



Talbot Mackenzie & Associates

Consulting Arborists

1042-1044 Richardson Street,

Victoria, BC

Construction Impact Assessment &

Tree Preservation Plan

Prepared For: Bart Johnson, 1248330 BC Ltd.
4044 Hollydene Place
Victoria, BC
38N 3Z7

Prepared By: Talbot, Mackenzie & Associates
Robert McRae
ISA Certified PN-7125A
TRAQ – Qualified

Original Date of Issuance:	January 22, 2021
Date of Update Issuance:	May 13, 2022

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 1042-1044 Richardson Street

Date of Site Visit(s): May 12/August 24, 2020; January 22, 2021

Site Conditions: No ongoing construction activity. Flat property with existing house (multiple rental units).

Summary:

- The proposal includes demolition of the existing dwelling, accessory building, driveway, and municipal sidewalk, followed by the construction of a new multi-unit residence with underground parking, associated landscaping, driveway, sidewalks, and underground servicing.
- 13 trees were inventoried on the subject property (#84 & 85 are bylaw protected--#79 has been removed as per permit #001966)—two of these are likely shared with 1050 Richardson St. (not bylaw protected; 1 (NT#1, bylaw protected) on the neighbour's property at 1035 McClure St; with a further two trees on the municipal boulevard fronting the subject property and two more fronting 1041 Richardson St.
- From the plans reviewed, it is our opinion that 13 trees will have to be removed from the site due to construction related impacts. As per the wishes of the neighbouring property and the City of Victoria, the retention status of NT1 has been converted to Retain, instead of Removal.
- Trees identified for retention can be isolated from the construction impacts by erecting and maintaining barrier fencing, as well as arborist supervision during demolition of the existing structures and any excavations to take place, including installation of landscaping features and irrigation systems, where these activities encroach on the critical root zones (CRZs) of trees to be retained.

Scope of Assignment:

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line.
- Review the proposal to demolish the existing house and accessory building, followed by the construction of a new multi-unit residence with underground parking, driveway, sidewalks, associated landscaping, and underground servicing.
- Comment on how construction activity may impact existing trees.

- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts.

Methodology:

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Each bylaw protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged.
- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The conclusions reached were based on the information provided within the attached Conceptual Site Servicing plans from McElhanney (dated January 14, 2021) and Architectural plan from Christine Lincott Architects Inc. (dated January 11, 2021).
- A Tree Protection Site Plan was created using the servicing plan provided.

Limitations:

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations, observations of site conditions, and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.
- The extent of impacts to some trees will largely depend on the cut-slope prescribed by the geotechnical engineer during excavation for the foundations. Therefore, the proximity of excavation to trees (without shoring) can only be estimated and may be closer or farther from trees than we estimate.
- Where trees were not surveyed on the plans provided, we have added their approximate locations. The accuracy of our estimated locations has not been verified by a professional surveyor. Only the trees shown on the existing survey (attached as part of architectural plans) were professionally surveyed.

Trees to be Removed

- The following trees will likely require removal due to construction related impacts:
 - **#79, an 89cm DBH bylaw protected Black Locust (*Robinia pseudoacacia*)** has been removed as per permit #001966.
 - **#84, a multi-stemmed Holly (*Ilex spp.*), is bylaw protected according to the sum of the largest stem (22cm DBH) and 60% of the two secondary stems (11cm & 10cm DBH).** Removal recommended, as this tree is within the footprint of the proposed underground parking and immediately adjacent to the proposed driveway ramp.

- **#85, a 31cm bylaw protected Spruce (*Picea spp.*)**. Removal recommended, as this tree is within the proposed sidewalk footprint. Sewer and drain laterals are also proposed immediately adjacent.
- **#80-83—Holly, Plum, and Hawthorne trees not protected under bylaw**. Removal recommended as these trees are within or immediately adjacent to the underground parking footprint and driveway ramp.
- **#86-88, as well as NT#4 & 5, plum trees not protected under bylaw**. Removal recommended as these trees are within the footprint of, or immediately adjacent to the proposed new paver path on the east side of the property. As some of these trees may be under shared ownership with 1050 Richardson St., the neighbours should be notified.
- **NT#2, a 33cm DBH European Birch (*Betula pendula*) located on the municipal boulevard (ID: 15797)**. Removal recommended as new driveway is proposed immediately adjacent; hydro services (utility pole and/or box) are also proposed within the CRZ. In addition, the tree exhibits signs of bronze birch borer infestation, and the species is known to have relatively poor tolerance to construction impacts.

Potential Impacts to Trees and Mitigation Measures

- The following trees have been selected for retention and may be moderately impacted by construction activities:
 - **NT#1, a Japanese Maple (*Acer palmatum*)** on the north neighbouring property at 1035 McClure St., **is bylaw protected according to multiple stem calculation (31cm DBH)** and grows 1.3m from the existing fence (which is 0.5m north of the property line, according to the site survey). Underground parking is proposed within the CRZ, which could require an extensive excavation (at least 3m deep, according to the elevation plan). To retain this tree, excavation must be limited to the property line and alternative slope stabilizing techniques should be utilized to prevent the use of cut-slopes and over-excavation. It is anticipated that the adjacent parking spot (#8) could be retained. This tree should be isolated from the construction by erecting protective barrier fencing 3.5m from the trunk flare on the east, south and west sides of the tree (See Tree Management Plan).
 - **NT#3, a Hawthorn (*Crataegus oxycantha*, ID: 15798) located on municipal boulevard**, can be isolated from construction impacts by erecting and maintaining protective barrier fencing 2.5m from the base of the tree, along the sidewalk and curb edges. It is also recommended that the project arborist supervise the demolition of the

existing sidewalk—if structural roots are encountered, they should be preserved, and the new sidewalk be constructed above (see section “Paved Surfaces Above Tree Roots” and attached paved surfaces diagram) using permeable surface materials.

The project arborist should also supervise the installation of the proposed drain line within the CRZ of NT#3.

The following trees have been selected for retention and will likely experience minor impacts from construction activities:

- **NT#6, a 15cm DBH Paper Birch (*Betula papyrifera*), is located on the municipal boulevard (ID#: 15809)** across the street from the subject property. A new utility pole and hydro services are proposed just outside the CRZ. This tree can be isolated from the construction impacts by erecting and maintaining protective barrier fencing 2.0m from the base of the tree; to the curb and sidewalk edges.
- **NT#7, a 36cm DBH Hawthorn (*Craetagus oxycantha*), is located on the municipal boulevard (ID#: 15810)** across the street from the subject property. It is our understanding that water and storm services within the CRZ will not require upgrades or servicing. This tree can be isolated from the construction impacts by erecting and maintaining protective barrier fencing 2.0m from the base of the tree; to the curb and sidewalk edges.

Mitigation Measures

- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under the direction or supervision of the project arborist. This includes (but is not limited to) the following activities within CRZs:
 - Demolition of existing dwelling and accessory building, sidewalks, driveway, and retaining walls, where they encroach on CRZs of trees to be retained.
 - Installation of any underground services that cross the CRZs of trees to be retained.
 - Installation of landscaping features and irrigation systems.
 - Excavation associated with the new sidewalk, curb, driveways, underground parking, as well as footings for new fencing.
- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Ideally, the area surrounding exposed roots should be watered; this is particularly important if excavation occurs or the roots are exposed during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and watering the area periodically throughout the construction process.

- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones.

The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one or a combination of the following methods (depending on the size of machinery and the frequency of use):
 - Placing a layer of geogrid (such as Combigrid 30/30) over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top or a layer of hog fuel or coarse wood chips at least 30 cm in depth and maintaining it in good condition until construction is complete.
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing two layers of 19mm plywood.
 - Placing steel plates
- **Demolition of the existing building:** The demolition of the existing house and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.
- **Paved Surfaces Above Tree Roots:**

If the new paved surfaces within the CRZs of retained trees require excavation down to bearing soil and significant roots are encountered in this area, this could impact the health or stability of the retained trees. If tree retention is desired, the following recommendations should be followed.

The objective of “no-dig” construction techniques is to avoid root loss and to instead raise the paved surface and/or its base material above the root systems of trees. This may result in the finished grade of the paved surface being raised above existing grade (the amount depending

on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account (e.g. the resulting slope, grades of surrounding patios, etc.). Contractors should be informed that soils which are high in organic content will likely be left intact below the paved area.

Within the CRZs, the project arborist should supervise any excavation associated with constructing these hard surfaces, including the removal of the existing paving or turf. If significant roots are encountered, excavation should be stopped.

Depending on the amount of the critical root zone covered by the paved surface, the condition of the sub-grade and the amount of roots observed, it may be recommended that the paved surface be made permeable and that a geogrid material (such as CombiGrid 30/30 or similar) be used. The function of the geogrid is to reduce compaction and to disperse weight over soils high in organics and roots. The base material for the paving should be placed above this geogrid and should be clear washed gravels (3/4" clear) in order to inhibit future root growth and potential damage to paving as well as to ensure a well-draining aeration layer. An additional layer of filter cloth or geotextile fabric may be recommended to separate coarse and fine layers (if a finer material is required directly underneath the paving).

To allow water to drain into the root systems below, the project arborist may recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems. If the paved surface is a driveway, it may be possible to construct a "ribbon driveway" with an unpaved area between the two strips of paving.

Ultimately, a geotechnical engineer may be consulted and in consultation with the project arborist, may specify their own materials and methods that are specific to the site's grading, soil conditions and requirements, while also avoiding root loss, reducing compaction to the sub-grade and ensuring the most long-term aeration and permeability.

- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces (not dyed) and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

- **Scaffolding:** This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,



Robert McRae
ISA Certified # PN-7125A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Attached:

2-page tree resource spreadsheet

1-page tree protection site plan

12-page building plans

1-page conceptual site servicing plan

1-page paved surfaces diagram (simple)

2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a “risk assessment” of the trees included.

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

1042-1044 Richardson St. - Tree Resource Spreadsheet

1 of 2

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Critical root zone radius (m)	Crown spread (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical				Health	Structural					
79	Yes	On-site	Y	Black Locust	Robinia pseudoacacia	89 (at 1.1m)	9	14	Fair/poor	Poor	NS	Good	Basal injury and decay, fruiting bodies on lower trunk, large deadwood, large pruning wounds, epicormic growth	Removed as per permit #001966.	X
80	Yes	On-site	N	Holly	Ilex spp.	16, 8	2	3	Good	Fair	Suitable	Good	Asymmetric crown due to competition with #81		X
81	Yes	On-site	N	Hawthorn	Crataegus spp.	22	2	3	Good	Fair	Suitable	Good	Conflicting with Holly #80		X
82	Yes	On-site	N	Plum	Prunus spp.	16, 7	2.5	3	Fair	Fair	Suitable	Moderate			X
83	Yes	On-site	N	Holly	Ilex spp.	18, 18	3	4	Fair	Fair	Suitable	Good	One stem growing through fence		X
84	Yes	On-site	Y	Holly	Ilex spp.	22, 11, 10	3.5	4	Good	Fair	Suitable	Good			X
85	Yes	On-site	Y	Spruce	Picea spp.	31	4.5	5	Fair	Good	Suitable	Poor	Some lower crown dieback		X
86	Yes	On-site	N	Plum	Prunus spp.	14	1.5	4	Good	Fair	Suitable	Moderate	Pruned from hydro lines		X
87	No	On-site	N	Plum	Prunus spp.	10	1	2	Good	Fair	Suitable	Moderate	Suppressed		X
88	Yes	On-site	N	Plum	Prunus spp.	18, 16	3.5	4	Good	Fair	Suitable	Moderate			X
NT1	No	Off-site	Y	Japanese Maple	Acer palmatum	14,13,10,6	3.5	8	Good	Fair	Suitable	Moderate	Branches overhang fence 1m.	Neighbour's, 1.3m from existing property fence	Retain
NT2	Yes	Municipal	Municipal	European Birch	Betula pendula	33	5	10	Fair	Fair	Suitable	Poor	, upper crown dieback - likely bronze birch borer infestation, codominant union at 2m above ground	Municipal tree (ID#: 15797)	X

Prepared by:
Talbot Mackenzie and Associates
Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

1042-1044 Richardson St. - Tree Resource Spreadsheet

2 of 2

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Critical root zone radius (m)	Crown spread (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical				Health	Structural					
NT3	Yes	Municipal	Municipal	Hawthorn	Crataegus oxyacantha	27	2.5	8	Fair	Fair	Suitable	Good	Small deadwood	Municipal tree (ID#: 15798), growing under hydro lines	Retain
NT4	Yes	On-site, possibly shared	N (possibly neighbour's)	Plum	Prunus spp.	5, 3	1	2	Fair	Poor	Suitable	Moderate	Decay at base	Growing near fence, possibly shared	X
NT5	Yes	On-site, possibly shared	N (possibly neighbour's)	Plum	Prunus spp.	7	1	2	Fair	Fair	Suitable	Moderate		On neighbour's side of fence, possibly shared	X
NT6	Yes	Municipal	Municipal	Paper Birch	Betula papyrifera	15	2	4	Good	Fair	Suitable	Poor	Hydro clearance pruning, codominant stems with included bark, surface root next to sidewalk.	Municipal tree (ID#: 15809),	Retain
NT7	Yes	Municipal	Municipal	Hawthorn	Craetagus oxycantha	36	3.5	8	Fair	Fair	Suitable	Good		Municipal tree (ID#: 15810).	Retain

Prepared by:
Talbot Mackenzie and Associates
Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Tree protection barrier fencing.

Talbot Mackenzie & Associates

Project arborist to supervise all excavation and paved surface installation within the critical root zone of NT1

Talbot Mackenzie & Associates

Tree Protection Site Plan

-Orange dashed lines indicate tree protection barrier fencing locations.

-Project arborist to supervise all excavations within CRZs of trees to be retained.

JANUARY 14, 2021

ISSUED FOR REZONING

- NOTES:**
- FOR BUILDING, LANDSCAPE AND TREE INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS.
 - FOR LEGAL INFORMATION, SEE PLANS BY POWELL & ASSOCIATES.
 - UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN. LOCATIONS AND SIZES OF SERVICES ARE SUBJECT TO CHANGE.
 - BUILDING FLOOR AND PARKING LOT ELEVATIONS SUBJECT TO CHANGE DURING DETAILED DESIGN.
 - ALL EXISTING BUILDINGS, PARKING LOT ASPHALT, RETAINING WALLS, CURB STOPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
 - HYDRO/TEL/CABLE/GAS SERVICES (BY OTHERS) LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 - BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).

LEGEND

APPROXIMATE PROPOSED FINISHED GRADE ELEVATIONS (SUBJECT TO CHANGE DURING DETAILED DESIGN.)

TREE TO BE REMOVED

- SHEET NOTES**
- | No. | DESCRIPTION |
|-----|--|
| ① | EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| ② | NEW 200# STORM SERVICE C/W INSPECTION CHAMBER, WORK TO BE COMPLETED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SERVICE TO BE LOCATED EQUIDISTANCE FROM EXISTING TREES ON SOUTH SIDE OF RICHARDSON STREET. |
| ③ | EXISTING 19# WATER SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| ④ | EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. |
| ⑤ | EXISTING GAS SERVICE TO BE CAPPED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE. |
| ⑥ | NEW 50# DOMESTIC AND 100# FIRE WATER SERVICE BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SIZE TO BE CONFIRMED DURING DETAILED DESIGN. SERVICE TO BE INSTALLED BETWEEN (CENTRED) THE ONSITE TREES. |
| ⑦ | VEHICLE CHARGING STATION AT DEVELOPER'S EXPENSE. |
| ⑧ | NEW UTILITY POLE REQUIRED TO PROVIDE OVERHEAD SERVICE TO CHARGING STATION. IF UNDERGROUND SERVICE IS REQUIRED (WHICH WOULD ELIMINATE THE NEED FOR THE UTILITY POLE NEAR THE CHARGING STATION), A BOX WOULD BE REQUIRED NEAR THE NEW PROPOSED UNDERGROUND HYDRO CROSSING. THIS BOX WOULD BE LESS THAN 2.0m AWAY FROM THE PROPOSED BOULEVARD TREE. FINAL DETAILS TO BE CONFIRMED DURING DETAILED DESIGN. |

SEE ARCHITECTURAL AND LANDSCAPING, DRAWINGS FOR ADDITIONAL INFORMATION.

LEGAL PLAN AND TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES.

0 2 6m
1:100

AK-244 (VUL) PRO-2105-01-05-05-05 1042 RICHARDSON STREET V10 DRAWINGS 01-05-05-05-05 REZONING.DWG 1/14/2021 10:01 AM LAYOUT1

THIS DRAWING AND DESIGN IS THE PROPERTY OF McElhanney LTD. AND SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

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



McElhanney

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

SEAL

PROJECT:
1042 RICHARDSON STREET, VICTORIA, BC

TITLE:
CONCEPTUAL SERVICING DRAWING FOR REZONING

SCALE
HORIZ: 1:100 VERT: N/A

PROJECT NO.
20-083

ISSUED/REVISION
2

APPROVING AUTHORITY FILE NO.

DRAWING NO.
20-083-REZONING

1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



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

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	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
C01	Civil
L01	Landscape
L02	Landscape

Project Scope Summary

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



2 Site Context Plan
1 : 1000

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		
LEVEL 6	155 m²		
	1317 m²		

FSR CALCULATION
SITE AREA (SA) = 668 m²
FLOOR AREA (FA) = 1317m²
FSR = FA/SA = **1.97**

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	No
102	UNIT 2	46 m²	No
103	UNIT 3	44 m²	No
LEVEL 2			
201	UNIT 4	46 m²	No
202	UNIT 5	44 m²	No
203	UNIT 6	25 m²	Yes
204	UNIT 7	88 m²	No
LEVEL 3			
301	UNIT 8	46 m²	No
302	UNIT 9	44 m²	No
303	UNIT 10	25 m²	Yes
304	UNIT 11	88 m²	No
LEVEL 4			
401	UNIT 12	46 m²	No
402	UNIT 13	44 m²	No
403	UNIT 14	25 m²	Yes
404	UNIT 15	88 m²	No
LEVEL 5			
501	UNIT 16	46 m²	No
502	UNIT 17	44 m²	No
503	UNIT 18	26 m²	Yes
504	UNIT 19	36 m²	Yes
505	UNIT 20	39 m²	Yes
LEVEL 6			
601	UNIT 21	117 m²	No
		1053 m²	

Unit Schedule - By Type			
Unit Type	Area	Affordable Housing	Quantity
LEVEL 1			
1 Bedroom	44 m² ... 46 m²	No	3
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
3 Bedroom	88 m²	No	1
Studio	25 m²	Yes	1
LEVEL 5			
1 Bedroom	44 m² ... 46 m²	No	2
1 Bedroom	26 m² ... 39 m²	Yes	3
LEVEL 6			
3 Bedroom	117 m²	No	1
Total Units			21

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

OWNER	ARCHITECTURAL	LANDSCAPE	SURVEY	GEOTECHNICAL
1248330 BC LTD. 4044 Hollydene Place Victoria, B.C. 250 893 9038 bartj.vi@gmail.com Contact: Bart Johnson	Christine Lintott Architects Inc. Unit 1 - 864 Queens Avenue Victoria, B.C. V8T 1M5 250 384 1969 christine@lintottarchitect.ca Contact: Christine Lintott	LADR Landscape Architects #3-864 Queens Avenue Victoria, BC V8T1M5 250 598 0105 cwindjack@ladrla.ca Contact: Chris Windjack	Powell & Associates 250-2950 Douglas Street Victoria, BC V8T 4N4 250 382 8855 Contact: Nathan Dunlop	McElhanney Suite 500 - 3960 Quadra Street Victoria BC V8X 4A3 250 370 9221 ndunlop@mcelhanney.com Contact: Nathan Dunlop

Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

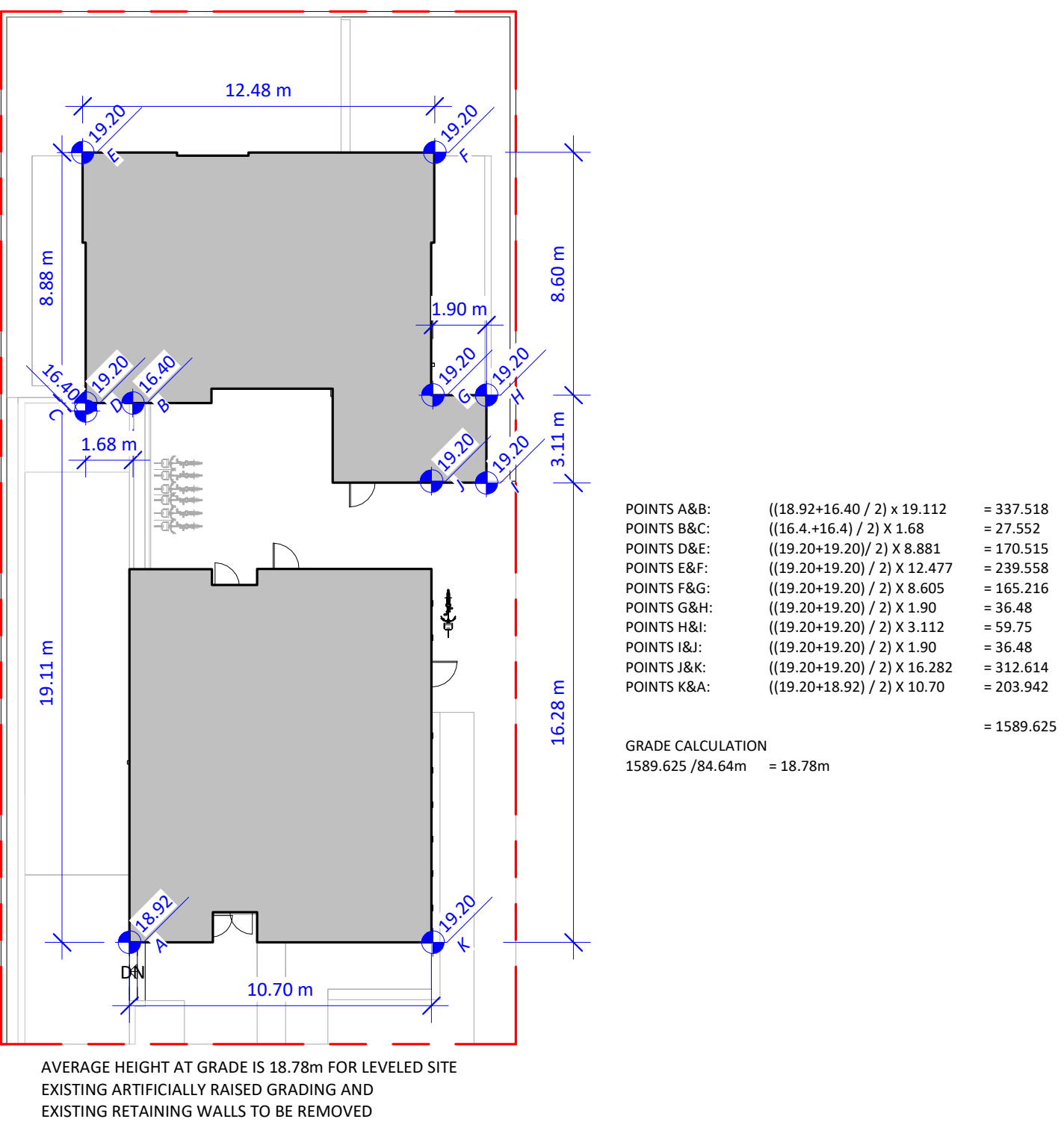
Date	2021-01-14 11:00:40 AM
Drawn by	BH
Checked by	CL
A0.00	
Scale	As indicated

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

Re - Submission for Rezoning and Development Permit 2021-01-1

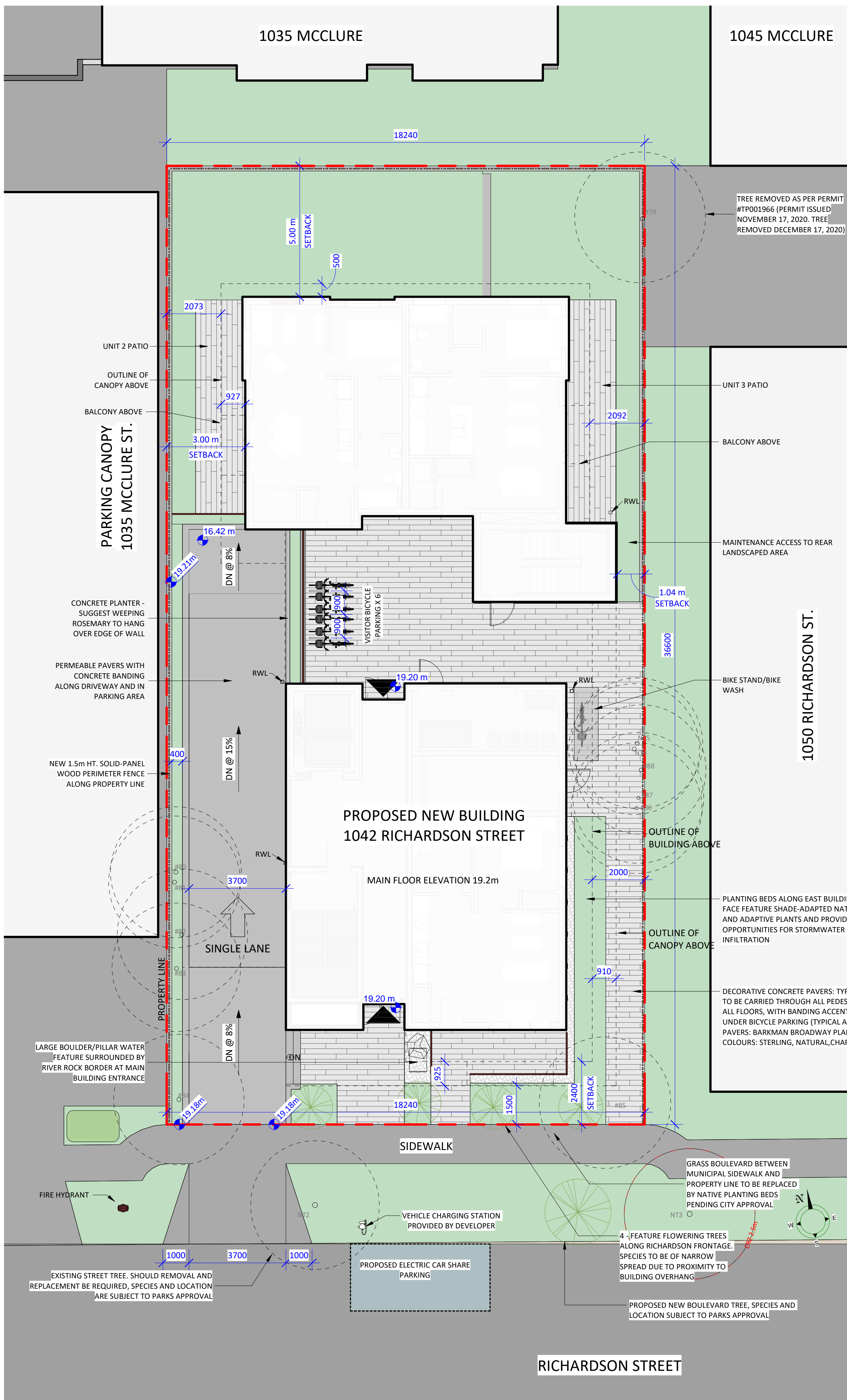
Project Information Table		
	Zoning Min/Max	Proposed
Zone (existing)	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1317 m ²
Floor Space Ratio	N/A	1 : 1.97
Site Coverage ² %	N/A	60.2 %
Open Site Space %	N/A	28.7 %
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m ² × 6 = 1.2 .75 / unit < 45m ² × 6 = 4.5 .9 / unit > 45m ² , < 70m ² × 5 = 4.5 1.3 / unit > 70m ² × 4 = 5.2 0.13/unit visitor × 21 = 2.1 Total = 17.5 (18)	7 resident 2 visitor 1 on-street electric car-share
Bicycle Parking #	<u>Long Term Per Schedule C</u> 1/unit < 45m ² × 12 = 12 1.25/unit > 45m ² × 9 = 11.25 Total = 23.25 (24) <u>Short Term Per Schedule C</u> Total = 6 (MIN)	<u>Long Term Per Schedule C</u> P1 = 15 Lvl 2 = 12 Sub-Total = 27 <u>Lvl 3-5 Additional = 34</u> Total = 27+34 = 61 <u>Short Term Per Schedule C</u> Total = 6
Building Setbacks		
Front Yard (South)	N/A	2.4m
Rear Yard (North)	N/A	5.0m
Side Yard (West)	N/A	3.0m
Side Yard (East)	N/A	1.0m
Residential Use Details		
Total Number of Units		21
Unit Type Breakdown		4 Studio Units, 13 One Bedroom Units, 4 Three Bedroom Units
Ground Oriented Units		3
Minimum Unit Floor Area		25 m ²
Total Residential Floor Area		1053 m ²

1. Areas shown in this table are for zoning purposes only & are measured to inside face of exterior walls.
2. Site Coverage calculated as horizontal area within the vertical projection of the exterior face of outermost walls of the building as a percentage of the lot area.



2) AVG GRADE
1 : 200

Date	2021-01-14 11:00:43 AM
Drawn by	B
Checked by	C



1 Site Plan
1 : 100



Issue	Date
-------	------

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

Re - Submission for Rezoning and Development Permit	2021-01-11
---	------------

Revision

No.	Description	Date
-----	-------------	------

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Site Survey

Date	2021-01-14 11:00:44 AM
------	------------------------

Drawn by	BH
----------	----

Checked by	CL
------------	----

A0.02

Scale

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1042 Richardson Street

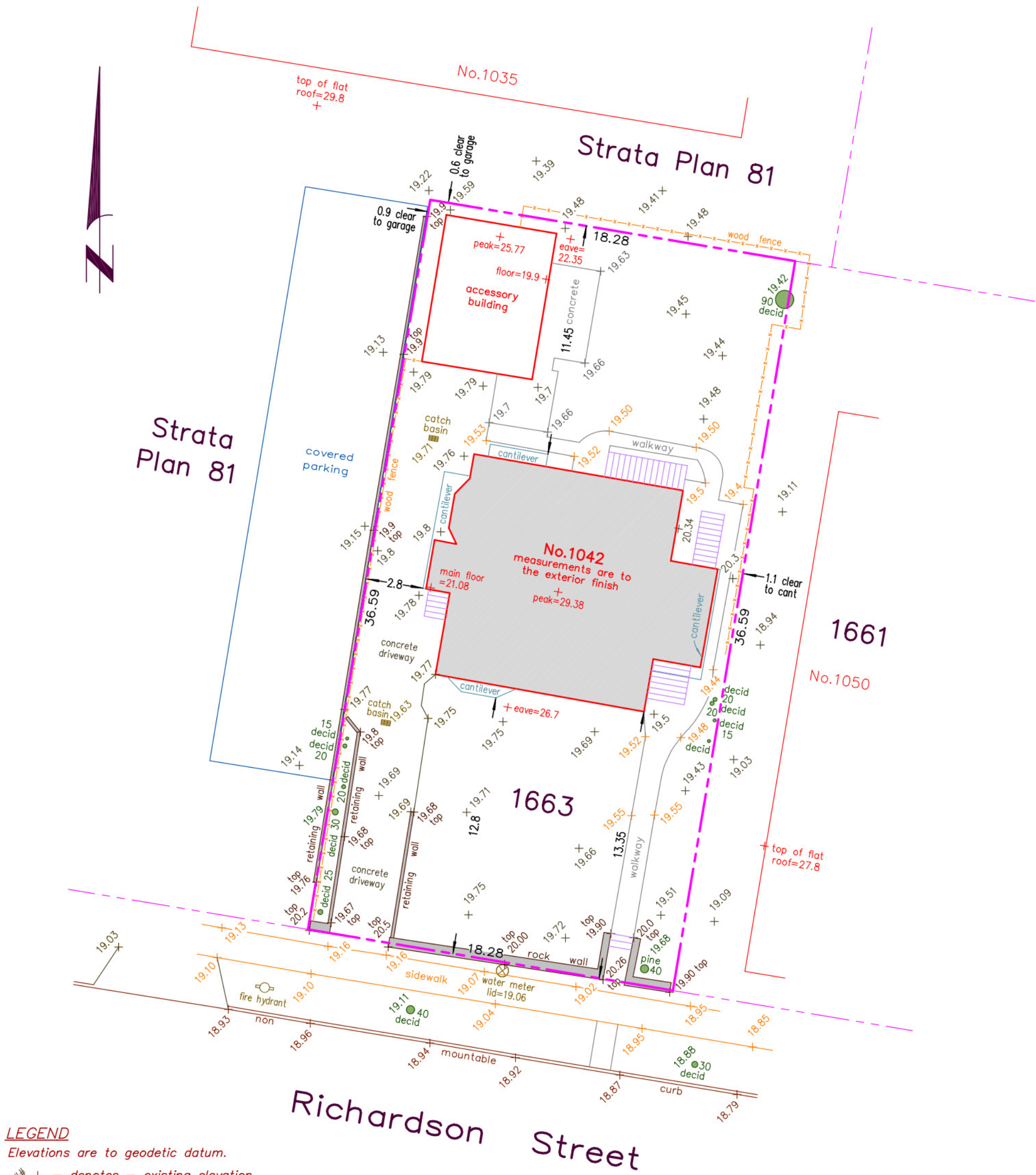
Legal – Lot 1663, Victoria City

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

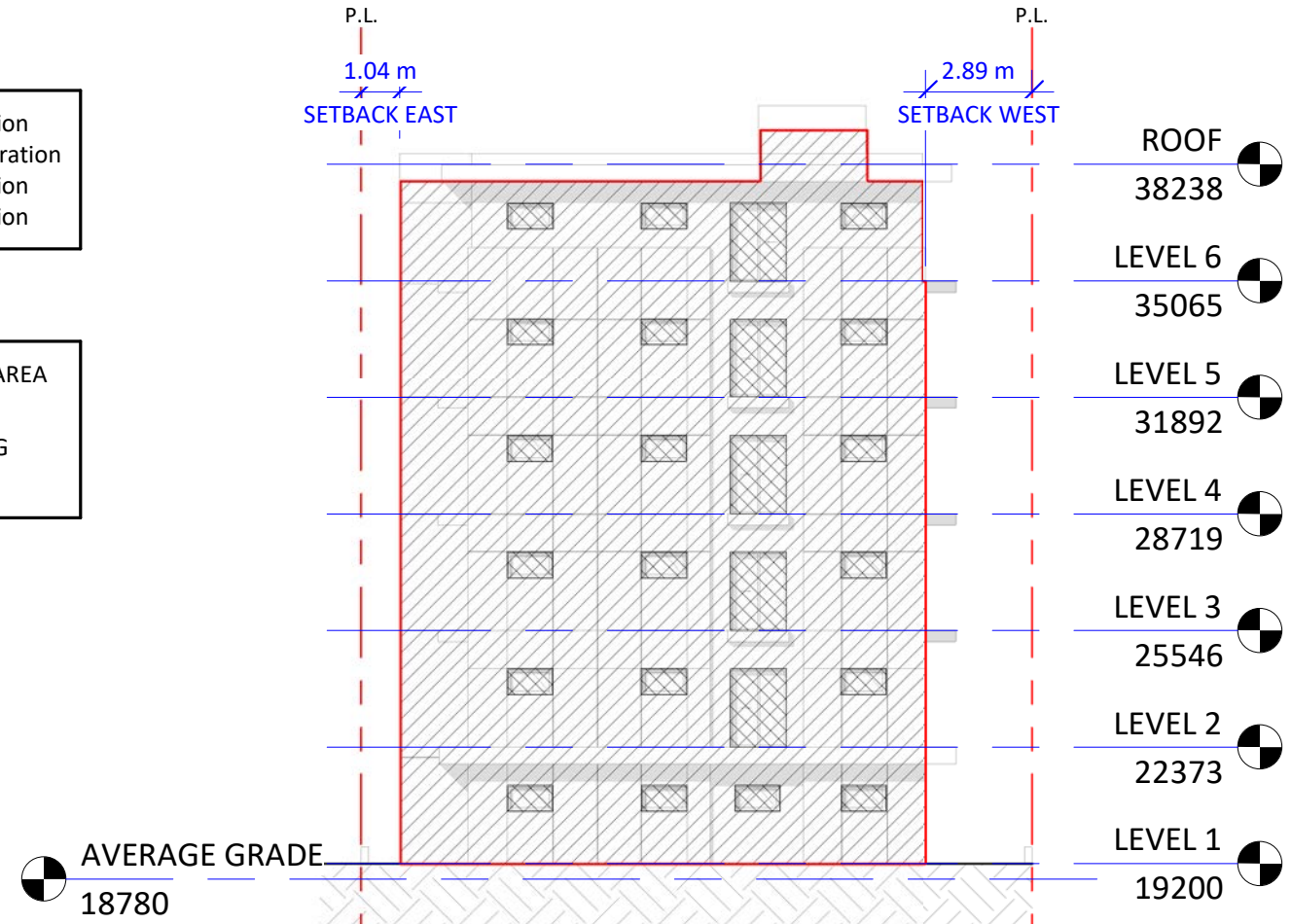
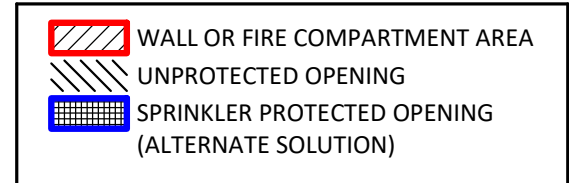
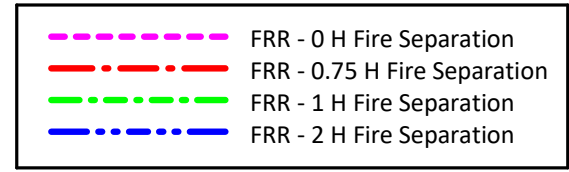
GENERAL INFORMATION			
NO.	ITEM	DESCRIPTION	REFERENCES
1	PROJECT TYPE	<input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> RENO. <input type="checkbox"/> ADDITION <input type="checkbox"/> TENANT IMPROVEMENT	-
2	GOVERNING BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018, INCLUDING 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"/> S8 <input type="checkbox"/> TOTAL	3.1.17.
		ROOM OCCUPANCY COUNT OCCUPANTS	
		STUDIO 2 3 6	
		1 BEDROOM 2 14 28	
		3 BEDROOM 6 4 24	
		TOTAL 58	
9	BUILDING AREA (m ²)	<input checked="" type="checkbox"/> 340 BUILDING AREA	1.4.1.2.
10	GRADE ELEVATION (m, GEODETIC)	<input checked="" type="checkbox"/> -19.20 GRADE	1.4.1.2.
11	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> 6 ABOVE GRADE <input type="checkbox"/> 0 BELOW GRADE <input checked="" type="checkbox"/> 6 TOTAL	3.2.1.1.
12	FIRE ALARM & DETECTION SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.4.1.
13	AUTOMATIC SPRINKLER SYSTEM	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.12.
14	MEZZANINE(S)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.
15	INTERCONNECTED FLOOR SPACE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.8.2.
16	NUMBER OF STREETS FACING	<input checked="" type="checkbox"/> 1 STREET FACING	1.4.1.2.
17	FIRE DEPARTMENT ACCESS ROUTES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.4.
18	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.
19	ROOF ACCESS	<input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.3.
20	STANDPIPE SYSTEM	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.2.5.8.
21	LIGHTING AND EMERGENCY POWER	<input type="checkbox"/> REQUIRED <input type="checkbox"/> PROVIDED <input type="checkbox"/> N/A SEE ELEC. DRAWINGS	3.2.7.
22	EMERGENCY GENERATOR	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.7.
23	ACCESS FOR PERSONS W/ DISABILITIES	<input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input type="checkbox"/> N/A	3.8.2.
24	ALTERNATE SOLUTIONS REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SPRINKLER PROTECTION EXIT EGRESS PATH EXPOSED TO OPENINGS	DIV A - 1.2.1.1.(1)(B) & DIV C - 2.3.
CONSTRUCTION CLASSIFICATION		GROUP C, UP TO 6 STOREYS, SPRINKLERED	3.2.2.50.
25	CONSTRUCTION TYPE(S)	COMBUSTIBLE: <input checked="" type="checkbox"/> PERMITTED <input checked="" type="checkbox"/> PROPOSED <input type="checkbox"/> N/A NON-COMBUSTIBLE: <input type="checkbox"/> PERMITTED <input type="checkbox"/> PROPOSED <input type="checkbox"/> N/A	
26	ASSEMBLY FIRE-RESISTANCE RATINGS	MIN. F.R.R. (HOURS): 1 FLOOR ¹ <input type="checkbox"/> MEZZANINE ¹ <input type="checkbox"/> 1 ROOF <input type="checkbox"/> ¹ LOADBEARING ELEMENTS TO HAVE SAME F.R.R. AS SUPPORTED ASSEMBLY	
27	BUILDING HEIGHT (STOREYS)	<input checked="" type="checkbox"/> 6 MAXIMUM <input checked="" type="checkbox"/> 6 PROPOSED	
28	BUILDING AREA (m ²)	<input checked="" type="checkbox"/> 1500 m ² MAXIMUM <input checked="" type="checkbox"/> 340m ² PROPOSED	

Building Code Analysis - Spatial Separations

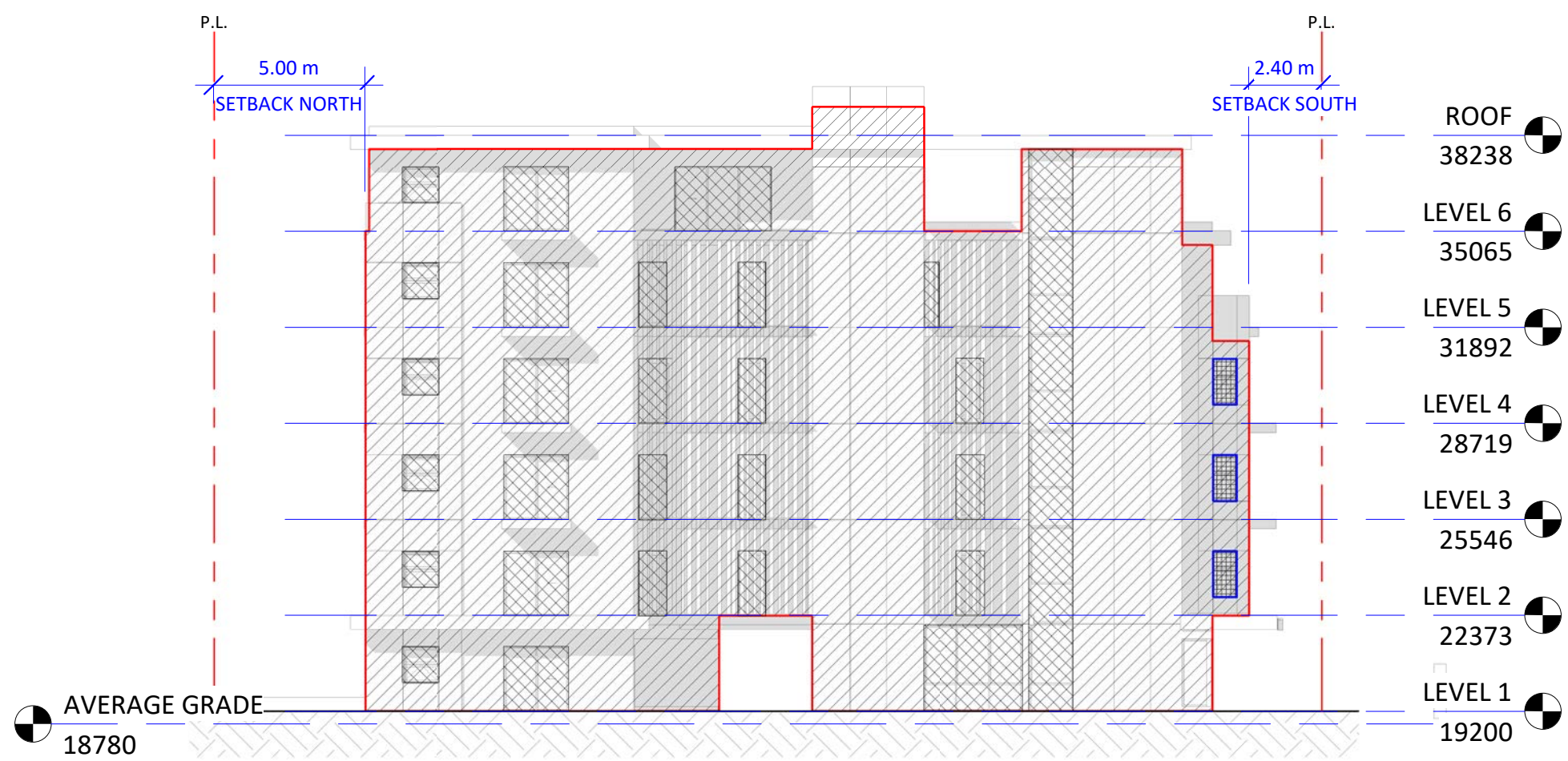
6 - SPATIAL SEPARATIONS			
NO.	ITEM	DESCRIPTION	REFERENCE
6-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION	WALL AREA LIMITING DISTANCE MAXIMUM OPENINGS PROPOSED OPENINGS NORTH: 269.2 m ² 5 m 40 % 12.26 % EAST: 514.8 m ² ≥ 1.04 m 12.37 % 11.7 % SOUTH: 271.2 m ² 11 m 100 % 32.4 % WEST: 514.5 m ² 2.5 m 20 % 19.79 %	3.2.3.1.
6-2	CONSTRUCTION OF EXPOSING BUILDING FACE	F.R.R. (HOURS) NON-COMBUSTIBLE WALL NON-COMBUSTIBLE CLADDING NORTH: 5/4 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED ¹ EAST: 1 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED ¹ SOUTH: - <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED ¹ WEST: 1 <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED <input checked="" type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> PROVIDED ¹ ¹ NON-COMBUSTIBLE CLADDING REQUIRED ON ALL BUILDING FACES BY CONSTRUCTION CLASSIFICATION ARTICLE 3.2.2.50.	3.2.3.7.
6-3	PROTECTION OF EXIT FACILITIES (ALTERNATE SOLUTION)	AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS WITHIN 3m HORIZONTALLY AND 5m VERTICALLY. AT WEST, OPENINGS AT 90-DEGREE ANGLE TO EXIT STAIR ARE WITHIN 3m. IN LIEU OF CLOSURES (SHUTTERS) OR WIRED GLASS, ALTERNATE SOLUTION SHALL CONSIST OF A SPRINKLER HEAD AT INTERIOR SIDE OF EACH OPENING, COMPLETE WITH BAFFLES ETC WHERE REQUIRED BY NFPA-13, FOR EQUIVALENT PROTECTION BY WATER CURTAIN.	3.2.3.13.



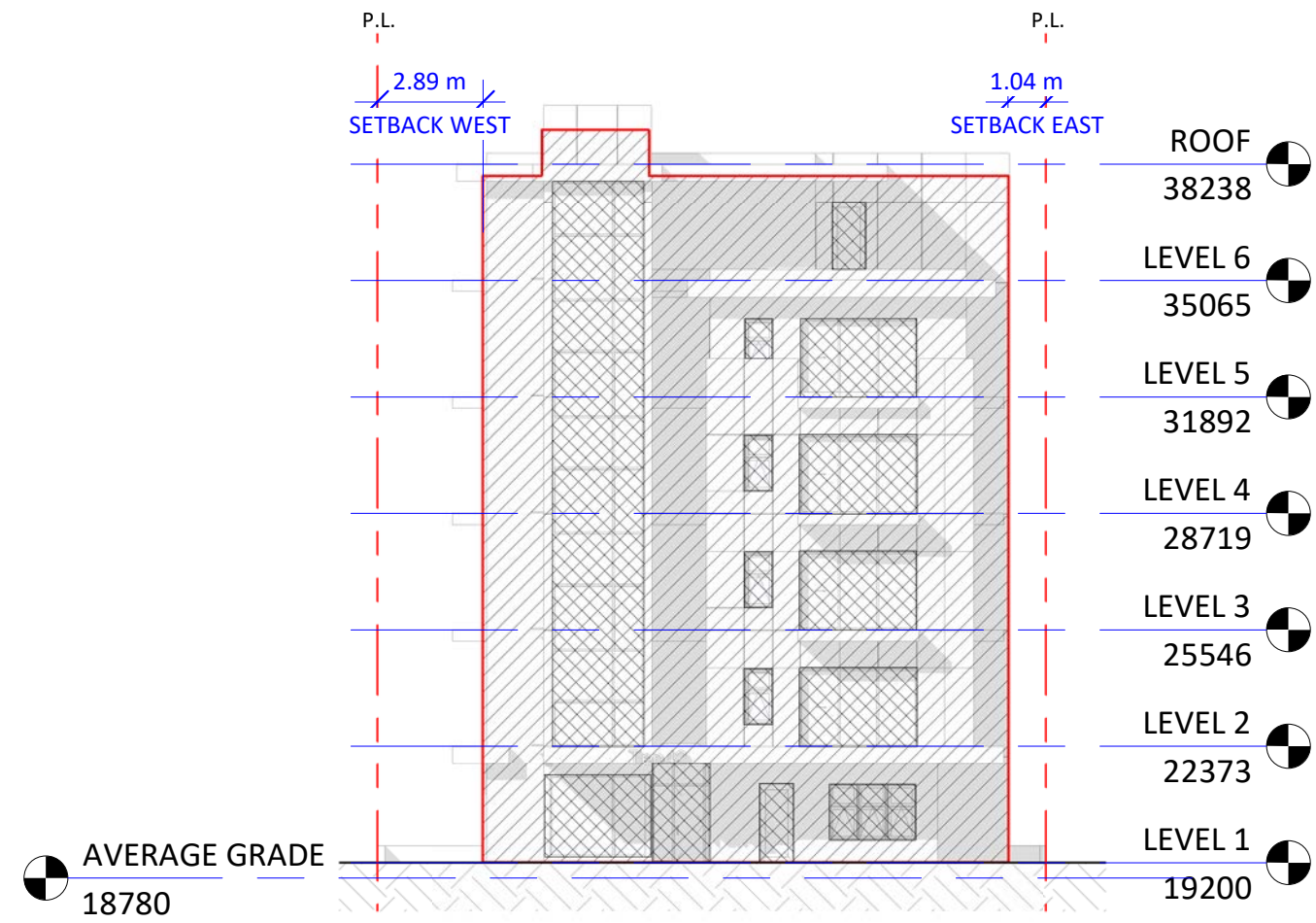
① Spatial Separations - East
1 : 200



② Spatial Separations - North
1 : 200



③ Spatial Separations - West
1 : 200



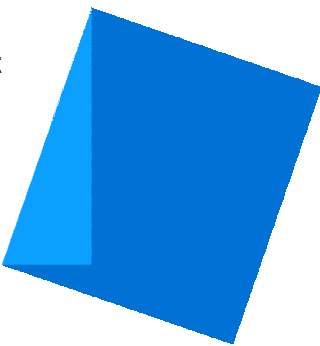
④ Spatial Separations - South
1 : 200



FLOOR AREA (ZONING)	
Level	Area
LEVEL 1	225 m ²
LEVEL 2	237 m ²
LEVEL 3	237 m ²
LEVEL 4	237 m ²
LEVEL 5	226 m ²
LEVEL 6	155 m ²
	1317 m ²

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

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 2021-01-11

Revision

No. Description Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Code Analysis and Spatial Separation

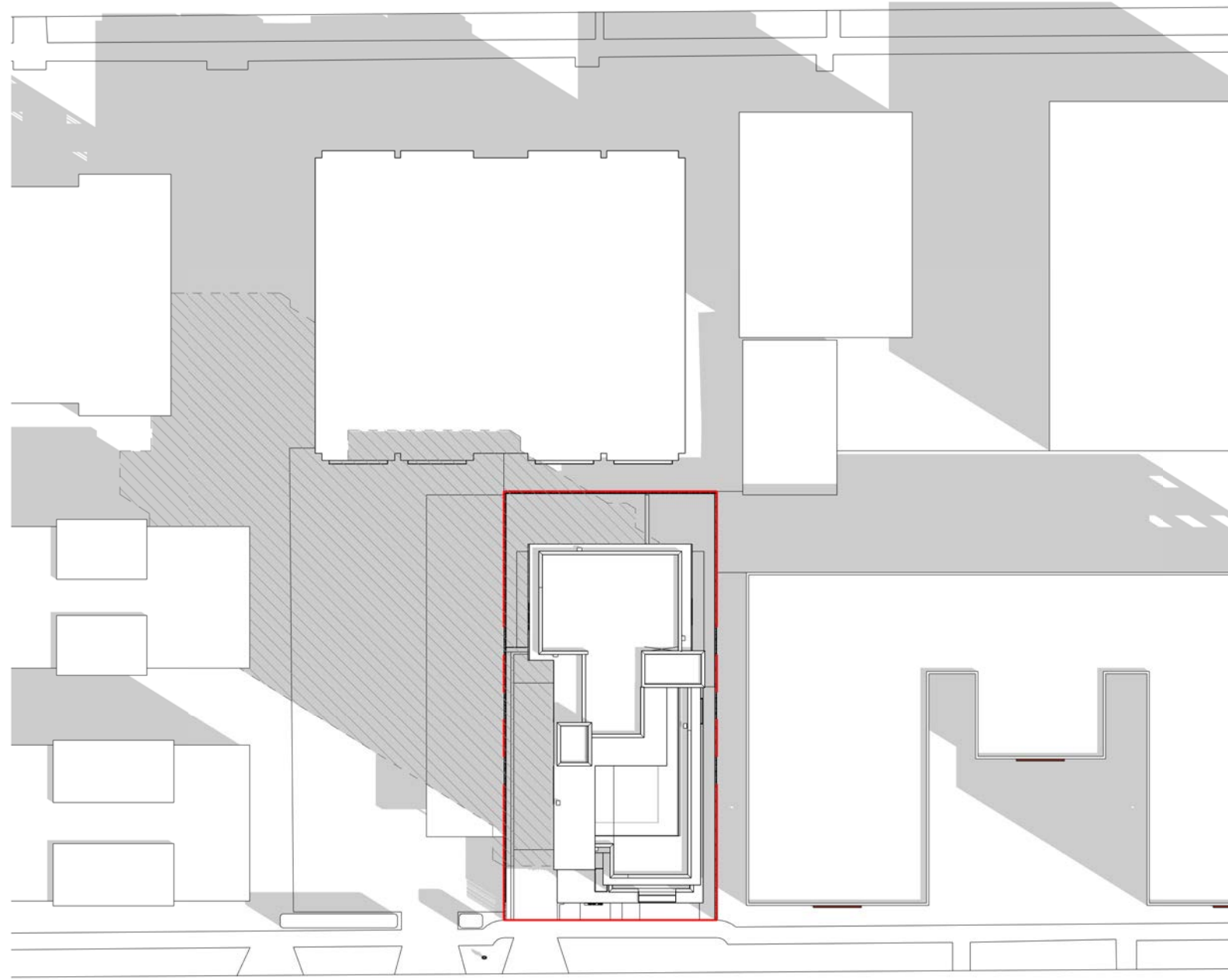
Date 2021-01-14 11:00:49 AM

Drawn by BH

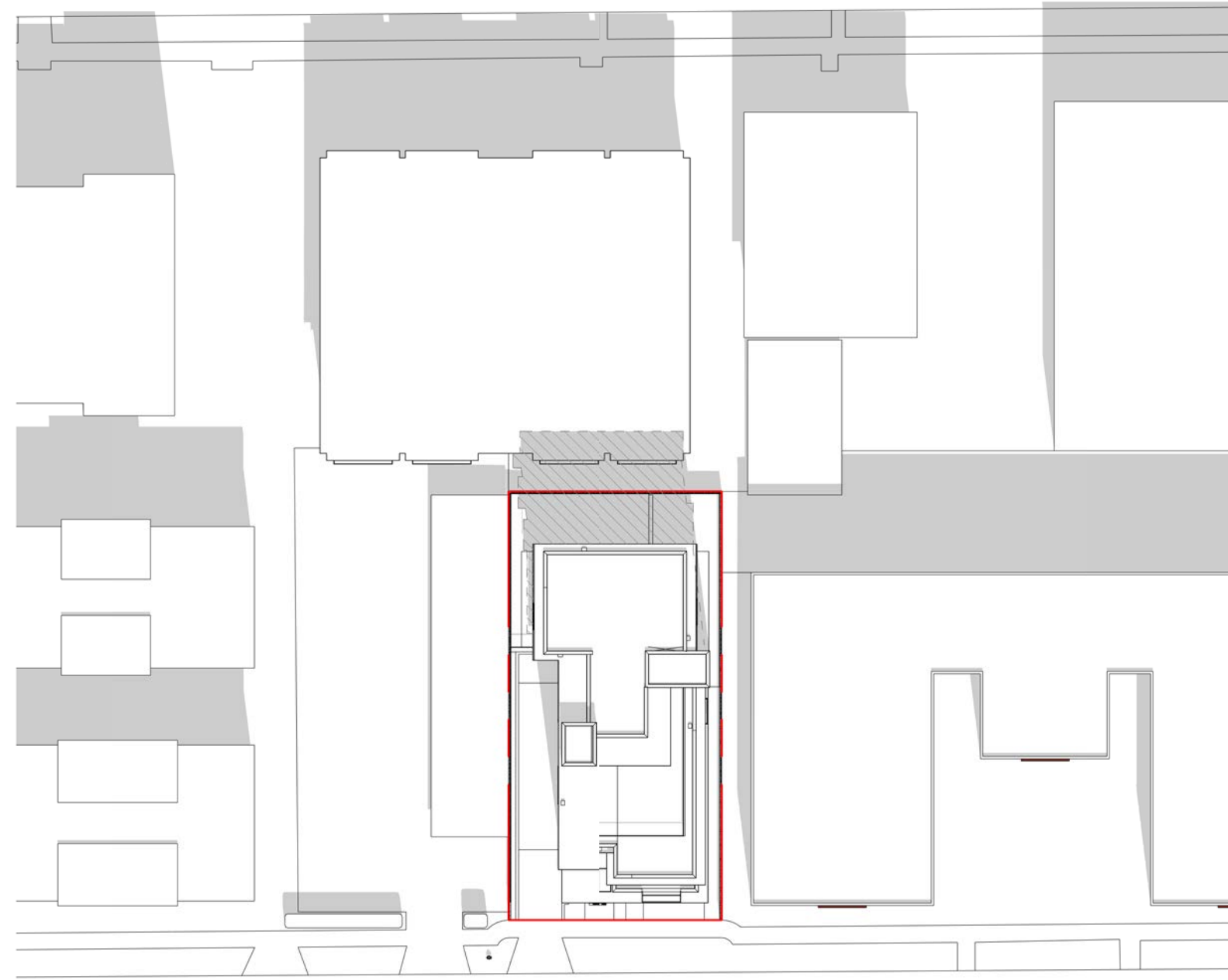
Checked by CL

A0.03

Scale As indicated



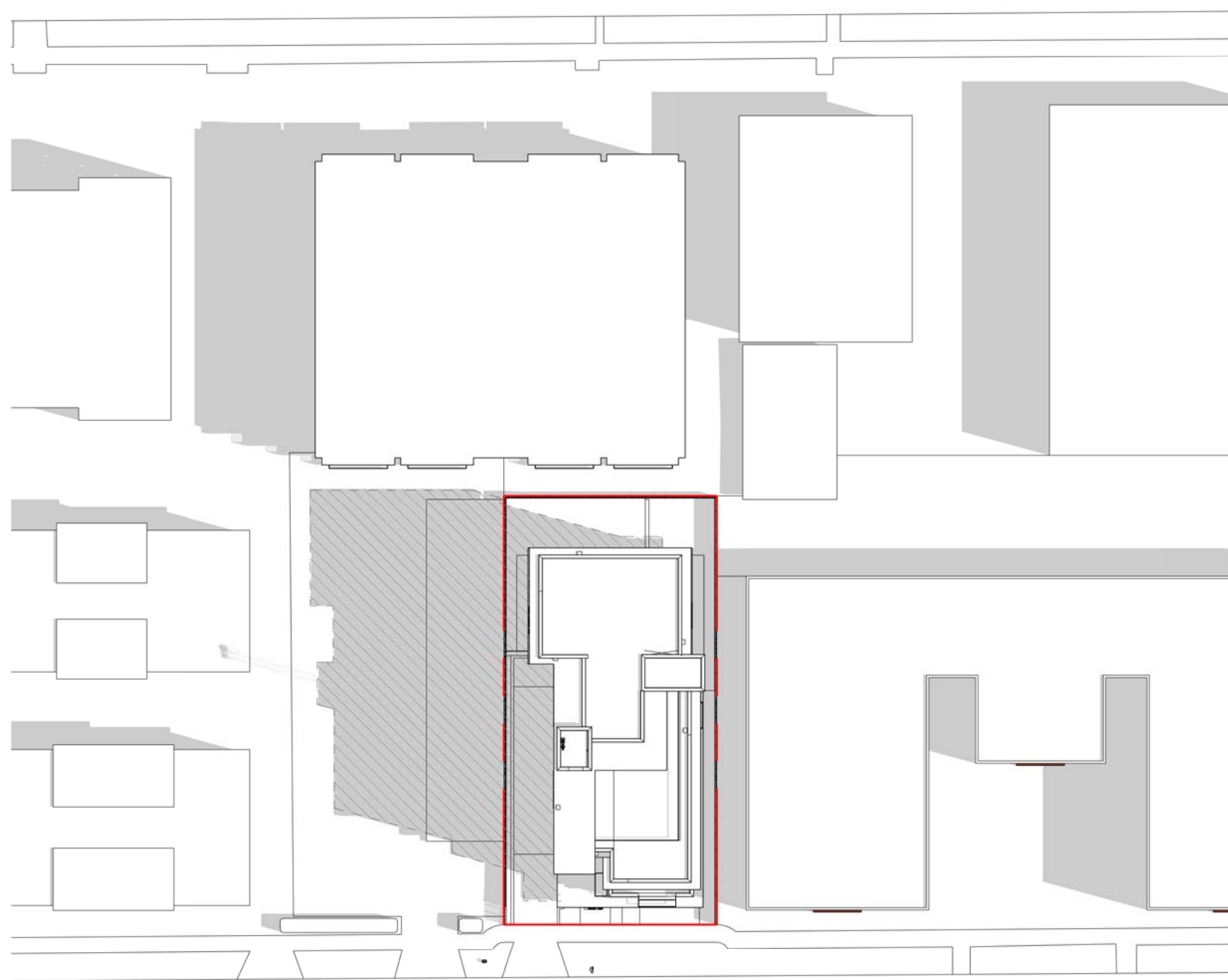
1 Solar Study - Vernal 9am
1 : 500



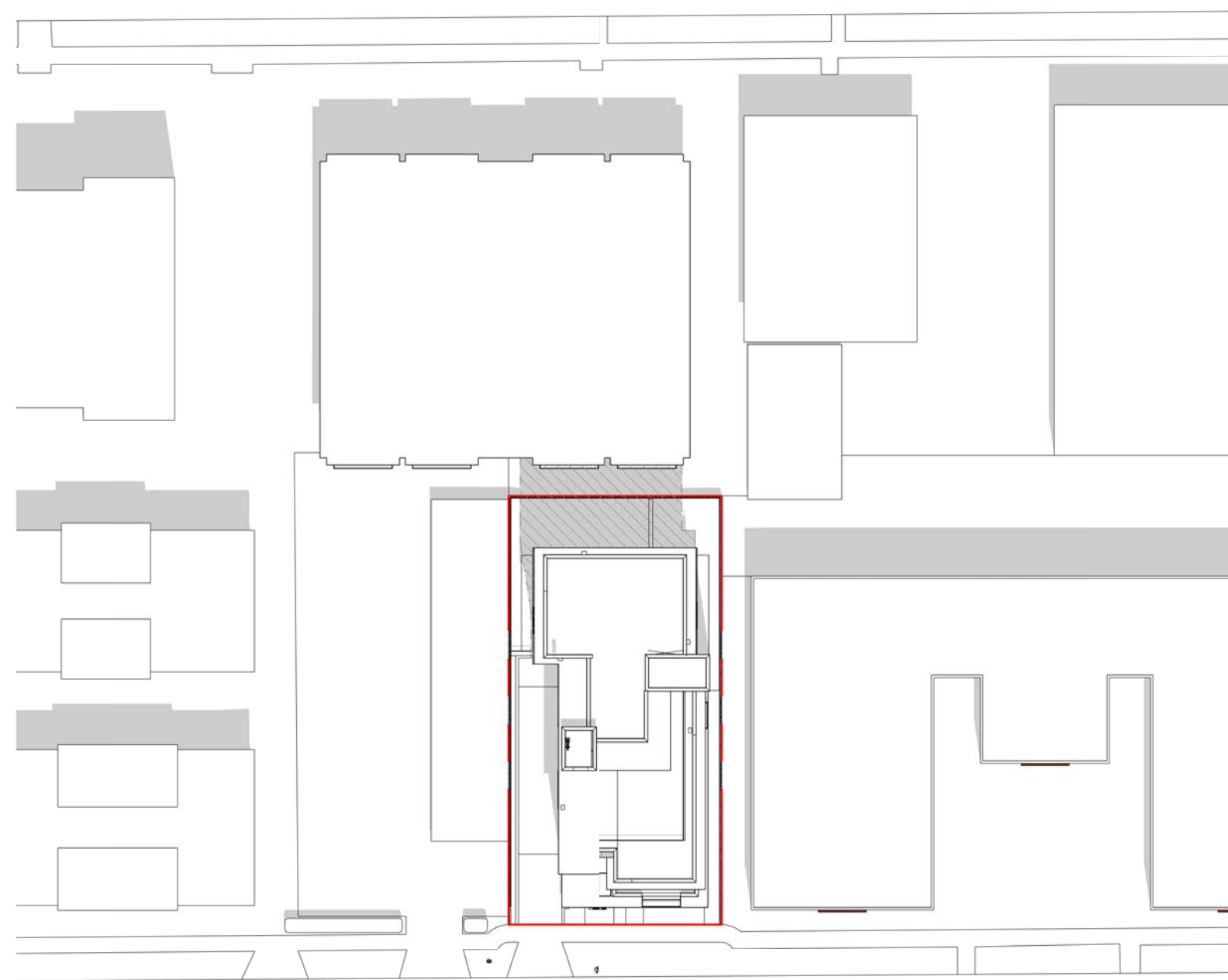
3 Solar Study - Vernal Noon
1 : 500



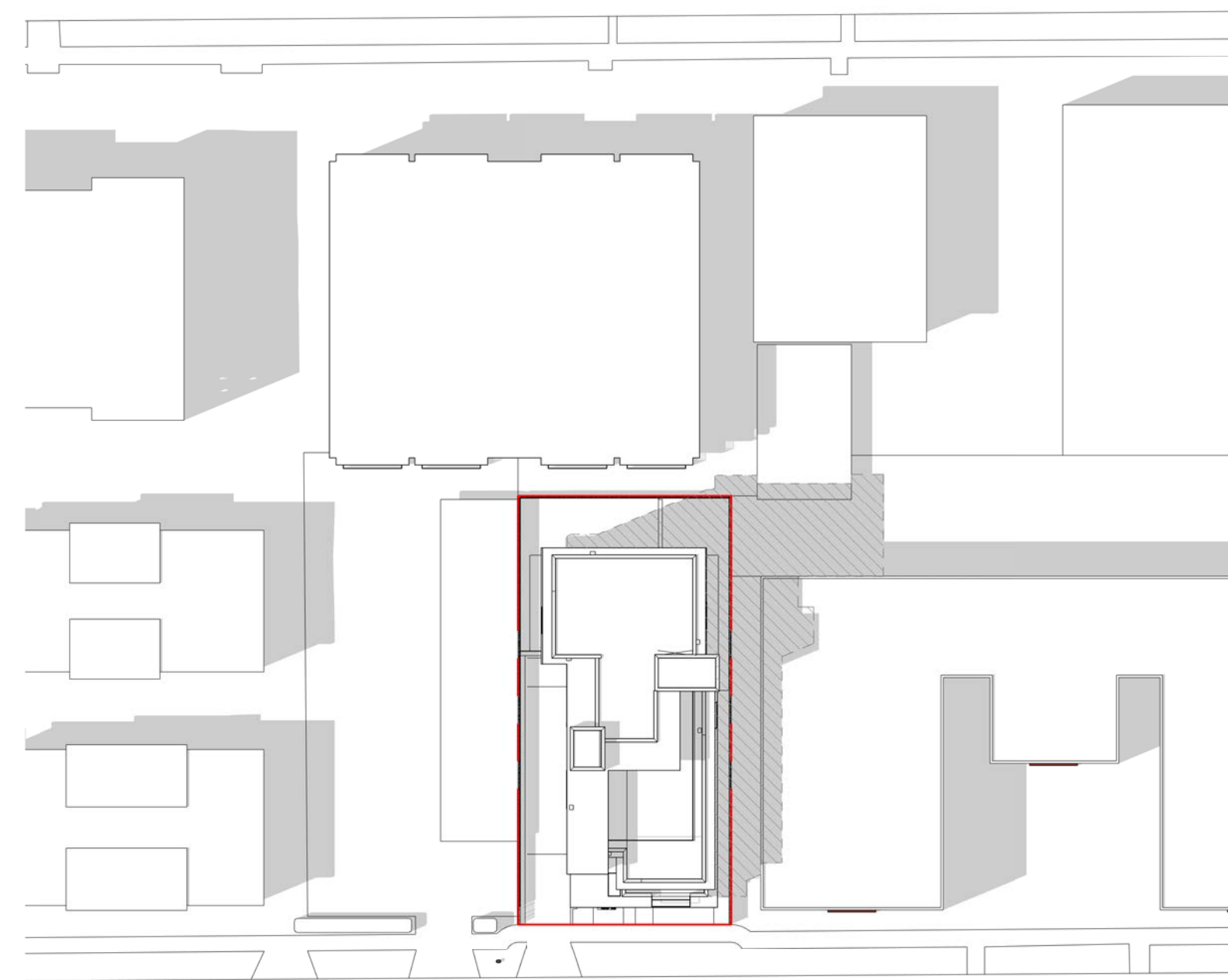
2 Solar Study - Vernal 3pm
1 : 500



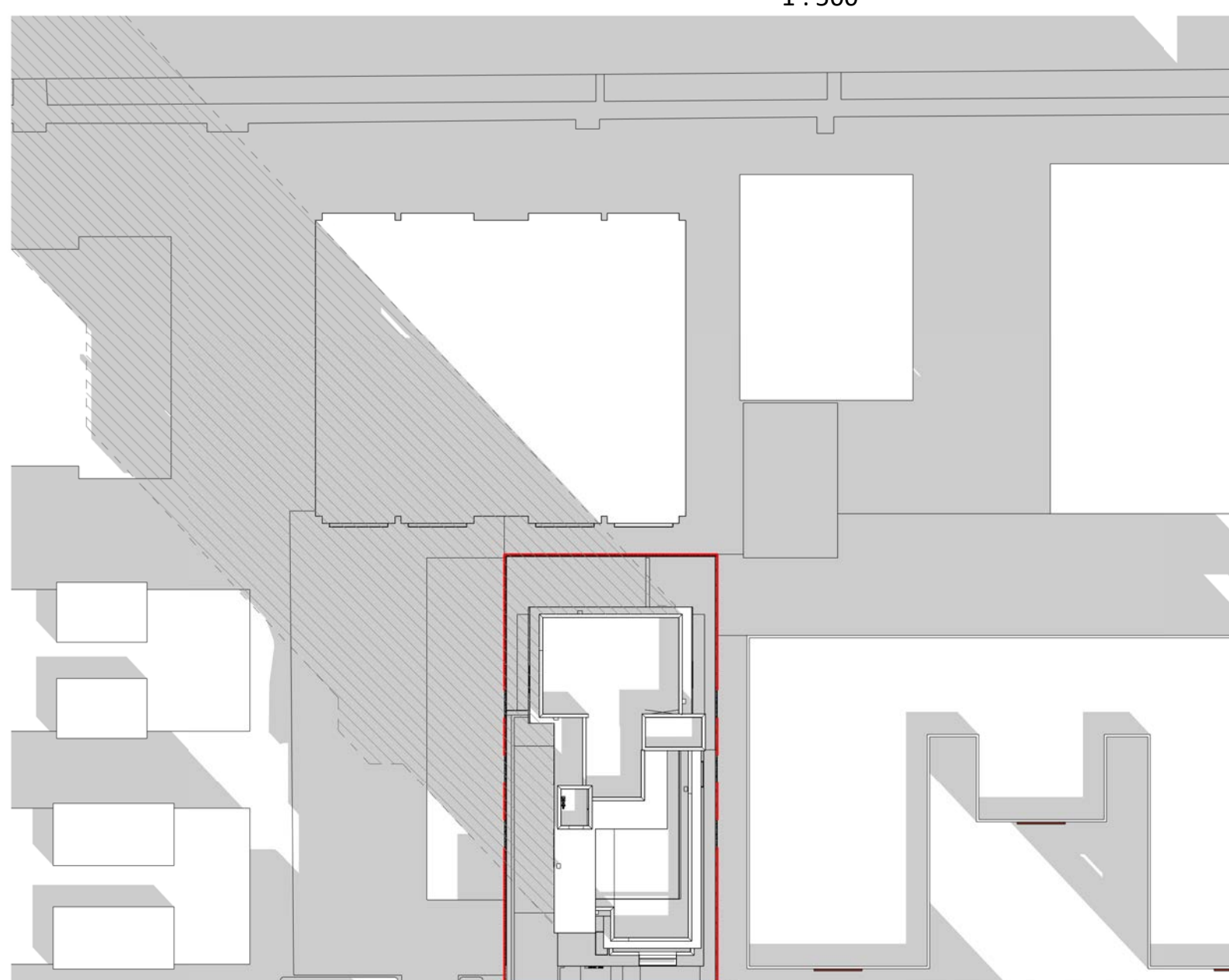
5 Solar Study - Summer Solstice 9am
1 : 500



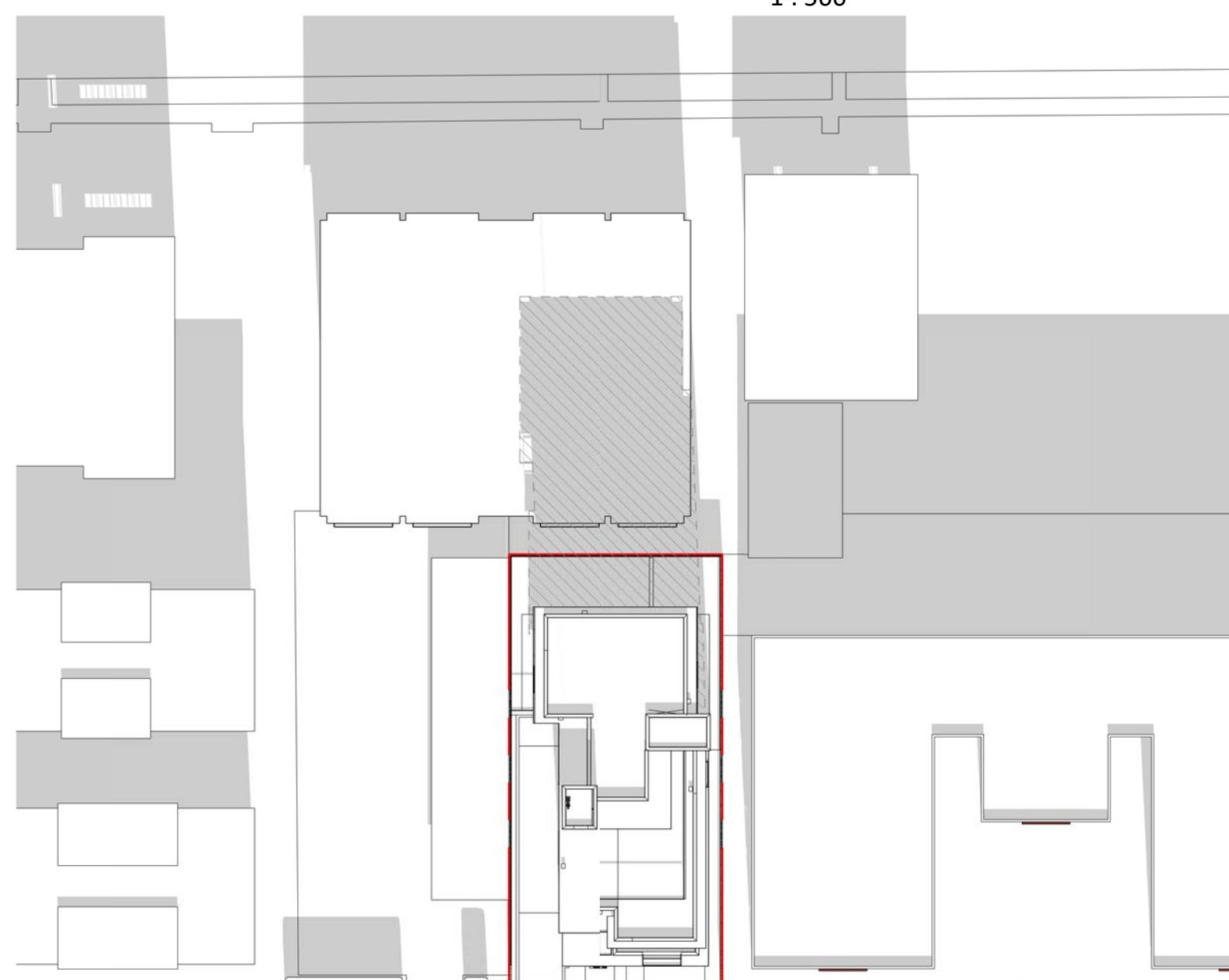
6 Solar Study - Summer Solstice noon
1 : 500



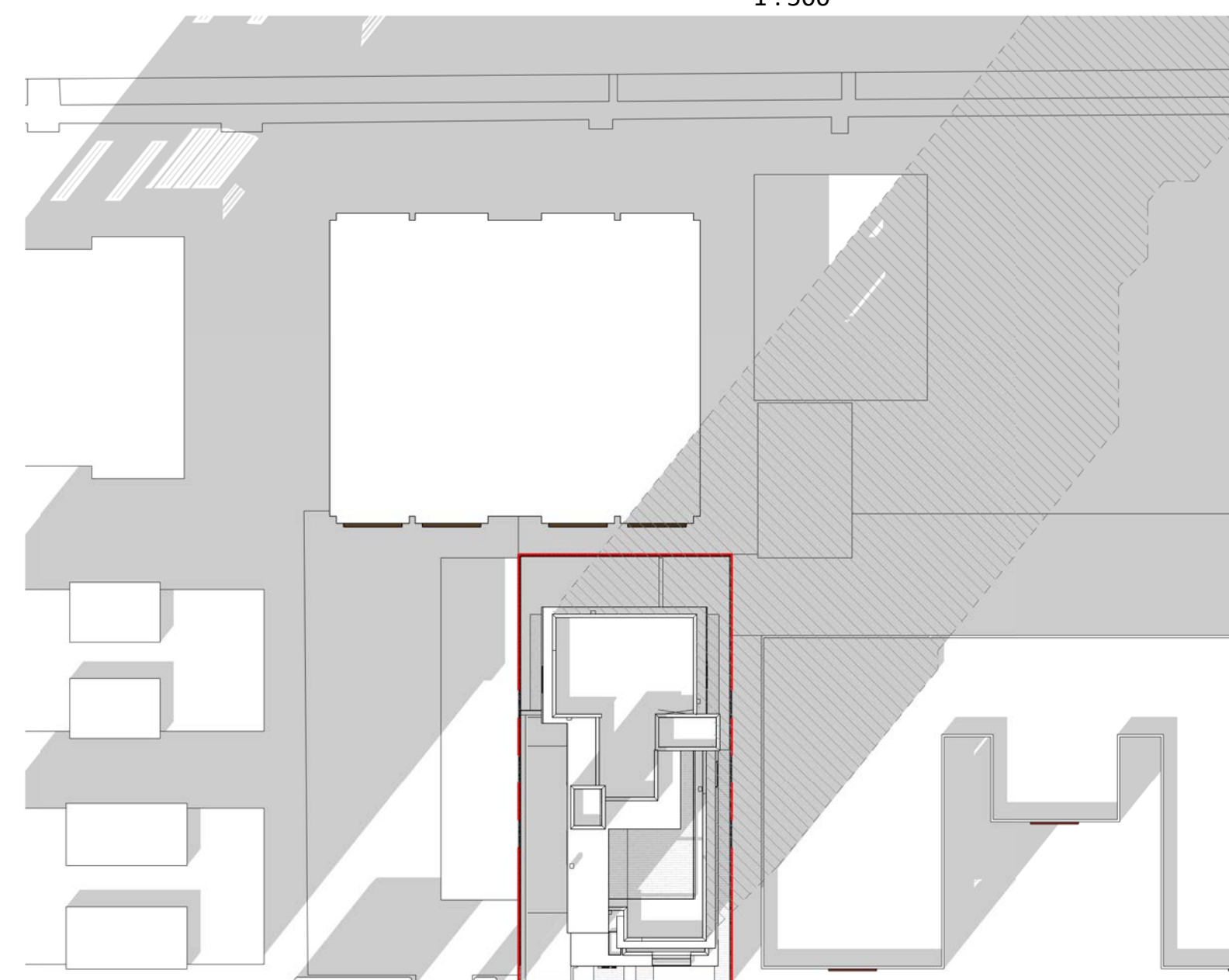
4 Solar Study - Summer Solstice 3pm
1 : 500



8 Solar Study - Winter Solstice 9am
1 : 500

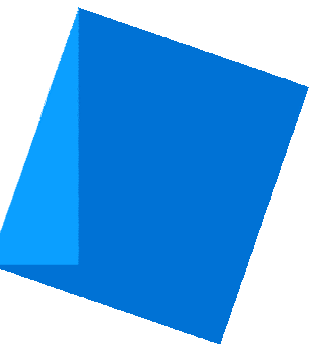


9 Solar Study - Winter Solstice noon
1 : 500



7 Solar Study - Winter Solstice 3pm
1 : 500

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	2021-01-11

Revision		
No.	Description	Date

Consultant

Ten42

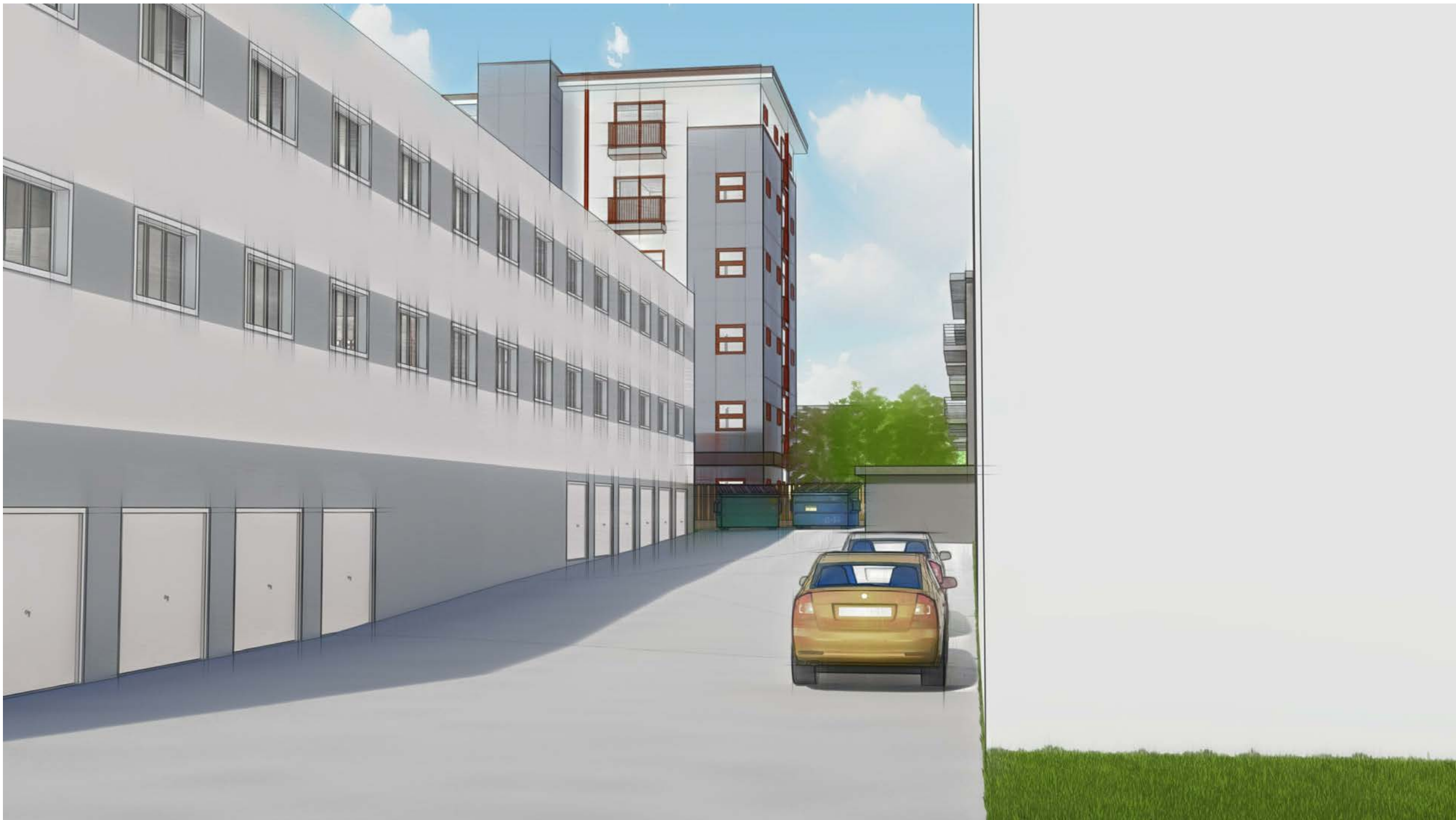
1042 Richardson Street,
Victoria BC

Solar Shadow Study

Date	2021-01-14 11:01:04 AM
Drawn by	BH
Checked by	CL

A1.01

Scale	1 : 500
-------	---------



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	2021-01-11

Revision		
No.	Description	Date

Consultant

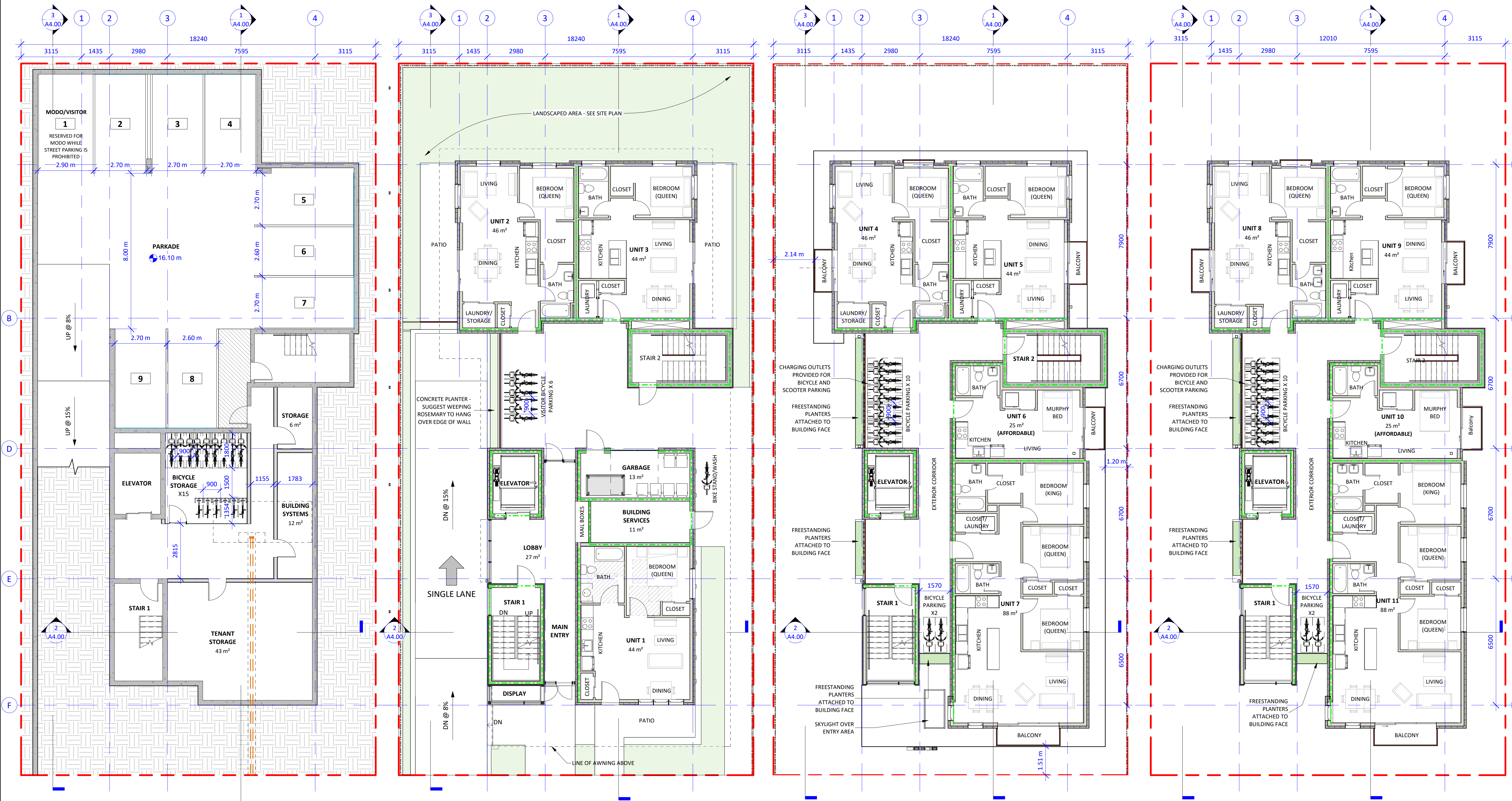
Ten42

1042 Richardson Street,
Victoria BC

Context Renders

Date	2021-01-14 11:01:04 AM
Drawn by	BH
Checked by	CL

A1.02



④ P1 Basement
1 : 100

① Level 1
1 : 100

② Level 2
1 : 100

③ Level 3-4
1 : 100

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

Unit Schedule			
Unit #	Name	Area	Affordable Housing
LEVEL 4			
401	UNIT 12	46 m ²	No
402	UNIT 13	44 m ²	No
403	UNIT 14	25 m ²	Yes
404	UNIT 15	88 m ²	No
LEVEL 5			
501	UNIT 16	46 m ²	No
502	UNIT 17	44 m ²	No
503	UNIT 18	26 m ²	Yes
504	UNIT 19	36 m ²	Yes
505	UNIT 20	39 m ²	Yes
LEVEL 6			
601	UNIT 21	117 m ²	No
		1053 m ²	

Bicycle Parking

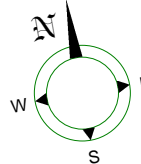
Long Term Per Schedule C:
Required:
1/Unit < 45m² x 12 = 12
1.25/unit > 45m² x 9 = 11.25
Total = 23.25 (24)

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

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

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

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



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	2021-01-11

Revision		
No.	Description	Date

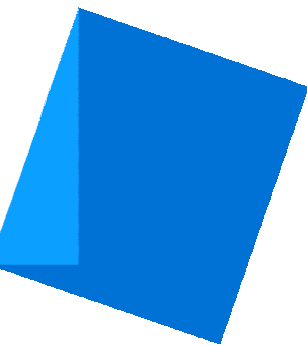
Consultant

Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

Date	2021-01-14 11:01:15 AM
Drawn by	BH
Checked by	CL
Scale	As indicated



Issue Date

Submission for Rezoning and Development Permit 2020-09-30

Re - Submission for Rezoning and Development Permit 2021-01-11

Revision

No. Description Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Floor Plans

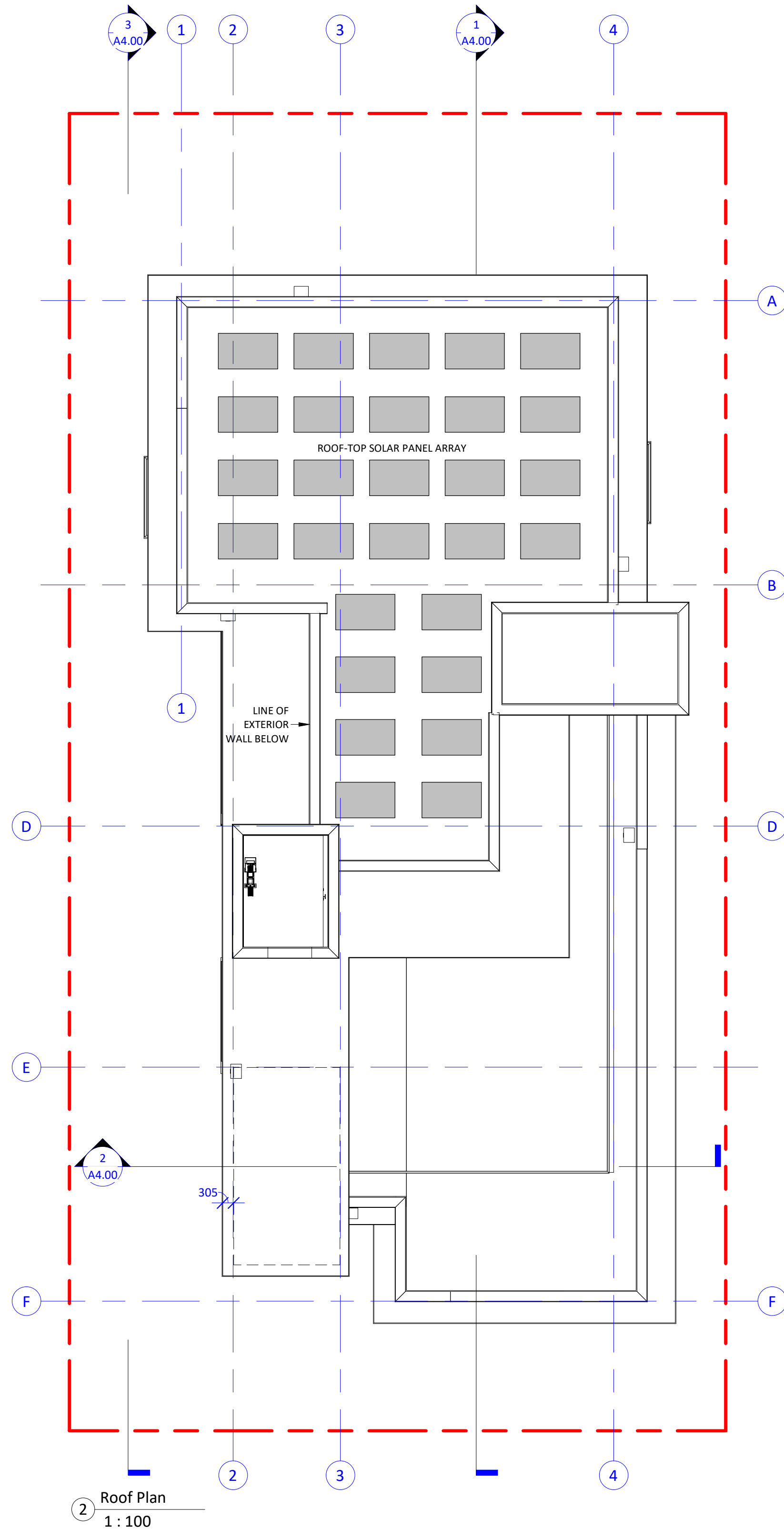
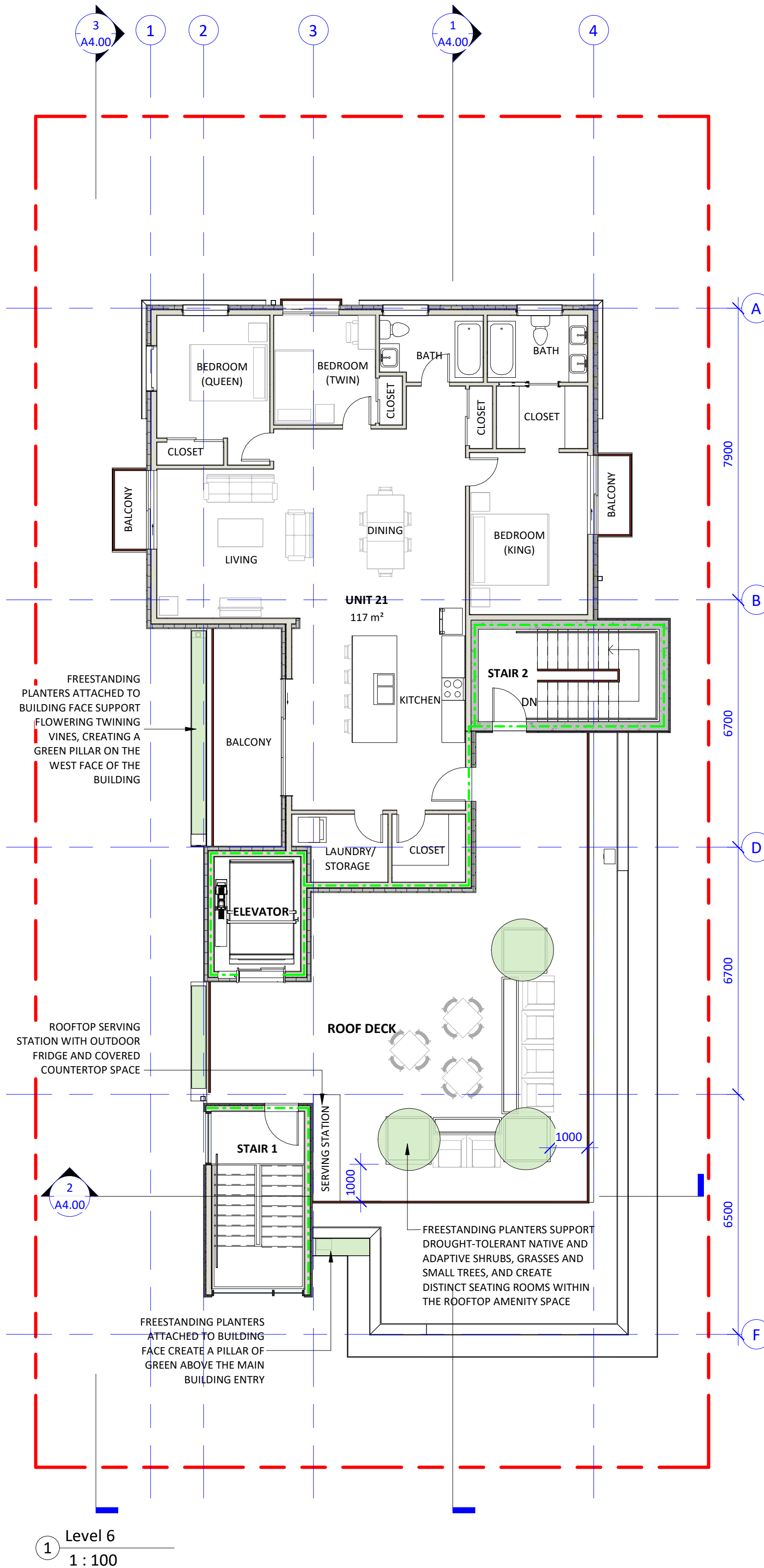
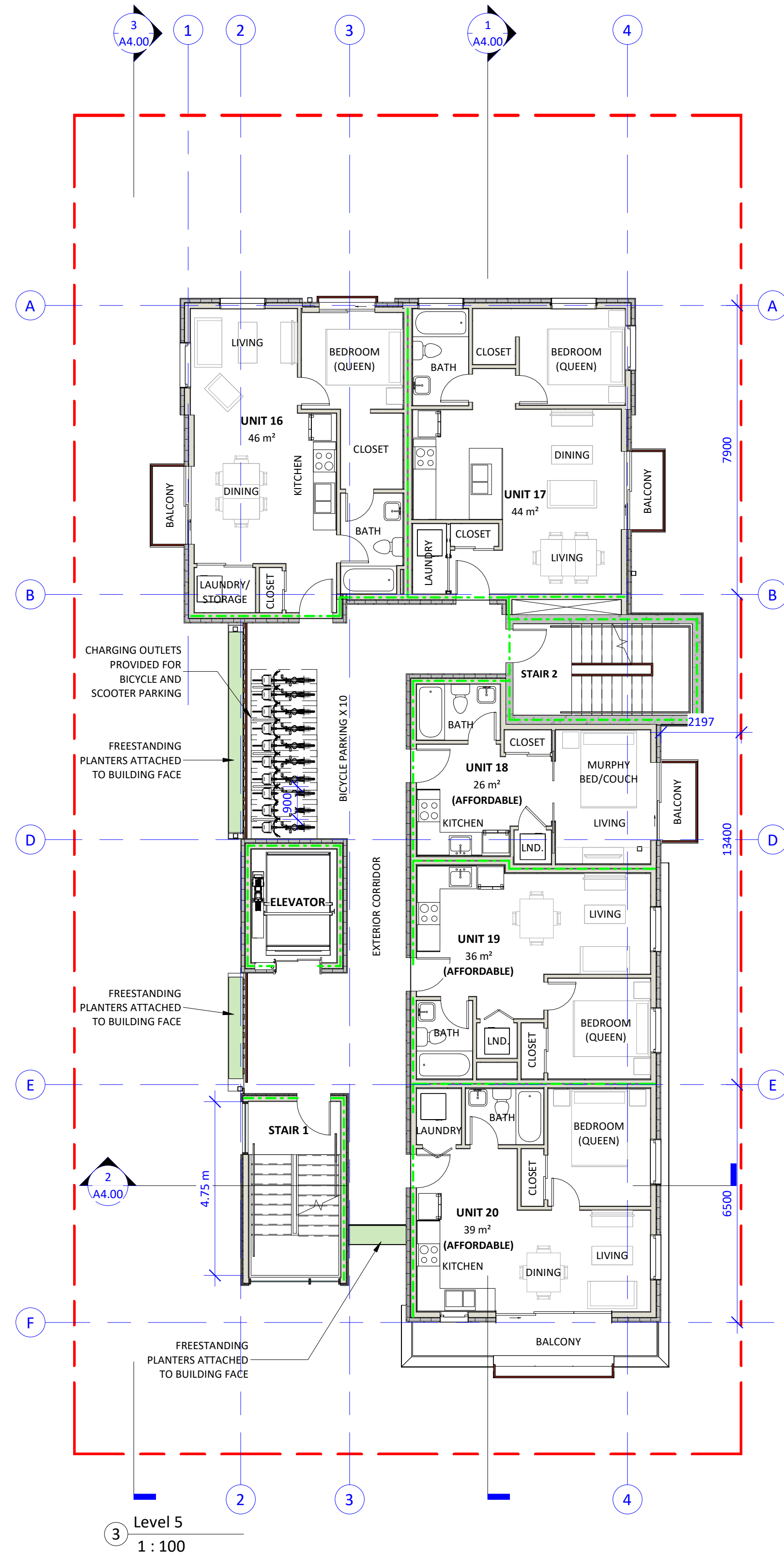
Date 2021-01-14 11:01:29 AM

Drawn by BH

Checked by CL

A2.01

Scale As indicated



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

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

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



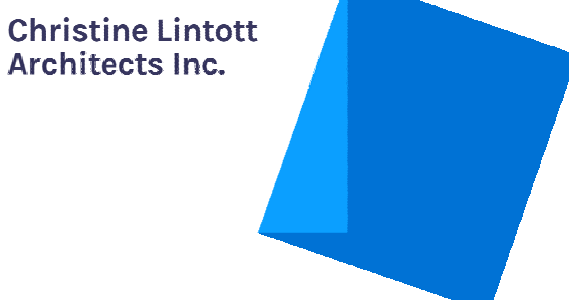
1 East Elevation
1 : 100

2 North Elevation
1 : 100



3 South - Richardson Street Elevation
1 : 100

4 West Elevation
1 : 100



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	2021-01-11
---	------------

Revision

No.	Description	Date
-----	-------------	------

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Elevations

Date	2021-01-14 11:01:56 AM
------	------------------------

Drawn by	BH
----------	----

Checked by	CL
------------	----

A3.00

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



① Context Elevation
1 : 100

Christine Lintott
Architects Inc.

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

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

Revision		
No.	Description	Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Context Elevations

Date2021-01-14 11:02:12 AM

Drawn byBH

Checked byCL

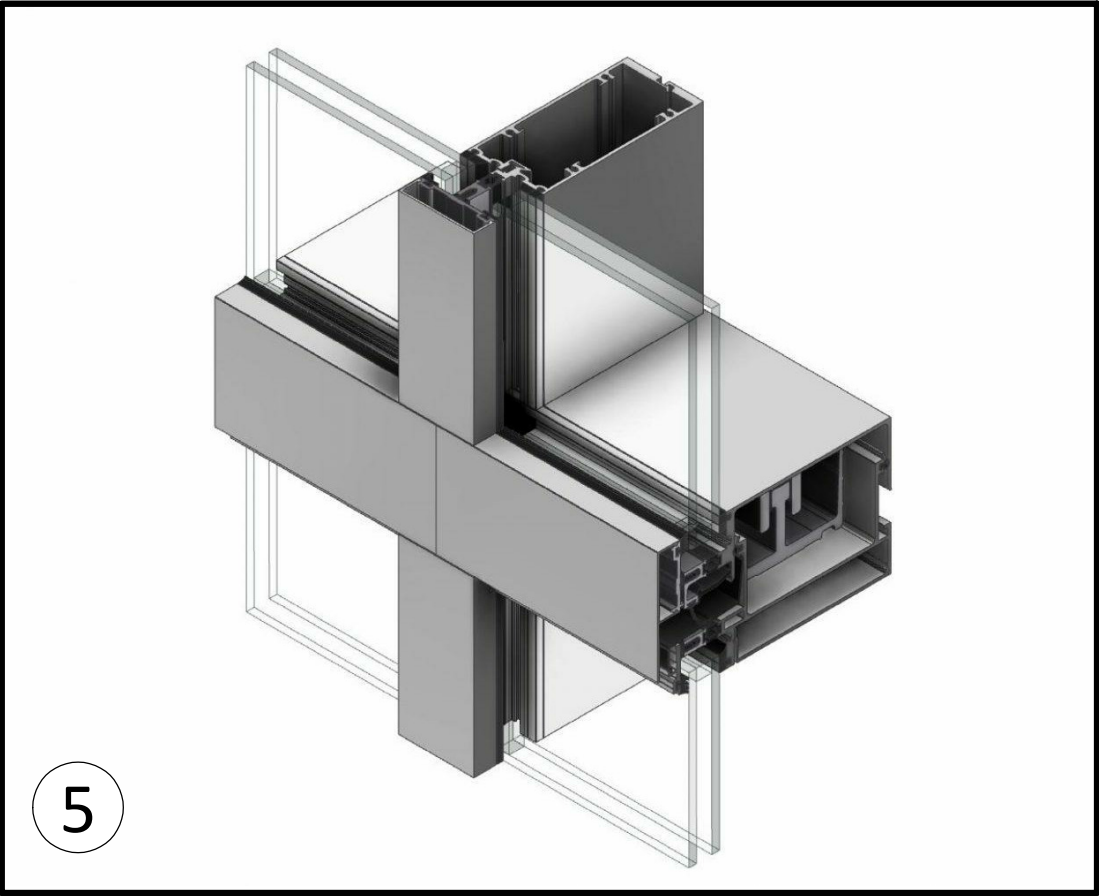
A3.01

Scale

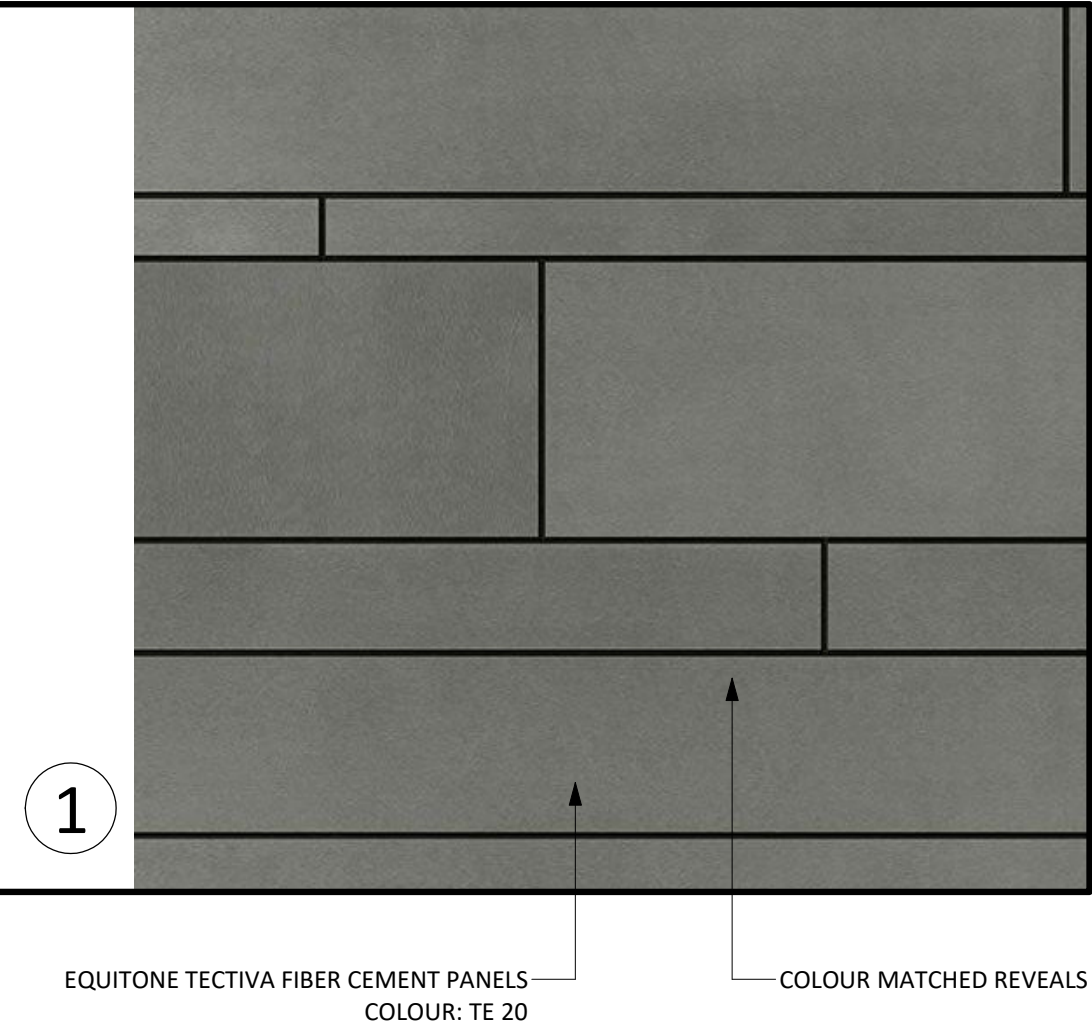
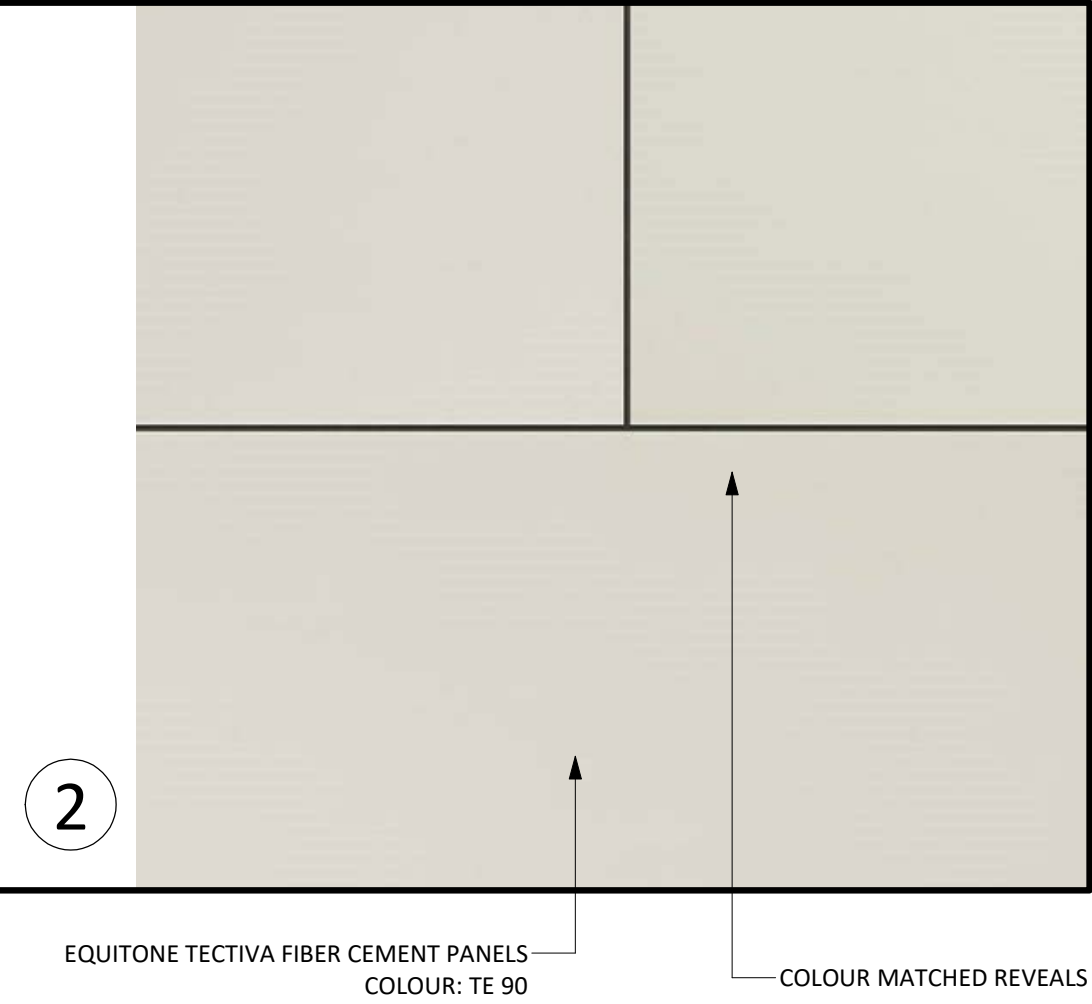
1 : 100



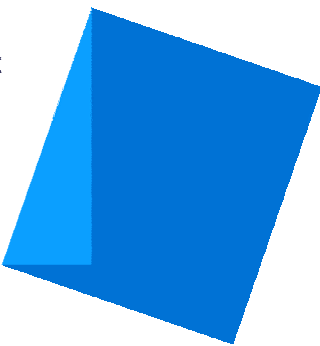
1 Materials Elevation
1 : 50



- 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 PREFINISHED METAL FLASHING - CHARCOAL



Christine Lintott
Architects Inc.



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

Issue Date

Submission for Rezoning and
Development Permit 2020-09-30

Re - Submission for Rezoning and
Development Permit 2021-01-11

Revision

No. Description Date

Consultant

Ten42

1042 Richardson Street,
Victoria BC

Exterior Materials

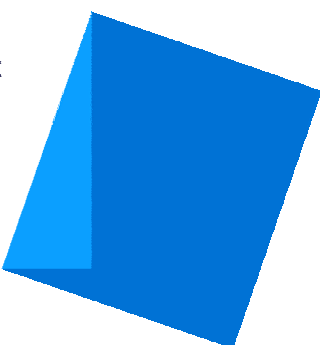
Date 2021-01-14 11:02:27 AM

Drawn by BH

Checked by CL

A3.02

Scale As indicated



Issue Date

Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-11

Revision

No.	Description	Date
-----	-------------	------

Consultant

Ten42

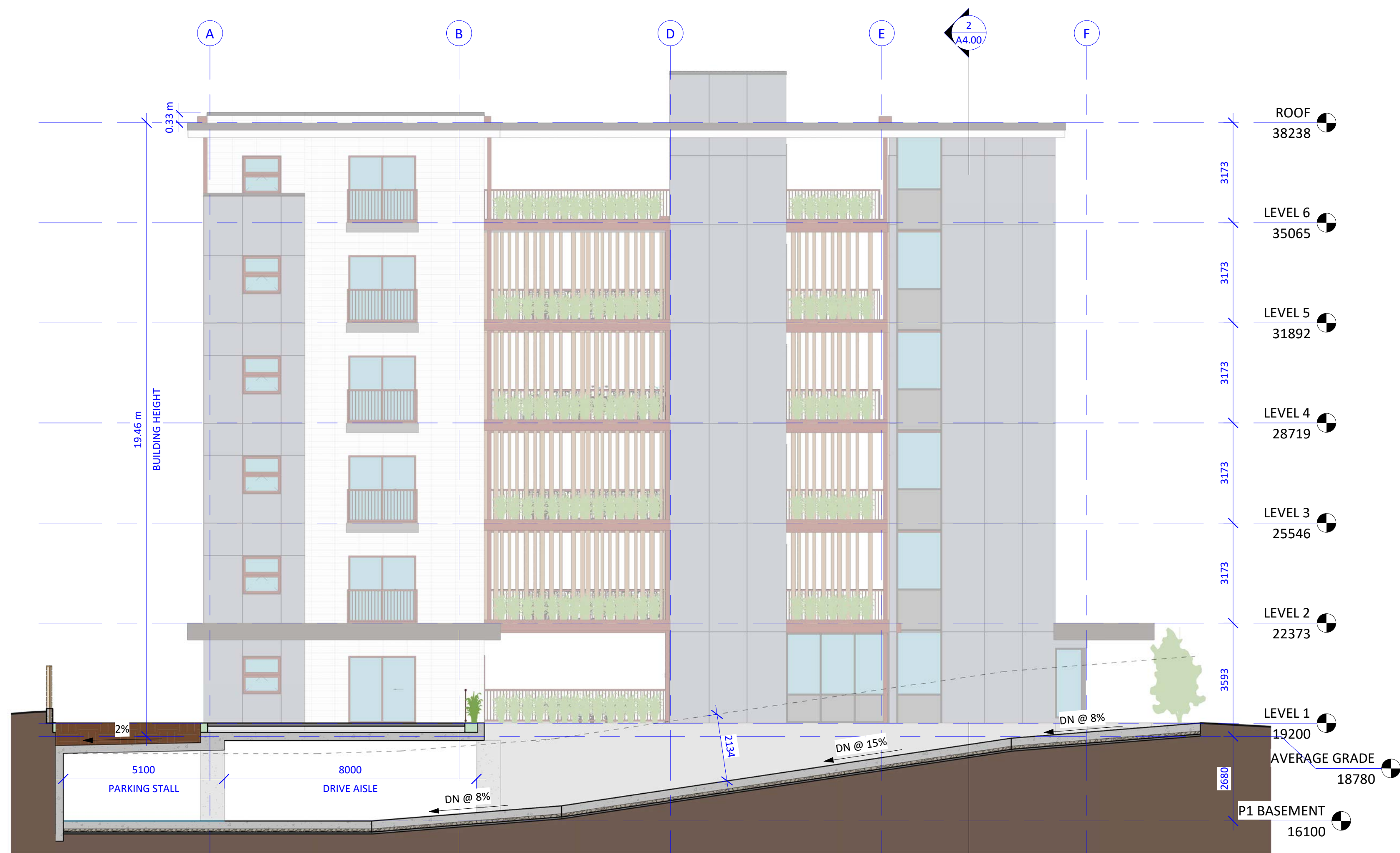
1042 Richardson Street,
Victoria BC

Building Sections

Date	2021-01-14 11:02:34 AM
Drawn by	BH
Checked by	CL

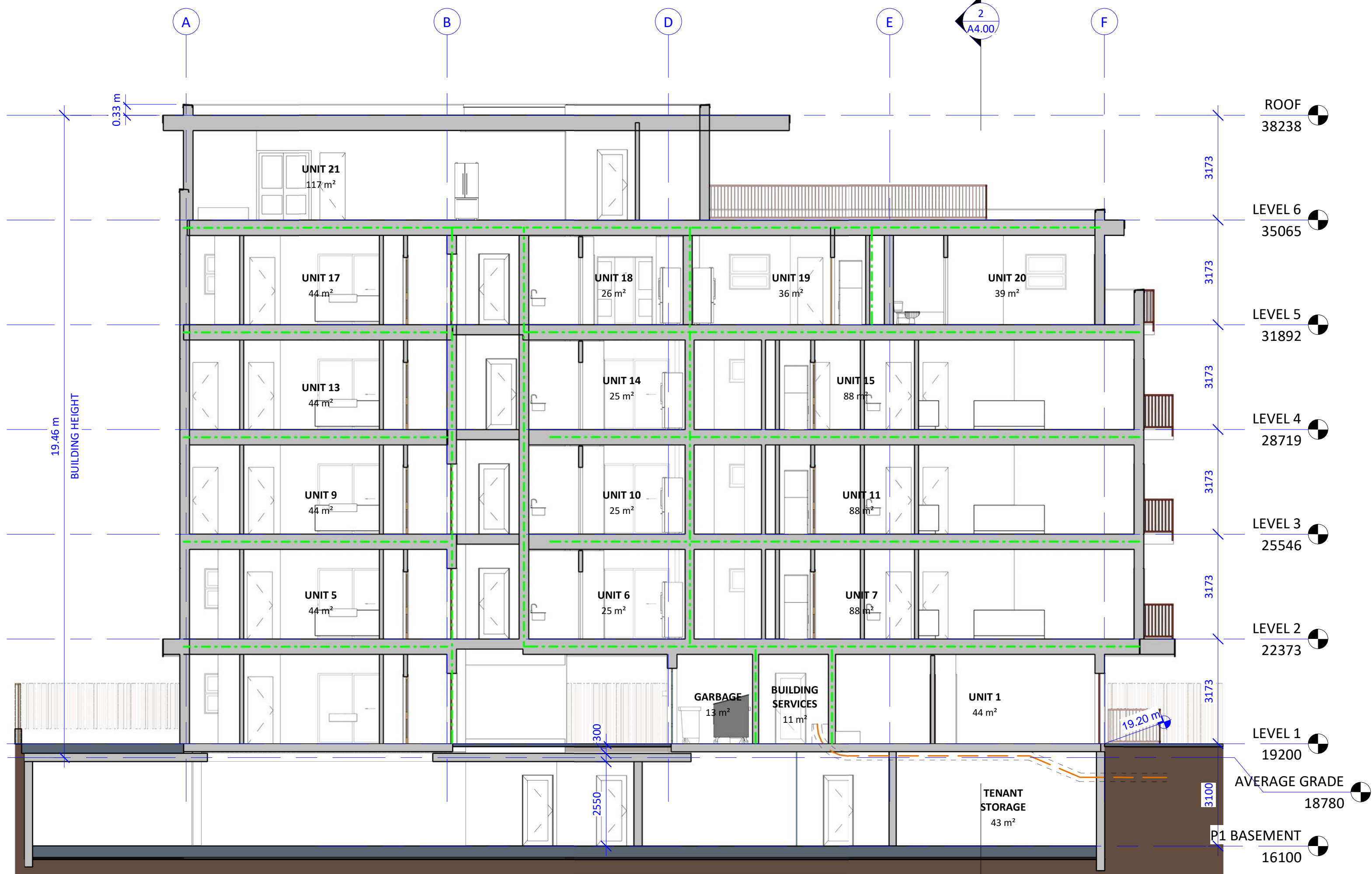
A4.00

Scale	As indicated
-------	--------------

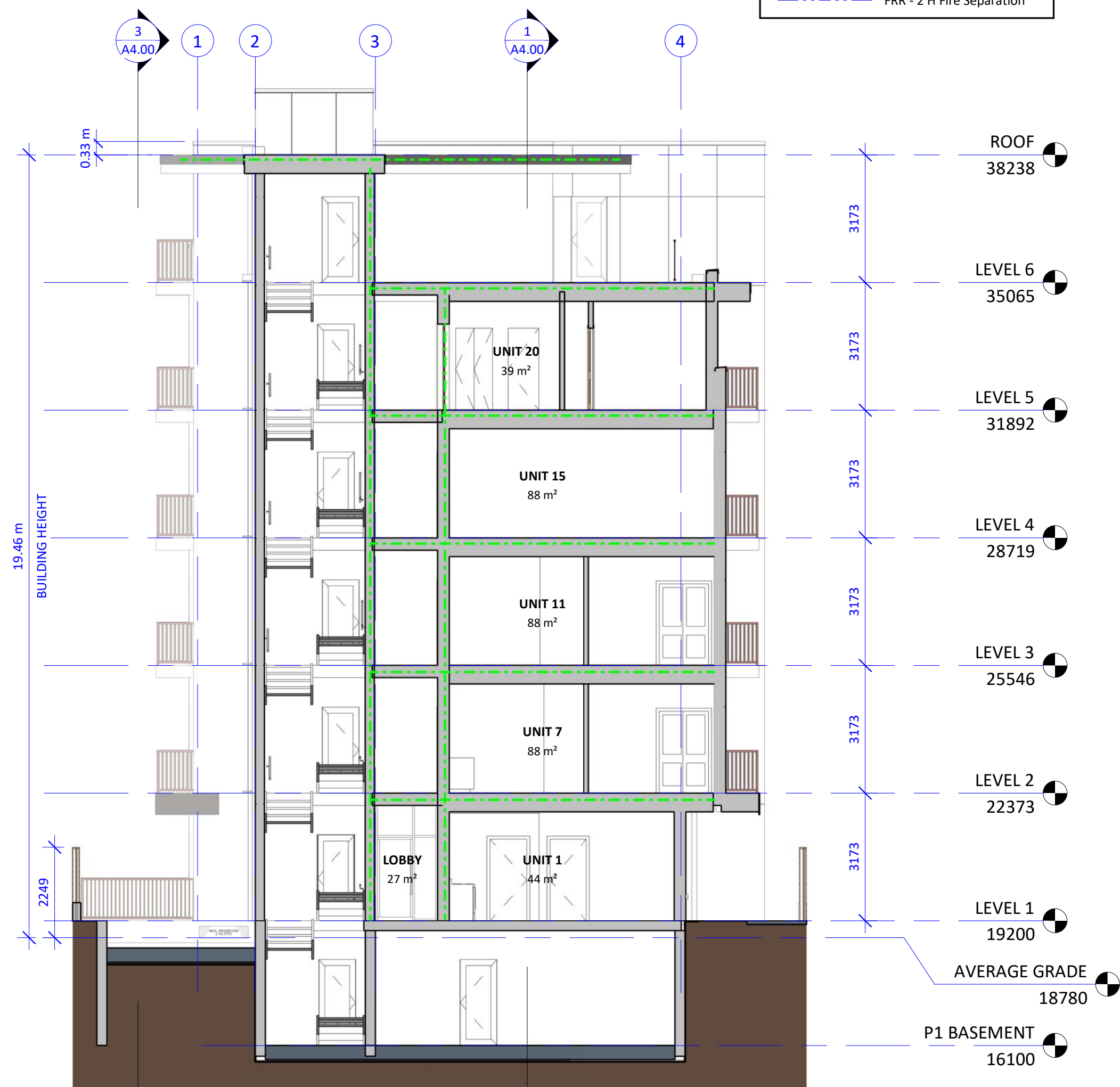


3 Section - Parkade Entry Ramp
1 : 100

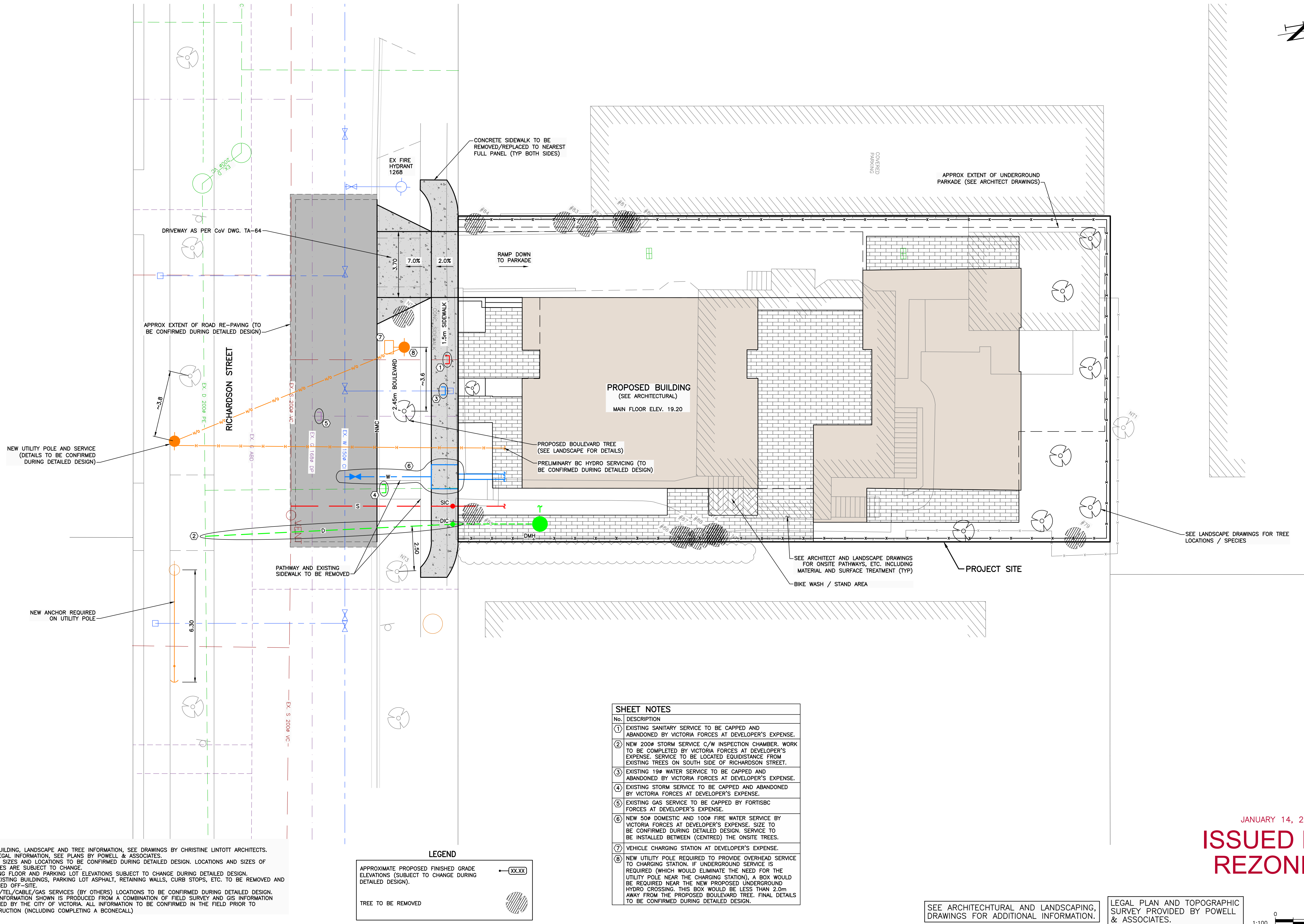
---	FRR - 0 H Fire Separation
---	FRR - 0.75 H Fire Separation
---	FRR - 1 H Fire Separation
---	FRR - 2 H Fire Separation



1 Section - Longitudinal
1 : 100



2 Section - Cross Section
1 : 100



- NOTES:**
1. FOR BUILDING, LANDSCAPE AND TREE INFORMATION, SEE DRAWINGS BY CHRISTINE LINTOTT ARCHITECTS.
 2. FOR LEGAL INFORMATION, SEE PLANS BY POWELL & ASSOCIATES.
 3. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN. LOCATIONS AND SIZES OF SERVICES ARE SUBJECT TO CHANGE.
 4. BUILDING FLOOR AND PARKING LOT ELEVATIONS SUBJECT TO CHANGE DURING DETAILED DESIGN.
 5. ALL EXISTING BUILDINGS, PARKING LOT ASPHALT, RETAINING WALLS, CURB STOPS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
 6. HYDRO/TEL/CABLE/GAS SERVICES (BY OTHERS) LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
 7. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).

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

SHEET NOTES	
No.	DESCRIPTION
①	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
②	NEW 200# STORM SERVICE C/W INSPECTION CHAMBER. WORK TO BE COMPLETED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SERVICE TO BE LOCATED EQUIDISTANCE FROM EXISTING TREES ON SOUTH SIDE OF RICHARDSON STREET.
③	EXISTING 19# WATER SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
④	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED BY VICTORIA FORCES AT DEVELOPER'S EXPENSE.
⑤	EXISTING GAS SERVICE TO BE CAPPED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE.
⑥	NEW 50# DOMESTIC AND 100# FIRE WATER SERVICE BY VICTORIA FORCES AT DEVELOPER'S EXPENSE. SIZE TO BE CONFIRMED DURING DETAILED DESIGN. SERVICE TO BE INSTALLED BETWEEN (CENTRED) THE ONSITE TREES.
⑦	VEHICLE CHARGING STATION AT DEVELOPER'S EXPENSE.
⑧	NEW UTILITY POLE REQUIRED TO PROVIDE OVERHEAD SERVICE TO CHARGING STATION. IF UNDERGROUND SERVICE IS REQUIRED (WHICH WOULD ELIMINATE THE NEED FOR THE UTILITY POLE NEAR THE CHARGING STATION), A BOX WOULD BE REQUIRED NEAR THE NEW PROPOSED UNDERGROUND HYDRO CROSSING. THIS BOX WOULD BE LESS THAN 2.0m AWAY FROM THE PROPOSED BOULEVARD TREE. FINAL DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.

SEE ARCHITECTURAL AND LANDSCAPING, DRAWINGS FOR ADDITIONAL INFORMATION.

LEGAL PLAN AND TOPOGRAPHIC SURVEY PROVIDED BY POWELL & ASSOCIATES.

1:100 0 2 6m

JANUARY 14, 2021
**ISSUED FOR
REZONING**

THIS DRAWING AND DESIGN IS THE PROPERTY OF McElhanney LTD. AND SHALL NOT BE USED, REUSED, OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

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



McElhanney

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

SEAL

PROJECT:
1042 RICHARDSON STREET, VICTORIA, BC

TITLE:
CONCEPTUAL SERVICING DRAWING FOR REZONING

SCALE
HORIZ: 1:100 VERT: N/A

PROJECT NO.
20-083 ISSUED/REVISION
2

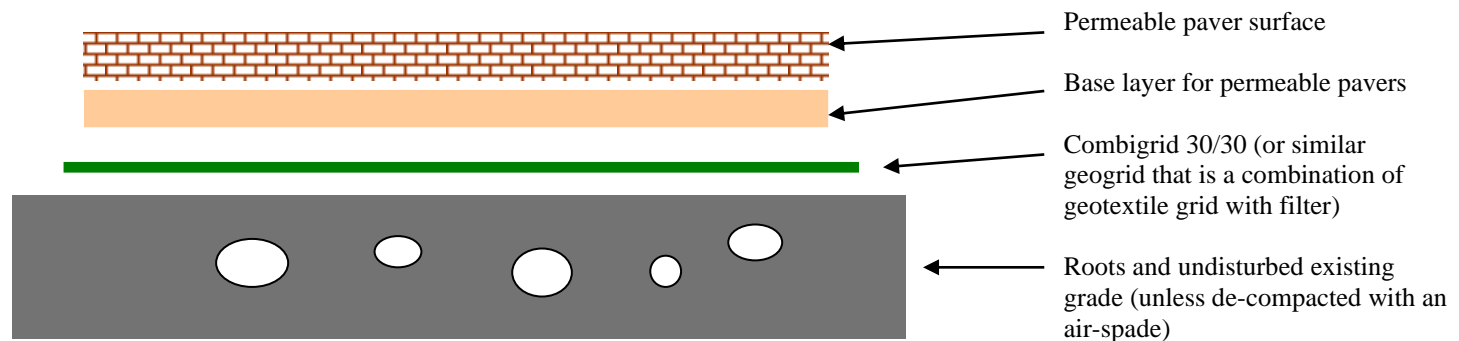
APPROVING AUTHORITY FILE NO.

DRAWING NO.
20-083-REZONING

Talbot Mackenzie & Associates

Consulting Arborists

Diagram – Permeable paver surface crossing over Critical Root Zone



Specification #1 for Paved Surfaces Over Critical Root Zones (driveway, parking or walkway areas)

1. Minimal excavation to remove turf and loose soil for the required permeable surface, under the supervision of the project arborist. Root loss to be avoided.
2. A layer of Combigrd 30/30 geotextile is to be installed over the existing grade.
3. Construct base layer of well-draining material and permeable surface over geogrid layer to required grade.



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns