1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT

Perspective view from Richardson Street

2 Site Context Plan
1 : 1000

Property Data

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

Project Scope Summary

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

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

FSR CALCULATION
SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1174m²
FSR = FA/SA = **1.76**

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

Unit Area Schedule		
Occupancy	Name	Area
LEVEL 1		
1 Bedroom	UNIT 1	44 m²
1 Bedroom	UNIT 2	46 m²
1 Bedroom	UNIT 3	44 m²
LEVEL 2		
1 Bedroom	UNIT 4	46 m²
1 Bedroom	UNIT 5	44 m²
Studio	UNIT 6	25 m²
3 Bedroom	UNIT 7	88 m²
LEVEL 3		
1 Bedroom	UNIT 8	46 m²
1 Bedroom	UNIT 9	44 m²
Studio	UNIT 10	25 m²
3 Bedroom	UNIT 11	88 m²
LEVEL 4		
1 Bedroom	UNIT 12	46 m²
1 Bedroom	UNIT 13	44 m²
1 Bedroom	UNIT 14	25 m²
3 Bedroom	UNIT 15	88 m²
LEVEL 5		
1 Bedroom	UNIT 16	46 m²
1 Bedroom	UNIT 17	44 m²
1 Bedroom	UNIT 18	26 m²
1 Bedroom	UNIT 19	36 m²
1 Bedroom	UNIT 20	39 m²
20		936 m²

TOTAL UNIT COUNT: 20

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

3 THREE BEDROOM

DRAWING LIST

Sheet Number	Sheet Name
A0.00	Cover Sheet
A0.01	Site Plan and Project Data
A0.02	Site Survey
A0.03	Code Analysis and Spatial Separation
A1.01	Solar Shadow Study
A1.02	Axo Shadow Study
A1.03	Context Renders
A2.00	Floor Plans
A2.01	Floor Plans
A3.00	Elevations
A3.01	Context Elevations
A3.02	Exterior Materials
A4.00	Building Sections
A.ID0.1	Exterior Lighting
A.ID0.2	Exterior Lighting
C01	Civil
L01	Landscape Concept Plan
L02	Landscape L6 Rooftop Concept Plan
L03	Landscape Tree Management Plan

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date January 22, 2024

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

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

No.	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
10	Additional EV Parking	2023-08-29
11	Exterior Material	2023-08-29
20	Boulevard Revisions	2023-11-07

Consultant

REGISTERED ARCHITECT CHRISTINE WEE LINTOTT BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

Date	2023-11-07 12:23:22 PM
Drawn by	BH
Checked by	CL

A0.00

Scale As indicated

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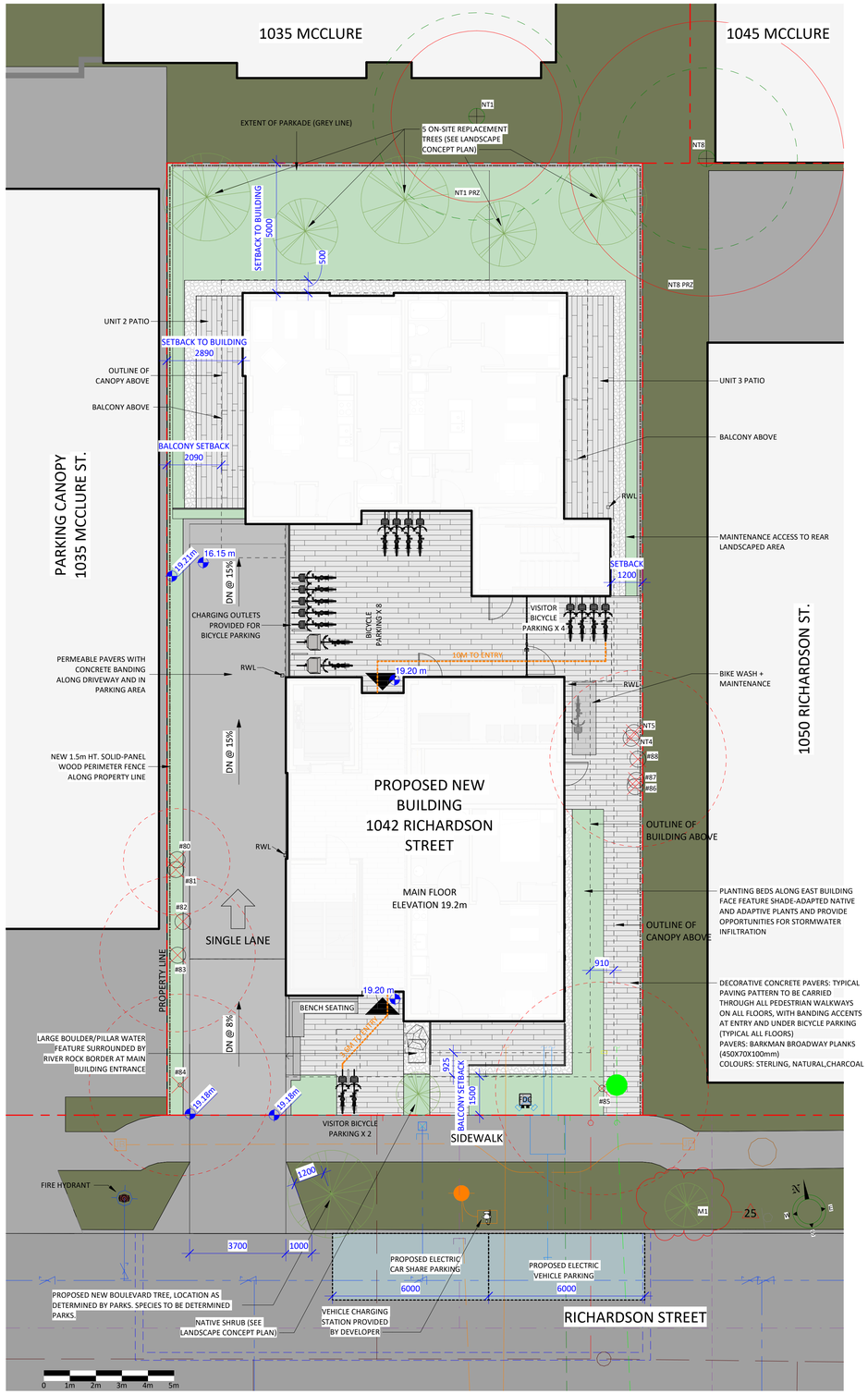
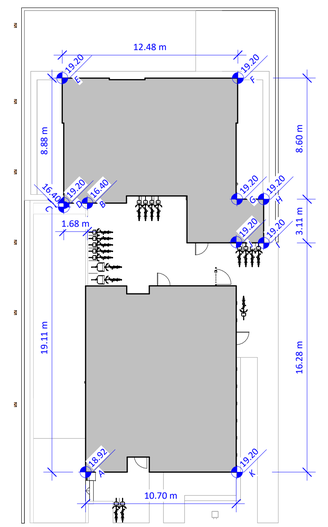


1 Site Plan
1 : 100

Project Information Table

	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m²
Total Floor Area		1174 m²
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 < 45m² x 5 = 1 .75 / unit < 45m² x 7 = 4.5 .9 / unit > 45m², < 70m² x 5 = 5.25 1.3 / unit >70m² x 3 = 3.9 0.1/unit visitor x 20 = 2 **Total = 16.75 (17)**	6 resident (1 accessible) 2 visitor 1 on-street electric car-share 1 on-street electric vehicle parking
Bicycle Parking #	Long Term Per Schedule C 1/unit < 45m² x 12 = 12 1.25/unit > 45m² x 8 = 10 **Total = 22** Oversized Electric Stalls Required = 10% (3 stalls) Electric Charging Stalls Required = 50% (11 stalls) Short Term Per Schedule C **Total = 6 (MIN)**	Long Term Per Schedule C P1 = 34 (8 are oversized) L1 = 11 (2 are oversized) **Total = 45 (10 are oversized)** Oversized Electric Stalls Provided = 45% (10 stalls) Electric Charging Stalls Provided = 73% (33 stalls) Lvl 2-4 Additional = **3 (3 oversized with charging)** Note: These stalls do not conform to Schedule C Short Term Per Schedule C **Total = 6**
Mobility Scooter Parking	No Requirement	Provided = 4
Building Setbacks		
Front Yard (South)	N/A	1.50m
Rear Yard (North)	N/A	5.00m
Side Yard (West)	N/A	2.09m
Side Yard (East)	N/A	1.2m
Residential Use Details		
Total Number of Units		20
Unit Type Breakdown		2 Studio Units, 15 One Bedroom Units, 3 Three Bedroom Units
Ground Oriented Units		3
Minimum Unit Floor Area		25 m²
Total Residential Floor Area		936 m²

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



POINTS A&B: ((18.92+16.40 / 2) x 19.112 = 337.518
POINTS B&C: ((16.4.+16.4) / 2) X 1.68 = 27.552
POINTS D&E: ((19.20+19.20)/ 2) X 8.881 = 170.515
POINTS E&F: ((19.20+19.20) / 2) X 12.477 = 239.558
POINTS F&G: ((19.20+19.20) / 2) X 8.605 = 165.216
POINTS G&H: ((19.20+19.20) / 2) X 1.90 = 36.48
POINTS H&I: ((19.20+19.20) / 2) X 3.112 = 59.75
POINTS I&J: ((19.20+19.20) / 2) X 1.90 = 36.48
POINTS J&K: ((19.20+19.20) / 2) X 16.282 = 312.614
POINTS K&A: ((19.20+18.92) / 2) X 10.70 = 203.942

= 1589.625

GRADE CALCULATION
1589.625 /84.64m = 18.78m

AVERAGE HEIGHT AT GRADE IS 18.78m FOR LEVELED SITE
EXISTING ARTIFICIALLY RAISED GRADING AND
EXISTING RETAINING WALLS TO BE REMOVED

2 AVG GRADE
1 : 200

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Re - Submission for Rezoning and Development Permit	2024-01-22

Revision

No.	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
5	Zoning Comment #3	2022-04-19
6	Zoning Comment #4	2022-04-19
9	Replacement Trees	2023-08-29
10	Additional EV Parking	2023-08-29
11	Exterior Material	2023-08-29
12	Long-term Bike Stalls	2023-08-29
13	Short-term Bike Stalls	2023-08-29
14	Increased East Setback	2023-08-29
15	Setback Correction	2023-11-07
16	Bike Layout Update	2023-11-07
17	Dimension to Entry	2023-11-07
20	Boulevard Revisions	2023-11-07
21	Bar Scale	2023-11-07
22	Parkade Outline	2023-11-07
23	TMP Update	2023-11-07
24	Updated Tree Layout	2023-11-07
25	Addition of M1 Tree	2024-01-22

Consultant

REGISTERED ARCHITECT
CHRISTINE LINTOTT ARCHITECTS INC.
BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Site Plan and Project Data

Date	2024-01-22 11:01:53 AM
Drawn by	BH
Checked by	CL

A0.01

Scale: As indicated

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BC LAND SURVEYORS SITE PLAN OF:

Civic: 1042 Richardson Street

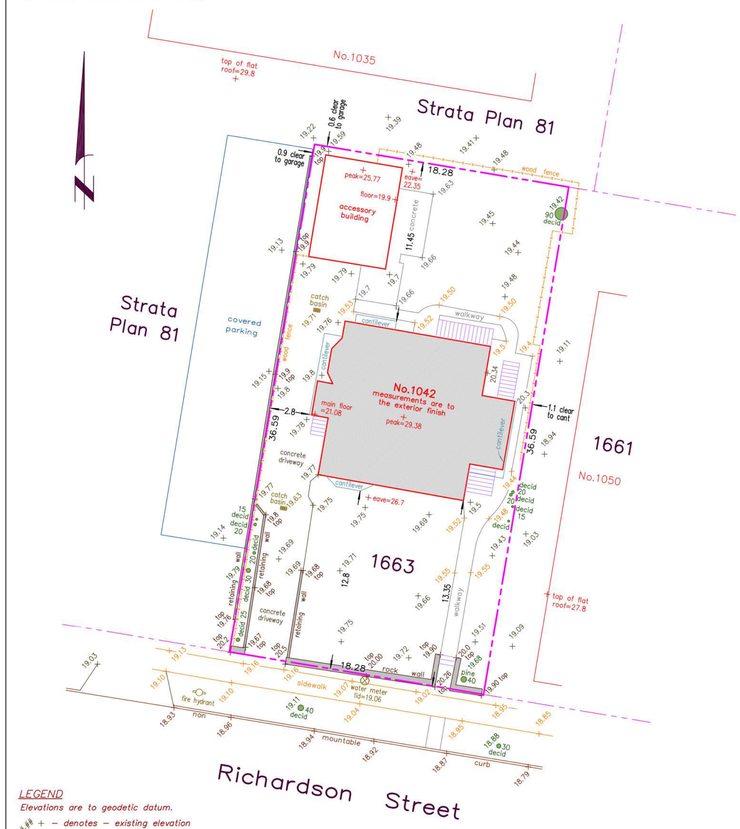
Legal – Lot 1663, Victoria City

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

Scale – 1 : 200 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.

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Revision

No.	Description	Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

Date	2023-11-07 12:23:25 PM
Drawn by	BH
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A0.02

Scale

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Building Code Analysis - Overview

0 - GENERAL INFORMATION			
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
0-1	PROJECT TYPE	■ NEW CONSTRUCTION ☐ RENO. ☐ ADDITION ☐ TENANT IMPROVEMENT	-
0-2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-
0-3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 — DIVISION: A ■ ■ ■ ; B ☐ — ■ ■ ■ ■ ■ ■ ☐ ■ ; C ■ ■	DIV A - 1.1.2.
0-4	MAJOR OCCUPANCY(IES)	A1 ☐ A2 ☐ A3 ☐ A4 ☐ B1 ☐ B2 ☐ C ■ D ☐ E ☐ F1 ☐ F2 ☐ F3 ☐	3.1.2.
0-5	MULTIPLE MAJOR OCCUPANCIES	☐ YES ■ NO	3.1.3.
0-6	HEAVY TIMBER ALTERNATE	☐ PERMITTED ☐ PROPOSED ■ N/A	3.1.4.6.
0-7	FIREWALL(S)	☐ YES ■ NO	3.1.10.
0-8	OCCUPANT LOAD	**52** TOTAL ROOM / OCCUPANCY / COUNT / OCCUPANTS STUDIO 2 **2** **4** 1 BEDROOM 2 **15** **30** 3 BEDROOM 6 **3** **18** TOTAL **52** ROOM / AREA (m²) / m² / PERSON / OCCUPANTS ROOF LOUNGE 130 **1.85** **70**	3.1.17.
0-9	BUILDING AREA (m²)	**340** BUILDING AREA	1.4.1.2.
0-10	GRADE ELEVATION (m, GEODETIC)	**+19.20** GRADE	1.4.1.2.
0-11	BUILDING HEIGHT (STOREYS)	**6** ABOVE GRADE **1** BELOW GRADE **6** **TOTAL**	3.2.1.1.
0-12	FIRE ALARM & DETECTION SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.4.1.
0-13	AUTOMATIC SPRINKLER SYSTEM	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.12.
0-14	MEZZANINE(S)	☐ YES ■ NO	3.2.8.
0-15	INTERCONNECTED FLOOR SPACE	☐ YES ■ NO	3.2.8.2.
0-16	NUMBER OF STREETS FACING	**1** STREET FACING	1.4.1.2.
0-17	FIRE DEPARTMENT ACCESS ROUTES	■ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.4.
0-18	HIGH BUILDING	☐ YES ■ NO	3.2.6.
0-19	ROOF ACCESS	☐ REQUIRED ■ PROVIDED ☐ N/A	3.2.5.3.
0-20	STANDPIPE SYSTEM	☐ REQUIRED ☐ PROVIDED ☐ N/A	3.2.5.8.
0-21	LIGHTING AND EMERGENCY POWER	☐ REQUIRED ☐ PROVIDED ☐ N/A SEE ELEC. DRAWINGS	3.2.7.
0-22	EMERGENCY GENERATOR	☐ YES ■ NO	3.2.7.
0-23	ACCESS FOR PERSONS W/ DISABILITIES	■ REQUIRED ■ PROVIDED ☐ N/A	3.8.2.
0-24	ALTERNATE SOLUTIONS REQUIRED	■ YES ☐ 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.
0-25	CONSTRUCTION TYPE(S)	*COMBUSTIBLE:* ■ PERMITTED ■ PROPOSED ☐ N/A *NON-COMBUSTIBLE:* ■ PERMITTED ☐ PROPOSED ☐ N/A	
0-26	ASSEMBLY FIRE-RESISTANCE RATINGS	*MIN. F.R.R. (HOURS):* [1] LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY **1** FLOOR[1] - MEZZANINE[1] **1** ROOF	
0-27	BUILDING HEIGHT (STOREYS)	**6** MAXIMUM **6** PROPOSED	
0-28	BUILDING AREA (m²)	**1,500** MAXIMUM **340** PROPOSED	

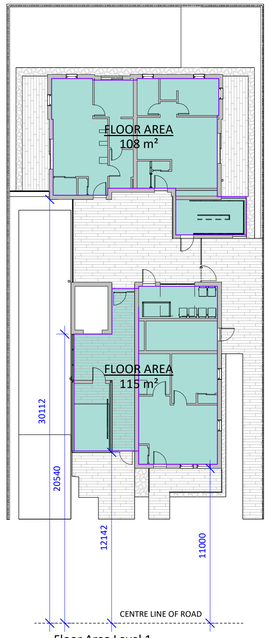
Building Code Analysis - Spatial Separations

6 - SPATIAL SEPARATIONS									
NO.	*DESCRIPTION*								*REFERENCE*
6-1	AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS WITHIN 3m HORIZONTALLY AND 5m VERTICALLY. 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.
6-2	*SUITE:*	*WALL AREA (m²)*	*LIMITING DISTANCE (m)*	*MAXIMUM OPENINGS (%)*	*PROPOSED OPENINGS (%)*	*F.R.R. (HR.)*	*N/C WALL*	*N/C CLADDING*	3.2.3.1. - D
EAST	UNIT 1 (E):	**20.7**	**3.0**	**52.0**	**11.5**	**3/4**	-	**(3.2.2.50.)**	
	SERVICE (E):	**5.6**	**3.0**	**100**	**34.8**	-	-	**(3.2.2.50.)**	
	GARBAGE (E):	**6.0**	**3.0**	**100**	**0**	-	-	**(3.2.2.50.)**	
	UNIT 3 (E):	**20.5**	**2.9**	**49.2**	**27.8**	**3/4**	-	**REQUIRED**	
	UNIT 7 (E):	**35.1**	**2.0**	**22.0**	**13.6**	**1**	-	**REQUIRED**	
	UNIT 6 (E):	**12.5**	**2.2**	**40.4**	**36.4**	**3/4**	-	**REQUIRED**	
	UNIT 5 (E):	**20.5**	**2.9**	**49.2**	**27.8**	**3/4**	-	**REQUIRED**	
	UNIT 11 (E):	**35.1**	**2.0**	**22.0**	**13.6**	**1**	-	**REQUIRED**	
	UNIT 10 (E):	**12.5**	**2.2**	**40.4**	**36.4**	**3/4**	-	**REQUIRED**	
	UNIT 9 (E):	**20.5**	**2.9**	**49.2**	**27.8**	**3/4**	-	**REQUIRED**	
	UNIT 15 (E):	**35.1**	**2.0**	**22.0**	**13.6**	**1**	-	**REQUIRED**	
	UNIT 14 (E):	**12.5**	**2.2**	**40.4**	**36.4**	**3/4**	-	**REQUIRED**	
	UNIT 13 (E):	**20.5**	**2.9**	**49.2**	**27.8**	**3/4**	-	**REQUIRED**	
	UNIT 20 (E):	**16.0**	**2.2**	**34.8**	**14.8**	**3/4**	-	**REQUIRED**	
	UNIT 19 (E):	**15.2**	**2.2**	**34.8**	**15.7**	**3/4**	-	**REQUIRED**	
	UNIT 18 (E):	**12.5**	**2.2**	**40.4**	**36.4**	**3/4**	-	**REQUIRED**	
	UNIT 17 (E):	**20.5**	**2.9**	**49.2**	**27.8**	**3/4**	-	**REQUIRED**	
NORTH	UNIT 3 (N):	**15.3**	**5**	**100**	**15.6**	-	-	**(3.2.2.50.)**	
	UNIT 2 (N):	**15.3**	**5**	**100**	**29.0**	-	-	**(3.2.2.50.)**	
	UNIT 5 (N):	**15.3**	**5**	**100**	**15.6**	-	-	**(3.2.2.50.)**	
	UNIT 4 (N):	**15.3**	**5**	**100**	**29.0**	-	-	**(3.2.2.50.)**	
	UNIT 9 (N):	**15.3**	**5**	**100**	**15.6**	-	-	**(3.2.2.50.)**	
	UNIT 8 (N):	**15.3**	**5**	**100**	**29.0**	-	-	**(3.2.2.50.)**	
	UNIT 13 (N):	**15.3**	**5**	**100**	**15.6**	-	-	**(3.2.2.50.)**	
	UNIT 12 (N):	**15.3**	**5**	**100**	**29.0**	-	-	**(3.2.2.50.)**	
	UNIT 17 (N):	**15.3**	**5**	**100**	**15.6**	-	-	**(3.2.2.50.)**	
	UNIT 16 (N):	**15.3**	**5**	**100**	**29.0**	-	-	**(3.2.2.50.)**	
WEST	LOBBY (W):	**23.7**	**4.6**	**96.0**	**40.0**	**3/4**	-	**(3.2.2.50.)**	
	ELEV. (W):	**62.1**	**4.6**	**51.6**	**0**	**3/4**	-	**(3.2.2.50.)**	
	STAIR 2 (W):	**23.3**	**11.8**	**100**	**34.3**	-	-	**(3.2.2.50.)**	
	UNIT 2 (W):	**21.9**	**2.9**	**49.2**	**26.0**	**3/4**	-	**REQUIRED**	
	UNIT 7 (W):	**30.0**	**9.0**	**100**	**10.7**	-	-	**(3.2.2.50.)**	
	UNIT 6 (W):	**12.6**	**9.0**	**100**	**15.9**	-	-	**(3.2.2.50.)**	
	UNIT 4 (W):	**21.9**	**2.9**	**49.2**	**26.0**	**3/4**	-	**REQUIRED**	
	UNIT 11 (W):	**30.0**	**9.0**	**100**	**10.7**	-	-	**(3.2.2.50.)**	
	UNIT 10 (W):	**12.6**	**9.0**	**100**	**15.9**	-	-	**(3.2.2.50.)**	
	UNIT 8 (W):	**21.9**	**2.9**	**49.2**	**26.0**	**3/4**	-	**REQUIRED**	
	UNIT 15 (W):	**30.0**	**9.0**	**100**	**10.7**	-	-	**(3.2.2.50.)**	
	UNIT 14 (W):	**12.6**	**9.0**	**100**	**15.9**	-	-	**(3.2.2.50.)**	
	UNIT 12 (W):	**21.9**	**2.9**	**49.2**	**26.0**	**3/4**	-	**REQUIRED**	
	UNIT 20 (W):	**17.5**	**9.0**	**100**	**11.4**	-	-	**(3.2.2.50.)**	
	UNIT 19 (W):	**8.2**	**9.0**	**100**	**13.4**	-	-	**(3.2.2.50.)**	
	UNIT 18 (W):	**12.6**	**9.0**	**100**	**15.9**	-	-	**(3.2.2.50.)**	
	UNIT 16 (W):	**21.9**	**2.9**	**49.2**	**26.0**	**3/4**	-	**REQUIRED**	

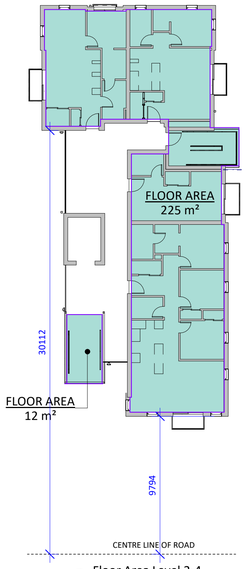
6 - SPATIAL SEPARATIONS - CONTINUED									
NO.	*DESCRIPTION*								*REFERENCE*
	SUITE:	*WALL AREA (m²)*	*LIMITING DISTANCE (m)*	*MAXIMUM OPENINGS (%)*	*PROPOSED OPENINGS (%)*	*F.R.R. (HR.)*	*N/C WALL*	*N/C CLADDING*	3.2.3.1. - D
SOUTH	UNIT 1 (S):	**15.1**	**11.0**	**100**	**35.1**	-	-	**(3.2.2.50.)**	
	LOBBY (S):	**11.4**	**12.1**	**100**	**54.4**	-	-	**(3.2.2.50.)**	
	UNIT 2 (S):	**3.5**	**30.1**	**100**	**0**	-	-	**(3.2.2.50.)**	
	UNIT 7 (S):	**18.1**	**9.8**	**100**	**38.1**	-	-	**(3.2.2.50.)**	
	UNIT 4 (S):	**6.9**	**30.1**	**100**	**0**	-	-	**(3.2.2.50.)**	
	ELEV. (S):	**33.0**	**20.5**	**100**	**26.4**	-	-	**(3.2.2.50.)**	
	UNIT 11(S):	**18.1**	**9.8**	**100**	**38.1**	-	-	**(3.2.2.50.)**	
	UNIT 8 (S):	**6.9**	**30.1**	**100**	**0**	-	-	**(3.2.2.50.)**	
	UNIT 15 (S):	**18.1**	**9.8**	**100**	**38.1**	-	-	**(3.2.2.50.)**	
	UNIT 12 (S):	**6.9**	**30.1**	**100**	**0**	-	-	**(3.2.2.50.)**	
	UNIT 19 (S):	**18.1**	**9.8**	**100**	**38.1**	-	-	**(3.2.2.50.)**	
	UNIT 16 (S):	**6.9**	**30.1**	**100**	**0**	-	-	**(3.2.2.50.)**	
	NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.								

Building Code Analysis - Sentence 3.4.4.3.(1) Interpretation & Application

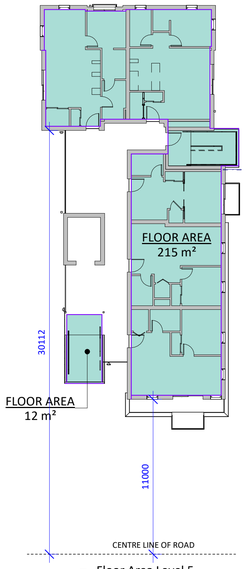
A - EXTERIOR PASSAGEWAY EXCEPTIONS			
NO.	**ITEM**	**DESCRIPTION**	**REFERENCE(S)**
A-1	EXTERIOR EXIT PASSAGEWAY	AT LEVELS 2 THROUGH 5, EGRESS IS PROVIDED BY MEANS OF AN EXTERIOR EXIT PASSAGEWAY WITH AN EXIT STAIR AT EITHER END. AS THE EXTERIOR PASSAGEWAYS FORM PART OF THE ACCESS TO EXIT, THEY CONSTITUTE EXTERIOR EXIT PASSAGEWAYS AND MUST COMPLY WITH THE REQUIREMENTS OF SUBSECTION 3.4. SENTENCE 3.4.4.1.(1) REQUIRES EXITS TO BE FIRE SEPARATED FROM THE REMAINDER OF THE FLOOR AREA AND SENTENCE 3.2.3.13.(1) REQUIRES EXTERIOR OPENINGS IN EXITS TO BE PROTECTED FROM EXTERIOR OPENINGS IN THE ADJACENT FLOOR AREA UNDER CERTAIN EXPOSURE CONDITIONS. THE REQUIREMENTS OF BOTH SENTENCES DO NOT APPLY WHERE THE EXTERIOR EXIT PASSAGEWAY IS AT LEAST 50% OPEN ALONG ITS EXTERIOR SIDE AND IS SERVED BY AN EXIT STAIR AT EACH END. WHEREAS THE NORTHERN EXIT "STAIR 2" IS SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION WITH A 1-HOUR FIRE-RESISTANCE RATING, STREET FACING "STAIR 1" IS CONFIGURED AS UNCONDITIONED OUTDOOR SPACE, WITHOUT A FIRE SEPARATION FROM THE EXTERIOR PASSAGEWAY, AS PERMITTED BY SENTENCE 3.4.4.3.(1): "THE REQUIREMENTS OF SENTENCES 3.4.4.1.(1) AND 3.2.3.1.13.(1) AND (3) DO NOT APPLY TO AN EXTERIOR EXIT PASSAGEWAY PROVIDED (A) NOT LESS THAN 50% OF THE EXTERIOR SIDE IS OPEN TO THE OUTDOORS, AND (B) AN EXIT STAIR IS PROVIDED AT EACH END OF THE PASSAGEWAY." PER BCBC ARTICLE 3.1.13.10., ALL WALL, CEILING/SOFFIT, AND GUARD FINISH MATERIALS TO HAVE A FLAME-SPREAD RATING NOT MORE THAN 25, EXCEPT THAT UP TO 10% EACH OF WALL AND CEILING AREAS ARE PERMITTED TO HAVE A FLAME-SPREAD RATING NOT MORE THAN 150. AS REQUIRED BY ARTICLES 3.3.2.12. AND 3.2.2.50., FLOOR ASSEMBLIES TO EXTERIOR EXIT PASSAGEWAYS ARE TO HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 1-HOUR, TO BE ACHIEVED BY EITHER A ULC-LISTED RATED ASSEMBLY OR BY THE ADDITIVE METHOD OF APPENDIX D.	3.4.4.1.(1), 3.2.3.13.(1), **3.4.4.3.(1)**
A-2	OBJECTIVES & FUNCTIONAL STATEMENTS	*FUNCTIONAL STATEMENT* / *FUNCTION*: F05 TO RETARD THE EFFECT OF FIRE ON EMERGENCY EGRESS FACILITIES; F06 TO RETARD THE EFFECT OF FIRE ON FACILITIES FOR NOTIFICATION, SUPPRESSION, AND EMERGENCY RESPONSE; F10 TO FACILITATE THE TIMELY MOVEMENT OF PERSONS TO A SAFE PLACE IN AN EMERGENCY *LINK* / *OBJECTIVE*: SO AS TO LIMIT THE PROBABILITY THAT A PERSON IN OR ADJACENT TO THE BUILDING WILL BE EXPOSED TO AN UNACCEPTABLE LEVEL OF RISK OF INJURY DUE TO FIRE CAUSED BY PERSONS BEING DELAYED OR IMPEDED FROM MOVING TO A SAFE PLACE DURING A FIRE EMERGENCY *OBJECTIVE STATEMENT*: OP3.1	
A-3	APPLICATION OF SENTENCE 3.4.4.3.(1)	NEITHER THE BCBC NOR THE HISTORY OF BUILDING CODE APPEAL BOARD DECISIONS TO DATE PROVIDES A QUANTITATIVE METHODOLOGY OR DEFINITION OF WHAT CONSTITUTES "50% OF THE EXTERIOR SIDE OPEN TO THE OUTDOORS", HOWEVER THE FUNCTION AND GOAL OF AN OPEN EXTERIOR SIDE IS CLEARLY TO ENABLE THE RAPID DISSIPATION OF HEAT AND SMOKE GENERATED BY A FIRE, AND TOO NOT ACCUMULATE WITHIN EGRESS FACILITIES. WHERE EXTERIOR EXIT PASSAGEWAYS ARE CONVENTIONALLY USED, SUCH AS AT MOTELS, THE OPEN SIDE OF EXTERIOR EXIT PASSAGEWAYS ARE OFTEN LIMITED TO THAT AREA ABOVE THE 1.07M GUARD HEIGHT AND BELOW A DROPPED BEAM BENEATH THE CEILING OR SOFFIT. THUS THE ONE OPEN SIDE IS ITSELF OFTEN ONLY ABOUT 50% DIRECTLY OPEN TO AMBIENT AIR. IN SUCH A CONDITION, THE APERTURE FOR THE ESCAPE OF SMOKE AND HEAT IS LIMITED IN THE VERTICAL DIMENSION. AT UNENCLOSED "STAIR 1", NON-COMBUSTIBLE PERFORATED METAL SCREEN PANELS ARE PROPOSED ON THE WEST, SOUTH AND A PORTION OF THE EAST SIDE. THE PROPOSED PANELS EXTEND FROM FLOOR TO CEILING IN EACH INSTANCE, AND ARE TO BE INSTALLED AGAINST NON-COMBUSTIBLE METAL FRAMING ATTACHED TO AND HELD AWAY FROM THE FLOOR EDGES UP TO THE 100MM MAXIMUM PERMITTED FOR GUARD OPENINGS. IN ADDITION TO THE PERMEABILITY TO AIR THROUGHOUT THE FULL HEIGHT OF THE METAL SCREEN PANELING, THIS ARRANGEMENT OF SUPPORT FRAMING FURTHER ENHANCES AIR FLOW WITHIN THE DEPTH OF THE METAL FRAMING BY CREATING ADDITIONAL SPACES FOR AIR MOVEMENT, AS WELL AS ACCELERATING DISSIPATION OF HEAT AND SMOKE BY THE STACK EFFECT FROM THE FULL FLOOR-TO-FLOOR DIMENSION. IT IS ALSO NOTEWORTHY THAT THE EXTERIOR EXIT PASSAGEWAYS, BEING COVERED BY FLOOR SYSTEMS EXTENDING MORE THAN 610MM FROM THE EXTERIOR BUILDING FACE, SHALL BE REQUIRED BY BCBC SENTENCE 3.2.5.12.(8) TO BE PROTECTED BY SPRINKLER HEADS. THROUGH THE ABOVE DESIGN STRATEGIES, HEAT AND SMOKE FROM A FIRE IN THE BUILDING CAN VENT FREELY TO THE EXTERIOR AND WILL NOT CONTAMINATE THE PASSAGEWAY OR "STAIR 1" TO MAKE IT IMPASSABLE TO PERSONS EXITING THE BUILDING, IN COMPLIANCE WITH SENTENCE 3.4.4.3.(1).	



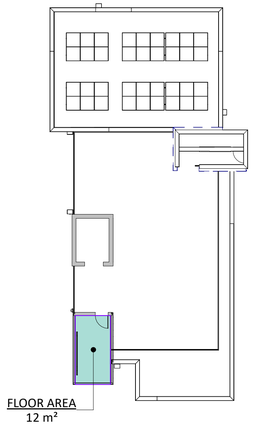
6 Floor Area Level 1
1 : 200



7 Floor Area Level 2-4
1 : 200



8 Floor Area Level 5
1 : 200



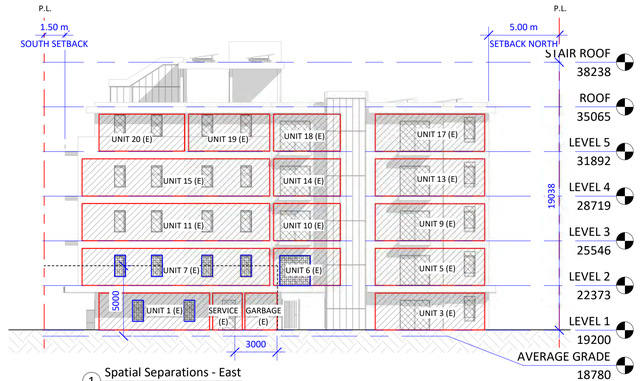
9 Floor Area Roof
1 : 200

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

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

CoV Def:
AREA - when used in reference to a floor of a storey of a building means the entire area which in plan is enclosed by the interior face of the exterior walls of the storey at floor level **plus the area enclosed by any cantilevered element that is within that storey and that is above floor level**, but does not include the following area:

a) parking + bike parking
b) aeras of balconies, exposed cedks, patios or roofs,
c) the area of elevator shafts



1 Spatial Separations - East
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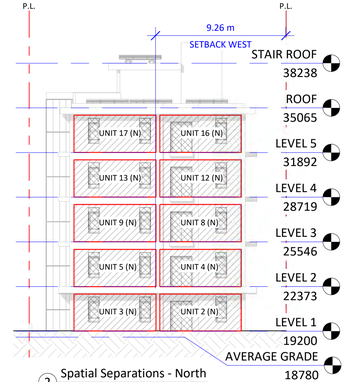
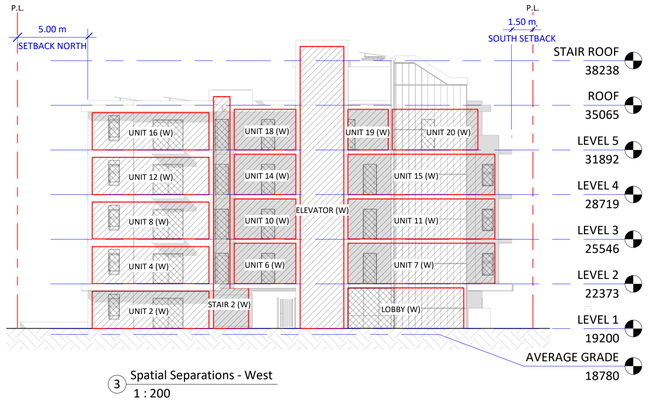


2 Spatial Separations - North
1 : 200

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

WALL OR FIRE COMPARTMENT AREA
UNPROTECTED OPENING
SPRINKLER PROTECTED OPENING (ALTERNATE SOLUTION)



3 Spatial Separations - West
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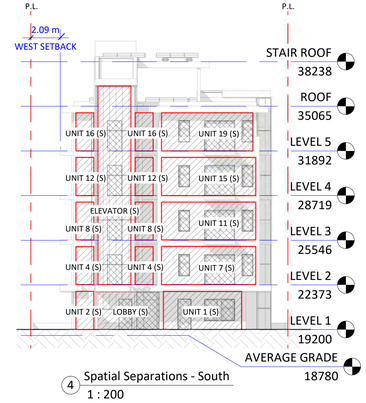

4 Spatial Separations - South
1 : 200

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

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

No.	Description	Date
2	Glazing & Stair Core Updated	2021-10-22
3	Zoning Comment #1	2022-04-19
11	Exterior Material	2023-08-29
15	Setback Correction	2023-11-07
19	Code Analysis Addition	2023-11-07

Consultant

REGISTERED ARCHITECT CHRISTINE LINTOTT BRITISH COLUMBIA

Ten42

1042 Richardson Street, Victoria BC

Code Analysis and Spatial Separation

Date	2023-11-07 12:23:29 PM
Drawn by	BH, HJ, TK
Checked by	CL

A0.03

Scale: As indicated

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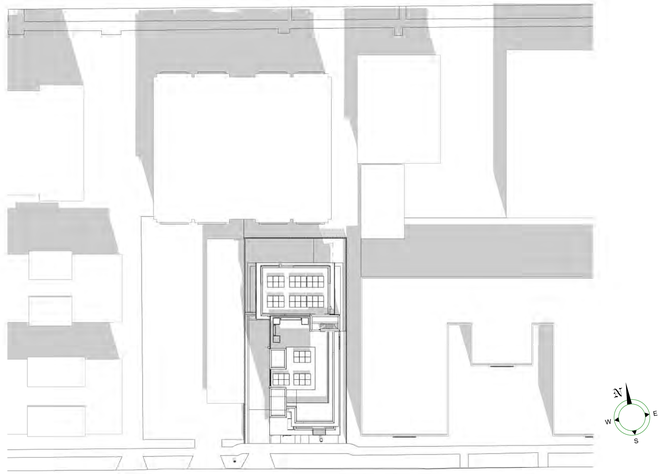
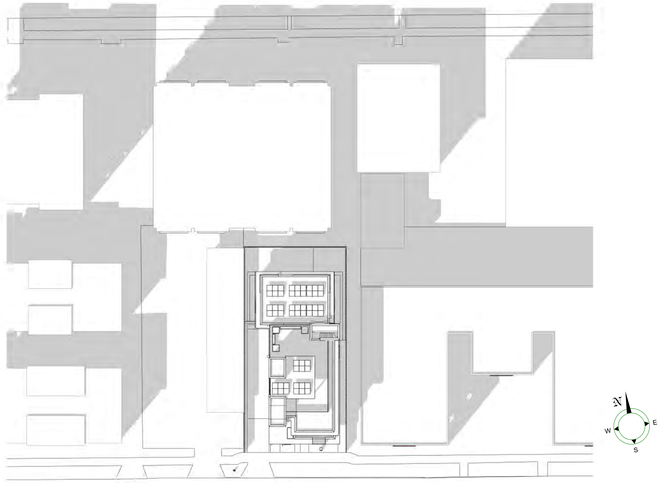
1 Solar Study - Vernal 9am
1 : 500



3 Solar Study - Vernal Noon
1 : 500



2 Solar Study - Vernal 3pm
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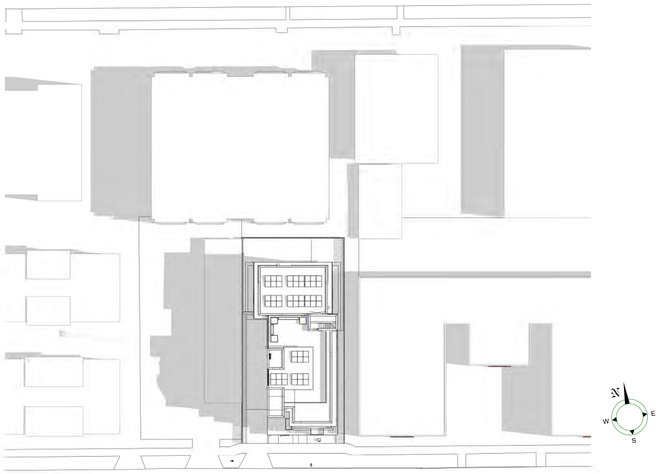
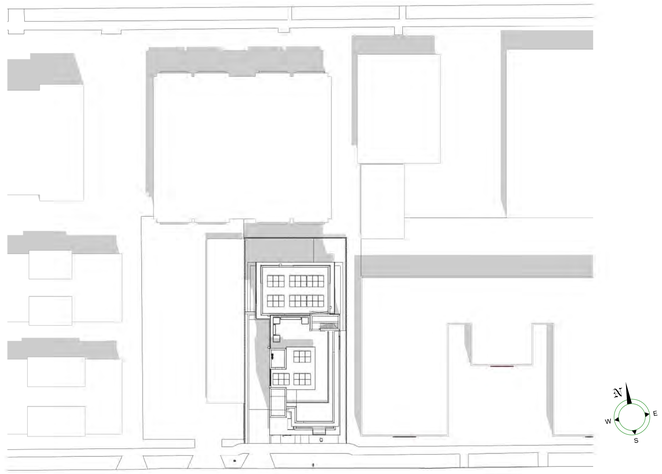
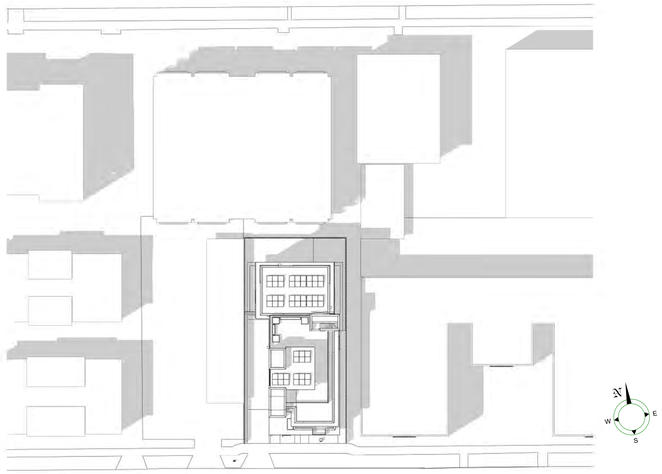


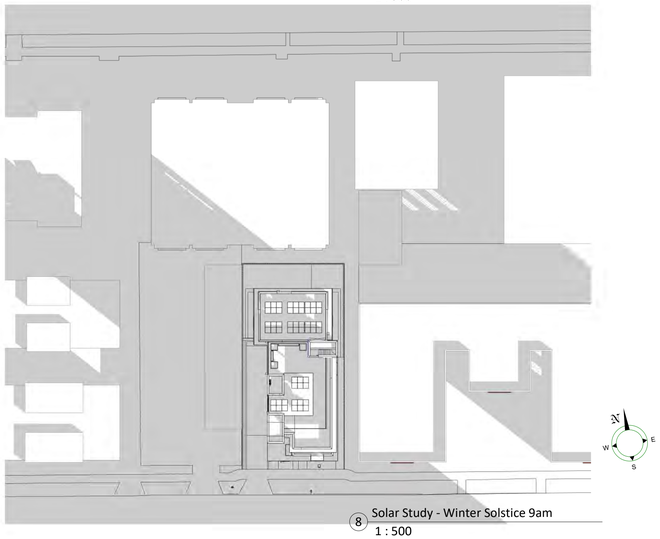
5 Solar Study - Summer Solstice 9am
1 : 500



6 Solar Study - Summer Solstice noon
1 : 500



4 Solar Study - Summer Solstice 3pm
1 : 500



8 Solar Study - Winter Solstice 9am
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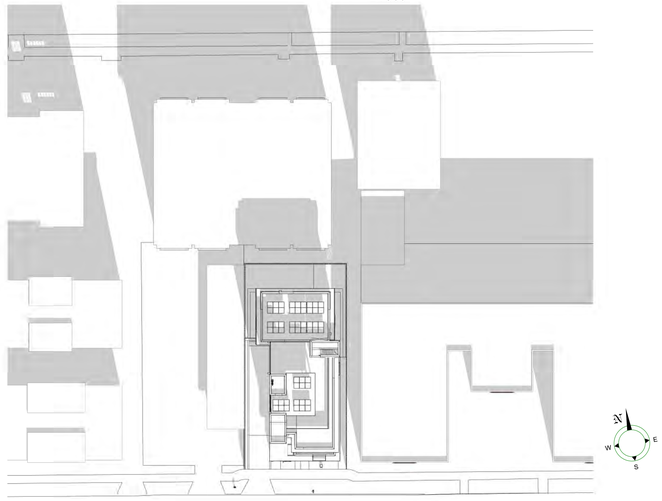

9 Solar Study - Winter Solstice noon
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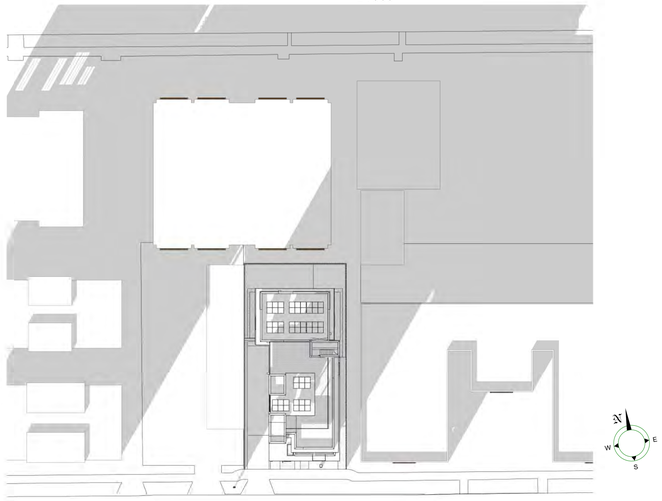

7 Solar Study - Winter Solstice 3pm
1 : 500

Christine Lintott Architects Inc.

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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

No.	Description	Date

Consultant

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Solar Shadow Study

Date	2023-11-07 12:23:38 PM
Drawn by	BH
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A1.01

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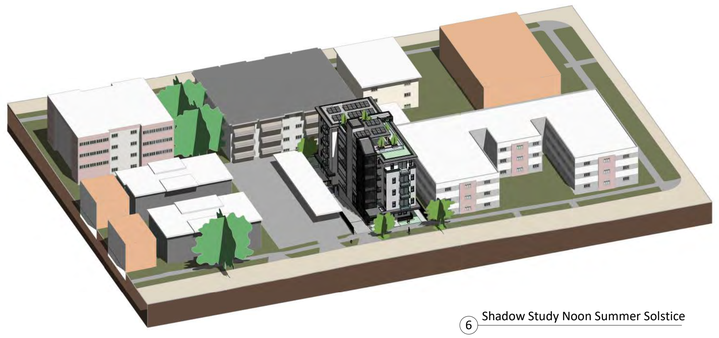
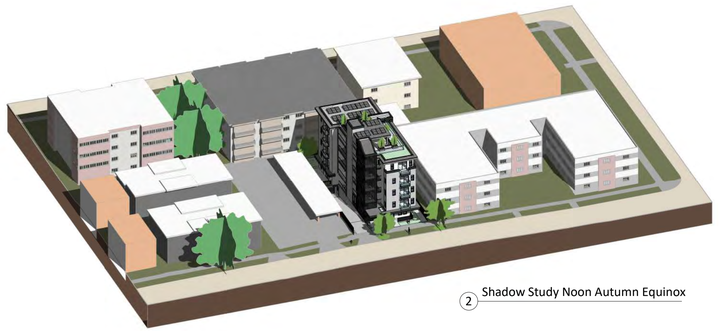
5 Shadow Study 9am Summer Solstice



6 Shadow Study Noon Summer Solstice

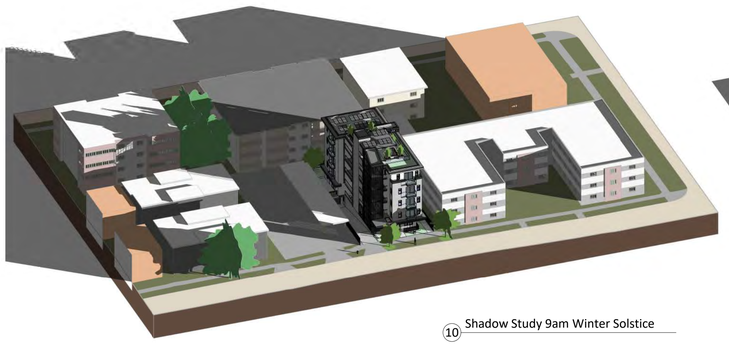
4 Shadow Study 3pm Summer Solstice

7 Shadow Study 9am Autumn Equinox

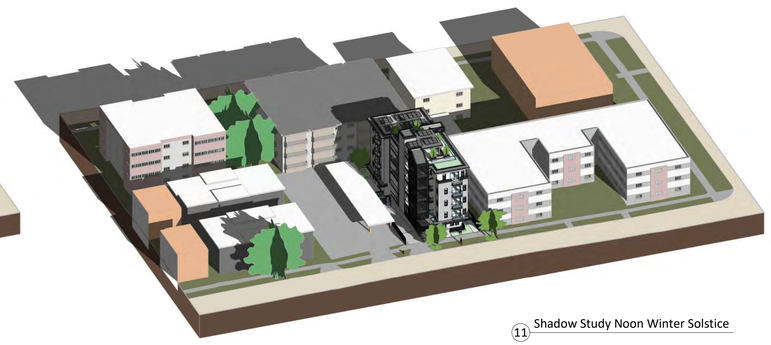


2 Shadow Study Noon Autumn Equinox

9 Shadow Study 3pm Autumn Equinox



10 Shadow Study 9am Winter Solstice



11 Shadow Study Noon Winter Solstice

12 Shadow Study 3pm Winter Solstice

Christine Lintott Architects Inc.

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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

No.	Description	Date

Consultant

REGISTERED ARCHITECT CHRISTINE MARIE LINTOTT BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Axo Shadow Study

Date	2023-11-07 12:23:53 PM
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A1.02

Scale

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Telephone: 250.384.1969
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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

No.	Description	Date
11	Exterior Material	2023-08-29
20	Boulevard Revisions	2023-11-07

Consultant

REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Context Renders

Date	2023-11-07 12:23:53 PM
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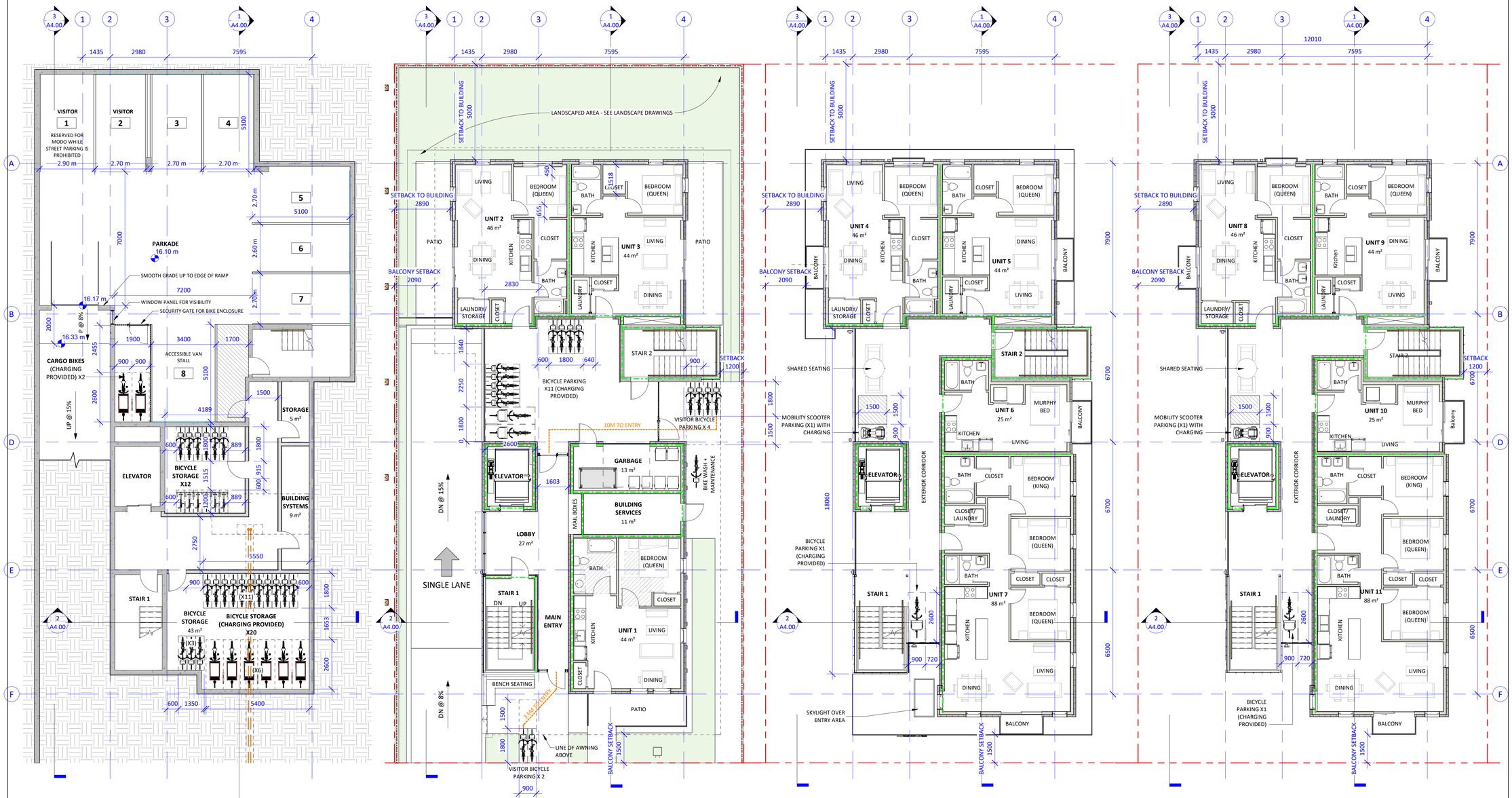

4 P1 Basement
1 : 100

1 Level 1
1 : 100

2 Level 2
1 : 100

3 Level 3
1 : 100

Unit Schedule		
Occupancy	Name	Area
LEVEL 1		
1 Bedroom	UNIT 1	44 m²
1 Bedroom	UNIT 2	46 m²
1 Bedroom	UNIT 3	44 m²
LEVEL 2		
1 Bedroom	UNIT 4	46 m²
1 Bedroom	UNIT 5	44 m²
Studio	UNIT 6	25 m²
3 Bedroom	UNIT 7	88 m²
LEVEL 3		
1 Bedroom	UNIT 8	46 m²
1 Bedroom	UNIT 9	44 m²
Studio	UNIT 10	25 m²
3 Bedroom	UNIT 11	88 m²

Unit Schedule		
Occupancy	Name	Area
LEVEL 4		
1 Bedroom	UNIT 12	46 m²
1 Bedroom	UNIT 13	44 m²
1 Bedroom	UNIT 14	25 m²
3 Bedroom	UNIT 15	88 m²
LEVEL 5		
1 Bedroom	UNIT 16	46 m²
1 Bedroom	UNIT 17	44 m²
1 Bedroom	UNIT 18	26 m²
1 Bedroom	UNIT 19	36 m²
1 Bedroom	UNIT 20	39 m²
		936 m²

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 = 45 (Conforming to Schedule C)
Long Term Parking = 3 (Not conforming to Schedule C)

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

Christine Lintott Architects Inc.

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

Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22
Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

No.	Description	Date
1	Revision 2	2021-06-11
7	Zoning Comment #5	2022-04-19
11	Exterior Material	2023-08-29
12	Long-term Bike Stalls	2023-08-29
13	Short-term Bike Stalls	2023-08-29
15	Setback Correction	2023-11-07
16	Bike Layout Update	2023-11-07
17	Dimension to Entry	2023-11-07
18	Accessible Parking	2023-11-07

Consultant

REGISTERED ARCHITECT CHRISTINE LINTOTT BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date	2023-11-07 12:23:59 PM
Drawn by	BH
Checked by	CL
Scale	As indicated

A2.00

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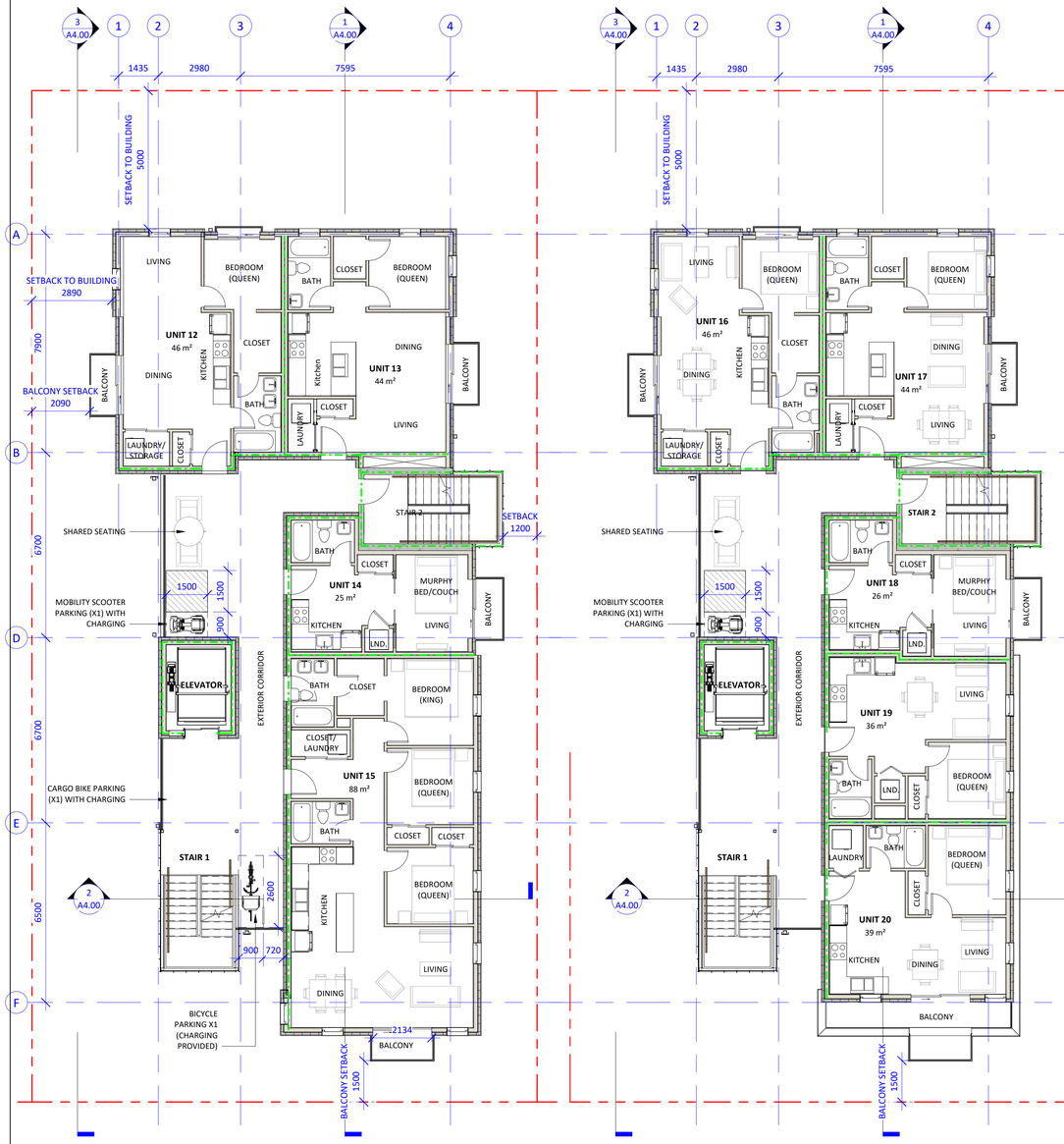

4 Level 4(1)
1 : 100

3 Level 5
1 : 100

1 Level 6 - Rooftop
1 : 100

2 Roof Plan
1 : 100

Unit Schedule		
Occupancy	Name	Area
LEVEL 1		
1 Bedroom	UNIT 1	44 m²
1 Bedroom	UNIT 2	46 m²
1 Bedroom	UNIT 3	44 m²
LEVEL 2		
1 Bedroom	UNIT 4	46 m²
1 Bedroom	UNIT 5	44 m²
Studio	UNIT 6	25 m²
3 Bedroom	UNIT 7	88 m²
LEVEL 3		
1 Bedroom	UNIT 8	46 m²
1 Bedroom	UNIT 9	44 m²
Studio	UNIT 10	25 m²
3 Bedroom	UNIT 11	88 m²

Unit Schedule		
Occupancy	Name	Area
LEVEL 4		
1 Bedroom	UNIT 12	46 m²
1 Bedroom	UNIT 13	44 m²
1 Bedroom	UNIT 14	25 m²
3 Bedroom	UNIT 15	88 m²
LEVEL 5		
1 Bedroom	UNIT 16	46 m²
1 Bedroom	UNIT 17	44 m²
1 Bedroom	UNIT 18	26 m²
1 Bedroom	UNIT 19	36 m²
1 Bedroom	UNIT 20	39 m²
		936 m²

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

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

Proposed Additional
Long Term Parking = 45 (Conforming to Schedule C)
Long Term Parking = 3 (Not conforming to Schedule C)

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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Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

No.	Description	Date
1	Revision 2	2021-06-11
16	Bike Layout Update	2023-11-07

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date	2023-11-07 12:24:08 PM
Drawn by	BH
Checked by	CL

A2.01

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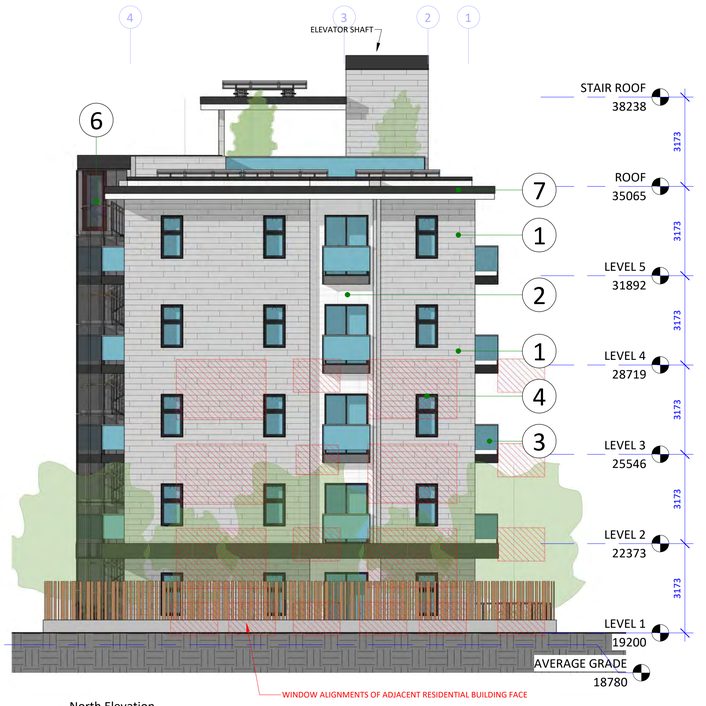
1 East Elevation
1 : 100



2 North Elevation
1 : 100

3 South - Richardson Street Elevation
1 : 100

4 West Elevation
1 : 100

EXTERIOR FINISH LEGEND

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

Christine Lintott Architects Inc.

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Issue	Date
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

No.	Description	Date
1	Revision 2	2021-06-11
2	Glazing & Stair Core Updated	2021-10-22
4	Zoning Comment #2	2022-04-19
11	Exterior Material	2023-08-29

Consultant

REGISTERED ARCHITECT CHRISTINE ANNE LINTOTT BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Elevations

Date	2023-11-07 12:24:20 PM
Drawn by	BH
Checked by	CL
Scale	As indicated

A3.00

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1 Context Elevation
1 : 100

Christine Lintott Architects Inc.

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Issue	Date
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Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

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

Consultant

REGISTERED ARCHITECT
CHRISTINE ANNE LINTOTT
BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Context Elevations

Date	2023-11-07 12:24:27 PM
Drawn by	BH
Checked by	CL

A3.01

Scale 1 : 100

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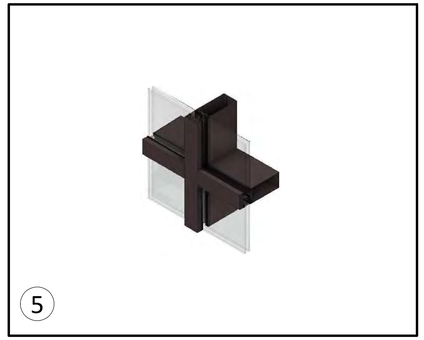
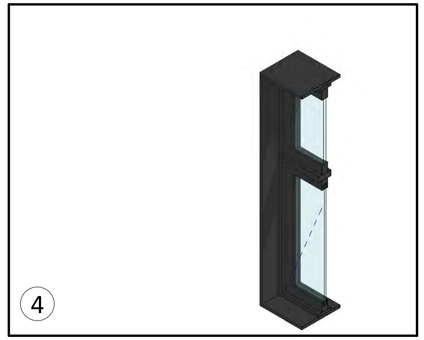
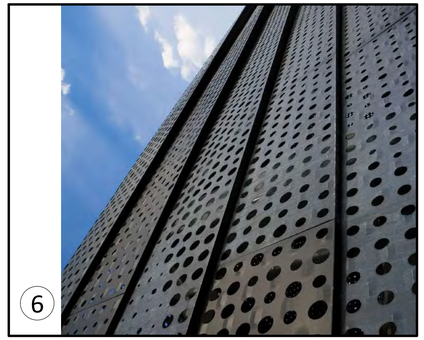
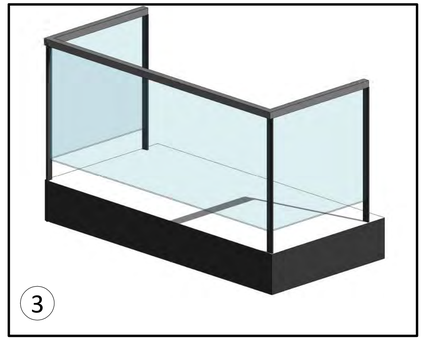
1 Materials Elevation
1 : 50









1. FIBRE-CEMENT PANELS - LIGHT GREY
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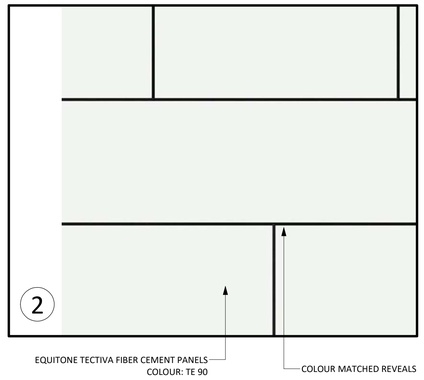
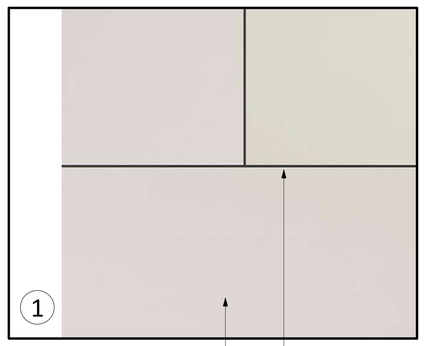
7. PREFINISHED METAL FLASHING - BLACK
8. RAIN WATER LEADER - COLOUR MATCH CLADDING





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Issue	Date
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

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

Consultant

REGISTERED ARCHITECT CHRISTINE MARIE LINTOTT BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Exterior Materials

Date	2023-11-07 12:24:40 PM
Drawn by	BH
Checked by	CL

A3.02

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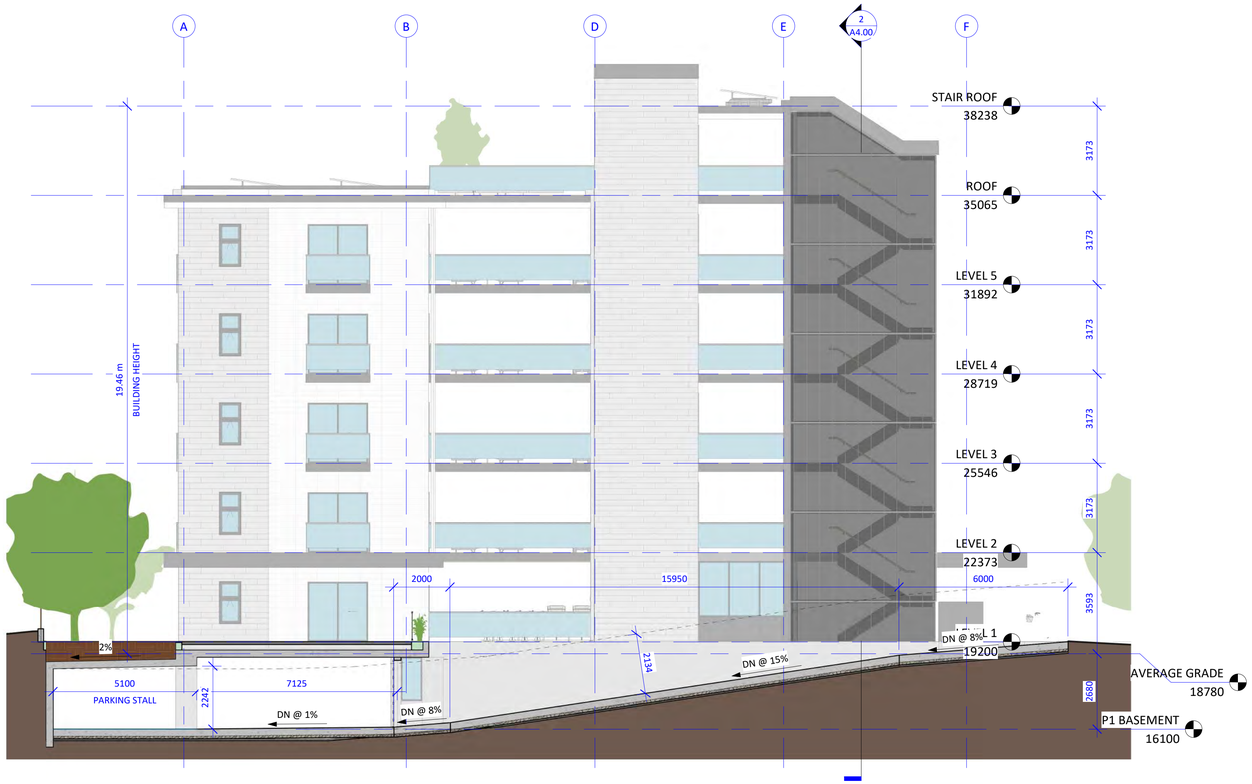
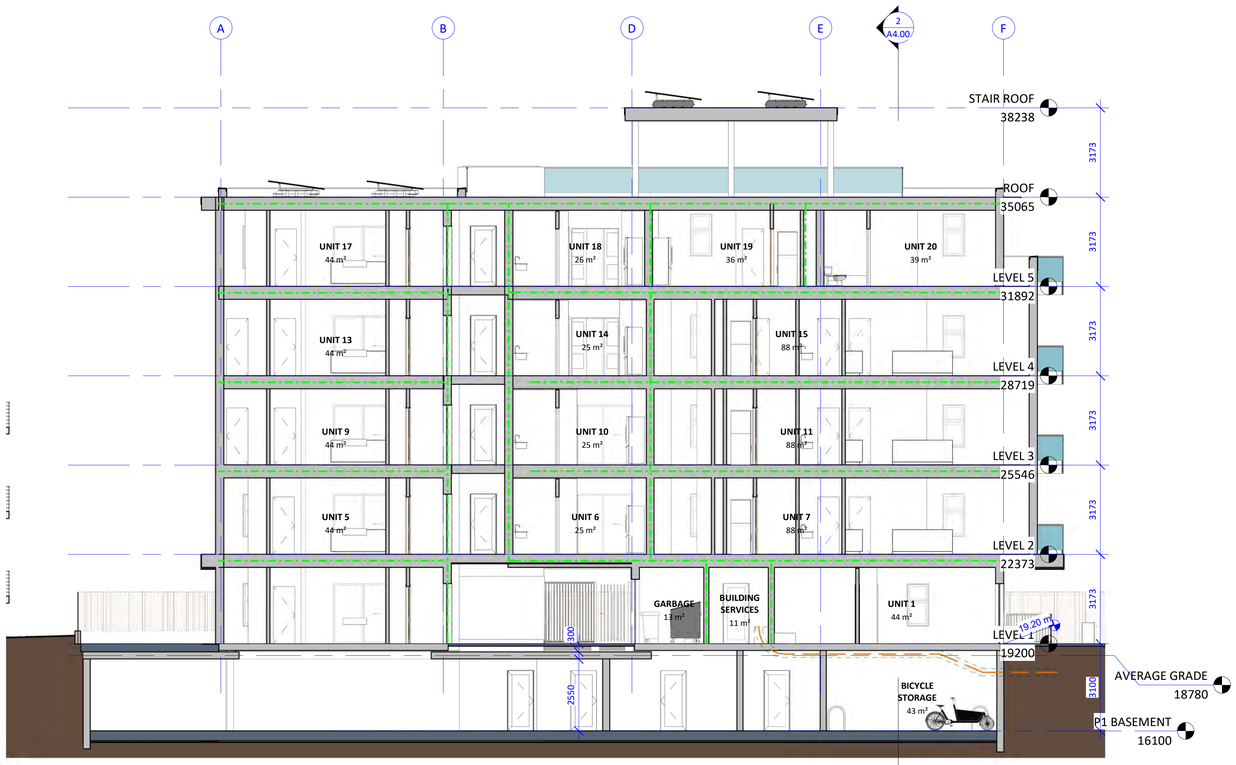


3 Section - Parkade Entry Ramp
1 : 100



1 Section - Longitudinal
1 : 100

2 Section - Cross Section
1 : 100

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Issue	Date
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Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

Revision

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

Consultant

REGISTERED ARCHITECT CHRISTINE LINTOTT ARCHITECT INC. BRITISH COLUMBIA

Ten42

1042 Richardson Street,
Victoria BC

Building Sections

Date	2023-11-07 12:24:43 PM
Drawn by	BH
Checked by	CL

A4.00

Scale: As indicated

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NOTE: CONCRETE ROAD BASE ON RICHARDSON STREET

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

EX FIRE HYDRANT 1268

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

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

REFER TO ARBORIST REPORT FOR TREE NUMBER AND CRITICAL ROOT ZONE INFORMATION (TYP ALL TREES)

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

NEW ANCHOR REQUIRED ON UTILITY POLE

EXISTING PATHWAY, SIDEWALK AND DRIVEWAY TO BE REMOVED (TYP)

RICHARDSON STREET

3.70 | 7.5% | 2.0% | 1.00 | 2.75m BOULEVARD | 1.8m SIDEWALK | 2.0% CONCRETE

8.0% FOR 6m

2-53ø RPVC STREETLIGHTING DUCTS AND JUNCTION BOXES AS PER CoV STD. DWG. E2.1.a

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

PROPOSED BUILDING (SEE ARCHITECTURAL)

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

FIRE DEPARTMENT CONNECTION (SEE MECHANICAL)

COVERED PARKING

APPROX EXTENT PARKADE (SEE ARCHITECT DRAWINGS)

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

FENCE ALONG PROPERTY LINE (SEE LANDSCAPE DRAWINGS)

SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS / SPECIES (TYP)

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

PROJECT SITE

EX. S 200ø VC

EX. W 150ø C

EX. G 169ø dP

EX. 0 20ø PE

EX. ABD

NMC

W

SIC

DIC

DMH

S

D

6.30

3.00

0.69

SHEET NOTES

No.	DESCRIPTION
1	ABANDONED SANITARY SERVICE TO BE CAPPED ON PRIVATE PROPERTY BY APPLICANT'S CONTRACTOR.
2	NEW 200ø 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 19ø WATER SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
4	ABANDONED STORM SERVICE TO BE CAPPED ON PRIVATE PROPERTY BY APPLICANT'S CONTRACTOR.
5	EXISTING GAS SERVICE TO BE CAPPED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE.
6	NEW 50ø DOMESTIC AND 100ø FIRE WATER SERVICE BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SIZE TO BE CONFIRMED DURING DETAILED DESIGN. SERVICE TO BE INSTALLED BETWEEN (CENTRED) THE ONSITE TREES.
7	VEHICLE CHARGING STATION (FOR TWO STALLS) AT DEVELOPER'S EXPENSE.
8	NEW CITY OWNED SERVICE POLE REQUIRED TO PROVIDE OVERHEAD SERVICE TO CHARGING STATION. FINAL DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.
9	NEW 200ø SANITARY SERVICE C/W INSPECTION CHAMBER. WORK TO BE COMPLETED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS.
2. FOR LANDSCAPE AND TREE INFORMATION, SEE DRAWINGS BY LADR LANDSCAPE ARCHITECTS.
3. FOR LEGAL INFORMATION, SEE PLANS BY POWELL & ASSOCIATES.
4. FOR TREE INFORMATION INCLUDING CRITICAL ROOT ZONE EXTENTS, SEE REPORT BY TALMACK URBAN FORESTRY CONSULTANTS.
5. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN. LOCATIONS AND SIZES OF SERVICES ARE SUBJECT TO CHANGE.
6. ALL EXISTING BUILDINGS, PARKING LOT ASPHALT, RETAINING WALLS, CURB STOPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
7. HYDRO/TEL/CABLE/GAS SERVICES (BY OTHERS) LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
8. 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

TREE TO BE REMOVED

SEE ARCHITECHTURAL AND LANDSCAPING, DRAWINGS FOR ADDITIONAL INFORMATION.

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

LEGAL PLAN AND TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES.

1:100 0 2 6m

JANUARY 22, 2024

RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT

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NO.	DATE	BY	ISSUED
6	2024-01-22	NCD	RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT
5	2023-11-07	NCD	RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT
4	2023-08-29	NCD	RESUBMISSION FOR REZONING AND DEVELOPMENT PERMIT
3	2021-06-09	NCD	ISSUED FOR REZONING
2	2021-01-14	NCD	ISSUED FOR REZONING
1	2020-09-29	NCD	ISSUED FOR REZONING

NO. | DATE | BY | REVISIONS

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

SEAL

PROJECT: 1042 RICHARDSON STREET, VICTORIA, BC

TITLE: PRELIMINARY CIVIL PLAN

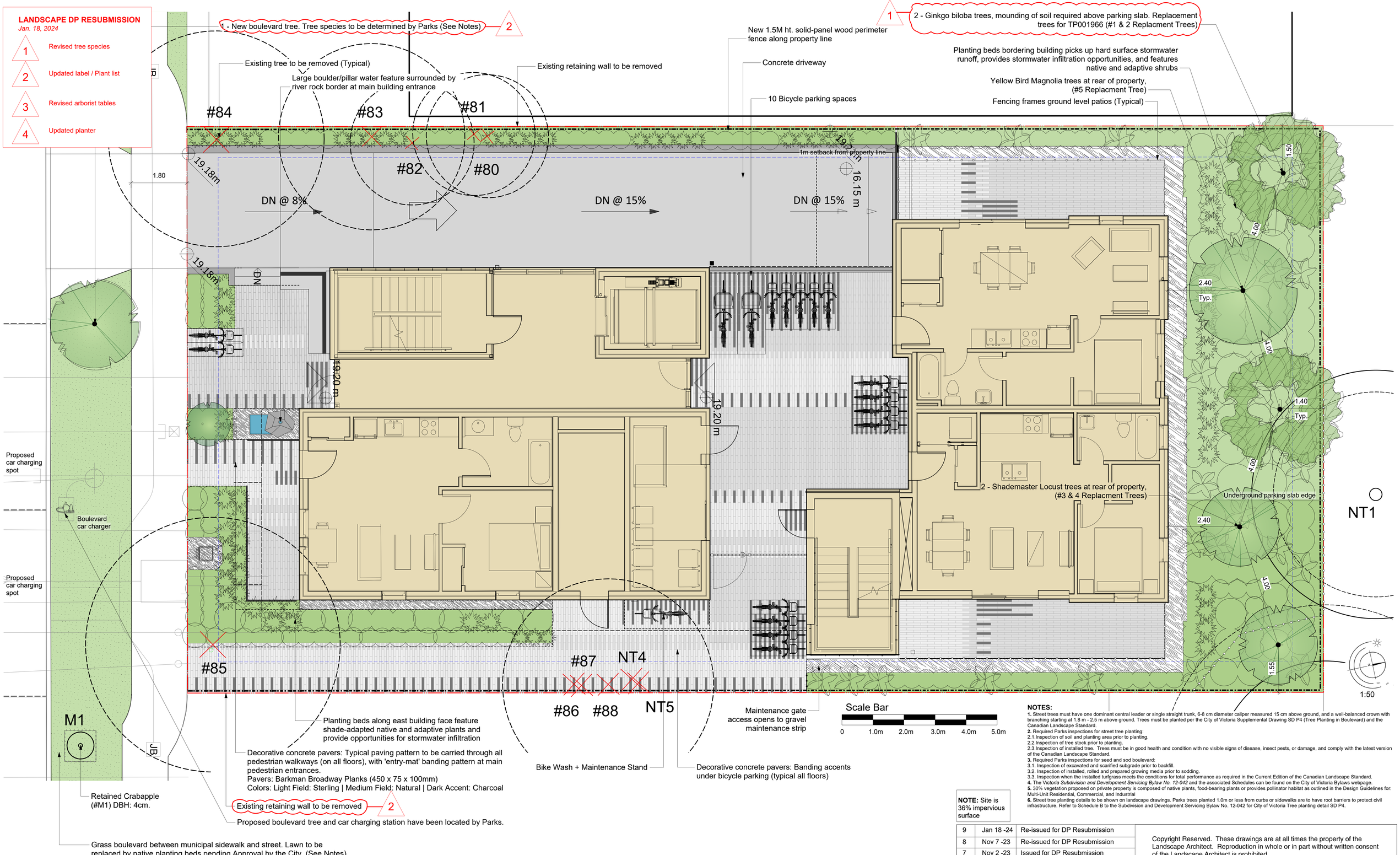
SCALE HORIZ: 1:100 VERT: N/A

PROJECT NO. 20-083 | ISSUED/REVISION 6

APPROVING AUTHORITY FILE NO.

DRAWING NO. 20-083-CSP

K:\22411\CIVIL\PROJECTS\20-083-00 1042 RICHARDSON STREET\10.0 DRAWINGS\20-083-CSP.DWG 1/22/2024 12:41 PM LAYOUT1



NOTES:

1. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.
2. Required Parks inspections for street tree planting:
2.1.Inspection of soil and planting area prior to planting.
2.2.Inspection of tree stock prior to planting.
2.3.Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.
3. Required Parks inspections for seed and sod boulevard:
3.1. Inspection of excavated and scarified subgrade prior to backfill.
3.2. Inspection of installed, rolled and prepared growing media prior to sodding.
3.3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.
4. The *Victoria Subdivision and Development Servicing Bylaw No. 12-042* and the associated Schedules can be found on the City of Victoria Bylaws webpage.
5. 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial
6. Street tree planting details to be shown on landscape drawings. Parks trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure. Refer to Schedule B to the Subdivision and Development Servicing Bylaw No. 12-042 for City of Victoria Tree planting detail SD P4.

NOTE: Site is 36% impervious surface

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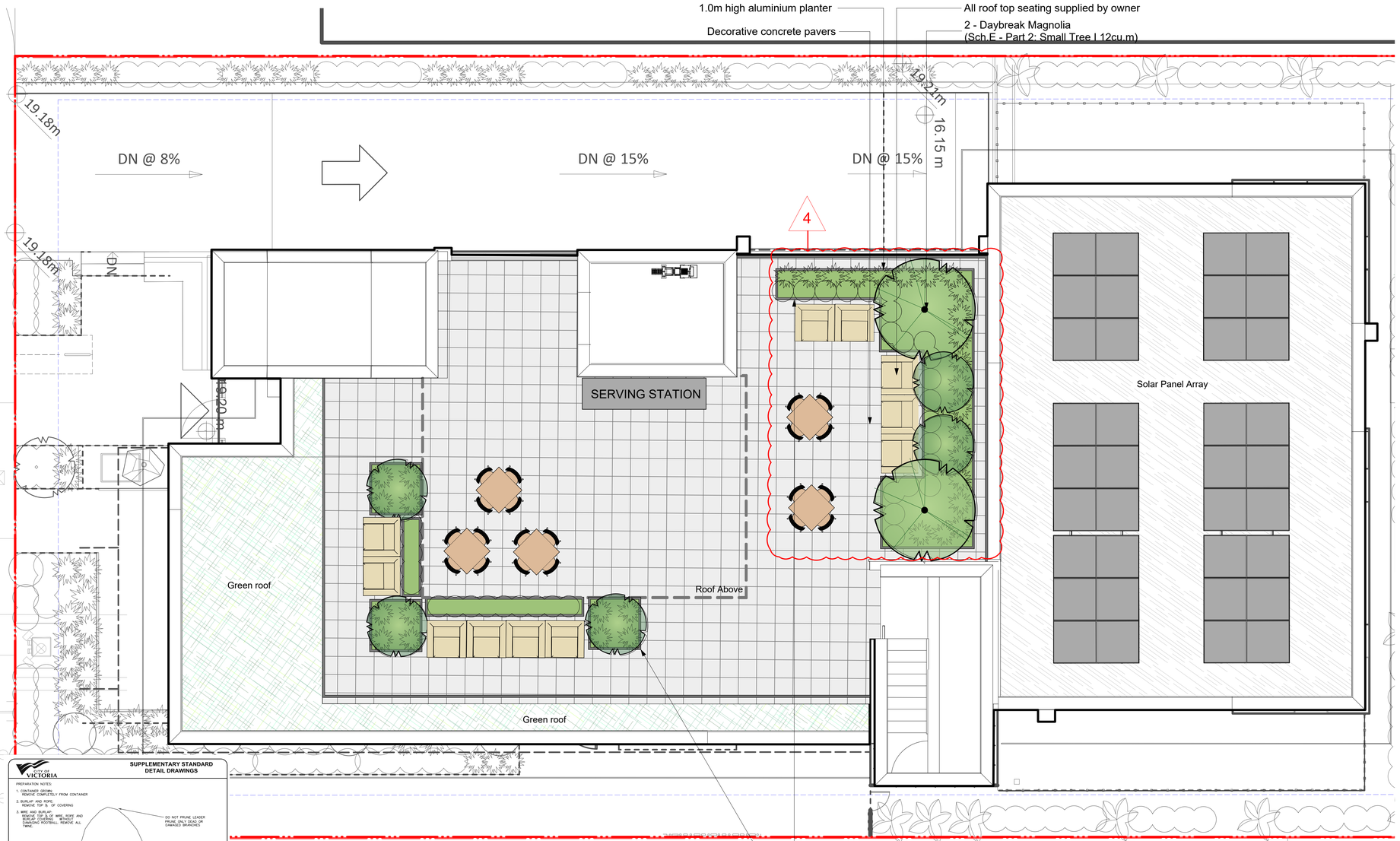
Project No: 2041 Jul 31-20

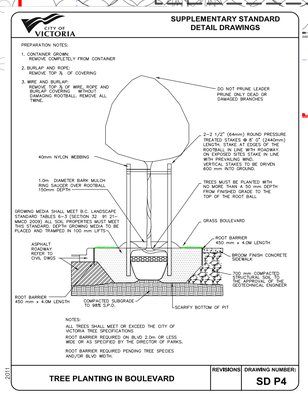
1042 Richardson Street | Landscape Concept Plan



Freestanding planters support drought-tolerant native and adaptive Dwarf Fountain Grass, Green Velvet Boxwood, and Hicks Yew hedge, and create distinct seating rooms within the rooftop amenity space, allowing simultaneous use of the space by multiple small groups

Scale Bar

0 1.0m 2.0m 3.0m 4.0m 5.0m



LANDSCAPE DP RESUBMISSION
Jan. 18, 2024

1. Revised tree species
2. Updated label / Plant list
3. Revised arborist tables
4. Updated planter

Recommended Plant List

Trees

ID	Quantity	Botanical Name	Common Name	Size
AcMi	2	Acer miyabei	Rugged Ridge maple	6cm cal.
GlTr	2	Gleditsia triacanthos 'Shademaster'	Shademaster Locust	6cm Cal.
MaAc	1	Magnolia accuminata 'Yellow Bird'	Yellow Bird Magnolia	6cm cal.
MaD	2	Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.

Large Shrubs

Total: 27

Botanical Name	Common Name	Size
Mahonia aquifolium	Tall Oregon Grape	#5 pot
Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.

Medium Shrubs

Total: 48

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

Small Shrubs

Total: 165

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

Botanical Name	Common Name	Size
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Gaultheria shallon	Salal	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot
Polystichum munitum	Sword Fern	#1 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
3. 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial.

Note:
Replacement Trees On site: 5
Replacement Trees Off site: 1

TREE PROTECTION BARRIER REQUIREMENTS

1 The requirements for tree protection barriers are as follows:

(a) The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and

(b) The barrier must meet the following specifications:

(i) it must have a minimum height of 1.2 m,

(ii) 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),

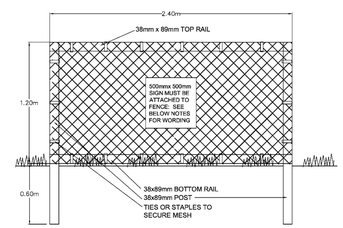
(iii) spacing between vertical posts must be a maximum of 3.0 metres on center,

(iv) the structure must be sturdy with vertical posts driven firmly into the ground,

(v) there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and

(vi) it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning – Tree Protection Area".

2 Below is an example showing an acceptable barrier:



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1042 Richardson Street | L6 Rooftop Concept Plan

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LANDSCAPE DP RESUBMISSION
Jan. 18, 2024

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2 Updated label / Plant list
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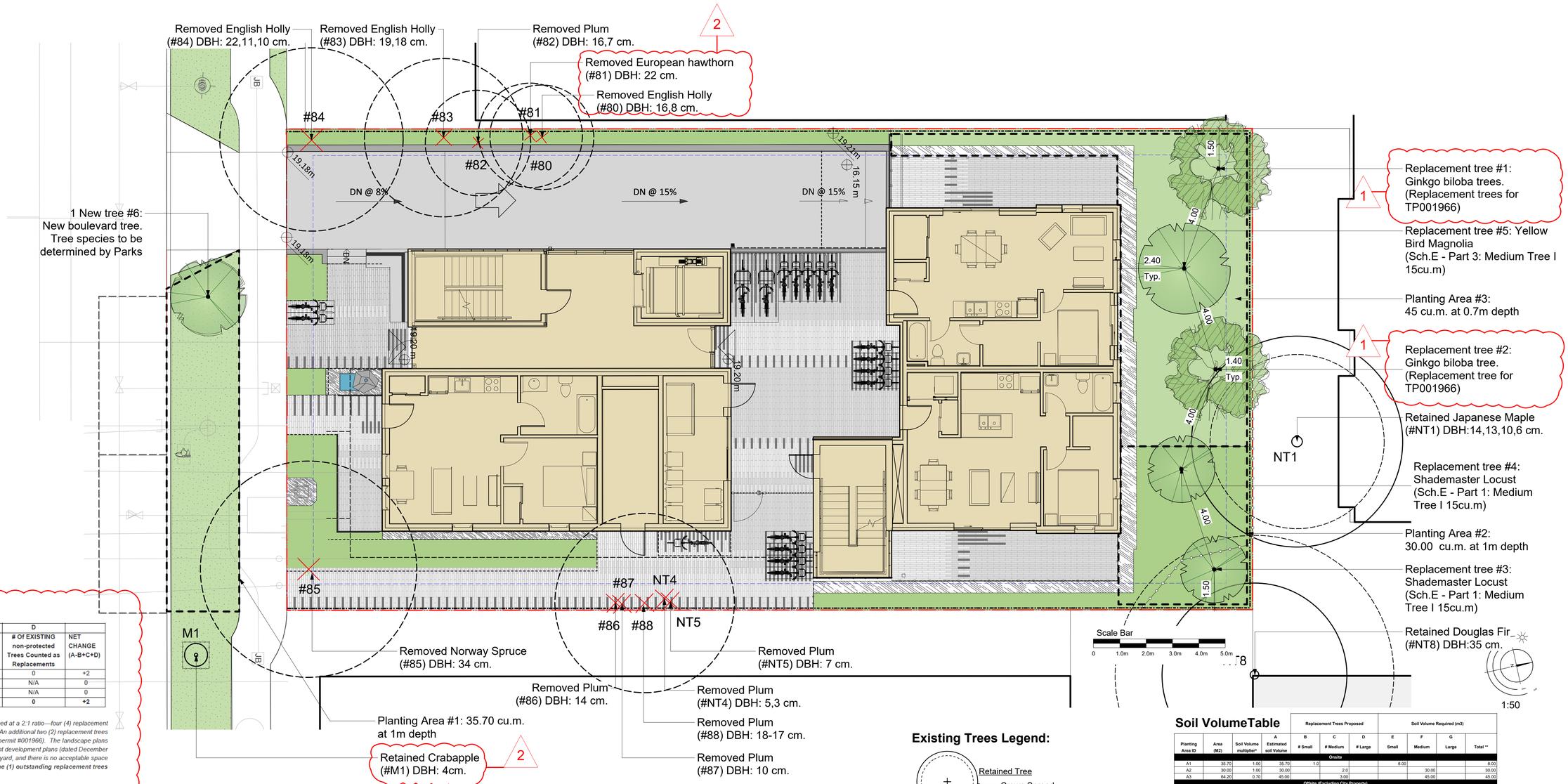
4 Updated planter



3

Tree Impact Summary

Tree Status	A Total # of Protected Trees	B # Of Trees to be REMOVED	C # Of NEW or REPLACEMENT Trees to be Planted*	D # Of EXISTING non-protected Trees Counted as Replacements	NET CHANGE (A-B+C+D)
On-site Trees	2	2	4	0	+2
Private Offsite Trees	2	0	N/A	N/A	0
Municipal Trees	3	0	N/A	N/A	0
Total	**10**	**5**	**8**	**0**	**+2**

Figure 2: *Based on bylaw criteria, protected trees removed shall be replaced at a 2:1 ratio—four (4) replacement trees are required on-site as compensation for removals of protected trees. An additional two (2) replacement trees are required as compensation for the previous removal of tree #79 (as per permit #001966). The landscape plans show a total of five (5) replacement trees proposed on-site. Based on current development plans (dated December 14, 2023) a columnar tree cannot be accommodated on the site in the front yard, and there is no acceptable space elsewhere on site for the sixth replacement tree.* ***Compensation for the one (1) outstanding replacement trees shall be made cash-in-lieu.***

Tree inventory

Tag or ID#	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name: Common	Name: Botanical	dbh (cm)	Critical root zone radius (m)	Crown spread diameter (m)	Relative tolerance	Condition: Health	Condition: Structural	Retention Suitability (onsite trees)	General field observations/remarks	Tree retention / location comments	Retention status
79	Yes	On-site	**Yes**	Black locust	*Robinia pseudoacacia*	N/A	N/A	N/A	Good	N/A	N/A	N/A		Removed as per permit #001966.	X
80	Yes	On-site	**No**	English holly	*Ilex aquifolium*	16, 8	2	3	Good	Good	Fair	Unsuitable	Asymmetric crown due to competition with #81	Conflict with proposed underground parking ramp.	X
81	Yes	On-site	**No**	European hawthorn	*Crataegus monogyna*	22	2	3	Good	Good	Fair	Unsuitable	Conflicting with Holly #80	Conflict with proposed underground parking ramp.	X
82	Yes	On-site	**No**	Plum	*Prunus spp.*	16, 7	2.0	3	Moderate	Fair	Fair	Unsuitable		Conflict with proposed underground parking ramp.	X
83	Yes	On-site	**No**	English holly	*Ilex aquifolium*	19,18	3	4	Good	Fair	Fair	Unsuitable	One stem growing through fence	Conflict with proposed underground parking ramp.	X
84	Yes	On-site	**Yes**	English holly	*Ilex aquifolium*	22,11, 10	3.5	4	Good	Good	Fair	Unsuitable		Conflict with proposed underground parking ramp.	X
85	Yes	On-site	**Yes**	Norway spruce	*Picea abies*	34	4.1	5	Moderate	Fair	Good	Unsuitable	Some lower crown dieback, roots cracking existing retaining wall.	Conflict with proposed services & paver path.	X
86	Yes	On-site	**No**	Plum	*Prunus spp.*	14	1.7	4	Moderate	Good	Fair	Unsuitable	Pruned from hydro lines	Conflict with proposed paver path.	X
87	No	On-site	**No**	Plum	*Prunus spp.*	10	1.2	2	Moderate	Good	Fair	Unsuitable	Suppressed	Conflict with proposed paver path.	X
88	Yes	On-site	**No**	Plum	*Prunus spp.*	18, 17	3.4	4	Moderate	Good	Fair	Unsuitable		Conflict with proposed paver path.	X
NT1	No	Off-site	**Yes**	Japanese maple	*Acer palmatum*	14,13,10,6	3.3	8	Moderate	Good	Fair	N/A	Branches overhang fence 1m. Measured at 1.3m from existing fence near PL.	Possible impacts from underground parking.	Retain*
NT4	Yes	On-site	**No**	Plum	*Prunus spp.*	5, 3	0.8	2	Moderate	Fair	Poor	Unsuitable	Decay at base		X
NT5	Yes	On-site	**No**	Plum	*Prunus spp.*	7	0.8	2	Moderate	Fair	Fair	Unsuitable			X
NT6	Yes	Municipal	**Municipal**	Paper birch	*Betula papyrifera*	15	2	4	Poor	Good	Fair	N/a	Hydro clearance pruning, codominant stems with included bark, surface root next to sidewalk.	Municipal tree (ID#: 15809),	Retain
NT7	Yes	Municipal	**Municipal**	Northern European hawthorn	*Crataegus oxyacantha*	36	3.6	8	Good	Good	Fair-good	N/A		Municipal tree (ID#: 15810),	Retain
NT8	No	Off-site	**Yes**	Douglas-fir	*Pseudotsuga menziesii*	~35	5.3	7	Good	Fair	Fair	N/A	Surface roots; ~2.5m from PL (1.5m from fence).	Possible impacts from fence installation.	Retain*
M1	No	Municipal	**Municipal**	Crabapple	*Malus spp.*	4 caliper	0.5	1	Moderate	Good	Good	N/A		Recently planted.	Retain

Existing Trees Legend:

Retained Tree
Crown Spread
Tree Tag #. See Tree Inventory for assessment.
Protected Root Zone
Tree Protection Fence. See Arborist Tree Protection Detail
Removed Tree
Protected Root Zone
Tree Tag #. See Tree Inventory for assessment.

NOTE
3 Trees are required by the Tree Protection Bylaw.
6.0 Trees are proposed (limited due to site space constraints)

Soil VolumeTable

Planting Area ID	Area (M2)	Soil Volume multiplier*	Estimated soil Volume	Replacement Trees Proposed: # Small	# Medium	# Large	Soil Volume Required (m3): Small	Medium	Large	Total **
Onsite										
A1	35.70	1.00	35.70	1.0			8.00			8.00
A2	30.00	1.00	30.00		2.0			30.00		30.00
A3	64.20	0.70	45.00		3.00			45.00		45.00
Offsite (Excluding City Property)										
Planting Area OSA X										
Offsite (Excluding City Property)							**E**	**F**	**G**	**TOTAL**
Calculation							If B = 1, B x 8 If B > 1, B x 6	If C = 1, C x 20 If C > 1, C x 15	If D = 1, D x 30 If D > 1, D x 30	E + F + G

* On ground (excluding exposed bedrock): use 1; On structure: use depth of soil; On soil cells: use 0.92; On structural soil: use 0.2
** Total must not exceed A, If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

NOTES:

1. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.

2. Required Parks inspections for street tree planting:
2.1.Inspection of soil and planting area prior to planting.
2.2.Inspection of tree stock prior to planting.
2.3.Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

3. Required Parks inspections for seed and sod boulevard:
3.1. Inspection of excavated and scarified subgrade prior to backfill.
3.2. Inspection of installed, rolled and prepared growing media prior to sodding.
3.3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

4. The *Victoria Subdivision and Development Servicing Bylaw No. 12-042* and the associated Schedules can be found on the City of Victoria Bylaws webpage.

5. 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial

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1042 Richardson Street | Tree Management Plan