

1042/1044 RICHARDSON STREET

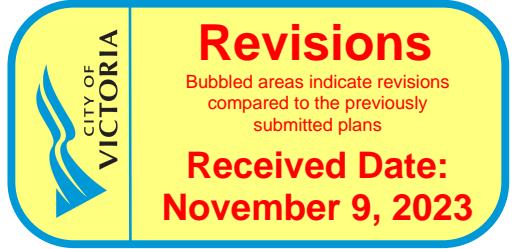
APPLICATION FOR REZONING & DEVELOPMENT PERMIT



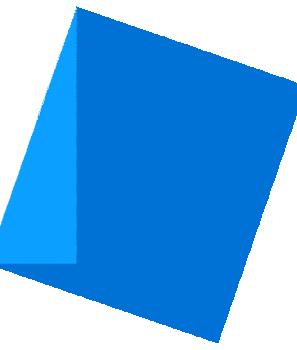
Perspective view from Richardson Street



Site Context Plan
1 : 1000



Christine Lintott
Architects Inc.



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Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	NEW 5 STOREY INFILL RESIDENTIAL BUILDING
CIVIC ADDRESS	1042/1044 Richardson Street, Victoria BC
LEGAL DESCRIPTION	LOT 1663 VICTORIA CITY
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	009-396-853
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

Project Scope Summary

- 20-unit purpose built rental building with a mix of market rental units
- Retaining/replacing the 5 rental units of the existing buildings which are to be removed
- Diverse unit mix including:
 - 3 three-bedroom units
 - 15 one-bedroom units (three adaptable units, one ground level accessible unit)
 - 2 studio units
- Bicycle and mobility oriented design, situated on a dedicated All Ages and Abilities bicycle route, to encourage 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 accomodate 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

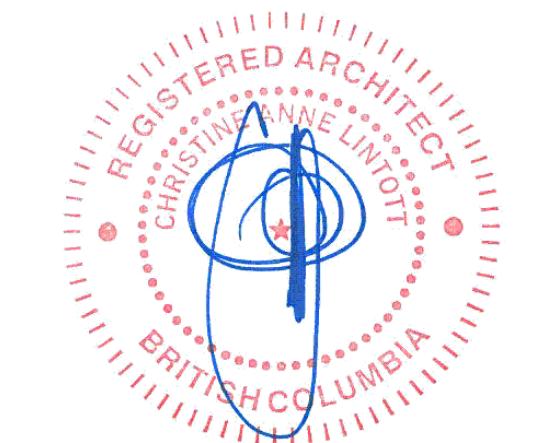
DRAWING LIST

Sheet Number	Sheet Name	Issue	Date
A0.00	Cover Sheet	Submission for Rezoning and Development Permit	2020-09-30
A0.01	Site Plan and Project Data	Re - Submission for Rezoning and Development Permit	2021-01-18
A0.02	Site Survey	Re - Submission for Rezoning and Development Permit	2021-06-11
A0.03	Code Analysis and Spatial Separation	Re - Submission for Rezoning and Development Permit	2021-10-22
A1.01	Solar Shadow Study	Re - Submission for Rezoning and Development Permit	2022-04-14
A1.02	Axo Shadow Study	Re - Submission for Rezoning and Development Permit	2022-08-29
A1.03	Context Renders	Re - Submission for Rezoning and Development Permit	2023-11-07
A2.00	Floor Plans		
A2.01	Floor Plans		
A3.00	Elevations		
A3.01	Context Elevations		
A3.02	Exterior Materials		
A4.00	Building Sections		
A1D0.1	Exterior Lighting		
A1D0.2	Exterior Lighting		
C01	Civil		
L01	Landscape Concept Plan		
L02	Landscape L6 Rooftop Concept Plan		
L03	Landscape Tree Management Plan		

Revision

No.	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
10	Additional EV Parking	2023-08-29
11	Exterior Material	2023-08-29
20	Boulevard Revisions	2023-11-07

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

Date	2023-11-07 12:18:01 PM
Drawn by	BH
Checked by	CL
Scale	As indicated
A0.00	

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

FSR CALCULATION
SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1174 m²
FSR = FA/SA = 1.76

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

Unit Area Schedule		
Occupancy	Name	Area
LEVEL 1		
1 Bedroom	UNIT 1	44 m ²
1 Bedroom	UNIT 2	46 m ²
1 Bedroom	UNIT 3	44 m ²
LEVEL 2		
1 Bedroom	UNIT 4	46 m ²
1 Bedroom	UNIT 5	44 m ²
Studio	UNIT 6	25 m ²
3 Bedroom	UNIT 7	88 m ²
LEVEL 3		
1 Bedroom	UNIT 8	46 m ²
1 Bedroom	UNIT 9	44 m ²
Studio	UNIT 10	25 m ²
3 Bedroom	UNIT 11	88 m ²
LEVEL 4		
1 Bedroom	UNIT 12	46 m ²
1 Bedroom	UNIT 13	44 m ²
1 Bedroom	UNIT 14	25 m ²
3 Bedroom	UNIT 15	88 m ²
LEVEL 5		
1 Bedroom	UNIT 16	46 m ²
1 Bedroom	UNIT 17	44 m ²
1 Bedroom	UNIT 18	26 m ²
1 Bedroom	UNIT 19	36 m ²
1 Bedroom	UNIT 20	39 m ²

20

936 m²

Project Information Table		
	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1174 m ²
Floor Space Ratio	N/A	1 : 1.76
Site Coverage %	N/A	52.7 %
Open Site Space - Lot %	N/A	39.8 %
Open Site Space - Front Yard %	N/A	7.8%
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	<p>0.2 /unit Affordable < 45m² x 5 = 1 .75 / unit < 45m² x 7 = 4.5 .9 / unit > 45m², < 70m² x 5 = 5.25 1.3 / unit >70m² x 3 = 3.9 0.1/unit visitor x 20 = 2 Total = 16.75 (17)</p>	<p>6 resident (1 accessible) 2 visitor 1 on-street electric car-share 1 on-street electric vehicle parking</p>
Bicycle Parking #	<p><u>Long Term Per Schedule C</u> 1/unit < 45m² x 12 = 12 1.25/unit > 45m² x 8 = 10 Total = 22</p> <p>Oversized Electric Stalls Required = 10% (3 stalls)</p> <p>Electric Charging Stalls Required = 50% (11 stalls)</p> <p><u>Short Term Per Schedule C</u> Total = 6 (MIN)</p>	<p><u>Long Term Per Schedule C</u> P1 = 34 (8 are oversized) L1 = 11 (2 are oversized) Total = 45 (10 are oversized)</p> <p>Oversized Electric Stalls Provided = 45% (10 stalls)</p> <p>Electric Charging Stalls Provided = 73% (33 stalls)</p> <p><u>Lvl 2-4 Additional = 3 (3 oversized with charging)</u> Note: These stalls do not conform to Schedule C</p> <p><u>Short Term Per Schedule C</u> Total = 6</p>
Mobility Scooter Parking	No Requirement	Provided = 4
Building Setbacks		
Front Yard (South)	N/A	1.50m  15
Rear Yard (North)	N/A	5.00m 
Side Yard (West)	N/A	2.09m  15
Side Yard (East)	N/A	1.2m 
Residential Use Details		
Total Number of Units		20
Unit Type Breakdown		2 Studio Units, 15 One Bedroom Units, 3 Three Bedroom Units
Ground Oriented Units		3
Minimum Unit Floor Area		25 m ²
Total Residential Floor Area		936 m ²

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

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

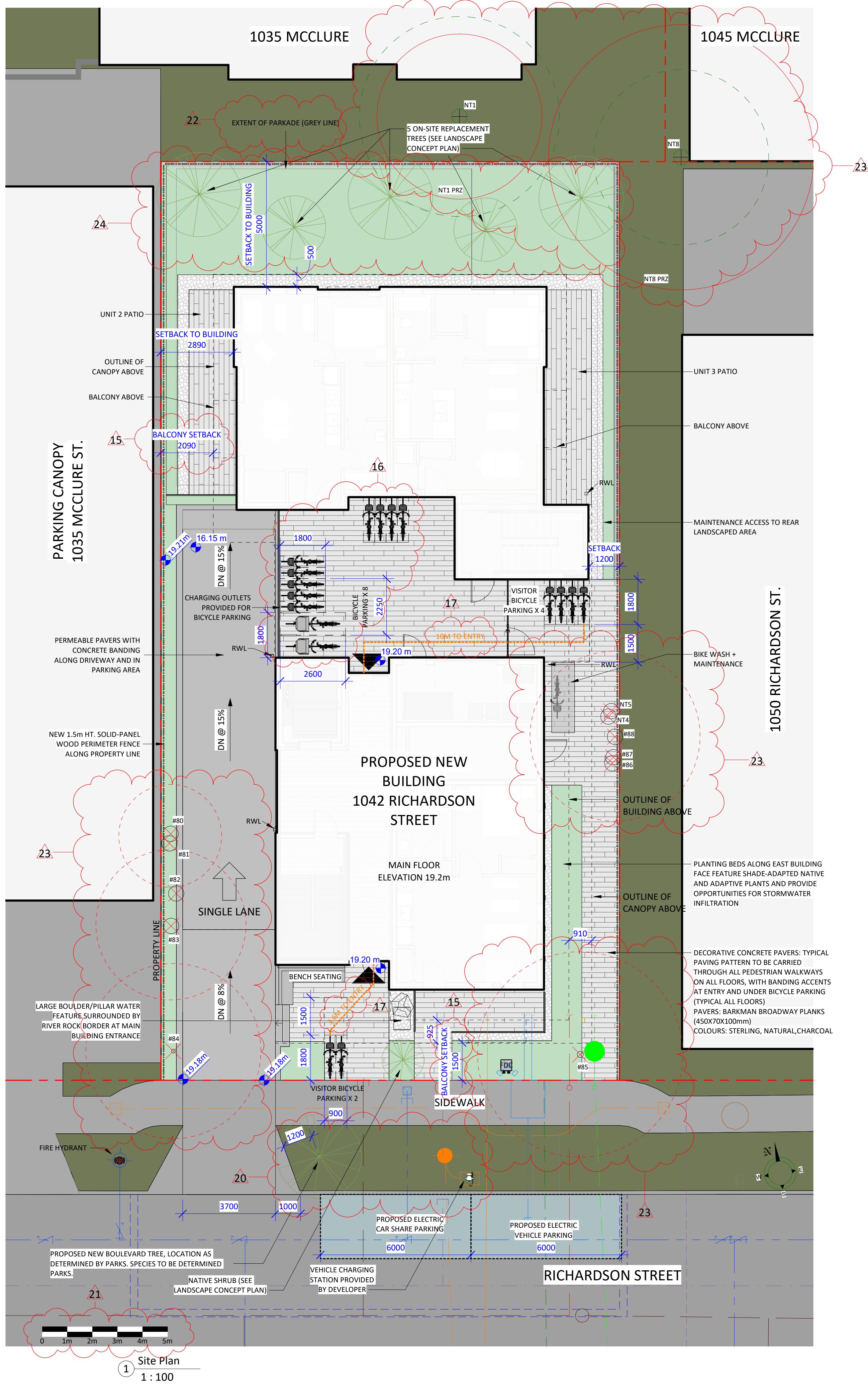
2 AVG GRADE _____

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1042 Richardson Street,
Victoria, BC

Site Plan and Project Data

Date	2023-11-07 12:18:04 PM
Drawn by	BH
Checked by	CL
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Scale	As indicated



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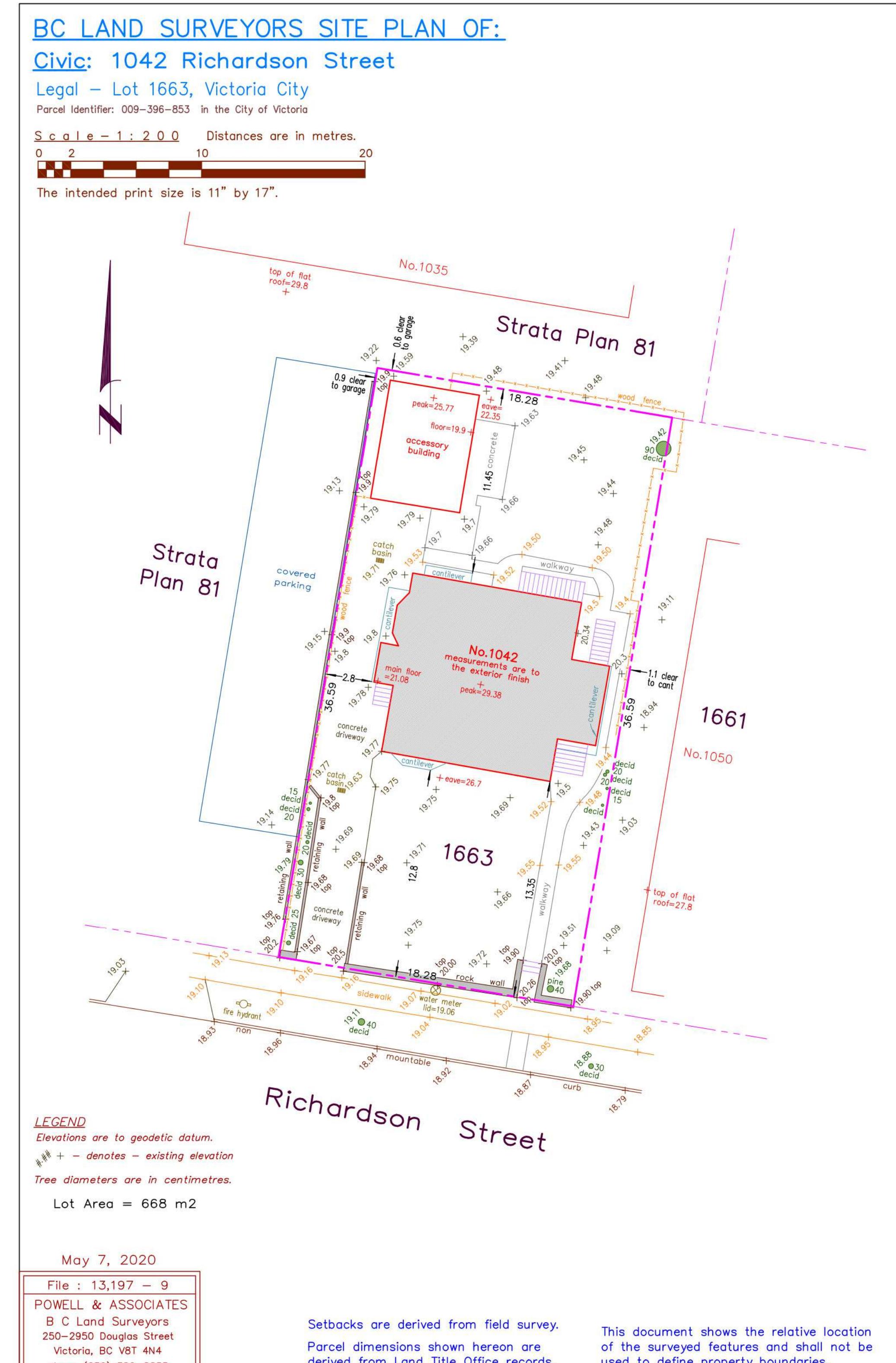
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Ten42

1042 Richardson Street,
Victoria BC

Site Survey

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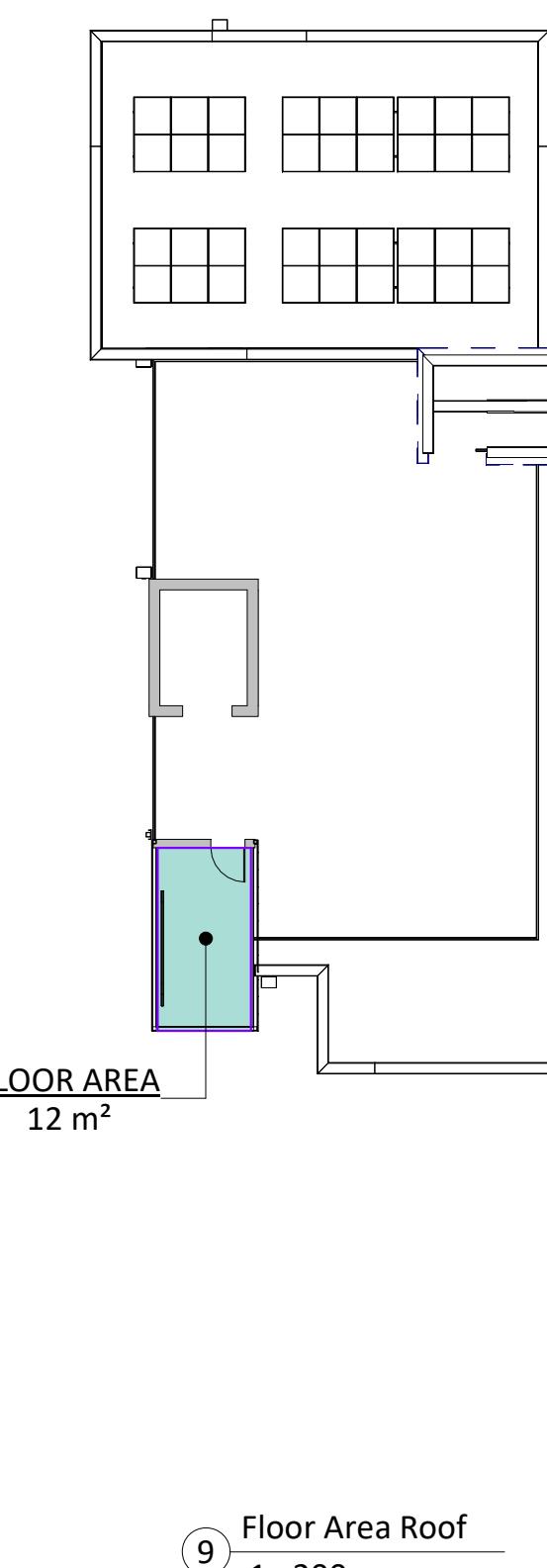
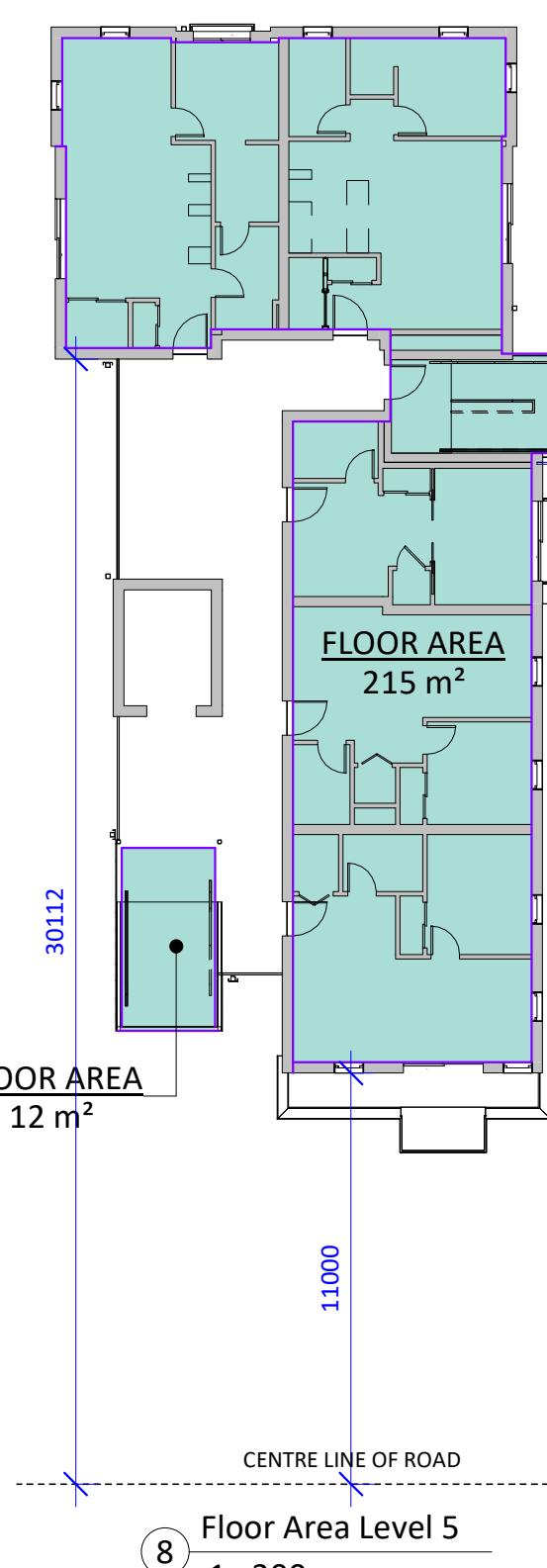
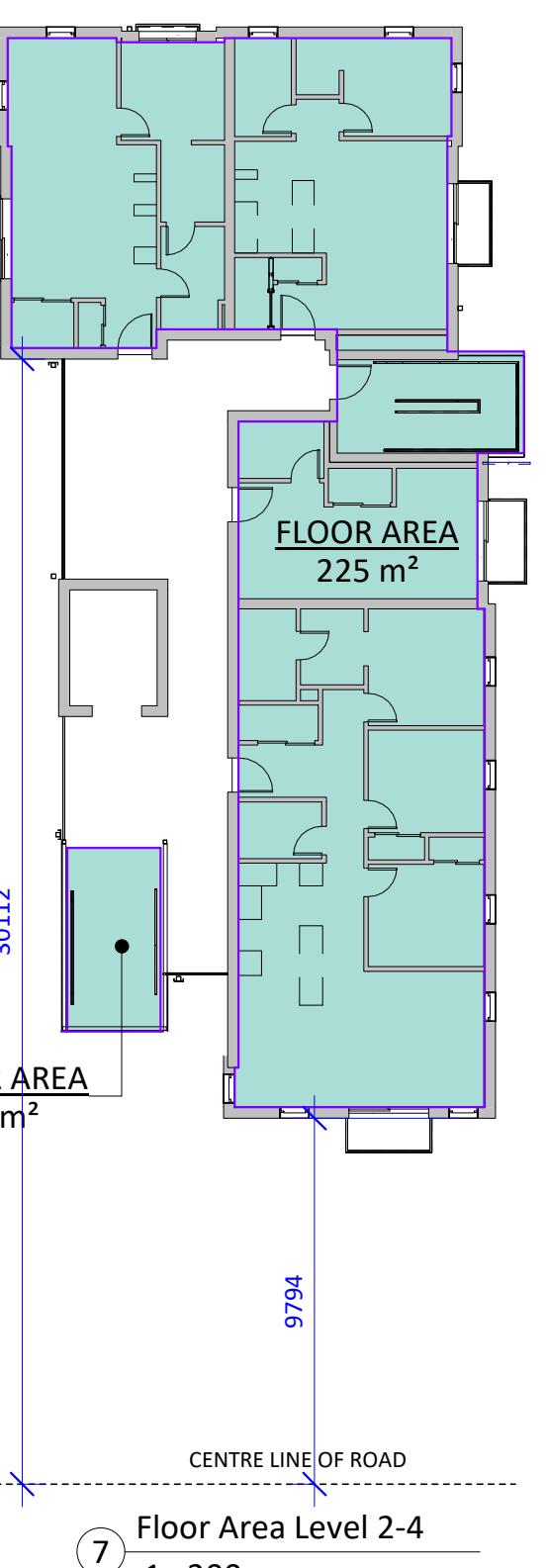
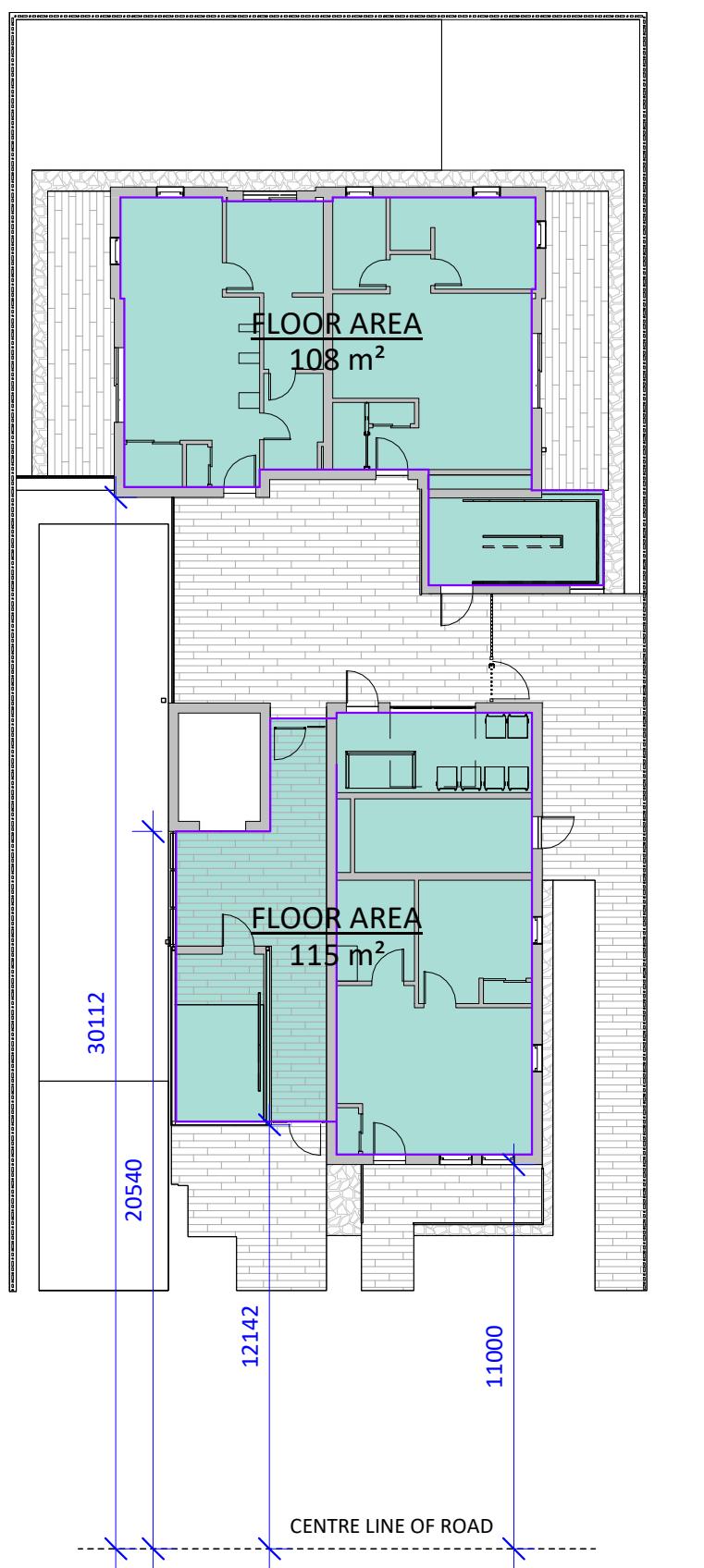


Building Code Analysis - Overview

0 - GENERAL INFORMATION		REFERENCE(S)	
NO.	ITEM	DESCRIPTION	
0-1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENO. <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT	-
0-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-
0-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A B C C	DIV A - 1.1.2.
0-4	MAJOR OCCUPANCY(IES)	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3	3.1.2.
0-5	MULTIPLE MAJOR OCCUPANCIES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.1.3.
0-6	HEAVY TIMBER ALTERNATE	PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.1.4.6.
0-7	FIREWALL(S)	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.1.10.
0-8	OCCUPANT LOAD	52 TOTAL ROOM OCCUPANCY COUNT OCCUPANTS STUDIO 2 2 4 1 BEDROOM 2 15 30 3 BEDROOM 6 3 18 TOTAL 52 ROOM AREA (m²) m²/PERSON OCCUPANTS ROOF LOUNGE 130 1.85 70	3.1.17.
0-9	BUILDING AREA (m²)	340 BUILDING AREA	1.4.1.2.
0-10	GRADE ELEVATION (m, GEODETIC)	+19.20 GRADE	1.4.1.2.
0-11	BUILDING HEIGHT (STOREYS)	6 ABOVE GRADE 1 BELOW GRADE 6 TOTAL	3.2.1.1.
0-12	FIRE ALARM & DETECTION SYSTEM	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.
0-13	AUTOMATIC SPRINKLER SYSTEM	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.12.
0-14	MEZZANINES	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.
0-15	INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.2.
0-16	NUMBER OF STREETS FACING	1 STREET FACING	1.4.1.2.
0-17	FIRE DEPARTMENT ACCESS ROUTES	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.4.
0-18	HIGH BUILDING	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.6.
0-19	ROOF ACCESS	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.3.
0-20	STANDPIPE SYSTEM	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.8.
0-21	LIGHTING AND EMERGENCY POWER	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELEC. DRAWINGS	3.2.7.
0-22	EMERGENCY GENERATOR	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.7.
0-23	ACCESS FOR PERSONS W/ DISABILITIES	REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.2.
0-24	ALTERNATE SOLUTIONS REQUIRED	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SPRINKLER PROTECTION EXIT EGRESS PATH EXPOSED TO OPENINGS	DIV A - 1.2.1.1.(1) & DIV C - 2.3.
CONSTRUCTION CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.250.	
0-25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	
0-26	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR: <input type="checkbox"/> MEZZANINE: <input type="checkbox"/> TO HAVE SAME F.R.R. AS 6 MAXIMUM 6 PROPOSED	1 LOADBEARING ELEMENTS 1.2.1.1.(1) & DIV C - 2.3.
0-27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED	
0-28	BUILDING AREA (m²)	1,500 MAXIMUM 340 PROPOSED	

Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS		REFERENCE
NO.	DESCRIPTION	
6-1	AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS WITHIN 3m HORIZONTALLY AND 5m VERTICALLY. IN LIEU OF CLOSURES (SHUTTERS) OR WIRED GLASS, ALTERNATE SOLUTION SHALL CONSIST OF A SPRINKLER HEAD AT INTERIOR SIDE OF EACH OPENING, COMPLETE WITH BAFFLES ETC WHERE REQUIRED BY NFPA-13, FOR EQUIVALENT PROTECTION BY WATER CURTAIN.	3.2.3.13.
6-2	SUITE: WALL AREA (m²) LIMITING DISTANCE (m) MAXIMUM OPENINGS (%) PROPOSED OPENINGS (%) F.R.R. N/C WALL N/C CLADDING	3.2.3.1. - D
EAST	UNIT 1 (E): 20.7 3.0 52.0 11.5 3/4 - <input checked="" type="checkbox"/> REQUIRED SERVICE (E): 5.6 3.0 100 34.8 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A GARBAGE (E): 6.0 3.0 100 0 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 3 (E): 20.5 2.9 49.2 27.8 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 7 (E): 35.1 2.0 22.0 13.6 1 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 8 (E): 12.5 2.2 40.4 36.4 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 9 (E): 20.5 2.9 49.2 27.8 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 11 (E): 35.1 2.0 22.0 13.6 1 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 10 (E): 12.5 2.2 40.4 36.4 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 15 (E): 20.5 2.0 22.0 13.6 1 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 14 (E): 12.5 2.2 40.4 36.4 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 13 (E): 20.5 2.9 49.2 27.8 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 20 (E): 16.0 2.2 34.8 14.8 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 19 (E): 15.2 2.2 34.8 15.7 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 18 (E): 12.5 2.2 40.4 36.4 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 17 (E): 20.5 2.9 49.2 27.8 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 3 (N): 15.3 5 100 15.6 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 2 (N): 15.3 5 100 29.0 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 5 (N): 15.3 5 100 15.6 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 4 (N): 15.3 5 100 29.0 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 9 (N): 15.3 5 100 15.6 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 13 (N): 15.3 5 100 29.0 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 12 (N): 15.3 5 100 15.6 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 17 (N): 15.3 5 100 29.0 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A UNIT 16 (N): 15.3 5 100 29.0 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A LOBBY (W): 23.7 4.6 96.0 40.0 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A ELEV. (W): 62.1 4.6 51.6 0 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> N/A STAIR 2 (W): 23.3 11.8 100 34.3 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 2 (W): 21.9 2.9 49.2 26.0 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 7 (W): 30.0 9.0 100 10.7 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 6 (W): 12.6 9.0 100 15.9 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 4 (W): 21.9 2.9 49.2 26.0 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 11 (W): 30.0 9.0 100 10.7 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 10 (W): 12.6 9.0 100 15.9 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 8 (W): 21.9 2.9 49.2 26.0 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 15 (W): 30.0 9.0 100 10.7 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 14 (W): 12.6 9.0 100 15.9 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 12 (W): 21.9 2.9 49.2 26.0 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 20 (W): 17.5 9.0 100 11.4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 19 (W): 8.2 9.0 100 13.4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 18 (W): 12.6 9.0 100 15.9 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED UNIT 16 (W): 21.9 2.9 49.2 26.0 3/4 - <input type="checkbox"/> <input checked="" type="checkbox"/> REQUIRED	
NORTH		
WEST		



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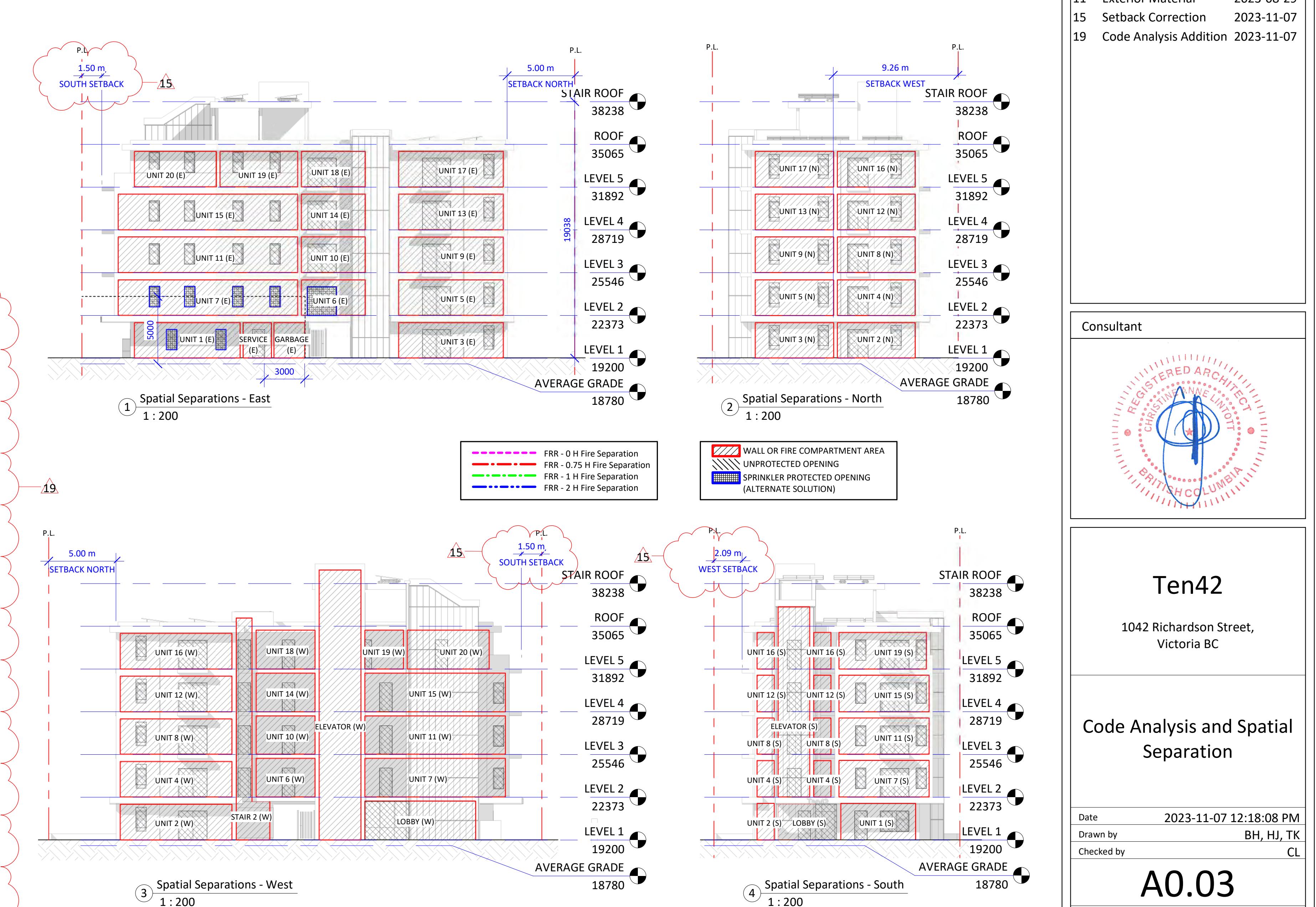
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NOTE: THESE AREAS ARE USED FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

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

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

Revision
No. **Description** **Date**
2 Glazing & Stair Core Updated 2021-10-22
3 Zoning Comment #1 2022-04-19
11 Exterior Material 2023-08-29
15 Setback Correction 2023-11-07
19 Code Analysis Addition 2023-11-07

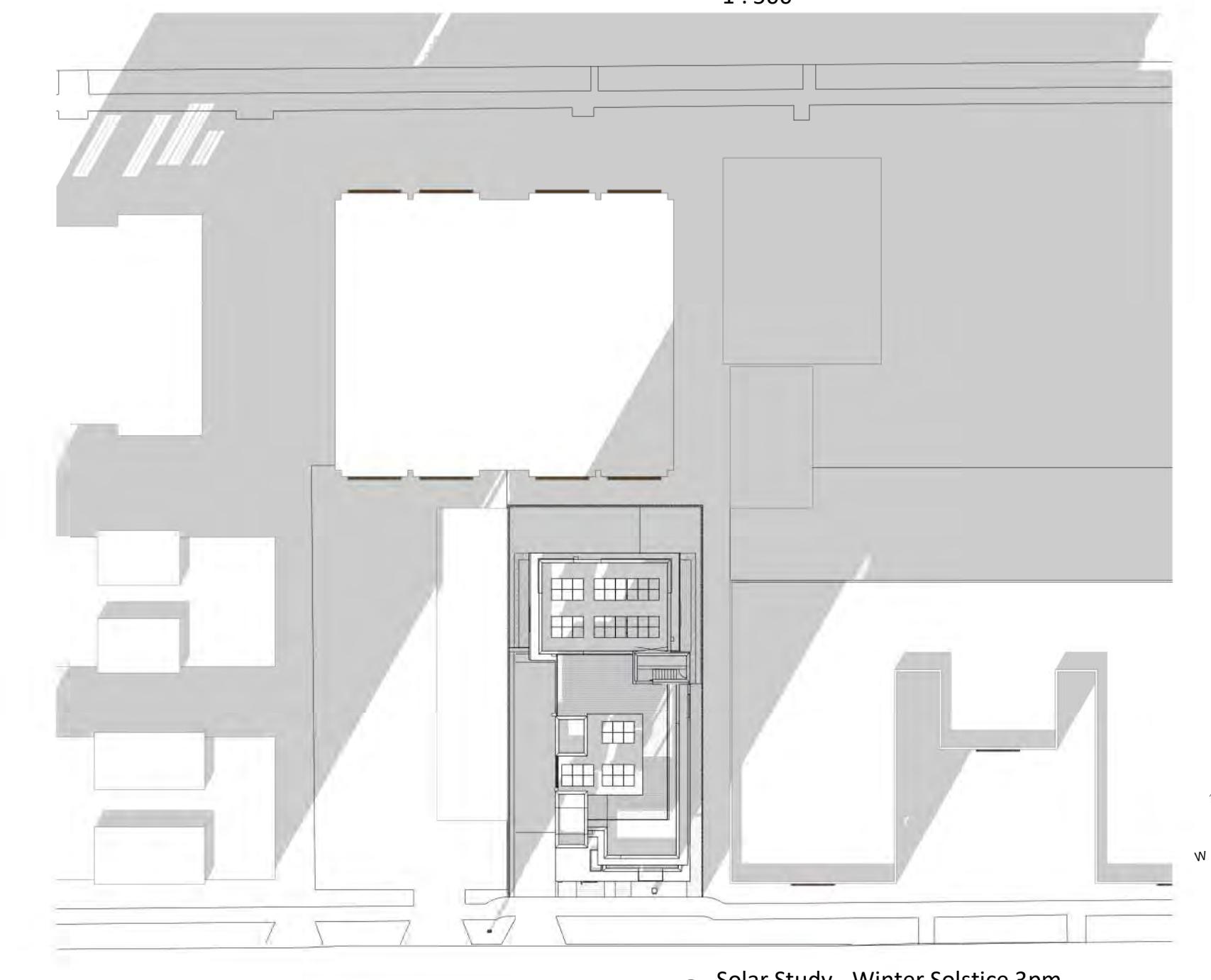
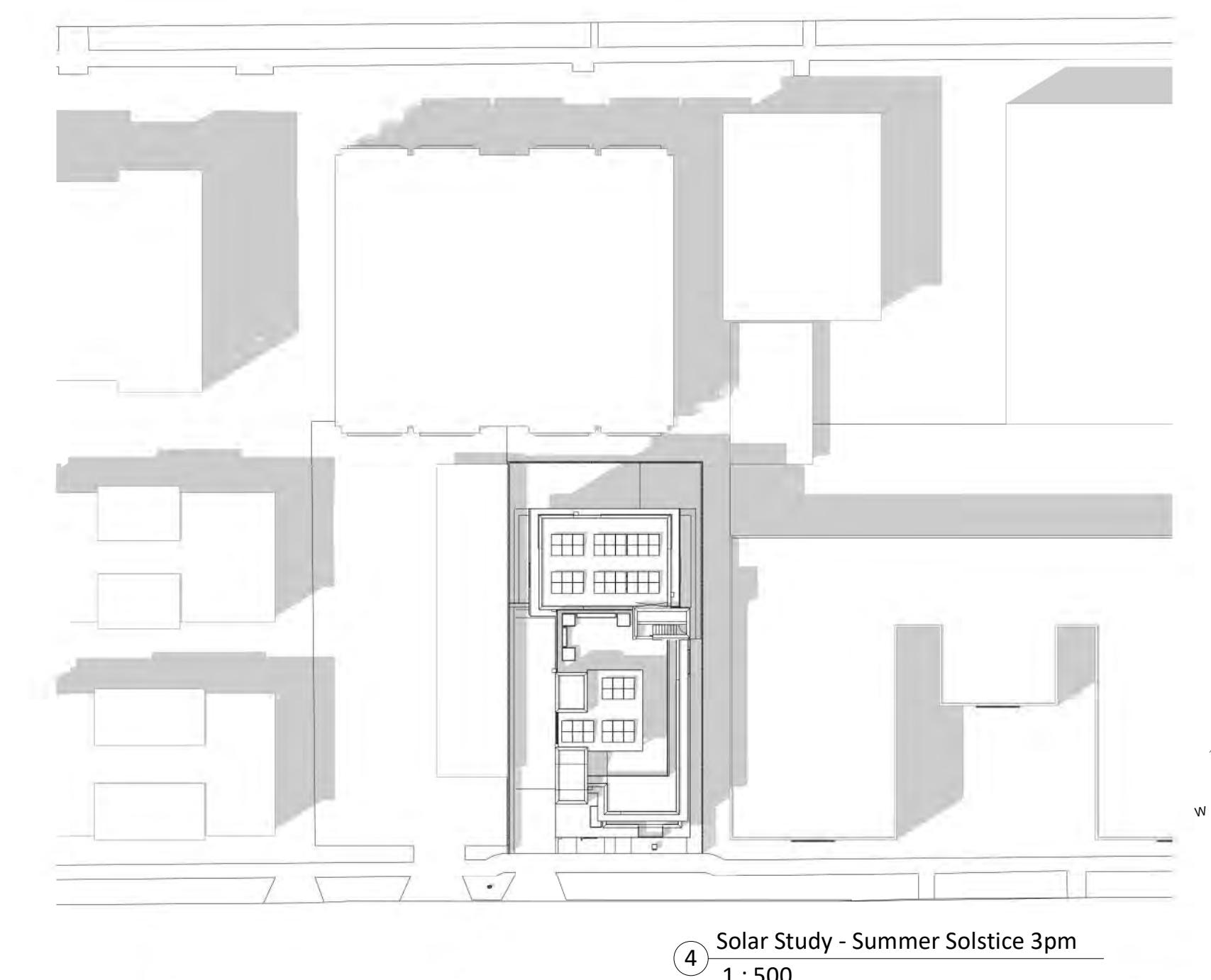
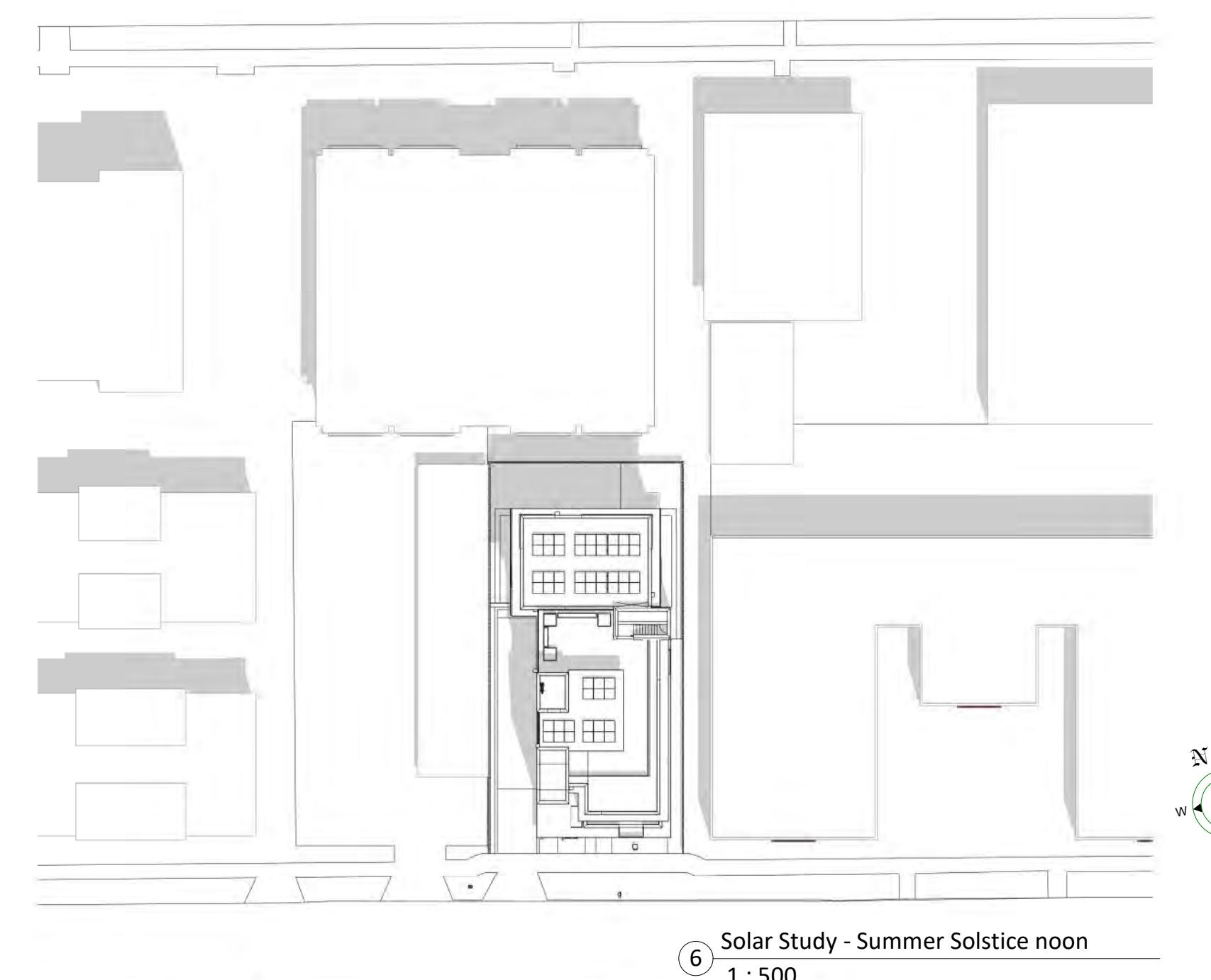
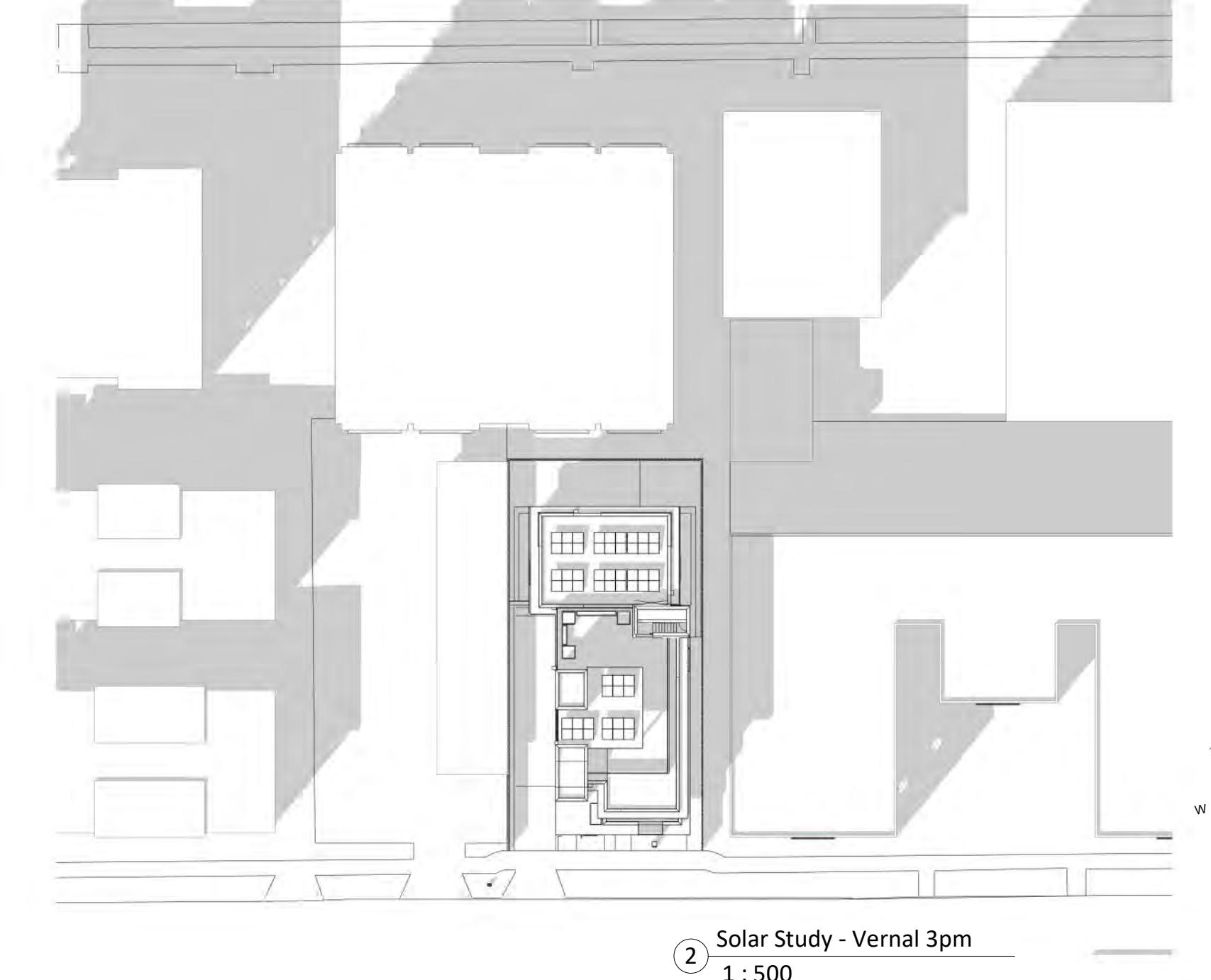
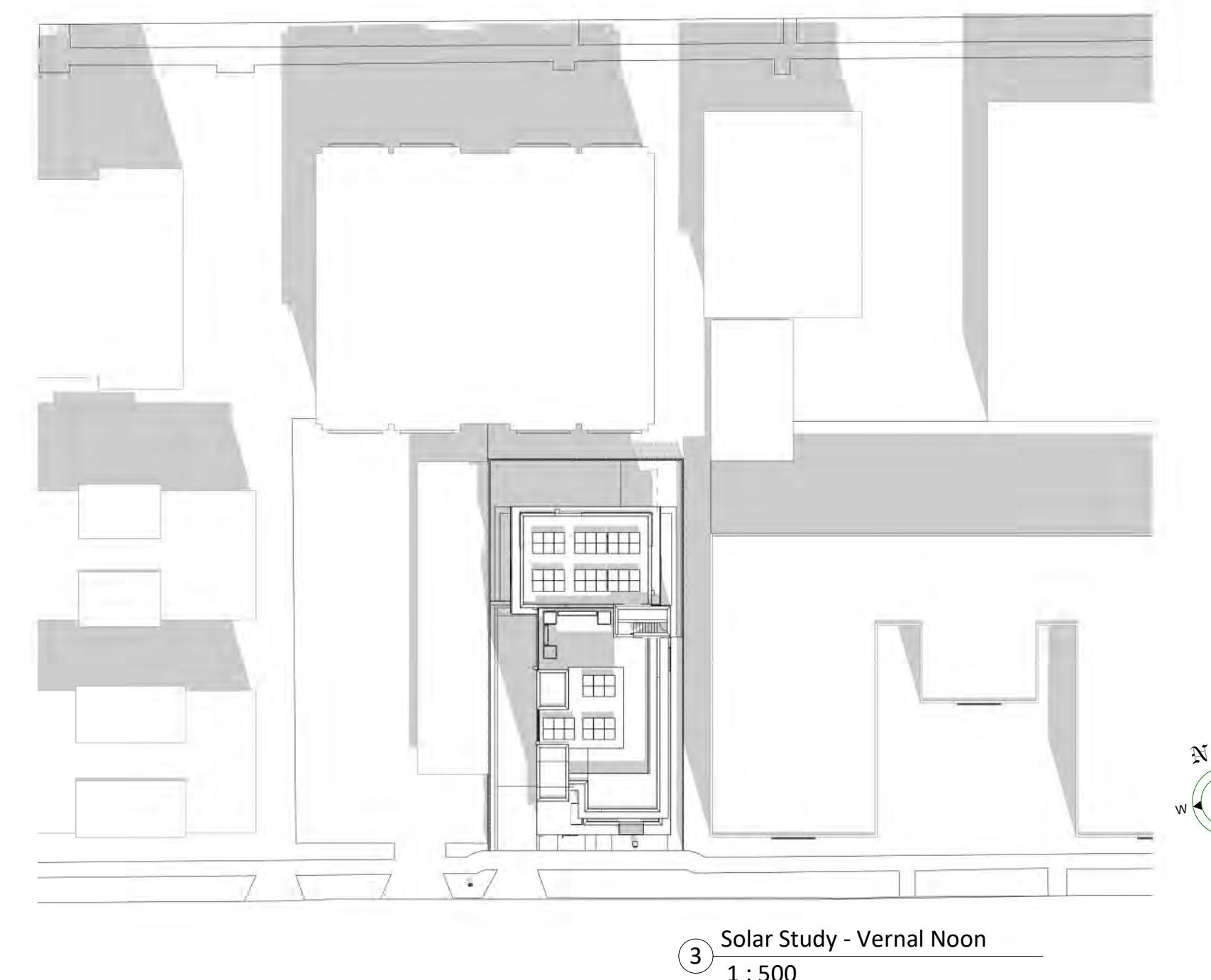
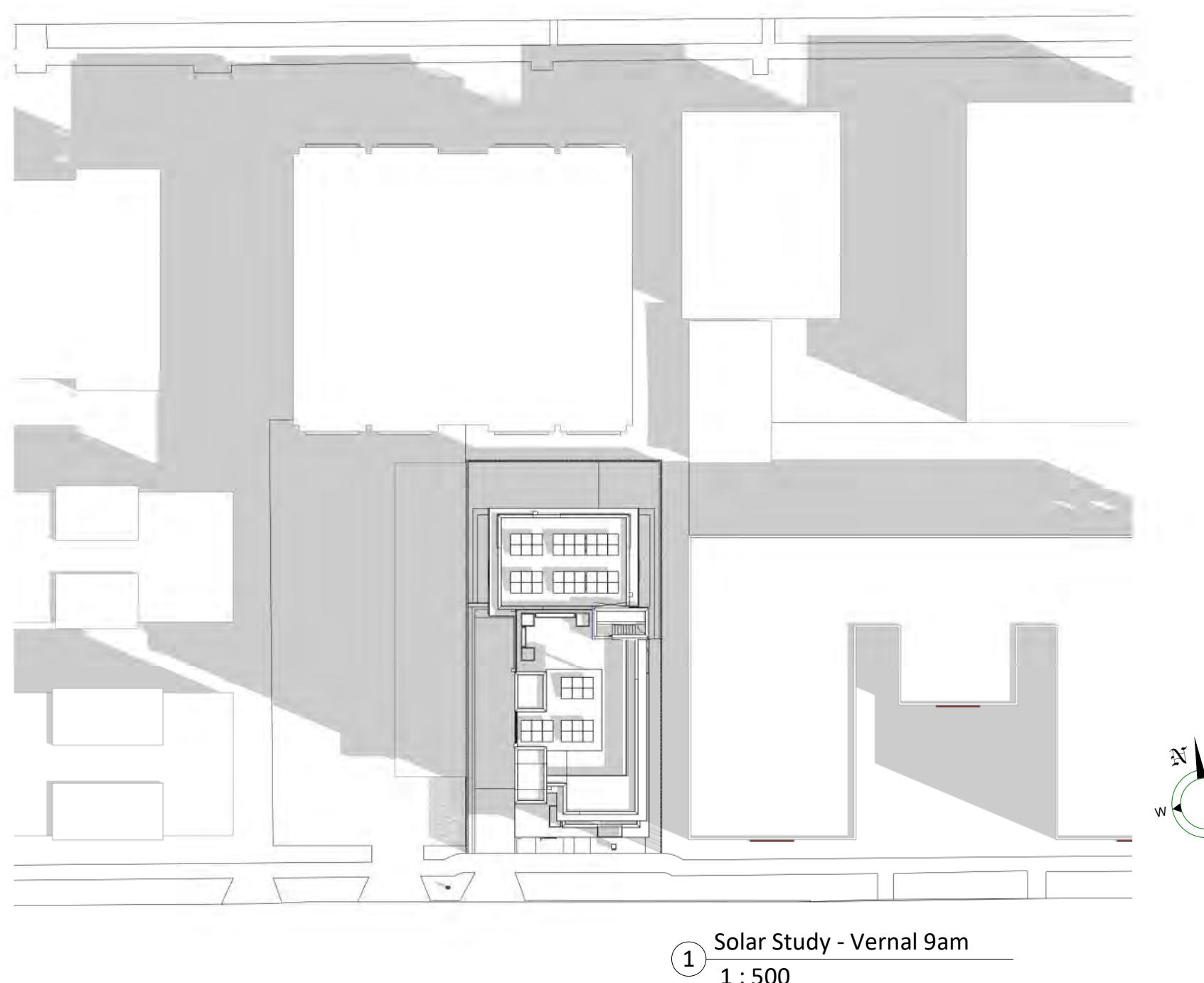
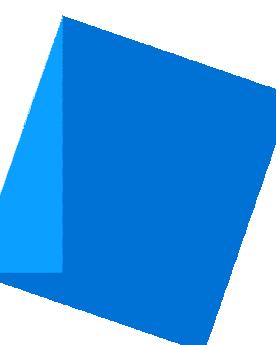


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1042 Richardson Street,
Victoria BC

Code Analysis and Spatial Separation

Date 2023-11-07 12:18:08 PM
Drawn by BH, HJ, TK
Checked by CL
Scale As indicated
As indicated



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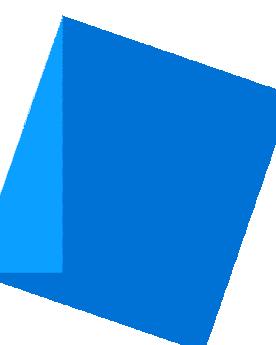
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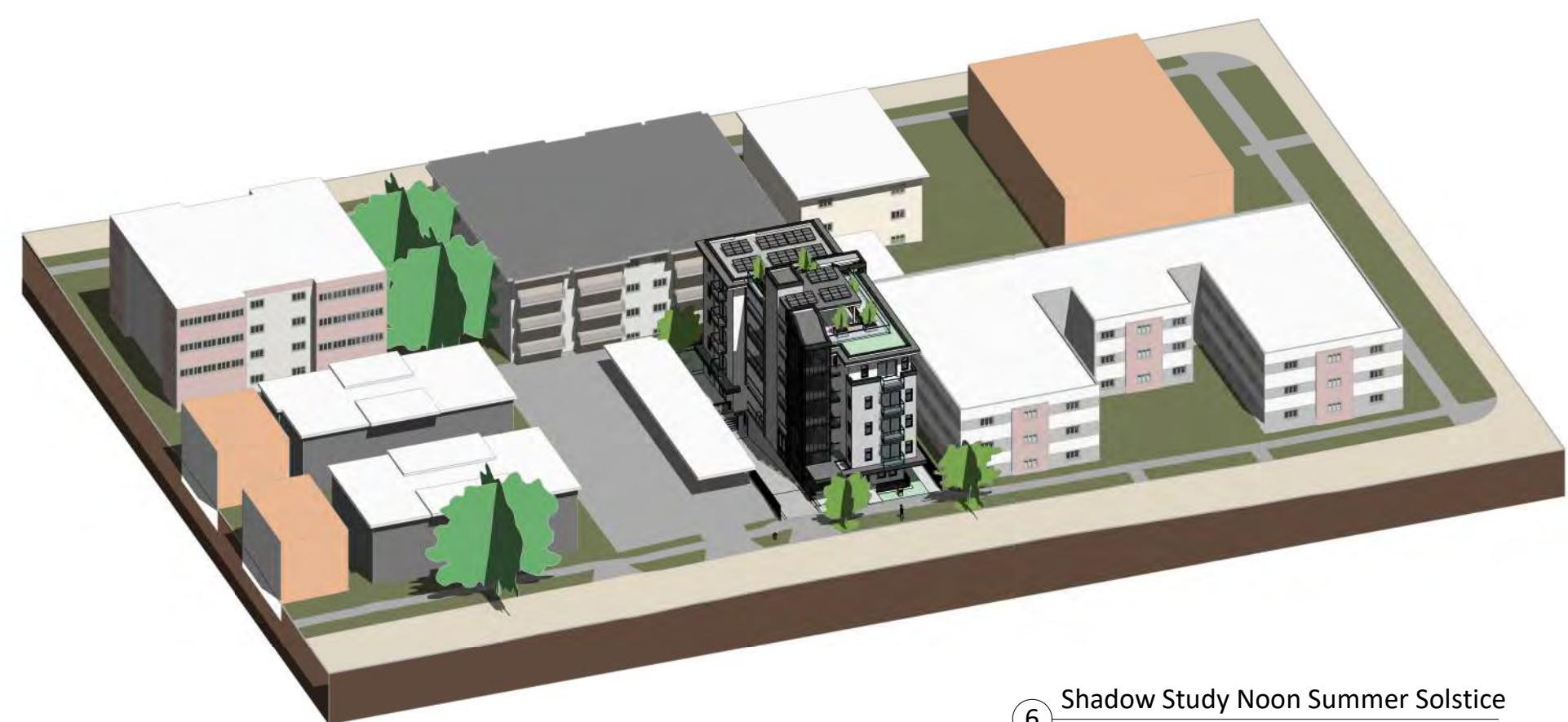
Solar Shadow Study
Date 2023-11-07 12:18:17 PM
Drawn by BH
Checked by CL

A1.01

Scale 1 : 500



5 Shadow Study 9am Summer Solstice



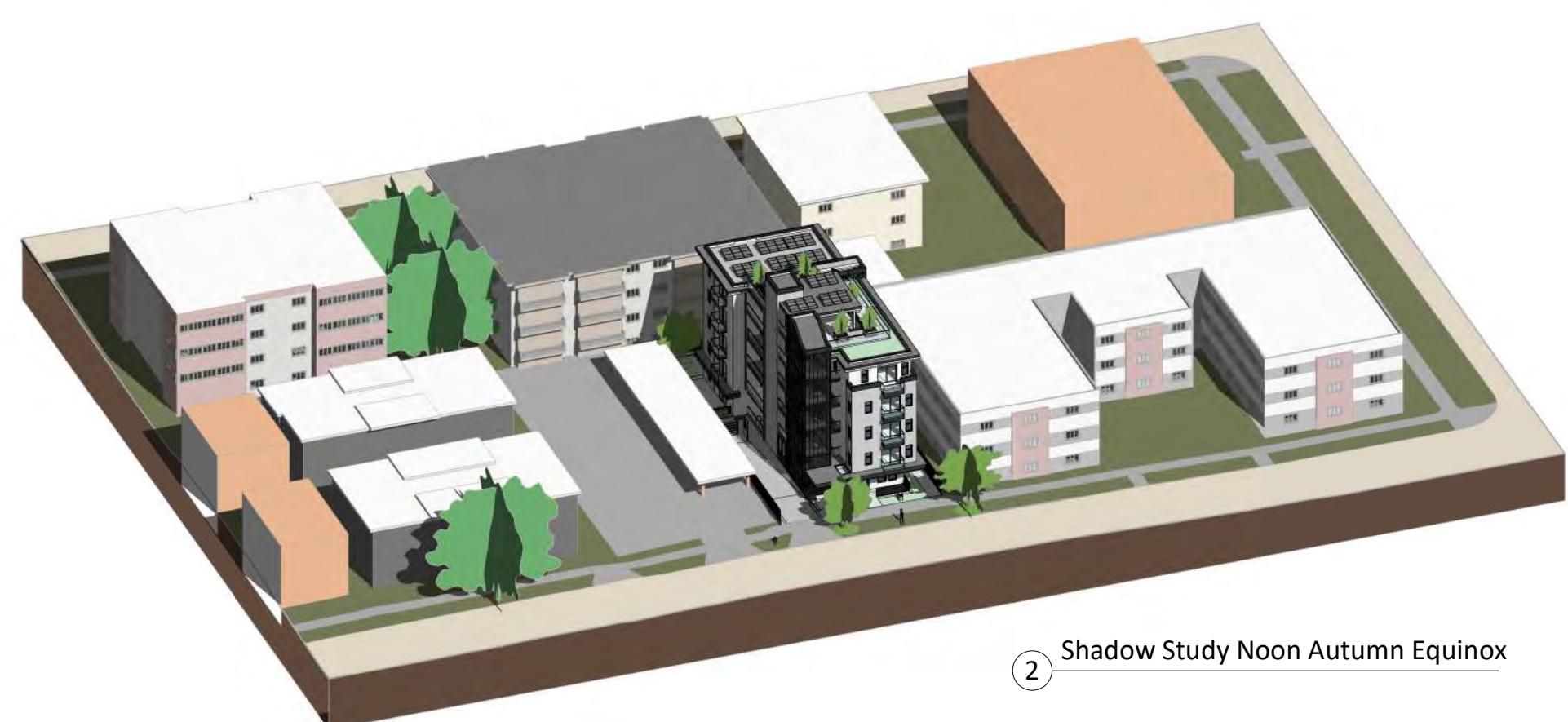
6 Shadow Study Noon Summer Solstice



4 Shadow Study 3pm Summer Solstice



7 Shadow Study 9am Autumn Equinox



2 Shadow Study Noon Autumn Equinox



9 Shadow Study 3pm Autumn Equinox



10 Shadow Study 9am Winter Solstice



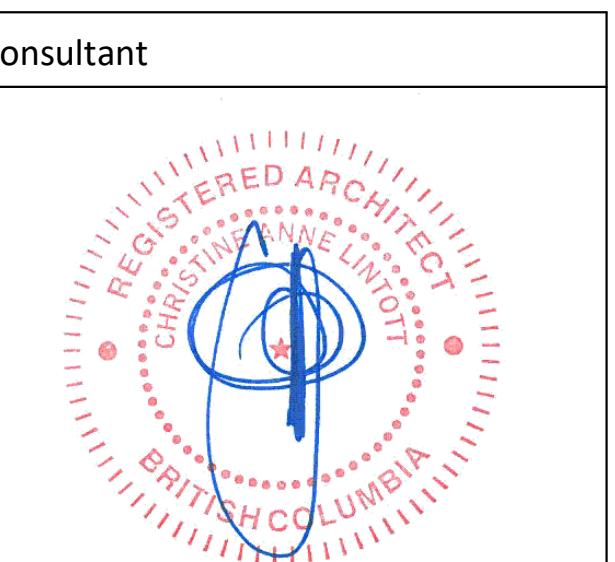
11 Shadow Study Noon Winter Solstice



12 Shadow Study 3pm Winter Solstice

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision	No.	Description	Date



Ten42

1042 Richardson Street,
Victoria BC

Axo Shadow Study

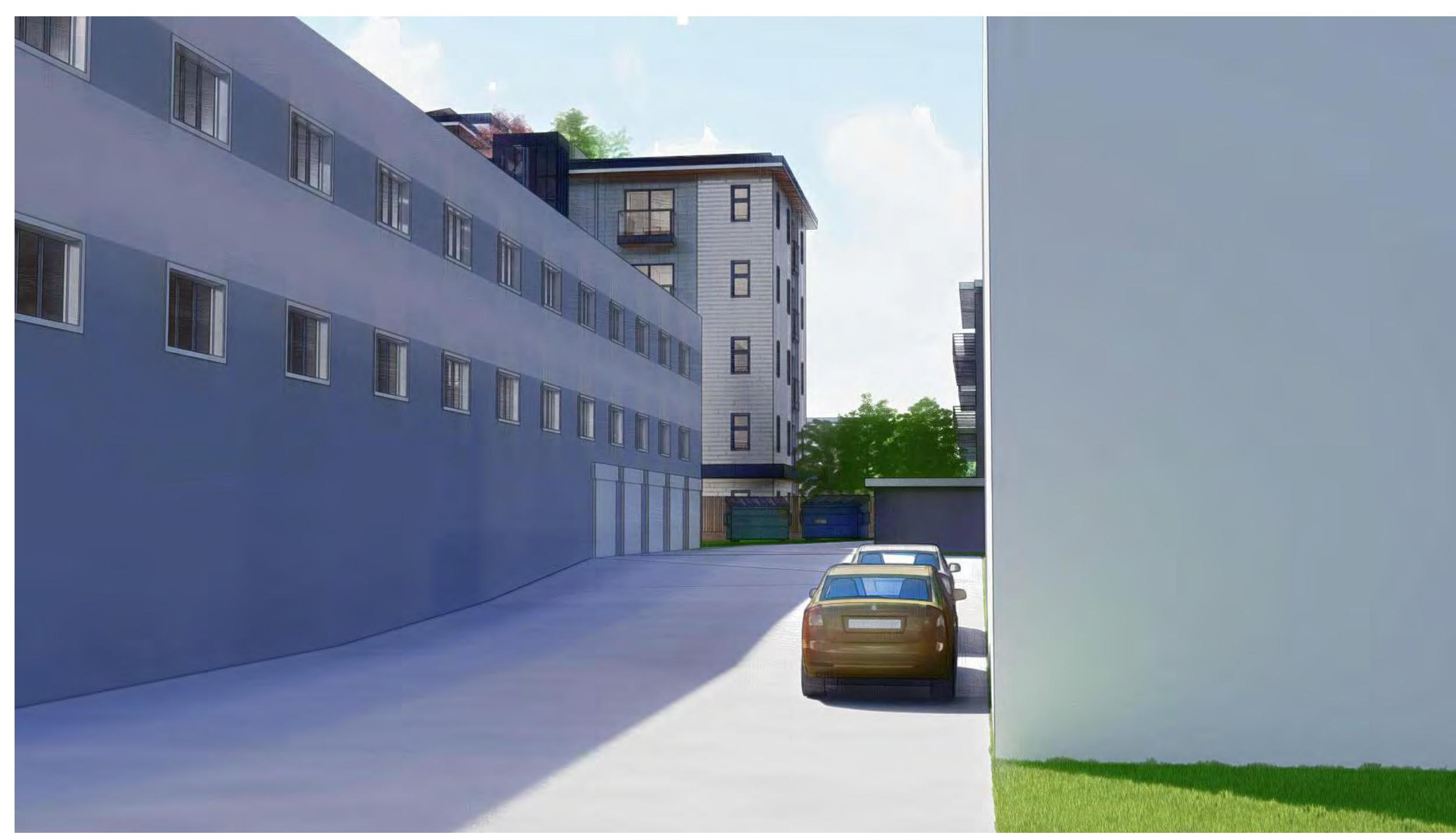
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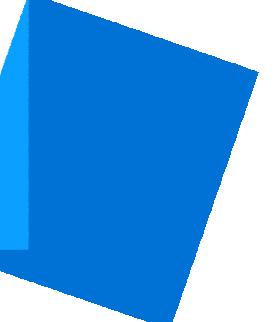
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Scale



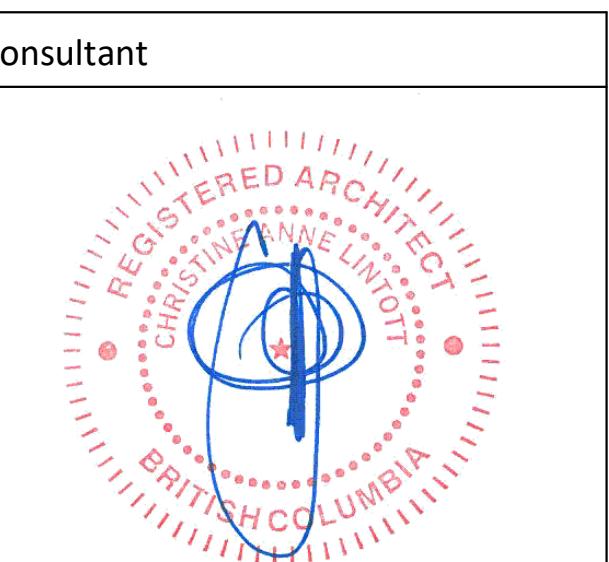
Christine Lintott
Architects Inc.



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

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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Re - Submission for Rezoning and Development Permit	2023-11-07

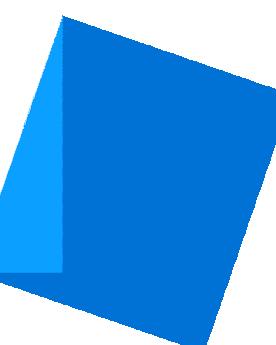
Revision		
No.	Description	Date
11	Exterior Material	2023-08-29
20	Boulevard Revisions	2023-11-07



Ten42

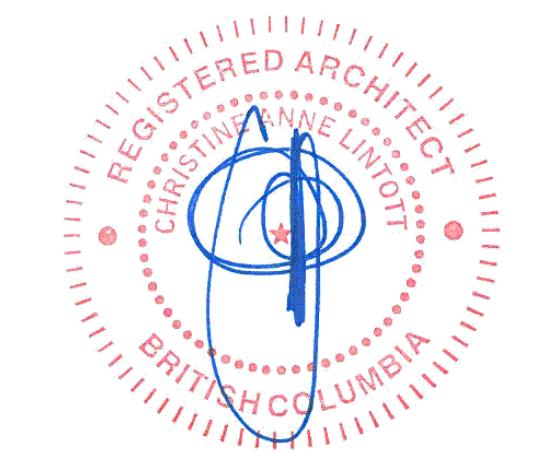
1042 Richardson Street,
Victoria BC

Context Renders	Date	2023-11-07 12:18:32 PM
Drawn by	BH	
Checked by	CL	
A1.03		Scale



Issue	Date	
Submission for Rezoning and Development Permit	2020-09-30	
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Re - Submission for Rezoning and Development Permit	2021-10-22	
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Re - Submission for Rezoning and Development Permit	2023-08-29	
Re - Submission for Rezoning and Development Permit	2023-11-07	
Revision		
No.	Description	Date
1	Revision 2	2021-06-11
7	Zoning Comment #5	2022-04-19
11	Exterior Material	2023-08-29
12	Long-term Bike Stalls	2023-08-29
13	Short-term Bike Stalls	2023-08-29
15	Setback Correction	2023-11-07
16	Bike Layout Update	2023-11-07
17	Dimension to Entry	2023-11-07
18	Accessible Parking	2023-11-07

Consultant



Ten42

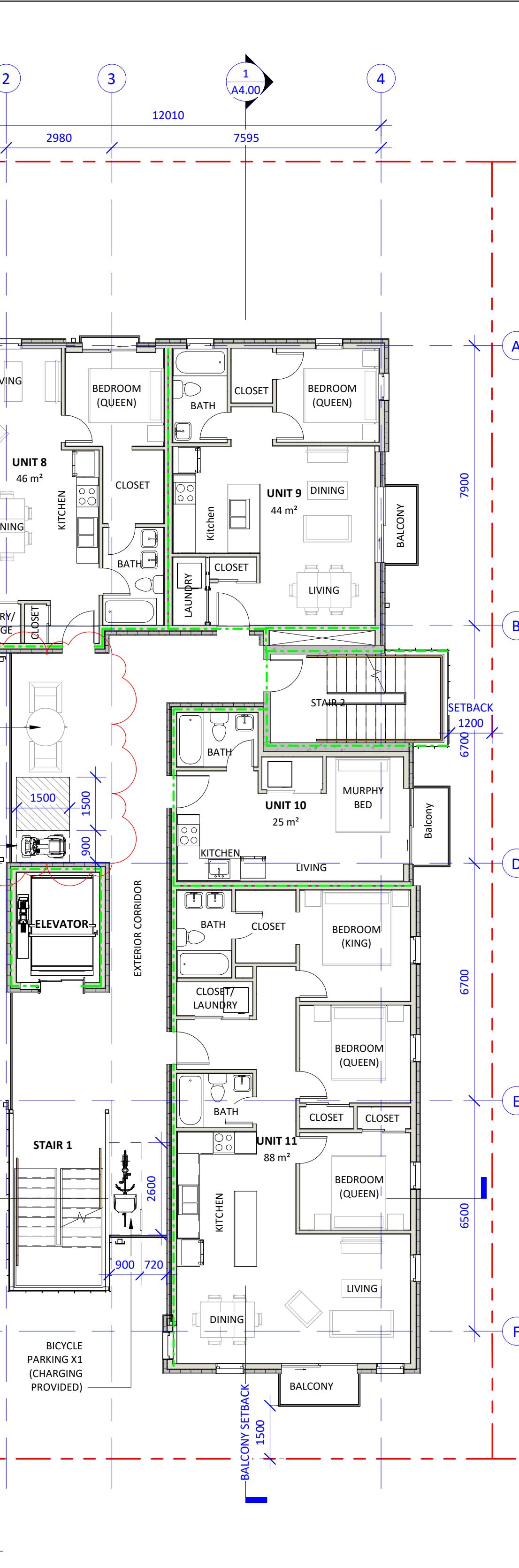
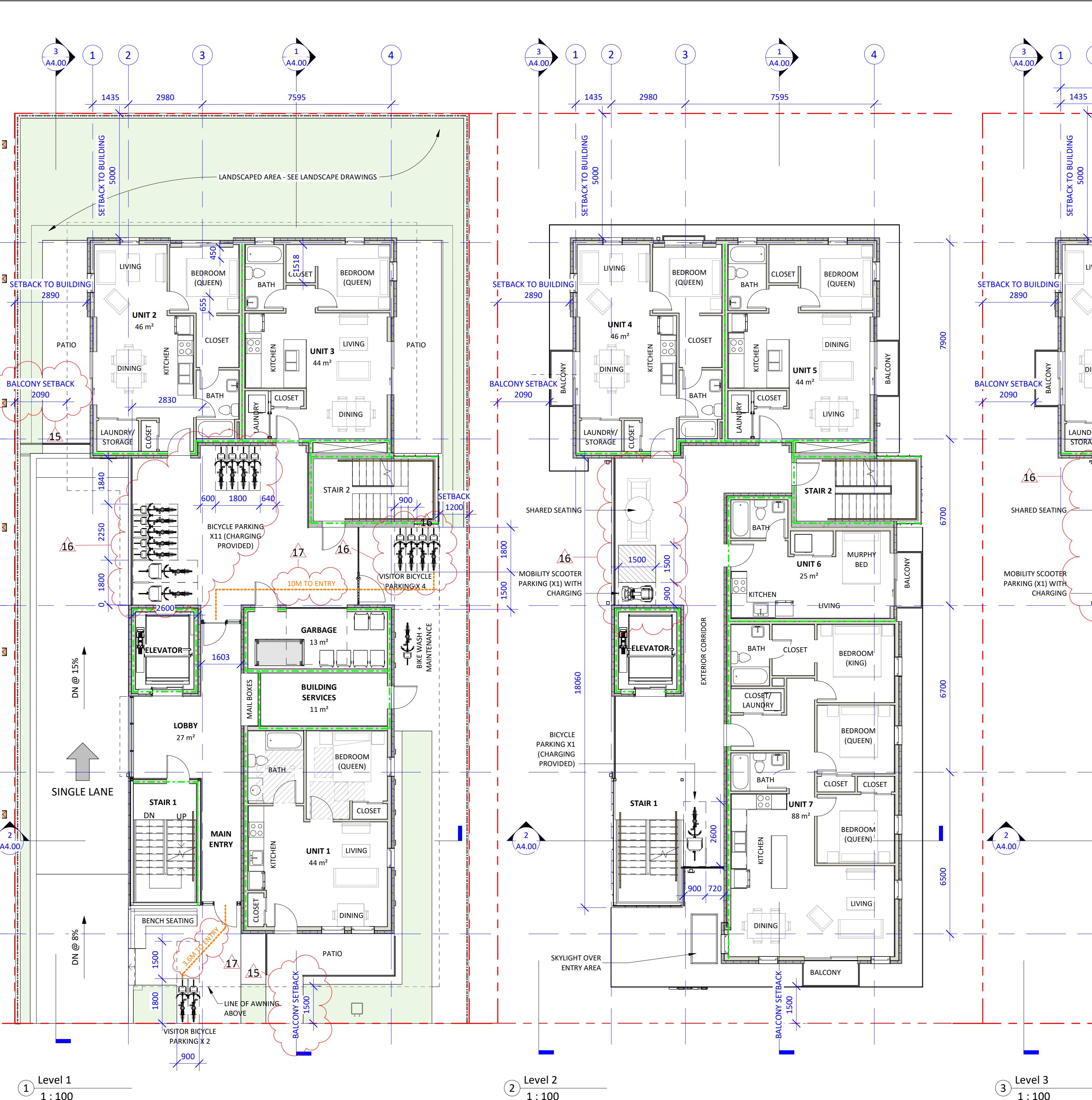
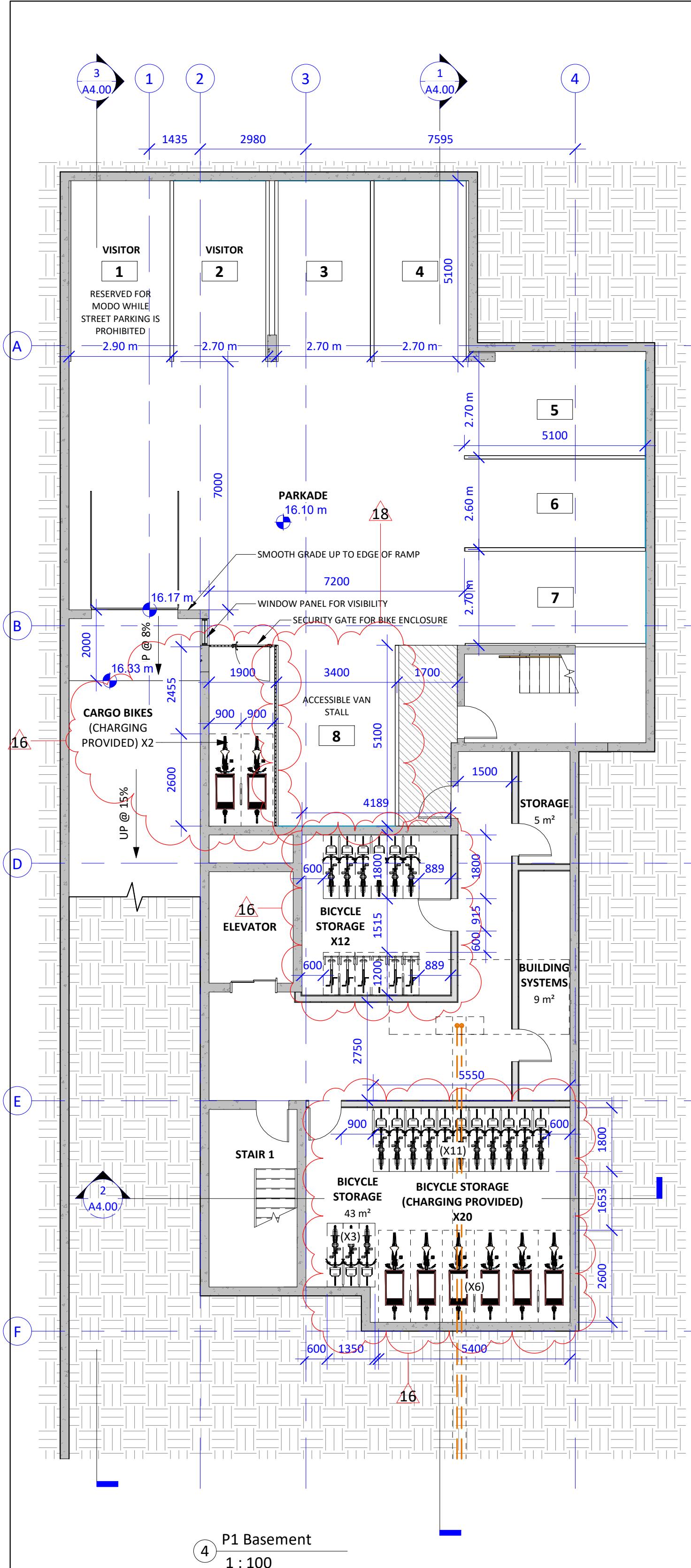
1042 Richardson Street,
Victoria BC

Floor Plans

Date	2023-11-07 12:18:38 PM
Drawn by	BH
Checked by	CL
Scale	As indicated

A2.00

As indicated



Unit Schedule

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

Unit Schedule

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

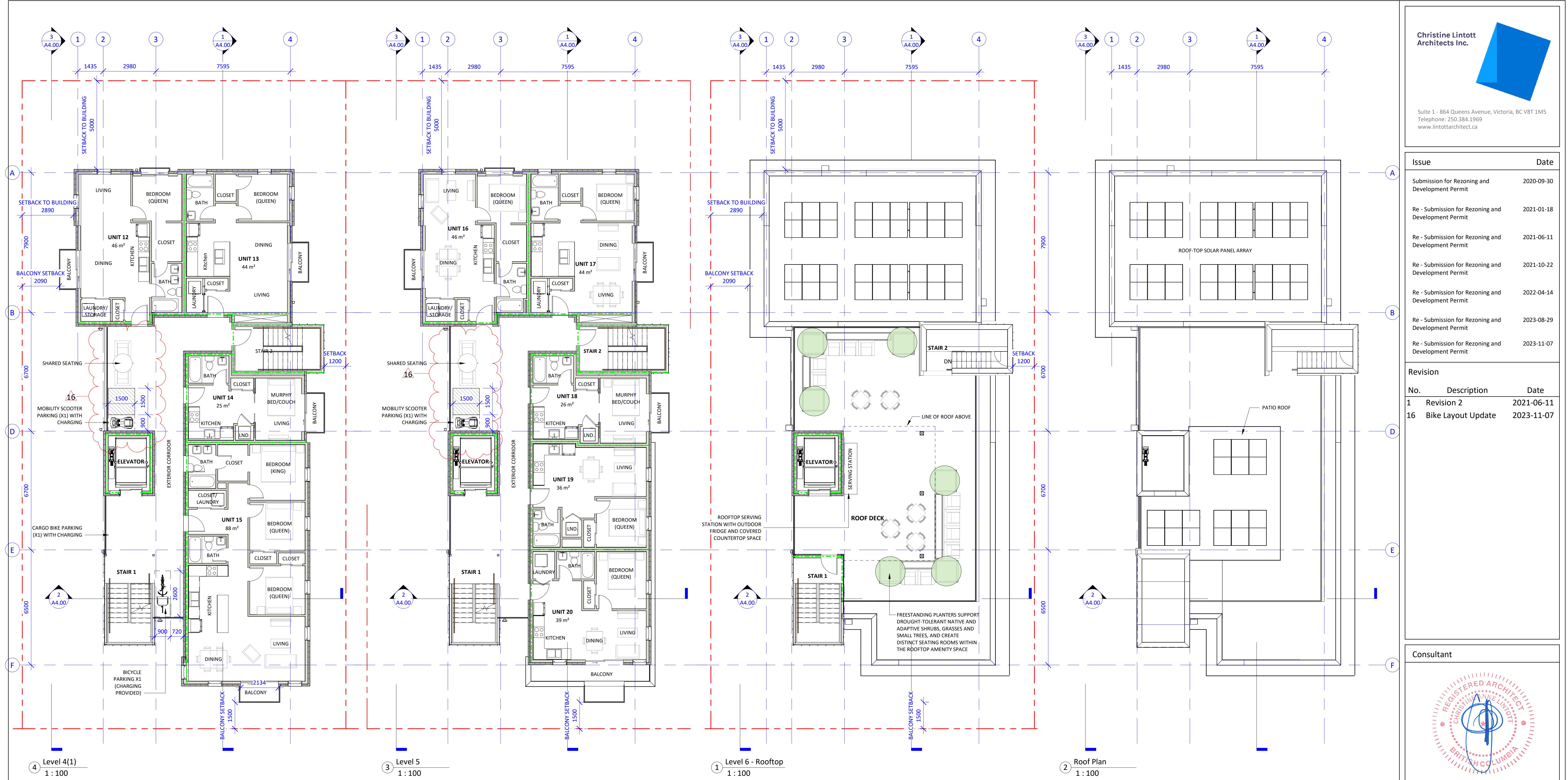
Bicycle Parking

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

Provided: P1 = 22

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

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



Unit Schedule		
Occupancy	Name	Area
LEVEL 1		
1 Bedroom	UNIT 1	44 m ²
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1 Bedroom	UNIT 8	46 m ²
1 Bedroom	UNIT 9	44 m ²
Studio	UNIT 10	25 m ²
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1 Bedroom	UNIT 16	46 m ²
1 Bedroom	UNIT 17	44 m ²
1 Bedroom	UNIT 18	26 m ²
1 Bedroom	UNIT 19	36 m ²
1 Bedroom	UNIT 20	39 m ²
LEVEL 6		
TOTAL		
1 Bedroom	UNIT 1	44 m ²
1 Bedroom	UNIT 2	46 m ²
1 Bedroom	UNIT 3	44 m ²
1 Bedroom	UNIT 4	46 m ²
1 Bedroom	UNIT 5	44 m ²
Studio	UNIT 6	25 m ²
3 Bedroom	UNIT 7	88 m ²
1 Bedroom	UNIT 8	46 m ²
1 Bedroom	UNIT 9	44 m ²
Studio	UNIT 10	25 m ²
3 Bedroom	UNIT 11	88 m ²
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Provided: P1 = 22
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Long Term Parking = 3 (Not conforming to Schedule C)

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

Christine Lintott
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Issue Date
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Re - Submission for Rezoning and Development Permit 2021-01-18
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Re - Submission for Rezoning and Development Permit 2023-08-29
Re - Submission for Rezoning and Development Permit 2023-11-07

Revision No. Description Date
1 Revision 2 2021-06-11
16 Bike Layout Update 2023-11-07

Consultant
REGISTERED ARCHITECT CHRISTINE LINTOTT
BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

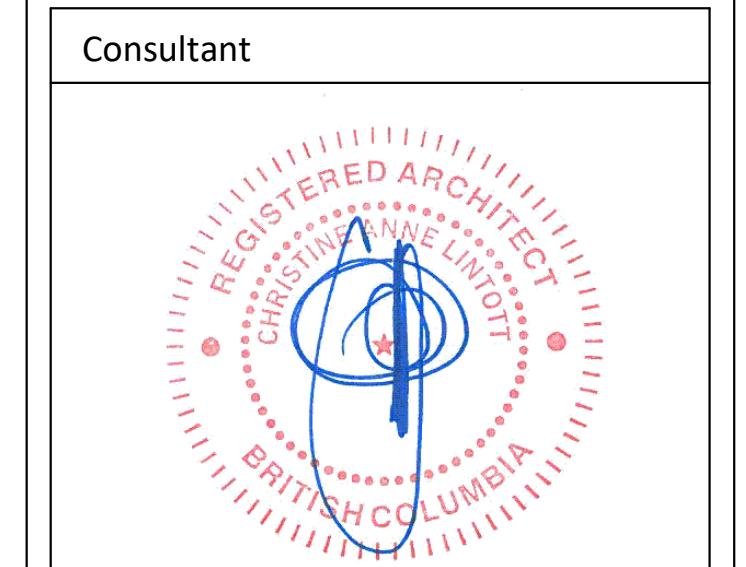
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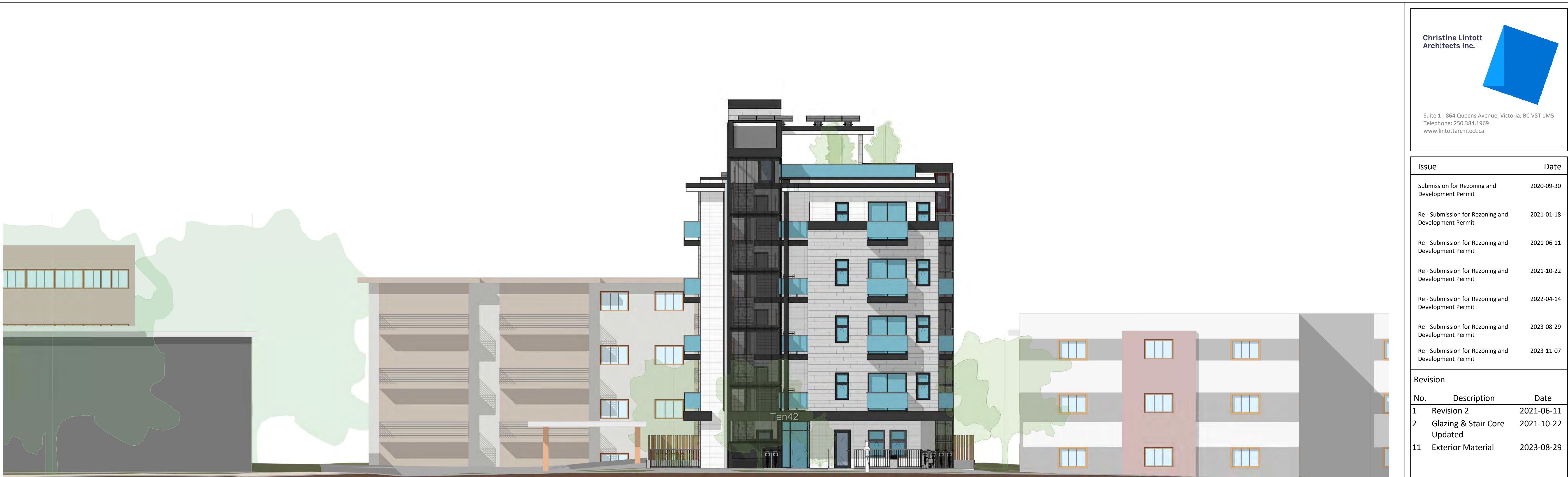
EXTERIOR FINISH LEGEND	
1	FIBRE-CEMENT PANELS - LIGHT GREY
2	FIBRE-CEMENT PANELS - OFF WHITE
3	GLASS GUARD WITH METAL RAILING
4	VINYL WINDOWS - BLACK
5	GLAZING WALL - ALUMINUM, BLACK POWDER COAT
6	PERFORATED METAL STANDING SEAM SCREEN - BLACK
7	PREFINISHED METAL FLASHING - BLACK
8	RAIN WATER LEADER -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

Issue	Date	
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Re - Submission for Rezoning and Development Permit	2023-11-07	
Revision		
No.	Description	Date
1	Revision 2	2021-06-11
2	Glazing & Stair Core Updated	2021-10-22
4	Zoning Comment #2	2022-04-19
11	Exterior Material	2023-08-29



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1042 Richardson Street,
Victoria BC

Elevations
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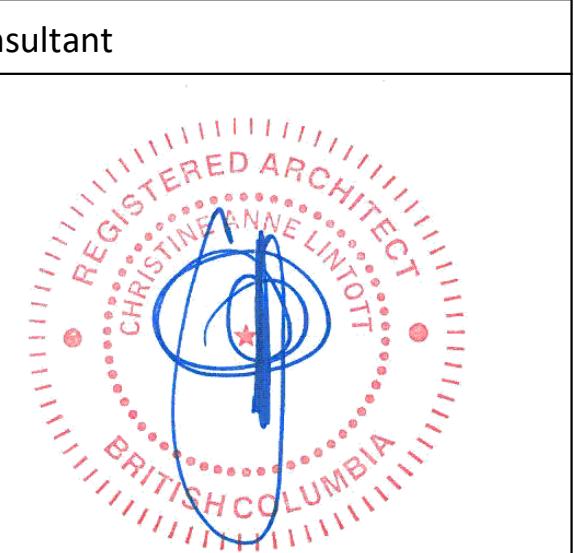


1 Context Elevation
1 : 100

Christine Lintott
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www.lintottarchitect.ca

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Revision		
No.	Description	Date
1	Revision 2	2021-06-11
2	Glazing & Stair Core Updated	2021-10-22
11	Exterior Material	2023-08-29



Ten42

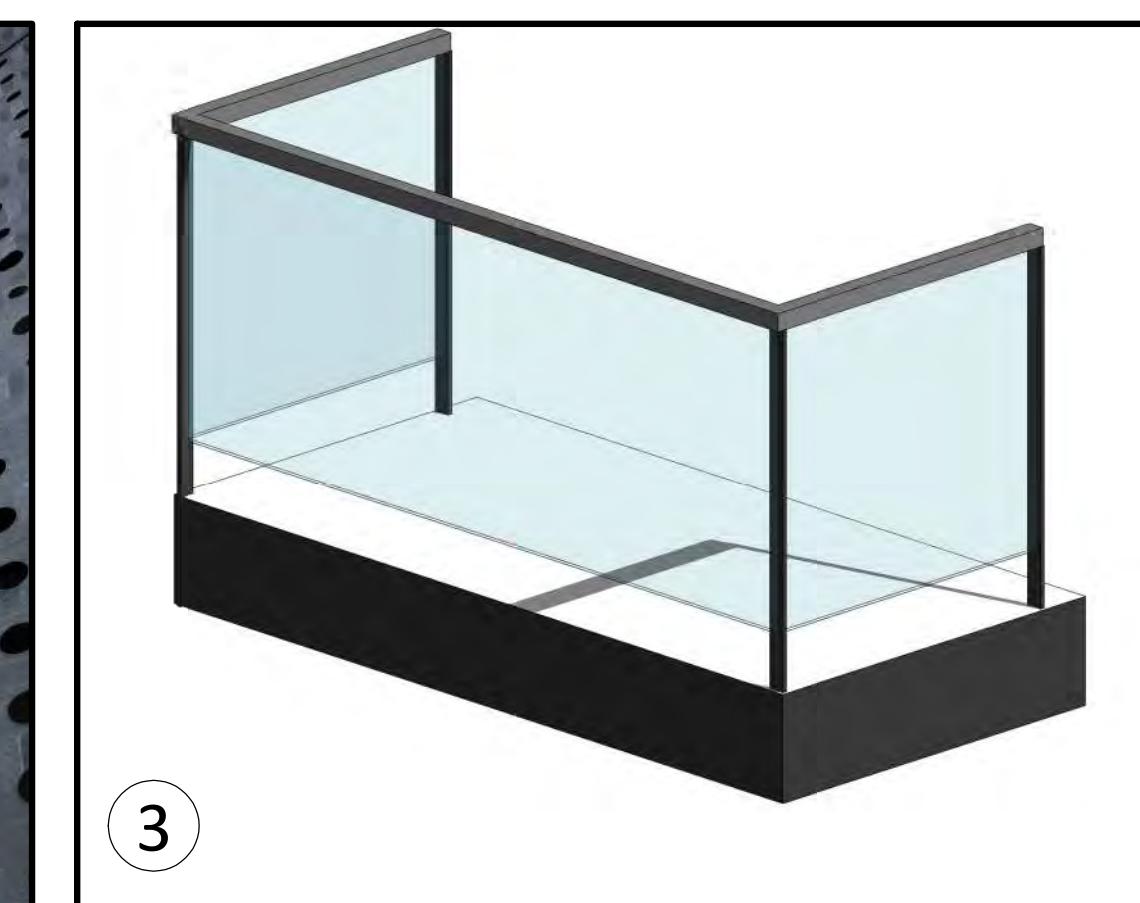
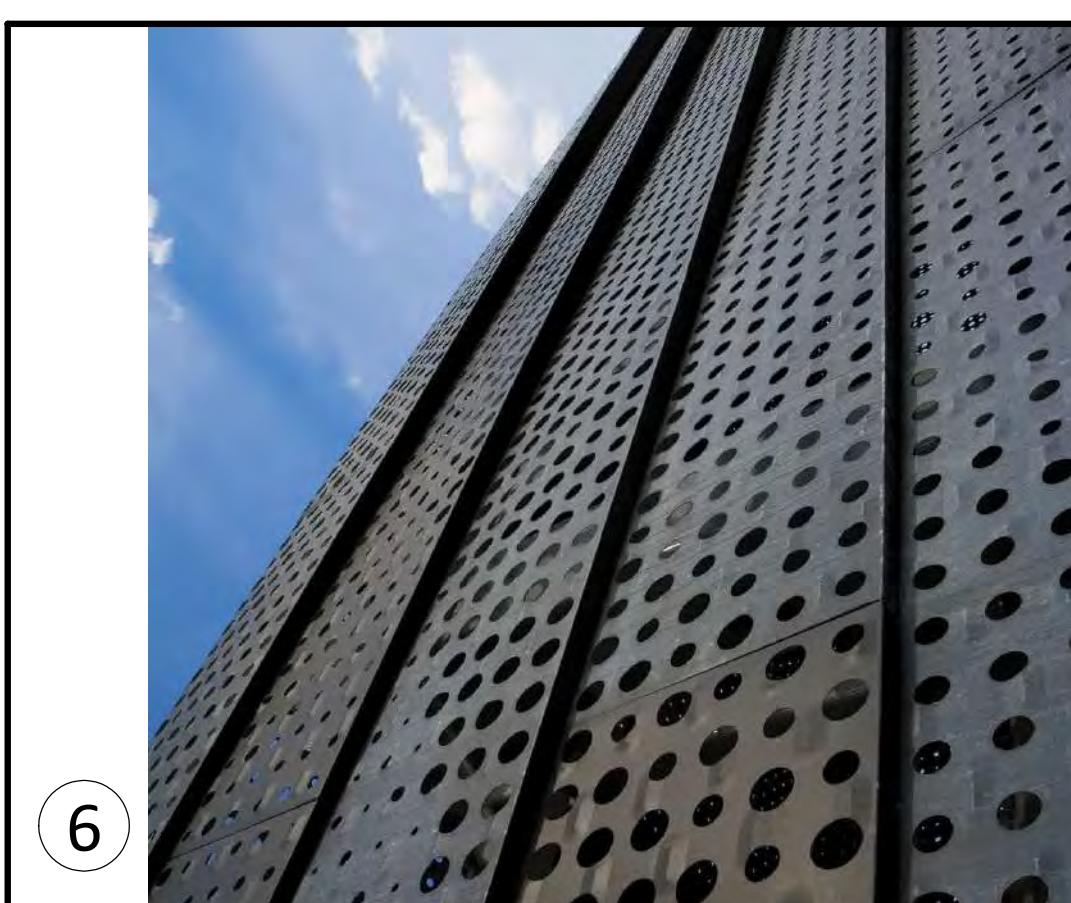
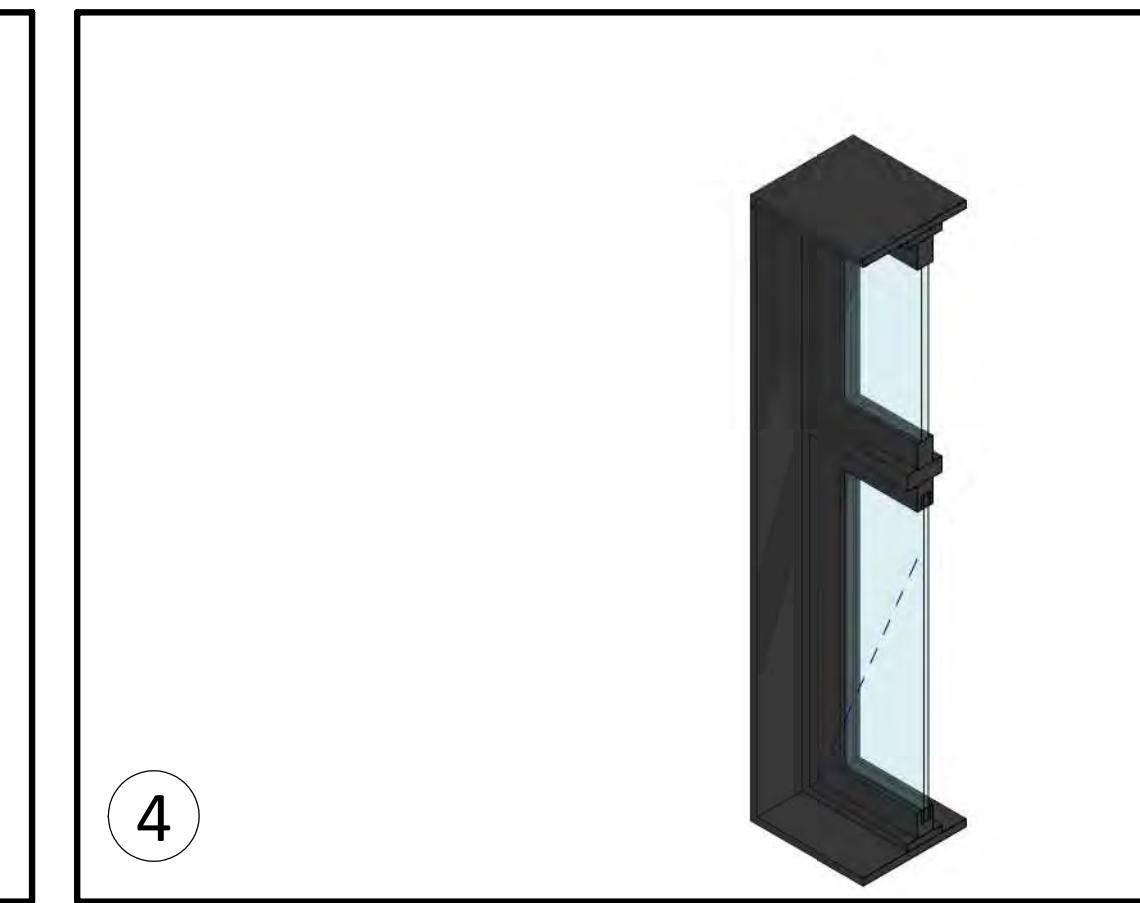
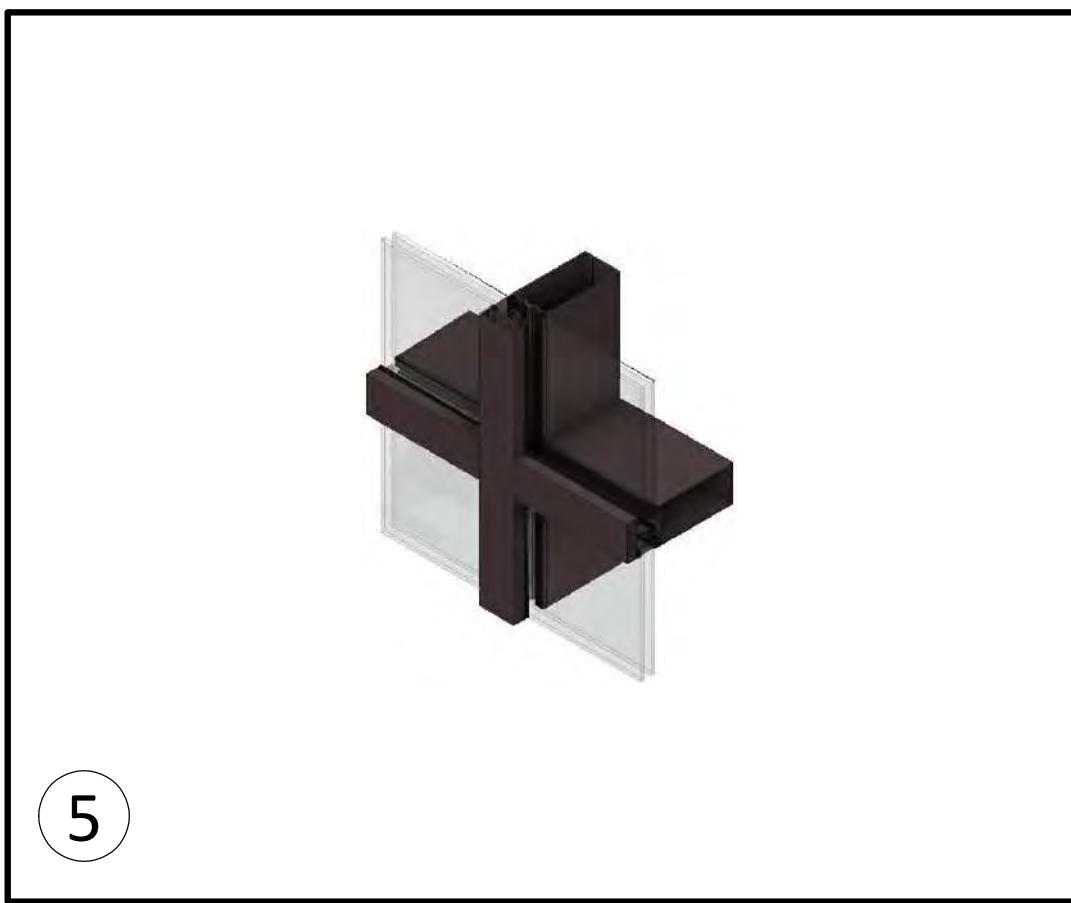
1042 Richardson Street,
Victoria BC

Context Elevations

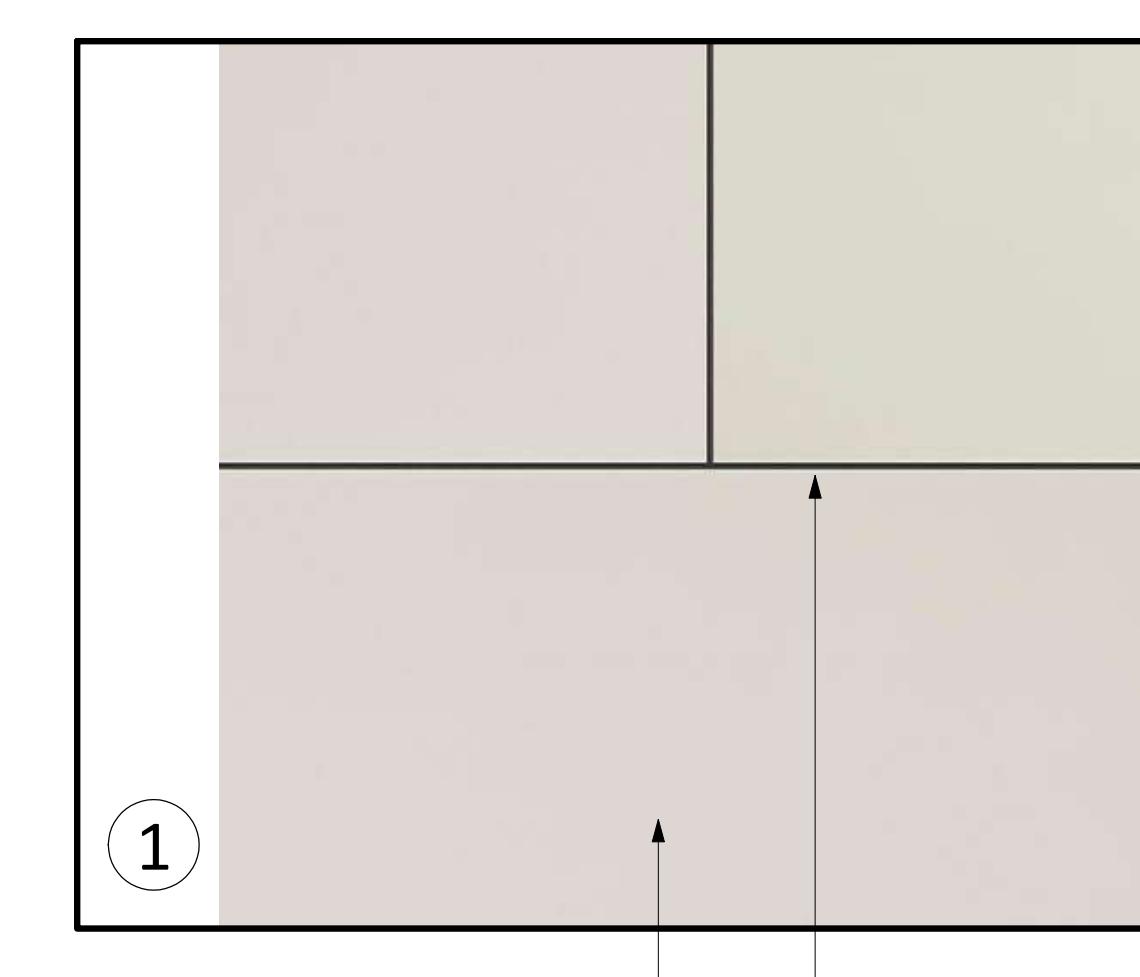
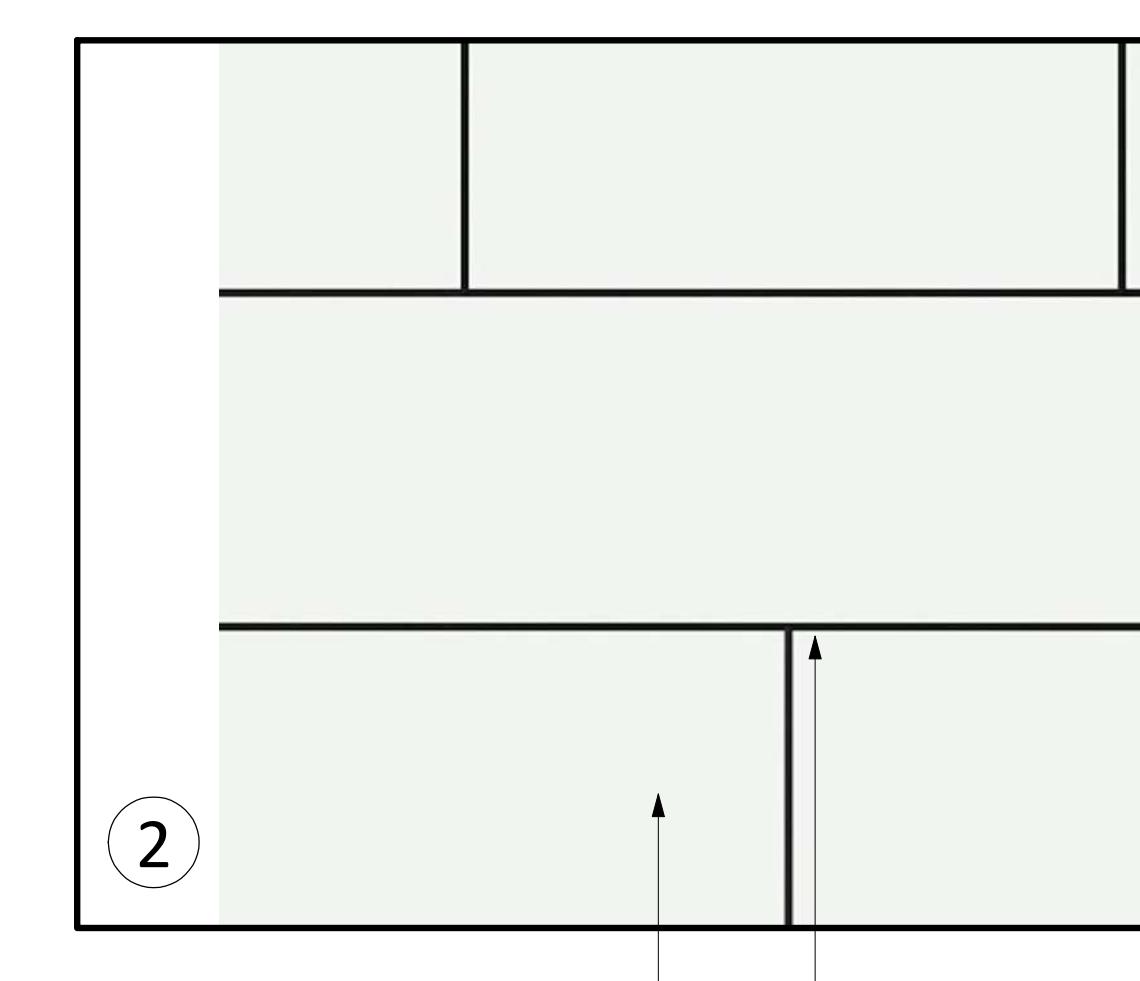
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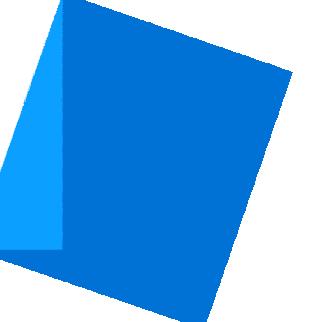
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- 1 FIBRE-CEMENT PANELS - LIGHT GREY
- 2 FIBRE-CEMENT PANELS - OFF WHITE
- 3 GLASS GUARD WITH METAL RAILING
- 4 VINYL WINDOWS - BLACK
- 5 GLAZING WALL - ALUMINUM, BLACK POWDER COAT
- 6 PERFORATED METAL STANDING SEAM SCREEN - BLACK
- 7 PREFINISHED METAL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

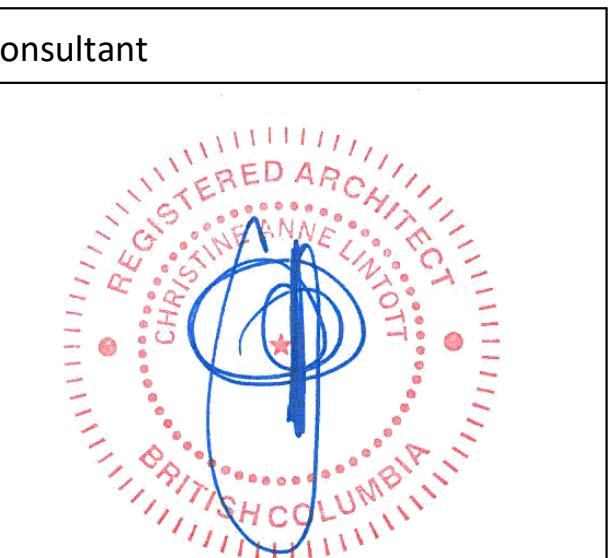


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Re - Submission for Rezoning and Development Permit	2023-08-29	
Re - Submission for Rezoning and Development Permit	2023-11-07	
Revision		
No.	Description	Date
8	Vertical Screen Material	2022-04-19
11	Exterior Material	2023-08-29



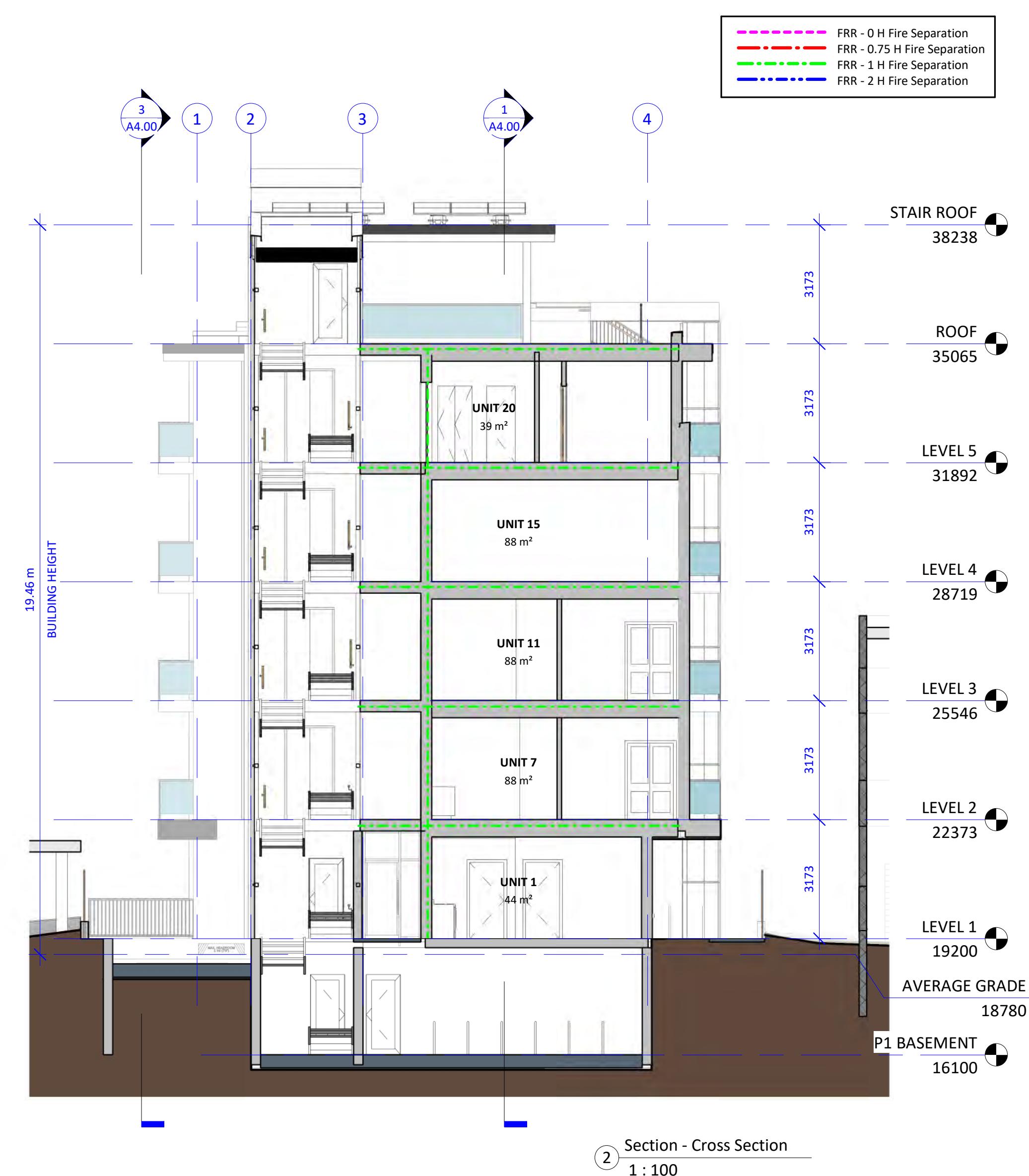
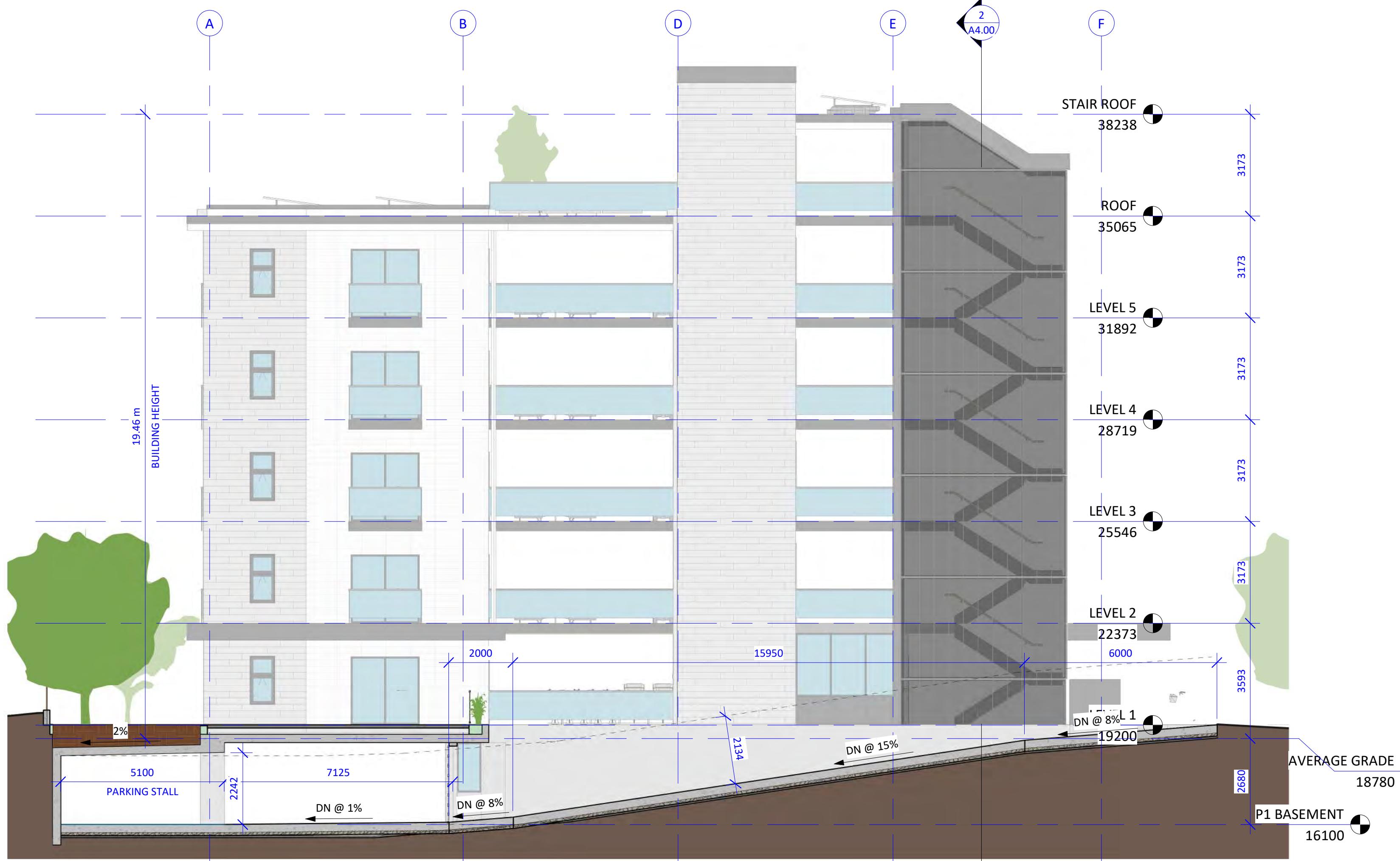
Ten42

1042 Richardson Street,
Victoria BC

Exterior Materials

Date 2023-11-07 12:19:17 PM
Drawn by BH
Checked by CL
Scale As indicated

A3.02



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Architects Inc.

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

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

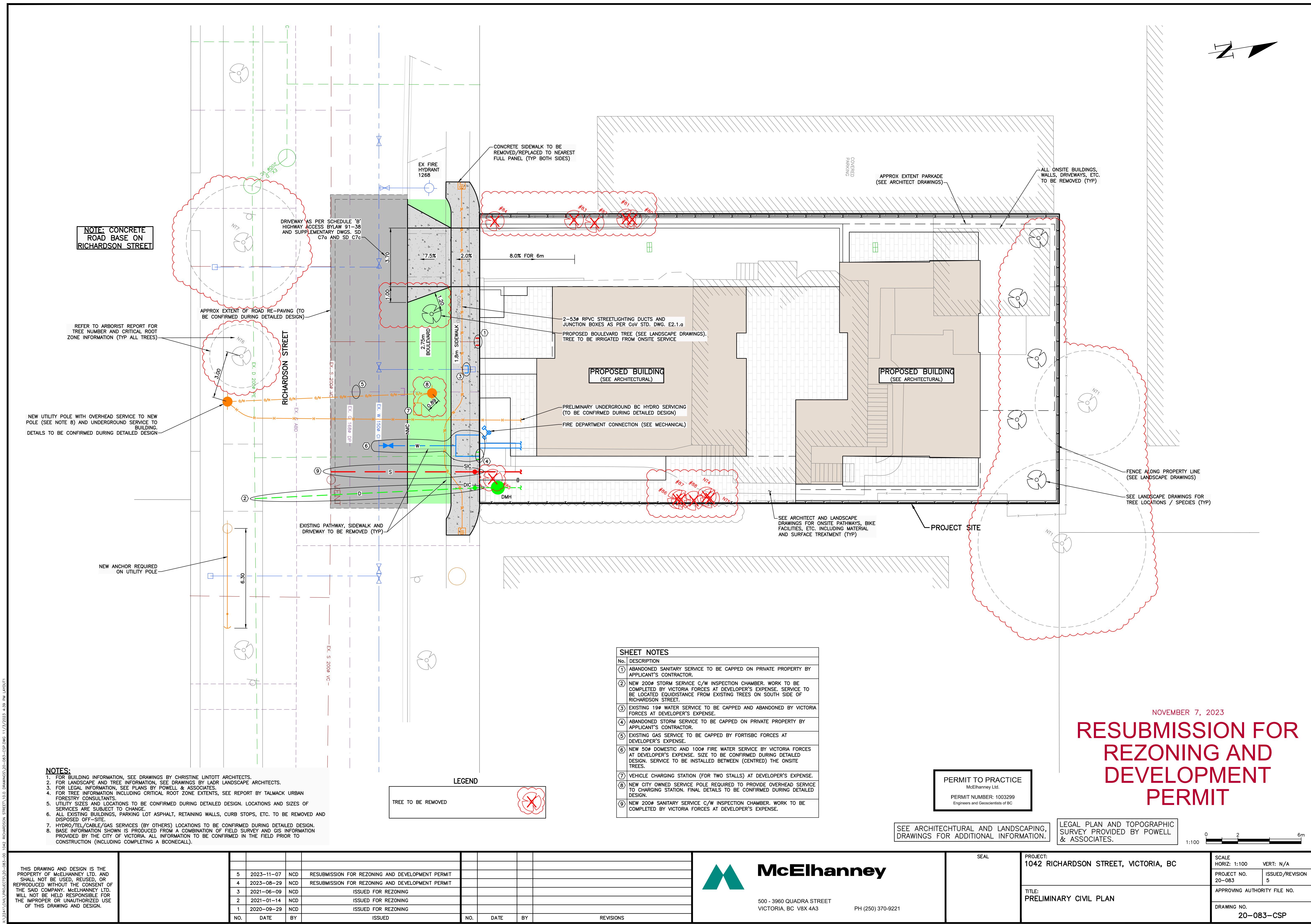
REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Building Sections	Date	2023-11-07 12:19:19 PM
Drawn by	Checked by	BH CL

A4.00
As indicated
Scale



NOVEMBER 7, 2023

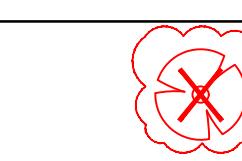
RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT

NOTE

NOTES:

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

LEGE



SHEET NOTES	
No.	DESCRIPTION
①	ABANDONED SANITARY SERVICE TO BE CAPPED ON PRIVATE PROPERTY BY APPLICANT'S CONTRACTOR.
②	NEW 200 ϕ 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 ϕ WATER SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
④	ABANDONED STORM SERVICE TO BE CAPPED ON PRIVATE PROPERTY BY APPLICANT'S CONTRACTOR.
⑤	EXISTING GAS SERVICE TO BE CAPPED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE.
⑥	NEW 50 ϕ DOMESTIC AND 100 ϕ 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 (FOR TWO STALLS) AT DEVELOPER'S EXPENSE.
⑧	NEW CITY OWNED SERVICE POLE REQUIRED TO PROVIDE OVERHEAD SERVICE TO CHARGING STATION. FINAL DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.
⑨	NEW 200 ϕ SANITARY SERVICE C/W INSPECTION CHAMBER. WORK TO BE COMPLETED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299

SEE ARCHITECHTURAL AND LANDSCAPING,
DRAWINGS FOR ADDITIONAL INFORMATION.

1:1
L PLAN AND TOPOGRAPHIC
VEY PROVIDED BY POWELL
SSOCIATES.

A horizontal black bar is divided into three segments by two vertical white lines. The first segment on the left is labeled '2' above it. The third segment on the right is labeled '6m' above it. The middle segment is unlabeled.

THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY LTD. AND SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

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



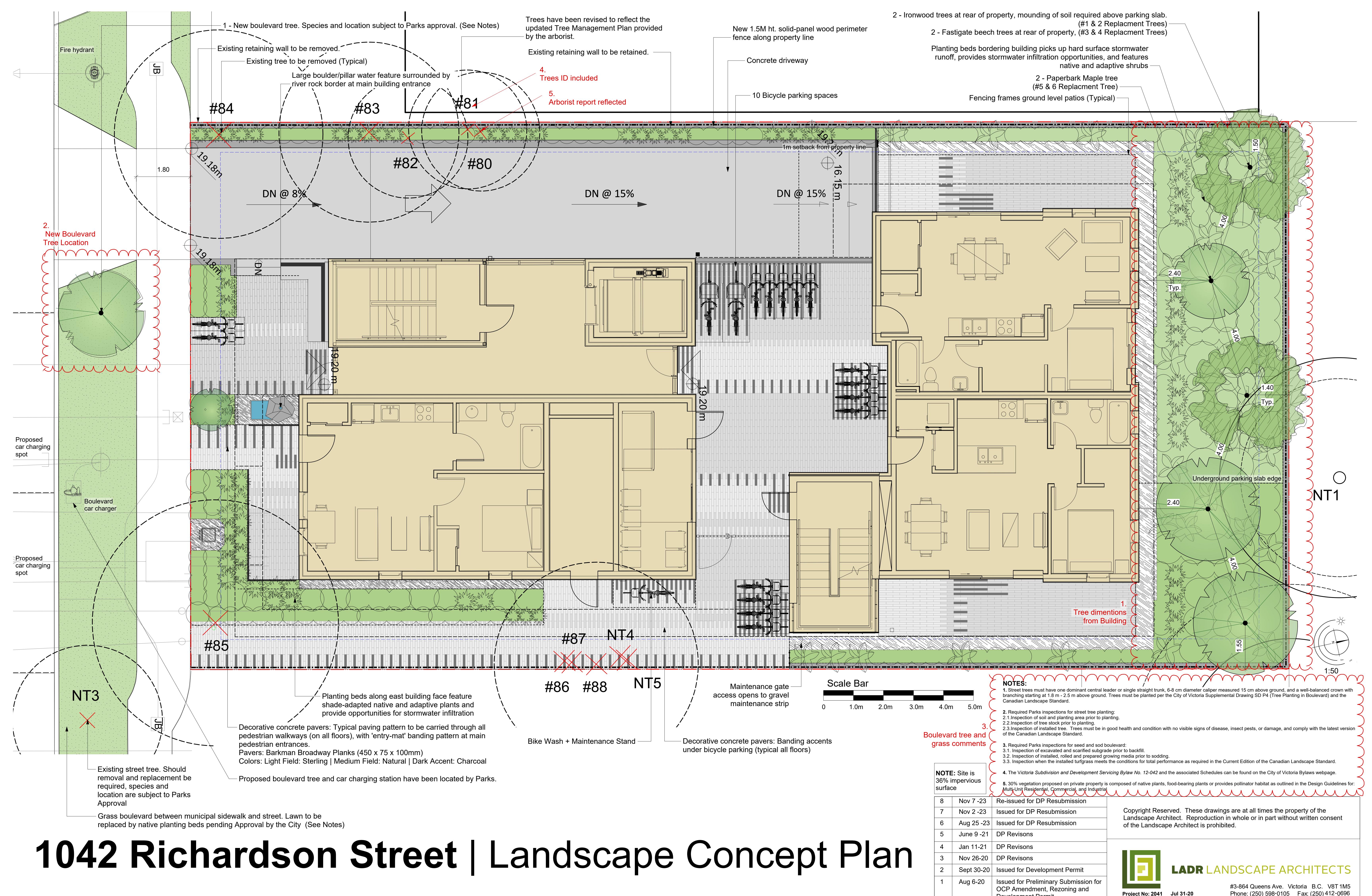
McElhanney

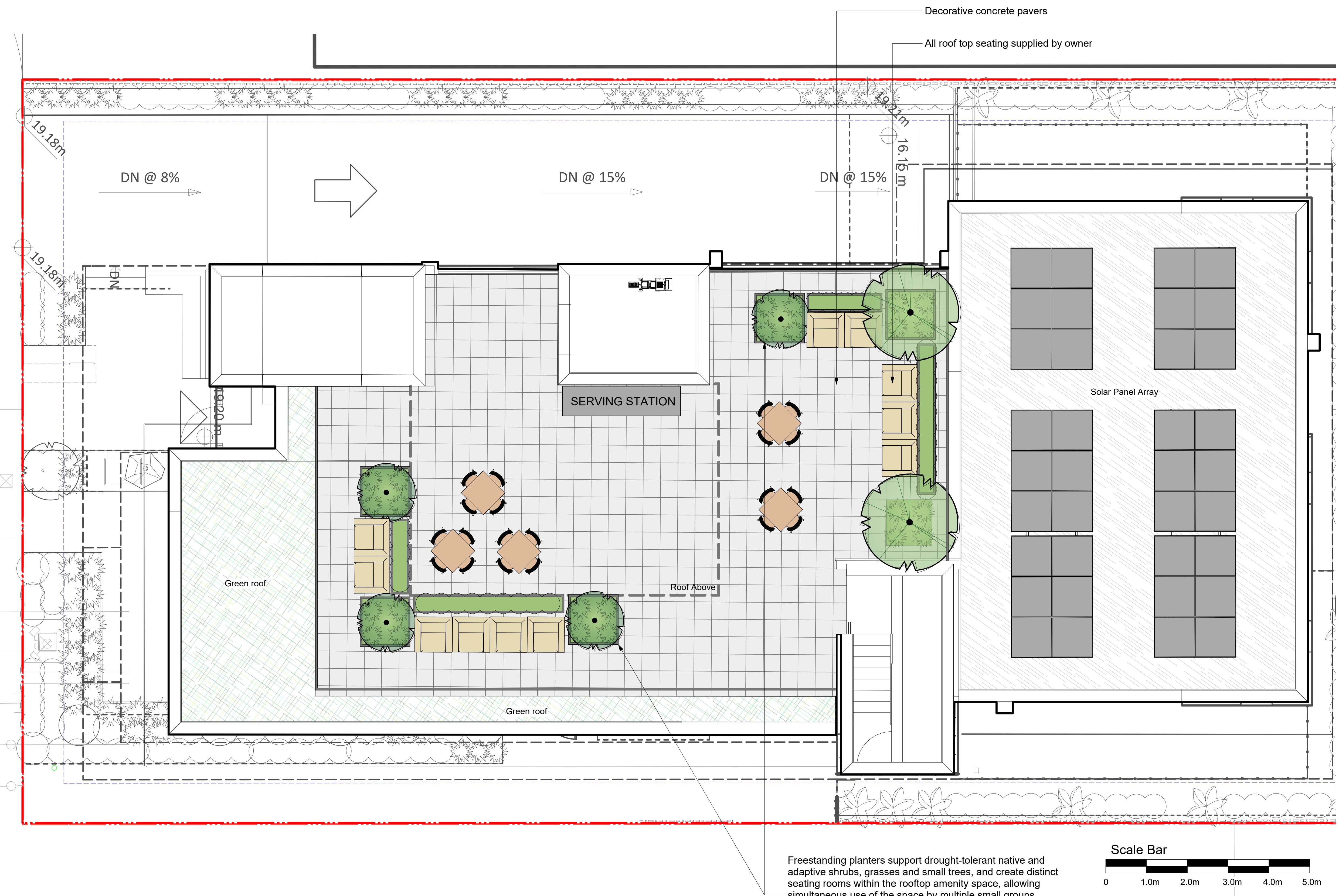


PROJECT:
1042 RICHARDSON STREET, VICTORIA, BC

TITLE:
PRELIMINARY CIVIL PLAN

SCALE HORIZ: 1:100	VERT: N/A
PROJECT NO. 20-083	ISSUED/REVISION 5
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 20-083-CSP	





Recommended Plant List

Trees	ID	Quantity	Botanical Name	Common Name	Size
	AcG	1	Acer griseum	Paperbark Maple	#7 pot
	FaSy	2	Fagus sylvatica 'Fastigiata'	Fastigate Beech	6cm cal.
	MaD	2	Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.
	PaPe	2	Parrotia persica	Persian Ironwood	6cm cal.
	TaMH	5	Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.
Large Shrubs					
Total: 22					
Medium Shrubs					
Total: 48					
Small Shrubs					
Total: 165					
Perennials, Annuals and Ferns					
Total: 140					
Vines					
Total: 7					

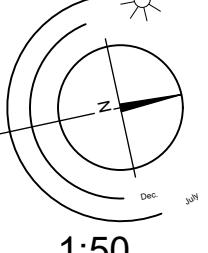
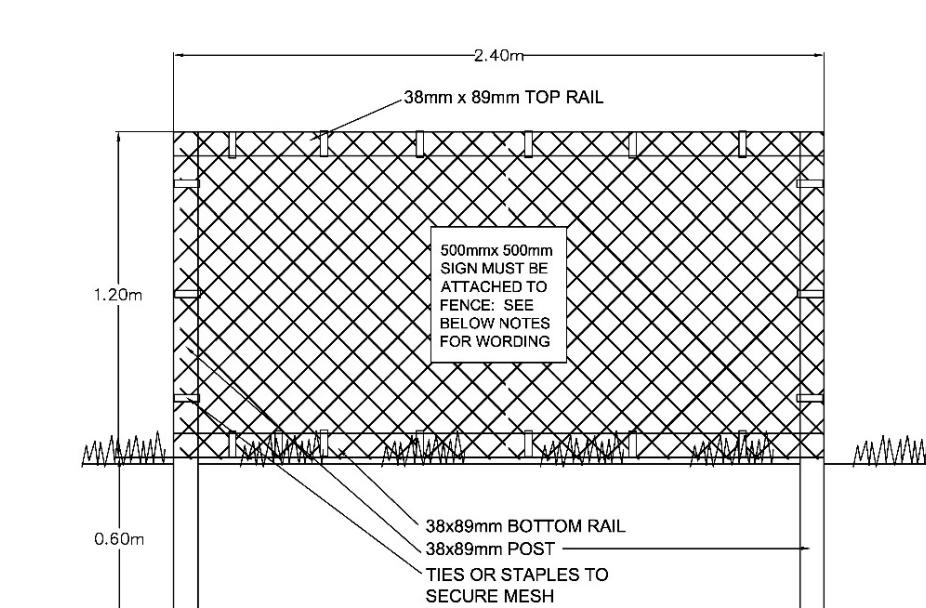
Notes:

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

Note:
Replacement Trees On site: 6
Replacement Trees Off site: 1

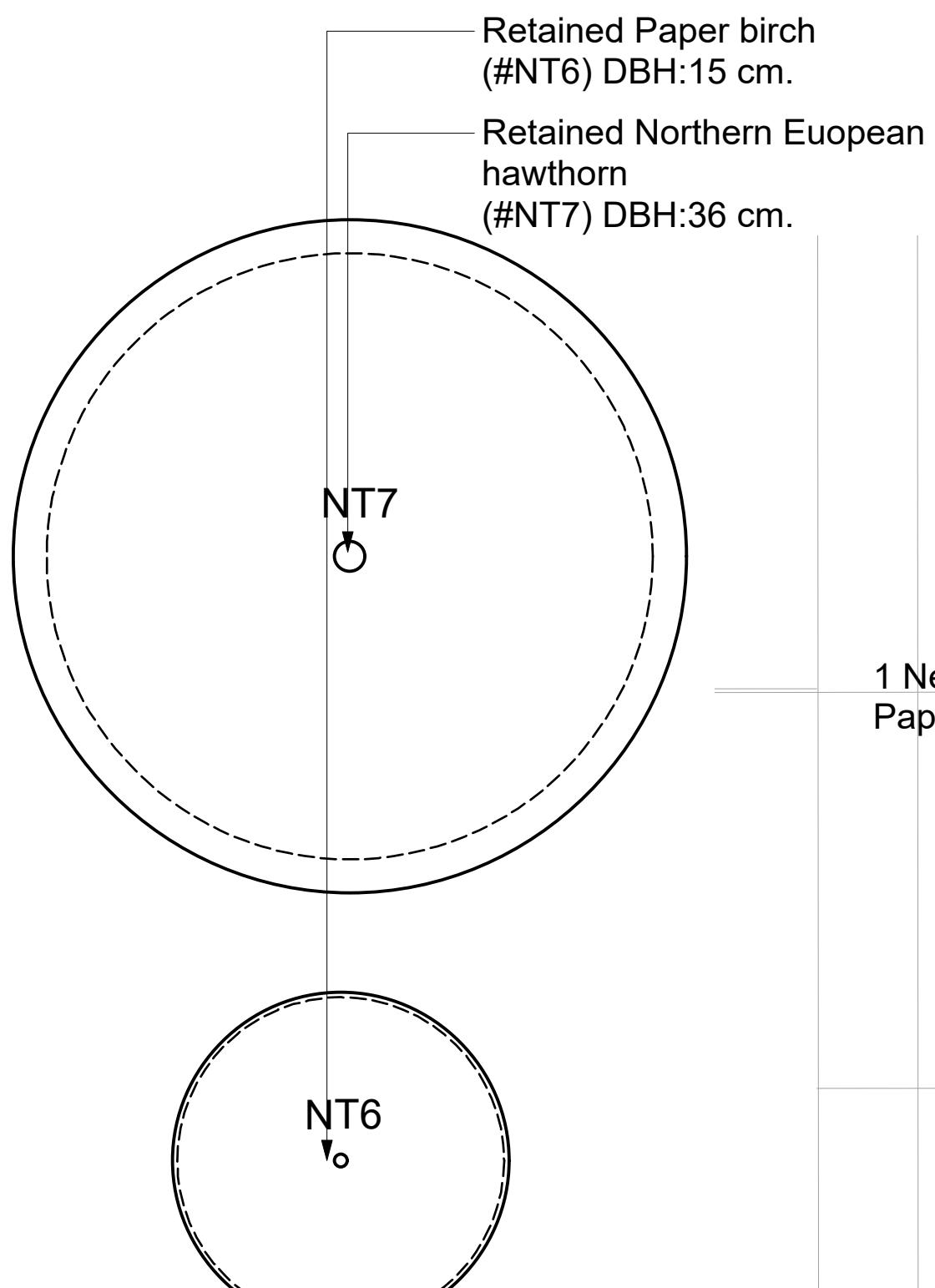
TREE PROTECTION BARRIER REQUIREMENTS

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



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Tree preservation Summary

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected trees removed	2	X 1	A. 2
B. Replacement trees proposed per Schedule "E", Part 1	2	X 1	B. 2
C. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	C. 0
D. Replacement trees proposed per Schedule "E", Part 3	3	X 1	D. 3
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number	E. 5		
F. Onsite replacement tree deficit (A-E) Record 0 if negative number	F. 0		
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot	G. 3		
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G-B+C+H+I) Record 0 if negative number	J. 1		
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees removed	0	X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	0	X 1	L. 0
M. Replacement trees proposed from Schedule "E", Part 2	1	X 0.5	M. .5
N. Total replacement trees proposed (L+M) Round down to nearest whole number	N. 0		
O. Offsite replacement tree deficit (K-N) Record 0 if negative number	O. 0		
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F, or J, whichever is the greater number	P. 1		
Q. Offsite trees proposed for cash-in-lieu Enter O.	Q. 0		
R. Cash-in-lieu proposed (P+Q) X \$2,000	R. 2000		

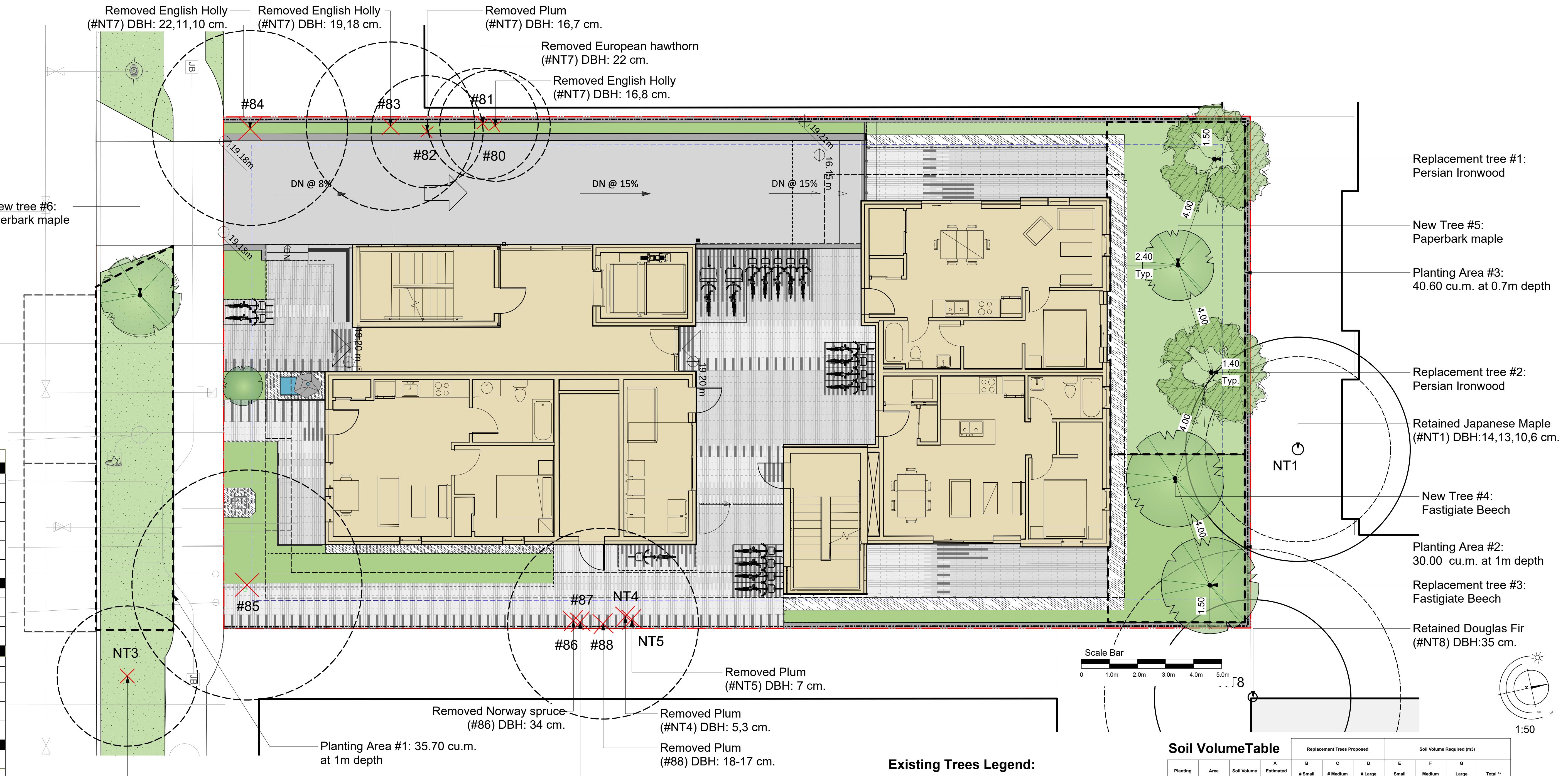
Two replacement trees as a condition of the previous tree permit (TP001966);

Tree inventory

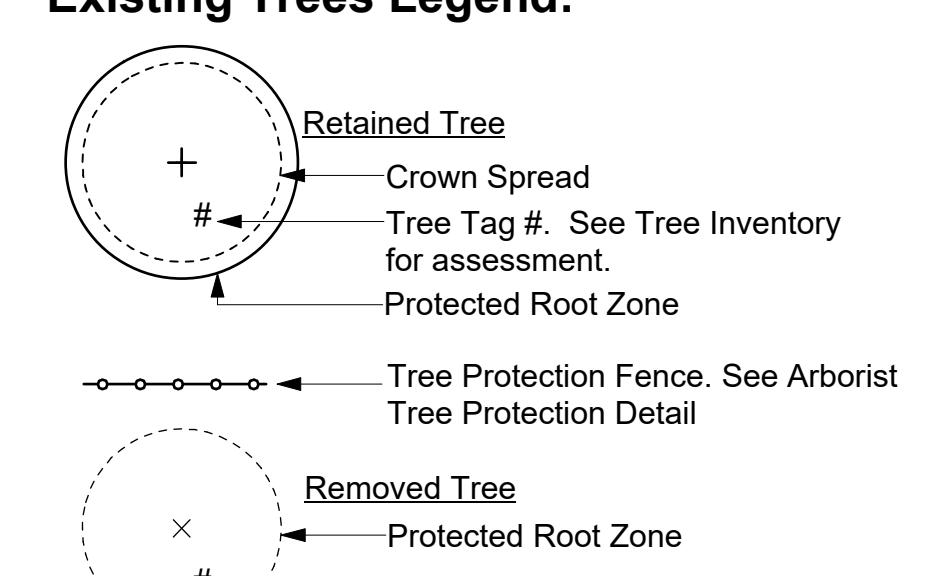
Tag or ID#	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name	Common	Botanical	DBH (cm)	Critical root zone (m)	Crown spread diameter (m)	Relative tolerance	Condition	Health	Structural	Retention Suitability (onsite trees)	General field observations/remarks	Tree retention / location comments	Retention status	Tag or ID#	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name	Common	Botanical	DBH (cm)	Critical root zone (m)	Crown spread diameter (m)	Relative tolerance	Condition	Health	Structural	Retention Suitability (onsite trees)	General field observations/remarks	Tree retention / location comments	Retention status
79	Yes	On-site	Yes	Black locust	<i>Rosaceae pseudoscidea</i>		N/A	N/A	N/A	Good	N/A	N/A			Removed as per permit #001966.	N/A	88	Yes	On-site	No	Plum	<i>Prunus spp.</i>	18,17	3.4	4	Moderate	Good	Fair	Unsuitable		Conflict with proposed paver path.	X			
80	Yes	On-site	No	English holly	<i>Ilex aquifolium</i>		16.8	2	3	Good	Good	Fair	Unsuitable		Asymetric crown due to competition	Conflict with proposed underground parking ramp.	X	NT1	No	Off-site	Yes	Japanese maple	<i>Acer palmatum</i>	14,13,10,6	3.3	8	Moderate	Good	Fair	N/A		Branches overhanging fence 1m. Measured at 1.3m from existing fence near PL.	Possible impacts from underground parking.	Retain*	
81	Yes	On-site	No	European hawthorn	<i>Crataegus monogyna</i>		22	2	3	Good	Good	Fair	Unsuitable		Conflicting with Holly #80	Conflict with proposed underground parking ramp.	X	NT2	Yes	Municipal	Municipal	European birch	<i>Betula pendula</i>	N/A	N/A	N/A	Poor	N/A	N/A	N/A		Removed.	N/A		
82	Yes	On-site	No	Plum	<i>Prunus spp.</i>		16.7	2.0	3	Moderate	Fair	Fair	Unsuitable			Conflict with proposed underground parking ramp.	X	NT3	Yes	Municipal	Municipal	Northern European hawthorn	<i>Crataegus oxyacantha</i>	N/A	N/A	N/A	Good	N/A	N/A	N/A		Removed.	N/A		
83	Yes	On-site	No	English holly	<i>Ilex aquifolium</i>		19,18	2.9	4	Good	Fair	Fair	Unsuitable		One stem growing through fence	Conflict with proposed underground parking ramp.	X	NT4	Yes	On-site	No	Plum	<i>Prunus spp.</i>	5.3	0.8	2	Moderate	Fair	Poor	Unsuitable		Decay at base	Conflict with proposed paver path.	X	
84	Yes	On-site	Yes	English holly	<i>Ilex aquifolium</i>		22,11	3.5	4	Good	Good	Fair	Unsuitable			Conflict with proposed underground parking ramp.	X	NT5	Yes	On-site	No	Plum	<i>Prunus spp.</i>	7	0.8	2	Moderate	Fair	Fair	Unsuitable			Conflict with proposed paver path.	X	
85	Yes	On-site	Yes	Norway spruce	<i>Picea abies</i>		34	4.1	5	Moderate	Fair	Good	Unsuitable		Some lower crown dieback, roots cracking existing retaining wall.	Conflict with proposed services & paver path.	X	NT6	Yes	Municipal	Municipal	Paper birch	<i>Betula papyrifera</i>	15	2	4	Poor	Good	Fair	N/A		Hydro clearance pruning, codominant stems with included bark, surface rooted next to sidewalks.	Municipal tree (ID# 15809), Retain*		
86	Yes	On-site	No	Plum	<i>Prunus spp.</i>		14	1.7	4	Moderate	Good	Fair	Unsuitable		Pruned from hydro lines	Conflict with proposed paver path.	X	NT7	Yes	Municipal	Municipal	Northern European hawthorn	<i>Crataegus oxyacantha</i>	36	3.6	8	Good	Good	Fair-good	N/A		Scaffold limb damage.	Municipal tree (ID# 15810), Retain*		
87	No	On-site	No	Plum	<i>Prunus spp.</i>		10	1.2	2	Moderate	Good	Fair	Unsuitable		Suppressed	Conflict with proposed paver path.	X	NT8	No	Off-site	Yes	Douglas-fir	<i>Pseudotsuga menziesii</i>	~35	5.3	7	Good	Fair	Fair	N/A		Surface roots > 2.5m from PL (1.5m from fence), cut-slope.	Possible impacts from fence installation, cut-slope.	Retain*	

7. Tree Management Plan

1042 Richardson Street | Tree Management Plan



Existing Trees Legend:



NOTE
3 Trees are required by the Tree Protection Bylaw.
6.0 Trees are proposed (limited due to site space constraints)

Planning Area ID	Area (m2)	Soil Volume multiplier*	Replacement Trees Proposed		Soil Volume Required (m3)				
			A	B	C	D	E	F	G
A1	35.70	1.00	35.70	1.0	1		8.00		
A2	30.00	1.00	30.00		2.0		30.00		
A3	68.00	0.70	40.60	1.0	1	8.00	8.00		
Offsite (Excluding City Property)									
Planting Area OS X									
Offsite (Excluding City Property)									
E	F	G	TOTAL						

* On ground (excluding exposed bedrock); use 1. On structure: use depth of soil. On soil cells: use 0.92. On structural soil: use 0.2.

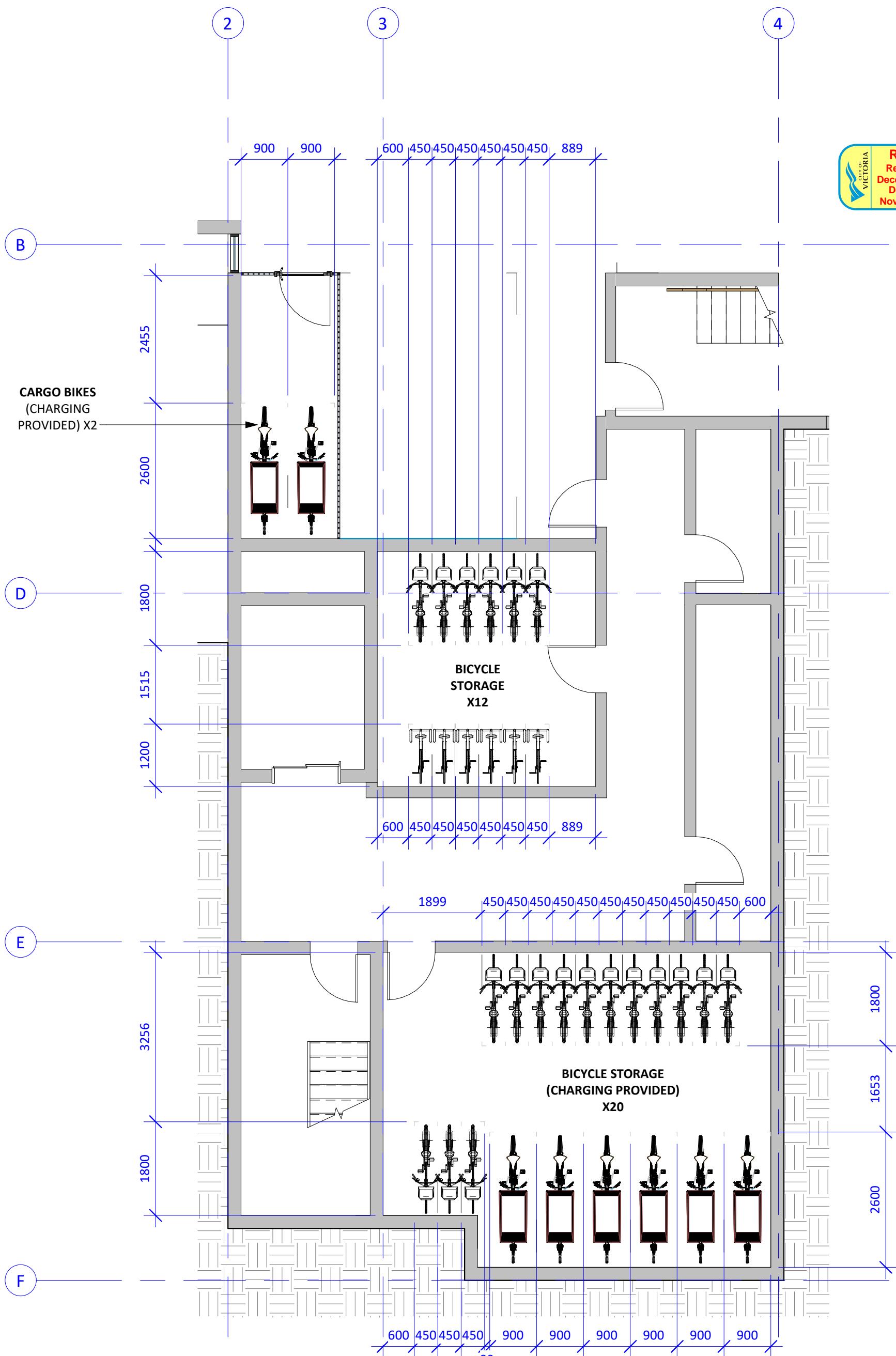
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

NOTES:

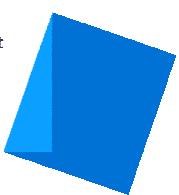
1. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.
2. Required Parks inspections for street tree planting:
 1. Inspection of soil and planting area prior to planting.
 2. Inspection of tree stock prior to planting.
 3. Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.
3. Required Parks inspections for seed and soil boulevard:
 1. Inspection of excavated and scarified subgrade prior to backfill.
 2. Inspection of installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.
4. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.
5. 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial Landscape Standard.

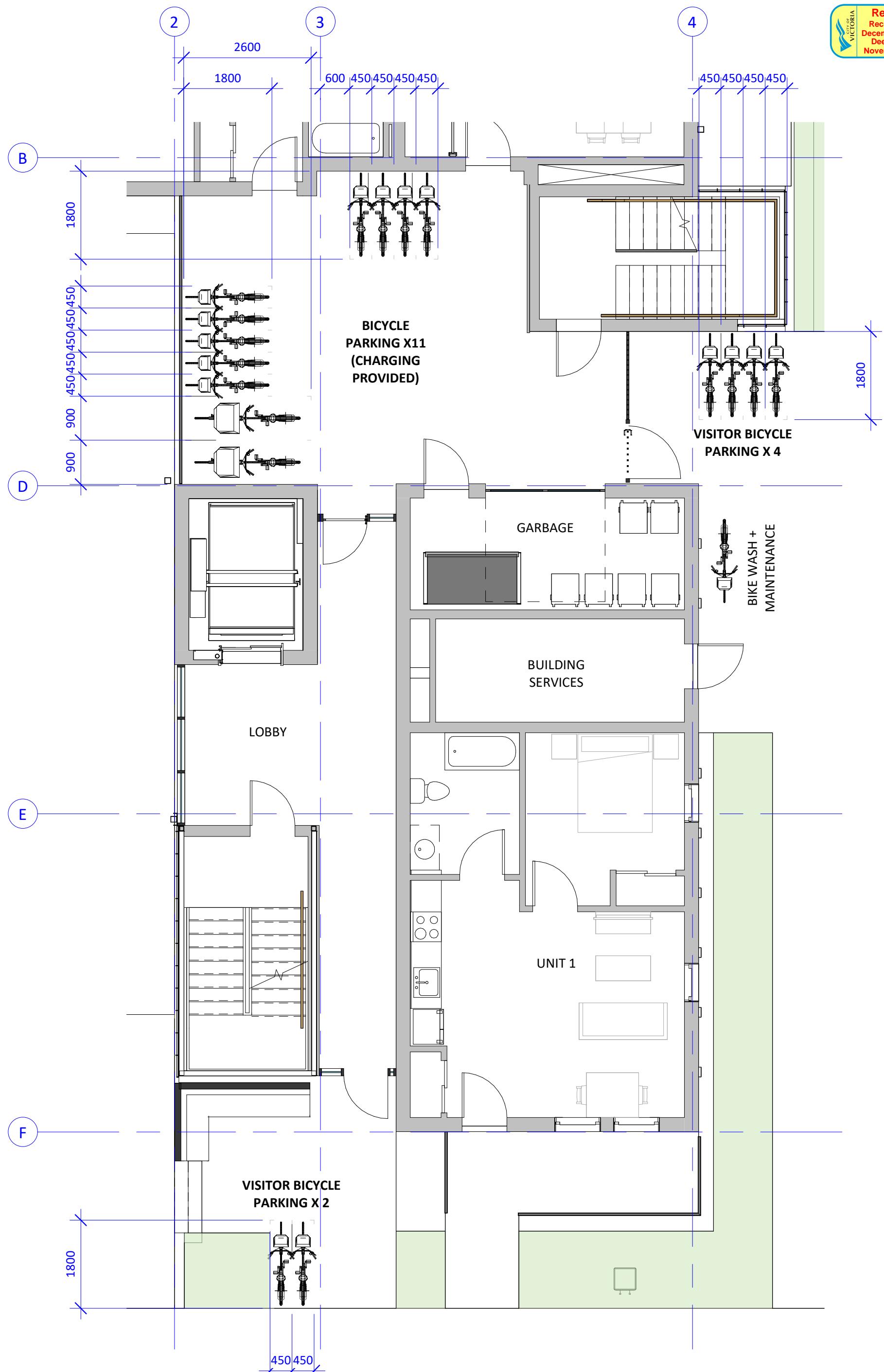
NOTE: Site is 36% impervious surface

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1 P1 Basement - Bike Room Callout
1 : 75





1 Level 1 - Bike Callout
1 : 75

