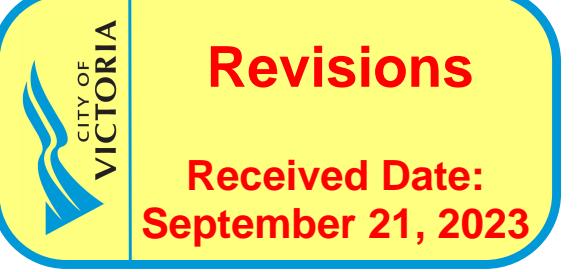
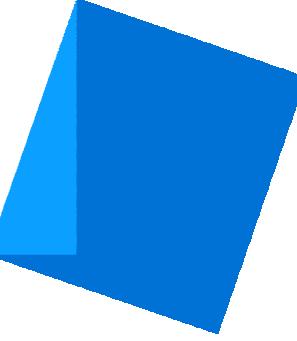


1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



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



Site Context Plan
1 : 1000

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

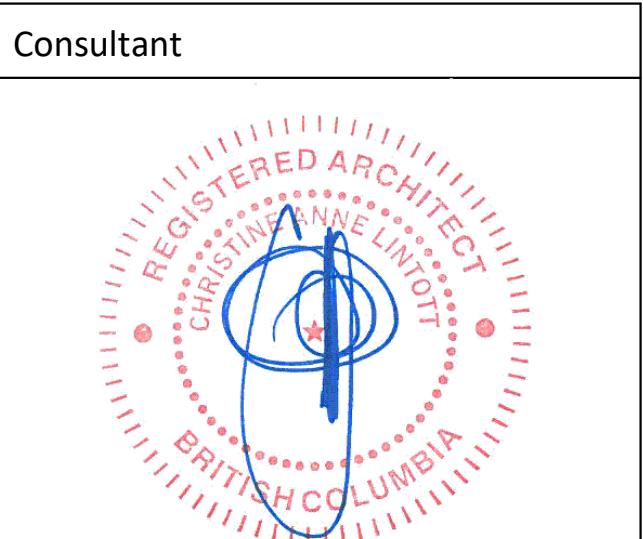
Project Scope Summary

- 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
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
A4.01	Exterior Lighting
A4.02	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



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
		1174 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
		936 m ²

TOTAL UNIT COUNT: 20

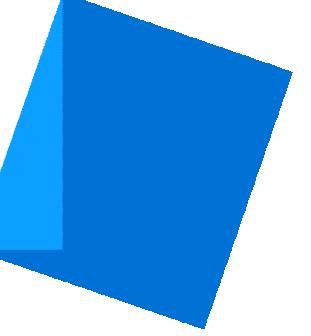
2 STUDIO UNITS
15 ONE BEDROOM
- 3 ADAPTABLE
- 2 GROUND LEVEL
- 1 GROUND LEVEL ACCESSIBLE
3 THREE BEDROOM

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1042 Richardson Street,
Victoria BC

Cover Sheet

Date	2023-08-29 2:26:03 PM
Drawn by	BH
Checked by	CL
Scale	As indicated
A0.00	



Project Information Table		
Zone (existing)	Zoning Min/Max	Proposed
Site Area	R-K	SITE SPECIFIC
Total Floor Area		668 m ²
		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 #	0.2 /unit Affordable < 45m ² x 5 = 1 .75 / unit < 45m ² x 7 = 4.5 .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 1 on-street electric vehicle parking
Bicycle Parking #	<u>Long Term Per Schedule C</u> 1/unit < 45m ² x 12 = 12 1.25/unit > 45m ² x 8 = 10 Total = 22 <u>Short Term Per Schedule C</u> Total = 6 (MIN)	<u>Long Term Per Schedule C</u> P1 = 22 <u>Lvl 1-5 Additional = 46</u> Total = 22+56 = 78 <u>Short Term Per Schedule C</u> 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 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.

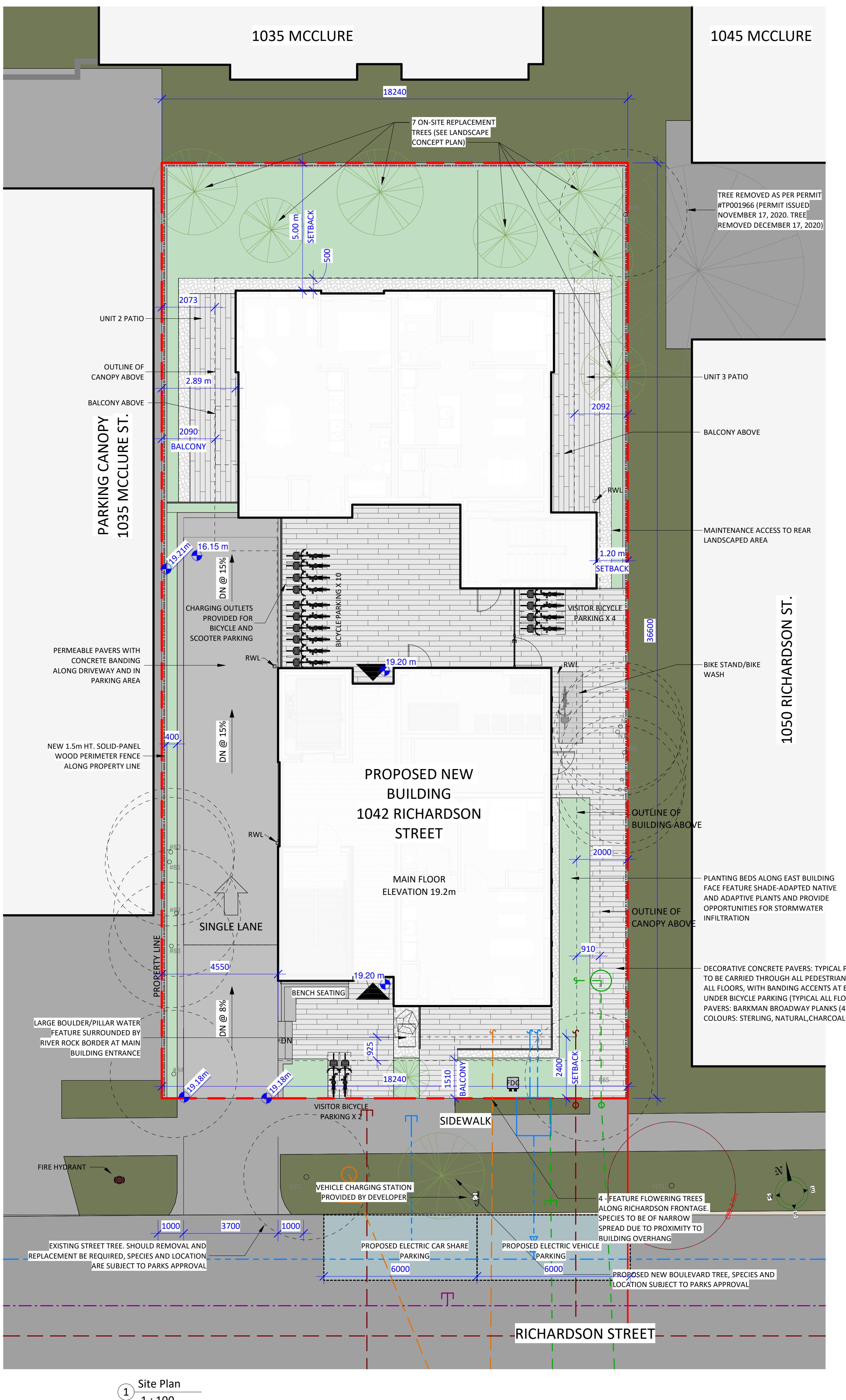
AVERAGE HEIGHT AT GRADE IS 18.78m FOR LEVELED SITE
EXISTING ARTIFICIALLY RAISED GRADING AND

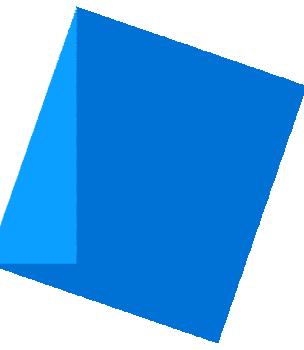
2 AVG GRADE
1 : 200

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1042 Richardson Street,
Victoria BC

Site Plan and Project Data



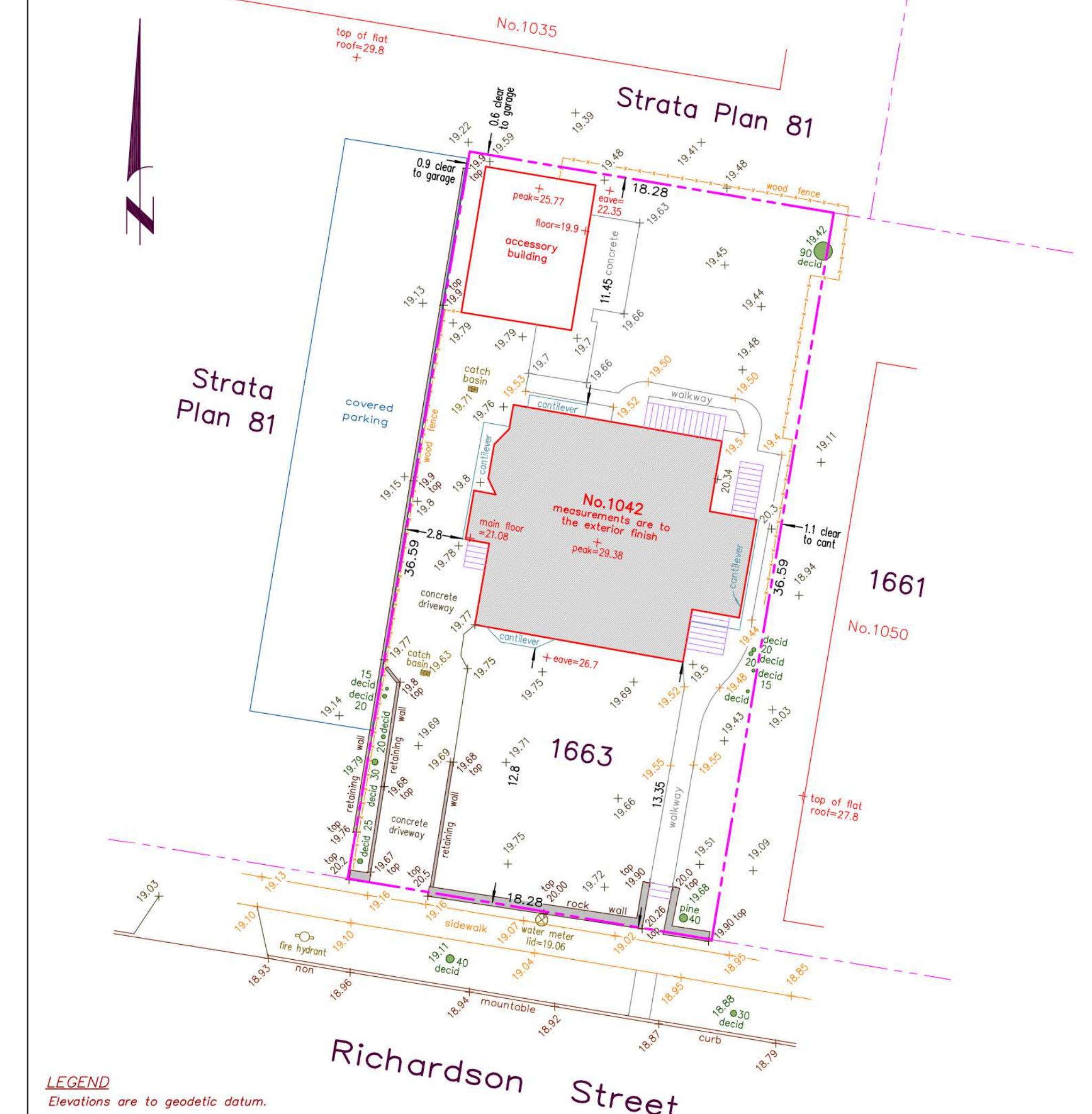


BC LAND SURVEYORS SITE PLAN OF:
Civic: 1042 Richardson Street

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

Scale 1 : 20.0 Distances are in metres.
0 2 10 20

The intended print size is 11" by 17".



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Re - Submission for Rezoning and Development Permit	2023-08-29	
Revision		
No.	Description	Date

Consultant
Ten42

1042 Richardson Street,
Victoria BC

Site Survey

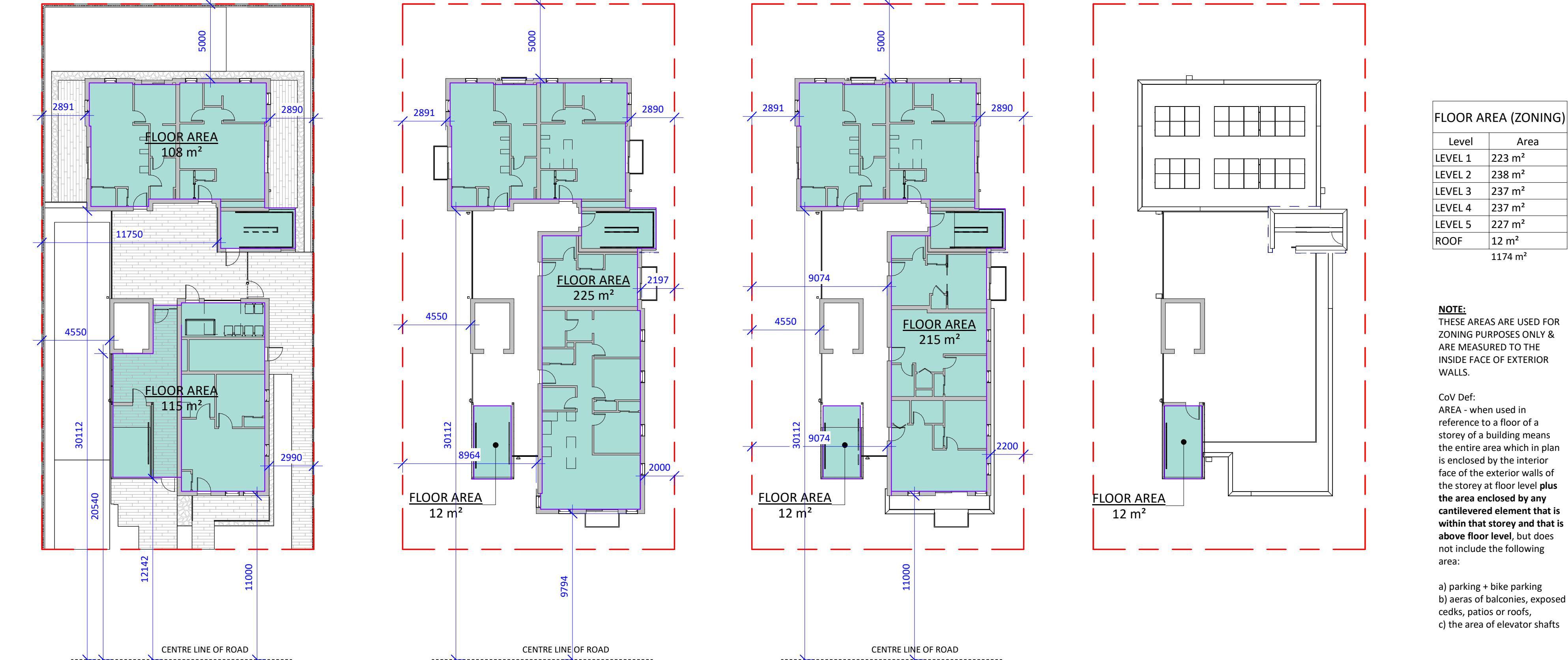
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Checked by	CL
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Building Code Analysis - Overview

GENERAL INFORMATION		DESCRIPTION	REFERENCE(S)
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 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 ALTERNATE	<input checked="" 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	52 TOTAL ROOM OCCUPANCY COUNT OCCUPANTS STUDIO 2 2 4 1 BEDROOM 2 15 30 3 BEDROOM 6 3 18 TOTAL 52 ROOM AREA (m ²) m ² / PERSON OCCUPANTS ROOF LOUNGE 130 1.85 70	3.1.17.
9	BUILDING AREA (m ²)	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 EXIT EGGS PATH EXPOSED TO OPENINGS DIV A - 1.2.3.1.1(3)(b) & DIV C - 2.3.	
	CONSTRUCTION CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED 3.2.2.50.	
25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input 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): 1 FLOOR ¹ - MEZZANINE ¹ 1 ROOF SUPPORTED ASSEMBLY	
27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED	
28	BUILDING AREA (m ²)	1500 m ² MAXIMUM 340m ² PROPOSED	

Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS								
NO.	DESCRIPTION	WALL AREA (m ²)	LIMITING DISTANCE (m)	MAXIMUM OPENINGS (%)	PROPOSED OPENINGS (%) (F.R.R.)	N/C WALL	N/C WALL	REFERENCE
6-1	EAST							3.2.3.1. - D
UNIT 1 (E):	20.7	3.0	52.0	11.5	3/4	-	-	
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	2/4	-	-	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
UNIT 17 (E):	20.5	2.9	49.2	27.8	3/4	-	-	REQUIRED
UNIT 12 (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 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	-	-	-	
UNIT 16 (N):	15.3	5	100	29.0	-	-	-	
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	-	-	-	REQUIRED
UNIT 2 (W):	21.9	2.9	49.2	26.0	3/4	-	-	
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



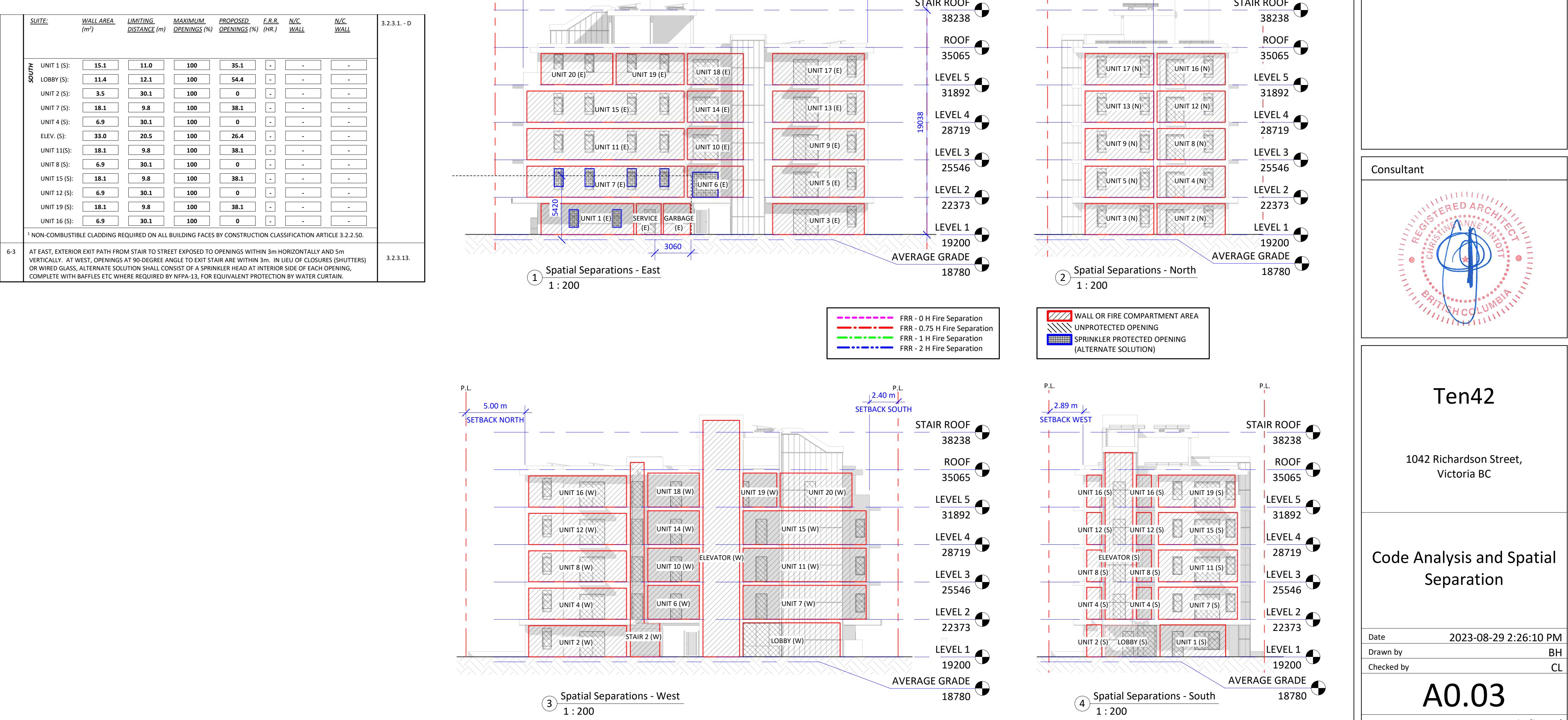
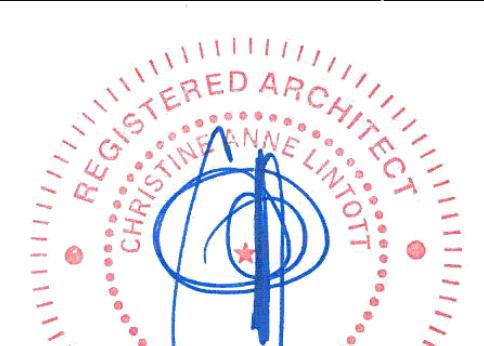
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Revision

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

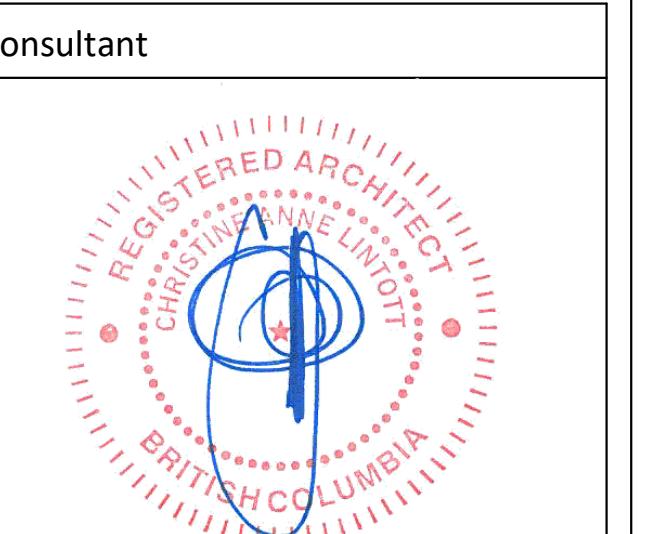


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As indicated

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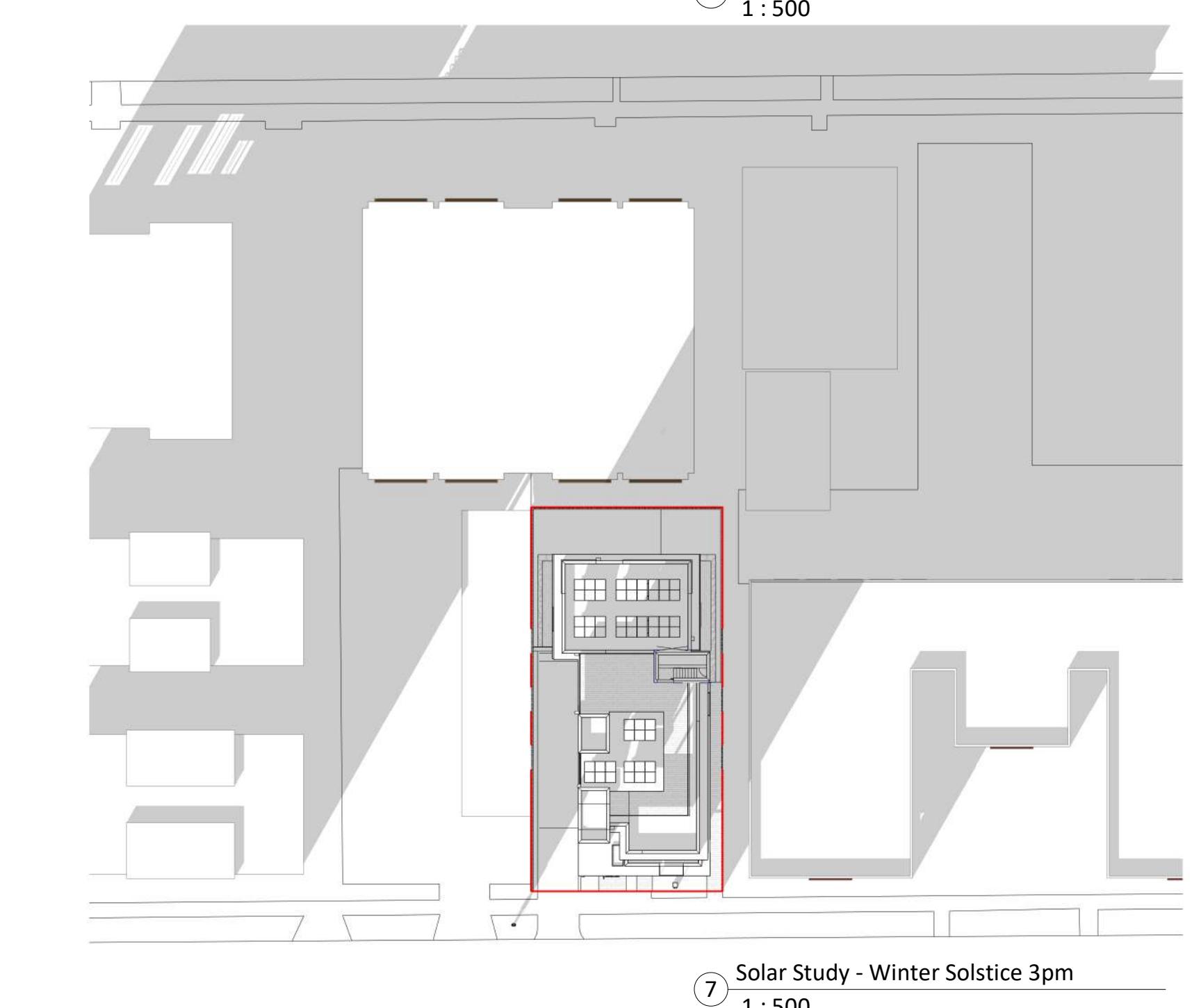
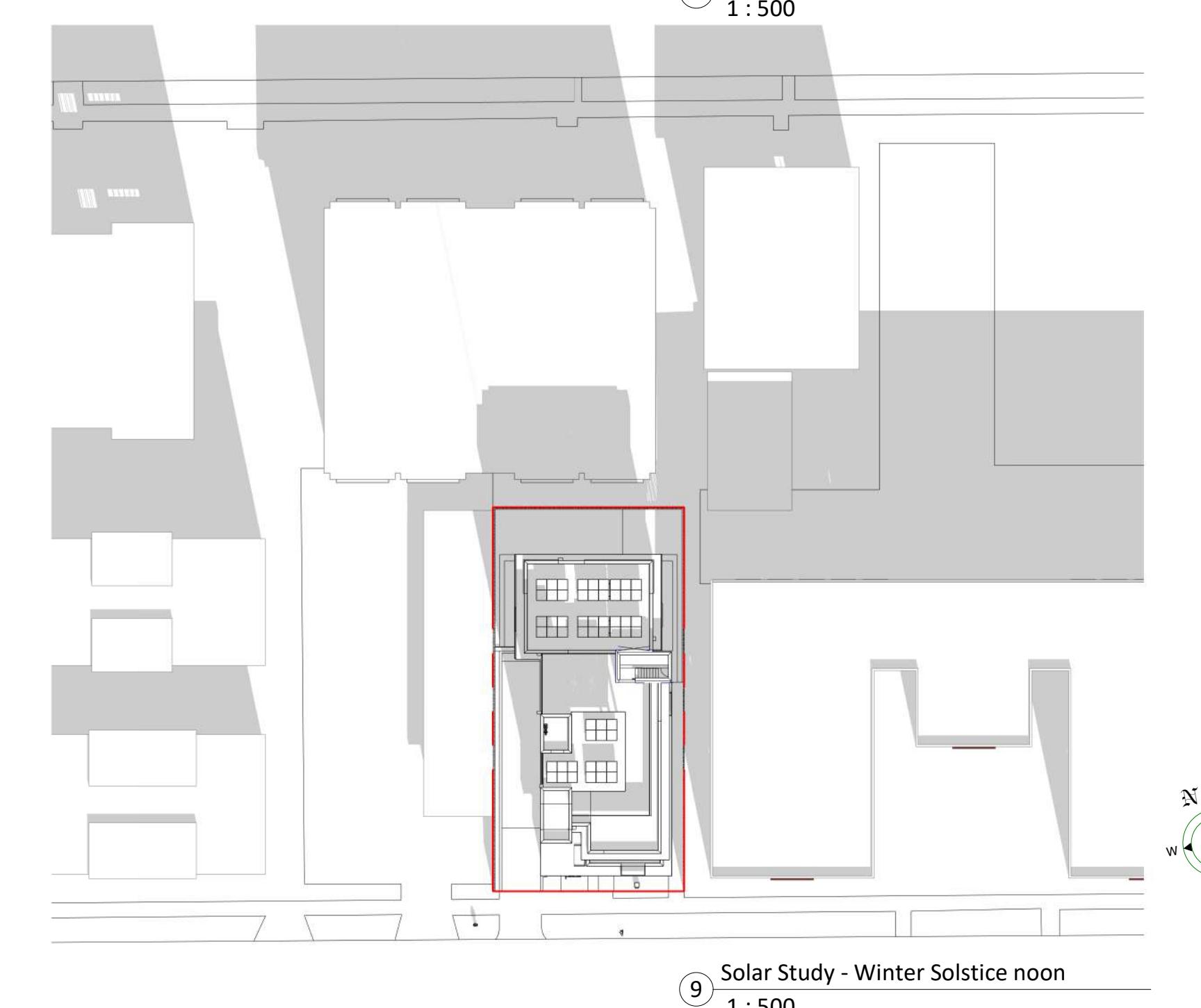
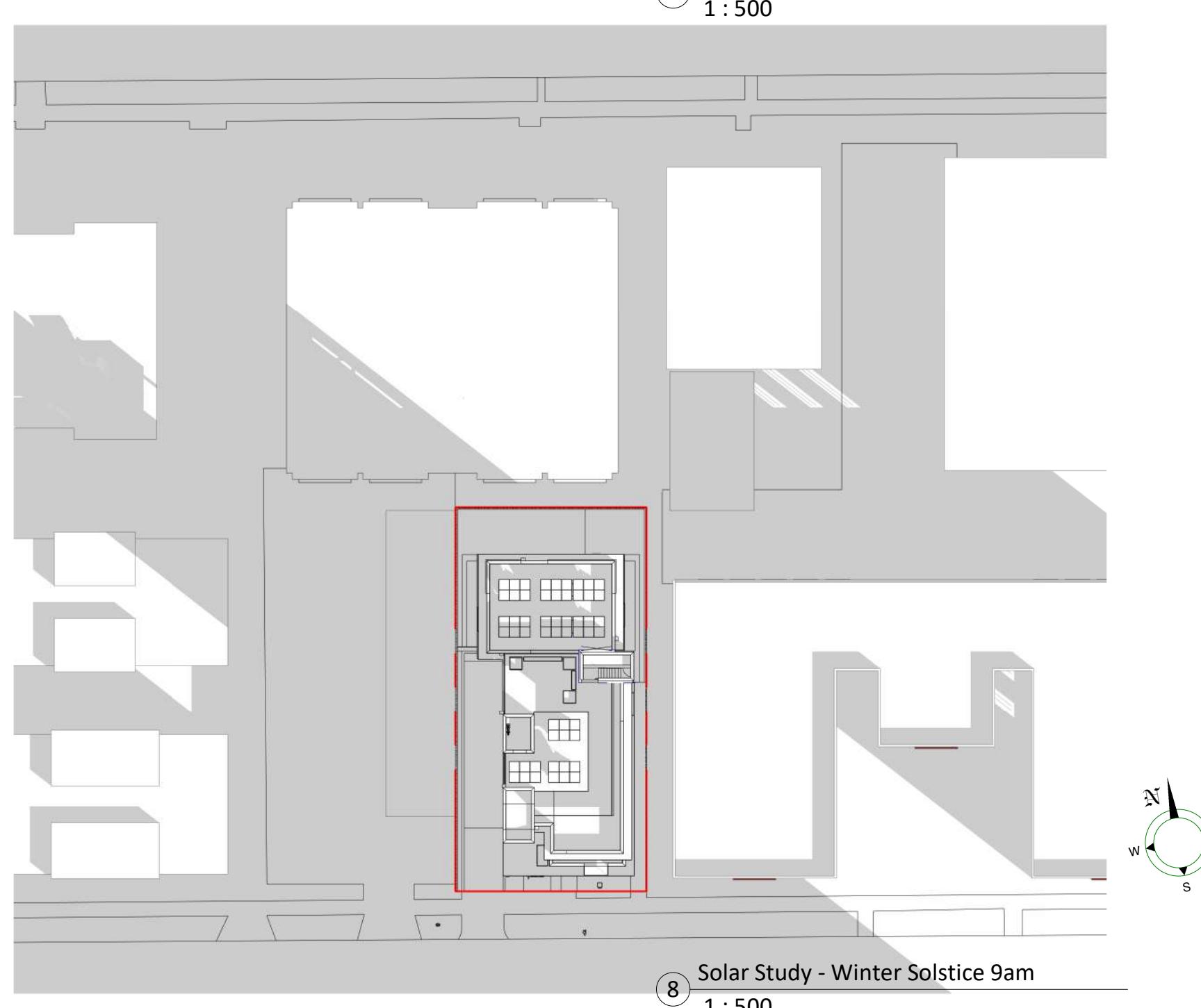
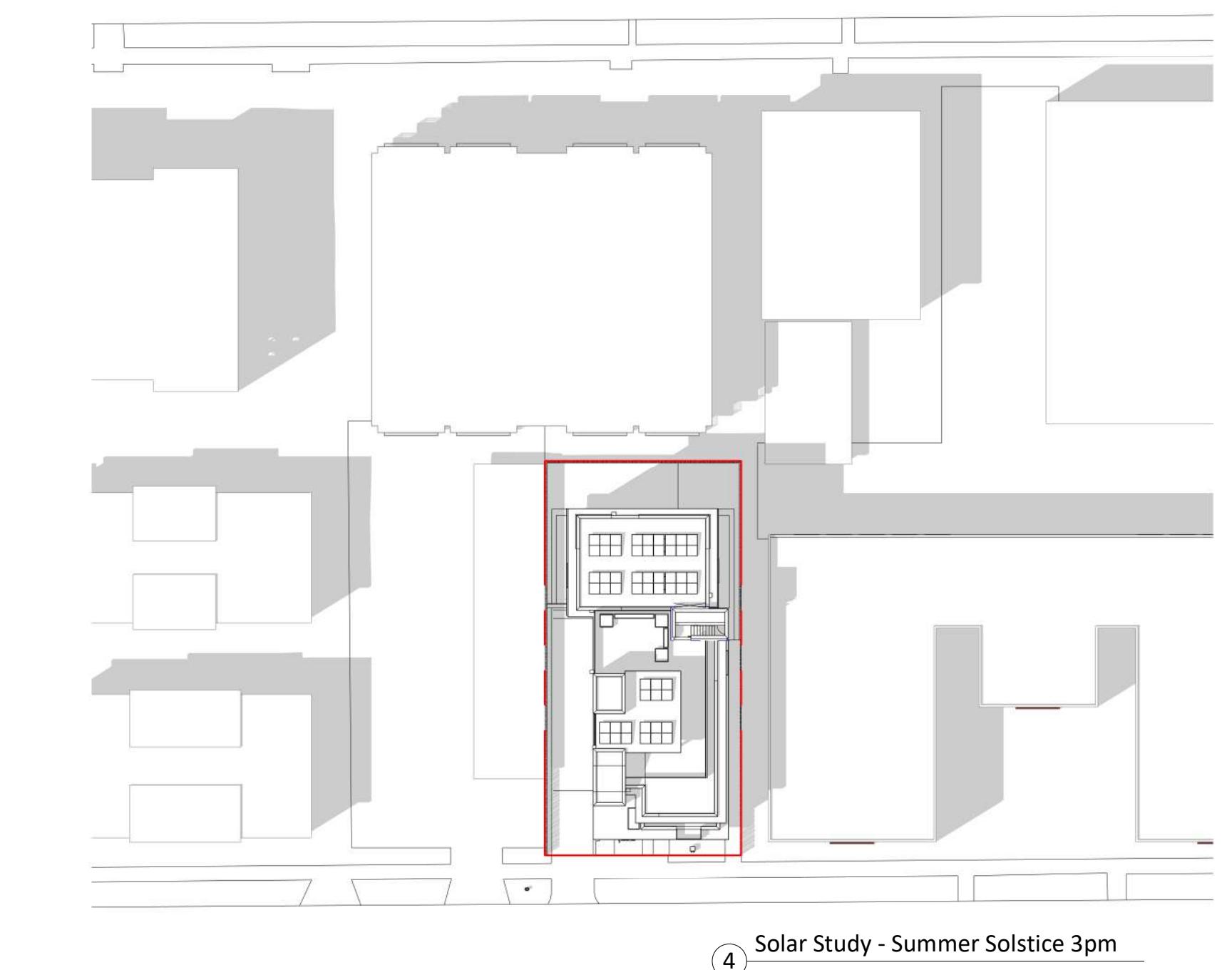
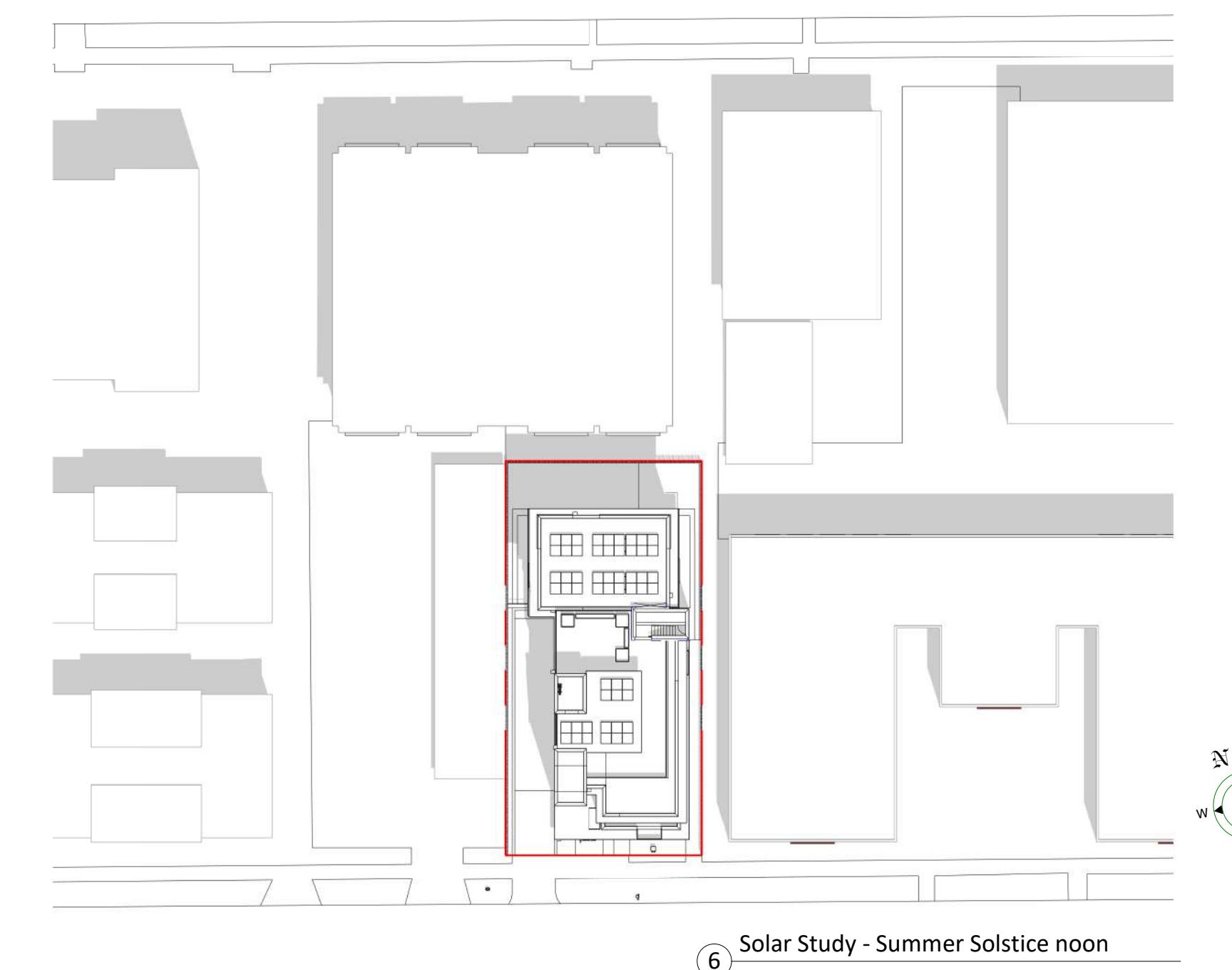
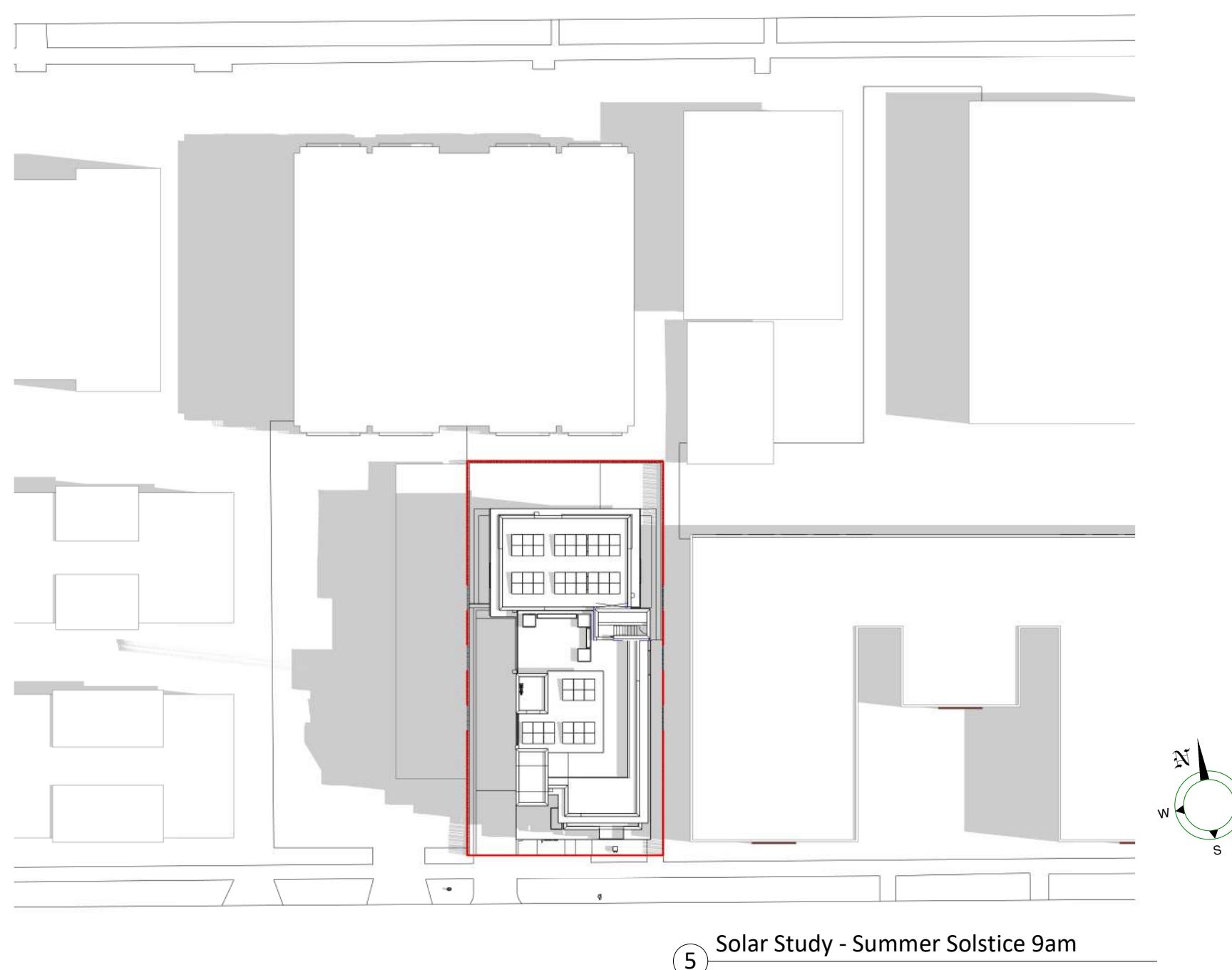
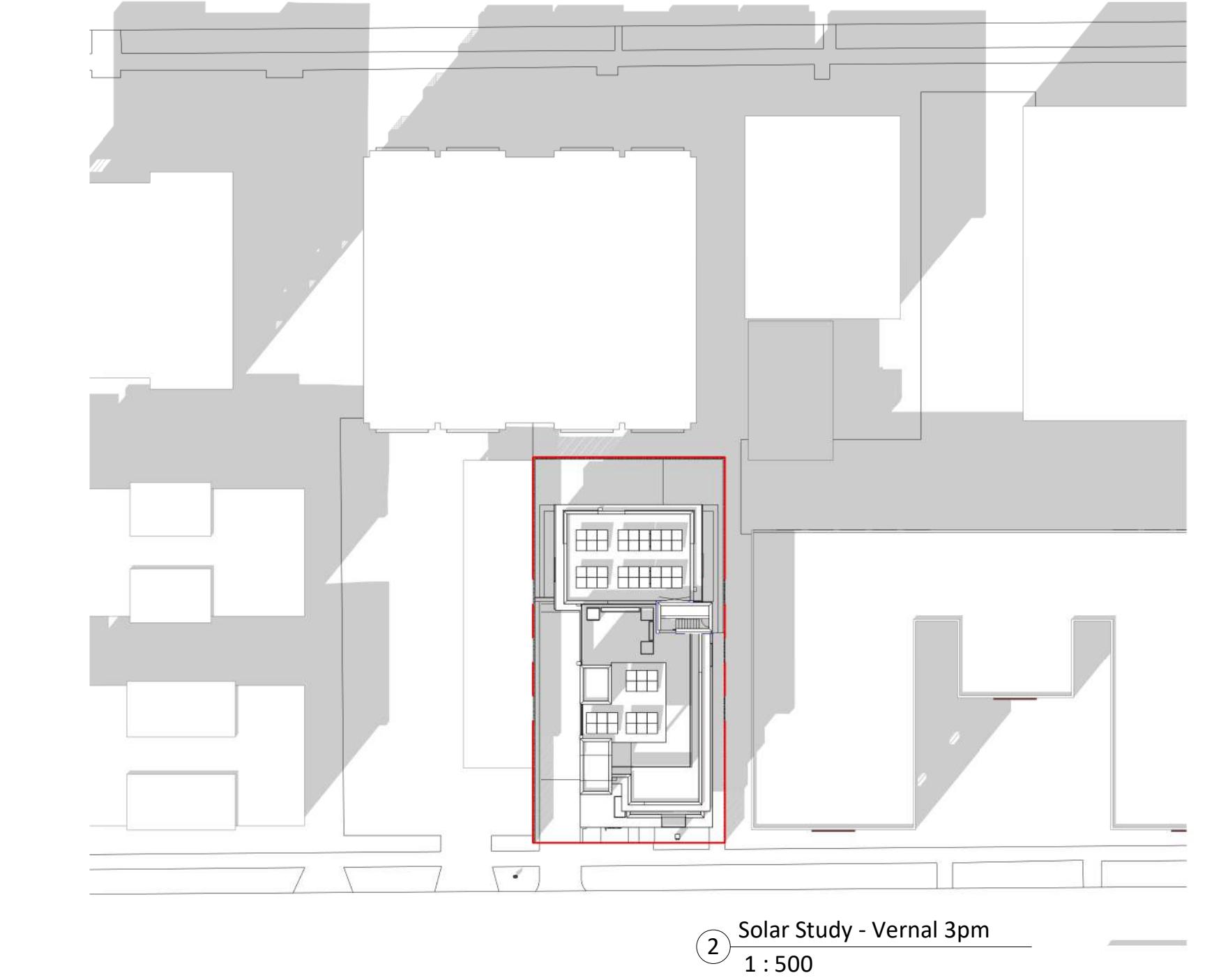
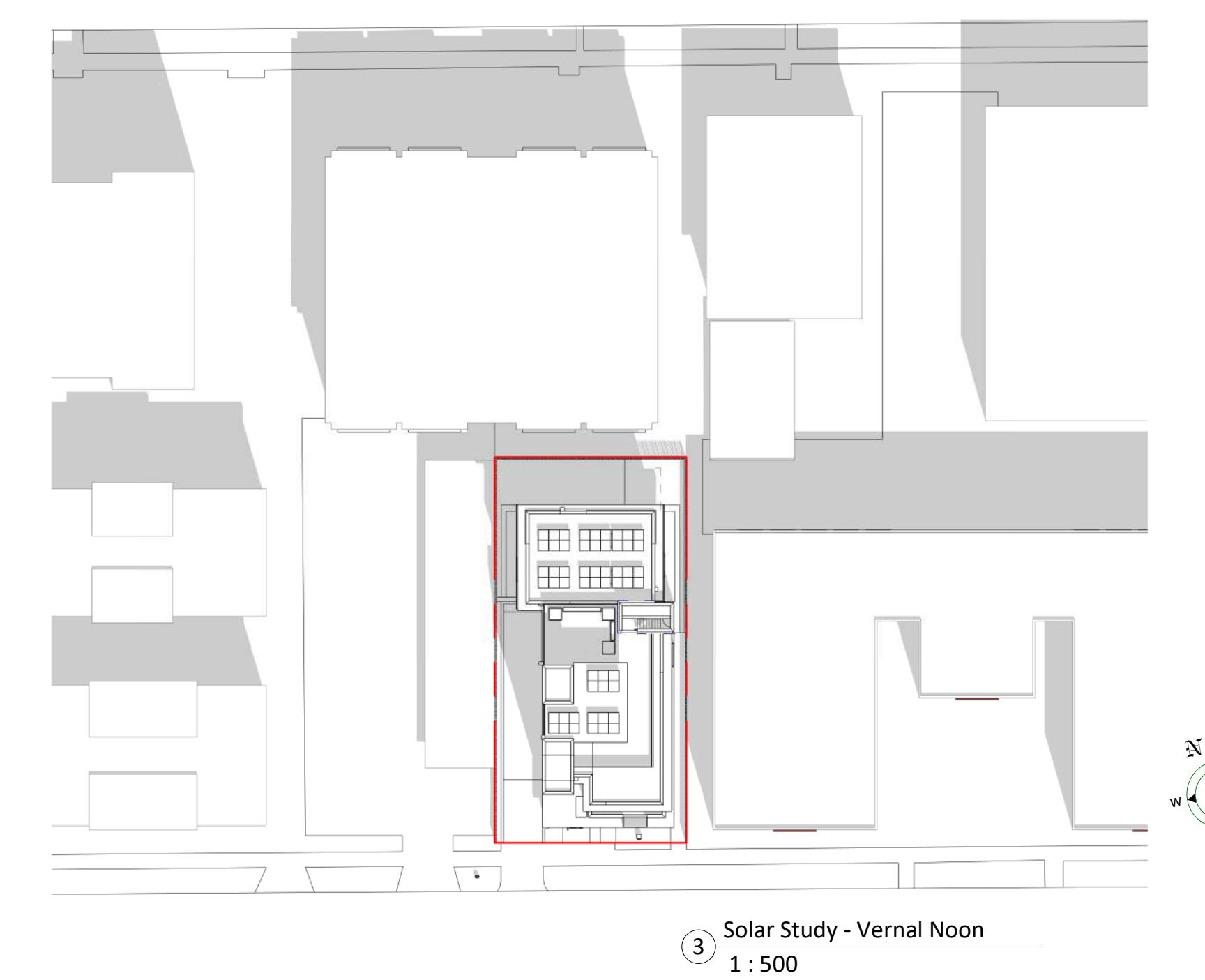
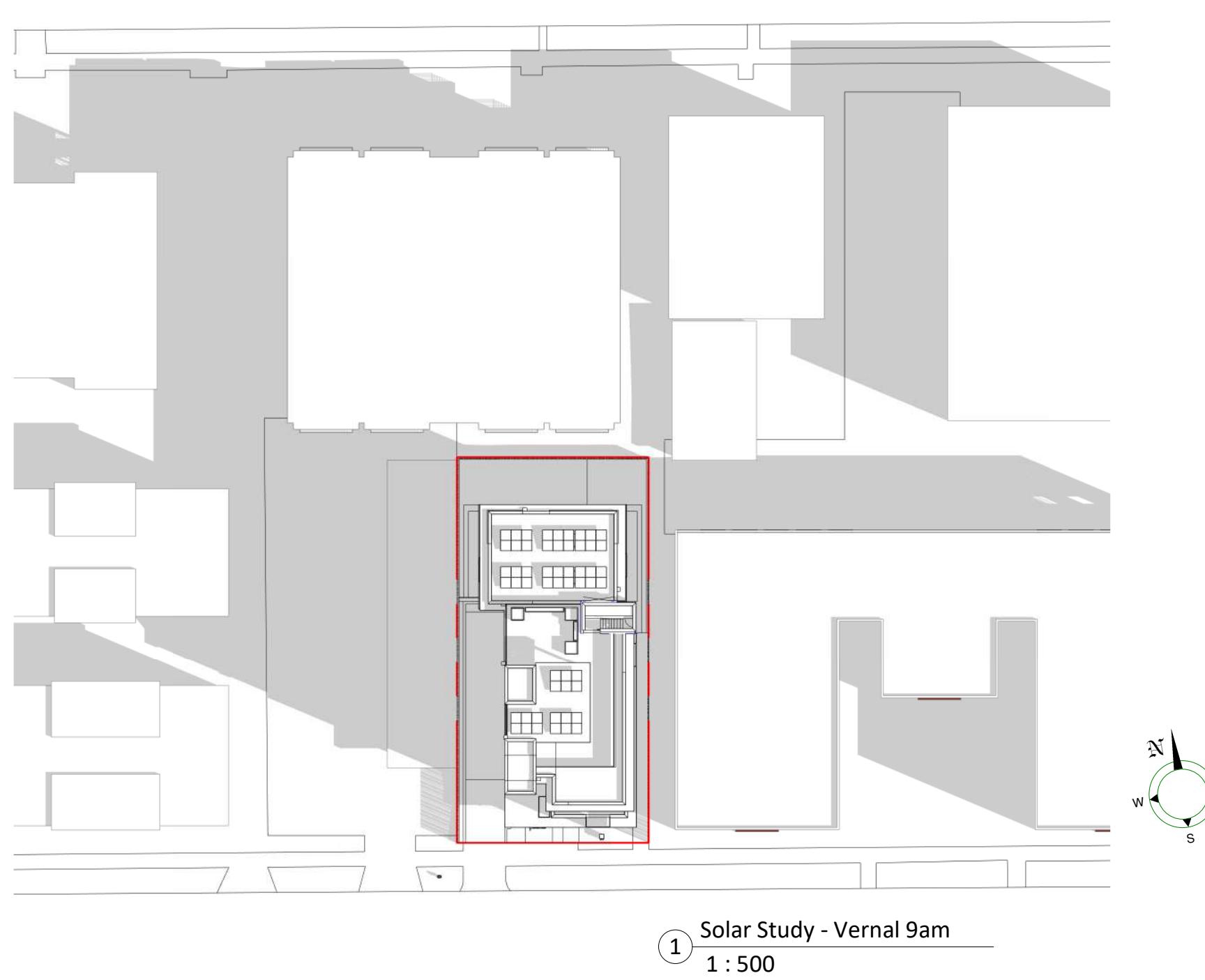
Revision	No.	Description	Date

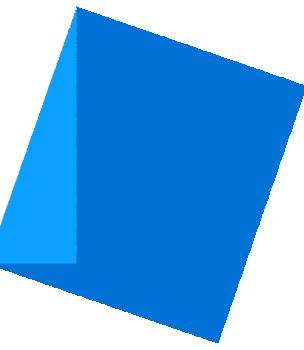


Ten42

1042 Richardson Street,
Victoria BC

Solar Shadow Study		
Date	2023-08-29 2:26:18 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

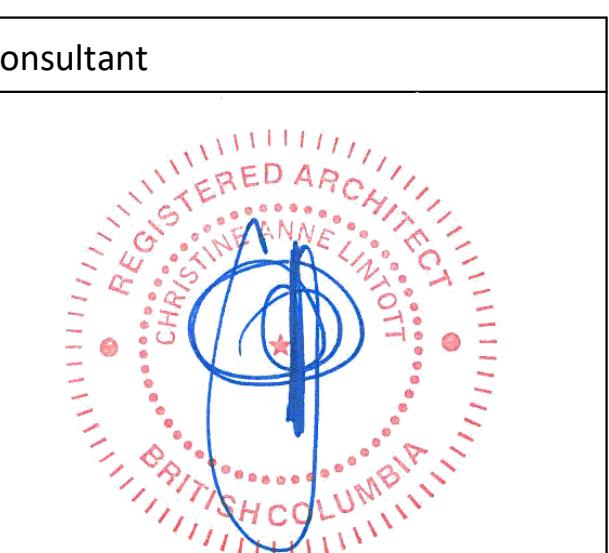


11 Shadow Study Noon Winter Solstice



12 Shadow Study 3pm Winter Solstice

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Revision		
No.	Description	Date



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1042 Richardson Street,
Victoria BC

Axo Shadow Study

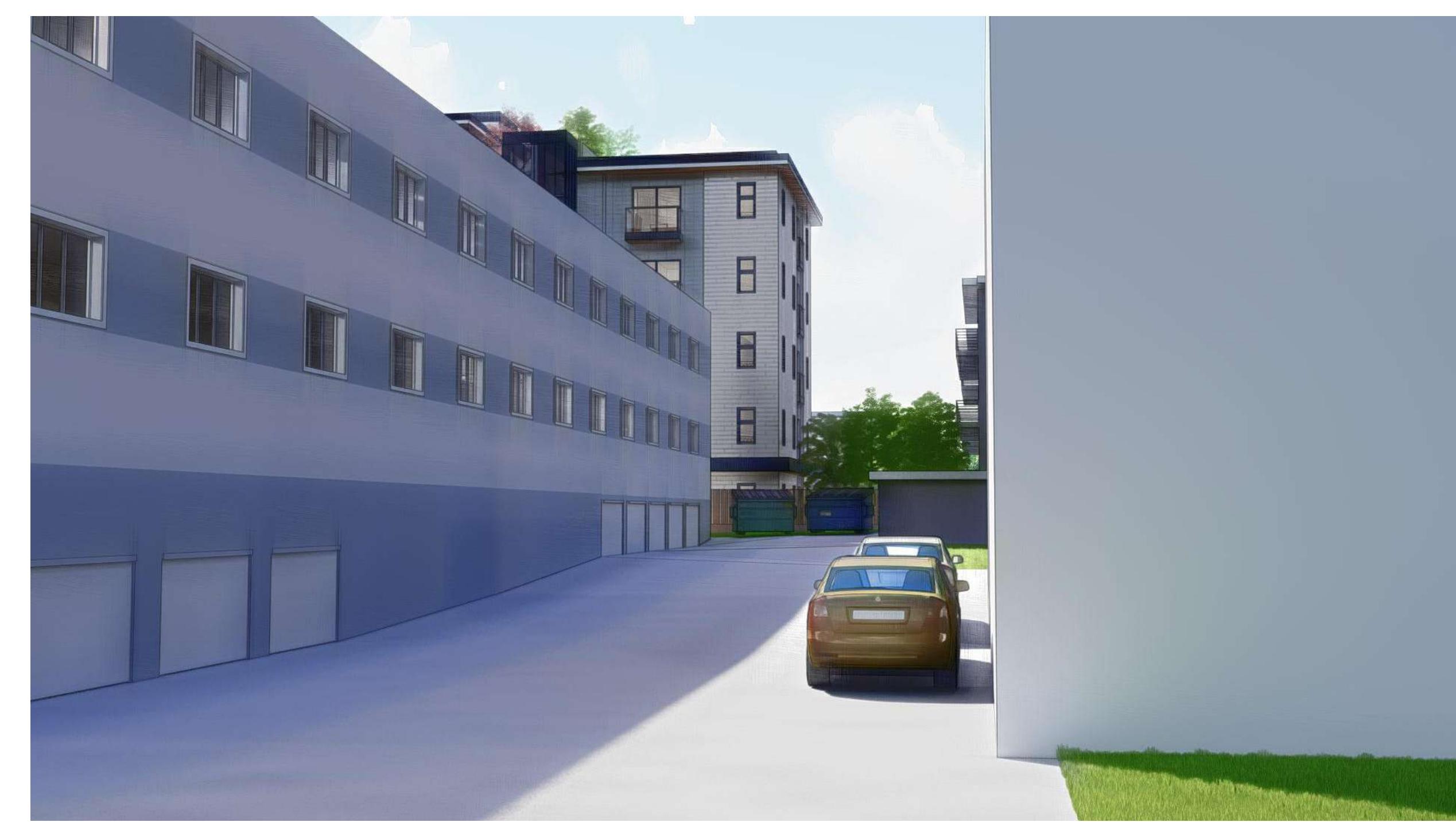
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Checked by CL

A1.02

Scale

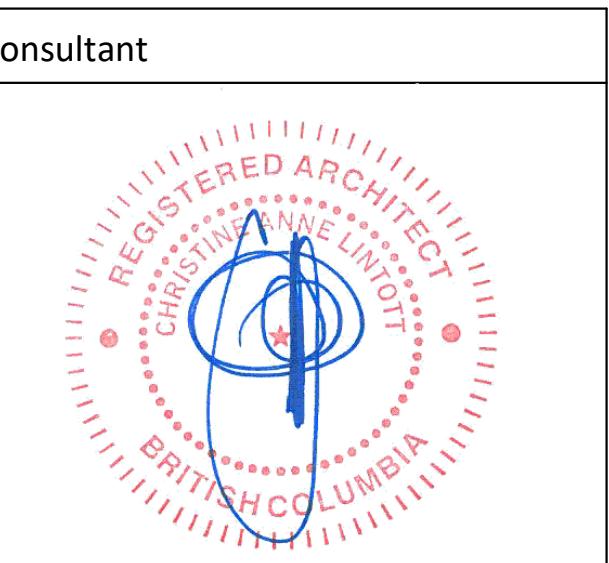


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Revision	No.	Description	Date
11	Exterior Material Revision	2023-08-29	



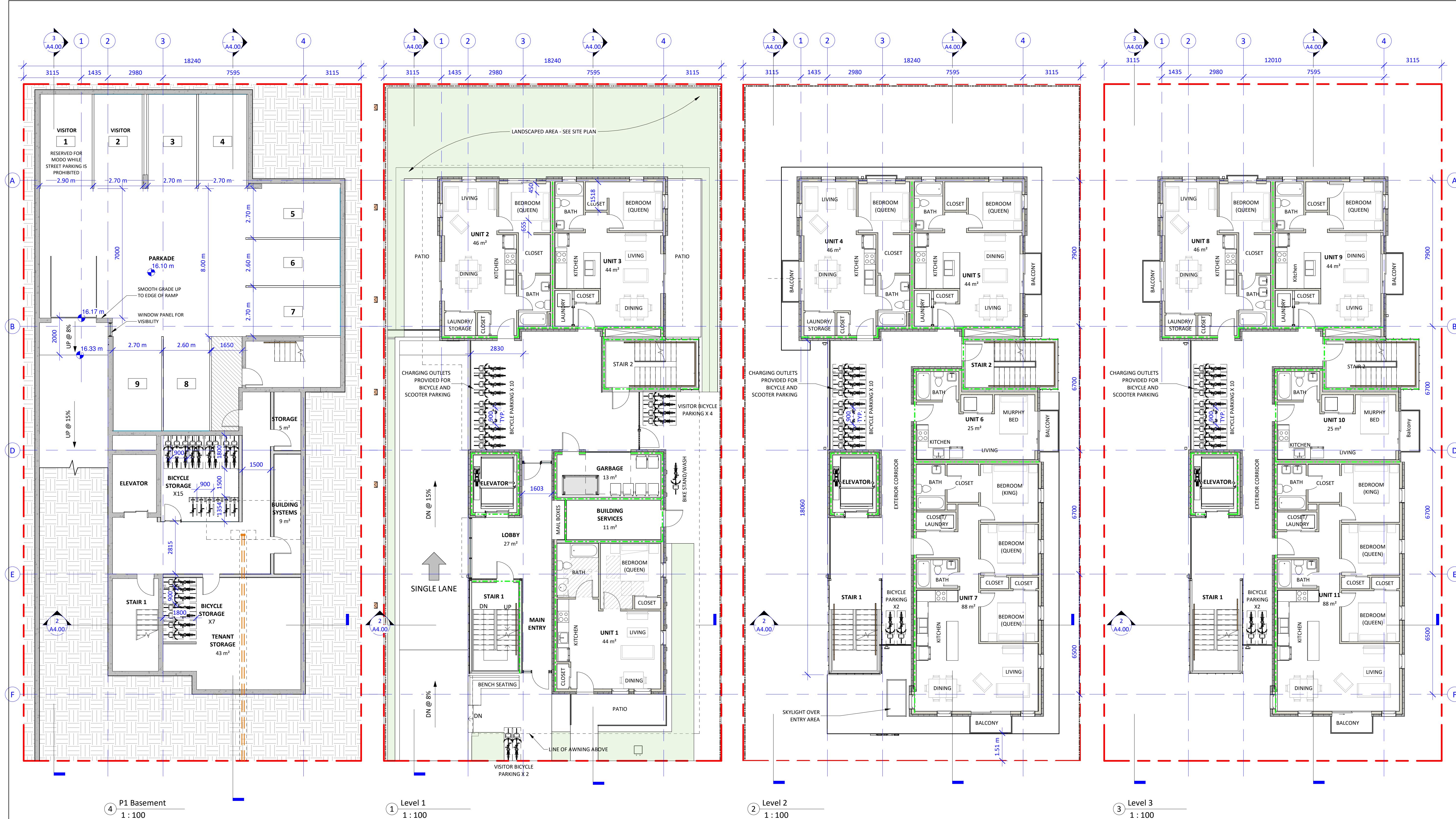
Ten42

1042 Richardson Street,
Victoria BC

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

A1.03

Scale



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 = 56
Total = 22+56 = 78

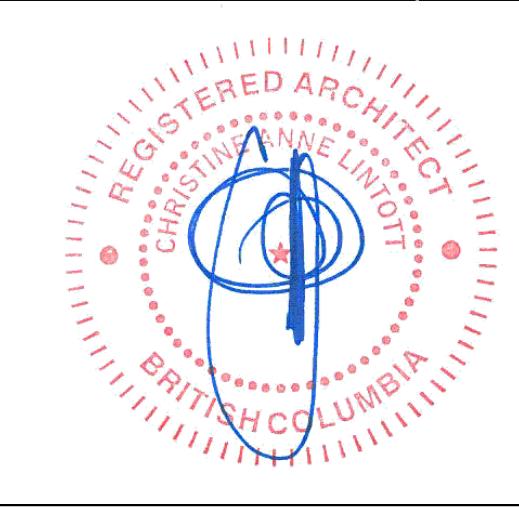
----- FRR - 0 H Fire Separation
----- FRR - 0.75 H Fire Separation
----- FRR - 1 H Fire Separation
----- FRR - 2 H Fire Separation

Christine Lintott
Architects Inc.

Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
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	
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
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



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1042 Richardson Street,
Victoria BC

Floor Plans

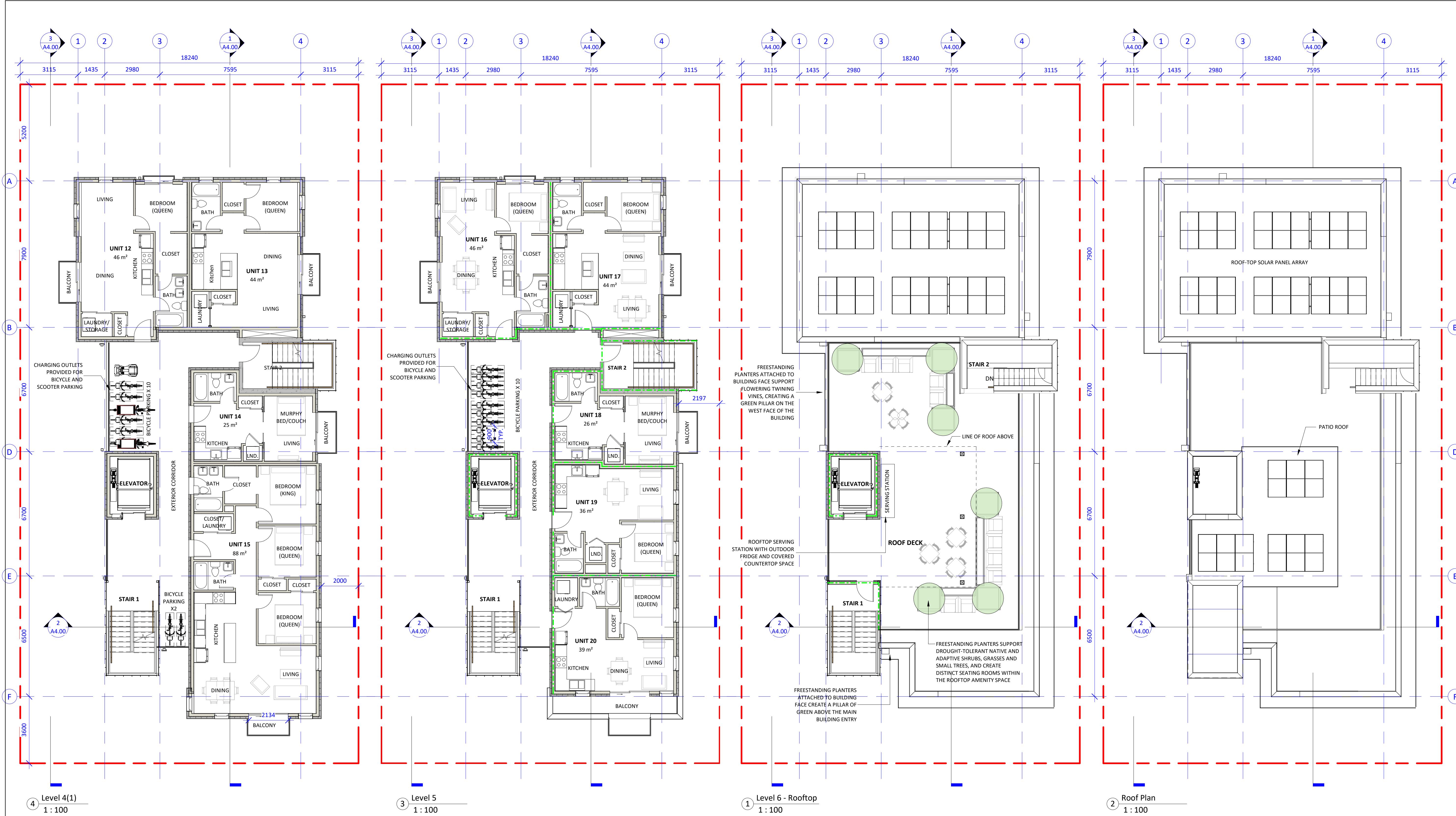
Date 2023-08-29 2:26:37 PM

Drawn by BH

Checked by CL

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
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
936 m²		

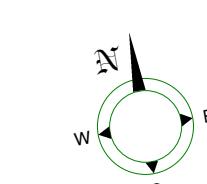
Unit Schedule

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:	Short Term Per Schedule C (within 15m of entry)	Total
1/unit < 45m ² x 12 = 12		
1.25/unit > 45m ² x 8 = 10		
Total = 22		
Provided:		
P1 = 22		
Proposed Additional:		
Long Term Parking = 56		
Total = 22+56 = 78		

----- 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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Victoria BC

Floor Plans

Date 2023-08-29 2:26:47 PM

Drawn by BH

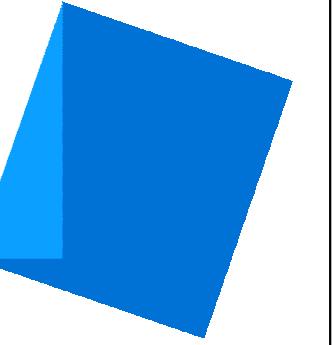
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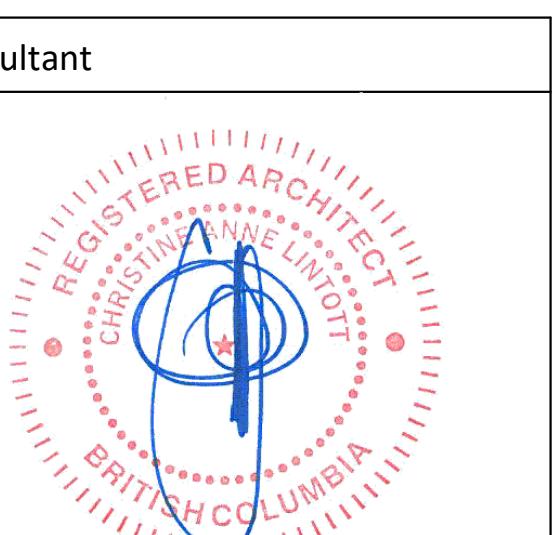
Scale

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



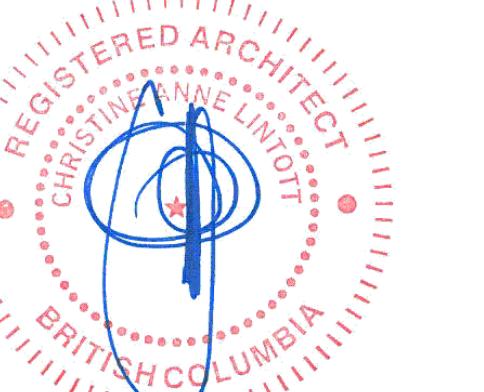




1 Context Elevation
1 : 100

Issue	Date	
Submission for Rezoning and Development Permit	2020-09-30	
Re - Submission for Rezoning and Development Permit	2021-01-18	
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
2	Glazing & Stair Core Updated	2021-10-22
11	Exterior Material Revision	2023-08-29

Consultant



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1042 Richardson Street,
Victoria BC

Context Elevations

Date 2023-08-29 2:27:10 PM

Drawn by BH

Checked by CL

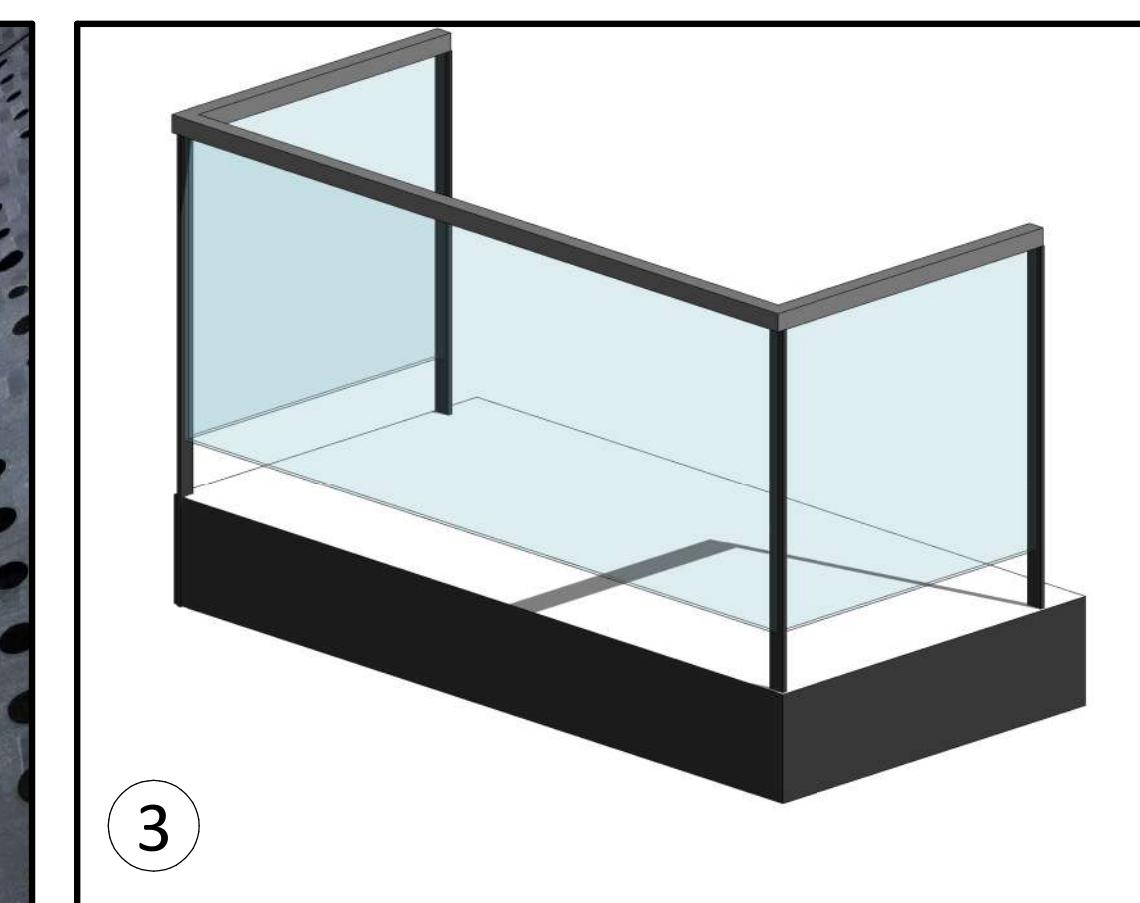
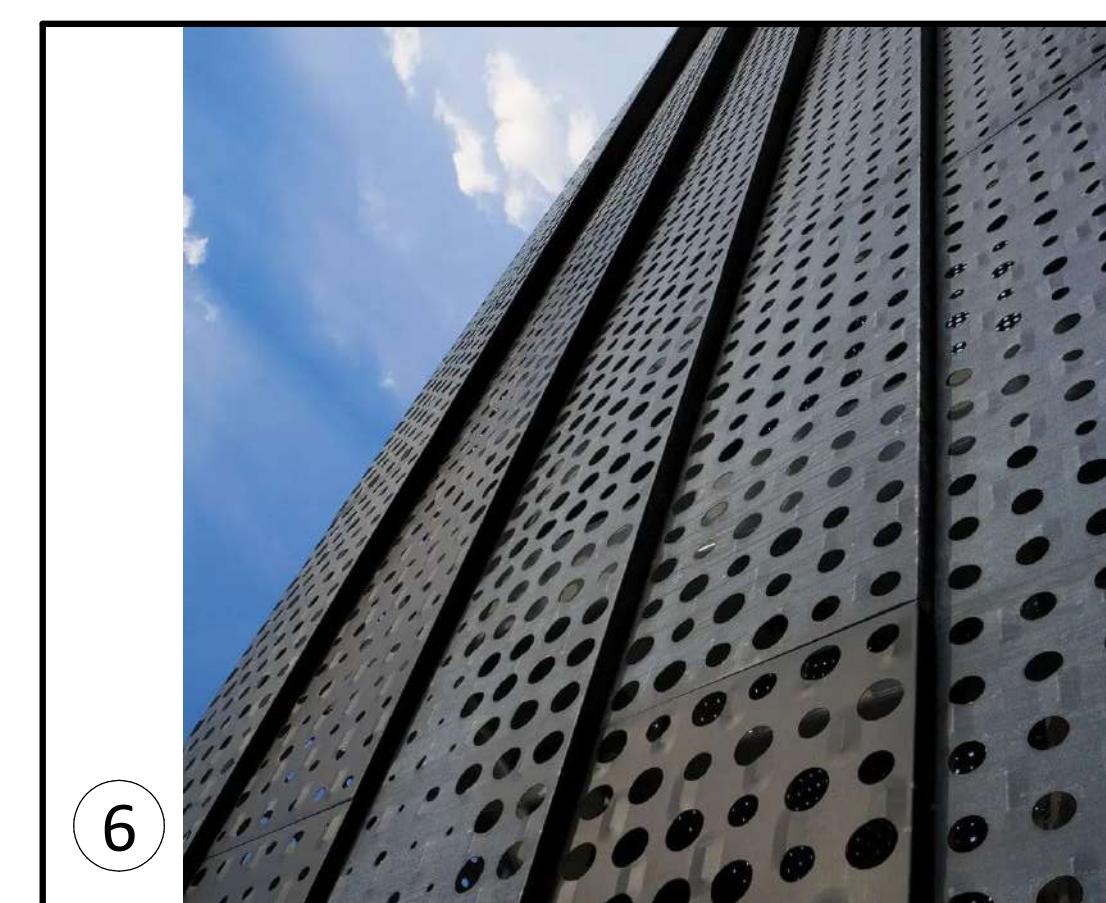
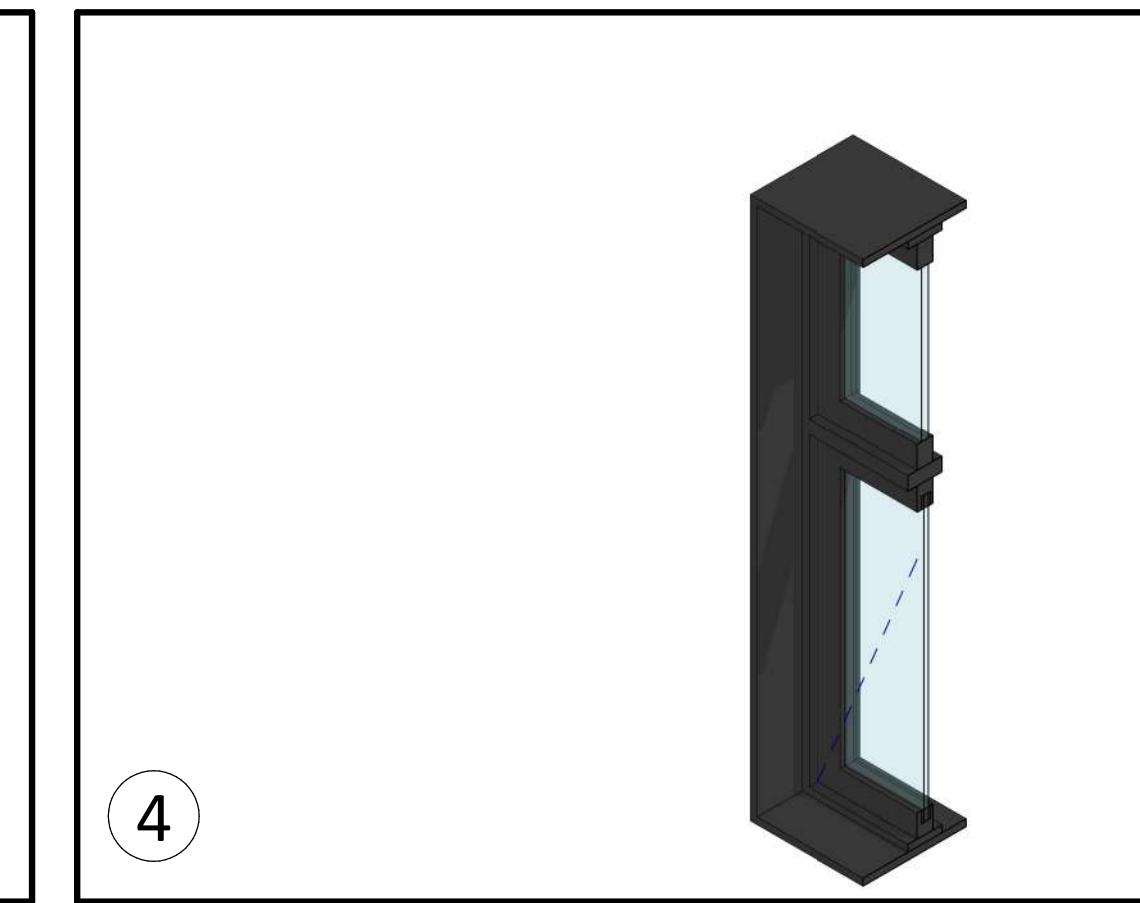
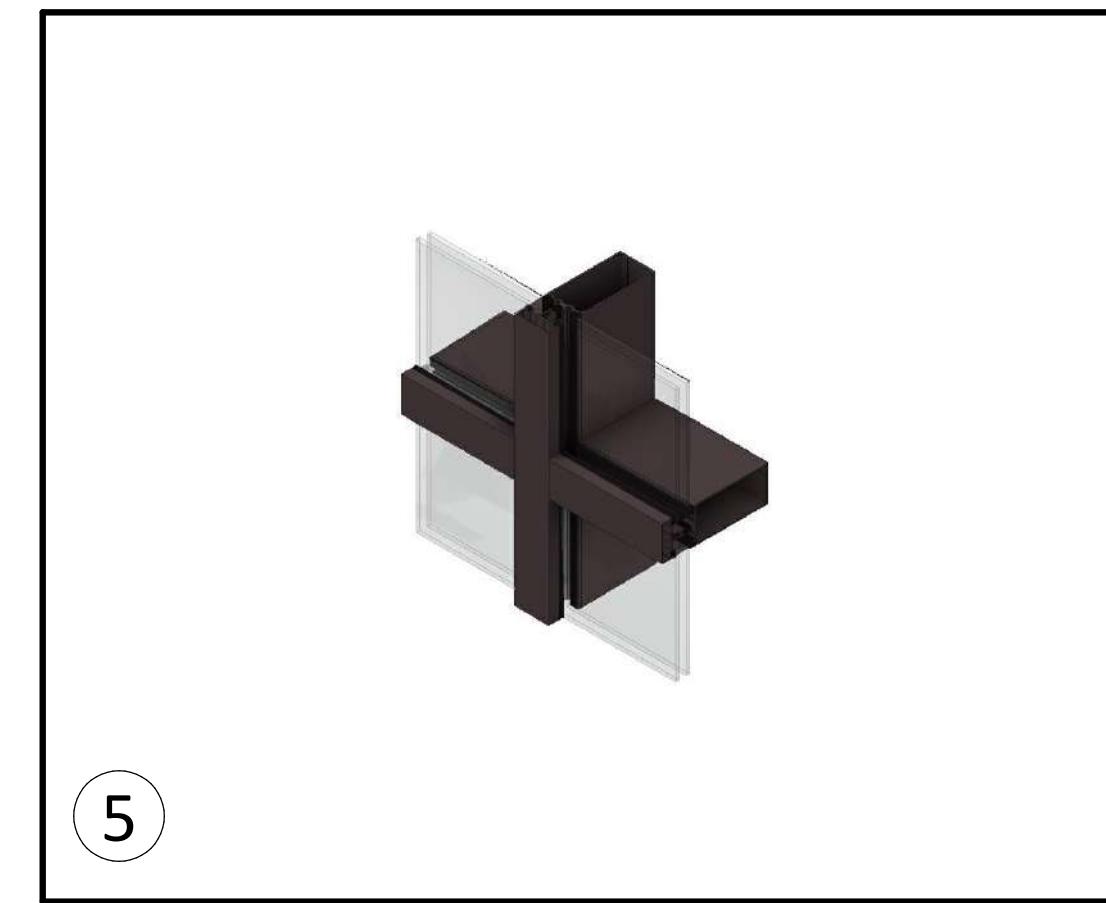
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Scale 1 : 100

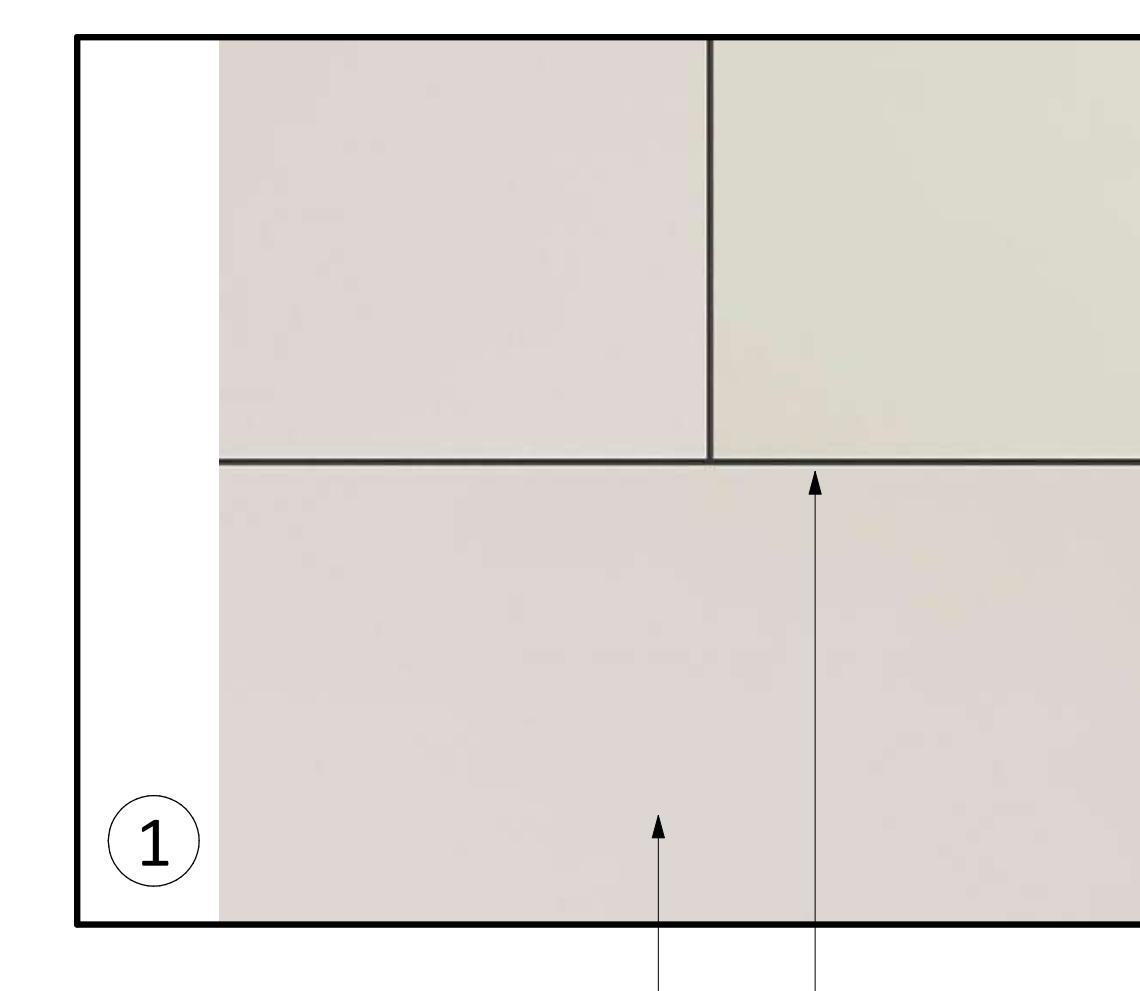
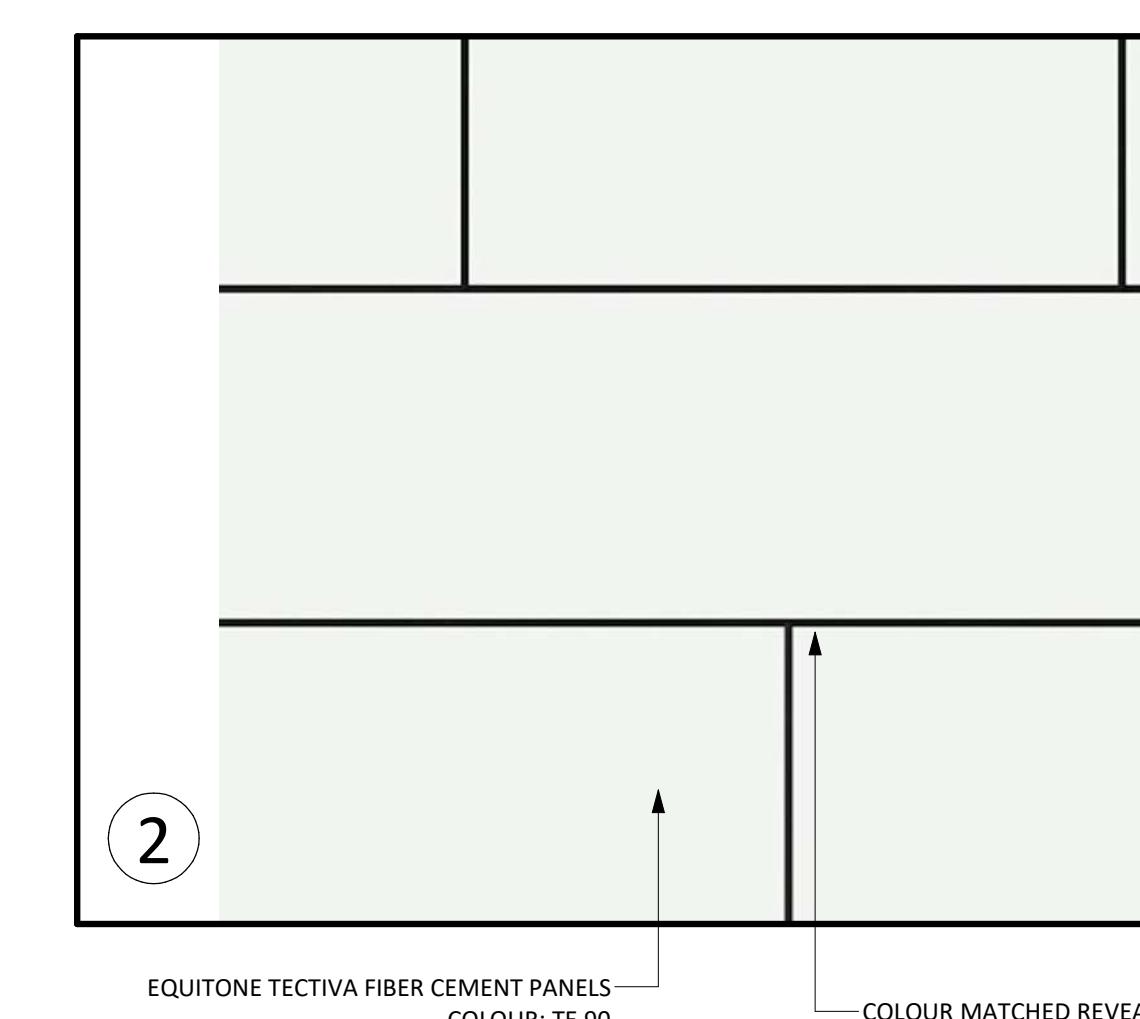


Materials Elevation

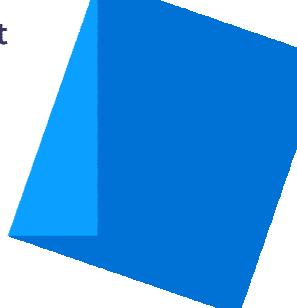
1 : 50



- 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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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

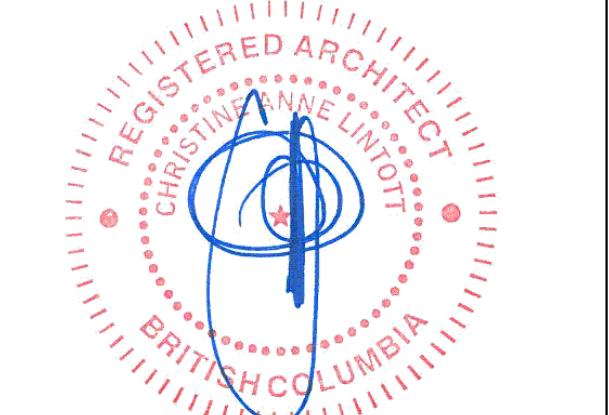
Revision

No. Description Date

8 Vertical Screen Material 2022-04-19

11 Exterior Material Revision 2023-08-29

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1042 Richardson Street,
Victoria BC

Exterior Materials

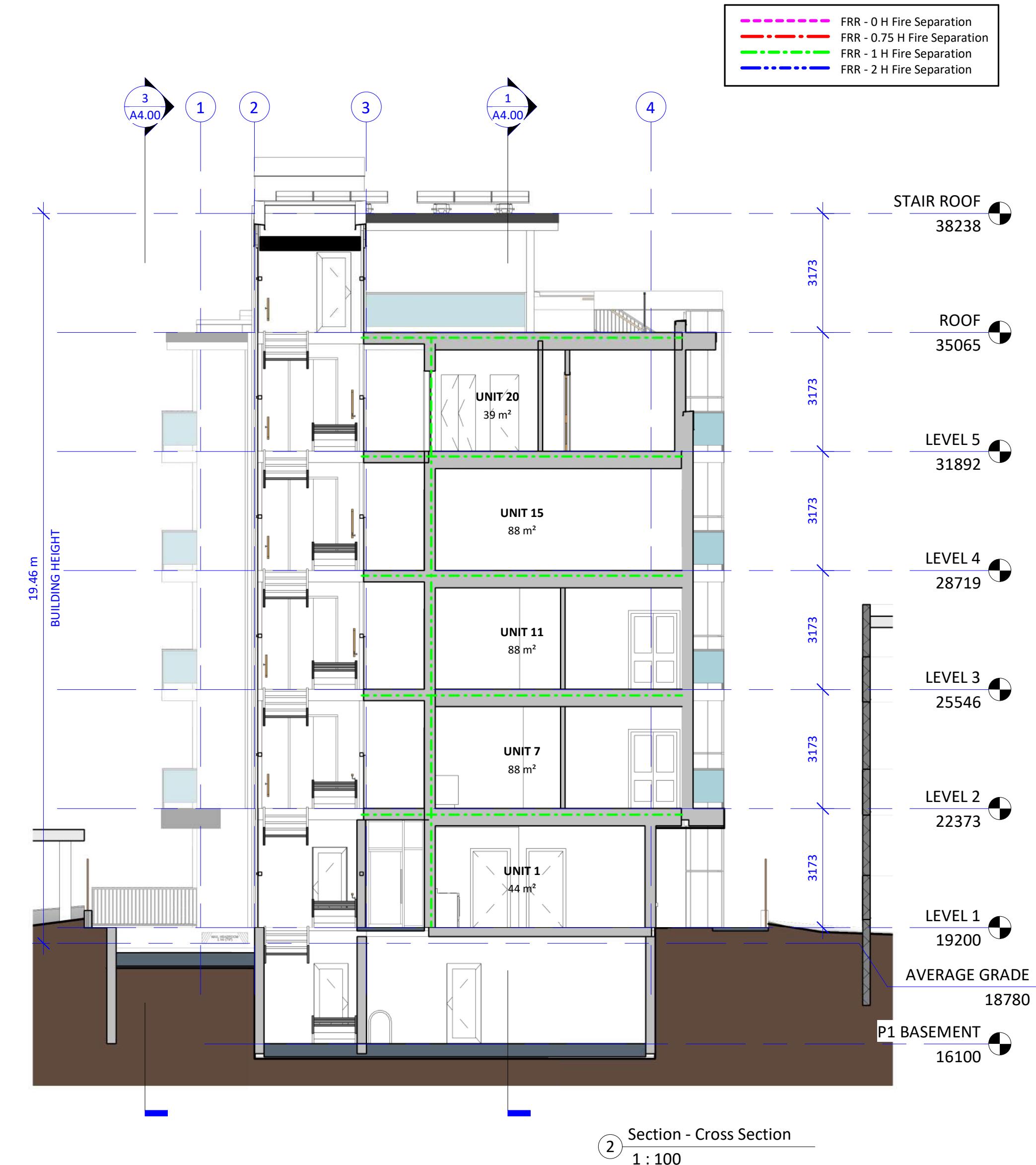
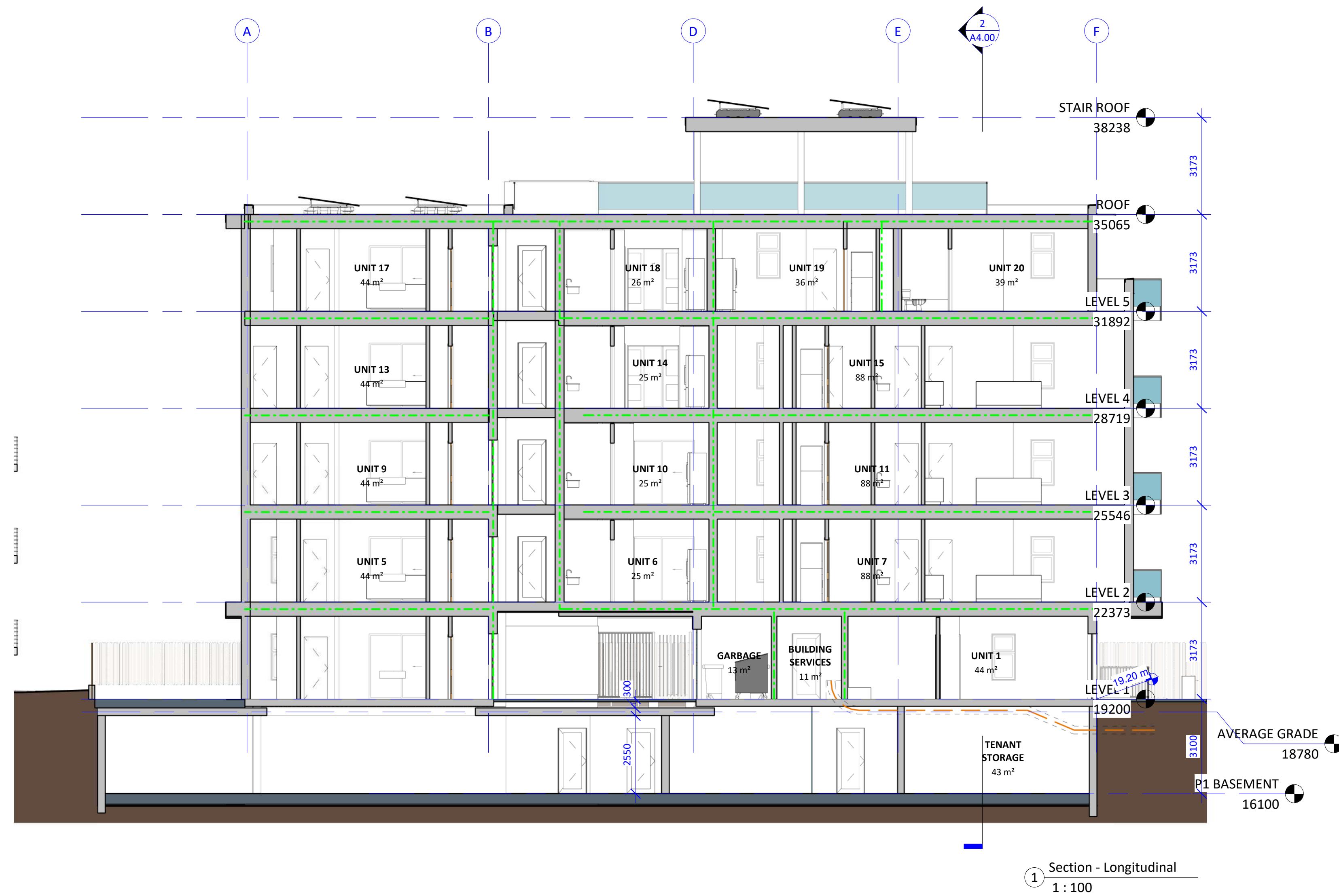
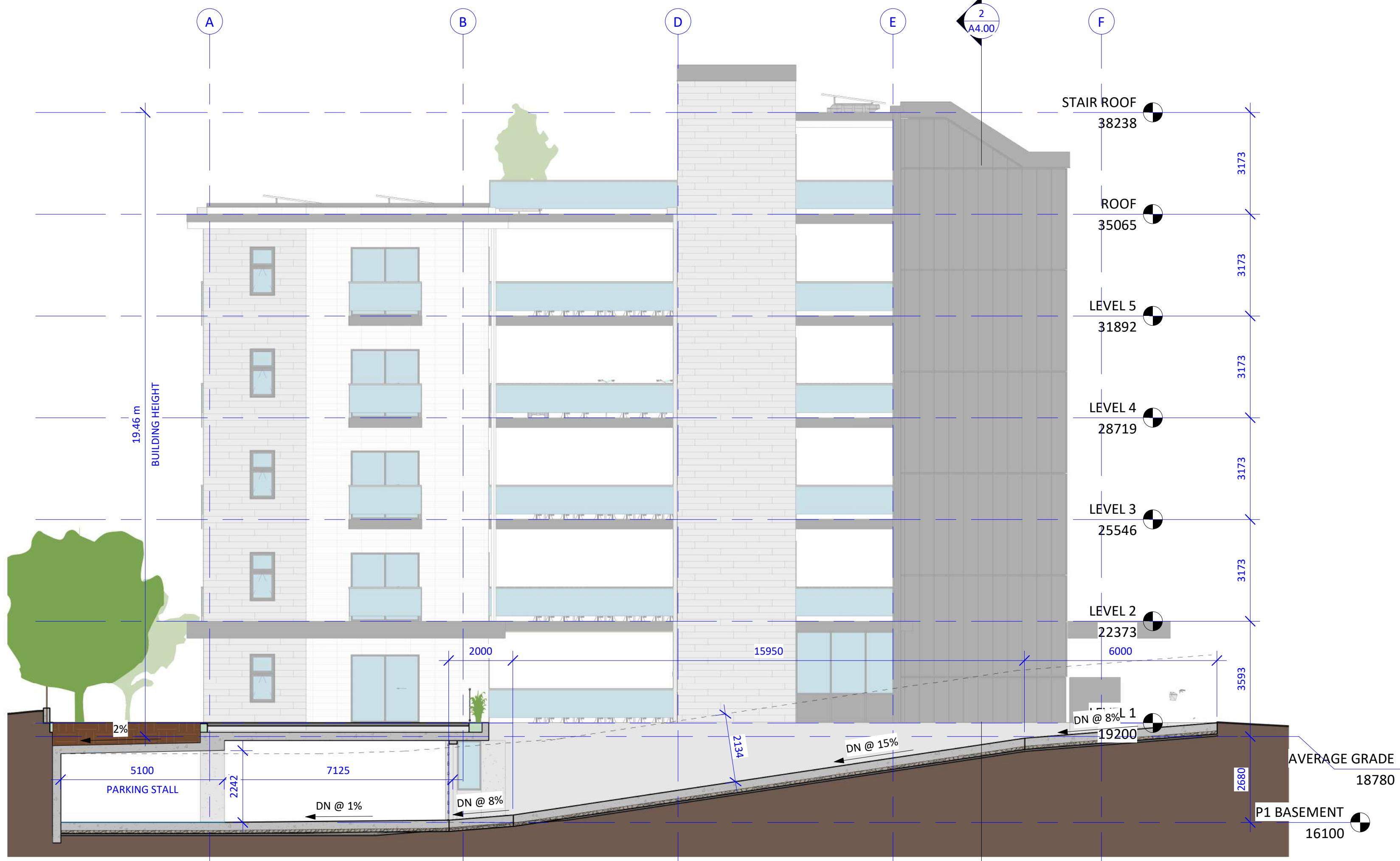
Date 2023-08-29 2:27:28 PM

Drawn by BH

Checked by CL

A3.02

As indicated



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Architects Inc.

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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

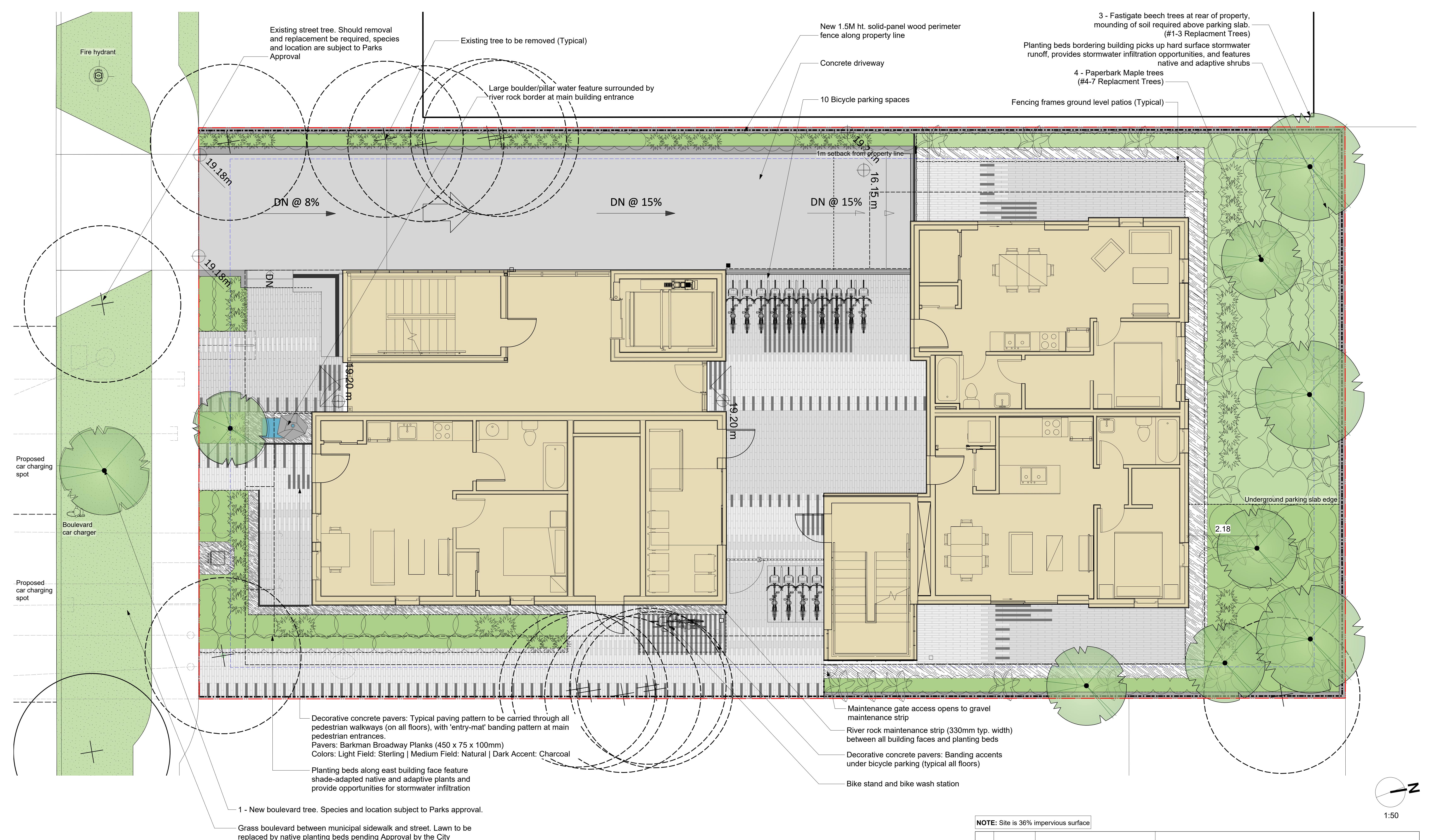
Revision	No.	Description	Date
1	Revision 2	2021-06-11	
7	Zoning Comment #5	2022-04-19	

REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

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1042 Richardson Street,
Victoria BC

Building Sections	Date	2023-08-29 2:27:31 PM
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Checked by	CL	
Scale	A4.00	As indicated

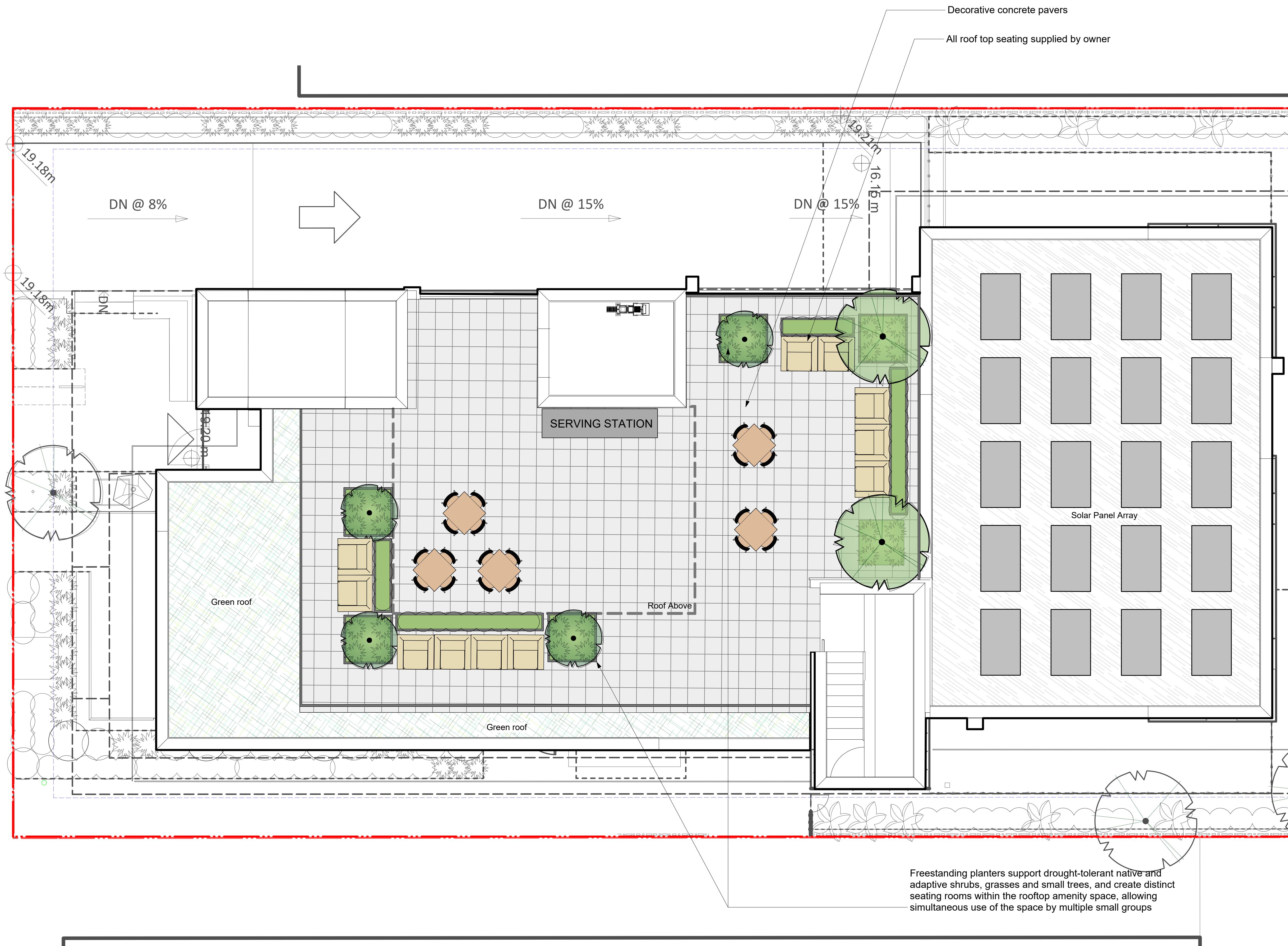


1042 Richardson Street | Landscape Concept Plan

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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1042 Richardson Street | L6 Rooftop Concept Plan

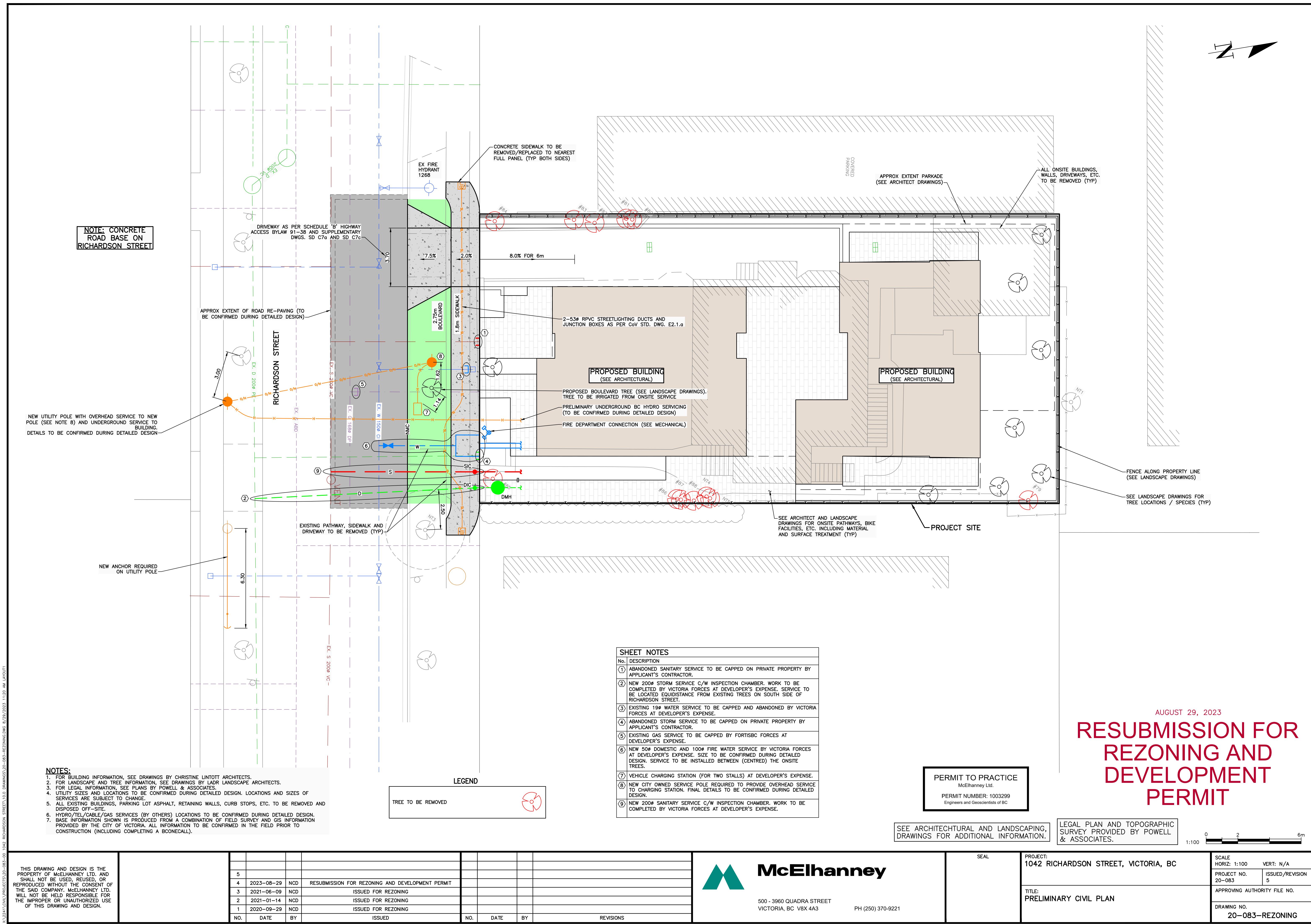
6	Aug 25 -23	Issued for DP Resubmission
5	June 9 -21	DP Revisions
4	Jan 11-21	DP Revisions
3	Nov 26-20	DP Revisions
2	Sept 30-20	Issued for Development Permit
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

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LADR LANDSCAPE ARCHITECTS

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



AUGUST 29, 2023

RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT

NOT

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. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN. LOCATIONS AND SIZES OF SERVICES ARE SUBJECT TO CHANGE.
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 BCONECALL).

LEGE

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 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
Engineers and Geoscientists of BC

SEE ARCHITECHTURAL AND LANDSCAPING,
DRAWINGS FOR ADDITIONAL INFORMATION.

AL PLAN AND TOPOGRAPHIC
VEY PROVIDED BY POWELL
ASSOCIATES.

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVIS
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

SEAL PROJECT: 1616 RICHARDSON STREET, VICTORIA, BC

1042 RICHARDSON STREET, VICTORIA, BC

19. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**

TITLE: PRELIMINARY CIVIL PLAN

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	