


1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT

ATTACHMENT B



Revisions

Received Date:
April 26, 2022

Christine Lintott
Architects Inc.



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



Property Data

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

Project Scope Summary

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

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
Re - Submission for Rezoning and Development Permit	2022-04-14

Revision

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

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

Date 2022-04-19 9:43:18 AM

Drawn by BH

Checked by CL

A0.00

Scale As indicated



2 Site Context Plan
1 : 1000

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		
ROOF	12 m²		
	1174 m²		

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

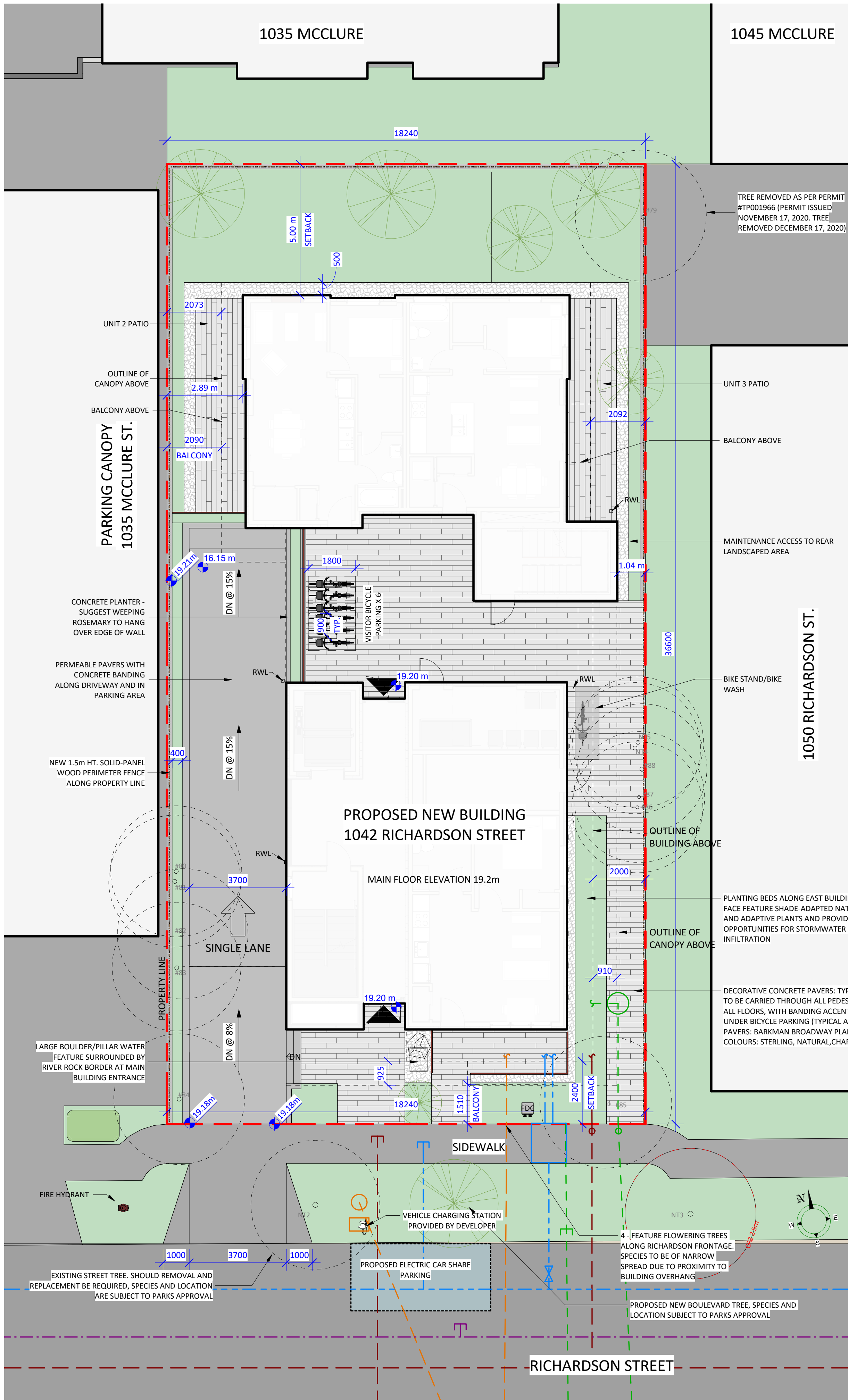
NOTE:
THESE AREAS ARE USED FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.

Unit Area Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 1			
101	UNIT 1	44 m²	Yes
102	UNIT 2	46 m²	No
103	UNIT 3	44 m²	No
LEVEL 2			
201	UNIT 4	46 m²	No
202	UNIT 5	44 m²	No
203	UNIT 6	25 m²	Yes
204	UNIT 7	88 m²	No
LEVEL 3			
301	UNIT 8	46 m²	No
302	UNIT 9	44 m²	No
303	UNIT 10	25 m²	Yes
304	UNIT 11	88 m²	No
LEVEL 4			
401	UNIT 12	46 m²	No
402	UNIT 13	44 m²	No
403	UNIT 14	25 m²	Yes
404	UNIT 15	88 m²	No
LEVEL 5			
501	UNIT 16	46 m²	No
502	UNIT 17	44 m²	No
503	UNIT 18	26 m²	Yes
504	UNIT 19	36 m²	No
505	UNIT 20	39 m²	No
936 m²			

Unit Schedule - By Type			
Unit Type	Area	Affordable Housing	Quantity
LEVEL 1			
1 Bedroom	44 m² ... 46 m²	No	2
1 Bedroom	44 m²	Yes	1
LEVEL 2			
1 Bedroom	44 m² ... 46 m²	No	2
3 Bedroom	88 m²	No	1
Studio	25 m²	Yes	1
LEVEL 3			
1 Bedroom	44 m² ... 46 m²	No	2
3 Bedroom	88 m²	No	1
Studio	25 m²	Yes	1
LEVEL 4			
1 Bedroom	44 m² ... 46 m²	No	2
1 Bedroom	25 m²	Yes	1
3 Bedroom	88 m²	No	1
LEVEL 5			
1 Bedroom	36 m² ... 46 m²	No	4
1 Bedroom	26 m²	Yes	1
Total Units 20			

TOTAL UNIT COUNT: 20

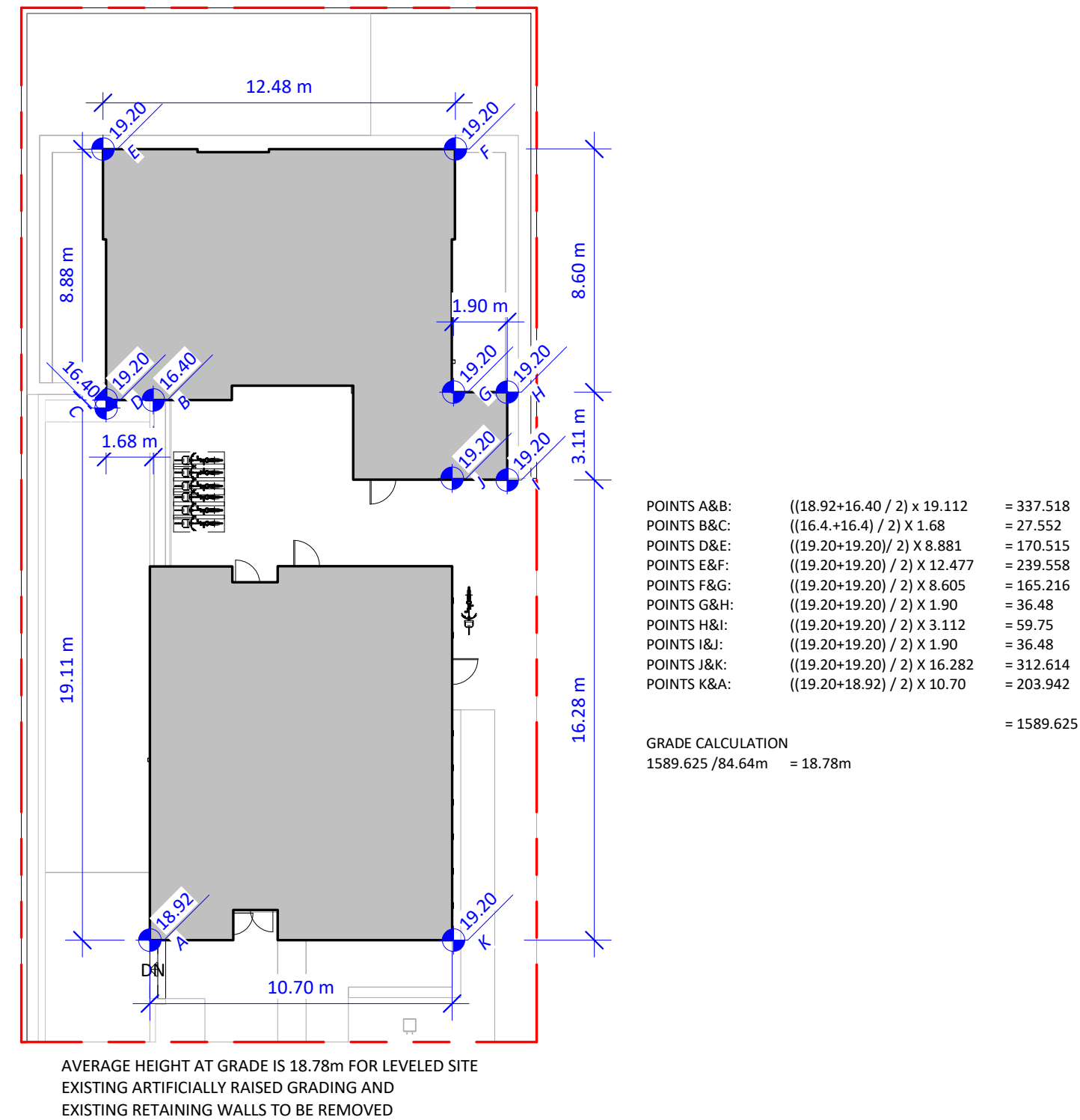
2 STUDIO UNITS
15 ONE BEDROOM
- 3 ADAPTABLE
- 2 GROUND LEVEL
- 1 GROUND LEVEL ACCESSIBLE
3 THREE BEDROOM



1 Site Plan
1 : 100

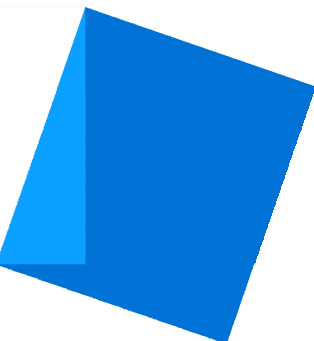
Project Information Table		
Zone (existing)	Zoning Min/Max	Proposed
Site Area	R-K	SITE SPECIFIC
Total Floor Area		668 m ²
		1174 m ²
Floor Space Ratio	N/A	1 : 1.76
Site Coverage %	N/A	52.7 %
Open Site Space - Lot %	N/A	39.8 %
Open Site Space - Front Yard %	N/A	7.8%
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m ² x 5 = 1 .75 /unit < 45m ² x 7 = 4.5 9 /unit > 45m ² < 70m ² x 5 = 5.25 1.3 /unit >70m ² x 3 = 3.9 0.1/unit visitor x 20 = 2 Total = 16.75 (17)	7 resident 2 visitor 1 on-street electric car-share
Bicycle Parking #	Long Term Per Schedule C 1/unit < 45m ² x 12 = 12 1.25/unit > 45m ² x 8 = 10 Total = 22 Short Term Per Schedule C Total = 6 (MIN)	Long Term Per Schedule C P1 = 22 Lot 2-5 Additional = 46 Total = 22+46 = 68 Short Term Per Schedule C 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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Issue Date

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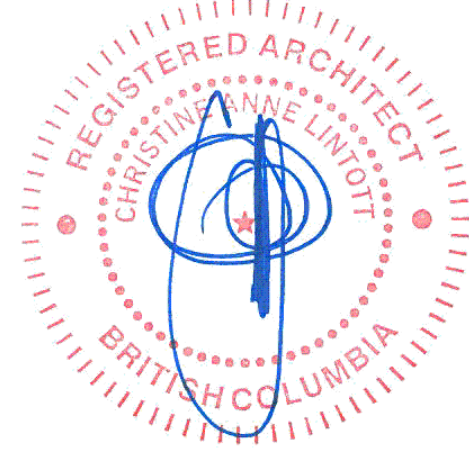
Re - Submission for Rezoning and Development Permit 2021-10-22

Re - Submission for Rezoning and Development Permit 2022-04-14

Revision

No.	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
5	Zoning Comment #3	2022-04-19
6	Zoning Comment #4	2022-04-19

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Site Plan and Project Data

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

A0.01

Scale As indicated



Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
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Revision		
No.	Description	Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

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

A0.02

Scale

BC LAND SURVEYORS SITE PLAN OF:

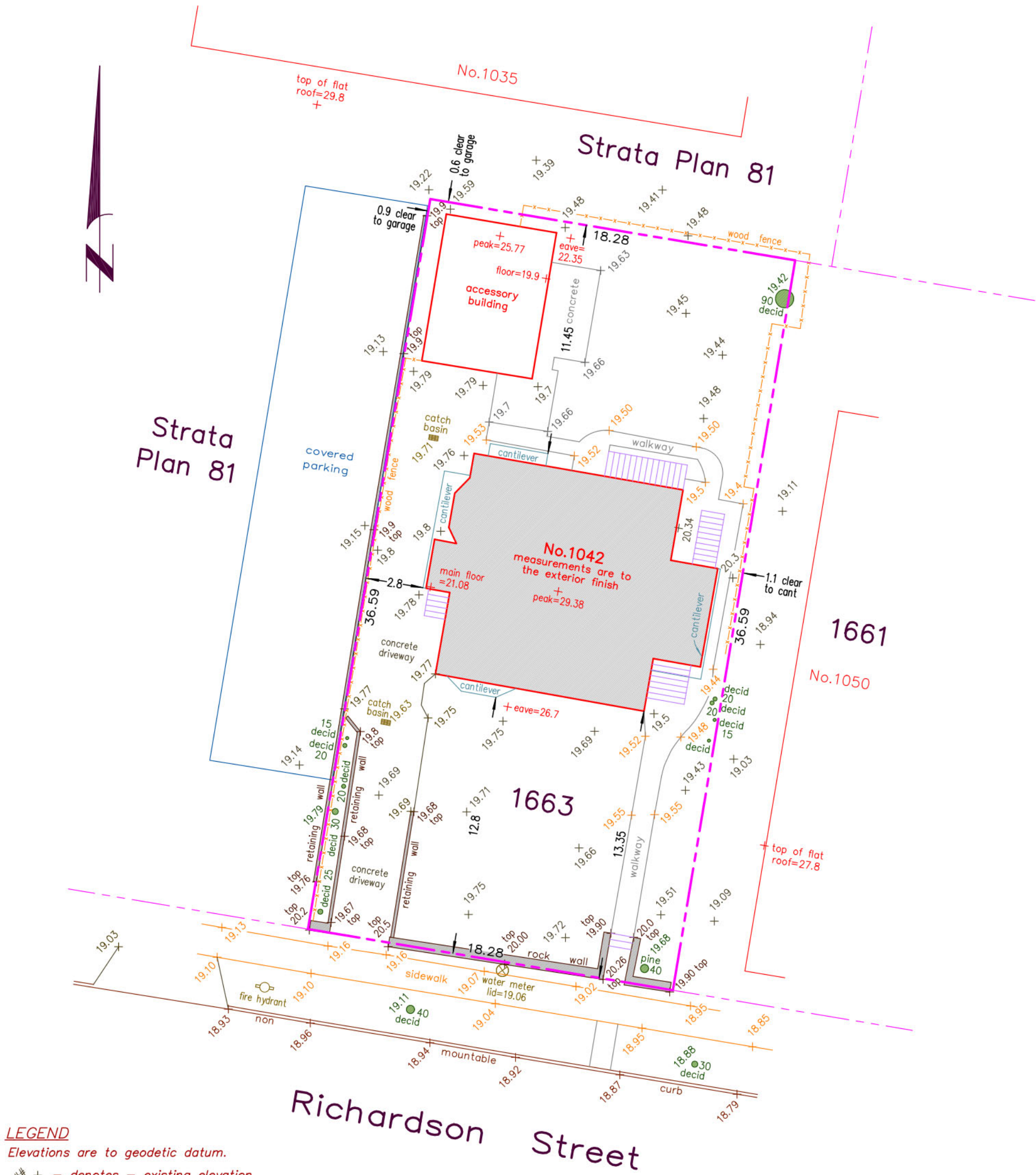
Civic: 1042 Richardson Street

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

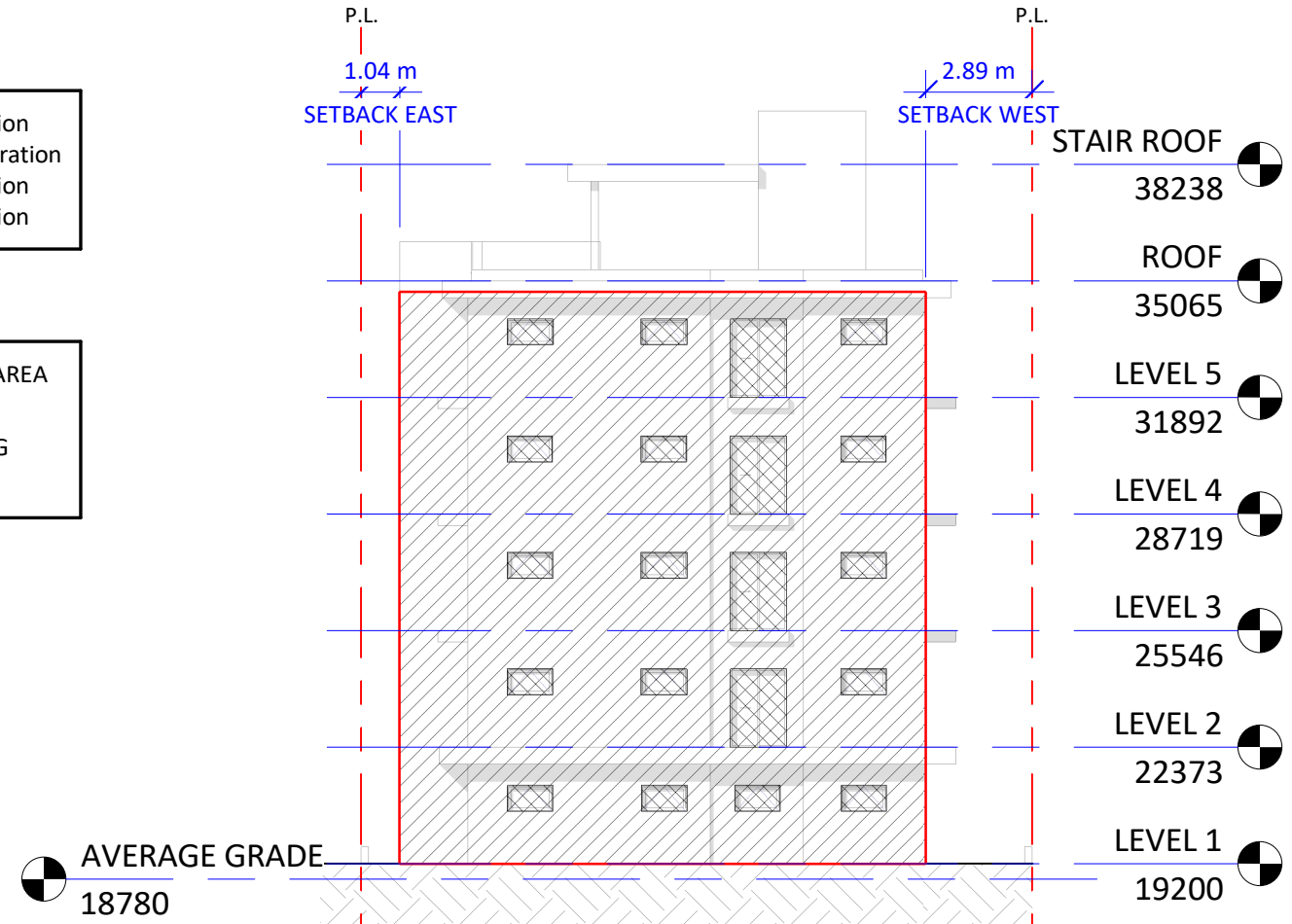
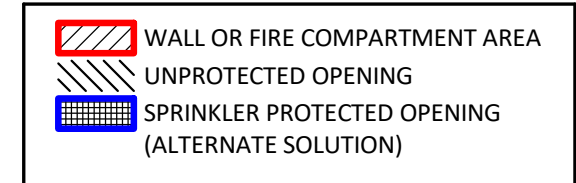
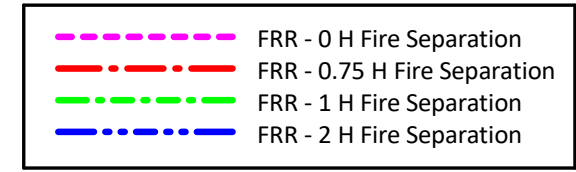
GENERAL INFORMATION																							
NO.	ITEM	DESCRIPTION	REFERENCES																				
1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENO. <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT	-																				
2	GOVERNING 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 <table><thead><tr><th>ROOM</th><th>OCCUPANCY</th><th>COUNT</th><th>OCCUPANTS</th></tr></thead><tbody><tr><td>STUDIO</td><td>2</td><td><input type="text" value="2"/></td><td><input type="text" value="4"/></td></tr><tr><td>1 BEDROOM</td><td>2</td><td><input type="text" value="15"/></td><td><input type="text" value="30"/></td></tr><tr><td>3 BEDROOM</td><td>6</td><td><input type="text" value="3"/></td><td><input type="text" value="18"/></td></tr><tr><td colspan="2"></td><td>TOTAL</td><td><input type="text" value="52"/></td></tr></tbody></table>	ROOM	OCCUPANCY	COUNT	OCCUPANTS	STUDIO	2	<input type="text" value="2"/>	<input type="text" value="4"/>	1 BEDROOM	2	<input type="text" value="15"/>	<input type="text" value="30"/>	3 BEDROOM	6	<input type="text" value="3"/>	<input type="text" value="18"/>			TOTAL	<input type="text" value="52"/>	3.1.17.
ROOM	OCCUPANCY	COUNT	OCCUPANTS																				
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3 BEDROOM	6	<input type="text" value="3"/>	<input type="text" value="18"/>																				
		TOTAL	<input type="text" value="52"/>																				
9	BUILDING AREA (m²)	<input checked="" type="text" value="340"/> BUILDING AREA	1.4.1.2.																				
10	GRADE ELEVATION (m, GEODETIC)	<input checked="" type="text" value="+19.20"/> GRADE	1.4.1.2.																				
11	BUILDING HEIGHT (STOREYS)	<input checked="" type="text" value="6"/> ABOVE GRADE <input type="text" value="0"/> BELOW GRADE <input checked="" type="text" value="6"/> TOTAL	3.2.1.1.																				
12	FIRE ALARM & DETECTION SYSTEM	<input 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="text" value="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): <input checked="" type="text" value="1"/> FLOOR¹ <input type="checkbox"/> MEZZANINE¹ <input checked="" type="text" value="1"/> ROOF ¹ LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY																					
27	BUILDING HEIGHT (STOREYS)	<input checked="" type="text" value="6"/> MAXIMUM <input checked="" type="text" value="6"/> PROPOSED																					
28	BUILDING AREA (m²)	<input checked="" type="text" value="1500"/> m² MAXIMUM <input checked="" type="text" value="340"/> m² PROPOSED																					

Building Code Analysis - Spatial Separations

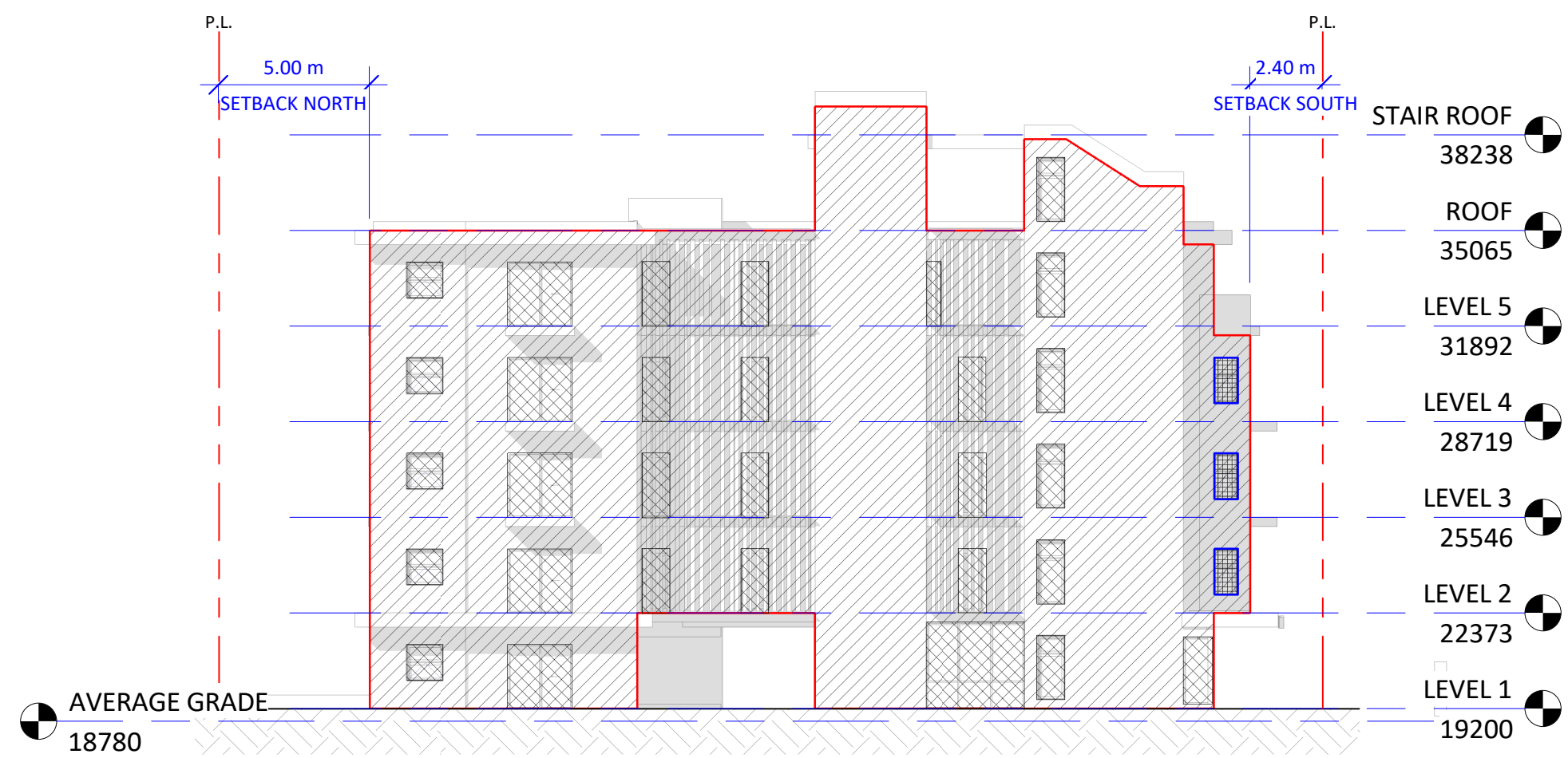
6 - SPATIAL SEPARATIONS																												
NO.	ITEM	DESCRIPTION	REFERENCE																									
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	<table><thead><tr><th></th><th>WALL AREA</th><th>LIMITING DISTANCE</th><th>MAXIMUM OPENINGS</th><th>PROPOSED OPENINGS</th></tr></thead><tbody><tr><td>NORTH:</td><td><input checked="" type="text" value="222.7"/> m²</td><td><input type="text" value="5"/> m</td><td><input type="text" value="40"/> %</td><td><input type="text" value="12.1"/> %</td></tr><tr><td>EAST:</td><td><input checked="" type="text" value="472.2"/> m²</td><td><input checked="" type="text" value="≥ 1.04"/> m</td><td><input checked="" type="text" value="12.37"/> %</td><td><input type="text" value="11.5"/> %</td></tr><tr><td>SOUTH:</td><td><input checked="" type="text" value="228.5"/> m²</td><td><input type="text" value="11"/> m</td><td><input type="text" value="100"/> %</td><td><input type="text" value="24.6"/> %</td></tr><tr><td>WEST:</td><td><input checked="" type="text" value="463.1"/> m²</td><td><input type="text" value="2.5"/> m</td><td><input type="text" value="20"/> %</td><td><input type="text" value="16.5"/> %</td></tr></tbody></table>		WALL AREA	LIMITING DISTANCE	MAXIMUM OPENINGS	PROPOSED OPENINGS	NORTH:	<input checked="" type="text" value="222.7"/> m²	<input type="text" value="5"/> m	<input type="text" value="40"/> %	<input type="text" value="12.1"/> %	EAST:	<input checked="" type="text" value="472.2"/> m²	<input checked="" type="text" value="≥ 1.04"/> m	<input checked="" type="text" value="12.37"/> %	<input type="text" value="11.5"/> %	SOUTH:	<input checked="" type="text" value="228.5"/> m²	<input type="text" value="11"/> m	<input type="text" value="100"/> %	<input type="text" value="24.6"/> %	WEST:	<input checked="" type="text" value="463.1"/> m²	<input type="text" value="2.5"/> m	<input type="text" value="20"/> %	<input type="text" value="16.5"/> %	3.2.3.1.
	WALL AREA	LIMITING DISTANCE	MAXIMUM OPENINGS	PROPOSED OPENINGS																								
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6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	<table><thead><tr><th></th><th>F.R.R. (HOURS)</th><th>NON-COMBUSTIBLE WALL</th><th>NON-COMBUSTIBLE CLADDING</th></tr></thead><tbody><tr><td>NORTH:</td><td><input checked="" type="text" value="5/4"/></td><td><input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED</td><td><input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED¹</td></tr><tr><td>EAST:</td><td><input checked="" type="text" value="1"/></td><td><input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED</td><td><input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED</td></tr><tr><td>SOUTH:</td><td><input type="text" value=""/></td><td><input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED</td><td><input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED¹</td></tr><tr><td>WEST:</td><td><input checked="" type="text" value="1"/></td><td><input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED</td><td><input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED</td></tr></tbody></table> <p>¹ NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.</p>		F.R.R. (HOURS)	NON-COMBUSTIBLE WALL	NON-COMBUSTIBLE CLADDING	NORTH:	<input checked="" type="text" value="5/4"/>	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED¹	EAST:	<input checked="" type="text" value="1"/>	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED	SOUTH:	<input type="text" value=""/>	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED¹	WEST:	<input checked="" type="text" value="1"/>	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED	3.2.3.7.					
	F.R.R. (HOURS)	NON-COMBUSTIBLE WALL	NON-COMBUSTIBLE CLADDING																									
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WEST:	<input checked="" type="text" value="1"/>	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED	<input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED																									
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.																									



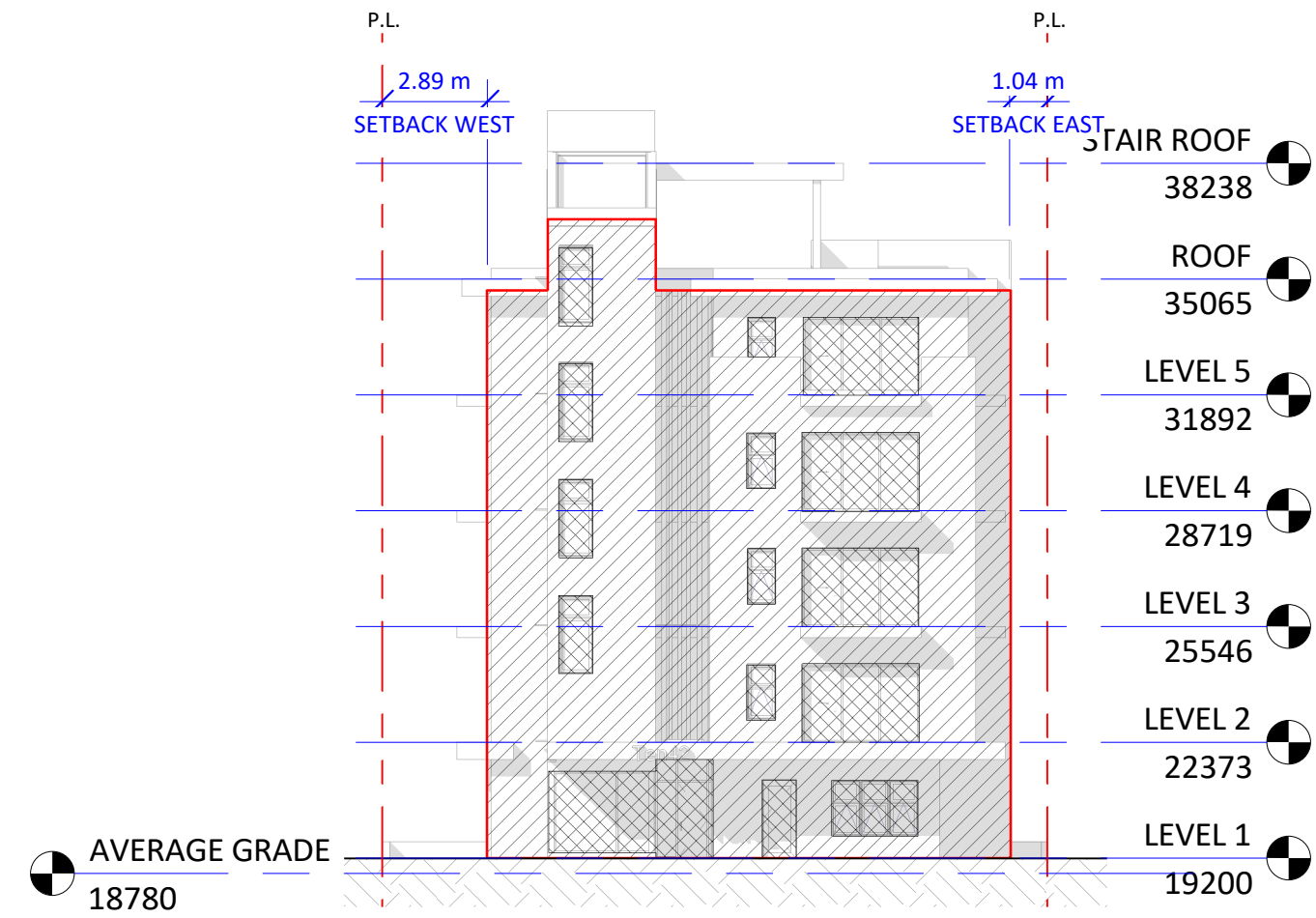
① Spatial Separations - East
1 : 200



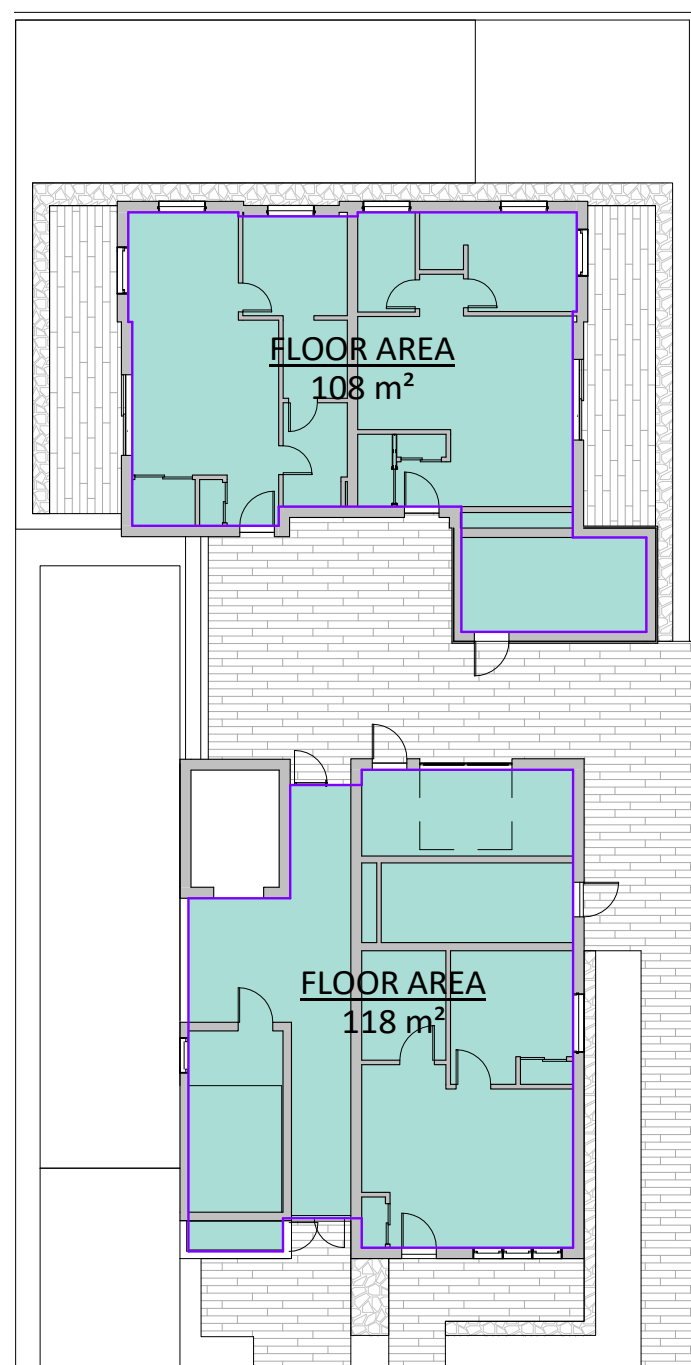
② Spatial Separations - North
1 : 200



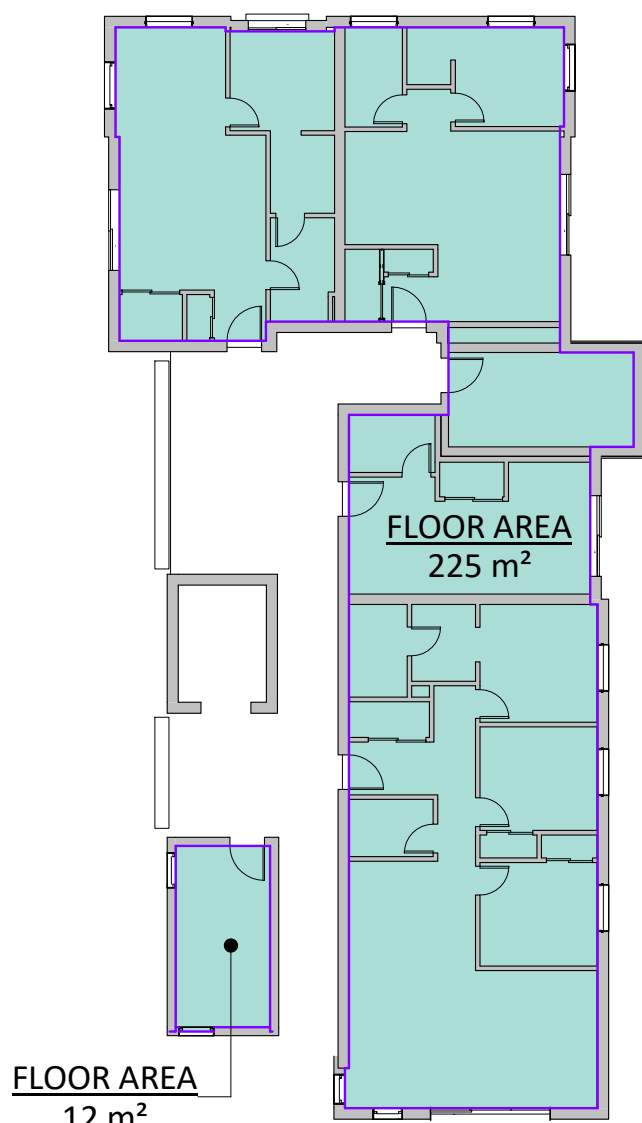
③ Spatial Separations - West
1 : 200



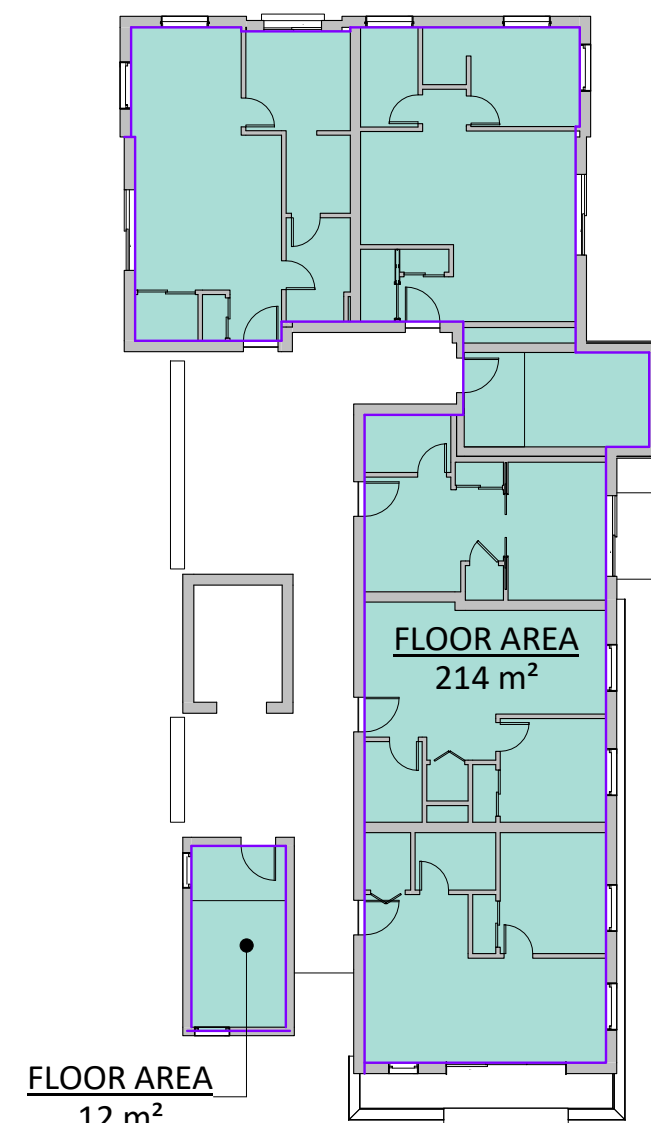
④ Spatial Separations - South
1 : 200



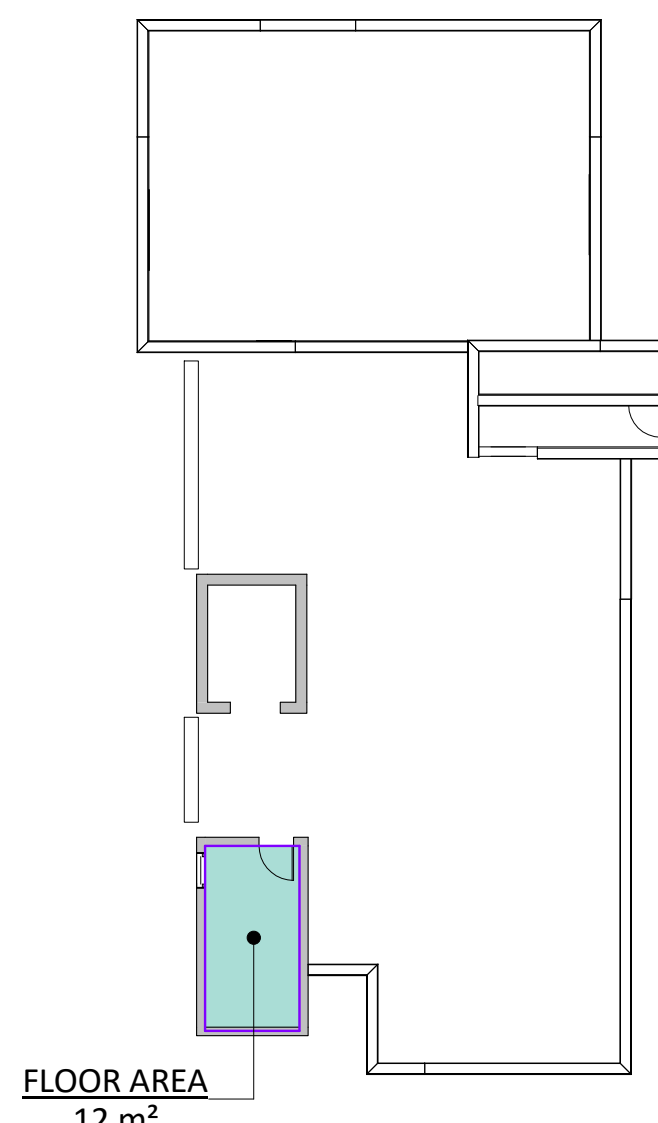
⑤ Floor Area Level 1
1 : 200



⑥ Floor Area Level 2-4
1 : 200



⑧ Floor Area Level 5
1 : 200



⑦ Floor Area Roof
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
ROOF	12 m²
	1174 m²

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

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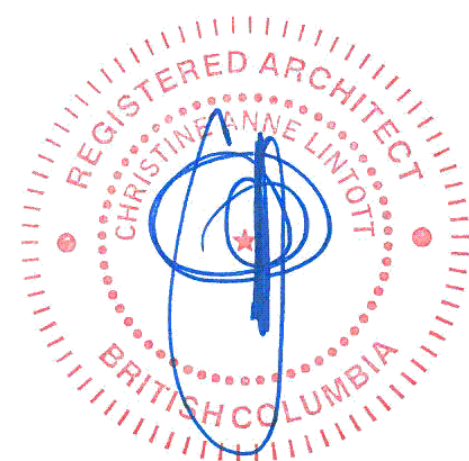
Issue Date

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

Revision

No.	Description	Date
2	Glazing & Stair Core Updated	2021-10-22
3	Zoning Comment #1	2022-04-19

Consultant



Ten42

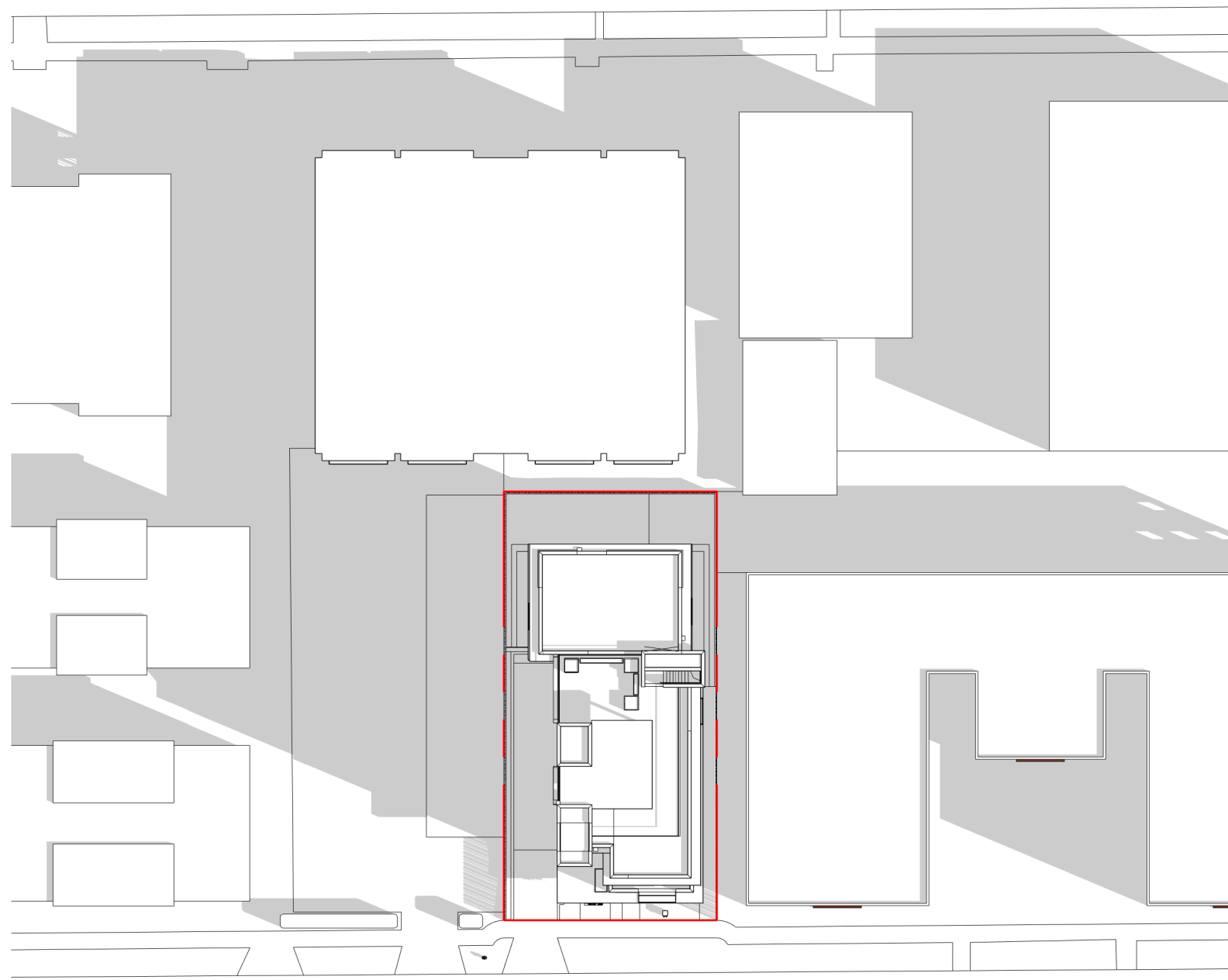
1042 Richardson Street,
Victoria BC

Code Analysis and Spatial Separation

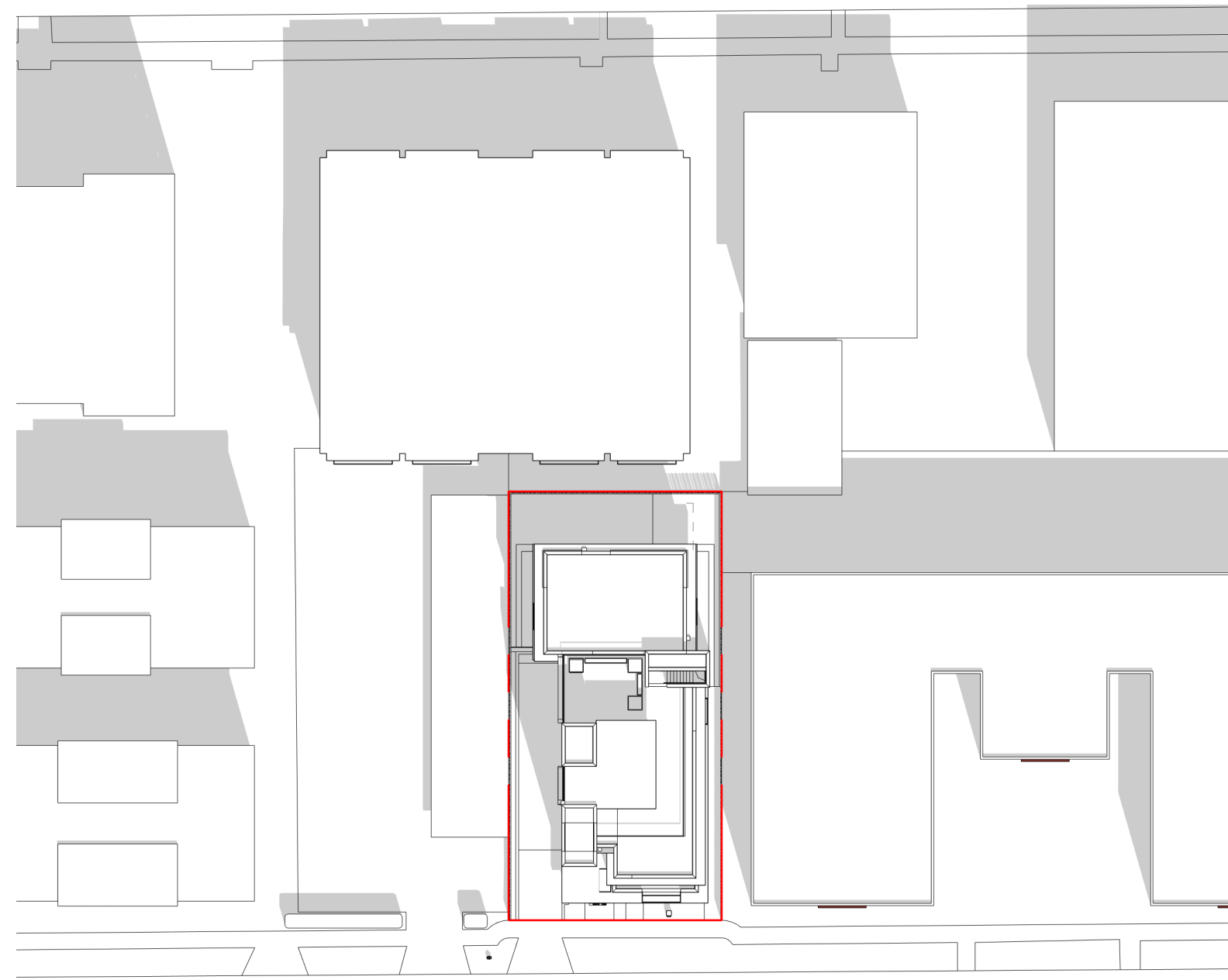
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Drawn by	BH
Checked by	CL

A0.03

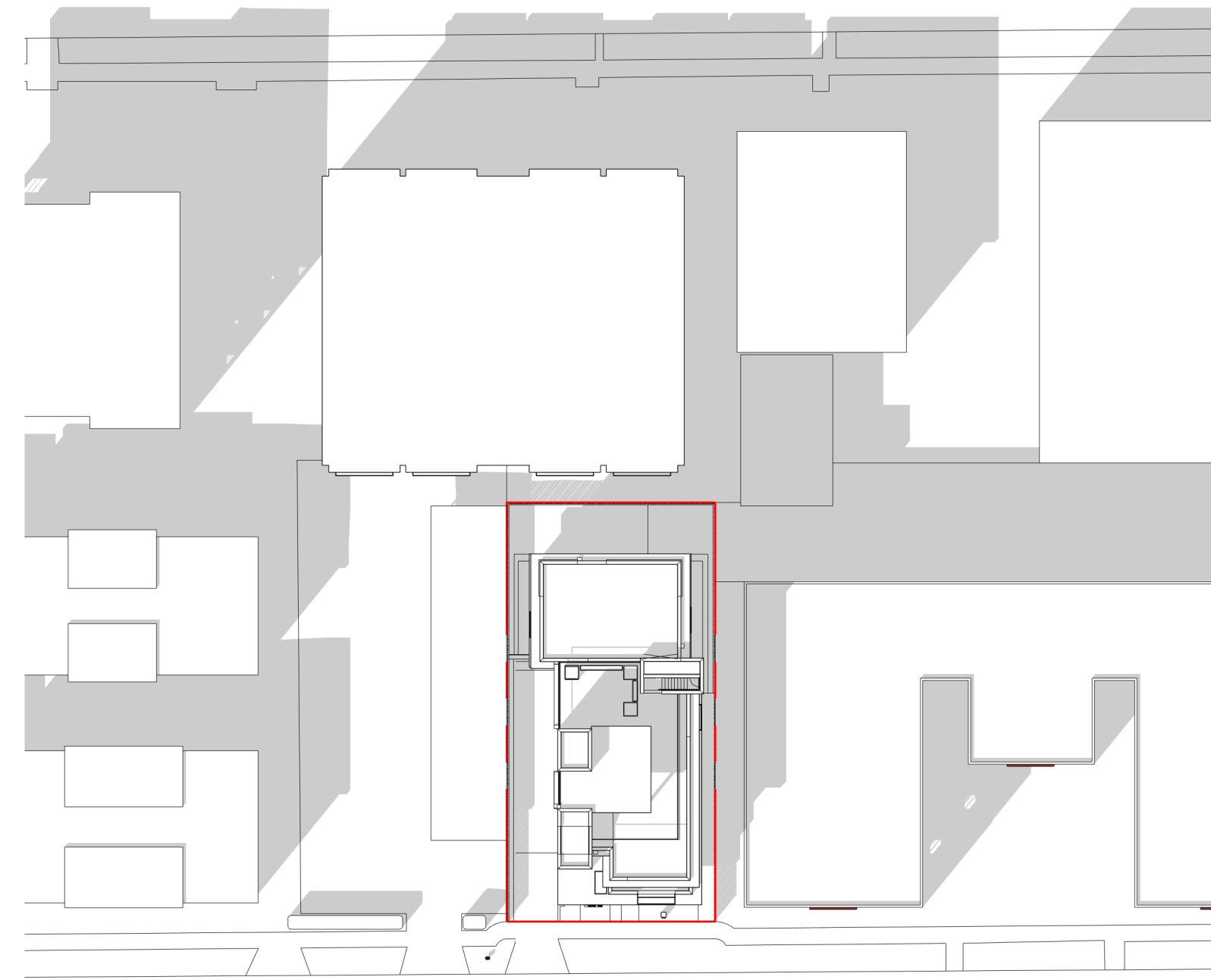
Scale	As indicated
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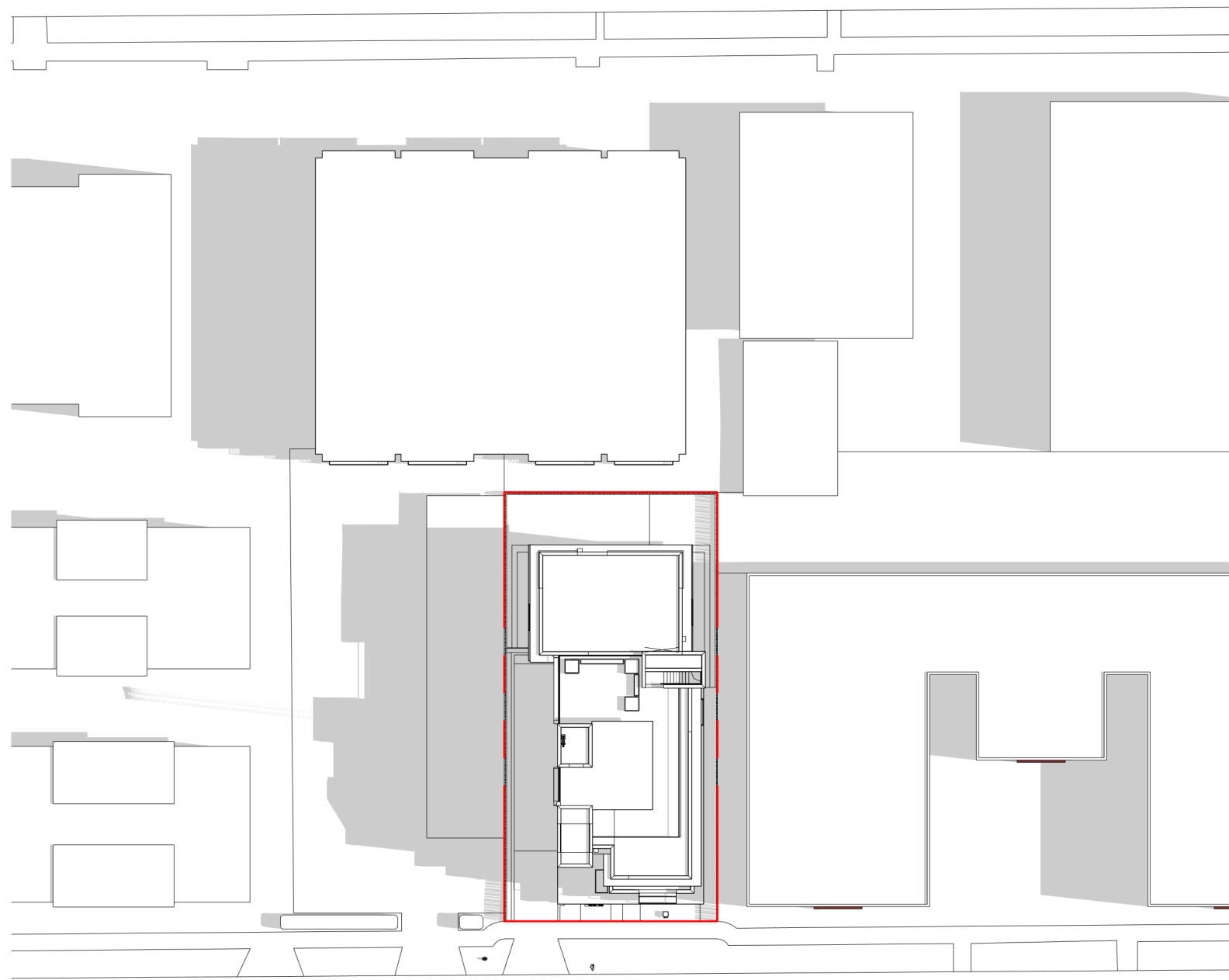
1 Solar Study - Vernal 9am
1 : 500



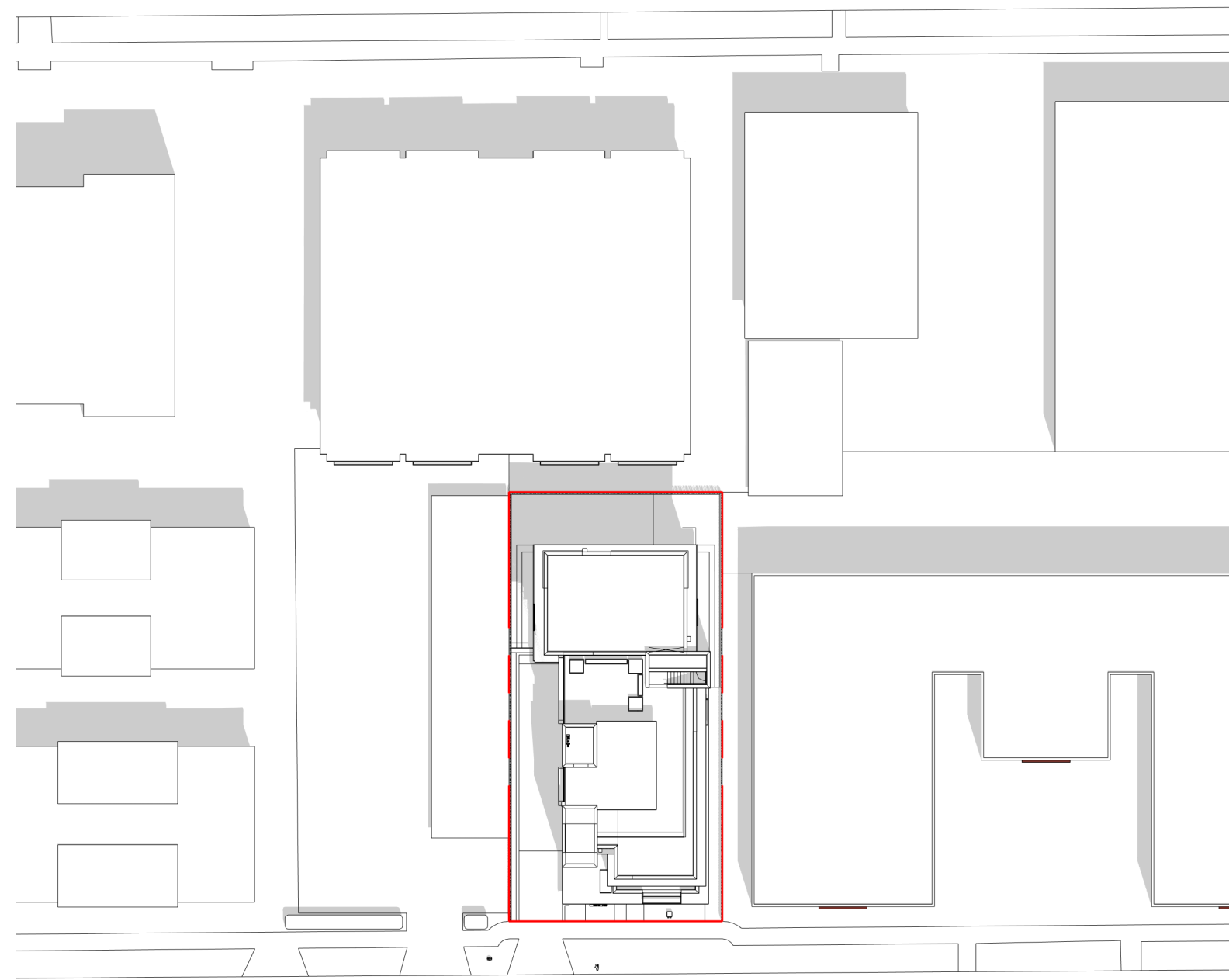
3 Solar Study - Vernal Noon
1 : 500



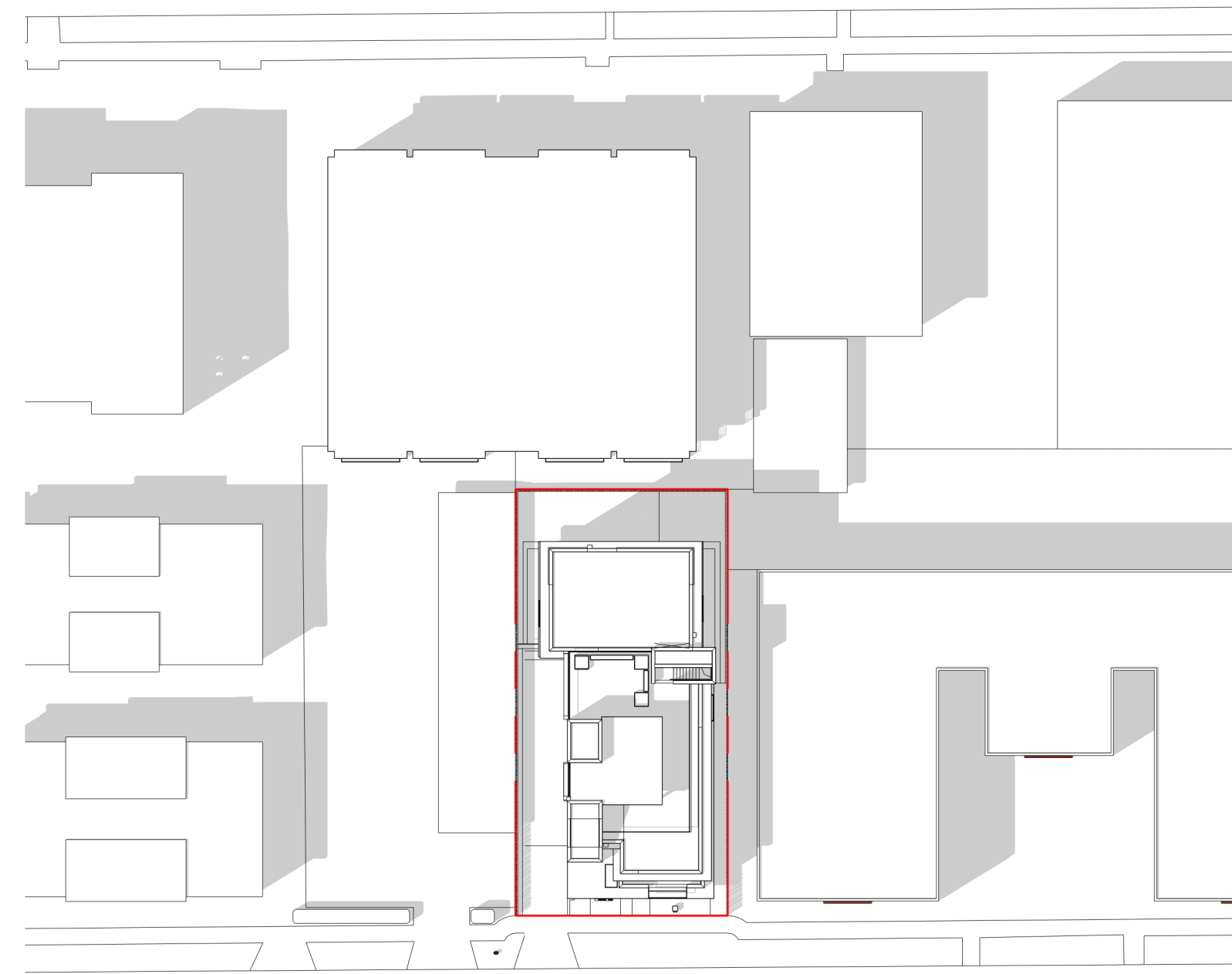
2 Solar Study - Vernal 3pm
1 : 500



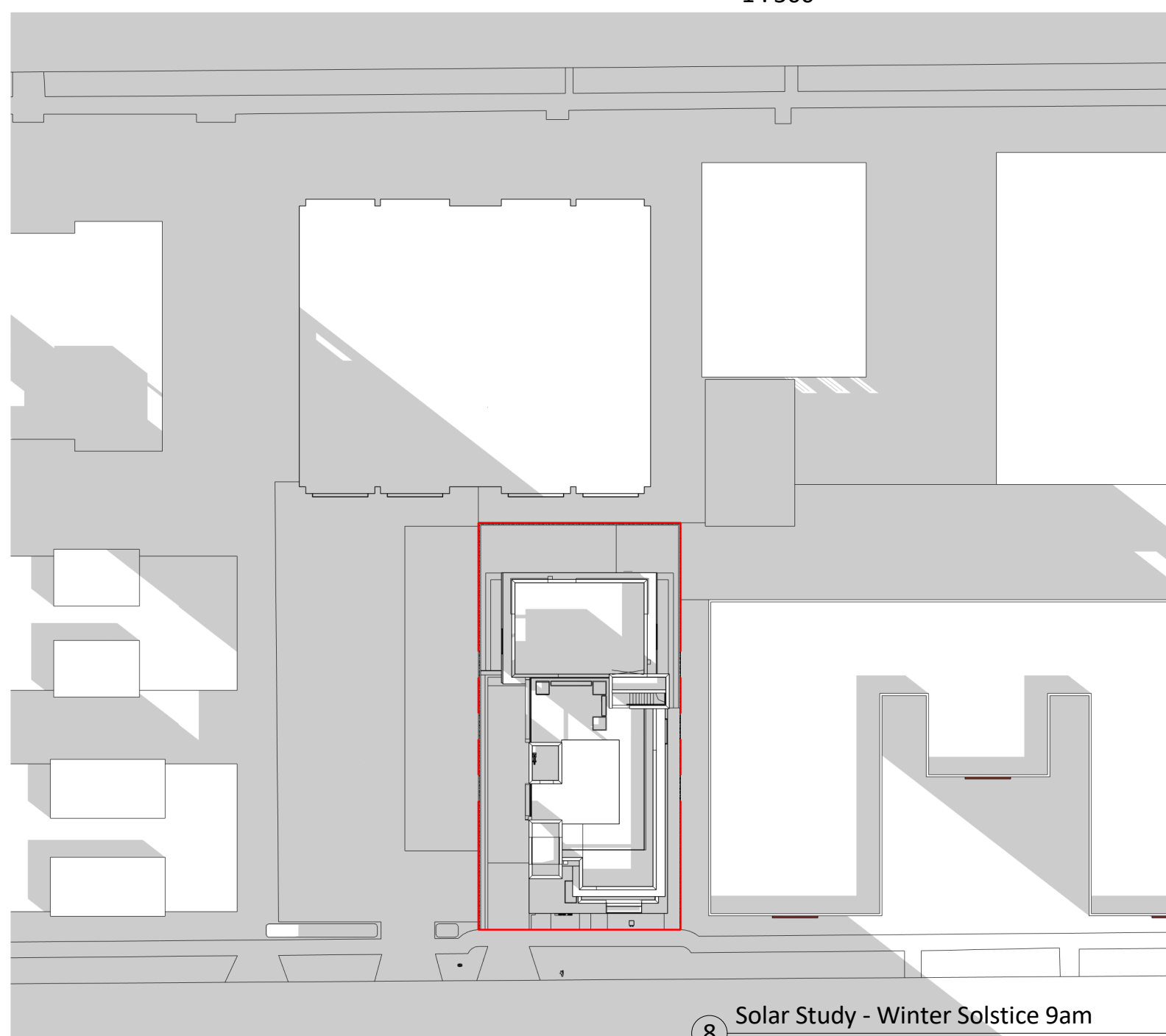
5 Solar Study - Summer Solstice 9am
1 : 500



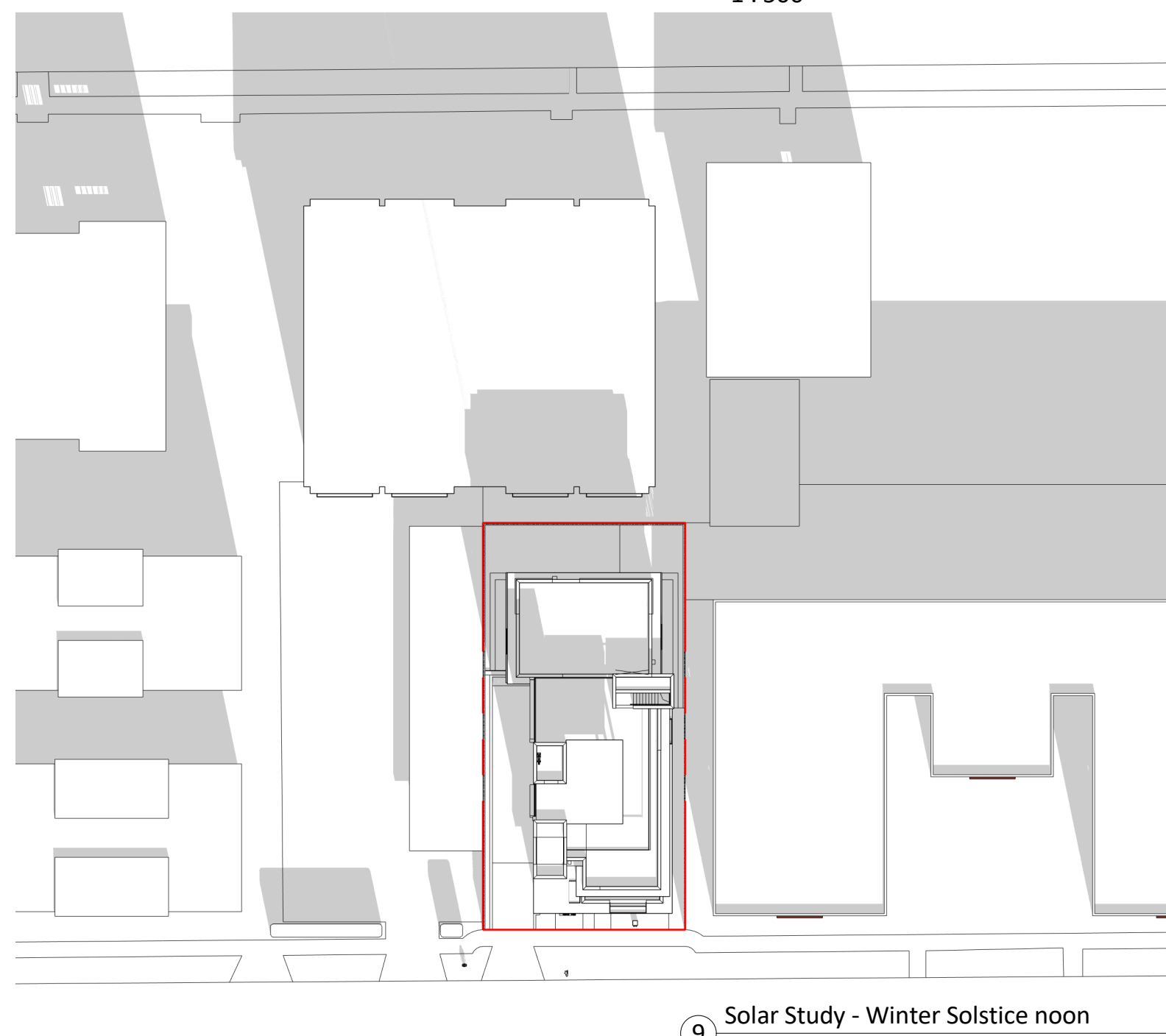
6 Solar Study - Summer Solstice noon
1 : 500



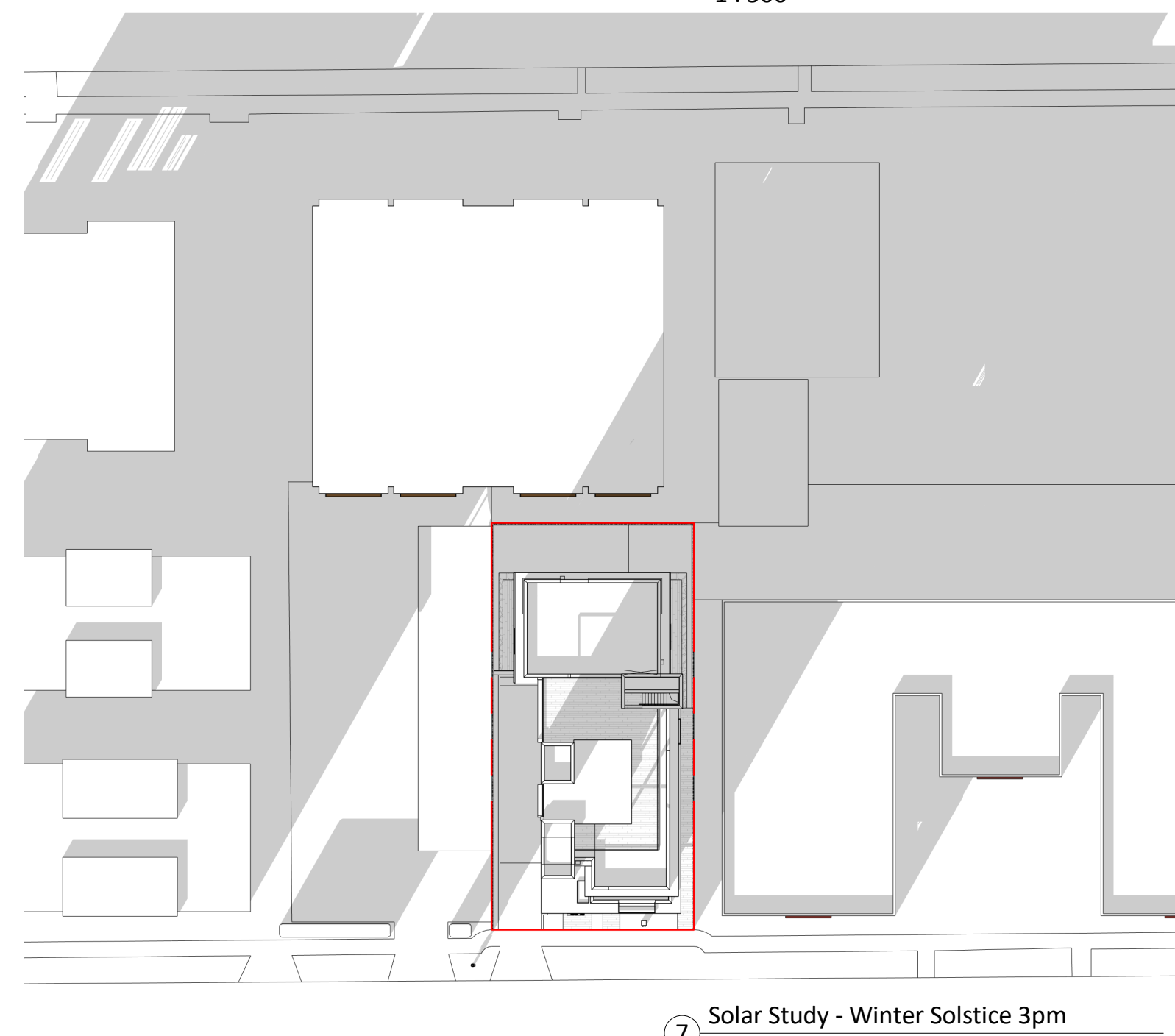
4 Solar Study - Summer Solstice 3pm
1 : 500



8 Solar Study - Winter Solstice 9am
1 : 500

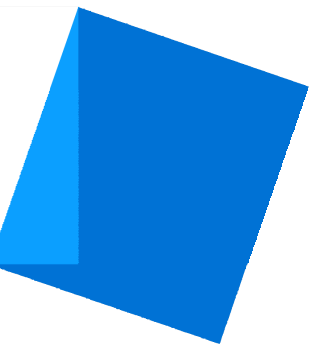


9 Solar Study - Winter Solstice noon
1 : 500



7 Solar Study - Winter Solstice 3pm
1 : 500

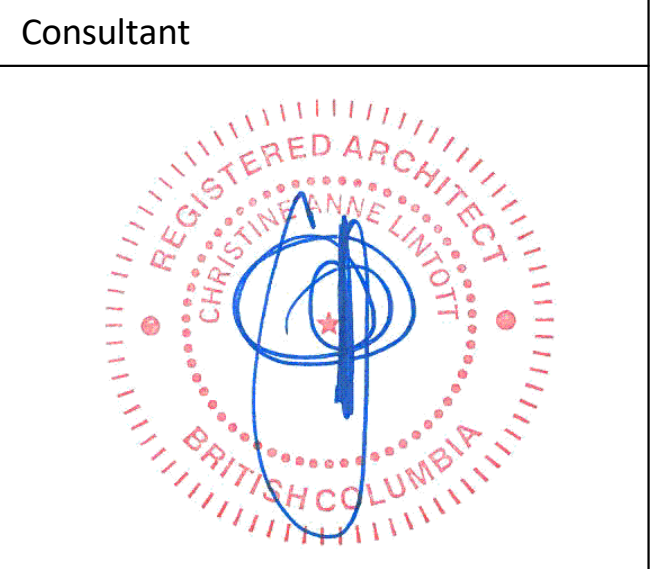
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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22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

Revision		
No.	Description	Date



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1042 Richardson Street,
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Solar Shadow Study

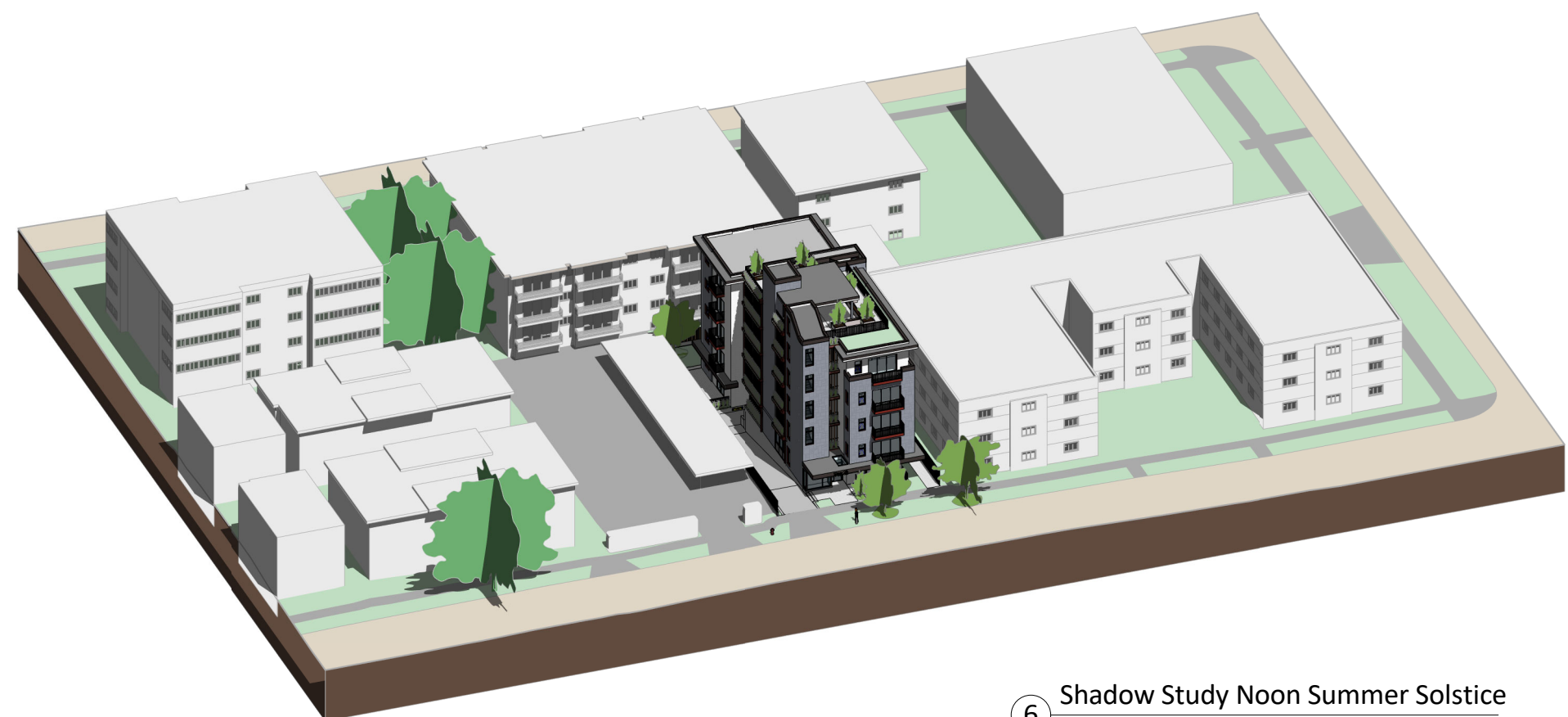
Date	2022-04-19 9:43:47 AM
Drawn by	BH
Checked by	CL

A1.01

Scale	1 : 500
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5 Shadow Study 9am Summer Solstice



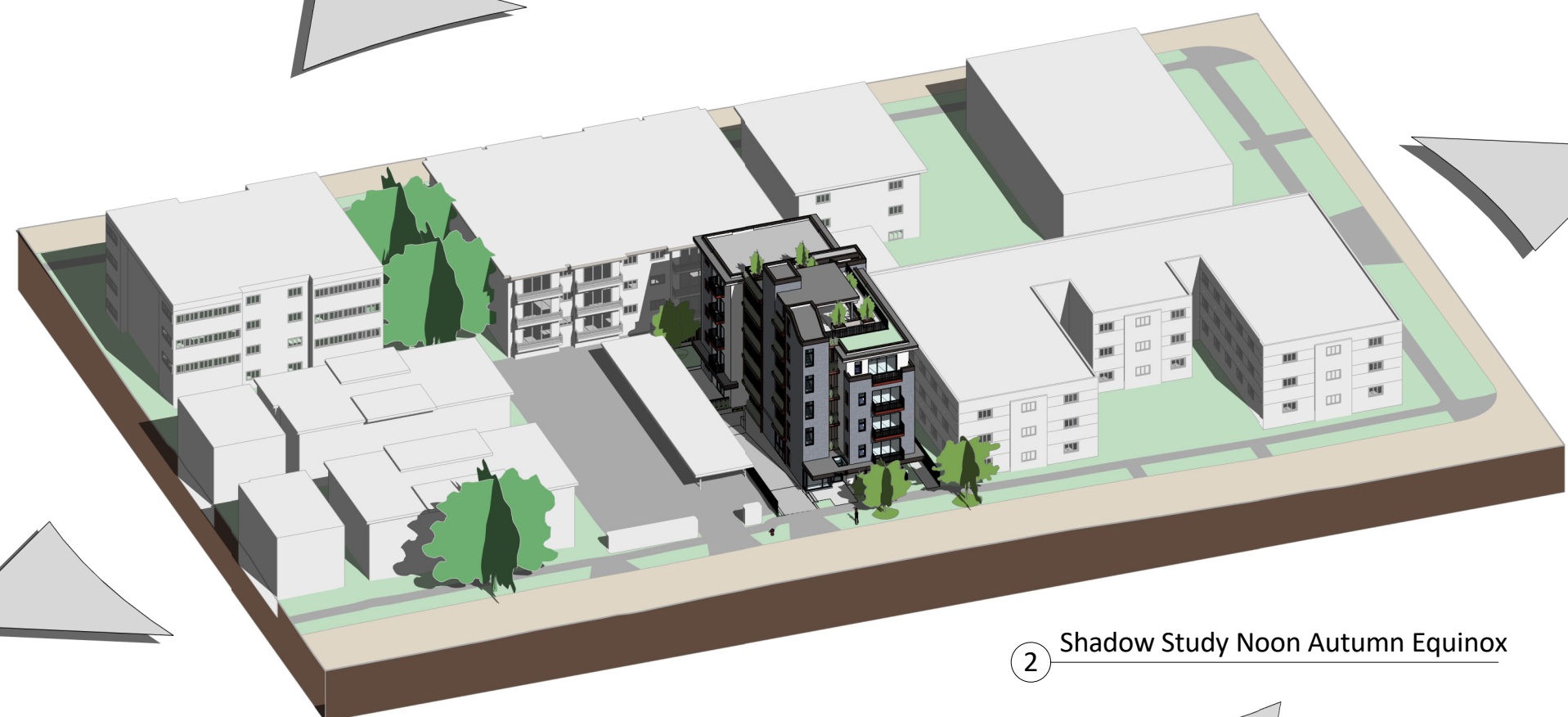
6 Shadow Study Noon Summer Solstice



4 Shadow Study 3pm Summer Solstice



7 Shadow Study 9am Autumn Equinox



2 Shadow Study Noon Autumn Equinox



9 Shadow Study 3pm Autumn Equinox



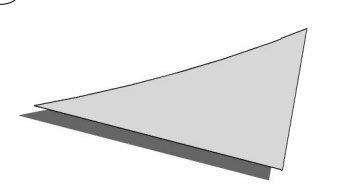
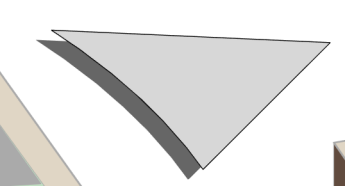
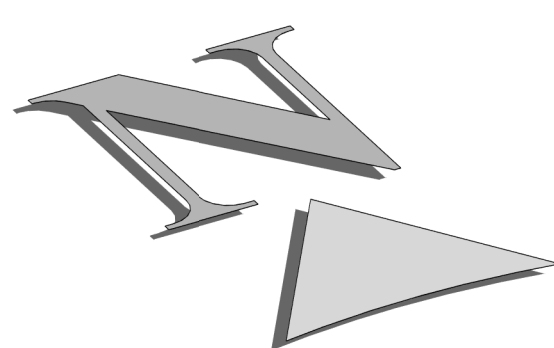
10 Shadow Study 9am Winter Solstice



11 Shadow Study Noon Winter Solstice



12 Shadow Study 3pm Winter Solstice



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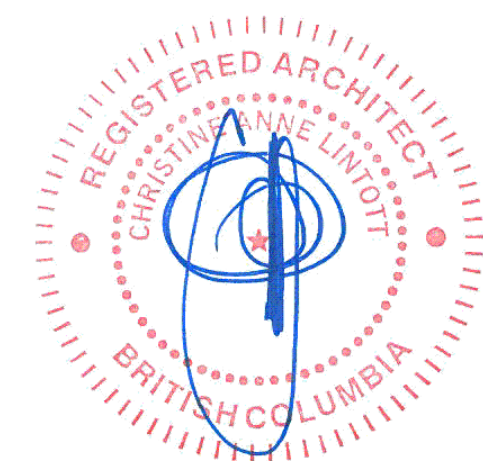
Re - Submission for Rezoning and Development Permit	2021-06-11
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Re - Submission for Rezoning and Development Permit	2021-10-22
---	------------

Re - Submission for Rezoning and Development Permit	2022-04-14
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Revision		
No.	Description	Date

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Axo Shadow Study

Date	2022-04-19 9:44:16 AM
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Drawn by	BH
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Checked by	CL
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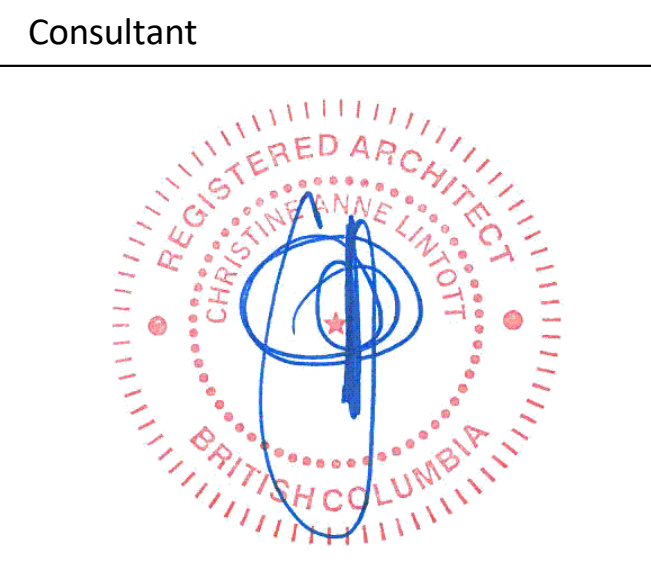
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Scale



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

Revision		
No.	Description	Date



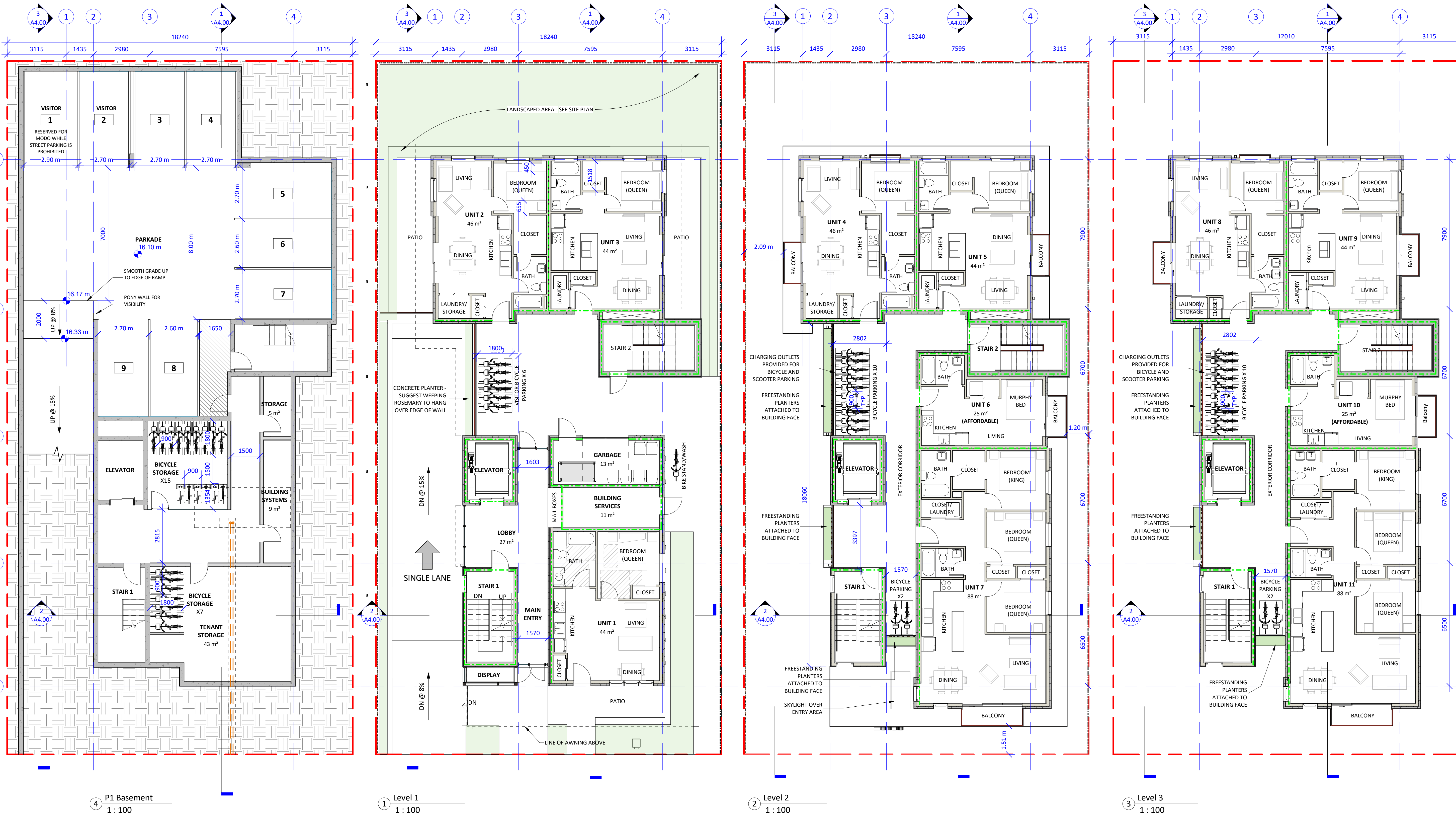
Ten42

1042 Richardson Street,
Victoria BC

Context Renders

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

A1.03

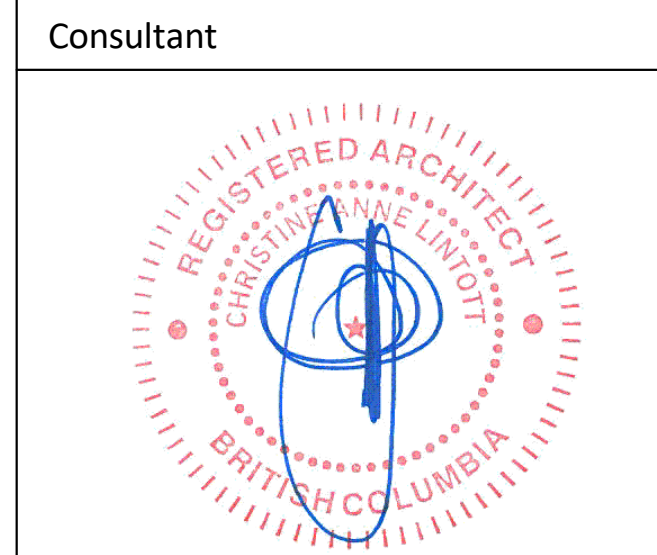


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Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
Re - Submission for Rezoning and Development Permit	2021-10-22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

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



Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date	2022-04-19 9:44:32 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

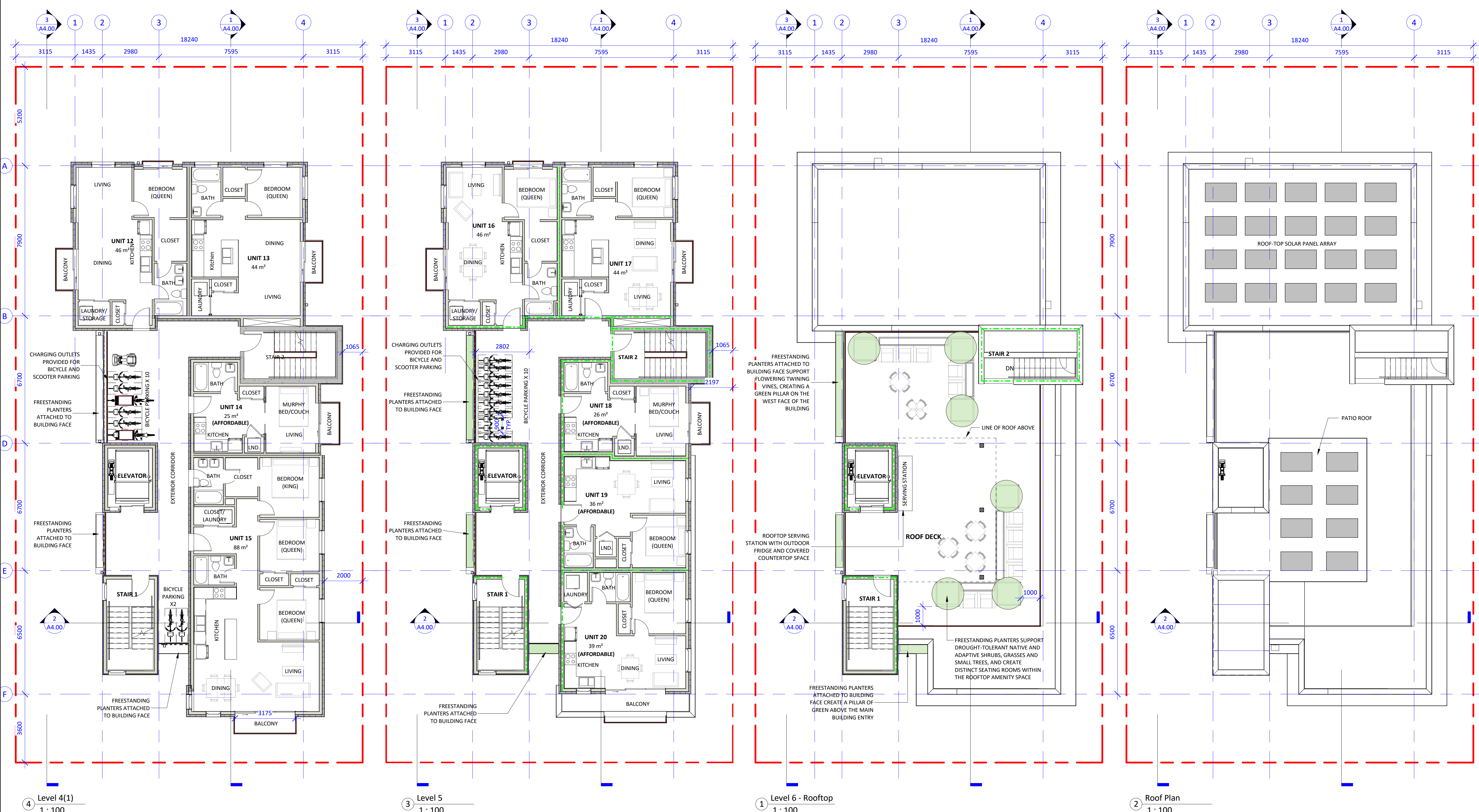
Long Term Per Schedule C
Required:
1/Unit < 45m² x 12 = 12
1.25/unit > 45m² x 8 = 10
Total = 22

Provided: P1 = 22

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

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

Legend:
--- 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
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

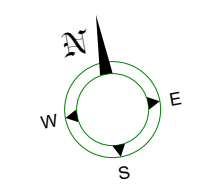
Long Term Per Schedule C
Required:
1/Unit = 45m² x 12 = 12
1.25/unit > 45m² x 8 = 10
Total = 22

Provided:
P1 = 22

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

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

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



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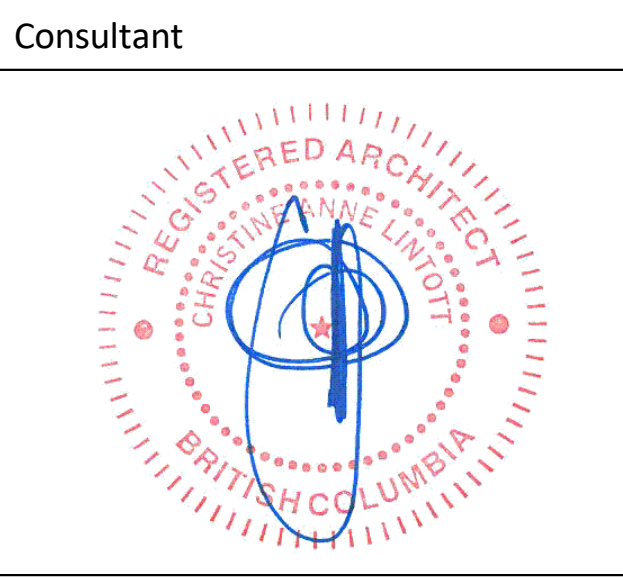
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5

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

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



Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date2022-04-19 9:44:55 AM

Drawn byBH

Checked byCL

A2.01

ScaleAs indicated



1 East Elevation
1 : 100

2 North Elevation
1 : 100

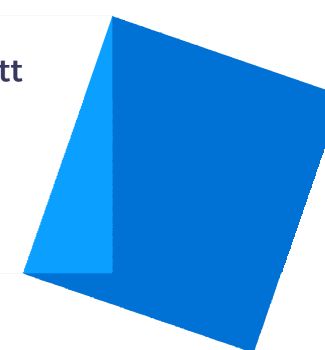
3 South - Richardson Street Elevation
1 : 100

4 West Elevation
1 : 100

EXTERIOR FINISH LEGEND

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

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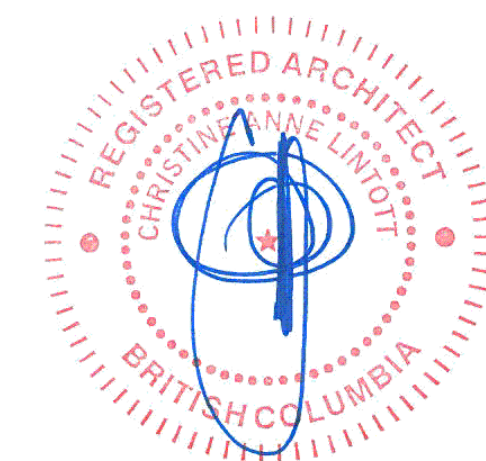
Issue

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
Re - Submission for Rezoning and Development Permit	2022-04-14

Revision

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

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Elevations

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

Drawn by BH

Checked by CL

A3.00

Scale 1 : 100



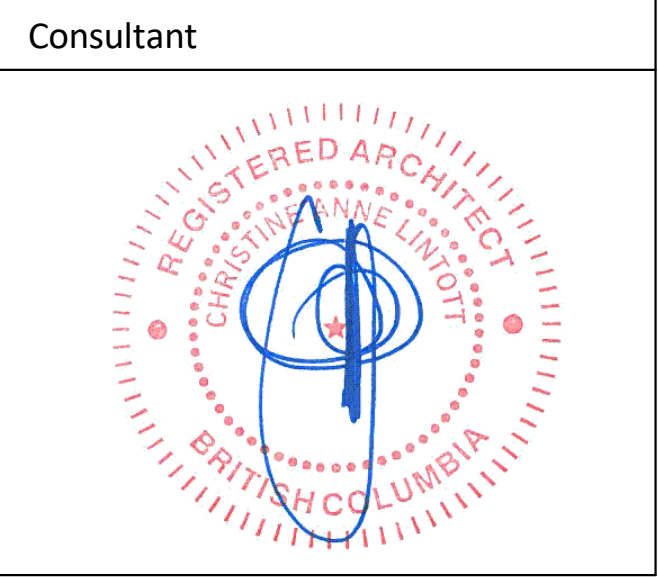
① Context Elevation
1 : 100

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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
Re - Submission for Rezoning and Development Permit	2022-04-14

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



Ten42

1042 Richardson Street,
Victoria BC

Context Elevations

Date2022-04-19 9:45:30 AM

Drawn byBH

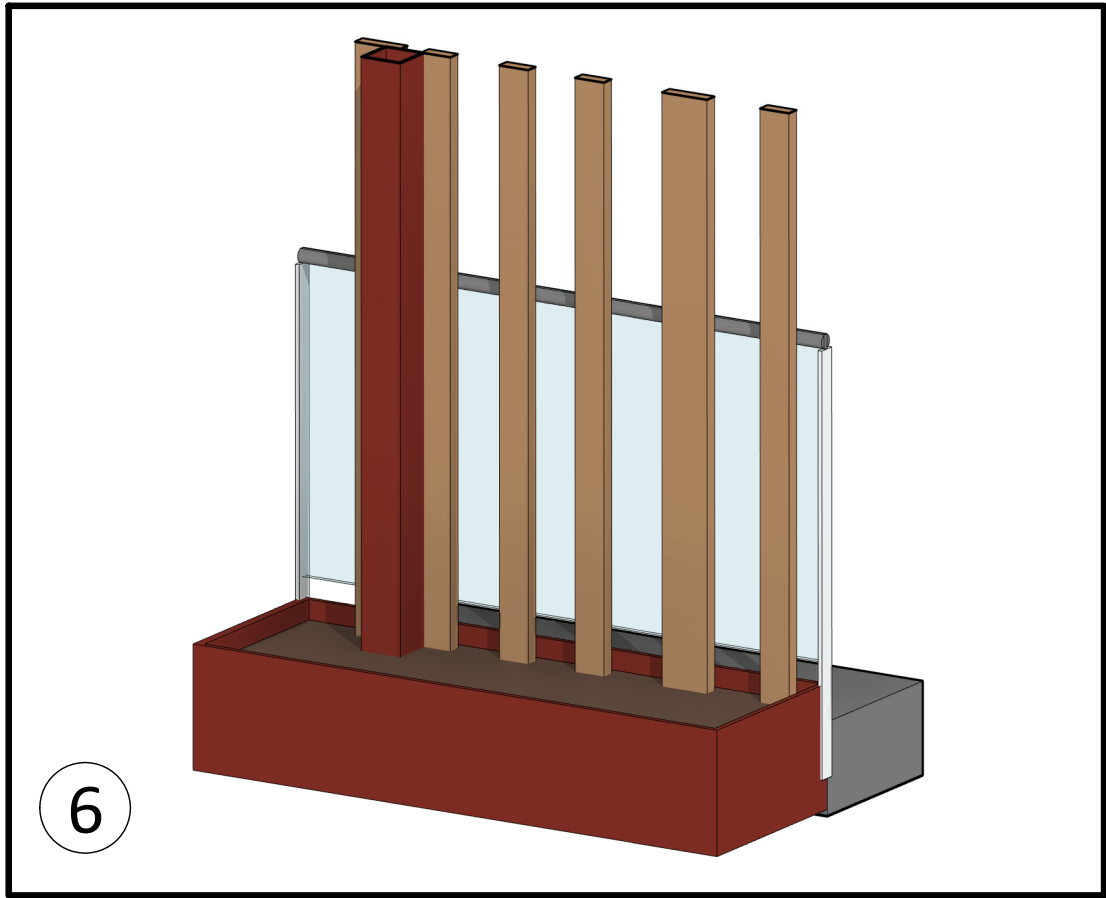
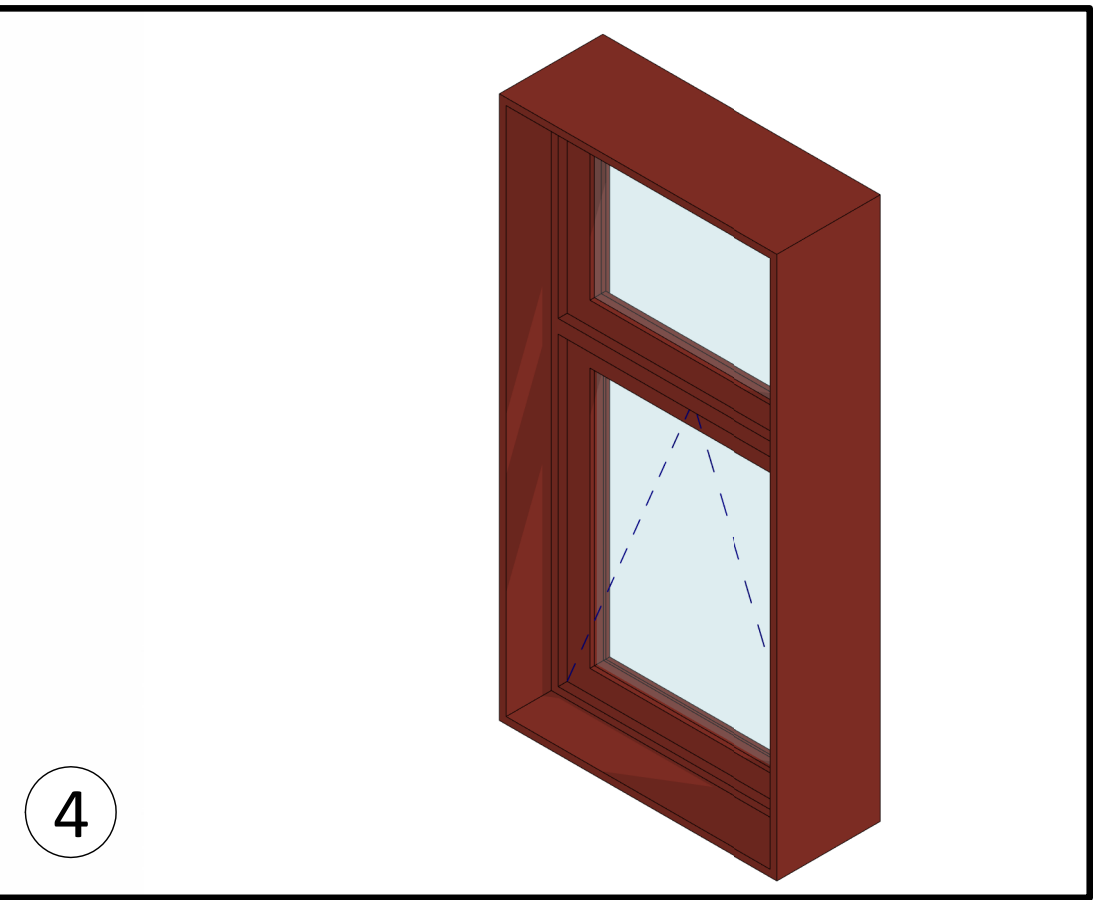
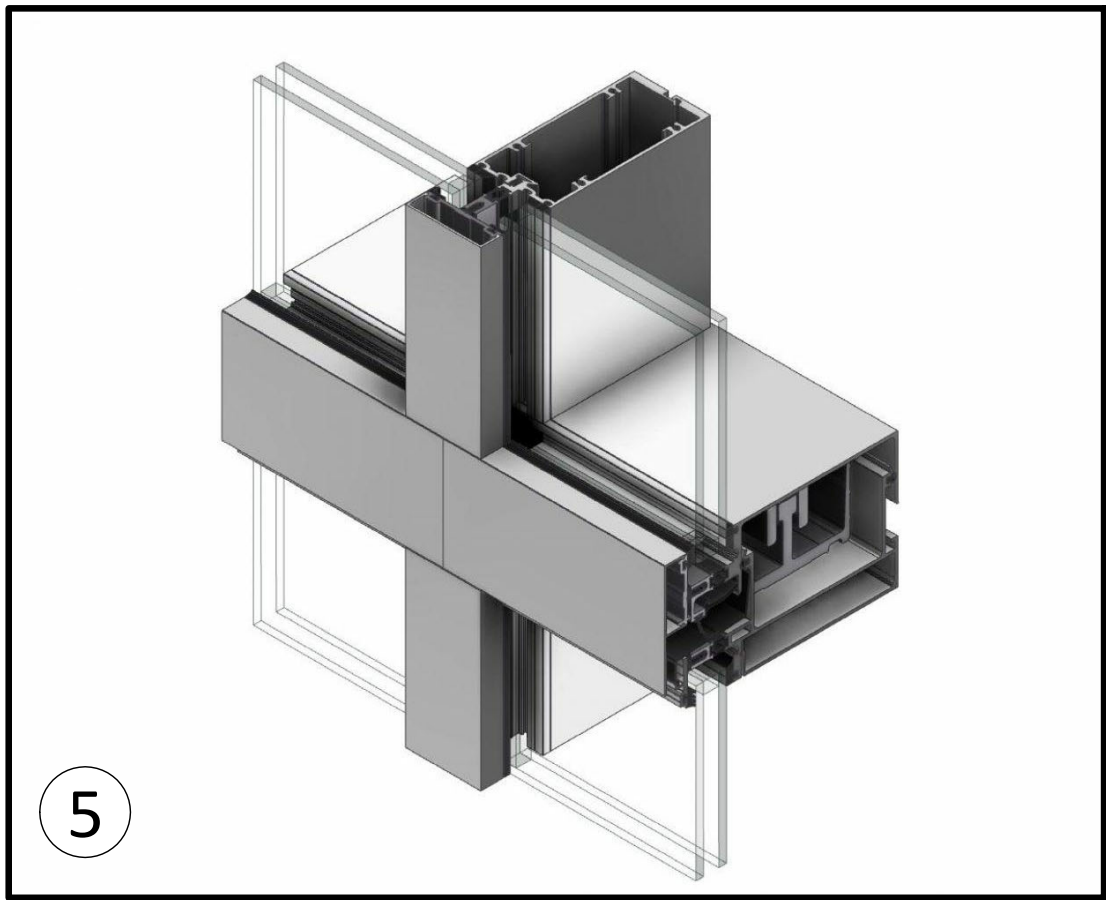
Checked byCL

A3.01

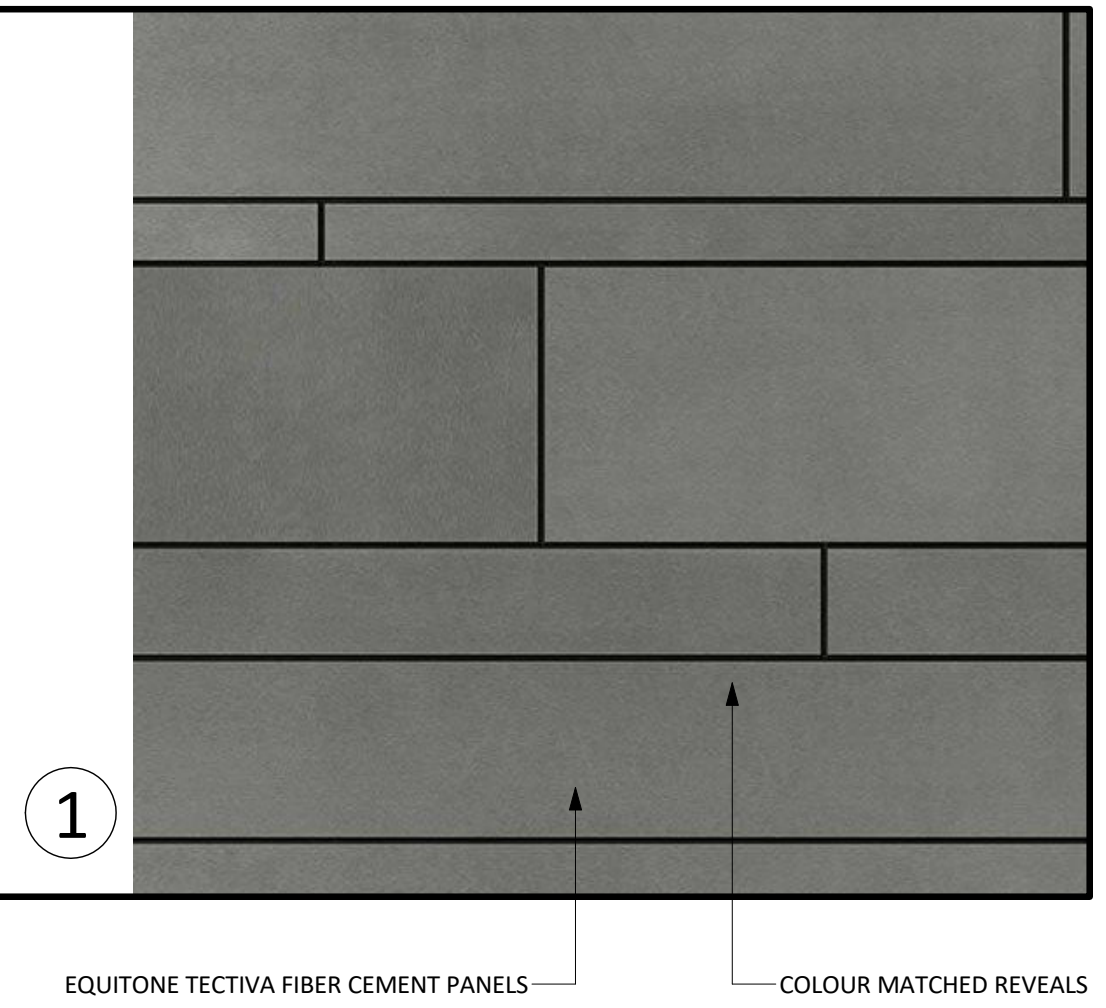
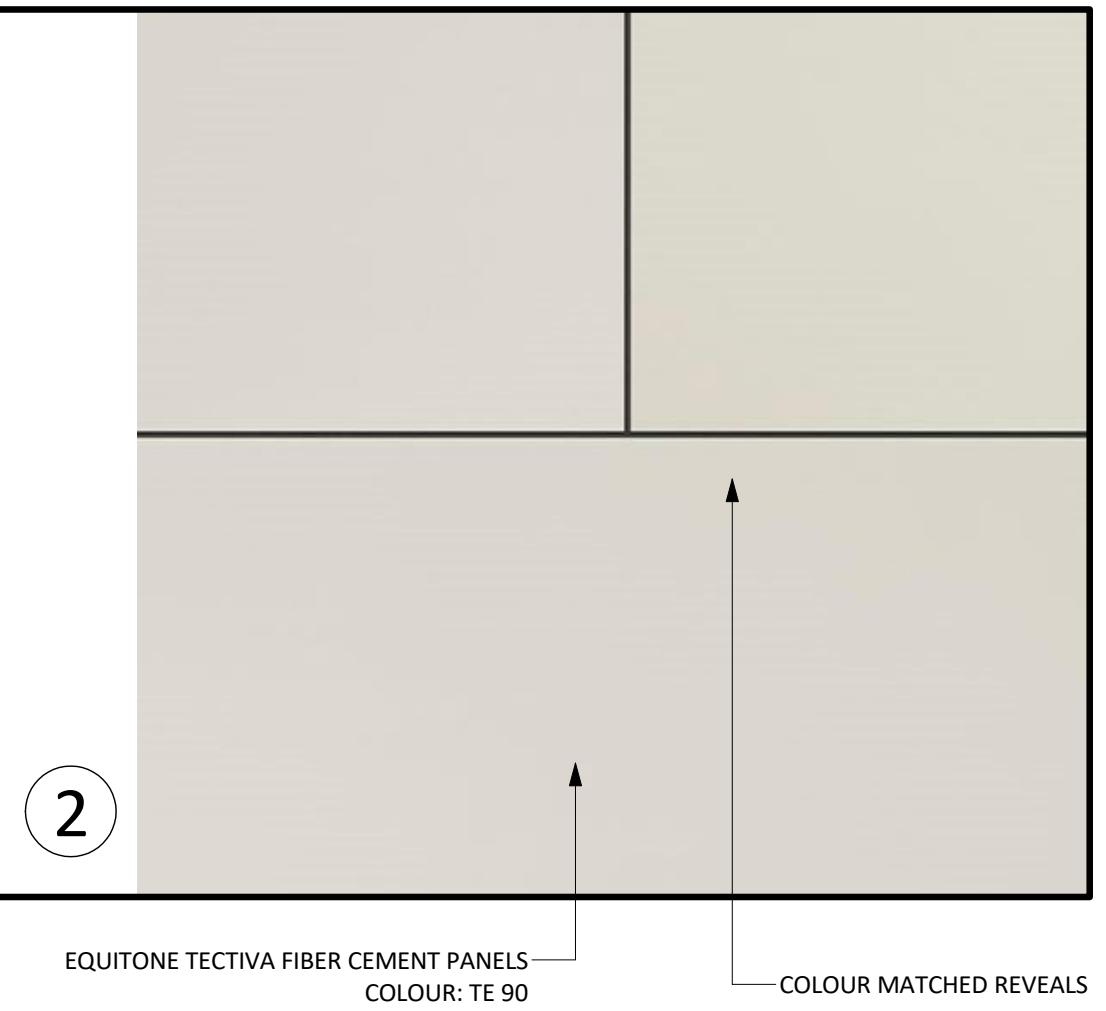
Scale1 : 100



1 Materials Elevation
1 : 50

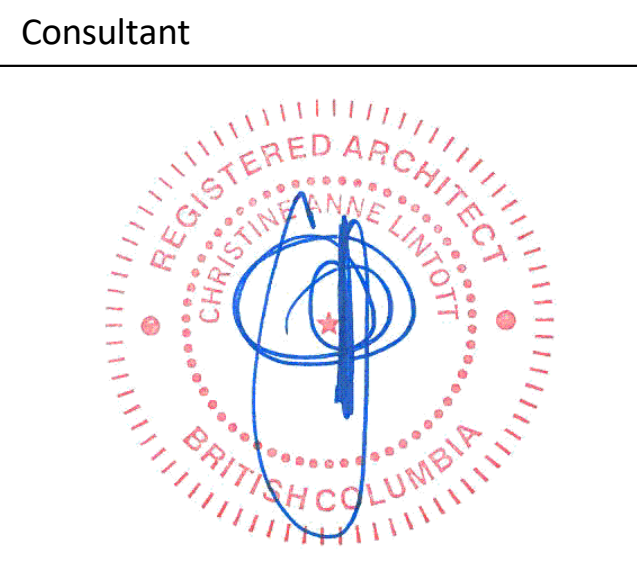


- 1 FIBRE-CEMENT PANELS - DARK GREY
- 2 FIBRE-CEMENT PANELS - OFF WHITE
- 3 METAL RAILING AND DETAILS - RUST RED
- 4 VINYL WINDOWS - RUST RED
- 5 GLAZING WALL - ALUMINUM, CLEAR ANODIZED
- 6 VETICAL WOOD SLAT PRIVACY SCREEN OVER PLANTER
- 7 PREFINISHED METAL FLASHING - CHARCOAL



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

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



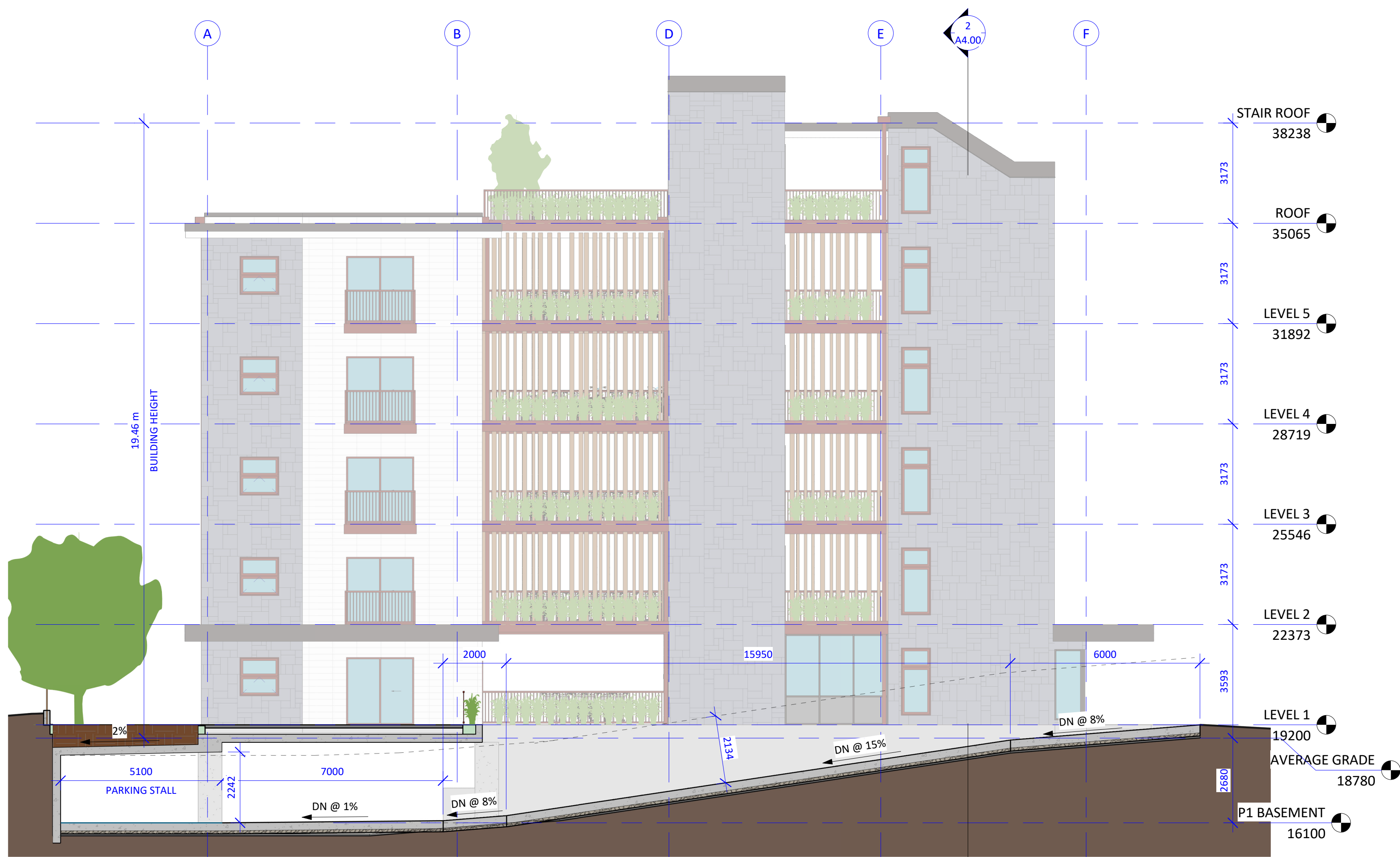
Ten42

1042 Richardson Street,
Victoria BC

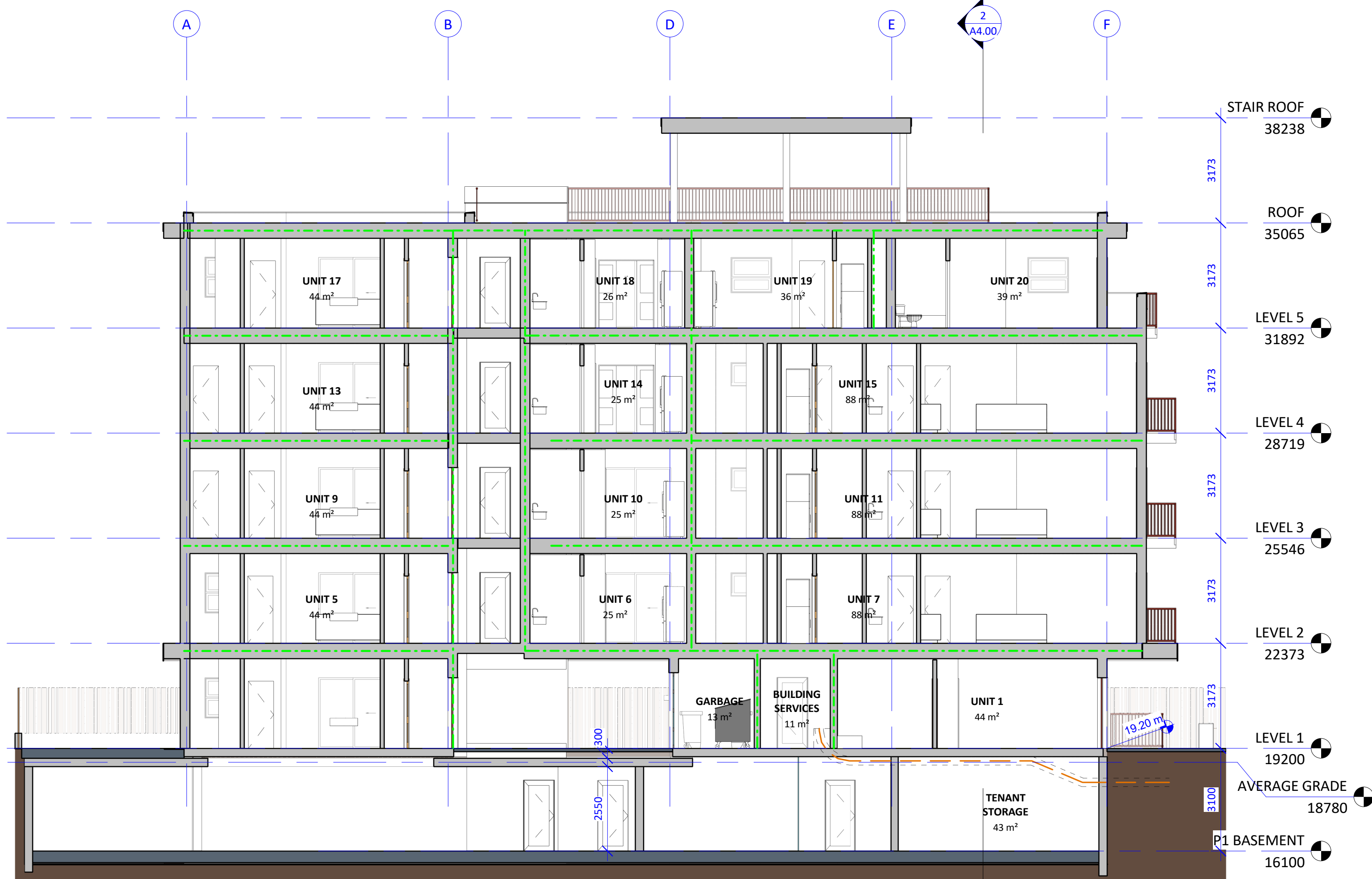
Exterior Materials

Date	2022-04-19 9:45:46 AM
Drawn by	BH
Checked by	CL
Scale	As indicated

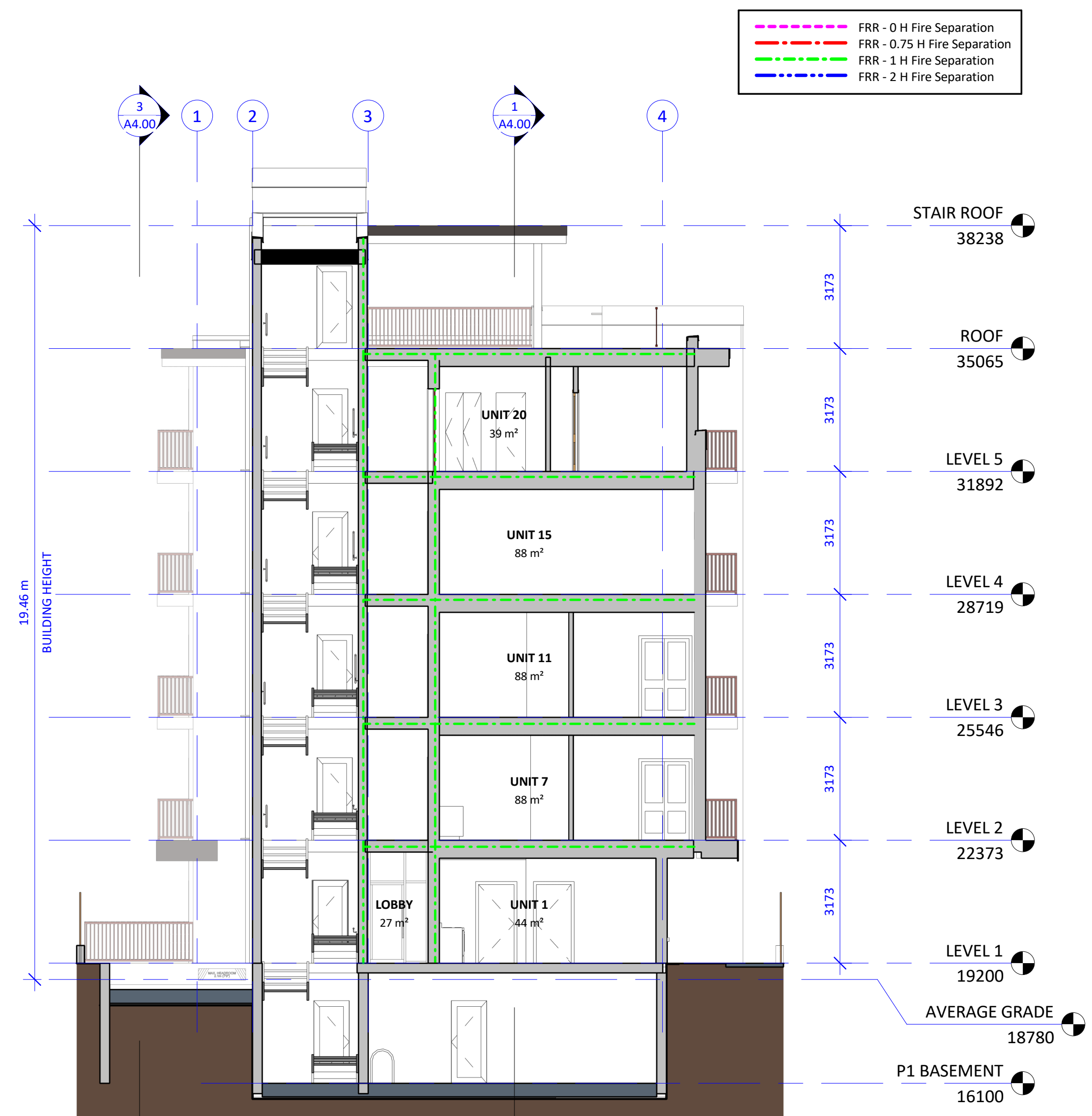
A3.02



③ Section - Parkade Entry Ramp
1 : 100



① Section - Longitudinal
1 : 100



② Section - Cross Section
1 : 100

---	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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Issue Date

Submission for Rezoning and Development Permit 2020-09-30

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

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

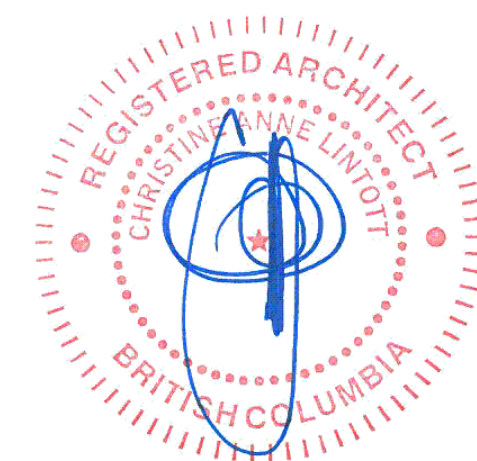
Re - Submission for Rezoning and Development Permit 2021-10-22

Re - Submission for Rezoning and Development Permit 2022-04-14

Revision

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

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Building Sections

Date 2022-04-19 9:45:54 AM

Drawn by BH

Checked by CL

A4.00

Scale As indicated

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REVISION

STAMP

PROJECT
NORTH

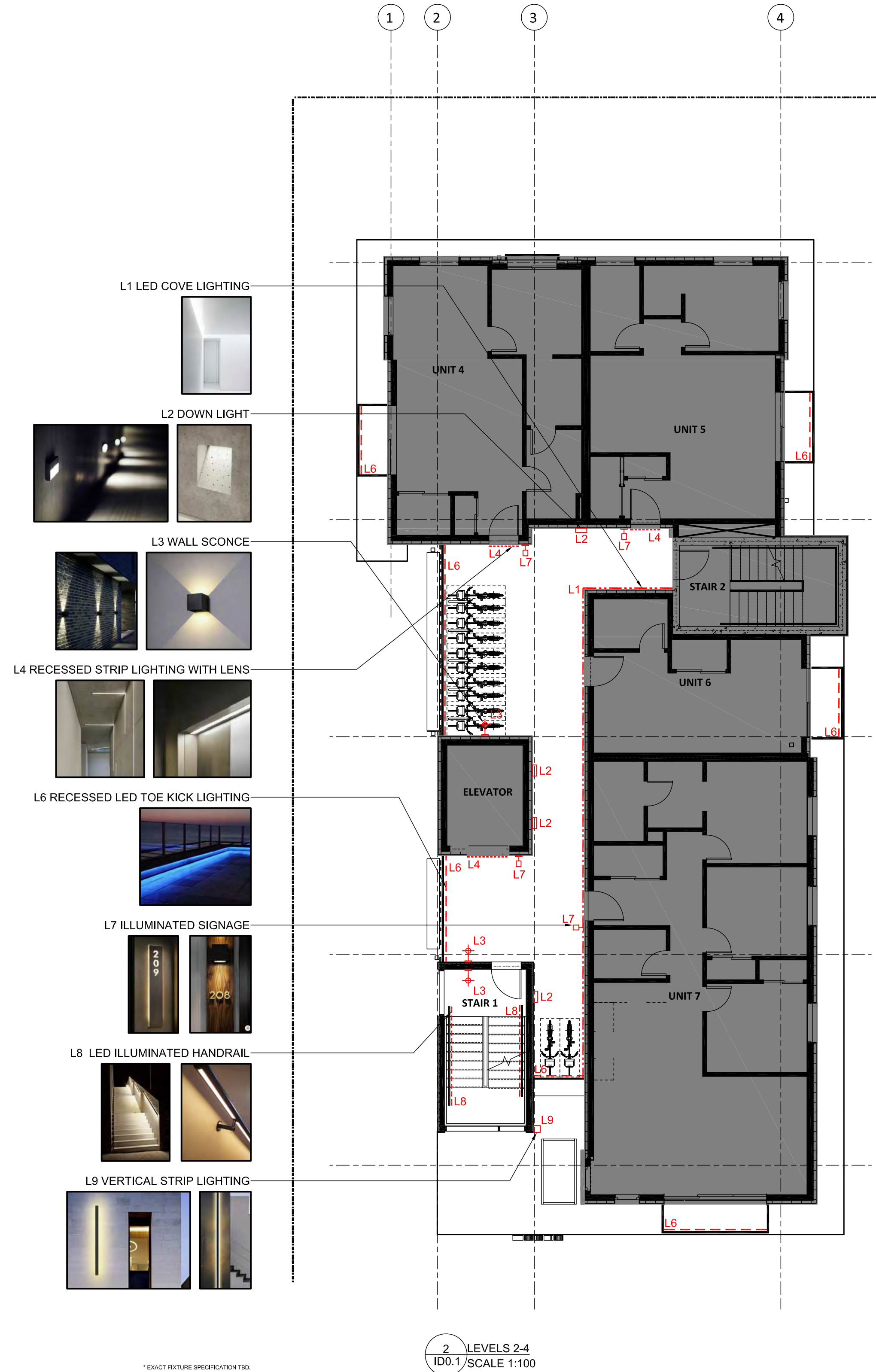
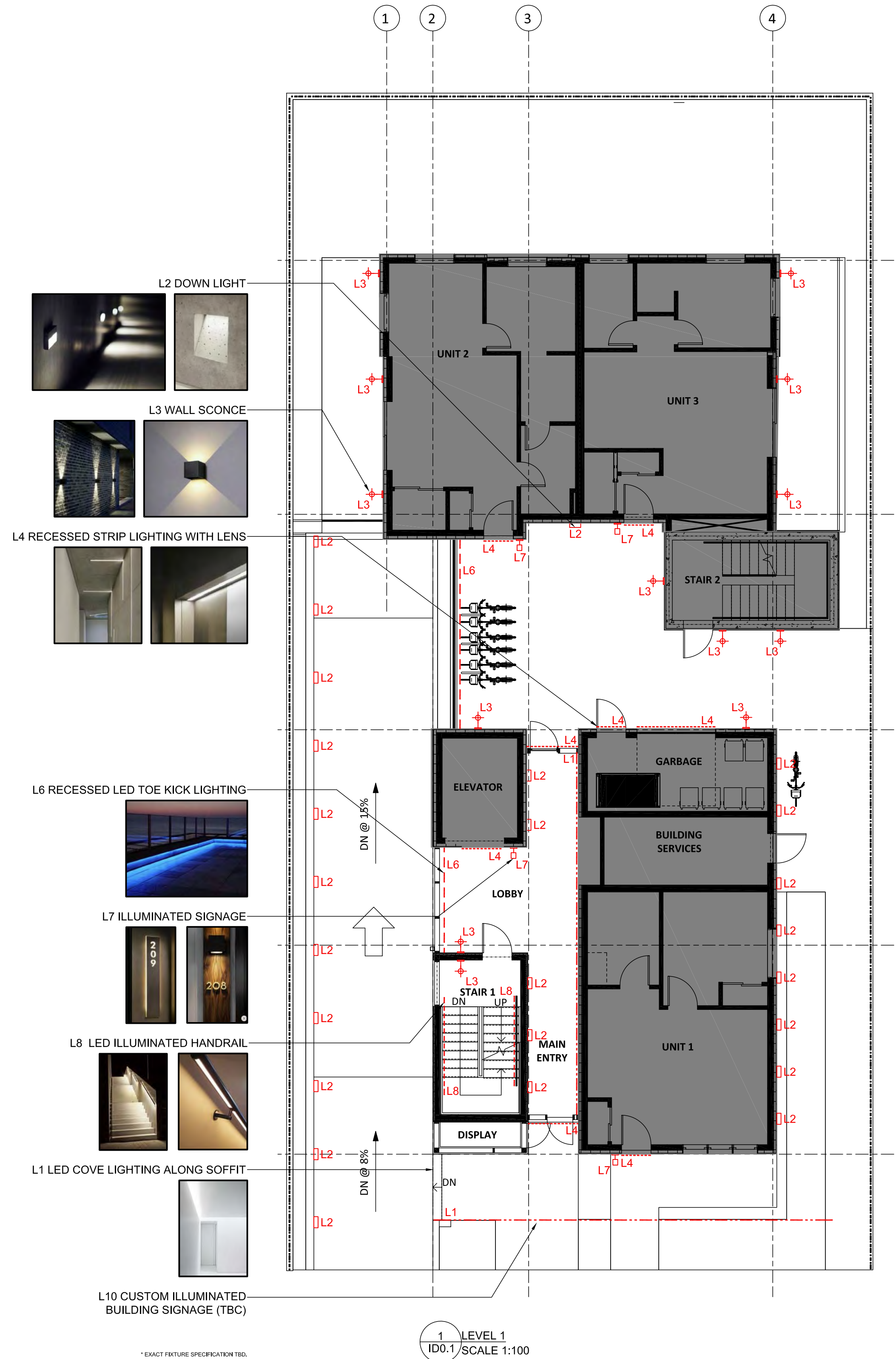
PROJECT NAME
TEN42

PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

ID0.1



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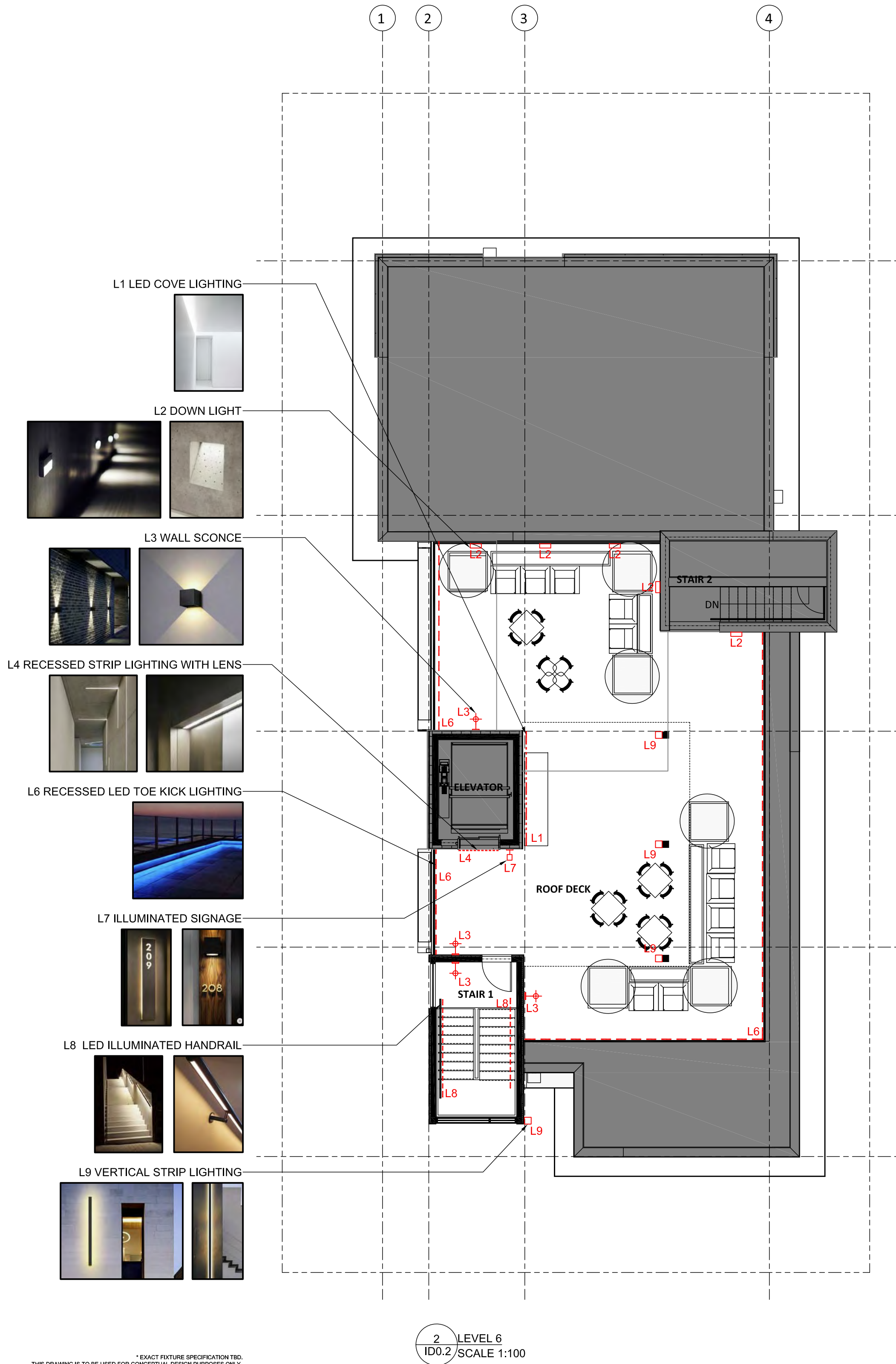
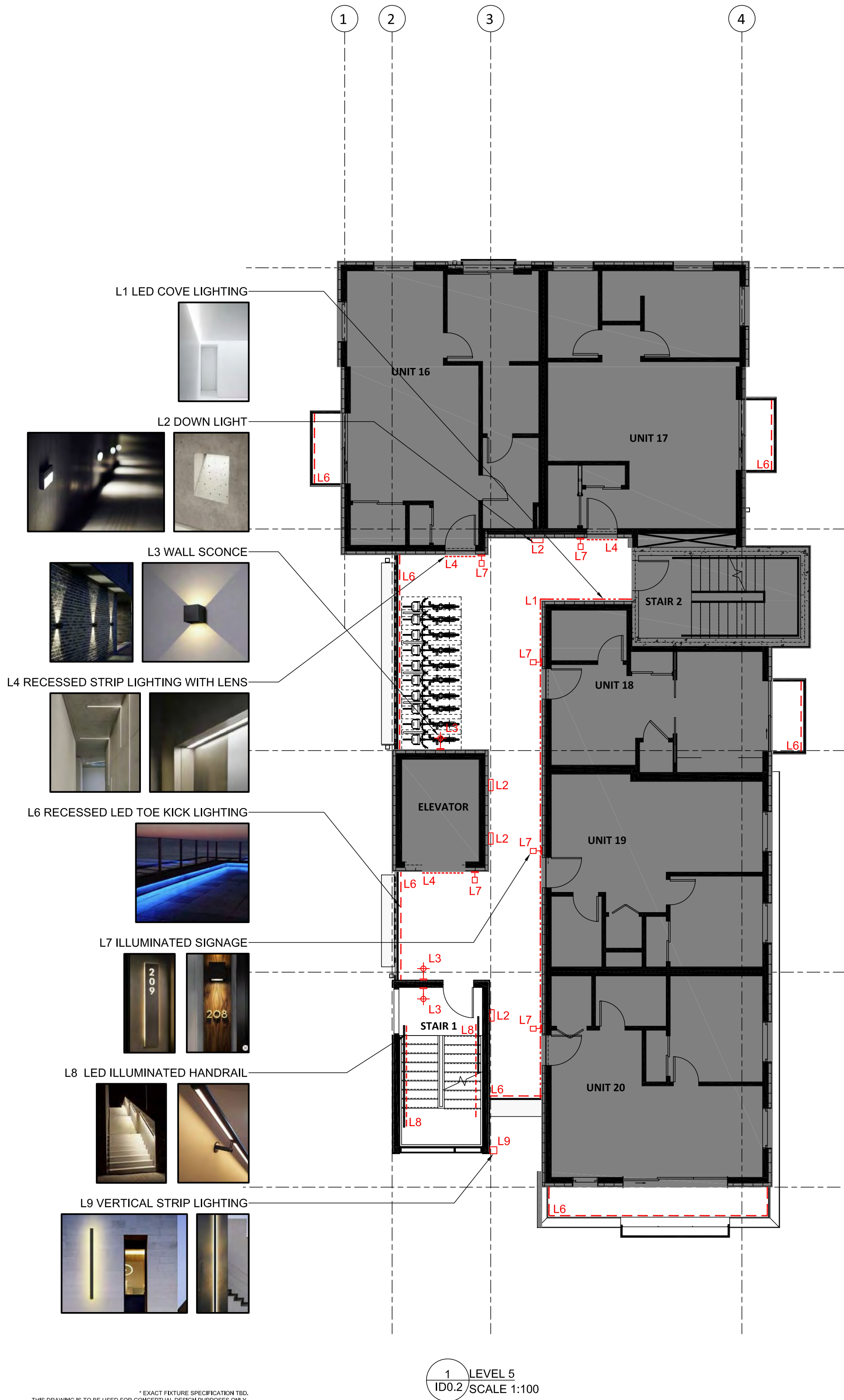
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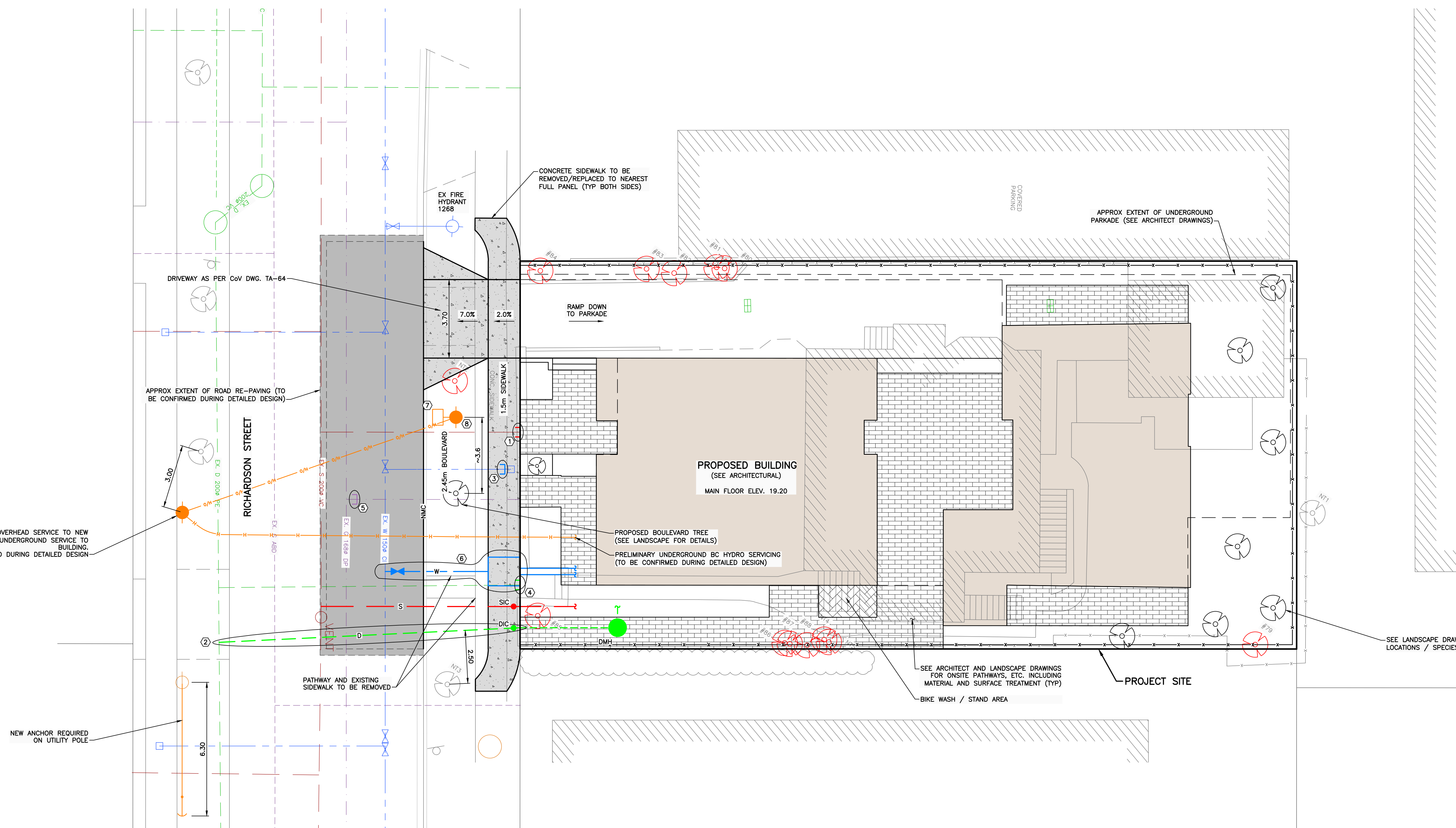
PROJECT ADDRESS
1042 RICHARDSON STREET

DATE
21.06.10

DRAWING TITLE
PROPOSED EXTERIOR LIGHTING

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PROJECT:
1042 RICHARDSON STREET, VICTORIA, BC

TITLE:
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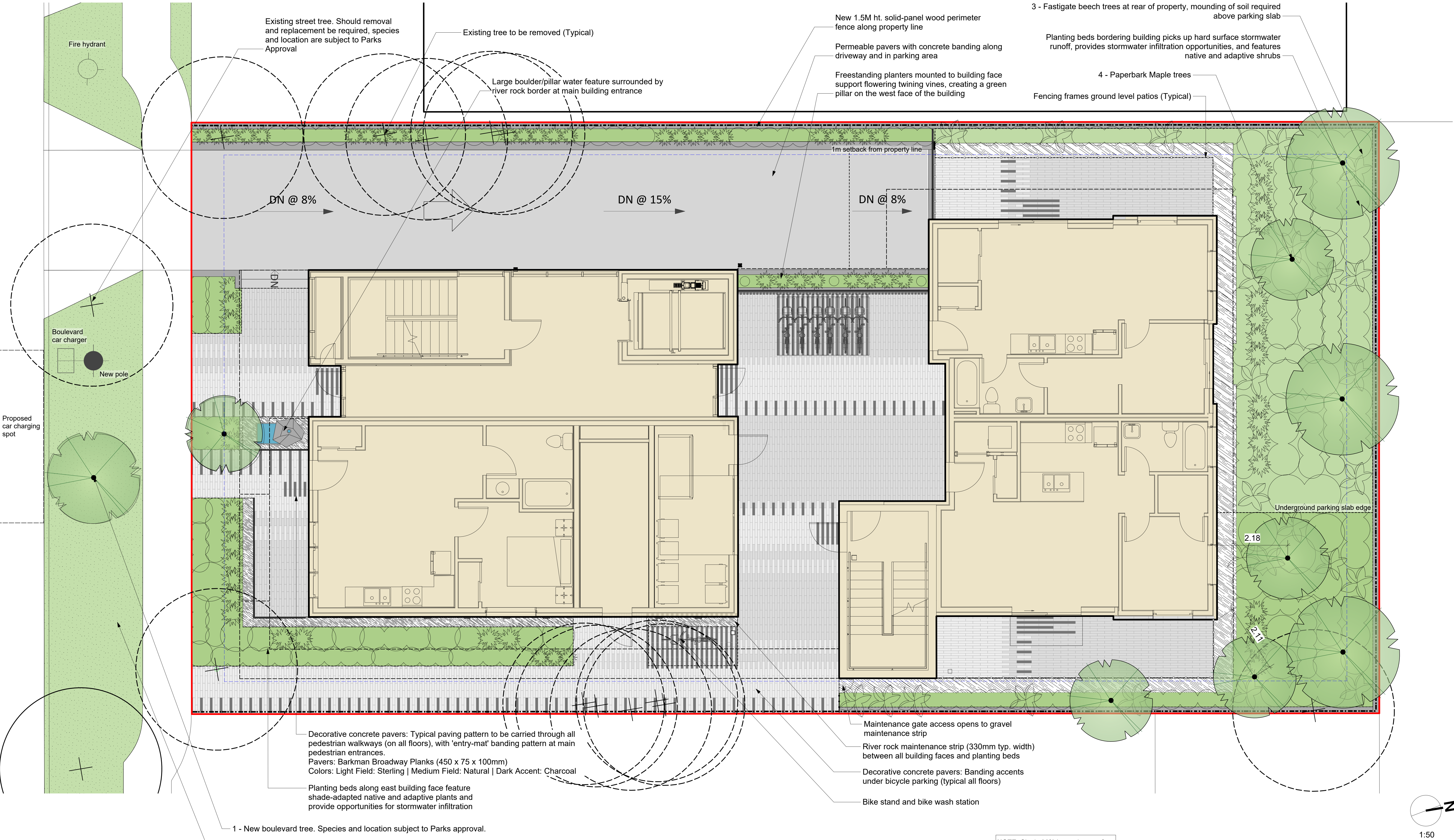
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1042 Richardson Street | Landscape Concept Plan

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

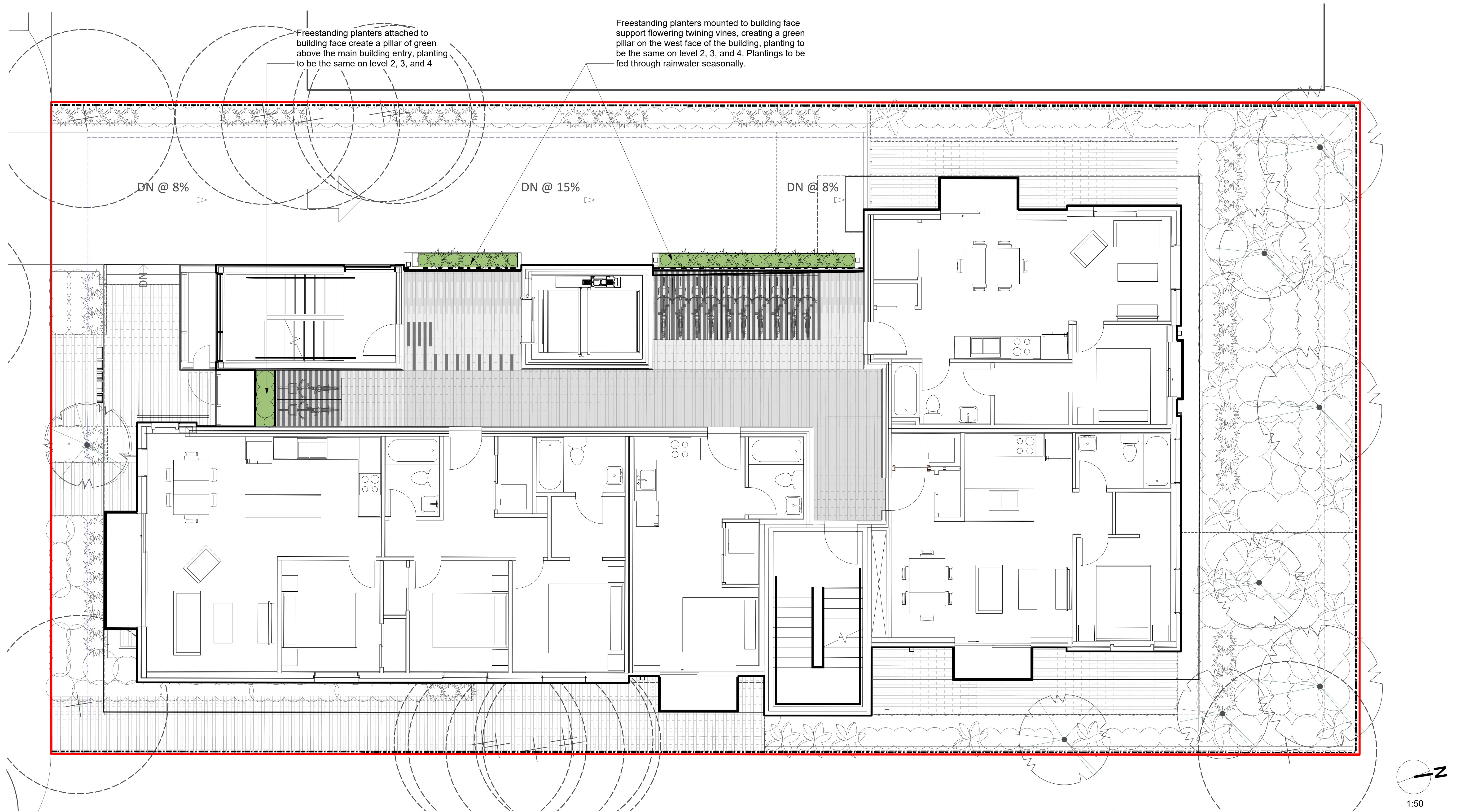
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Project No: 2041 Jul 31-20

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

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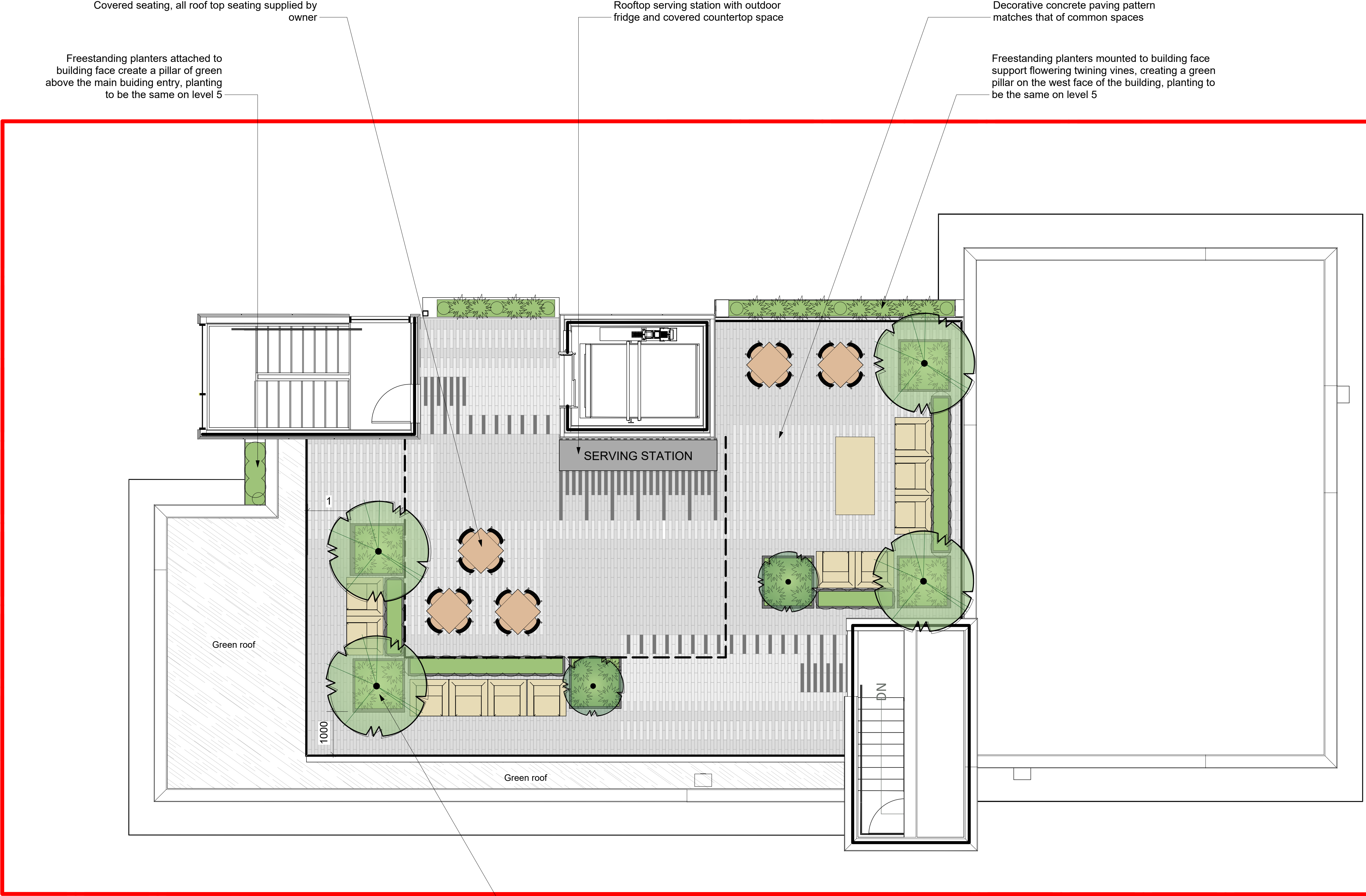
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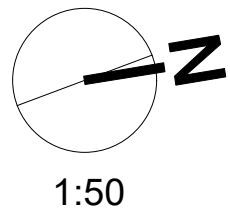


Recommended Plant List


Trees Total: 8			
	Botanical Name	Common Name	Size
	Acer griseum	Paperbark Maple	# 7 pot
	Fagus sylvatica 'Fastigiata'	Fastigate Beech	6cm cal.
	Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.
Large Shrubs Total: 23			
	Botanical Name	Common Name	Size
	Mahonia aquifolium	Tall Oregon Grape	#5 pot
	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
Medium Shrubs Total: 48			
	Botanical Name	Common Name	Size
	Azalea 'Snowbird'	Snowbird Azalea	#5 pot
	Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#7 pot
	Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
Small Shrubs Total: 131			
	Botanical Name	Common Name	Size
	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
Perennials, Annuals and Ferns Total: 124			
	Botanical Name	Common Name	Size
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Gaultheria shallon	Salal	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot
	Polystichum munitum	Sword Fern	#1 pot
Roof Garden Total: 82			
	Botanical Name	Common Name	Size
	Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
	Clematis armandii	Evergreen Clematis	#5 pot
	Magnolia 'Daybreak'	Daybreak Magnolia	6cm cal.
	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1 pot
	Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.
Vines Total: 10			
	Botanical Name	Common Name	Size
	Clematis armandii	Evergreen Clematis	#5 pot

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

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



1042 Richardson Street | L6 Rooftop Concept Plan

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