

1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



2 Site Context Plan
1 : 1000

OWNER

1248330 BC LTD.
4044 Hollydene Place
Victoria, B.C.
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Contact: Bart Johnson

ARCHITECTURAL

Christine Lintott Architects Inc.
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Contact: Christine Lintott

LANDSCAPE

LADR Landscape Architects
#3-864 Queens Avenue
Victoria, BC V8T1M5
250 598 0105
cwindjack@ladrla.ca

Contact: Chris Windjack

SURVEY

Powell & Associates
250-2950 Douglas Street
Victoria, BC V8T 4N4
250 382 8855

GEOTECHNICAL

McElhanney
Suite 500 - 3960 Quadra Street
Victoria BC V8X 4A3
250 370 9221
ndunlop@mcelhanney.com

Contact: Nathan Dunlop

Property Data

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

Project Scope Summary

- 20-unit purpose built rental building with a mix of market and non-market (affordable) rental units.
- Retaining/replacing the 5 rental units of the existing buildings which are to be removed
- Diverse unit mix including:
 - 3 three-bedroom units
 - 15 one-bedroom units (six units offered at affordable rental rates, three adaptable units, one ground level accessible unit)
 - 2 studio units
- Bicycle and mobility oriented design, situated on a dedicated All Ages and Abilities bicycle route, to encourage alternatives modes of transportation by providing:
 - level site access
 - more than required long-term bicycle parking spaces, provided on each floor in close proximity to unit entrances, and sized to accommodate several cargo bikes
 - charging outlets provided for electric bikes
 - bike maintenance station at ground level
- On-street electric MODO car-share is proposed, with memberships registered to each unit for the lifetime of the building

DRAWING LIST

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

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

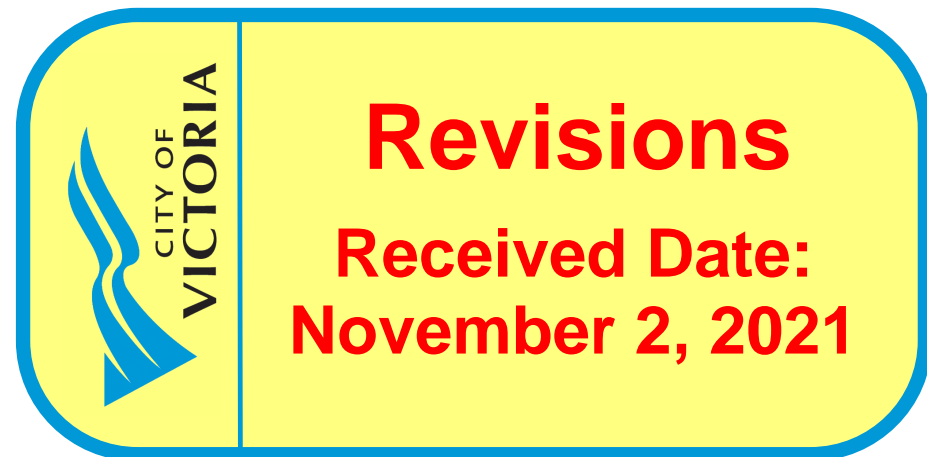
FSR CALCULATION
SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1162m²
FSR = FA/SA = **1.74**

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

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

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

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



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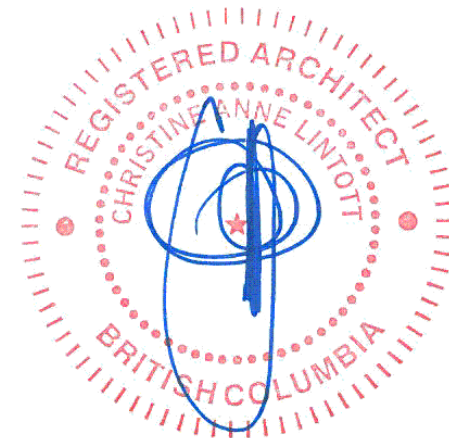
Issue

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22

Revision

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

Consultant



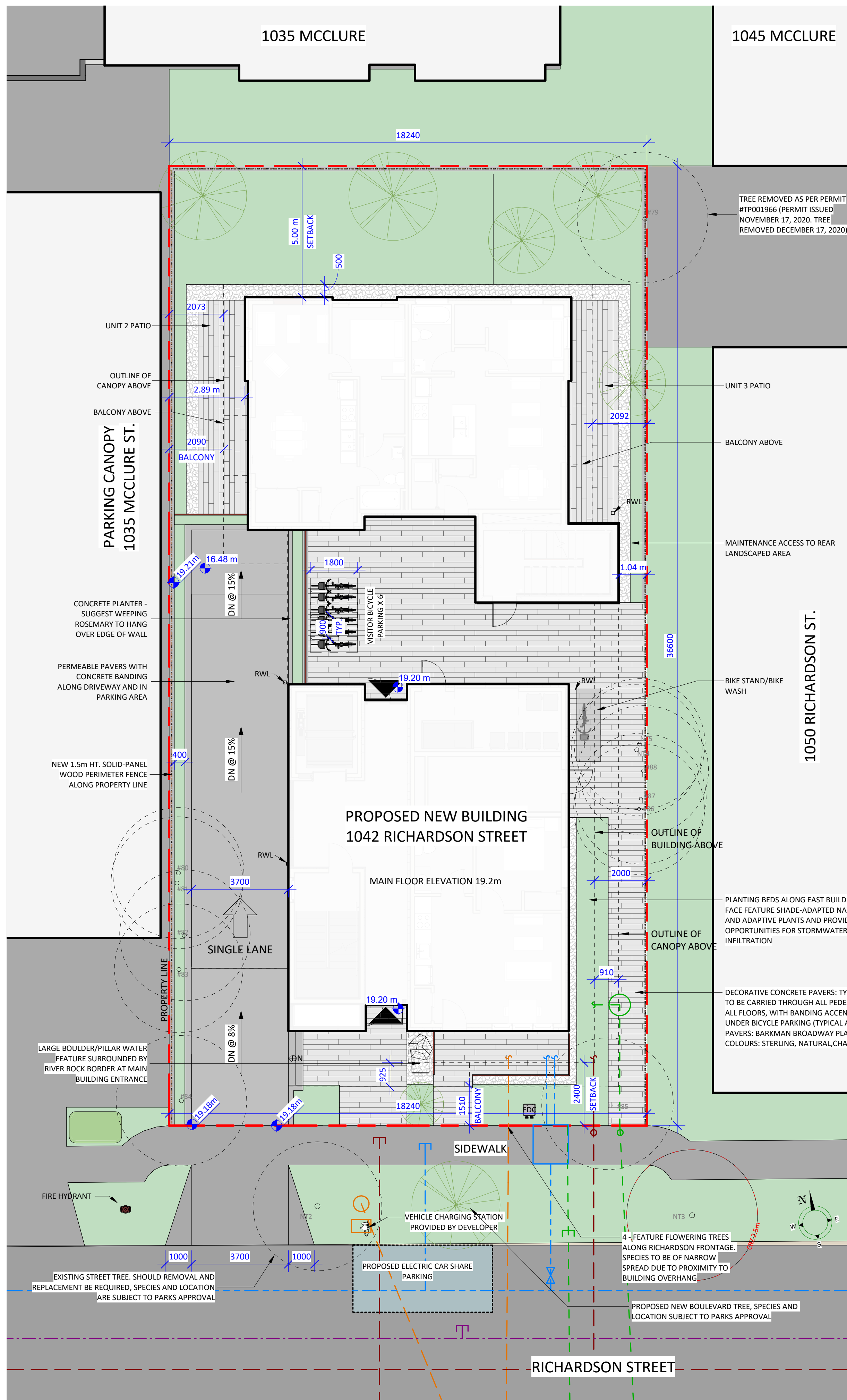
Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

Date	2021-10-21 10:06:28 AM
Drawn by	BH
Checked by	CL
	A0.00
Scale	As indicated

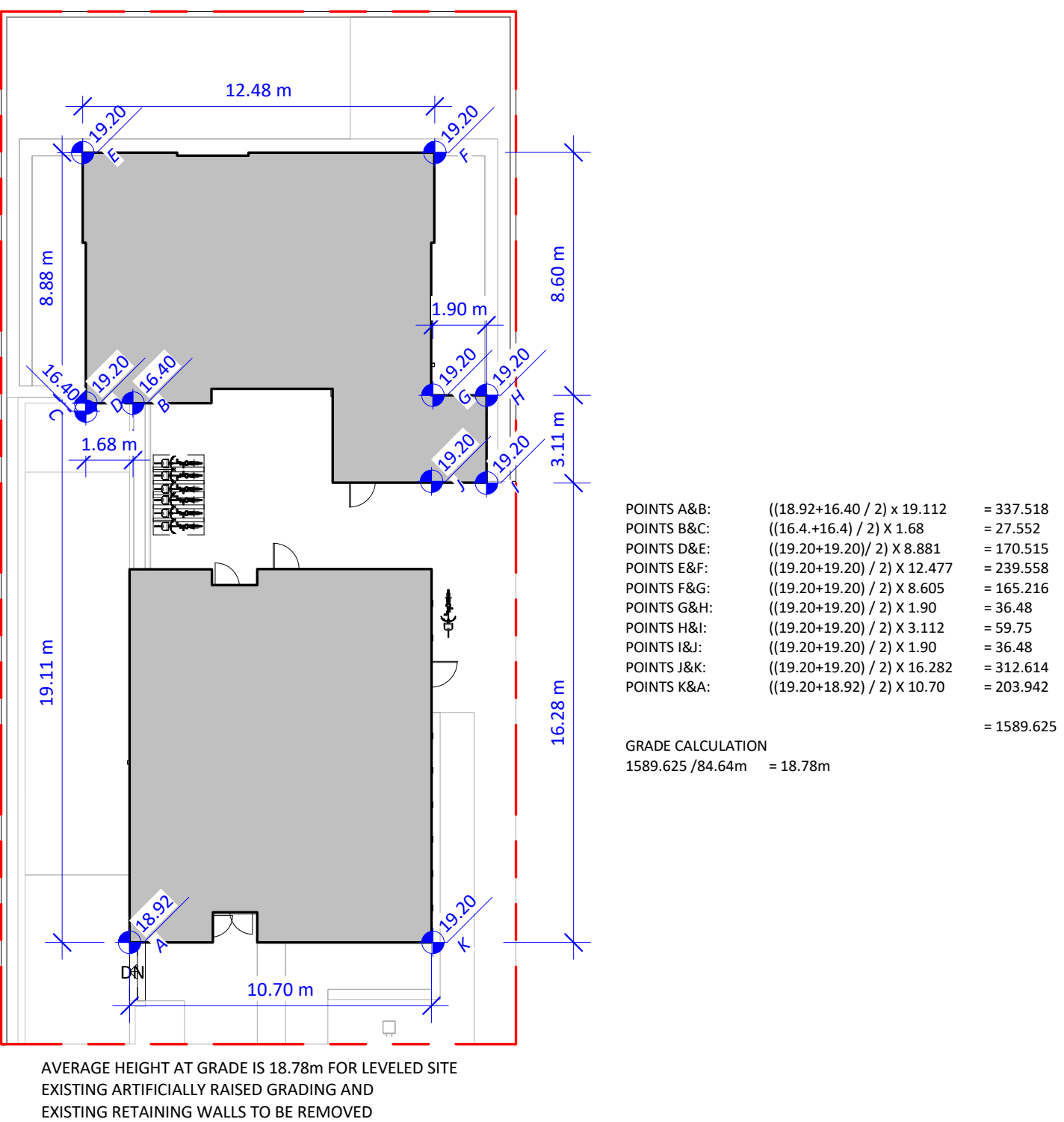
No.	Description	Date
	Revision 2	2021-06-1



1 Site Plan
1 : 100

Project Information Table		
	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1162 m ²
Floor Space Ratio	N/A	1 : 1.74
Site Coverage %	N/A	60.2 %
Open Site Space %	N/A	28.7 %
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m ² x 5 = 1 .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



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Re - Submission for Rezoning and Development Permit	2021-10-22

Revision		
No.	Description	Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

Date	2021-10-21 10:06:34 AM
Drawn by	BH
Checked by	CL

A0.02

Scale

BC LAND SURVEYORS SITE PLAN OF:

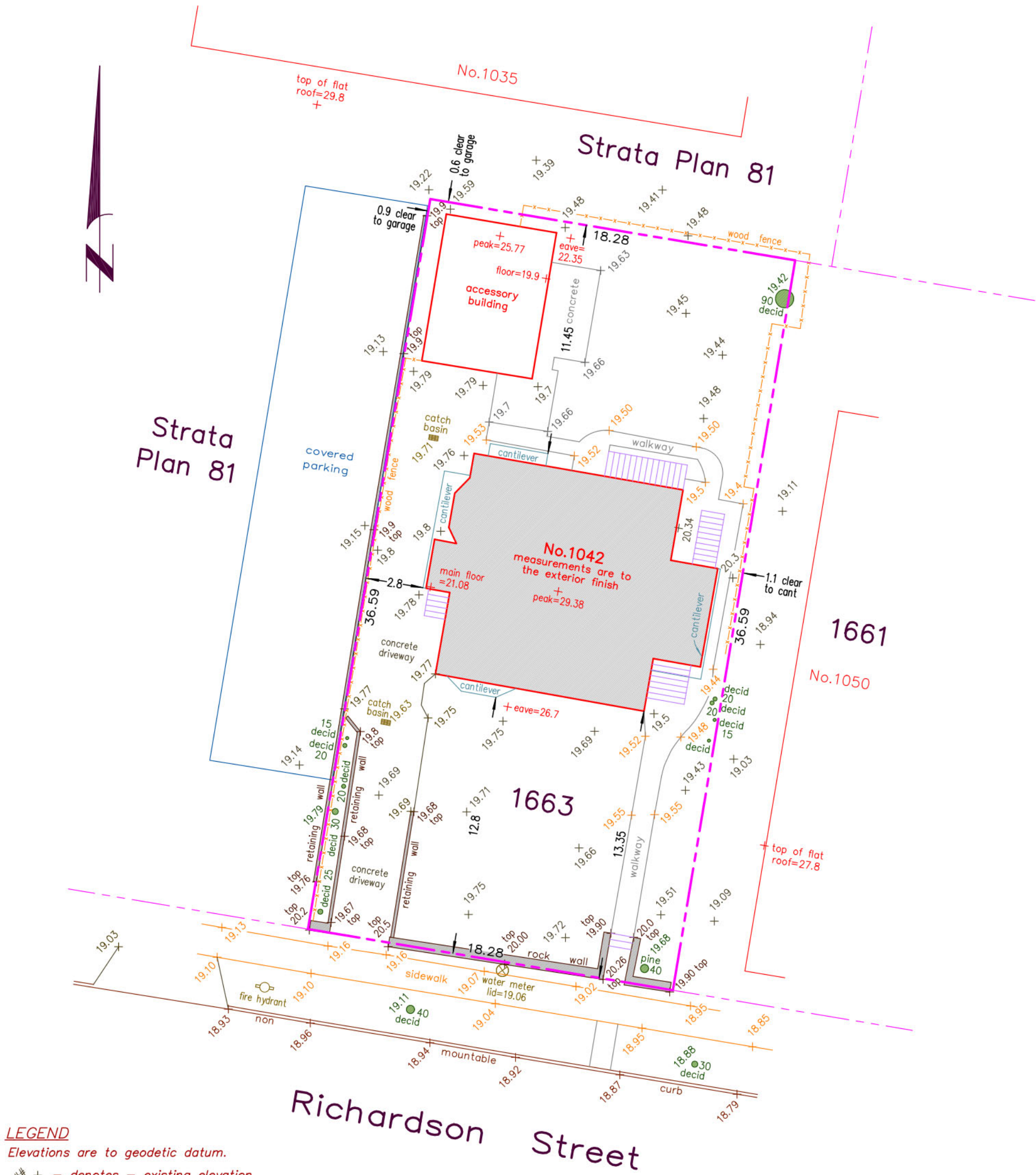
Civic: 1042 Richardson Street

Legal – Lot 1663, Victoria City

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

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

The intended print size is 11" by 17".



LEGEND
Elevations are to geodetic datum.
+ - denotes - existing elevation
Tree diameters are in centimetres.
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.

Building Code Analysis - Overview

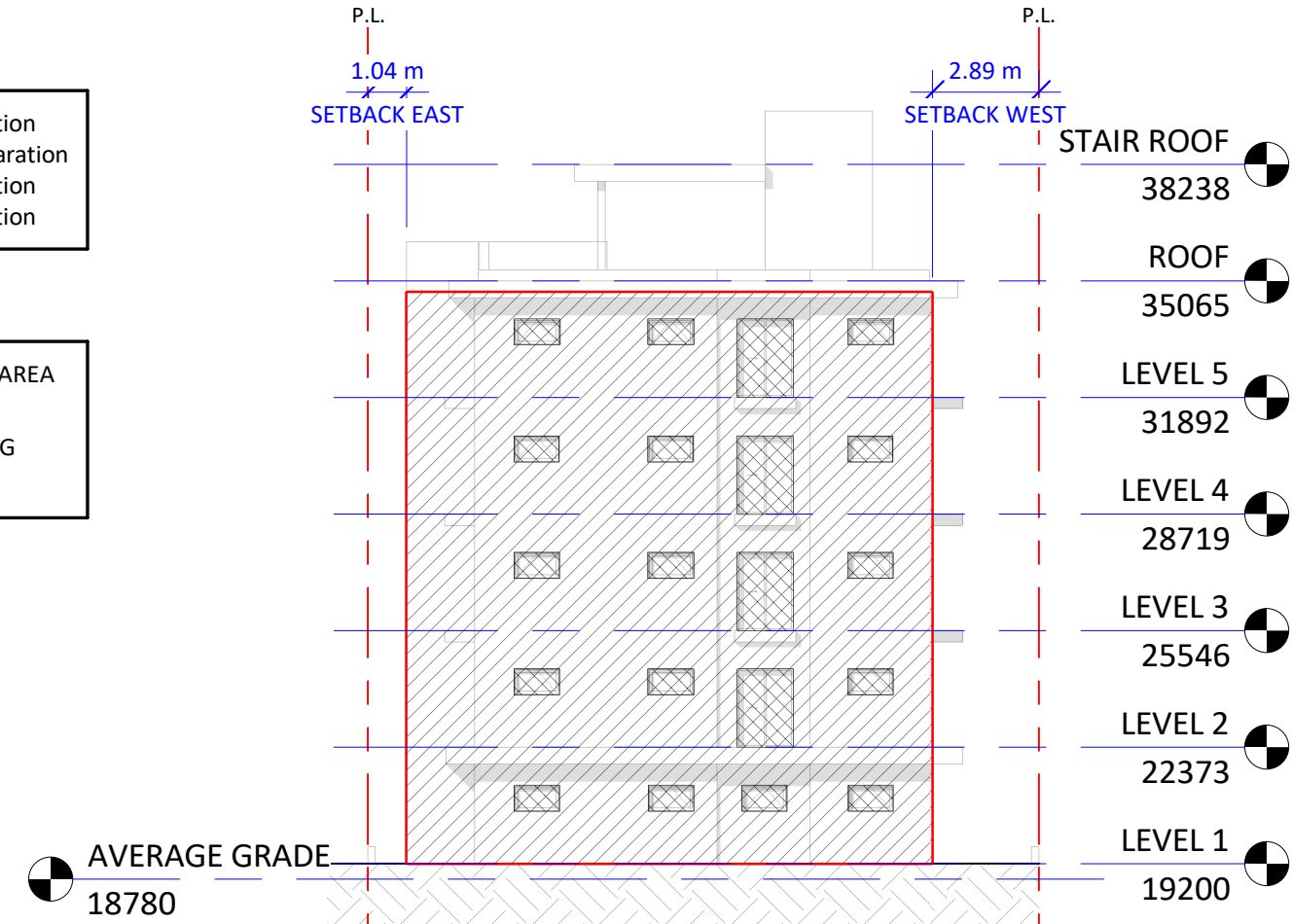
GENERAL INFORMATION			
NO.	ITEM	DESCRIPTION	REFERENCES
1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENO. <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT	-
2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIVISION: A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/>	DIV A - 1.1.2.
4	MAJOR OCCUPANCY(IES)	A1 <input type="checkbox"/> A2 <input type="checkbox"/> A3 <input type="checkbox"/> A4 <input type="checkbox"/> B1 <input type="checkbox"/> B2 <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F1 <input type="checkbox"/> F2 <input type="checkbox"/> F3 <input type="checkbox"/>	3.1.2.
5	MULTIPLE MAJOR OCCUPANCIES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.3.
6	HEAVY TIMBER CONSTRUCTION ALTERNATE	<input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> N/A	3.1.4.6.
7	FIREWALL(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.1.10.
8	OCCUPANT LOAD	<input checked="" type="checkbox"/> 52 TOTAL ROOM OCCUPANCY COUNT OCCUPANTS STUDIO 2 2 4 1 BEDROOM 2 15 30 3 BEDROOM 6 3 18 TOTAL 52	3.1.17.
9	BUILDING AREA (m²)	<input checked="" type="checkbox"/> 340 BUILDING AREA	1.4.1.2.
10	GRADE ELEVATION (m, GEODETIC)	<input checked="" type="checkbox"/> -19.20 GRADE	1.4.1.2.
11	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> 6 ABOVE GRADE <input type="checkbox"/> 0 BELOW GRADE <input checked="" type="checkbox"/> 6 TOTAL	3.2.1.1.
12	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.
13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.12.
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	<input checked="" type="checkbox"/> 1 STREET FACING	1.4.1.2.
17	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.4.
18	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
19	ROOF ACCESS	<input 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 checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.8.
21	LIGHTING AND EMERGENCY POWER	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELEC. DRAWINGS	3.2.7.
22	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
23	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.2.
24	ALTERNATE SOLUTIONS REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SPRINKLER PROTECTION EXIT EGRESS PATH EXPOSED TO OPENINGS	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
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 FLOOR¹ <input type="checkbox"/> MEZZANINE¹ <input type="checkbox"/> 1 ROOF <input type="checkbox"/> 1 LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY	
27	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> 6 MAXIMUM <input checked="" type="checkbox"/> 6 PROPOSED	
28	BUILDING AREA (m²)	<input checked="" type="checkbox"/> 1500 m² MAXIMUM <input checked="" type="checkbox"/> 340m² PROPOSED	

Building Code Analysis - Spatial Separations

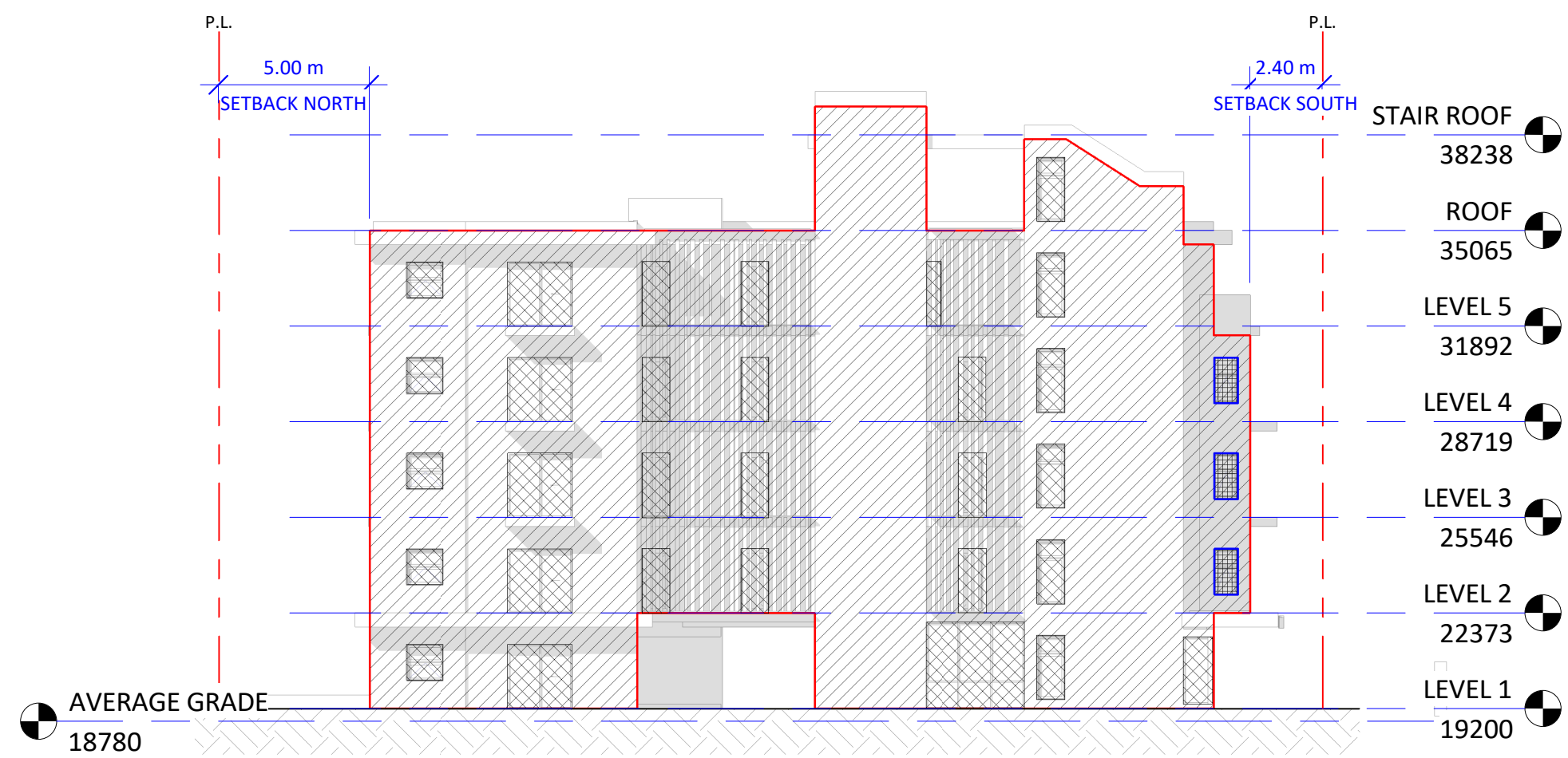
6 - SPATIAL SEPARATIONS			
NO.	ITEM	DESCRIPTION	REFERENCE
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	WALL AREA LIMITING DISTANCE MAXIMUM OPENINGS PROPOSED OPENINGS NORTH: 222.7 m² 5 m 40 % 12.1 % EAST: 472.2 m² ≥ 1.04 m 12.37 % 11.5 % SOUTH: 228.5 m² 11 m 100 % 24.6 % WEST: 463.1 m² 2.5 m 20 % 16.5 %	3.2.3.1.
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	F.R.R. (HOURS) NON-COMBUSTIBLE WALL NON-COMBUSTIBLE CLADDING NORTH: 5/4 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> PROVIDED¹ EAST: 1 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> PROVIDED¹ SOUTH: - <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> PROVIDED¹ WEST: 1 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> PROVIDED¹ ¹ NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.	3.2.3.7.
6-3	PROTECTION OF EXIT FACILITIES (ALTERNATE SOLUTION)	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 ETC WHERE REQUIRED BY NFPA-13, FOR EQUIVALENT PROTECTION BY WATER CURTAIN.	3.2.3.13.



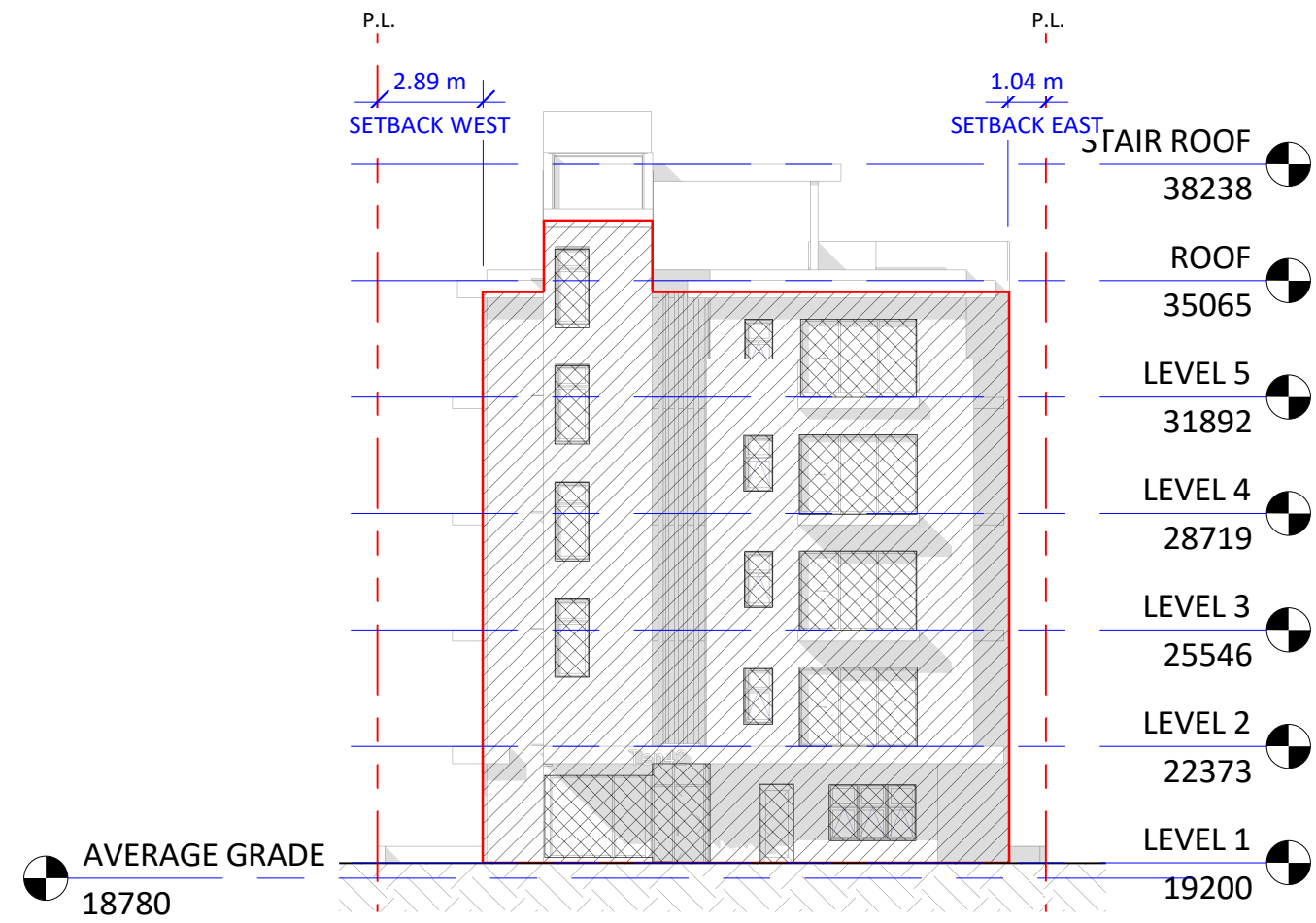
① Spatial Separations - East
1 : 200



② Spatial Separations - North
1 : 200



③ Spatial Separations - West
1 : 200



④ Spatial Separations - South
1 : 200



⑤ Floor Area Level 1
1 : 200

⑥ Floor Area Level 2-4
1 : 200

⑧ Floor Area Level 5
1 : 200

FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	225 m²
LEVEL 2	237 m²
LEVEL 3	237 m²
LEVEL 4	237 m²
LEVEL 5	226 m²
1162 m²	

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

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www.lintottarchitect.ca

Issue Date

Submission for Rezoning and
Development Permit 2020-09-30

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

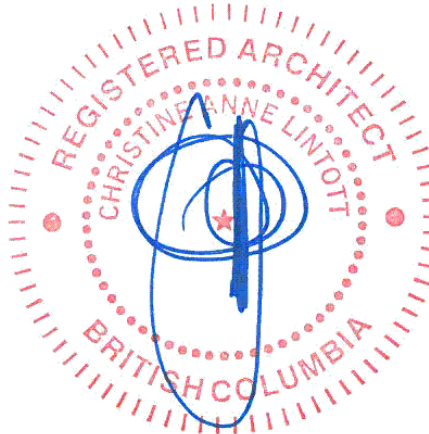
Re - Submission for Rezoning and
Development Permit 2021-06-11

Re - Submission for Rezoning and
Development Permit 2021-10-22

Revision

No.	Description	Date
2	Glazing & Stair Core Updated	2021-10-22

Consultant



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1042 Richardson Street,
Victoria BC

Code Analysis and Spatial
Separation

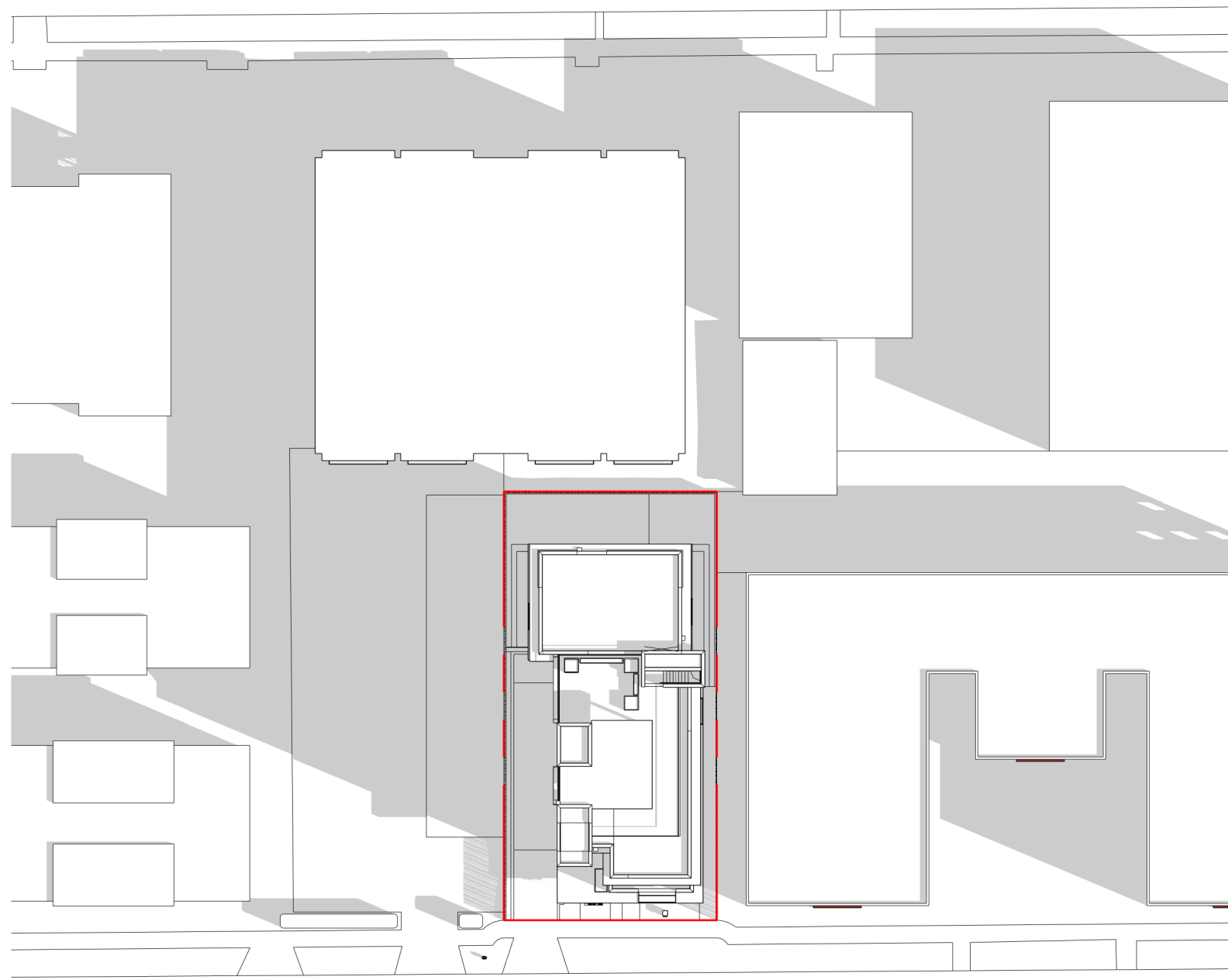
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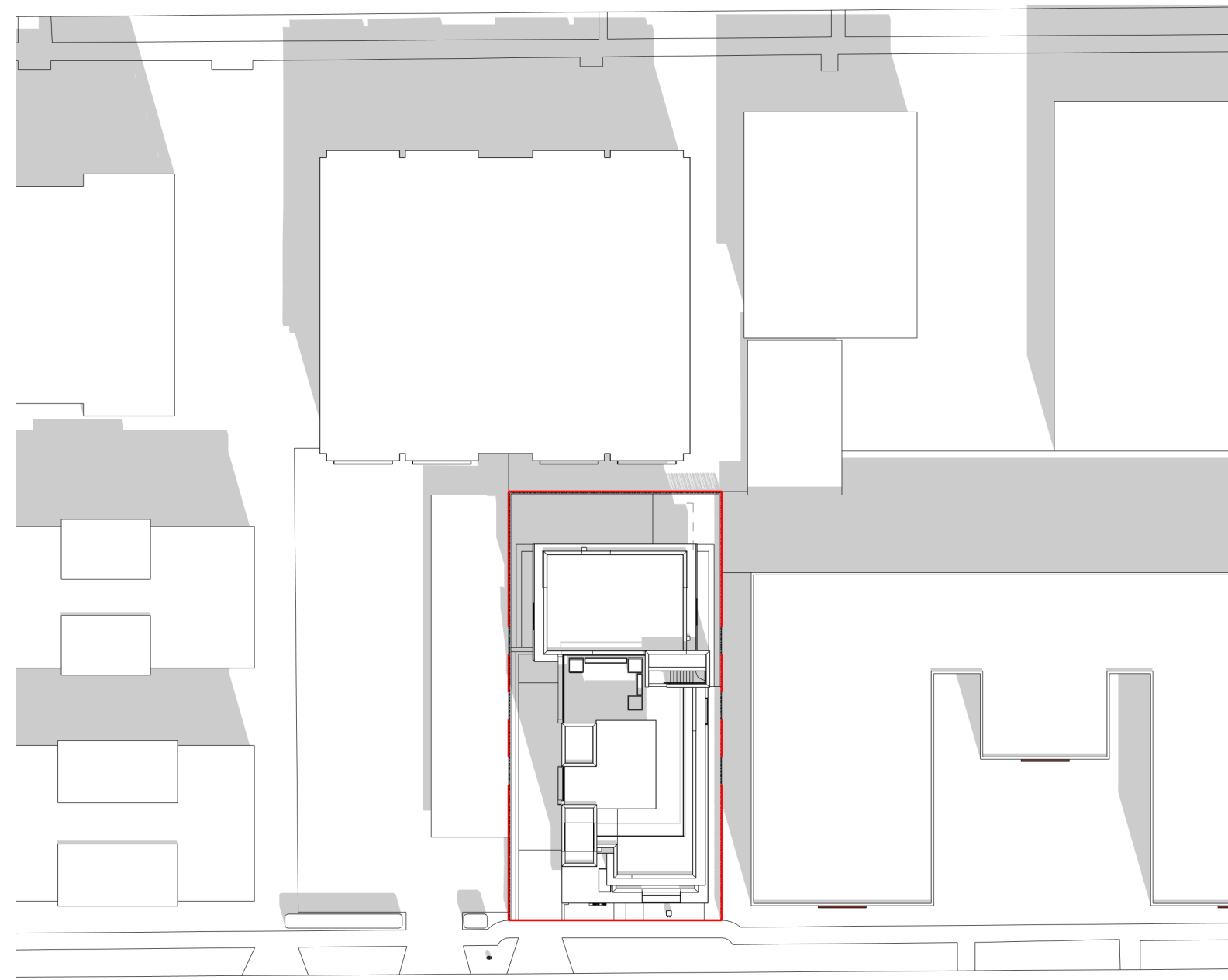
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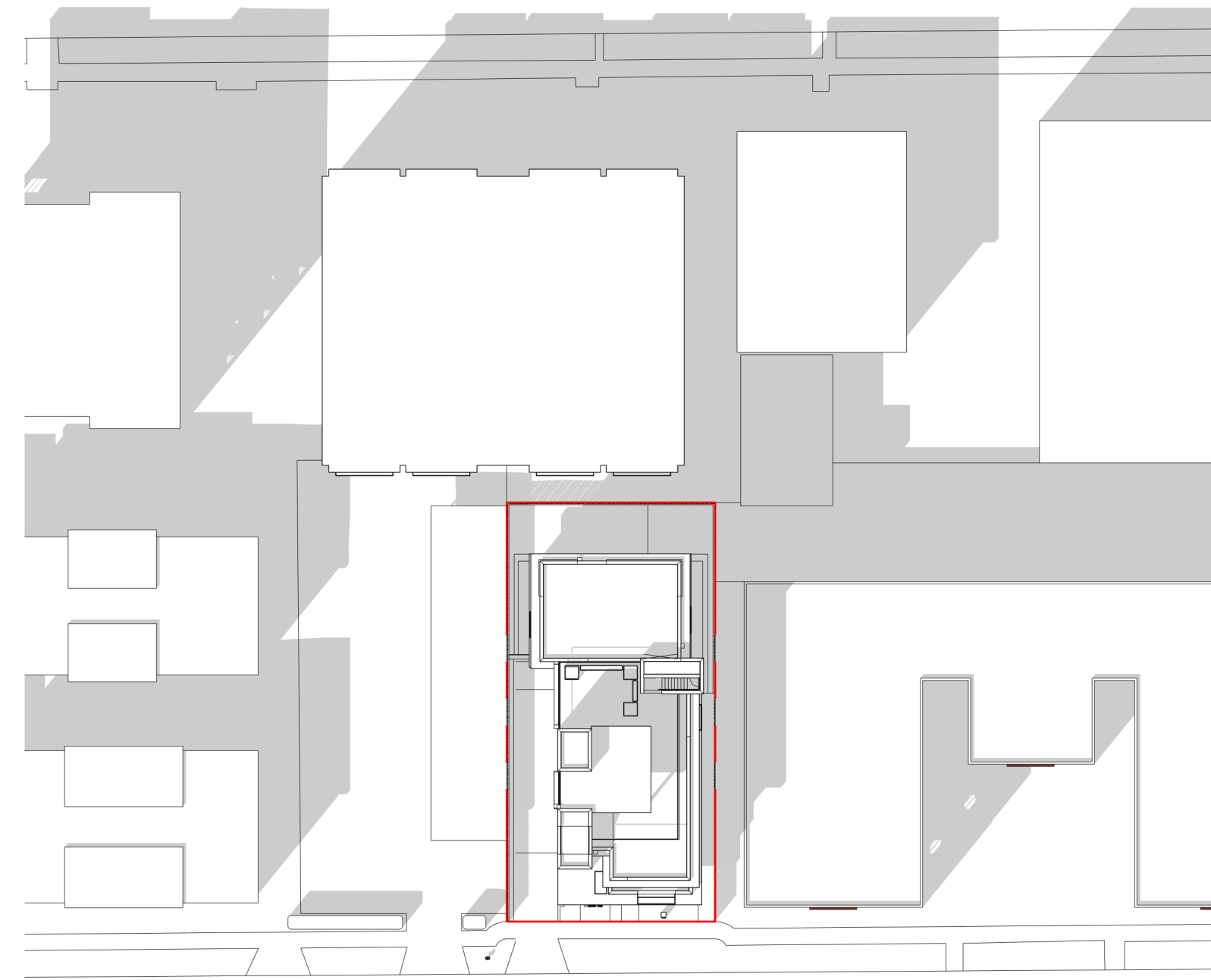
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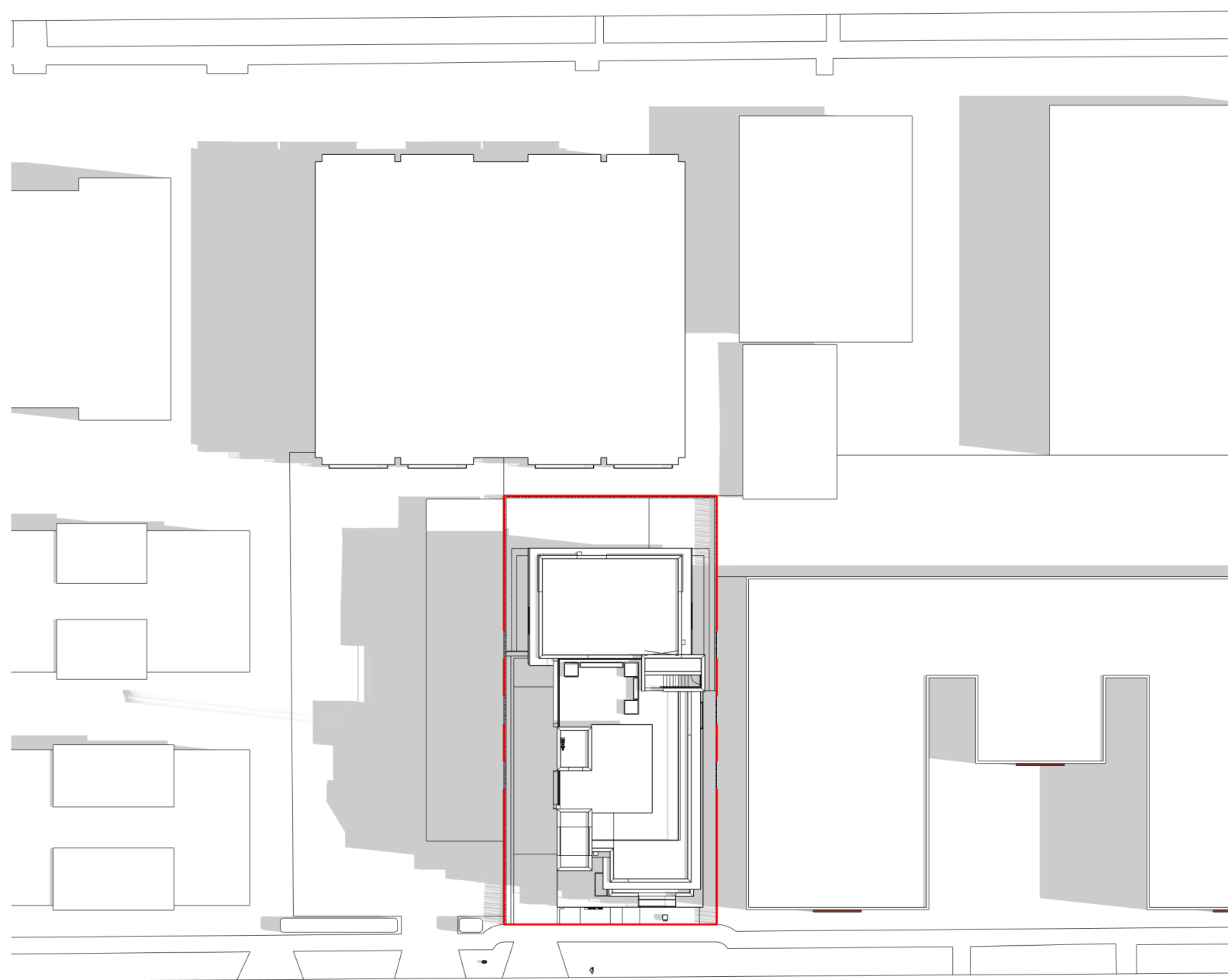
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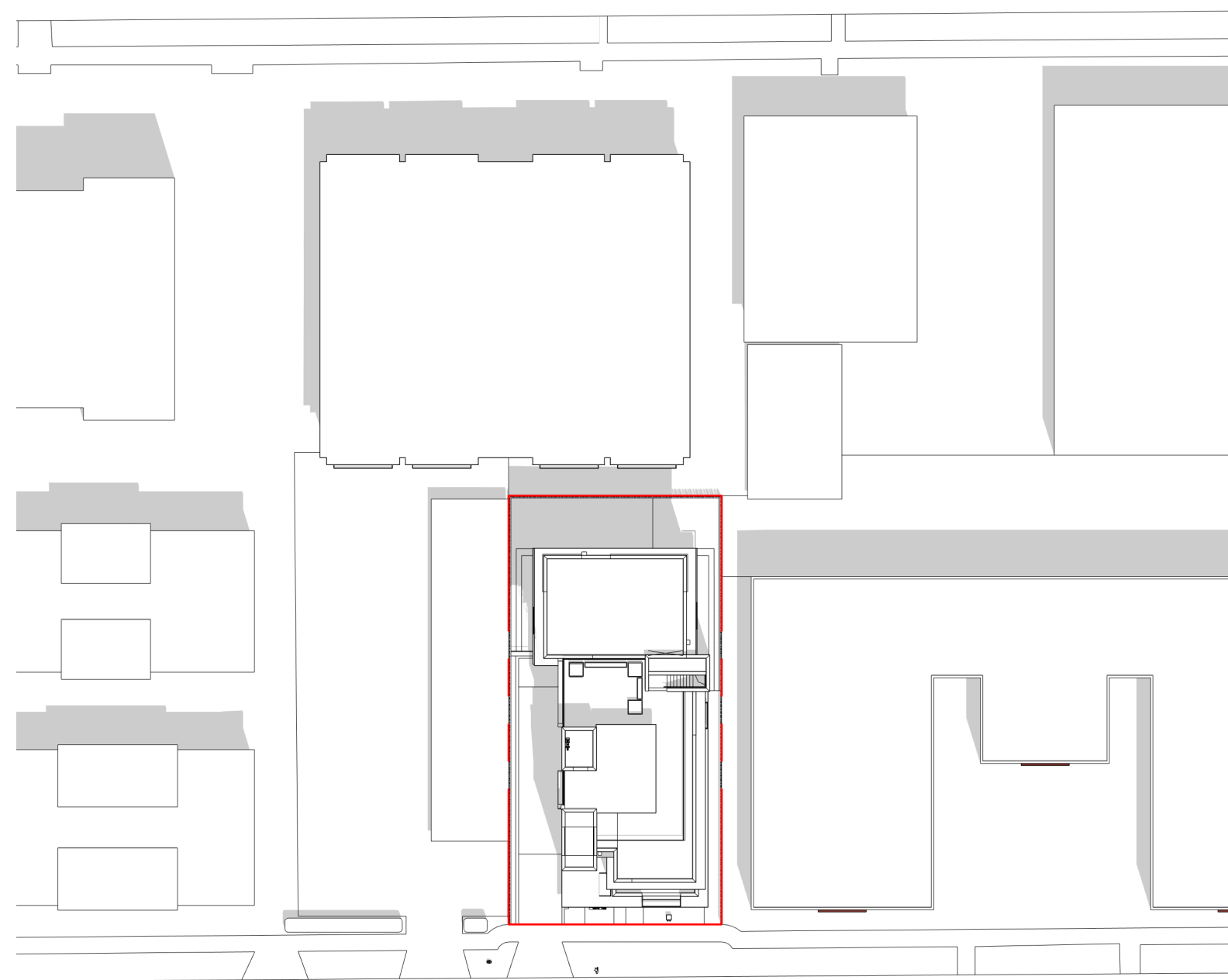
3 Solar Study - Vernal Noon
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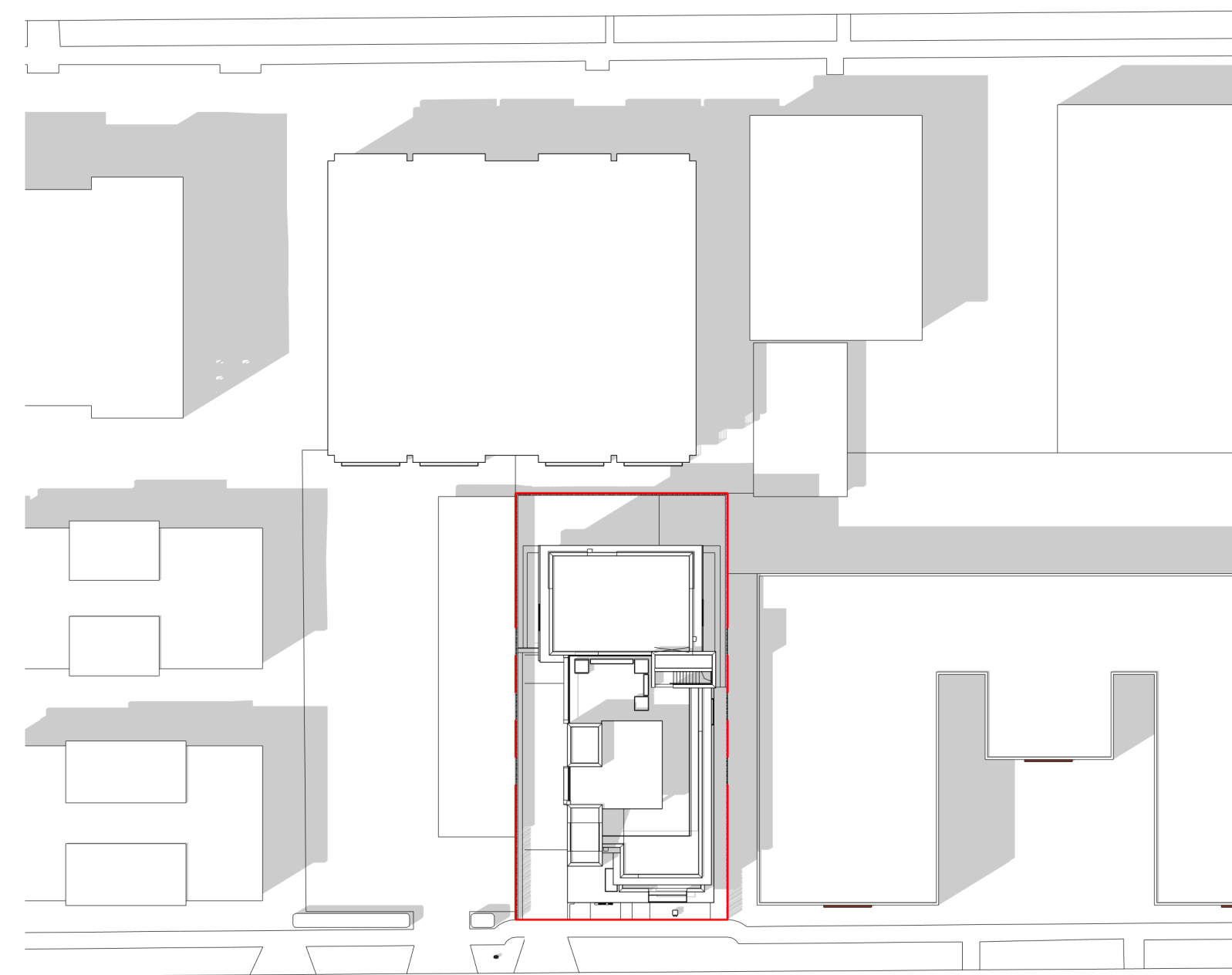
2 Solar Study - Vernal 3pm
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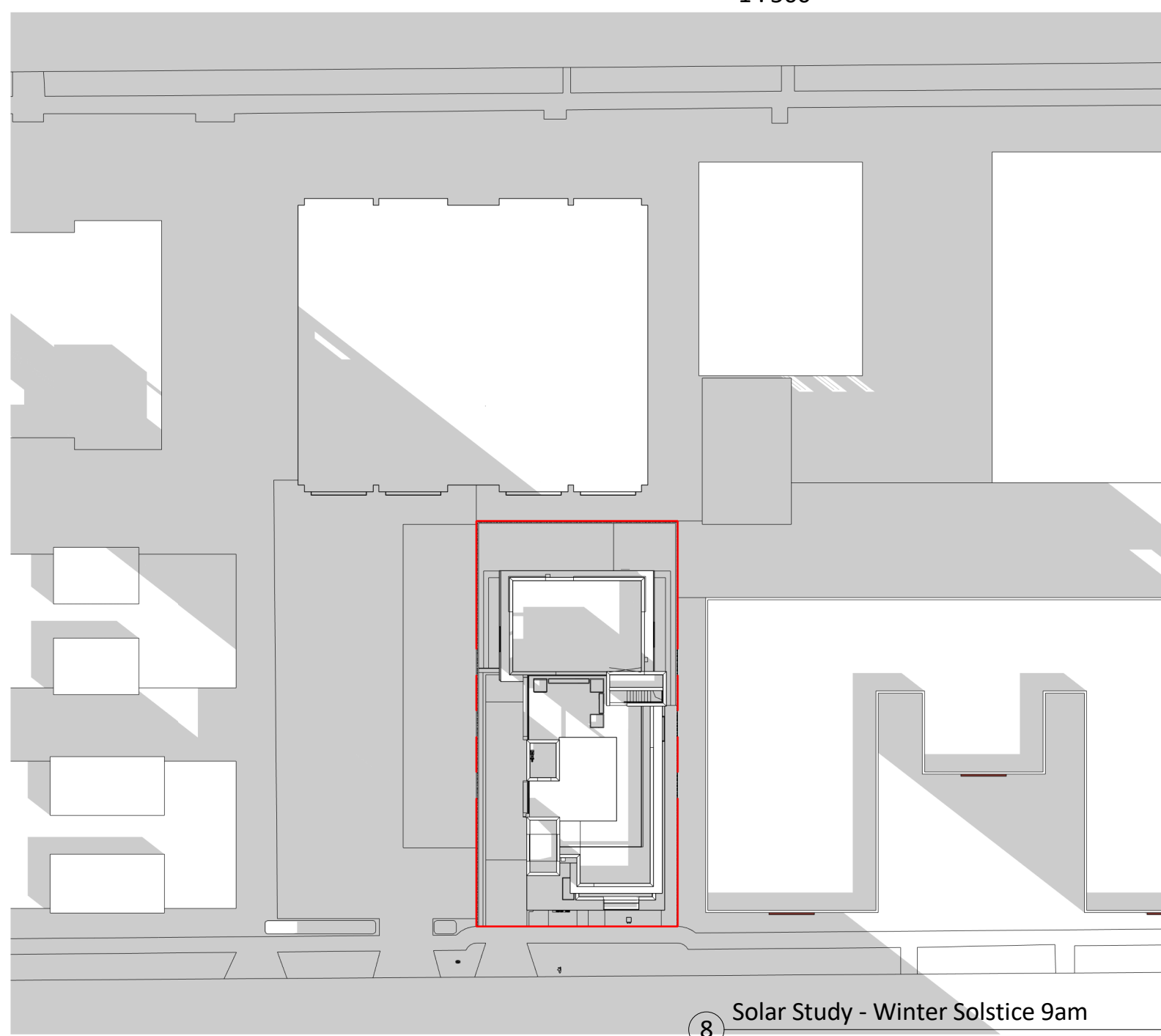
5 Solar Study - Summer Solstice 9am
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6 Solar Study - Summer Solstice noon
1 : 500



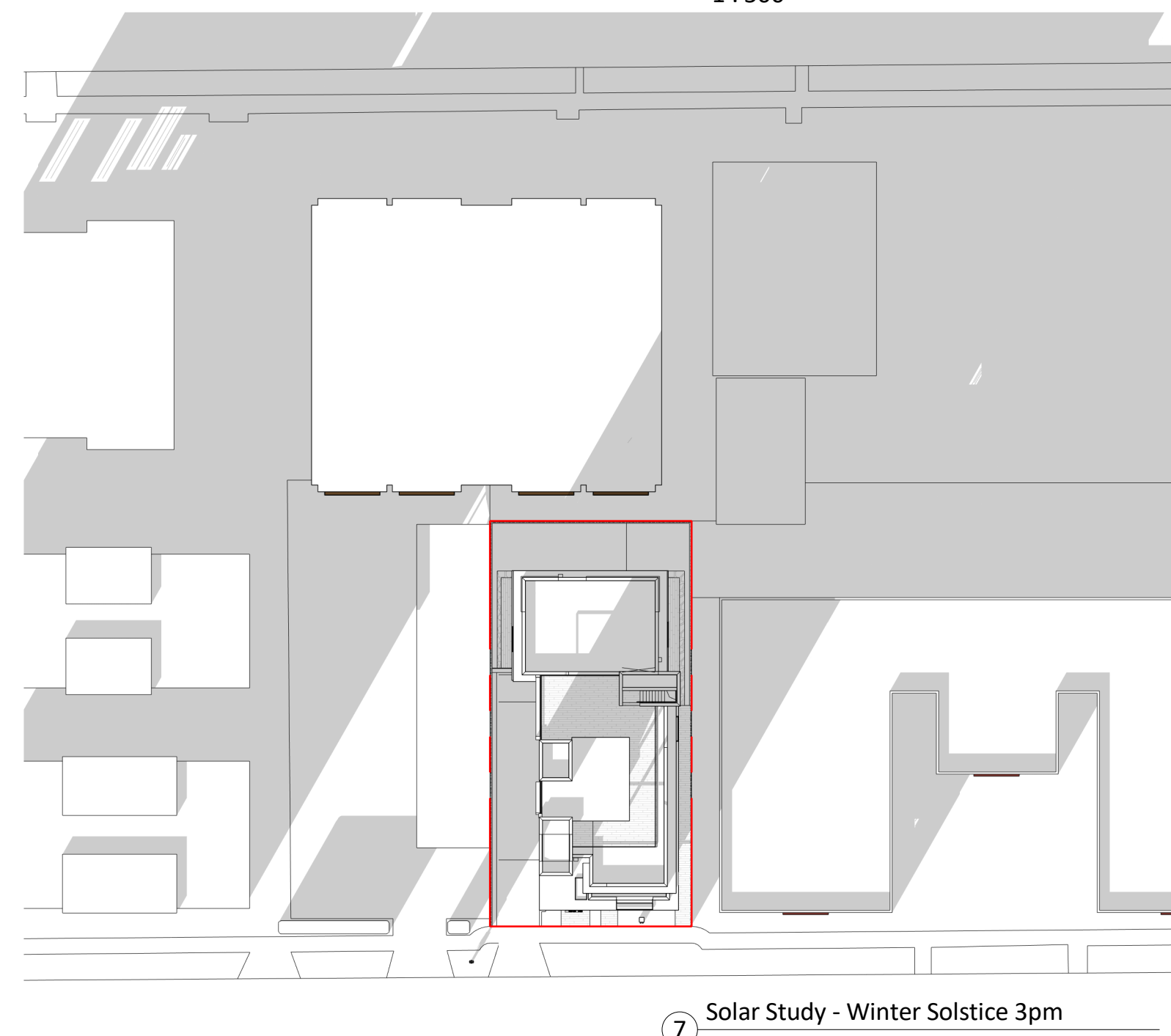
4 Solar Study - Summer Solstice 3pm
1 : 500



8 Solar Study - Winter Solstice 9am
1 : 500



9 Solar Study - Winter Solstice noon
1 : 500



7 Solar Study - Winter Solstice 3pm
1 : 500

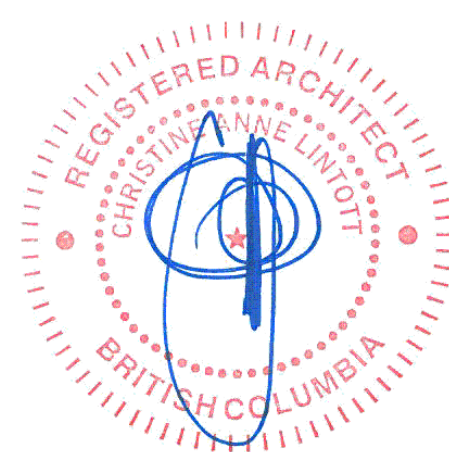
Issue Date

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Consultant



Ten42

1042 Richardson Street,
Victoria BC

Solar Shadow Study

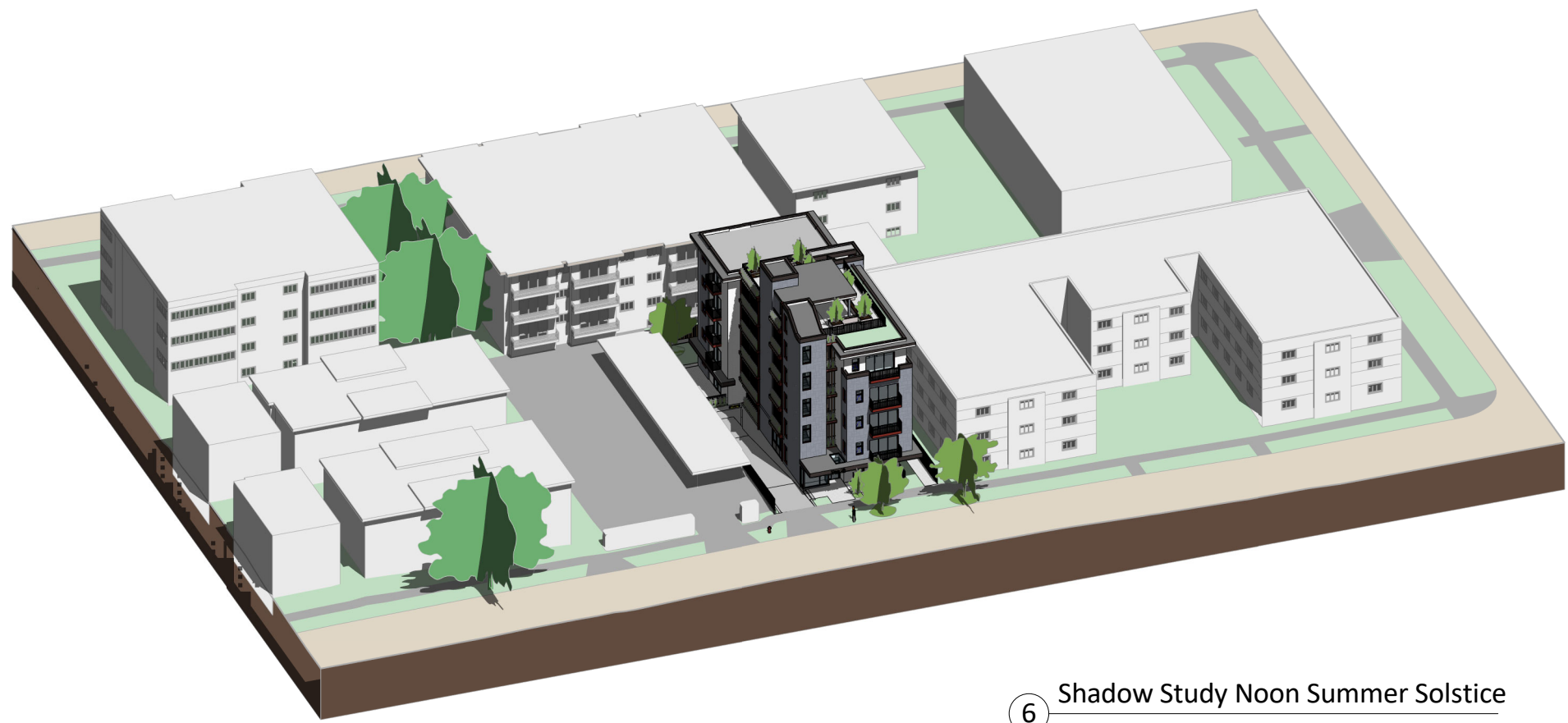
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Drawn by	BH
Checked by	CL

A1.01

Scale	1 : 500
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5 Shadow Study 9am Summer Solstice



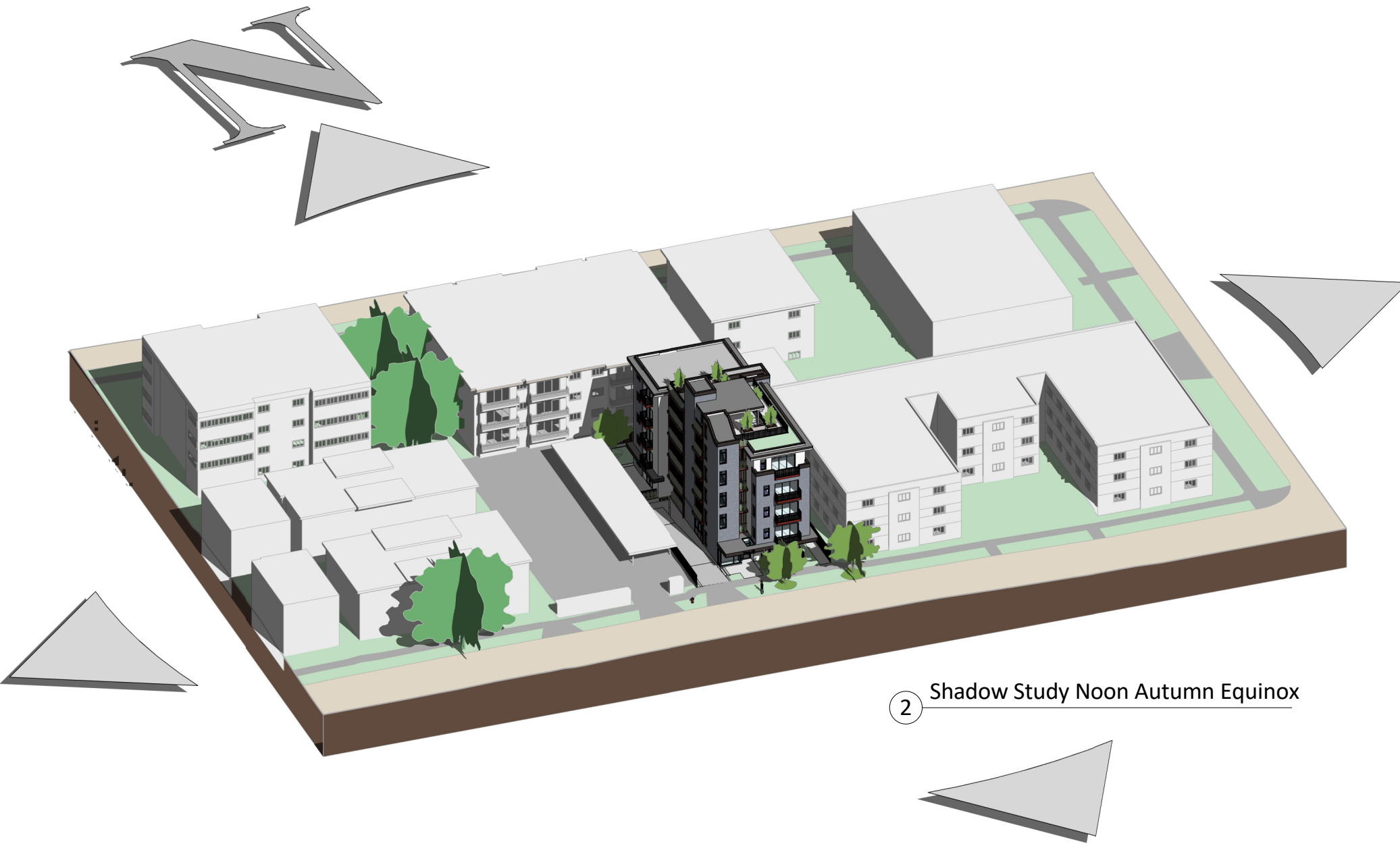
6 Shadow Study Noon Summer Solstice



4 Shadow Study 3pm Summer Solstice



7 Shadow Study 9am Autumn Equinox



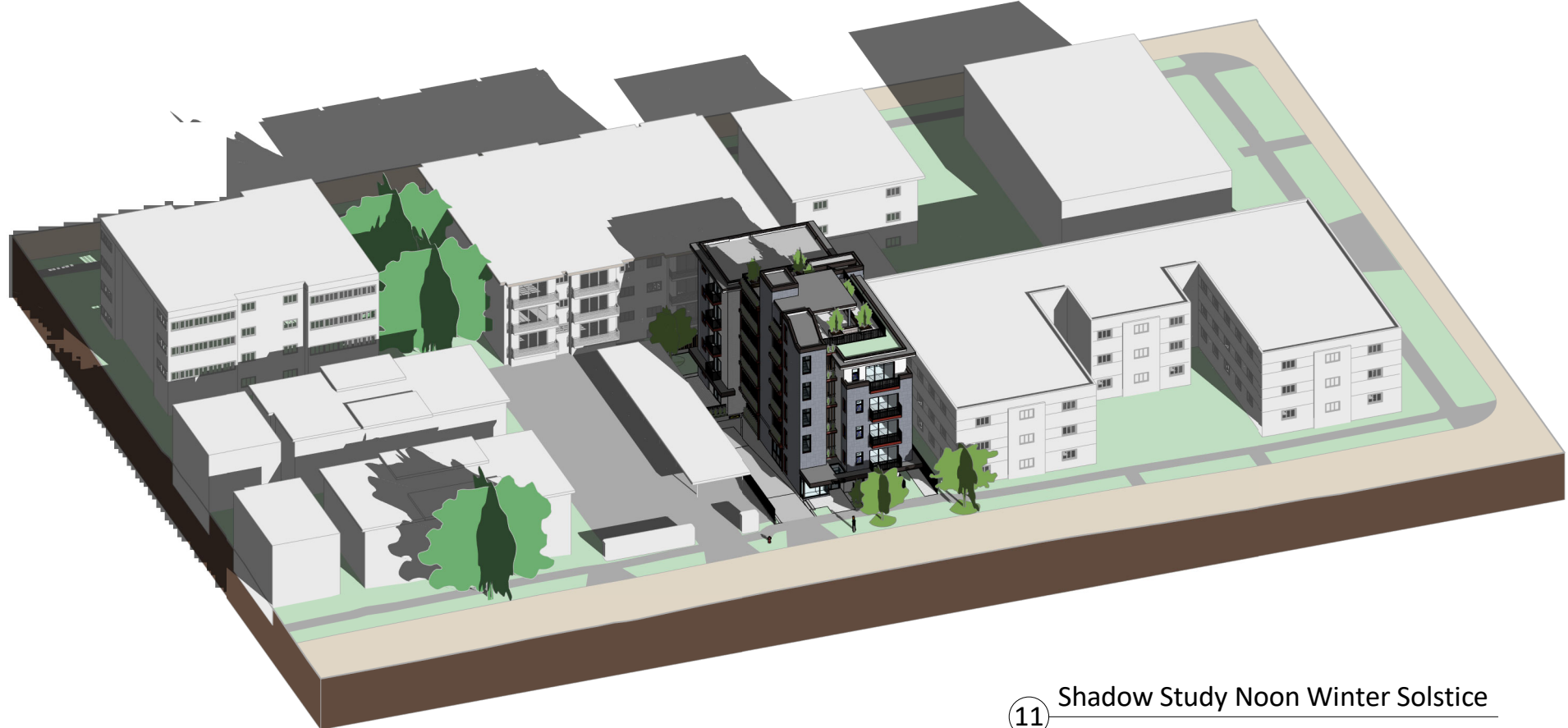
2 Shadow Study Noon Autumn Equinox



9 Shadow Study 3pm Autumn Equinox



10 Shadow Study 9am Winter Solstice



11 Shadow Study Noon Winter Solstice



12 Shadow Study 3pm Winter Solstice



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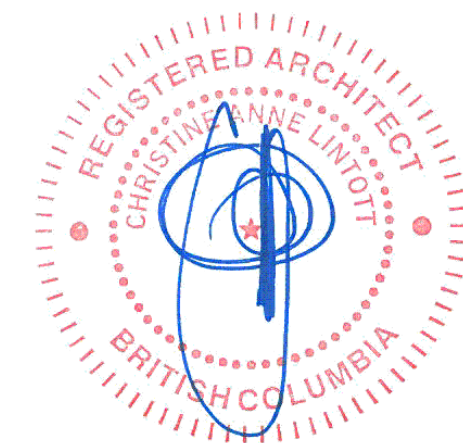
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Revision

No. Description Date

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Axo Shadow Study

Date	2021-10-21 10:07:28 AM
Drawn by	BH
Checked by	CL

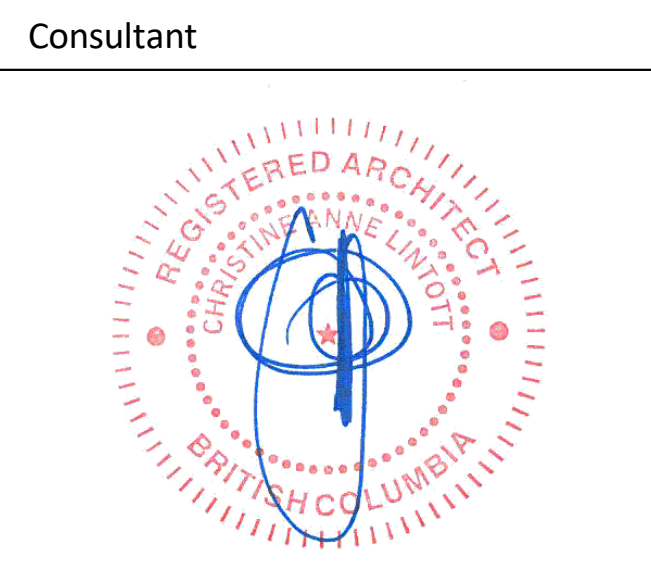
A1.02

Scale



Issue	Date
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Revision		
No.	Description	Date



Ten42

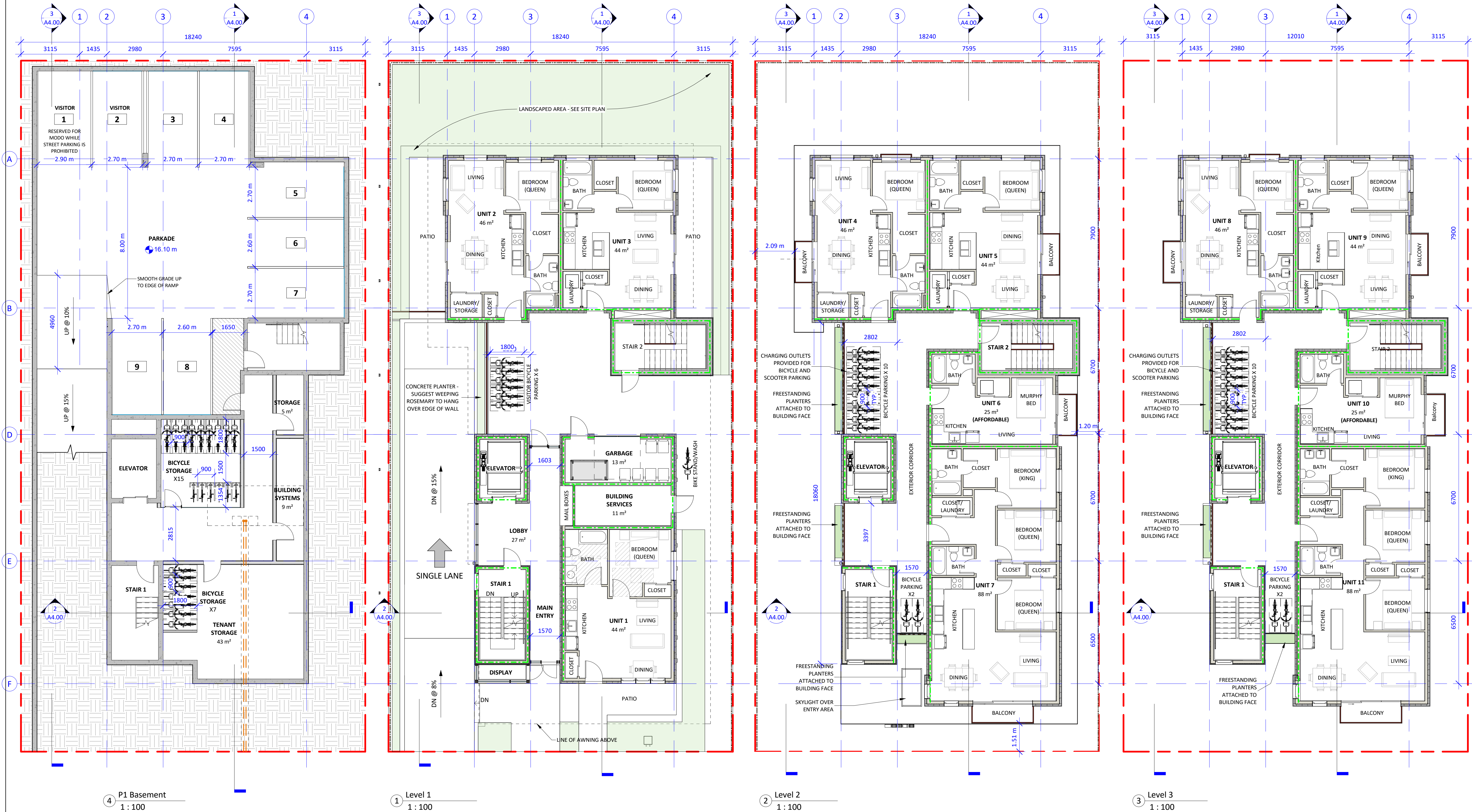
1042 Richardson Street,
Victoria BC

Context Renders

Date	2021-10-21 10:07:29 AM
Drawn by	BH
Checked by	CL

A1.03

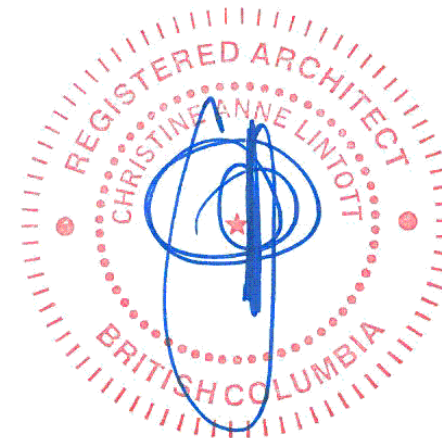
Scale



Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22

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

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date	2021-10-21 10:07:44 AM
Drawn by	BH
Checked by	CL
Scale	As indicated

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

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

Bicycle Parking

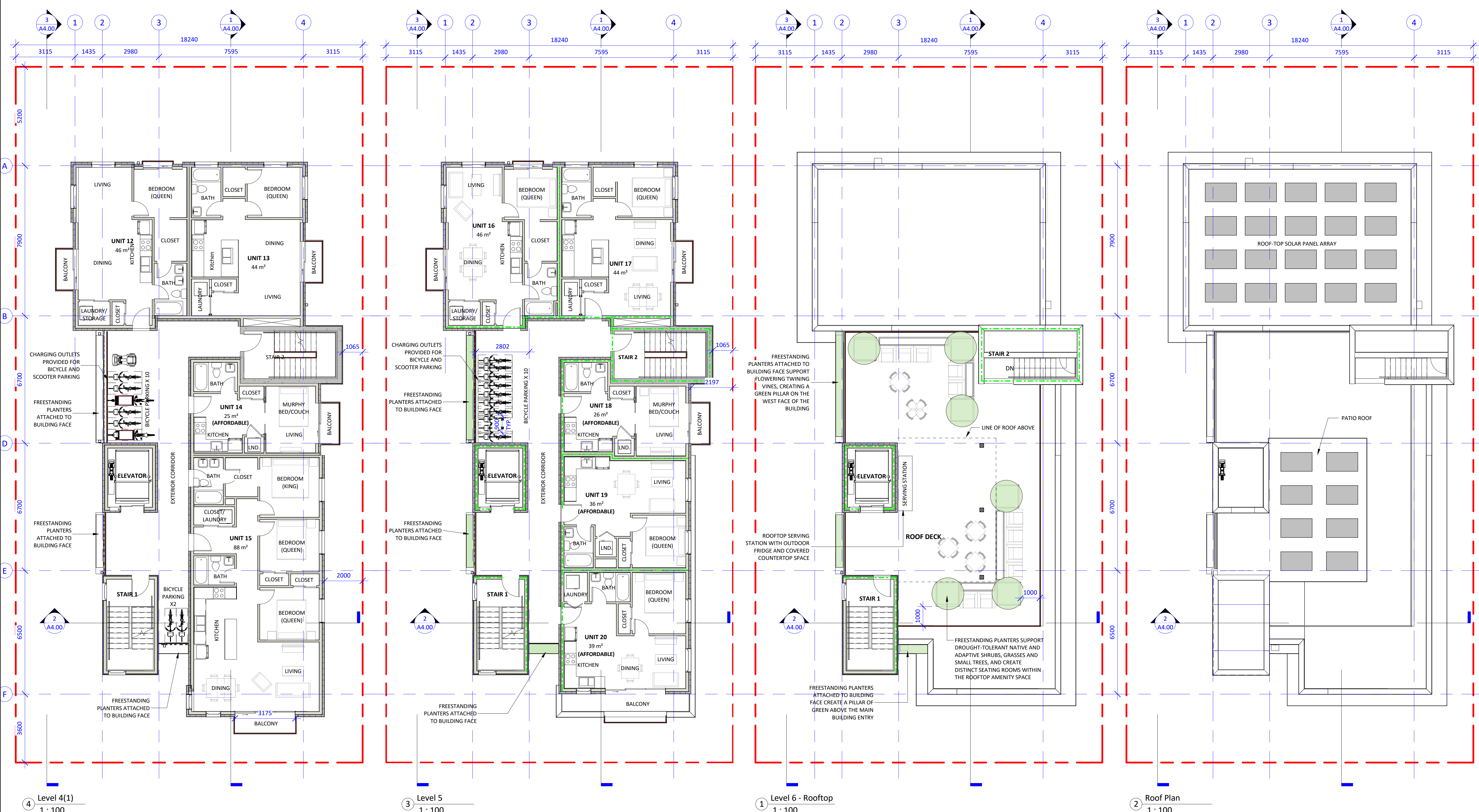
Long Term Per Schedule C
Required:
1/Unit < 45m² x 12 = 12
1.25/unit > 45m² x 8 = 10
Total = 22

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

Provided: P1 = 22

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

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



④ Level 4(1)
1 : 100

③ Level 5
1 : 100

① Level 6 - Rooftop
1 : 100

② Roof Plan
1 : 100

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

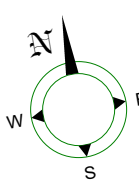
Bicycle Parking

Long Term Per Schedule C
Required:
1/Unit = 45m² x 12 = 12
1.25/unit > 45m² x 8 = 10
Total = 22

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



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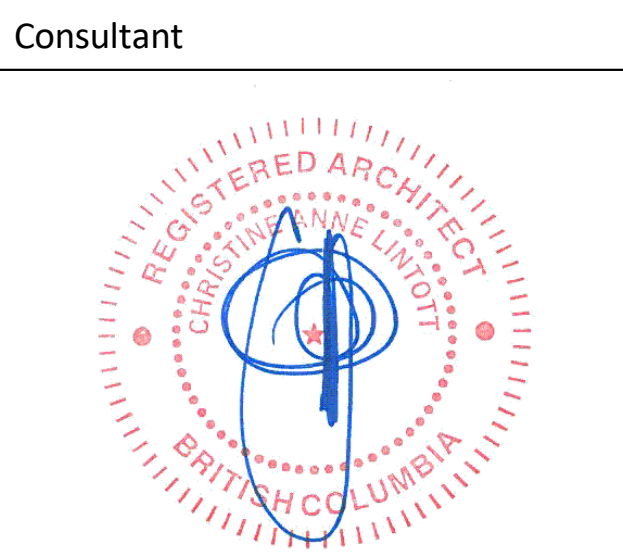
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5

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

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



Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date

2021-10-21 10:08:09 AM

Drawn by

BH

Checked by

CL

A2.01

Scale

As indicated



1 East Elevation
1 : 100

2 North Elevation
1 : 100



3 South - Richardson Street Elevation
1 : 100



4 West Elevation
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

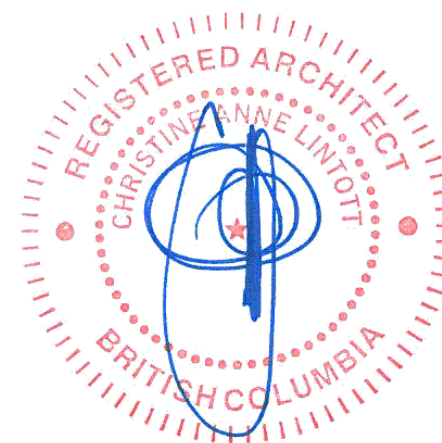
Re - Submission for Rezoning and
Development Permit 2021-06-11

Re - Submission for Rezoning and
Development Permit 2021-10-22

Revision

No.	Description	Date
1	Revision 2	2021-06-11
2	Glazing & Stair Core Updated	2021-10-22

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Elevations

Date 2021-10-21 10:08:28 AM

Drawn by BH

Checked by CL

A3.00

Scale 1 : 100

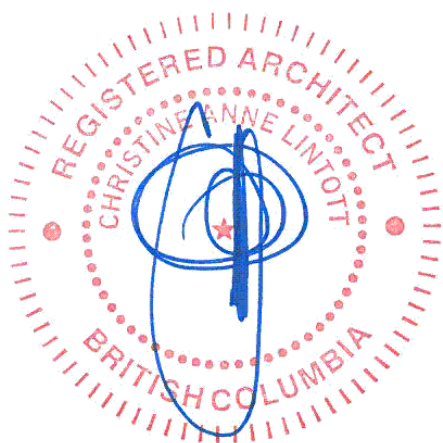


① Context Elevation
1 : 100

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22

Revision		
No.	Description	Date
1	Revision 2	2021-06-11
2	Glazing & Stair Core Updated	2021-10-22

Consultant



Ten42

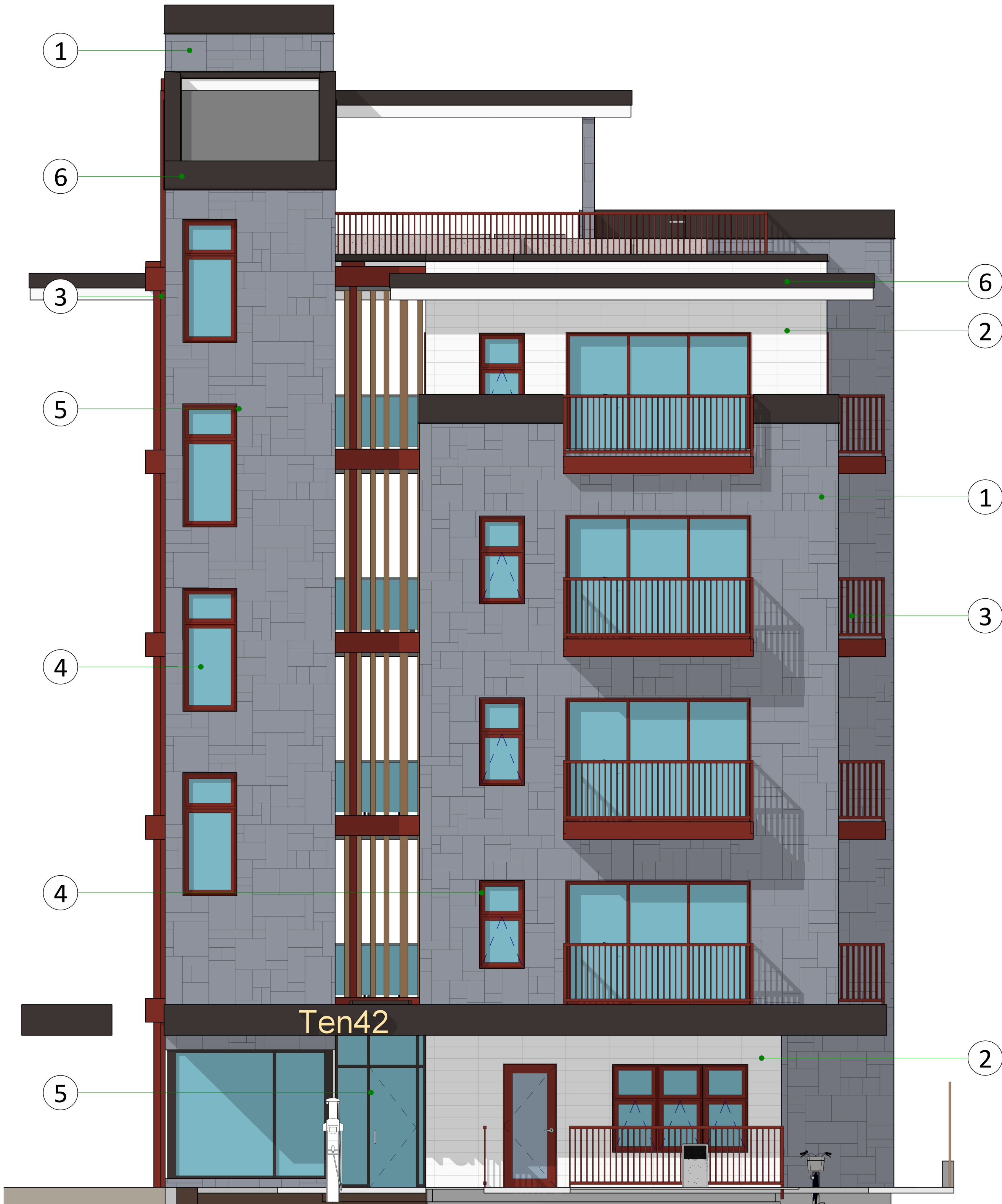
1042 Richardson Street,
Victoria BC

Context Elevations

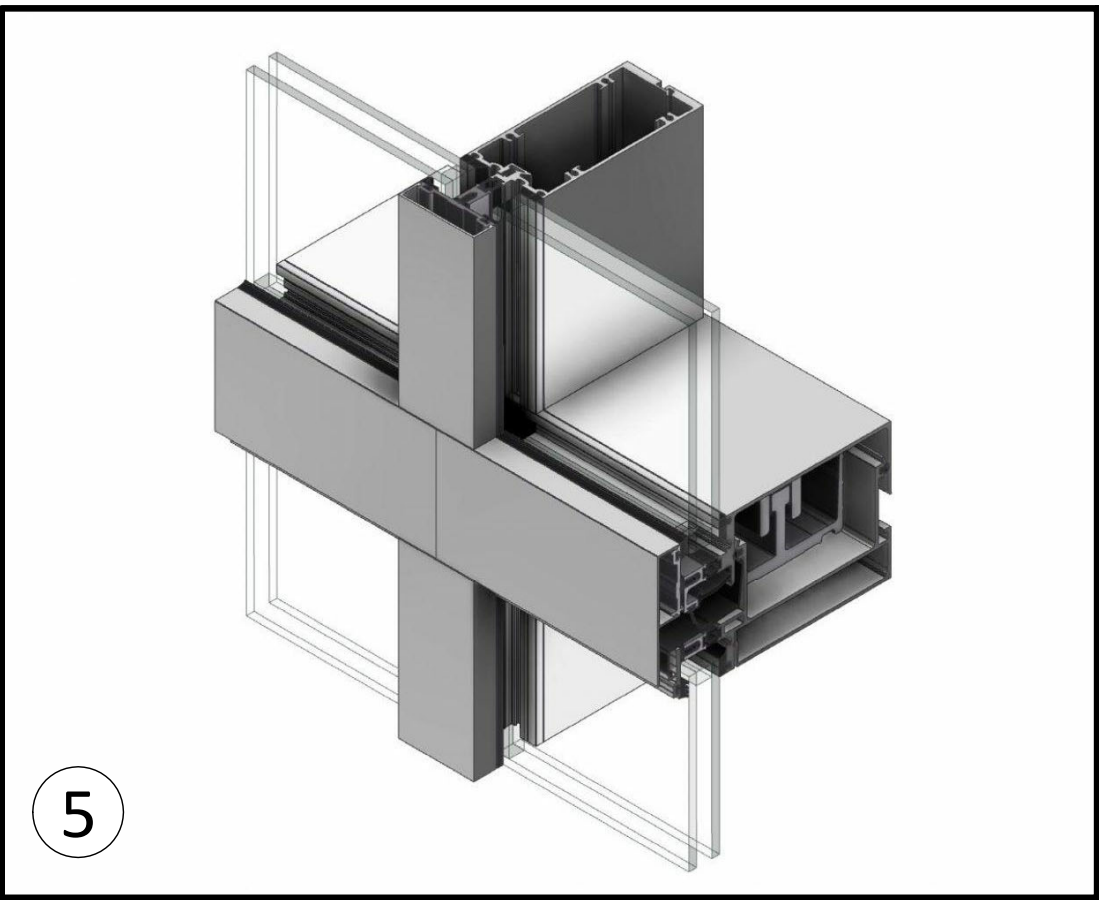
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Checked by	CL

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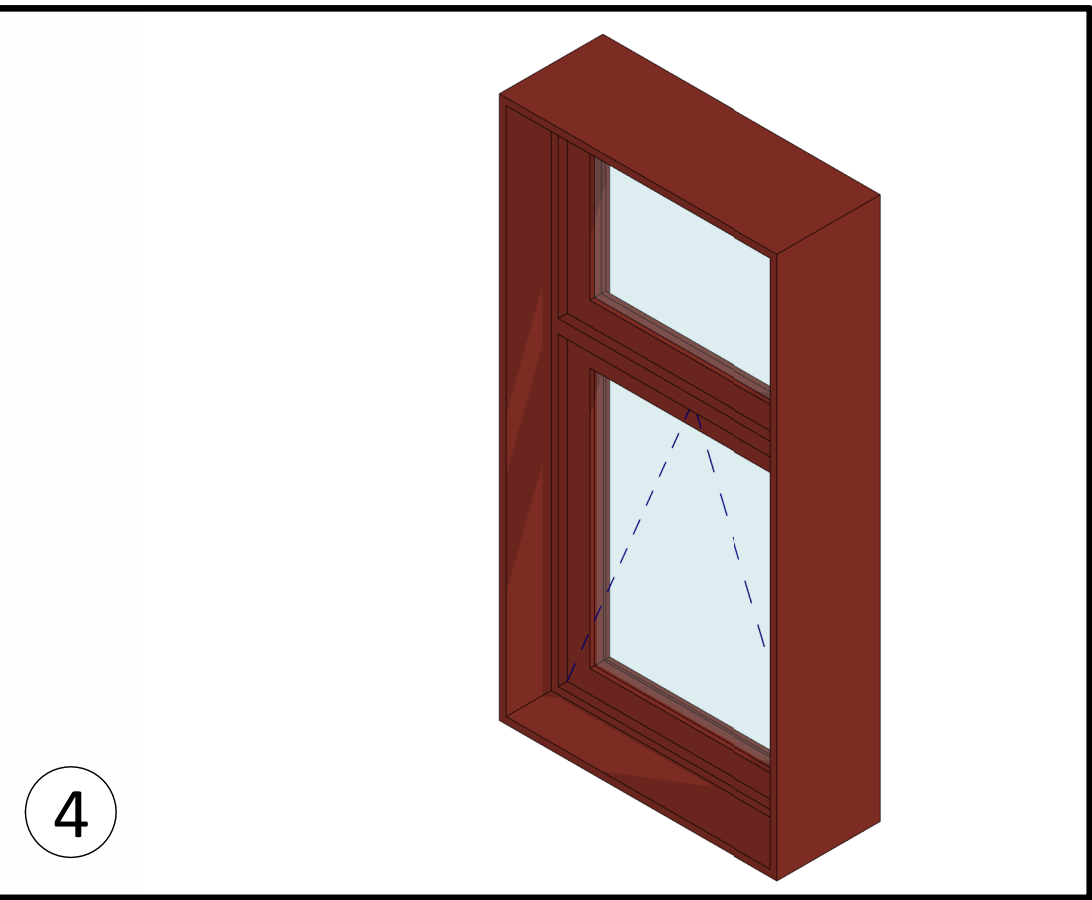
Scale	1 : 100
-------	---------



1 Materials Elevation
1 : 50



5



4

- 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



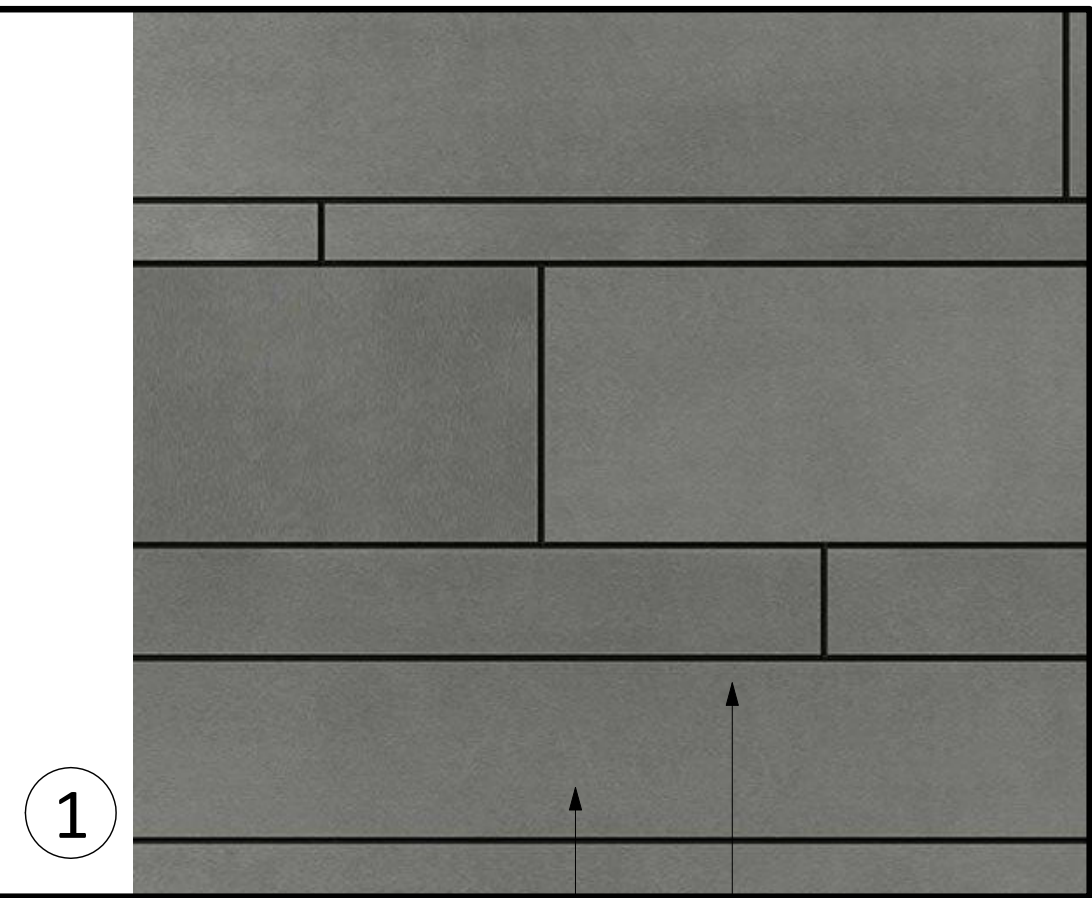
3



2

EQUITONE TECTIVA FIBER CEMENT PANELS
COLOUR: TE 90

COLOUR MATCHED REVEALS



1

EQUITONE TECTIVA FIBER CEMENT PANELS
COLOUR: TE 20

COLOUR MATCHED REVEALS

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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

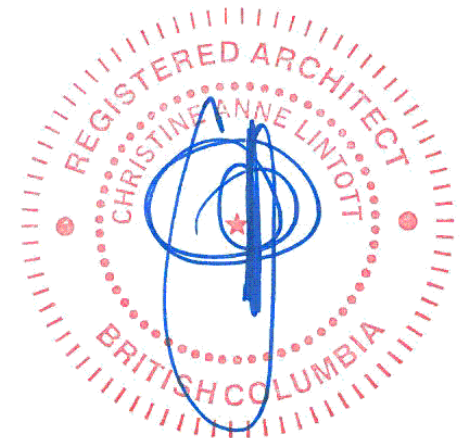
Re - Submission for Rezoning and Development Permit 2021-06-11

Re - Submission for Rezoning and Development Permit 2021-10-22

Revision

No. Description Date

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Exterior Materials

Date 2021-10-21 10:08:53 AM

Drawn by BH

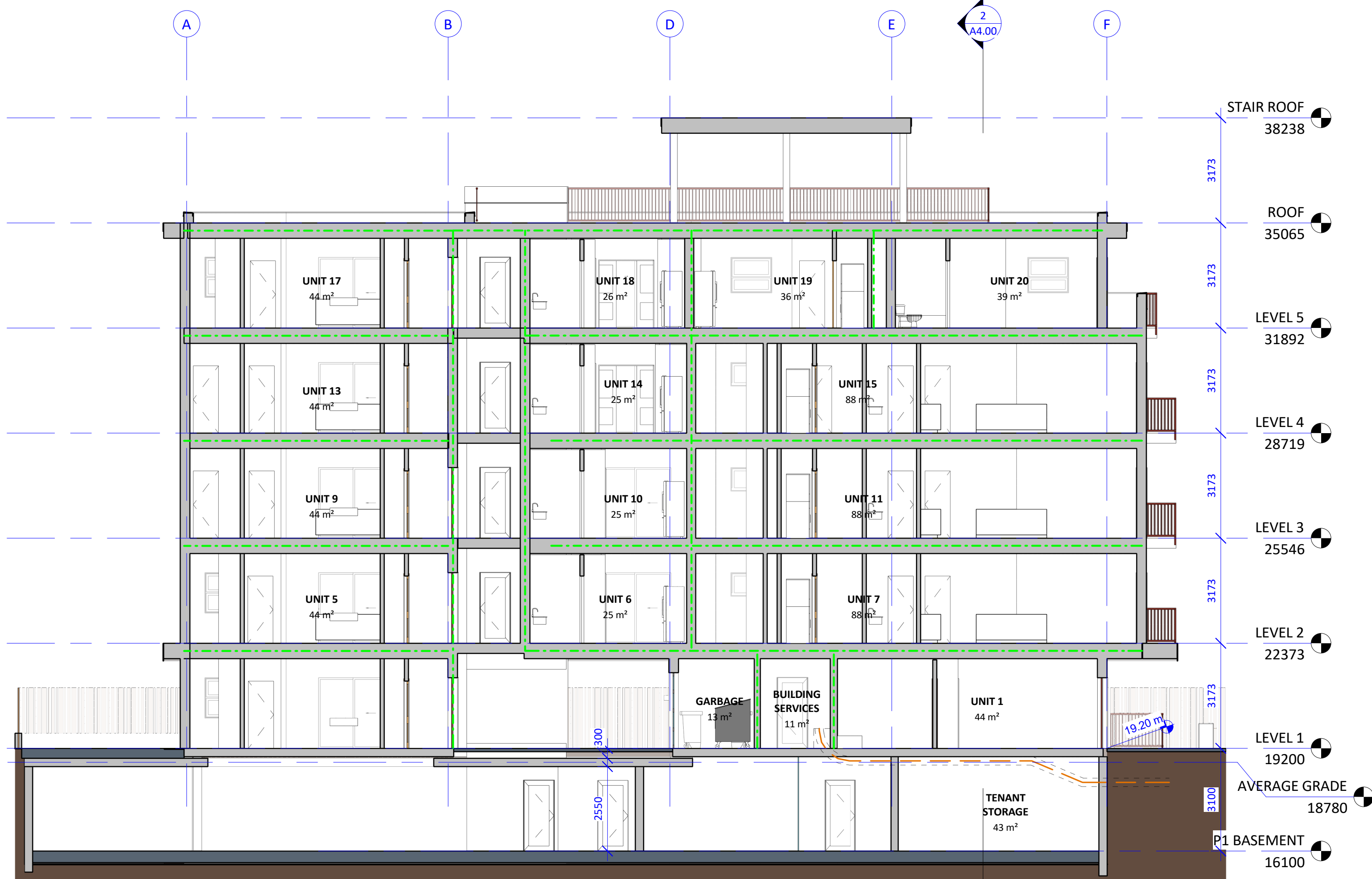
Checked by CL

A3.02

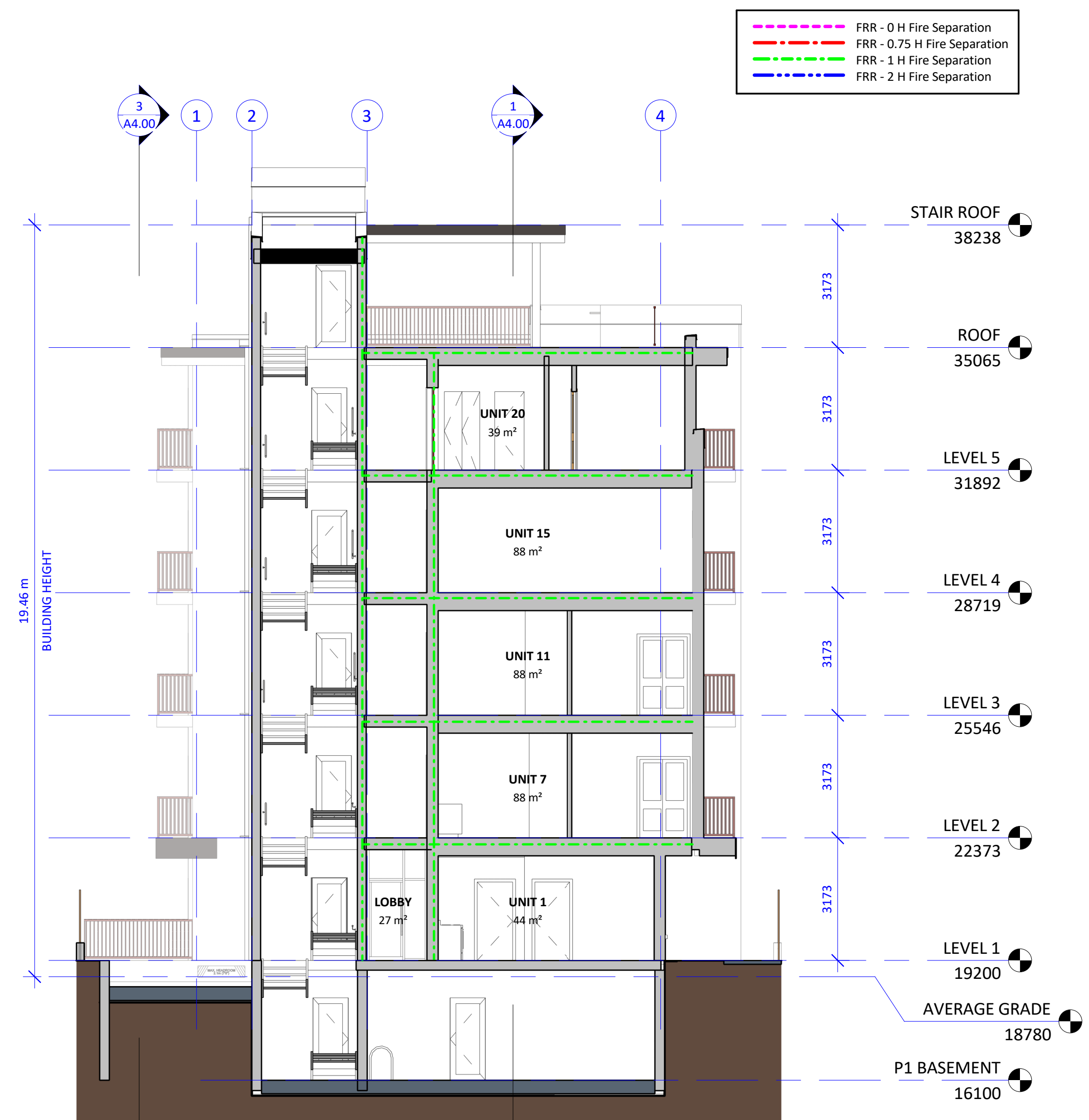
Scale As indicated



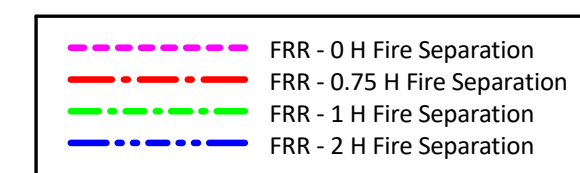
③ Section - Parkade Entry Ramp
1 : 100



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

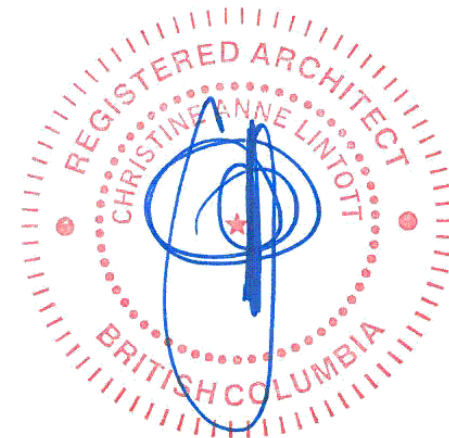
Re - Submission for Rezoning and Development Permit 2021-06-11

Re - Submission for Rezoning and Development Permit 2021-10-22

Revision

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

Consultant



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1042 Richardson Street,
Victoria BC

Building Sections

Date 2021-10-21 10:09:00 AM

Drawn by BH

Checked by CL

A4.00

Scale As indicated

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PROJECT
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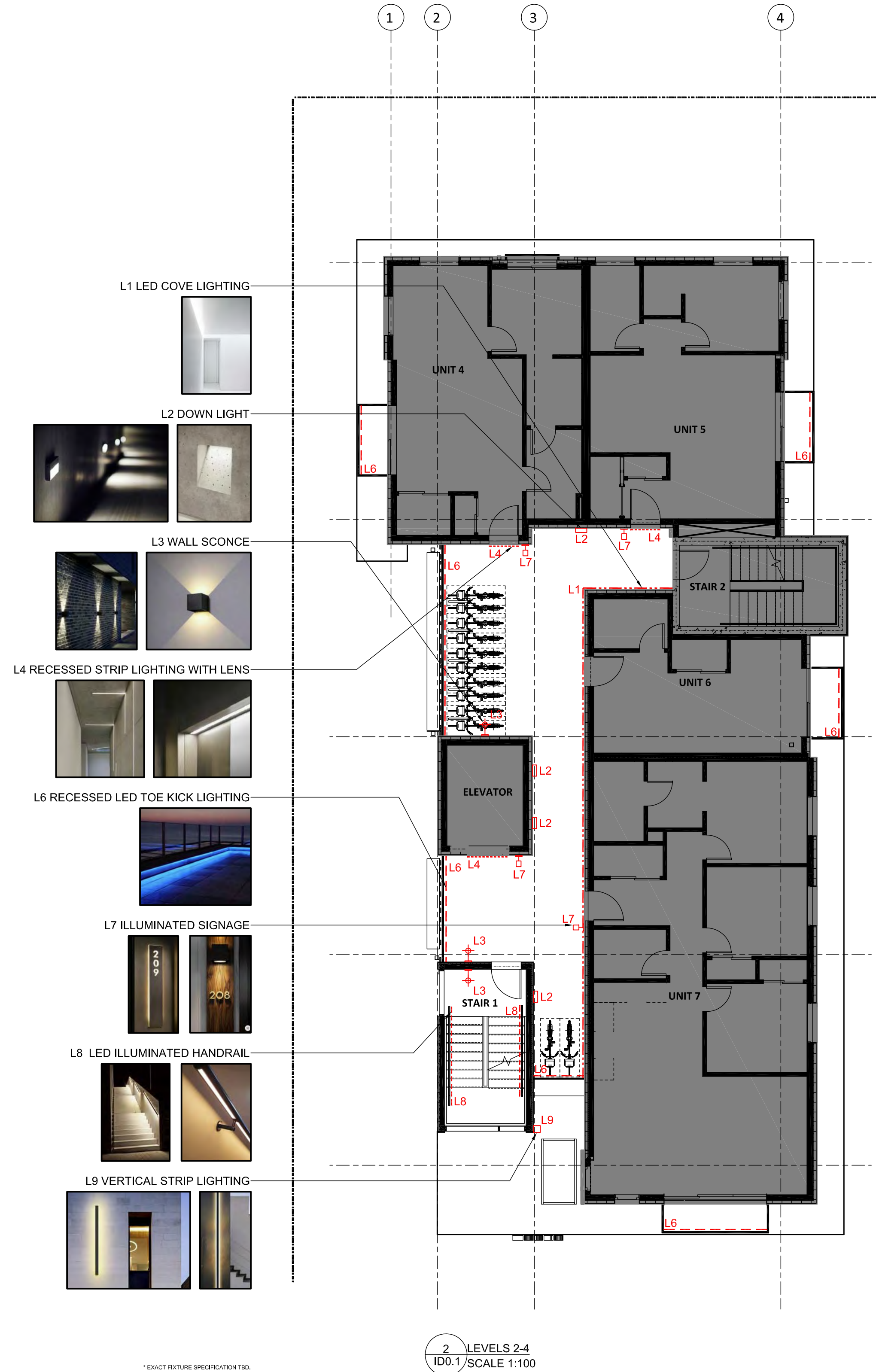
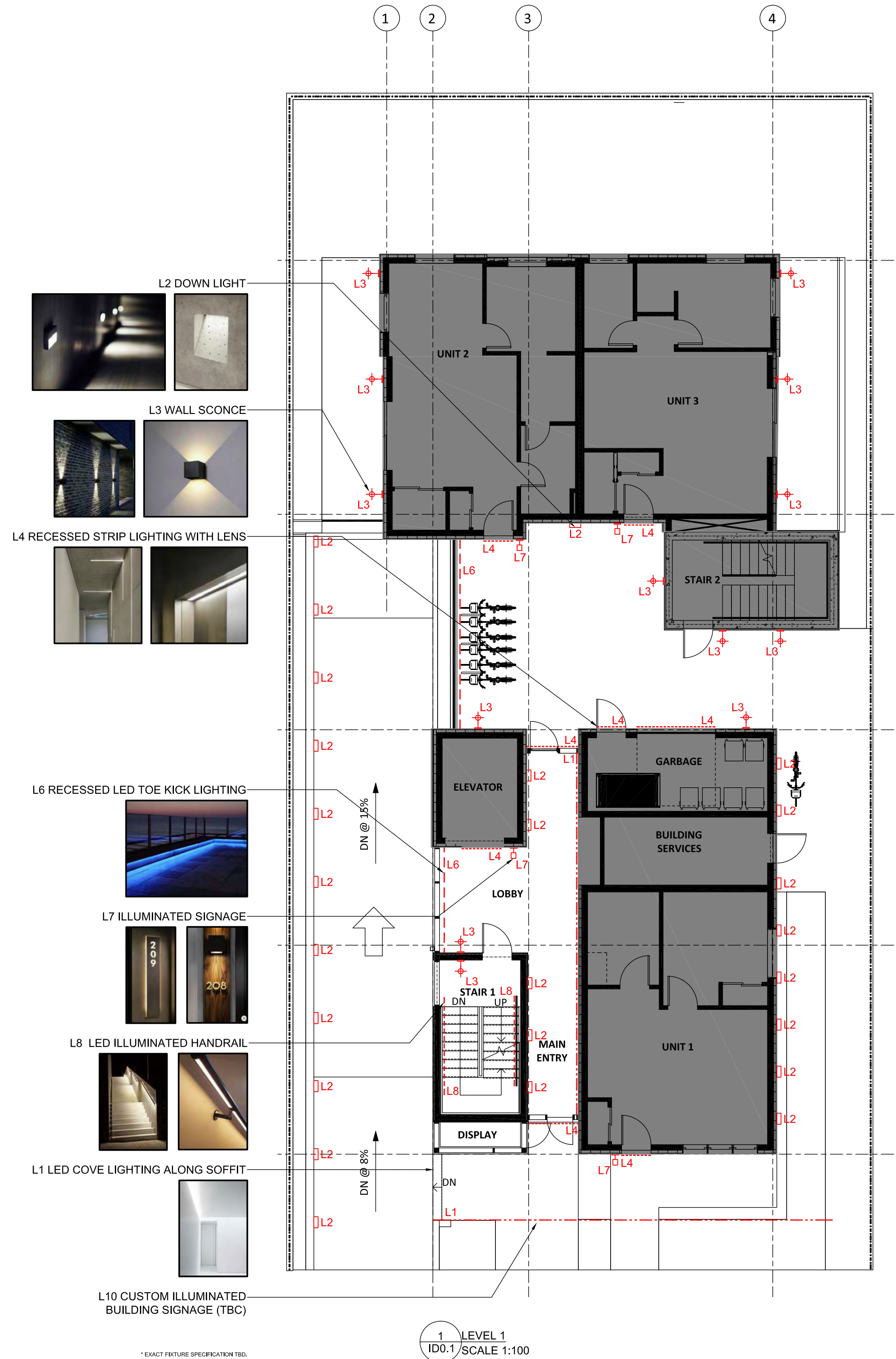
PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.1

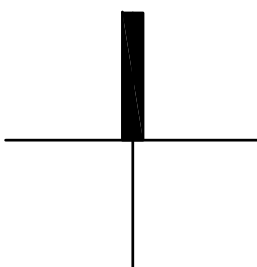


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REVISION

STAMP

PROJECT
NORTH



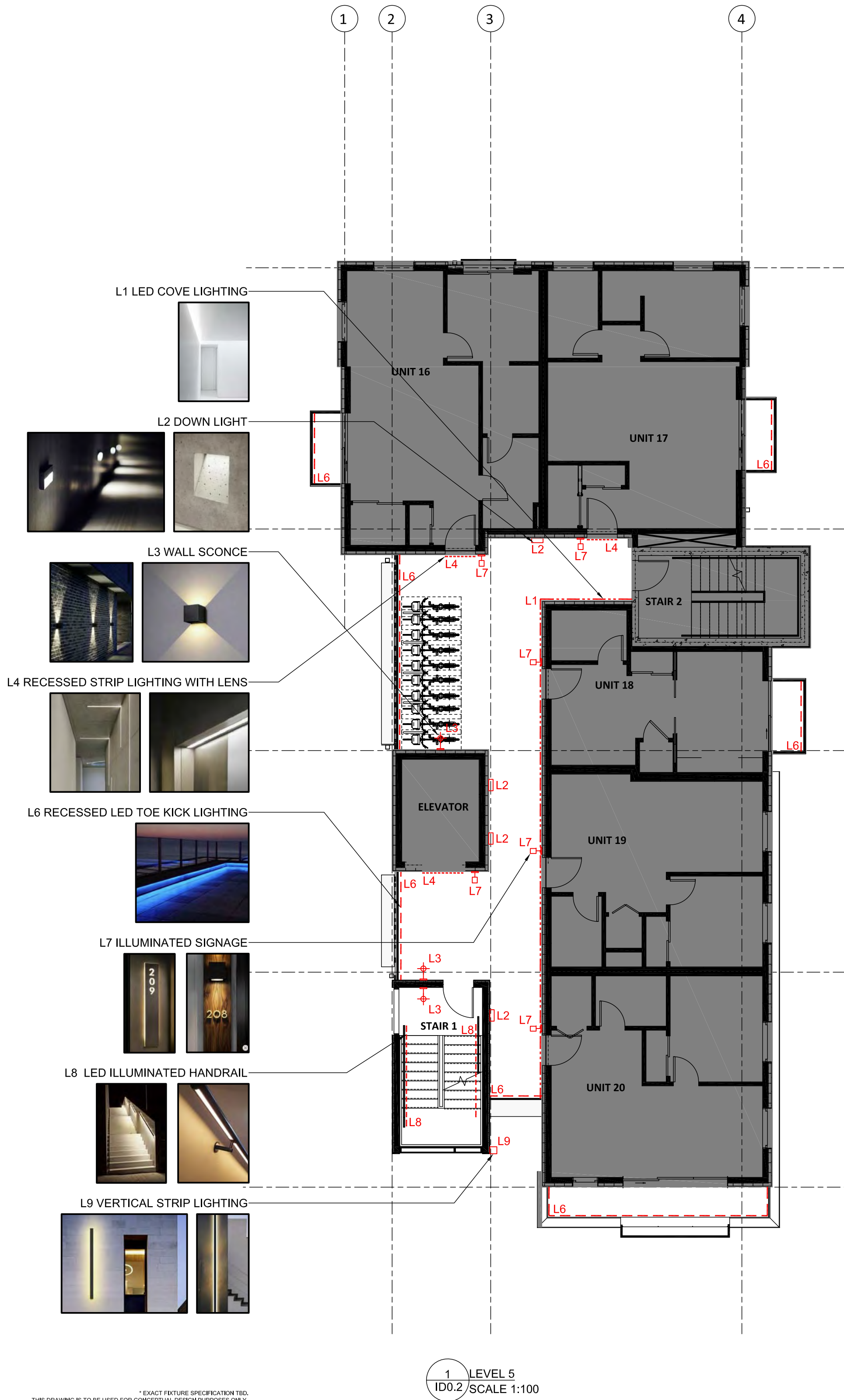
PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

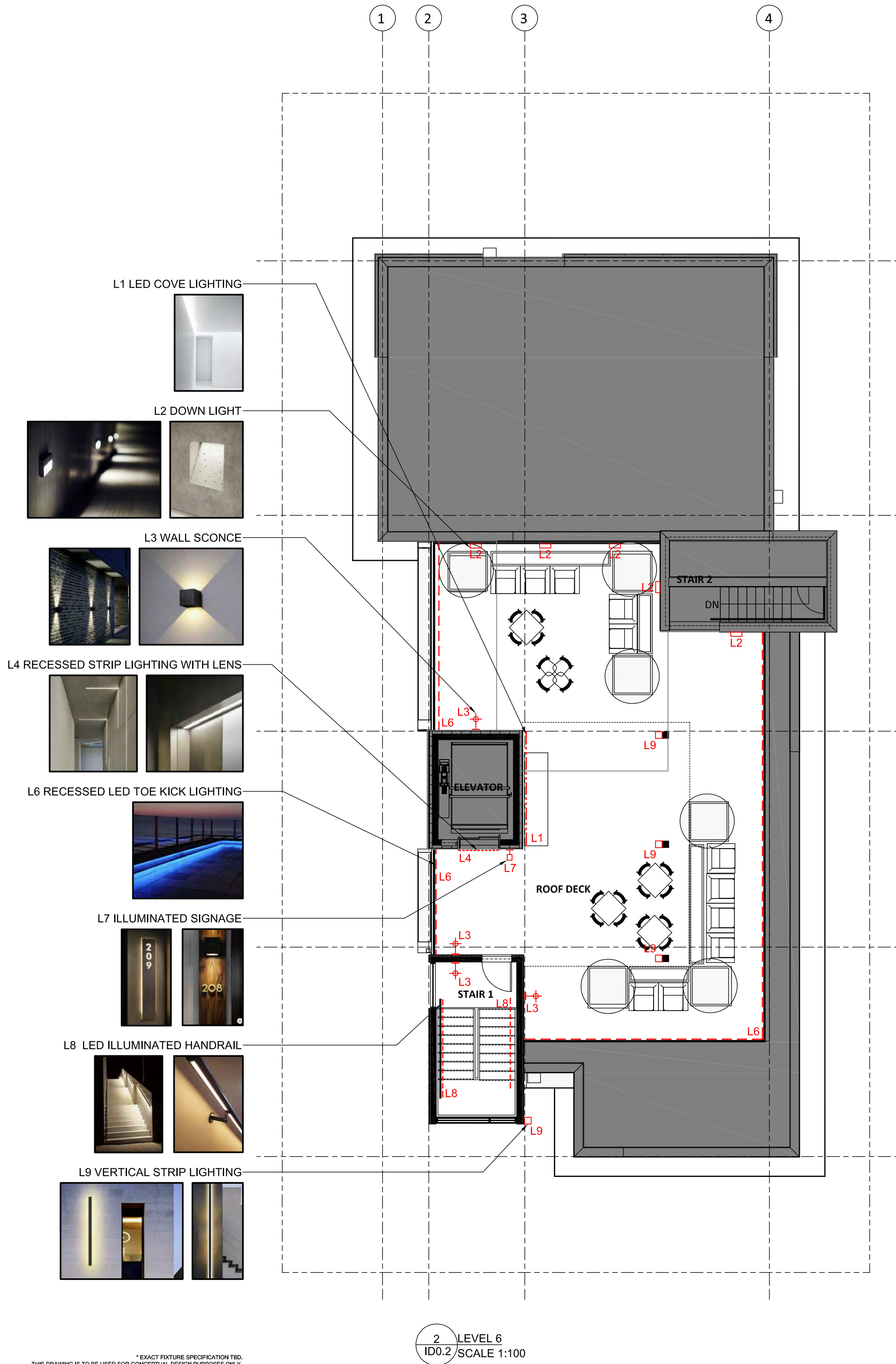
DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.2



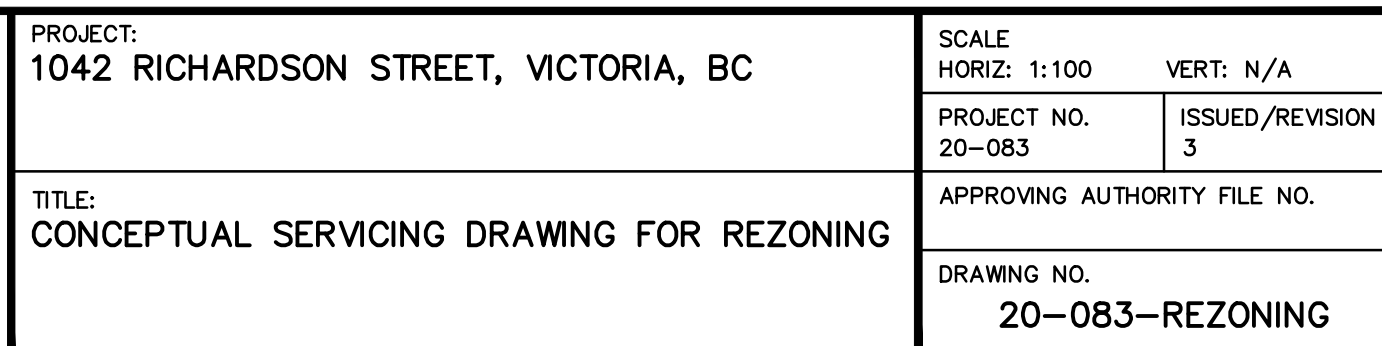
*EXACT FEATURE SPECIFICATION TIED.
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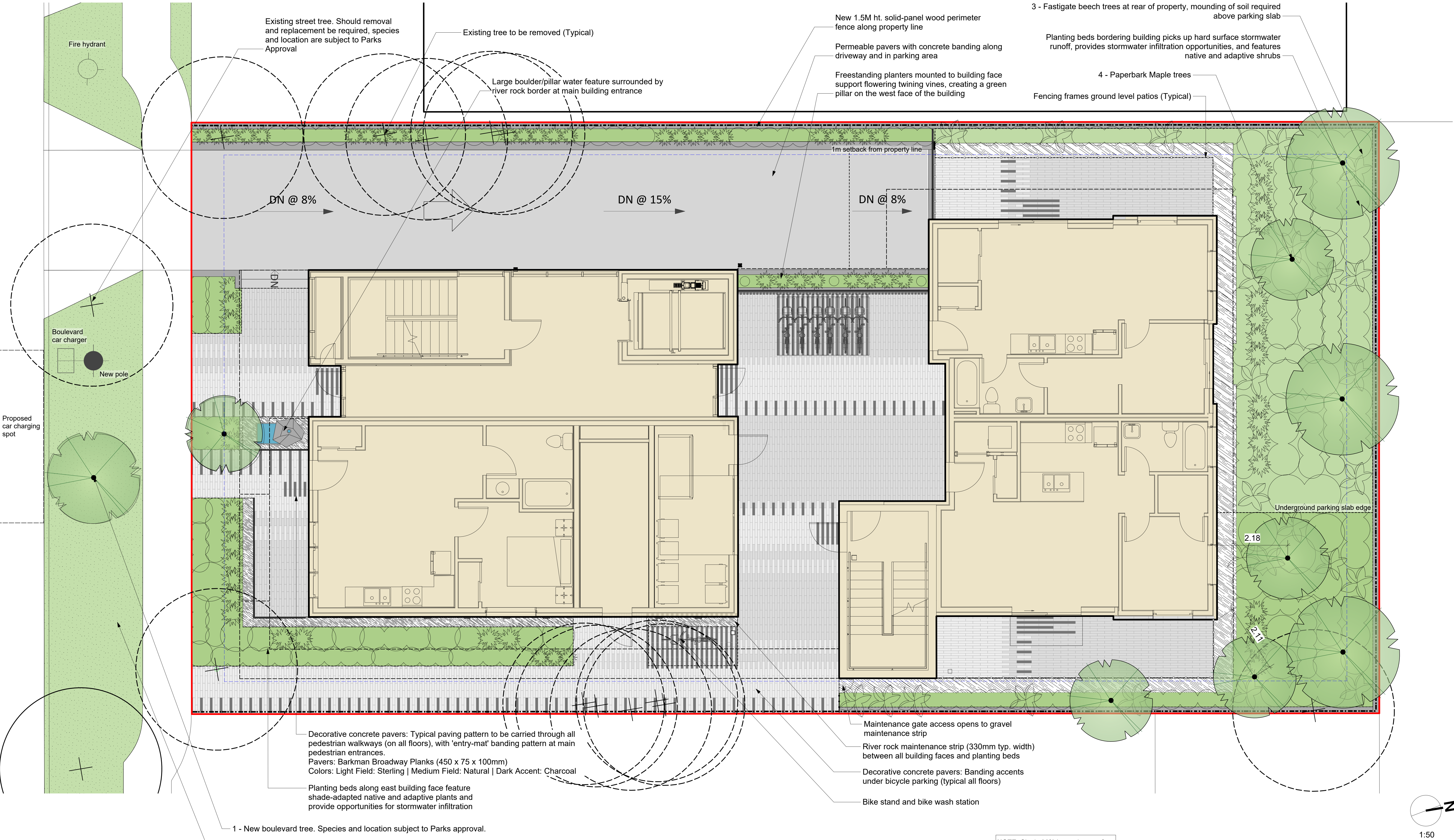


*EXACT FEATURE SPECIFICATION TIED.
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3	2021-06-09	NCD	ISSUED FOR REZONING				
2	2021-01-14	NCD	ISSUED FOR REZONING				
1	2020-09-29	NCD	ISSUED FOR REZONING				
NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS






1042 Richardson Street | Landscape Concept Plan

NOTE: Site is 36% impervious surface

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

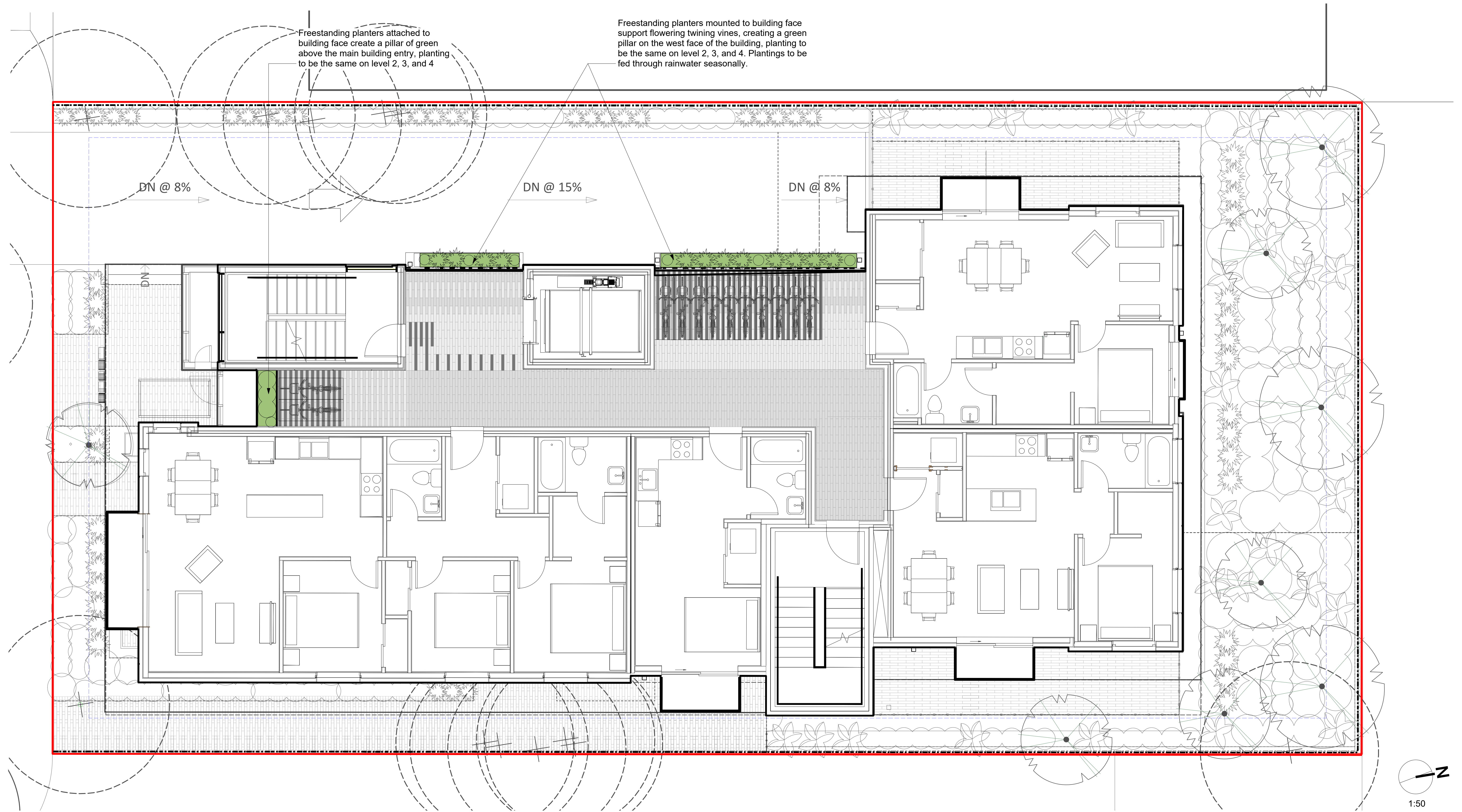
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LADR LANDSCAPE ARCHITECTS

Project No: 2041 Jul 31-20

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



1042 Richardson Street | L2, L3, L4 Concept Plan

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

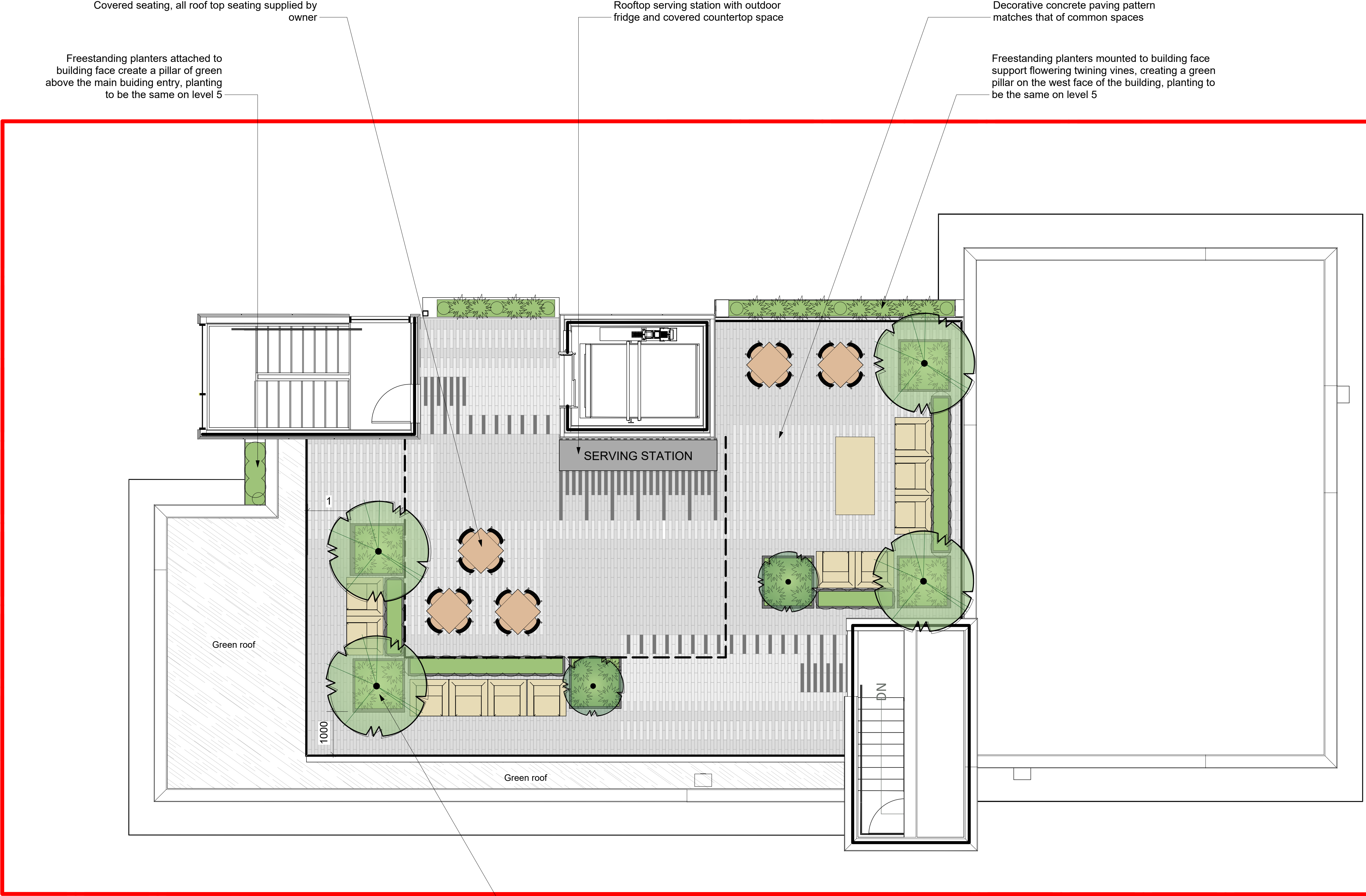
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LADR LANDSCAPE ARCHITECTS

Project No: 2041 Jul 31-20

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




Recommended Plant List

Trees			
Total: 8	Botanical Name	Common Name	Size
	Acer griseum	Paperbark Maple	# 7 pot
	Fagus sylvatica 'Fastigiata'	Fastigiate 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

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5	June 9 -21	DP Revisions	<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>	
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