


# 1042/1044 RICHARDSON STREET

## APPLICATION FOR REZONING & DEVELOPMENT PERMIT

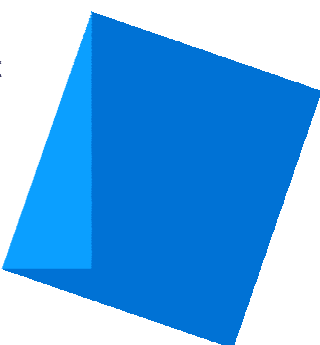


CITY OF  
VICTORIA

Revisions

Received Date:  
September 21, 2023

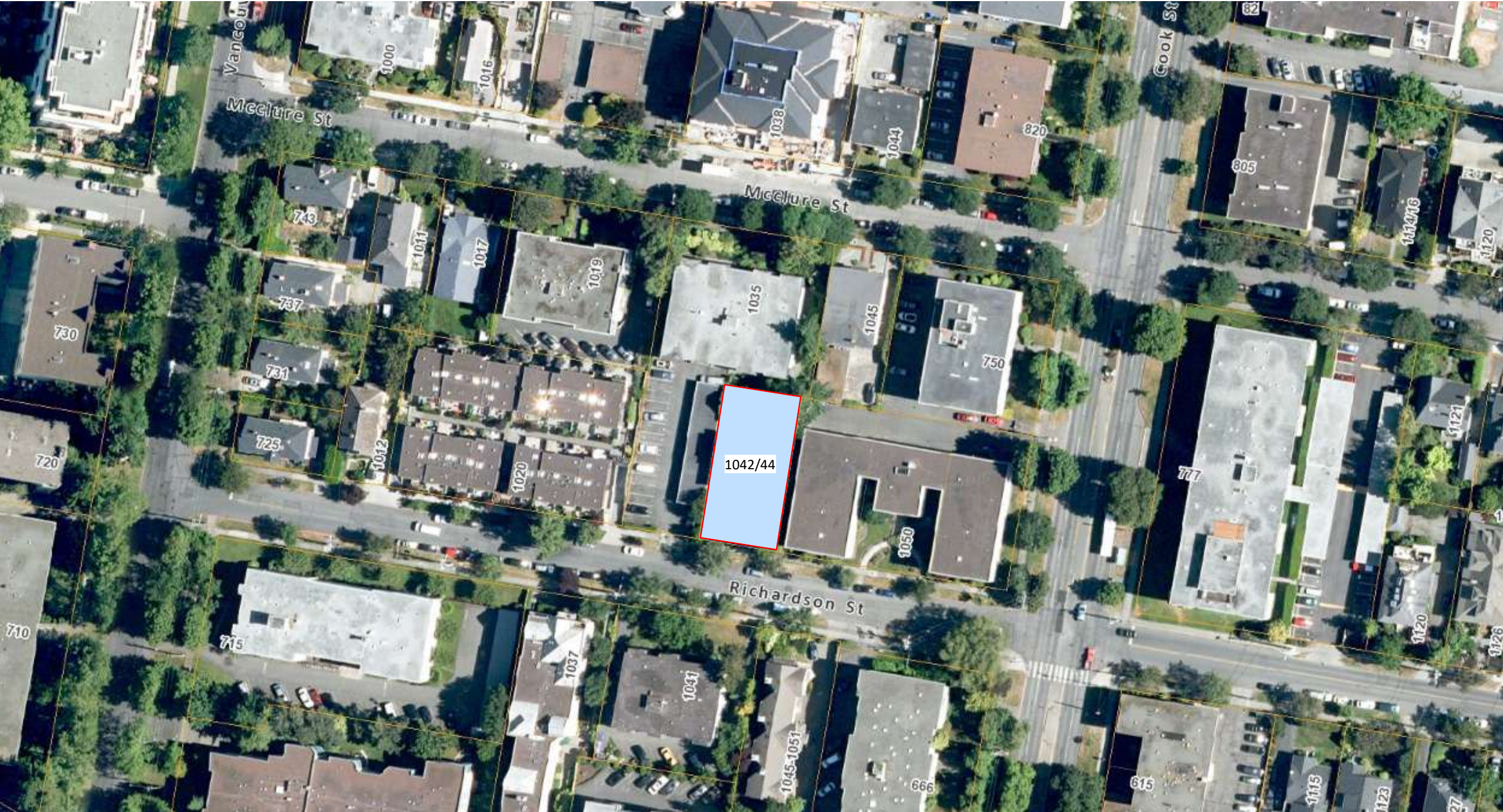
Christine Lintott  
Architects Inc.



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



Perspective view from Richardson Street



2 Site Context Plan  
1 : 1000

### 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 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 accesible 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

FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	223 m²
LEVEL 2	238 m²
LEVEL 3	237 m²
LEVEL 4	237 m²
LEVEL 5	227 m²
ROOF	12 m²
	1174 m²

**FSR CALCULATION**  
SITE AREA (SA) = 668 m²  
FLOOR AREA (FA) = 1174m²  
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 m²
1 Bedroom	UNIT 2	46 m²
1 Bedroom	UNIT 3	44 m²

LEVEL 2		
1 Bedroom	UNIT 4	46 m²
1 Bedroom	UNIT 5	44 m²
Studio	UNIT 6	25 m²
3 Bedroom	UNIT 7	88 m²

LEVEL 3		
1 Bedroom	UNIT 8	46 m²
1 Bedroom	UNIT 9	44 m²
Studio	UNIT 10	25 m²
3 Bedroom	UNIT 11	88 m²

LEVEL 4		
1 Bedroom	UNIT 12	46 m²
1 Bedroom	UNIT 13	44 m²
1 Bedroom	UNIT 14	25 m²
3 Bedroom	UNIT 15	88 m²

LEVEL 5		
1 Bedroom	UNIT 16	46 m²
1 Bedroom	UNIT 17	44 m²
1 Bedroom	UNIT 18	26 m²
1 Bedroom	UNIT 19	36 m²
1 Bedroom	UNIT 20	39 m²
20		936 m²

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

### DRAWING LIST

Sheet Number	Sheet Name
A0.00	Cover Sheet
A0.01	Site Plan and Project Data
A0.02	Site Survey
A0.03	Code Analysis and Spatial Separation
A1.01	Solar Shadow Study
A1.02	Axo Shadow Study
A1.03	Context Renders
A2.00	Floor Plans
A2.01	Floor Plans
A3.00	Elevations
A3.01	Context Elevations
A3.02	Exterior Materials
A4.00	Building Sections
A.ID0.1	Exterior Lighting
A.ID0.2	Exterior Lighting
C01	Civil
L01	Landscape
L02	Landscape
L03	Landscape

### Issue

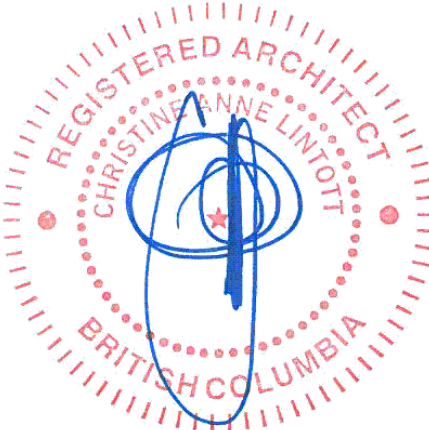
### Date

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

### Revision

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

### Consultant



Ten42

1042 Richardson Street,  
Victoria BC

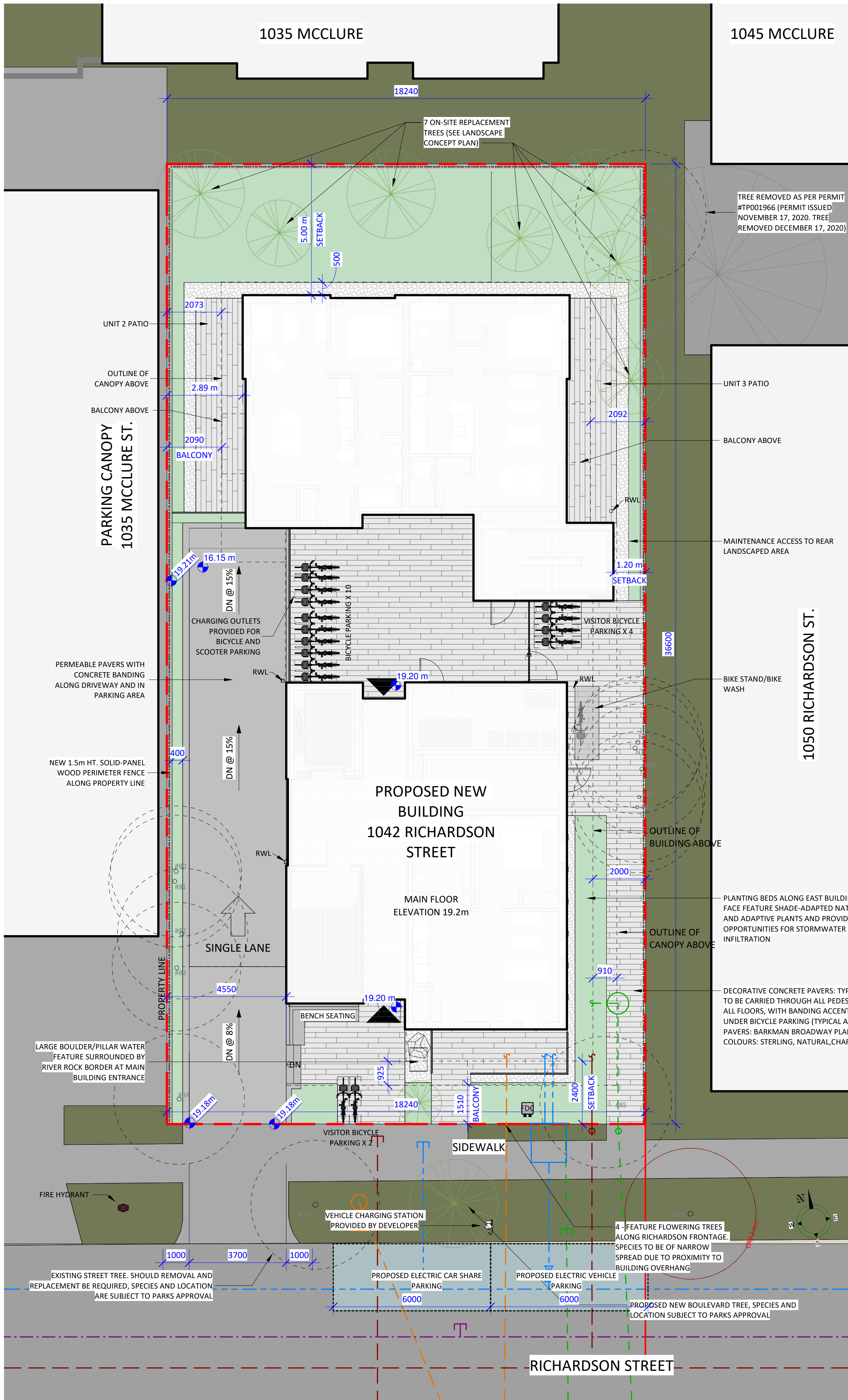
Cover Sheet

Date	2023-08-29 2:26:03 PM
Drawn by	BH
Checked by	CL

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Scale	As indicated
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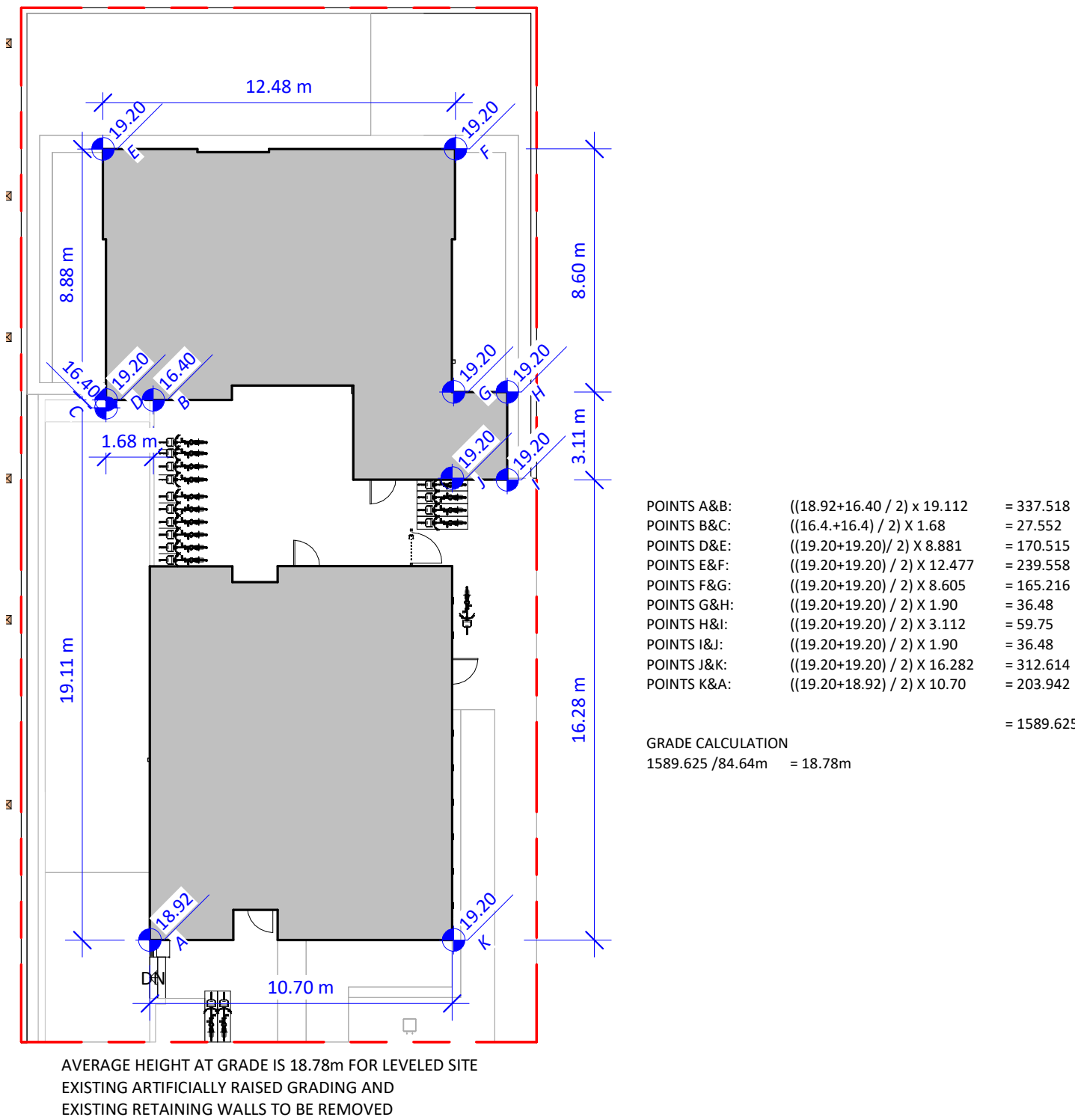




1 Site Plan  
1 : 100

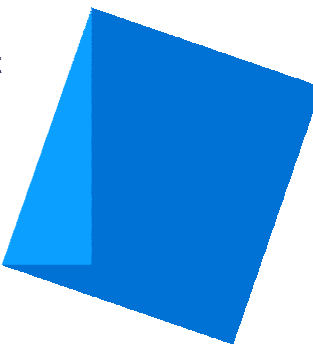
Project Information Table		
Zone (existing)	Zoning Min/Max	Proposed
Site Area	R-K	SITE SPECIFIC
Total Floor Area		668 m <sup>2</sup> 1174 m <sup>2</sup>
Floor Space Ratio	N/A	1 : 1.76
Site Coverage %	N/A	52.7 %
Open Site Space - Lot %	N/A	39.8 %
Open Site Space - Front Yard %	N/A	7.8%
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m <sup>2</sup> x 5 = 1 .75 /unit < 45m <sup>2</sup> x 7 = 4.5 9 /unit > 45m <sup>2</sup> < 70m <sup>2</sup> x 5 = 5.25 1.3 /unit >70m <sup>2</sup> 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 1 on-street electric vehicle parking
Bicycle Parking #	Long Term Per Schedule C 1/unit < 45m <sup>2</sup> x 12 = 12 1.25/unit > 45m <sup>2</sup> x 8 = 10 Total = 22 Short Term Per Schedule C Total = 6 (MIN)	Long Term Per Schedule C P1 = 22 Lvl 1-5 Additional = 46 Total = 22+46 = 78 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	1.2m
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 <sup>2</sup>
Total Residential Floor Area		936 m <sup>2</sup>

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



2 AVG GRADE  
1 : 200

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Issue Date

Submission for Rezoning and Development Permit 2020-09-30

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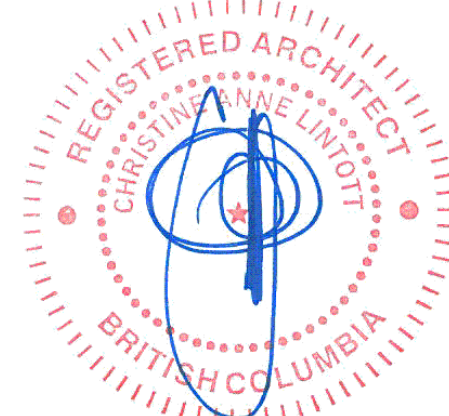
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Re - Submission for Rezoning and Development Permit 2023-08-29

Revision

No.	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
5	Zoning Comment #3	2022-04-19
6	Zoning Comment #4	2022-04-19
9	Replacement Trees Indicated	2023-08-29
10	Additional On-street EV Parking	2023-08-29
11	Exterior Material Revision	2023-08-29
12	Additional Long-term Bike Parking	2023-08-29
13	Re-located Short-term Bike Parking	2023-08-29
14	Increased East Setback	2023-08-29

Consultant



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1042 Richardson Street,  
Victoria BC

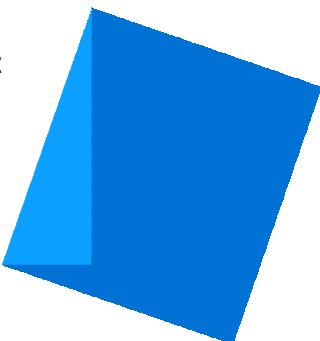
Site Plan and Project Data

Date 2023-08-29 2:26:05 PM  
Drawn by BH  
Checked by CL

A0.01

Scale As indicated





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

Consultant

Ten42

1042 Richardson Street,  
Victoria BC

Site Survey

Date	2023-08-29 2:26:05 PM
Drawn by	BH
Checked by	CL

A0.02

Scale

## BC LAND SURVEYORS SITE PLAN OF:

**Civic: 1042 Richardson Street**

**Legal – Lot 1663, Victoria City**

Parcel Identifier: 009–396–853 in the City of Victoria

Scale – 1 : 2 0 0 Distances are in metres.  
0 2 10 20

The intended print size is 11" by 17".





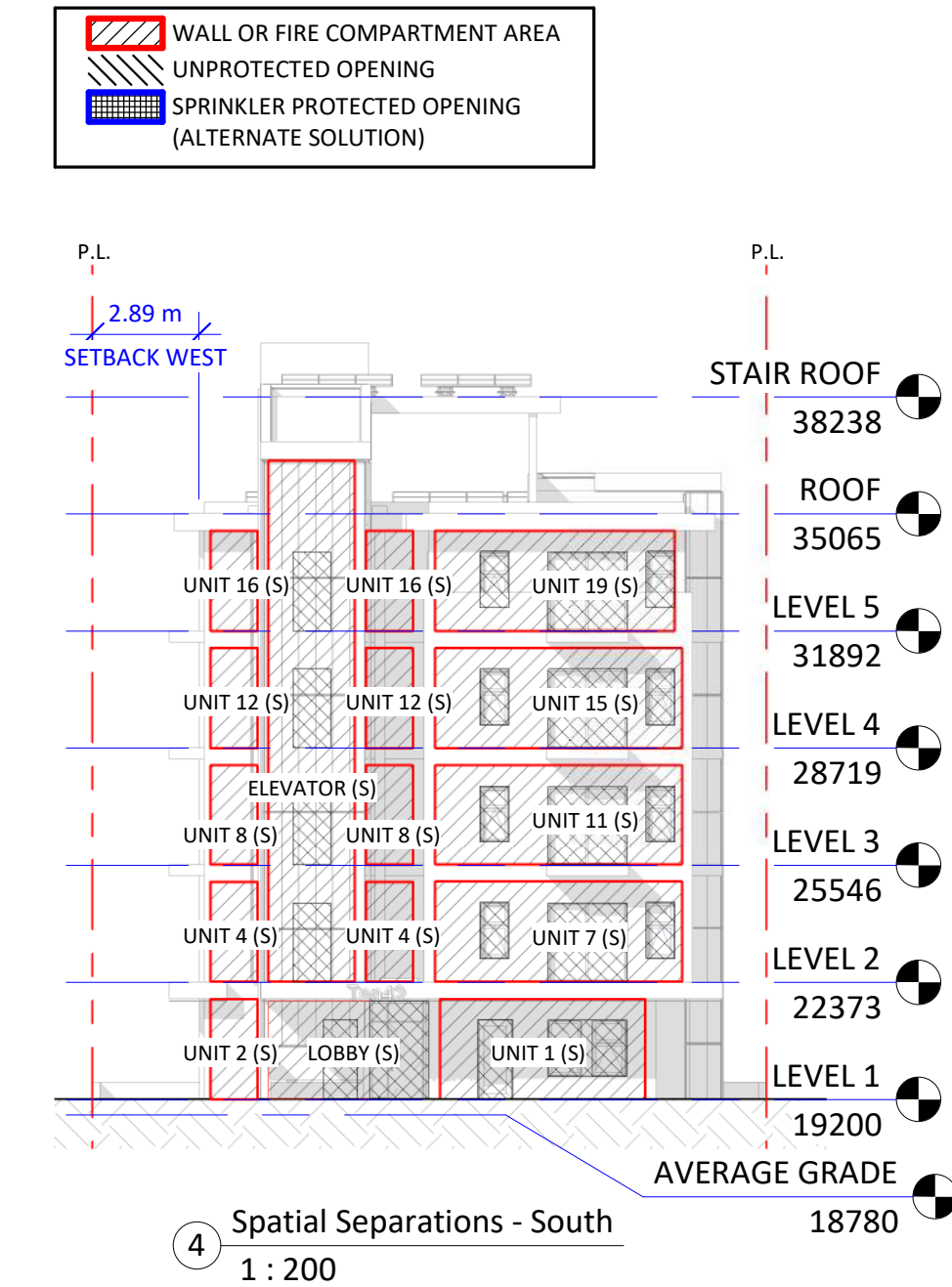
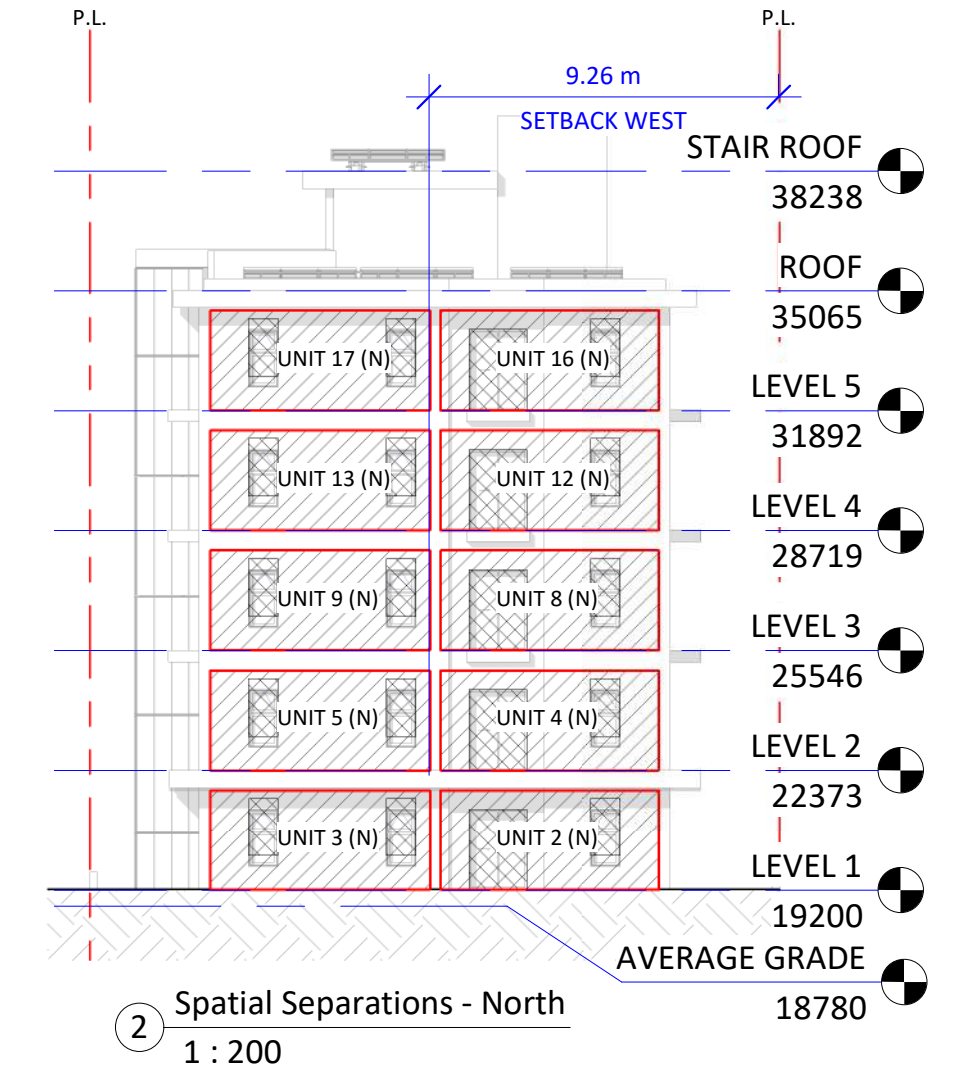
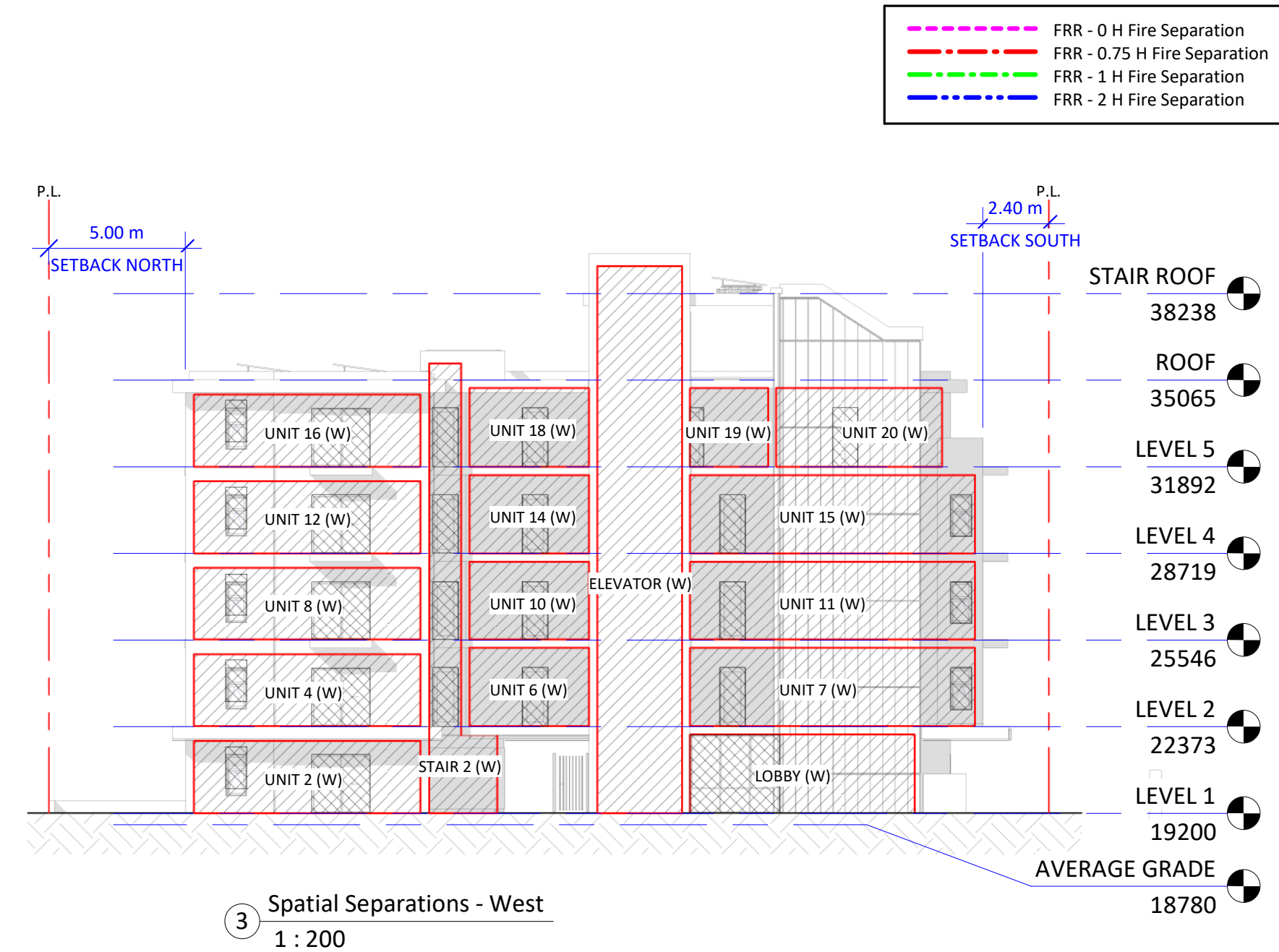
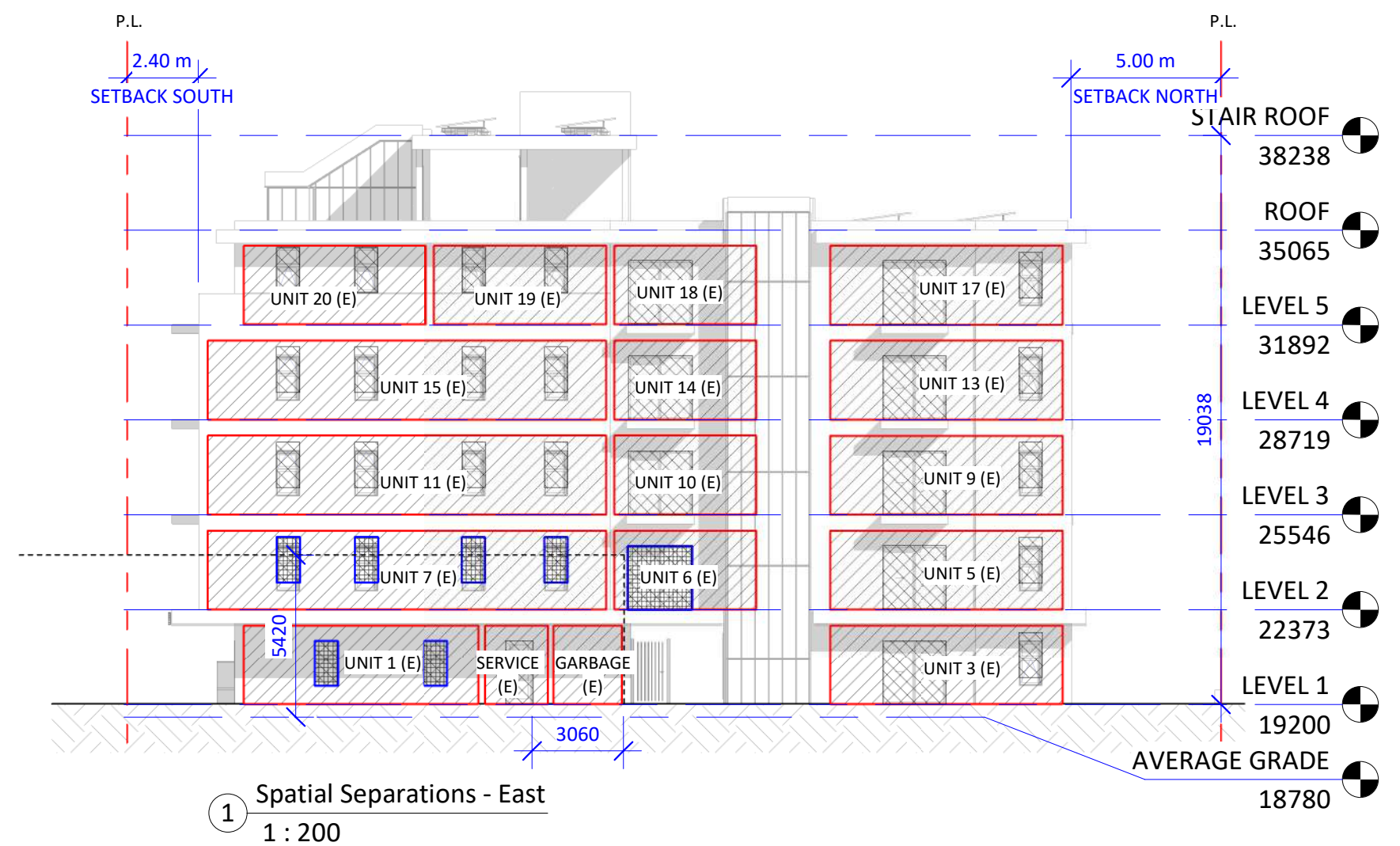
# Building Code Analysis - Overview

GENERAL INFORMATION		REFERENCES																													
NO.	ITEM	DESCRIPTION	REFERENCE(S)																												
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"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/>	DIV A - 1.1.2.																												
4	MAJOR OCCUPANCY(IES)	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.																												
5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.3.																												
6	HEAVY TIMBER 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	<table> <thead> <tr> <th>ROOM</th> <th>OCCUPANCY</th> <th>COUNT</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td>STUDIO</td> <td>2</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"></td> <td><b>TOTAL</b> 52</td> </tr> </tbody> </table> <table> <thead> <tr> <th>ROOM</th> <th>AREA (m<sup>2</sup>)</th> <th>m<sup>2</sup> / PERSON</th> <th>OCCUPANTS</th> </tr> </thead> <tbody> <tr> <td>ROOF LOUNGE</td> <td>130</td> <td>1.85</td> <td>70</td> </tr> </tbody> </table>	ROOM	OCCUPANCY	COUNT	OCCUPANTS	STUDIO	2	2	4	1 BEDROOM	2	15	30	3 BEDROOM	6	3	18				<b>TOTAL</b> 52	ROOM	AREA (m <sup>2</sup> )	m <sup>2</sup> / PERSON	OCCUPANTS	ROOF LOUNGE	130	1.85	70	3.1.17.
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ROOF LOUNGE	130	1.85	70																												
9	BUILDING AREA (m <sup>2</sup> )	340 BUILDING AREA	1.4.1.2.																												
10	GRADE ELEVATION (m, GEODETIC)	+19.20 GRADE	1.4.1.2.																												
11	BUILDING HEIGHT (STOREYS)	6 ABOVE GRADE 1 BELOW GRADE 6 TOTAL	3.2.1.1.																												
12	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.																												
13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.12.																												
14	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.																												
15	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.																												
16	NUMBER OF STREETS FACING	1 STREET FACING	1.4.1.2.																												
17	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.4.																												
18	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.																												
19	ROOF ACCESS	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.3.																												
20	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED <input 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 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 EXT EGRESS PATH EXPOSED TO OPENINGS	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3																												
CONSTRUCTION CLASSIFICATION		GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.50.																												
25	CONSTRUCTION TYPE(S)	<table> <tbody> <tr> <td>COMBUSTIBLE:</td> <td><input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</td> </tr> <tr> <td>NON-COMBUSTIBLE:</td> <td><input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A</td> </tr> </tbody> </table>	COMBUSTIBLE:	<input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	NON-COMBUSTIBLE:	<input checked="" type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A																									
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26	ASSEMBLY FIRE-RESISTANCE RATINGS	<table> <thead> <tr> <th>MIN. F.R.R. (HOURS)</th> <th>MEZZANINE<sup>1</sup></th> <th>ROOF</th> <th><sup>1</sup> LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY</th> </tr> </thead> <tbody> <tr> <td>1 FLOOR<sup>1</sup></td> <td><input type="checkbox"/></td> <td>1</td> <td></td> </tr> </tbody> </table>	MIN. F.R.R. (HOURS)	MEZZANINE <sup>1</sup>	ROOF	<sup>1</sup> LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY	1 FLOOR <sup>1</sup>	<input type="checkbox"/>	1																						
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1 FLOOR <sup>1</sup>	<input type="checkbox"/>	1																													
27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED																													
28	BUILDING AREA (m <sup>2</sup> )	1500 m <sup>2</sup> MAXIMUM 340m <sup>2</sup> PROPOSED																													

## Building Code Analysis - Spatial Separations

NO.	DESCRIPTION	WALL AREA (m <sup>2</sup> )	LIMITING DISTANCE (m)	MAXIMUM OPENINGS (%)	PROPOSED OPENINGS (%)	F.R.R. (HR.)	N/C WALL	N/C WALL	REFERENCE
6-1	SUITE								3.2.3.1. - D
EAST	UNIT 1 (E):	20.7	3.0	52.0	11.5	3/4	-	-	3.2.3.1. - D
	SERVICE (E):	5.6	3.0	100	34.8	-	-	-	
	GARBAGE (E):	6.0	3.0	100	0	-	-	-	
	UNIT 3 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED	
	UNIT 7 (E):	35.1	2.0	22.0	13.6	1	-	REQUIRED	
	UNIT 6 (E):	12.5	2.2	40.4	36.4	3/4	-	REQUIRED	
	UNIT 5 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED	
	UNIT 11 (E):	35.1	2.0	22.0	13.6	1	-	REQUIRED	
	UNIT 10 (E):	12.5	2.2	40.4	36.4	3/4	-	REQUIRED	
	UNIT 9 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED	
	UNIT 15 (E):	35.1	2.0	22.0	13.6	1	-	REQUIRED	
	UNIT 14 (E):	12.5	2.2	40.4	36.4	3/4	-	REQUIRED	
	UNIT 13 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED	
	UNIT 20 (E):	16.0	2.2	34.8	14.8	3/4	-	REQUIRED	
	UNIT 19 (E):	15.2	2.2	34.8	15.7	3/4	-	REQUIRED	
	UNIT 18 (E):	12.5	2.2	40.4	36.4	3/4	-	REQUIRED	
NORTH	UNIT 17 (E):	20.5	2.9	49.2	27.8	3/4	-	REQUIRED	3.2.3.1. - D
	UNIT 3 (N):	15.3	5	100	15.6	-	-	-	
	UNIT 2 (N):	15.3	5	100	29.0	-	-	-	
	UNIT 5 (N):	15.3	5	100	15.6	-	-	-	
	UNIT 4 (N):	15.3	5	100	29.0	-	-	-	
	UNIT 9 (N):	15.3	5	100	15.6	-	-	-	
	UNIT 8 (N):	15.3	5	100	29.0	-	-	-	
	UNIT 13 (N):	15.3	5	100	15.6	-	-	-	
	UNIT 12 (N):	15.3	5	100	29.0	-	-	-	
	UNIT 17 (N):	15.3	5	100	15.6	-	-	-	
WEST	UNIT 16 (N):	15.3	5	100	29.0	-	-	-	3.2.3.1. - D
	LOBBY (W):	23.7	4.6	96.0	40.0	3/4	-	-	
	ELEV. (W):	62.1	4.6	51.6	0	3/4	-	-	
	STAIR 2 (W):	23.3	11.8	100	34.3	-	-	-	
	UNIT 2 (W):	21.9	2.9	49.2	26.0	3/4	-	REQUIRED	
	UNIT 7 (W):	30.0	9.0	100	10.7	-	-	-	
	UNIT 6 (W):	12.6	9.0	100	15.9	-	-	-	
	UNIT 4 (W):	21.9	2.9	49.2	26.0	3/4	-	REQUIRED	
	UNIT 11 (W):	30.0	9.0	100	10.7	-	-	-	
	UNIT 10 (W):	12.6	9.0	100	15.9	-	-	-	
	UNIT 8 (W):	21.9	2.9	49.2	26.0	3/4	-	REQUIRED	
	UNIT 15 (W):	30.0	9.0	100	10.7	-	-	-	
	UNIT 14 (W):	12.6	9.0	100	15.9	-	-	-	
	UNIT 12 (W):	21.9	2.9	49.2	26.0	3/4	-	REQUIRED	
	UNIT 20 (W):	17.5	9.0	100	11.4	-	-	-	
	UNIT 19 (W):	8.2	9.0	100	13.4	-	-	-	
	UNIT 18 (W):	12.6	9.0	100	15.9	-	-	-	
	UNIT 16 (W):	21.9	2.9	49.2	26.0	3/4	-	REQUIRED	

SUITE:	WALL AREA (m <sup>2</sup> )	LIMITING DISTANCE (m)	MAXIMUM OPENINGS (%)	PROPOSED OPENINGS (%)	F.R.R. (H.R.)	N/C WALL	N/C WALL	3.2.3.1 - D
SOUTH	UNIT 1 (S):	15.1	11.0	100	35.1	-	-	-
	LOBBY (S):	11.4	12.1	100	54.4	-	-	-
	UNIT 2 (S):	3.5	30.1	100	0	-	-	-
	UNIT 7 (S):	18.1	9.8	100	38.1	-	-	-
	UNIT 4 (S):	6.9	30.1	100	0	-	-	-
	ELEV. (S):	33.0	20.5	100	26.4	-	-	-
	UNIT 11(S):	18.1	9.8	100	38.1	-	-	-
	UNIT 8 (S):	6.9	30.1	100	0	-	-	-
	UNIT 15 (S):	18.1	9.8	100	38.1	-	-	-
	UNIT 12 (S):	6.9	30.1	100	0	-	-	-
	UNIT 19 (S):	18.1	9.8	100	38.1	-	-	-
	UNIT 16 (S):	6.9	30.1	100	0	-	-	-
1 NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.								
6-3	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 USE 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.



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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

No.	Description	Date
2	Glazing & Stair Core Updated	2021-10-22
3	Zoning Comment #1	2022-04-19
11	Exterior Material Revision	2023-08-29

Consultant

REGISTERED ARCHITECT  
CHRISTINE LINTOTT  
BRITISH COLUMBIA

Ten42

1042 Richardson Street, Victoria BC

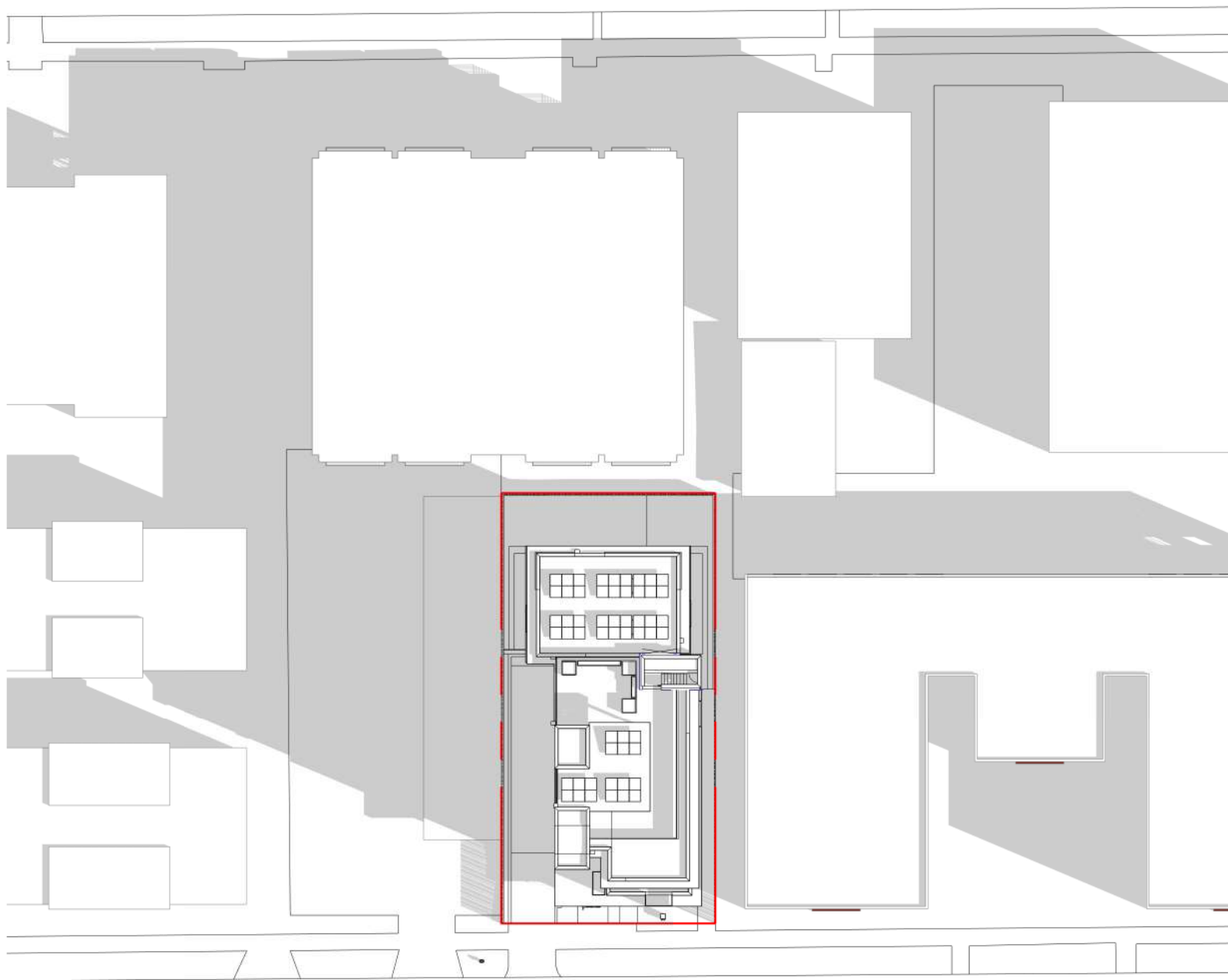
Code Analysis and Spatial Separation

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Drawn by: BH  
Checked by: CL

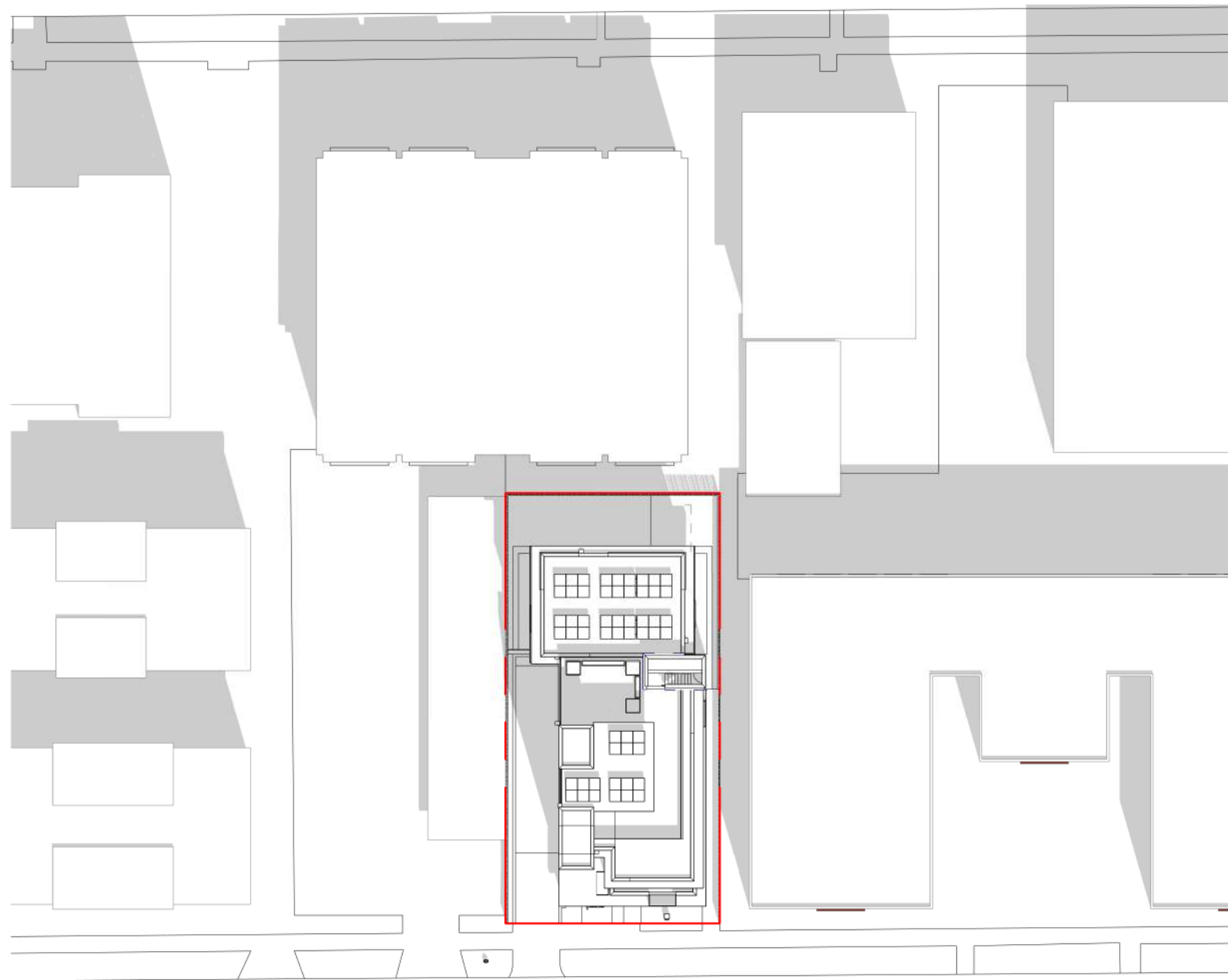
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Scale: As indicated

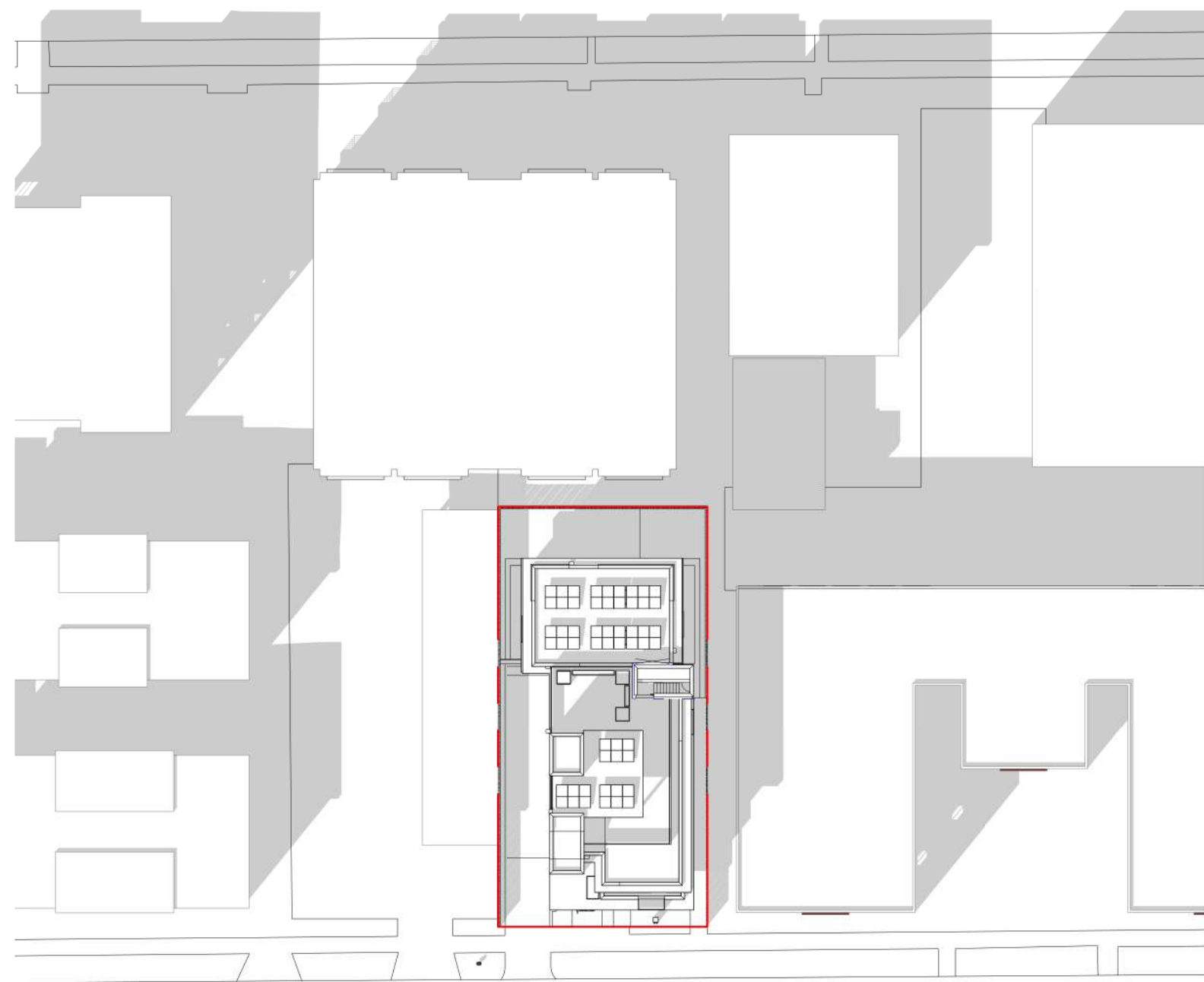




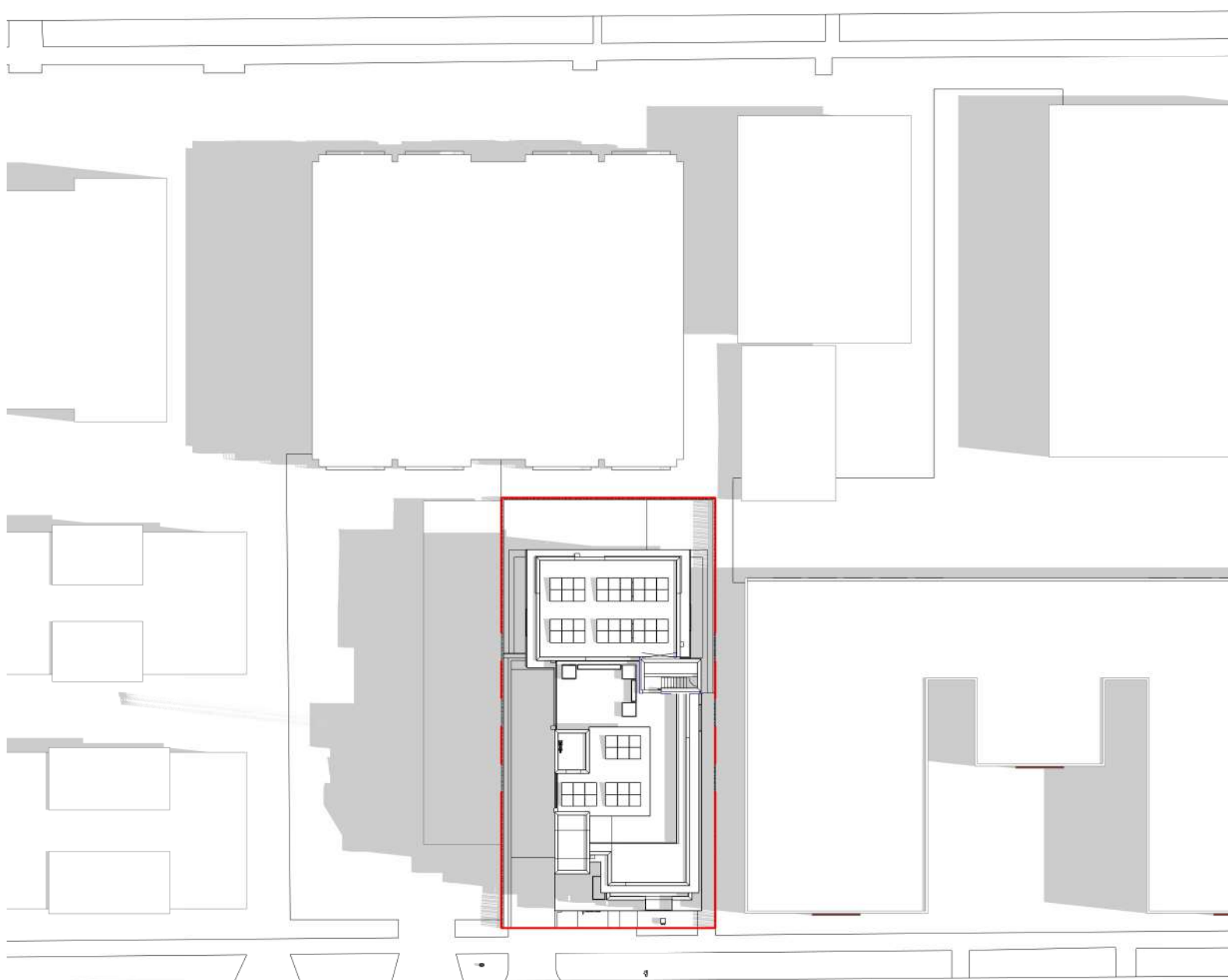
1 Solar Study - Vernal 9am  
1 : 500



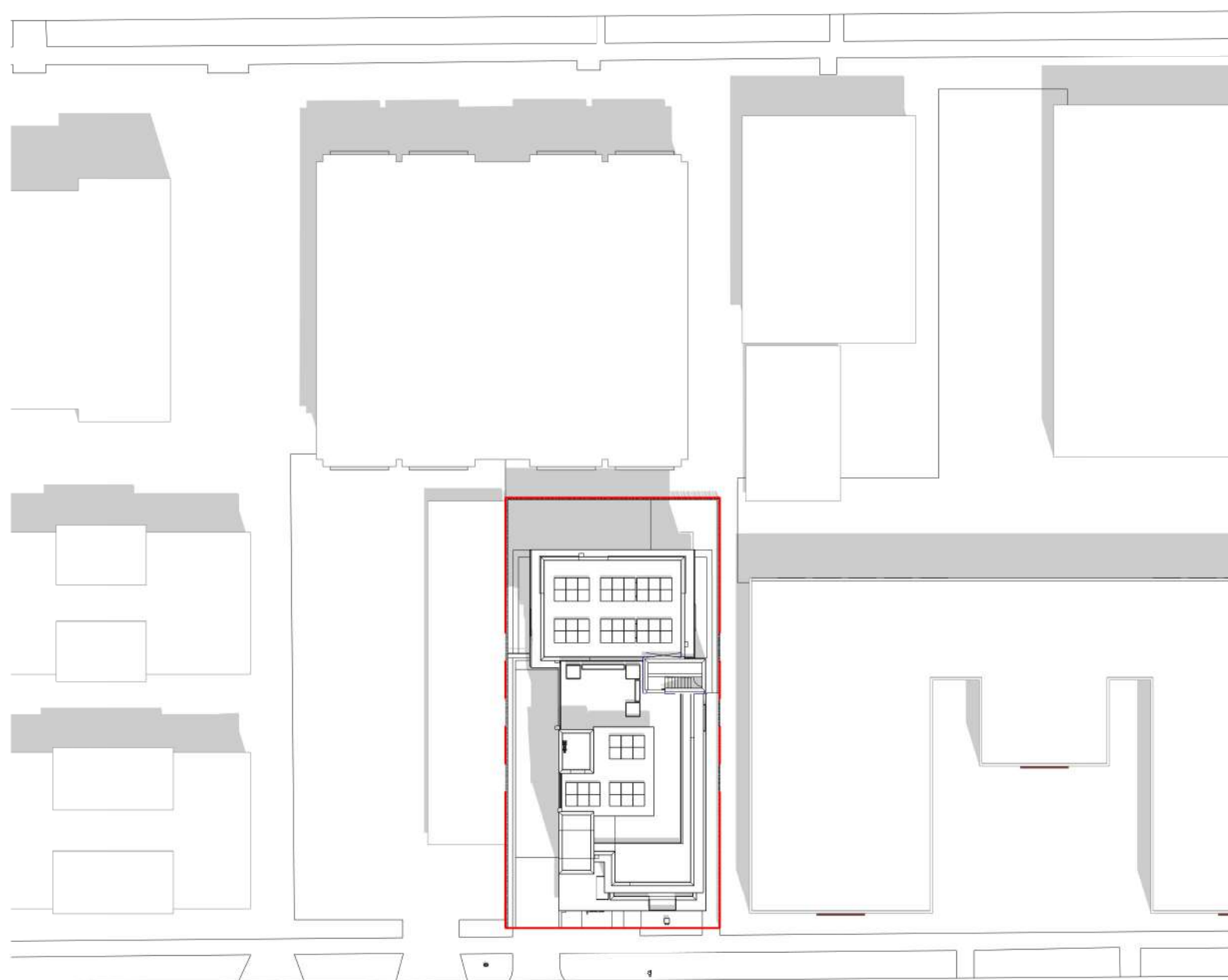
3 Solar Study - Vernal Noon  
1 : 500



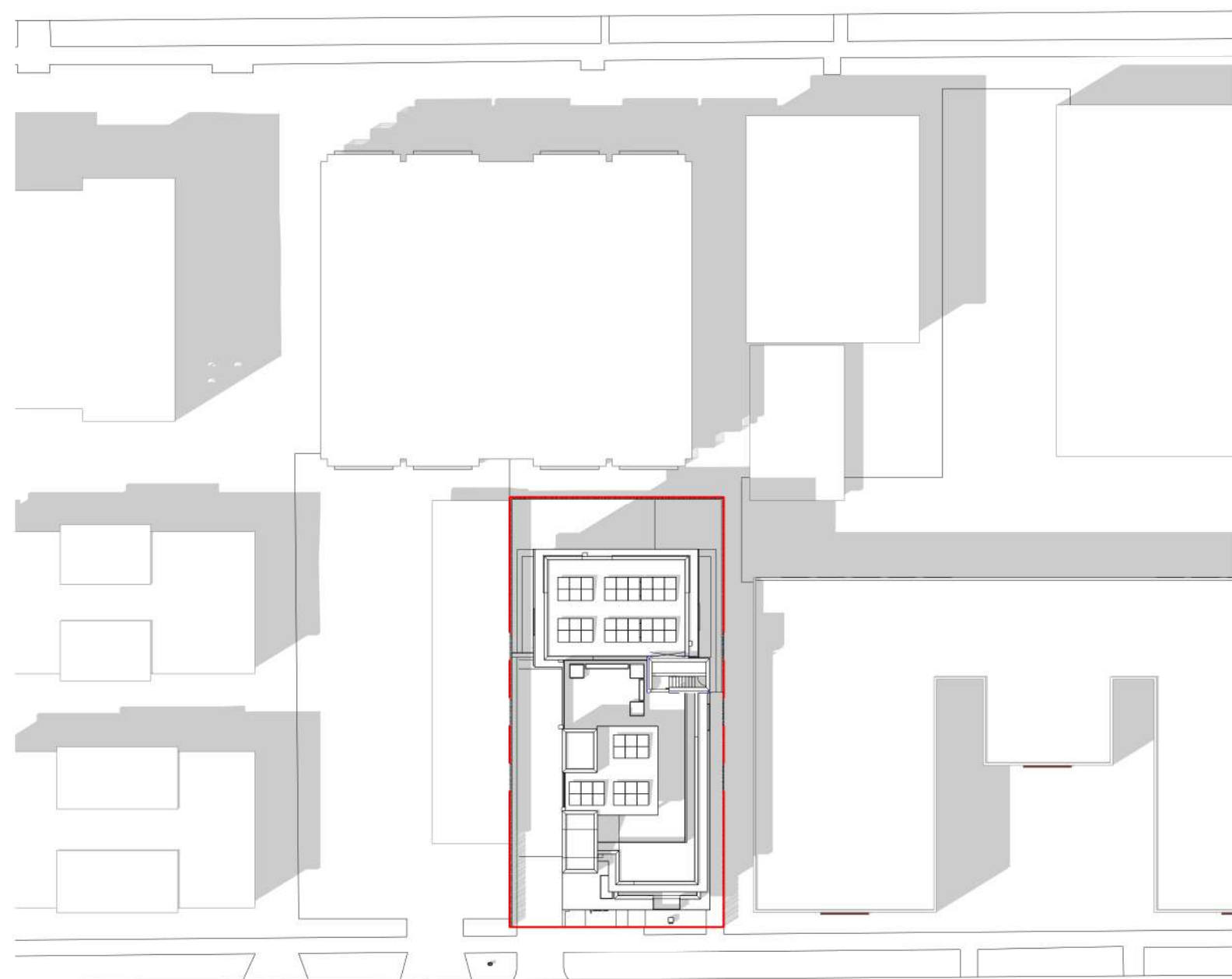
2 Solar Study - Vernal 3pm  
1 : 500



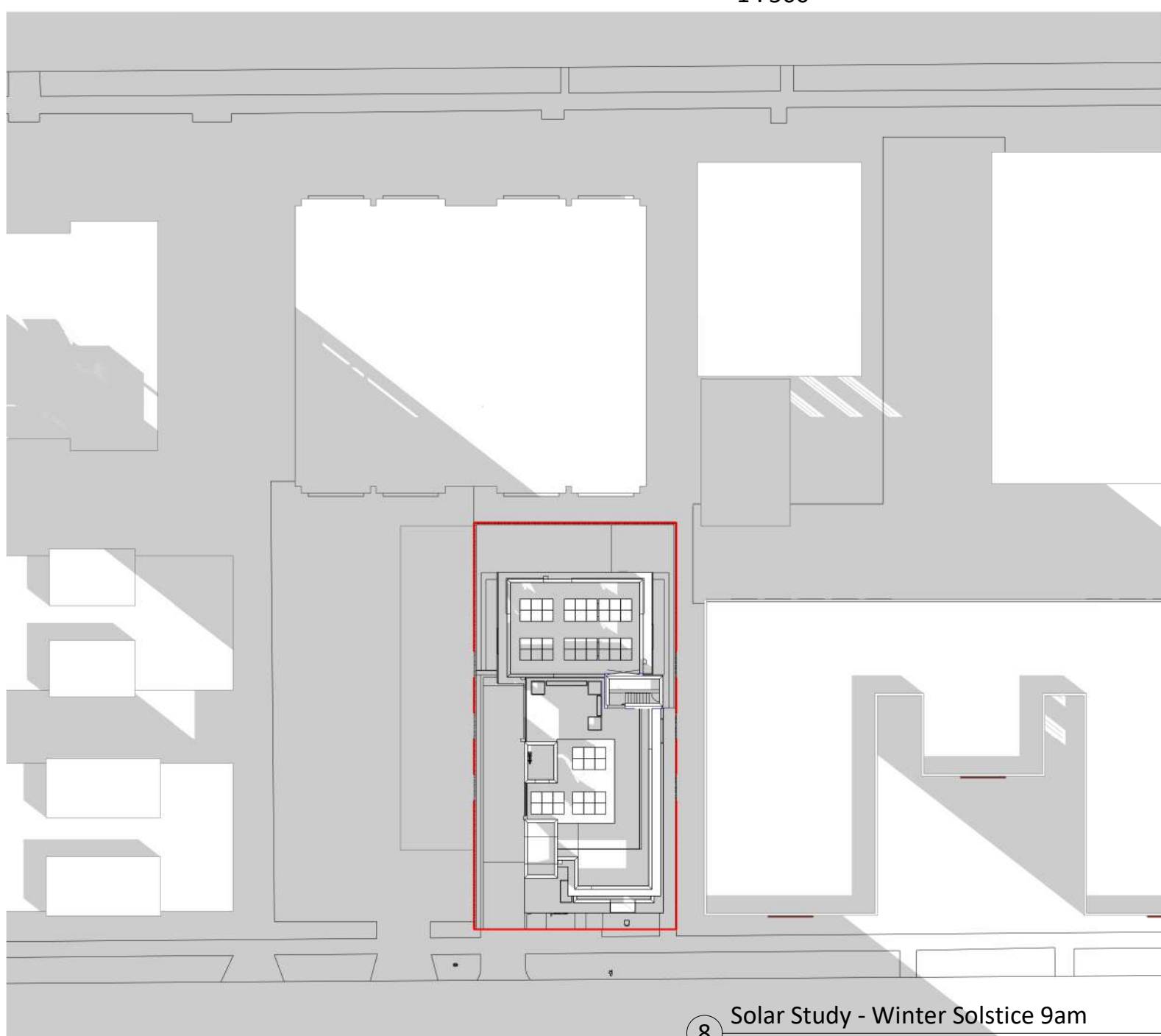
5 Solar Study - Summer Solstice 9am  
1 : 500



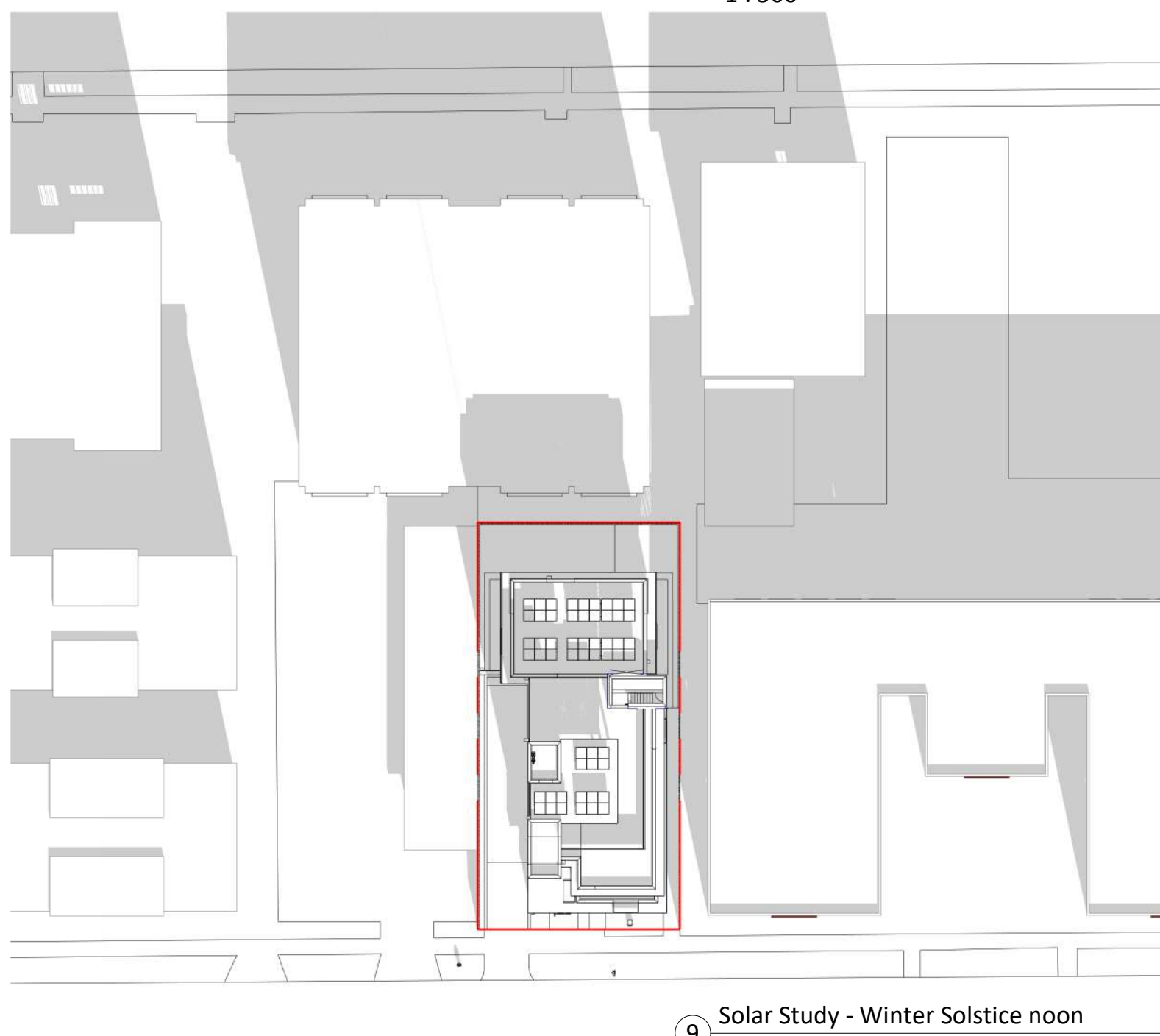
6 Solar Study - Summer Solstice noon  
1 : 500



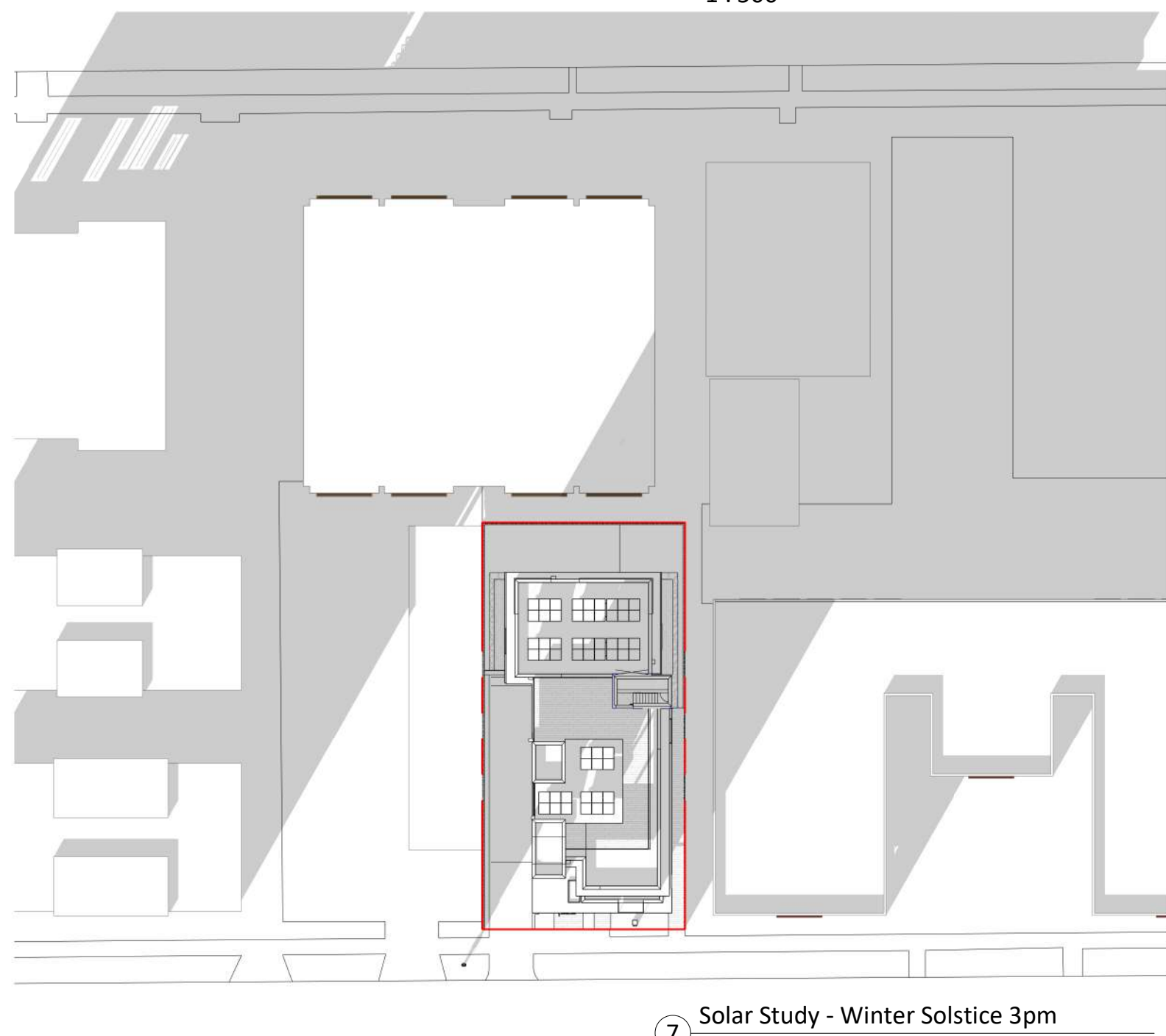
4 Solar Study - Summer Solstice 3pm  
1 : 500



8 Solar Study - Winter Solstice 9am  
1 : 500

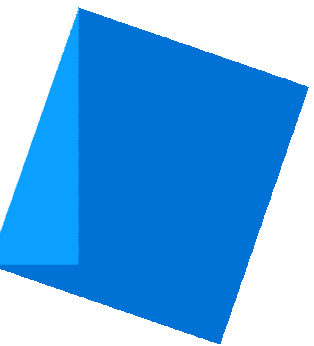


9 Solar Study - Winter Solstice noon  
1 : 500



7 Solar Study - Winter Solstice 3pm  
1 : 500

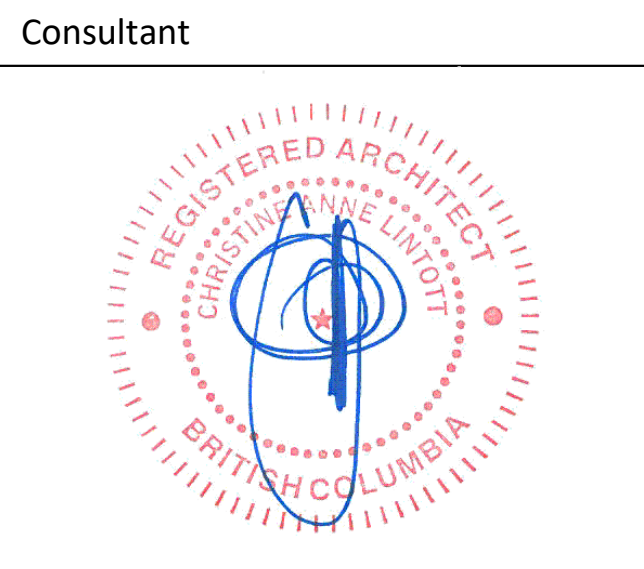
Christine Lintott  
Architects Inc.



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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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Re - Submission for Rezoning and Development Permit	2023-08-29

Revision		
No.	Description	Date



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1042 Richardson Street,  
Victoria BC

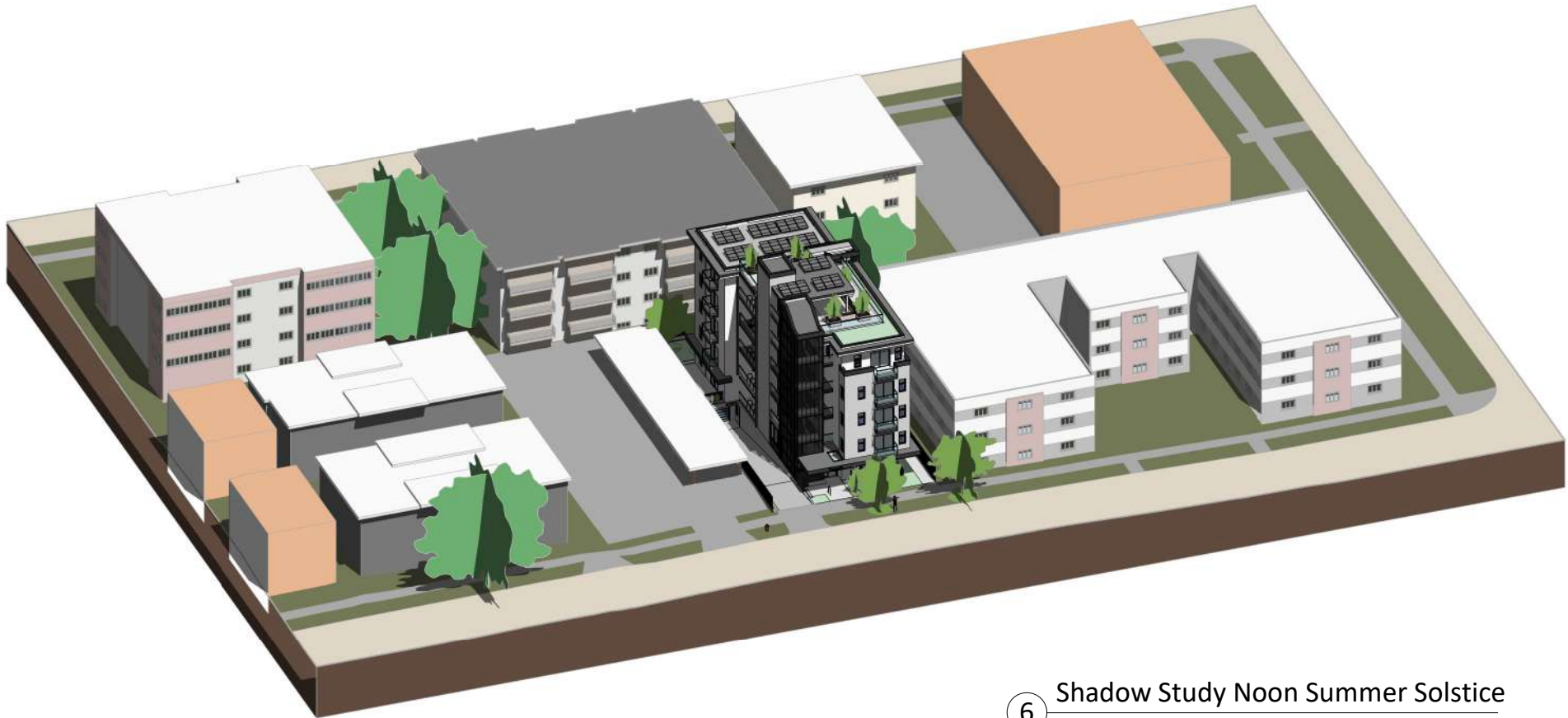
Solar Shadow Study

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Drawn by	BH
Checked by	CL
A1.01	
Scale	1 : 500





5 Shadow Study 9am Summer Solstice



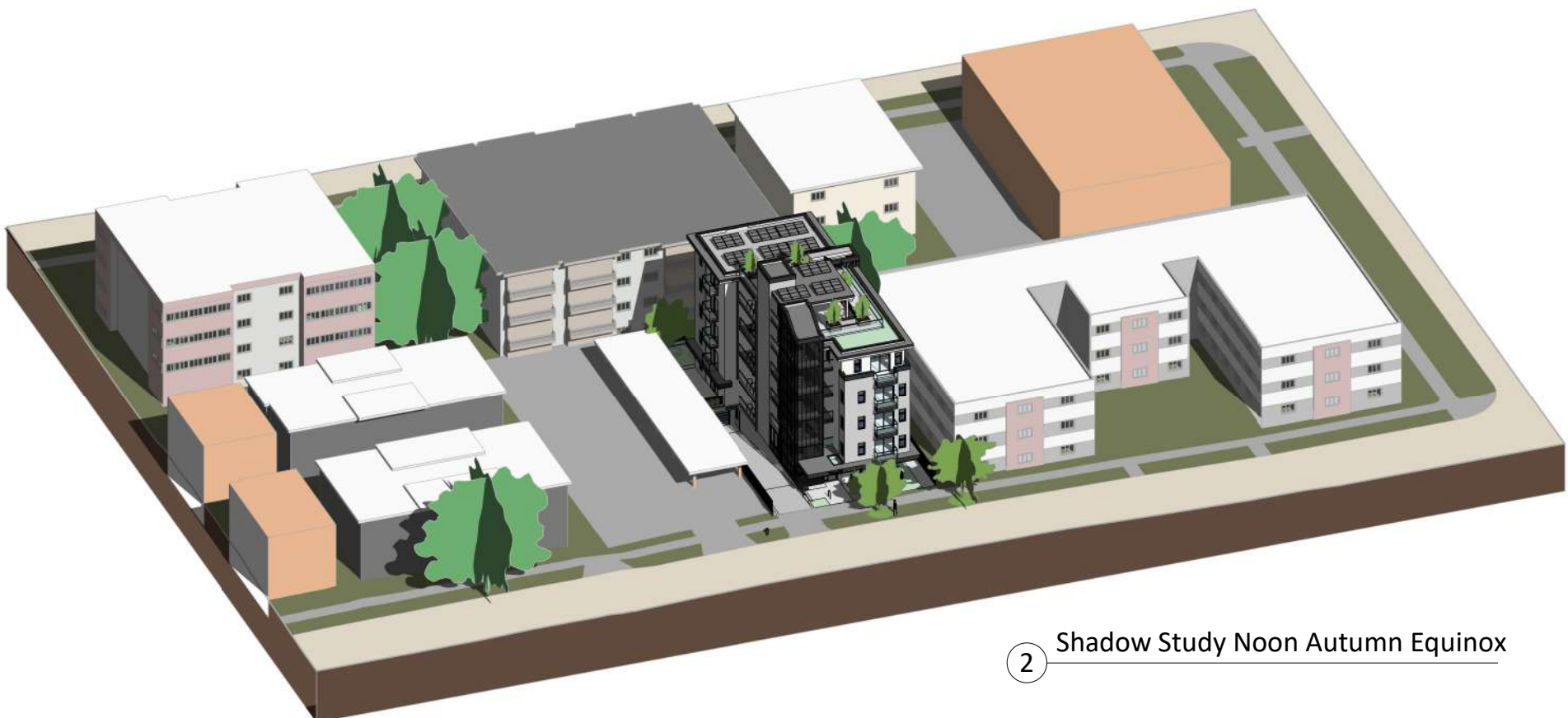
6 Shadow Study Noon Summer Solstice



4 Shadow Study 3pm Summer Solstice



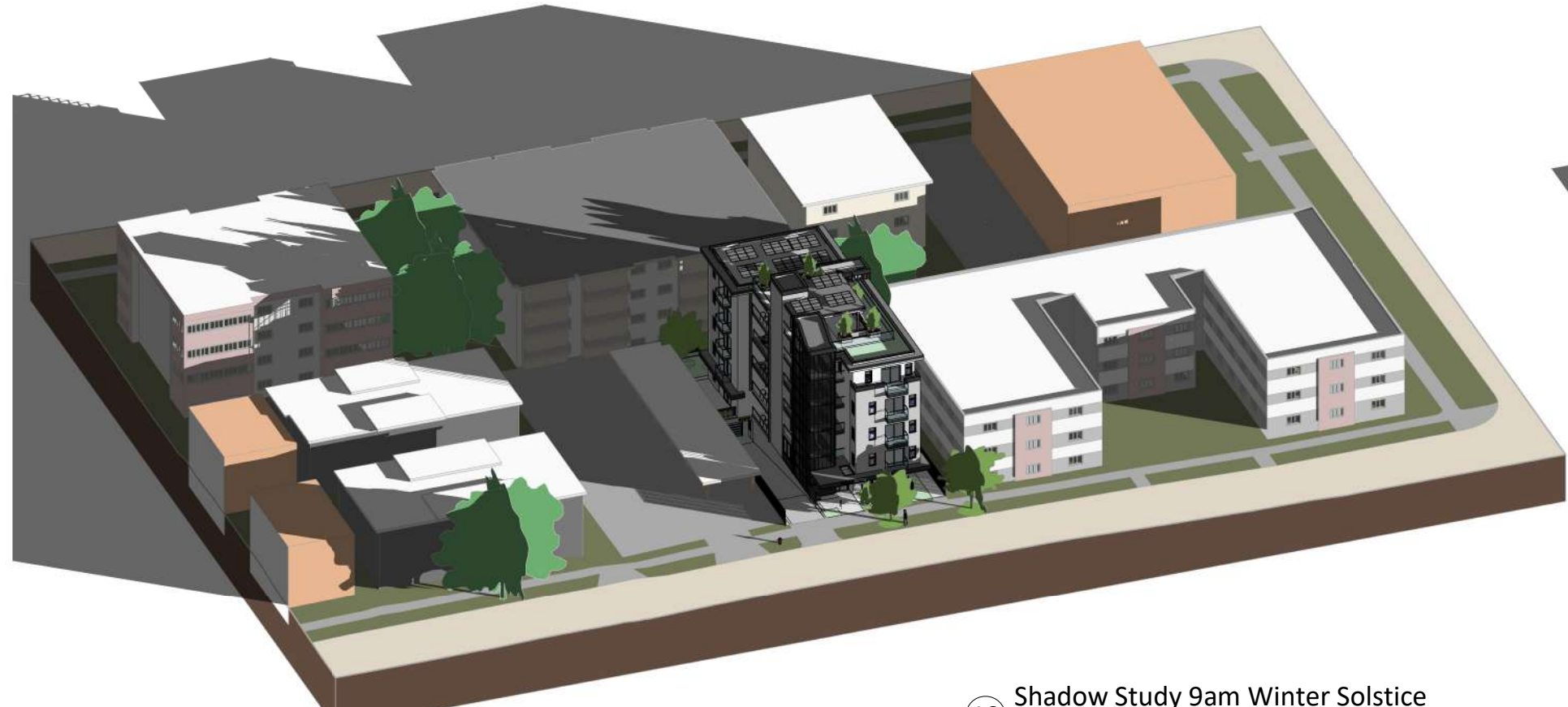
7 Shadow Study 9am Autumn Equinox



2 Shadow Study Noon Autumn Equinox



9 Shadow Study 3pm Autumn Equinox



10 Shadow Study 9am Winter Solstice

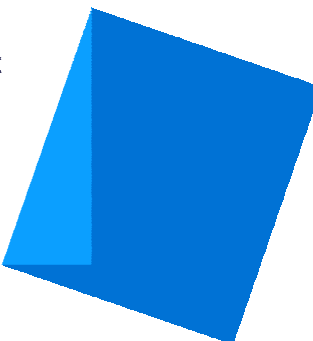


11 Shadow Study Noon Winter Solstice



12 Shadow Study 3pm Winter Solstice

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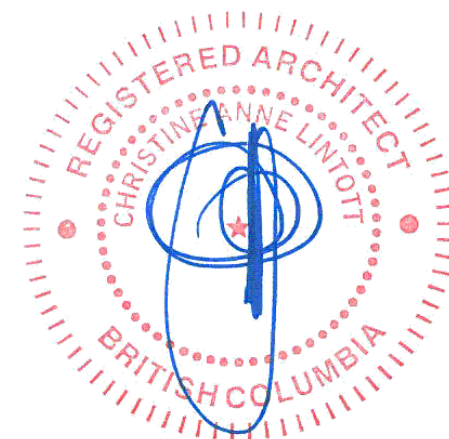
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250.384.1969  
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Issue	Date
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29

Revision

No.	Description	Date

Consultant



Ten42

1042 Richardson Street,  
Victoria BC

Axo Shadow Study

Date	2023-08-29 2:26:33 PM
Drawn by	BH
Checked by	CL

A1.02

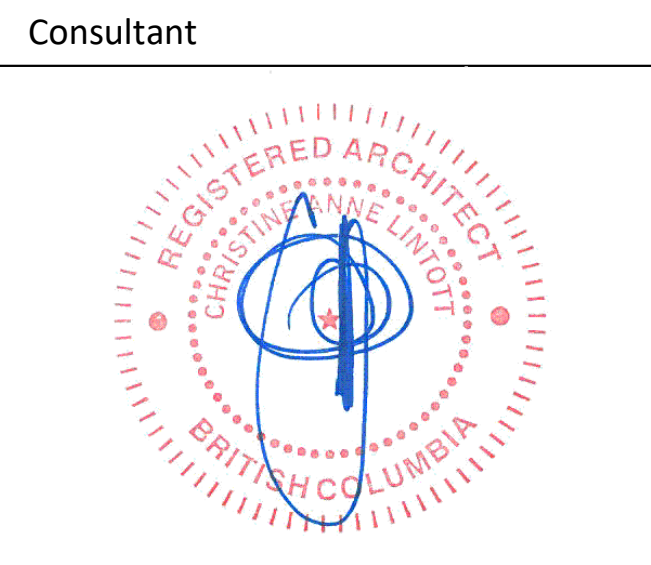
Scale





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
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

Revision		
No.	Description	Date
11	Exterior Material Revision	2023-08-29



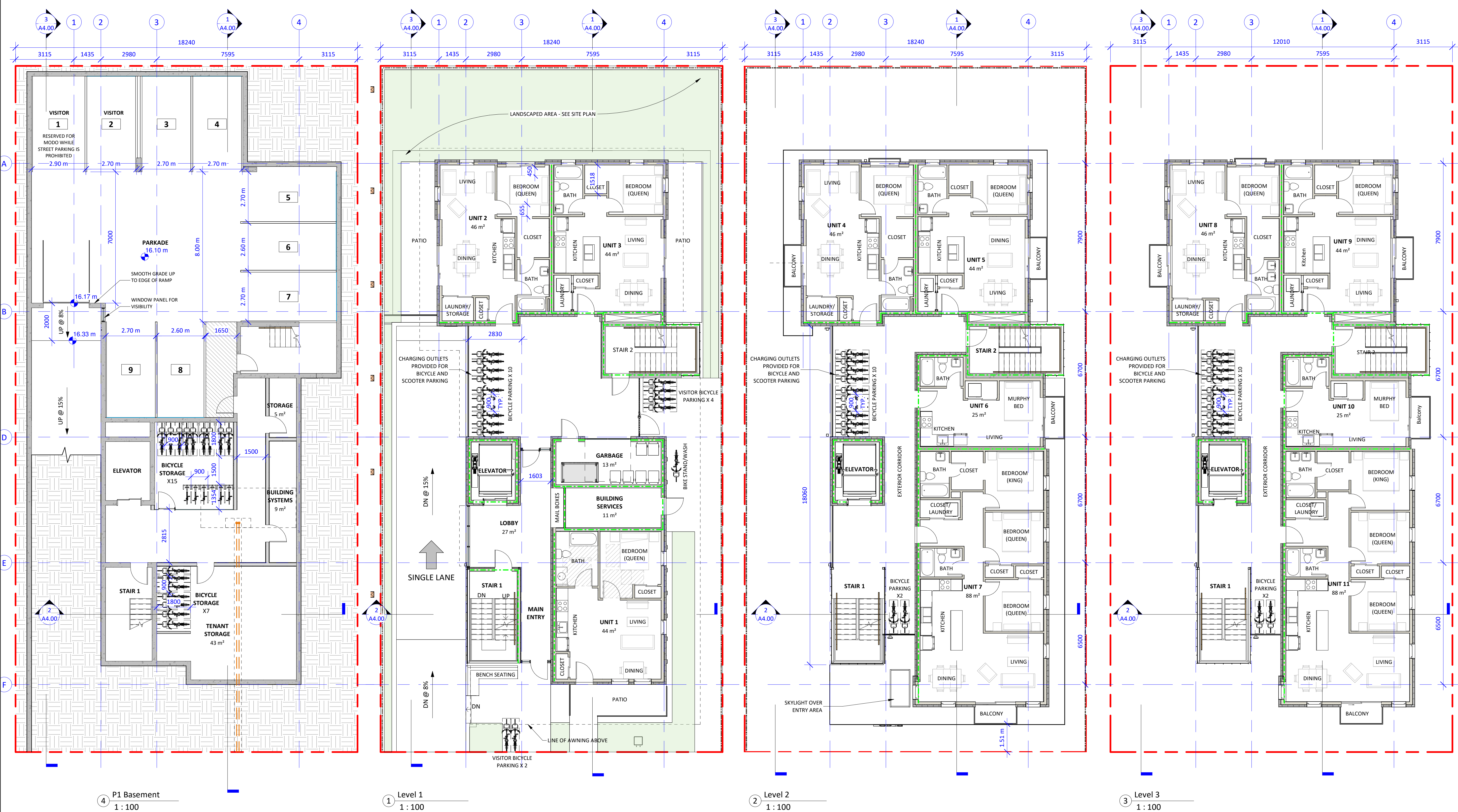
Ten42

1042 Richardson Street,  
Victoria BC

Context Renders

Date	2023-08-29 2:26:33 PM
Drawn by	BH
Checked by	CL
A1.03	
Scale	





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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29

No.	Description	Date
1	Revision 2	2021-06-11
7	Zoning Comment #5	2022-04-19
11	Exterior Material Revision	2023-08-29
12	Additional Long-term Bike Parking	2023-08-29
13	Re-located Short-term Bike Parking	2023-08-29

Consultant

Ten42

1042 Richardson Street,  
Victoria BC

Floor Plans

Date	2023-08-29 2:26:37 PM
Drawn by	BH
Checked by	CL

A2.00

ScaleAs indicated

Unit Schedule			
Occupancy	Name	Area	
LEVEL 1			
1 Bedroom	UNIT 1	44 m <sup>2</sup>	
1 Bedroom	UNIT 2	46 m <sup>2</sup>	
1 Bedroom	UNIT 3	44 m <sup>2</sup>	
LEVEL 2			
1 Bedroom	UNIT 4	46 m <sup>2</sup>	
1 Bedroom	UNIT 5	44 m <sup>2</sup>	
Studio	UNIT 6	25 m <sup>2</sup>	
3 Bedroom	UNIT 7	88 m <sup>2</sup>	
LEVEL 3			
1 Bedroom	UNIT 8	46 m <sup>2</sup>	
1 Bedroom	UNIT 9	44 m <sup>2</sup>	
Studio	UNIT 10	25 m <sup>2</sup>	
3 Bedroom	UNIT 11	88 m <sup>2</sup>	

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

Bicycle Parking

Long Term Per Schedule C  
Required:  
1/Unit < 45m<sup>2</sup> x 12 = 12  
1.25/unit > 45m<sup>2</sup> x 8 = 10  
Total = 22

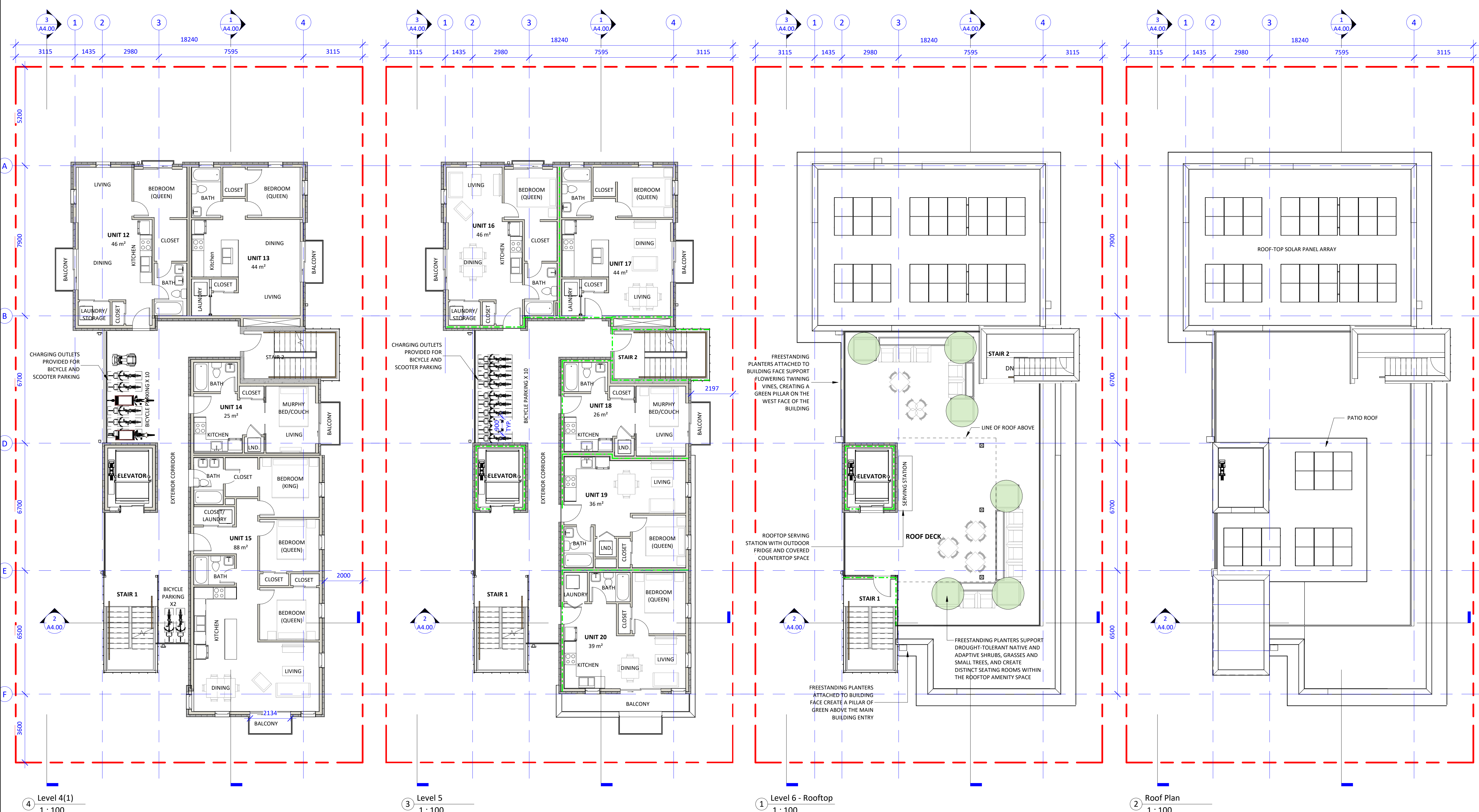
Provided: P1 = 22

Proposed Additional  
Long Term Parking = 56  
Total = 22+56 = 78

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

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





Unit Schedule			
Occupancy	Name	Area	
LEVEL 1			
1 Bedroom	UNIT 1	44 m <sup>2</sup>	
1 Bedroom	UNIT 2	46 m <sup>2</sup>	
1 Bedroom	UNIT 3	44 m <sup>2</sup>	
LEVEL 2			
1 Bedroom	UNIT 4	46 m <sup>2</sup>	
1 Bedroom	UNIT 5	44 m <sup>2</sup>	
Studio	UNIT 6	25 m <sup>2</sup>	
3 Bedroom	UNIT 7	88 m <sup>2</sup>	
LEVEL 3			
1 Bedroom	UNIT 8	46 m <sup>2</sup>	
1 Bedroom	UNIT 9	44 m <sup>2</sup>	
Studio	UNIT 10	25 m <sup>2</sup>	
3 Bedroom	UNIT 11	88 m <sup>2</sup>	

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

**Bicycle Parking**

Long Term Per Schedule C Required:

1/Unit = 45m<sup>2</sup> x 12 = 12

1.25/unit > 45m<sup>2</sup> x 8 = 10

Total = 22

Provided: P1 = 22

Proposed Additional Long Term Parking = 56

Total = 22+56 = 78

Short Term Per Schedule C (within 15m of entry)

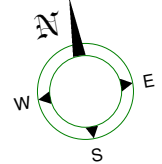
Total = 6 (MIN)

--- FRR - 0 H Fire Separation

--- FRR - 0.75 H Fire Separation

--- FRR - 1 H Fire Separation

--- FRR - 2 H Fire Separation



Christine Lintott Architects Inc.

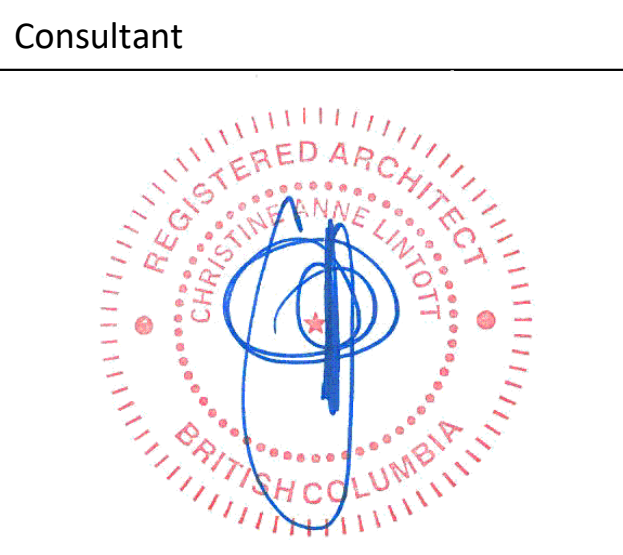
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5

Telephone: 250.384.1969

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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29

Revision	No.	Description	Date
1	Revision 2		2021-06-11



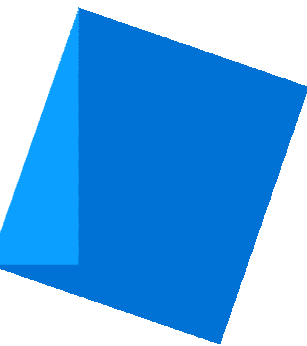
Ten42

1042 Richardson Street,  
Victoria BC

Floor Plans

Date	2023-08-29 2:26:47 PM
Drawn by	BH
Checked by	CL
Scale	As indicated





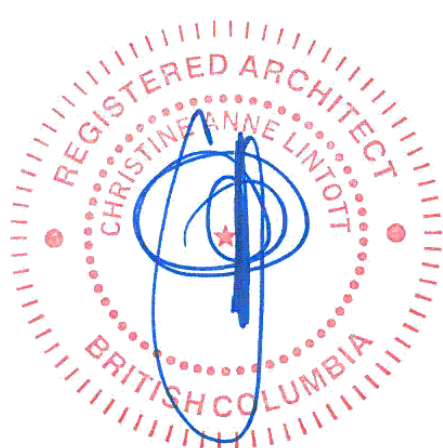
Issue Date

Submission for Rezoning and Development Permit	2020-09-30
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Re - Submission for Rezoning and Development Permit	2021-06-11
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Re - Submission for Rezoning and Development Permit	2023-08-29

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 Revision	2023-08-29

Consultant



Ten42

1042 Richardson Street,  
Victoria BC

Elevations

Date 2023-08-29 2:27:01 PM

Drawn by BH

Checked by CL

A3.00

Scale As indicated



① East Elevation  
1 : 100



② North Elevation  
1 : 100

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



③ South - Richardson Street Elevation  
1 : 100



④ West Elevation  
1 : 100

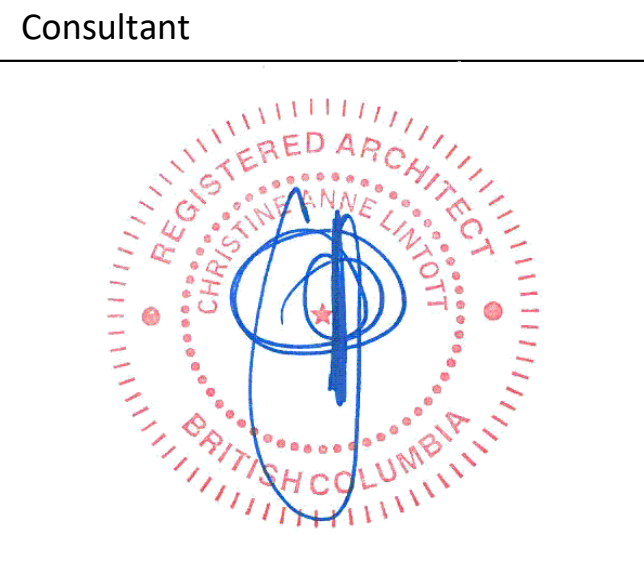




① Context Elevation  
1 : 100

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
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Re - Submission for Rezoning and Development Permit	2023-08-29

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



## Ten42

1042 Richardson Street,  
Victoria BC

### Context Elevations

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Drawn by	BH
Checked by	CL

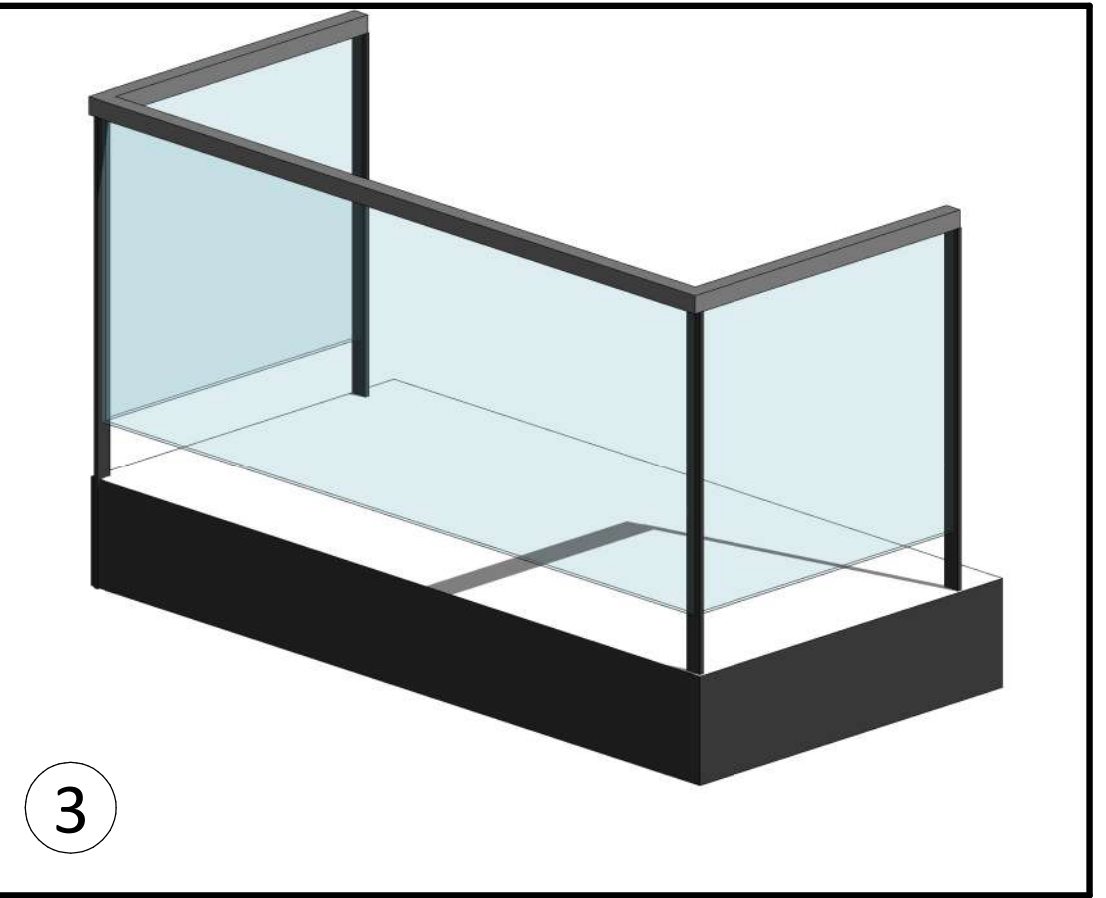
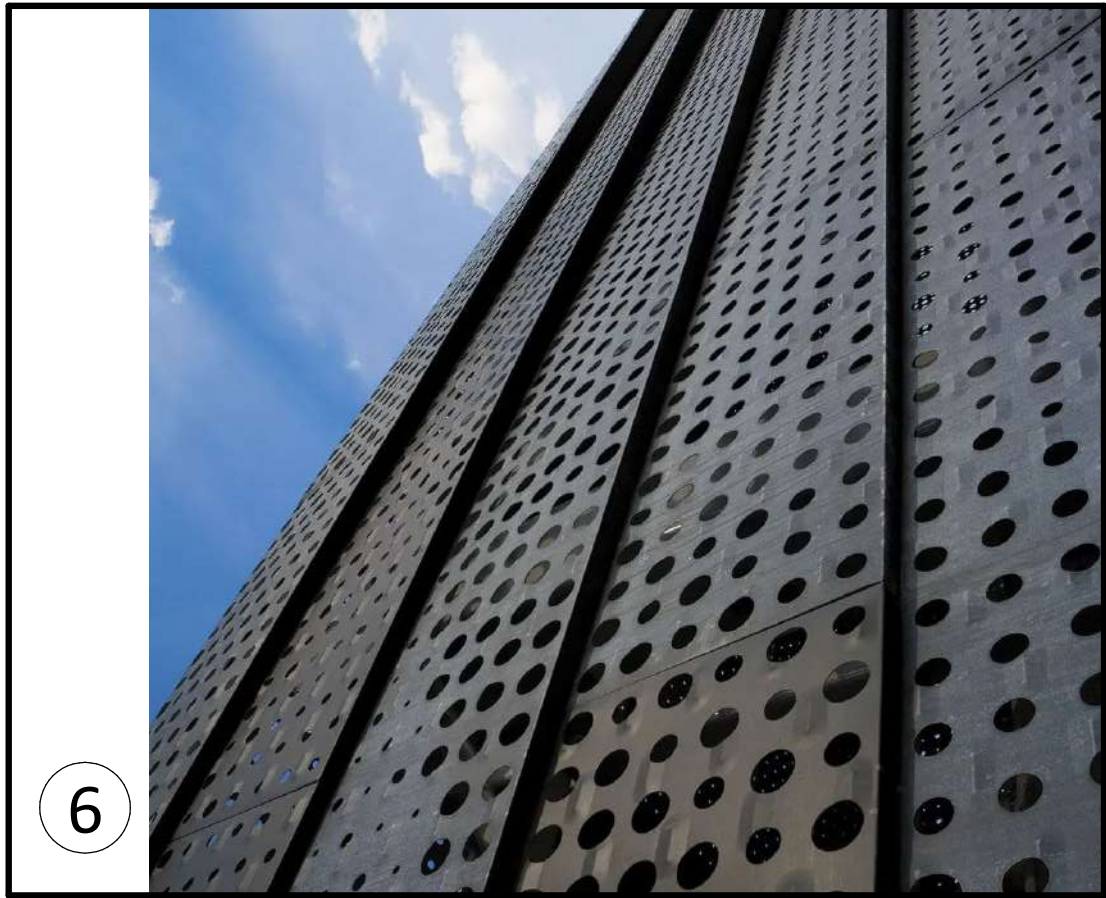
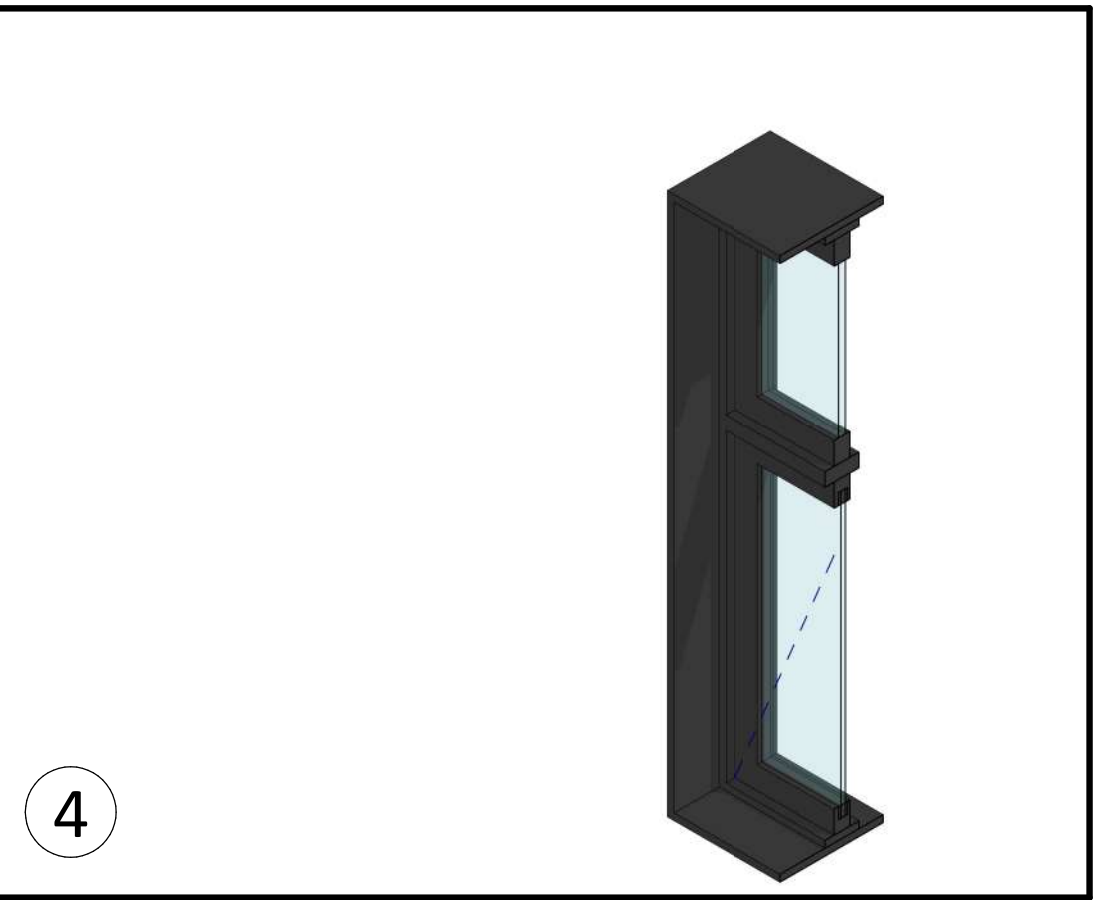
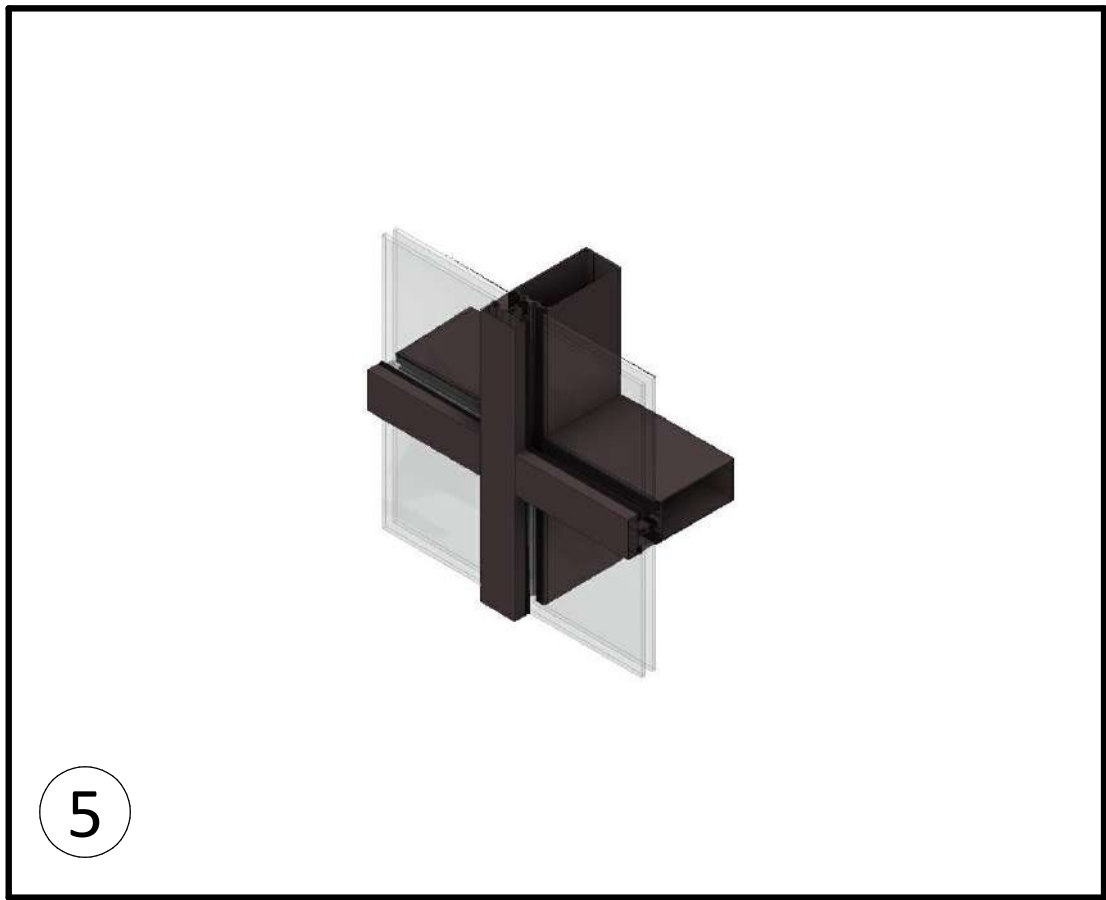
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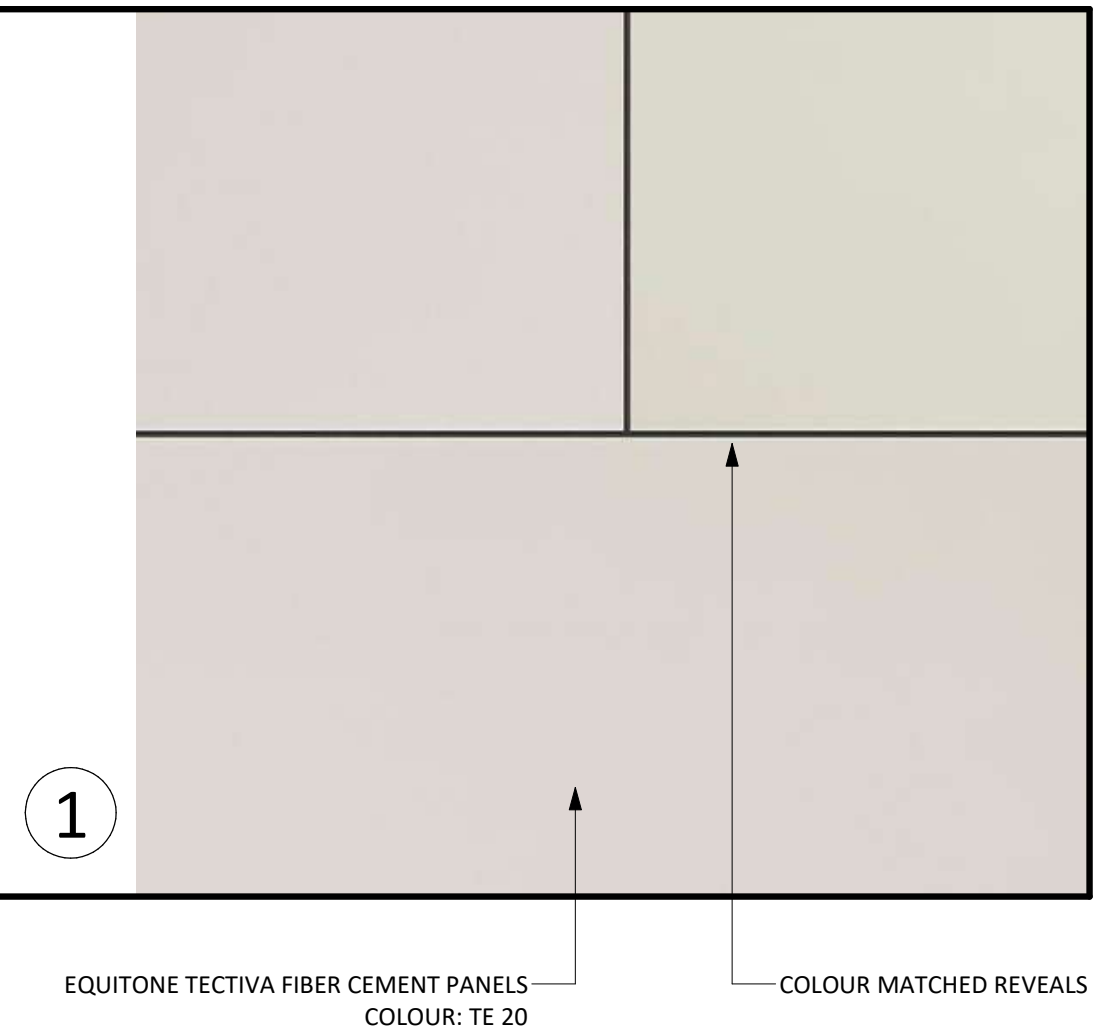
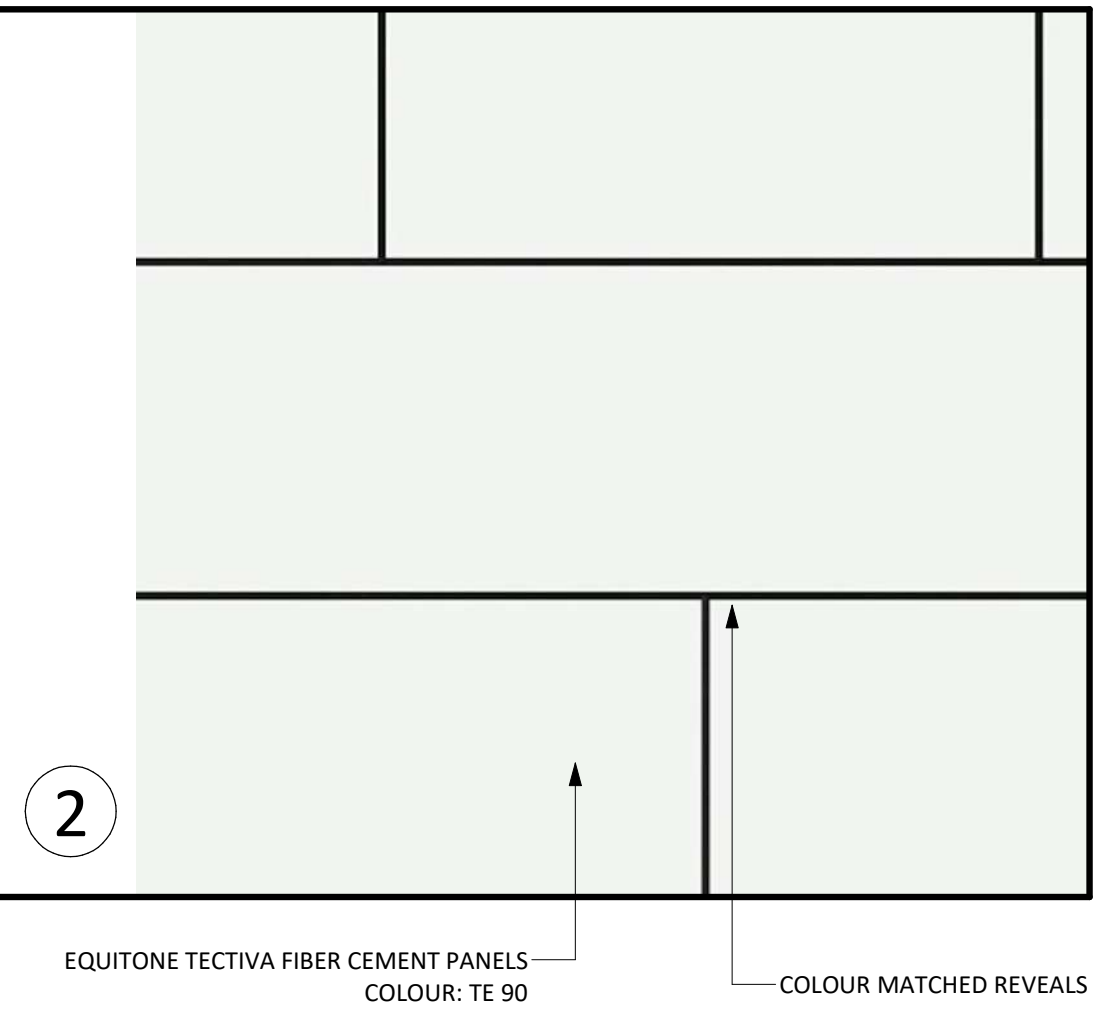




① Materials Elevation  
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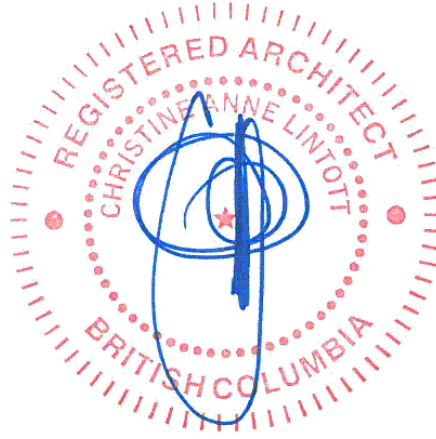
- ① FIBRE-CEMENT PANELS - LIGHT GREY
- ② FIBRE-CEMENT PANELS - OFF WHITE
- ③ GLASS GUARD WITH METAL RAILING
- ④ VINYL WINDOWS - BLACK
- ⑤ GLAZING WALL - ALUMINUM, BLACK POWDER COAT
- ⑥ PERFORATED METAL STANDING SEAM SCREEN - BLACK
- ⑦ PREFINISHED METAL FLASHING - BLACK
- ⑧ RAIN WATER LEADER - COLOUR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



Issue	Date
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Re - Submission for Rezoning and Development Permit	2023-08-29

Revision	No.	Description	Date
Vertical Screen Material	8		2022-04-19
Exterior Material Revision	11		2023-08-29

Consultant



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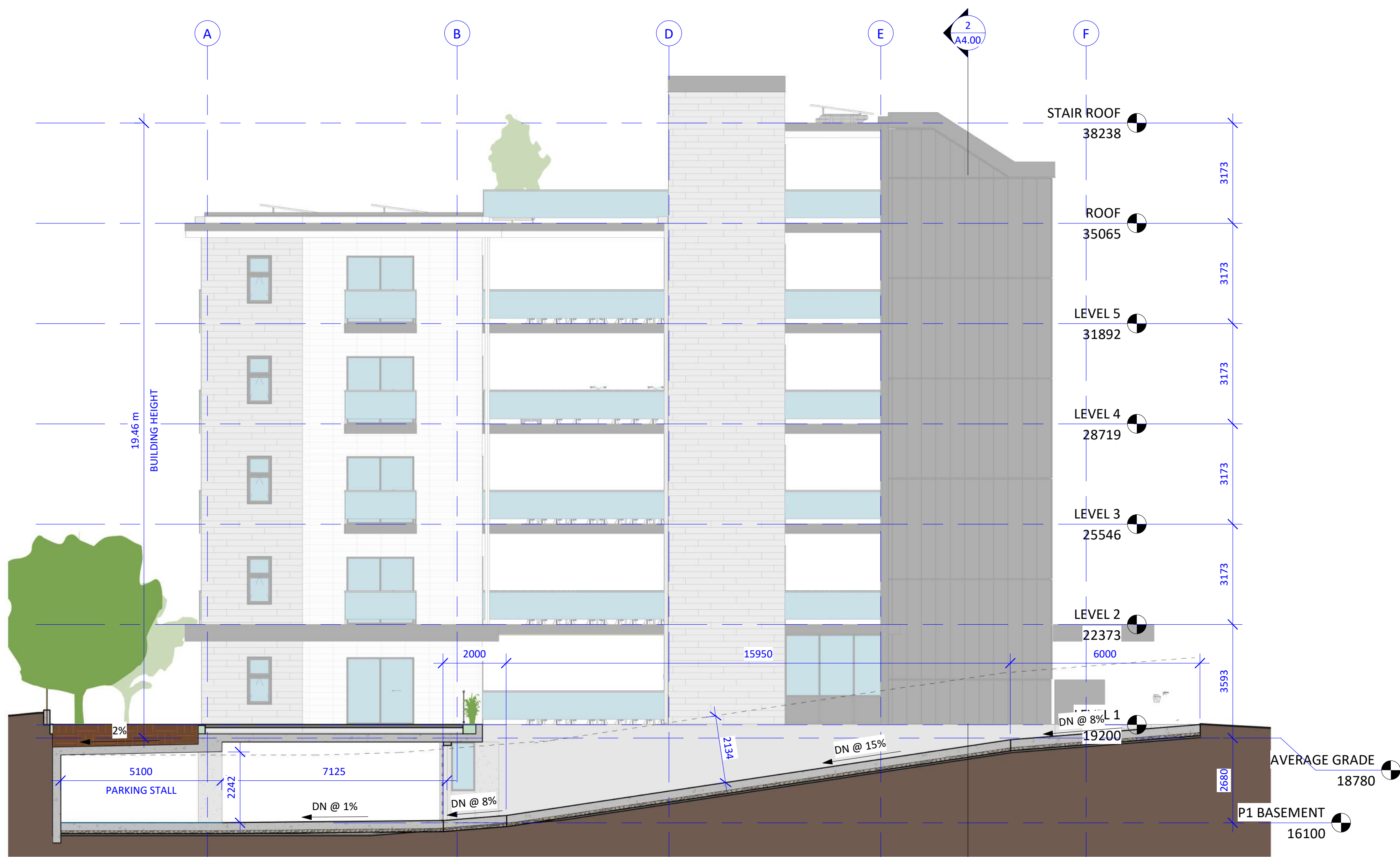
1042 Richardson Street,  
Victoria BC

Exterior Materials

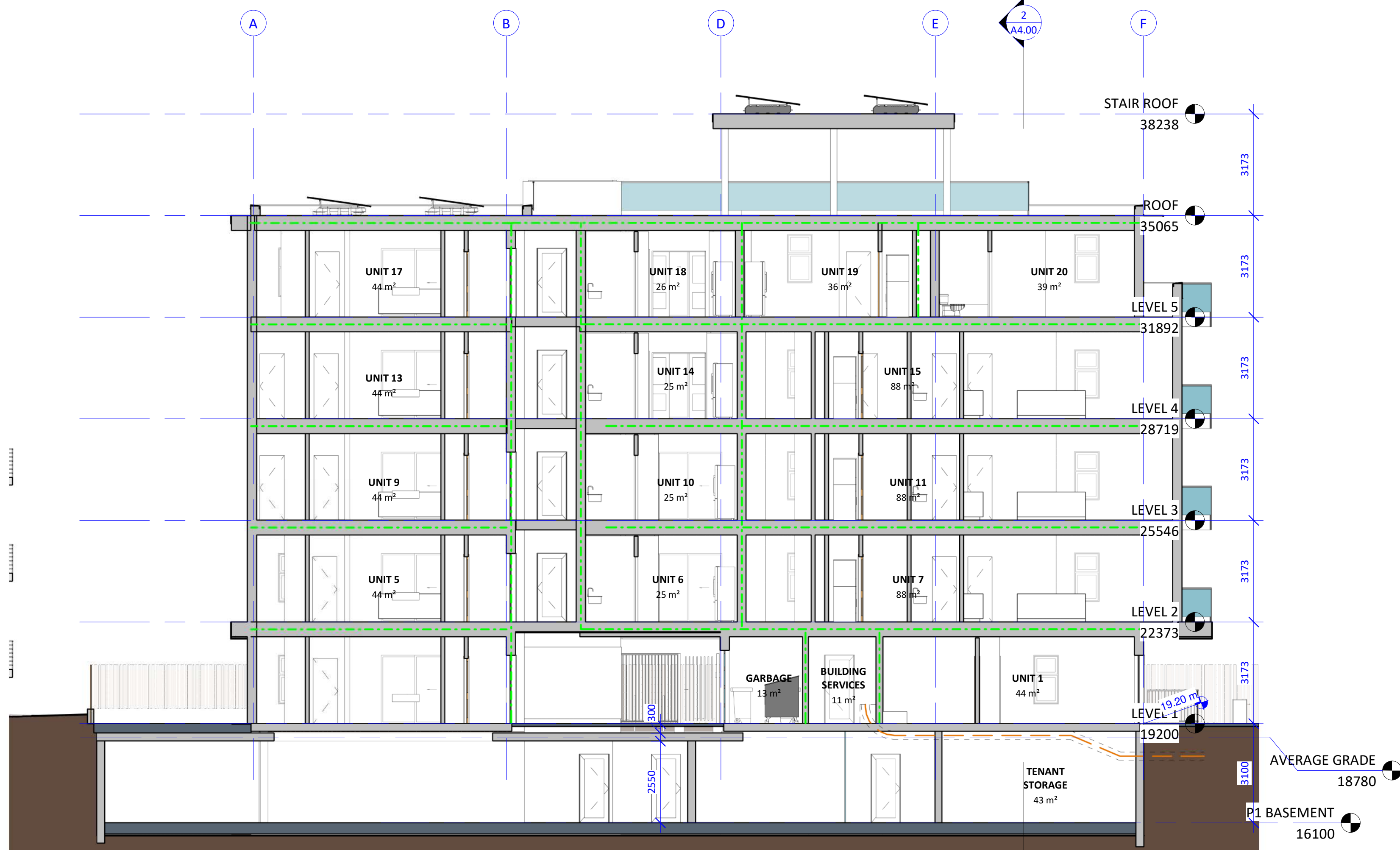
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Checked by	CL
Scale	As indicated

A3.02

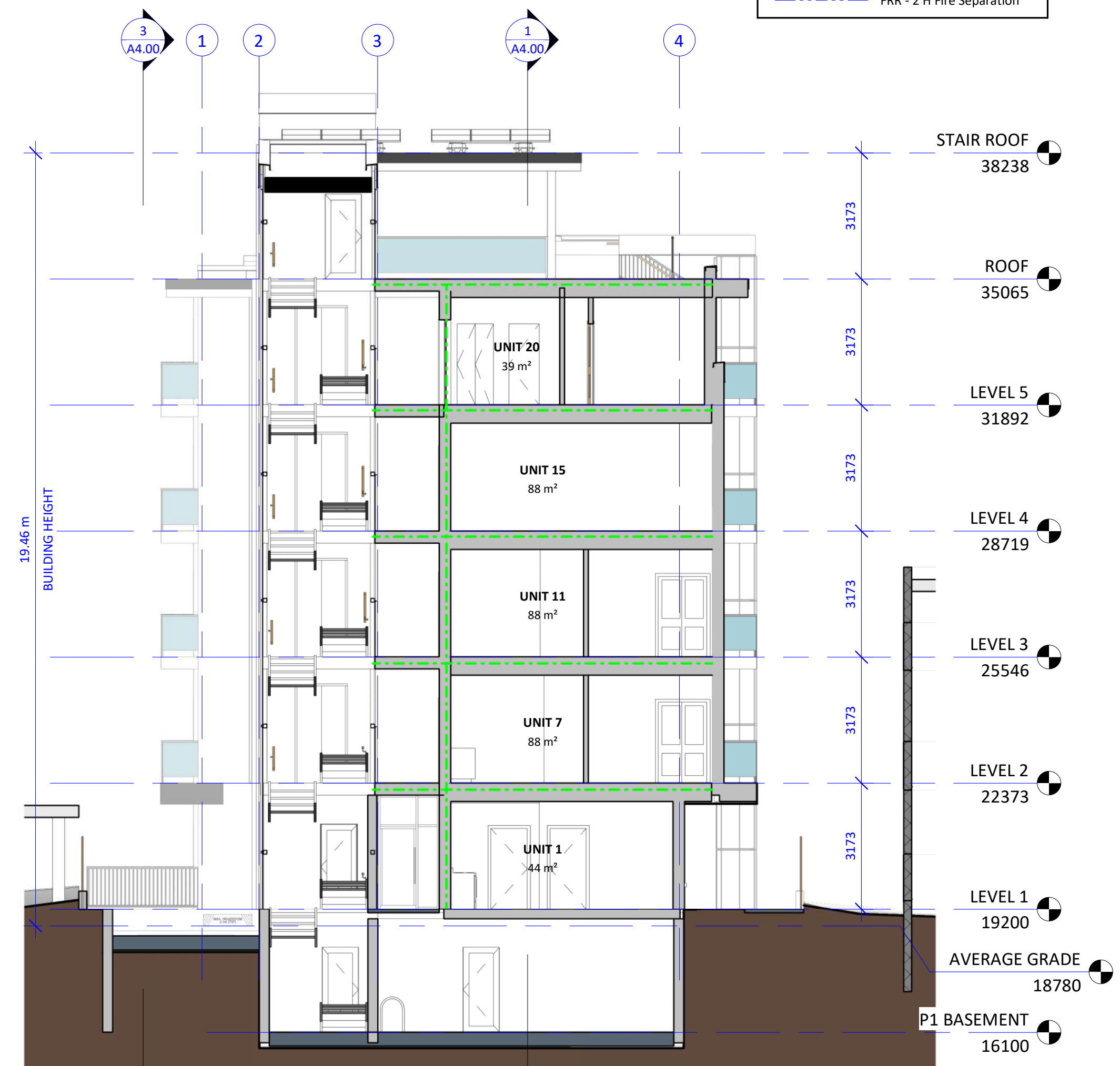




3 Section - Parkade Entry Ramp  
1 : 100



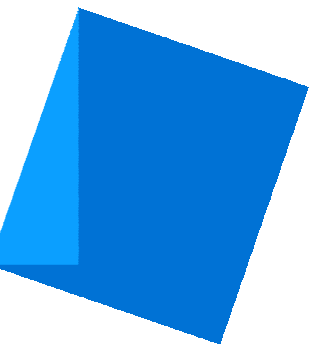
1 Section - Longitudinal  
1 : 100



2 Section - Cross Section  
1 : 100

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

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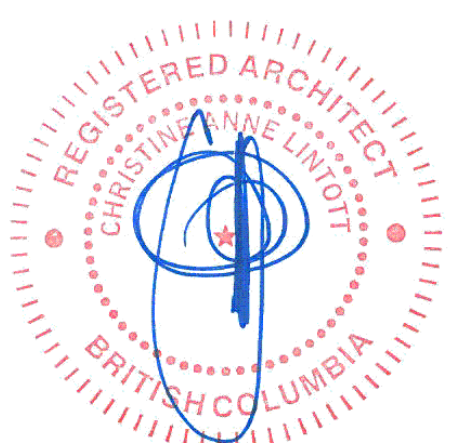
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#### Revision

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

#### Consultant



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Victoria BC

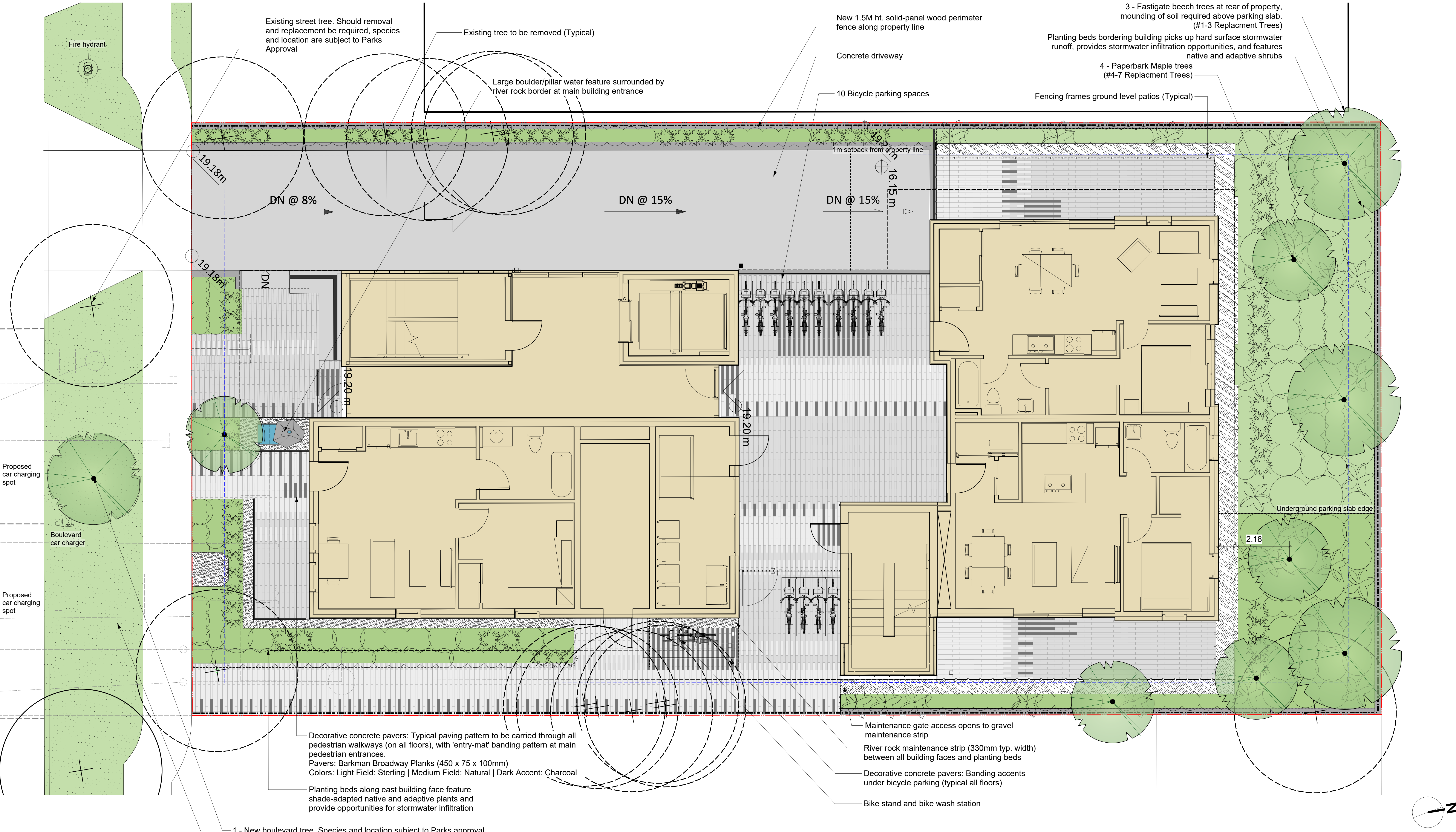
#### Building Sections

Date	2023-08-29 2:27:31 PM
Drawn by	BH
Checked by	CL

A4.00

Scale	As indicated
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# 1042 Richardson Street | Landscape Concept Plan

**NOTE:** Site is 36% impervious surface

6	Aug 25 -23	Issued for DP Resubmission
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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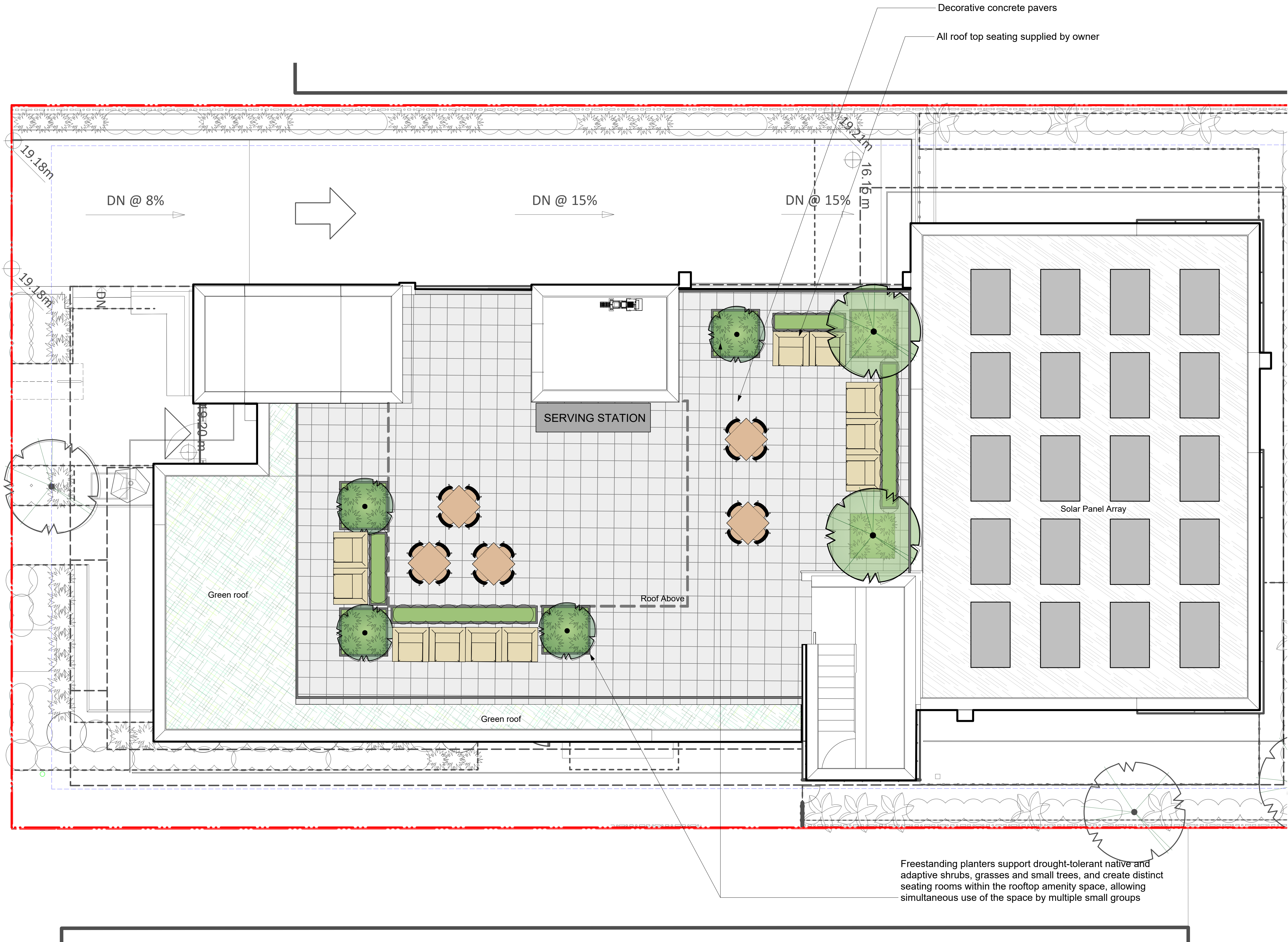


**LADR LANDSCAPE ARCHITECTS**

Project No: 2041 Jul 31-20

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





**Recommended Plant List**

**Trees**

Total: 14

Botanical Name	Common Name	Size
Acer griseum	Paperbark Maple	# 7 pot
Fagus sylvatica 'Fastigiata'	Fastigate Beech	6cm cal.
Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.
Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.

**Large Shrubs**

Total: 22

Botanical Name	Common Name	Size
Mahonia aquifolium	Tall Oregon Grape	#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: 165

Botanical Name	Common Name	Size
Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
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: 140

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 'Hamein'	Dwarf Fountain Grass	#1 pot
Polystichum munitum	Sword Fern	#1 pot

**Vines**

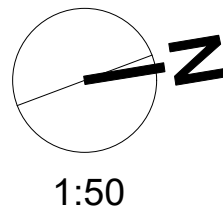
Total: 7

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: 7  
Replacement Trees Off site: 1



# 1042 Richardson Street | L6 Rooftop Concept Plan

6	Aug 25 -23	Issued for DP Resubmission
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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NOTE: CONCRETE ROAD BASE ON RICHARDSON STREET

NEW UTILITY POLE WITH OVERHEAD SERVICE TO NEW POLE (SEE NOTE 8) AND UNDERGROUND SERVICE TO BUILDING. DETAILS TO BE CONFIRMED DURING DETAILED DESIGN

NEW ANCHOR REQUIRED ON UTILITY POLE

APPROX EXTENT OF ROAD RE-PAVING (TO BE CONFIRMED DURING DETAILED DESIGN)

DRIVEWAY AS PER SCHEDULE 'B' HIGHWAY ACCESS BYLAW 91-38 AND SUPPLEMENTARY DWGS. SD C7a AND SD C7c

CONCRETE SIDEWALK TO BE REMOVED/REPLACED TO NEAREST FULL PANEL (TYP BOTH SIDES)

APPROX EXTENT PARKADE (SEE ARCHITECT DRAWINGS)

ALL ONSITE BUILDINGS, WALLS, DRIVEWAYS, ETC. TO BE REMOVED (TYP)

PROPOSED BUILDING (SEE ARCHITECTURAL)

PROPOSED BUILDING (SEE ARCHITECTURAL)

PROPOSED BOULEVARD TREE (SEE LANDSCAPE DRAWINGS). TREE TO BE IRRIGATED FROM ONSITE SERVICE

PRELIMINARY UNDERGROUND BC HYDRO SERVICING (TO BE CONFIRMED DURING DETAILED DESIGN)

FIRE DEPARTMENT CONNECTION (SEE MECHANICAL)

FENCE ALONG PROPERTY LINE (SEE LANDSCAPE DRAWINGS)

SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS / SPECIES (TYP)

PROJECT SITE

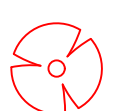
SEE ARCHITECT AND LANDSCAPE DRAWINGS FOR ONSITE PATHWAYS, BIKE FACILITIES, ETC. INCLUDING MATERIAL AND SURFACE TREATMENT (TYP)

NOTES:

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

LEGEND

TREE TO BE REMOVED



SHEET NOTES

- | No. | DESCRIPTION  |
|-----|--|
| 1   | ABANDONED SANITARY SERVICE TO BE CAPPED ON PRIVATE PROPERTY BY APPLICANT'S CONTRACTOR.   |
| 2   | NEW 200mm 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 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" 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 (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 200mm 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  
Engineers and Geoscientists of BC

SEE ARCHITECTURAL AND LANDSCAPING, DRAWINGS FOR ADDITIONAL INFORMATION.

LEGAL PLAN AND TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES.

1:100 0 2 6m

AUGUST 29, 2023  
**RESUBMISSION FOR  
REZONING AND  
DEVELOPMENT  
PERMIT**

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
5							
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**

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

SEAL

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-REZONING