

1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



2 Site Context Plan
1 : 1000

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

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	NEW 6 STOREY INFILL RESIDENTIAL BUILDING
CIVIC ADDRESS	1042/1044 Richardson Street, Victoria BC
LEGAL DESCRIPTION	LOT 1663 VICTORIA CITY
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	009-396-853
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS

Project Scope Summary

- 20-unit purpose built rental building with a mix of market and non-market (affordable) rental units.
- Retaining/replacing the 5 rental units of the existing buildings which are to be removed
- Diverse unit mix including:
 - 3 three-bedroom units
 - 15 one-bedroom units (six units offered at affordable rental rates, 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 accommodate several cargo bikes
 - charging outlets provided for electric bikes
 - bike maintenance station at ground level
- On-street electric MODO car-share is proposed, with memberships registered to each unit for the lifetime of the building

FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	225 m ²
LEVEL 2	237 m ²
LEVEL 3	237 m ²
LEVEL 4	237 m ²
LEVEL 5	226 m ²
	1162 m ²

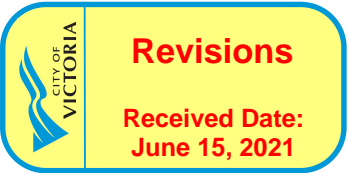
FSR CALCULATION
SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1162m²
FSR = FA/SA = 1.74

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

Unit Area Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²	Yes
304	UNIT 11	88 m ²	No
LEVEL 4			
401	UNIT 12	46 m ²	No
402	UNIT 13	44 m ²	No
403	UNIT 14	25 m ²	Yes
404	UNIT 15	88 m ²	No
LEVEL 5			
501	UNIT 16	46 m ²	No
502	UNIT 17	44 m ²	No
503	UNIT 18	26 m ²	Yes
504	UNIT 19	36 m ²	No
505	UNIT 20	39 m ²	No
		936 m ²	

Unit Schedule - By Type			
Unit Type	Area	Affordable Housing	Quantity
LEVEL 1			
1 Bedroom	44 m ² ... 46 m ²	No	2
1 Bedroom	44 m ²	Yes	1
LEVEL 2			
1 Bedroom	44 m ² ... 46 m ²	No	2
3 Bedroom	88 m ²	No	1
Studio	25 m ²	Yes	1
LEVEL 3			
1 Bedroom	44 m ² ... 46 m ²	No	2
3 Bedroom	88 m ²	No	1
Studio	25 m ²	Yes	1
LEVEL 4			
1 Bedroom	44 m ² ... 46 m ²	No	2
1 Bedroom	25 m ²	Yes	1
3 Bedroom	88 m ²	No	1
LEVEL 5			
1 Bedroom	36 m ² ... 46 m ²	No	4
1 Bedroom	26 m ²	Yes	1
Total Units			20

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



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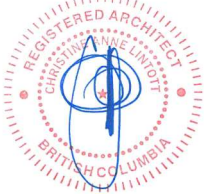
Issue

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

Revision

No.	Description	Date
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Consultant

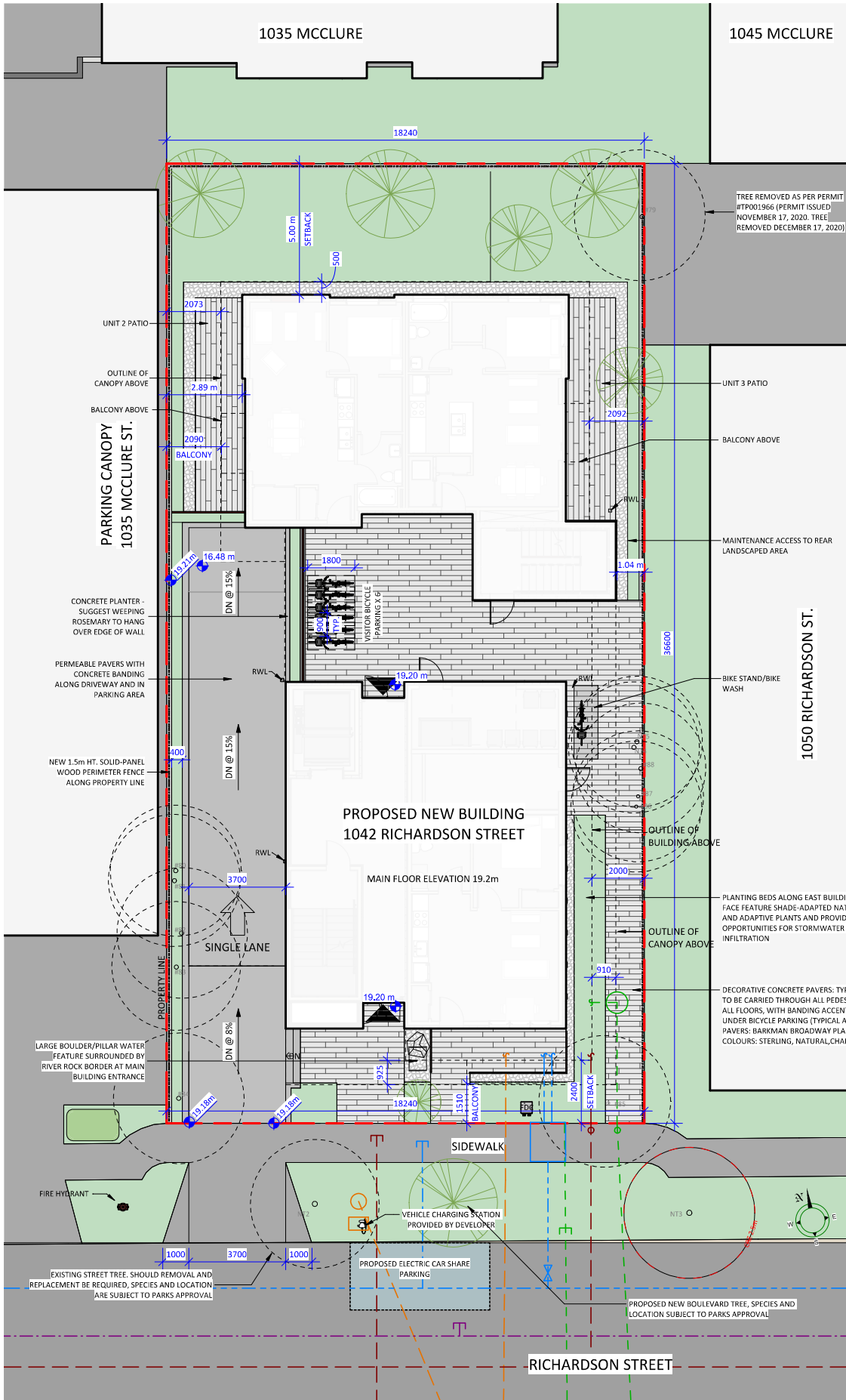


Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

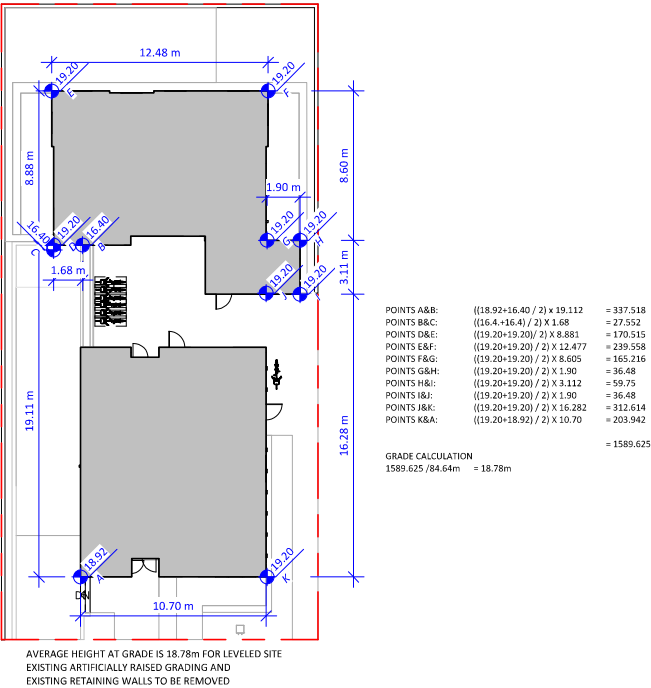
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Drawn by	BH
Checked by	CL
	A0.00
Scale	As indicated



1 Site Plan
1 : 100

Project Information Table		
	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1162 m ²
Floor Space Ratio	N/A	1 : 1.74
Site Coverage %	N/A	60.2 %
Open Site Space %	N/A	28.7 %
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m ² x 5 = 1 0.75 / unit < 45m ² x 7 = 4.5 0.9 / unit > 45m ² < 70m ² x 5 = 5.25 1.3 / unit > 70m ² x 3 = 3.9 0.1/unit visitor x 20 = 2 Total = 16.75 (17)	7 resident 2 visitor 1 on-street electric car-share
Bicycle Parking #	Long Term Per Schedule C 1/unit < 45m ² x 12 = 12 1.25/unit > 45m ² x 8 = 10 Total = 22 Short Term Per Schedule C Total = 6 (MIN)	Long Term Per Schedule C P1 = 22 Lvl 2.5 Additional = 46 Total = 22+46 = 68 Short Term Per Schedule C Total = 6
Building Setbacks		
Front Yard (South)	N/A	2.4m
Rear Yard (North)	N/A	5.0m
Side Yard (West)	N/A	2.89m
Side Yard (East)	N/A	1.0m
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.



2 AVG GRADE
1 : 200

Christine Lintott
Architects inc.

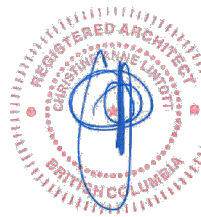


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No.	Description	Date
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Consultant



Ten42

1042 Richardson Street,
Victoria BC

Site Plan and Project Data

Date	2021-06-13 6:29:54 PM
Drawn by	BH
Checked by	CL

A0.01

Scale	As indicated
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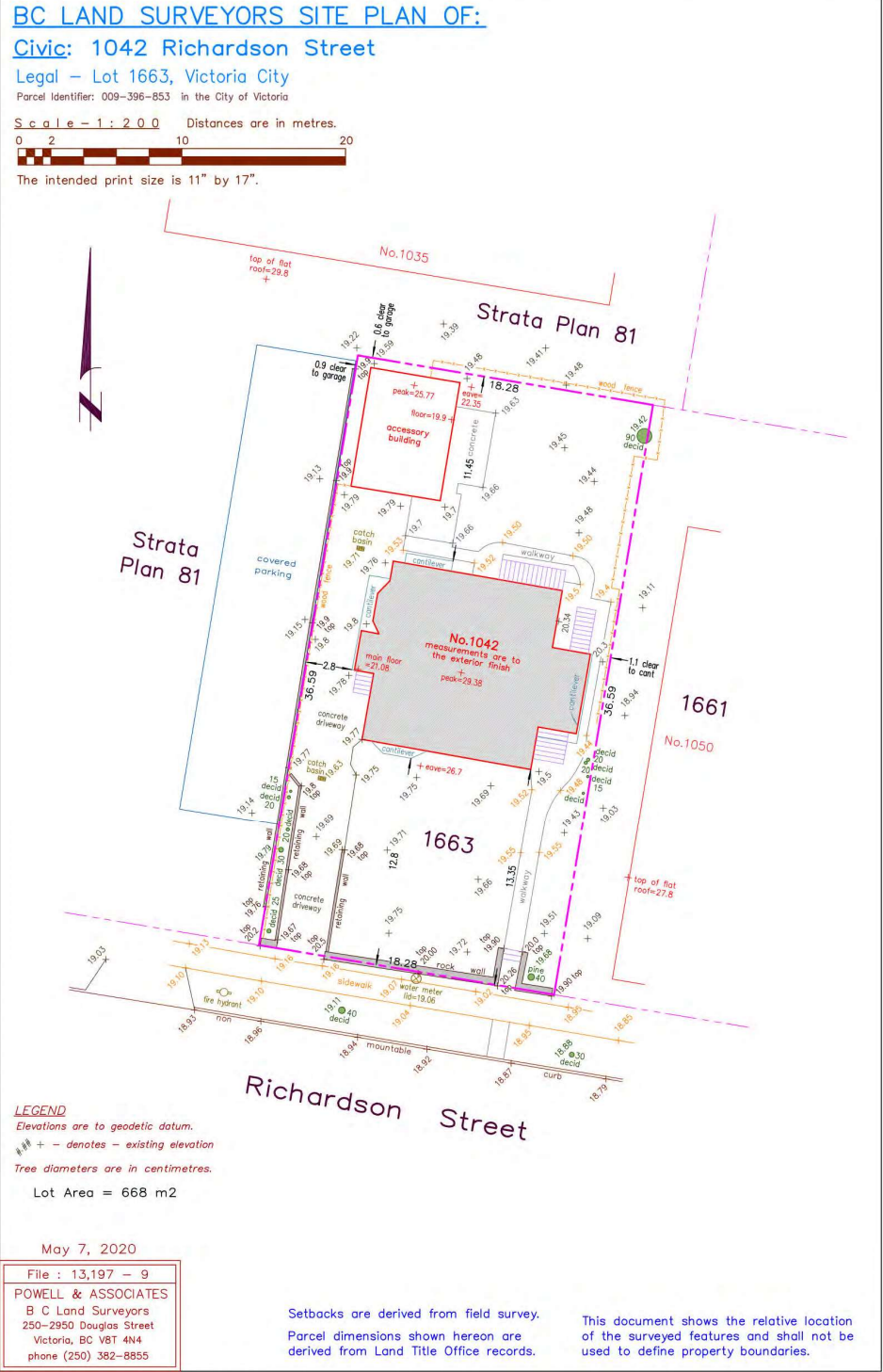
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Ten42

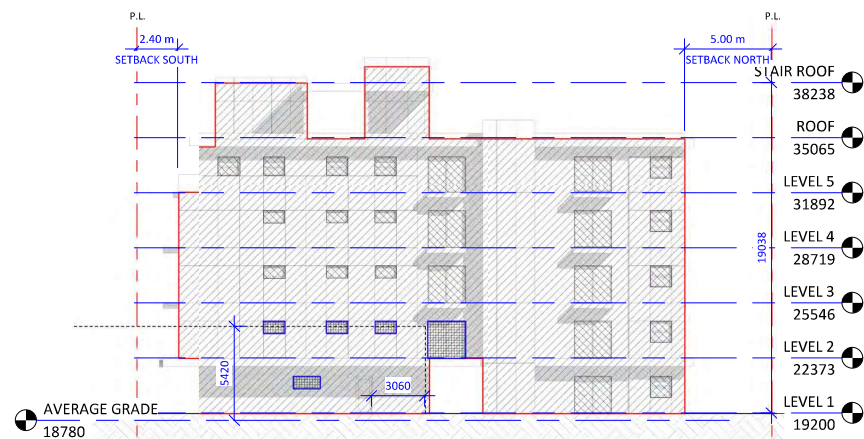
1042 Richardson Street,
Victoria BC

Site Survey	
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Drawn by	BH
Checked by	CL
A0.02	
Scale	

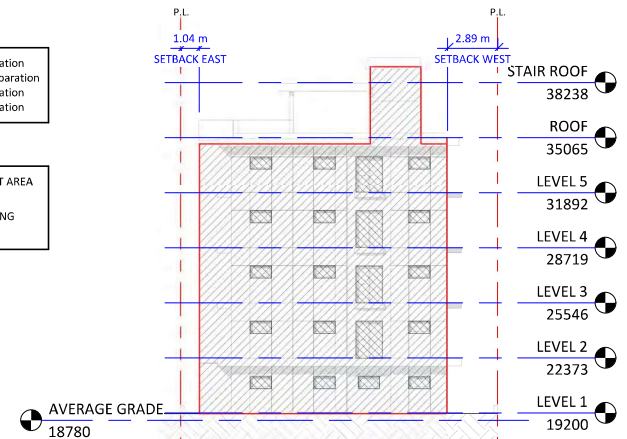


GENERAL INFORMATION		DESCRIPTION												REQUIREMENTS																				
1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENO. <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT												-																				
2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS												-																				
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> B <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> C <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>												DIV A - 1.1.2																				
4	MAJOR OCCUPANCY(IES)	A1	A2	A3	A4	B1	B2	C	D	E	F1	F2	F3	3.1.2.																				
5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO												3.1.3.																				
6	HEAVY TIMBER CONSTRUCTION ALTERNATE	<input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A												3.1.4.6.																				
7	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO												3.1.10.																				
8	OCCUPANT LOAD	<input checked="" type="checkbox"/> 52 TOTAL <table border="1"> <thead> <tr> <th>ROOM</th> <th>OCCUPANCY</th> <th>COUNT</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td>STUDIO</td> <td></td> <td>2</td> <td>4</td> </tr> <tr> <td>1 BEDROOM</td> <td>2</td> <td>15</td> <td>30</td> </tr> <tr> <td>3 BEDROOM</td> <td>6</td> <td>3</td> <td>18</td> </tr> <tr> <td colspan="3" style="text-align: right;">TOTAL</td> <td>52</td> </tr> </tbody> </table>												ROOM	OCCUPANCY	COUNT	OCCUPANTS	STUDIO		2	4	1 BEDROOM	2	15	30	3 BEDROOM	6	3	18	TOTAL			52	3.1.17.
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TOTAL			52																															
9	BUILDING AREA (m ²)	<input checked="" type="checkbox"/> 340 BUILDING AREA												1.4.1.2.																				
10	GRADE ELEVATION (m, GEODETIC)	<input checked="" type="checkbox"/> -19.20 GRADE												1.4.1.2.																				
11	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> 6 ABOVE GRADE <input type="checkbox"/> 0 BELOW GRADE <input checked="" type="checkbox"/> 6 TOTAL												3.2.1.1.																				
12	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A												3.2.4.1.																				
13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A												3.2.5.1.2.																				
14	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO												3.2.8.																				
15	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO												3.2.8.2.																				
16	NUMBER OF STREETS FACING	<input checked="" type="checkbox"/> 1 STREET FACING												1.4.1.2.																				
17	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A												3.2.5.4.																				
18	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO												3.2.6.																				
19	ROOF ACCESS	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A												3.2.5.3.																				
20	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A												3.2.5.8.																				
21	LIGHTING AND EMERGENCY POWER	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELEC. DRAWINGS												3.2.7.																				
22	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO												3.2.7.																				
23	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A												3.8.2.																				
24	ALTERNATE SOLUTIONS REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SPRINKLER PROTECTION EXIT EGRESS PATH EXPOSED TO OPENINGS												DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.3.2.2.50.																				
CONSTRUCTION CLASSIFICATION		GROUP C, UP TO 6 STOREYS, SPRINKLERED																																
25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A																																
26	ASSEMBLY FIRE RESISTANCE RATINGS	MIN. F.R.R. (HOURS): <input checked="" type="checkbox"/> 1 FLOOR* <input type="checkbox"/> MEZZANINE ¹ <input checked="" type="checkbox"/> 1 ROOF <small>¹ LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY</small>																																
27	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> 6 MAXIMUM <input type="checkbox"/> 6 PROPOSED																																
28	BUILDING AREA (m ²)	<input checked="" type="checkbox"/> 1500 m ² MAXIMUM <input checked="" type="checkbox"/> 340m ² PROPOSED																																

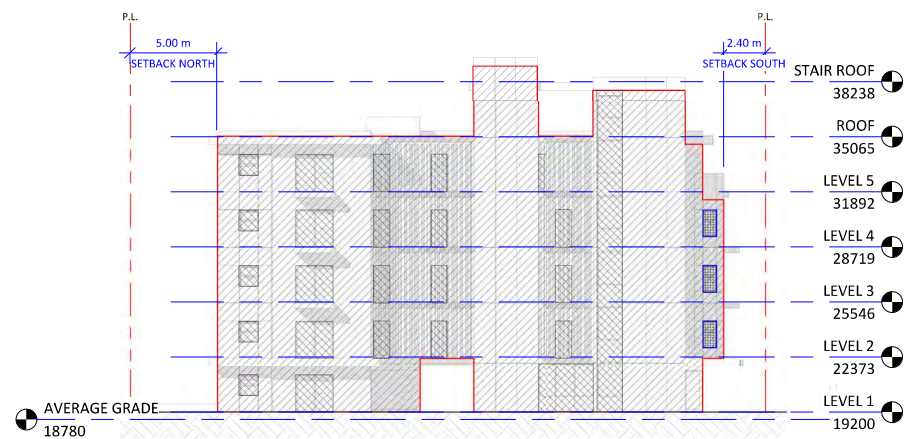
6 - SPATIAL SEPARATIONS						REFERENCE																									
NO.	ITEM	DESCRIPTION																													
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	<table border="1"> <thead> <tr> <th></th> <th>WALL AREA</th> <th>LIMITING DISTANCE</th> <th>MAXIMUM OPENINGS</th> <th>PROPOSED OPENINGS</th> </tr> </thead> <tbody> <tr> <td>NORTH:</td> <td>235.2 m²</td> <td>5 m</td> <td>40 %</td> <td>11.5 %</td> </tr> <tr> <td>EAST:</td> <td>474.4 m²</td> <td>≥ 1.04 m</td> <td>10 %</td> <td>11.4 %</td> </tr> <tr> <td>SOUTH:</td> <td>232.5 m²</td> <td>11 m</td> <td>100 %</td> <td>35 %</td> </tr> <tr> <td>WEST:</td> <td>474.4 m²</td> <td>2.5 m</td> <td>20 %</td> <td>18.8 %</td> </tr> </tbody> </table>					WALL AREA	LIMITING DISTANCE	MAXIMUM OPENINGS	PROPOSED OPENINGS	NORTH:	235.2 m ²	5 m	40 %	11.5 %	EAST:	474.4 m ²	≥ 1.04 m	10 %	11.4 %	SOUTH:	232.5 m ²	11 m	100 %	35 %	WEST:	474.4 m ²	2.5 m	20 %	18.8 %	3.2.3.1.
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6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	<table border="1"> <thead> <tr> <th></th> <th>F.R.G. (HOURS)</th> <th>NON-COMBUSTIBLE WALL</th> <th>NON-COMBUSTIBLE CLADDING</th> </tr> </thead> <tbody> <tr> <td>NORTH:</td> <td>0/4</td> <td><input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A</td> <td><input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED¹ <input type="checkbox"/> N/A</td> </tr> <tr> <td>EAST:</td> <td>1</td> <td><input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A</td> <td><input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A</td> </tr> <tr> <td>SOUTH:</td> <td>-</td> <td><input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A</td> <td><input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED¹ <input type="checkbox"/> N/A</td> </tr> <tr> <td>WEST:</td> <td>1</td> <td><input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A</td> <td><input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A</td> </tr> </tbody> </table> <p>¹ NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.</p>					F.R.G. (HOURS)	NON-COMBUSTIBLE WALL	NON-COMBUSTIBLE CLADDING	NORTH:	0/4	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED ¹ <input type="checkbox"/> N/A	EAST:	1	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	SOUTH:	-	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED ¹ <input type="checkbox"/> N/A	WEST:	1	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.3.7.					
	F.R.G. (HOURS)	NON-COMBUSTIBLE WALL	NON-COMBUSTIBLE CLADDING																												
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6-3	PROTECTION OF EXIT FACILITIES (ALTERNATE SOLUTION)	<p>AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS WITHIN 3m HORIZONTALLY AND 5m VERTICALLY. AT WEST, OPENINGS AT 90-DEGREE ANGLE TO EXIT STAIR ARE WITHIN 3m. IN LIEU OF CLOSURES (SHUTTERS) OR WIRED GLASS, ALTERNATE SOLUTION SHALL CONSIST OF A SPRINKLER HEAD AT INTERIOR SIDE OF EACH OPENING, COMPLETE WITH BATTLES ETC WHERE REQUIRED BY NFPA-13, FOR EQUIVALENT PROTECTION BY WATER CURTAIN.</p>				3.2.3.13.																									



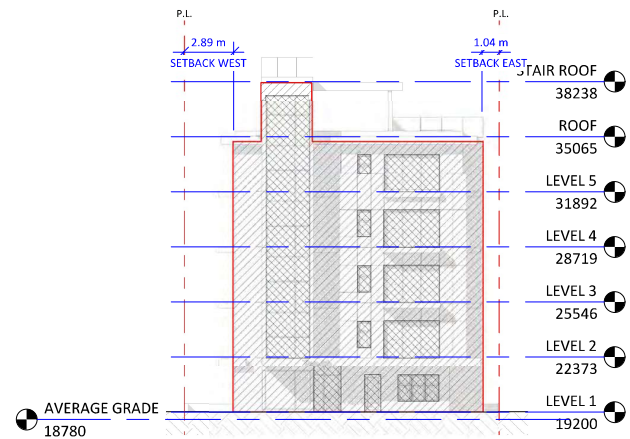
① Spatial Separations - East
1 : 200



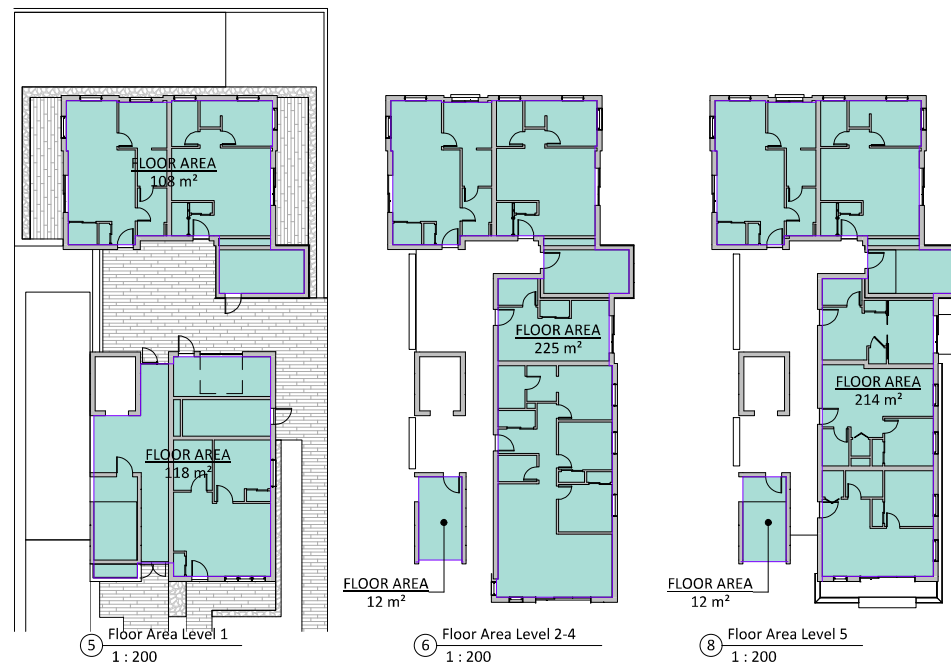
② Spatial Separations - North
1 : 200



③ Spatial Separations - West
1 : 200

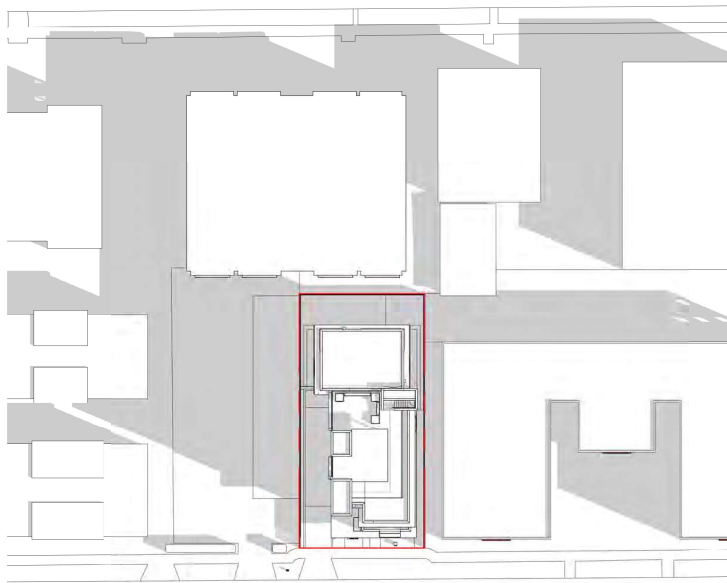


4 Spatial Separations - South
1 : 200



FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	225 m ²
LEVEL 2	237 m ²
LEVEL 3	237 m ²
LEVEL 4	237 m ²
LEVEL 5	226 m ²
1162 m ²	

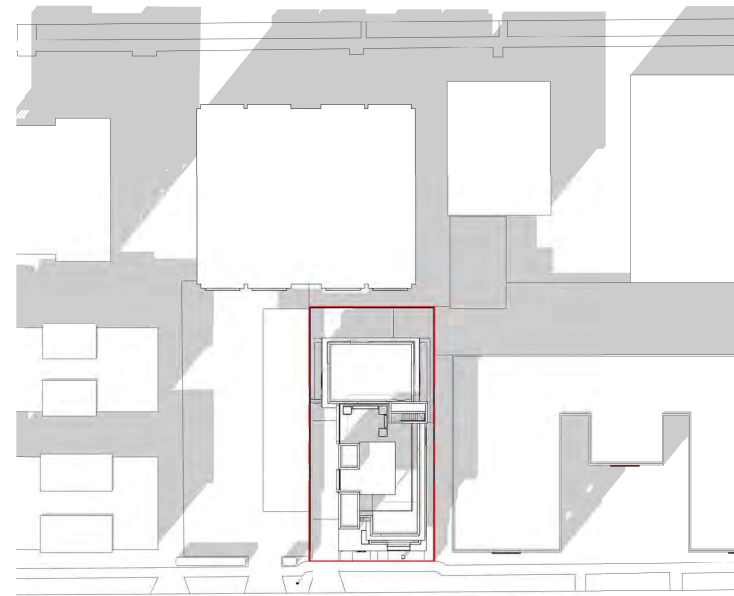
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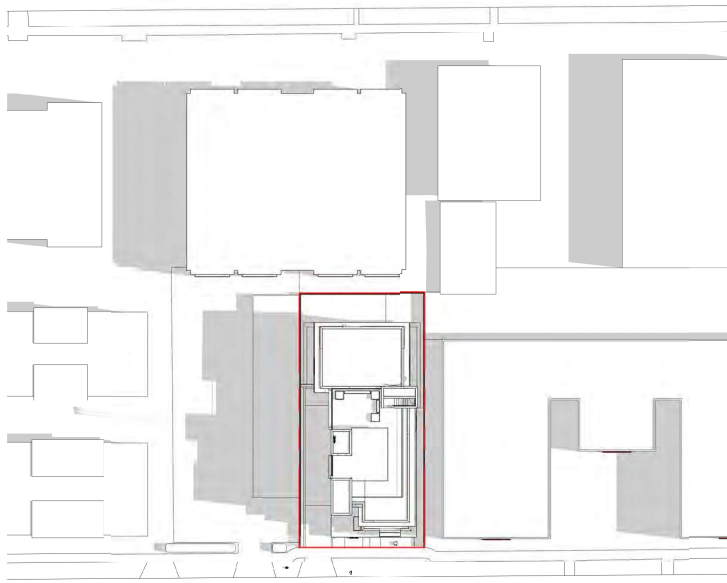
① Solar Study - Vernal 9am
1 : 500



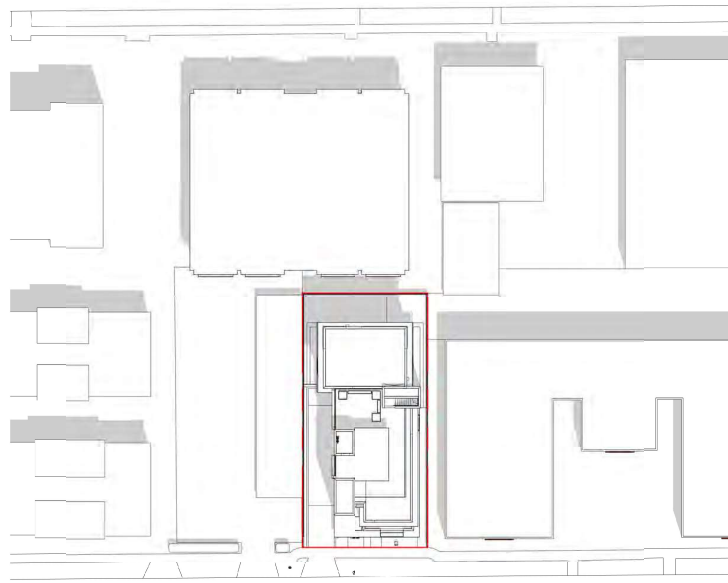
③ Solar Study - Vernal Noon
1 : 500



② Solar Study - Vernal 3pm
1 : 500



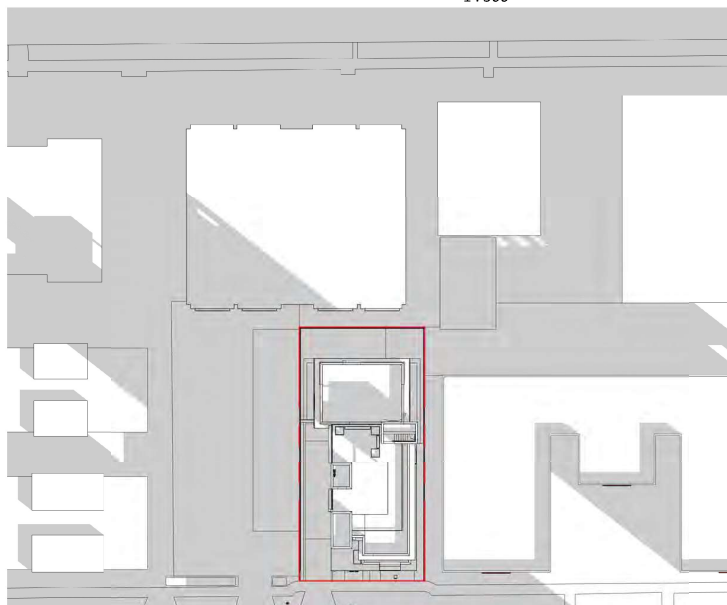
⑤ Solar Study - Summer Solstice 9am
1 : 500



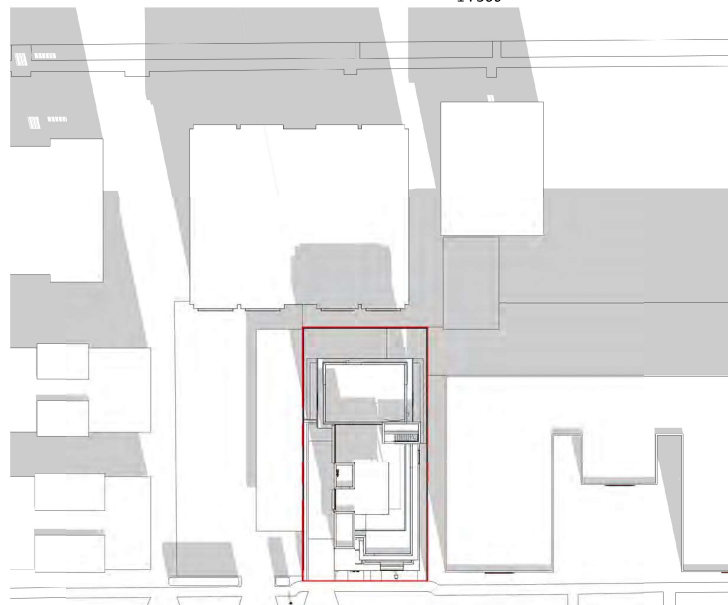
⑥ Solar Study - Summer Solstice noon
1 : 500



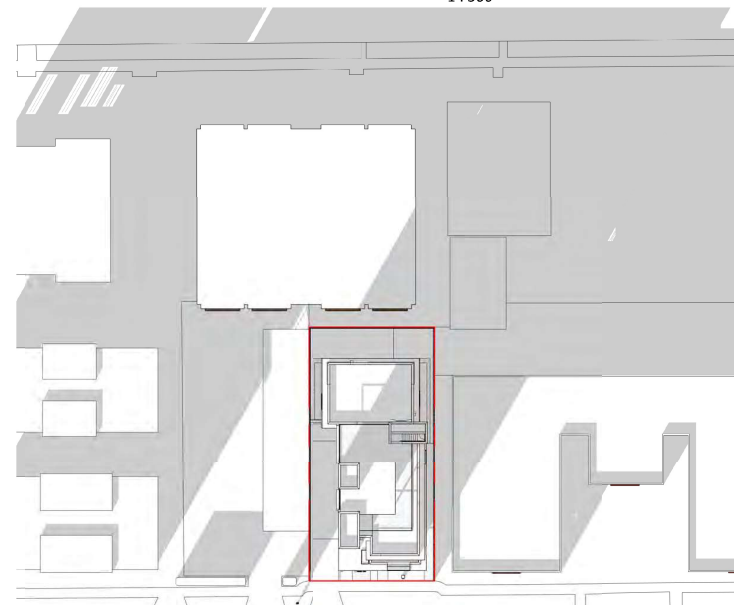
④ Solar Study - Summer Solstice 3pm
1 : 500



⑧ Solar Study - Winter Solstice 9am
1 : 500



⑨ Solar Study - Winter Solstice noon
1 : 500



⑦ Solar Study - Winter Solstice 3pm
1 : 500

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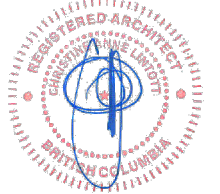


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Telephone: 250.384.1969
www.lintottarchitect.ca

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

No.	Description	Date
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Consultant



Ten42

1042 Richardson Street,
Victoria BC

Solar Shadow Study

Date	2021-06-13 6:30:28 PM
Drawn by	BH
Checked by	CL

A1.01

Scale	1 : 500
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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



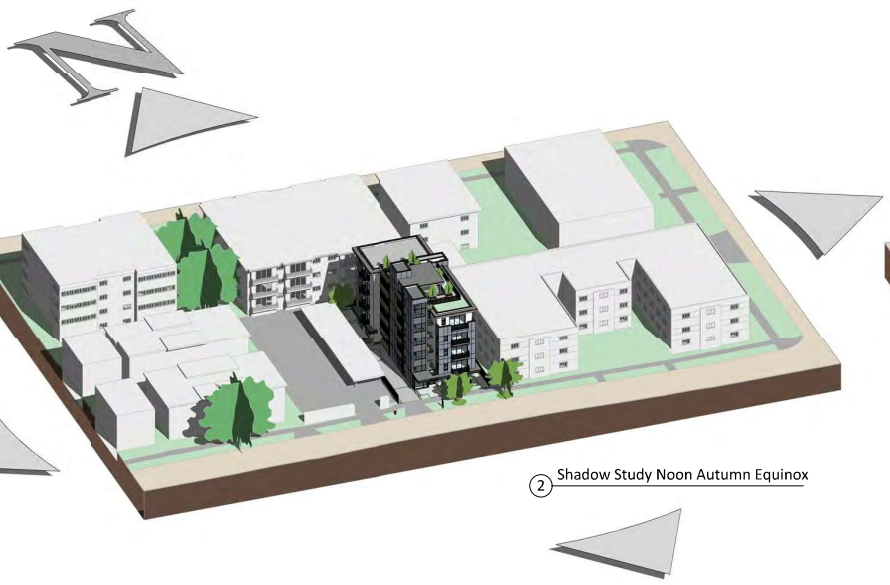
⑩ Shadow Study 9am Winter Solstice



⑪ Shadow Study Noon Winter Solstice



⑫ Shadow Study 3pm Winter Solstice



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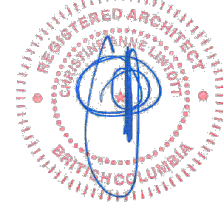


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Consultant



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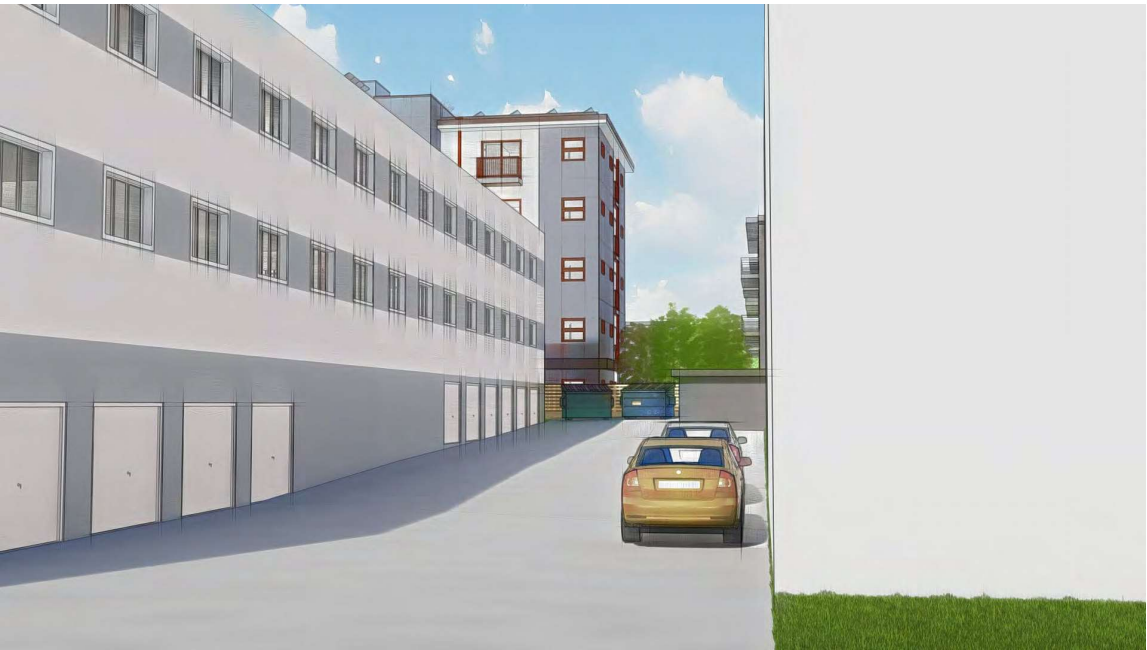
1042 Richardson Street,
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Axo Shadow Study

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Drawn by	BH
Checked by	CL

A1.02

Scale



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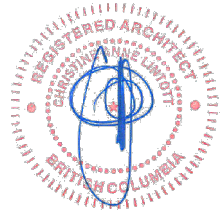


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No.	Description	Date
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Context Renders

Date	2021-06-13 6:31:15 PM
Drawn by	BH
Checked by	CL

A1.03

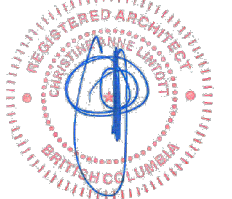
Scale



Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11

Revision	No.	Description	Date
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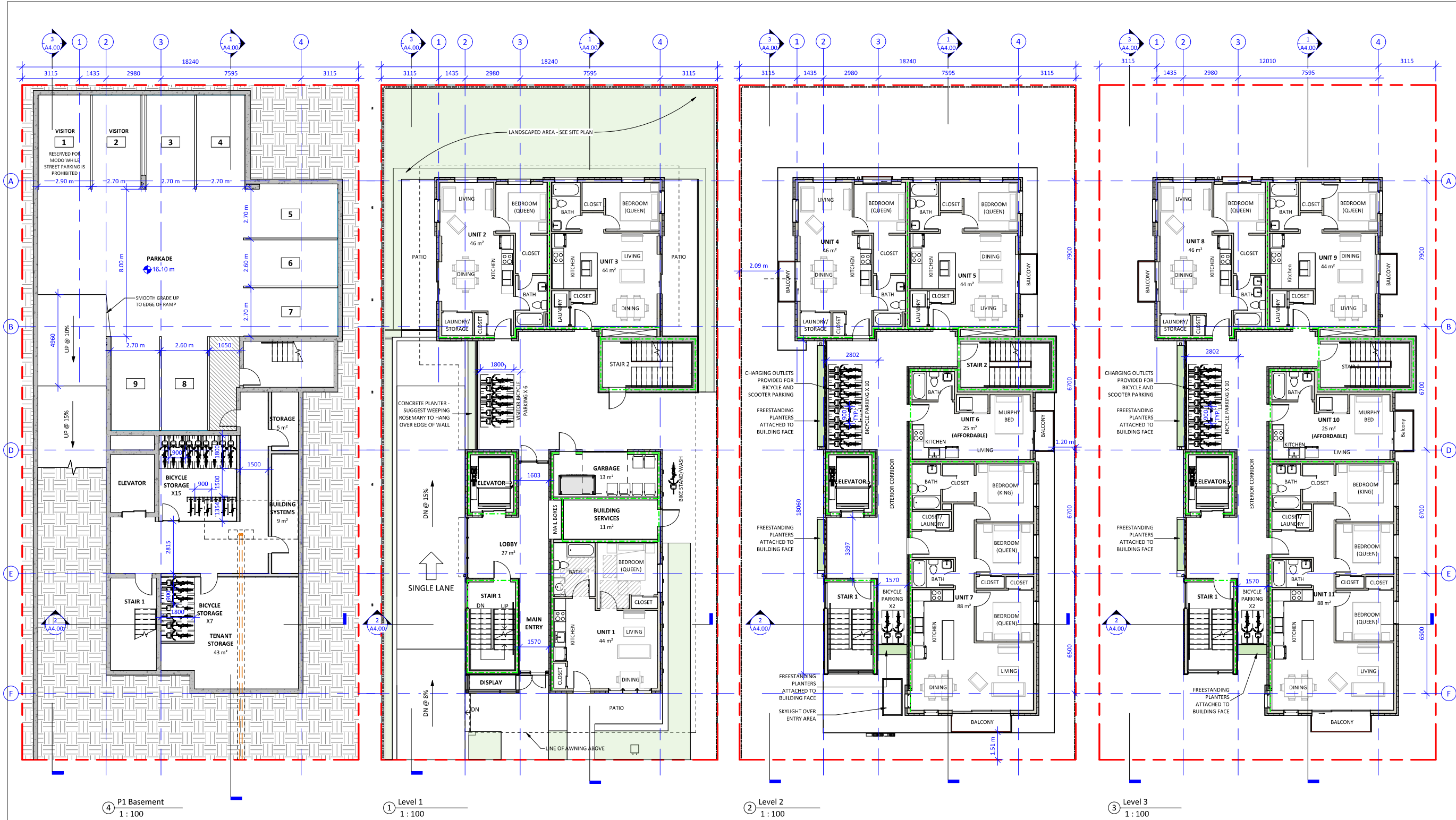
1042 Richardson Street,
Victoria BC

Floor Plans

Date 2021-06-13 6:31:34 PM
Drawn by BH
Checked by CL

A2.00

Scale As indicated

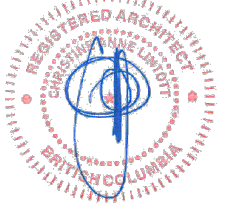




Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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Re - Submission for Rezoning and Development Permit	2021-06-11

Revision	No.	Description	Date
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Consultant



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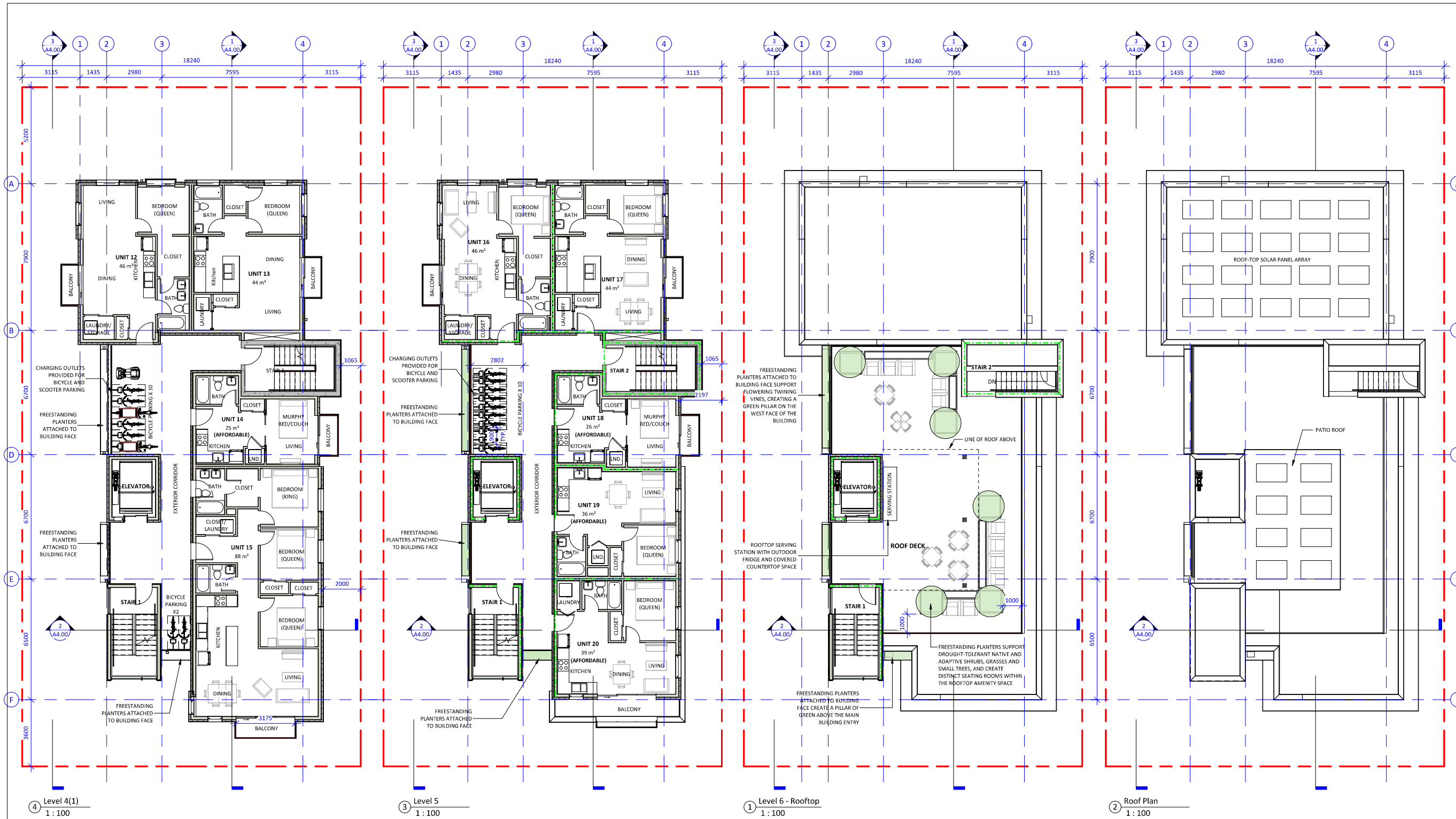
1042 Richardson Street,
Victoria BC

Floor Plans

Date 2021-06-13 6:32:05 PM
Drawn by BH
Checked by CL

A2.01

Scale As indicated



Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²	Yes
304	UNIT 11	88 m ²	No

Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 4			
401	UNIT 12	46 m ²	No
402	UNIT 13	44 m ²	No
403	UNIT 14	25 m ²	Yes
404	UNIT 15	88 m ²	No
LEVEL 5			
501	UNIT 16	46 m ²	No
502	UNIT 17	44 m ²	No
503	UNIT 18	26 m ²	Yes
504	UNIT 19	36 m ²	No
505	UNIT 20	39 m ²	No
		936 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

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

Provided:
P1 = 22

Proposed Additional
Long Term Parking = 46
Total = 22+46 = 68

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



① East Elevation
1 : 100



② North Elevation
1 : 100



③ South - Richardson Street Elevation
1 : 100



④ West Elevation
1 : 100

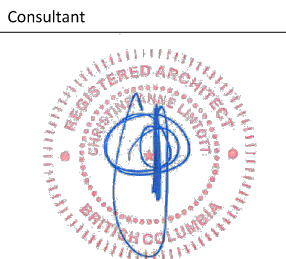
- EXTERIOR FINISH LEGEND**
- 1 CEMENTITIOUS SIDING (COLOUR GREY)
 - 1a CEMENTITIOUS PANEL SIDING (COLOUR WHITE)
 - 2 PREFINISHED METAL FLASHING (CHARCOAL)
 - 3 RAIN WATER LEADER (RED)
 - 5 METAL RAILINGS (RED)
 - 6 WINDOWS (RED)
 - 7 GLAZING WALL (ALUMINUM)

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No.	Description	Date
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1042 Richardson Street,
Victoria BC

Elevations

Date	2021-06-13 6:32:55 PM
Drawn by	BH
Checked by	CL

A3.00

Scale 1 : 100



① Context Elevation
1 : 100

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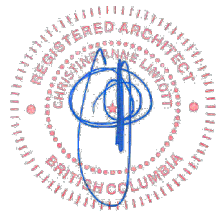


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No.	Description	Date
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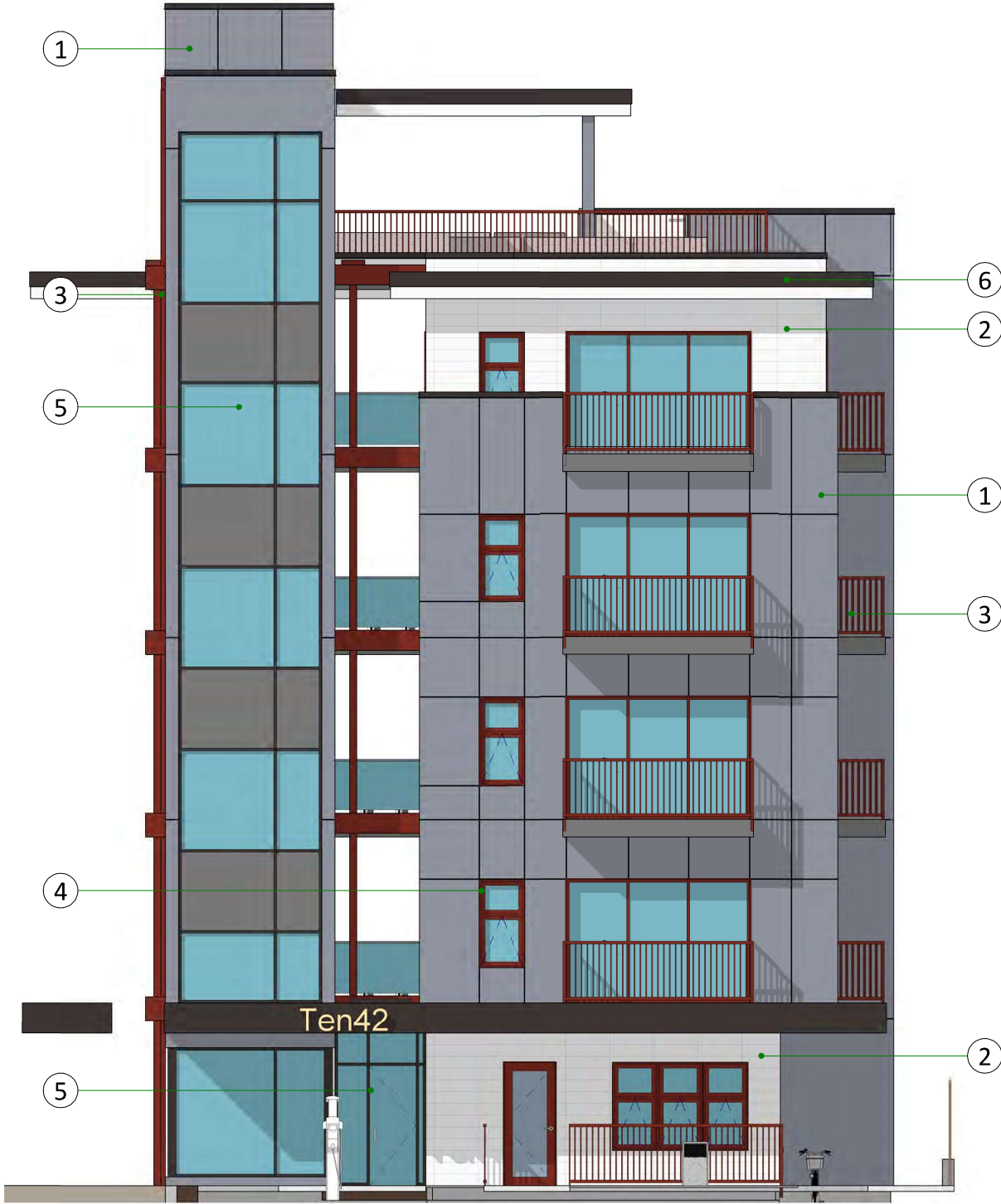
1042 Richardson Street,
Victoria BC

Context Elevations

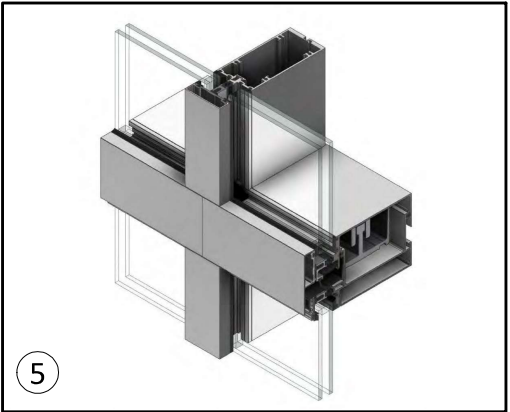
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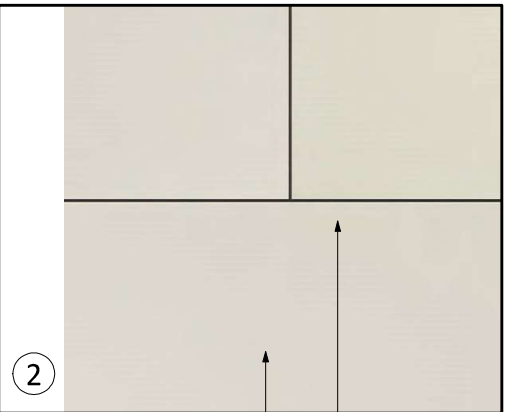
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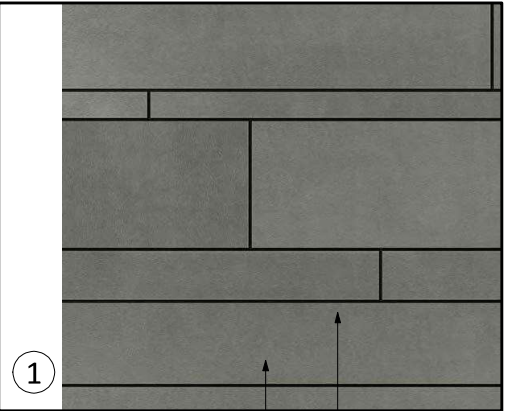
① Materials Elevation
1 : 50



- ① FIBRE-CEMENT PANELS - DARK GREY
- ② FIBRE-CEMENT PANELS - OFF WHITE
- ③ METAL RAILING AND DETAILS - RUST RED
- ④ VINYL WINDOWS - RUST RED
- ⑤ GLAZING WALL - ALUMINUM, CLEAR ANODIZED
- ⑥ PREFINISHED METAL FLASHING - CHARCOAL



EQUITONE TECTIVA FIBER CEMENT PANELS
COLOUR: TE 90
COLOUR MATCHED REVEALS



EQUITONE TECTIVA FIBER CEMENT PANELS
COLOUR: TE 20
COLOUR MATCHED REVEALS

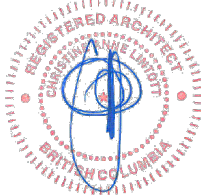
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No.	Description	Date
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1042 Richardson Street,
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Exterior Materials

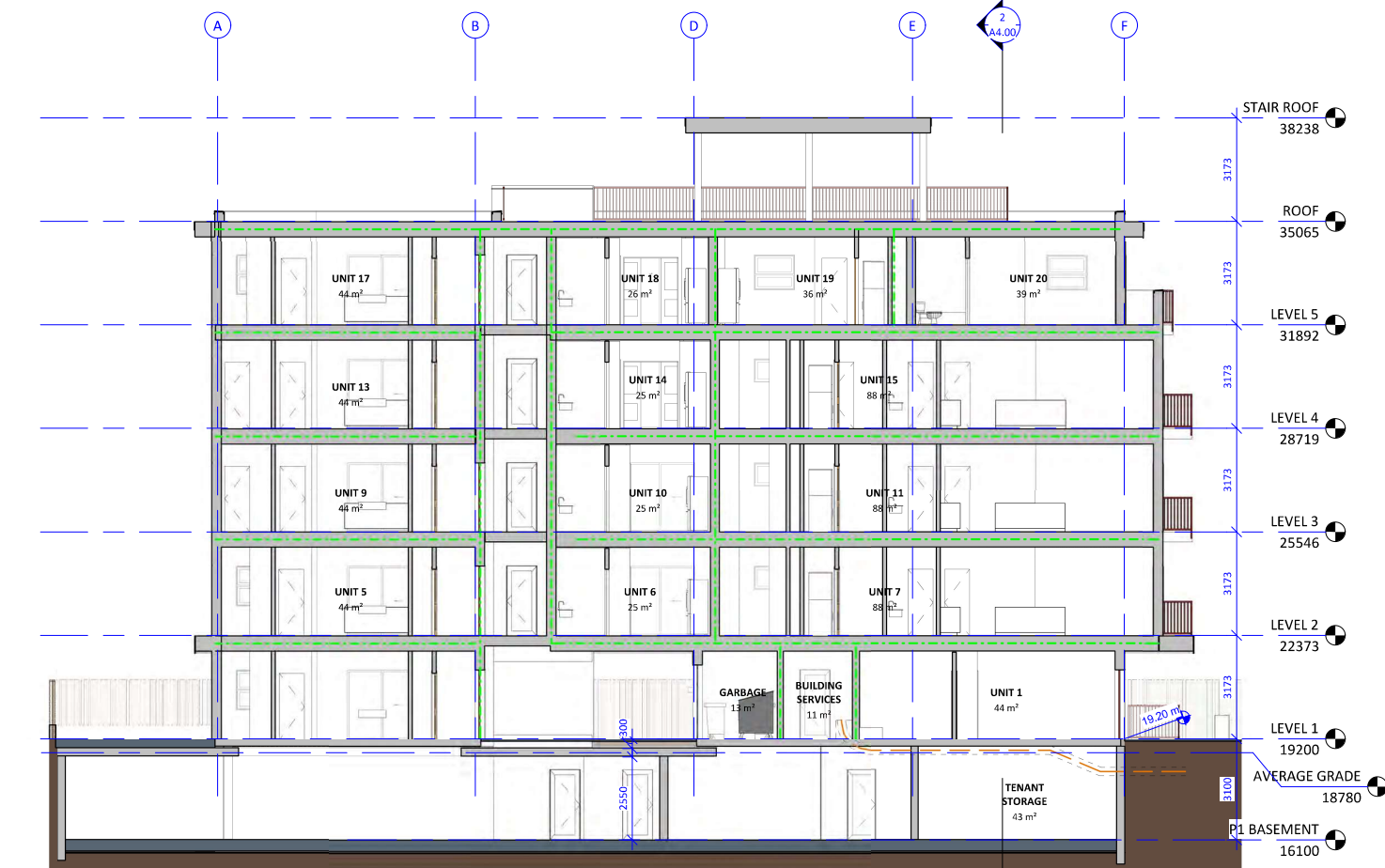
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Checked by	CL

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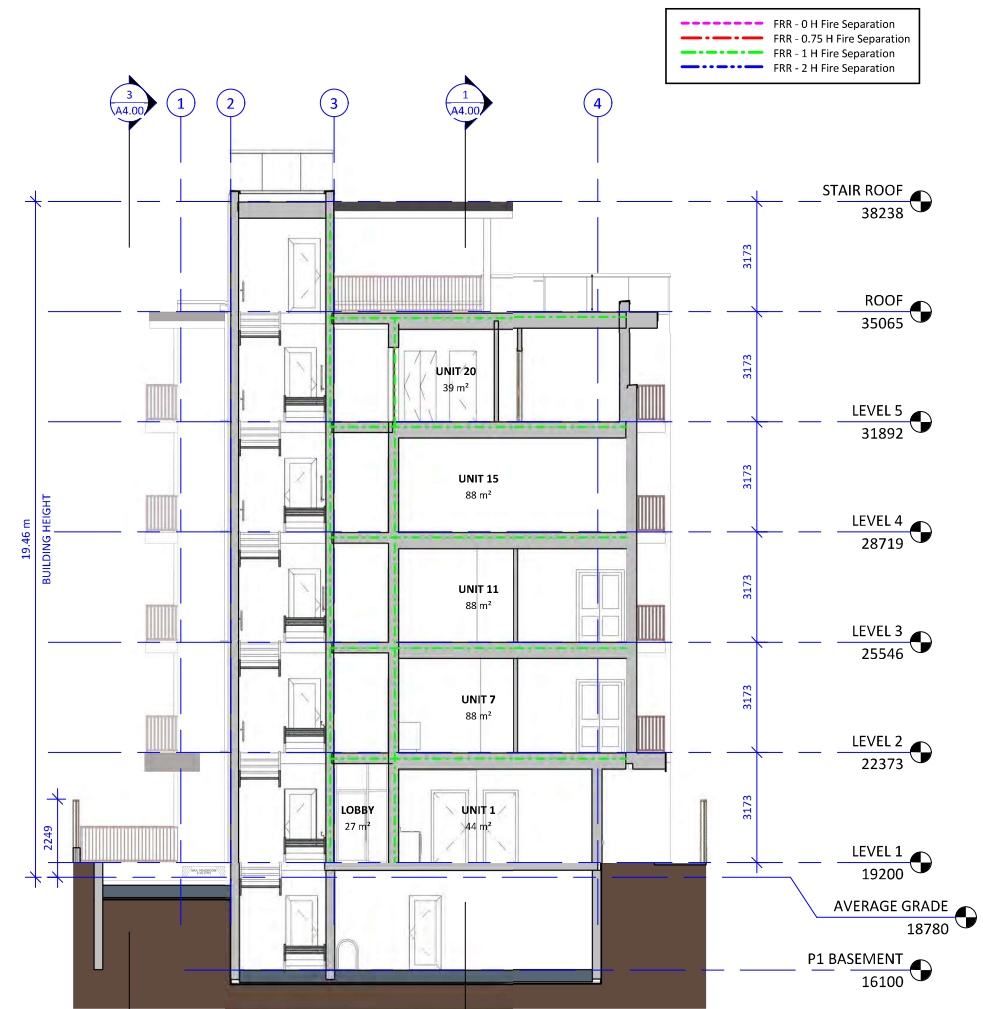
Scale	As indicated
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③ Section - Parkade Entry Ramp
1 : 100



① Section - Longitudinal
1 : 100



② Section - Cross Section
1 : 100

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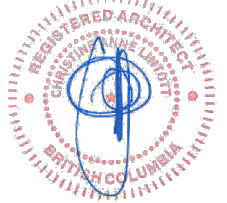


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No.	Description	Date
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Ten42

1042 Richardson Street,
Victoria BC

Building Sections

Date	2021-06-13 6:33:58 PM
Drawn by	BH
Checked by	CL

A4.00

Scale	As indicated
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1464 BEGBIE STREET
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BRITT NIJS
T: 250.686.4660
E: britt@spotdesignco.com

NOTES:
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2. THE DRAWING IS TO BE USED FOR CONCEPTUAL DESIGN PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.
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REVISION

STAMP

PROJECT
NORTH

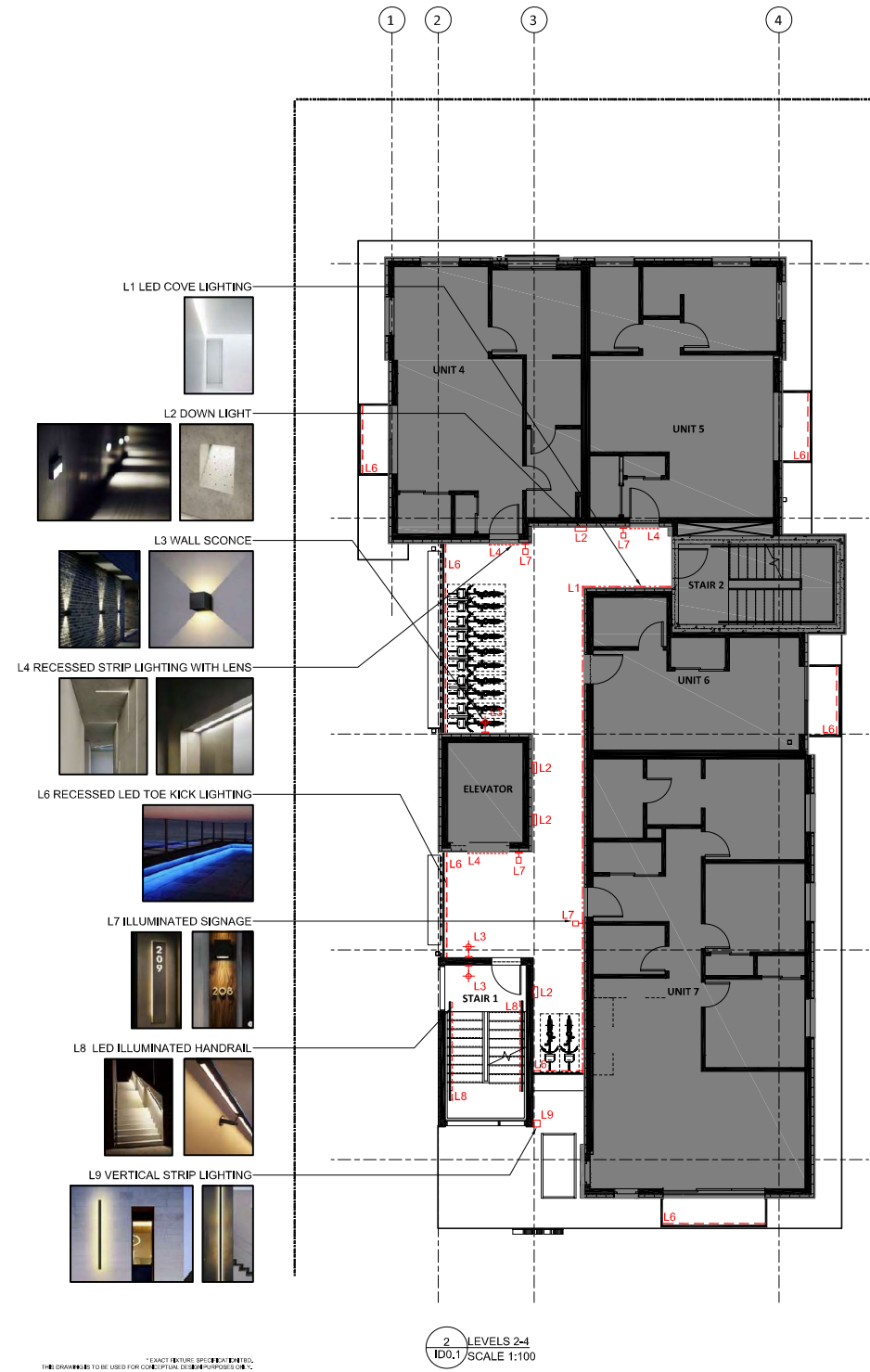
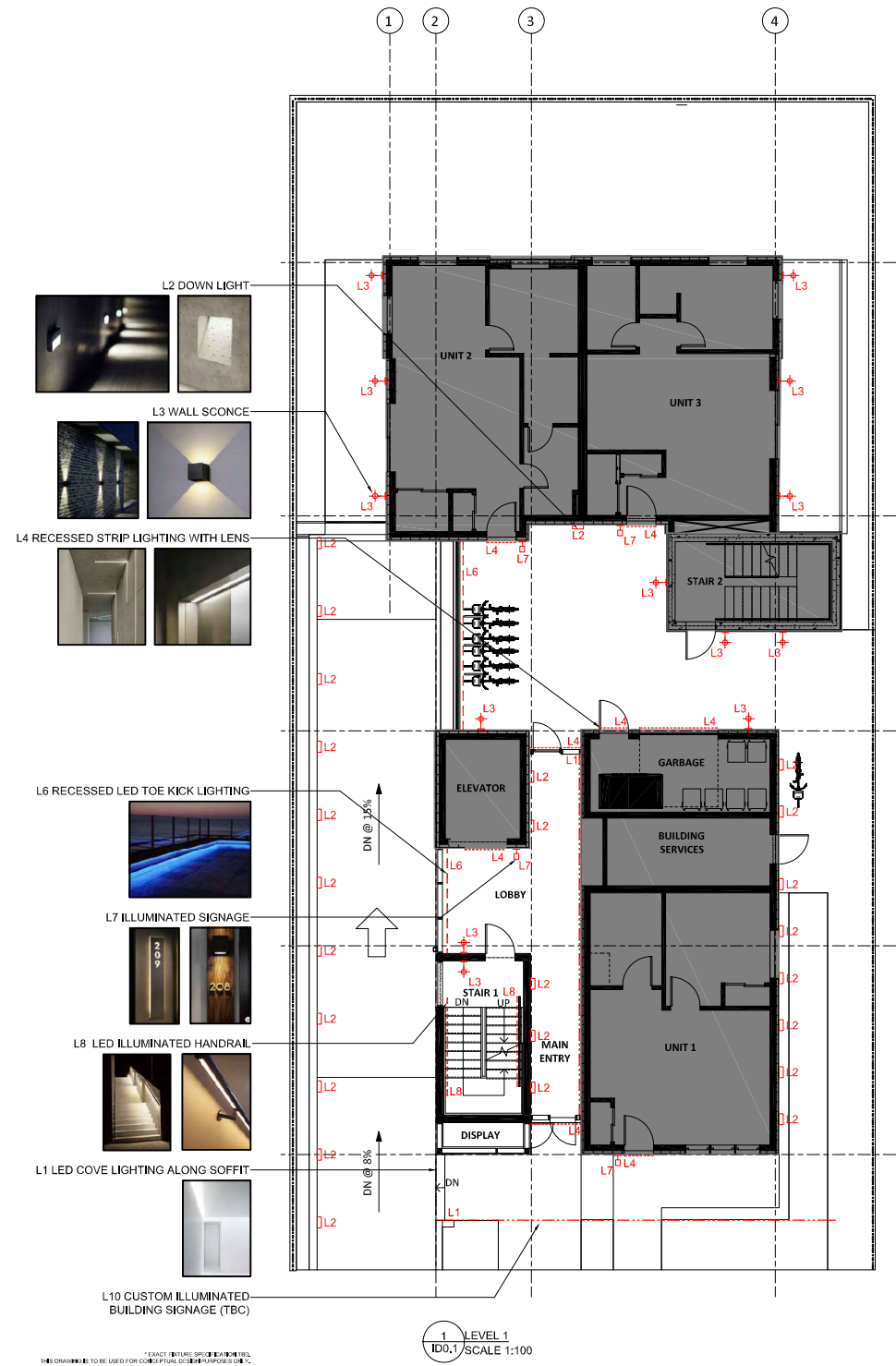
PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.1





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BRITT NIJS
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E: britt@spotdesignco.com

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REVISION

STAMP

PROJECT
NORTH

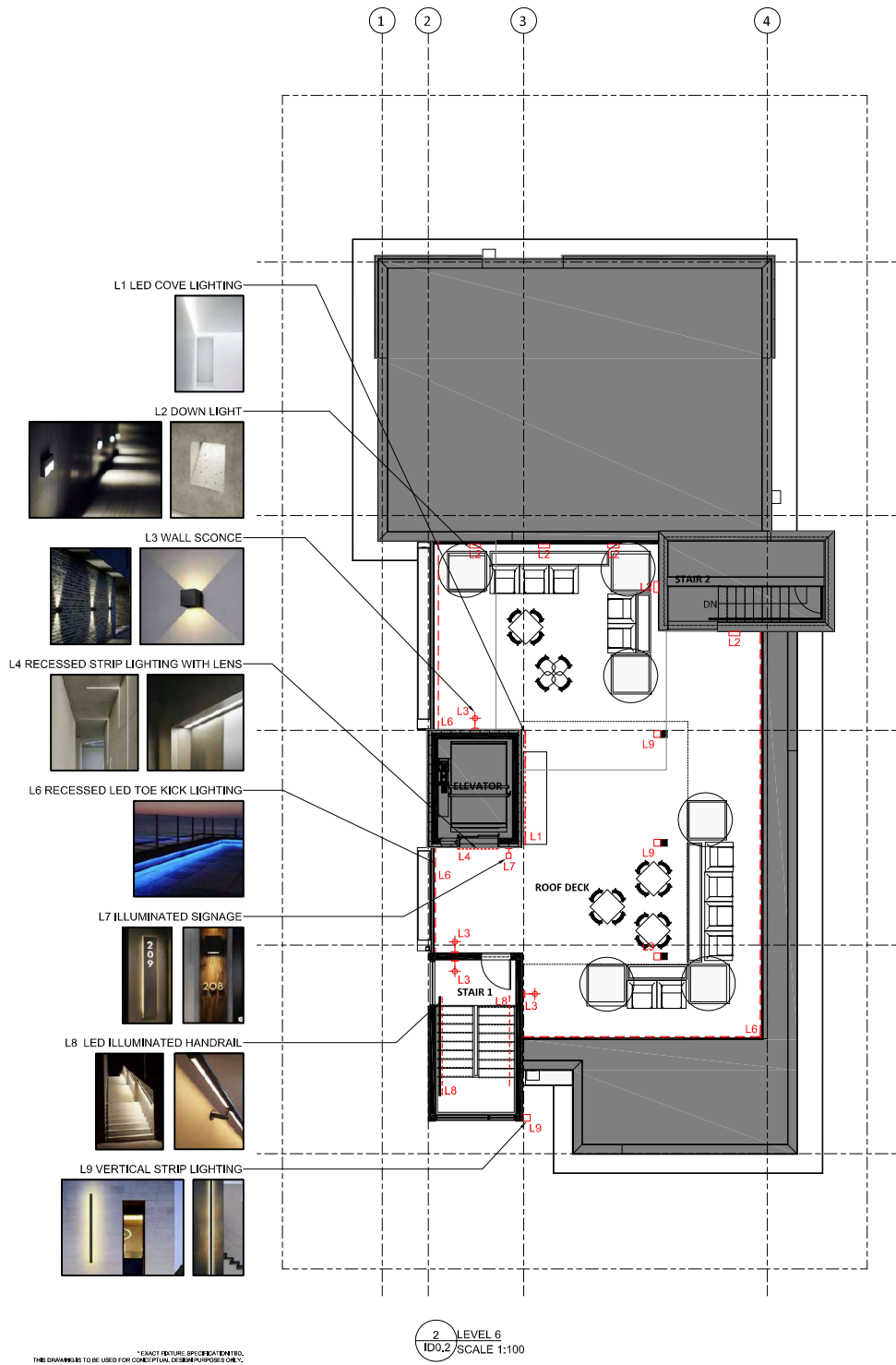
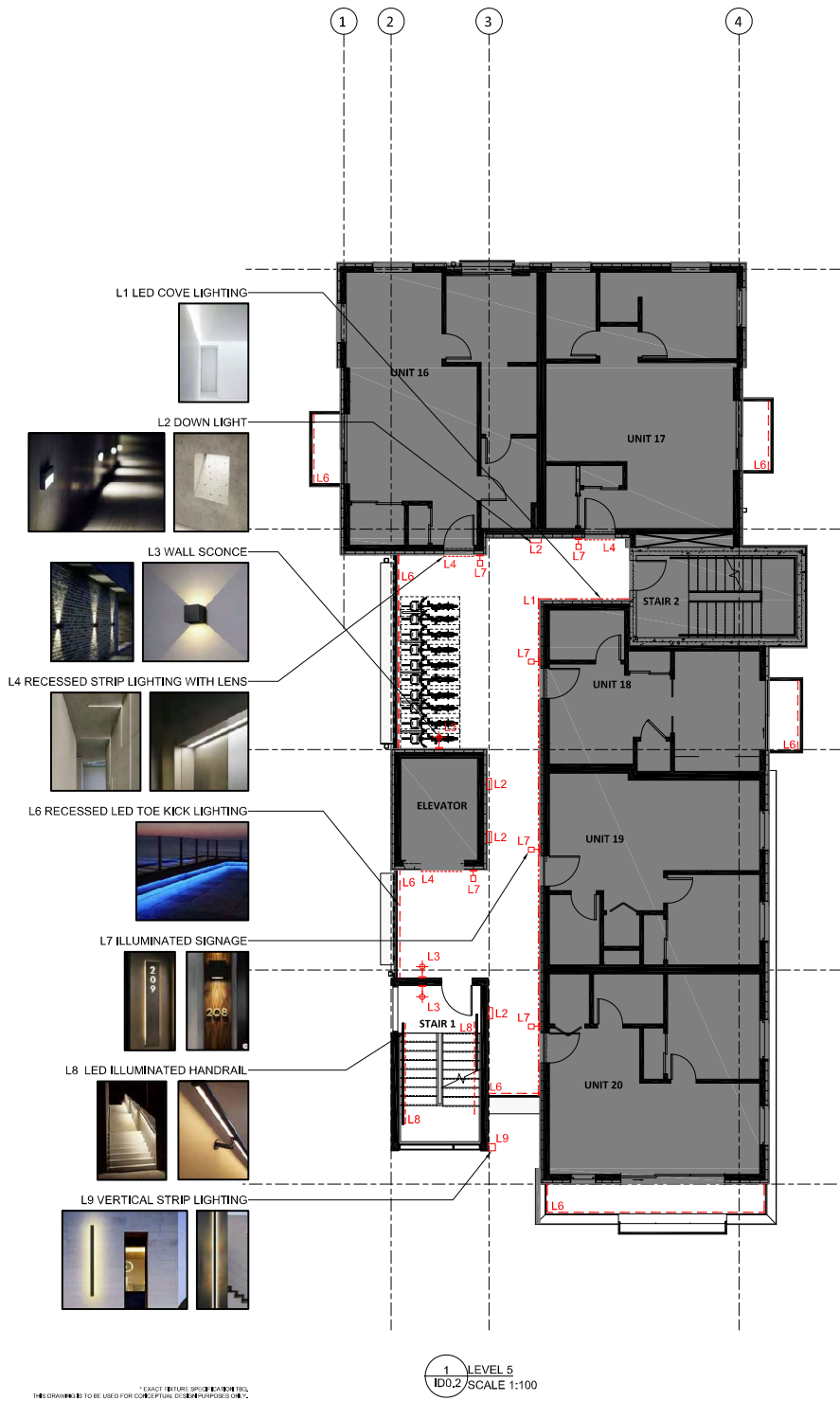
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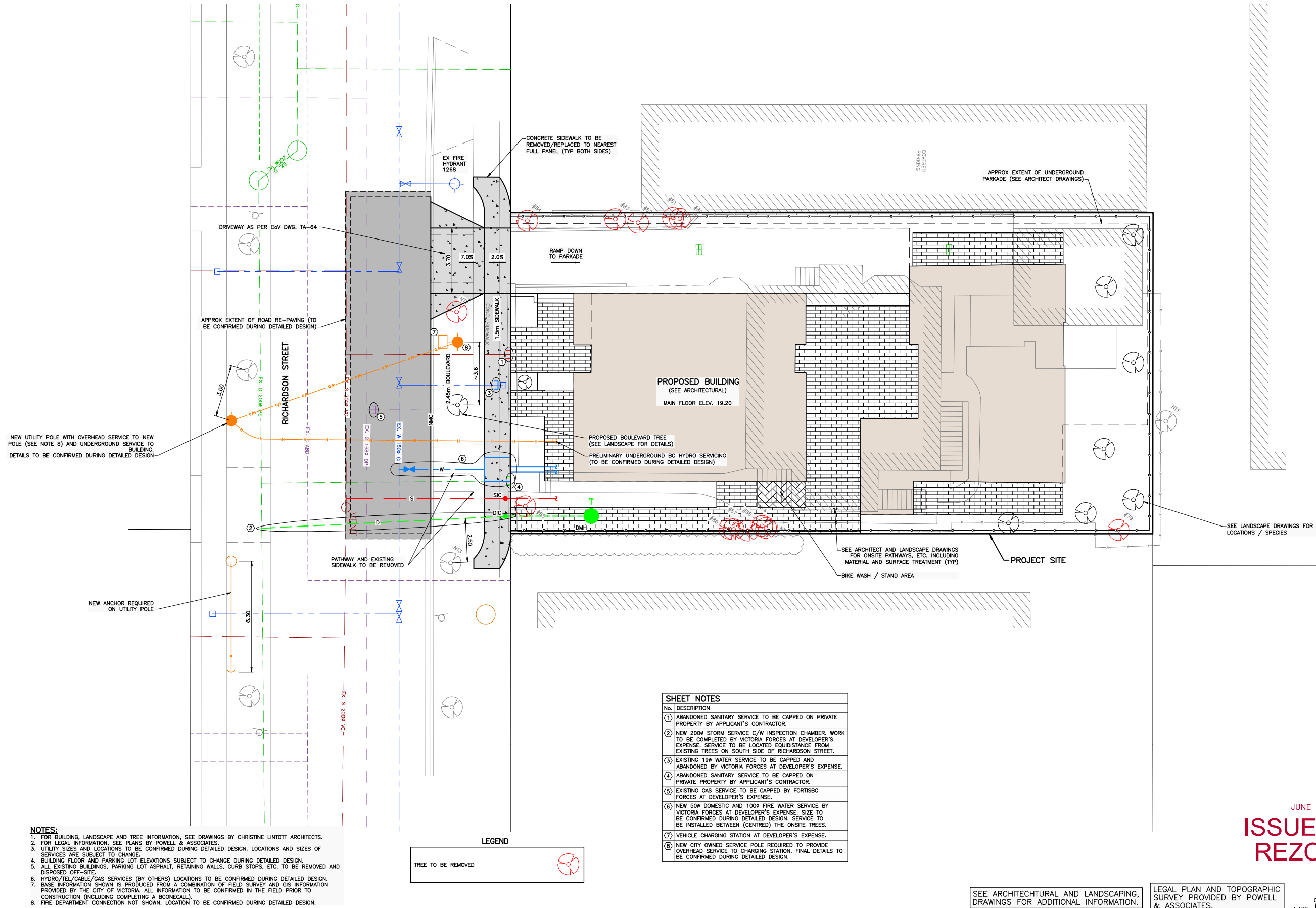
PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.2





- NOTES:**
1. FOR BUILDING, LANDSCAPE AND TREE INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS.
 2. FOR LEGAL INFORMATION, SEE PLANS BY POWELL & ASSOCIATES.
 3. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN. LOCATIONS AND SIZES OF SERVICES ARE SUBJECT TO CHANGE.
 4. BUILDING FLOOR AND PARKING LOT ELEVATIONS SUBJECT TO CHANGE DURING DETAILED DESIGN.
 5. ALL EXISTING BUILDINGS, PARKING LOT ASPHALT, RETAINING WALLS, CURB STOPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
 6. HYDRO/TEL/CABLE/GAS SERVICES (BY OTHERS) LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 7. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BONECALL).
 8. FIRE DEPARTMENT CONNECTION NOT SHOWN. LOCATION TO BE CONFIRMED DURING DETAILED DESIGN.

LEGEND

TREE TO BE REMOVED

SHEET NOTES	
No.	DESCRIPTION
1	ABANDONED SANITARY SERVICE TO BE CAPPED ON PRIVATE PROPERTY BY APPLICANT'S CONTRACTOR.
2	NEW 200# STORM SERVICE C/W INSPECTION CHAMBER. WORK TO BE COMPLETED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SERVICE TO BE LOCATED EQUIDISTANCE FROM EXISTING TREES ON SOUTH SIDE OF RICHARDSON STREET.
3	EXISTING 19# WATER SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
4	ABANDONED SANITARY 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# DOMESTIC AND 100# FIRE WATER SERVICE BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SIZE TO BE CONFIRMED DURING DETAILED DESIGN. SERVICE TO BE INSTALLED BETWEEN (CENTRED) THE ONSITE TREES.
7	VEHICLE CHARGING STATION AT DEVELOPER'S EXPENSE.
8	NEW CITY OWNED SERVICE POLE REQUIRED TO PROVIDE OVERHEAD SERVICE TO CHARGING STATION. FINAL DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.

SEE ARCHITECTURAL AND LANDSCAPING, DRAWINGS FOR ADDITIONAL INFORMATION.

LEGAL PLAN AND TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES.

JUNE 9, 2021

ISSUED FOR REZONING

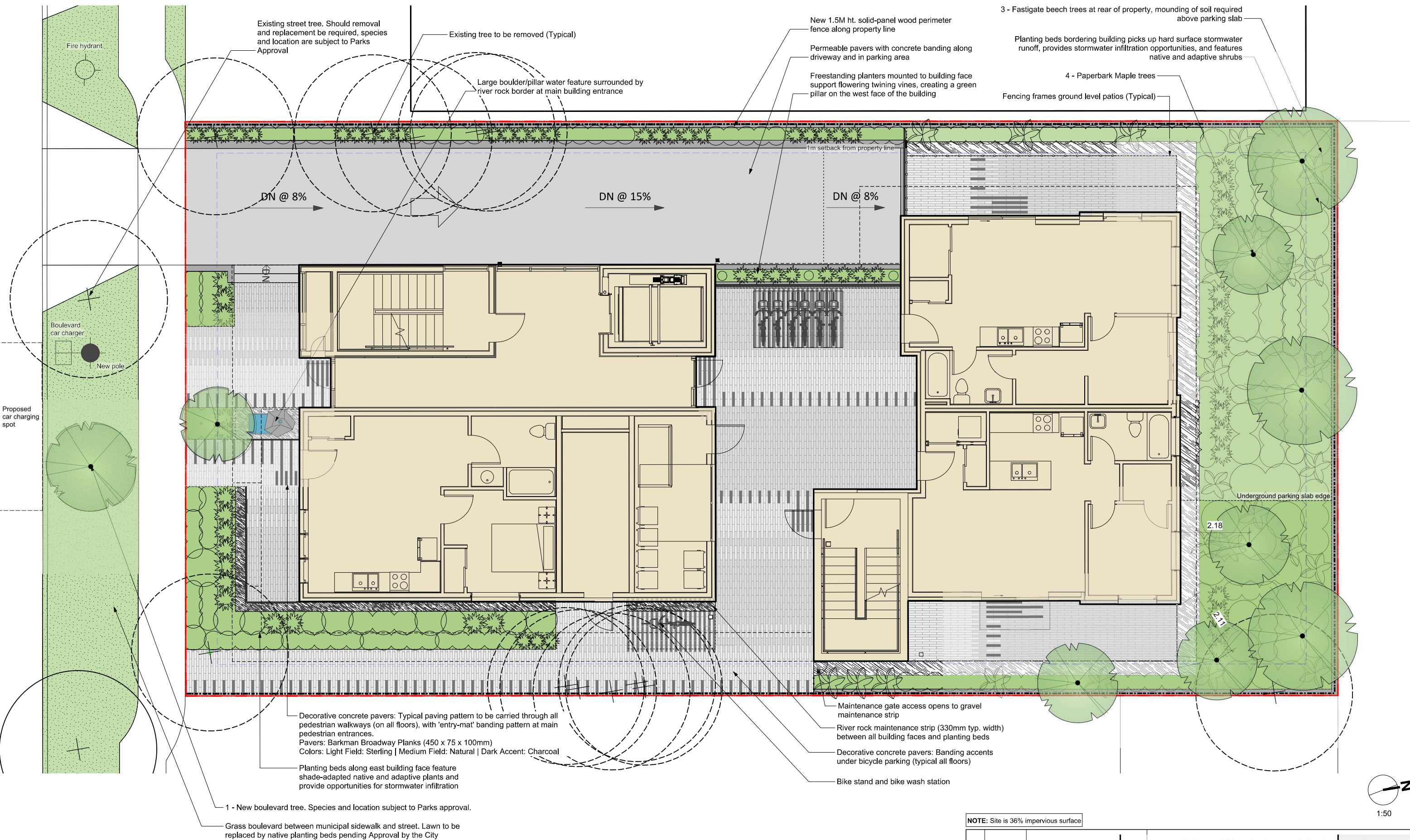
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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
3	2021-06-09	NCD	ISSUED FOR REZONING				
2	2021-01-14	NCD	ISSUED FOR REZONING				
1	2020-09-29	NCD	ISSUED FOR REZONING				

**McElhanney**

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

SEAL	PROJECT: 1042 RICHARDSON STREET, VICTORIA, BC	SCALE HORIZ: 1:100 VERT: N/A
	TITLE: CONCEPTUAL SERVICING DRAWING FOR REZONING	PROJECT NO. 20-083
		ISSUED/REVISION 3
		APPROVING AUTHORITY FILE NO.
		DRAWING NO. 20-083-REZONING



1042 Richardson Street | Landscape Concept Plan

NOTE: Site is 36% impervious surface

5	June 9 -21	DP Revisions
4	Jan 11-21	DP Revisions
3	Nov 26-20	DP Revisions
2	Sept 30-20	Issued for Development Permit
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

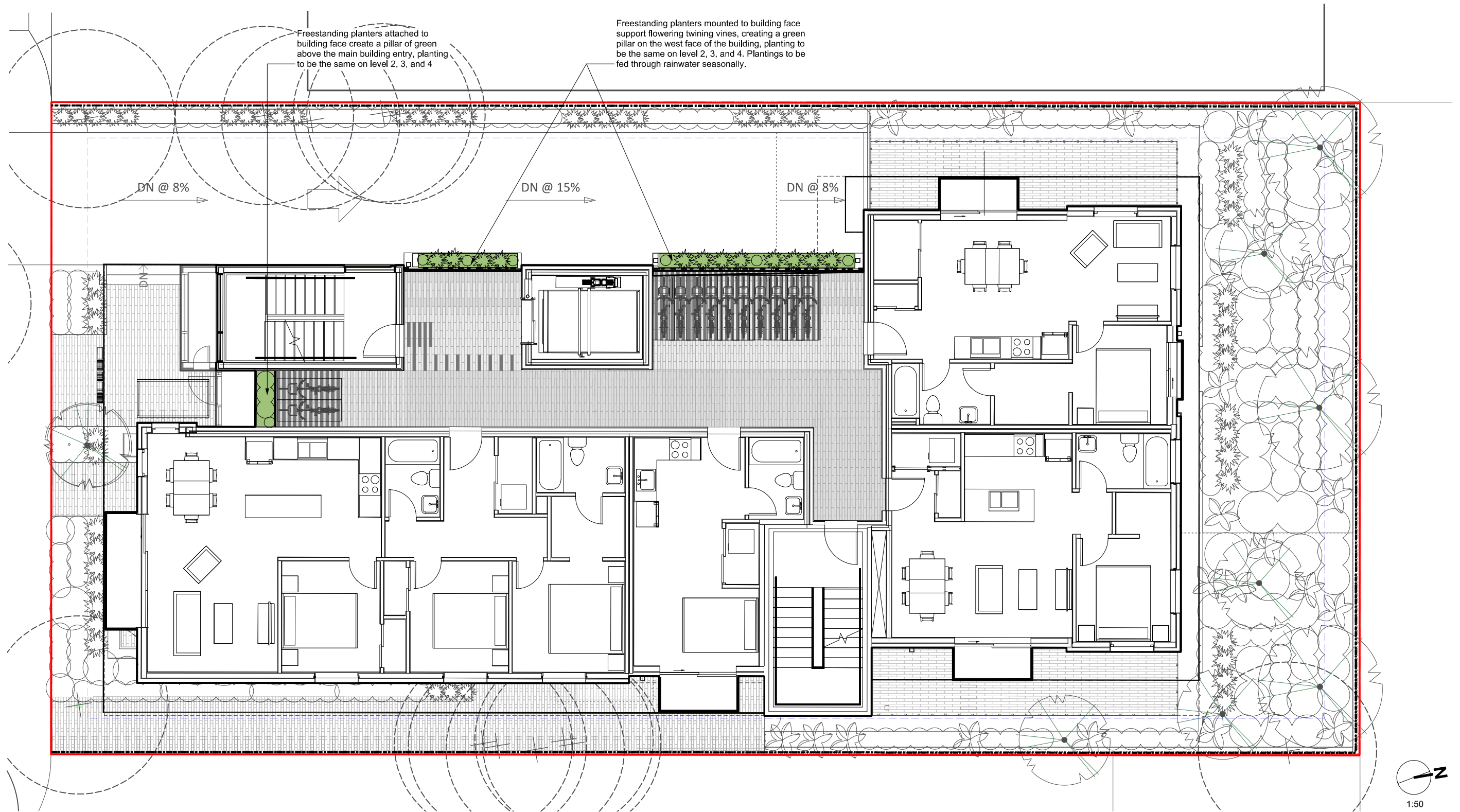
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LADR LANDSCAPE ARCHITECTS

Project No: 2041 Jul 31-20

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



1042 Richardson Street | L2, L3, L4 Concept Plan

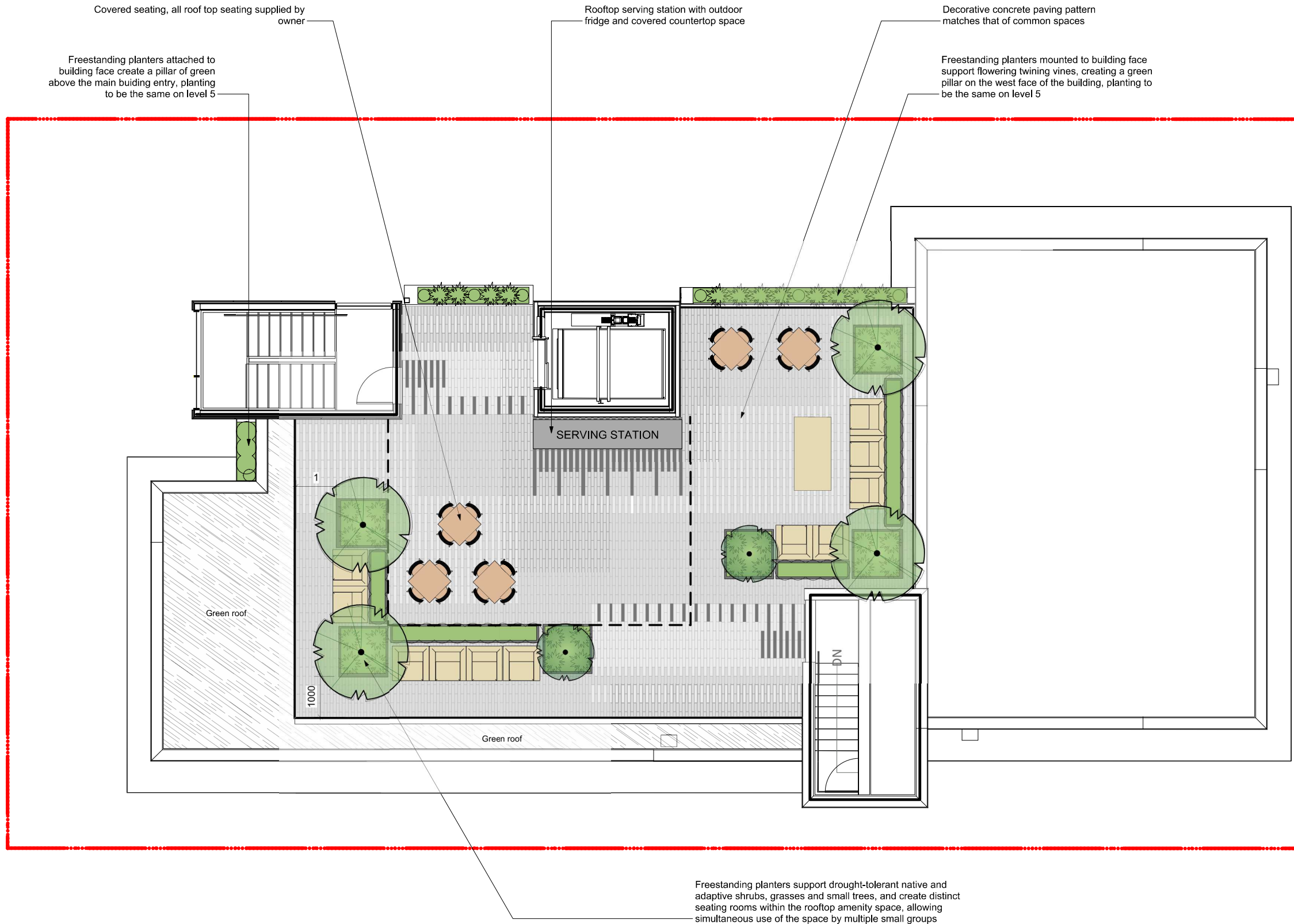
5	June 9 -21	DP Revisions
4	Jan 11-21	DP Revisions
3	Nov 26-20	DP Revisions
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LADR LANDSCAPE ARCHITECTS

Project No: 2041 Jul 31-20

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



Recommended Plant List

Trees

Total: 8

Botanical Name	Common Name	Size
Acer griseum	Paperbark Maple	# 7 pot
Fagus sylvatica 'Fastigiata'	Fastigiata Beech	6cm cal.
Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.

Large Shrubs

Total: 23

Botanical Name	Common Name	Size
Mahonia aquifolium	Tall Oregon Grape	#5 pot
Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot

Medium Shrubs

Total: 48

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#5 pot
Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#7 pot
Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot
Rhododendron macrophyllum	Pacific Rhododendron	#5 pot

Small Shrubs

Total: 131

Botanical Name	Common Name	Size
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
Mahonia nervosa	Low Oregon Grape	#1 pot
Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot

Perennials, Annuals and Ferns

Total: 124

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Gaultheria shallon	Salal	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot
Polystichum munitum	Sword Fern	#1 pot

Roof Garden

Total: 82

Botanical Name	Common Name	Size
Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
Clematis armandii	Evergreen Clematis	#5 pot
Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot
Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.

Vines

Total: 10

Botanical Name	Common Name	Size
Clematis armandii	Evergreen Clematis	#5 pot

Notes:

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


Note:

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



1:50

1042 Richardson Street | L6 Rooftop Concept Plan

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5	June 9 -21	DP Revisions	
4	Jan 11-21	DP Revisions	
3	Nov 26-20	DP Revisions	
2	Sept 30-20	Issued for Development Permit	
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit	
			 LADR LANDSCAPE ARCHITECTS Project No: 2041 Jul 31-20 #3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105 Fax: (250) 412-0696