

1042/1044 RICHARDSON STREET
APPLICATION FOR REZONING & DEVELOPMENT PERMIT

City of Victoria logo
Revisions
Received Date: January 25, 2021

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



Property Data

Table with 2 columns: General Property Information, Project Description, Civic Address, Legal Description, Property Identification Number (P.I.D.), Authority Having Jurisdiction, Applicable Building Code.

DRAWING LIST

Table with 2 columns: Sheet Number, Sheet Name. Lists drawing sheets from A0.00 to L03.

Project Scope Summary

- 21-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: 4 three-bedroom units, 14 one-bedroom units, 3 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



2 Site Context Plan
1 : 1000

Table with 4 columns: Unit #, Name, Area, Affordable Housing. Includes FSR Calculation and Notes.

Table with 4 columns: Unit Type, Area, Affordable Housing, Quantity. Includes Unit Schedule - By Type.

TOTAL UNIT COUNT: 21
3 STUDIO UNITS
14 ONE BEDROOM
- 3 ADAPTABLE
- 2 GROUND LEVEL
- 1 GROUND LEVEL ACCESSIBLE
4 THREE BEDROOM

OWNER: 1248330 BC LTD.
ARCHITECTURAL: Christine Lintott Architects Inc.
LANDSCAPE: LADR Landscape Architects
SURVEY: Powell & Associates
GEOTECHNICAL: McElhanney

Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

Date: 2021-01-18 1:26:07 PM
Drawn by: BH
Checked by: CL
A0.00
Scale: As indicated

Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-15

Revision

No.	Description	Date
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Consultant

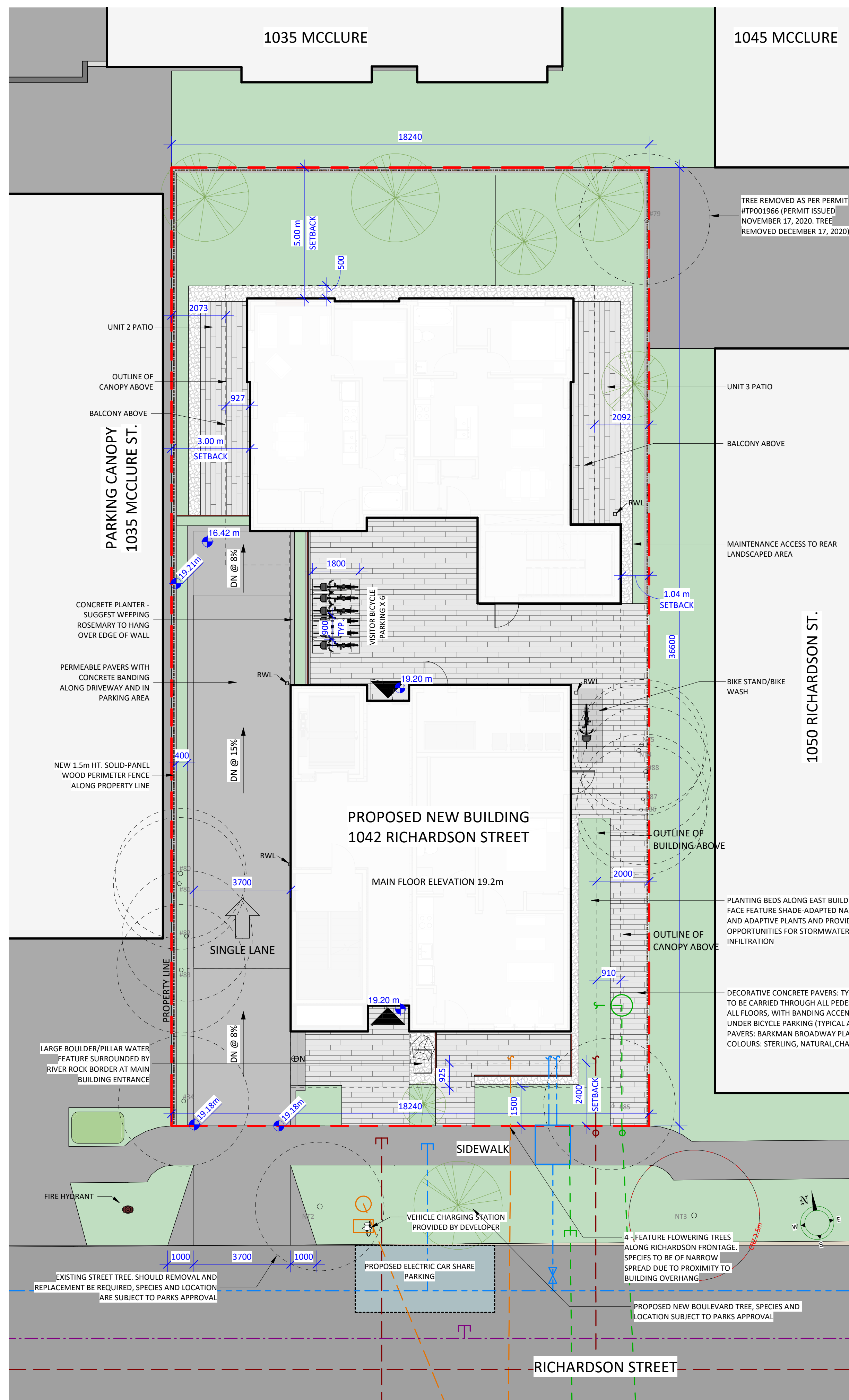
1042 Richardson Street,
Victoria BC

Site Plan and Project Data

ate	2021-01-18 1:26:11 PM
rawn by	B
checked by	C

A0.01

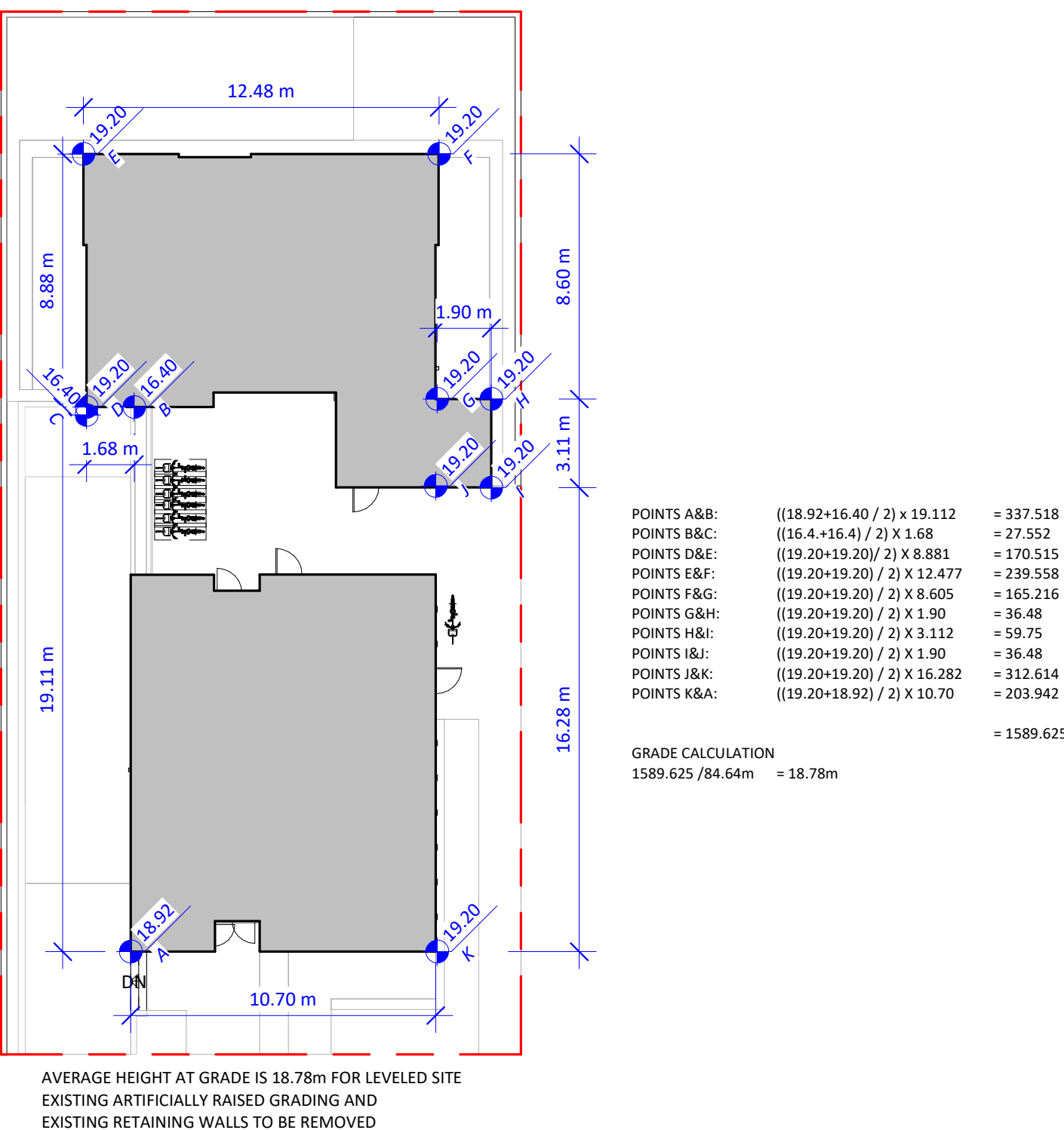
scale As indicated



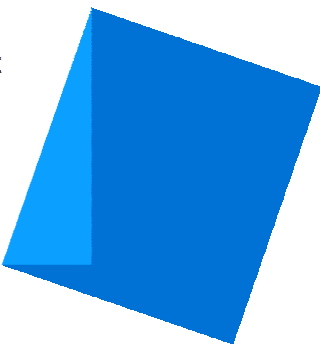
1 Site Plan
1 : 100

Project Information Table		
	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1317 m ²
Floor Space Ratio	N/A	1 : 1.97
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 × 6 = 1.2 .75 / unit < 45m ² × 6 = 4.5 .9 / unit > 45m ² , < 70m ² × 5 = 4.5 1.3 / unit > 70m ² × 4 = 5.2 0.1/unit visitor × 21 = 2.1 Total = 17.5 (18)	7 resident 2 visitor 1 on-street electric car-share
Bicycle Parking #	<u>Long Term Per Schedule C</u> 1/unit < 45m ² × 12 = 12 1.25/unit > 45m ² × 9 = 11.25 Total = 23.25 (24) <u>Short Term Per Schedule C</u> Total = 6 (MIN)	<u>Long Term Per Schedule C</u> P1 = 15 Lvl 2 = 12 Sub-Total = 27 <u>Lvl 3-5 Additional = 34</u> Total = 27+34 = 61 <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	3.0m
Side Yard (East)	N/A	1.0m
Residential Use Details		
Total Number of Units		21
Unit Type Breakdown		4 Studio Units, 13 One Bedroom Units, 4 Three Bedroom Units
Ground Oriented Units		3
Minimum Unit Floor Area		25 m ²
Total Residential Floor Area		1053 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



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

No.	Description	Date
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Consultant

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

Date	2021-01-18 1:26:12 PM
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Drawn by	BH
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Checked by	CL
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A0.02

Scale

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1042 Richardson Street

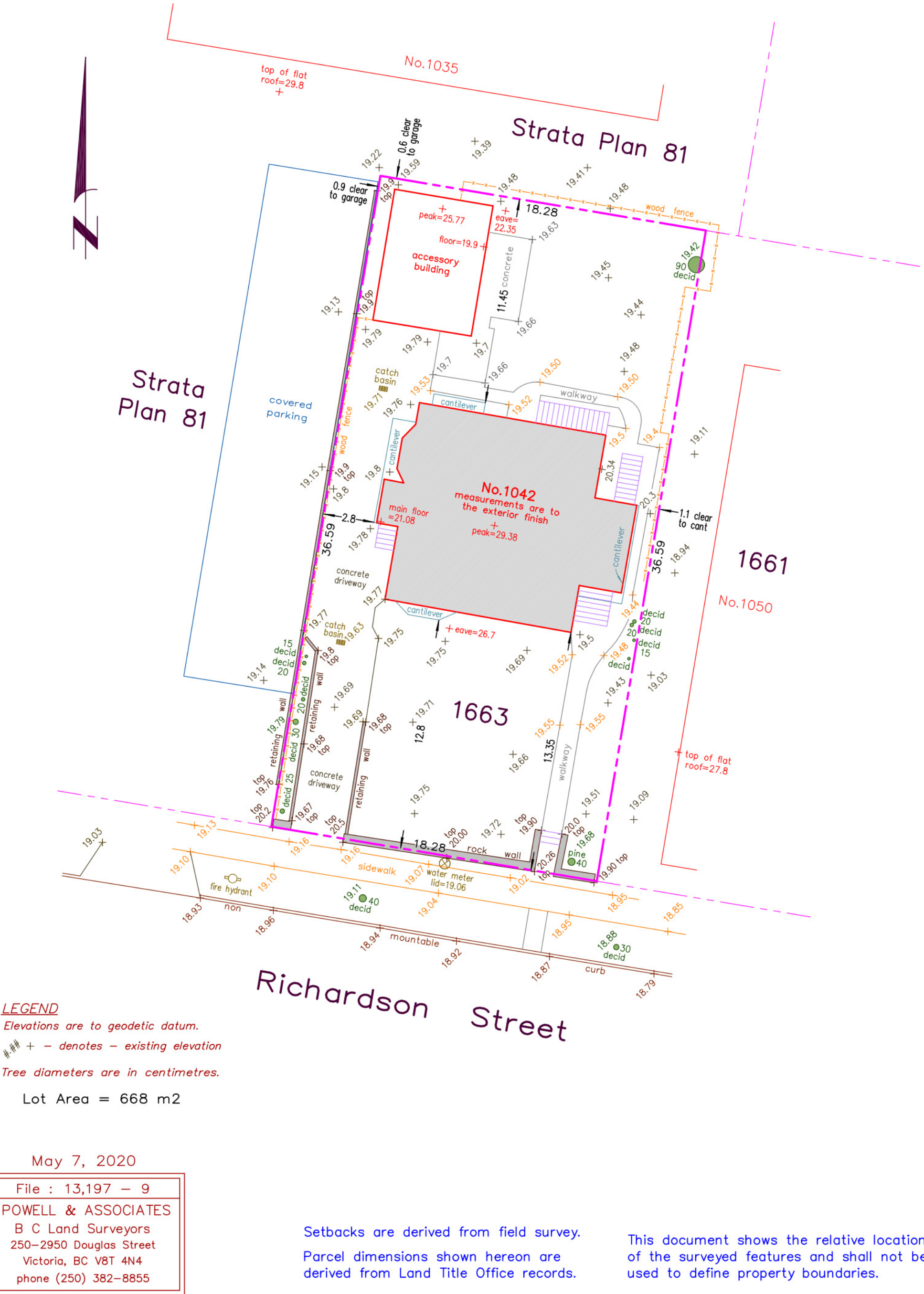
Legal – Lot 1663, Victoria City

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

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

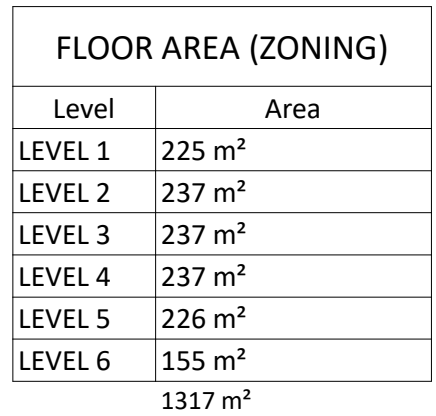
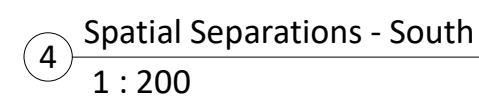
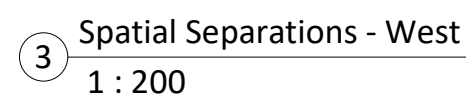
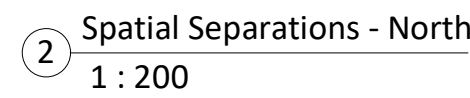
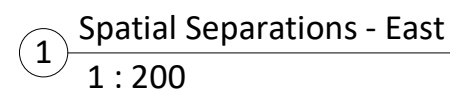
0 2 10 20

The intended print size is 11" by 17".

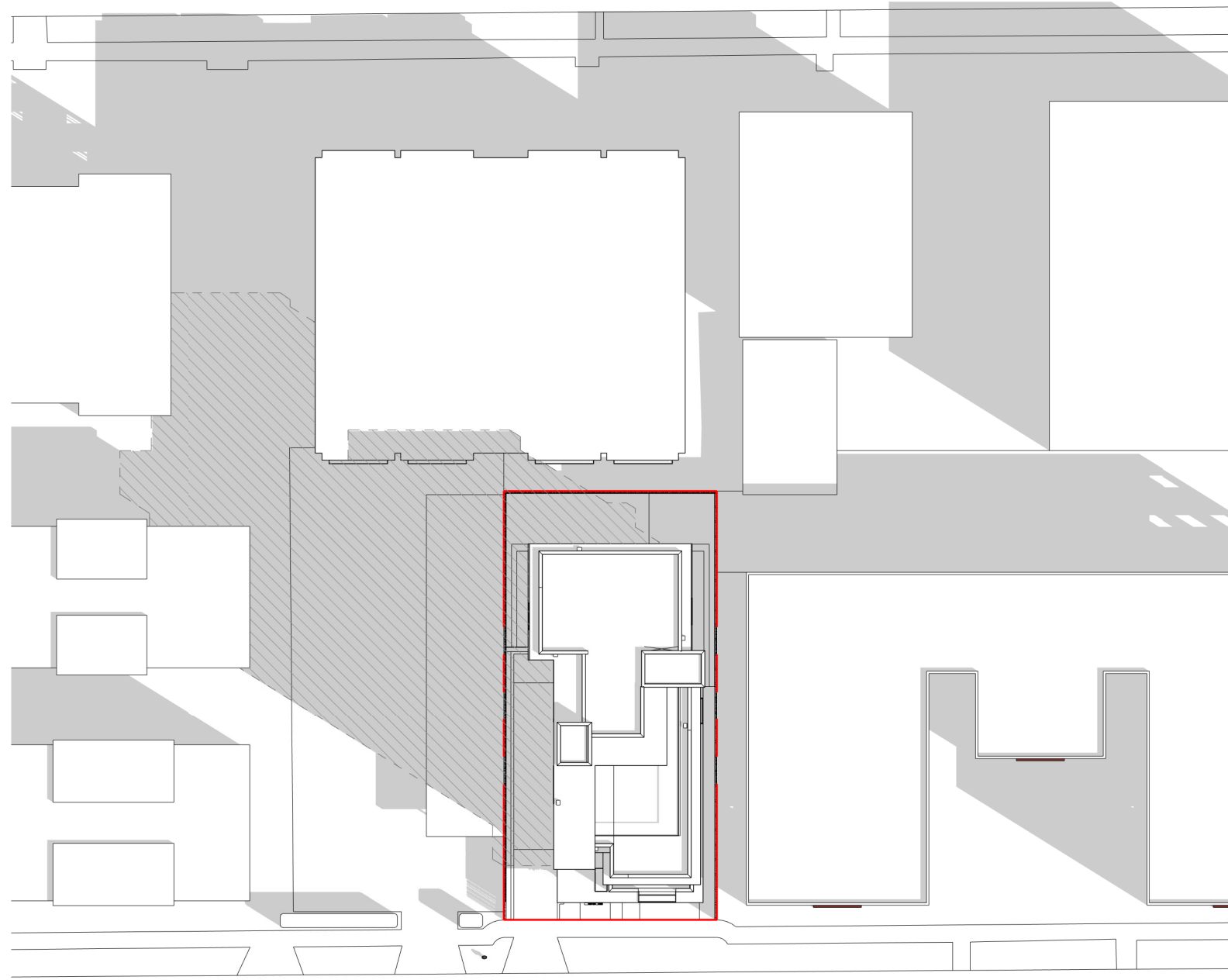


GENERAL INFORMATION										REFERENCES																						
NO.	ITEM	DESCRIPTION																														
1	PROJECT TYPE	NEW CONSTRUCTION <input type="checkbox"/> RENO. <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT <input type="checkbox"/>											-																			
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 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"/>										Div A - 1.1.2																				
4	MAJOR OCCUPANCY(YES)	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 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	58 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>2</td> <td>3</td> <td>6</td> </tr> <tr> <td>1 BEDROOM</td> <td>2</td> <td>14</td> <td>28</td> </tr> <tr> <td>3 BEDROOM</td> <td>6</td> <td>4</td> <td>24</td> </tr> <tr> <td colspan="3"></td> <td>TOTAL 58</td> </tr> </tbody> </table>										ROOM	OCCUPANCY	COUNT	OCCUPANTS	STUDIO	2	3	6	1 BEDROOM	2	14	28	3 BEDROOM	6	4	24				TOTAL 58	3.1.17.
ROOM	OCCUPANCY	COUNT	OCCUPANTS																													
STUDIO	2	3	6																													
1 BEDROOM	2	14	28																													
3 BEDROOM	6	4	24																													
			TOTAL 58																													
9	BUILDING AREA (m ²)	340 BUILDING AREA											1.4.1.2.																			
10	GRADE ELEVATION (m, GEODETIC)	119.20 GRADE											1.4.1.2.																			
11	BUILDING HEIGHT (STOREYS)	6 ABOVE GRADE 0 BELOW GRADE 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											3.2.5.12.																			
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 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 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(I)(B) & Div C - 3.3.																			
CONSTRUCTION CLASSIFICATION		GROUP C, UP TO 6 STOREYS, SPRINKLERED										3.2.2.50.																				
25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input 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): 1 FLOOR ¹ - MEZZANINE ¹ 1 ROOF ¹ LOOBBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY																														
27	BUILDING HEIGHT (STOREYS)	6 MAXIMUM 6 PROPOSED																														
28	BUILDING AREA (m ²)	1500 m ² MAXIMUM 340m ² PROPOSED																														

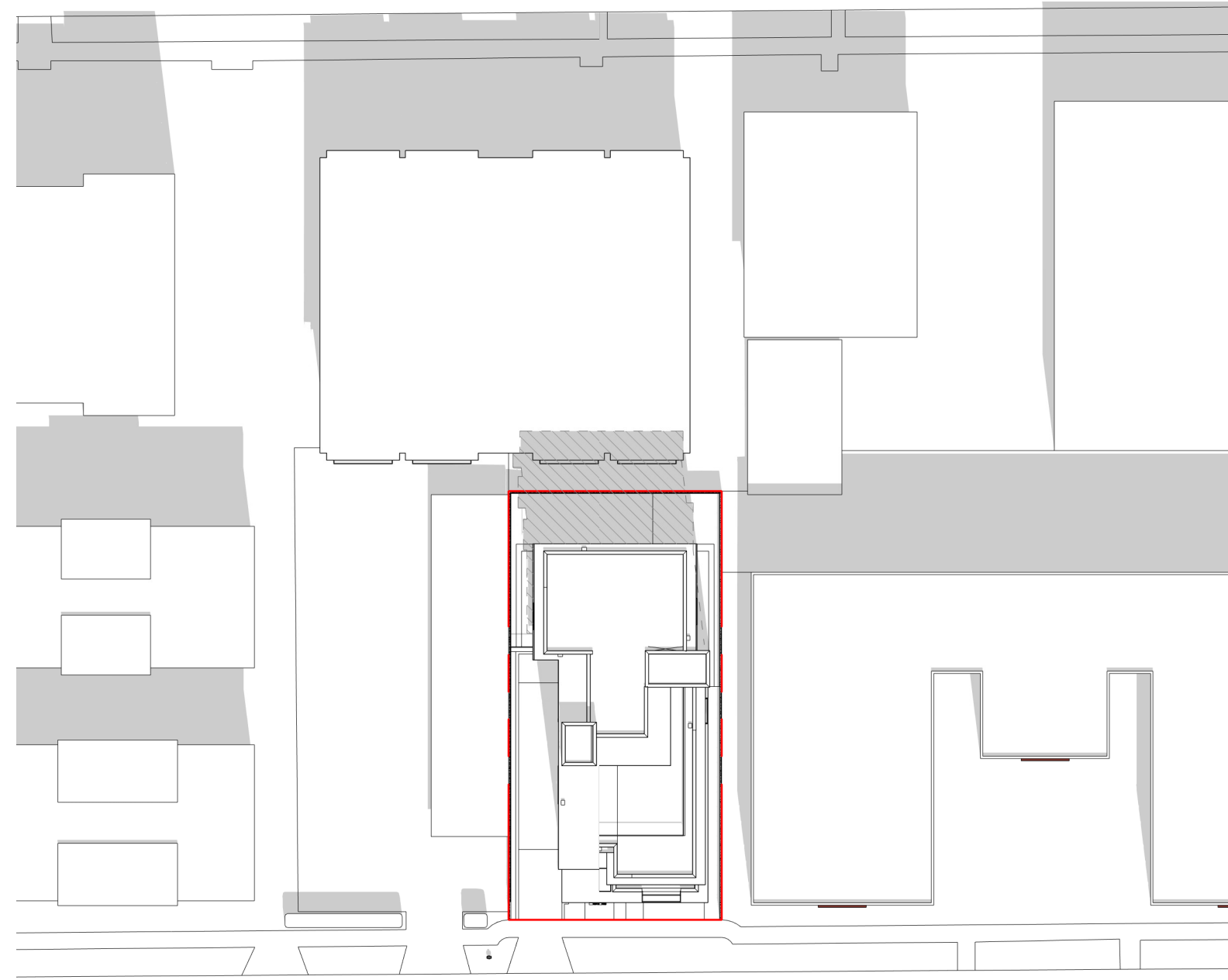
6 - SPATIAL SEPARATIONS				
NO.	ITEM	DESCRIPTION		REFERENCE
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	<p><u>WALL AREA</u></p> <p>NORTH: 269.2 m² 5 m 40 12.26 %</p> <p>EAST: 514.8 m² ≥ 1.04 m 12.37 11.7 %</p> <p>SOUTH: 271.2 m² 11 m 100 32.4 %</p> <p>WEST: 514.5 m² 2.5 m 20 19.79 %</p>	3.2.3.1.	
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	<p><u>F.R.R. (HOURS)</u> <u>NON-COMBUSTIBLE WALL</u> <u>NON-COMBUSTIBLE CLADDING</u></p> <p>NORTH: 8/4 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED</p> <p>EAST: 1 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED</p> <p>SOUTH: - <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED</p> <p>WEST: 1 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED</p> <p>¹ NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.</p>	3.2.3.7.	
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 BAFFLES ET C WHERE REQUIRED BY NFPA-13, FOR EQUIVALENT PROTECTION BY WATER CURTAIN.</p>	3.2.3.13.	



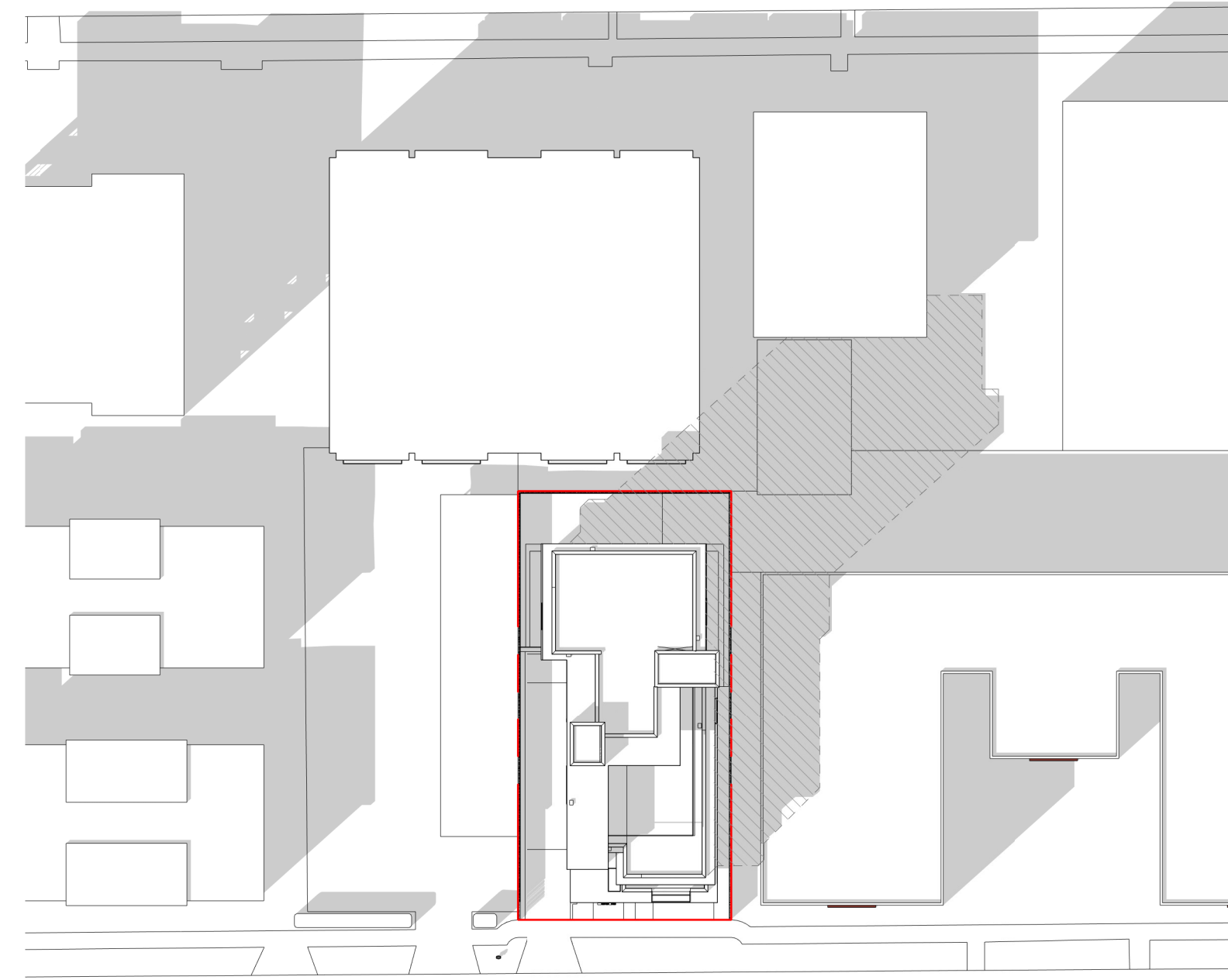
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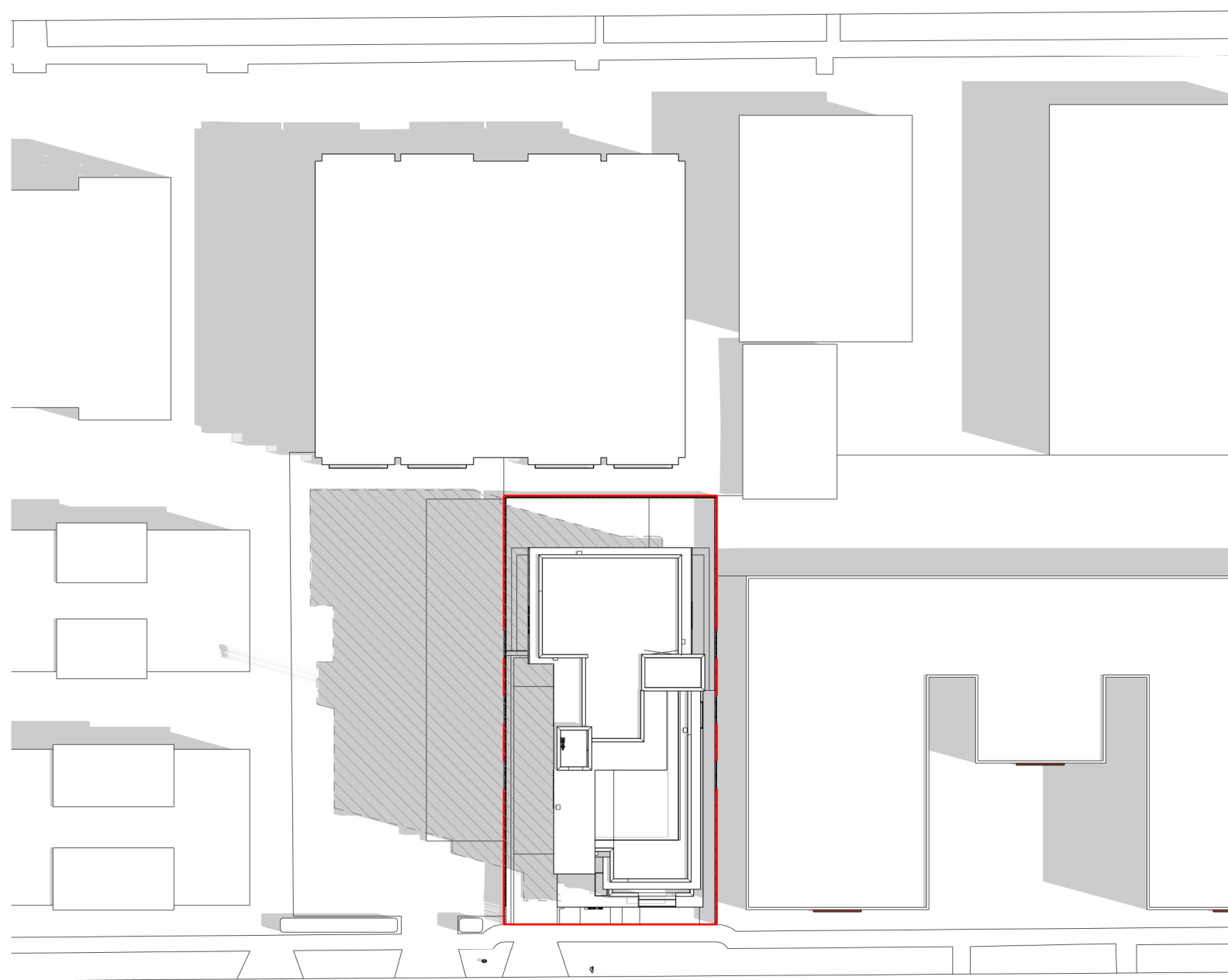
1 Solar Study - Vernal 9am
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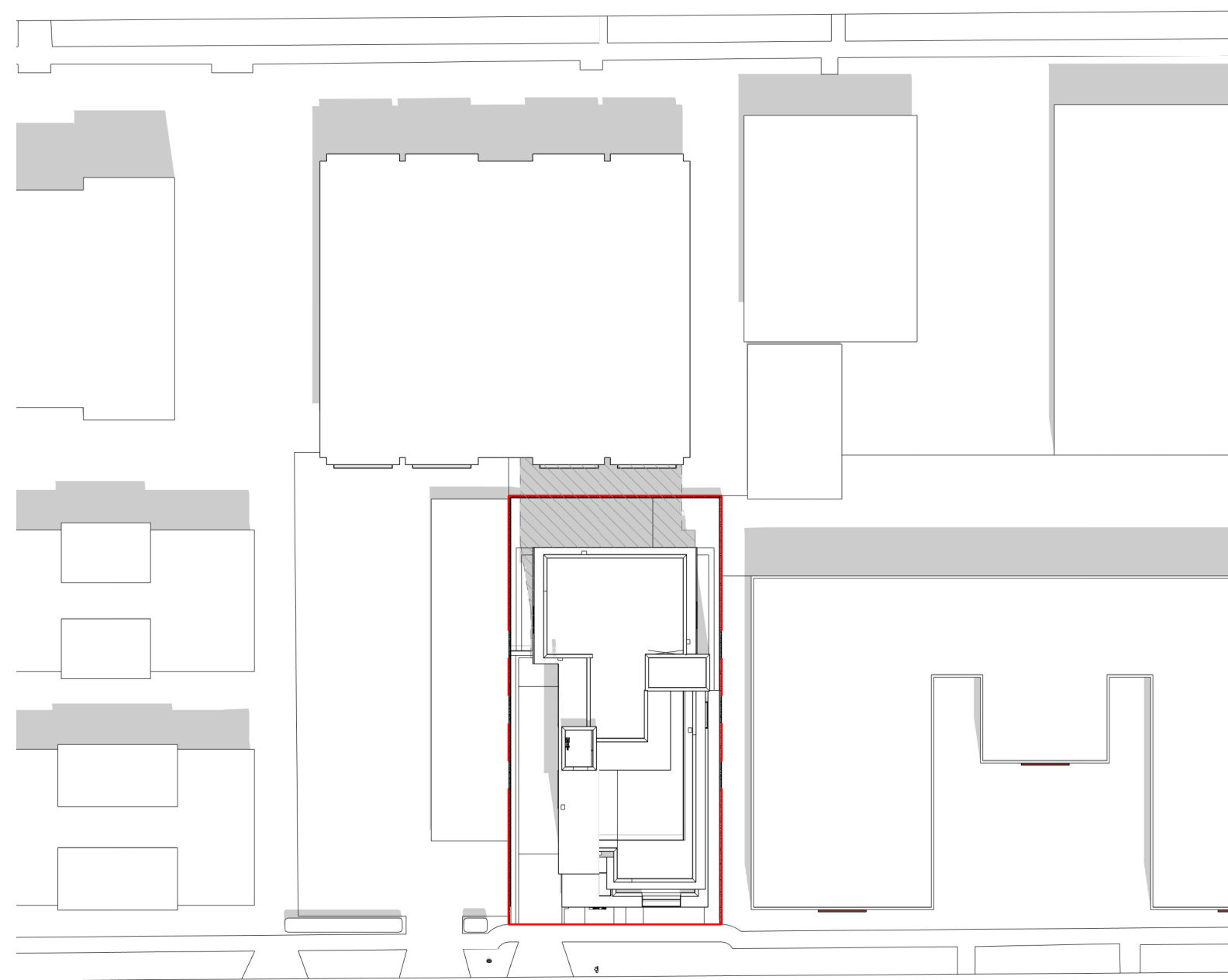
3 Solar Study - Vernal Noon
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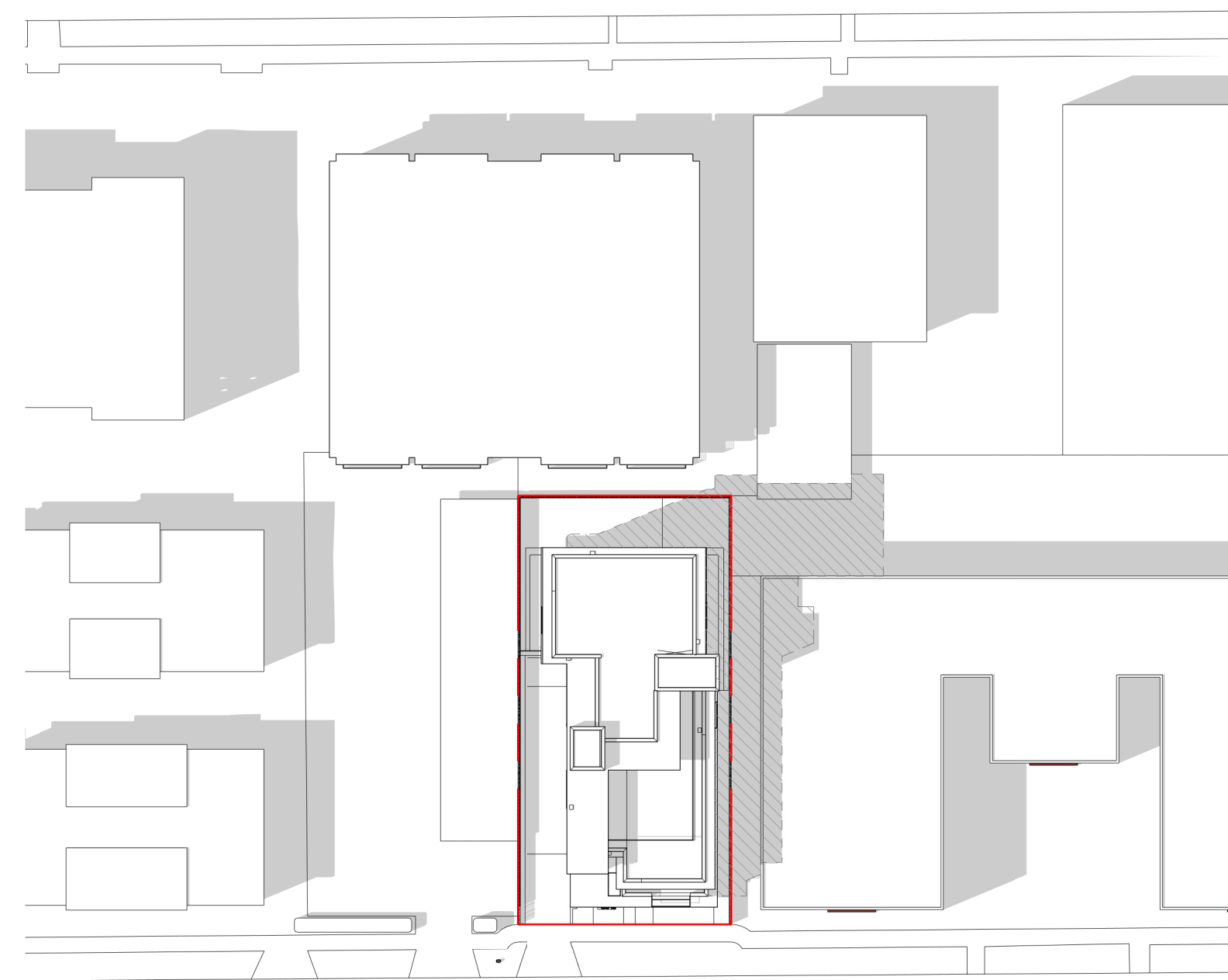
2 Solar Study - Vernal 3pm
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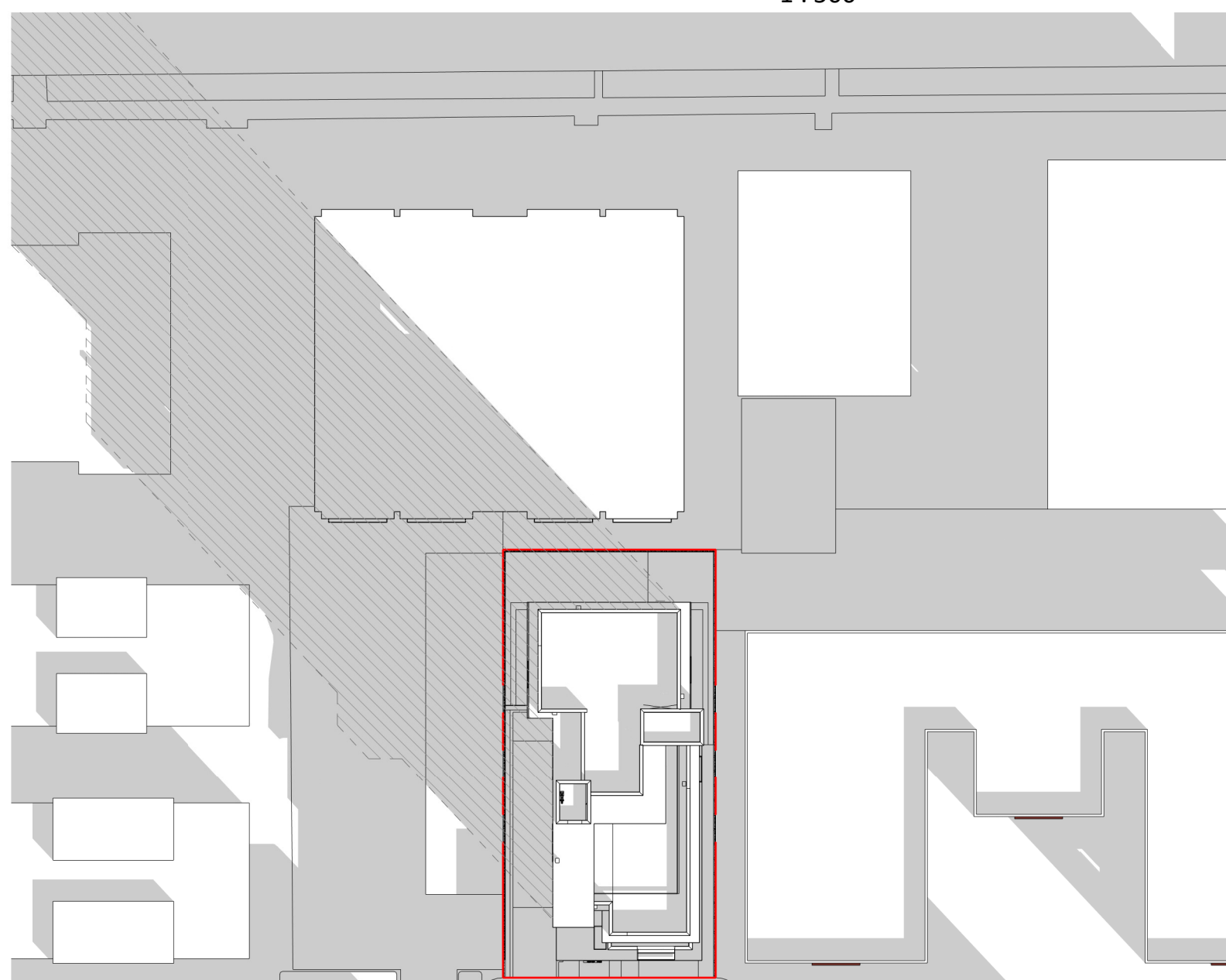
5 Solar Study - Summer Solstice 9am
1 : 500



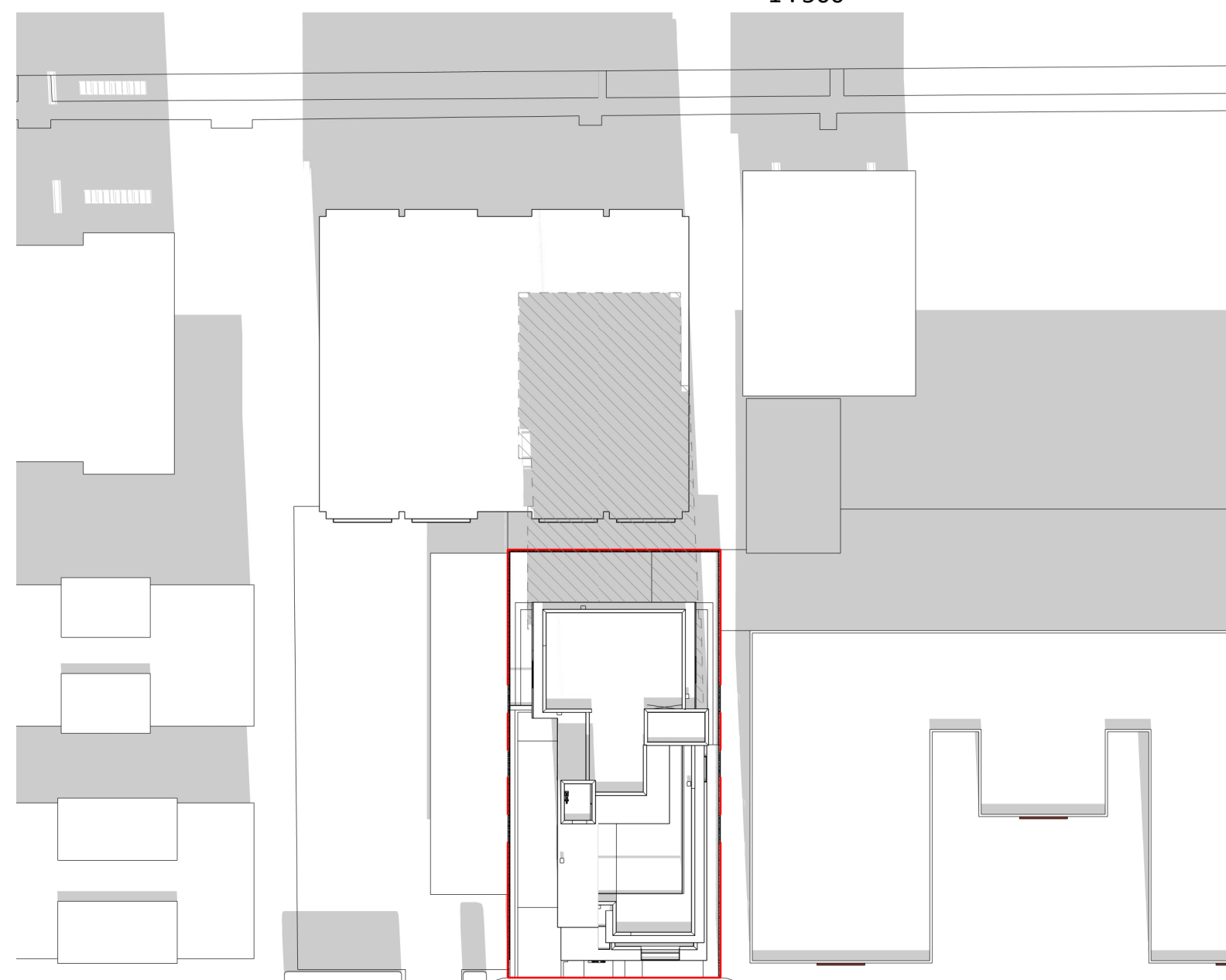
6 Solar Study - Summer Solstice noon
1 : 500



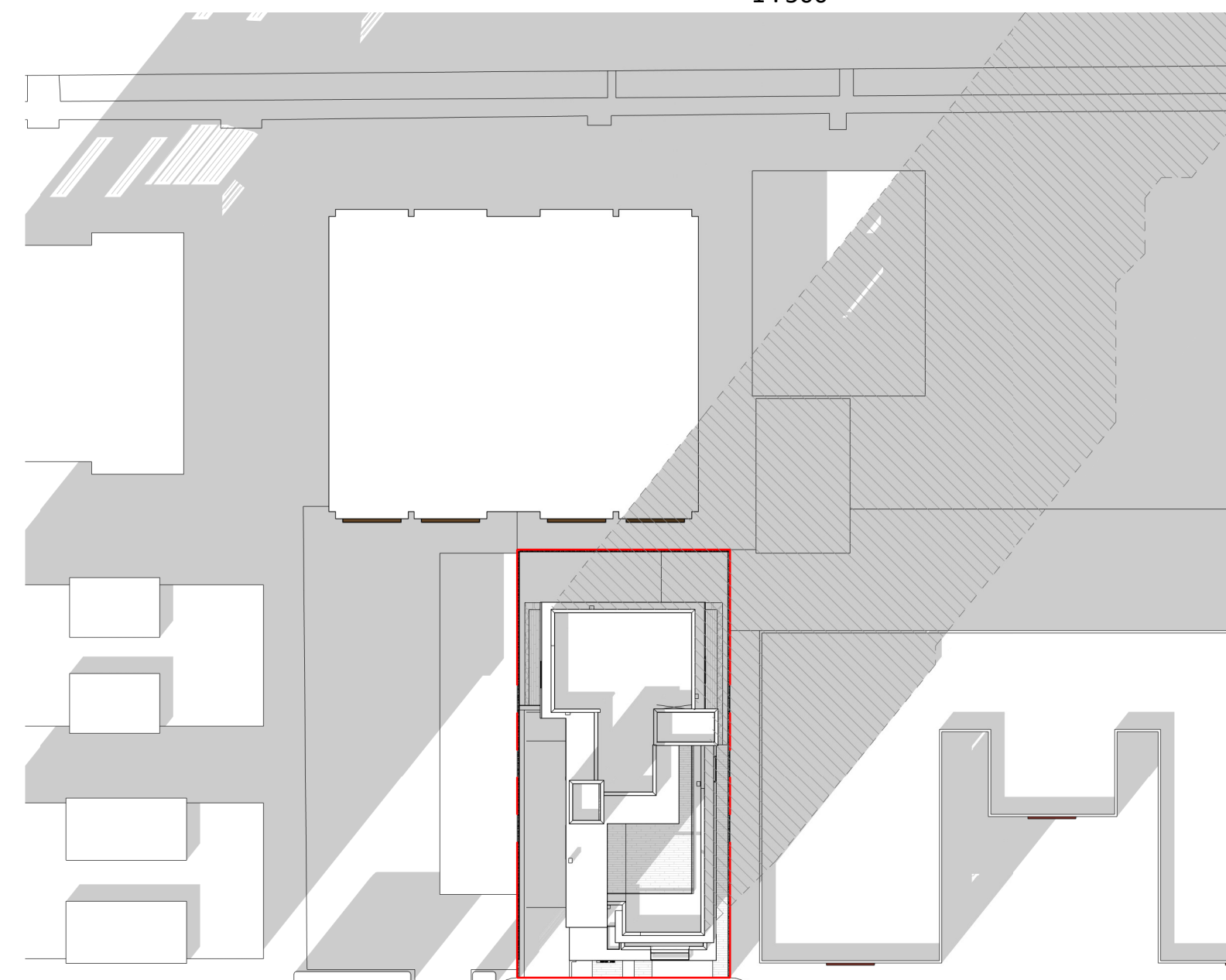
4 Solar Study - Summer Solstice 3pm
1 : 500



8 Solar Study - Winter Solstice 9am
1 : 500

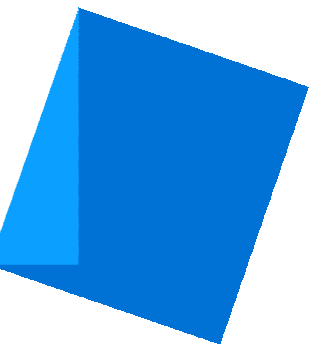


9 Solar Study - Winter Solstice noon
1 : 500



7 Solar Study - Winter Solstice 3pm
1 : 500

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Issue Date

Submission for Rezoning and
Development Permit 2020-09-30

Re - Submission for Rezoning and
Development Permit 2021-01-18

Revision

No. Description Date

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1042 Richardson Street,
Victoria BC

Solar Shadow Study

Date 2021-01-18 1:26:39 PM

Drawn by BH

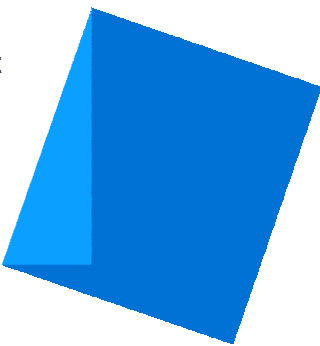
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A1.01

Scale 1 : 500



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

No.	Description	Date
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Consultant

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1042 Richardson Street,
Victoria BC

Context Renders

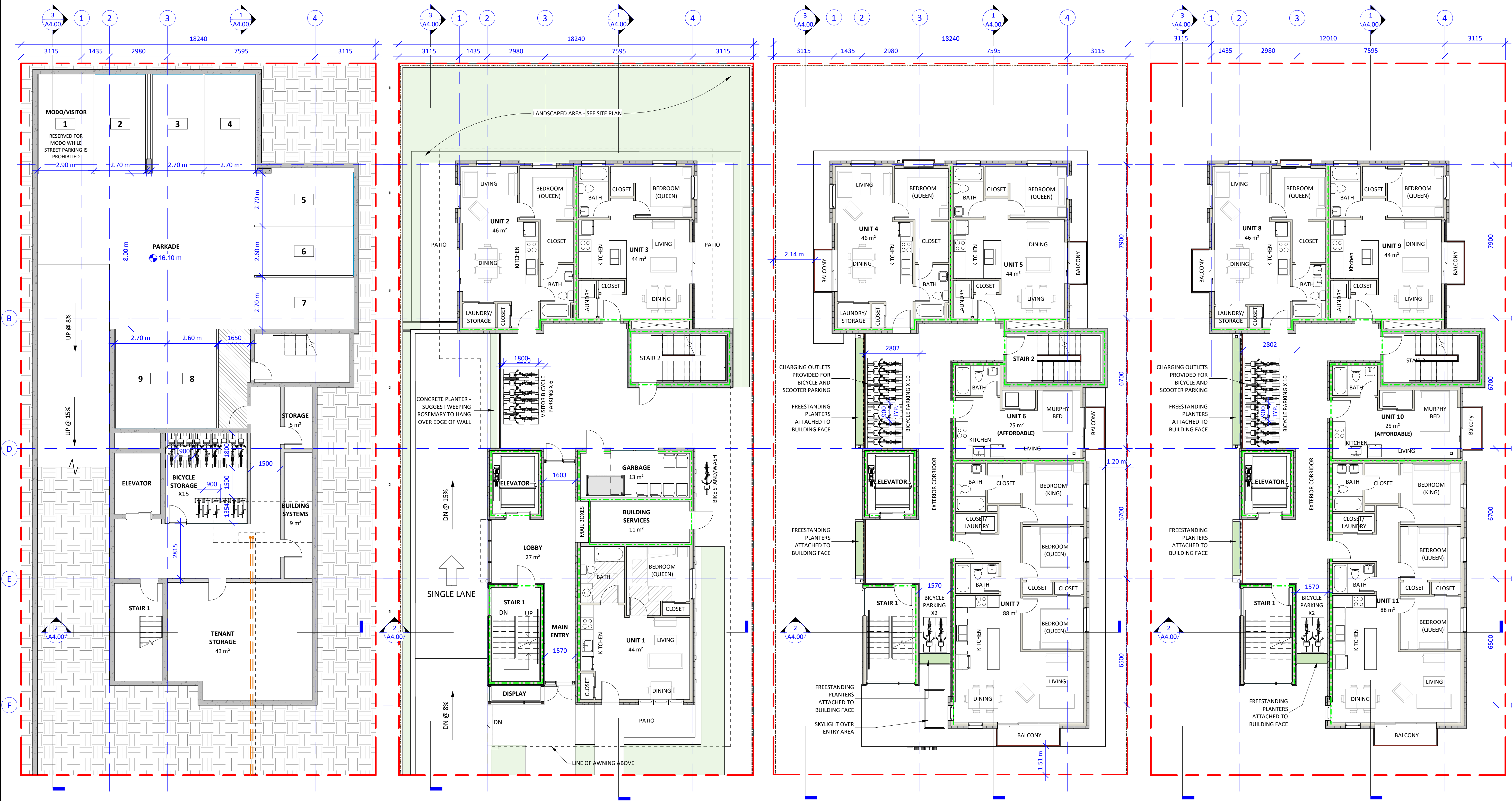
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Checked by	CL
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A1.02

Scale



④ P1 Basement
1 : 100

① Level 1
1 : 100

② Level 2
1 : 100

③ Level 3-4
1 : 100

Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	No
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	Yes
505	UNIT 20	39 m ²	Yes
LEVEL 6			
601	UNIT 21	117 m ²	No

Bicycle Parking

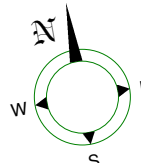
Long Term Per Schedule C:
Required:
1/Unit < 45m² x 12 = 12
1.25/unit > 45m² x 9 = 11.25
Total = 23.25 (24)

Provided:
P1 = 15
Lvl 2 = 12
Sub-Total = 27

Proposed Additional
Long Term Parking = 34
Total = 27+34 = 61

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



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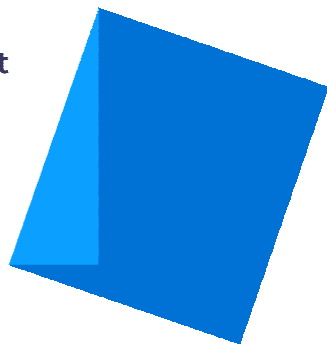
Consultant

Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date	2021-01-18 1:26:49 PM
Drawn by	BH
Checked by	CL
Scale	As indicated



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Floor Plans

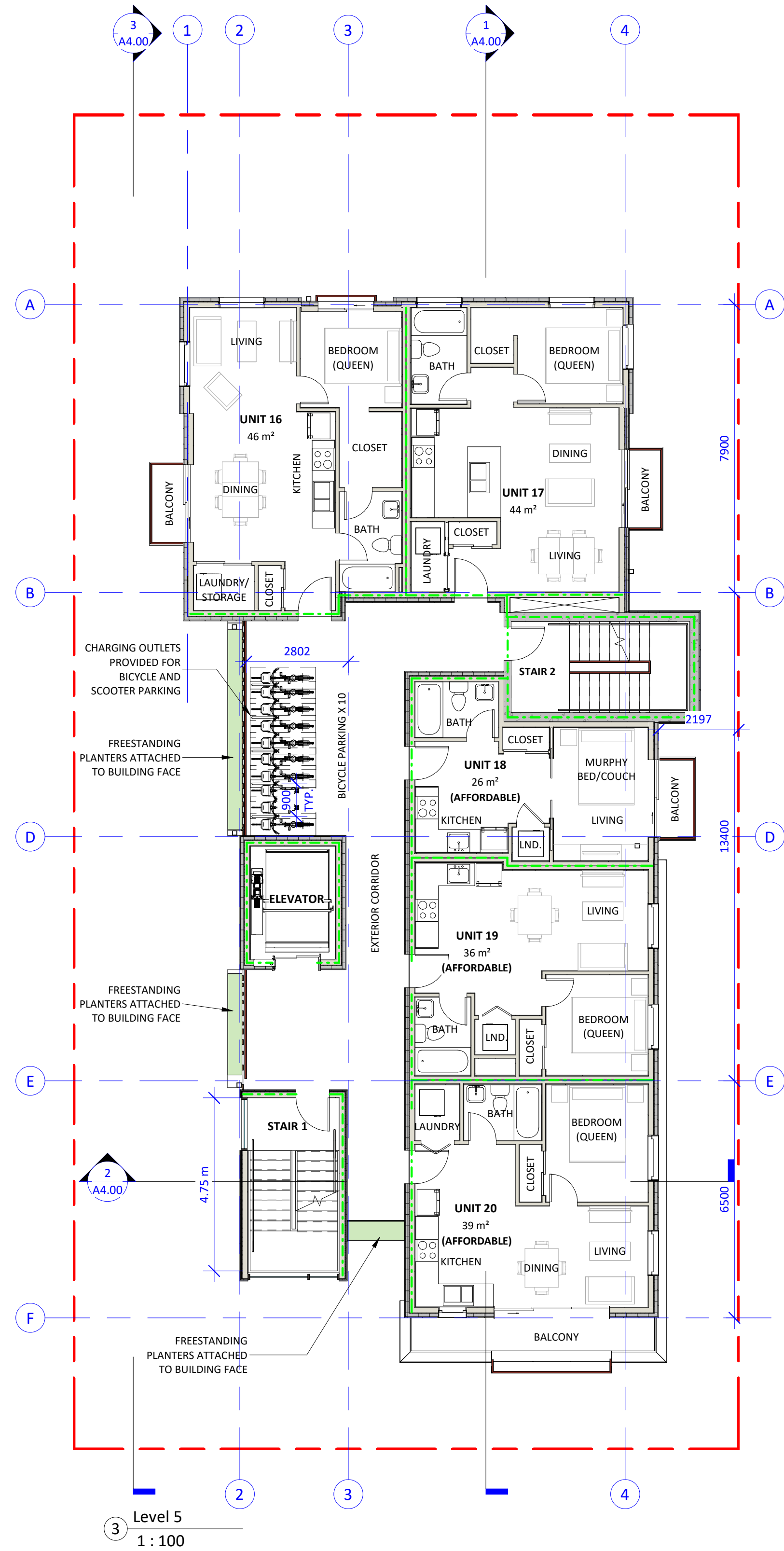
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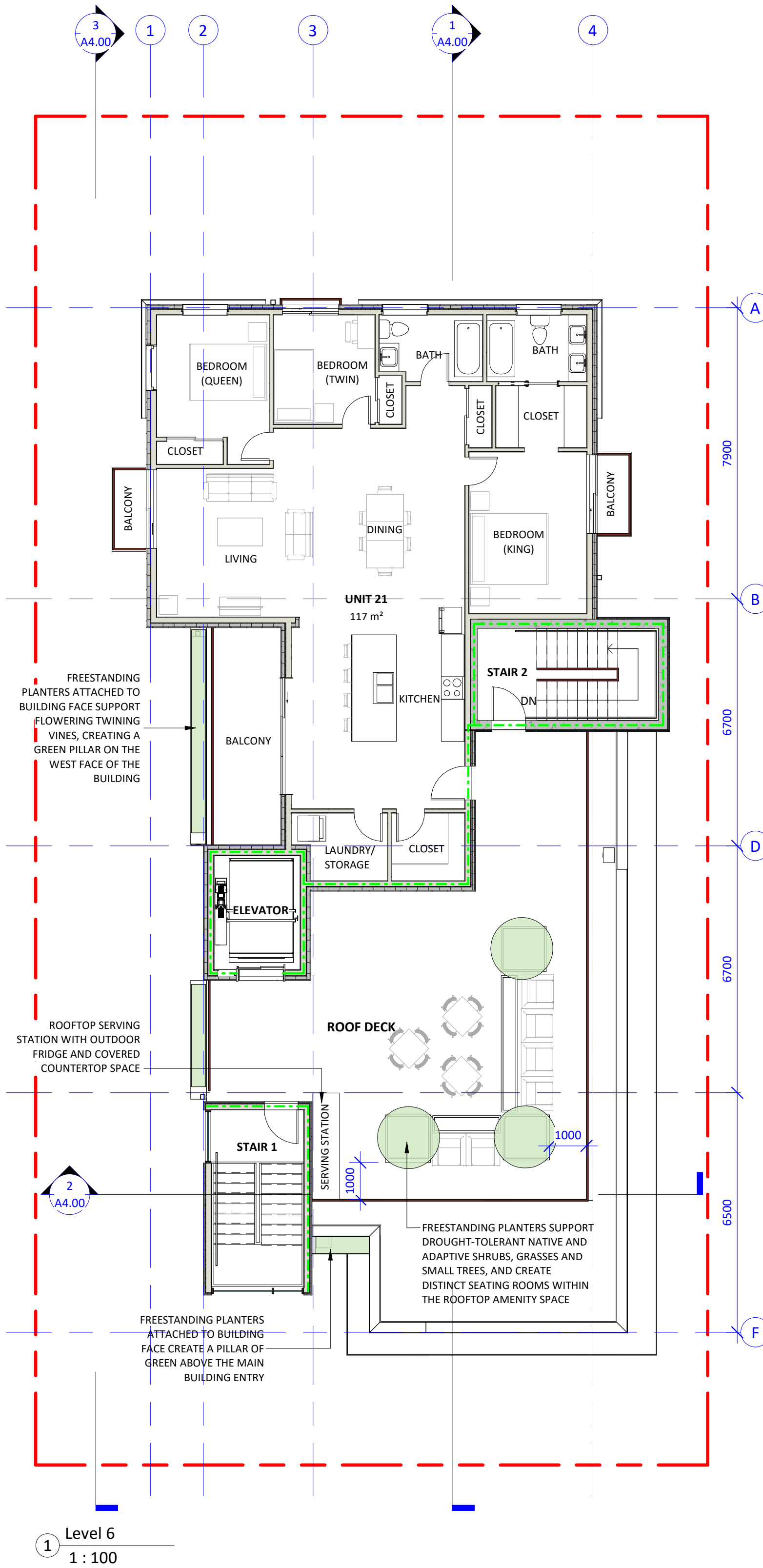
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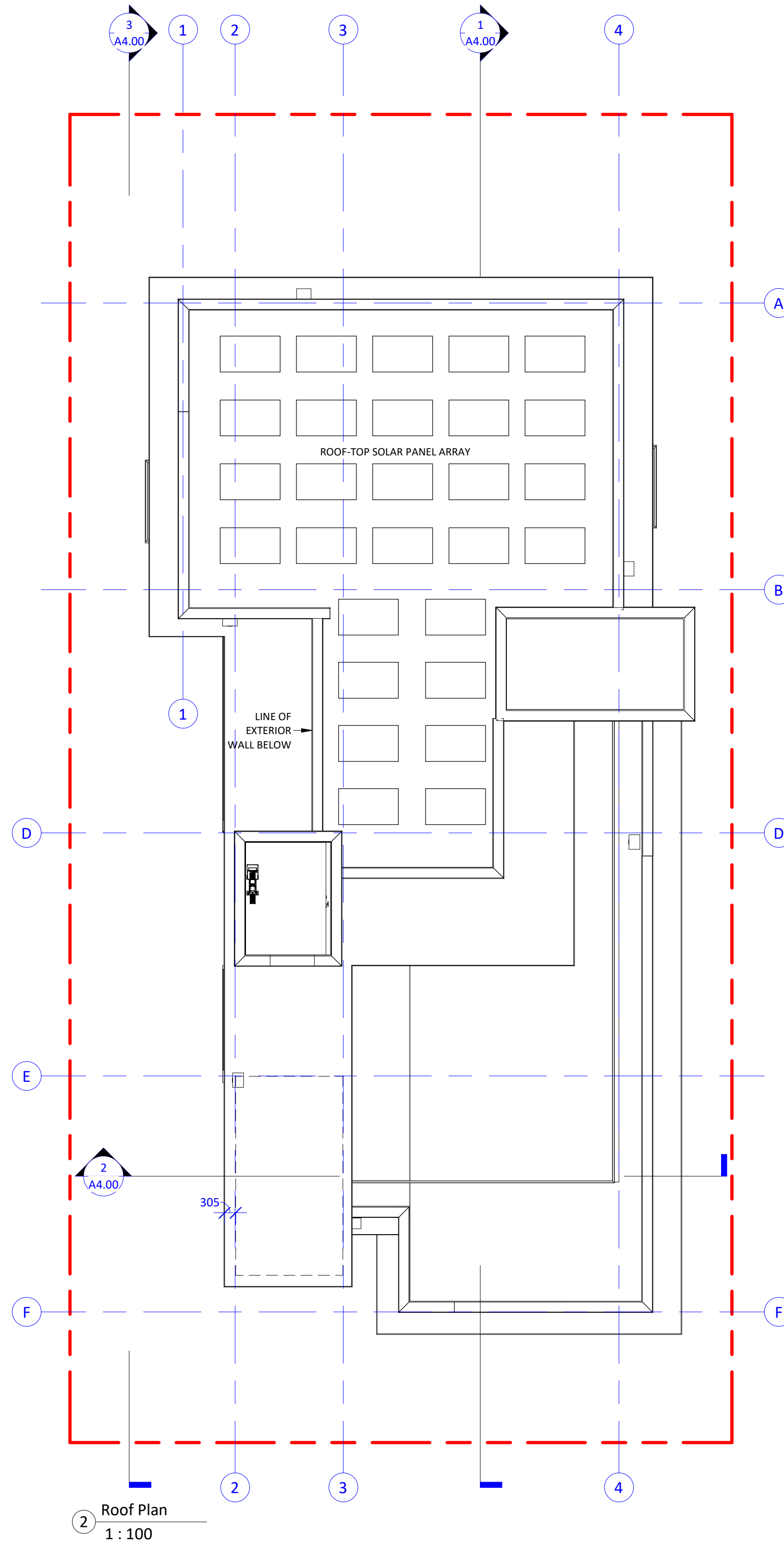
Scale As indicated



Level 5
1 : 100



Level 6
1 : 100



Roof Plan
1 : 100

Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m²	No
102	UNIT 2	46 m²	No
103	UNIT 3	44 m²	No
LEVEL 2			
201	UNIT 4	46 m²	No
202	UNIT 5	44 m²	No
203	UNIT 6	25 m²	Yes
204	UNIT 7	88 m²	No
LEVEL 3			
301	UNIT 8	46 m²	No
302	UNIT 9	44 m²	No
303	UNIT 10	25 m²	Yes
304	UNIT 11	88 m²	No

Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 4			
401	UNIT 12	46 m²	No
402	UNIT 13	44 m²	No
403	UNIT 14	25 m²	Yes
404	UNIT 15	88 m²	No
LEVEL 5			
501	UNIT 16	46 m²	No
502	UNIT 17	44 m²	No
503	UNIT 18	26 m²	Yes
504	UNIT 19	36 m²	Yes
505	UNIT 20	39 m²	Yes
LEVEL 6			
601	UNIT 21	117 m²	No
		1053 m²	

Bicycle Parking	
Long Term Per Schedule C	Short Term Per Schedule C (within 15m of entry)
Required:	
1/Unit = 45m² x 12 = 12	
1.25/Unit > 45m² x 9 = 11.25	
Total = 23.25 (24)	Total = 6 (MIN)
Provided:	
P1 = 15	
Lvl 2 = 12	
Sub-Total = 27	
Proposed Additional	
Long Term Parking = 34	
1/Unit = 45m² x 12 = 12	
1.25/Unit > 45m² x 9 = 11.25	
Total = 23.25 (24)	
Fire Separation	
Red - 0.75 H Fire Separation	
Green - 1 H Fire Separation	
Blue - 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

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

Revision		
No.	Description	Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Elevations

Date2021-01-18 1:27:27 PM
Drawn byBH
Checked byCL

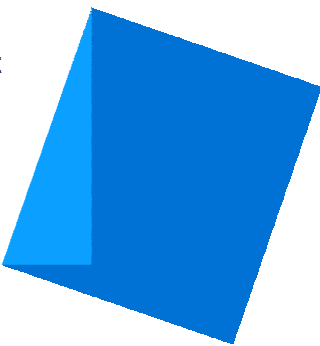
A3.00

Scale1 : 100



① Context Elevation
1 : 100

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Architects Inc.



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

No.	Description	Date
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Consultant

Ten42

1042 Richardson Street,
Victoria BC

Context Elevations

Date	2021-01-18 1:27:42 PM
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Drawn by	BH
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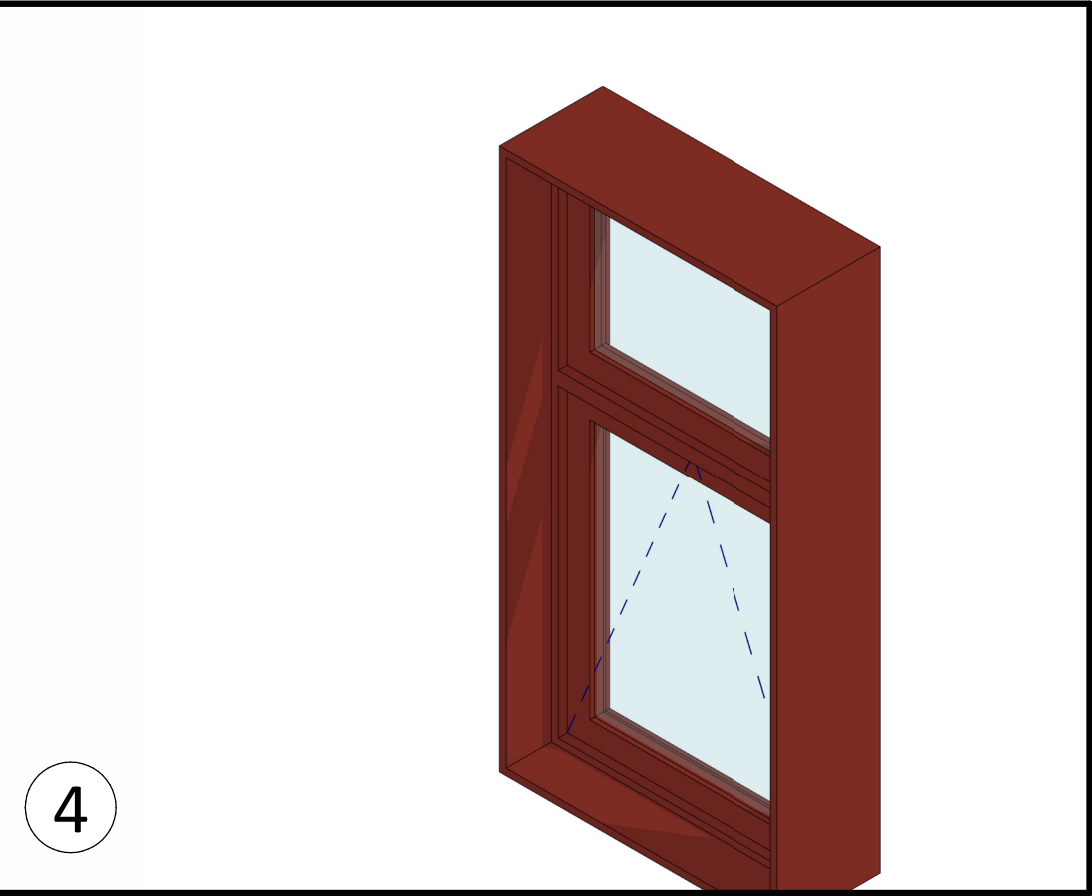
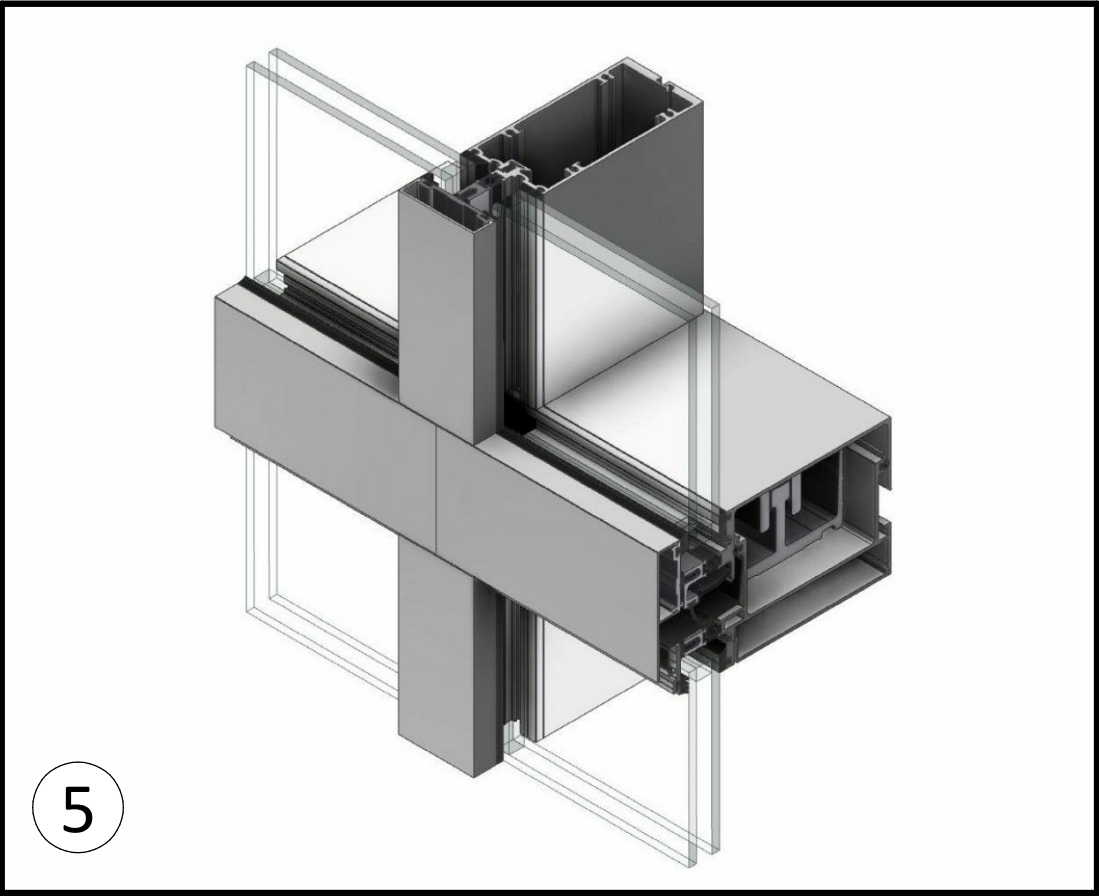
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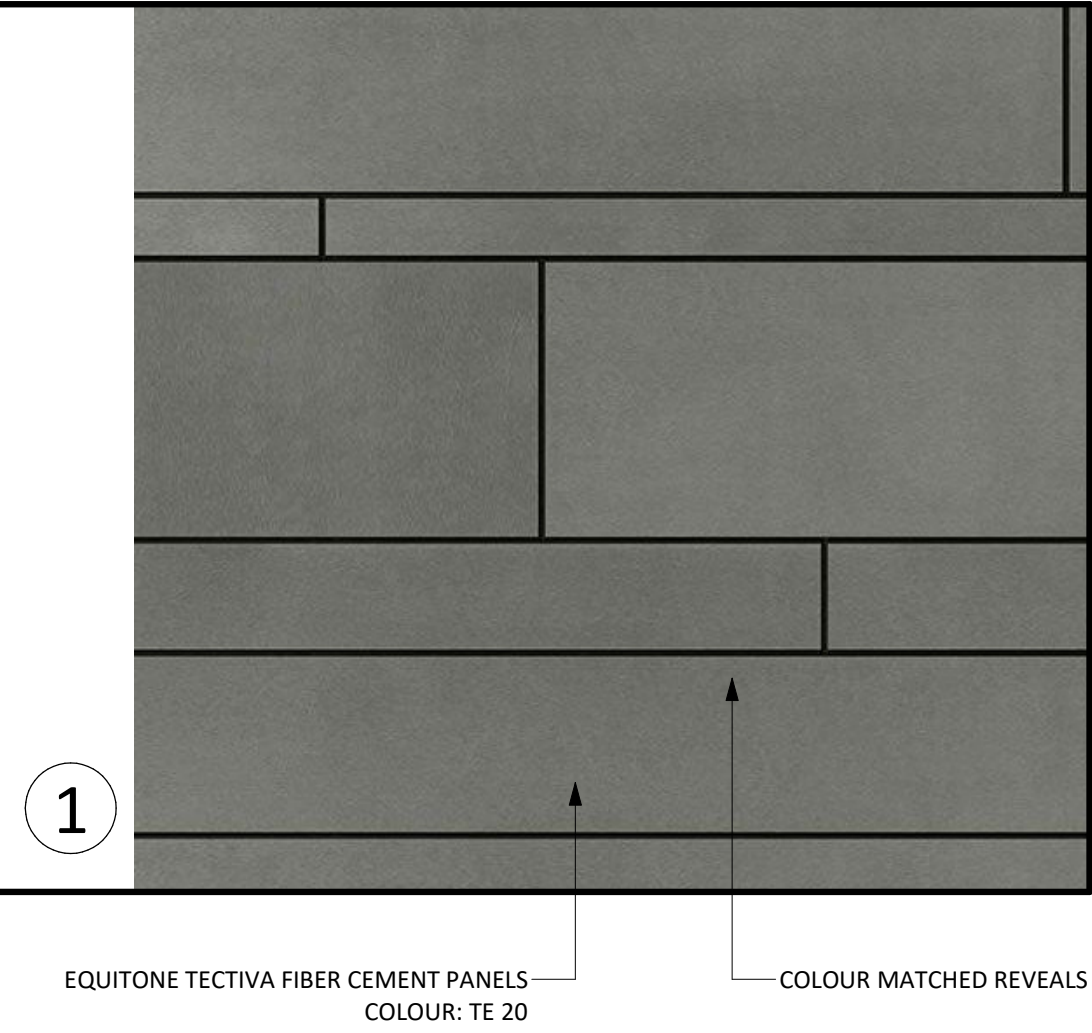
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1 Materials Elevation
1 : 50



- 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



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

Revision		
No.	Description	Date

Consultant

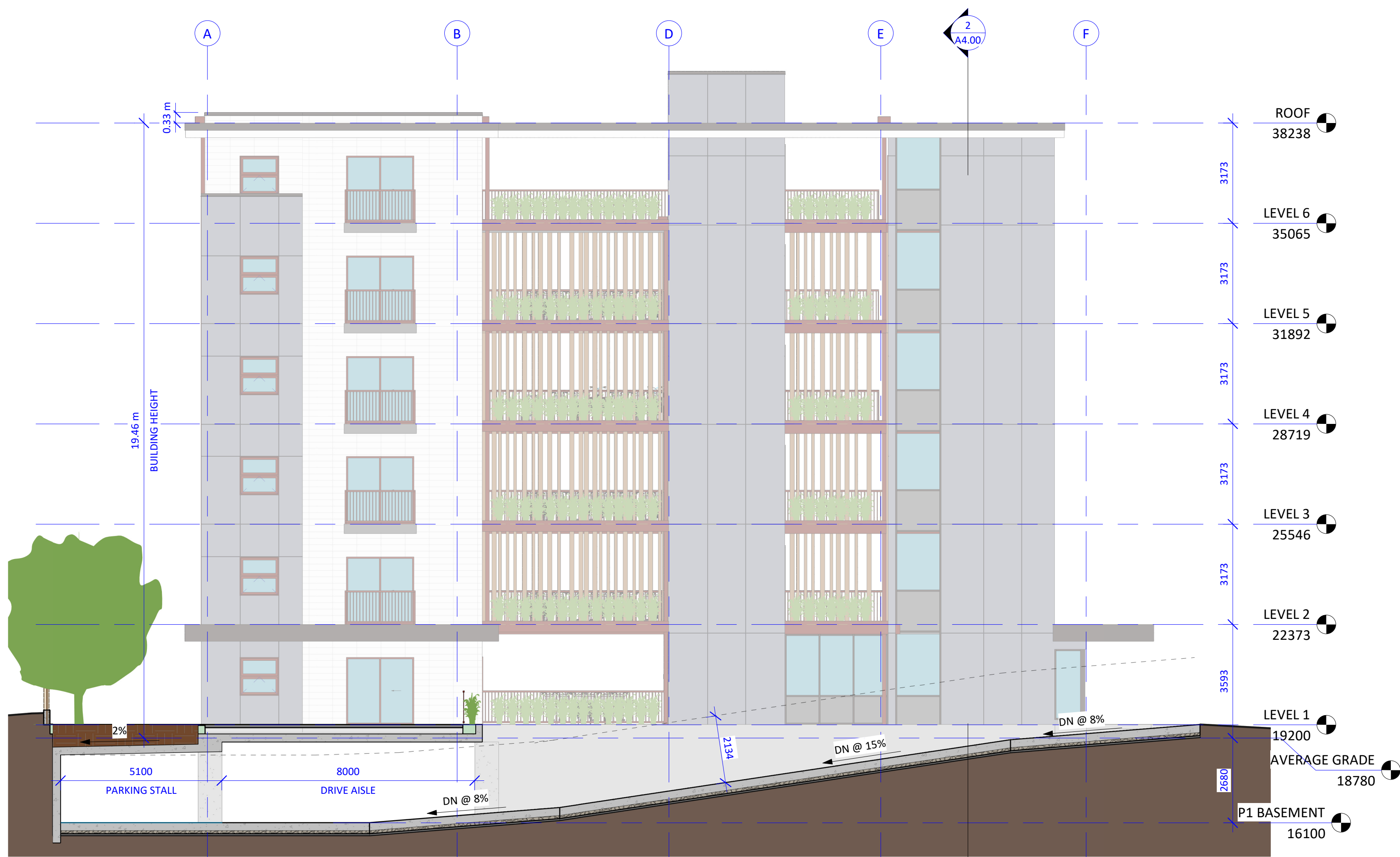
Ten42

1042 Richardson Street,
Victoria BC

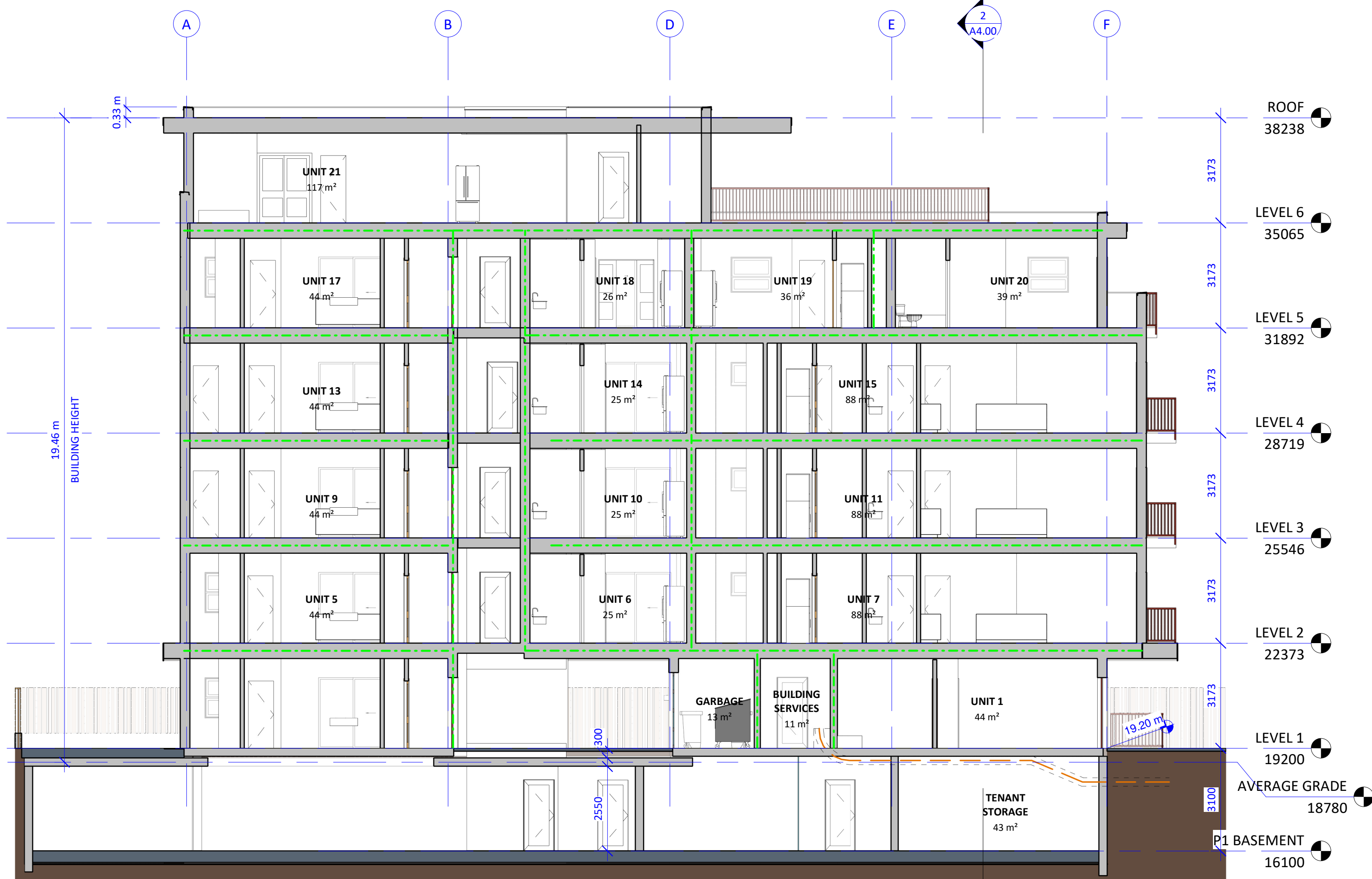
Exterior Materials

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Drawn by	BH
Checked by	CL
Scale	As indicated

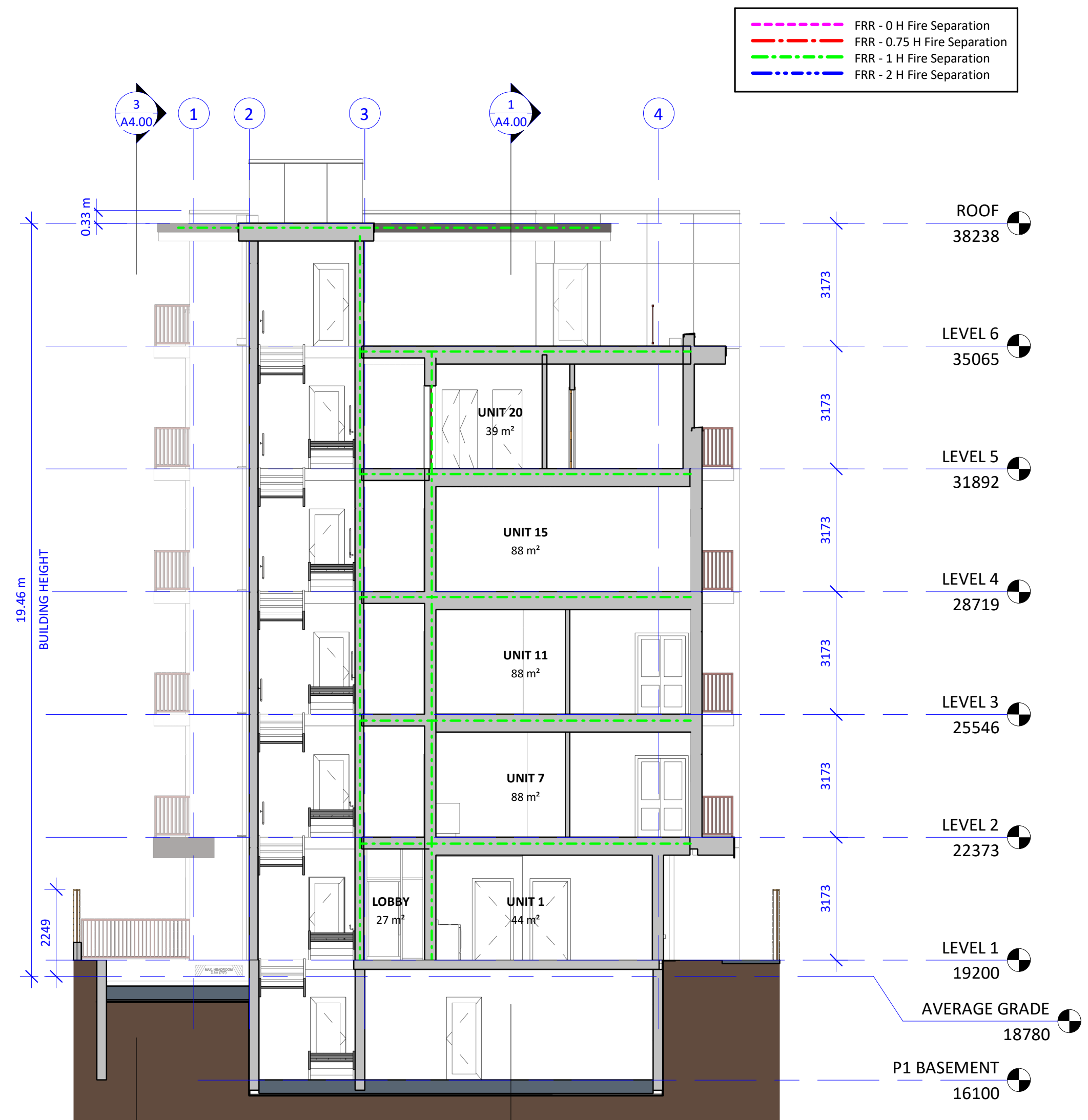
A3.02



3 Section - Parkade Entry Ramp
1 : 100

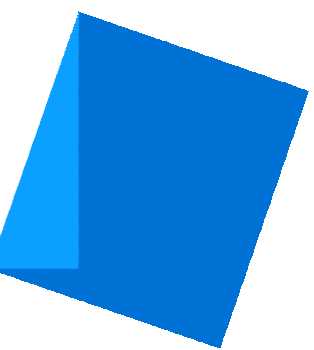


1 Section - Longitudinal
1 : 100



2 Section - Cross Section
1 : 100

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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

Revision

No. Description Date

Consultant

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1042 Richardson Street,
Victoria BC

Building Sections

Date 2021-01-18 1:28:03 PM

Drawn by BH

Checked by CL

A4.00

Scale As indicated

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REVISION

STAMP

PROJECT
NORTH

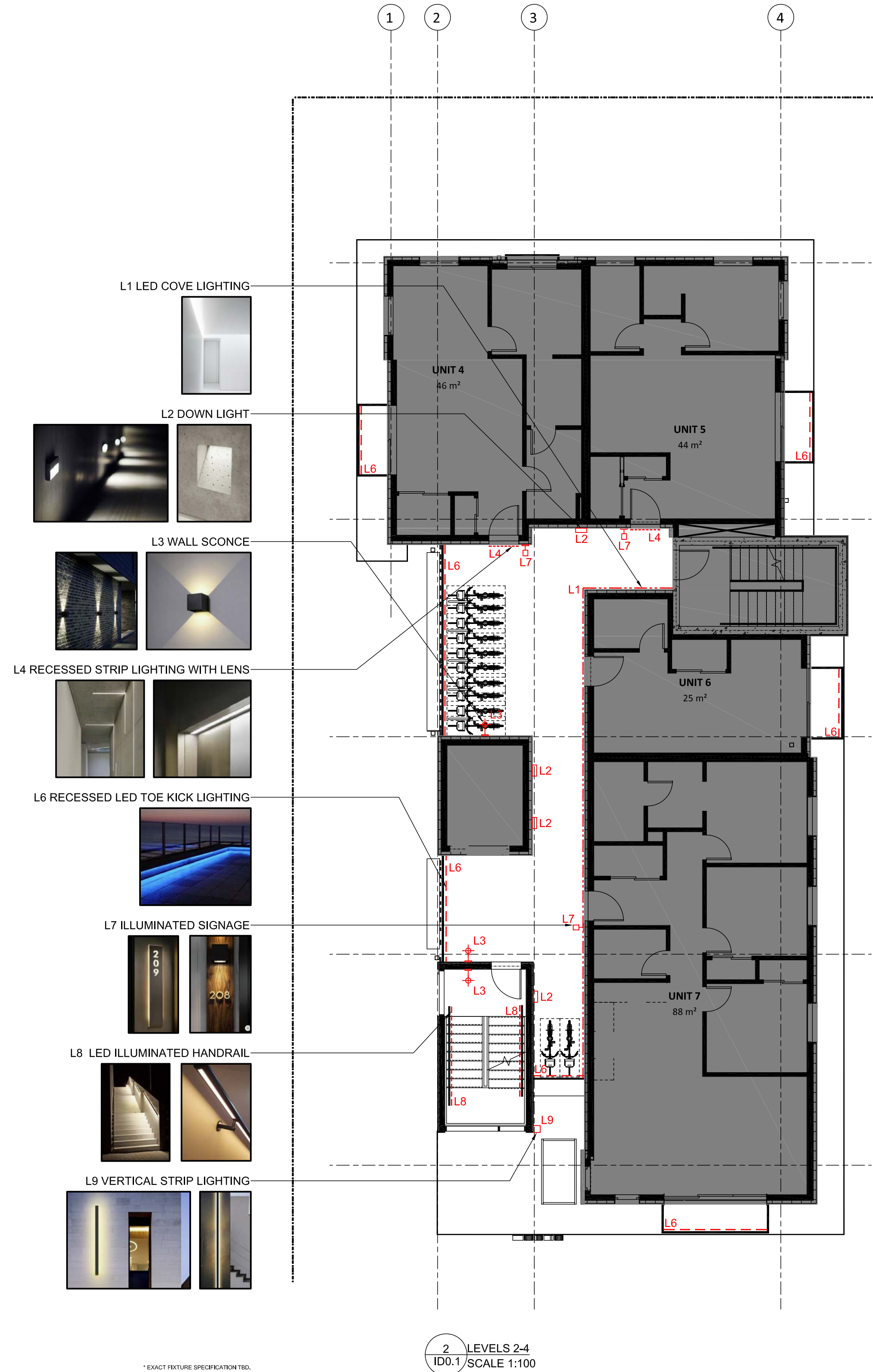
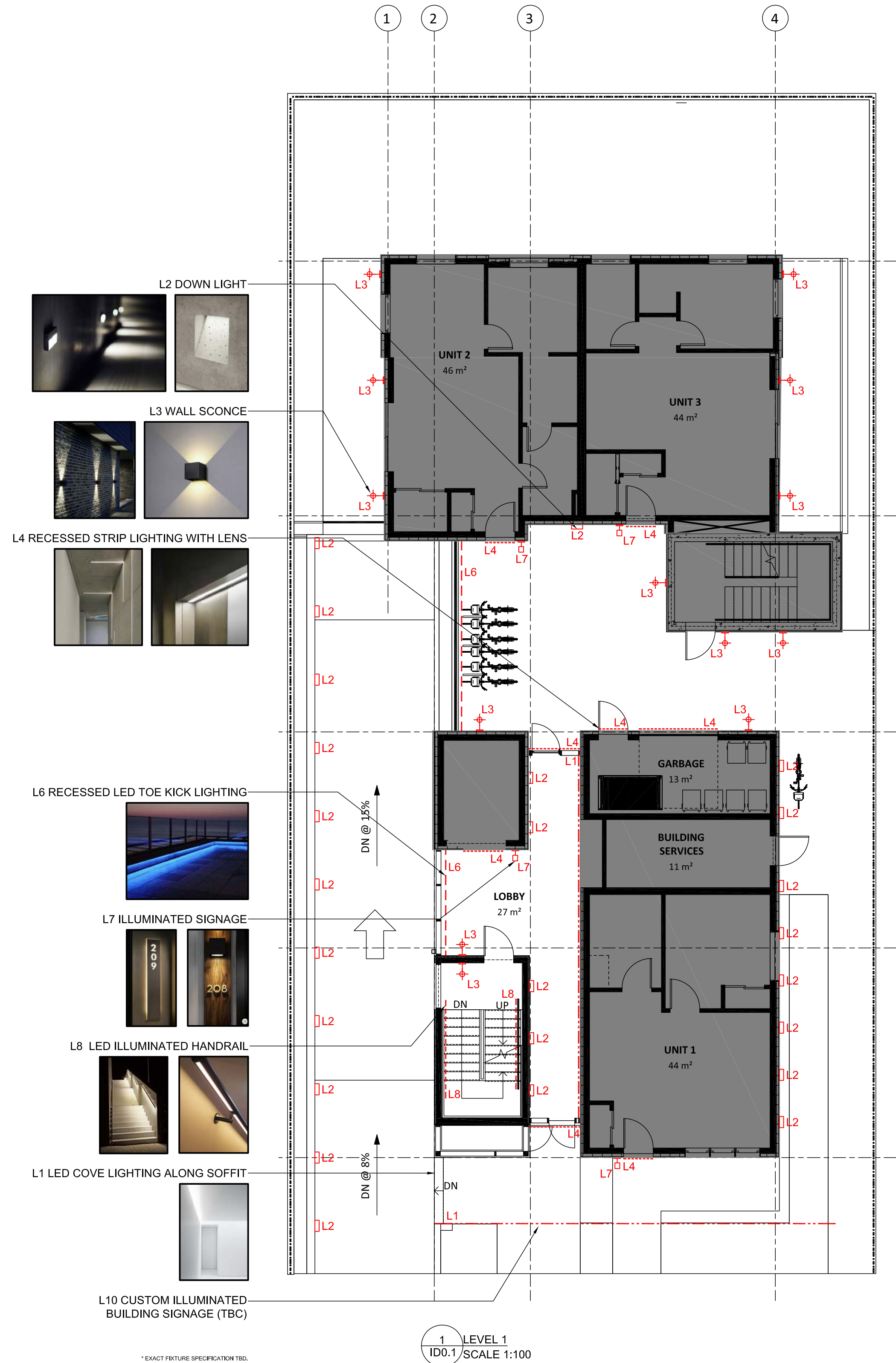
PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.01.18

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.1

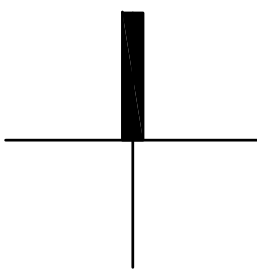


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REVISION

STAMP

PROJECT
NORTH



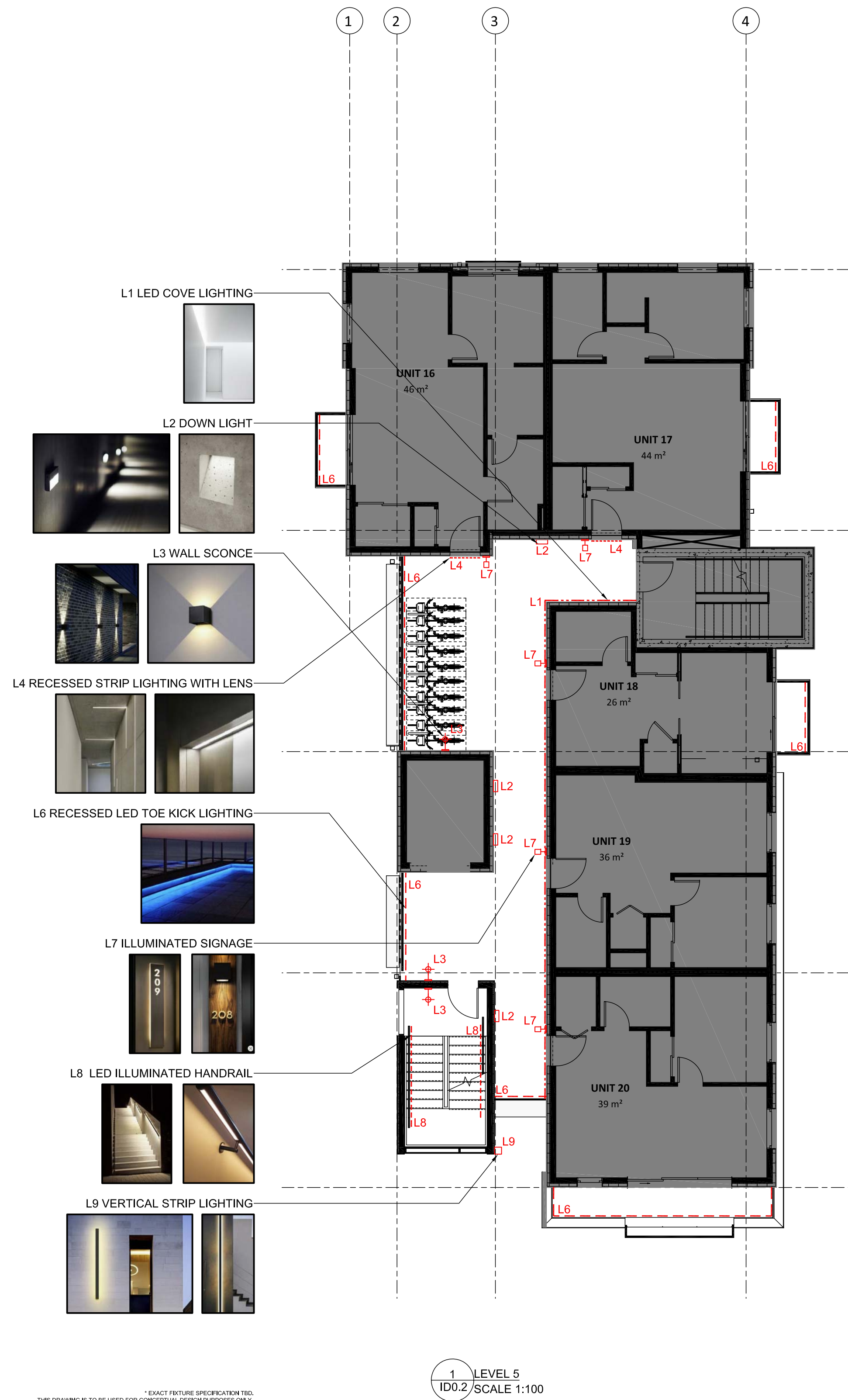
PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

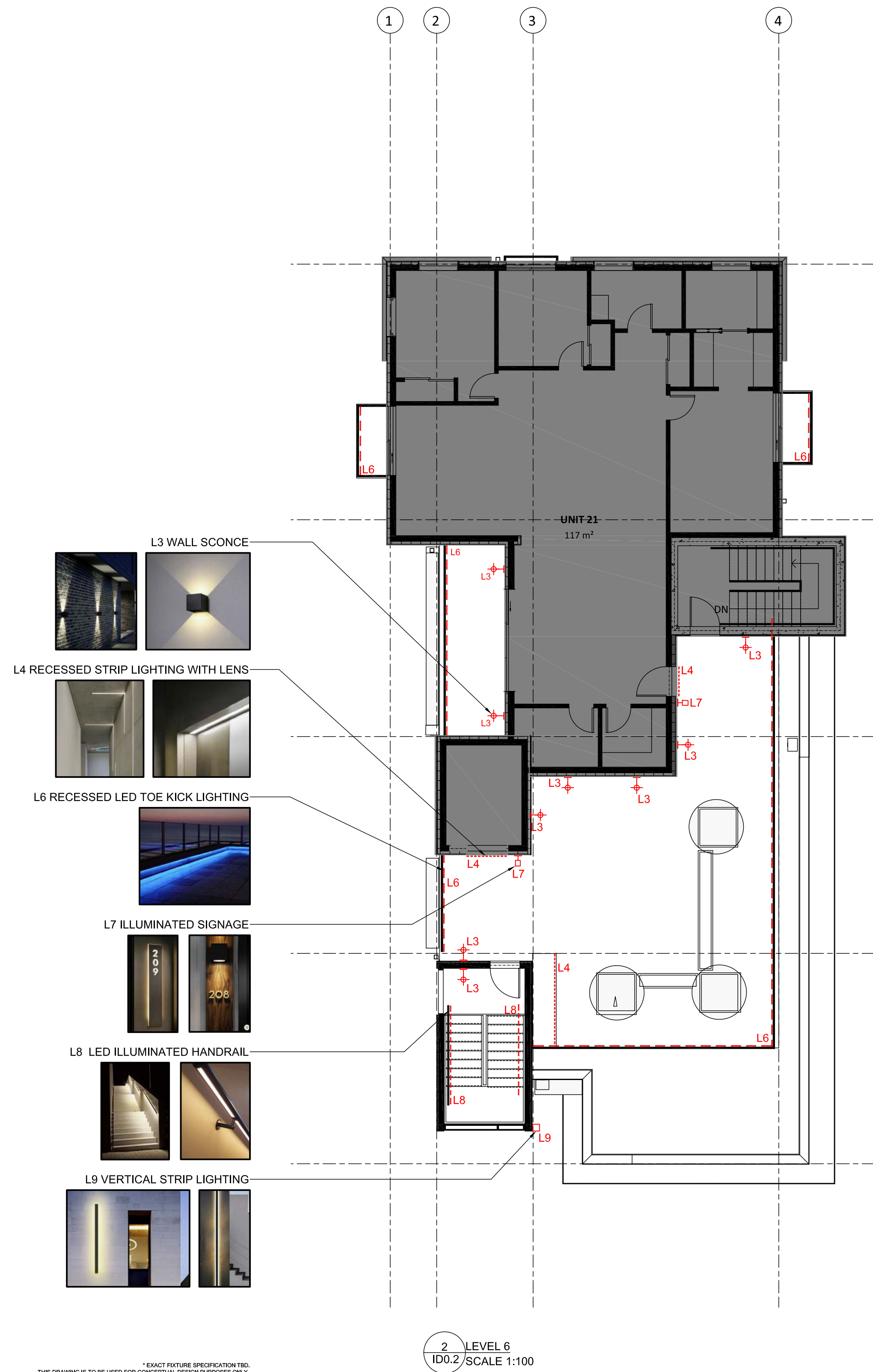
DATE
21.01.18

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

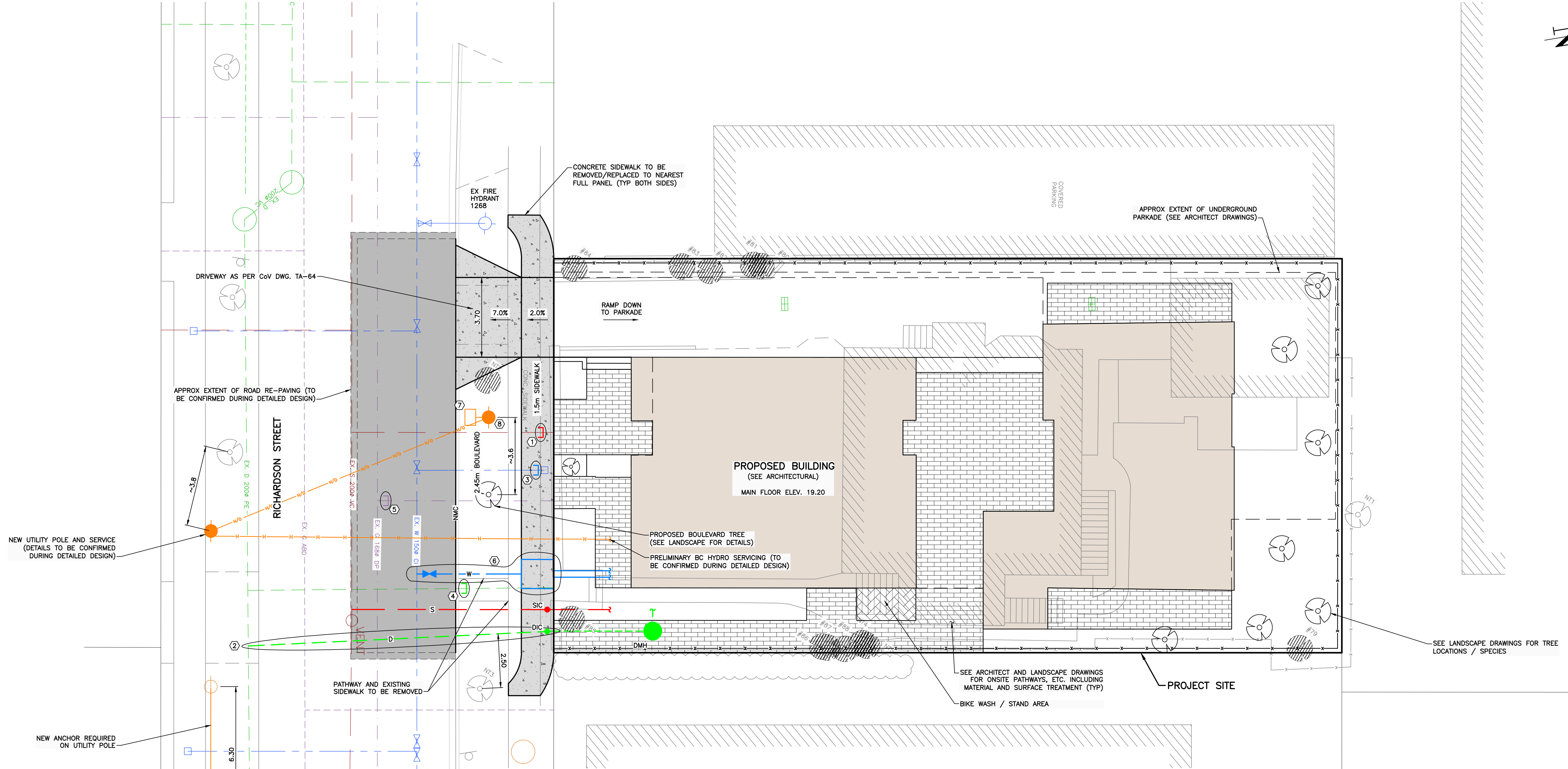
ID0.2



*EXACT FIXTURE SPECIFICATION TBD.
THIS DRAWING IS TO BE USED FOR CONCEPTUAL DESIGN PURPOSES ONLY.



*EXACT FIXTURE SPECIFICATION TBD.
THIS DRAWING IS TO BE USED FOR CONCEPTUAL DESIGN PURPOSES ONLY.



- NOTES:**
- FOR BUILDING, LANDSCAPE AND TREE INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT 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.
 - BUILDING FLOOR AND PARKING LOT ELEVATIONS SUBJECT TO CHANGE DURING DETAILED DESIGN.
 - 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 BCONECALL).

LEGEND	
APPROXIMATE PROPOSED FINISHED GRADE ELEVATIONS (SUBJECT TO CHANGE DURING DETAILED DESIGN).	XX.XX
TREE TO BE REMOVED	

SHEET NOTES	
No.	DESCRIPTION
①	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
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	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
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 UTILITY POLE REQUIRED TO PROVIDE OVERHEAD SERVICE TO CHARGING STATION. IF UNDERGROUND SERVICE IS REQUIRED (WHICH WOULD ELIMINATE THE NEED FOR THE UTILITY POLE NEAR THE CHARGING STATION), A BOX WOULD BE REQUIRED NEAR THE NEW PROPOSED UNDERGROUND HYDRO CROSSING. THIS BOX WOULD BE LESS THAN 2.0m AWAY FROM THE PROPOSED BOULEVARD TREE. 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.

1:100 0 2 6m

JANUARY 14, 2021
**ISSUED FOR
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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS
2	2021-01-14	NCD	ISSUED FOR REZONING				
1	2020-09-29	NCD	ISSUED FOR REZONING				



McElhanney

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VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT:
1042 RICHARDSON STREET, VICTORIA, BC

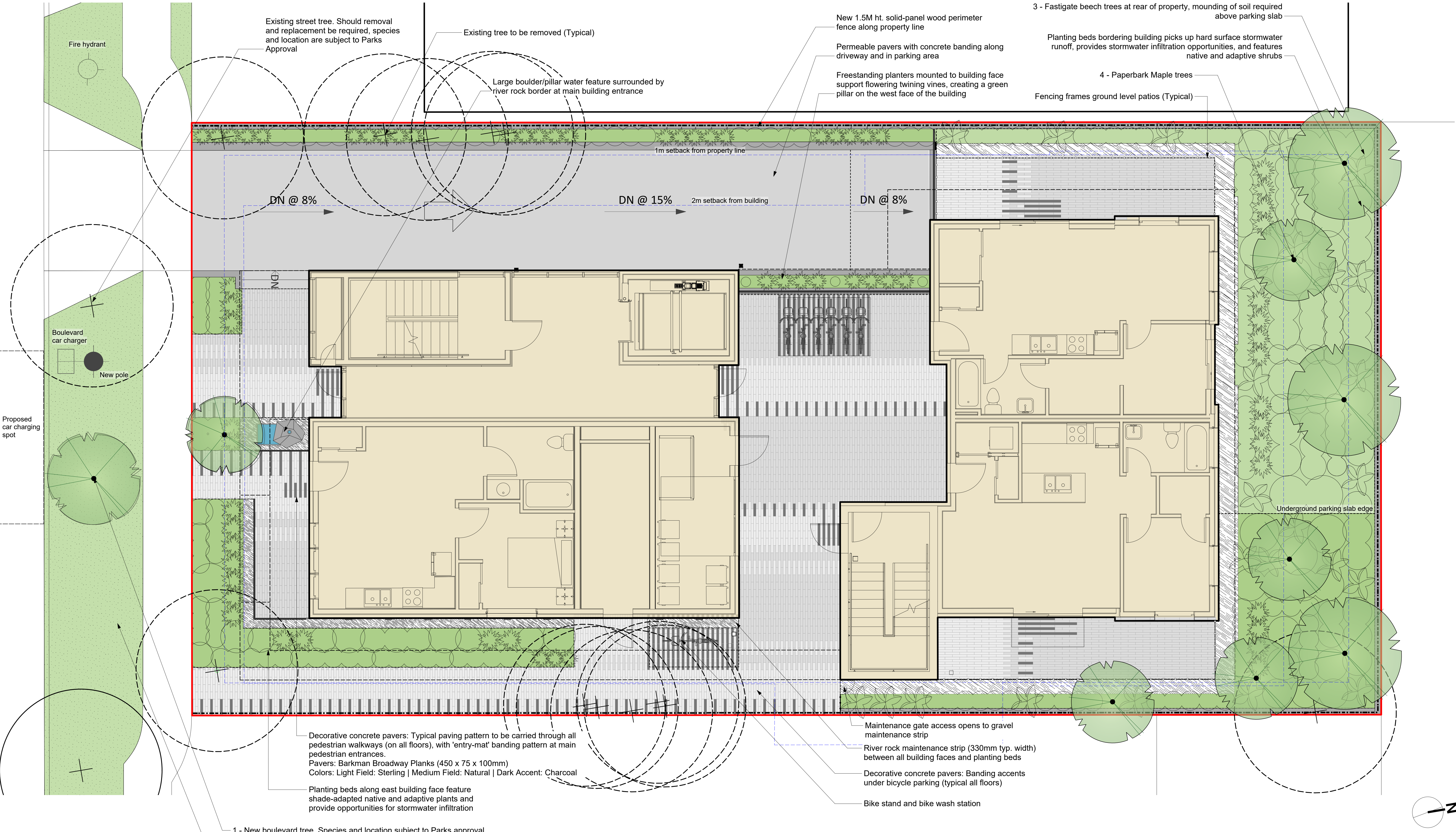
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SCALE
HORIZ: 1:100 VERT: N/A

PROJECT NO.
20-083 ISSUED/REVISION
2

APPROVING AUTHORITY FILE NO.

DRAWING NO.
20-083-REZONING




1042 Richardson Street | Landscape Concept Plan

NOTE: Site is 36% impervious surface

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

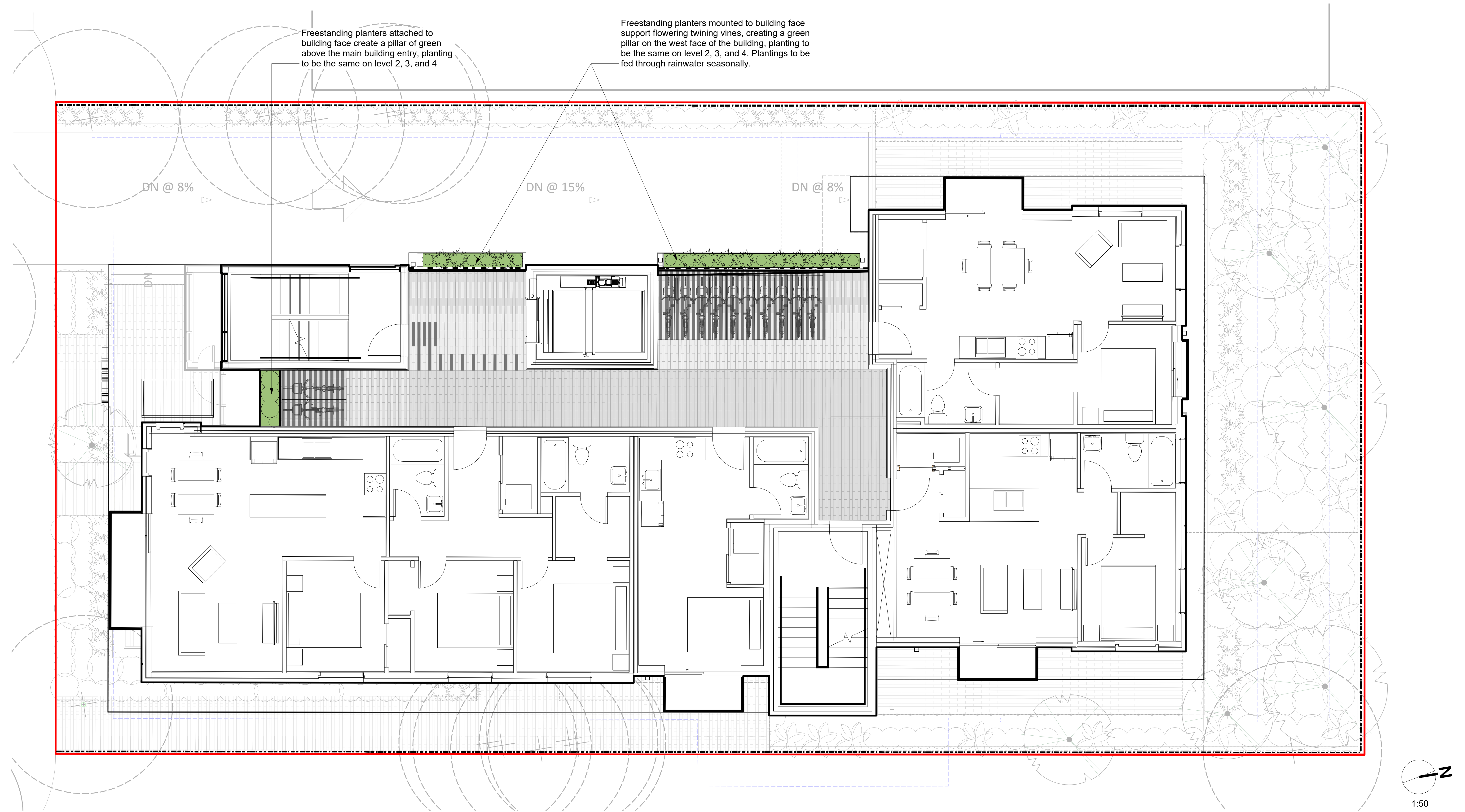
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LADR LANDSCAPE ARCHITECTS

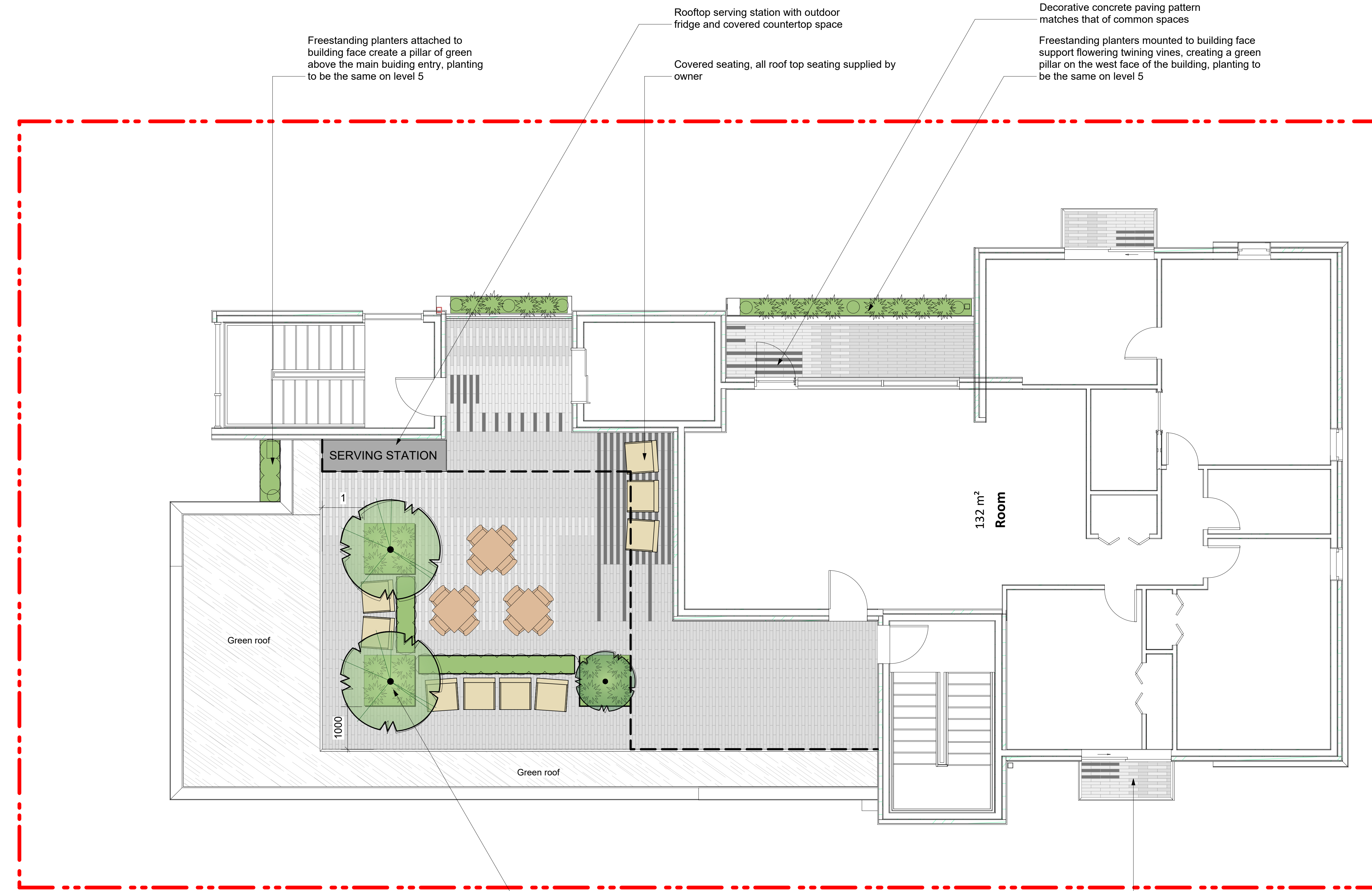
Project No: 2041 Jul 31-20

#3-864 Queens Ave. Victoria B.C. V8T 1M5
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1042 Richardson Street | L2, L3, L4 Concept Plan

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4	Jan 11-21	DP Revisions	
3	Nov 26-20	DP Revisions	
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			<div>  LADR LANDSCAPE ARCHITECTS </div> <div> Project No: 2041 Jul 31-20 </div> <div> #3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105 Fax: (250) 412-0696 </div>



Recommended Plant List

Trees Total: 8	Botanical Name Acer griseum Fagus sylvatica 'Fastigiata' Magnolia 'Daybreak'	Common Name Paperbark Maple Fastigate Beech Daybreak Magnolia	Size # 7 pot 6cm cal. 6cm cal.
Large Shrubs Total: 23	Botanical Name Mahonia aquifolium Ribes sanguineum 'King Edward VII'	Common Name Tall Oregon Grape King Edward VII Flowering Currant	Size #5 pot #5 pot
Medium Shrubs Total: 48	Botanical Name Azalea 'Snowbird' Buxus 'Green Velvet' Hydrangea macrophylla 'Lanarth White' Rhododendron 'Hino-crimson' Rhododendron macrophyllum	Common Name Snowbird Azalea Green Velvet Boxwood Lanarth White Hydrangea Evergreen Azalea Pacific Rhododendron	Size #5 pot #5 pot #7 pot #5 pot #5 pot
Small Shrubs Total: 131	Botanical Name Cornus stolonifera 'Kelsey' Mahonia nervosa Nandina domestica 'Fire Power'	Common Name Kelsey Dogwood Low Oregon Grape Fire Power Heavenly Bamboo	Size #1 pot #1 pot #1 pot
Perennials, Annuals and Ferns Total: 124	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Gaultheria shallon Helictotrichon sempervirens Pennisetum alopecuroides 'Hameln' Polystichum munitum	Common Name Karl Foerster Feather Reed Grass Salal Blue Oat Grass Dwarf Fountain Grass Sword Fern	Size #1 pot #1 pot #1 pot #1 pot #1 pot
Roof Garden Total: 52	Botanical Name Buxus 'Green Velvet' Clematis armandii Magnolia 'Daybreak' Pennisetum alopecuroides 'Hameln' Taxus x media 'Hicksii'	Common Name Green Velvet Boxwood Evergreen Clematis Daybreak Magnolia Dwarf Fountain Grass Hicks Yew	Size #5 pot #5 pot 6cm cal. #1 pot 1.5m ht.
Vines Total: 10	Botanical Name Clematis armandii	Common Name Evergreen Clematis	Size #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

1042 Richardson Street | L6 Rooftop Concept Plan

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