



PROPOSED RESIDENTIAL INFILL DEVELOPMENT

415/435 MICHIGAN STREET, VICTORIA BC

DRAWING LIST

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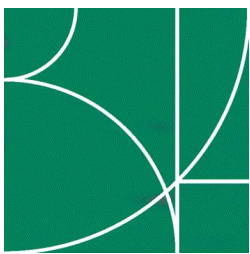
PROJECT TEAM

	Address	Contact	Phone	E-mail
Owner / Developer	Starlight Investments 1400 - 3280 Bloor Street West, Centre Tower Toronto, Ontario M8X 2X3	Ashley Burke	647.725.6542	aburke@starlightinvest.com
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Architect	Burrowes Huggins Architects 205 - 1628 West 1st Avenue Vancouver BC V6J 1G1	Mike Huggins	604.250.0738	mikeh@bha.ca
Civil	JE Anderson & Associates 4212 Glandord Ave Victoria BC V8Z 4B7	Adam Morris	250.727.2214	amorris@jeanderson.com
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OWNER / DEVELOPER:



ARCHITECT:



Burrowes Huggins Architects



Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date
March 9, 2018

ISSUED FOR REZONING - 09 MAR 2018

PROJECT STATISTICS		ADDRESS: 415 / 435 MICHIGAN ST, VICTORIA BC		ZONE: R3-H		PROJECT No.		P433	
SITE AREA CALCULATIONS									
Gross Site Area {sm}		9,730 sm							
Gross Site Area {sf}		104,733 sf							
Net Site Area {sm}		9,730 sm				Date:		8-Nov-17	
Net Site Area {sf}		104,733 sf				Revised:		22-Feb-18	
SITE COVERAGE CALCULATIONS									
				Coverage					
SITE COVERAGE		EXISTING	Site Coverage {sm}	Total Footprint Area {sm}	1,967 sm	20.22%			
				Total Footprint Area {sf}	21,176 sf				
SITE COVERAGE		PROPOSED	Site Coverage {sm}	Total Footprint Area {sm}	872 sm	8.96%			
				Total Footprint Area {sf}	9,387 sf				
SITE COVERAGE		TOTAL	Site Coverage {sm}	Total Footprint Area {sm}	2,803 sm	28.81%			
				Total Footprint Area {sf}	30,171 sf				

FSR CALCULATIONS					Ratio
FSR CALCULATION	EXISTING	FSR (sm)	Total Area (sm)	14,038 sm	1.44 FSR
			Total Area (sf)	151,101 sf	
FSR CALCULATION	PROPOSED	FSR (sm)	Total Area (sm)	1,996 sm	0.21 FSR
			Total Area (sf)	21,486 sf	
FSR CALCULATION	TOTAL	FSR (sm)	Total Area (sm)	16,034 sm	1.65 FSR
			Total Area (sf)	172,587 sf	

USABLE OPEN SPACE CALCULATIONS					Open Space
USABLE OPEN SPACE	EXISTING	Open Space {sm}	Open Space Area {sm}	4,082 sm	41.95%
			Open Space Area {sf}	43,938 sf	
USABLE OPEN SPACE	PROPOSED	Open Space {sm}	Open Space Area {sm}	723 sm	7.43%
			Open Space Area {sf}	7,779 sf	
USABLE OPEN SPACE	TOTAL	Open Space {sm}	Open Space Area {sm}	3,359 sm	34.52%
			Open Space Area {sf}	36,159 sf	

GROSS FLOOR AREA CALCULATIONS - NEW CONSTRUCTION															
	Unit Type	Unit Quantity	Configuration	% by unit	% by unit type	Finished Lower	Finished Main	Finished Upper	Unit Total (\$m)	Unit Total (\$f)	Garage	Total (\$m) Gross Floor Area	Total (\$f) Gross Floor Area	Total (\$m) Garage	Total (\$f) Garage
UNIT	A1	4 units	2 BDRM TH - 2 ST	17%	50% sf	524 sf	543 sf	89 sf	107.44 sm	1157 sf	0	430 sm	4,626 sf		
UNIT	A2	8 units	2 BDRM TH - 2 ST	33%		520 sf	539 sf	89 sf	106.65 sm	1148 sf	0	853 sm	9,184 sf		
UNIT	B1	8 units	1 BDRM Flat	33%	50% sf	0 sf	520 sf	0 sf	48.31 sm	520 sf	0	386 sm	4,160 sf		
UNIT	B2/B3	4 units	1 BDRM Flat	17%		0 sf	524 sf	0 sf	48.71 sm	524 sf	0	195 sm	2,097 sf		
RESIDENTIAL TOTAL		24 units		100%	100%							1,864 sm	20,067 sf		
TRASH / BIKE ROOM		1 units				0 sf	1,292 sf	0 sf	120.02 sm	1292 sf	0	120 sm	1,292 sf		
ELECT / MECH		1 units				0 sf	127 sf	0 sf	11.80 sm	127 sf	0	12 sm	127 sf		
TOTAL												1,996 sm	21,486 sf		

GROSS FLOOR AREA CALCULATIONS - TOTAL AREA SUMMARY			
		Gross Floor Areas	Number of Units
EXISTING BUILDINGS	Gross Floor Area {sm}	14,038 sm	EXISTING BUILDINGS 195 units
	Gross Floor Area {sf}	151,101 sf	
PROPOSED BUILDINGS	Gross Floor Area {sm}	1,996 sm	PROPOSED BUILDINGS 24 units
	Gross Floor Area {sf}	21,486 sf	
COMMON AREAS	Gross Floor Area {sm}	0 sm	
	Gross Floor Area {sf}	0 sf	
TOTAL NEW CONSTRUCTION	Gross Floor Area {sm}	1,996 sm	
	Gross Floor Area {sf}	21,486 sf	
TOTAL ALL BUILDINGS	Gross Floor Area {sm}	16,034 sm	TOTAL UNITS 219 units
	Gross Floor Area {sf}	172,587 sf	

PARKING STATISTICS								
EXISTING PARKING	Number of Parking Stalls							
	138 stalls	0.71/unit						
			Parking Area					
PARKING PROVIDED	Number of Parking Stalls	Regular stalls	Small stalls	Handicapped stalls	Total stalls	Garages		
UNIT GARAGES	Garage Side by Side				0 stalls			
	Garage Tandem				0 stalls			
	Surface Visitor				0 stalls			
	Apron				0 stalls			
TOTAL		0 stalls	0 stalls	0 stalls	0 stalls			
							Parkade Structure Area (sf)	Parkade Structure Area (sm)
SURFACE	Surface	Regular stalls	Small stalls	Handicapped stalls	Total stalls			
		138 stalls			138 stalls			
PARKADE STRUCTURE	Level 1	0 stalls			0 stalls	0 sf	0 sm	
	Level P1	0 stalls			0 stalls	0 sf	0 sm	
TOTAL		138 stalls	0 stalls	0 stalls	138 stalls	0.63/unit	0 sf	0 sm

Note: Areas are calculated from the architectural drawings and measured from the exterior face of exterior walls and the centre line of demising walls. This may vary slightly from the methods used to determine the strata title area.

BICYCLE STATISTICS				
EXISTING BUILDING	Existing TBD			
BICYCLES REQUIRED				
Residential Class 1	24 bikes			
Residential Class 2	6 bikes			
BICYCLES PROVIDED	Floor	Wall	Locker	Total
Residential Class 1	32 bikes	0 bikes	0 bikes	32 bikes
Residential Class 2	18 bikes	0 bikes	0 bikes	18 bikes
TOTAL	50 bikes	0 bikes	0 bikes	50 bikes
	1.3 /unit (Class 1 spaces)			

Site Address

415 / 435 Michigan St, Victoria BC

Existing Legal Description

Lot A, Of Lots 1819, 1820, 1821, 1822, And 1823,
Victoria City, Plan 15791, And, Lot 1, Of Lots 1817,
1818, And 1819, Victoria City, Plan 16497.

Zone (Existing)	R3-H	
Site Area (sq.m / sf) *	9,730 sq.m	104,733 sq.m
Total Floor Area (sq.m / sf)		
Total Floor Area - Existing	14,038 sq.m	151,101 sq.m
Total Floor Area - Proposed	1,996 sq.m	21,486 sq.m
Total Floor Area	16,034 sq.m	172,587 sq.m
Commercial Floor Area	0 sq.m	0 sf
Floor Space Ratio		
Floor Space Ratio - Existing	1.44 fsr	
Floor Space Ratio - Proposed	1.65 fsr	
Site Coverage (%)		
Site Coverage- Existing	1,967 sq.m	20.2%
Site Coverage - Proposed	2,803 sq.m	28.8%
Open Site Space (%)		
Open Site Space- Existing	4,082 sq.m	42.0%
Open Site Space - Proposed	3,359 sq.m	34.5%
Height of Building (m) - Proposed	12.4m	
Number of Storeys - Proposed	3 storeys	
Parking Stalls on Site (Existing)	138 stalls	0.63 /unit
Bicycle Parking - Proposed		
Schedule C Requirement	24 + 6 space rack	1 / unit
Proposed	32 CLS 1 (3) 6-bike racks	1.3 /unit

Building Setbacks (m)	
Front Yard	
• Existing	15m
• Proposed to 1st Stair Riser	2m
• Proposed to Face of Balcony	5.5m
Rear Yard	N/A
Side Yard (West)	N/A
Side Yard (East)	N/A
Combined Side Yards	N/A

Residential Use Details			
Total No. of Units			24
Unit Type	12 - 2BD Townhomes		
Ground Oriented Units		12 Studios	
Min. Floor Area (sq.m)			
Total Residential Floor Area	1,864 sq.m		20,067 sf

Notes

- Site area based on survey completed by Wey Mayenburg Land Surveying Inc. / File 170066\SIT\GH / 01 Mar 2017

PRELIMINARY BUILDING CODE SUMMARY

Applicable Building Code	Part 3, BCBC 2012
Number of Buildings	2
Building Area	Residential: Approximately 612 sq.m Garbage / Bike Storage: Approximately 120 sq.m
1st Storey	Ground Level
Building Height	Residential: 3 Storeys Garbage / Bike Storage: 1 Storey
Number of Streets Facing	1
Sprinklered	Not required by BCBC 2012, but provided

Major Occupancy	Townhouse Buildings - Group C Residential
Construction Type	Combustible

revisions:		
no.	date	description

issues:

2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC



consultant:

seal:

drawn: KB/MCH	date: April 2017
checked	
scale: NTS	project no.: P-433

sheet title:

Project Information
Code Analysis
Drawing List

sheet no.:

A0.01

P433.Plans.vw



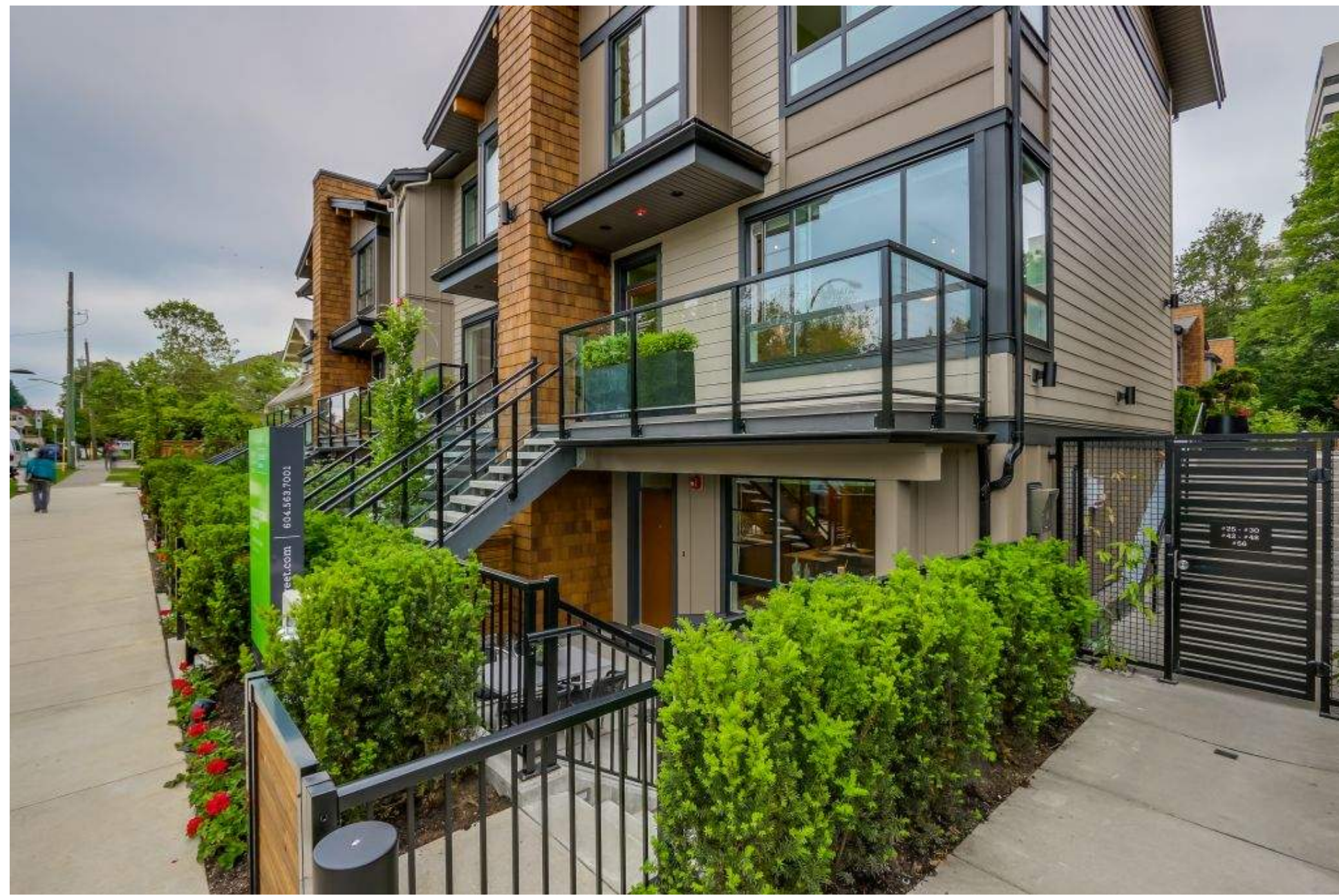
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DESIGN RATIONALE

FORM OF HOUSING TYPOLOGY EXAMPLES AND PRECEDENT - STACKED TOWNHOUSES - EXTERIOR



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scale: as noted	project no.: 433

sheet title:
Design Rationale
Precedent Images

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sheet no.:

A0.04

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DESIGN RATIONALE

FORM OF HOUSING TYPOLOGY EXAMPLES AND PRECEDENT - STACKED TOWNHOUSES - LOWER UNIT INTERIORS



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sheet title:
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Precedent Images

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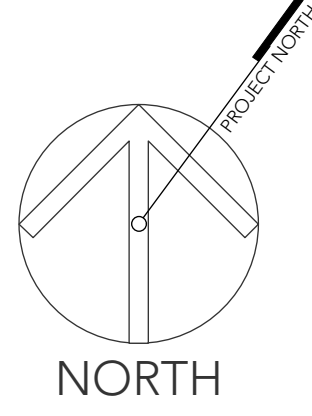
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1 KEY MAP
Scale: NTS

2 AREA PLAN
Scale: 1:500



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scale: as indicated	project no.: P-433

sheet title:
Area / Context Plan

sheet no.:
A1.01
rev.:



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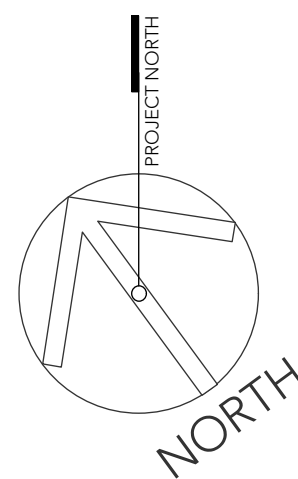
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VICTORIA BC



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sheet title:
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A1.02 

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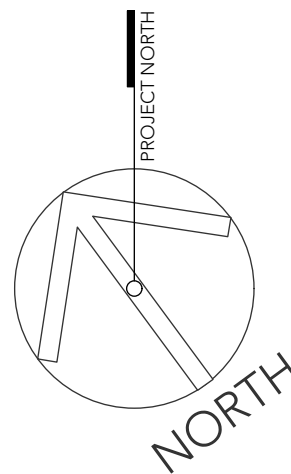
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Avg Grade Plan

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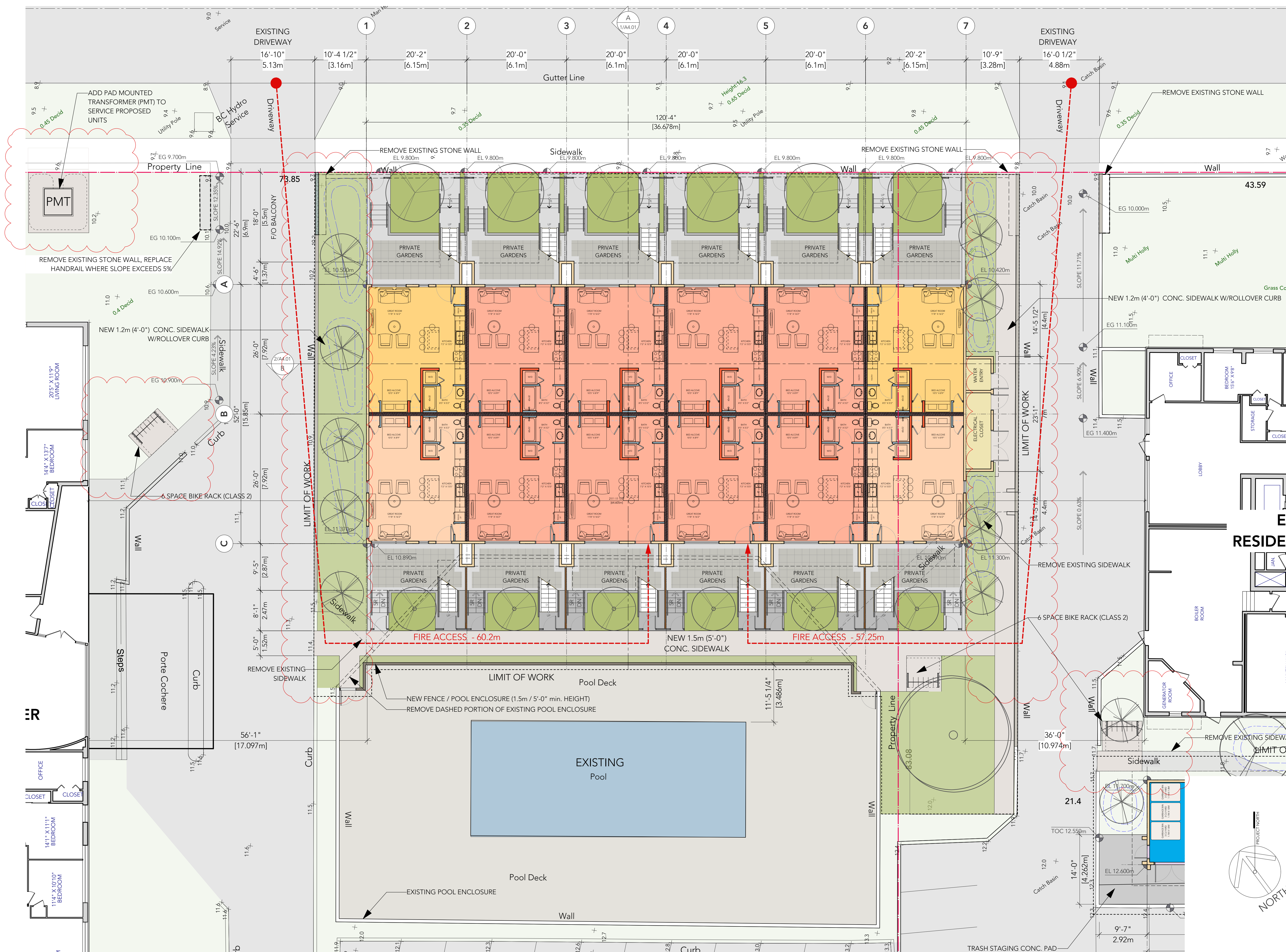
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AVERAGE GRADE CALCULATION			
24 Unit Townhouse Building			
	Avg of Points	Dist between Points	Totals
Points B & C	8.91	35.7	318.1
Points D & E	10.97	4.4	48.3
Points E & F	10.6	1.7	18.0
Points F & G	11.3	7	79.1
Points G & H	11.3	1.7	19.2
Points H & J	11.3	4.4	49.7
Points K & L	10.89	35.7	388.8
Points M & A	10.935	15.8	172.8
			1093.951
	Perimeter of Building		108.3m
	Avg Grade Calculation		10.10m
Garbage / Bike Storage Building			
Points A & B	11.85	23.16	274.4
Points B & C	12	5.18	62.2
Points C & D	12.3	23.16	284.9
Points D & A	12.15	5.18	62.9
			684.411
	Perimeter of Building		56.7m
	Avg Grade Calculation		12.07m



AVG GRADE PLAN

Scale: 1:150



1 BUILDING 1: GROUND LEVEL PLAN
Scale: 1:100

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**Starlight Investments**

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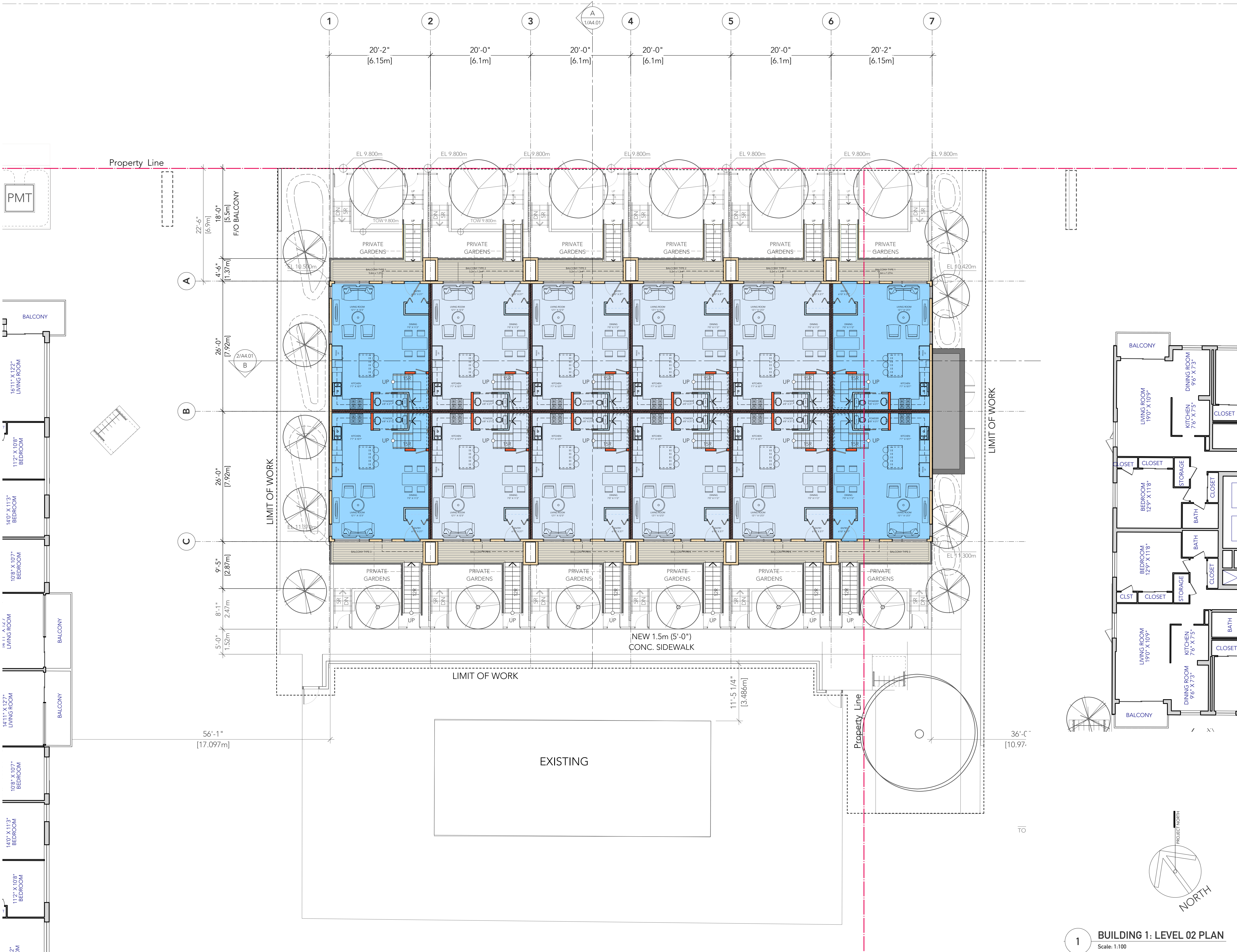
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sheet title:	Ground Floor Plan		

sheet no.:
A3.01

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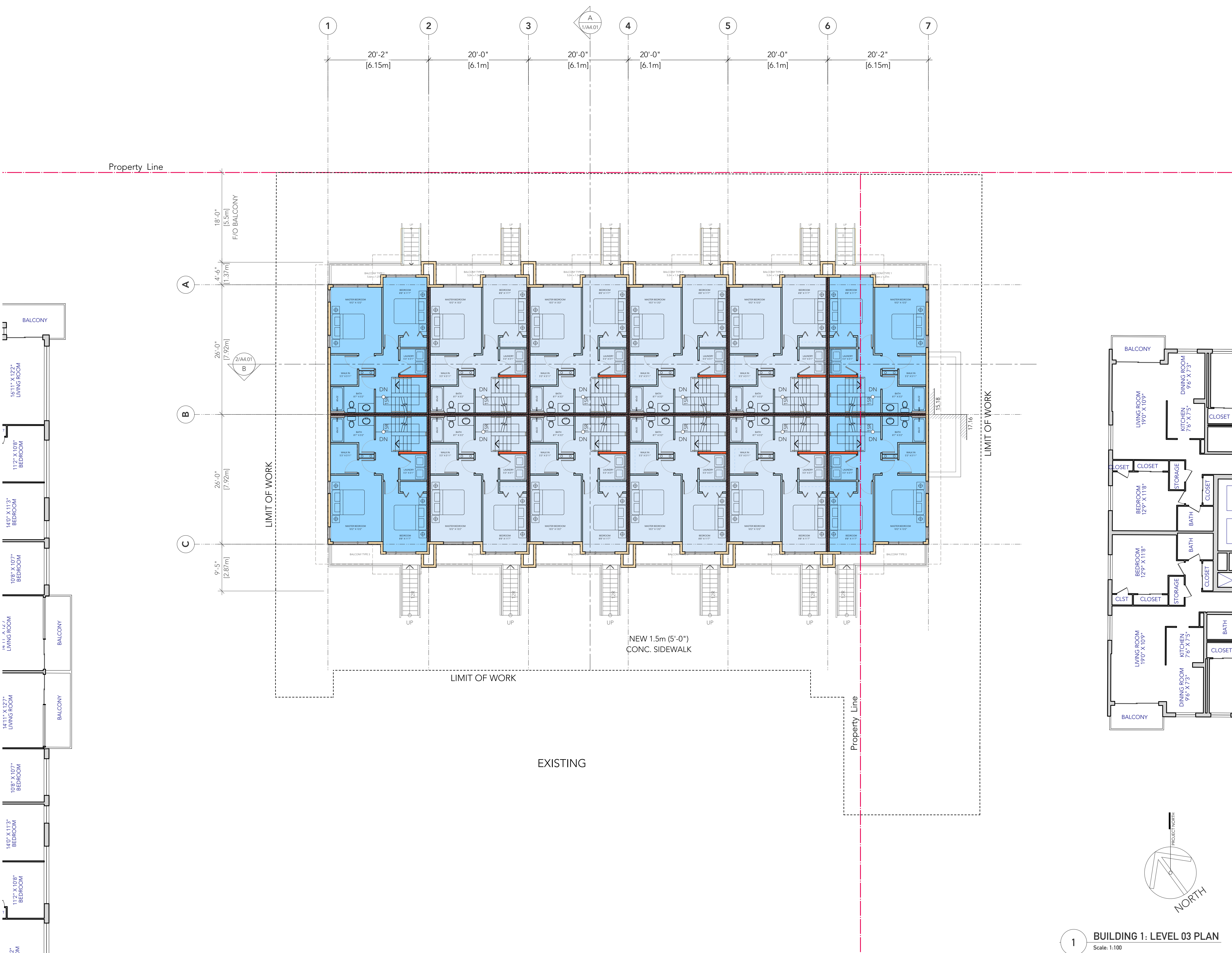
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sheet title:
Level 02 Floor Plan

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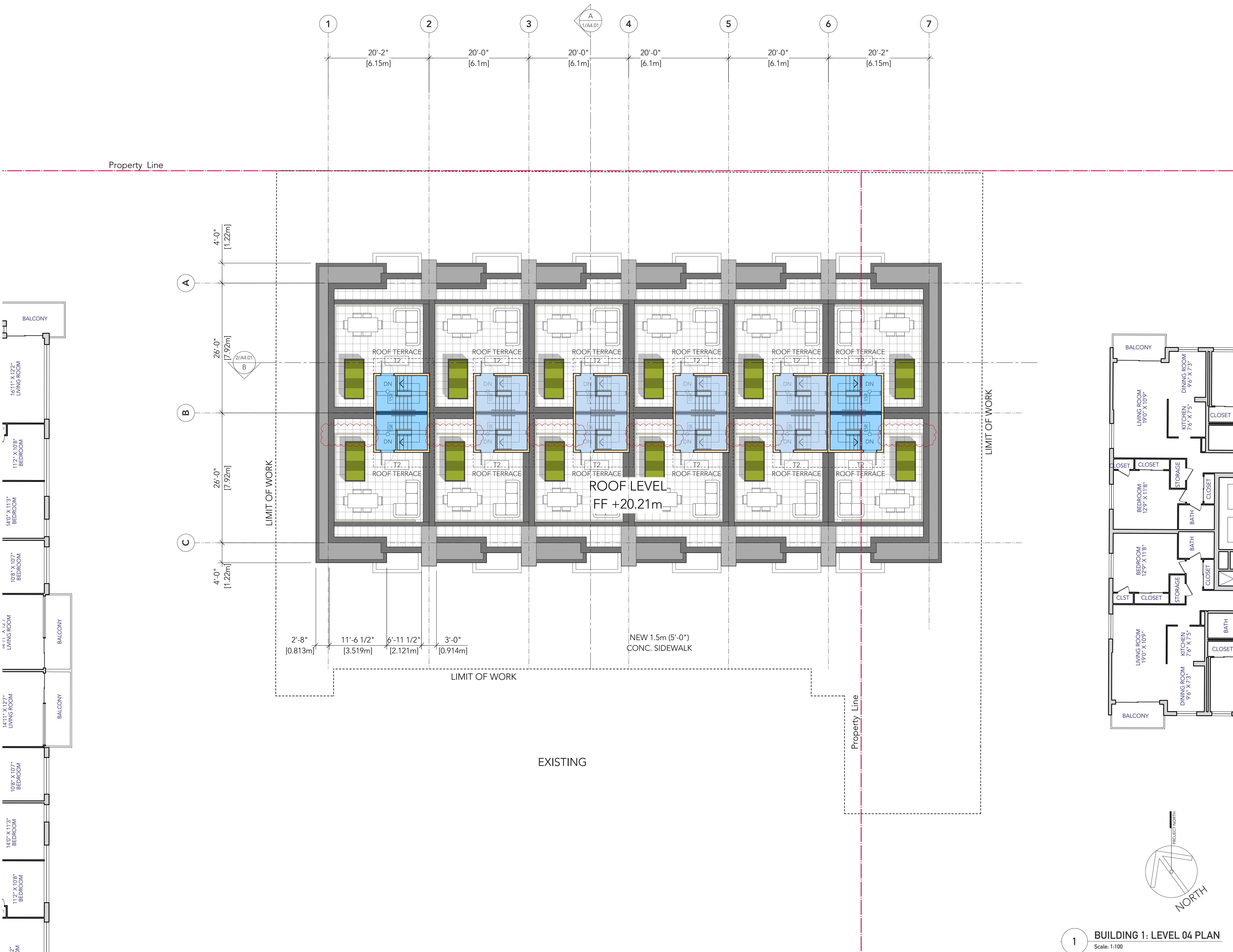
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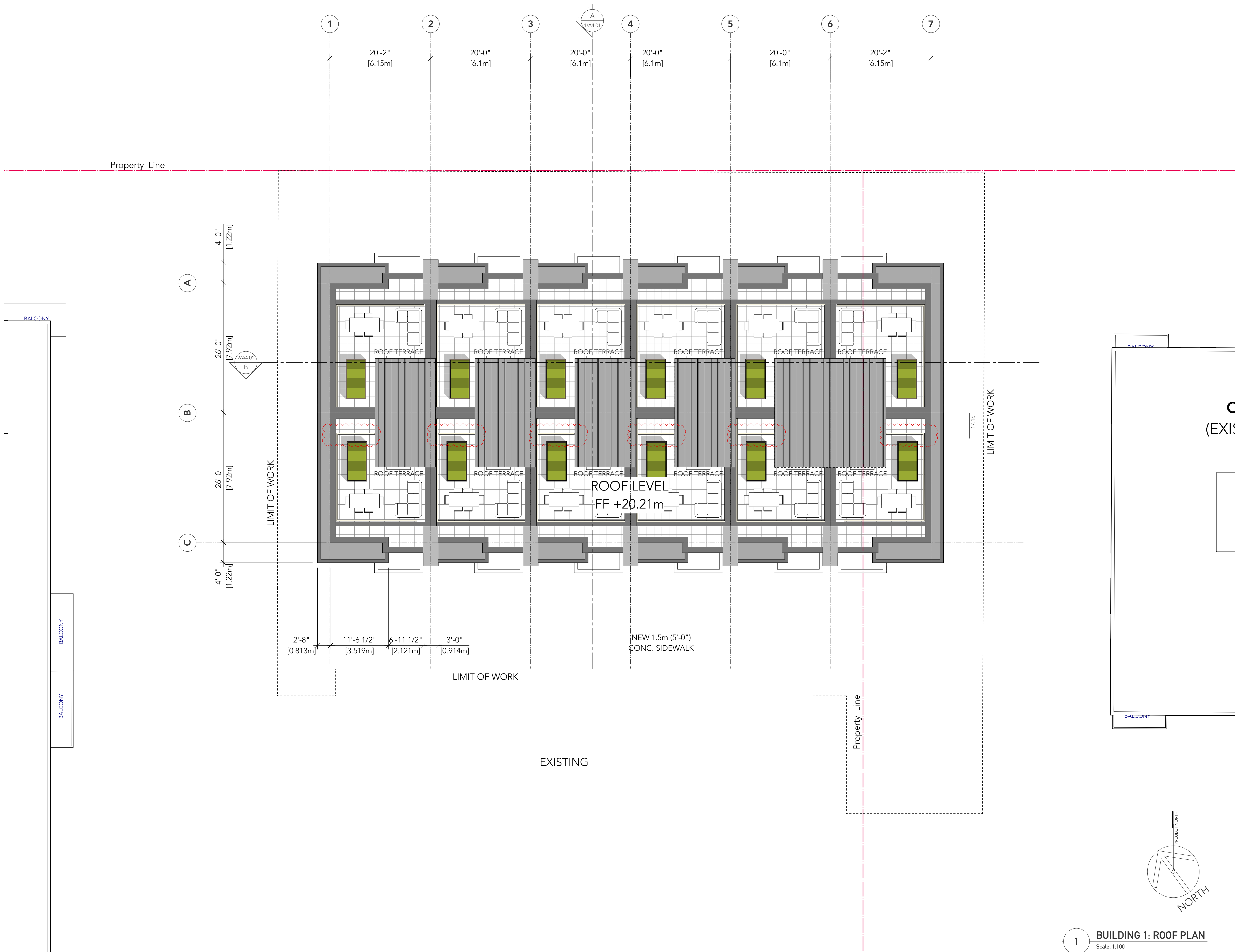
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Level 04 Floor Plan

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sheet no.: A3.04	rev.:
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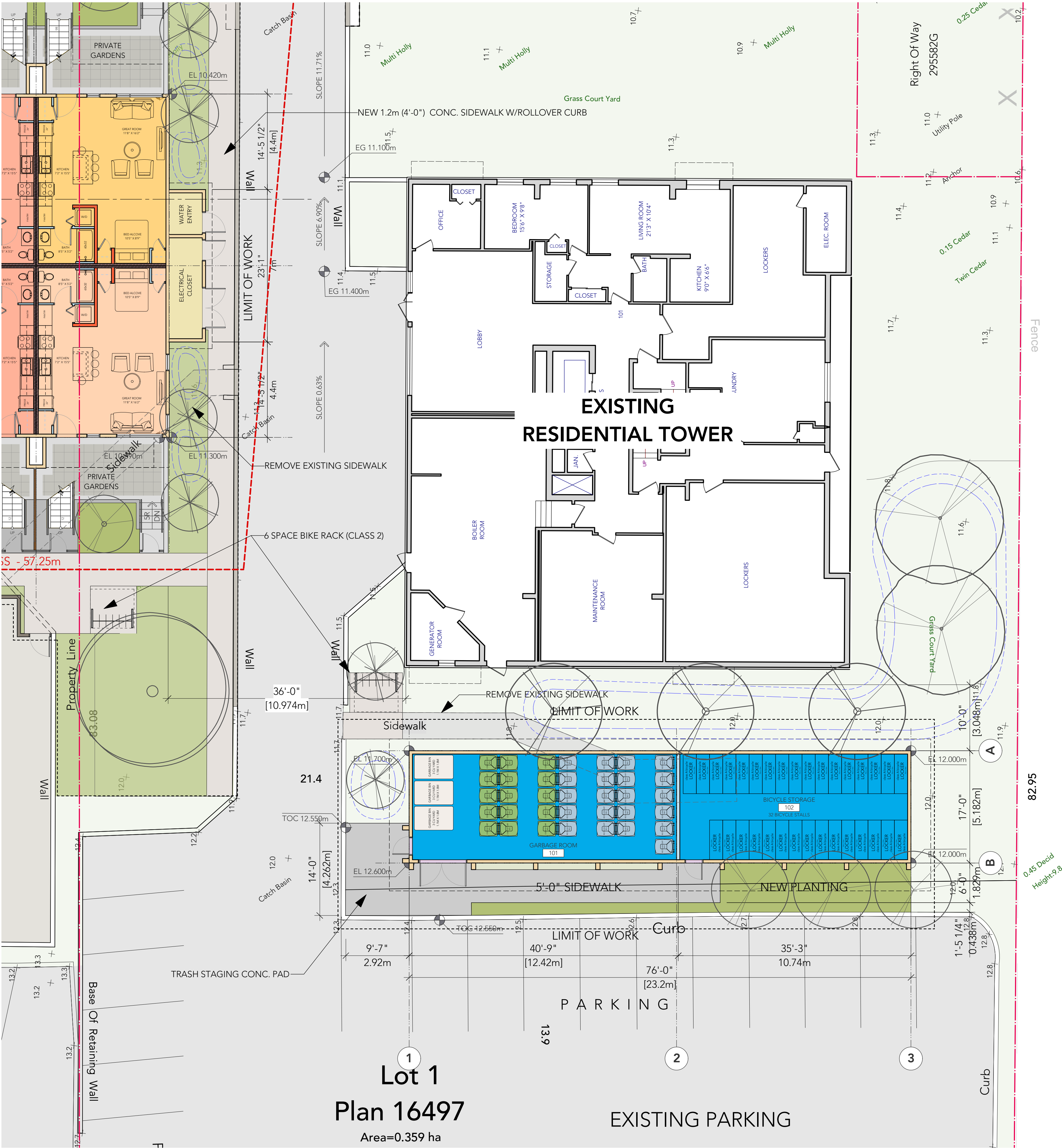
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scale: as indicated	project no.: P-433
sheet title: Garbage/ Recycling / Bike Locker Plan	

P433.Plans.vwx

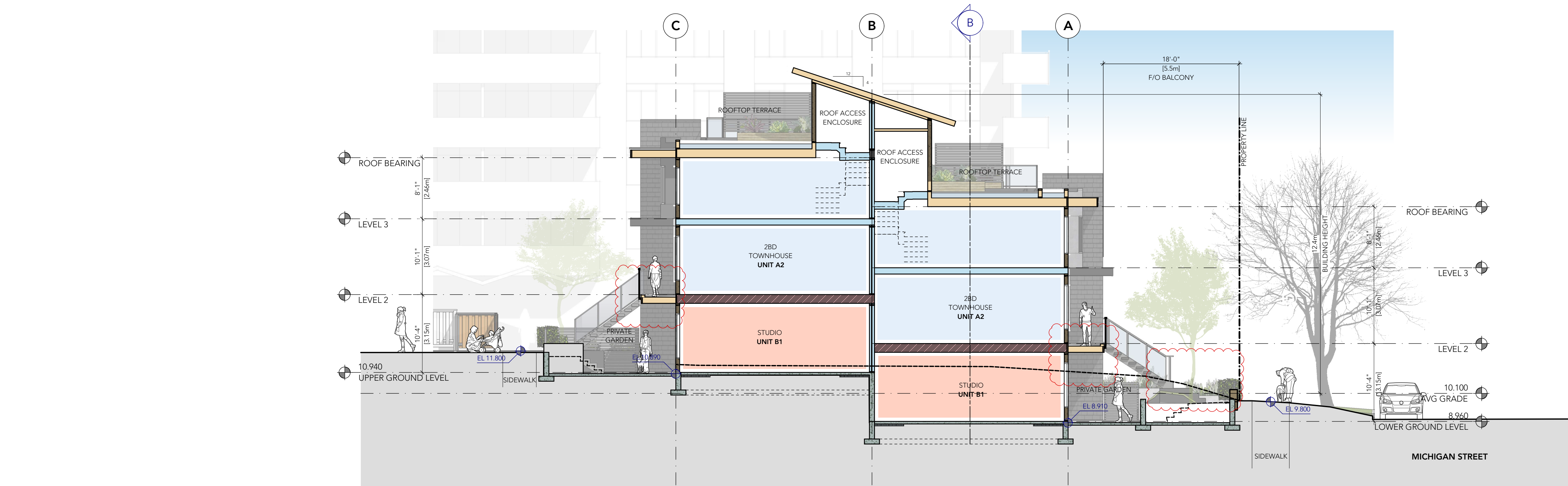
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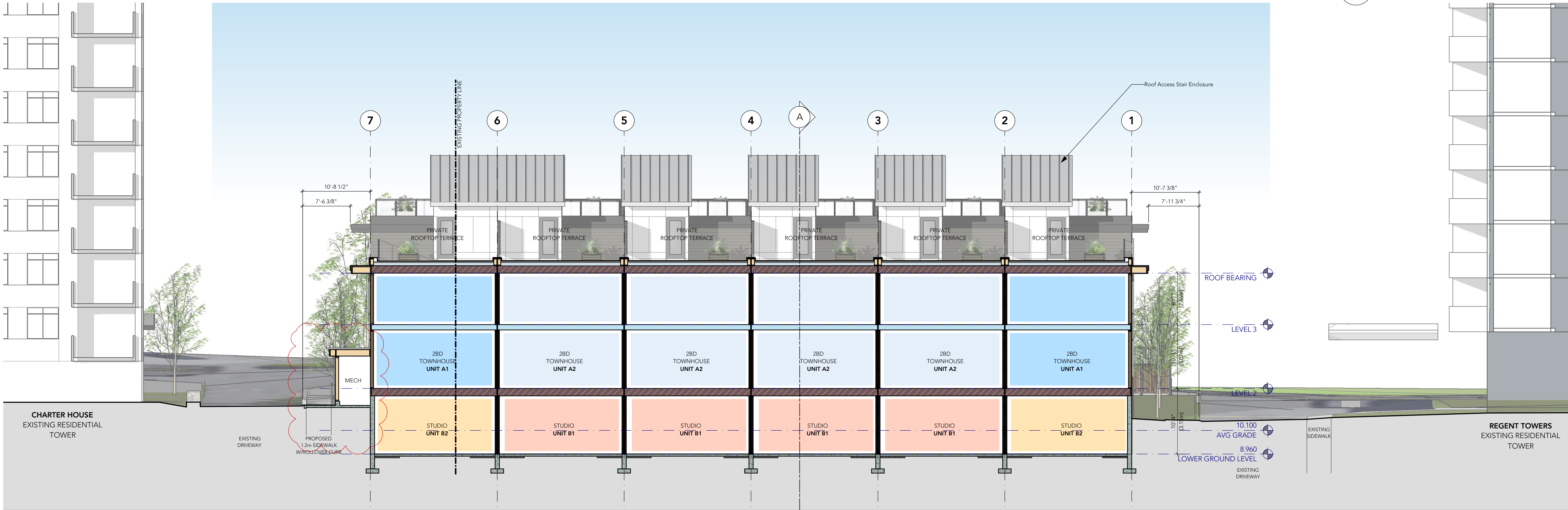
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1 SECTION A-A
Scale: 1:100



2 SECTION B-B
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Telephone: (604) 730-8100 | Web: www.bha.ca

project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

**Starlight Investments**

consultant:

seal:

drawn: KB	date: April 2017
checked	
scale: as noted	project no.: 433
sheet title: Sections	

sheet no.: **A4.01**

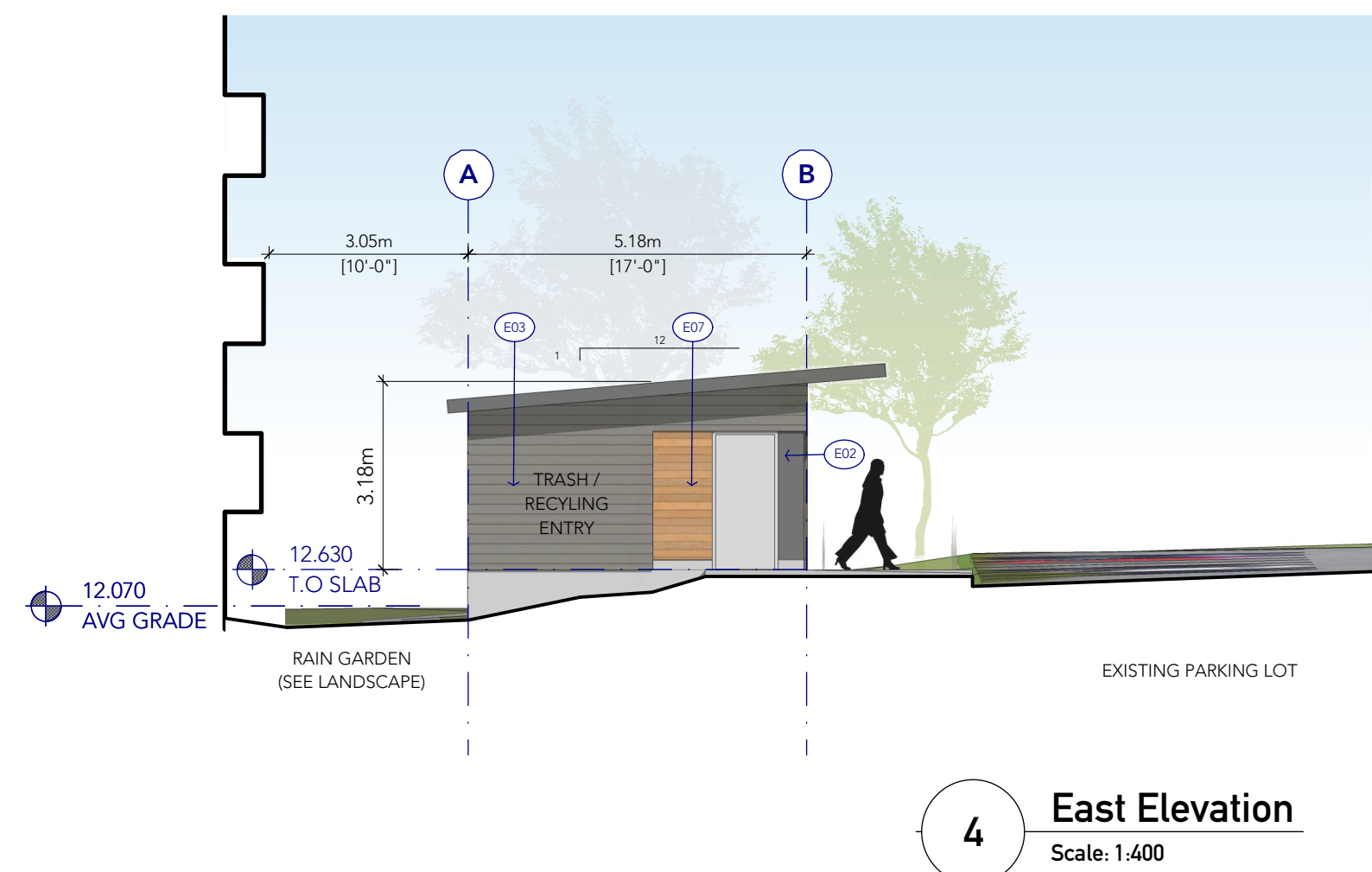
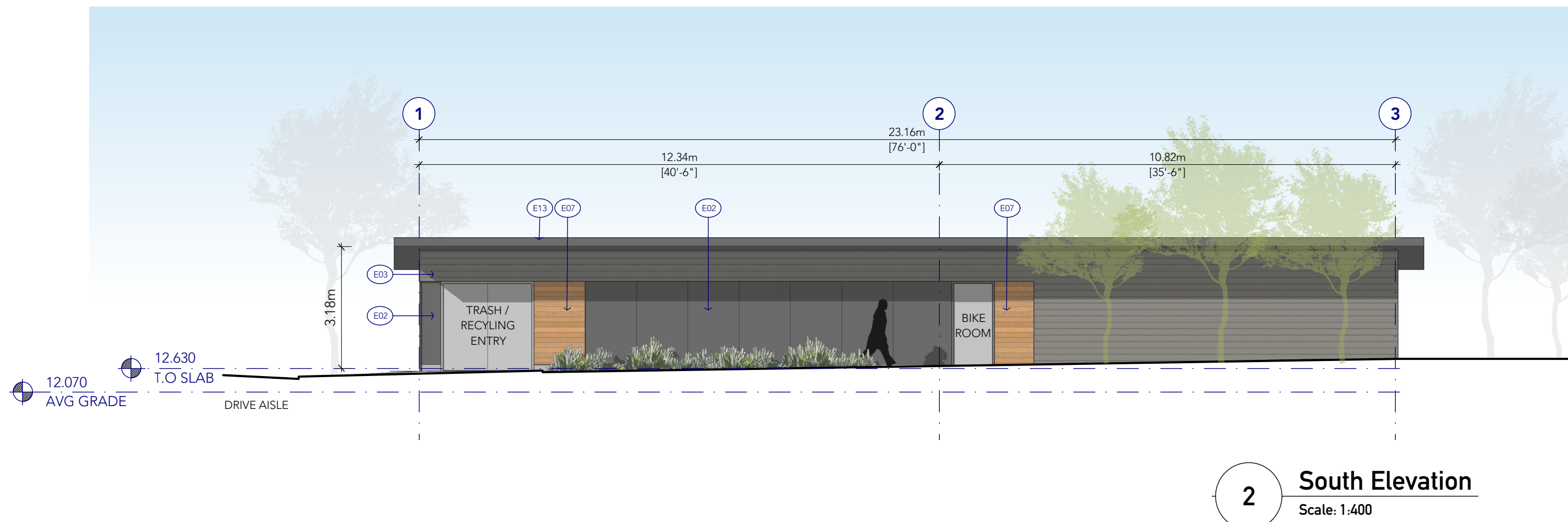
rev.: 

plotted: 18-3-7 11:39:59 AM

P433.Sections.vwx

issues:

2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning



EXTERIOR MATERIAL/ COLOUR SCHEDULE


MAT NO	ELEMENT	FINISH	COLOUR (OR APPROVED EQUAL)
CLADDING			
E01	CEMENTITIOUS PANEL SYSTEM (HARDIE PANEL 2.0)	PREFINISHED	ARCTIC WHITE
E02	CEMENTITIOUS PANEL	PREFINISHED	IRON GRAY
E03	CEMENTITIOUS LAP SIDING (HARDIE PLANK)	PREFINISHED	AGED PEWTER
E04	CEMENTITIOUS TRIM BOARD (HARDIE TRIM)	PREFINISHED	ARCTIC WHITE
E05	CEMENTITIOUS SHINGLE SIDING (HARDIE SHINGLE)	PREFINISHED	IRON GRAY
E07	ALUMINUM SOFFIT / SIDING	PREFINISHED	LONGBOARD WOODGRAIN - LIGHT ASH
DOORS / WINDOWS			
E08	RESIDENTIAL VINYL WINDOWS	PREFINISHED	BLACK
E10	RESIDENTIAL VINYL GLAZED SWING DOOR	PREFINISHED	BLACK
E11	GLAZED WOOD SWING DOOR (ENTRY)	PREFINISHED	WOODGRAIN / OBSCURED GLASS
METALS			
E12	ALUMINUM GUARD RAILS WITH TEMPERED GLASS	PREFINISHED	BLACK CHARCOAL GUARDS, CLEAR GLASS
E13	METAL FLASHING	PREFINISHED	BLACK CHARCOAL
E16	STANDING SEAM METAL ROOFING	PREFINISHED	CHARCOAL
WOODS			
E14	EXTERIOR WOOD STAIRS W/ CONC. TREADS, GLASS GUARDS	PTD	BLACK CHARCOAL
E15	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	DARK GRAY

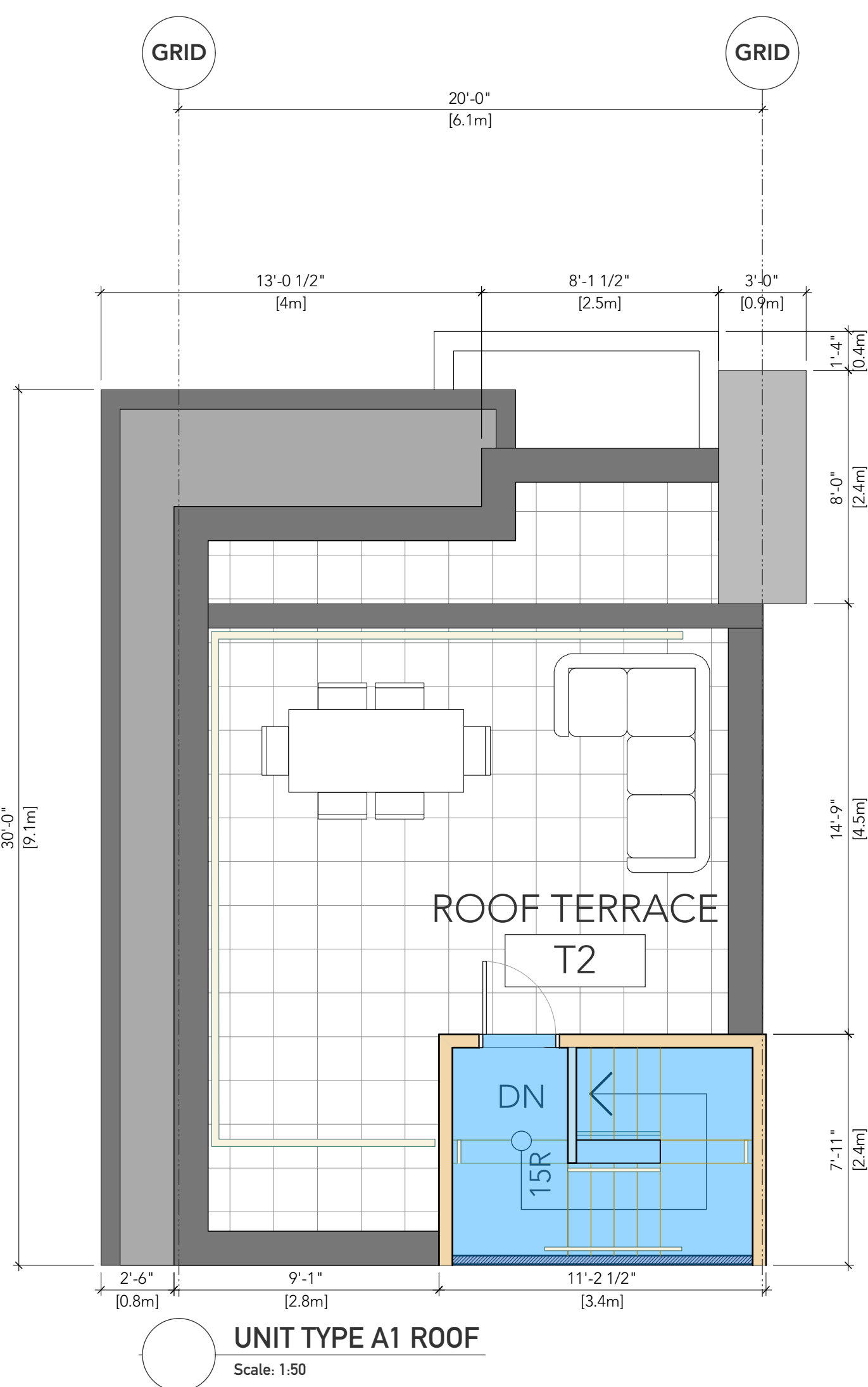
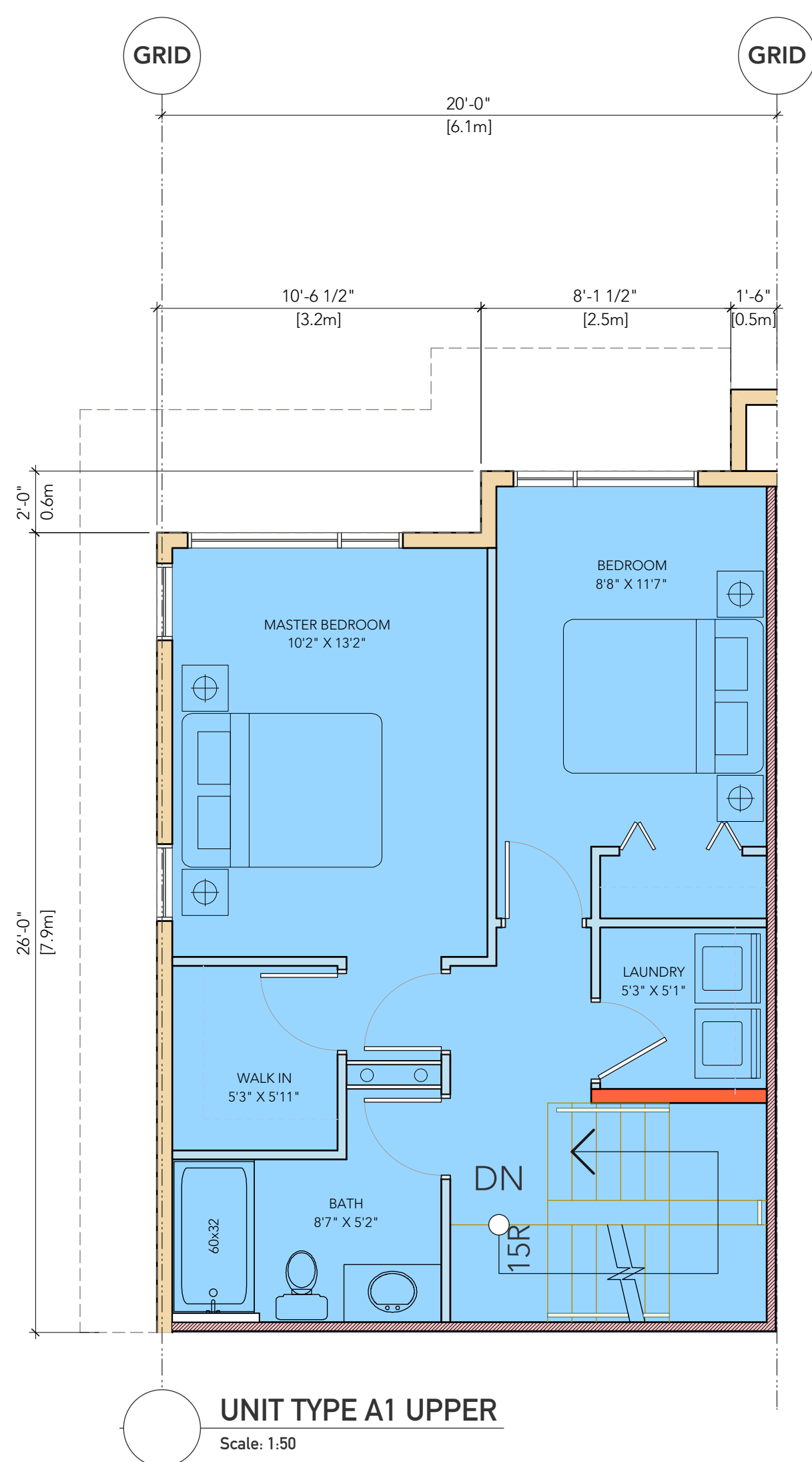
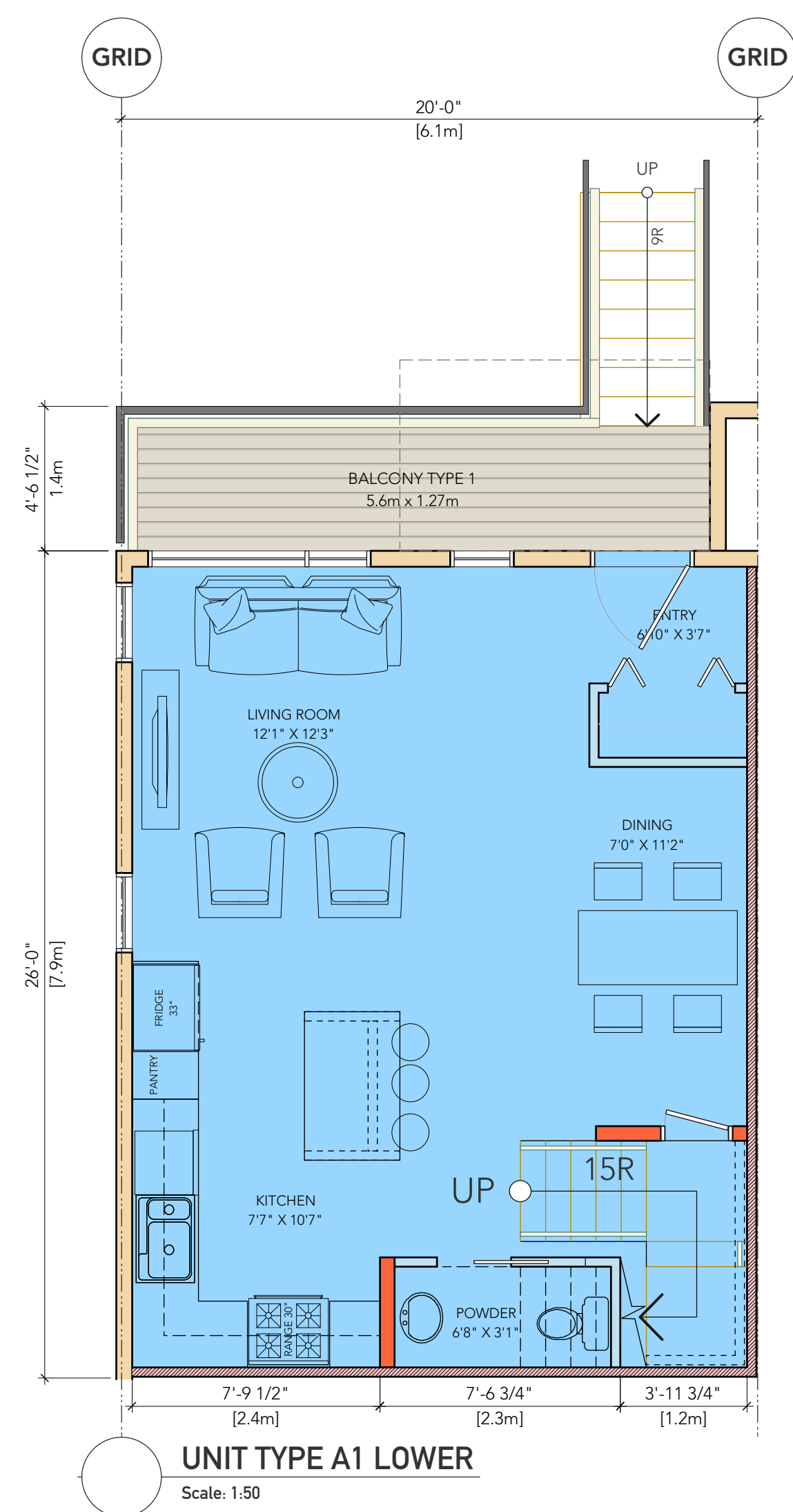
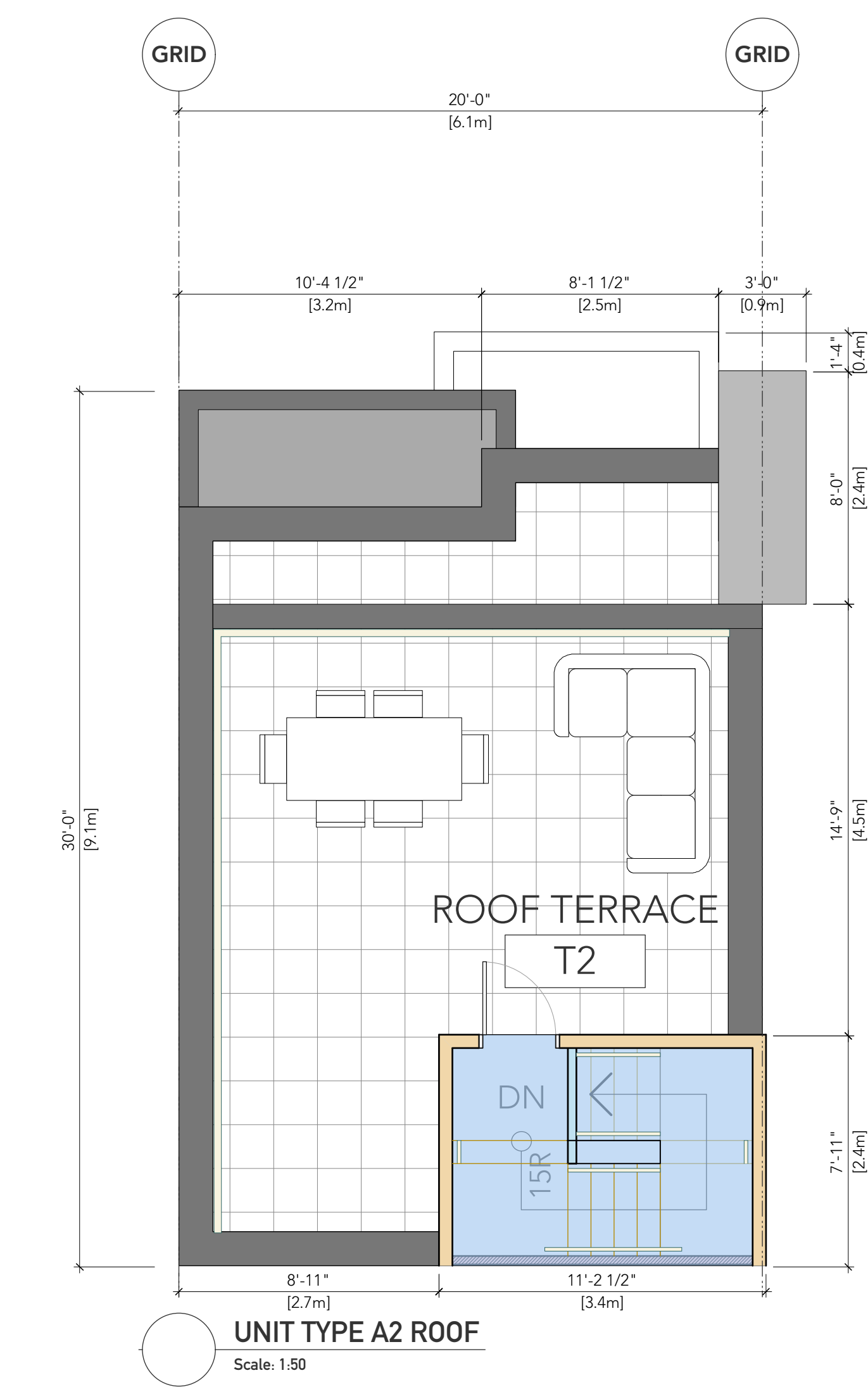
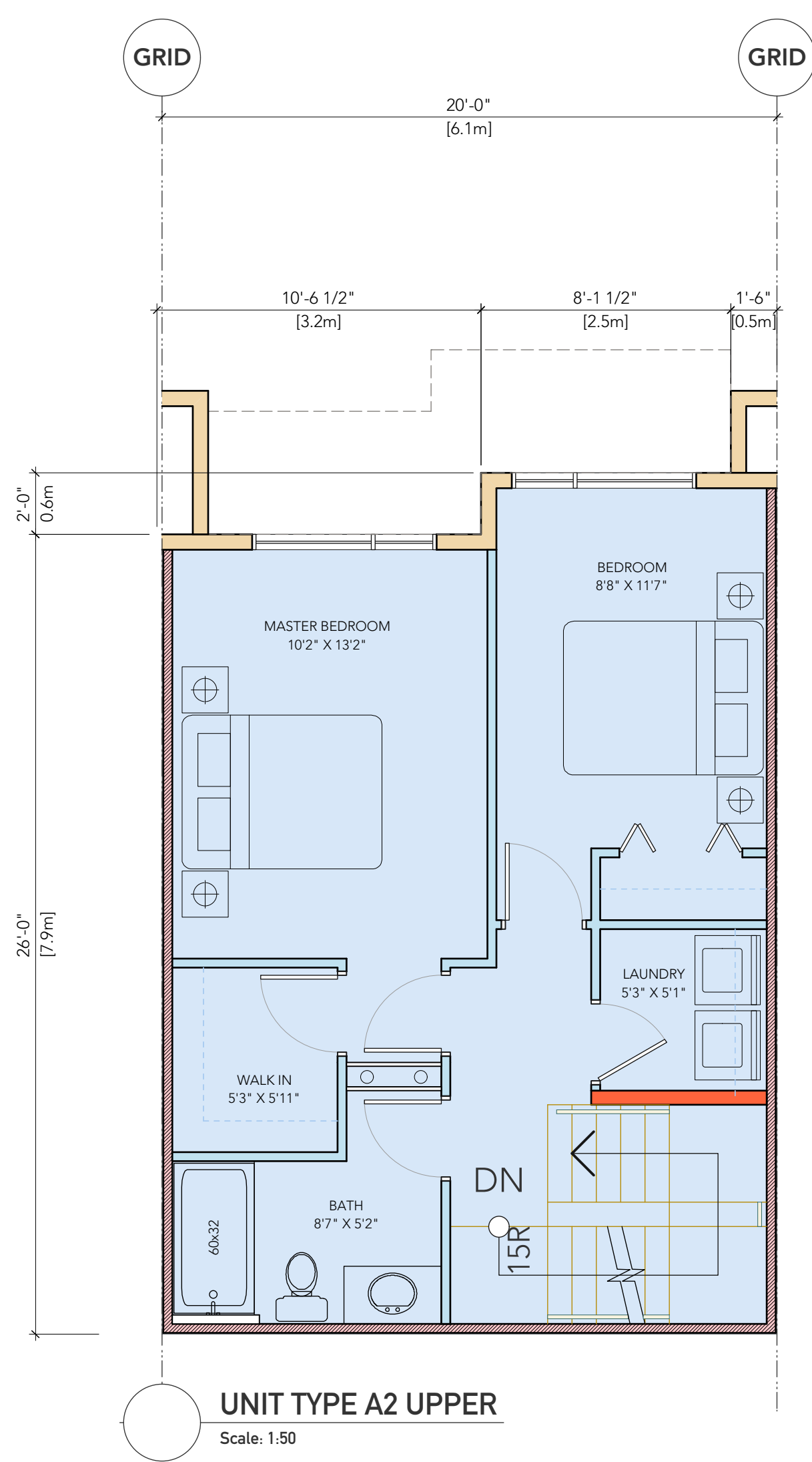
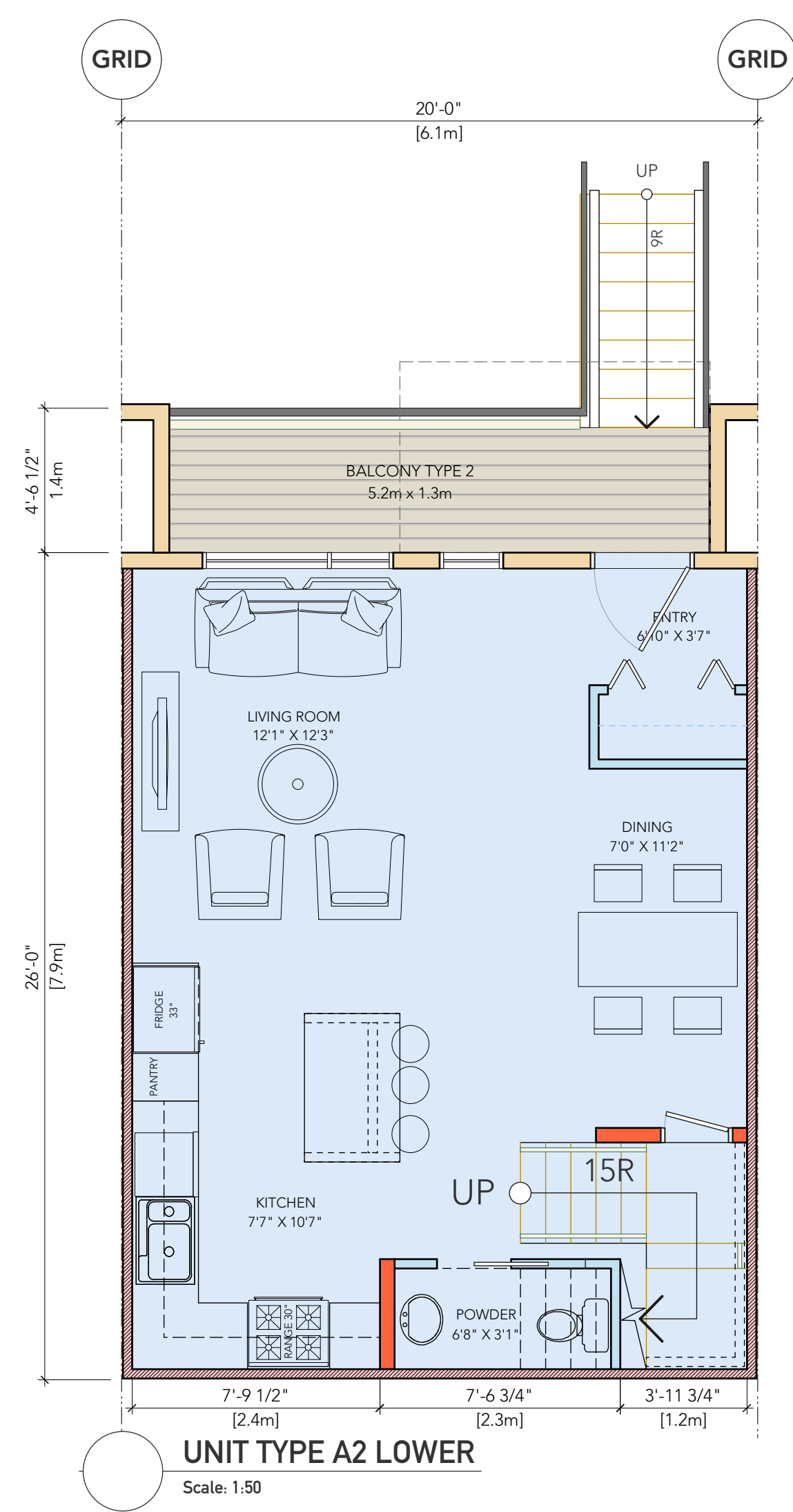
GENERAL MATERIAL NOTES:

1. MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE TYPICAL LOCATIONS.
2. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

drawn: KB	date: April 2017
checked	
scale: as noted	project no.: 433

sheet title:
Trash / Bike Storage
Elevations

sheet no.: <div style="font-size: 2em; font-weight: bold;">A5.03</div>	P433.elevations.vwx 
rev.:	plotted: 18-3-7 11:16:11 AM



Unit Type A
2 BDRM / 1.5 BA
2 Storey Cityhome

revisions:		
no.	date	description

issues:		
2017-10-02	Issued for Development Permit	
2017-11-21	Issued for CALUC	
2018-03-09	Issued for Rezoning	

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415/435 Michigan Street
VICTORIA BC



consultant:

seal:

drawn: KB/MCH	date: APRIL 2017
checked	
scale: as indicated	project no.: P-433

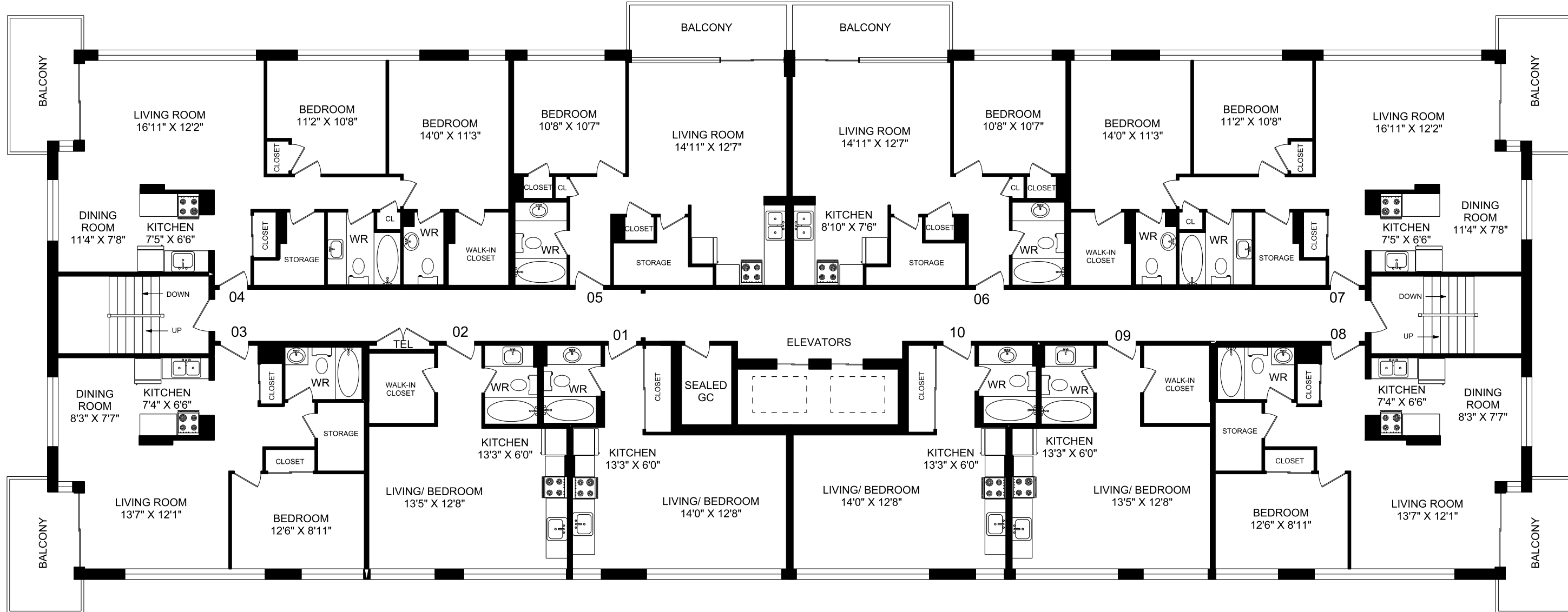
sheet title:
Typ. Unit Plans
TYPE A

sheet no.:
A6.01

rev.:


plotted: 18-3-7 11:12:49 AM

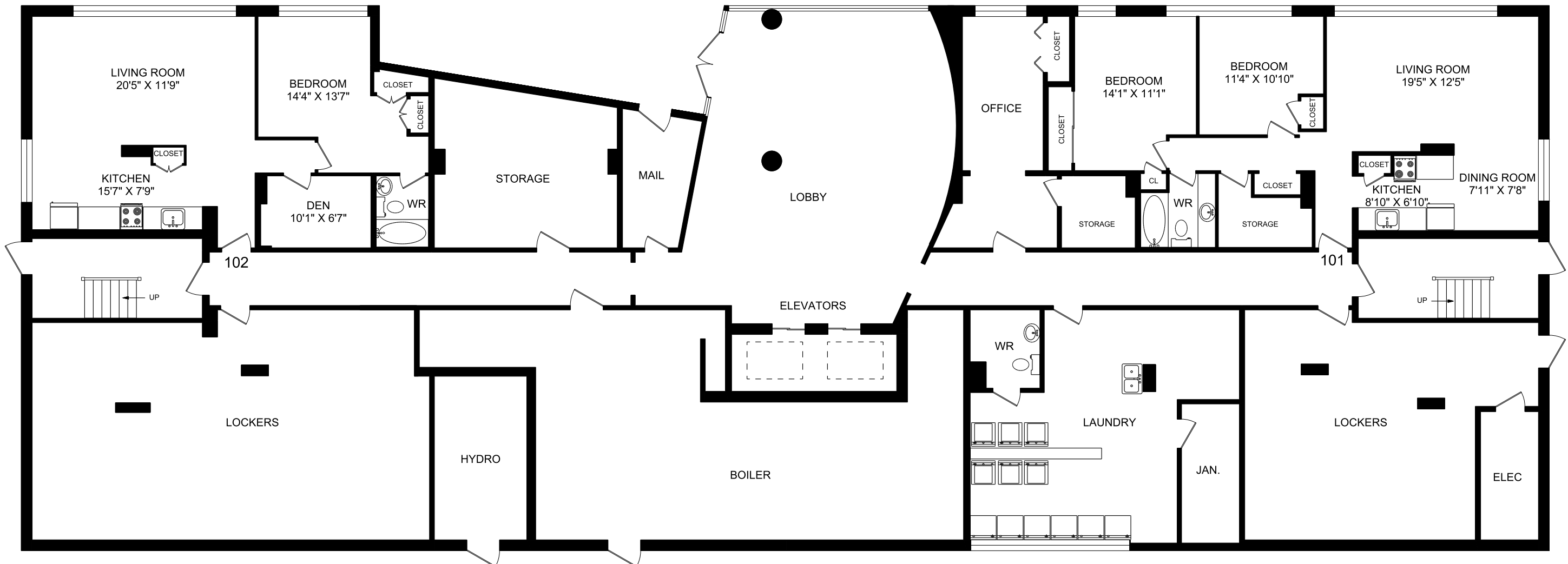
VICTORIA, BC



***NO 13th FLOOR**



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ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE



MAIN FLOOR



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revisions:		
no.	date	description

issues:

2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning

415 MICHIGAN STREET, VICTORIA BC

TYPICAL FLOORS														
LINE	1	2	3	4	5	6	7	8	9	10				FLOOR TOTALS SQ. FT.
FLOOR	BACHELOR	BACHELOR	1 BEDROOM	2 BEDROOM	1 BEDROOM	1 BEDROOM	2 BEDROOM	1 BEDROOM	BACHELOR	BACHELOR				
2	411	401	639	949	584	584	949	639	408	411				5,975
3	411	401	639	949	584	584	949	639	408	411				5,975
4	411	401	639	949	584	584	949	639	408	411				5,975
5	411	401	639	949	584	584	949	639	408	411				5,975
6	411	401	639	949	584	584	949	639	408	411				5,975
7	411	401	639	949	584	584	949	639	408	411				5,975
8	411	401	639	949	584	584	949	639	408	411				5,975
9	411	401	639	949	584	584	949	639	408	411				5,975
10	411	401	639	949	584	584	949	639	408	411				5,975
11	411	401	639	949	584	584	949	639	408	411				5,975
12	411	401	639	949	584	584	949	639	408	411				5,975
14	411	401	639	949	584	584	949	639	408	411				5,975
LINE TOTALS SQ. FT.	4,932	4,812	7,668	11,388	7,008	7,008	11,388	7,668	4,896	4,932				71,700

[illegible]

TYPICAL UNITS		TYPE	NUMBER OF UNITS	SQUARE FOOTAGE
1 BEDROOM		3,5,6,8	48	29,352
2 BEDROOM		4,7	24	22,776
BACHELOR		1,2,9,10	48	19,572
UNIQUE UNITS				
2 BEDROOM		102	1	808
1 BEDROOM		101	1	951
TOTAL			122	73,459

TOTAL 122 UNITS	TOTAL SQ.FT.	73,459
-----------------	--------------	--------

FLOOR	GROSS AREA
MAIN	6,770
2	6,899
3	6,899
4	6,899
5	6,899
6	6,899
7	6,899
8	6,899
9	6,899
10	6,899
11	6,899
12	6,899
14	6,899
TOTAL	89,558

Additional Files

Fire Schematics

[CAD Files](#)

[Main Directory](#)



Unit C -94 Lakeshore Road East
Mississauga, Ontario
L5G 1E3
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F: 905.271.4468
1.800.933.5136
www.planitmeasuring.com

PLANiT Measuring- September 2015

NOTE:

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The areas and gross floor areas have not been verified by Burrowes Huggins Architects.

drawn: as noted	date: APRIL 2017
checked	
scale: NTS	project no.: P-433

sheet title:

Existing Buildings
Regent Tower
415 Michigan St

sheet no.:

A-AD.01

rev.:



P433.Plans.vwx

plotted: 18-3-7 11:12:49 AM

Starlight
INVESTMENTS
OCTOBER 2015



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ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

Generator Room

Boiler Room

Lobby

Office

Bedroom 15'6" X 9'8"

Maintenance Room

Elevators

JAN.

Storage

101

Living Room 21'3" X 10'4"

Kitchen 9'0" X 6'6"

Lockers

Laundry

Elec. Room

CLOSET

CLOSET

CLOSET

CLOSET

WR

WR

UP

UP

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ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

revisions:		
no.	date	description

issues:

2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALUC
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Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC



consultant:

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Page 1

TYPICAL FLOORS							FLOOR TOTALS SQ.FT.
LINE	1	2	3	4	5	6	
FLOOR	1 BEDROOM	BACHELOR	2 BEDROOM	2 BEDROOM	BACHELOR	1 BEDROOM	
2	755	412	900	900	412	755	4,134
3	755	412	900	900	412	755	4,134
4	755	412	900	900	412	755	4,134
5	755	412	900	900	412	755	4,134
6	755	412	900	900	412	755	4,134
7	755	412	900	900	412	755	4,134
8	755	412	900	900	412	755	4,134
9	755	412	900	900	412	755	4,134
10	755	412	900	900	412	755	4,134
11	755	412	900	900	412	755	4,134
12	755	412	900	900	412	755	4,134
14	755	412	900	900	412	755	4,134
LINE TOTALS SQ.FT.	9,060	4,944	10,800	10,800	4,944	9,060	49,608

[illegible]

TYPICAL UNITS			
	TYPE	NUMBER OF UNITS	SQUARE FOOTAGE
1 BEDROOM	1.6	24	18,120
2 BEDROOM	3.4	24	21,600
BACHELOR	2.5	24	9,888
UNIQUE UNITS			
1 BEDROOM	101	1	659
TOTAL		73	50,267

TOTAL 73 UNITS		TOTAL SQ.FT.	
			50,267
FLOOR	GROSS AREA	<div> Additional Files </div> <div> Fire Schematics </div> <div> CAD Files </div> <div> Main Directory </div>	
1	4,807		
2	4,728		
3	4,728		
4	4,728		
5	4,728		
6	4,728		
7	4,728		
8	4,728		
9	4,728		
10	4,728		
11	4,728		
12	4,728		
14	4,728		
TOTAL	61,543		

PLANiT Measuring- September 2015

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Starlight
INVESTMENTS
OCTOBER 2015

drawn: as noted	date: APRIL 2017
checked	
scale: NTS	project no.: P-433

sheet title:
Existing Buildings
Charter House
435 Michigan

sheet no.

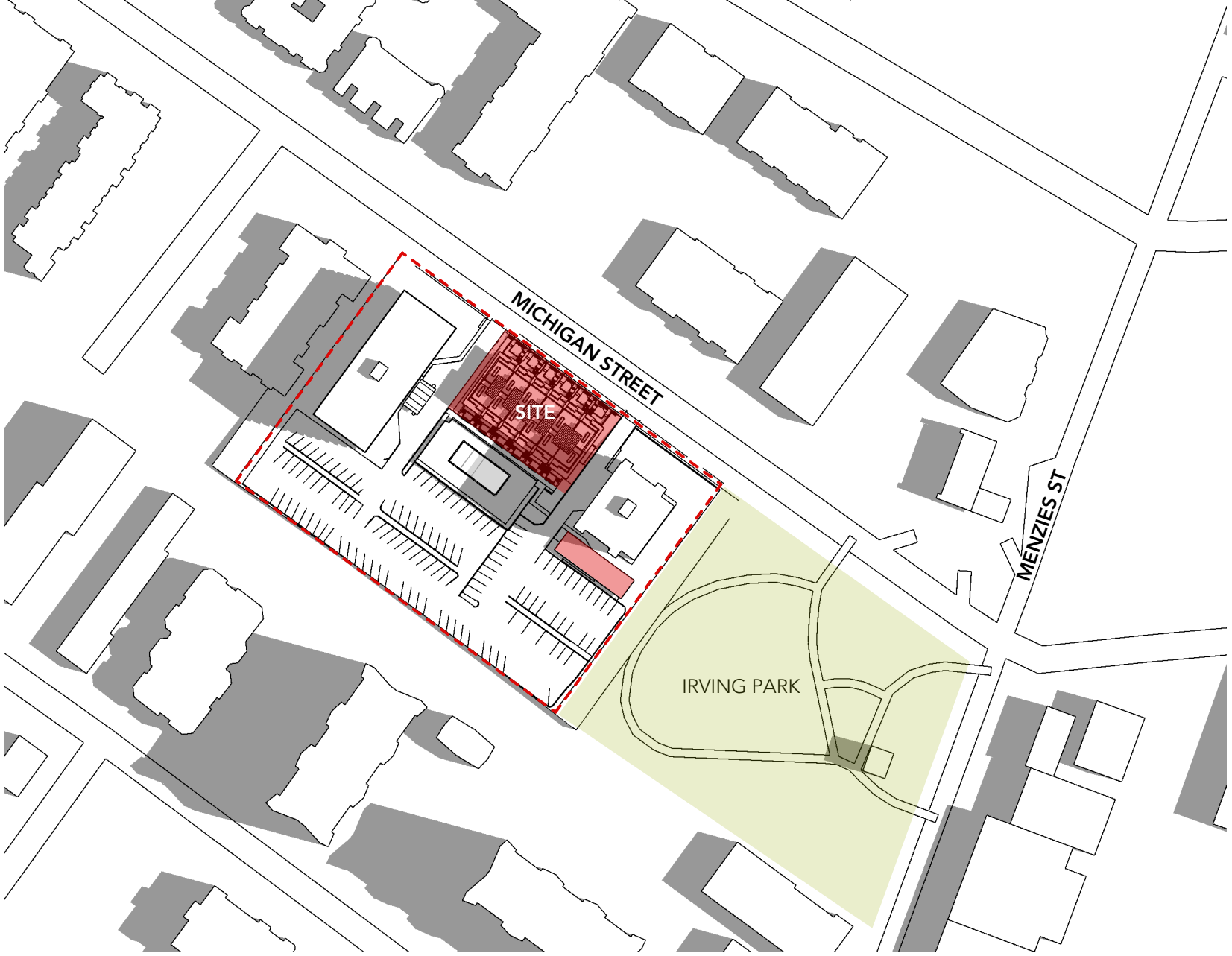
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A-AD.02
rev.:

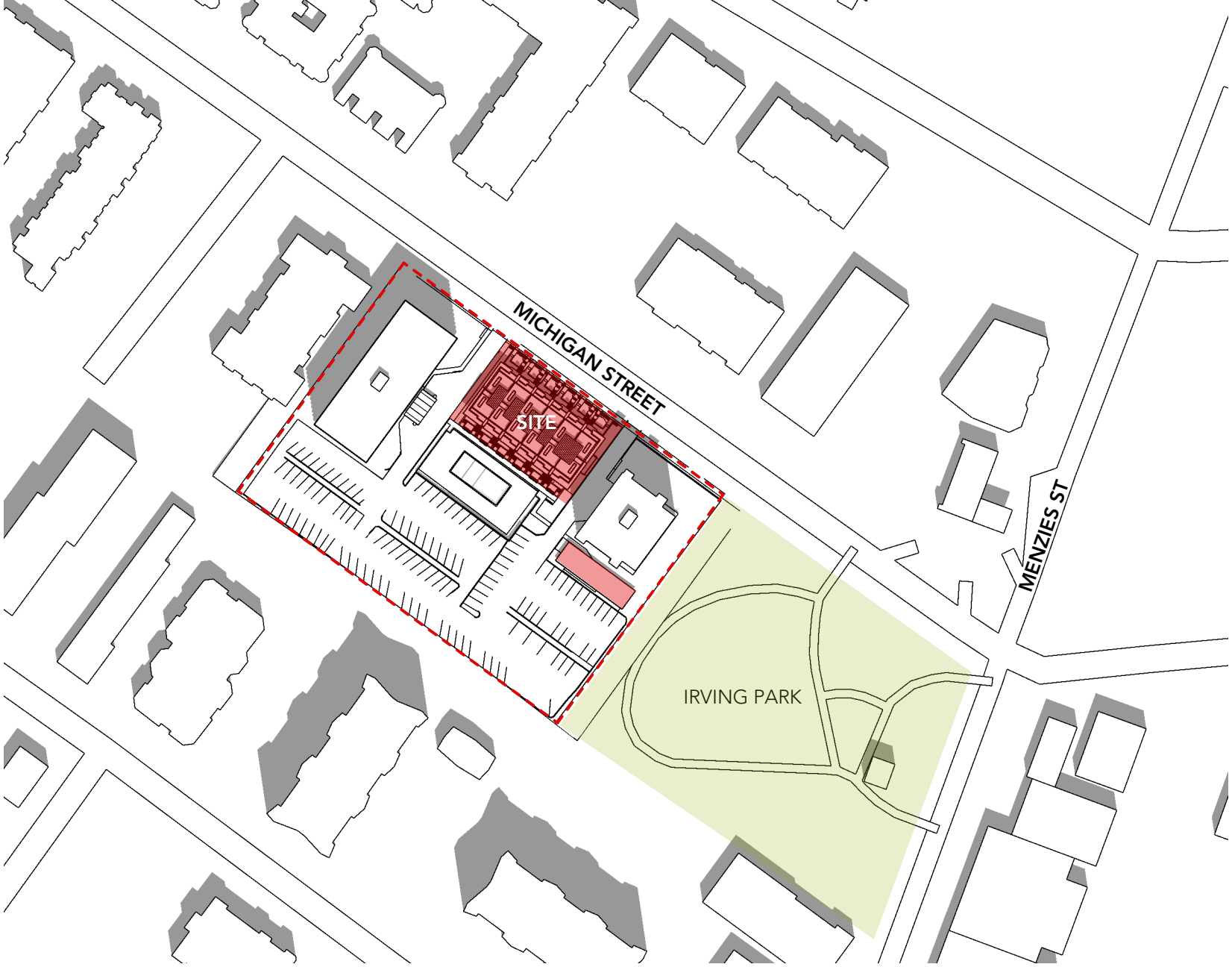


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SHADOW STUDY



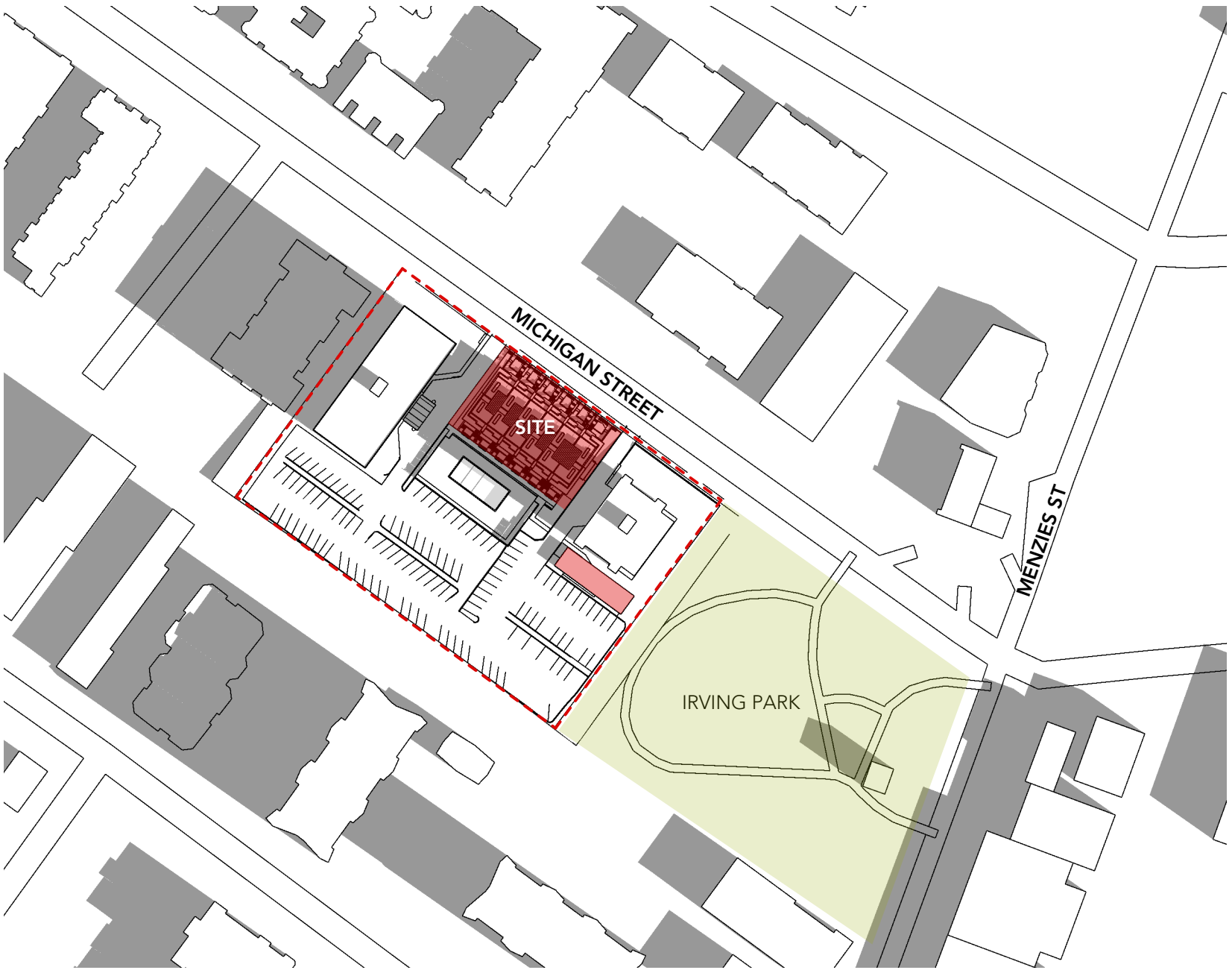
SUMMER SOLSTICE JUNE 21 - 9AM



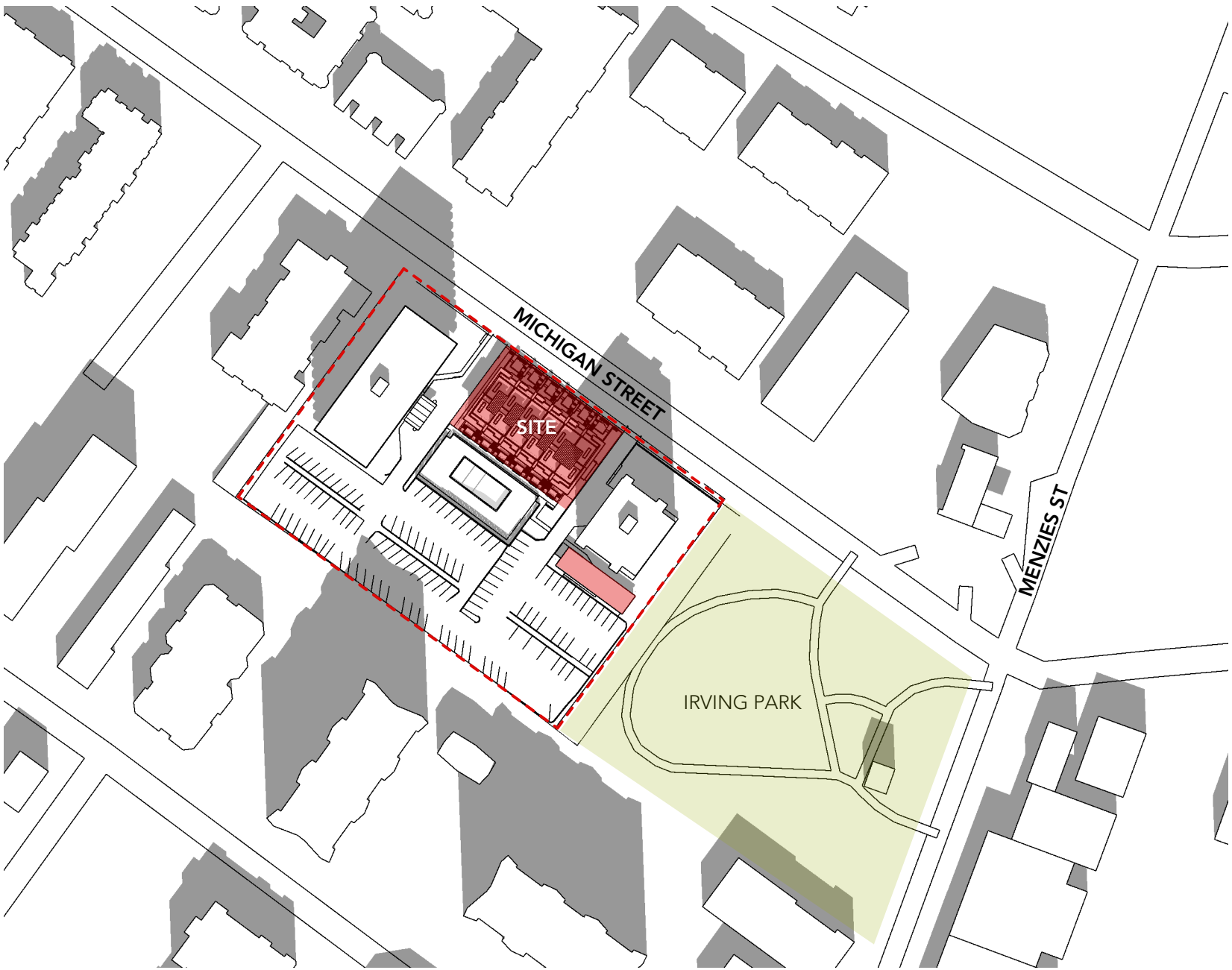
JUNE 21 - NOON



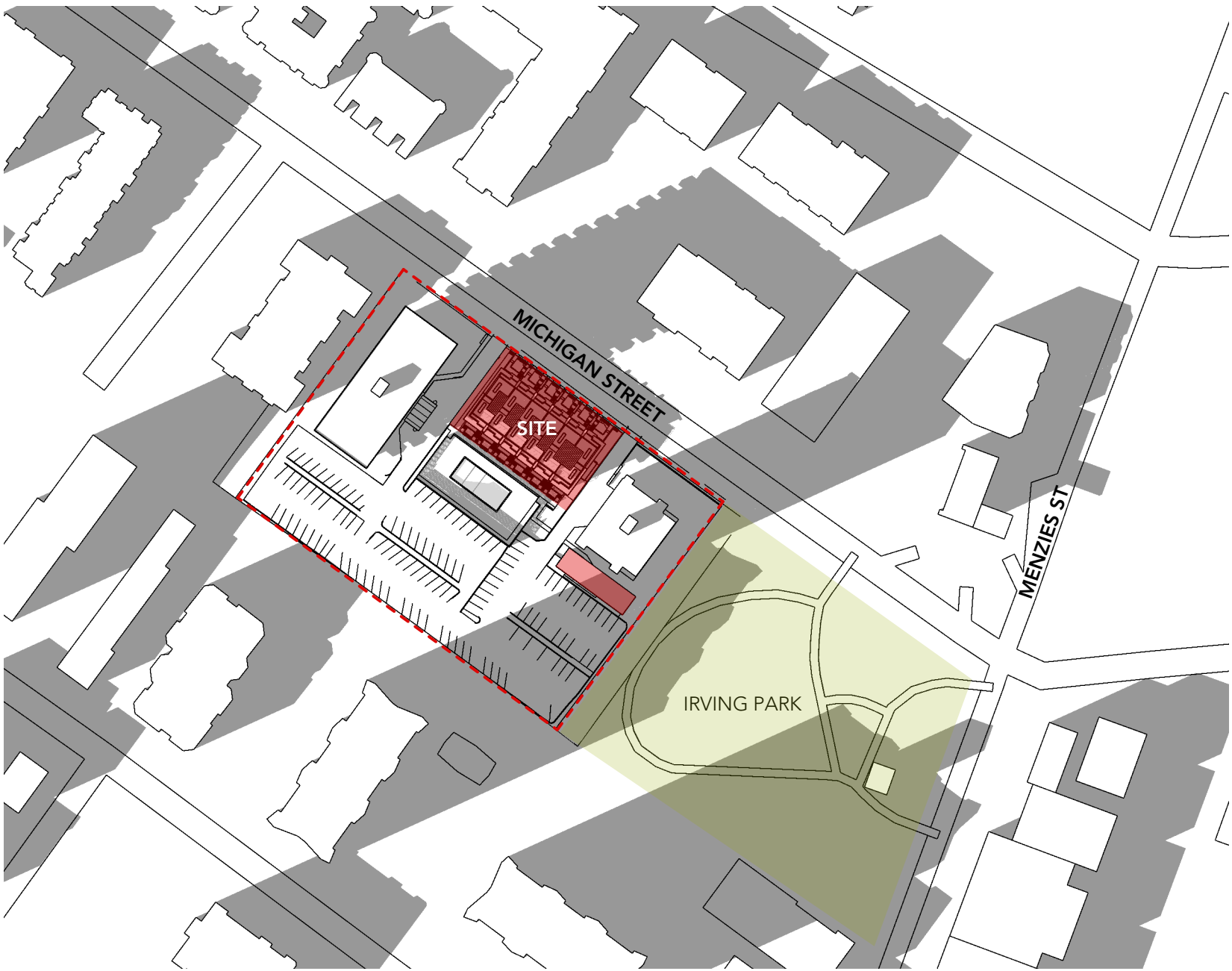
JUNE 21 - 4PM



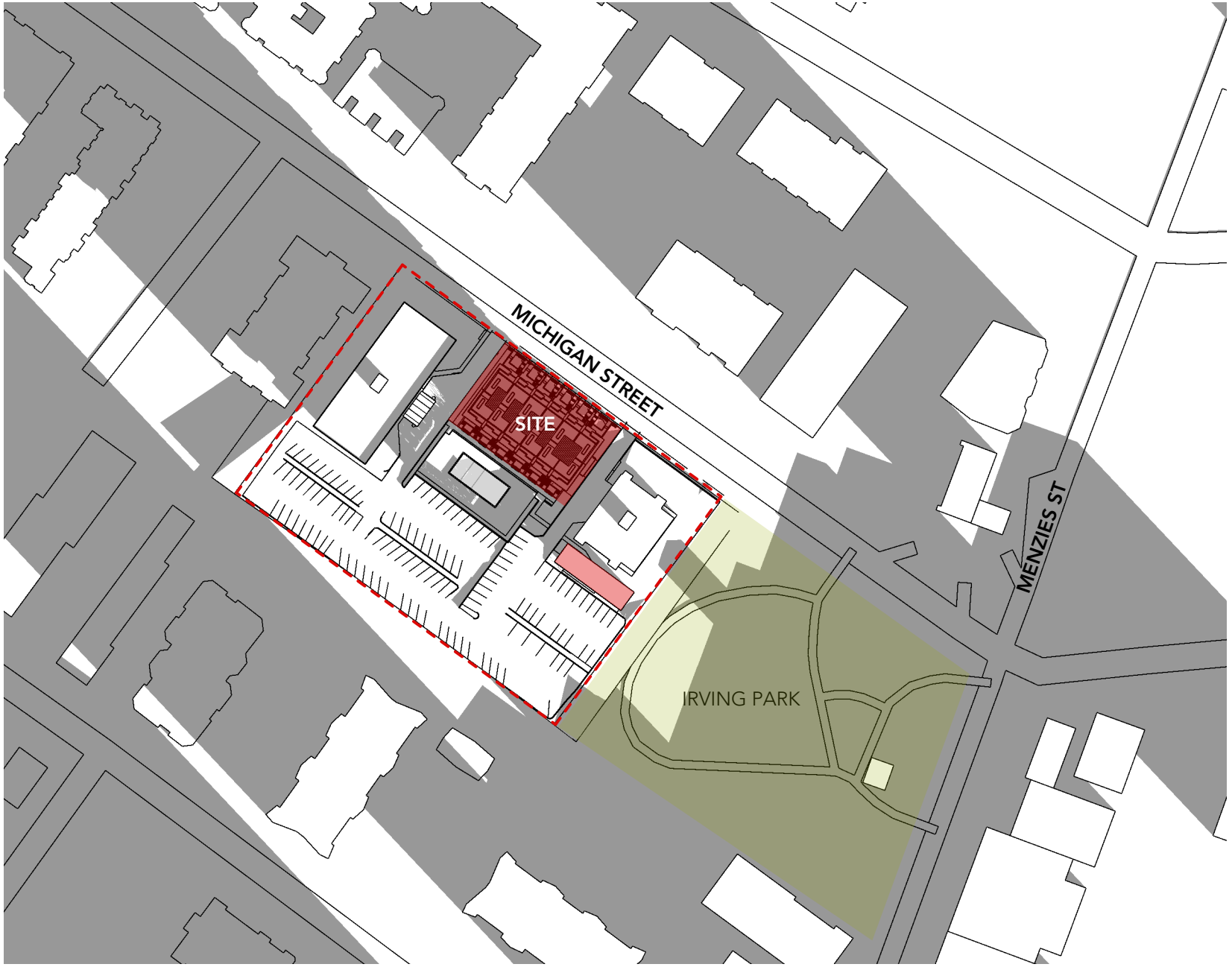
FALL EQUINOX SEPT 21 - 9AM



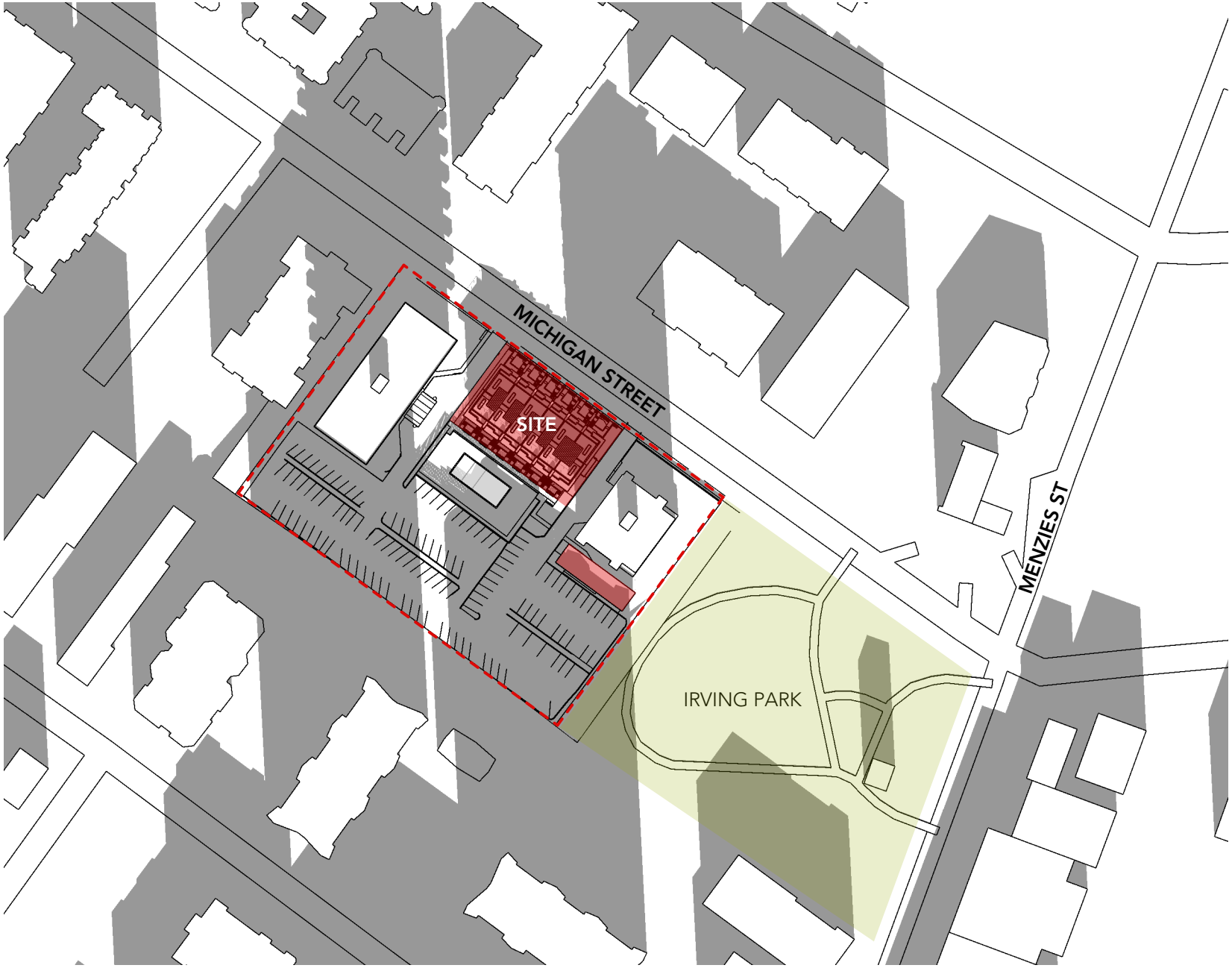
SEPT 21 - NOON



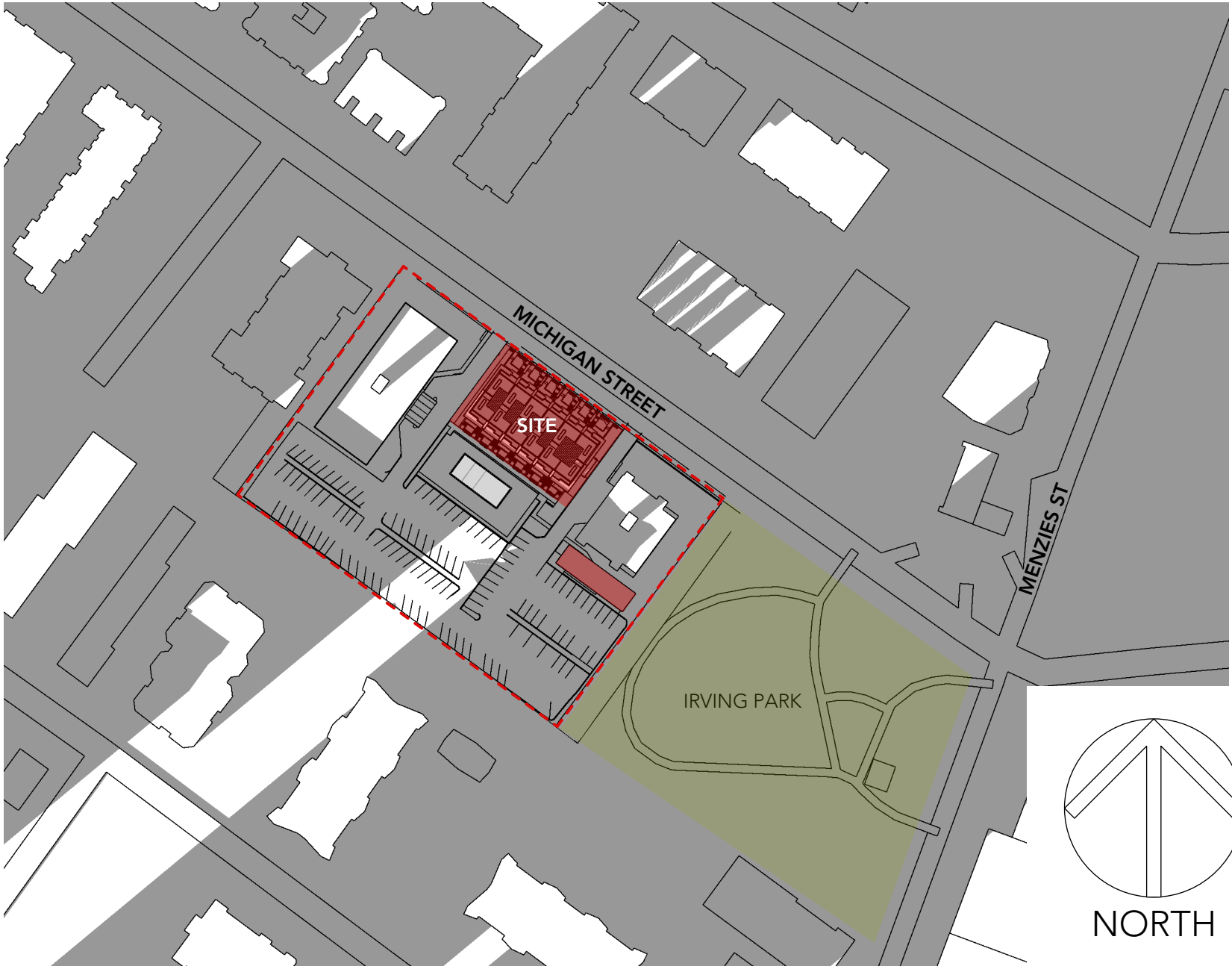
SEPT 21 - 4PM



WINTER SOLSTICE DEC 21 - 9AM



DEC 21 - NOON



DEC 21 - 4PM

revisions:		
no.	date	description

issues:
2018-03-09 Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC




consultant:

seal:

drawn: KB	date: Nov 2017
checked	
scale: NTS	project no.: 433

sheet title:
Shadow Study

P433.Shadow Study.vwx

sheet no.:
A-AD.03
rev.:




revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
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Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC



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seal:



EXISTING DRIVEWAY

REMOVE / MINIMIZE EXISTING STONE WALLS
ALONG DRIVEWAY FOR VISIBILITY

LIMIT OF PROPOSED NEW 24-UNIT INFILL
HOUSING PROJECT

1 VIEW ALONG MICHIGAN ST - LOOKING SOUTHEAST.
Scale: NTS

revisions:		
no.	date	description

issues:

2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning

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Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC




consultant:

seal:

drawn: KB	date: APRIL 2017
checked	
scale: NTS	project no.: P-433

sheet title:
PERSPECTIVE VIEW

sheet no.: A-AD.06	rev.: 
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LIMIT OF PROPOSED NEW 24-UNIT INFILL
HOUSING PROJECT

REMOVE / MINIMIZE EXISTING STONE WALLS
ALONG DRIVEWAY FOR VISIBILITY
EXISTING DRIVEWAY

1 VIEW ALONG MICHIGAN ST - LOOKING NORTHWEST
Scale: NTS

revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
2018-03-09	Issued for Rezoning	

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight
Investments

consultant:

seal:

drawn: KB	date: APRIL 2017
checked	
scale: NTS	project no.: P-433

sheet title:
PERSPECTIVE VIEW

sheet no.:
A-AD.07
rev.:
plotted: 18-3-7 11:15:44 AM

P433.Perspectives.vwx



revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
2018-03-09	Issued for Rezoning	

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VICTORIA BC



consultant:


seal:

drawn:	KB	date:	APRIL 2017
checked			
scale:	NTS	project no.:	P-433

sheet title:
PERSPECTIVE VIEW

sheet no.: P433.Perspectives.vwx

A-AD.08
rev.:



REGENT TOWER
415 MICHIGAN ST

REMOVE EXISTING STONE WALL FOR VISIBILITY ISSUES

EXISTING DRIVEWAY



EXISTING POOL / POOL DECK
EXISTING POOL FENCE

NEW POOL FENCE (COLOURED)

LIMIT OF PROPOSED NEW 24-UNIT INFILL
HOUSING PROJECT

6-STALL BIKE RACK (CLASS 2)

1 BIRDSEYE VIEW FROM POOL SIDE
Scale: NTS

revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
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VICTORIA BC




consultant:

drawn: KB	date: APRIL 2017
checked	
scale: NTS	project no.: P-433
sheet title: PERSPECTIVE VIEW	

sheet no.: A-AD.09

rev.:



plotted: 18-3-7 11:15:44 AM



EXISTING POOL / POOL DECK
EXISTING SURFACE PARKING LOT

1 BIRDSEYE VIEW FROM POOL SIDE
Scale: NTS

revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
2018-03-09	Issued for Rezoning	

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415/435 Michigan Street
VICTORIA BC

Starlight
Investments

consultant:

seal:

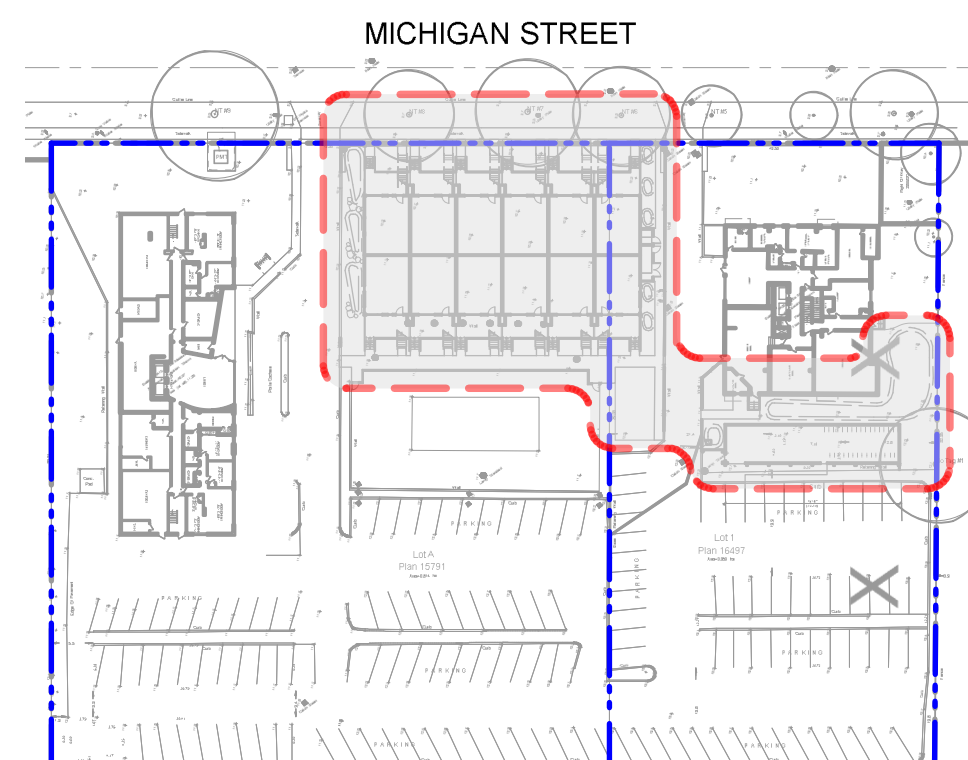
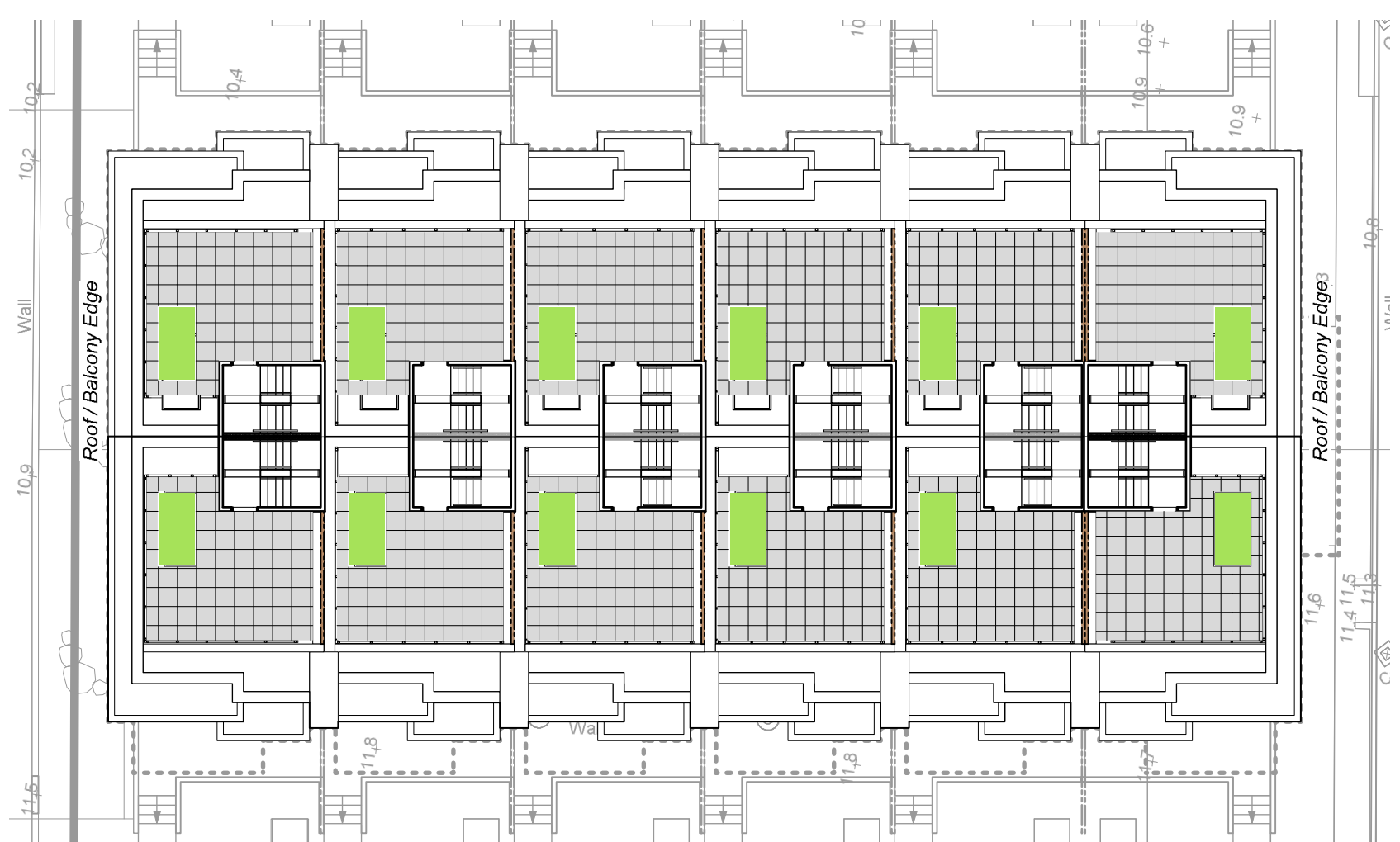
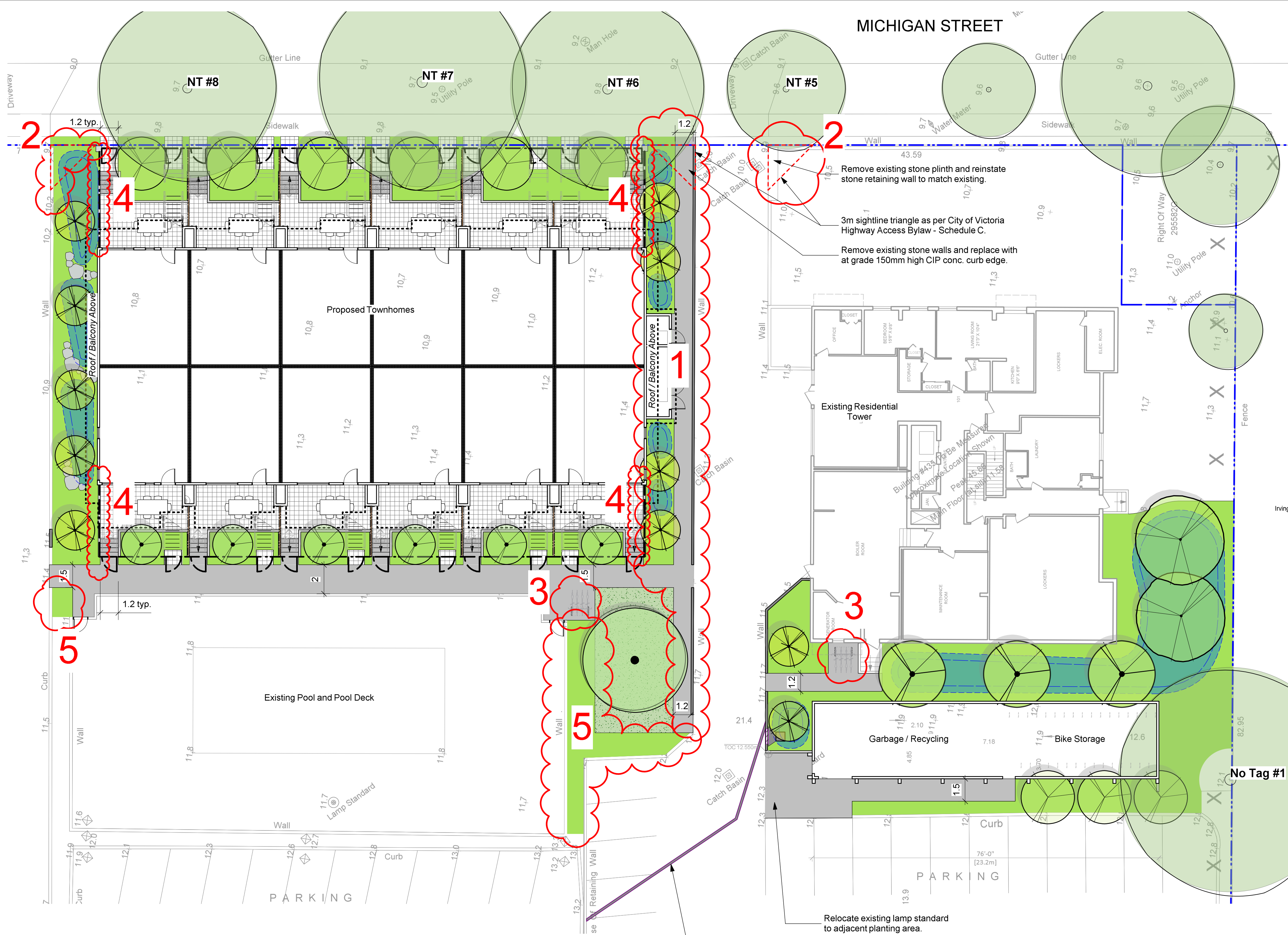
drawn: KB	date: APRIL 2017
checked	
scale: NTS	project no.: P-433

sheet title:
PERSPECTIVE VIEW

sheet no.: **A-AD.10**

rev.:

plotted: 18-3-7 11:15:45 AM



LEGEND

	Property line
	Edge of roof or balcony above (indicative)
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

UNDERGROUND UTILITIES

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	

LANDSCAPE MATERIALS

	Wood Privacy Screen, 1.8m height. See Arch dwgs.
	Metal Picket Fence c/w gate, 0.9m height
	Cast in Place Concrete Wall, height varies
	Cast in Place Concrete Curb, 150mm height.
	Unit Paving
	HydraPressed Slab Paving
	Cast in place concrete paving
	Lawn Area
	Ornamental Planting Area
	Rain Garden Area

LANDSCAPE FURNISHINGS

	Bike Rack (6 bicycle capacity)
--	--------------------------------

EXISTING TREE SUMMARY

	Existing Tree Retained
	Refer L1.02 Tree Retention and Removal Plan for additional information.

NOT FOR CONSTRUCTION

3	REZONING	09.03.2017
2	CALUC	21.11.2017
1	DP	02.10.2017
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Cuddehej Road
Victoria, BC V8T 1G1
Phone: 250.412.2891
Fax: 250.412.2892

client
STARLIGHT INVESTMENTS
3280 BLOOR STREET WEST, SUITE 1400
TORONTO, ON

project
PROPOSED RESIDENTIAL INFILL DEVELOPMENT
415/435 MICHIGAN STREET
VICTORIA, BC

sheet title
Landscape Materials Plan

project no.	117.18
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.

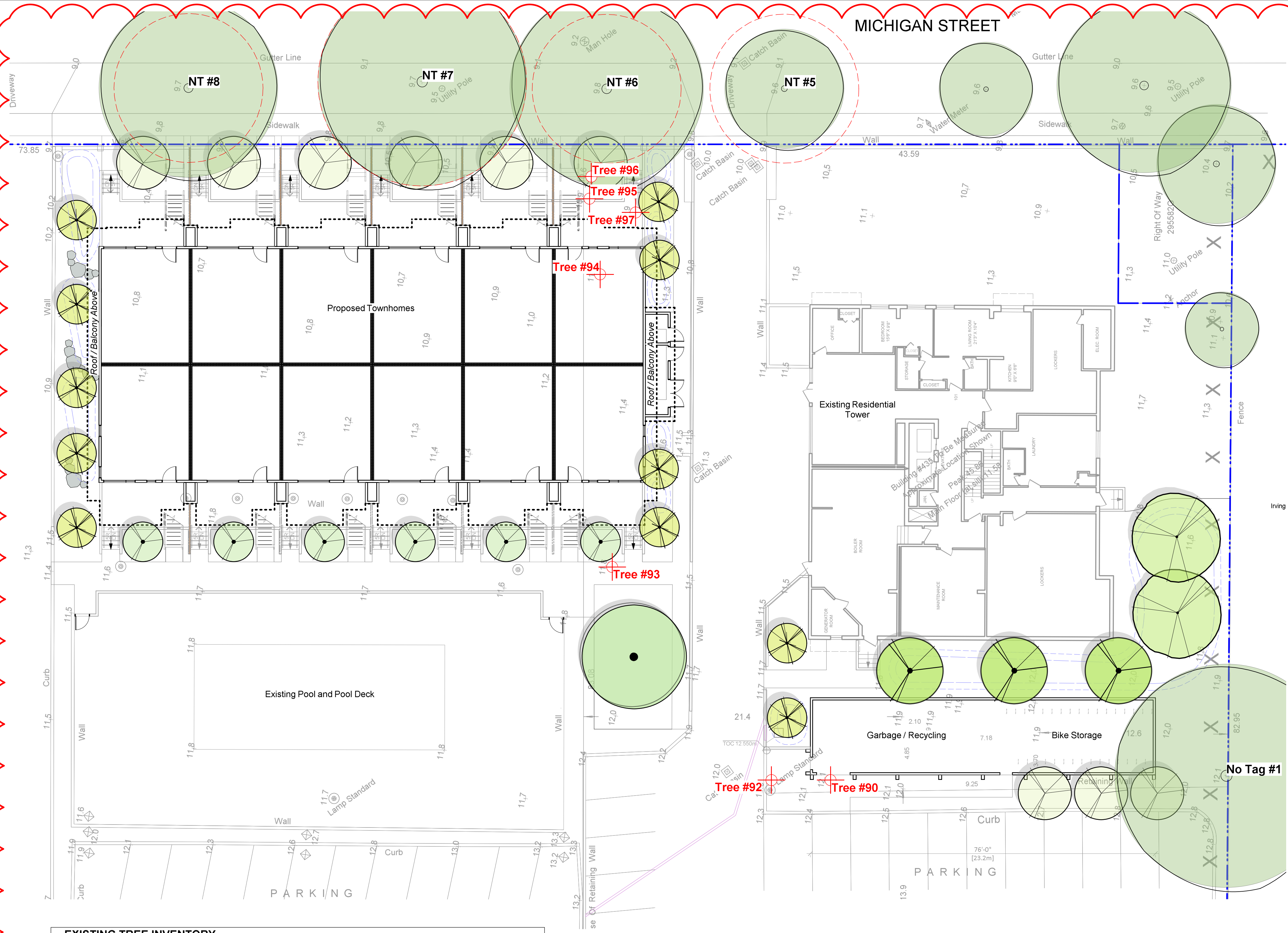
3 **L1.01**

IRRIGATION AND LIGHTING NOTES

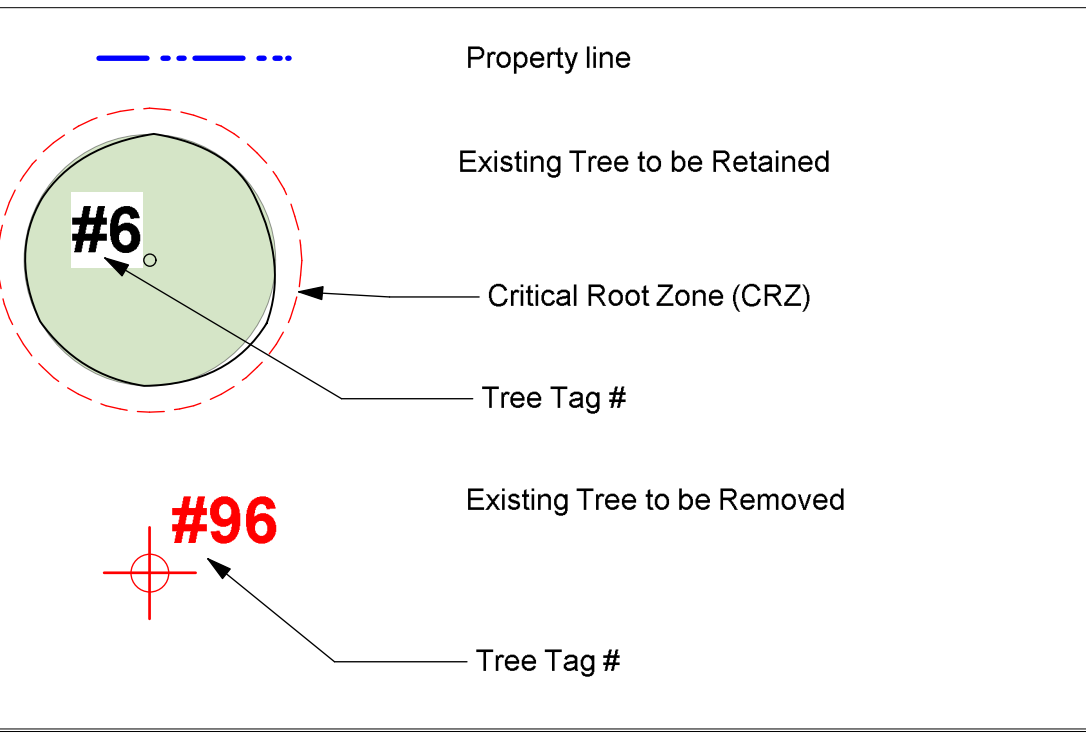
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Arborist to address sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
- Placement of electrical conduit through site to be coordinated with arborist.
- Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.

DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



LEGEND



TREE SUMMARY

Bylaw Protected Trees Removed:	3
Other Trees Removed:	4
Total Trees Removed:	7
New Trees Onsite:	32
Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 Planting Plans for additional information.	
6 trees will be designated as bylaw protected trees (replacement trees). This will be shown on the Building Permit drawings. Trees will be of the appropriate scale, species and location to meet the City of Victoria requirements.	

NOT FOR CONSTRUCTION

3	REZONING	09.03.2017
2	CALUC	21.11.2017
1	DP	02.10.2017
rev no	description	date



Murdoch
de Greeff

INC

Landscape Planning & Design

200 - 524 Caledonia Road
Victoria, B.C. V8T 1G1

Phone: 250.412-2891
Fax: 250.412-2892

client
STARLIGHT INVESTMENTS
3280 BLOOR STREET WEST, SUITE 1400
TORONTO, ON

project
PROPOSED RESIDENTIAL INFILL DEVELOPMENT
415/435 MICHIGAN STREET
VICTORIA, BC

sheet title

Tree Retention and Removal Plan

project no.	117.18
scale	1:150 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.
3	L1.02

EXISTING TREE INVENTORY

Based on Construction Impact & Tree Preservation Plan Report from Talbot Mackenzie & Associates, dated December 21, 2017. Refer to Arborist Report for details on tree conditions and Arborist recommendations. 'No Tag' trees based on Murdoch de Greeff field inventory work.

RETAINED TREES (Trees applicable to development works are listed only)				
TREE TAG #	DBH (cm)	CRZ (radius in m)	SPECIES	CROWN SPREAD (m)
NT 05*	33	5.0	Betula pendula alba, European Silver Birch	8.0
NT 06*	42	5.0	Prunus serrulata 'Kwanzan', Flowering Cherry	13.0
NT 07*	60	7.0	Betula pendula alba, European Silver Birch	14.0
NT 08*	40	5.0	Prunus serrulata 'Kwanzan', Flowering Cherry	12.0
No Tag #1	-	-	-	-

TOTAL TREES TO BE RETAINED: 5

BYLAW PROTECTED TREES REMOVED

TREE TAG #	DBH (cm)	CRZ (radius in m)	SPECIES	CROWN SPREAD (m)
95	69	8.0	<u>Pseudotsuga menziesii, Douglas Fir</u>	14.0
94	84	9.0	<u>Pseudotsuga menziesii, Douglas Fir</u>	15.0
92	4.7-12	3.0	<u>Arbutus menziesii, Arbutus</u>	4.0

BYLAW PROTECTED TREES TO BE REMOVED: 3

OTHER TREES REMOVED

TREE TAG #	DBH (cm)	CRZ (radius in m)	SPECIES	CROWN SPREAD (m)
97	18, 22, 25, 28	4.0	Ilex aquifolium, English Holly	9.0
96	47	5.0	Picea abies, Norway Spruce	11.0
93	66	6.0	Aesculus hippocastanum, Horse Chestnut	15.0
90	27, 30, 35	5.0	Acer campestre, Hedge Maple	9.0

OTHER TREES TO BE REMOVED: 4

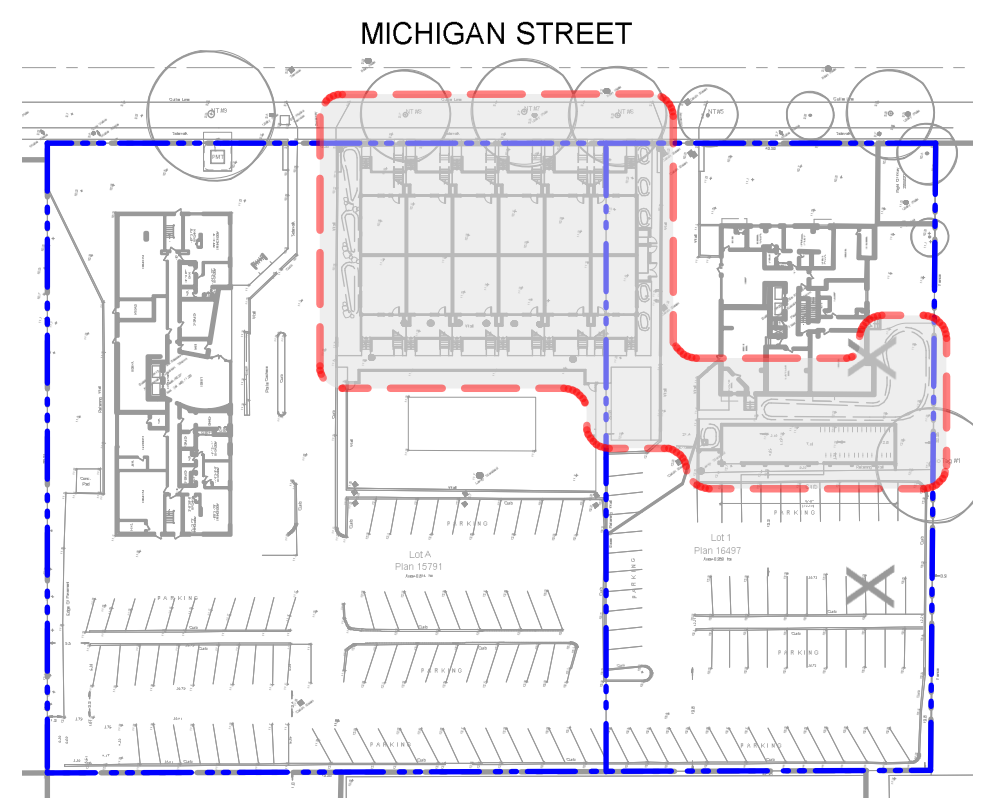
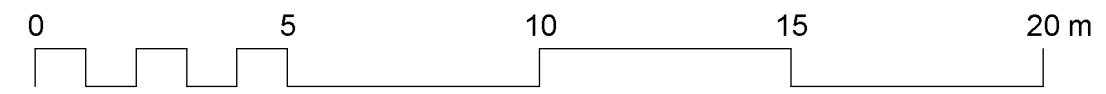
TOTAL TREES TO BE REMOVED: 7

Bylaw protected trees are shown underlined

* Offsite trees with CRZ extending into the project site.

NEW TREES ONSITE: 32

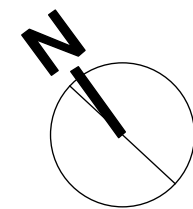
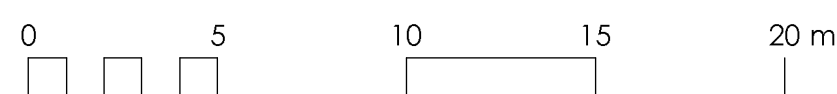
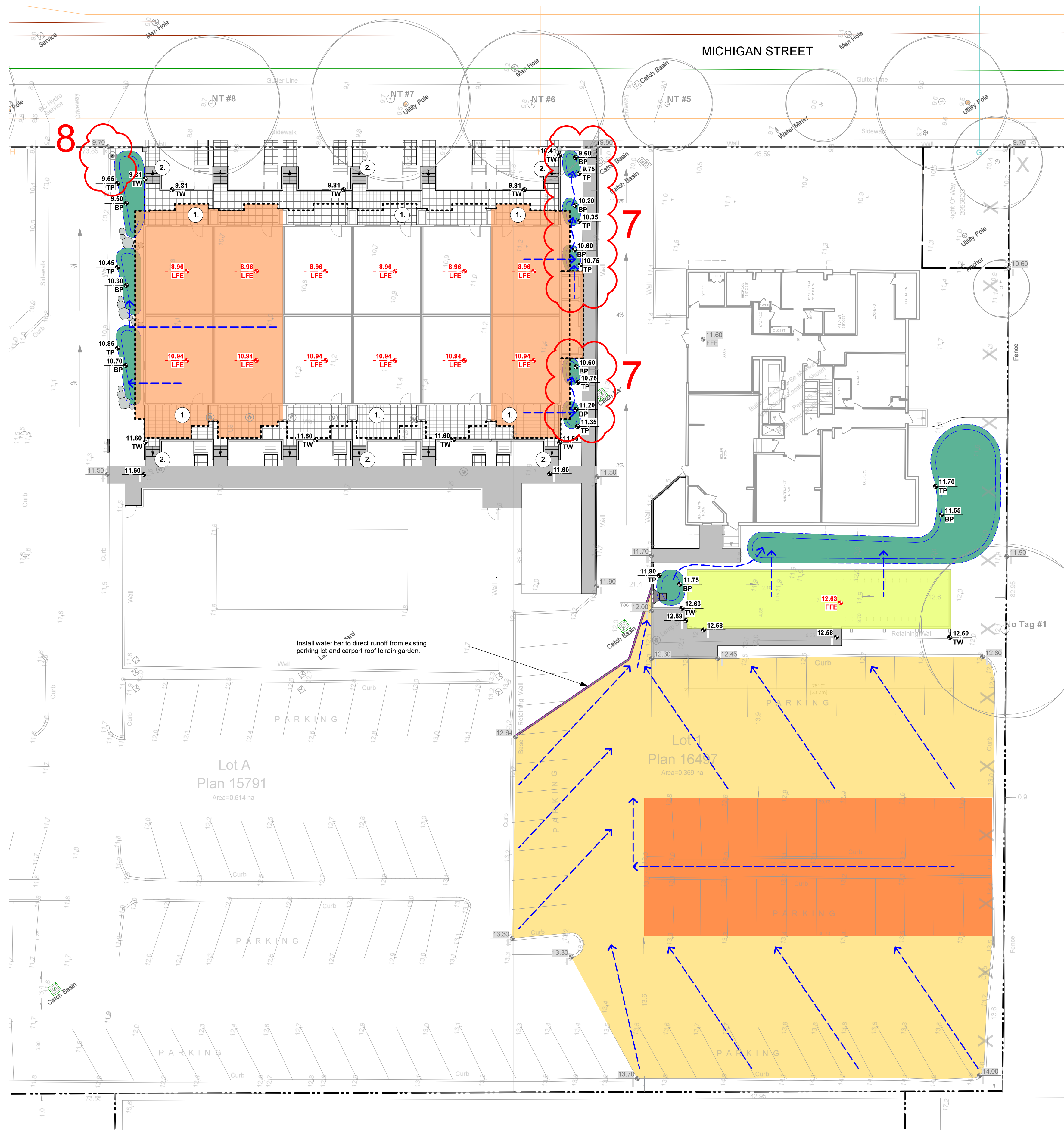
6



Kay Plan
Scale: 1:1000

DRAWING NOTES

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LEGEND

- PROPERTY LINE
- EXTENT OF ROOF / BALCONY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- ARCHITECTURAL GRADE (INDICATIVE)
LFE LOWER FLOOR ELEVATION
- EXISTING GRADE (APPROXIMATE)
- PROPOSED LANDSCAPE GRADE
TP TOP OF POOL
BP BOTTOM OF POOL
TW TOP OF WALL
- DIRECTION OF FLOW
- VEGETATED SWALE (WITH DIRECTION OF OVERLAND FLOW)
- RAIN GARDEN ON GRADE
- IMPERVIOUS AREAS
ROOF DRAINS TO RAIN GARDEN
- ROAD / HARDSCAPE DRAINS TO RAIN GARDEN

RAIN WATER MANAGEMENT NOTES

Water collected from building roofs, as well as runoff from indicated hardscape (existing parking lot) areas flow to the rain gardens located throughout the site.

The rain gardens are sized such that the bottom of the rain garden is a minimum of 5% of the impervious area (as per City of Victoria Stormwater Guidelines).

Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

All paths and where possible, residential patios will be drained towards absorbent landscape areas or rain gardens.

GRADING NOTES

- Except where noted, all ground floor entrances and residential patios shall be 25 to 50mm below MFE.
- All residential patios shall have 3 to 5 risers (max.) for stair transitions. Final number of risers dependent upon final grades.

GRADING NOTES

- ALL ELEVATIONS ARE IN METRES.
- REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- ALL ROAD AND PUBLIC WALKWAY ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL ROAD AND ARCHITECTURAL DRAWINGS FOR PUBLIC WALKWAY ELEVATIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES.

DRAWING NOTES

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rev no	description	date
3	REZONING	09.03.2017
2	CALUC	21.11.2017
1	DP	02.10.2017



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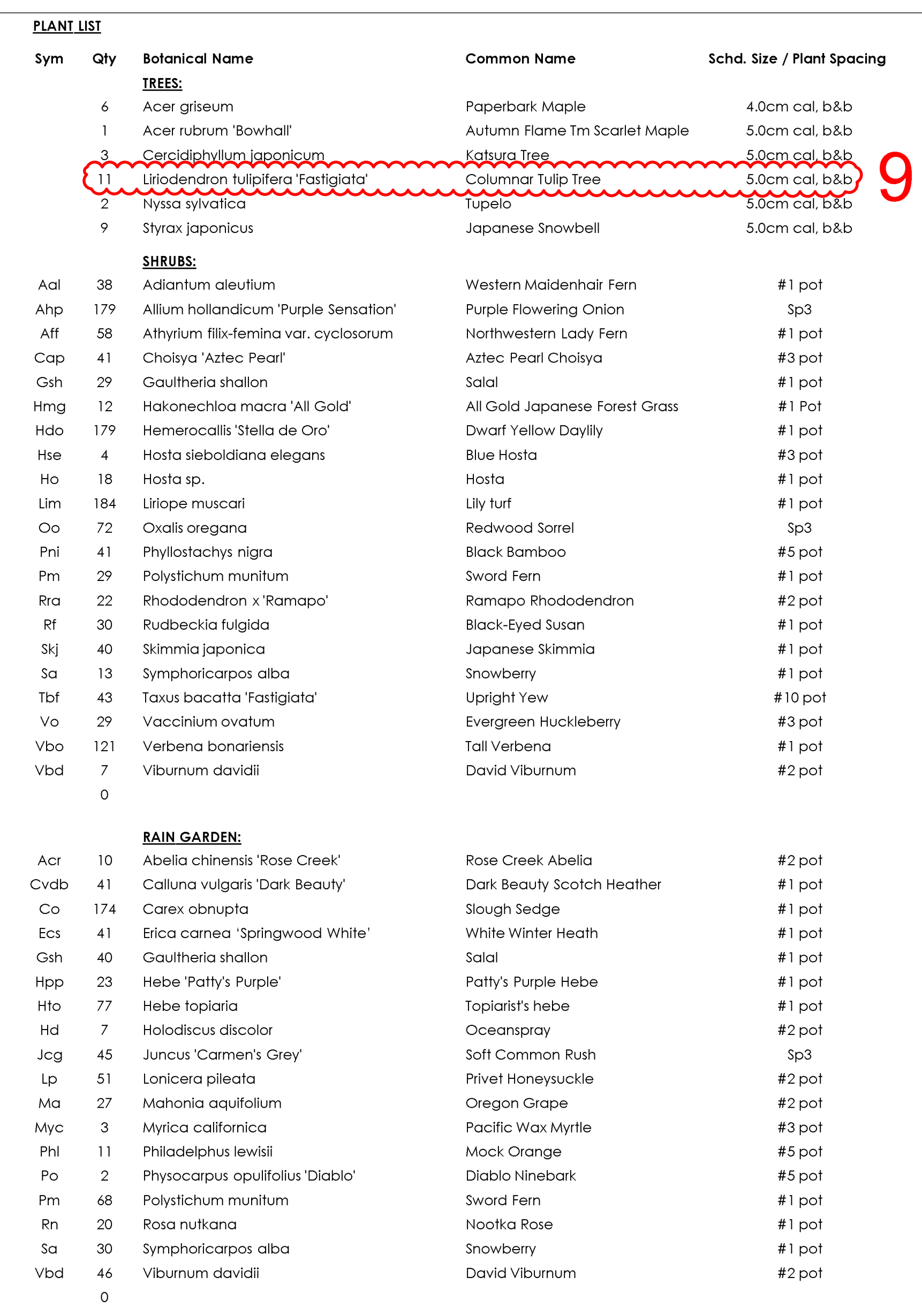
project
PROPOSED RESIDENTIAL INFILL DEVELOPMENT
415/435 MICHIGAN STREET
VICTORIA, BC

sheet title
Stormwater
Management Plan

project no.	117.18
scale	1:200 @ 24"x36"
drawn by	MDI
checked by	SM/PdG
revision no.	sheet no.

3

L1.03



PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. Offsite trees to be coordinated with City of Victoria Parks staff for species, size, and final planting locations, prior to planting.
3. 6 trees will be designated as bylaw protected trees (replacement trees). This will be shown on the Building Permit drawings. Trees will be of the appropriate scale, species and location to meet the City of Victoria requirements.

DRAWING NOTES

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client
STARLIGHT INVESTMENTS
3280 BLOOR STREET WEST, SUITE
1400
TORONTO, ON

project
PROPOSED RESIDENTIAL INFILL
DEVELOPMENT
415/435 MICHIGAN STREET
VICTORIA, BC

sheet title

Planting Plan

project no.		117.18
scale	1:150	@ 24"x36"
drawn by		MDI
checked by		SM/PdG
revision no.	sheet no.	

3 L3.01