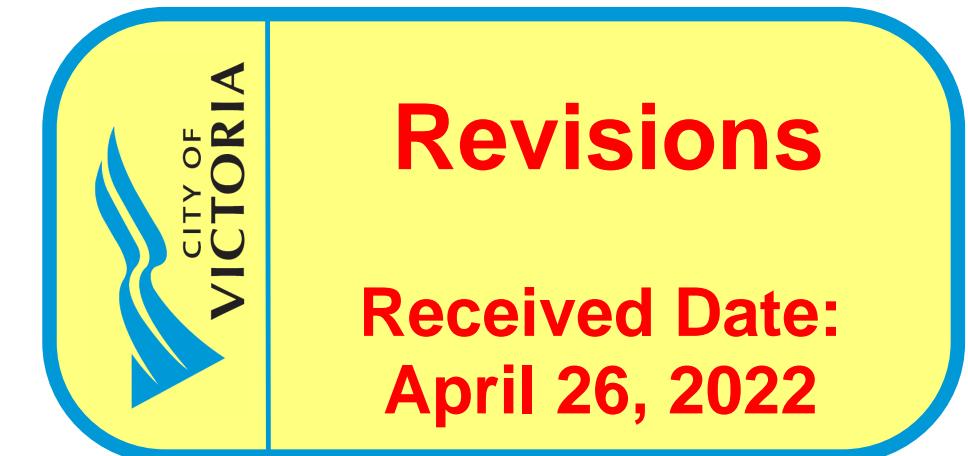


1042/1044 RICHARDSON STREET

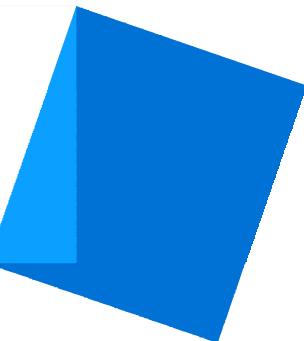
APPLICATION FOR REZONING & DEVELOPMENT PERMIT



Site Context Plan
1 : 1000



Christine Lintott
Architects Inc.



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

Property Data

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

Project Scope Summary

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

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

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

Consultant

Ten42
1042 Richardson Street, Victoria BC

Cover Sheet
Date 2022-04-19 9:43:18 AM
Drawn by BH
Checked by CL
Scale As indicated

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

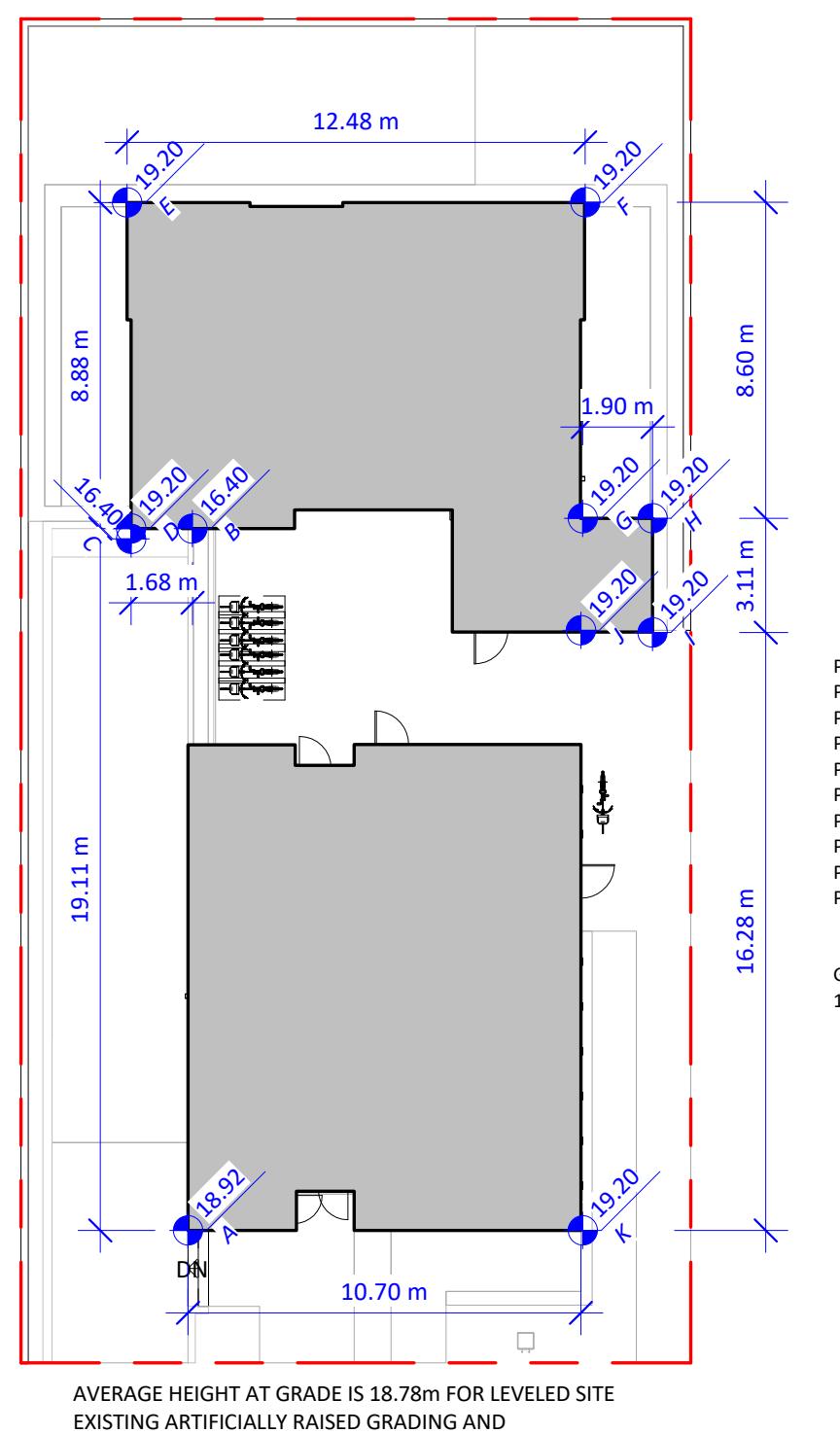
Unit Area Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²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

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

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

Project Information Table			
	Zoning Min/Max	Proposed	
Zone (existing)	R-K	SITE SPECIFIC	
Site Area		668 m ²	
Total Floor Area		1174 m ²	
Floor Space Ratio	N/A	1 : 1.76	
Site Coverage %	N/A	52.7 %	
Open Site Space - Lot %	N/A	39.8 %	
Open Site Space - Front Yard %	N/A	7.8%	
Height of Buildings	N/A	19.47m	
Storeys #	N/A	6 storeys	
Vehicle Parking #	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	
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 2-5 Additional = 46</u> Total = 22+46 = 68 <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	1.0m	
Residential Use Details			
Total Number of Units		20	
Unit Type Breakdown		2 Studio Units, 15 One Bedroom Units, 3 Three Bedroom Units	
Ground Oriented Units		3	
Minimum Unit Floor Area		25 m ²	
Total Residential Floor Area		936 m ²	

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



2 AVG GRADE _____
1 : 200

Ten42

1042 Richardson Street,
Victoria BC

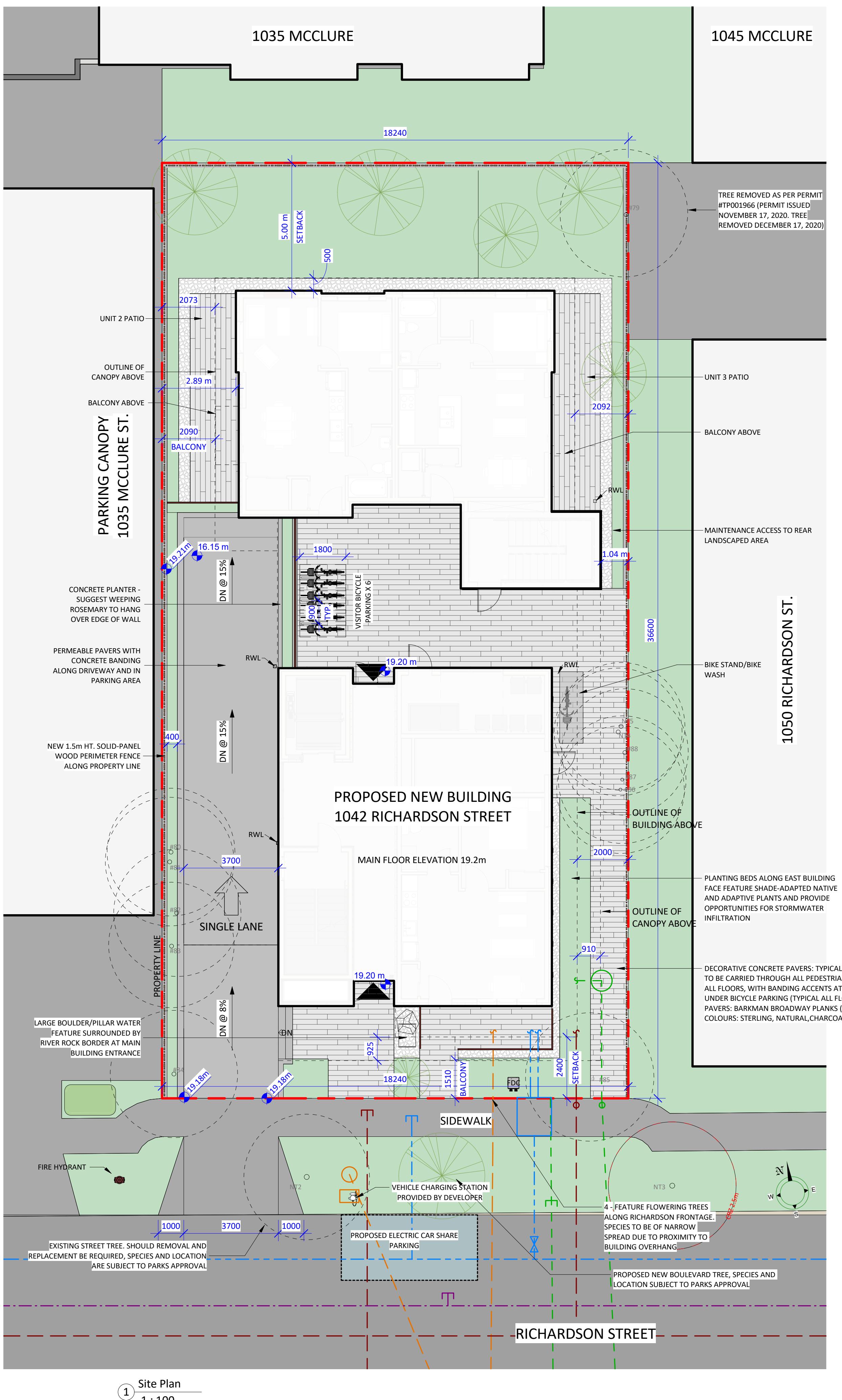
Site Plan and Project Data

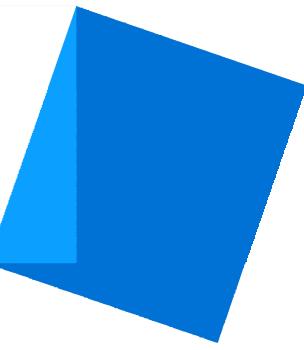
Date	2022-04-19 9:43:24 AM
Drawn by	BH

Checked by **CL**

A0.01

As indicated

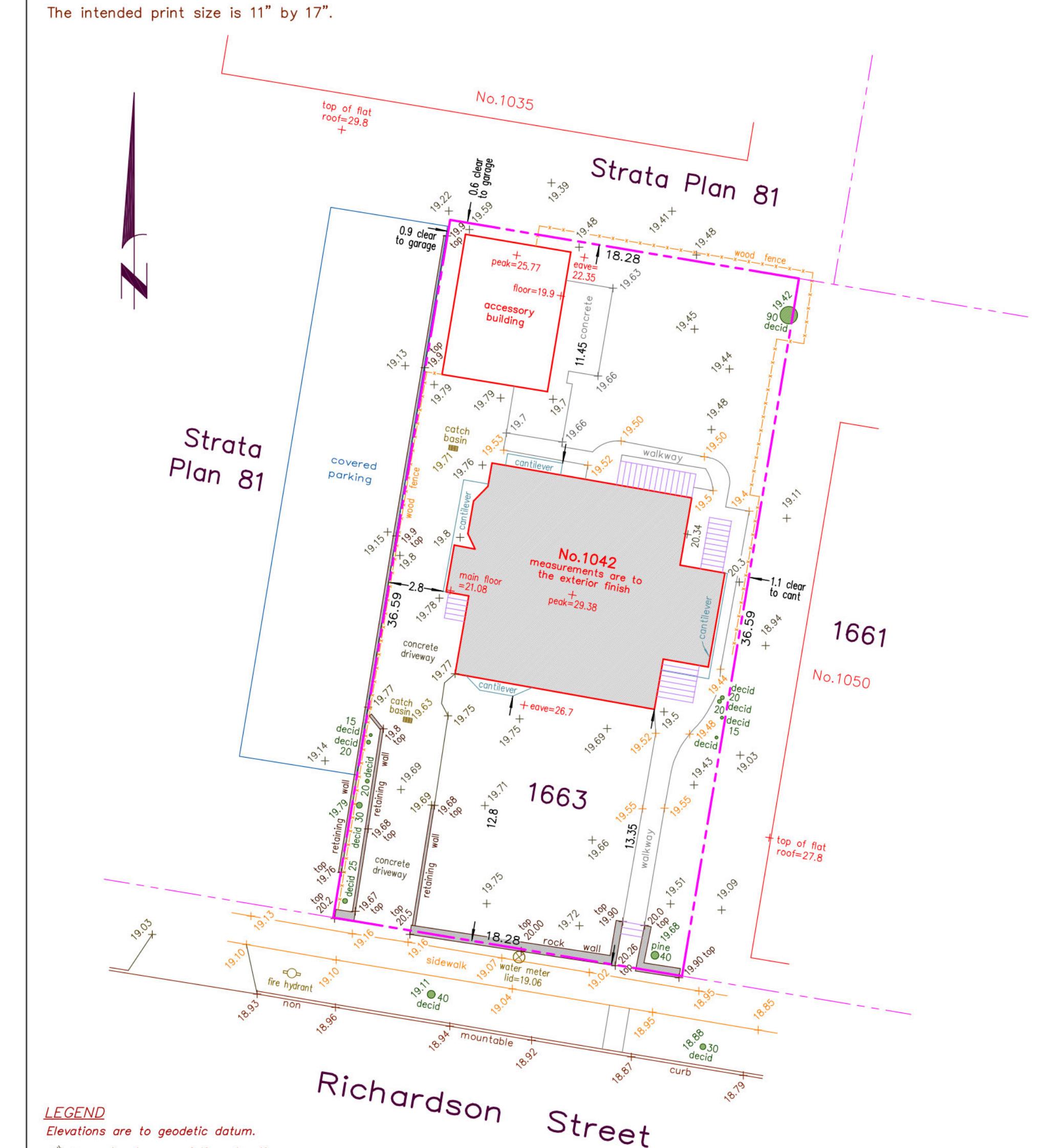




BC LAND SURVEYORS SITE PLAN OF:
Civic: 1042 Richardson Street

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".



Lot Area = 668 m²

May 7, 2020

File : 13,197 - 9
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Setbacks are derived from field survey.
Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

Date 2022-04-19 9:43:24 AM

Drawn by BH

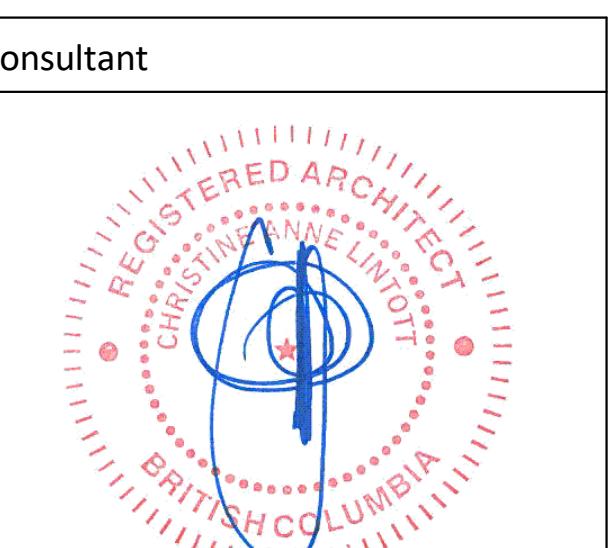
Checked by CL

A0.02

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

Revision	No.	Description	Date

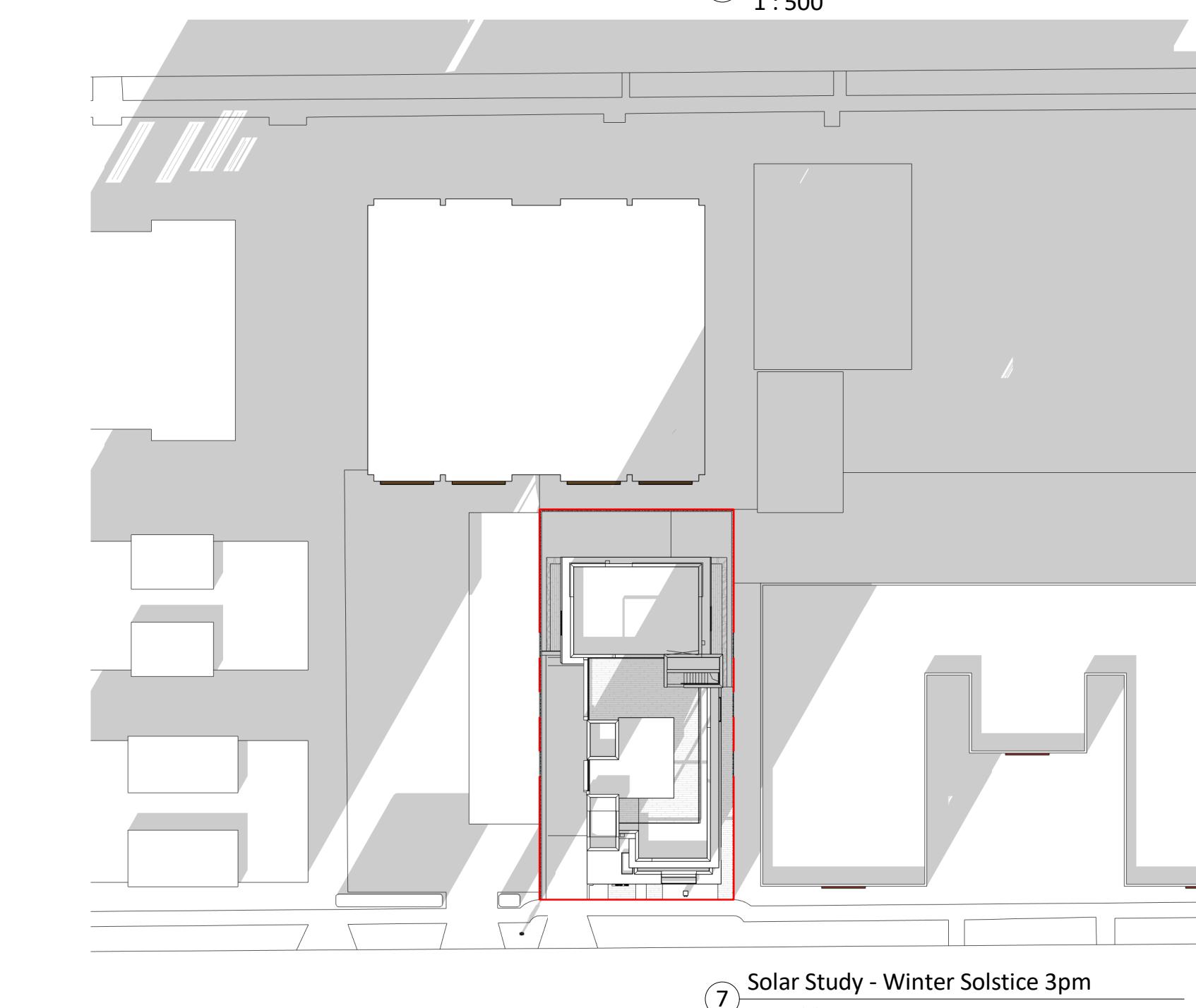
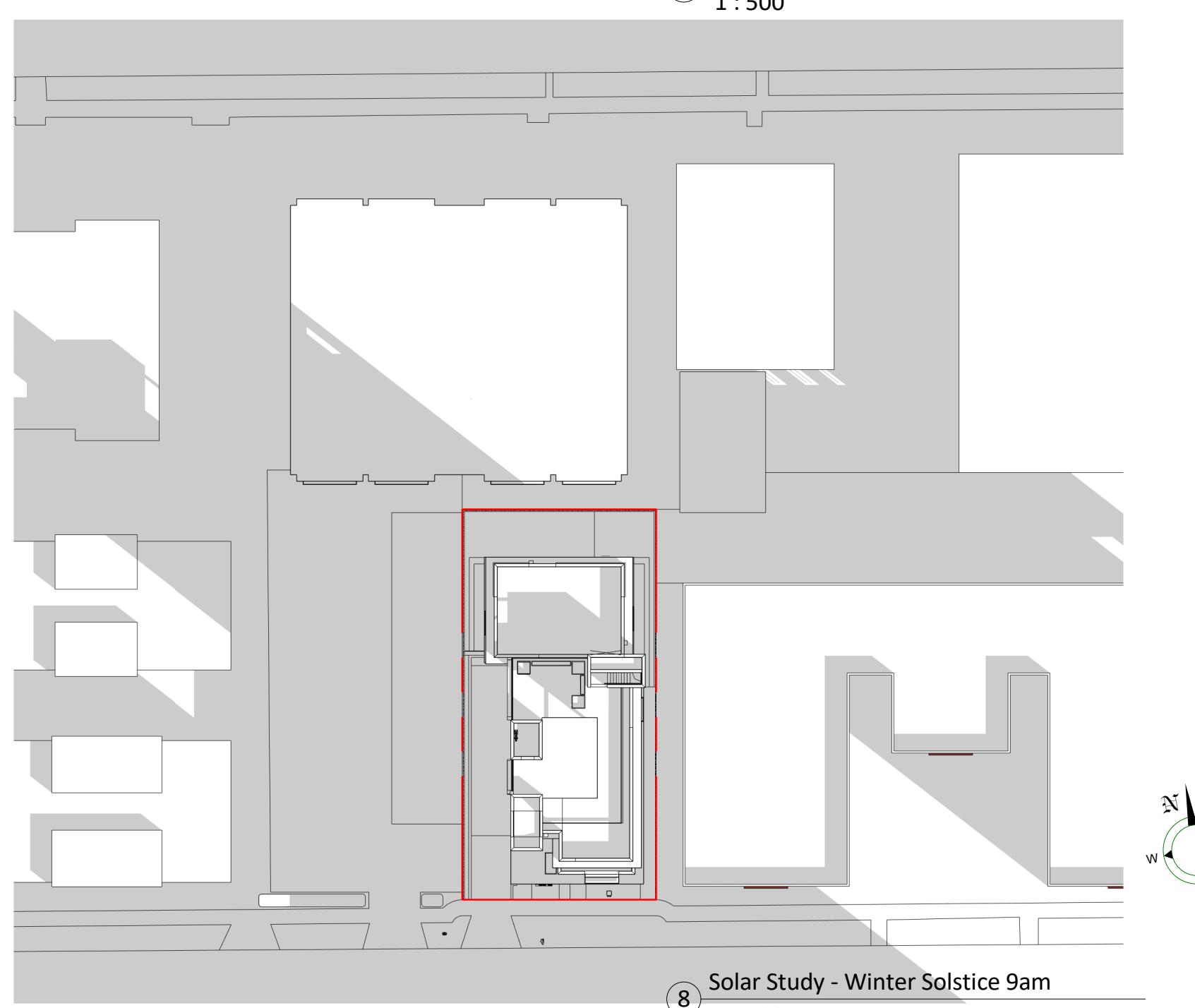
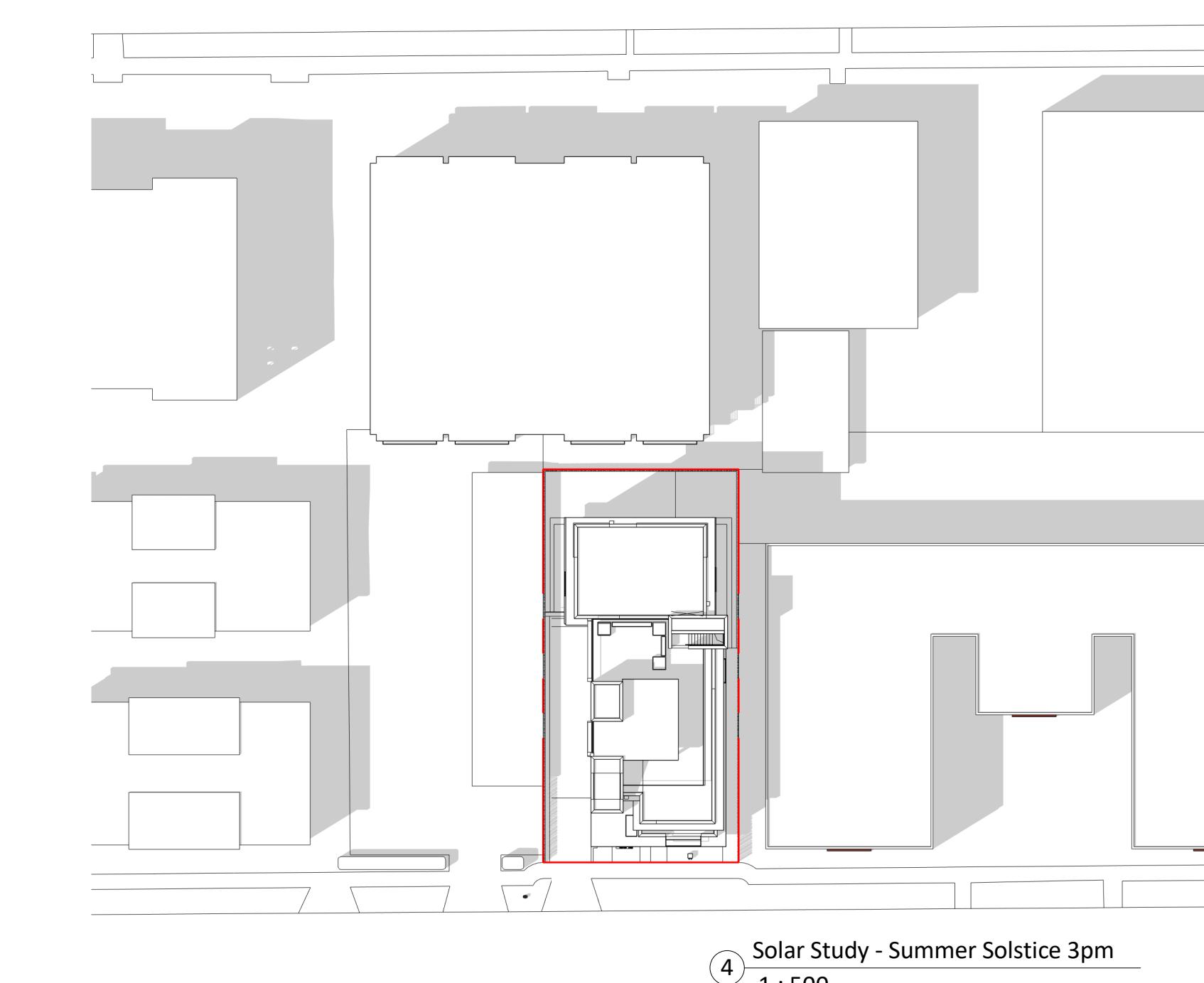
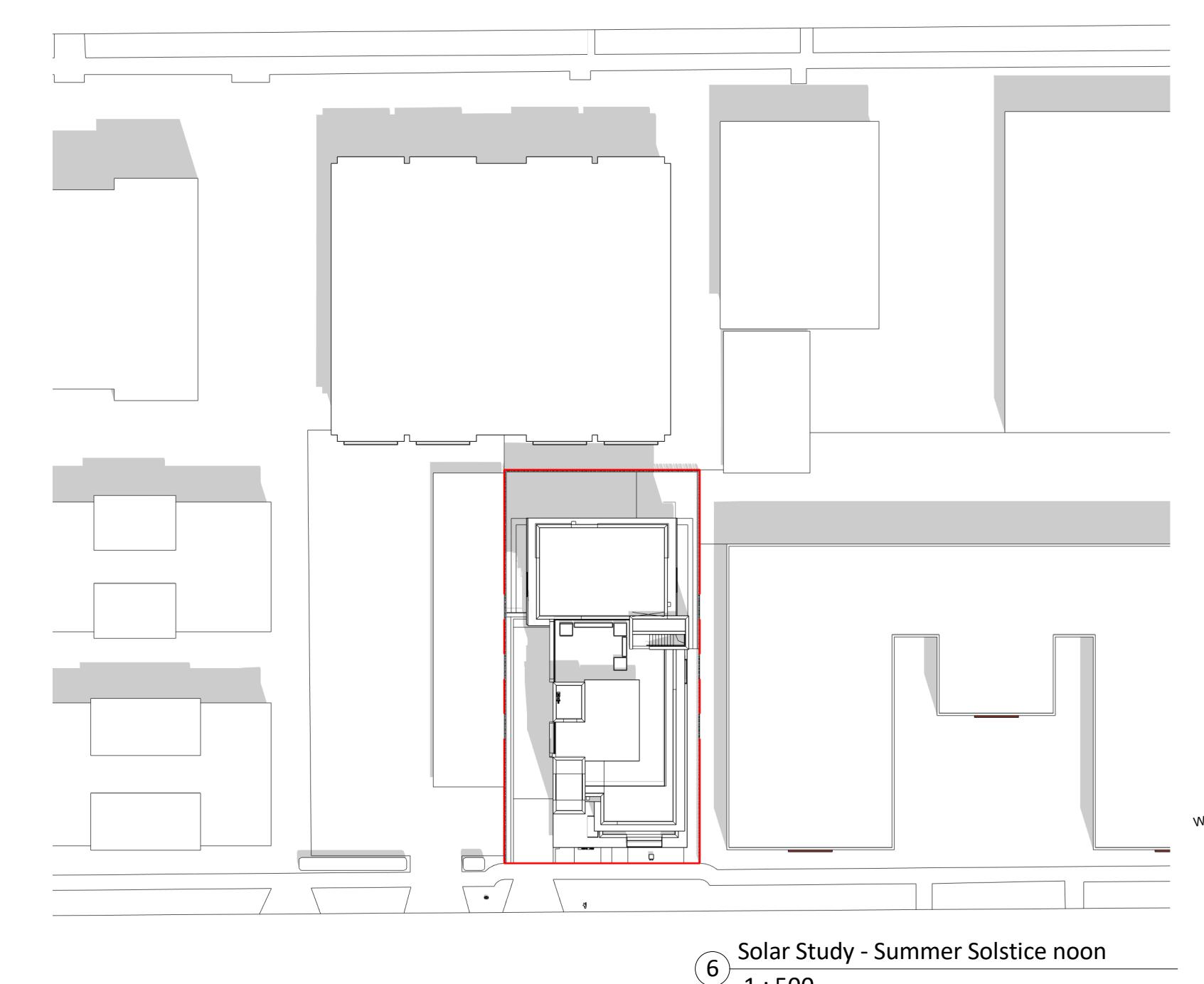
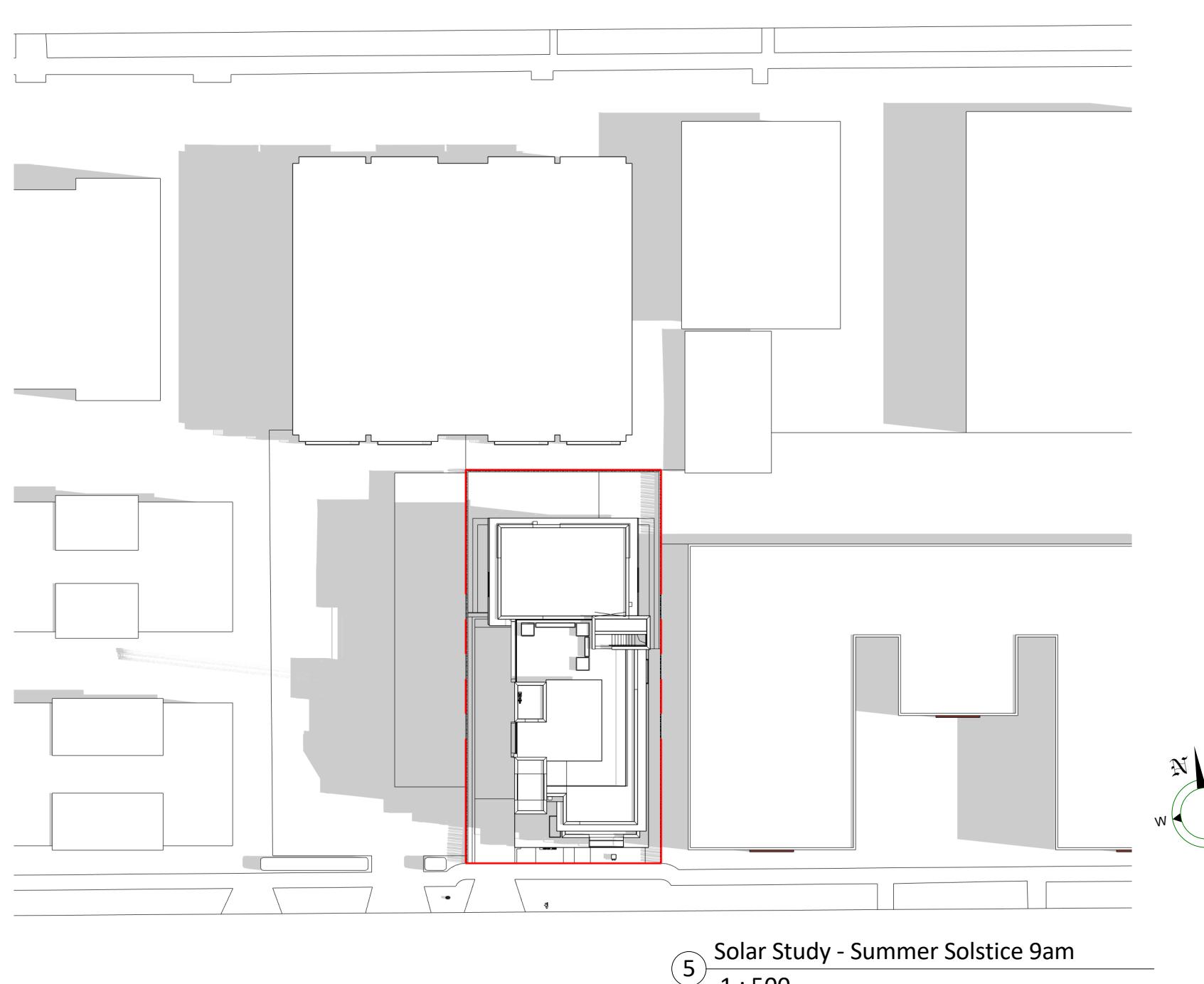
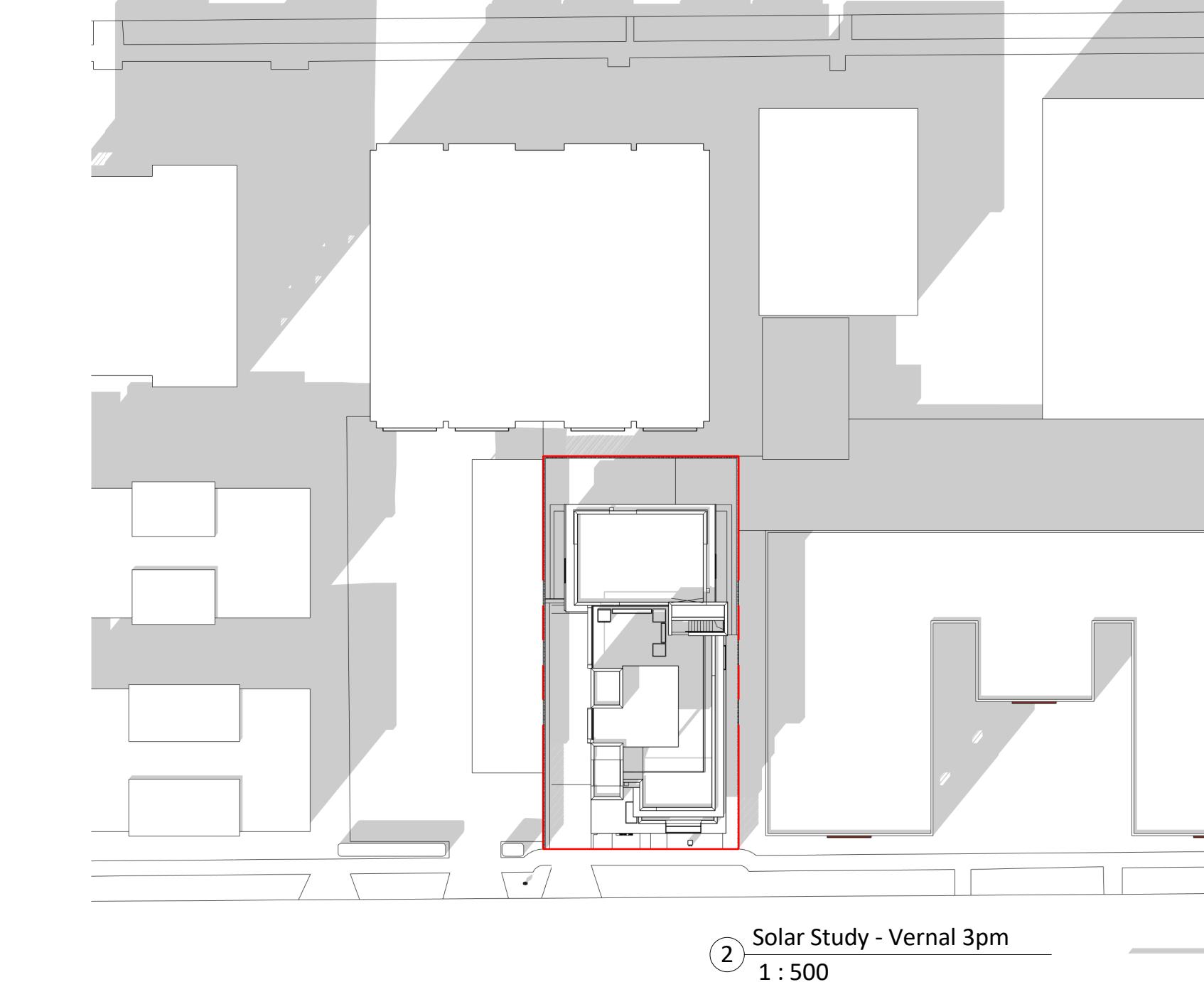
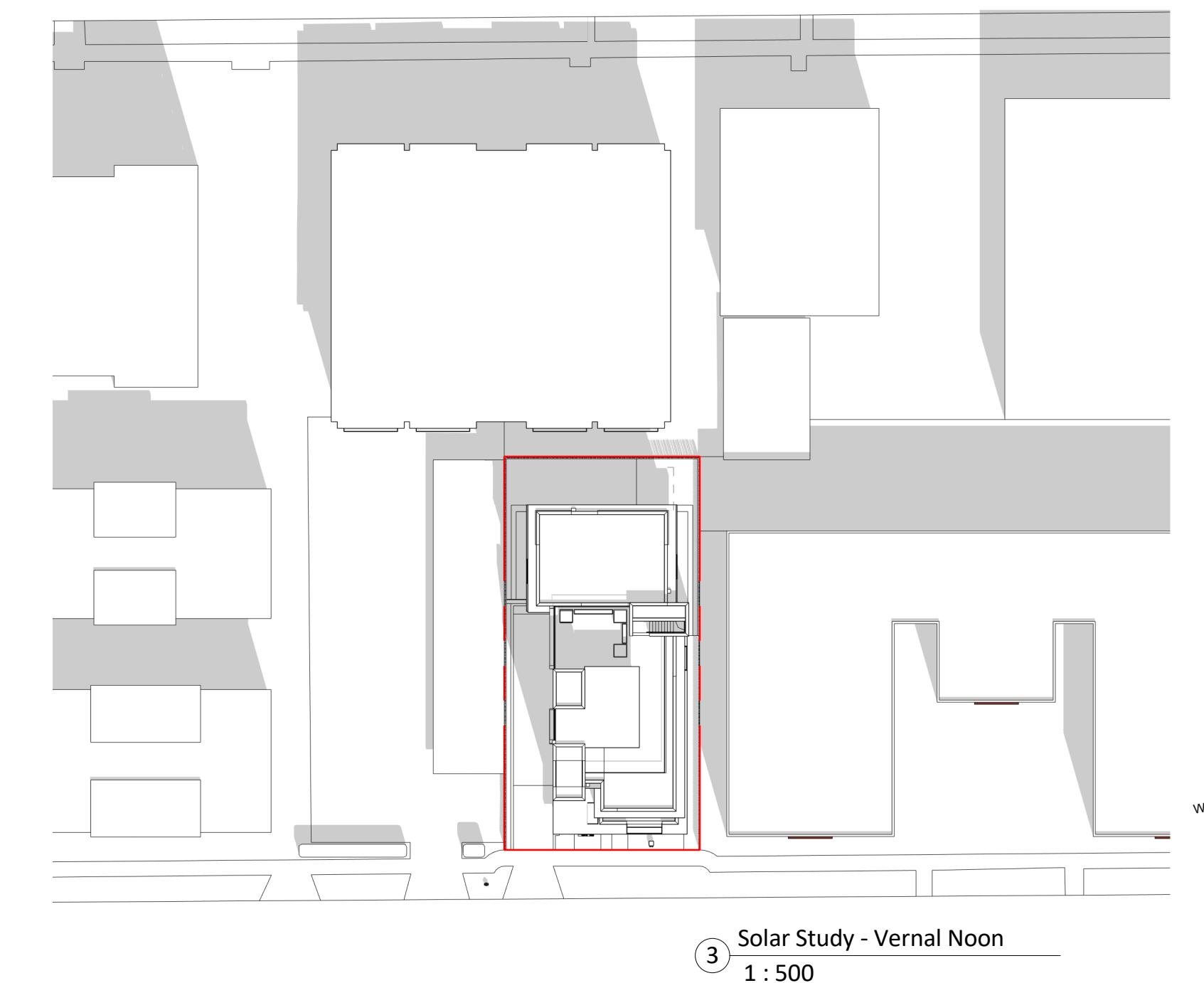
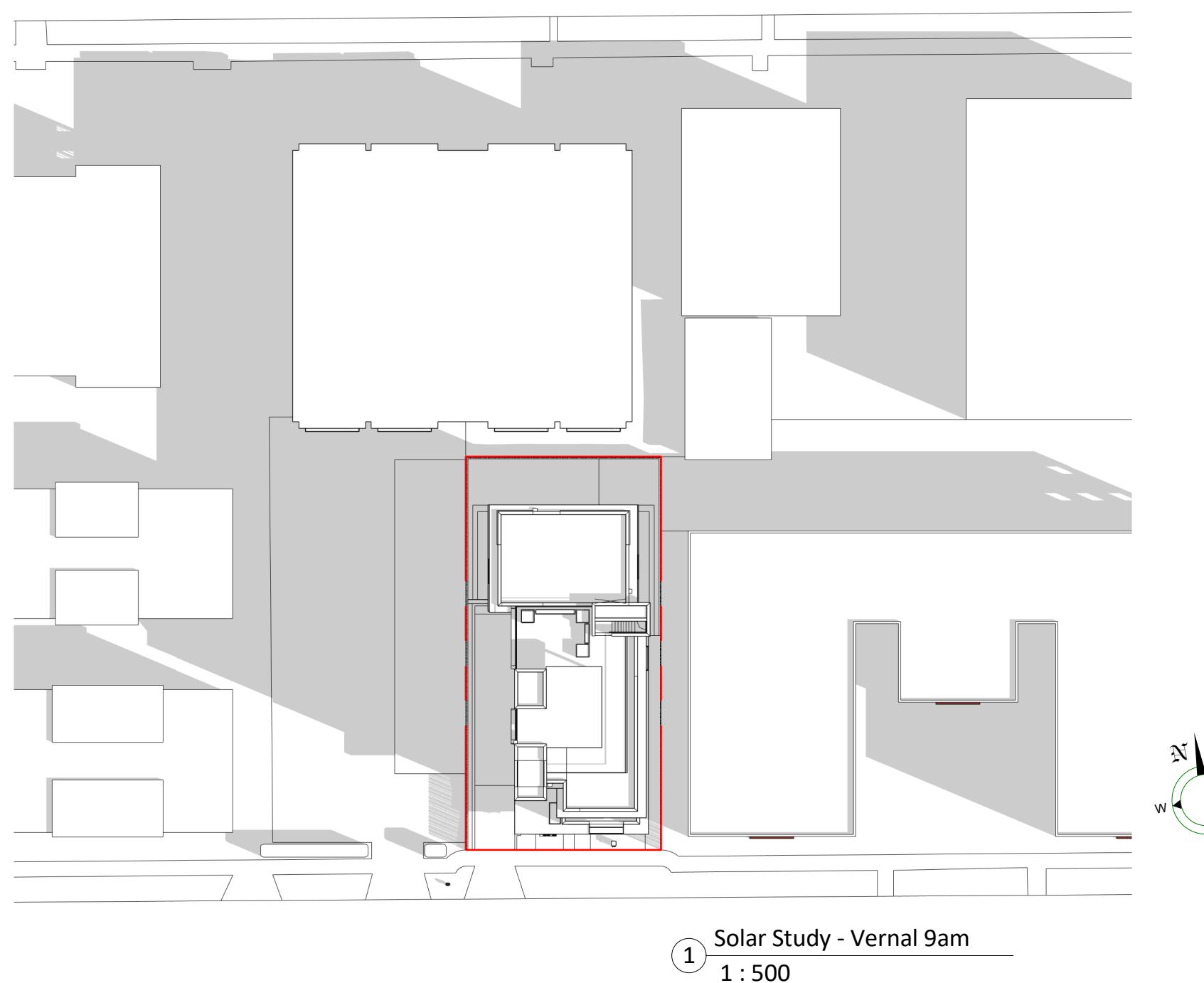


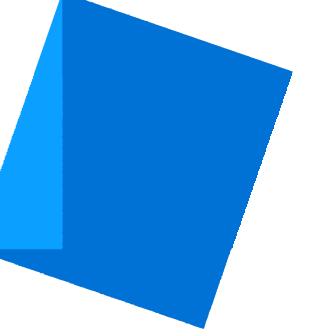
Ten42

1042 Richardson Street,
Victoria BC

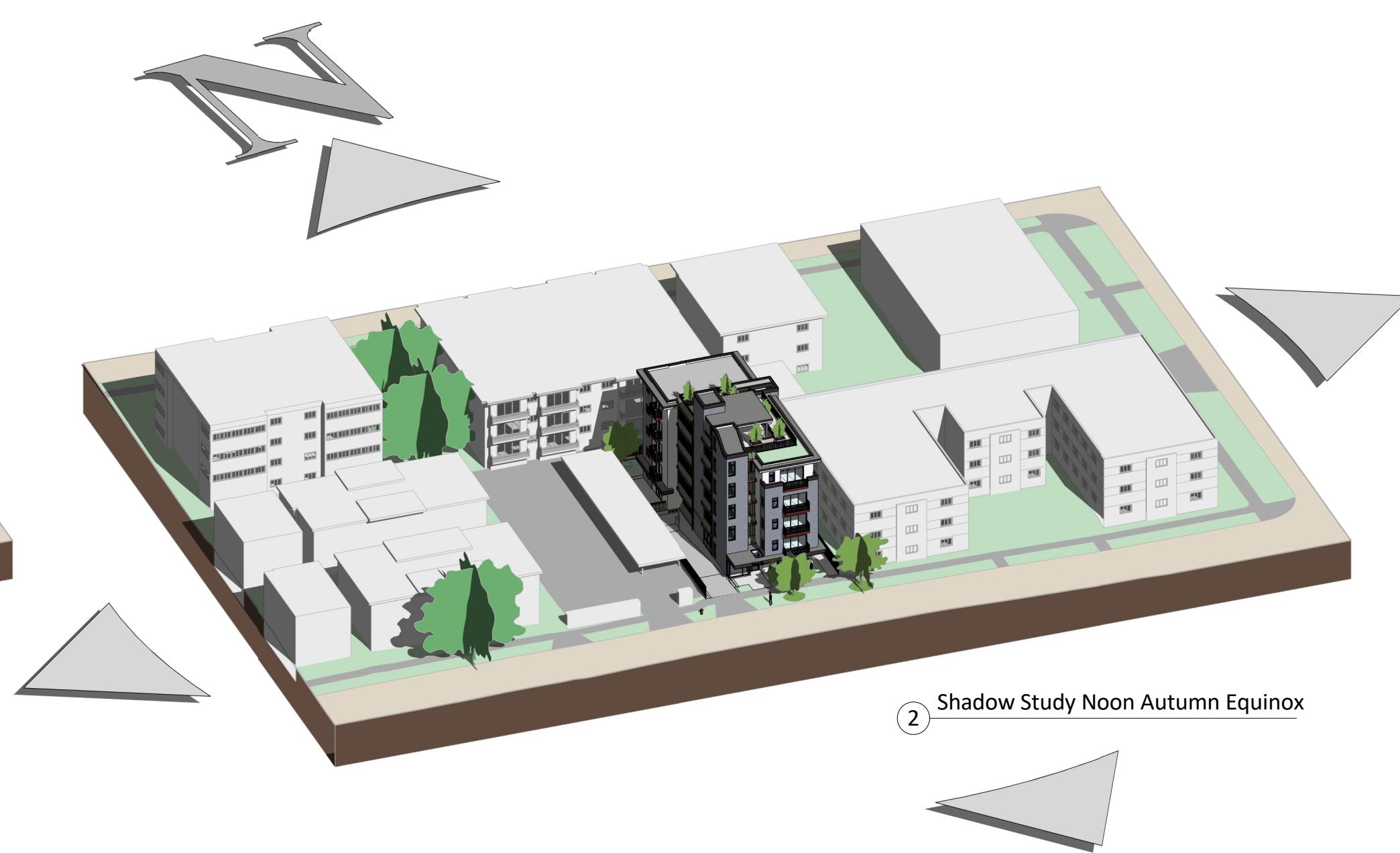
Solar Shadow Study	
Date	2022-04-19 9:43:47 AM
Drawn by	BH
Checked by	CL
Scale	1 : 500

A1.01





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

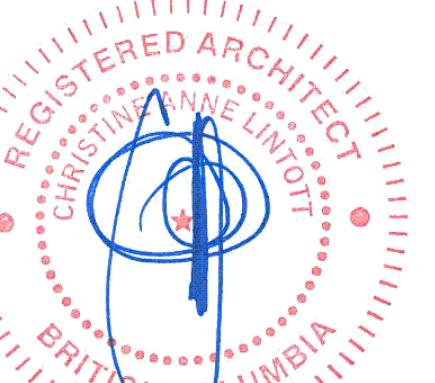


Issue **Date**

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

Revision
No. **Description** **Date**

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Axo Shadow Study

Date 2022-04-19 9:44:16 AM

Drawn by BH

Checked by CL

A1.02

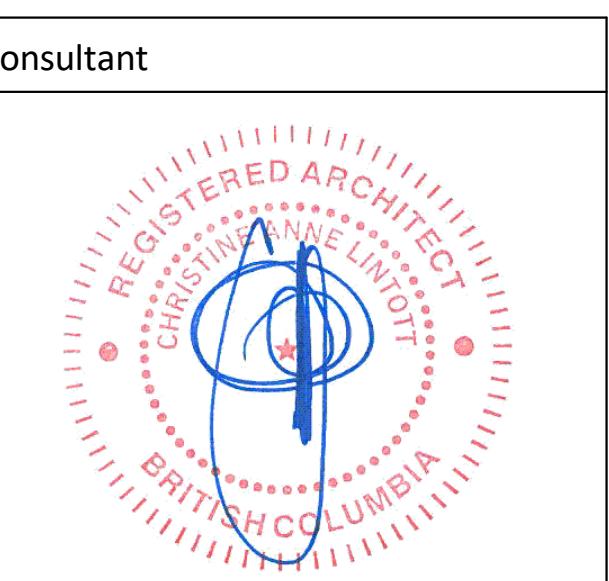
Scale



Christine Lintott
Architects Inc.

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

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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



Ten42

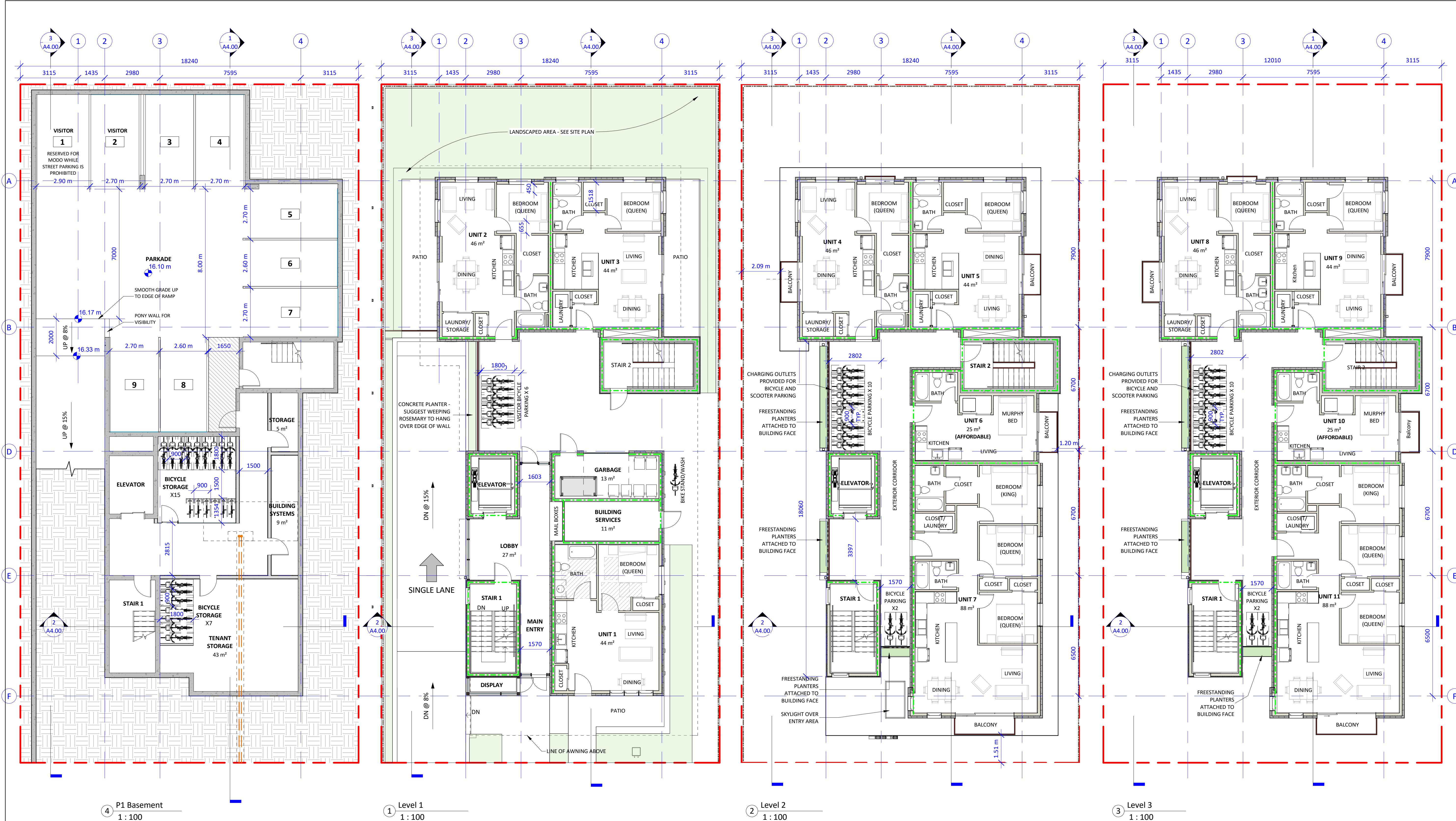
1042 Richardson Street,
Victoria BC

Context Renders

Date 2022-04-19 9:44:17 AM
Drawn by BH
Checked by CL

A1.03

Scale



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

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

Bicycle Parking	Long Term Per Schedule C	Short Term Per Schedule C (within 15m of entry)
Required:	1/unit < 45m ² x 12 = 12	Total = 6 (MIN)
	1.25/unit > 45m ² x 8 = 10	
	Total = 22	
Provided:	P1 = 22	
Proposed Additional:	Long Term Parking = 46	
	Total = 22+46 = 68	

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

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

Issue
 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

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

Consultant

Ten42

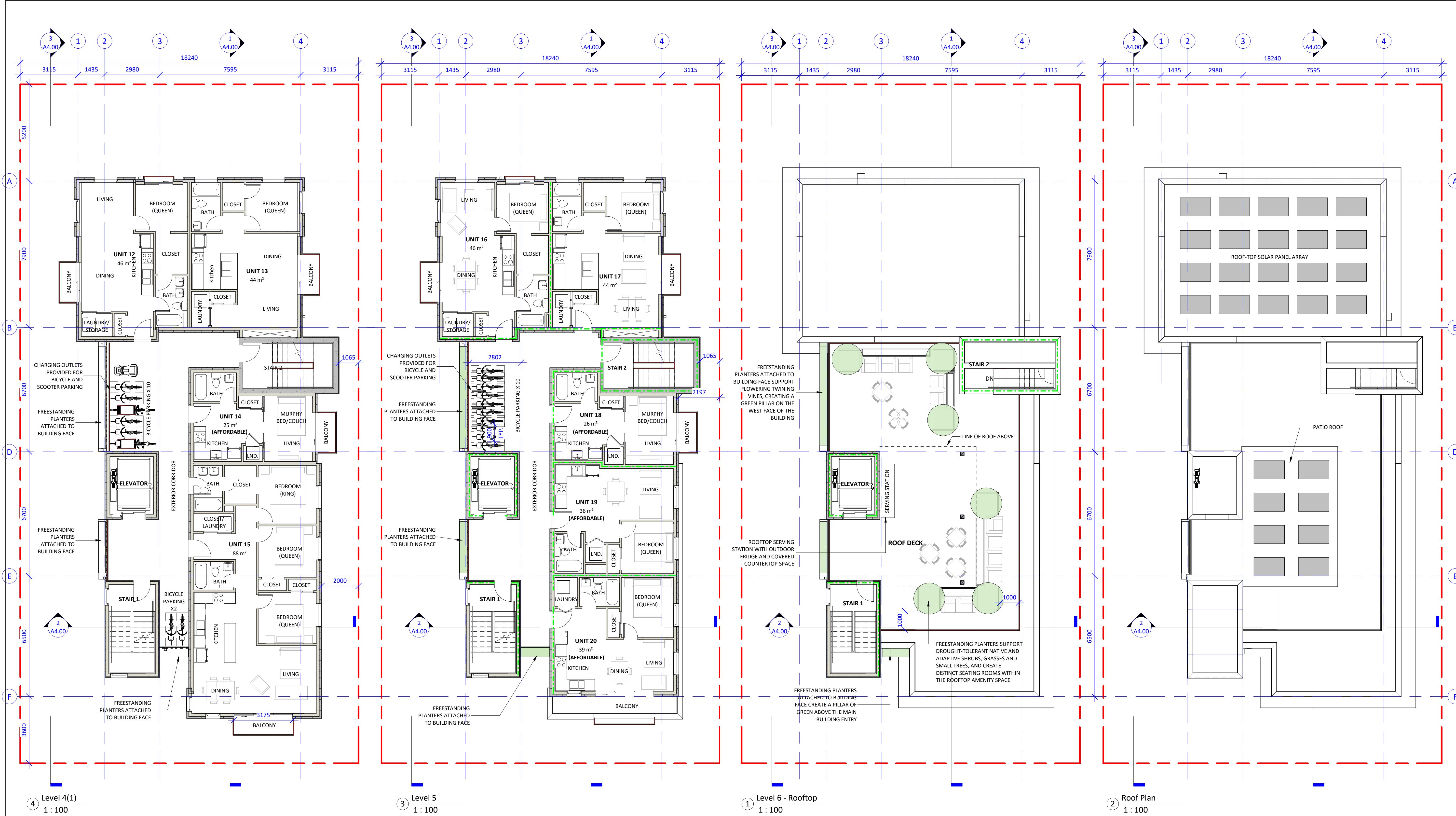
1042 Richardson Street,
Victoria BC

Floor Plans

Date 2022-04-19 9:44:32 AM
 Drawn by BH
 Checked by CL

A2.00

As indicated

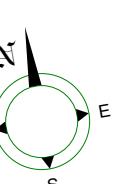


Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	46 m ²	Yes
102	UNIT 2	46 m ²	No
103	UNIT 3	44 m ²	No
LEVEL 2			
201	UNIT 4	46 m ²	No
202	UNIT 5	44 m ²	No
203	UNIT 6	25 m ²	Yes
204	UNIT 7	88 m ²	No
LEVEL 3			
301	UNIT 8	46 m ²	No
302	UNIT 9	44 m ²	No
303	UNIT 10	25 m ²	Yes
304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

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

Bicycle Parking	Long Term Per Schedule C	Short Term Per Schedule C (within 15m of entry)
Required:		
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 = 46		
Total = 22+46 = 68		

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



Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date 2022-04-19 9:44:55 AM

Drawn by BH

Checked by CL

A2.01

As indicated

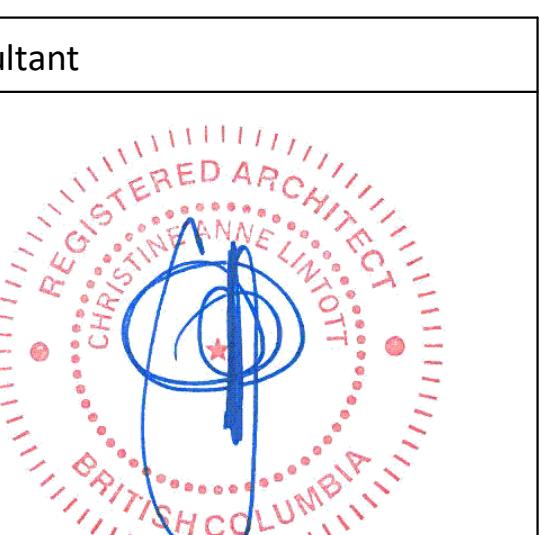
Christine Lintott
Architects Inc.



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

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





STAIR ROOF
38238

ROOF
35065

LEVEL 5
31892

LEVEL 4
28719

LEVEL 3
25546

LEVEL 2
22373

LEVEL 1
19200

AVERAGE GRADE
18780



STAIR ROOF
38238

ROOF
35065

LEVEL 5
31892

LEVEL 4
28719

LEVEL 3
25546

LEVEL 2
22373

LEVEL 1
19200

AVERAGE GRADE
18780

① East Elevation
1 : 100

② North Elevation
1 : 100



③ South - Richardson Street Elevation
1 : 100

④ West Elevation
1 : 100

EXTERIOR FINISH LEGEND

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

Christine Lintott
Architects Inc.

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

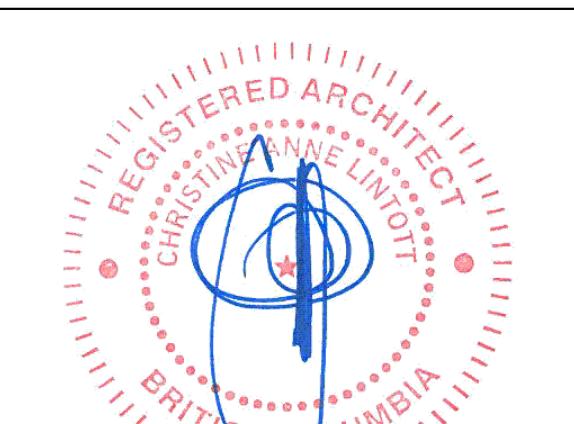
Issue Date

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

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

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Elevations

Date 2022-04-19 9:45:17 AM

Drawn by BH

Checked by CL

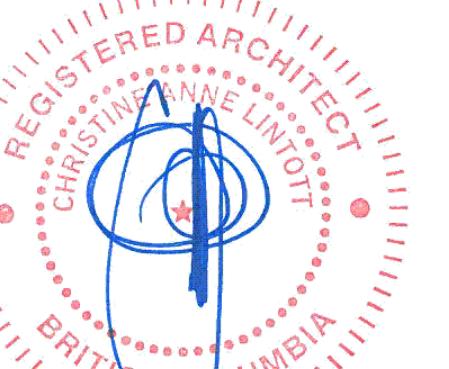
Scale 1 : 100

A3.00



1 Context Elevation
1 : 100

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Context Elevations

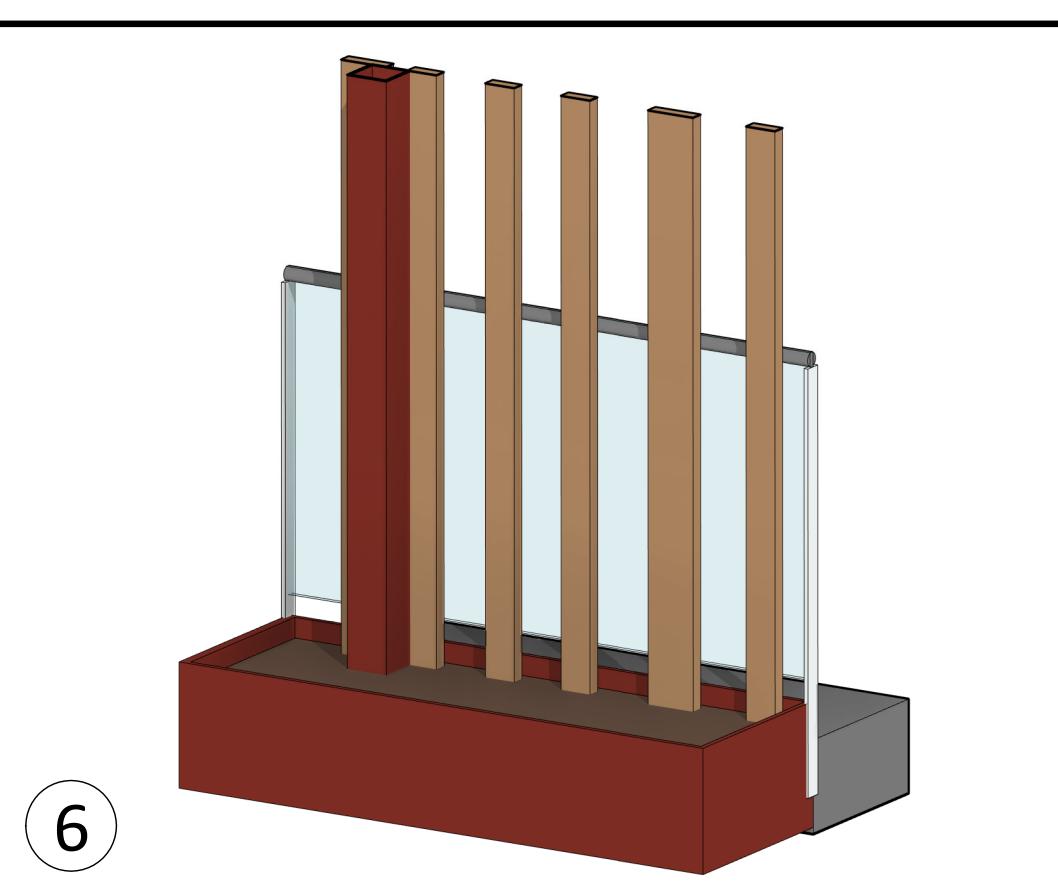
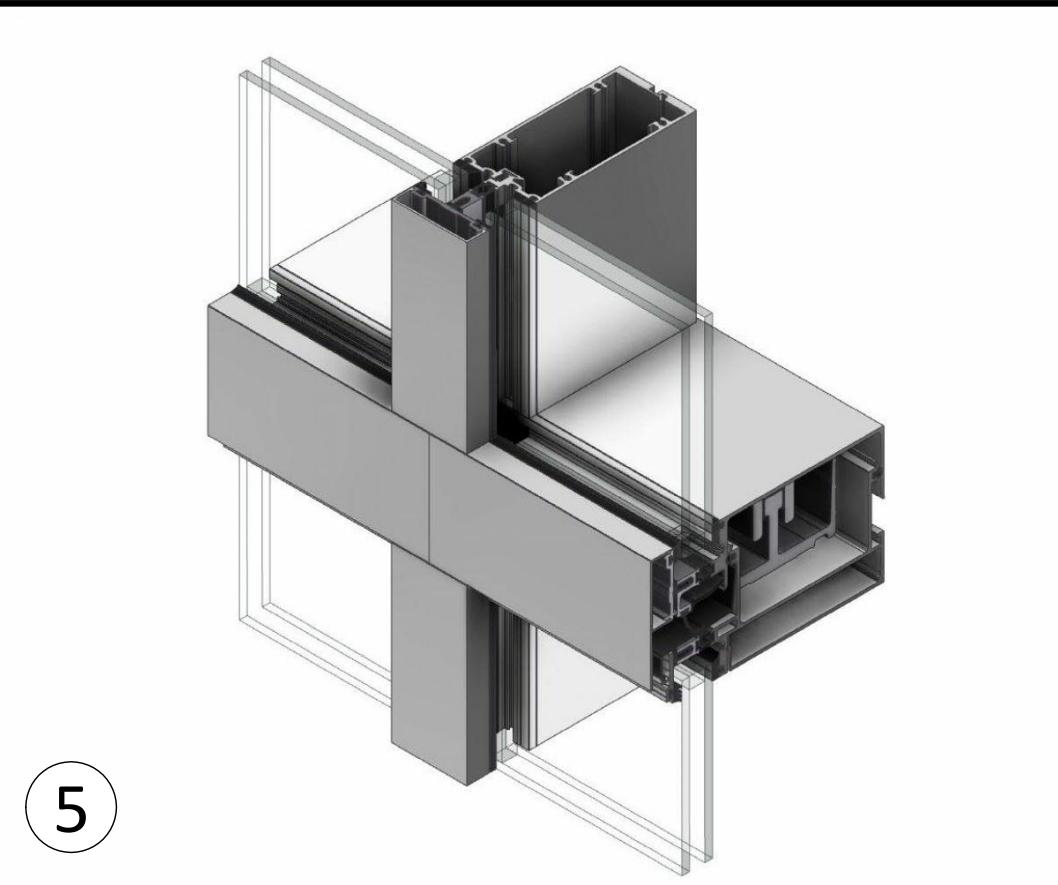
Date 2022-04-19 9:45:30 AM

Drawn by BH

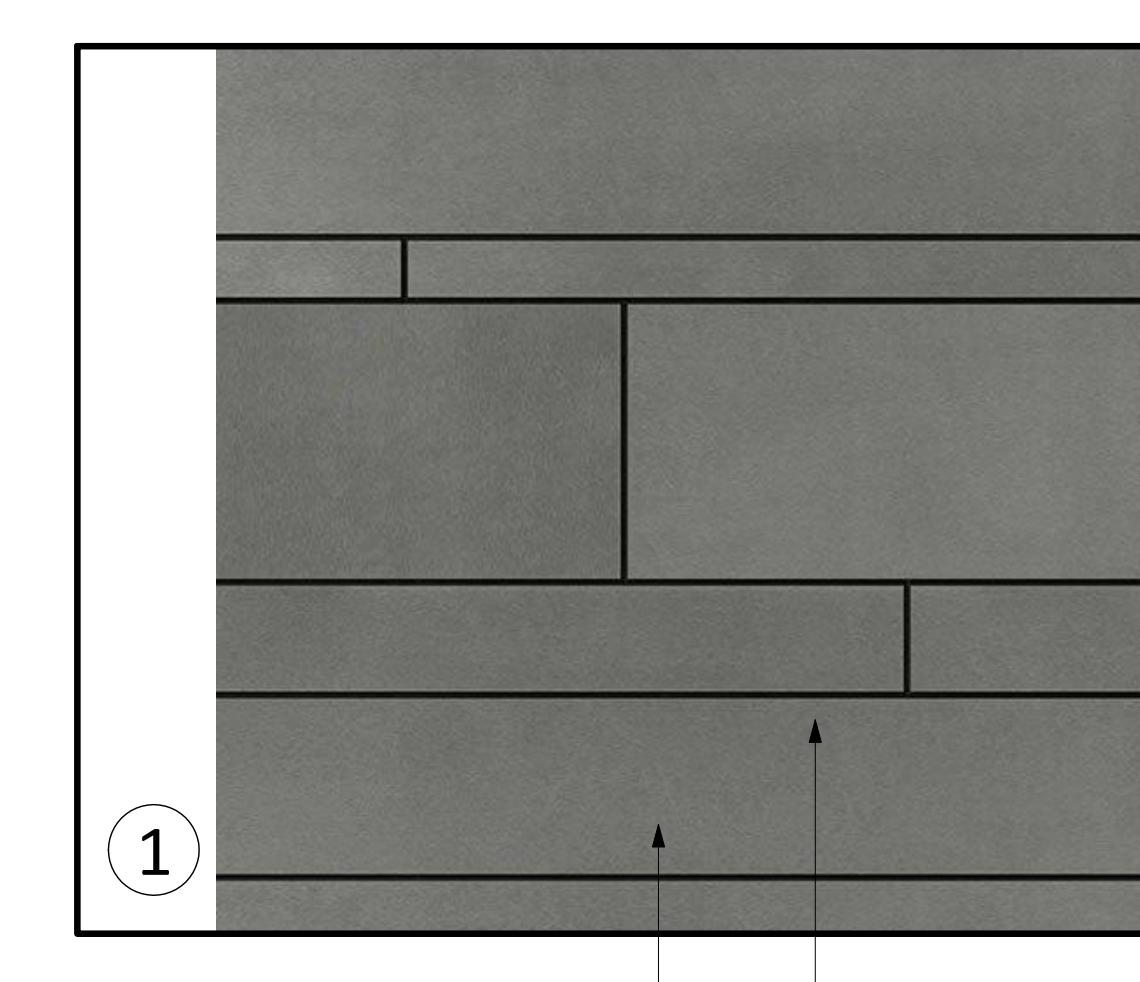
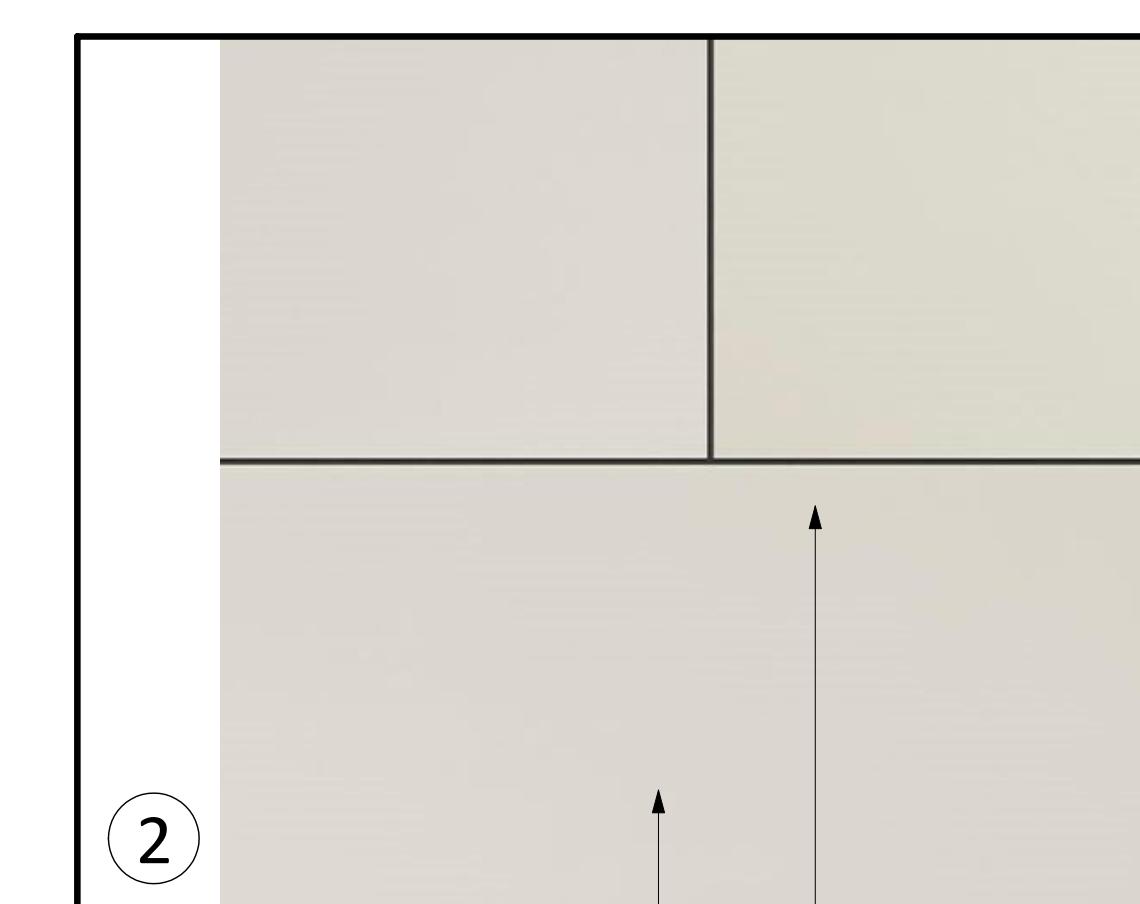
Checked by CL

A3.01

Scale 1 : 100



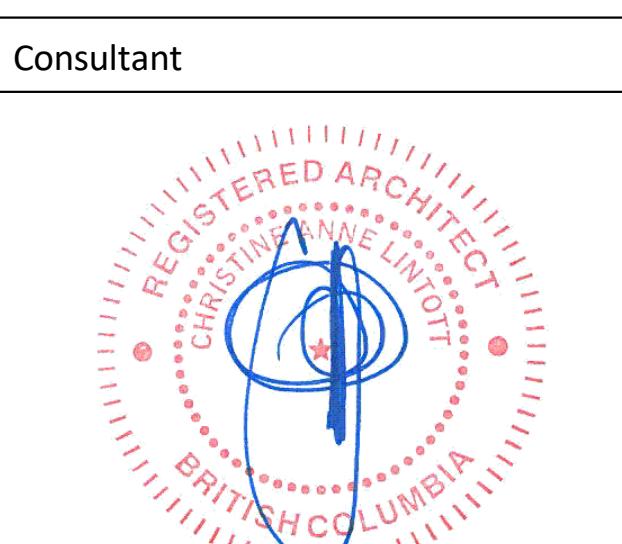
- 1 FIBRE-CEMENT PANELS - DARK GREY
- 2 FIBRE-CEMENT PANELS - OFF WHITE
- 3 METAL RAILING AND DETAILS - RUST RED
- 4 VINYL WINDOWS - RUST RED
- 5 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
- 6 VERTICAL WOOD SLAT PRIVACY SCREEN OVER PLANTER
- 7 PREFINISHED METAL FLASHING - CHARCOAL



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
Revision	
No. Description Date	
8 Vertical Screen Material	2022-04-19



Ten42

1042 Richardson Street,
Victoria BC

Exterior Materials

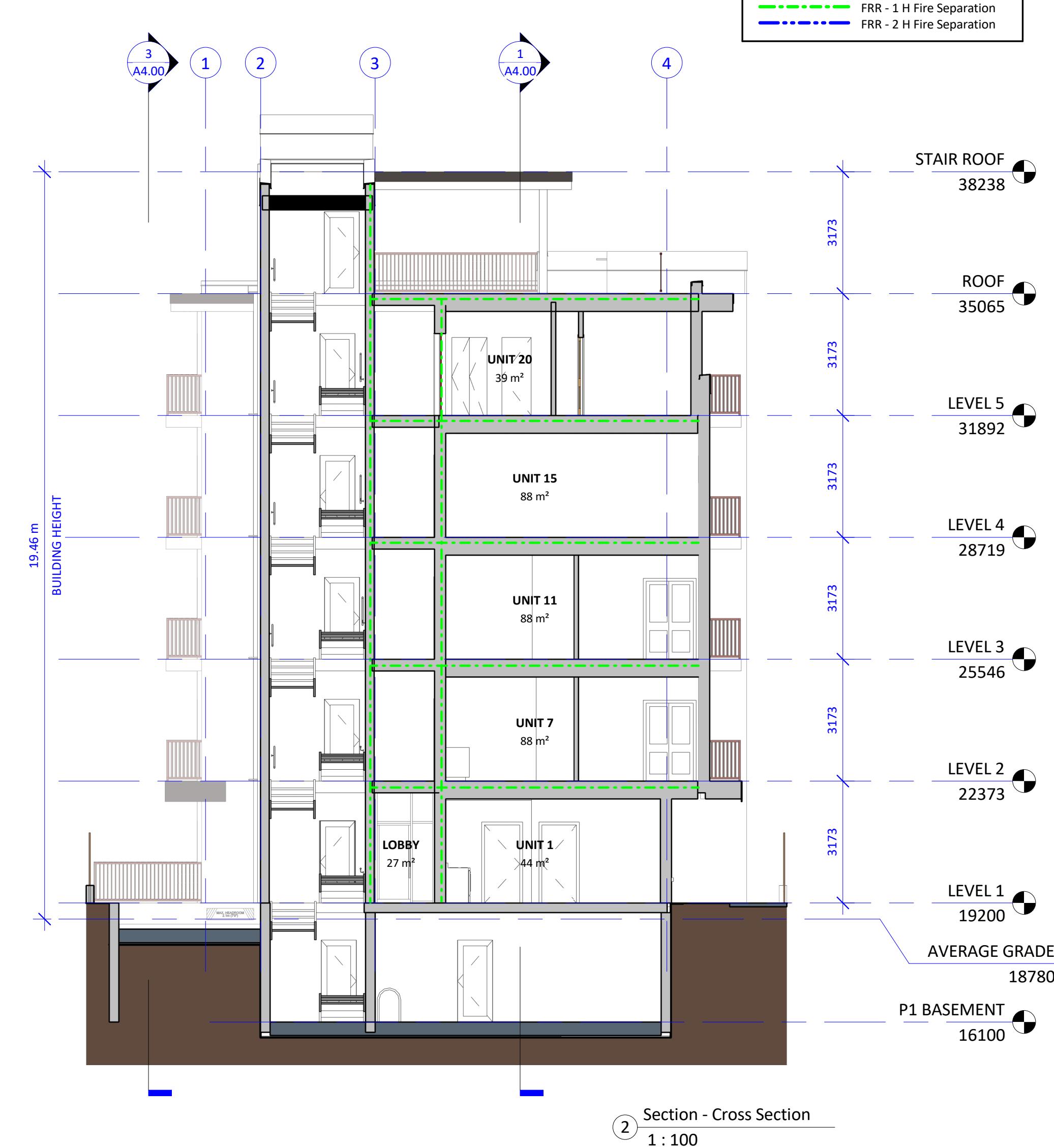
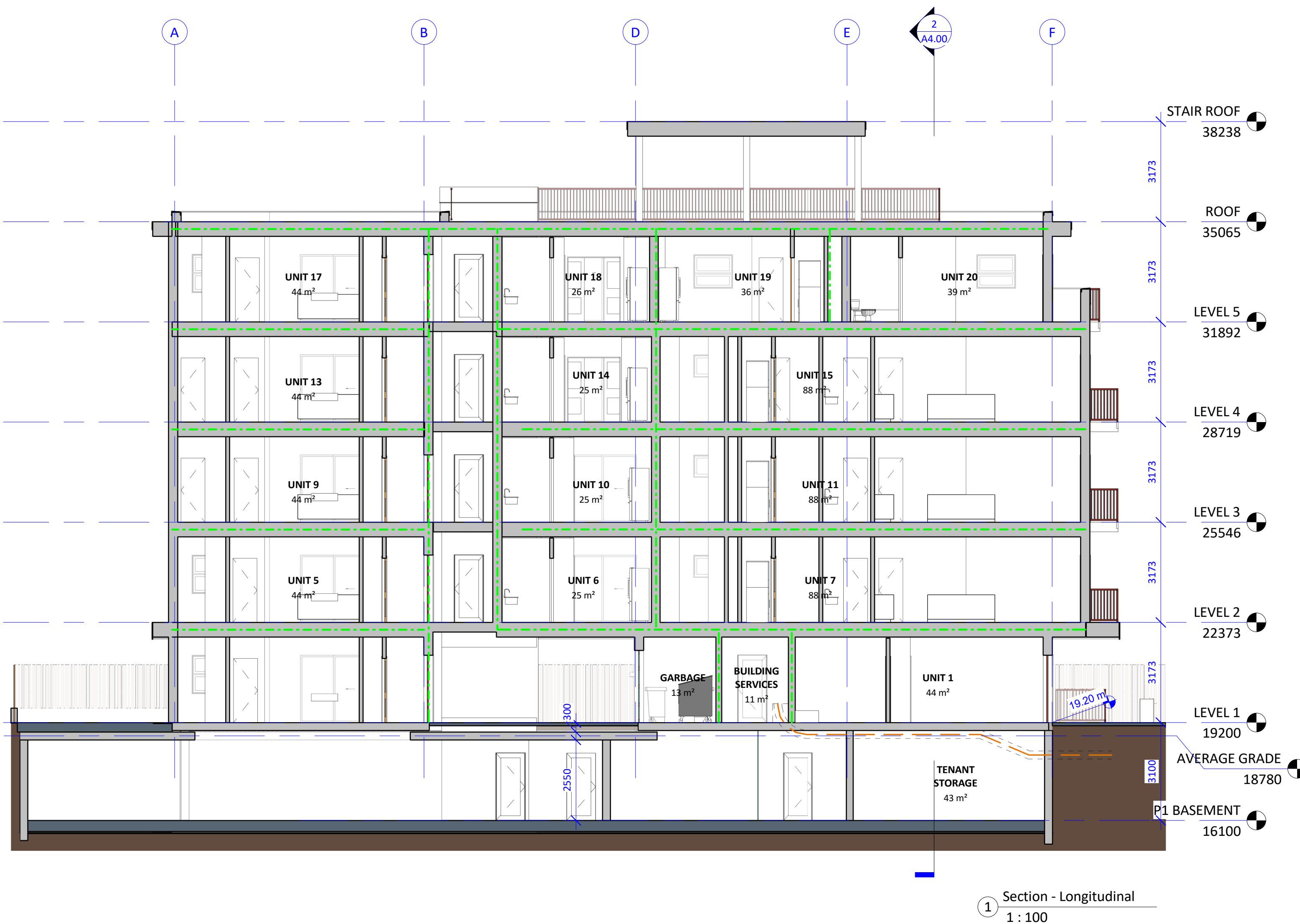
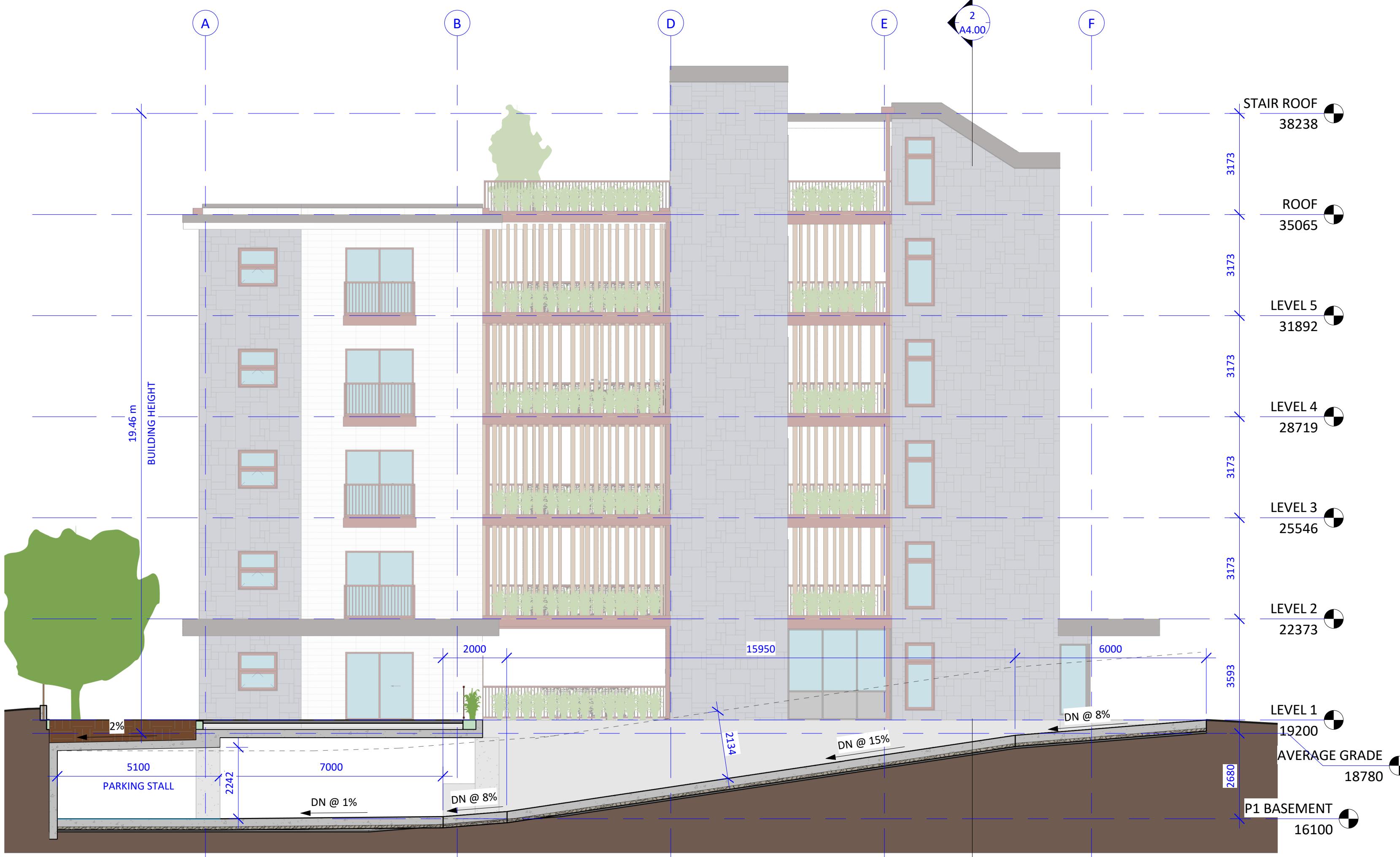
Date 2022-04-19 9:45:46 AM

Drawn by BH

Checked by CL

A3.02

As indicated



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

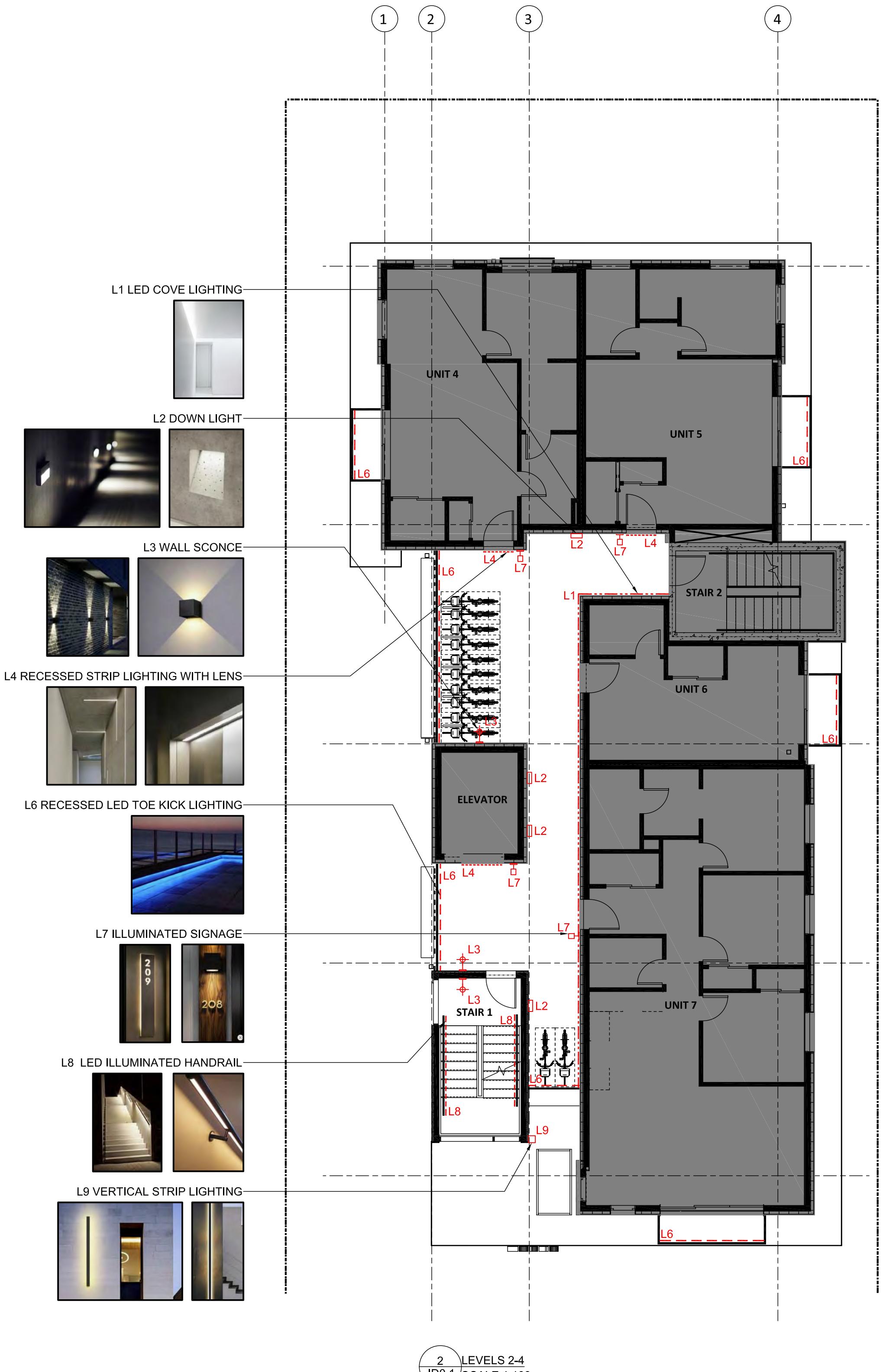
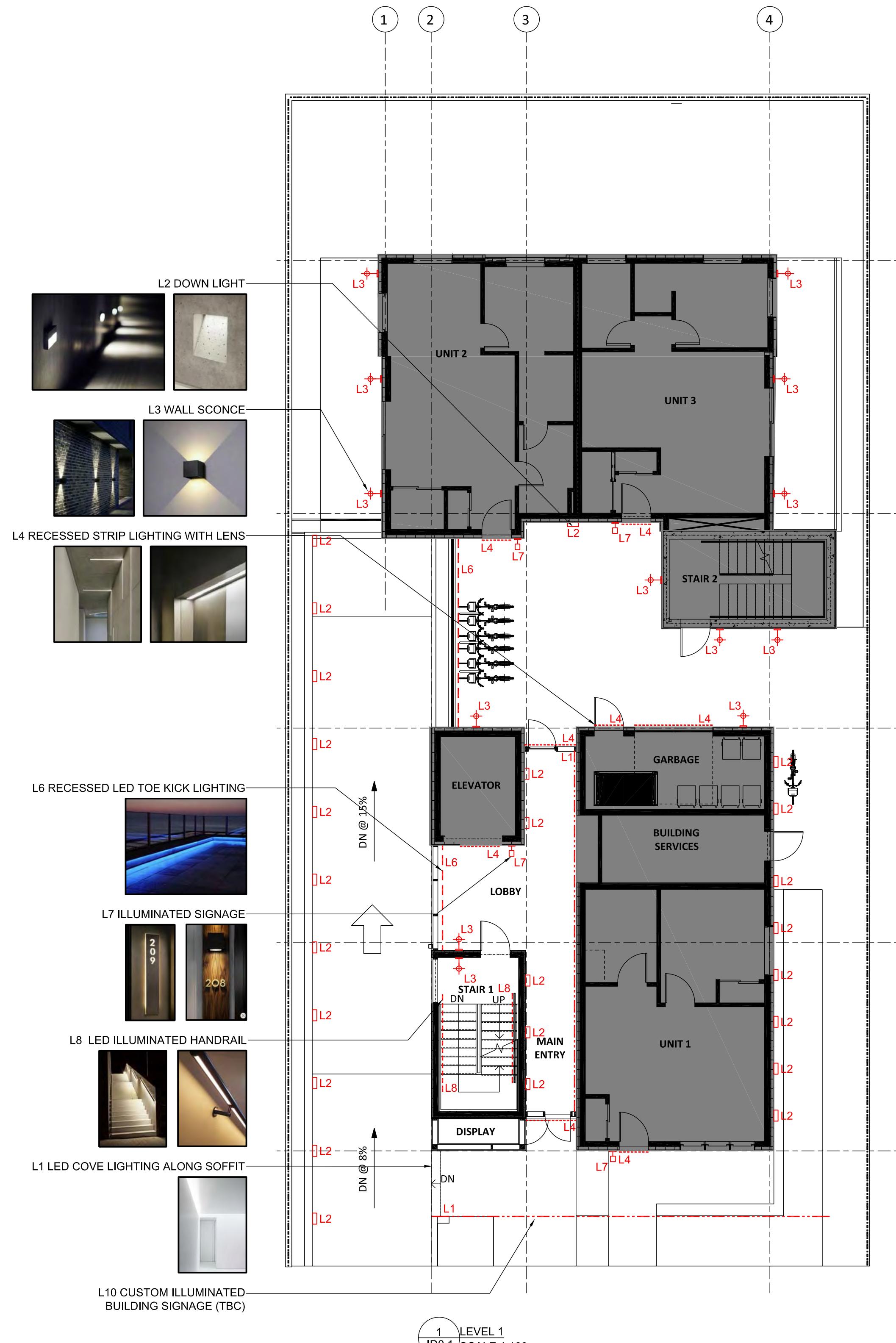
Ten42

1042 Richardson Street,
Victoria BC

Building Sections

2022-04-19 9:45:54 AM
BH
CL

A4.00



REVISION	
STAMP	
PROJECT NORTH	
PROJECT NAME	TEN42
PROJECT ADDRESS	1042 RICHARDSON STREET
DATE	21.06.10
DRAWING TITLE	PROPOSED EXTERIOR LIGHTING
ID	1

NOTES:
 1. THE DRAWING IS THE PROPERTY OF SPOT DESIGN CO. LTD. AND MAY NOT BE REPRODUCED
 OR COPIED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE CONSULTANT.
 2. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE CONSULTANT.
 3. THE GENERAL CONTRACTOR SHALL VERIFY ALL WINDOW, DOOR AND LEVEL PRINTS AT THE COMMENCEMENT OF THE WORK AND
 MAKE ANY NECESSARY CHANGES IN ACCORDANCE WITH THE CONSULTANT'S DRAWINGS.
 4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND ANY OTHER APPLICABLE
 CONSULTANT DRAWINGS.
 5. THE DRAWING IS NOT TO BE SCALED.

REVISION

STAMP

PROJECT
NORTH

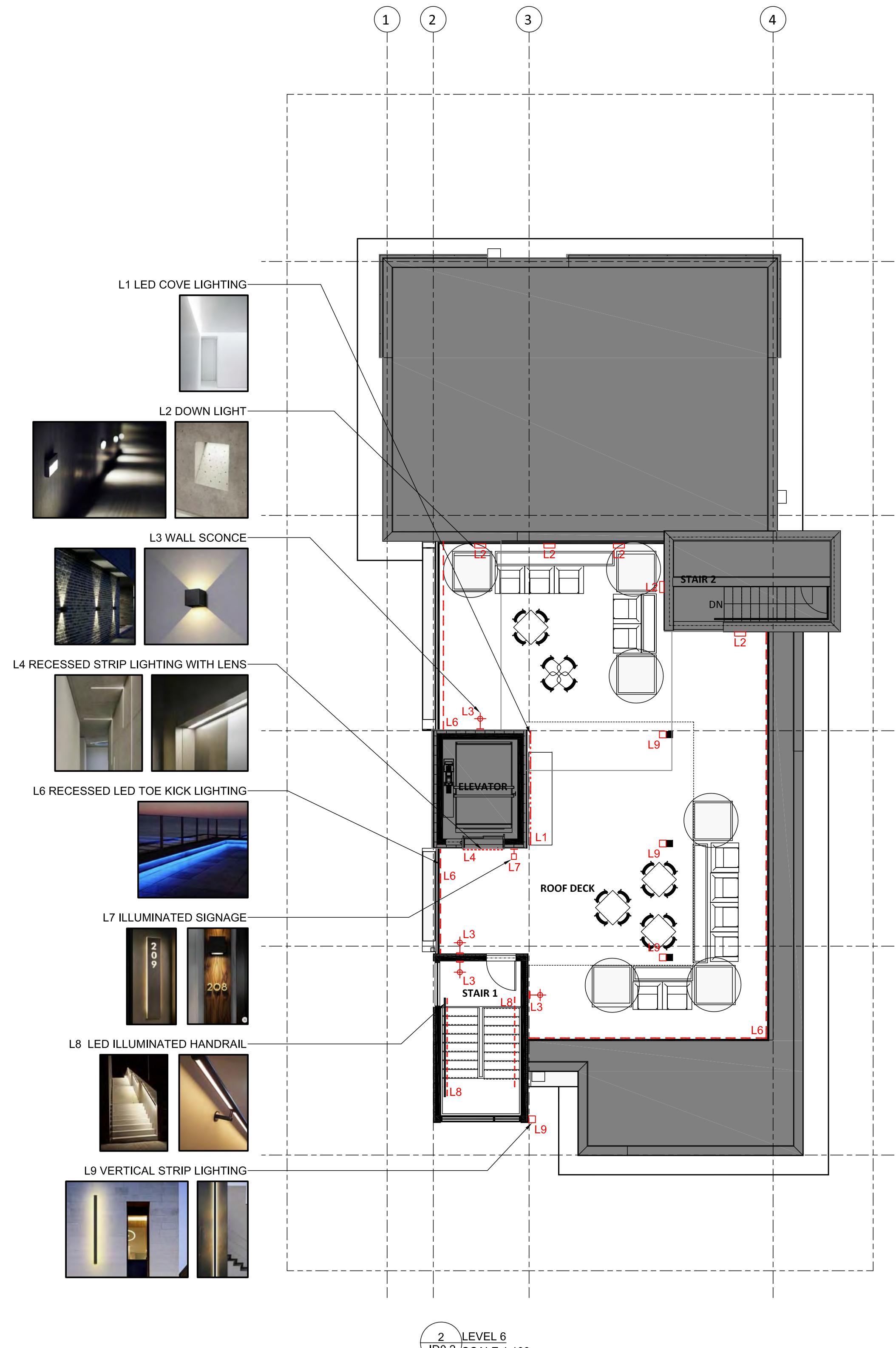
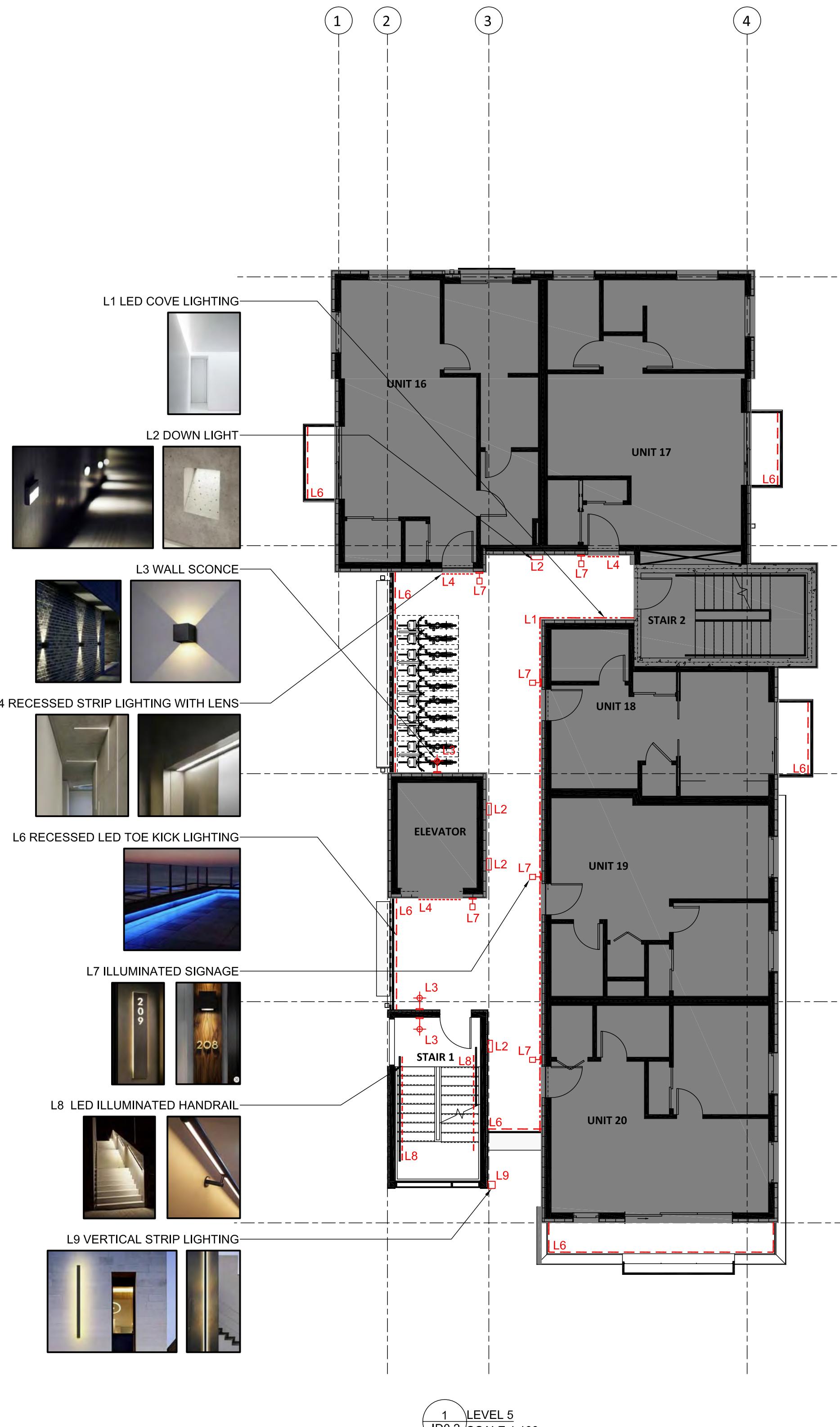
PROJECT NAME
TEN42

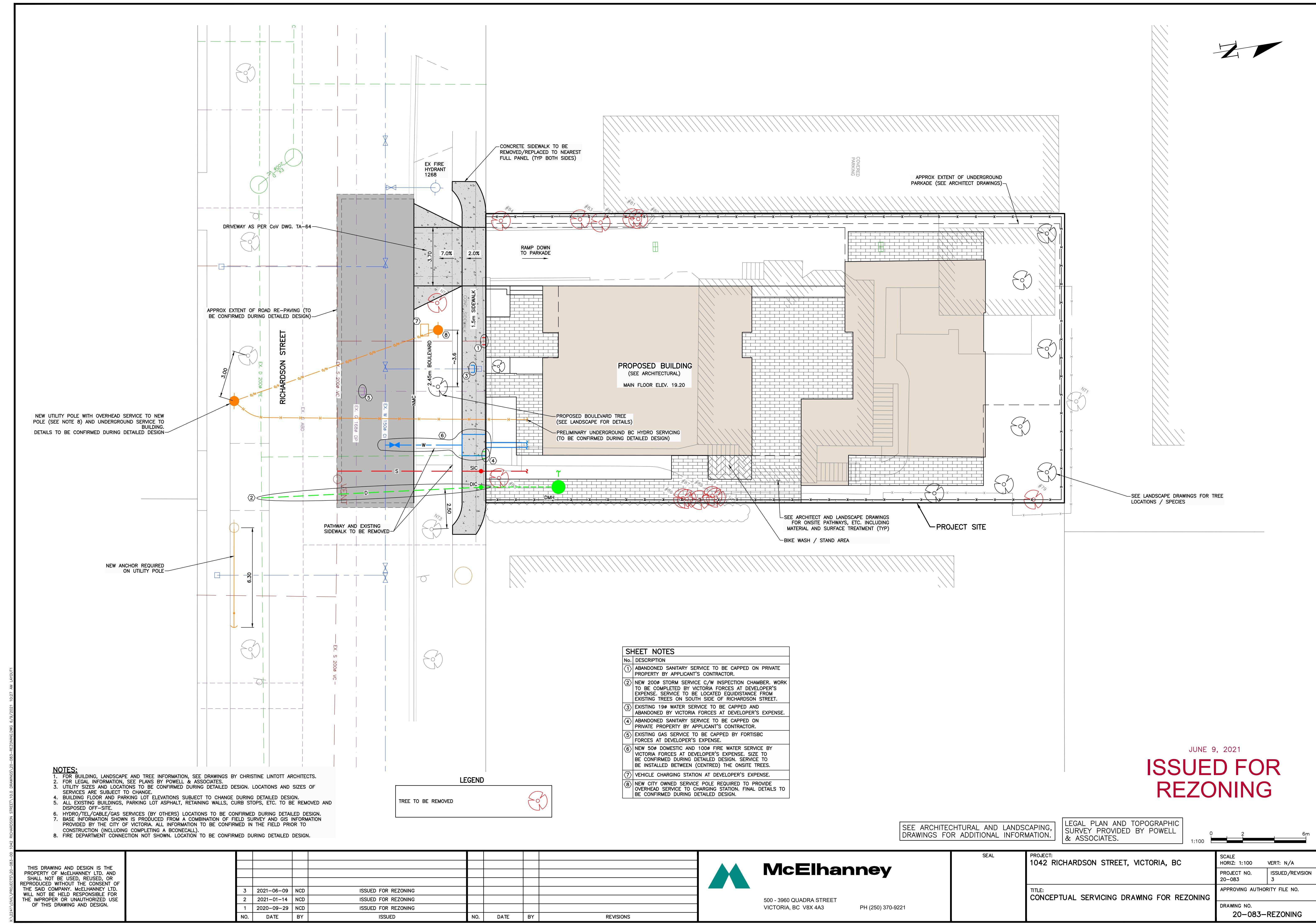
PROJECT ADDRESS
1042 RICHARDSON STREET

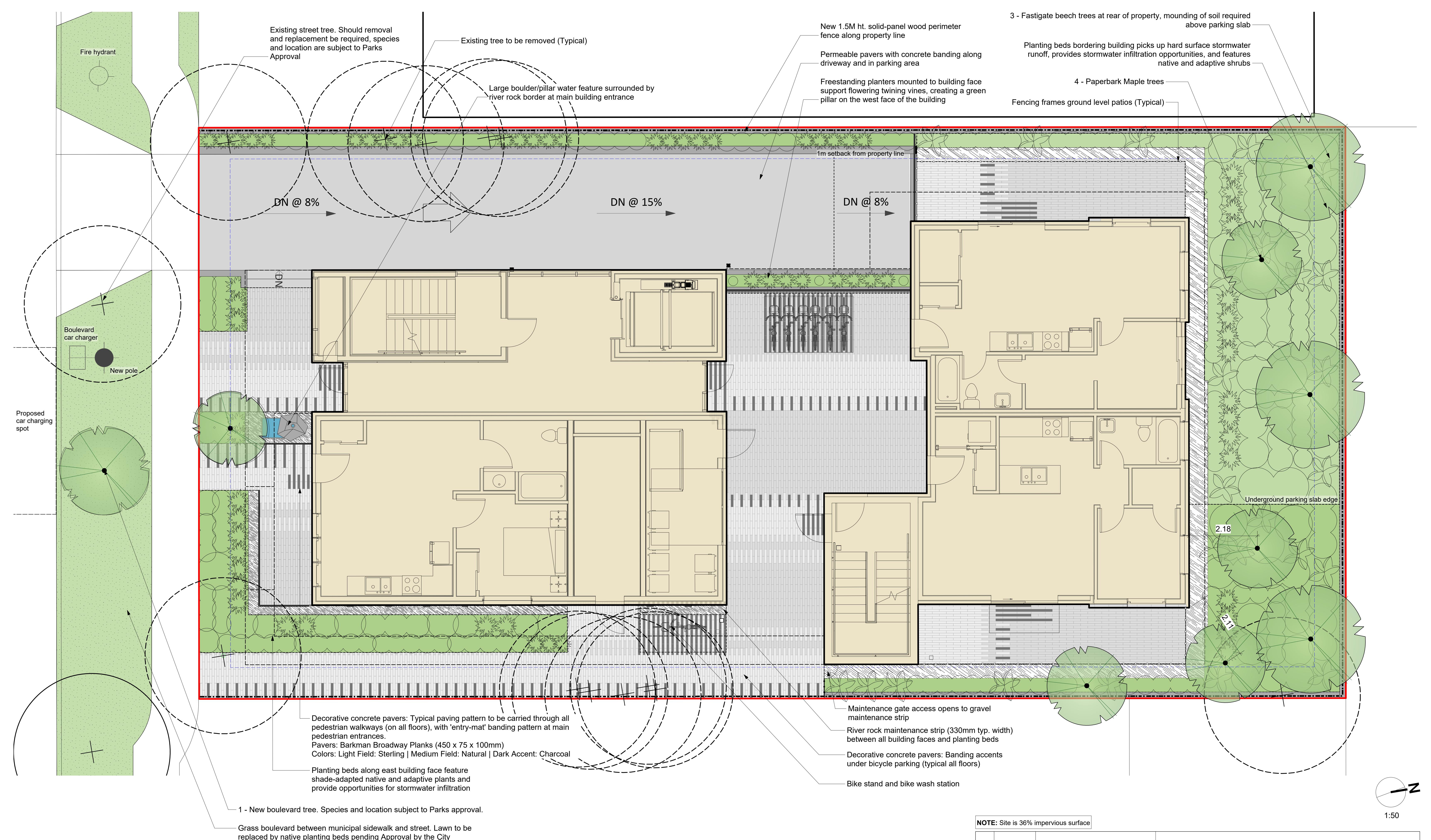
DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.2







1042 Richardson Street | Landscape Concept Plan

NOTE: Site is 36% impervious surface

5	June 9-21
4	Jan 11-21
3	Nov 26-20
2	Sept 30-20
1	Aug 6-20

Copyright Reserved. These drawings are at all times the property of the Landscape Architect. Reproduction in whole or in part without written consent of the Landscape Architect is prohibited.

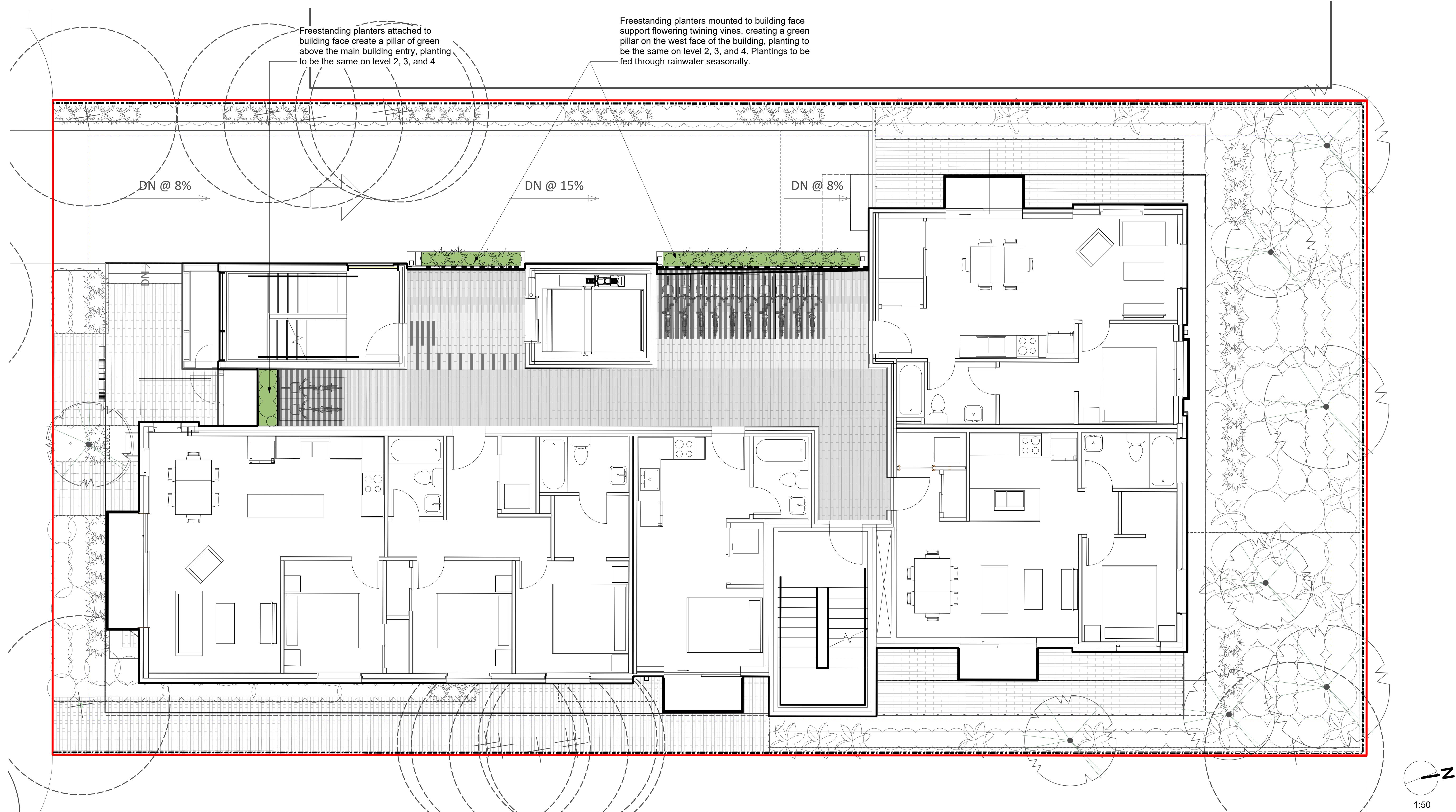
Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

Project No: 2041 Jul 31-20

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



LADR LANDSCAPE ARCHITECTS



1042 Richardson Street | L2, L3, L4 Concept Plan

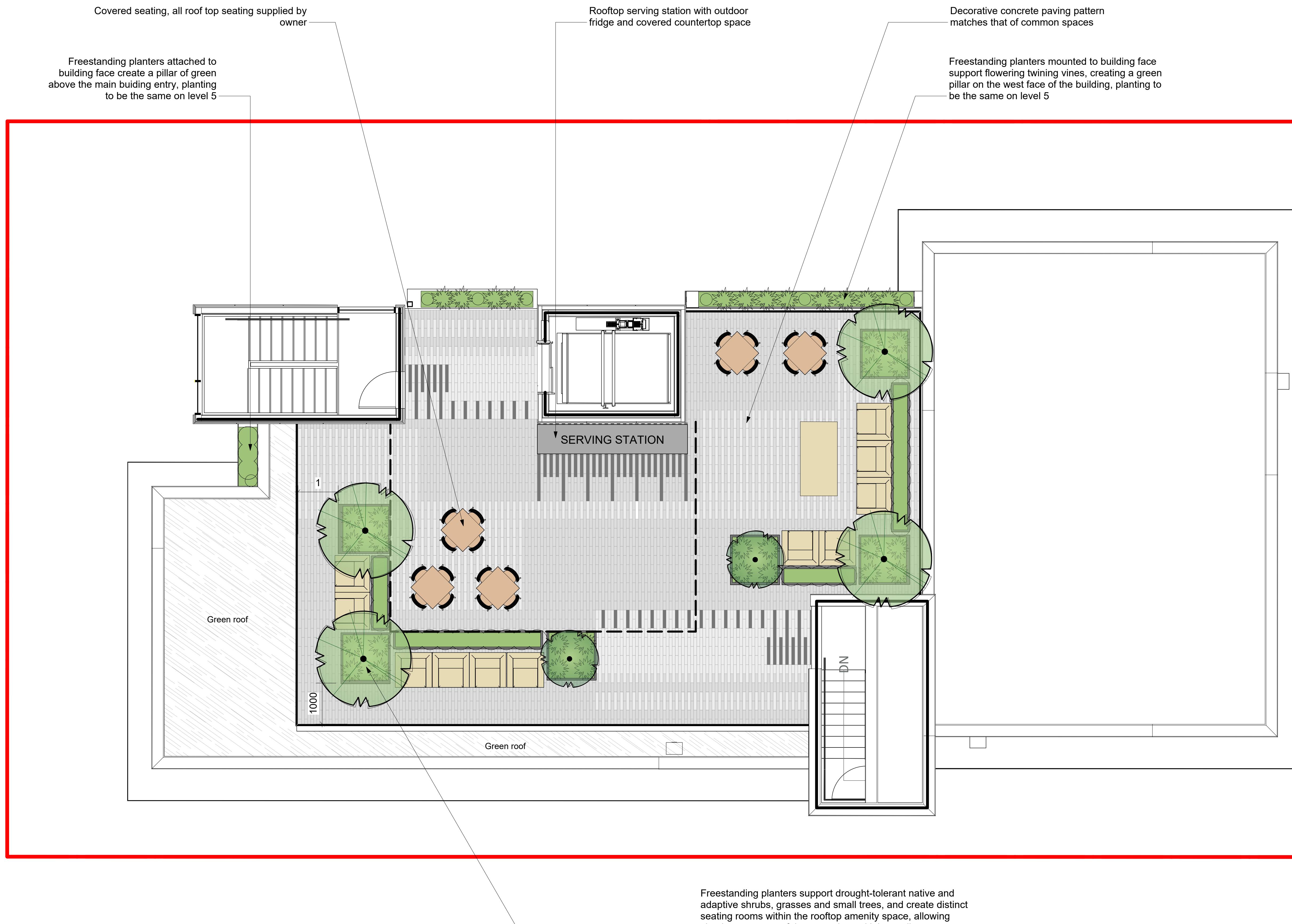
5	June 9 -21	DP Revisions
4	Jan 11-21	DP Revisions
3	Nov 26-20	DP Revisions
2	Sept 30-20	Issued for Development Permit
1	Aug 6-20	Issued for Preliminary Submission for OCP Amendment, Rezoning and Development Permit

Copyright Reserved. These drawings are at all times the property of the Landscape Architect. Reproduction in whole or in part without written consent of the Landscape Architect is prohibited.

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

LADR LANDSCAPE ARCHITECTS

Project No: 2041 Jul 31-20



Recommended Plant List

Trees

Total: 8

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

Large Shrubs

Total: 23

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

Medium Shrubs

Total: 48

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

Small Shrubs

Total: 131

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

Perennials, Annuals and Ferns

Total: 124

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

Roof Garden

Total: 82

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

Vines

Total: 10

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

Notes:

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

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

1042 Richardson Street | L6 Rooftop Concept Plan

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

Copyright Reserved. These drawings are at all times the property of the Landscape Architect. Reproduction in whole or in part without written consent of the Landscape Architect is prohibited.

LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105 Fax: (250) 412-0696
Project No: 2041 Jul 31-20