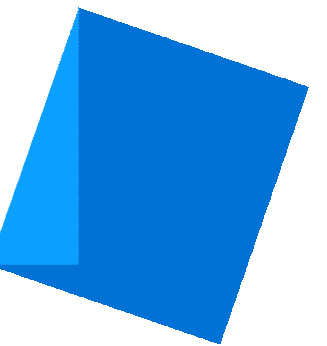


Christine Lintott Architects Inc.



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

1042/1044 RICHARDSON STREET

APPLICATION FOR REZONING & DEVELOPMENT PERMIT



Perspective view from Richardson Street



2 Site Context Plan
1 : 1000

Property Data

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

Project Scope Summary

- 20-unit purpose built rental building with a mix of market rental units
- Retaining/replacing the 5 rental units of the existing buildings which are to be removed
- Diverse unit mix including:
 - 3 three-bedroom units
 - 15 one-bedroom units (three adaptable units, two ground level accessible unit)
 - 2 affordable 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
A1.D0.1	Exterior Lighting
A1.D0.2	Exterior Lighting
ASK - 1	Long Term Bikes - Basement
ASK - 2	Long Term Bikes - Level 1
C01	Civil
L01	Landscape Concept Plan
L02	Landscape L6 Rooftop Concept Plan
L03	Landscape Tree Management Plan

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

FSR CALCULATION	
SITE AREA (SA)	= 668 m ²
FLOOR AREA (FA)	= 1174m ²
FSR = FA/SA	= 1.76

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

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

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

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
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07
Re - Submission for Rezoning and Development Permit	2024-01-22
Re - Submission for Rezoning and Development Permit	2024-01-05

Revision

No.	Description	Date
1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
10	Additional EV Parking	2023-08-29
11	Exterior Material	2023-08-29
20	Boulevard Revisions	2023-11-07
26	Accessible + Affordable Unit Updates	2024-05-01

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Cover Sheet

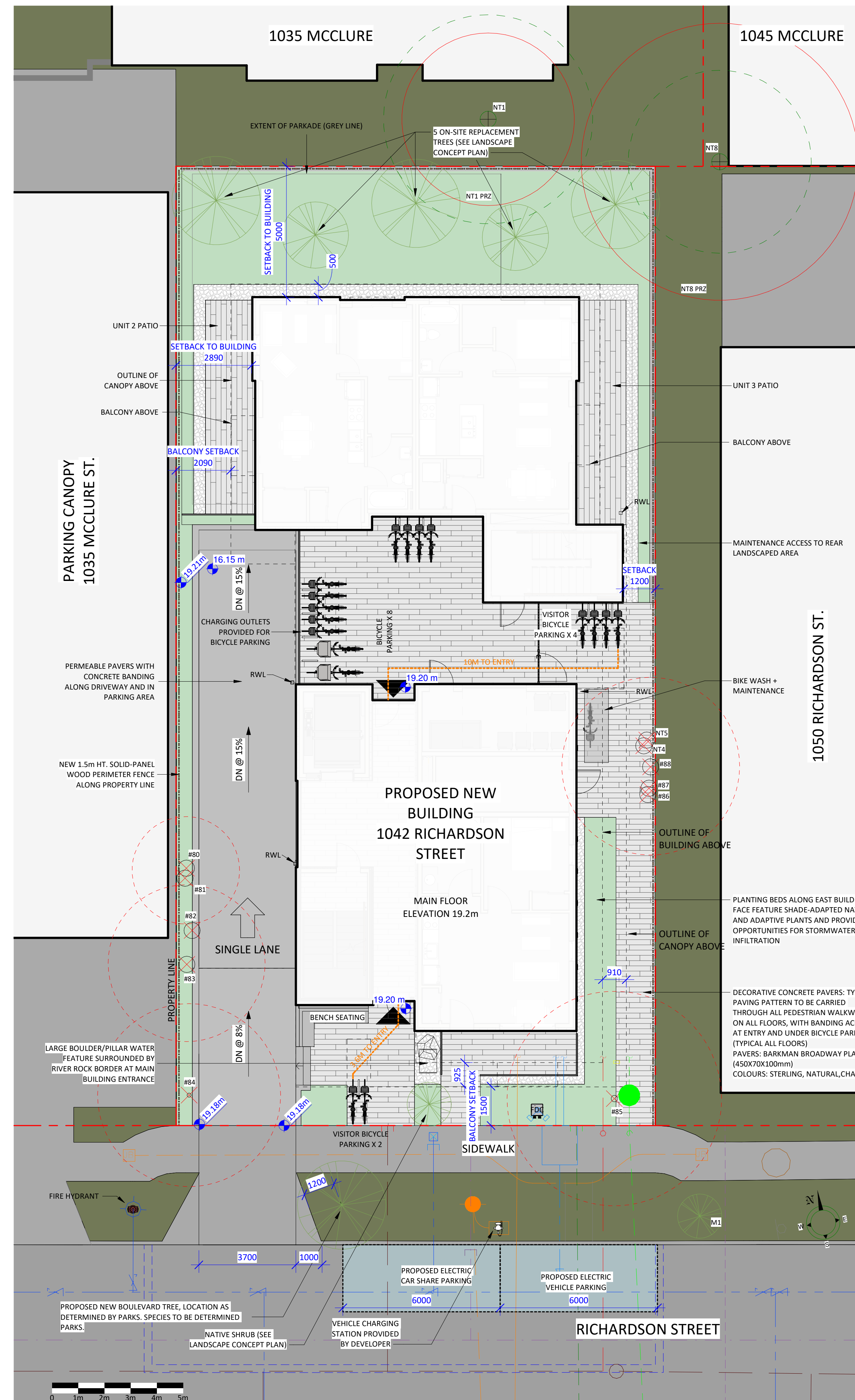
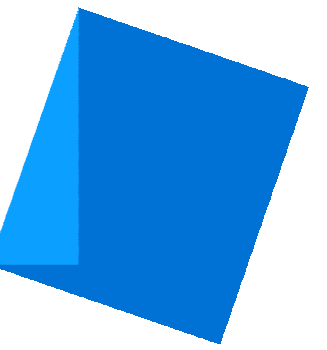
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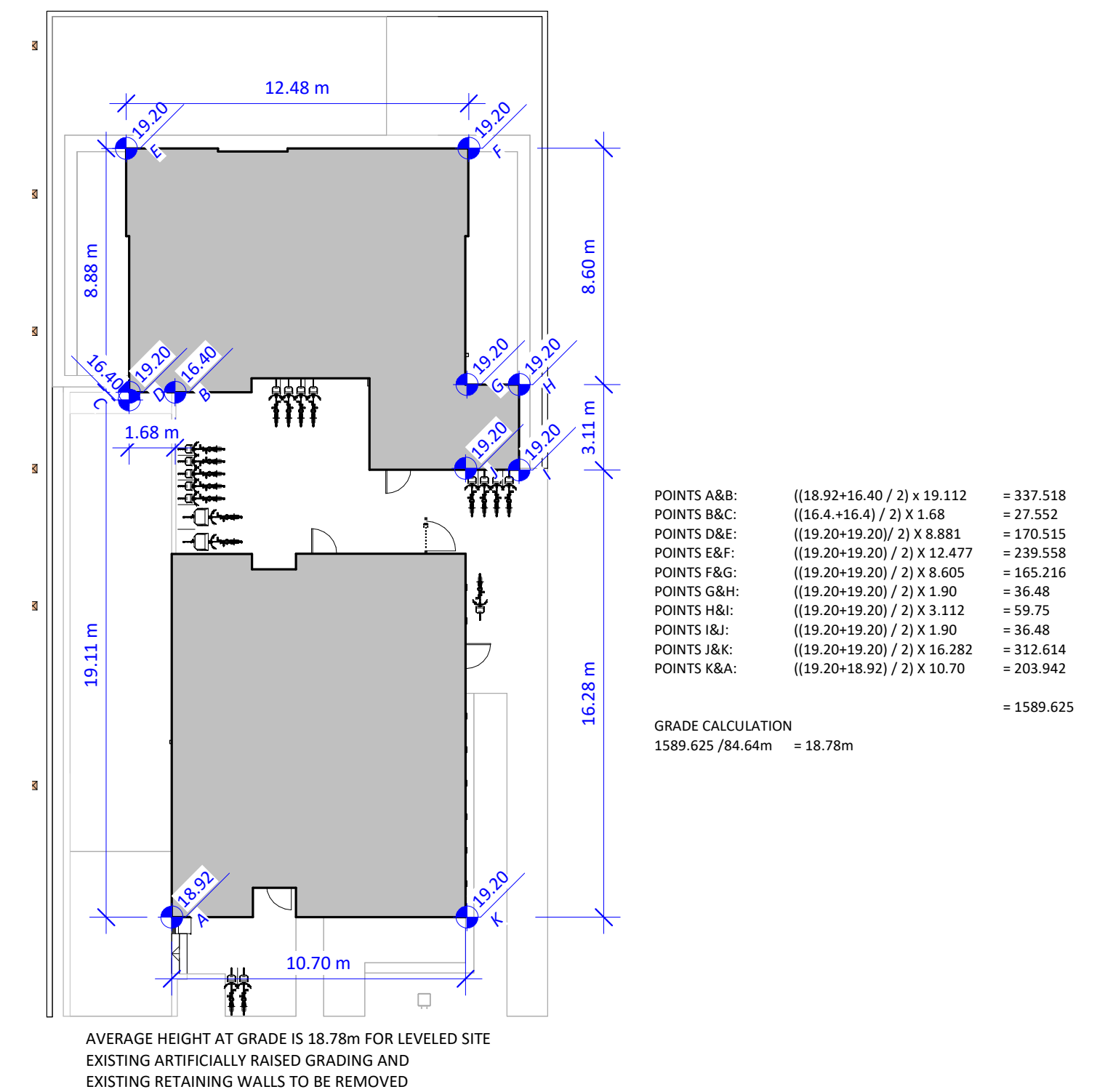
Scale As indicated



1 Site Plan
1 : 100

Project Information Table		
Zone (existing)	Zoning Min/Max	Proposed
	R-K	SITE SPECIFIC
Site Area		668 m ²
Total Floor Area		1174 m ²
Floor Space Ratio	N/A	1 : 1.76
Site Coverage %	N/A	52.7 %
Open Site Space - Lot %	N/A	39.8 %
Open Site Space - Front Yard %	N/A	7.8 %
Height of Buildings	N/A	19.47m
Storeys #	N/A	6 storeys
Vehicle Parking #	0.2 /unit Affordable < 45m ² x 5 = 1.75 / unit < 45m ² x 7 = 4.5 9 / unit > 45m ² , < 70m ² x 5 = 5.25 1.3 / unit > 70m ² x 9 = 3.9 0.1/unit visitor x 20 = 2 Total = 16.75 (17)	6 resident (1 accessible) 2 visitor 1 on-street electric car-share 1 on-street electric vehicle parking
Bicycle Parking #	Long Term Per Schedule C 1/unit < 45m ² x 12 = 12 1.25/unit > 45m ² x 8 = 10 Total = 22 Oversized Electric Stalls Required = 10% (3 stalls) Electric Charging Stalls Required = 50% (11 stalls) Short Term Per Schedule C Total = 6 (MIN)	Long Term Per Schedule C P1 = 34 (8 are oversized) L1 = 11 (2 are oversized) Total = 45 (10 are oversized) Oversized Electric Stalls Provided = 45% (10 stalls) Electric Charging Stalls Provided = 73% (33 stalls) Lvl 2-4 Additional = 3 (3 oversized with charging) Note: These stalls do not conform to Schedule C Short Term Per Schedule C Total = 6
Mobility Scooter Parking	No Requirement	Provided = 4
Building Setbacks		
Front Yard (South)	N/A	1.50m
Rear Yard (North)	N/A	5.00m
Side Yard (West)	N/A	2.09m
Side Yard (East)	N/A	1.2m
Residential Use Details		
Total Number of Units		20
Unit Type Breakdown		2 Studio Units, 15 One Bedroom Units, 3 Three Bedroom Units
Ground Oriented Units		3
Minimum Unit Floor Area		25 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

Issue **Date**

Submission for Rezoning and Development Permit	2020-09-30
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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	2023-11-07
Re - Submission for Rezoning and Development Permit	2024-01-22

Revision

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

1	Revision 2	2021-06-11
3	Zoning Comment #1	2022-04-19
5	Zoning Comment #3	2022-04-19
6	Zoning Comment #4	2022-04-19
9	Replacement Trees	2023-08-29
10	Additional EV Parking	2023-08-29
11	Exterior Material	2023-08-29
12	Long-term Bike Stalls	2023-08-29
13	Short-term Bike Stalls	2023-08-29
14	Increased East Setback	2023-08-29
15	Setback Correction	2023-11-07
16	Bike Layout Update	2023-11-07
17	Dimension to Entry	2023-11-07
20	Boulevard Revisions	2023-11-07
21	Bar Scale	2023-11-07
22	Parkade Outline	2023-11-07
23	TMP Update	2023-11-07
24	Updated Tree Layout	2023-11-07

Consultant

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Ten42

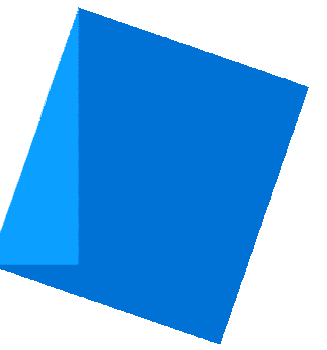
1042 Richardson Street,
Victoria BC

Site Plan and Project Data

Date	2024-01-22 11:02:57 AM
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Checked by	CL

A0.01

Scale	As indicated
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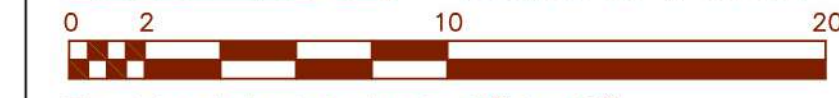
BC LAND SURVEYORS SITE PLAN OF:

Civic: 1042 Richardson Street

Legal – Lot 1663, Victoria City

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

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



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.

Issue **Date**

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

Revision

No. Description Date

Consultant

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1042 Richardson Street,
Victoria BC

Site Survey

Date 2023-11-07 12:23:25 PM

Drawn by BH

Checked by CL

A0.02

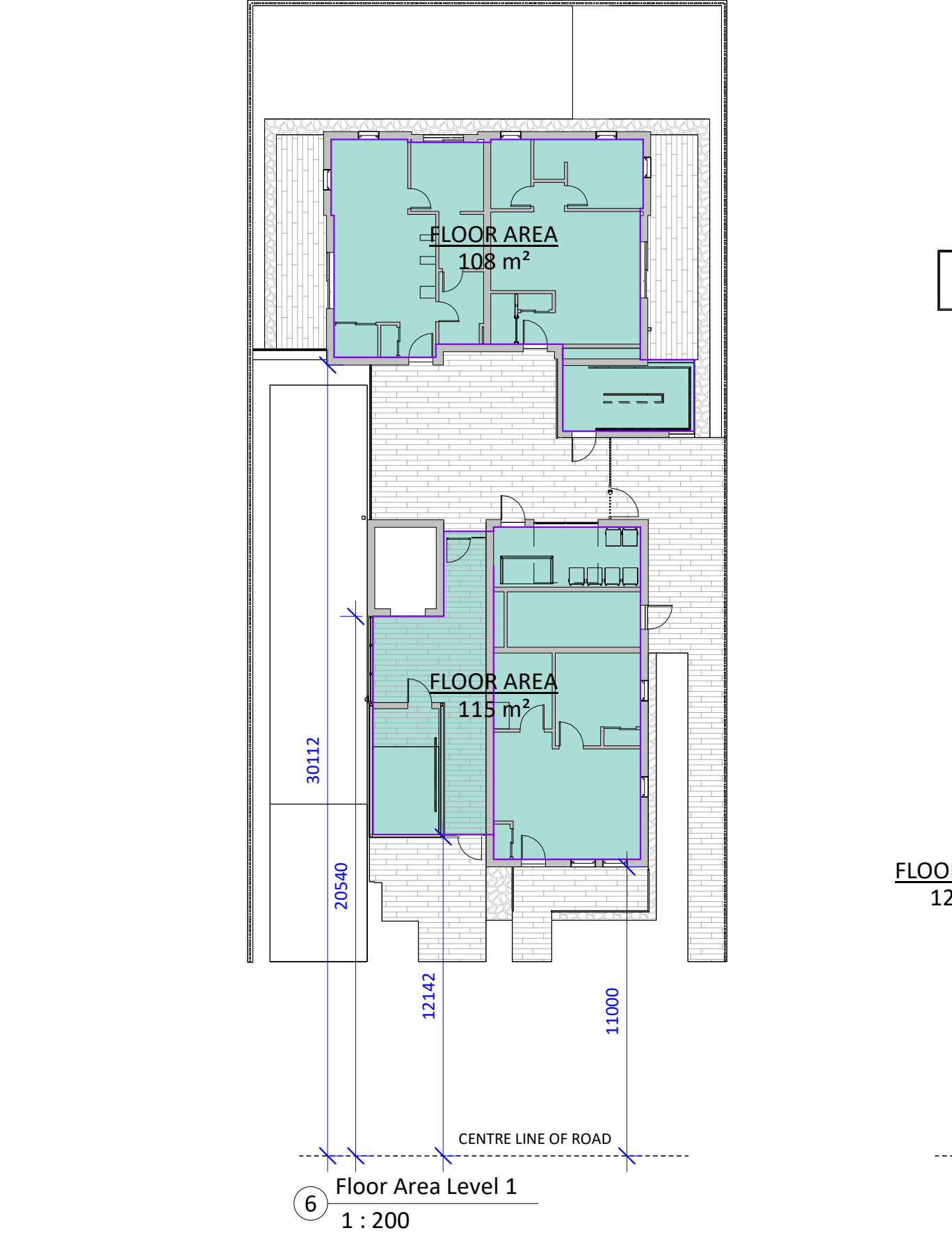
Scale

Building Code Analysis - Overview

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

Building Code Analysis - Spatial Separations

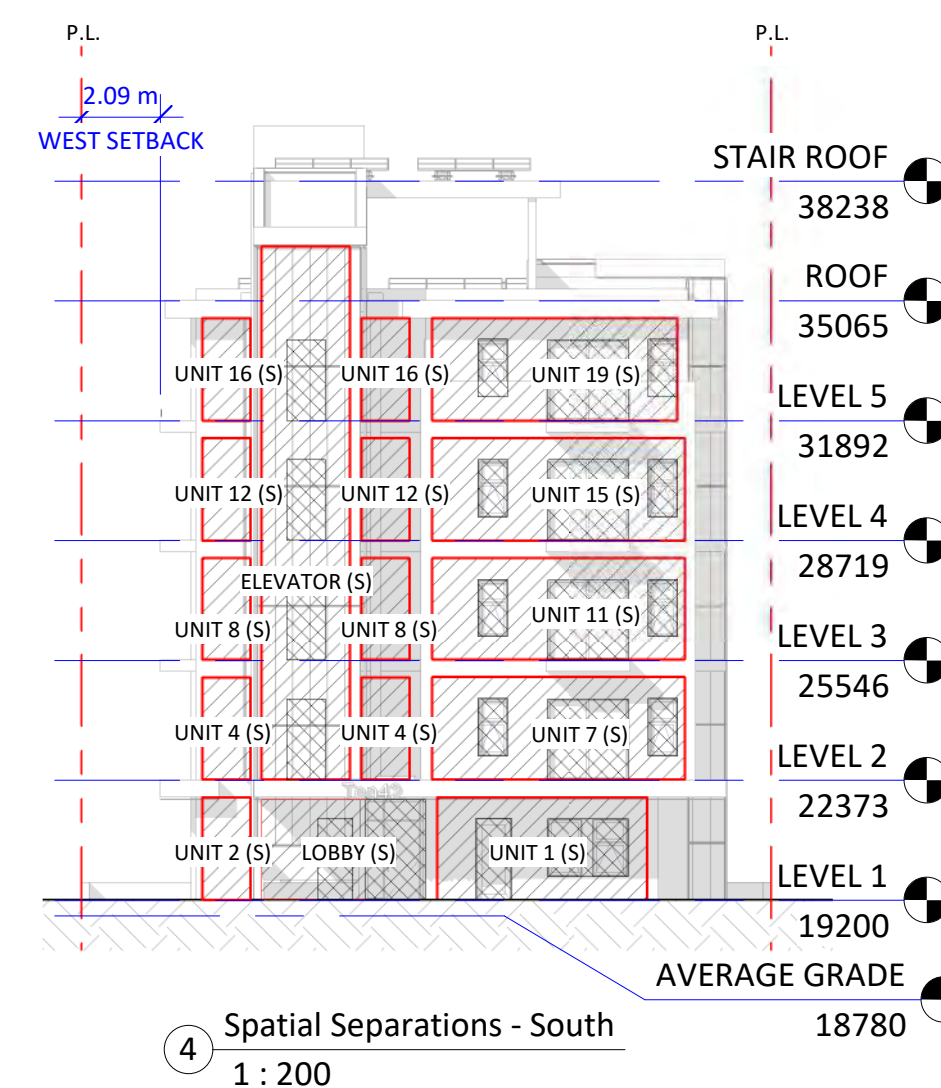
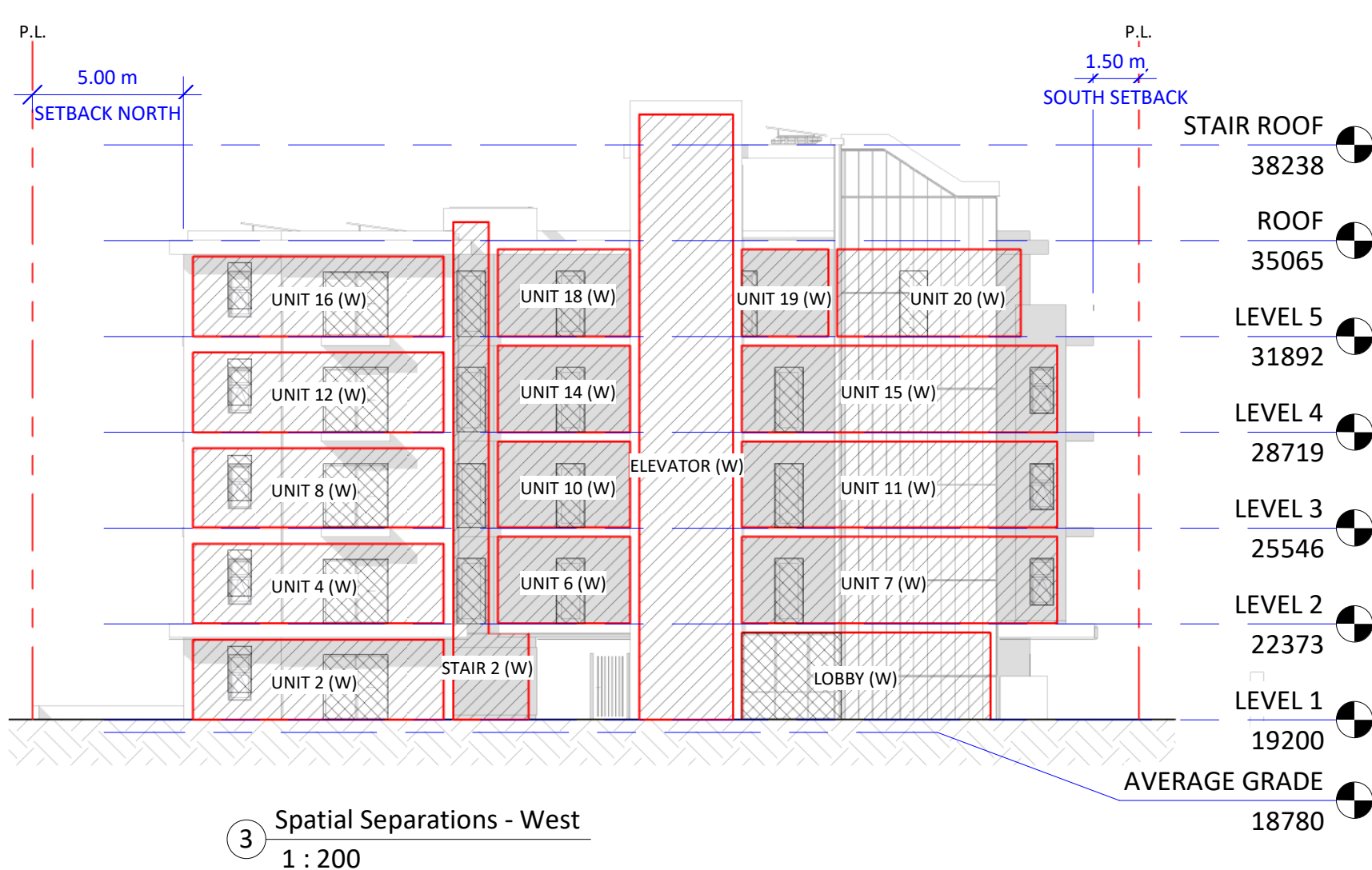
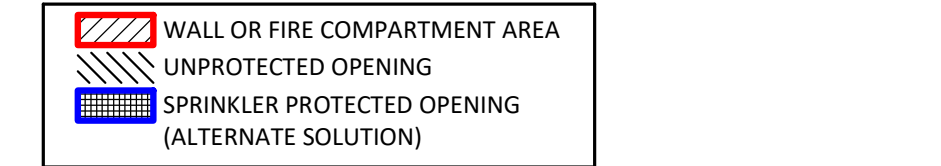
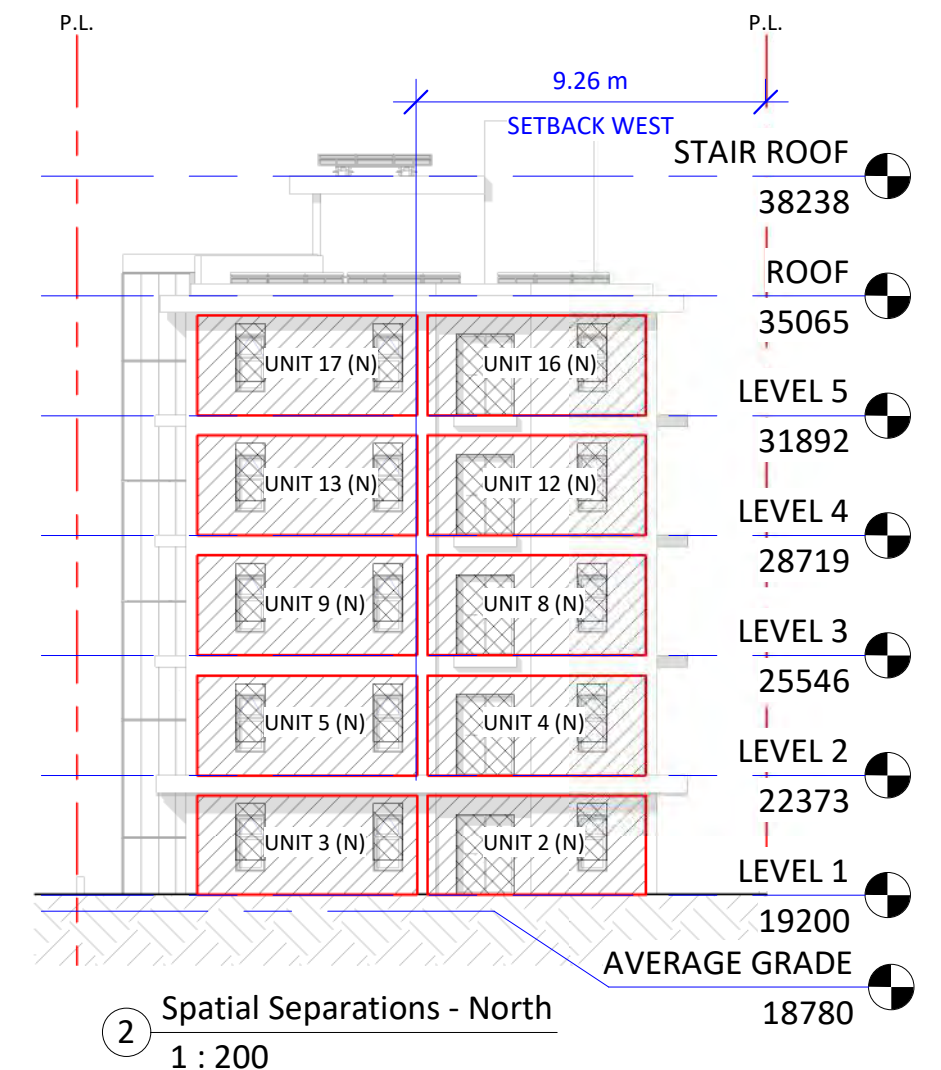
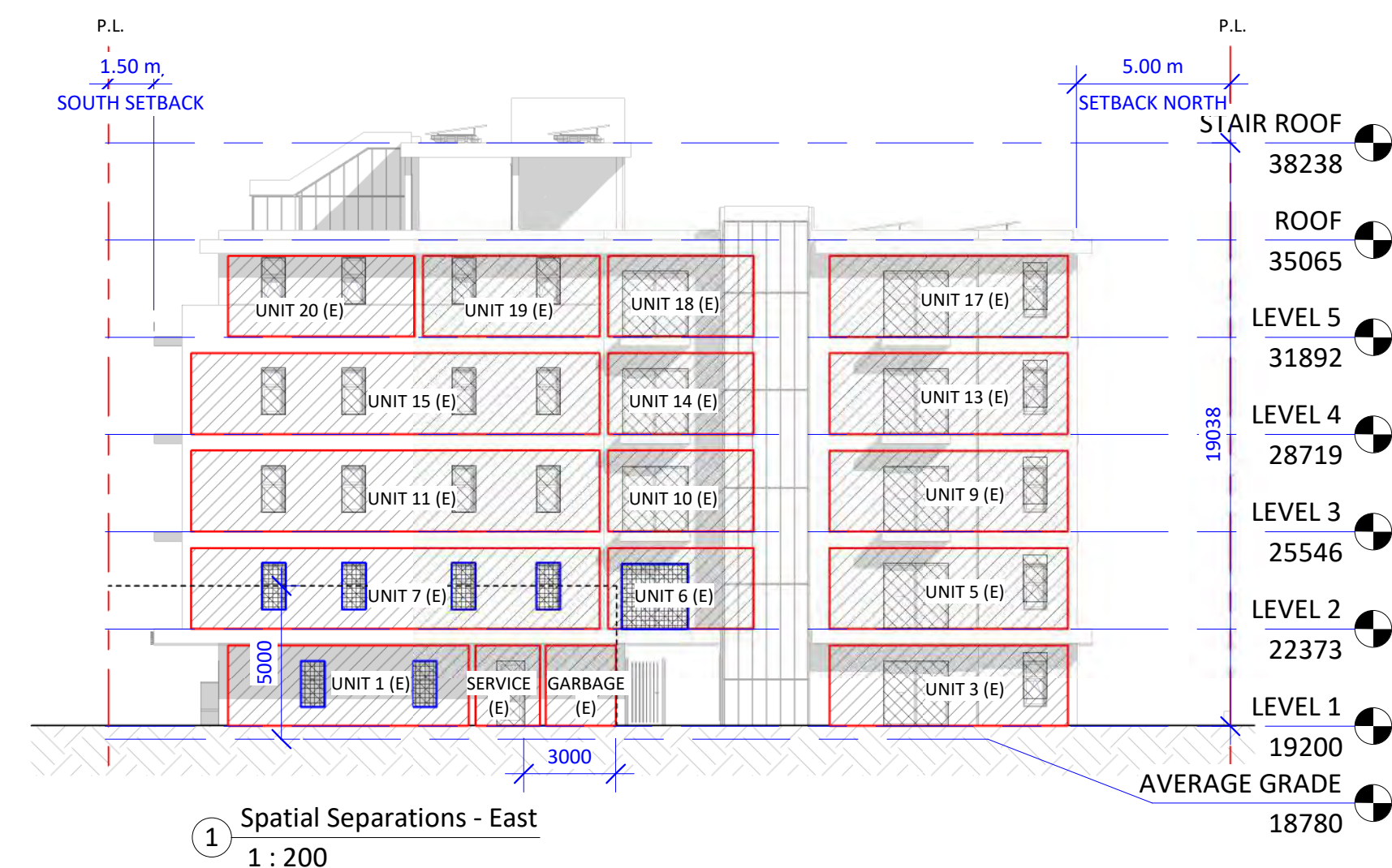
6 - SPATIAL SEPARATIONS			
NO.	DESCRIPTION	REFERENCE	
6-1	AT EAST, EXTERIOR EXIT PATH FROM STAIR TO STREET EXPOSED TO OPENINGS WITHIN 3m HORIZONTALLY AND 5m VERTICALLY. IN LIEU OF CLOSURES (SHUTTERS) OR WIRED GLASS, ALTERNATE SOLUTION SHALL CONSIST OF A SPRINKLER HEAD AT INTERIOR SIDE OF EACH OPENING, COMPLETE WITH BAFFLES ETC WHERE REQUIRED BY NFPA-13, FOR EQUIVALENT PROTECTION BY WATER CURTAIN.	3.2.3.13.	
6-2	SUITE	3.2.3.1 - D	
EAST			
UNIT 1 (E):	20.7 3.0 52.0 11.5 3/4	(3.2.2.50)	
SERVICE (E):	5.6 3.0 100 34.8	(3.2.2.50)	
GARBAGE (E):	6.0 3.0 100 0	(3.2.2.50)	
UNIT 3 (E):	20.5 2.9 49.2 27.8 3/4	REQUIRED	
UNIT 7 (E):	35.1 2.0 22.0 13.6 1	REQUIRED	
UNIT 6 (E):	12.5 2.2 40.4 36.4 3/4	REQUIRED	
UNIT 5 (E):	20.5 2.9 49.2 27.8 3/4	REQUIRED	
UNIT 11 (E):	35.1 2.0 22.0 13.6 1	REQUIRED	
UNIT 10 (E):	12.5 2.2 40.4 36.4 3/4	REQUIRED	
UNIT 9 (E):	20.5 2.9 49.2 27.8 3/4	REQUIRED	
UNIT 15 (E):	35.1 2.0 22.0 13.6 1	REQUIRED	
UNIT 14 (E):	12.5 2.2 40.4 36.4 3/4	REQUIRED	
UNIT 13 (E):	20.5 2.9 49.2 27.8 3/4	REQUIRED	
UNIT 20 (E):	16.0 2.2 34.8 14.8 3/4	REQUIRED	
UNIT 19 (E):	15.2 2.2 34.8 15.7 3/4	REQUIRED	
UNIT 18 (E):	12.5 2.2 40.4 36.4 3/4	REQUIRED	
UNIT 17 (E):	20.5 2.9 49.2 27.8 3/4	REQUIRED	
NORTH			
UNIT 3 (N):	15.3 5 100 15.6	(3.2.2.50)	
UNIT 2 (N):	15.3 5 100 29.0	(3.2.2.50)	
UNIT 5 (N):	15.3 5 100 15.6	(3.2.2.50)	
UNIT 4 (N):	15.3 5 100 29.0	(3.2.2.50)	
UNIT 9 (N):	15.3 5 100 15.6	(3.2.2.50)	
UNIT 8 (N):	15.3 5 100 29.0	(3.2.2.50)	
UNIT 13 (N):	15.3 5 100 15.6	(3.2.2.50)	
UNIT 12 (N):	15.3 5 100 29.0	(3.2.2.50)	
UNIT 17 (N):	15.3 5 100 15.6	(3.2.2.50)	
UNIT 16 (N):	15.3 5 100 29.0	(3.2.2.50)	
WEST			
LOBBY (W):	23.7 4.6 96.0 40.0 3/4	(3.2.2.50)	
ELEV. (W):	62.1 4.6 51.6 0 3/4	(3.2.2.50)	
STAIR 2 (W):	23.3 11.8 100 34.3	(3.2.2.50)	
UNIT 2 (W):	21.9 2.9 49.2 26.0 3/4	REQUIRED	
UNIT 7 (W):	30.0 9.0 100 10.7	(3.2.2.50)	
UNIT 6 (W):	12.6 9.0 100 15.9	(3.2.2.50)	
UNIT 4 (W):	21.9 2.9 49.2 26.0 3/4	REQUIRED	
UNIT 11 (W):	30.0 9.0 100 10.7	(3.2.2.50)	
UNIT 10 (W):	12.6 9.0 100 15.9	(3.2.2.50)	
UNIT 8 (W):	21.9 2.9 49.2 26.0 3/4	REQUIRED	
UNIT 15 (W):	30.0 9.0 100 10.7	(3.2.2.50)	
UNIT 14 (W):	12.6 9.0 100 15.9	(3.2.2.50)	
UNIT 12 (W):	21.9 2.9 49.2 26.0 3/4	REQUIRED	
UNIT 20 (W):	17.5 9.0 100 11.4	(3.2.2.50)	
UNIT 19 (W):	8.2 9.0 100 13.4	(3.2.2.50)	
UNIT 18 (W):	12.6 9.0 100 15.9	(3.2.2.50)	
UNIT 16 (W):	21.9 2.9 49.2 26.0 3/4	REQUIRED	



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

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

A - EXTERIOR PASSAGEWAY EXCEPTIONS					REFERENCES	
NO.	ITEM	DESCRIPTION	FUNCTIONAL STATEMENT	LINK	OBJECTIVE	OBJECTIVE STATEMENT
A-1	EXTERIOR EXIT PASSAGEWAY	AT LEVELS 2 THROUGH 5, EGRESS IS PROVIDED BY MEANS OF AN EXTERIOR EXIT PASSAGEWAY WITH AN EXIT STAIR AT EITHER END. AS THE EXTERIOR PASSAGEWAYS FORM PART OF THE ACCESS TO EXIT, THEY CONSTITUTE EXTERIOR EXIT PASSAGEWAYS AND MUST COMPLY WITH THE REQUIREMENTS OF SUBSECTION 3.4.				
A-2	OBJECTIVES & FUNCTIONAL STATEMENTS	SENTENCE 3.4.4.3.(1) REQUIRES EXITS TO BE FIRE SEPARATED FROM THE REMAINDER OF THE FLOOR AREA AND SENTENCE 3.2.3.13.(1) REQUIRES EXTERIOR EXITS TO BE PROTECTED FROM EXTERIOR OPENINGS IN THE ADJACENT FLOOR AREA UNDER CERTAIN EXPOSURE CONDITIONS. THE REQUIREMENTS OF BOTH SENTENCES DO NOT APPLY WHERE THE EXTERIOR EXIT PASSAGEWAY IS AT LEAST 50% OPEN ALONG ITS EXTERIOR SIDE AND IS SERVED BY AN EXIT STAIR AT EACH END.				
A-3	APPLICATION OF SENTENCE 3.4.4.3.(1)	WHEREAS THE NORTHERN EXIT "STAIR 2" IS SEPARATED FROM THE REMAINDER OF THE BUILDING BY A FIRE SEPARATION WITH A 1-HOUR FIRE-RESISTANCE RATING, STREET FACING "STAIR 1" IS CONFIGURED AS UNCONDITIONED OUTDOOR SPACE, WITHOUT A FIRE SEPARATION FROM THE EXTERIOR PASSAGEWAY, AS PERMITTED BY SENTENCE 3.4.4.3.(1). "THE REQUIREMENTS OF SENTENCES 3.4.4.3.(1) AND 3.2.3.13.(1) AND (3) DO NOT APPLY TO AN EXTERIOR EXIT PASSAGEWAY PROVIDED (A) NOT LESS THAN 50% OF THE EXTERIOR SIDE IS OPEN TO THE OUTDOORS, AND (B) AN EXIT STAIR IS PROVIDED AT EACH END OF THE PASSAGEWAY."				



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

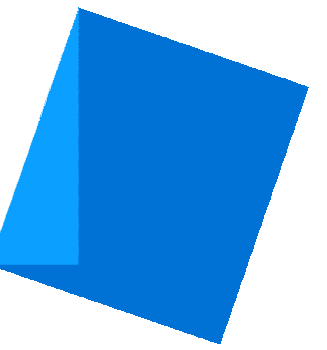
NOTE: THESE AREAS ARE USED FOR ZONING PURPOSES ONLY & ARE MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS.
CoV Def: AREA - when used in reference to a floor of a storey of a building means the entire area which in plan is enclosed by the interior face of the exterior walls of the storey at floor level plus the area enclosed by any cantilevered element that is within that storey and that is above floor level, but does not include the following area:
a) parking + bike parking
b) areas of balconies, exposed decks, patios or roofs,
c) the area of elevator shafts

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

Consultant
REGISTERED ARCHITECT
CHRISTINE LINTOTT
BRITISH COLUMBIA

Ten42
1042 Richardson Street, Victoria BC
Code Analysis and Spatial Separation
Date: 2023-11-07 12:23:29 PM
Drawn by: BH, HJ, TK
Checked by: CL
Scale: As indicated
A0.03



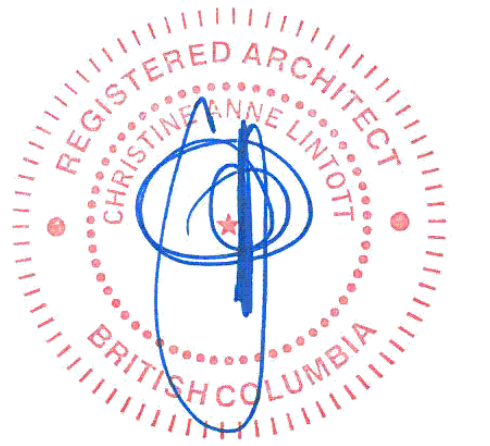
Issue **Date**

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

Revision

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

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Solar Shadow Study

Date 2023-11-07 12:23:38 PM

Drawn by BH

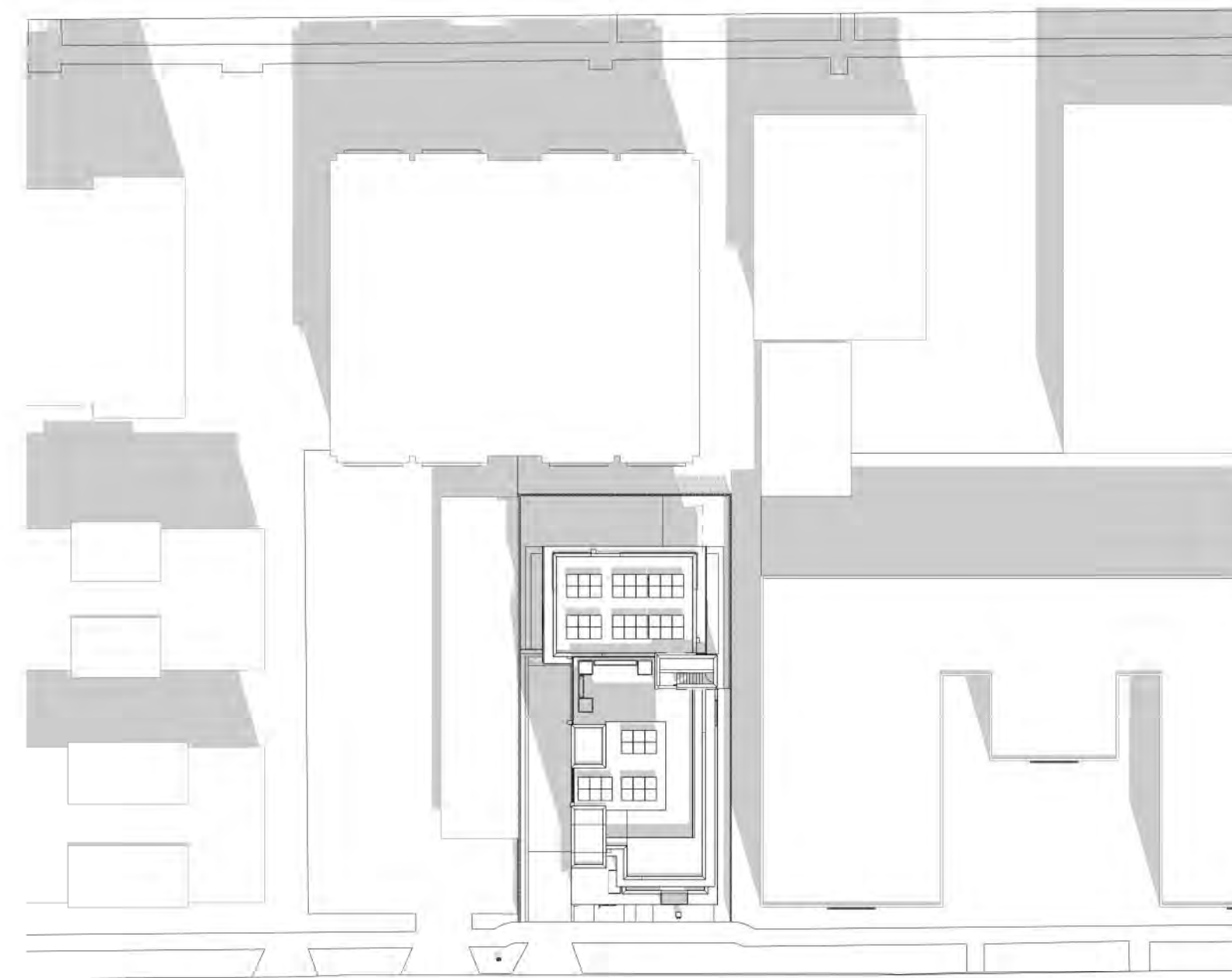
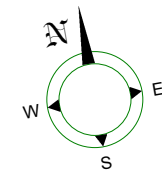
Checked by CL

A1.01

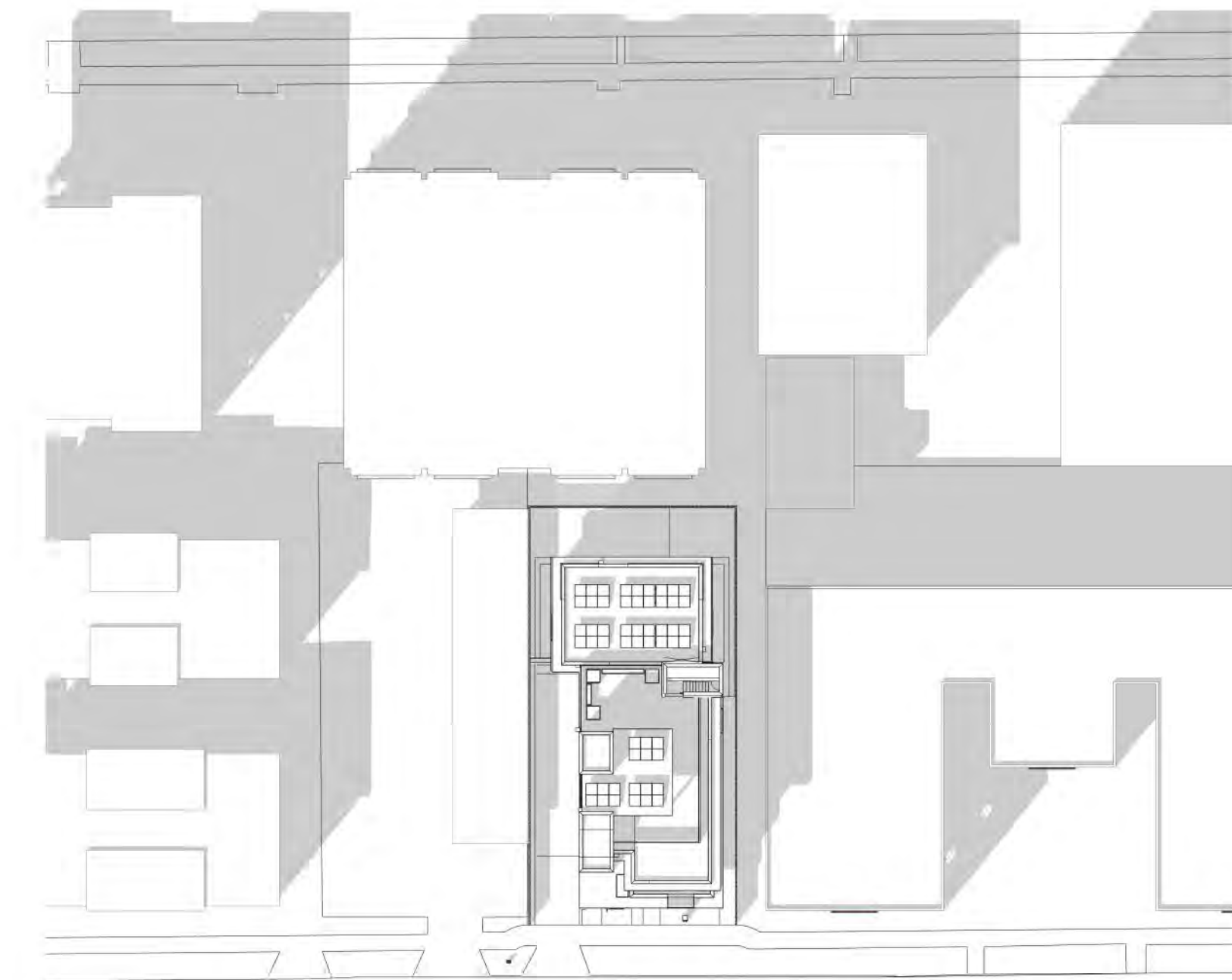
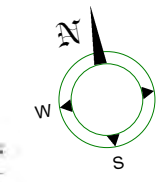
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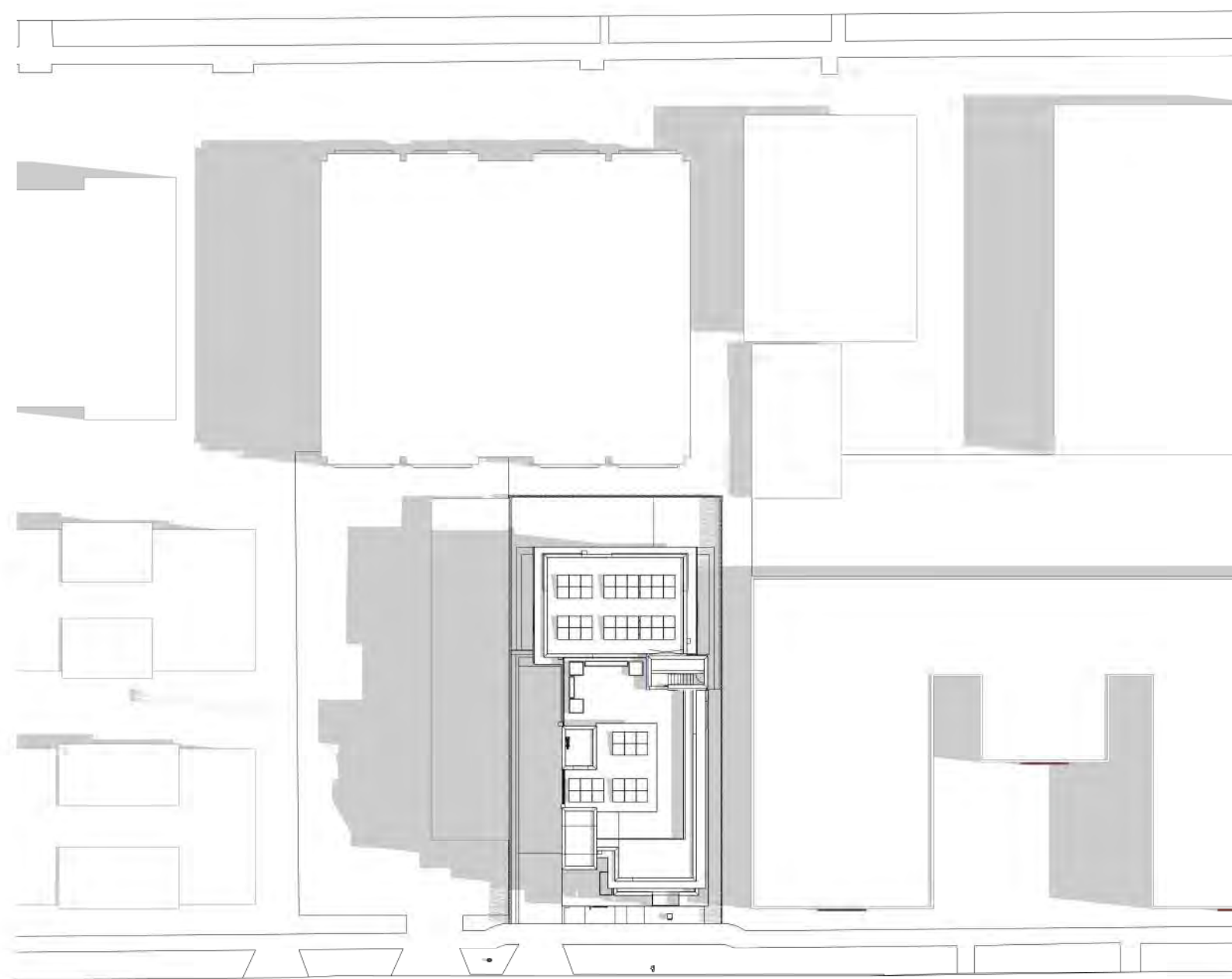
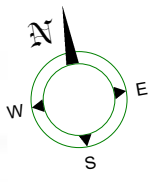
1 Solar Study - Vernal 9am
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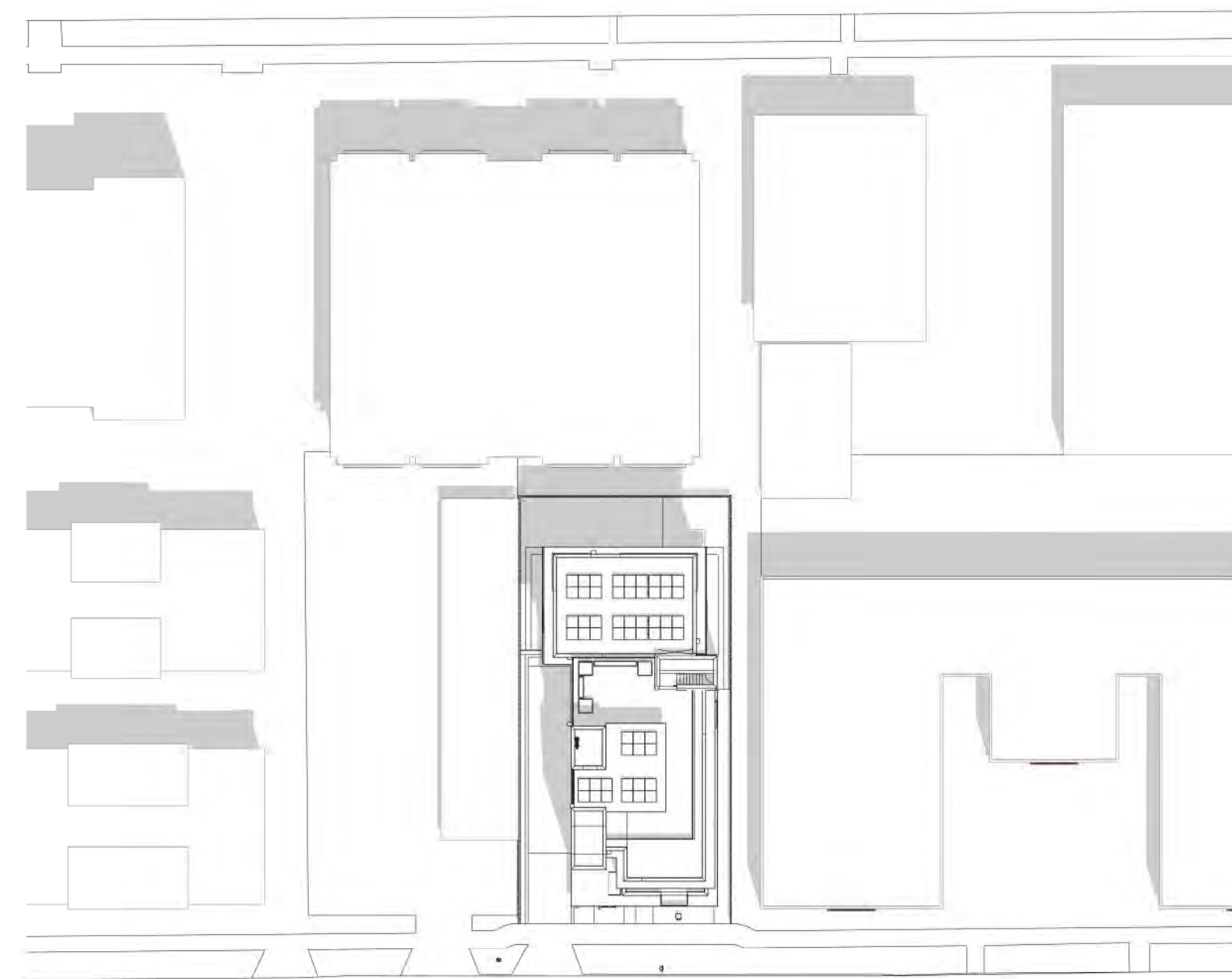
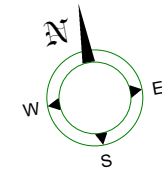
3 Solar Study - Vernal Noon
1 : 500



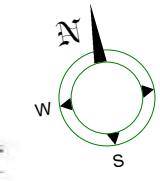
2 Solar Study - Vernal 3pm
1 : 500



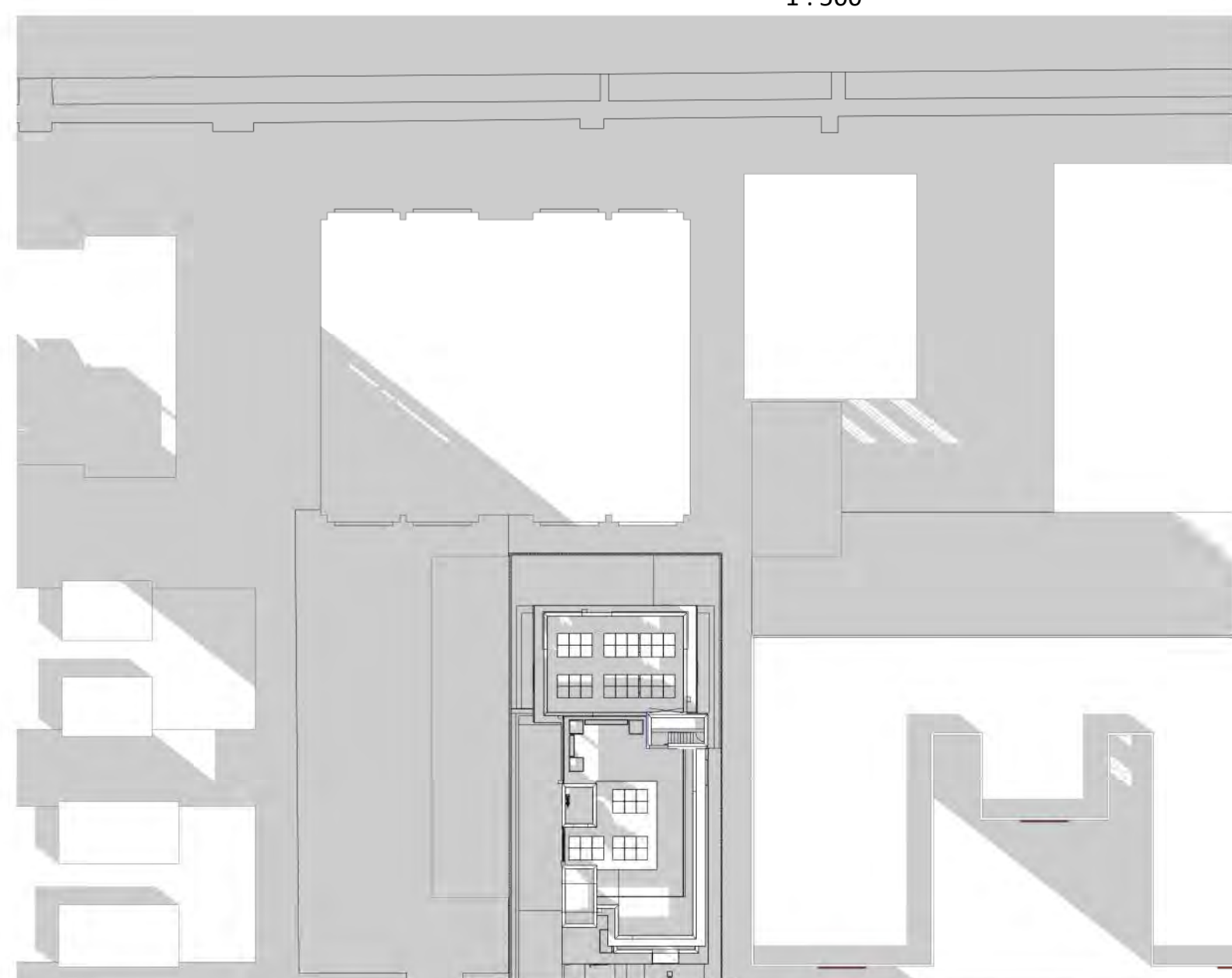
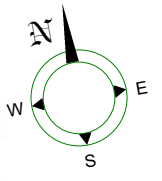
5 Solar Study - Summer Solstice 9am
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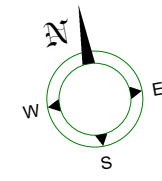
6 Solar Study - Summer Solstice noon
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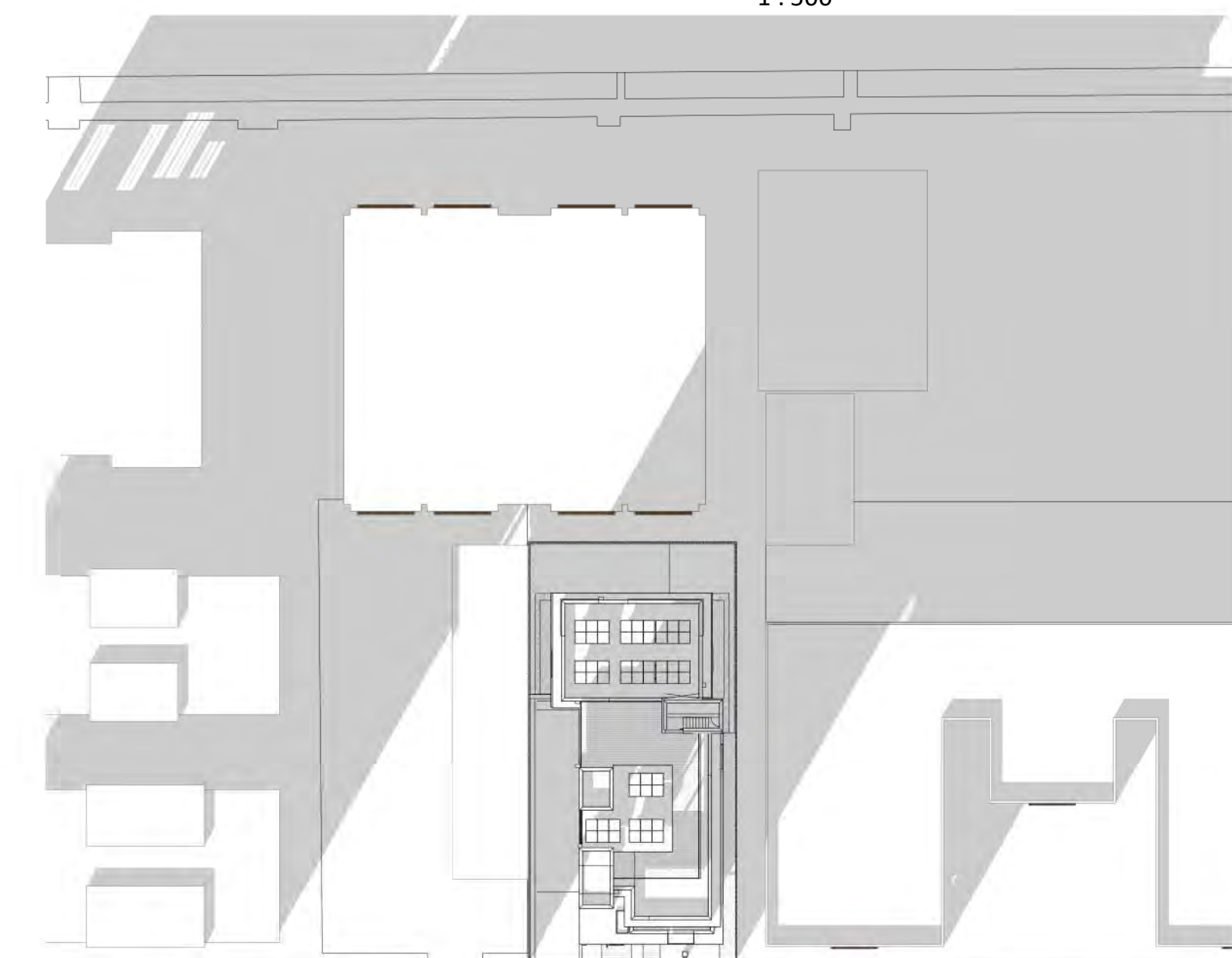
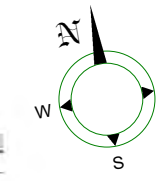
4 Solar Study - Summer Solstice 3pm
1 : 500



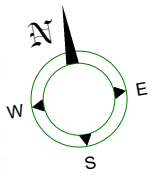
8 Solar Study - Winter Solstice 9am
1 : 500

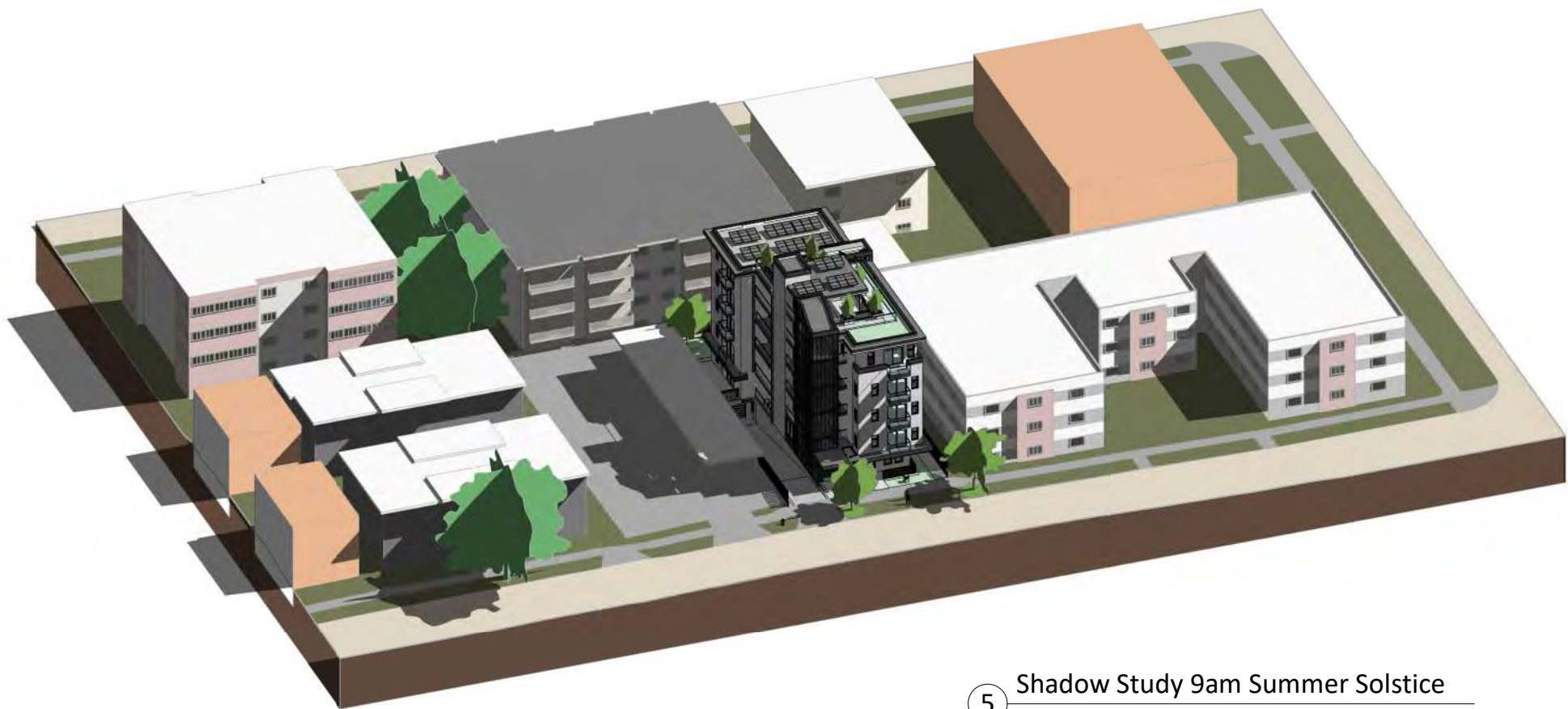


9 Solar Study - Winter Solstice noon
1 : 500

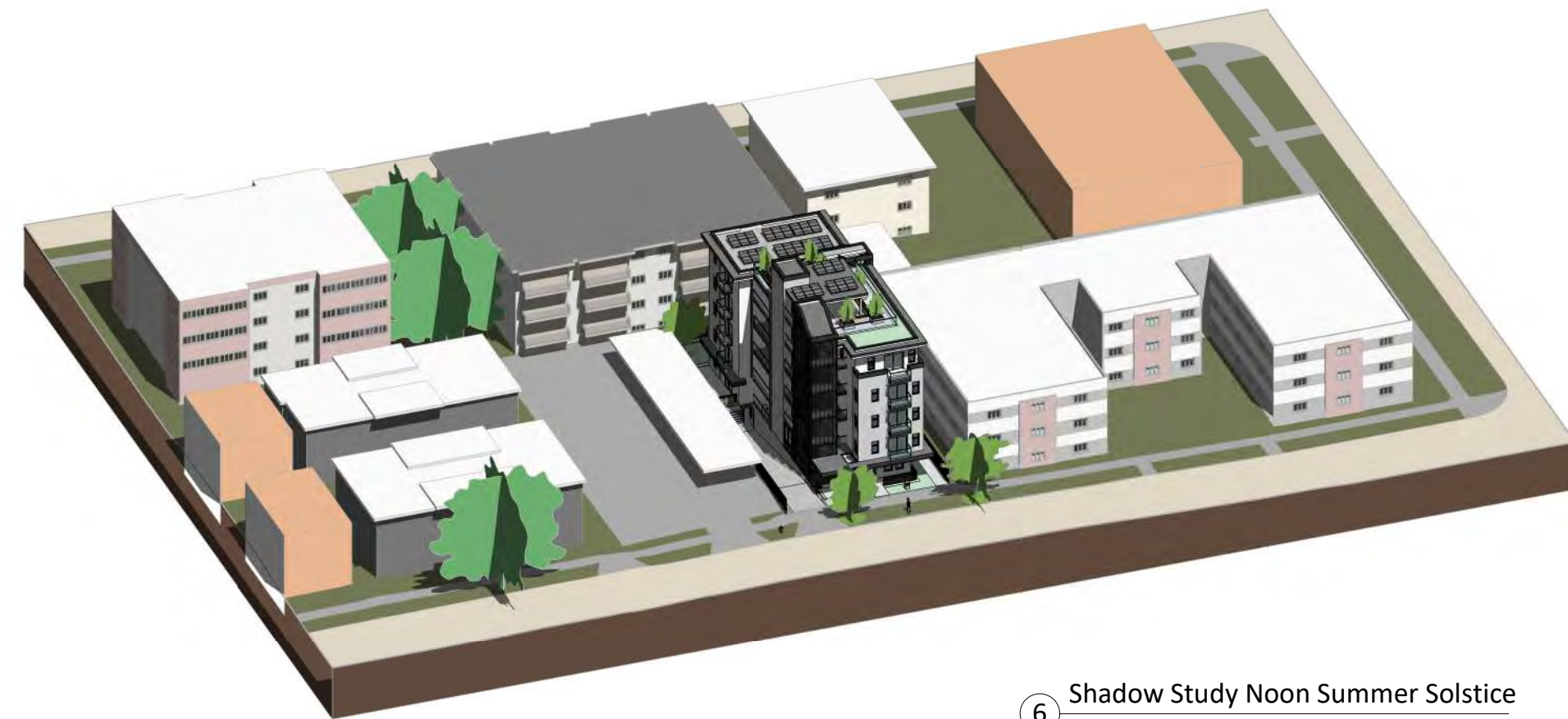


7 Solar Study - Winter Solstice 3pm
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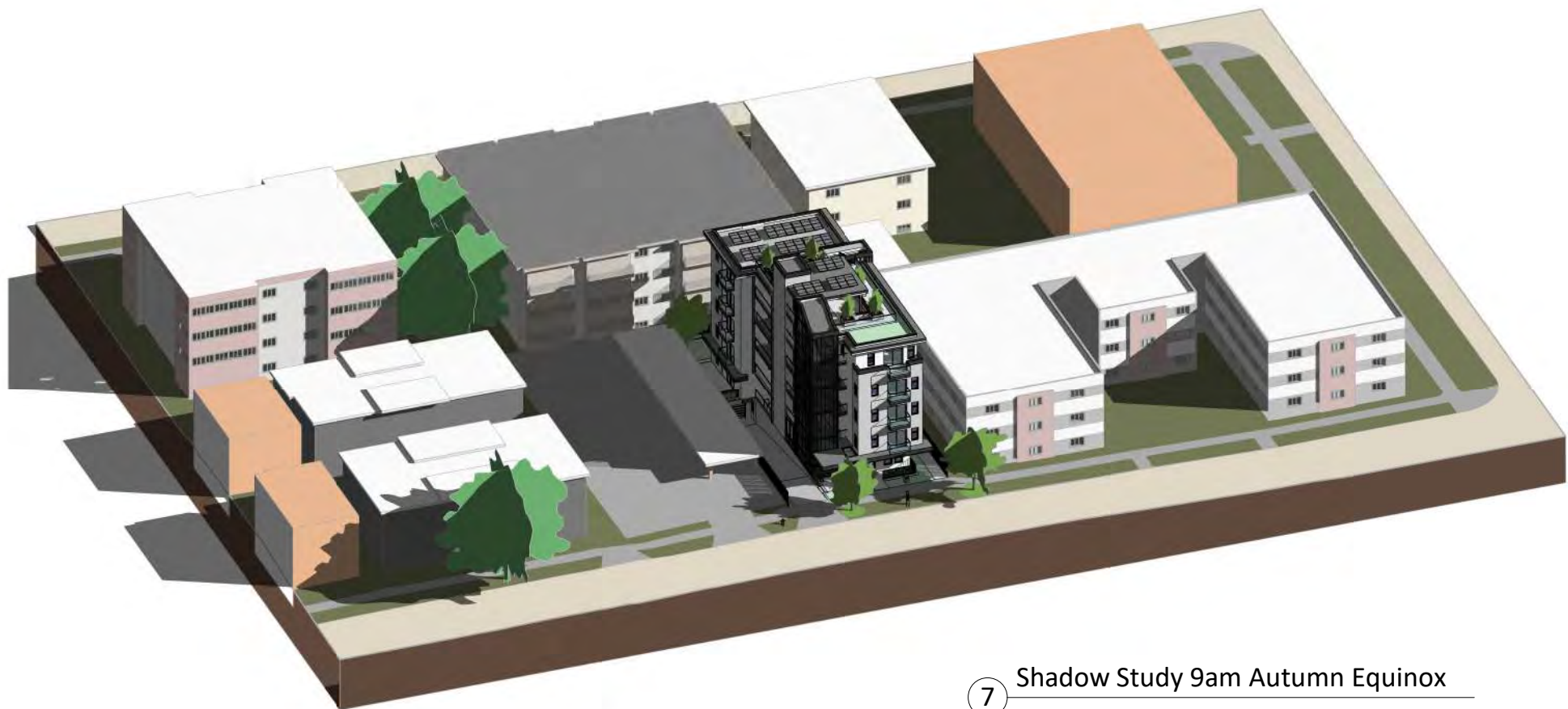
5 Shadow Study 9am Summer Solstice



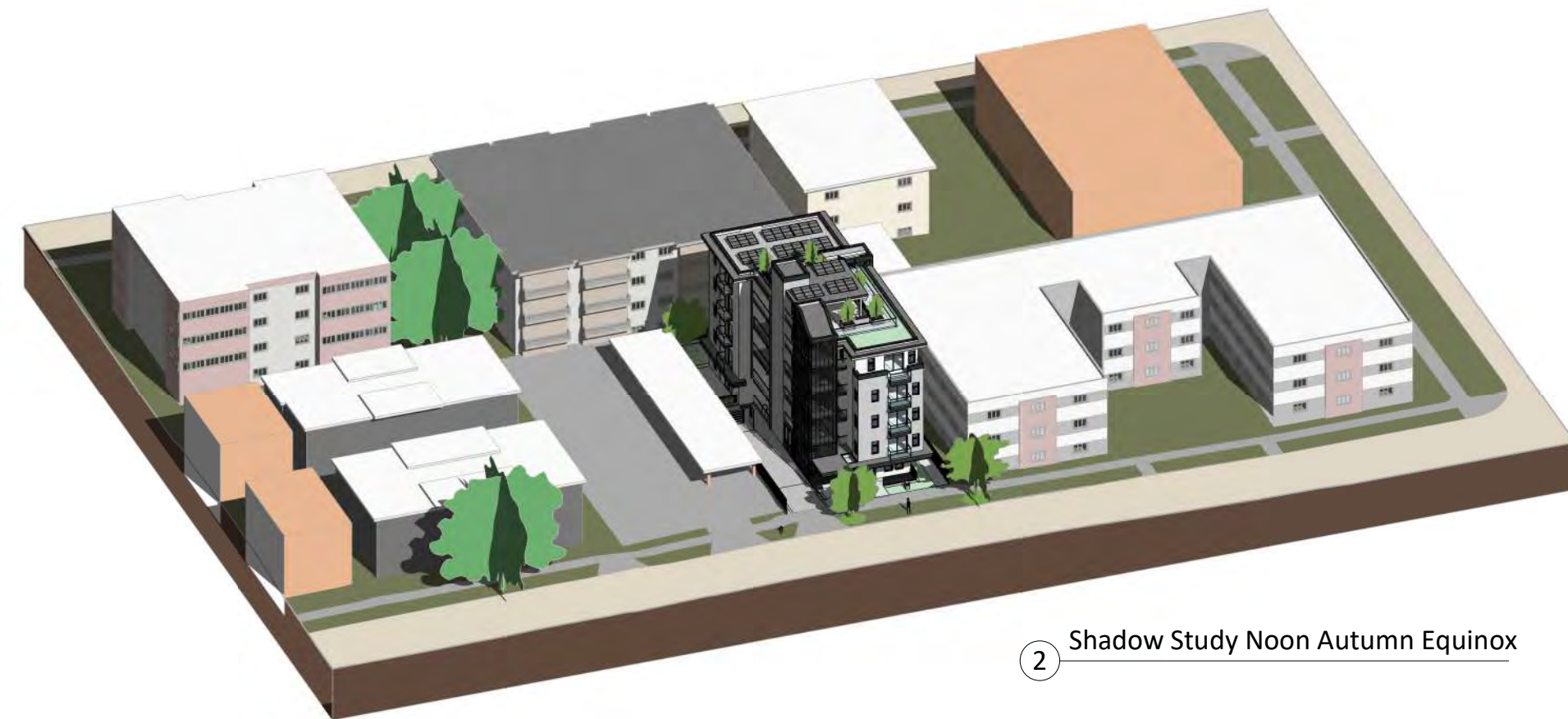
6 Shadow Study Noon Summer Solstice



4 Shadow Study 3pm Summer Solstice



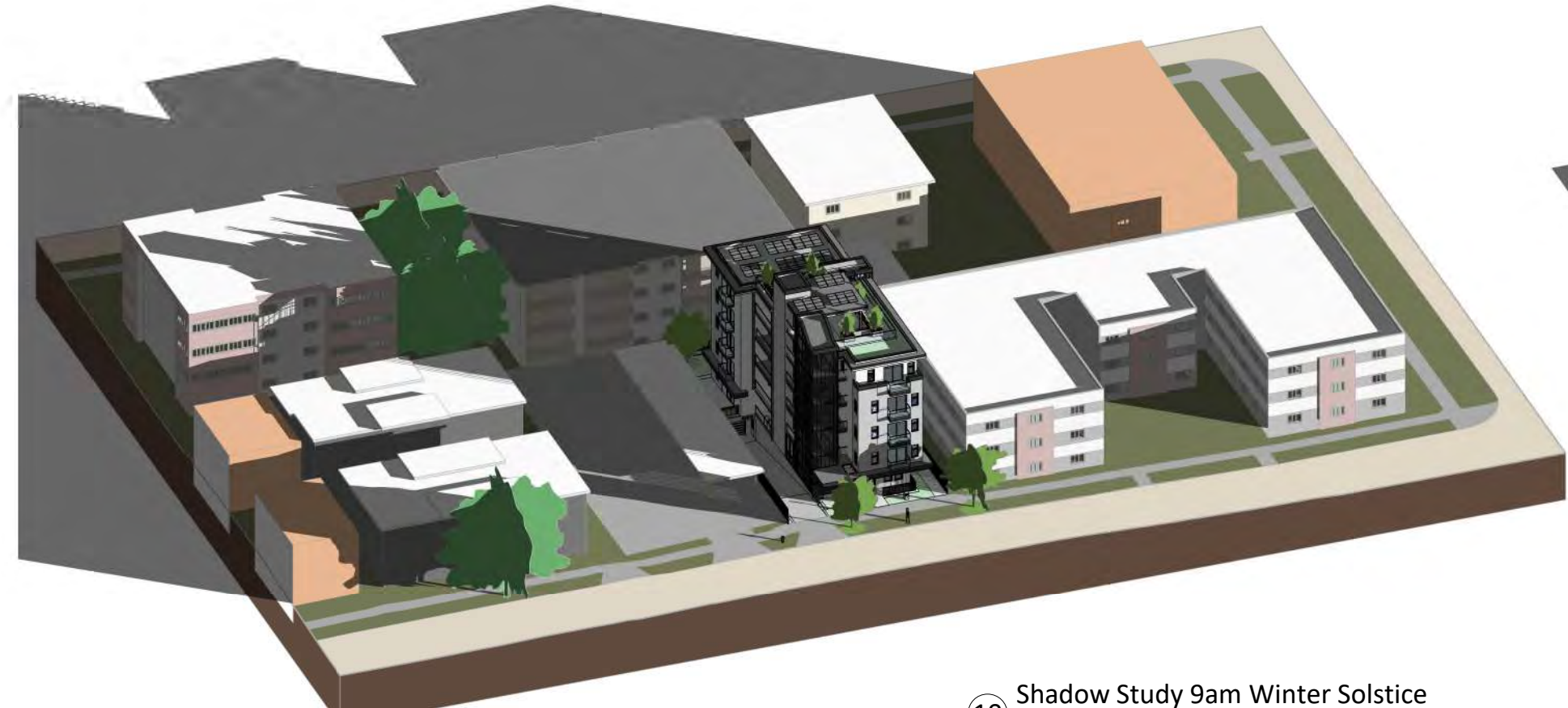
7 Shadow Study 9am Autumn Equinox



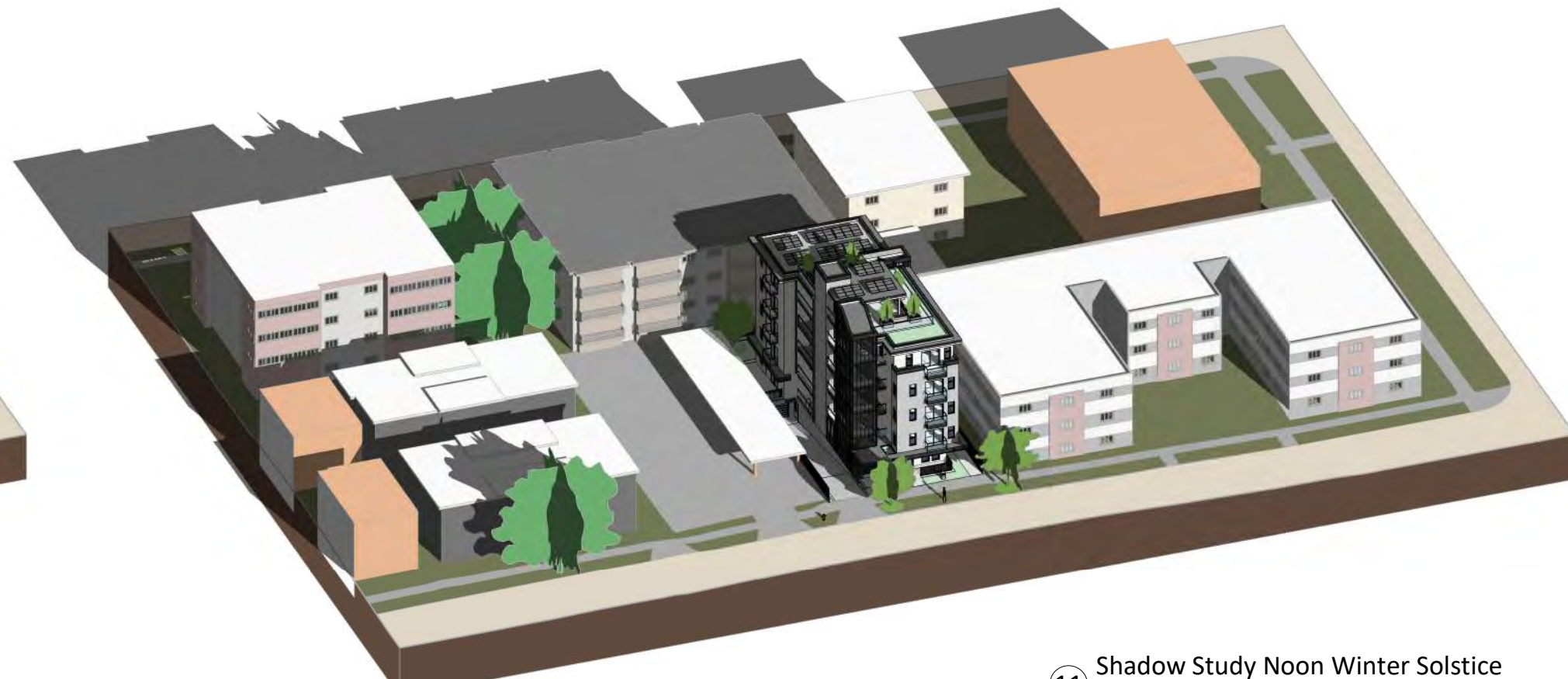
2 Shadow Study Noon Autumn Equinox



9 Shadow Study 3pm Autumn Equinox



10 Shadow Study 9am Winter Solstice

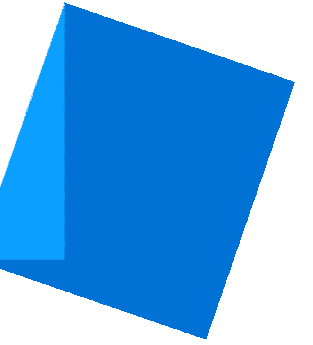


11 Shadow Study Noon Winter Solstice



12 Shadow Study 3pm Winter Solstice

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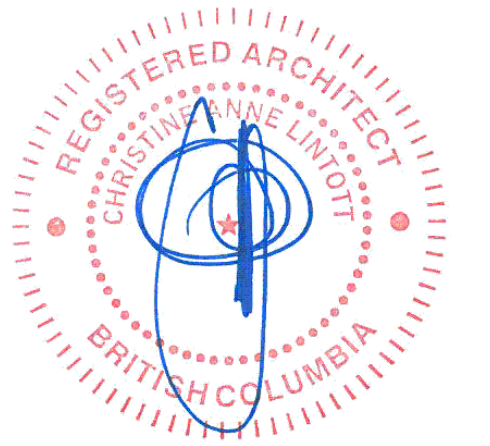
Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1969
www.lintottarchitect.ca

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

Revision

No.	Description	Date

Consultant



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1042 Richardson Street,
Victoria BC

Axo Shadow Study

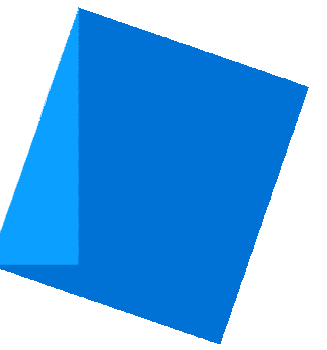
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Drawn by	BH
Checked by	CL

A1.02

Scale



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Architects Inc.

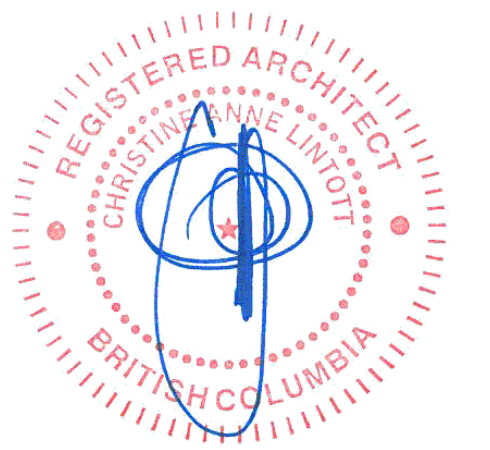


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Issue	Date
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

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

Consultant



Ten42

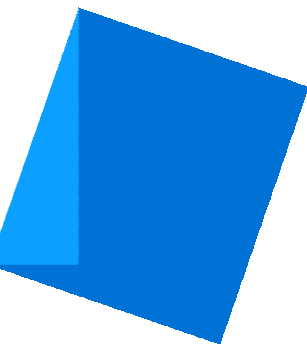
1042 Richardson Street,
Victoria BC

Context Renders

Date	2023-11-07 12:23:53 PM
Drawn by	BH
Checked by	CL

A1.03

Scale



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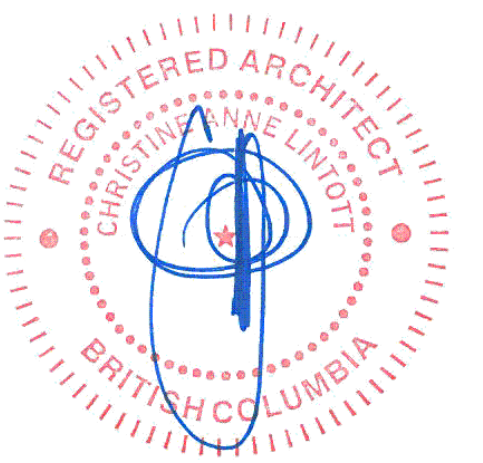
Issue Date

Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
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Re - Submission for Rezoning and Development Permit	2022-04-14
Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07
Re - Submission for Rezoning and Development Permit	2024-01-22
Re - Submission for Rezoning and Development Permit	2024-01-05

Revision

No.	Description	Date
1	Revision 2	2021-06-11
7	Zoning Comment #5	2022-04-19
11	Exterior Material	2023-08-29
12	Long-term Bike Stalls	2023-08-29
13	Short-term Bike Stalls	2023-08-29
15	Setback Correction	2023-11-07
16	Bike Layout Update	2023-11-07
17	Dimension to Entry	2023-11-07
18	Accessible Parking	2023-11-07
26	Accessible + Affordable Unit Updates	2024-05-01

Consultant



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1042 Richardson Street, Victoria BC

Floor Plans

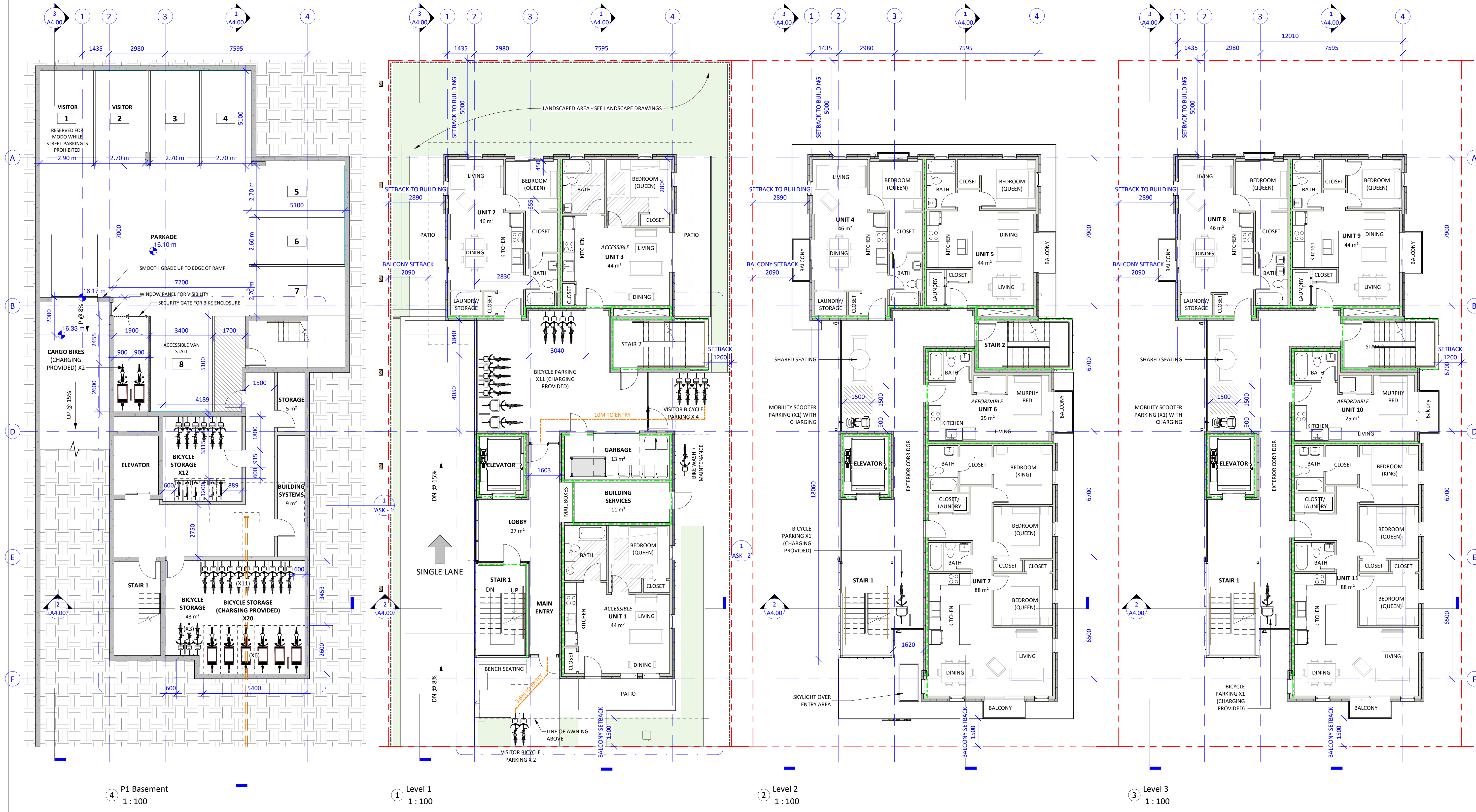
Date 2024-05-01 12:13:52 PM

Drawn by BH

Checked by CL

A2.00

Scale As indicated



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

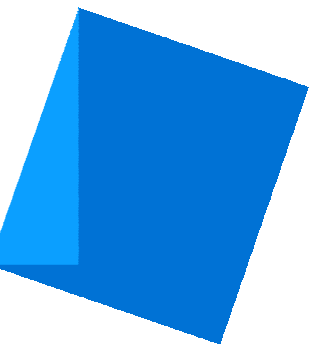
Unit Schedule			
Occupancy	Name	Area	
LEVEL 4			
1 Bedroom	UNIT 12	46 m ²	
1 Bedroom	UNIT 13	44 m ²	
1 Bedroom	UNIT 14	25 m ²	
3 Bedroom	UNIT 15	88 m ²	
LEVEL 5			
1 Bedroom	UNIT 16	46 m ²	
1 Bedroom	UNIT 17	44 m ²	
1 Bedroom	UNIT 18	26 m ²	
1 Bedroom	UNIT 19	36 m ²	
1 Bedroom	UNIT 20	39 m ²	
		936 m ²	

Bicycle Parking	
Long Term Per Schedule C	Short Term Per Schedule C (within 15m of entry)
Required:	Required:
1/Unit = 45m ² x 12 = 12	1/Unit = 45m ² x 12 = 12
1.25/unit = 45m ² x 8 = 10	1.25/unit = 45m ² x 8 = 10
Total = 22	Total = 6 (MIN)

Provided: P1 = 22

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

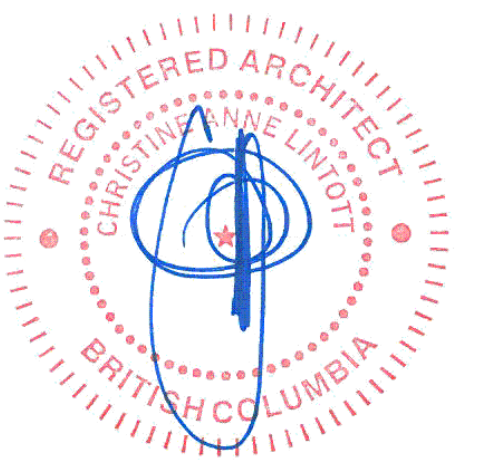
---	FRR - 0 H Fire Separation
---	FRR - 0.75 H Fire Separation
---	FRR - 1 H Fire Separation
---	FRR - 2 H Fire Separation



Issue	Date
Submission for Rezoning and Development Permit	2020-09-30
Re - Submission for Rezoning and Development Permit	2021-01-18
Re - Submission for Rezoning and Development Permit	2021-06-11
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Re - Submission for Rezoning and Development Permit	2023-11-07
Re - Submission for Rezoning and Development Permit	2024-01-22
Re - Submission for Rezoning and Development Permit	2024-01-05

No.	Description	Date
1	Revision 2	2021-06-11
16	Bike Layout Update	2023-11-07
26	Accessible + Affordable Unit Updates	2024-05-01

Consultant

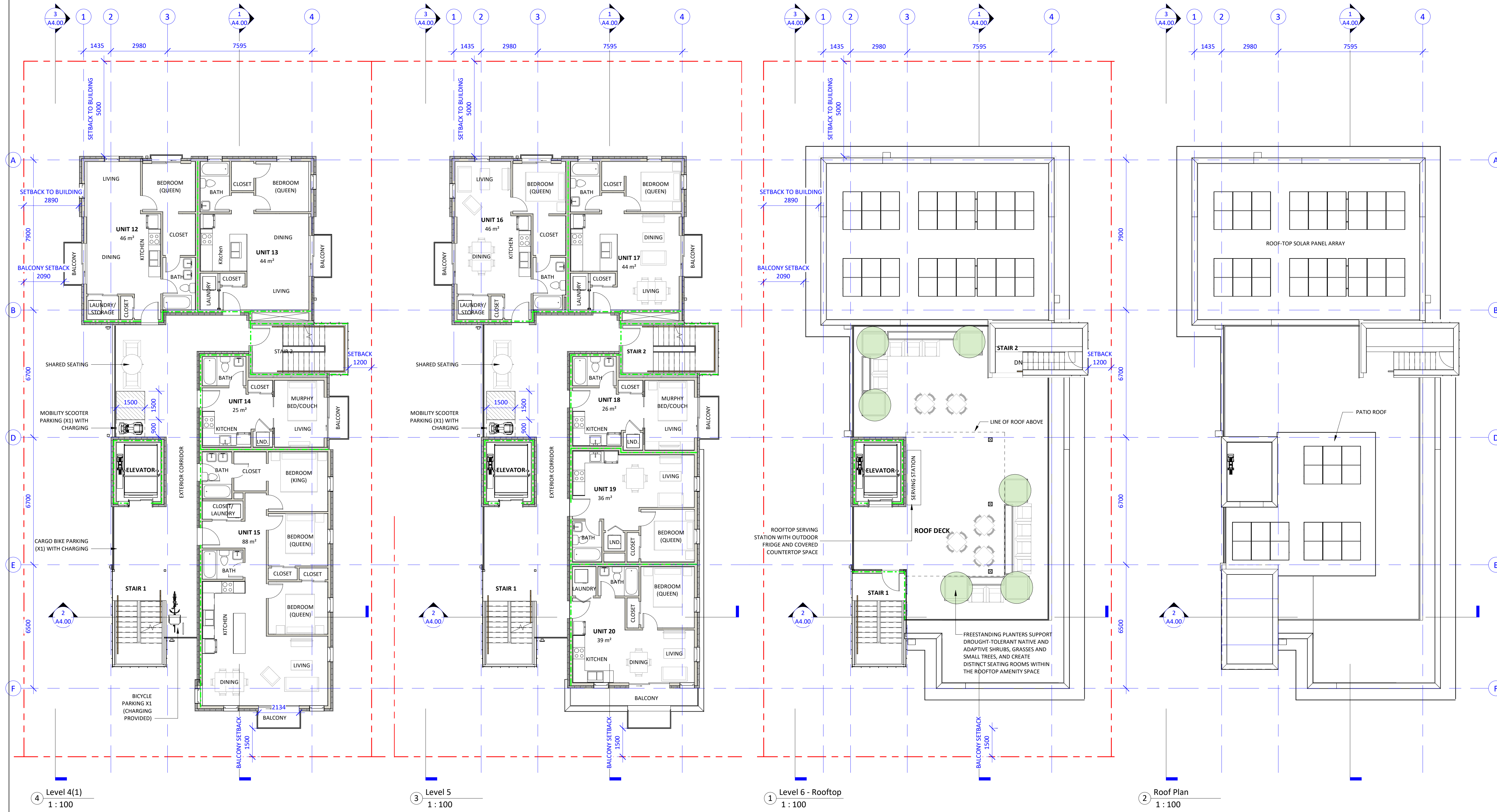


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1042 Richardson Street, Victoria BC

Floor Plans

Date	2024-05-01 12:14:01 PM
Drawn by	BH
Checked by	CL
Scale	As indicated



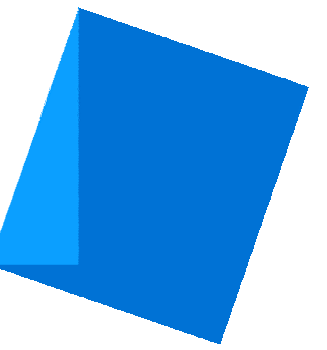
Unit Schedule				
Occupancy	Name	Area		
LEVEL 1				
1 Bedroom	ACCESSIBLE UNIT 1	44 m ²		
1 Bedroom	UNIT 2	46 m ²		
1 Bedroom	ACCESSIBLE UNIT 3	44 m ²		
LEVEL 2				
1 Bedroom	UNIT 4	46 m ²		
1 Bedroom	UNIT 5	44 m ²		
Studio	AFFORDABLE UNIT 6	25 m ²		
3 Bedroom	UNIT 7	88 m ²		
LEVEL 3				
1 Bedroom	UNIT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

Unit Schedule				
Occupancy	Name	Area		
LEVEL 4				
1 Bedroom	UNIT 12	46 m ²		
1 Bedroom	UNIT 13	44 m ²		
1 Bedroom	UNIT 14	25 m ²		
3 Bedroom	UNIT 15	88 m ²		
LEVEL 5				
1 Bedroom	UNIT 16	46 m ²		
1 Bedroom	UNIT 17	44 m ²		
1 Bedroom	UNIT 18	26 m ²		
1 Bedroom	UNIT 19	36 m ²		
1 Bedroom	UNIT 20	39 m ²		
		936 m ²		

Bicycle Parking
 Long Term Per Schedule C
 Required:
 1/2 unit = 45m² x 12 = 12
 1.25/unit > 45m² x 8 = 10
 Total = 22
 Provided: P1 = 22

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

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



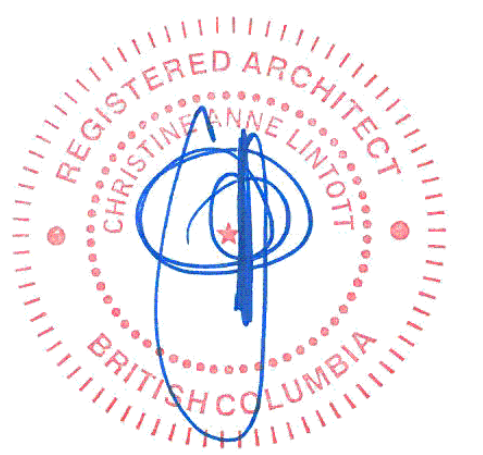
Issue Date

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

Revision

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

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Elevations

Date 2023-11-07 12:24:20 PM

Drawn by BH

Checked by CL

A3.00

Scale As indicated



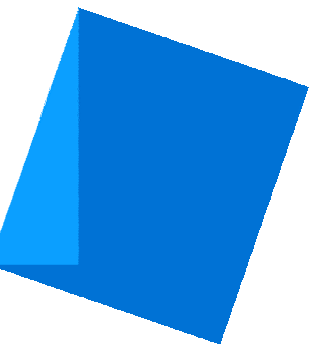
- EXTERIOR FINISH LEGEND**
- 1 FIBRE-CEMENT PANELS - LIGHT GREY
 - 2 FIBRE-CEMENT PANELS - OFF WHITE
 - 3 GLASS GUARD WITH METAL RAILING
 - 4 VINYL WINDOWS - BLACK
 - 5 GLAZING WALL - ALUMINUM, BLACK POWDER COAT
 - 6 PERFORATED METAL STANDING SEAM SCREEN - BLACK
 - 7 PREFINISHED METAL FLASHING - BLACK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





① Context Elevation
1 : 100

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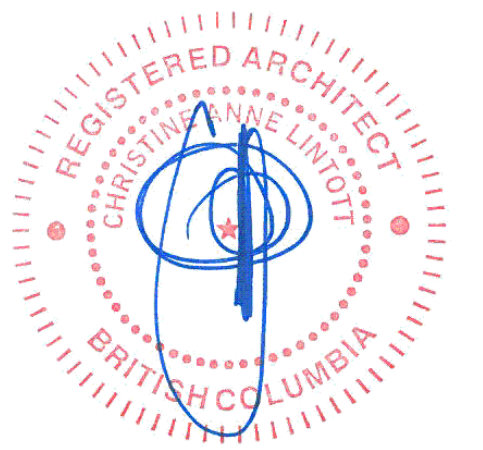


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Re - Submission for Rezoning and Development Permit	2023-08-29
Re - Submission for Rezoning and Development Permit	2023-11-07

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

Consultant



Ten42

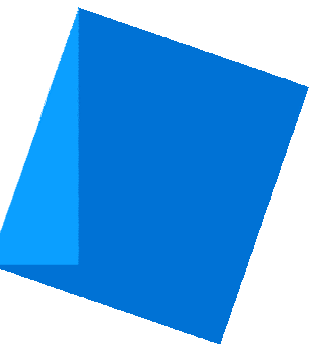
1042 Richardson Street,
Victoria BC

Context Elevations

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

A3.01

Scale 1 : 100



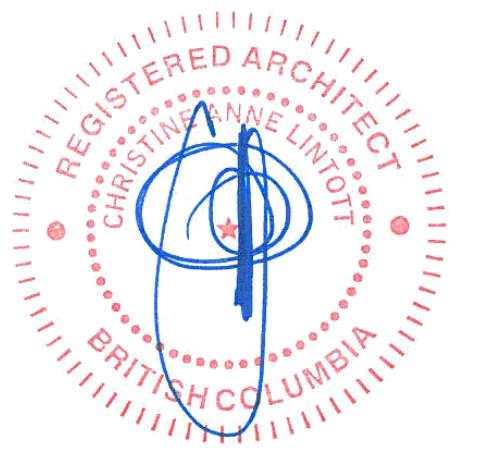
Issue Date

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

Revision

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

Consultant



Ten42

1042 Richardson Street,
Victoria BC

Exterior Materials

Date 2023-11-07 12:24:40 PM

Drawn by BH

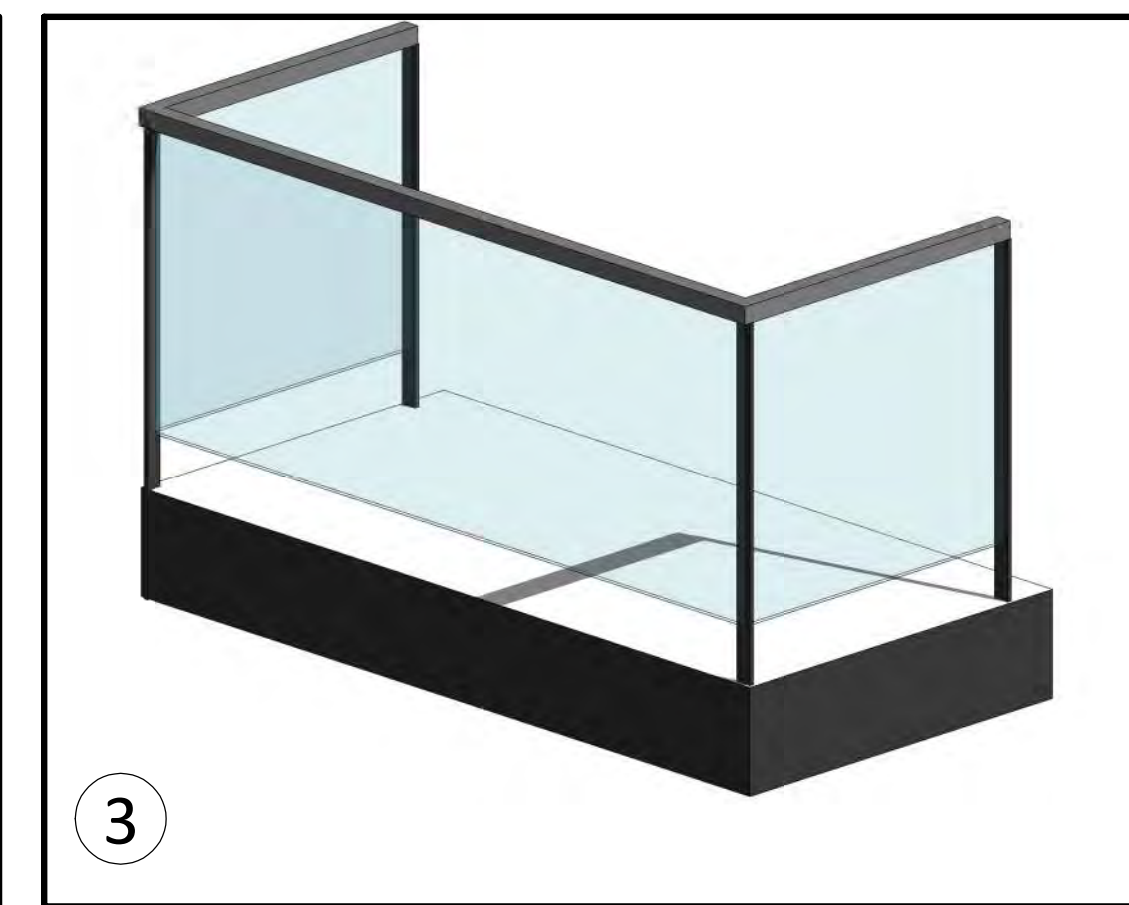
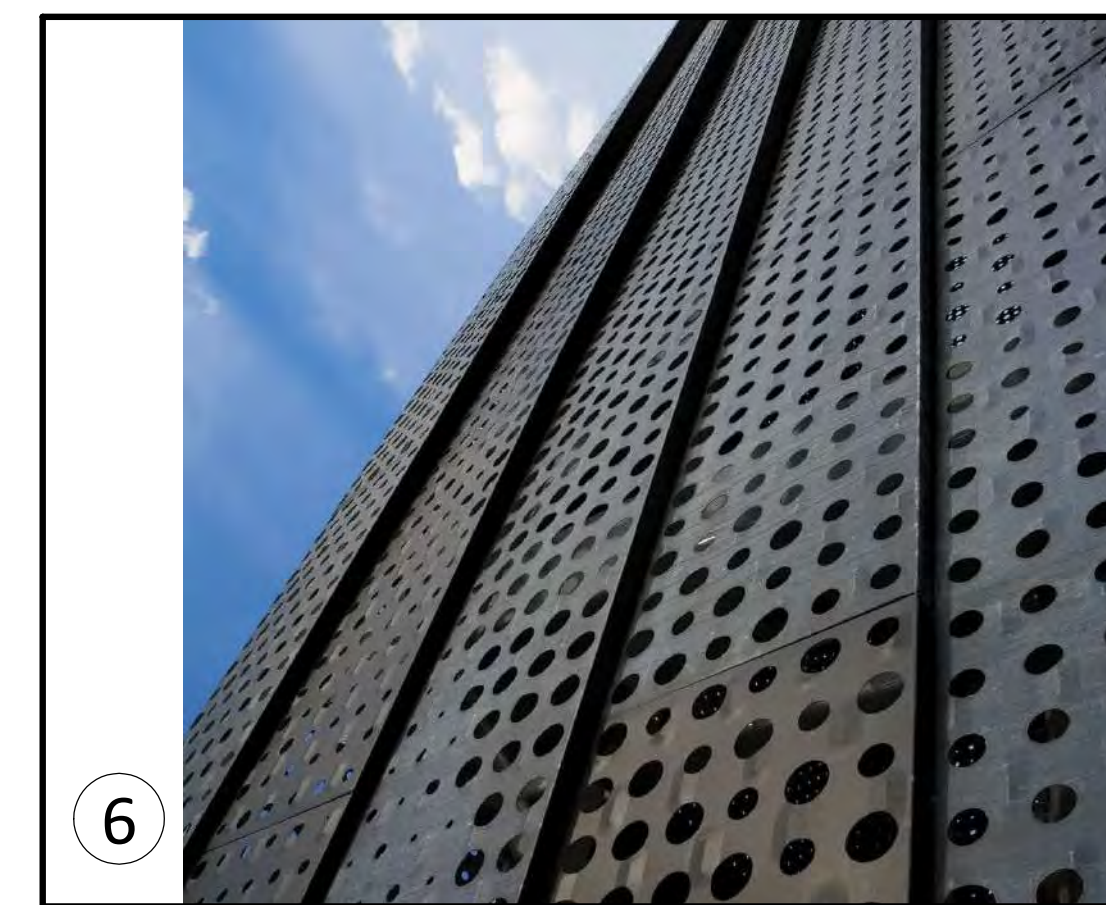
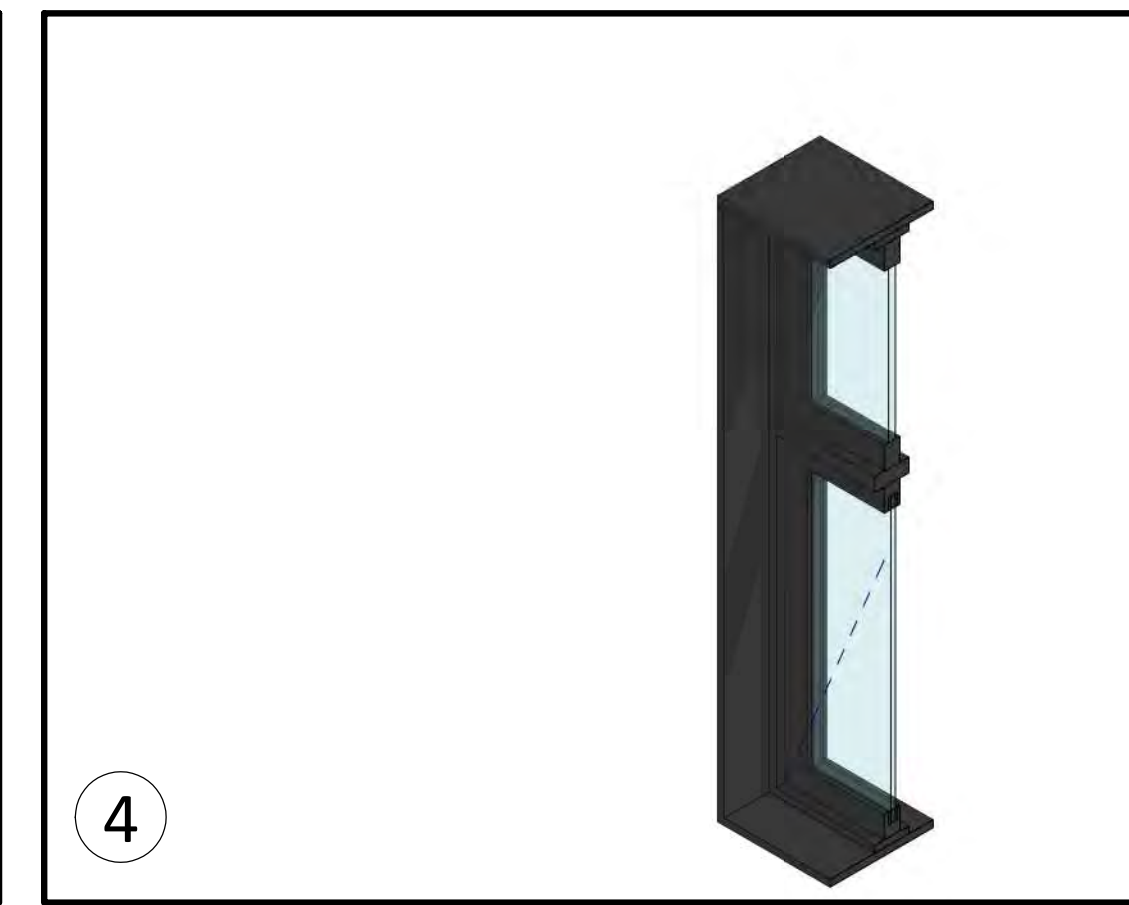
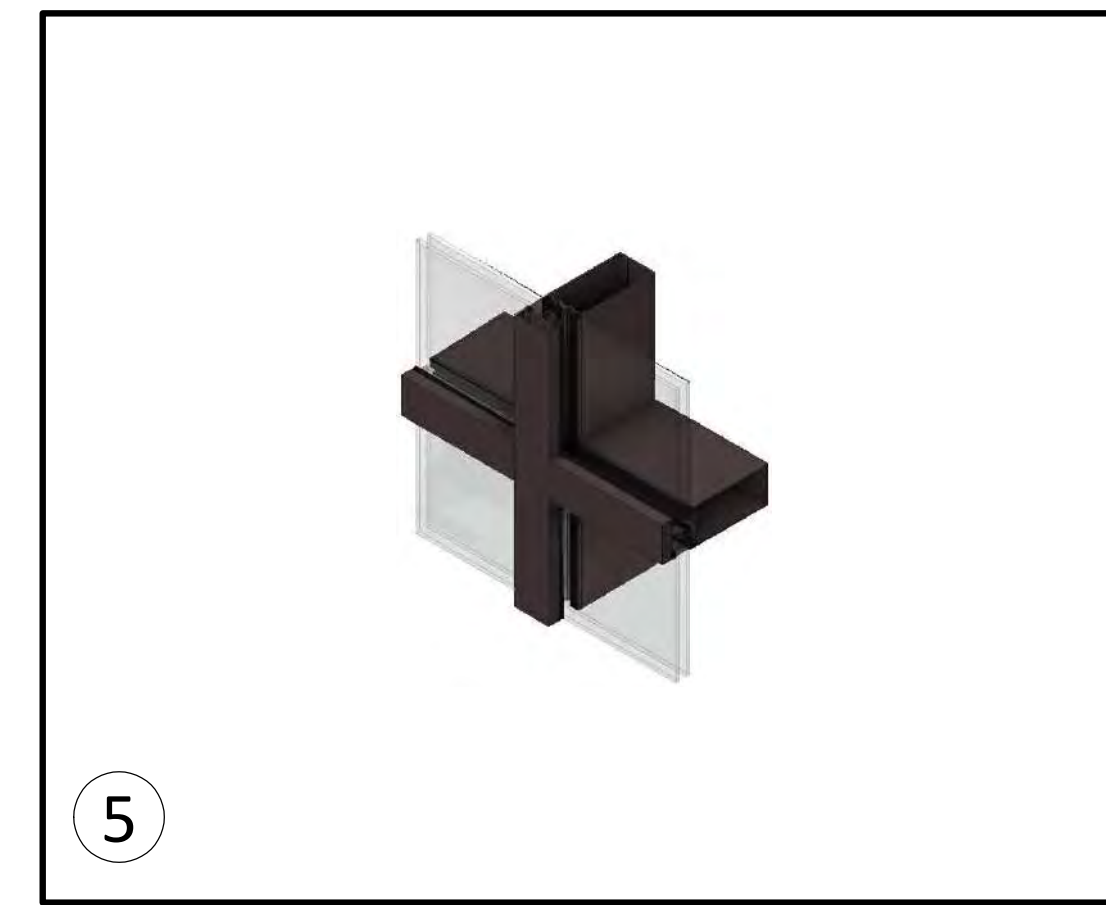
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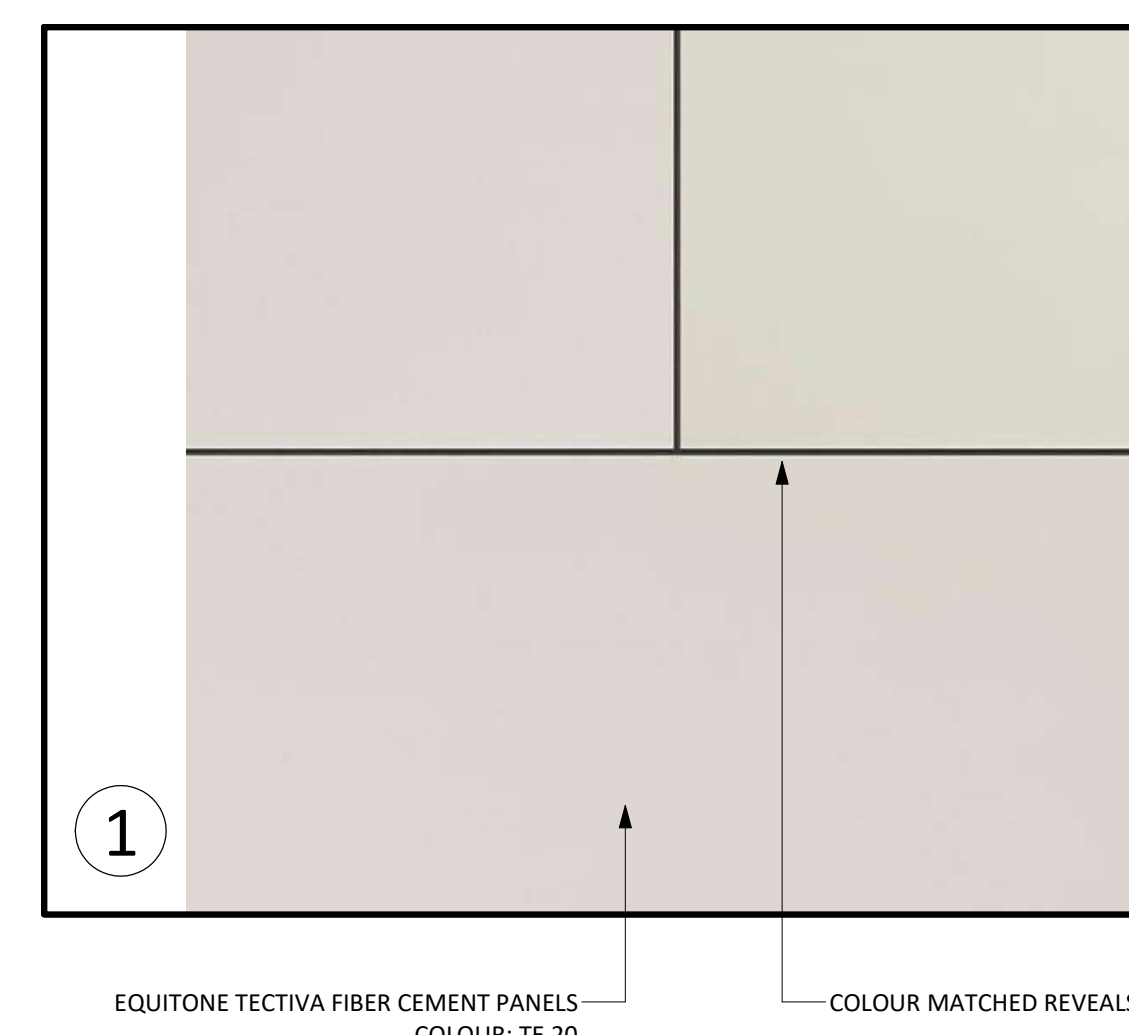
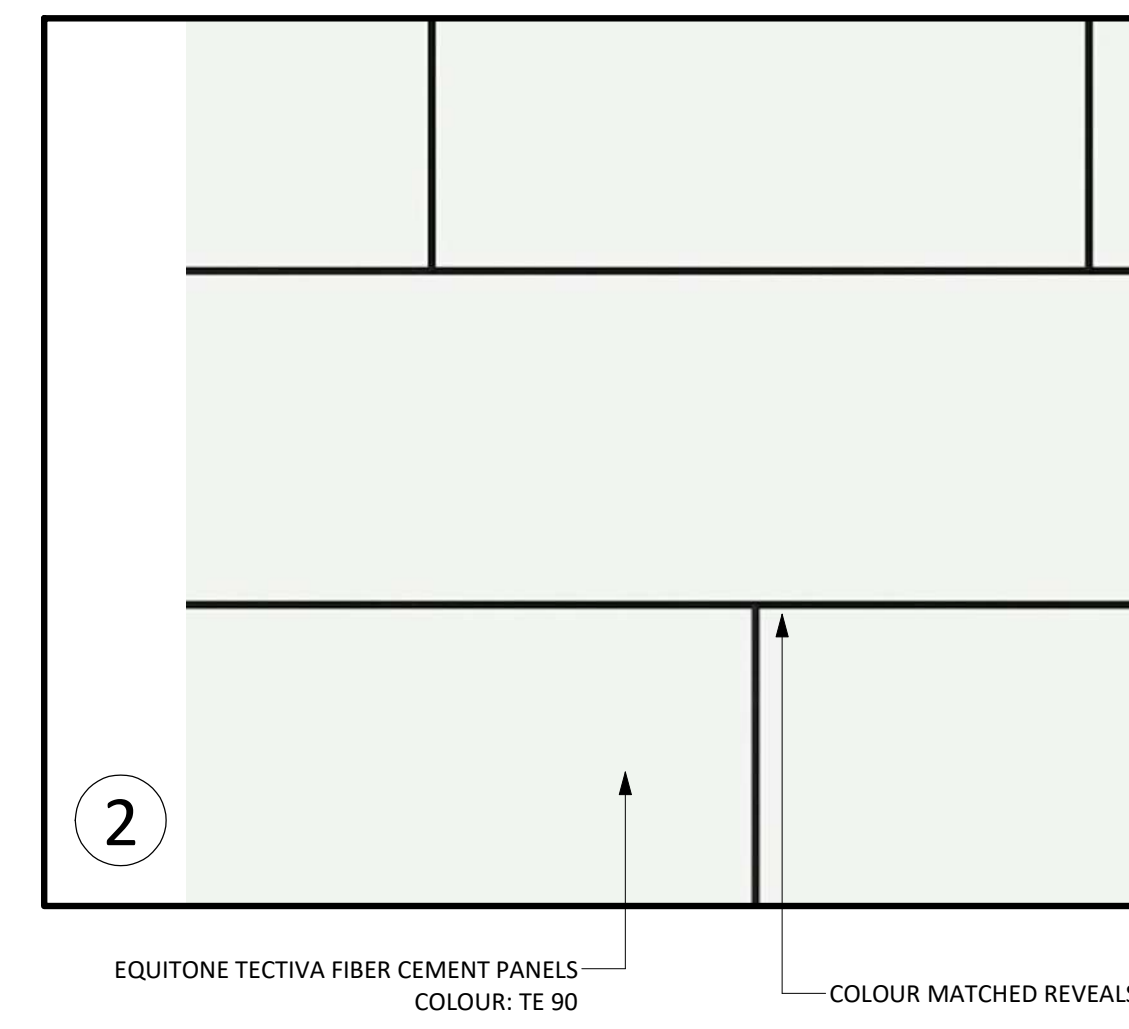
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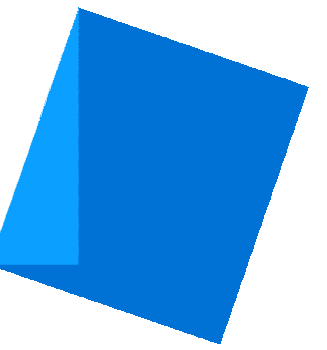


1 Materials Elevation
1 : 50



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





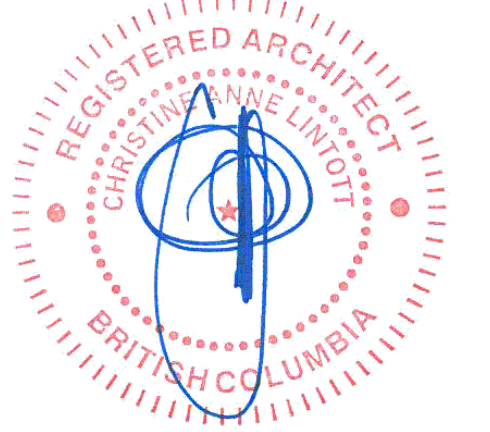
Issue Date

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

Revision

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

Consultant



Ten42

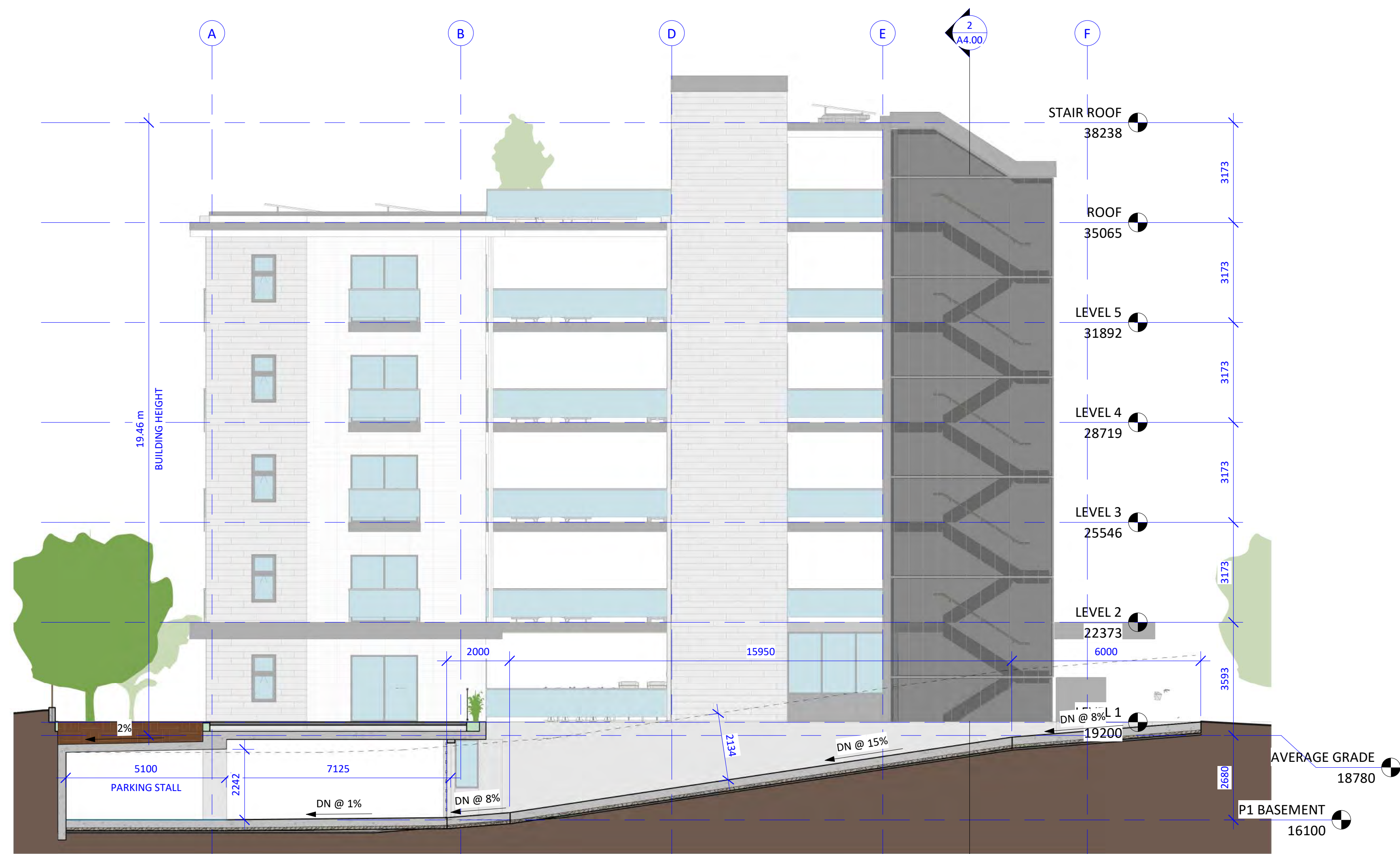
1042 Richardson Street,
Victoria BC

Building Sections

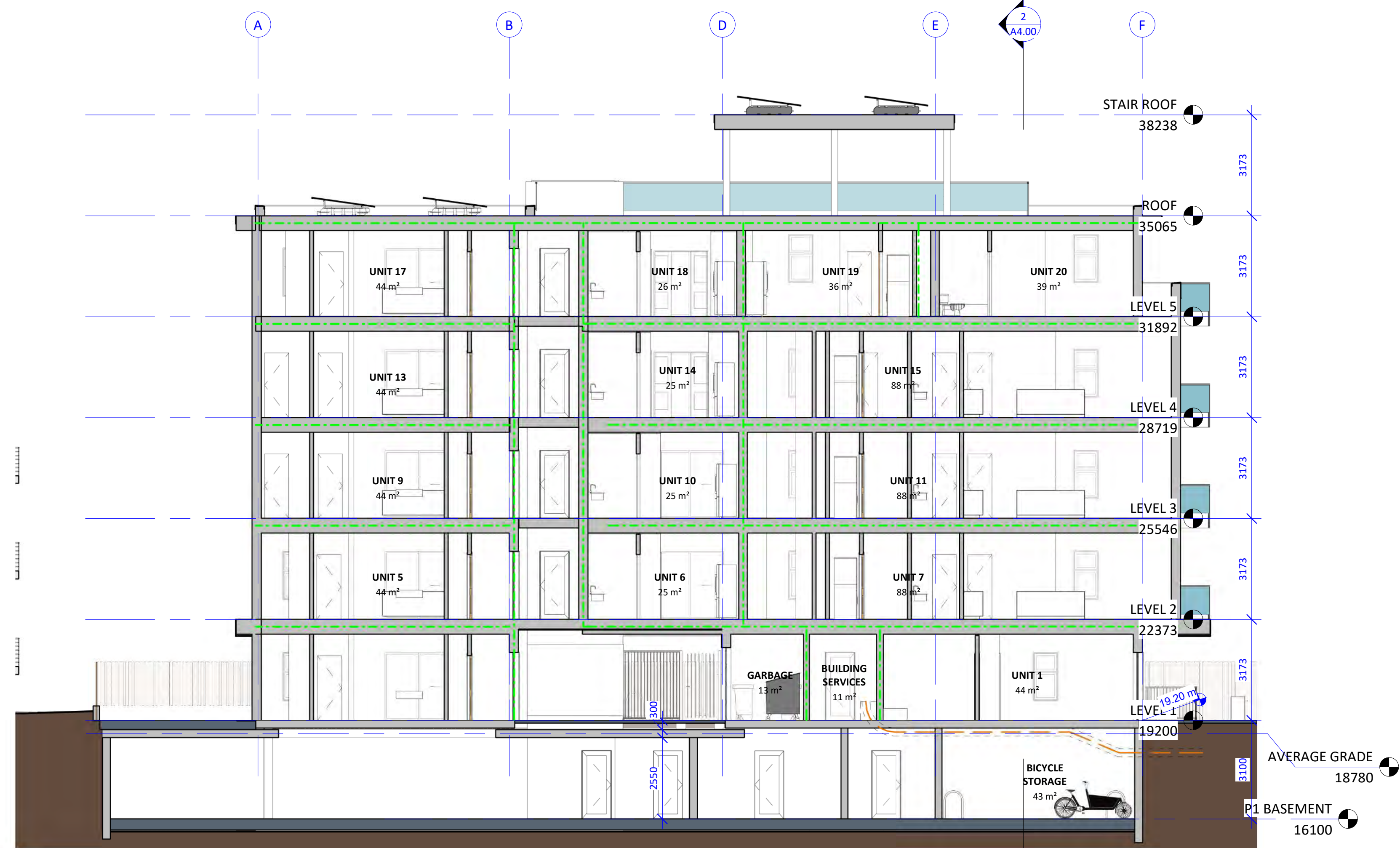
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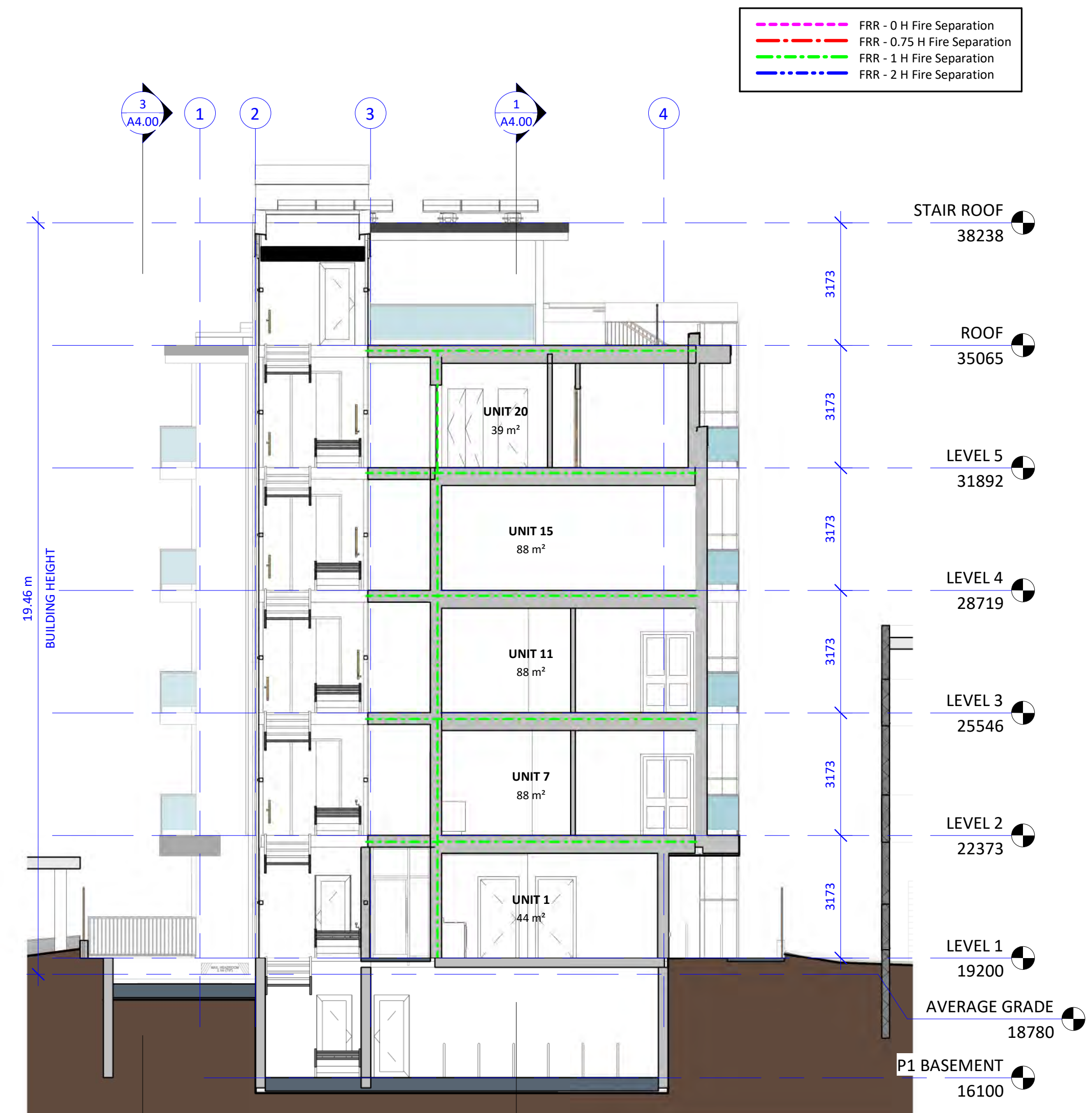
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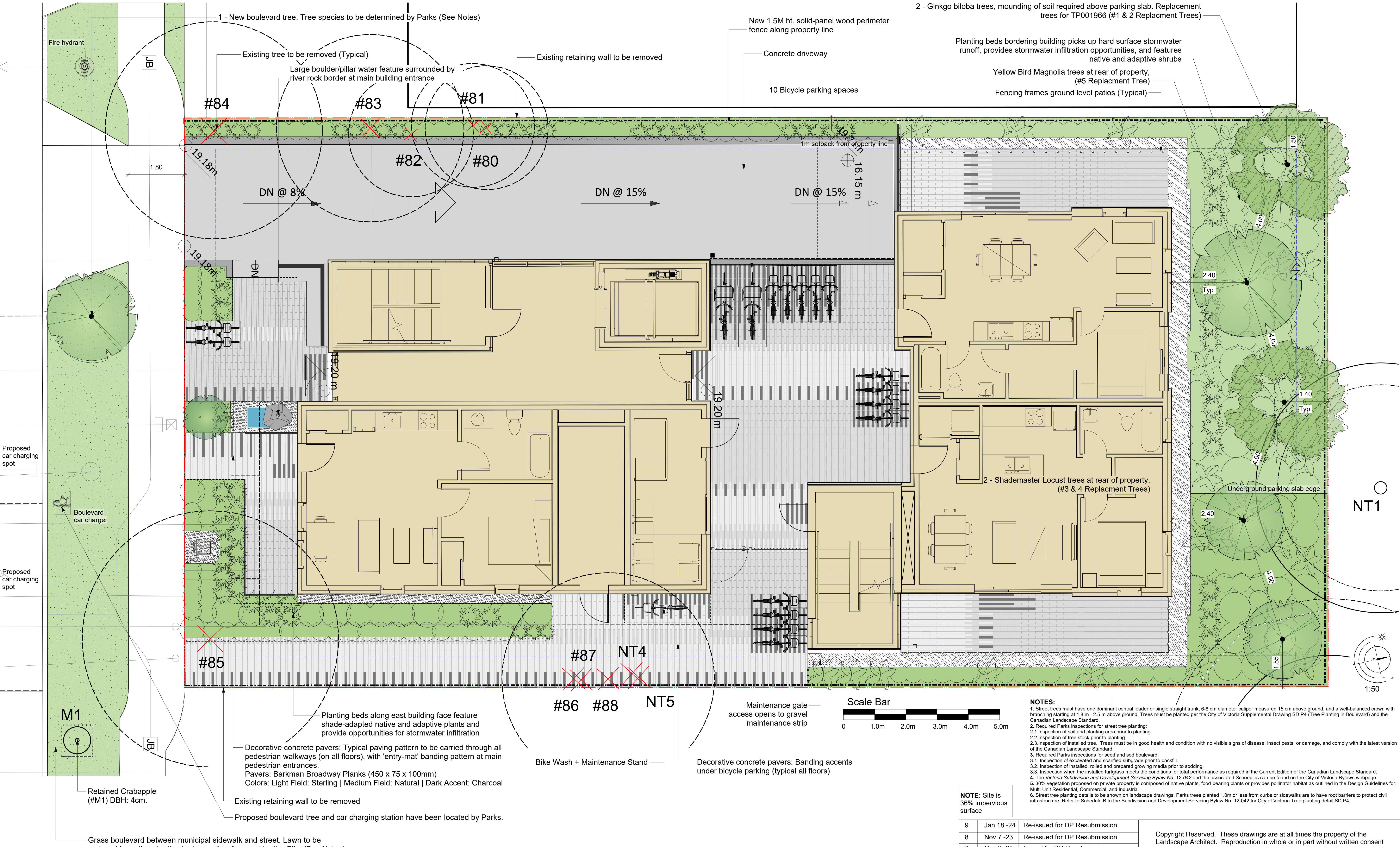
3 Section - Parkade Entry Ramp
1 : 100



1 Section - Longitudinal
1 : 100



2 Section - Cross Section
1 : 100



NOTES:

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

NOTE: Site is 36% impervious surface

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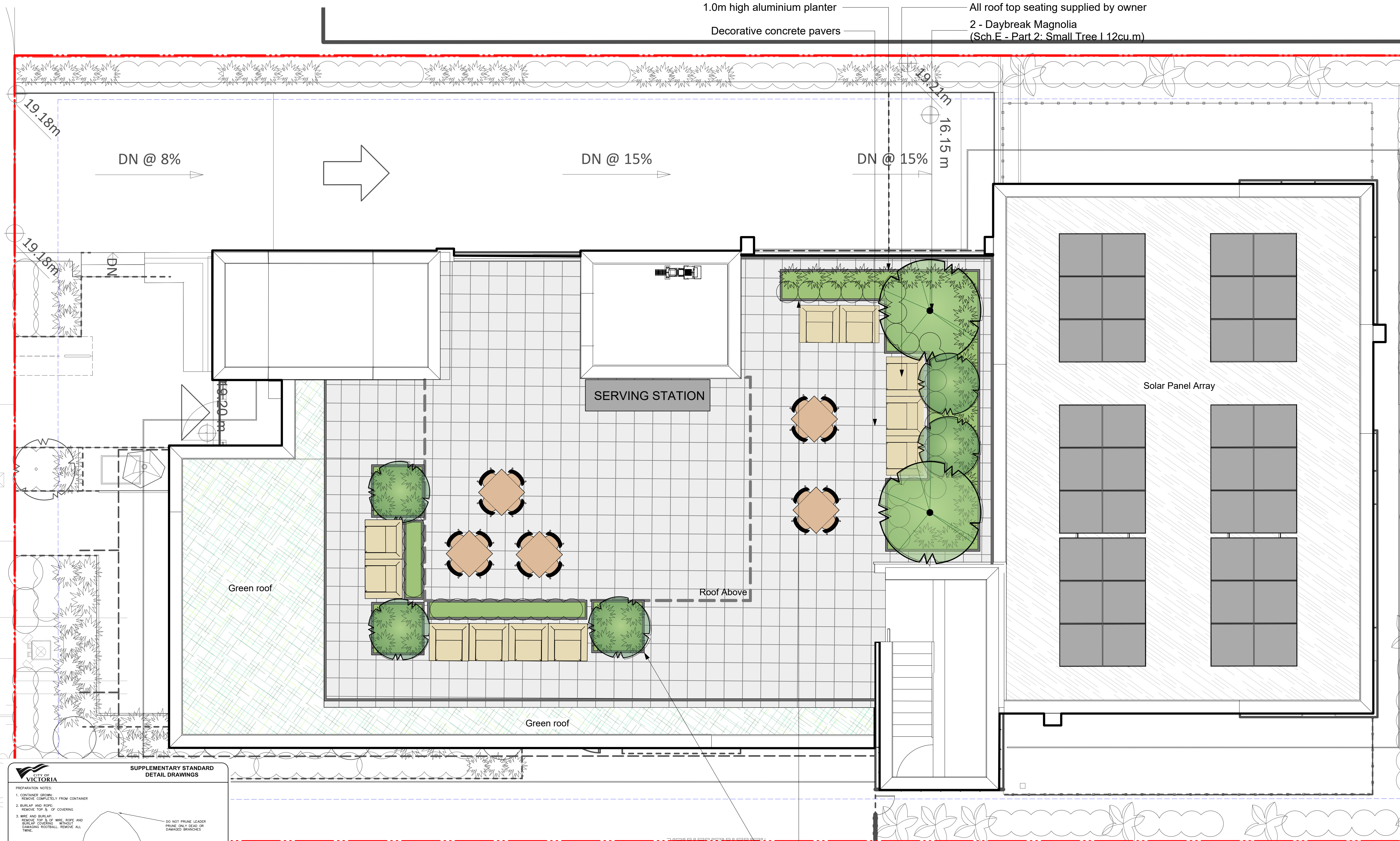
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LADR LANDSCAPE ARCHITECTS

Project No: 2041 Jul 31-20

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

1042 Richardson Street | Landscape Concept Plan



Recommended Plant List

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

Large Shrubs				
Total:	27	Botanical Name	Common Name	Size
		Mahonia aquifolium	Tall Oregon Grape	#5 pot
		Taxus x media 'Hicksii'	Hicks Yew	1.5m ht.

Medium Shrubs				
Total:	48	Botanical Name	Common Name	Size
		Azalea 'Snowbird'	Snowbird Azalea	#5 pot
		Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#7 pot
		Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot
		Rhododendron macrophyllum	Pacific Rhododendron	#5 pot

Small Shrubs				
Total:	165	Botanical Name	Common Name	Size
		Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot
		Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
		Mahonia nervosa	Low Oregon Grape	#1 pot
		Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot

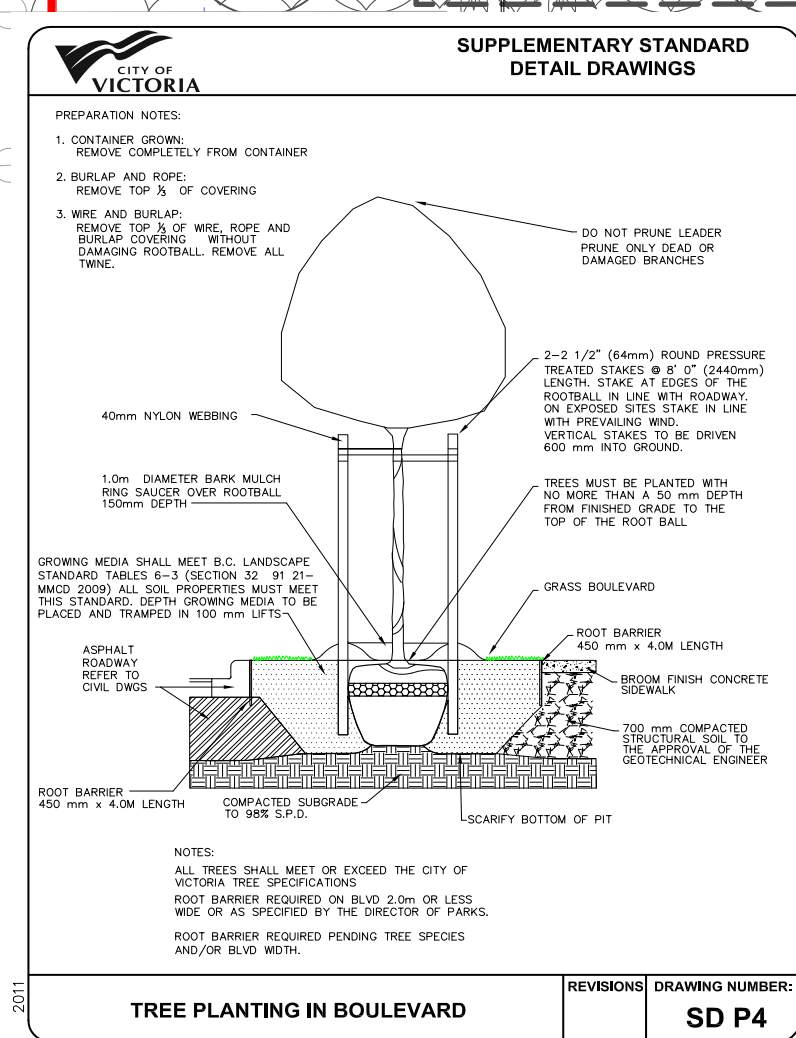
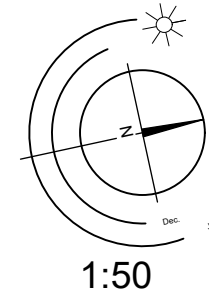
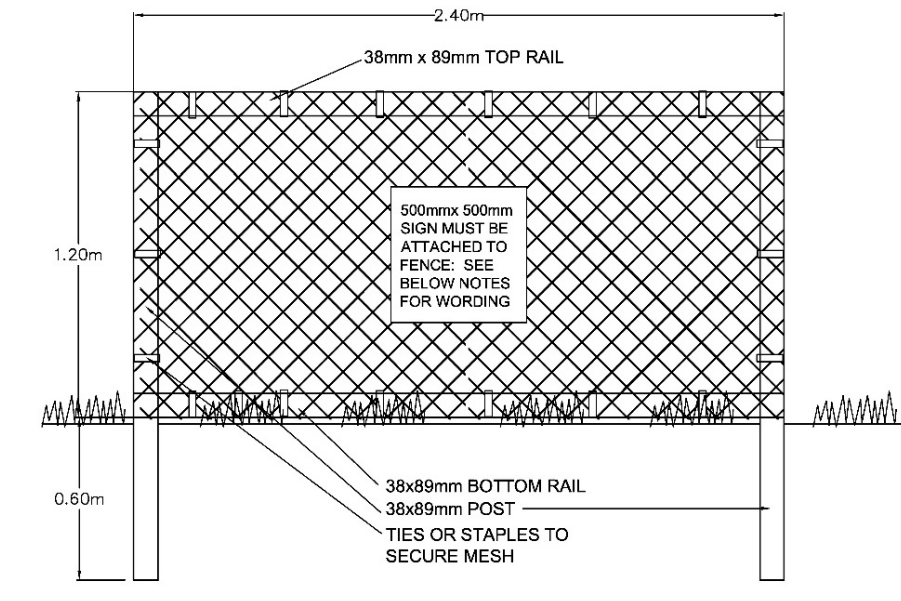
Perennials, Annuals and Ferns				
Total:	140	Botanical Name	Common Name	Size
		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
		Gaultheria shallon	Salal	#1 pot
		Helictotrichon sempervirens	Blue Oat Grass	#1 pot
		Pennisetum alopecuroides 'Hamein'	Dwarf Fountain Grass	#1 pot
		Polystichum munium	Sword Fern	#1 pot

- Notes:**
- All work to be completed to current BCSLA Landscape Standards
 - All soft landscape to be irrigated with an automatic irrigation system
 - 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial.

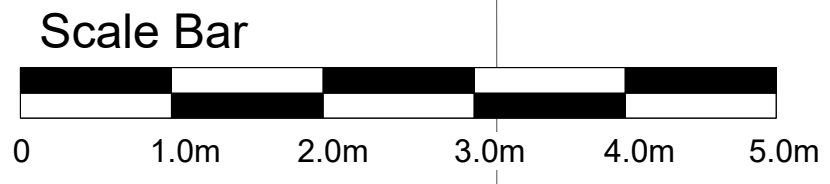
Note:
 Replacement Trees On site: 5
 Replacement Trees Off site: 1

TREE PROTECTION BARRIER REQUIREMENTS

- The requirements for tree protection barriers are as follows:
 - The barrier must be placed around the outside of the protected root zone of the tree, or as approved by the Director; and
 - The barrier must meet the following specifications:
 - it must have a minimum height of 1.2 m,
 - 38 mm x 89 mm timbers must be used for vertical posts, top and bottom rails (in rocky areas, metal posts (T-bar or rebar) drilled into rock will be accepted), and cross-bracing (in an "X"),
 - spacing between vertical posts must be a maximum of 3.0 metres on center,
 - the structure must be sturdy with vertical posts driven firmly into the ground,
 - there must be continuous plastic mesh high visibility screening (e.g. orange snow fencing), and
 - it must have visible all weather 500 mm x 500 mm signage on it with the wording "Warning - Tree Protection Area".
- Below is an example showing an acceptable barrier:



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



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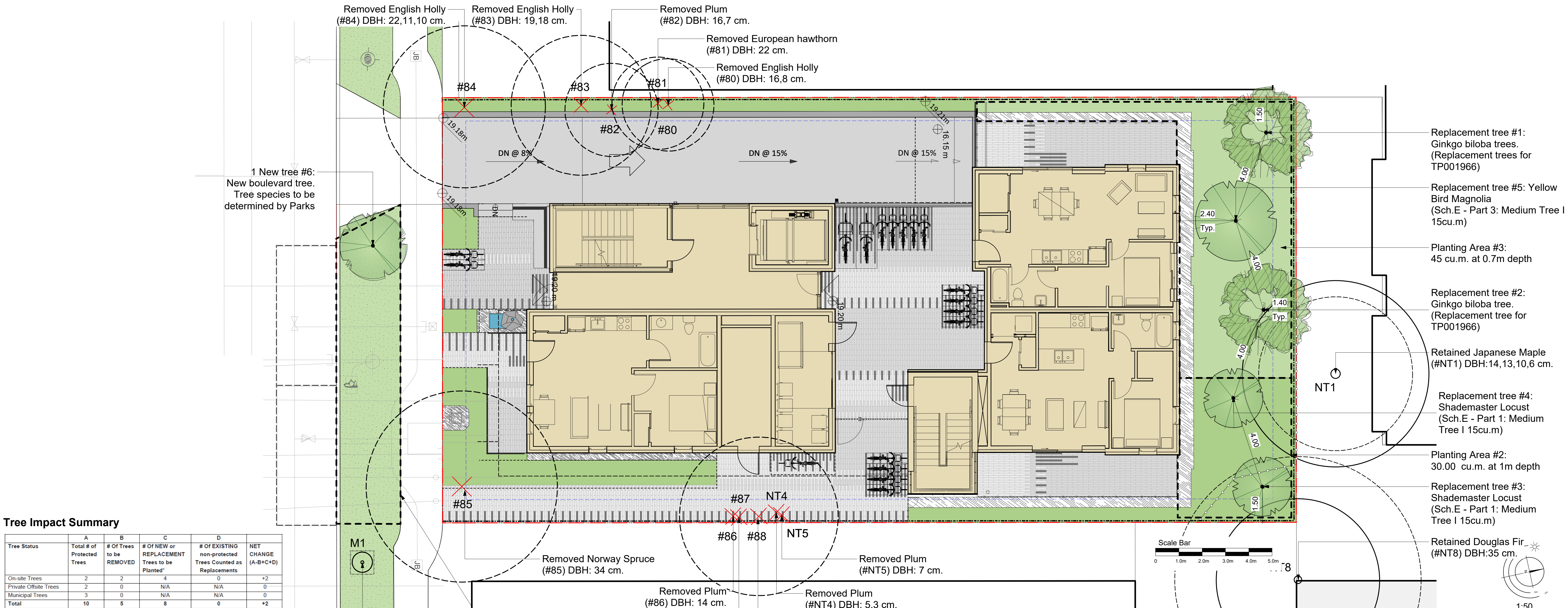
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#3-864 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 598-0105 Fax: (250) 412-0696

1042 Richardson Street | L6 Rooftop Concept Plan



Tree Impact Summary

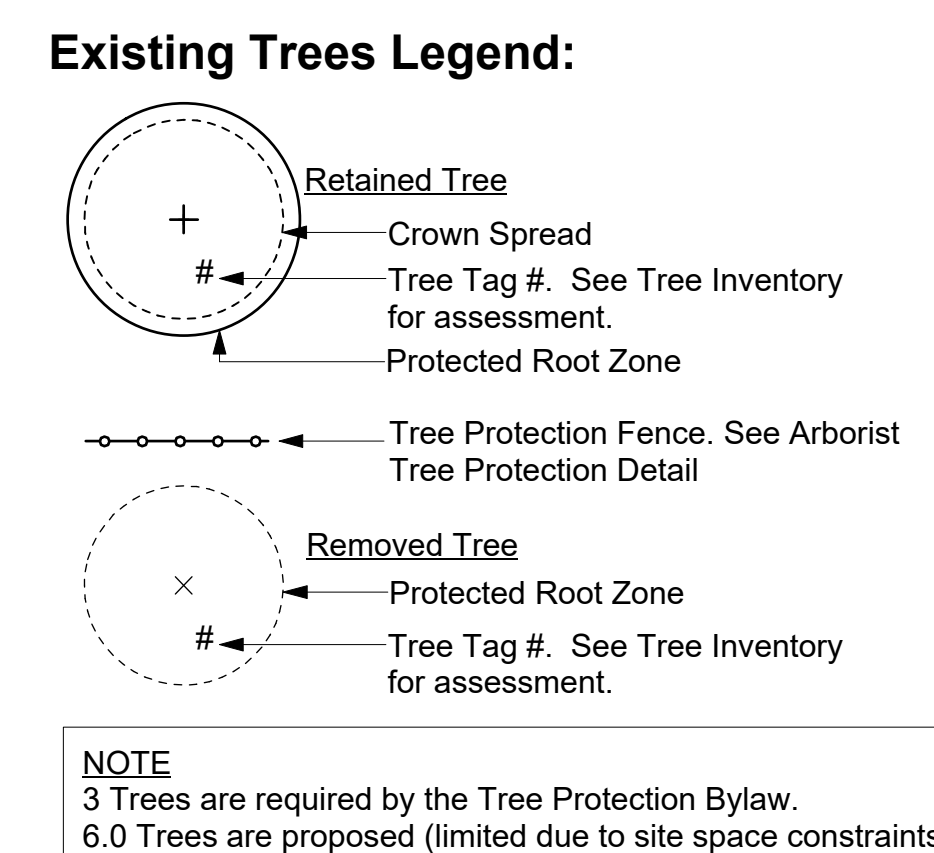
Tree Status	A	B	C	D	NET CHANGE (A-B+C+D)
On-site Trees	2	2	4	0	+2
Private Off-site Trees	2	0	N/A	N/A	0
Municipal Trees	3	0	N/A	N/A	0
Total	10	5	8	0	+2

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

Tree inventory

Tag or ID#	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name	Common	Botanical	dbh (cm)	Critical root zone radius (m)	Crown spread diameter (m)	Relative tolerance	Health	Condition	Retention	General field observations/remarks	Tree retention / location comments	Retention status
79	Yes	On-site	Yes	Black locust	<i>Robinia pseudoacacia</i>	N/A	N/A	N/A	N/A	Good	N/A	N/A	N/A	Removed as per permit #001966		X
80	Yes	On-site	No	English holly	<i>Ilex aquifolium</i>	16,8	2	3	Good	Good	Fair	Unsuitable	Asymmetric crown due to competition with #81	Conflict with proposed underground parking ramp		X
81	Yes	On-site	No	European hawthorn	<i>Crataegus monogyna</i>	22	2	3	Good	Good	Fair	Unsuitable	Conflicting with Holly #80	Conflict with proposed underground parking ramp		X
82	Yes	On-site	No	Plum	<i>Prunus spp.</i>	16,7	2,0	3	Moderate	Fair	Fair	Unsuitable		Conflict with proposed underground parking ramp		X
83	Yes	On-site	No	English holly	<i>Ilex aquifolium</i>	19,18	3	4	Good	Fair	Fair	Unsuitable	One stem growing through fence	Conflict with proposed underground parking ramp		X
84	Yes	On-site	Yes	English holly	<i>Ilex aquifolium</i>	22,11,10	3,5	4	Good	Good	Fair	Unsuitable		Conflict with proposed underground parking ramp		X
85	Yes	On-site	Yes	Norway spruce	<i>Picea abies</i>	34	4,1	5	Moderate	Fair	Good	Unsuitable	Some lower crown damage, roots cracking existing retaining wall	Conflict with proposed services & paver path		X
86	Yes	On-site	No	Plum	<i>Prunus spp.</i>	14	1,7	4	Moderate	Good	Fair	Unsuitable	Pruned from hydro lines	Conflict with proposed paver path		X
87	No	On-site	No	Plum	<i>Prunus spp.</i>	10	1,2	2	Moderate	Good	Fair	Unsuitable	Suppressed	Conflict with proposed paver path		X

Tag of Tree	Surveyed? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name	Common	Botanical	DBH (cm)	Critical root zone radius (m)	Crown spread diameter (m)	Relative tolerance	Health	Condition	Retention	General field observations/remarks	Tree retention / location comments	Retention status
88	Yes	On-site	No	Plum	<i>Prunus spp.</i>	18, 17	3,4	4	Moderate	Good	Fair	Unsuitable		Conflict with proposed paver path		X
NT1	No	Off-site	Yes	Japanese maple	<i>Acer palmatum</i>	14,13,10,6	3,3	8	Moderate	Good	Fair	N/A	Branches overhanging fence 1m. Measured at 1.3m from existing fence near PL.	Possible impacts from underground parking	Retain*	
NT4	Yes	On-site	No	Plum	<i>Prunus spp.</i>	5,3	0,8	2	Moderate	Fair	Poor	Unsuitable	Decay at base			X
NT5	Yes	On-site	No	Plum	<i>Prunus spp.</i>	7	0,8	2	Moderate	Fair	Fair	Unsuitable				X
NT6	Yes	Municipal	Municipal	Paper birch	<i>Betula papyrifera</i>	15	2	4	Poor	Good	Fair	N/A	Hydro clearance pruning, equipment stems with included bark, surface root next to sidewalk	Municipal tree (ID# 15809)	Retain	
NT7	Yes	Municipal	Municipal	Northern European hawthorn	<i>Crataegus canadensis</i>	36	3,6	8	Good	Good	Fair-good	N/A		Municipal tree (ID# 15810)	Retain	
NT8	No	Off-site	Yes	Douglas fir	<i>Pseudotsuga menziesii</i>	35	5,3	7	Good	Fair	Fair	N/A	Surface roots ~2.5m from PL (1.5m from fence)	Possible impacts from fence installation	Retain*	
M1	No	Municipal	Municipal	Crabapple	<i>Malus spp.</i>	4 caliper	0,5	1	Moderate	Good	Good	N/A		Recently planted	Retain	



Soil Volume Table

Planting Area ID	Area (M2)	Soil Volume multiplier	Estimated soil Volume	Replacement Trees Proposed			Soil Volume Required (m3)			TOTAL	
				# Small	# Medium	# Large	Small	Medium	Large		
A1	35.70	1.00	35.70	1,0			9.00			9.00	
A2	30.00	1.00	30.00		2,0			30.00		30.00	
A3	64.20	0.70	44.94			1,0			45.00	45.00	
Planting Area CSA X				Off-site (Excluding City Property)							
				Calculation: #B x 1,8 x 8 (If C = 1, C x 20) / D = 1, D x 35 (If C > 1, C x 15) / D > 1, D x 30			E	F	G	TOTAL	E + F + G

- NOTES:**
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1042 Richardson Street | Tree Management Plan