3.1-D

AREA OF EXPOSED BUILDING FACE:	27.36m <sup>2</sup> (294.50sq ft)
LIMITING DISTANCE:	4.97m (16.31ft)
ALLOWABLE OPENINGS:	99.5% (27.2m <sup>2</sup> / 293.19sq ft)
PROPOSED OPENINGS:	24.2% (6.80m <sup>2</sup> / 73.23sq ft)

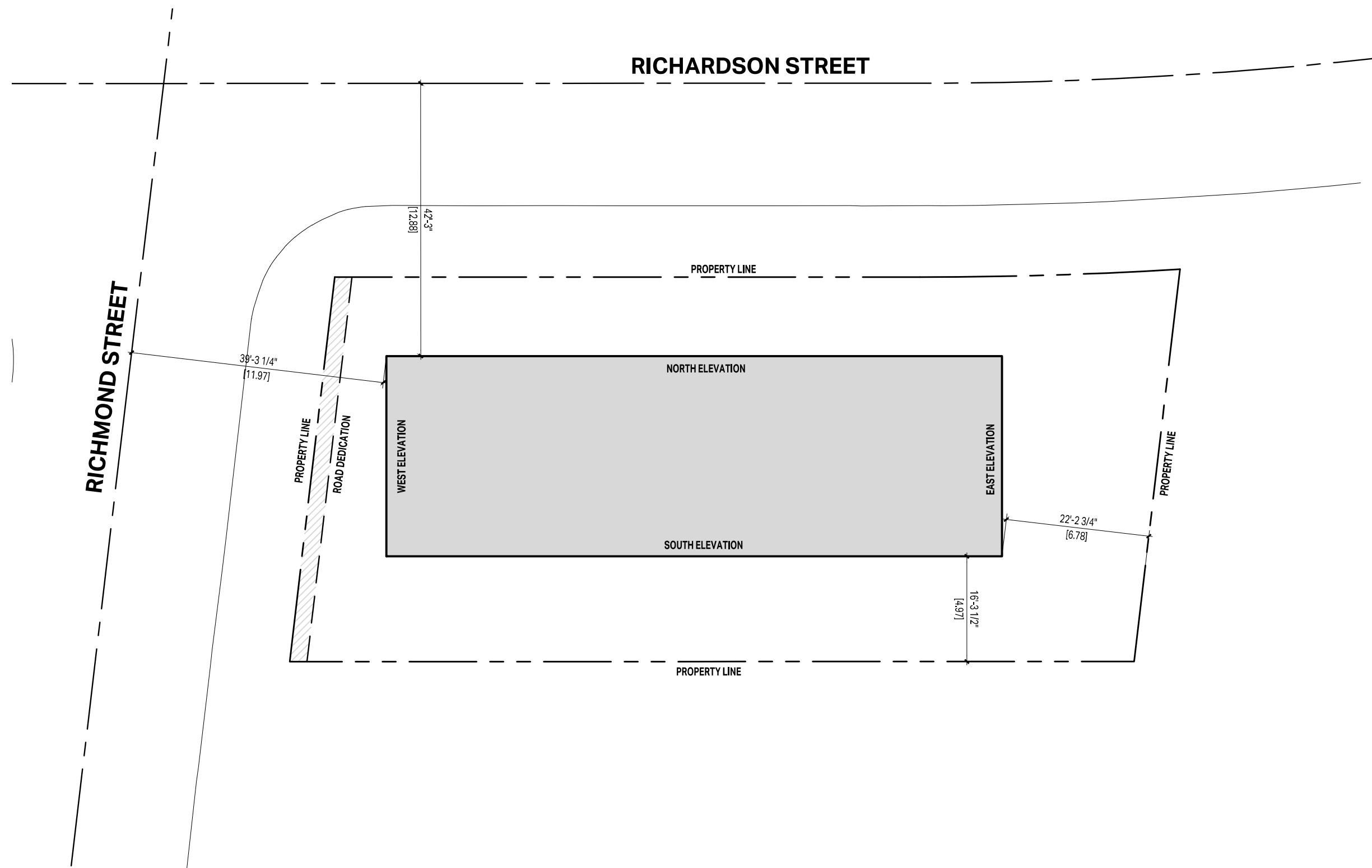
FIRE RESISTANCE RATING PER 3.2.3.7. CLADDING PER 3.2.3.7. CONSTRUCTION PER 3.2.3.7.

## 4 SOUTH ELEVATION

1:100

## 5 LIMITING DISTANCE KEY PLAN

1:200



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APPLICANT: GREG GILLESPIE  
250-858-6940

11	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	MDTY

PROJECT NAME

**1701 & 1705  
RICHARDSON  
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.  
VICTORIA, BC, V8S 3Y8

CHA

501 Foul Bay Road, Victoria, BC, V8S 4G9  
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

**SPATIAL SEPARATION**

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	AS NOTED	REVIEW BY:	CH

DRAWING NO: **A004**













1 PROPOSED SITE PLAN

PROJECT INFORMATION TABLE - 1701 / 1705 RICHARDSON

PR. #: 2407  
DATE: 16-Apr-25

PROPERTY INFORMATION  
PROJECT ADDRESS  
LEGAL DESCRIPTION  
CURRENT ZONING  
DEVELOPMENT PERMIT AREA  
OCP DESIGNATION

1701 & 1705 RICHARDSON STREET, VICTORIA BC  
STRATA LOTS A & B, SECTION 68, VICTORIA DISTRICT, STRATA PLAN EPS-469  
R1-B, SINGLE FAMILY DWELLING DISTRICT  
DPA 16 - GENERAL FORM AND CHARACTER  
TRADITIONAL RESIDENTIAL

BUILDING/SITE DATA	PROPOSED	REQUIRED / ALLOWED	
SITE AREA (PRE-DEDICATION)	725.8 m <sup>2</sup>	7,812 sq. ft.	
SITE AREA (POST-DEDICATION)	711.0 m <sup>2</sup>	7,653 sq. ft.	
TOTAL FLOOR AREA (CITY OF VICTORIA DEF.)	721.9 m <sup>2</sup>	7,770 sq. ft.	798.4 m <sup>2</sup> 8,594 sq. ft.
GROSS FLOOR AREA	1,045.7 m <sup>2</sup>	11,256 sq. ft.	
FLOOR SPACE RATIO	0.99	1.1	
SITE COVERAGE %	44%	50%	
OPEN SITE SPACE %	53%	45%	
LANDSCAPE AREA	47.2	508 ft	508 ft
HEIGHT OF BUILDING	11.31 m	37 ft	11.0 m 36 ft
LOT WIDTH	18.54 m	1,095 ft	18.0 m 59 ft

BUILDING SETBACKS	PROPOSED	REQUIRED / ALLOWED	
FRONT YARD (RICHMOND)	2.09 m	6.9 ft	2.0 m 7 ft
EXTERIOR SIDE YARD (RICHARDSON)	3.76 m	12.3 ft	2.0 m 7 ft
REAR YARD (EAST)	6.81 m	22.3 ft	5.0 m 16 ft
INTERIOR SIDE YARD (SOUTH)	5.00 m	16.4 ft	5.0 m 16 ft

UNIT INFO (SALABLE FLOOR AREA)	UNIT TYPE	AREA	COUNT	TOTAL AREA
B1	1 BED	46.12 m <sup>2</sup>	496 sq. ft.	46 m <sup>2</sup> 496.5 sq. ft.
C1	2 BDR	80.53 m <sup>2</sup>	867 sq. ft.	403 m <sup>2</sup> 4,334.0 sq. ft.
C2	2 BDR	90.86 m <sup>2</sup>	976 sq. ft.	91 m <sup>2</sup> 975.9 sq. ft.
D1	3 BDR	89.98 m <sup>2</sup>	964 sq. ft.	448 m <sup>2</sup> 4,821.0 sq. ft.
TOTAL			12	987 m <sup>2</sup> 10,627.4 sq. ft.

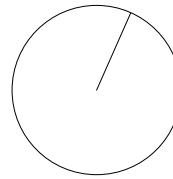
PARKING DATA	REQUIRED	PER UNIT	PROPOSED	VARIANCE
REQUIRED VEHICLE PARKING	0.77	9	0	N/A
TDM REDUCTION (RENTAL W TRANSIT PASS)	0.77	-9	0	N/A
VAN ACCESSIBLE	1	1	1	N/A
BIKE PARKING (LONG TERM)	2	24	28	N/A
BIKE PARKING (SHORT TERM)	6		6	N/A

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APPLICANT: GREG GILLESPIE  
250-858-6940

01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	MDY

PROJECT NAME

1701 & 1705  
RICHARDSON  
VICTORIA, BC

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.  
VICTORIA, BC, V8S 3Y8

**CHA**

501 Foul Bay Road, Victoria, BC, V8S 4G9  
778-584-0582 | info@charch.ca | charch.ca

DRAWING TITLE:

PROPOSED SITE PLAN

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	1:100	REVIEW BY:	CH

DRAWING NO. A102



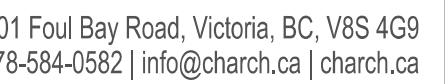
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[illegible]

01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y

**1701 & 1705  
RICHARDSON  
VICTORIA, BC**

1701 & 1705 RICHARDSON ST.  
VICTORIA, BC, V8S 3Y8



## LEVEL 1 PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH

DRAWING NO: A201





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[illegible]PROJECT NAME

PROJECT ADDRESS:

# CHA

DRAWING TITLE:

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH

WING NO: **A202**





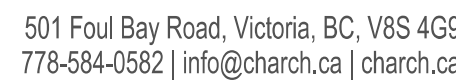
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[illegible]

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**1701 & 1705  
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VICTORIA, BC**

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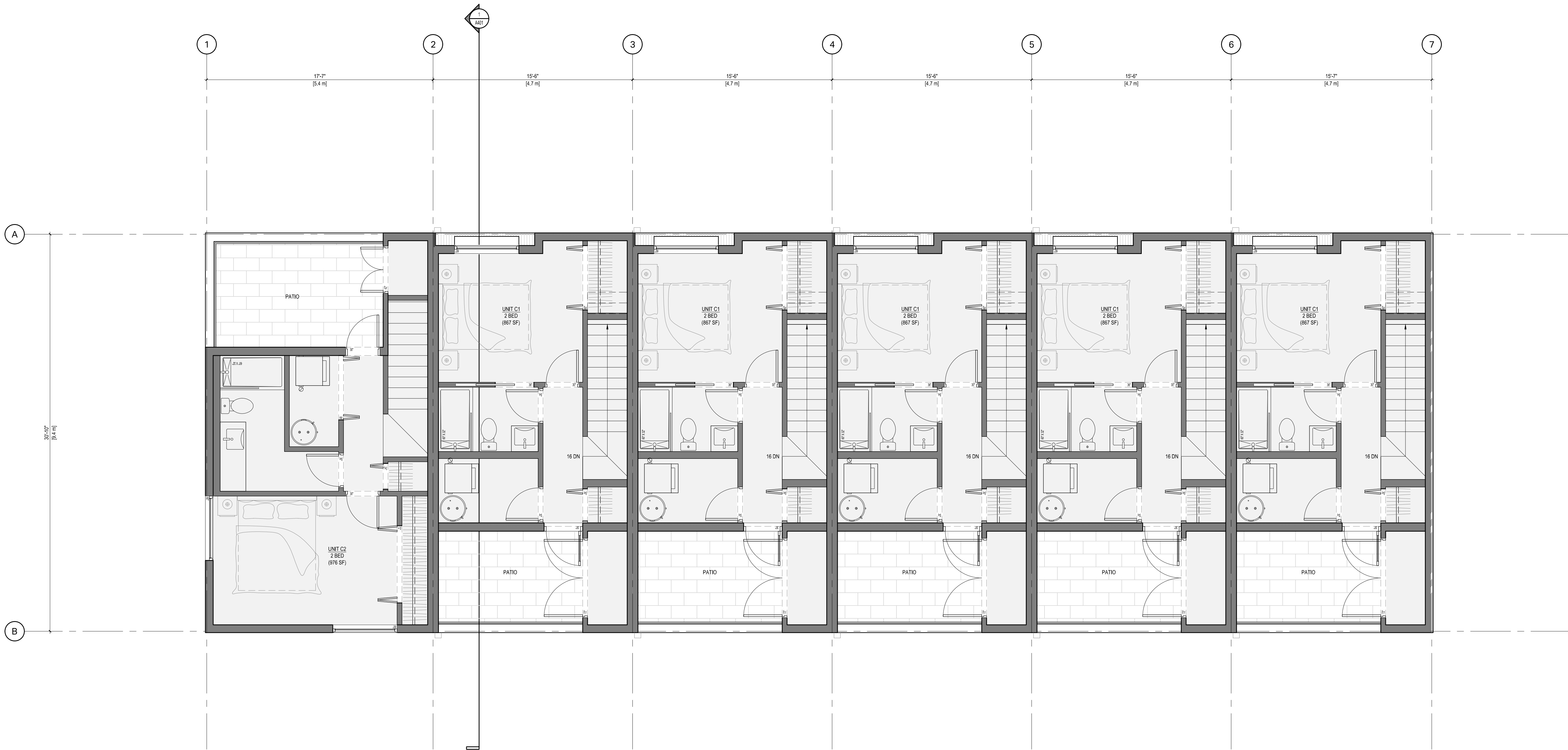
### LEVEL 3 PLAN

PROJECT NO: 2407	DRAWN BY: KG
SCALE: 1:50	REVIEW BY: CH

DRAWING NO: A20







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APPLICANT: GREG GILLESPIE  
250-858-6940

NO.	REVISION	MDY
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

**1701 & 1705  
RICHARDSON  
VICTORIA, BC**

PROJECT ADDRESS:  
1701 & 1705 RICHARDSON ST.  
VICTORIA, BC, V8S 3Y4

**CHA**

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DRAWING TITLE:

**LEVEL 1 PLAN**

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1/50	REVIEW BY:	CH

DRAWING NO: **A204**



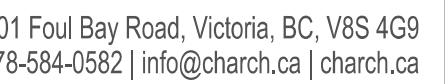
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[illegible]

01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y

**1701 & 1705  
RICHARDSON  
VICTORIA, BC**

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## LEVEL 5 PLAN

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	1:50	REVIEW BY:	CH

WING NO: **A205**







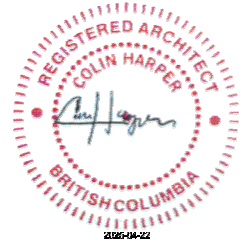
1 NORTH ELEVATION  
1/4/201 1:75



1 SOUTH ELEVATION  
1/4/201 1:75

- | MATERIAL                          | COLOR / FINISH              |
|-----------------------------------|-----------------------------|
| 1. TYP. STONE                     | CLEAR SEAL                  |
| 2. STANDING SEAM METAL ROOFING    | WASH GREY / FACTORY FINISH  |
| 3. VERTICAL WOOD Siding           | CLEAR SEAL                  |
| 4. METAL PANEL                    | LIGHT GREY / FACTORY FINISH |
| 5. ARCHITECTURAL CONCRETE         | CLEAR SEAL                  |
| 6. BRASS METAL FLASHING           | LIGHT GREY / FACTORY FINISH |
| 7. VINYL WINDOW / DOOR            | LIGHT GREY / FACTORY FINISH |
| 8. METAL DOWNSPUT AND GUTTER      | LIGHT GREY / FACTORY FINISH |
| 9. OPAQUE GLASS PRIVACY SCREEN    | LIGHT GREY / FACTORY FINISH |
| 10. SOURCE LIGHTING               | LIGHT GREY / FACTORY FINISH |
| 11. METAL ADDRESSING              | LIGHT GREY / FACTORY FINISH |
| 12. SOLID WOOD DOOR               | LIGHT GREY / PRE-PAINTED    |
| 13. STEEL UTILITY DOOR            | LIGHT GREY / PRE-PAINTED    |
| 14. CUSTOM METAL PICKET GUARDRAIL | LIGHT GREY / PRE-PAINTED    |
| 15. VERTICAL METAL LOUVERS        | LIGHT GREY / PRE-PAINTED    |
| 16. STEEL PLATE CANOPY            | LIGHT GREY / POWDER COATED  |
| 17. GLASS GUARDRAIL               | CLEAR / N/A                 |

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APPLICANT: GREG GILLESPIE  
250-858-6940

01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	MDY

PROJECT NAME

1701 & 1705  
RICHARDSON  
VICTORIA, BC

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.  
VICTORIA, BC, V8S 3Y8



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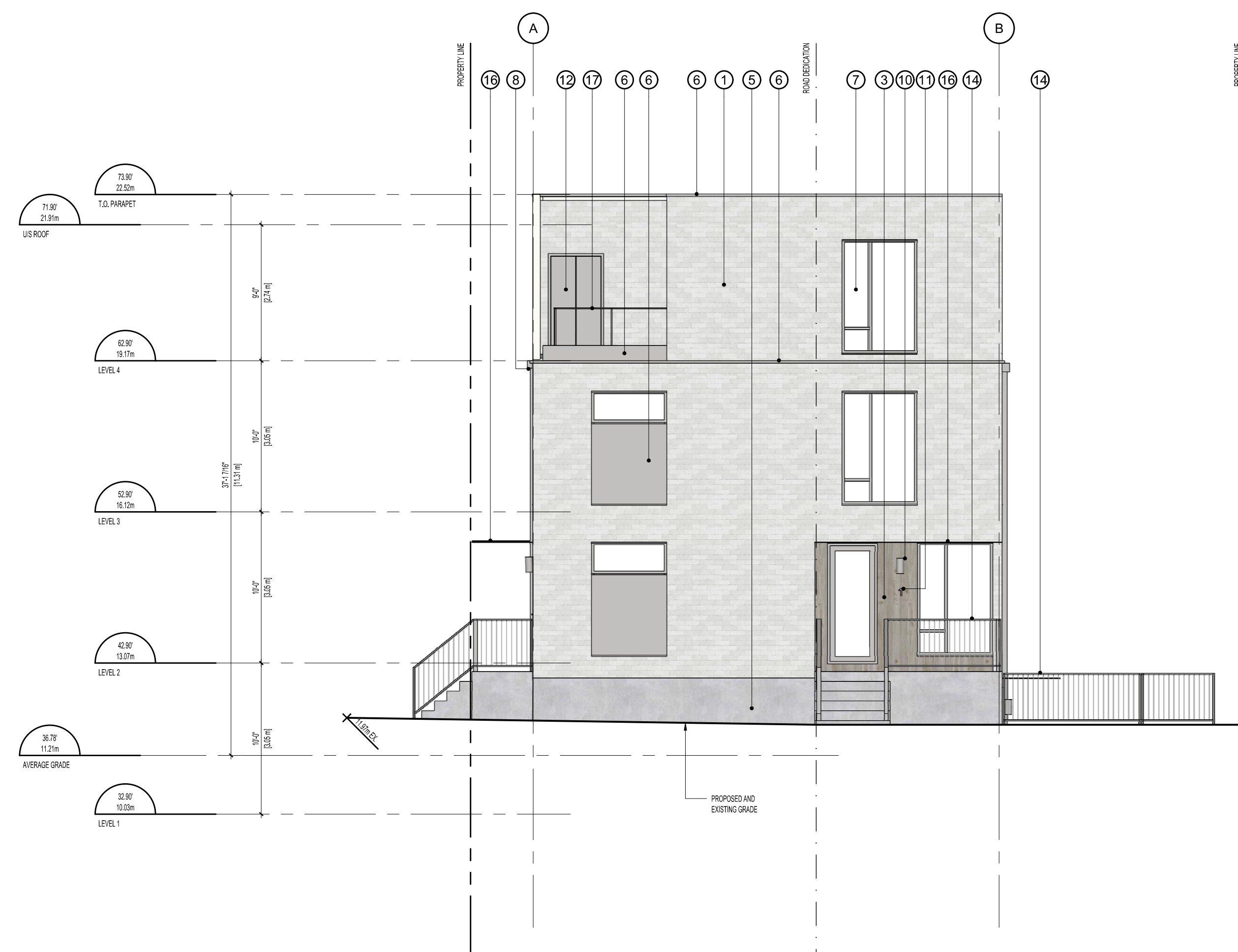
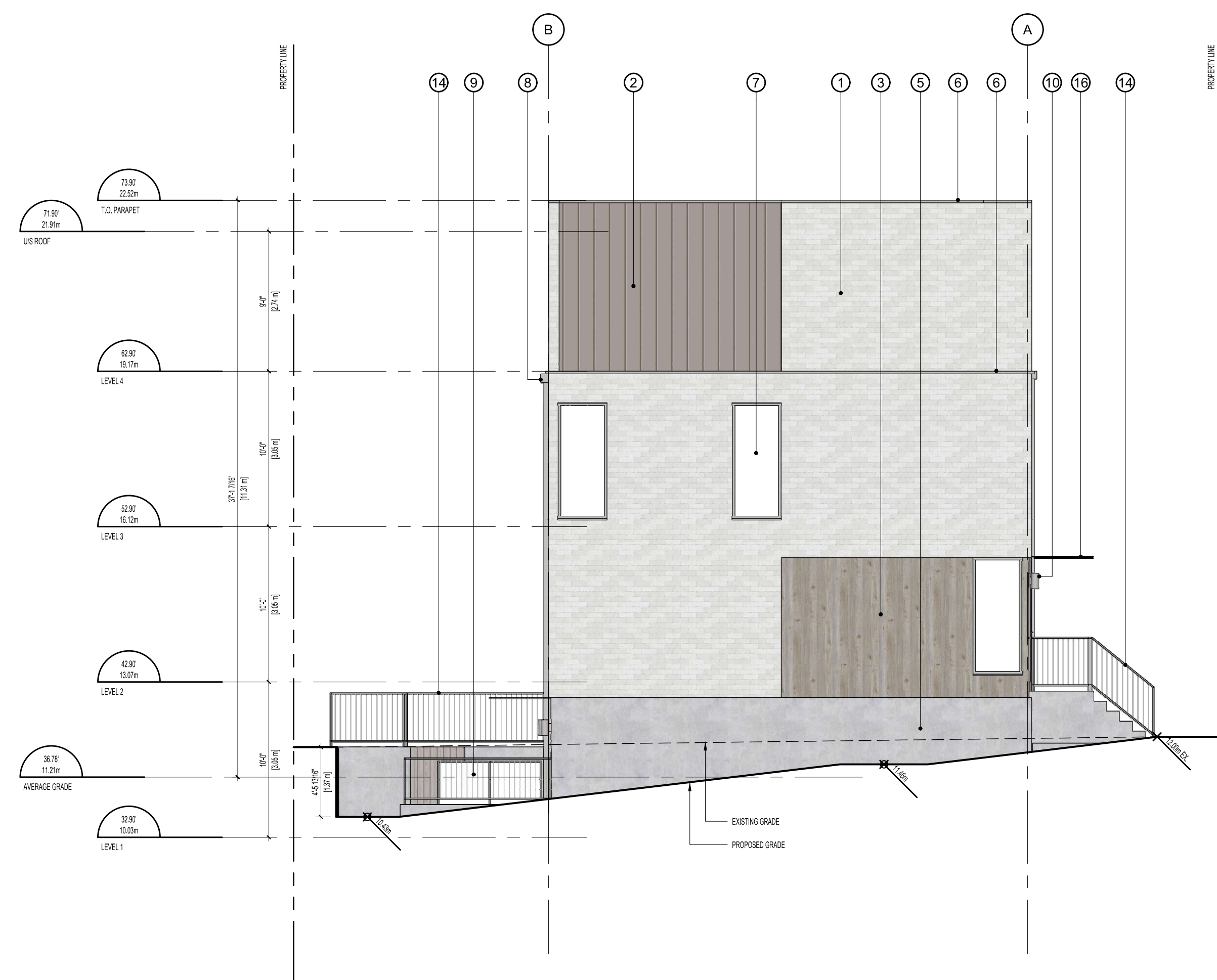
DRAWING TITLE:

ELEVATIONS

PROJECT NO.	2407	DRAWN BY:	KG
SCALE:	1:75	REVIEW BY:	CH

DRAWING NO: A301





- | MATERIAL                          | CLOUR/ FINISH               |
|-----------------------------------|-----------------------------|
| 1. THIN STONE                     | CLEAR SEAL                  |
| 2. STANDING SEAM METAL ROOFING    | WARRU GREY / FACTORY FINISH |
| 3. VERTICAL SLAB SIDING           | CLEAR SEAL                  |
| 4. METAL PANEL                    | LIGHT GREY / FACTORY FINISH |
| 5. ARCHITECTURAL CONCRETE         | CLEAR SEAL                  |
| 6. BRAKE METAL FLASHING           | LIGHT GREY / FACTORY FINISH |
| 7. VINYL WINDOW / DOOR            | LIGHT GREY / FACTORY FINISH |
| 8. METAL DOWNSPOUT AND GUTTER     | LIGHT GREY / FACTORY FINISH |
| 9. METAL PRIVACY SCREEN           | LIGHT GREY / FACTORY FINISH |
| 10. SCENE LIGHTING                | LIGHT GREY / FACTORY FINISH |
| 11. METAL ADDRESSING              | LIGHT GREY / FACTORY FINISH |
| 12. SOLID WOOD DOOR               | LIGHT GREY / PRE-PAINTED    |
| 13. STEEL UTILITY DOOR            | LIGHT GREY / PRE-PAINTED    |
| 14. CUSTOM METAL PICKET GUARDRAIL | LIGHT GREY / PRE-PAINTED    |
| 15. VERTICAL METAL LOUVERS        | LIGHT GREY / PRE-PAINTED    |
| 16. STEEL PLATE CANOPY            | LIGHT GREY / POWDER COATED  |
| 17. GLASS GUARDRAIL               | CLEAR / IMA                 |

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APPLICANT: GREG GILLESPIE  
250-858-6940

[illegible]

01	ISSUED FOR DEVELOPMENT PERMIT	04/22/200
NO.	REVISION	M/D/Y

PROJECT NAME	
--------------	--

**1701 & 1705  
RICHARDSON  
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.  
VICTORIA, BC, V8S 3Y8



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DRAWING TITLE
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## ELEVATIONS

PROJECT NO: 2407	DRAWN BY: KG
SCALE: 1:75	REVIEW BY: CH

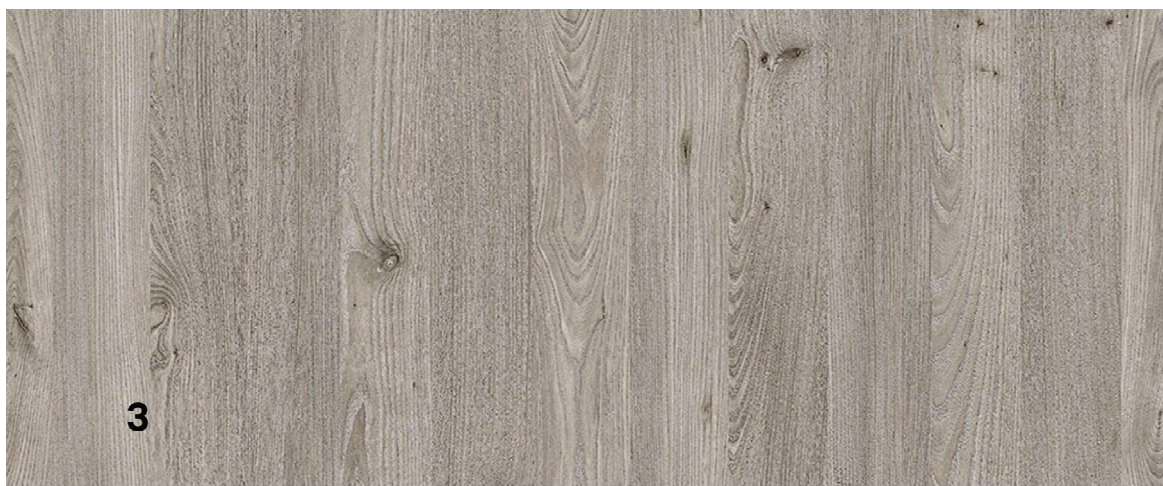
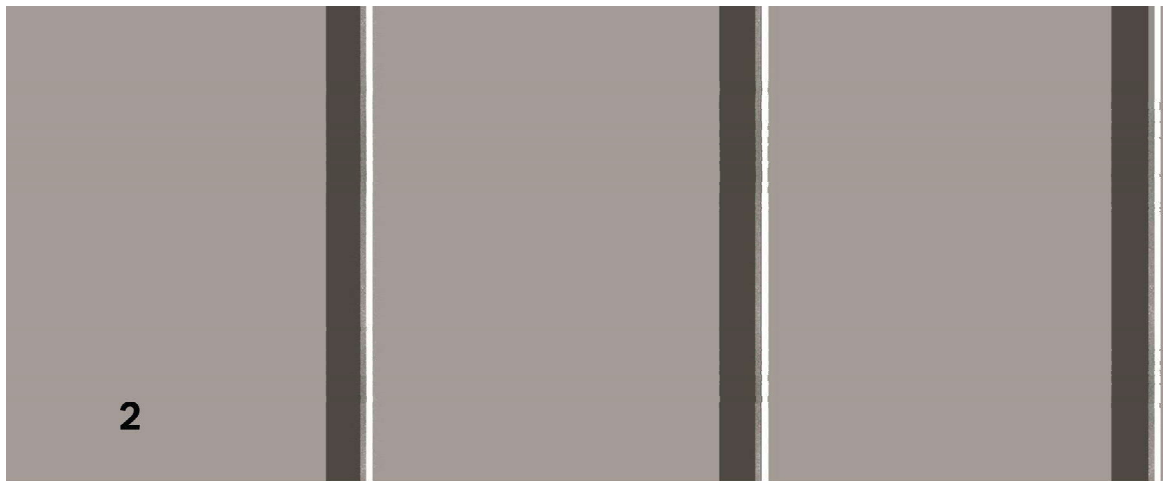
DRAWING NO: A302





## 1 MATERIAL KEY

NTS



- | MATERIAL                          | COLOR / FINISH              |
|-----------------------------------|-----------------------------|
| 1. THIN STONE                     | CLEAR SEAL                  |
| 2. STANDING SEAM METAL ROOFING    | WARM GREY / FACTORY FINISH  |
| 3. VERTICAL WOOD SIDING           | CLEAR SEAL                  |
| 4. METAL PANEL                    | LIGHT GREY / FACTORY FINISH |
| 5. ARCHITECTURAL CONCRETE         | CLEAR SEAL                  |
| 6. BRONZE METAL FLASHING          | LIGHT GREY / FACTORY FINISH |
| 7. VINYL WINDOW / DOOR            | LIGHT GREY / FACTORY FINISH |
| 8. METAL DOWNSPOUT AND GUTTER     | LIGHT GREY / FACTORY FINISH |
| 9. BRONZE GLASS PRIVACY SCREEN    | LIGHT GREY / FACTORY FINISH |
| 10. BRONZE LIGHTING               | LIGHT GREY / FACTORY FINISH |
| 11. METAL ADDRESSING              | LIGHT GREY / FACTORY FINISH |
| 12. SOLID WOOD DOOR               | LIGHT GREY / PRE-PAINTED    |
| 13. STEEL UTILITY DOOR            | LIGHT GREY / PRE-PAINTED    |
| 14. CUSTOM METAL POCKET GUARDRAIL | LIGHT GREY / PRE-PAINTED    |
| 15. VERTICAL METAL LOUVERS        | LIGHT GREY / PRE-PAINTED    |
| 16. STEEL PLATE CANOPY            | LIGHT GREY / POWDER COATED  |
| 17. GLASS GUARDRAIL               | CLEAR / N/A                 |

## 2 MATERIAL BOARD

NTS

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SEAL

NORTH ARROW

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APPLICANT: GREG GILLESPIE  
250-858-6940

NO.	REVISION	MDY
01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025

PROJECT NAME

**1701 & 1705  
RICHARDSON  
VICTORIA, BC**

PROJECT ADDRESS:  
1701 & 1705 RICHARDSON ST.  
VICTORIA, BC, V8S 3Y8

**CHA**

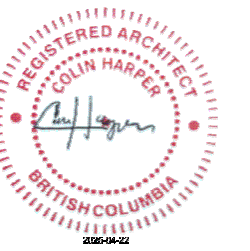
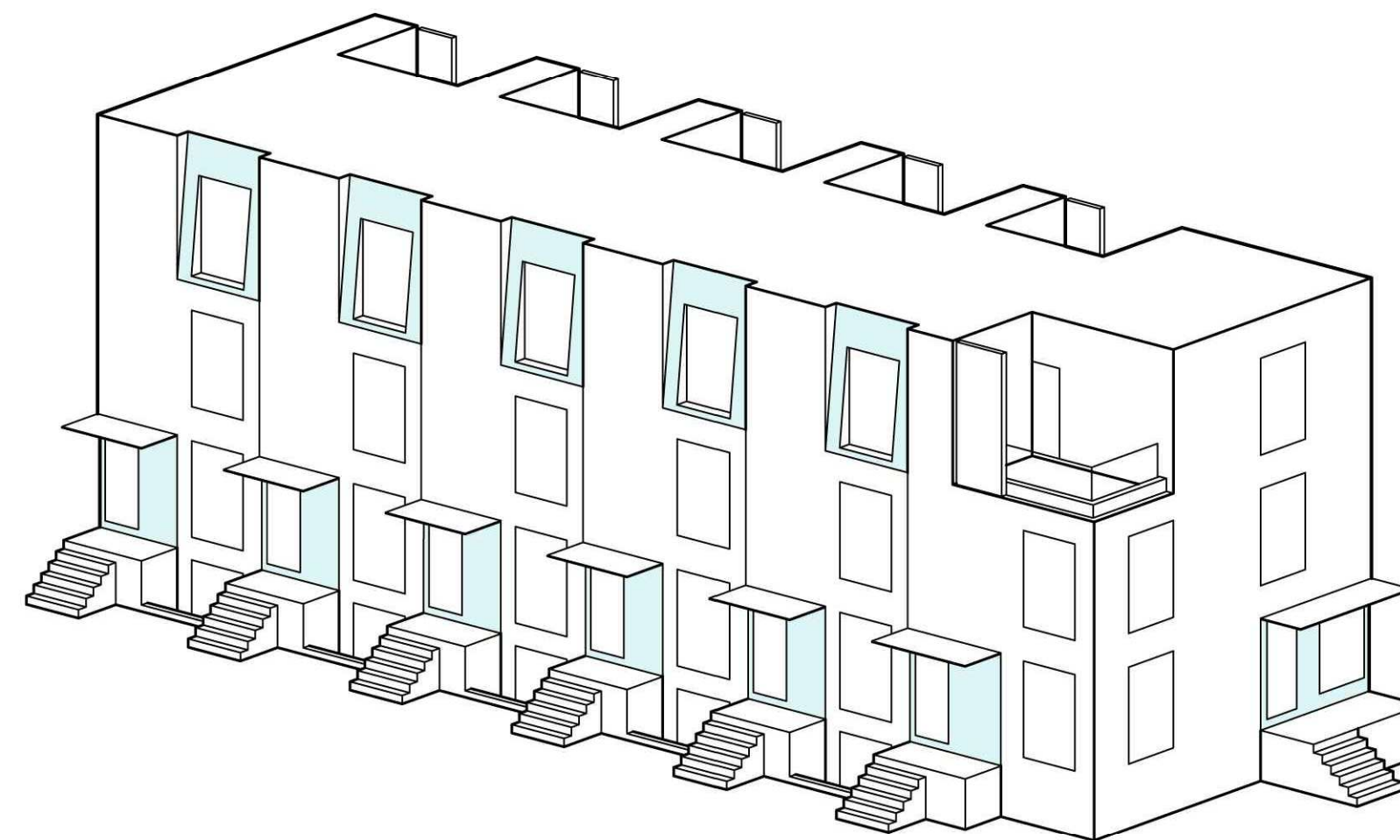
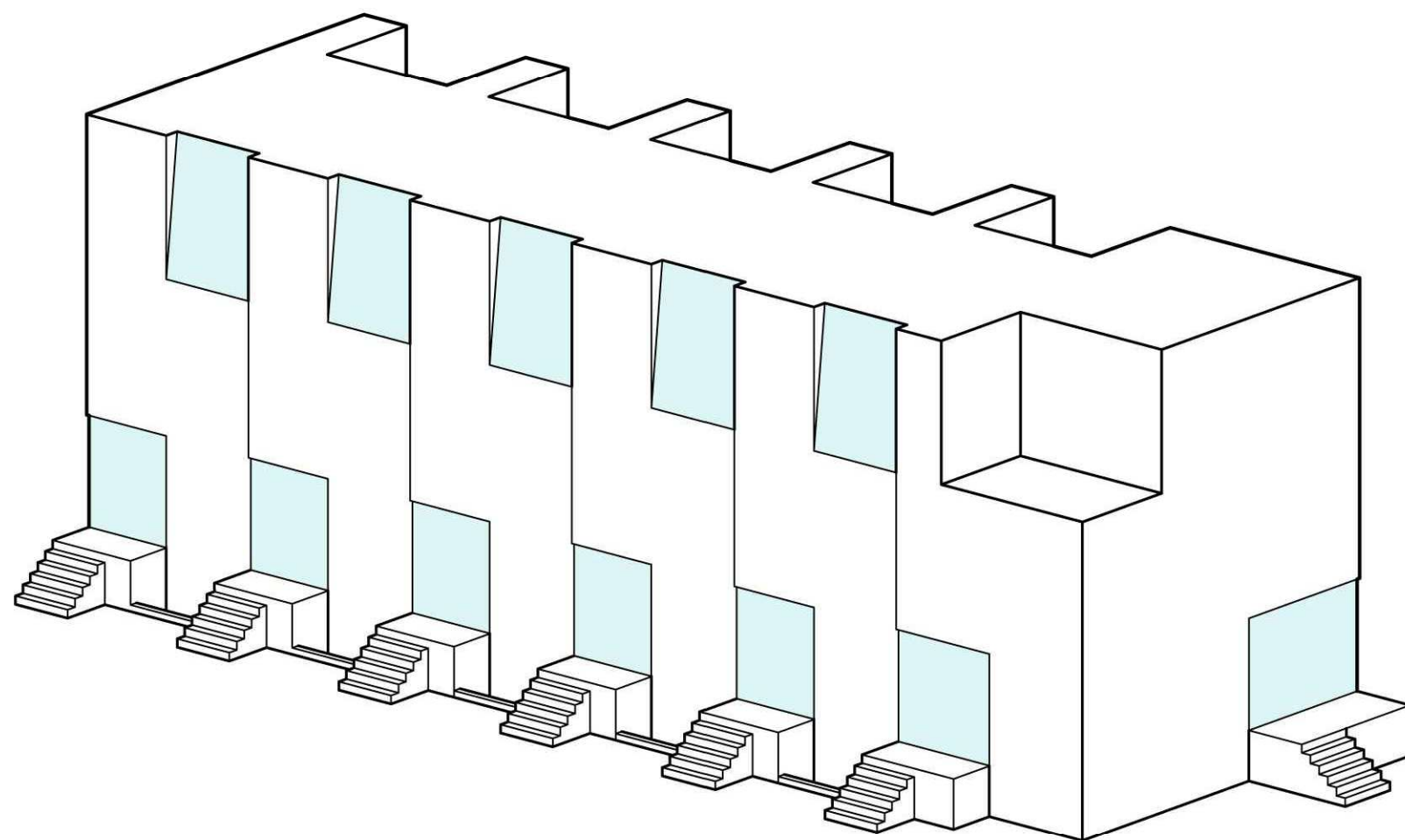
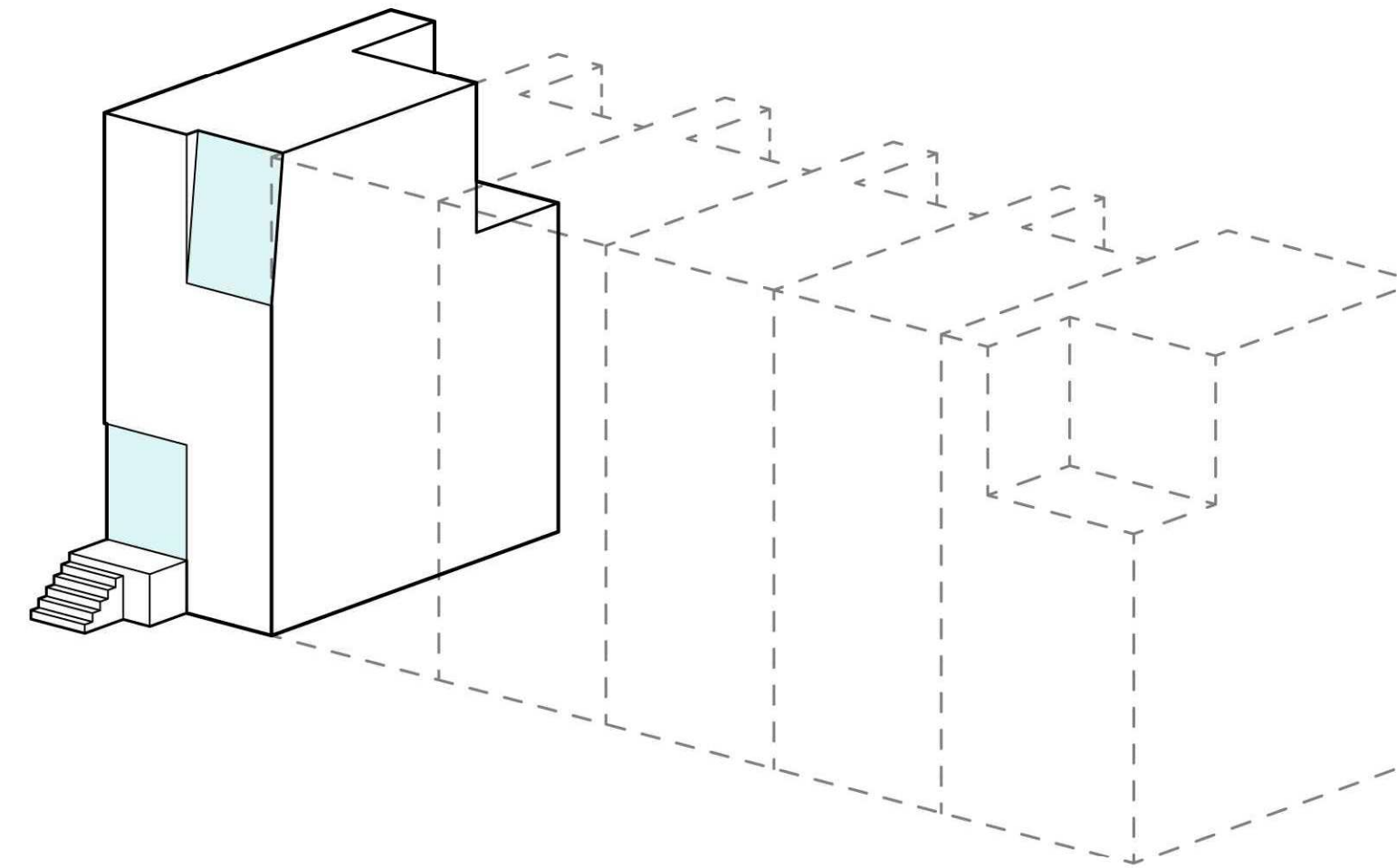
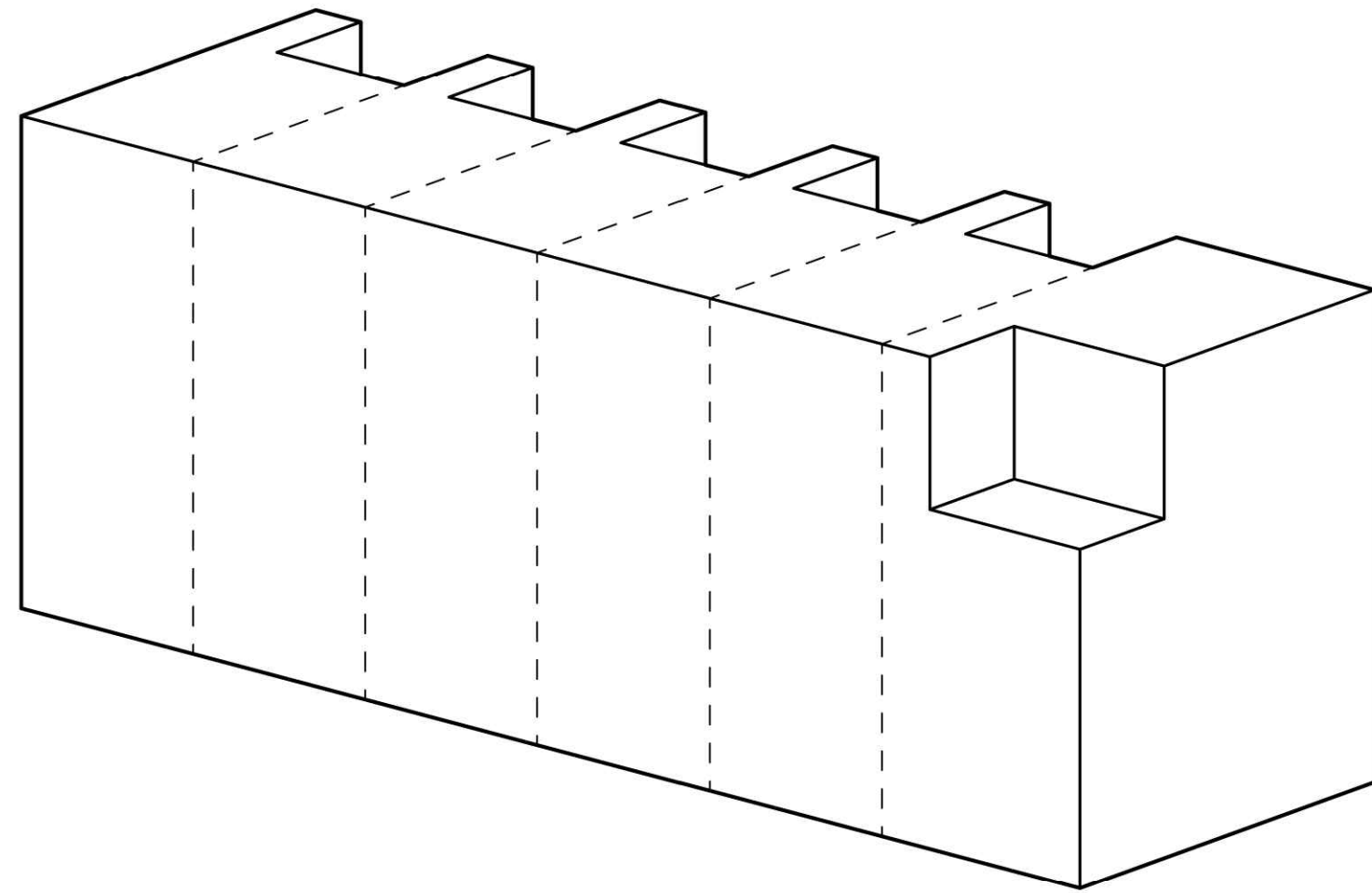
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DRAWING TITLE:

**MATERIAL BOARD**

PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	N/A	REVIEW BY:	CH
DRAWING NO:		A303	



[illegible]

01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y



PROJECT NO:	2407	DRAWN BY:	KG
SCALE:	N/A	REVIEW BY:	CH





**1** VIEW SOUTH FROM RICHARDSON



**2 VIEW WEST FROM L1 WALKWAY**



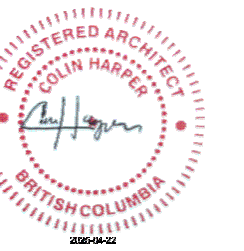
### 3 VIEW NORTHEAST FROM RICHMOND



#### 4 VIEW SOUTHWEST FROM RICHARDSON

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SEAL



NORTH ARROW

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APPLICANT: GREG GILLESPIE  
250-858-6940

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01	ISSUED FOR DEVELOPMENT PERMIT	04/22/2025
NO.	REVISION	M/D/Y

PROJECT NAME

**1701 & 1705  
RICHARDSON  
VICTORIA, BC**

PROJECT ADDRESS:

1701 & 1705 RICHARDSON ST.  
VICTORIA, BC, V8S 3Y8

# CHA

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## RENDERINGS

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SCALE:	N/A	REVIEW BY:	CH

DRAWING NO: A305

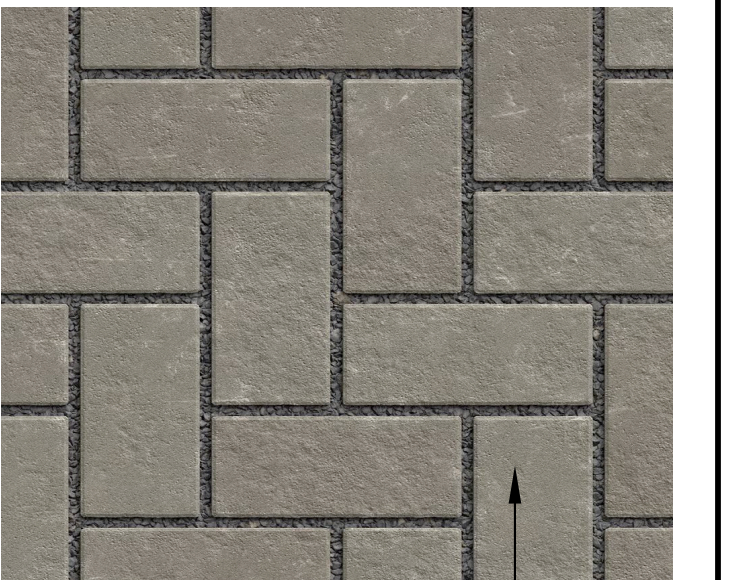
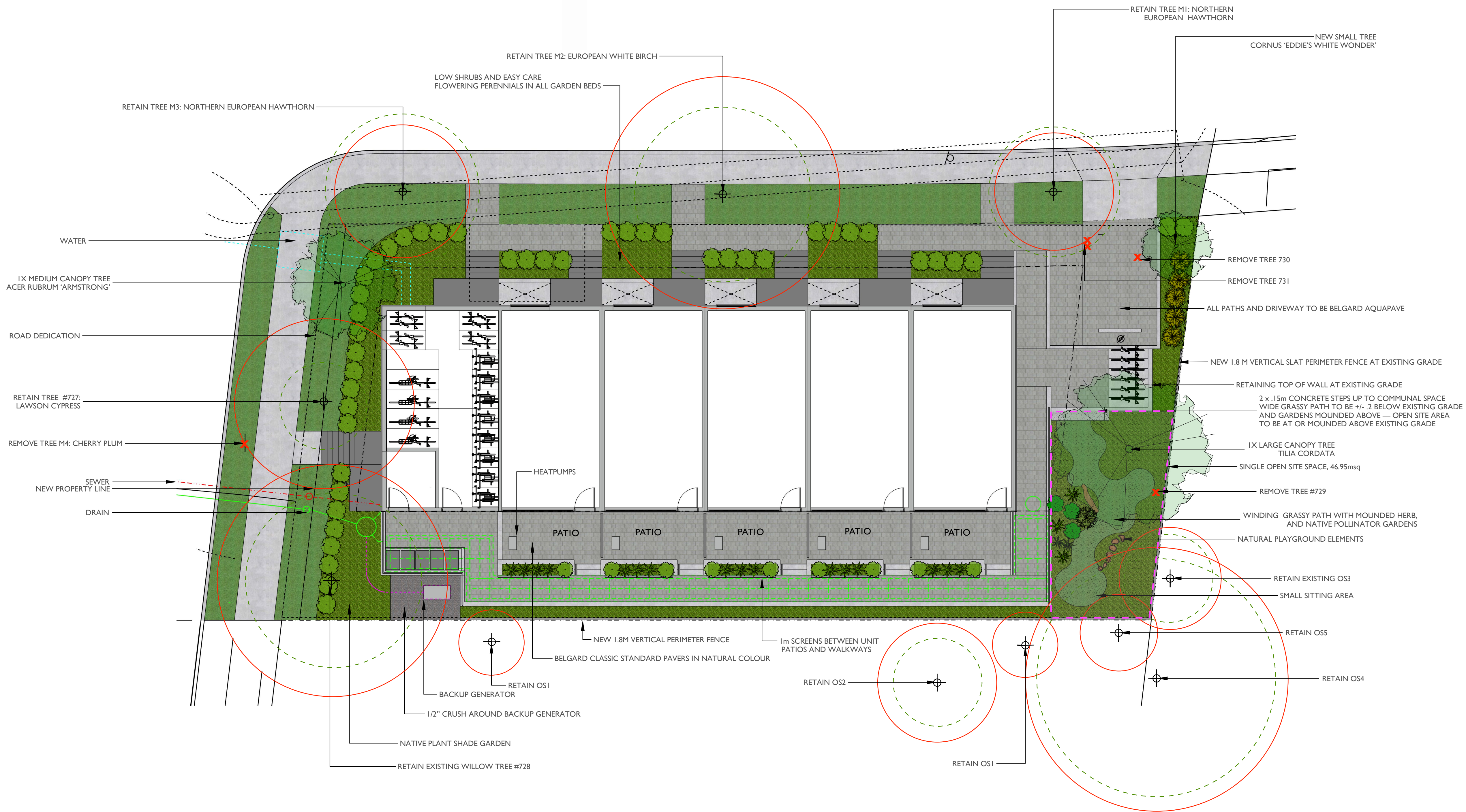




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1701-1705 RICHARDSON STREET - CONCEPT PLAN

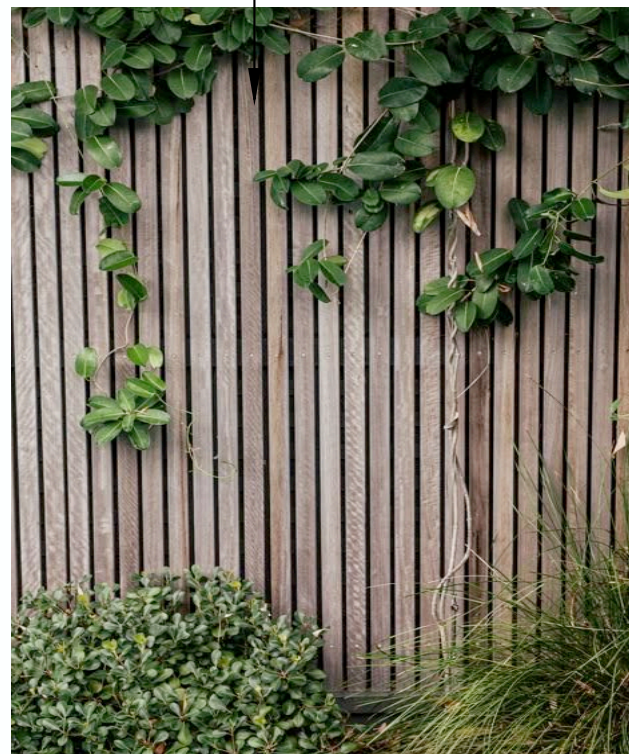
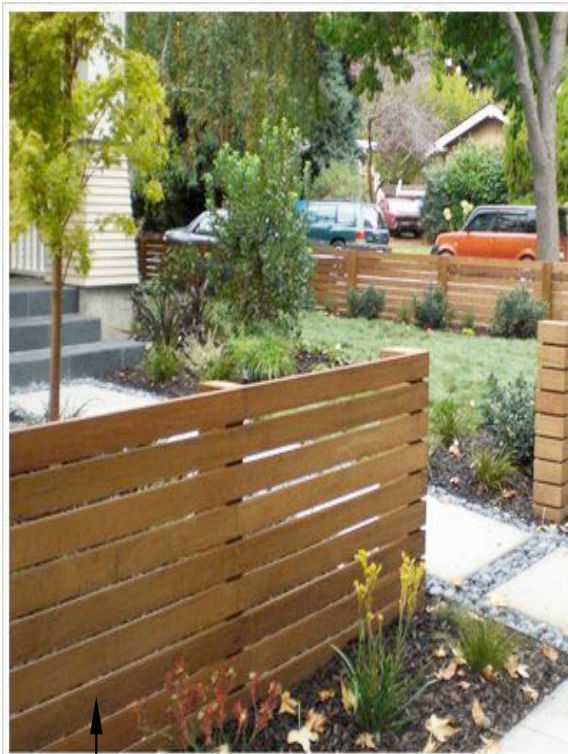


BELGARD AQUALINE PERMEABLE PAVERS IN NATURAL COLOUR

LEGEND

- EXISTING TREE TO BE RETAINED
- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- NEW TREE

\*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING



HORIZONTAL SCREENING BETWEEN UNIT PATIOS AND COMMON WALKWAY



ACER RUBRUM 'ARMSTRONG'

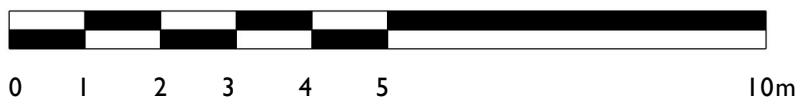


TILIA CORDATA



CORNUS 'EDDIE'S WHITE WONDER'

1:100 SCALE



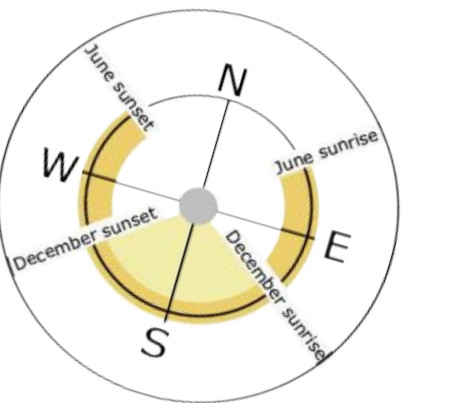
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**PROJECT TITLE**  
PROPOSED CONCEPT PLAN for  
MIRIAM BYRNE  
1701-1705 RICHARDSON STREET, VICTORIA, BC

**PAGE TITLE**  
CONCEPT PLAN, ONE of FIVE

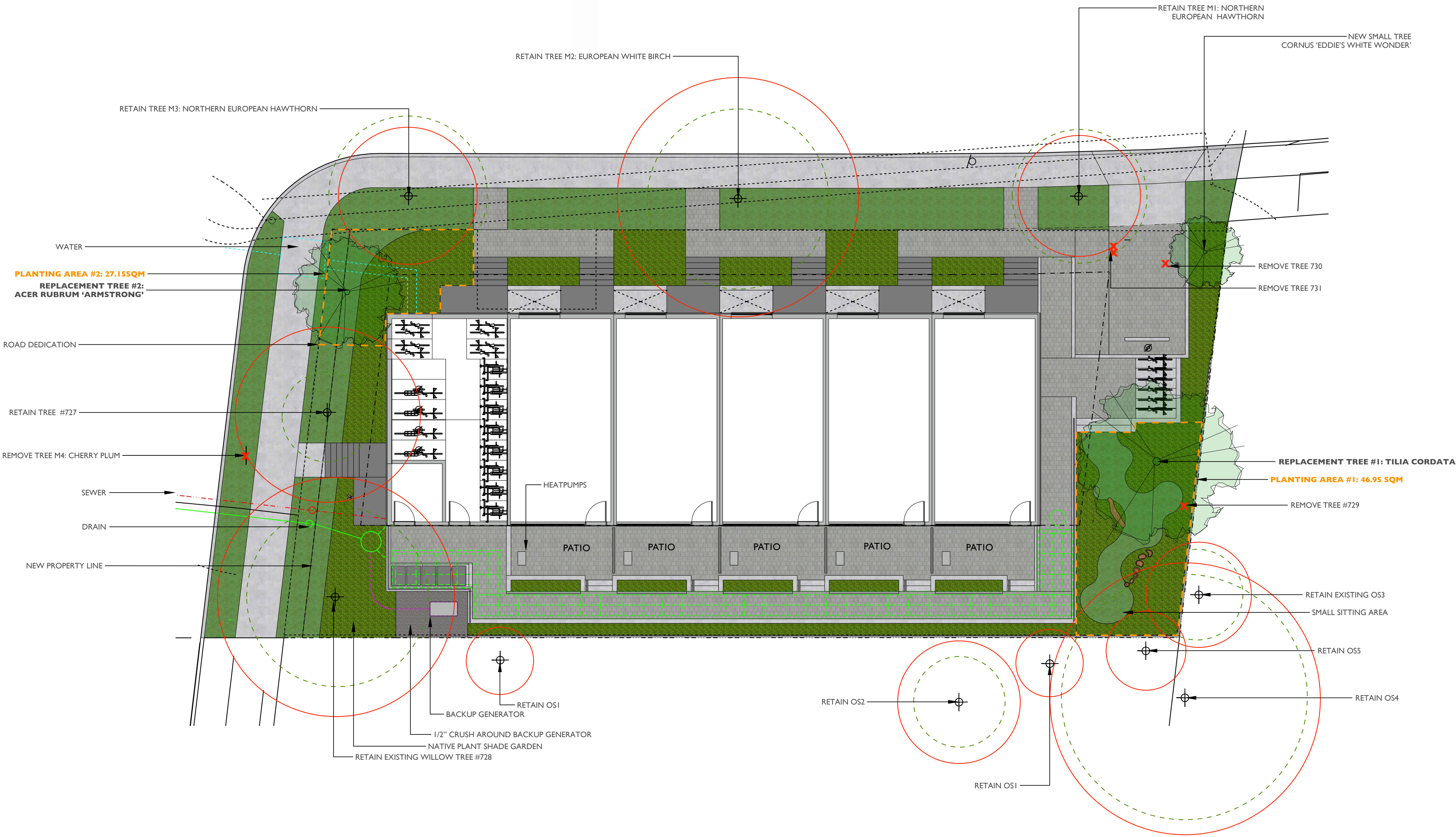
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APRIL 15, 2025

**SCALE**  
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1701-1705 RICHARDSON STREET - TREE PLAN



TILIA CORDATA



CORNUS 'EDDIE'S WHITE WONDER'



ACER RUBRUM 'ARMSTRONG'

LEGEND

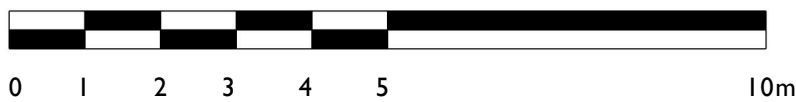
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- TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE RADIUS
- NEW TREE

\*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

				REPLACEMENT TREES PROPOSED			SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	B. #SMALL	C. #MEDIUM	D. #LARGE	E. #SMALL	F. #MEDIUM	G. #LARGE	TOTAL
PLANTING AREA #1	46.95	1	46.95	0	0	1	0	0	35	35
PLANTING AREA #2	27.15	1	27.15	0	1	0	0	1	20	20

\*ALL PLANTING AREAS TO BE IRRIGATED

1:100 SCALE



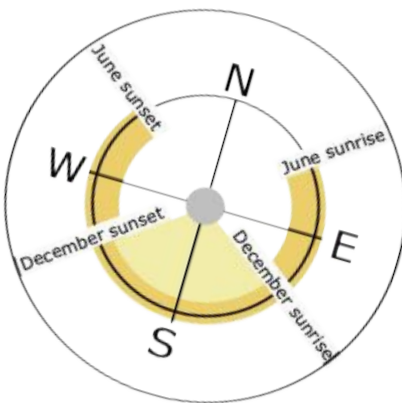
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PROPOSED CONCEPT PLAN for  
MIRIAM BYRNE  
1701-1705 RICHARDSON STREET, VICTORIA, BC

**PAGE TITLE :**  
TREE PLAN, PAGETWO of FIVE

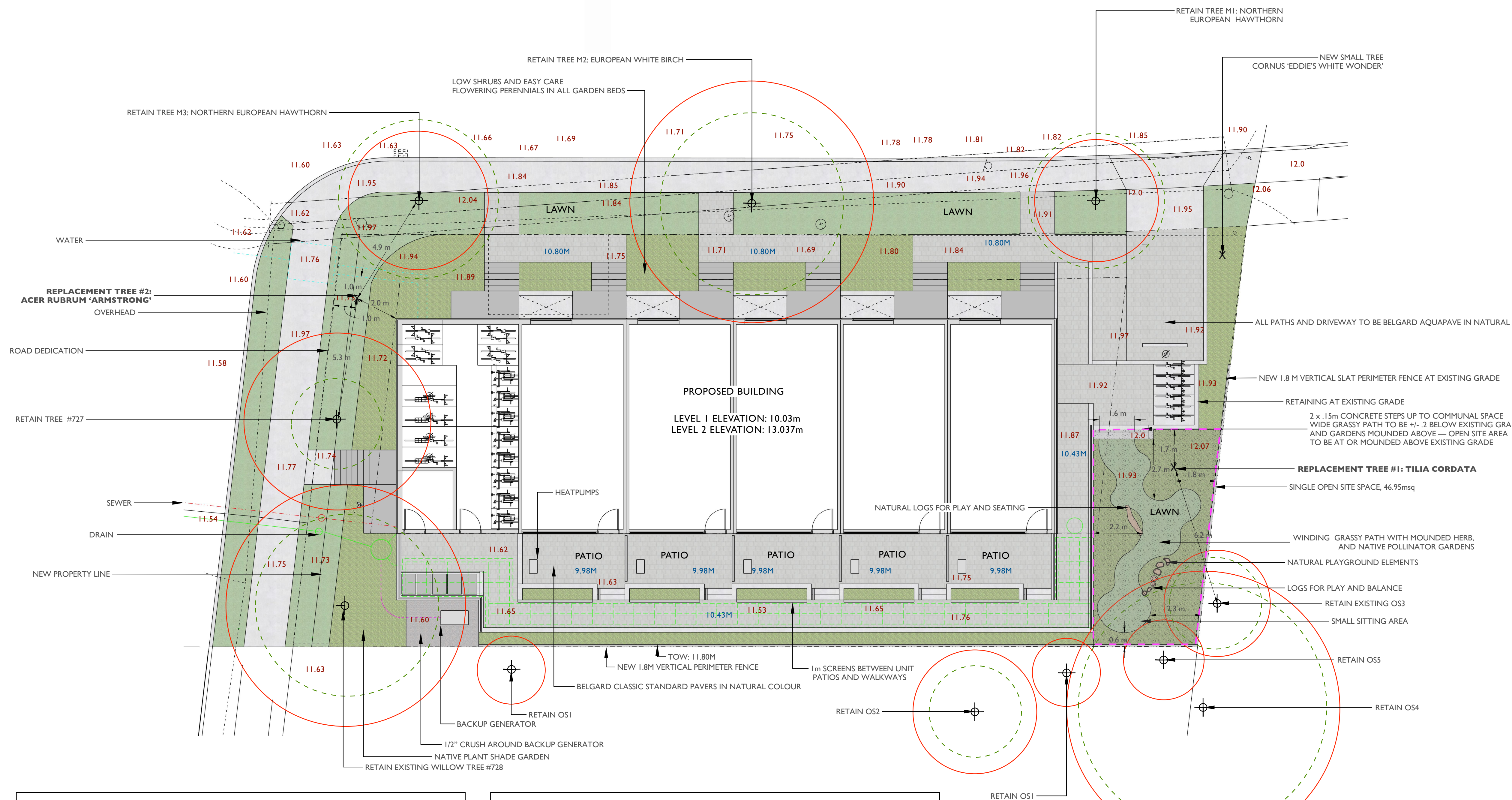
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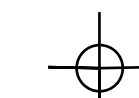


## 1701-1705 RICHARDSON STREET - SITE PLAN



BELGARD AQUALINE PERMEABLE PAVERS IN NATURAL COLOUR -

## LEGEND



EXISTING TREE TO BE RETAINED



TREE TO BE REMOVED



CRITICAL ROOT ZONE



DRIP LINE RADIUS



NEW TREE

\*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING

NOTES:

EXISTING GRADES ARE IN RED  
PROPOSED GRADES ARE IN BLUE



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Sustainable Landscape Design

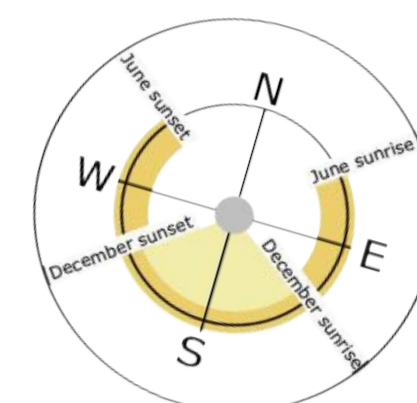
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MIRIAM BYRNE  
1701-1705 RICHARDSON STREET, VICTORIA, BC

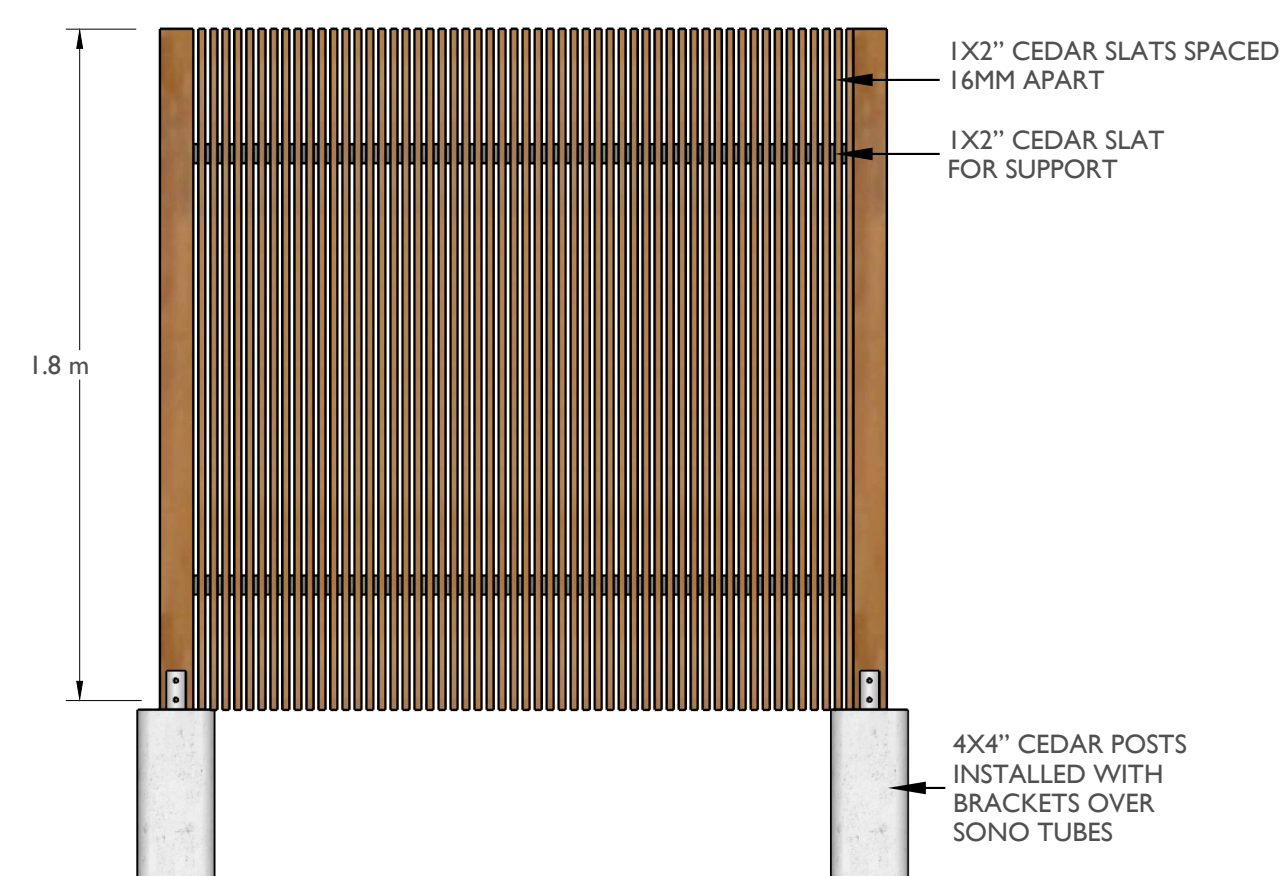
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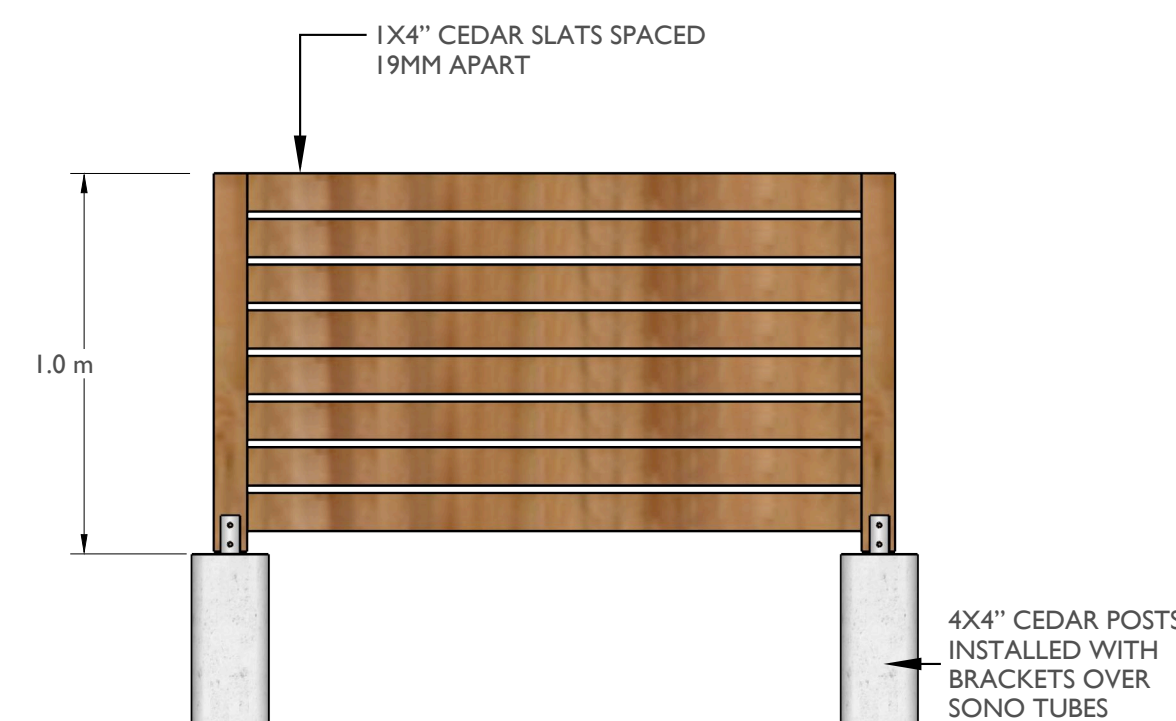
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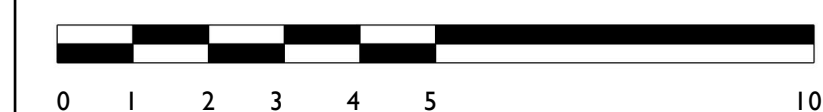
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Scale: 1:20



1.8M FENCE DETAILS  
Scale: 1:20

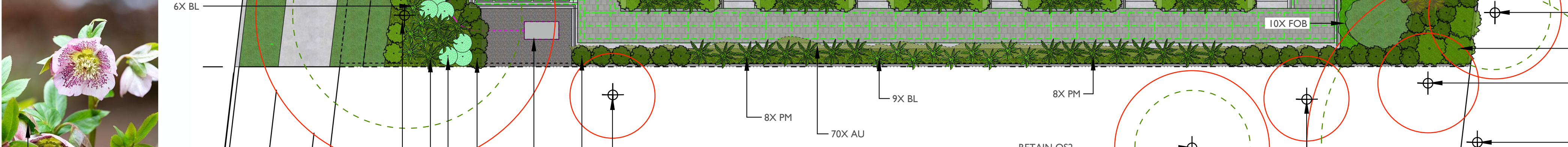
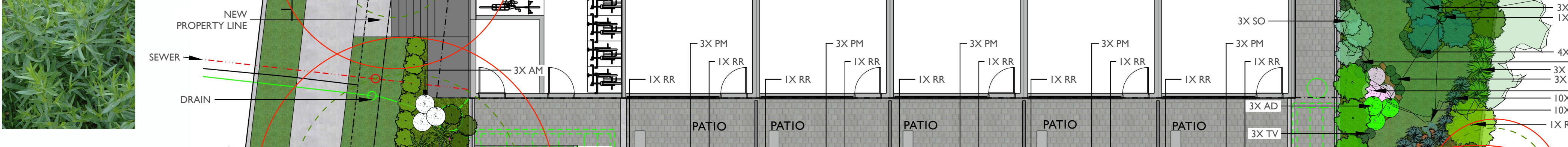
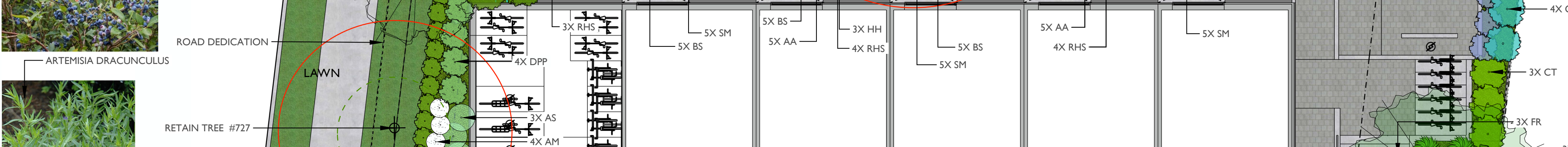
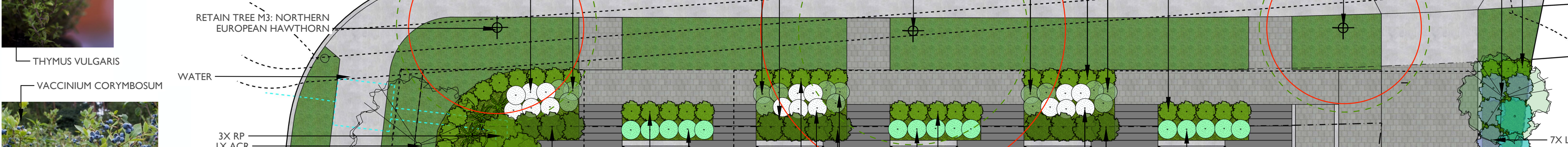
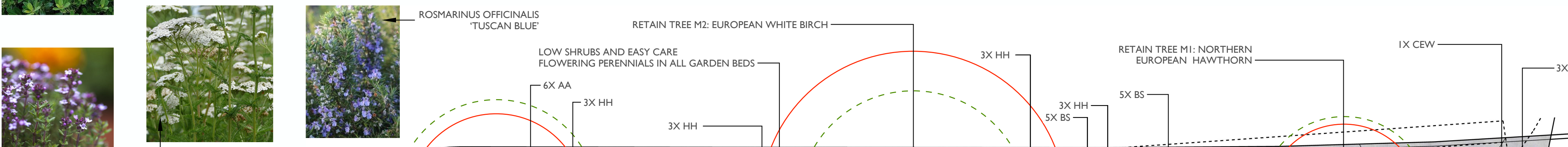
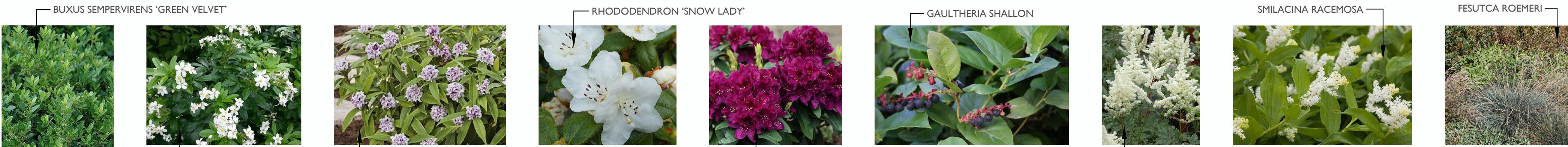


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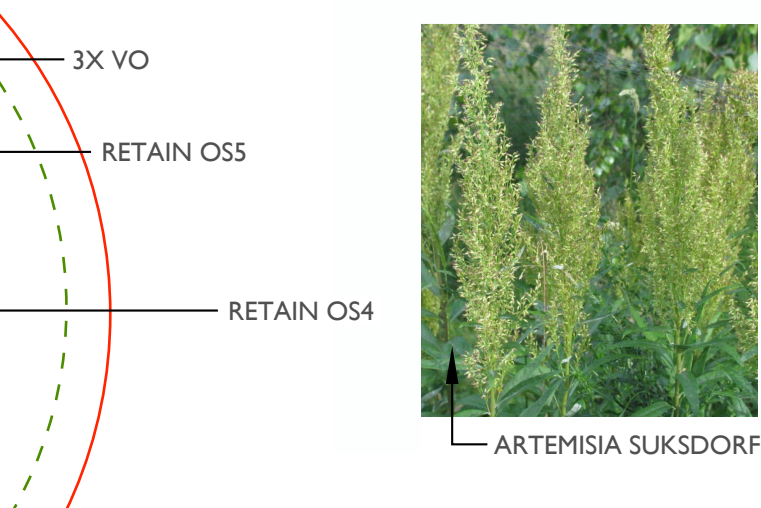




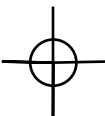

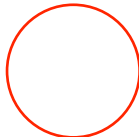

## 1701-1705 RICHARDSON STREET - PLANTING PLAN



ON-SITE PLANT SCHEDULE					
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARIN
TREES					
ACR	1	6cm.	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	YES
CEW	1	6cm.	CORNUS 'EDDIE'S WHITE WONDER WONDER'	EDDIE'S WHITE WONDER	YES
TC	1	6cm.	TILIA CORDATA	LINDEN TREE	YES
SHRUBS					
BA	3	#5	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE	YES
BS	58	#1	BUXUS SEMPERVIRENS 'GREEN VELVET'	GREEN VELVET BOXWOOD	NO
CT	3	#5	CHOISYA TERNATA	MOCK ORANGE	YES
DPP	4	#3	DAPHNE 'PERFUME PRINCESS'	PERFUME PRINCESS DAPHNE	YES
LI	7	#1	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVANDIN	YES
OM	4	#5	OLEARIA MOSHATA	INCENSE PLANT	YES
RP	3	#5	RHODODENDRON 'POLARNACHT'	POLARNACHT RHODODENDRON	YES
RR	10	#2	RHODODENDRON 'RAMAPO'	RAMAPO RHODODENDRON	YES
RHS	11	#3	RHODODENDON 'SNOW LADY'	SNOW LADY RHODODENDRON	YES
RO	3	#5	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	YES
SO	3	#1	SALVIA OFFICINALIS	SAGE	YES
VC	3	#5	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	YES
VO	3	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	YES
PERENNIALS, BULBS, FERNS AND GRASSES					
AM	7	#1	ACHILLEA MILLEFOLIUM	YARROW	YES
ALS	3	4"	ALLIUM SCHOENOPRASUM	CHIVES	YES
AD	3	4"	ARTEMISIA DRACUNCULUS	TARRAGON	YES
AS	3	#1	ARTEMISIA SUKSDORFII	COASTAL MUGWORT	YES
AA	16	#1	ASTILBE X ARENDsii 'BRIDAL VEIL'	BRIDAL VEIL ASTILBE	YES
BL	15	#1	BLECHNUM SPICANT	DEER FERN	YES
BV	5	#1	BROMUS VULGARIS	COLUMBIA BROME	YES
CA	6	#1	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	NO
FR	13	#1	FESTUCA ROMERI	ROEMER'S FESCUE	YES
HH	12	#1	HELLEBORUS X HYBRIDUS 'PINK SPOTTED LADY'	PINK SPOTTED LADY	YES
PM	35	#1	POLYSTICHUM MUNITUM	SWORD FERN	YES
SM	18	#1	SMILACINA RACEMOSA	FALSE SOLOMON'S SEAL	YES
TV	12	4"	THYMUS VULGARIS	THYME	YES
GROUNDCOVERS AND ANNUALS					
AU	70	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	YES
CE	10	4"	CERASTIUM ARVENSE	FIELD CHICKWEED	YES
FOB	10	4"	FRAGARIA 'OZARK BEAUTY'	OZARK BEAUTY STRAWBERRY	YES
GS	34	#1	GAULTHERIA SHALLON	SALAL	YES



# LEGEND

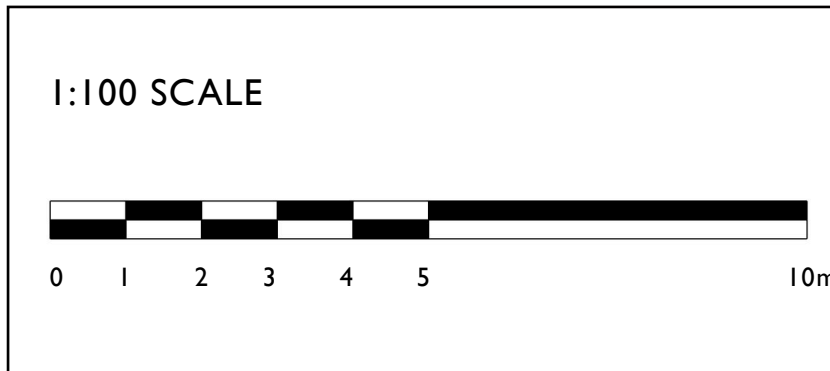
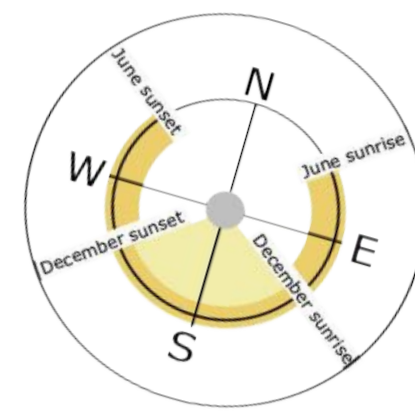
	EXISTING TREE TO BE RETAINED
	TREE TO BE REMOVED
	CRITICAL ROOT ZONE
	DRIP LINE RADIUS

\*SEE ARBORIST PLAN FOR TREE PROTECTION FENCING



 **Greenspace Designs**  
Sustainable Landscape Design

:: PROJECT TITLE ::	
PROPOSED CONCEPT PLAN for MIRIAM BYRNE 1701-1705 RICHARDSON STREET, VICTORIA, BC	
:: PAGE TITLE ::	
PLANTING PLAN, PAGE FOUR OF FIVE	
:: DATE ::	:: SCALE ::
APRIL 15, 2025	1:100





1701-1705 RICHARDSON STREET - LANDSCAPE NOTES

OVERALL NOTES

- 1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
- 2. Any plant substitutions shall be made in consultation with the landscape architect.
- 3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
- 4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
- 5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

MATERIALS

CAST-IN-PLACE CONCRETE

- 1. Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans.
- 2. Concrete should be reinforced with rebar.

STOCKPILES

- 1. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
- 2. Ideally, the growing medium is delivered on the day of installation.
- 3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
- 4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

TOPSOIL

- 1. On-site topsoil should be used if it meets the standards for a growing medium.
- 2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
- 3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.
- 4. Topsoil depths shall be as follows: Trees 2m x 2m x 2m soil per tree; shrubs 600 mm depth; ground covers 150 mm depth

MULCH

- 1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
- 2. Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
- 3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
- 4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
- 5. Mulch is to be of a type suitable for the material planted.

PLANTING.

- 1. All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
- 2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
- 3. Growing media settlement should be corrected prior to mulching.
- 4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
- 5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball is solid and contained and shaped where it can resist shifting.
- 6. Planting debris and materials shall be removed promptly from the site.
- 7. Plants must be watered immediately after planting to the depth of their root systems.
- 8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
- 9. Plants should spend a minimal amount of time in the storage on site.

SEED

- 1. All grass areas shall be seed.
- 2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
- 3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
- 4. Slope soil away from house and level soil by dragging a 2x6” board over area, rake the soil even, then roll over the soil three times in opposite directions until soil is firm.
- 5. Add a light dressing of peat moss, just as a measure to retain moisture.
- 6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for turf quality and resistance to many diseases and insects. A good basic mix would be 30% Kentucky blue, 30% perennial rye and 40% tall fescue. These do well in cool-season climates such as ours.
- 7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
- 8. After application seed should be lightly and gently raked.
- 9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

IRRIGATION

- 1. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
- 2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
- 3. Must be installed 12” below finished grade for all lateral lines and 18” below finished grade for irrigation main lines.
- 4. All irrigation materials and installation methods shall conform to IIABC standards.
- 5. Irrigation within municipal rights of way shall conform to the City of Victoria requirements.
- 6. Backflow preventer requirements for irrigation lines shall conform to Victoria municipality requirements.
- 7. The Irrigation Contractor shall test the irrigation system and ensure that it is fully operational prior to acceptance by the owner.

CITY OF VICTORIA IRRIGATION NOTES

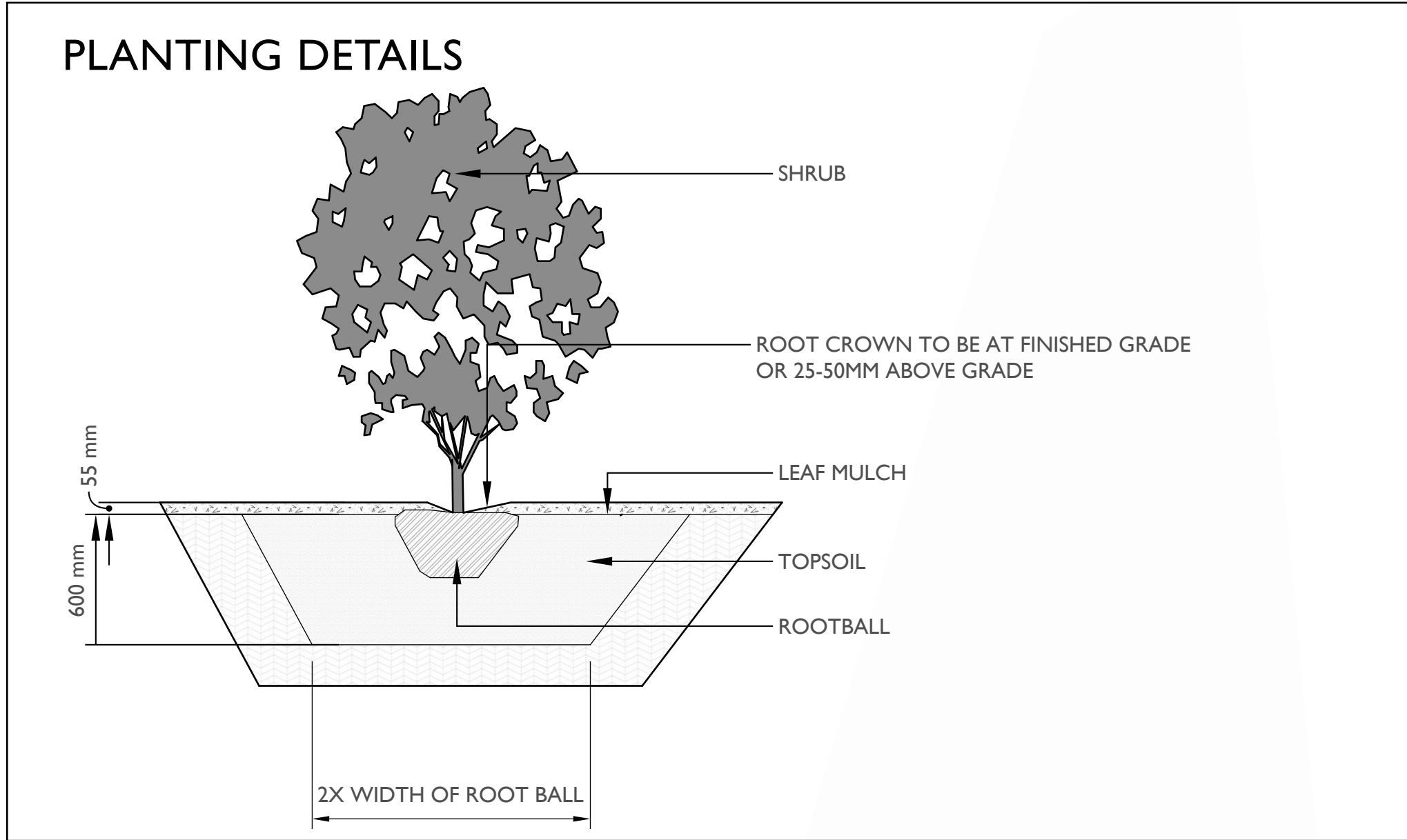
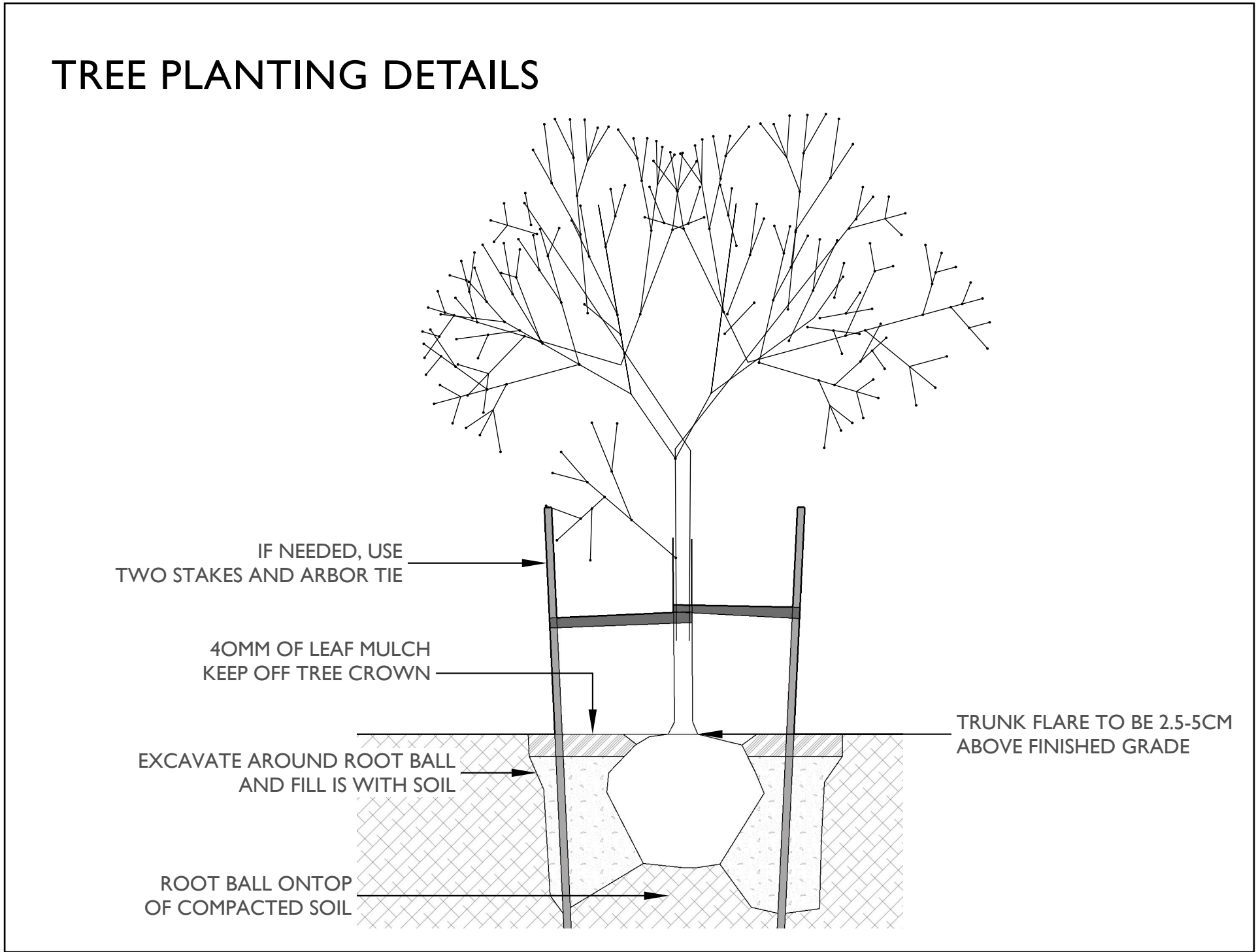
- Irrigation Systems on City property shall comply to City of Victoria Supplementary Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks are required tsherbo@victoria.ca 48 hours prior to the required inspection time. Irrigation Inspection Requirements.
- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
  - Irrigation Sleeving prior to backfilling\*
  - Open trench Main Line and Pressure Test
  - Open trench Lateral Line
  - Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test
  - Report required, Backflow Assembly is to have an inspection tag completed and attached.
  - Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree


WATERING

- 1. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
- 2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and to ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be an increase in watering frequency.
- 3. Watering should reach the depth of the root zone.
- 4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
- 5. Soil moisture should be maintained at 50 to 100 percent field capacity.

LANDSCAPE LIGHTING

- 1. Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-laws regarding electrical, lighting, and light pollution.





**Greenspace Designs**  
Sustainable Landscape Design

**:: PROJECT TITLE ::**

PROPOSED CONCEPT PLAN for  
MIRIAM BYRNE  
1701-1705 RICHARDSON STREET, VICTORIA, BC

**:: PAGE TITLE ::**

LANDSCAPE NOTES, PAGE FIVE of FIVE

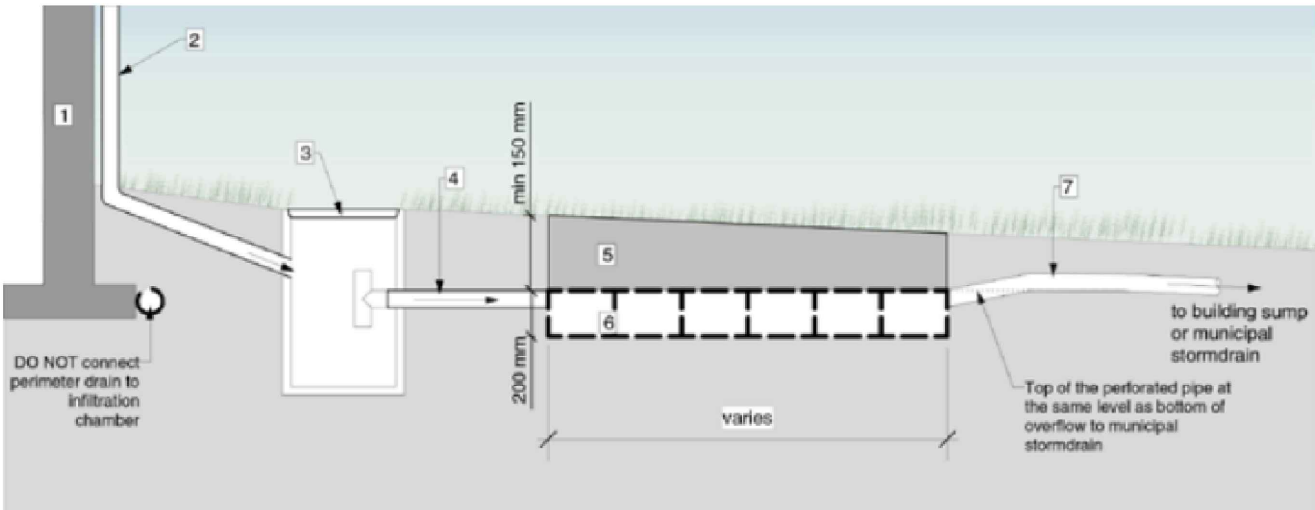
**:: DATE ::**

APRIL 15, 2025



1701-1705 RICHARDSON STREET  
MISSING MIDDLE DEVELOPMENT

Figure 22: Open Infiltration Chamber Detail



Open Infiltration Chamber Materials

1. Structural wall
2. Building rainwater leader/downspout
3. Infiltration chamber sump
4. Solid pipe to infiltration chamber
5. Growing medium
6. Open grate chamber system, 200 mm depth
7. Non-woven geotextile on bottom, sides and top of drain rock
8. Solid overflow pipe complete with PVC backflow preventer valve (if required) as per City Plumbing Code.

STORMWATER SIZING CALCULATIONS:

MISSING MIDDLE DESIGN GUIDELINES:

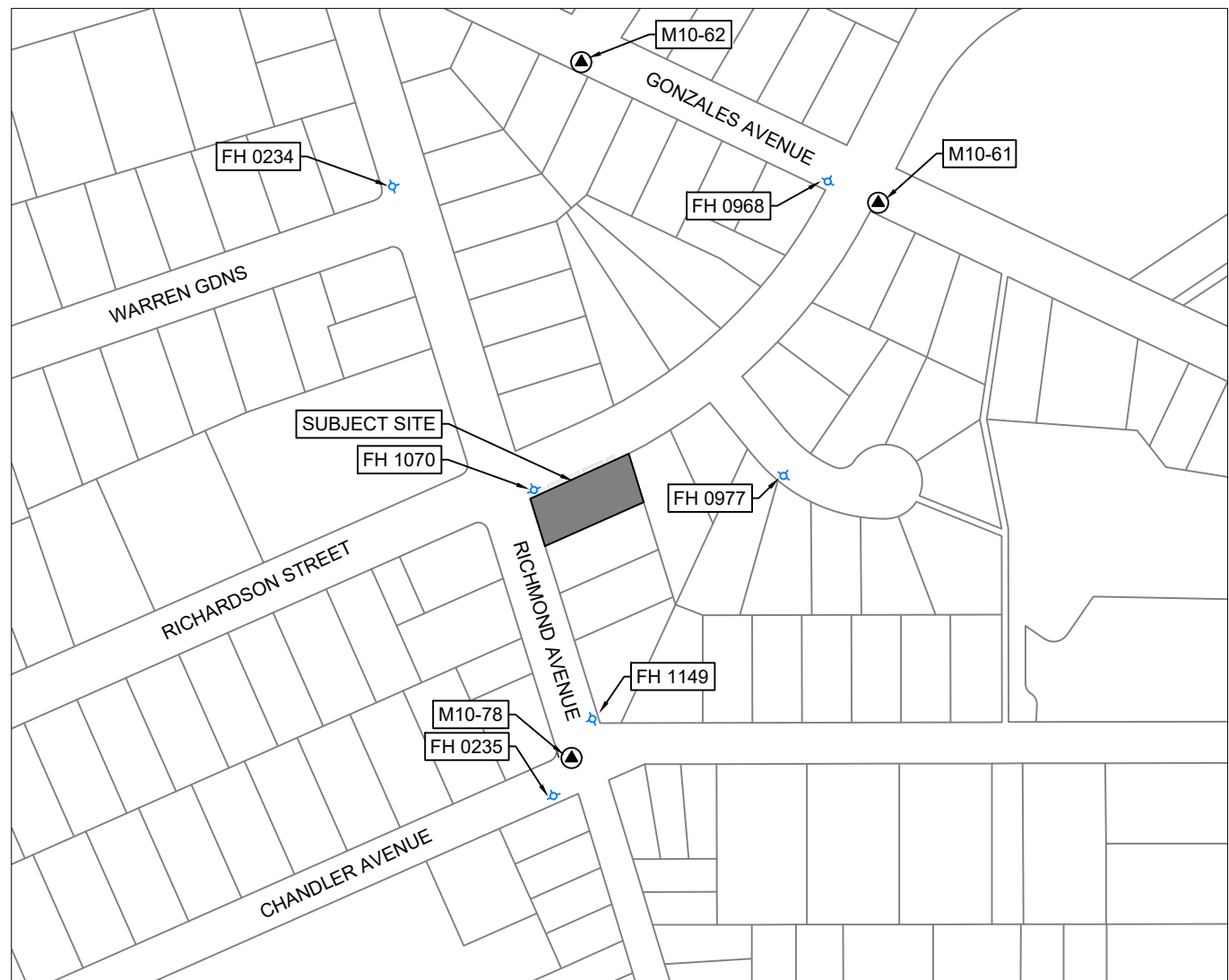
THE CITY OF VICTORIA'S TARGET IS 32mm/24hr  
SUGGESTED MINIMUM HYDRAULIC CONDUCTIVITY = 2mm/hr OR 48mm/day

CHOSEN STORM WATER MANAGEMENT STRATEGY: OPEN INFILTRATION CHAMBER

PER PAGE 56 IN THE PROFESSIONAL RAINWATER MANAGEMENT STANDARDS THE SIZING CALCULATION IS: **PERMEABLE BASE AREA = IMPERVIOUS TRIBUTARY AREA x SIZING FACTOR**  
WHERE THE SIZING FACTOR IS 13% MINIMUM AND CALCULATED:  $32 / (24 \times K_s + n \times Dr)$   
 $K_s$  = HYDRAULIC CONDUCTIVITY  
 $Dr$  = DEPTH OF OPEN CHAMBER SYSTEM  
 $n$  = POROSITY OF DRAIN ROCK (0.35 TYP. FOR K OR 0.95 FOR TYPICAL OPEN CRATE SYSTEM)

**SIZING CALCULATIONS:**  
HYDRAULIC CONDUCTIVITY = 2mm/hr (ASSUMED MINIMUM)  
SIZING FACTOR = 13% (MAX  $Dr$  = 200mm WHEN  $K_s$  = 2mm/hr)  
IMPERVIOUS AREA = 350m<sup>2</sup>  
PERMEABLE BASE AREA = 350m<sup>2</sup> x 13% = 45.5m<sup>2</sup> REQUIRED  
PERMEABLE AREA PROVIDED = 45.6m<sup>2</sup>

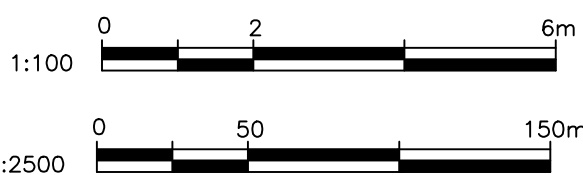
DETAIL 1 CITY OF VICTORIA OPEN INFILTRATION CHAMBER DETAIL



LOCATION PLAN  
SCALE 1:2,500

CIVIC ADDRESS: 1701 & 1705 RICHARDSON STREET  
LEGAL DESCRIPTION: STRATA LOTS A & B, SECTION 68, VICTORIA DISTRICT, STRATA PLAN EPS469

CONCEPTUAL SITE SERVING PLAN  
SCALE 1:100



ISSUED FOR DEVELOPMENT PERMIT  
APPLICATION

2025-04-22

BC  
1  
CALL  
1-800-474-6886

THE CONTRACTOR IS TO CALL B.C. ONE CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND	
Existing Municipal Infrastructure	Drain — D —
Proposed Municipal Infrastructure	Proposed Drain — D —
Existing External U/G Utilities	Existing Sewer — S —
Proposed External U/G Utilities	Proposed Sewer — S —
Street Lighting Pole Mount	Pole Mount — P —
Standard Mount	Standard Mount — S —
Post Top	Post Top — P —
Pedestrian Signal	Pedestrian Signal — P —
Traffic Signal	Traffic Signal — T —
Ctrl Monument	Ctrl Monument — C —
Traverse Hub	Traverse Hub — H —
Concrete Box	Concrete Box — B —
Wood Box	Wood Box — W —
Catch Basin	Catch Basin — C —
Culvert	Culvert — C —
Silt Trap	Silt Trap — S —
Cap / Plug	Cap / Plug — P —
Gas Valve	Gas Valve — G —
Valve	Valve — V —
Flush Valve	Flush Valve — F —
Hydrant	Hydrant — H —
Reducer	Reducer — R —
Air Valve	Air Valve — A —
Water Meter	Water Meter — M —

REVISIONS	
6	EXISTING DRIVEWAY DROPS TO BE REPLACED WITH NEW NON-MOUNTABLE CURB AND SIDEWALK TO NEAREST JOINT TO CURRENT STANDARDS (TYP.)
5	EXISTING DRIVEWAY DROPS TO BE REPLACED WITH NEW NON-MOUNTABLE CURB AND SIDEWALK TO NEAREST JOINT TO CURRENT STANDARDS (TYP.)
4	EXISTING DRIVEWAY DROPS TO BE REPLACED WITH NEW NON-MOUNTABLE CURB AND SIDEWALK TO NEAREST JOINT TO CURRENT STANDARDS (TYP.)
3	EXISTING DRIVEWAY DROPS TO BE REPLACED WITH NEW NON-MOUNTABLE CURB AND SIDEWALK TO NEAREST JOINT TO CURRENT STANDARDS (TYP.)
2	EXISTING DRIVEWAY DROPS TO BE REPLACED WITH NEW NON-MOUNTABLE CURB AND SIDEWALK TO NEAREST JOINT TO CURRENT STANDARDS (TYP.)
1	EXISTING DRIVEWAY DROPS TO BE REPLACED WITH NEW NON-MOUNTABLE CURB AND SIDEWALK TO NEAREST JOINT TO CURRENT STANDARDS (TYP.)

REVISIONS		APPROVED	
REVISION # 1		REVISION # 2	
Approved	Date	Approved	Date
Design Engineer		Design Engineer	
Manager of Development		Manager of Development	
Development Coordinator		Development Coordinator	

DESIGN APPROVED	
Approved By	Date
Design Engineer	
Manager of Development	
Development Coordinator	

CITY OF VICTORIA		ISLANDER	FILE #
1701-1705 RICHARDSON		ENGINEERING	2973
CONCEPTUAL SITE SERVING PLAN		DESIGN #	—
B.M. :	M10-78	Elev. :	11.067m
Design: JRCE	Drawn: JRCE	Checked: JUB	
Scale: Hor: 1:100	Vertical: —	Date: 2025-04-22	
SHEET #		1 OF 1	