

PROPOSED RESIDENTIAL INFILL DEVELOPMENT

415/435 MICHIGAN STREET, VICTORIA BC

Received Date

March 9, 2018

DRAWING LIST

Architectural

A0.03	Design Rationale
A0.04	Design Rationale - Case Studies
A0.05	Design Rationale - Case Studies
A1.01	Area Plan
A1.02	Site Plan - Existing
A1.03	Site Plan - Proposed
A1.04	Site Plan - Avg Grade Calculation
A3.01	Ground Level Plan
A3.02	Level 02
A3.03	Level 03
A3.04	Level 04
A3.05	Level Roof
A3.06	Garbage / Bike Storage Plan
A4.01	Sections
A5.01	Elevations
A5.02	Elevations
A5.03	Elevations - Trash / Bike Bldg

Street Elevation

Unit Plans

Unit Plans

Project Information Table / Statistics

Appendix

Landscape

L1.01

L1.03

L3.01

Existing Building Plans / Stats

Existing Building Plans / Stats

Shadow Study

Perspective Views

Planting Plan

Landscape Materials Plan

Tree Retention and Removal Plan

Stormwater Management Plan

PROJECT TEAM

		₹ 1 ∀ 1			
Owner / D	eveloper	Address Starlight Investments 1400 - 3280 Bloor Street West, Centre Tower Toronto, Ontario M8X 2X3	Contact Ashley Burke	Phone 647.725.6542	E-mail aburke@starlightinvest.com
Planning		Cityspaces 101 - 848 Courtney St Vancouver BC V6J 1G1	Deane Strongitharm	250.383.0304	dstrongitharm@cityspaces.ca
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
Landscape	Architect	Murdoch de Greeff Inc. 200-524 Culduthel Rd. Victoria BC V8Z 1G1	Scott Murdoch	250.412.2891	scott@mdidesign.ca
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Arborist		Talbot Mackenzie & Associates Box 48153 RPO Uptown	Tom Talbot	250.479.8733	

Victoria BC V8Z 7H6



ISSUED FOR REZONING - 09 MAR 2018

PROJECT STATISTICS

PROJECT STATISTICS		ADDRESS: 415 / 435 MICHIGAN ST, VICTORIA BC	ZONE: R3-H
SITE AREA CALCULATIONS			
Gross Site Area (sm)	9,730 sm		
Gross Site Area {sf}	104,733 sf		
Net Site Area (sm)	9,730 sm		
Net Site Area {sf}	104,733 sf		

16,034 sm 172,587 sf

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)

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	Finished	Finished	Unit Total {sm}	Unit Total {sf}		Total {sm}	Total {sf}	Total {sm}	Total {sf}
						Lower	Main	Upper			Garage	Gross Floor Area	Gross Floor Area	Garage	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 CALCUL	ATIONS - TOTAL AREA S	UMMARY			
		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

	Number of Parking Stall	ls						
EXISTING PARKING	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	Parkade Structure
		Regular stalls	Small stalls	Handicapped stalls	Total stalls		{s f }	Area {sm}
SURFACE	Surface	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 STATISTCS				
	Existing			
EXISTING BUILDING	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
		O DINOS	O DINOS	JU DINOS
	1.3 /unit			
	(Class 1 spaces)			

PROJECT INFORMATION TABLE CITY OF VICTORIA

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 /uni
Bicycle Parking - Proposed		
Schedule C Requirement	24 + 6 space rack	1 / unit
Proposed	32 CLS 1	1.3 /unit
	(3) 6-bike racks	
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 s

Notes

• Site area based on survey completed by Wey Mayenburg Land Surveying Inc. / File

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PRELIMINARY BUILDING CODE SUMMARY

Applicable Building Code Part 3, BCBC 2012 **Number of Buildings 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

Sprinklered Not required by BCBC 2012, but provided

Townhouse Buildings - Group C Residential **Major Occupancy Construction Type** Combustible

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project:

Proposed Residential Infill 415/435 Michigan Street **VICTORIA BC**



consultant:

KB/MCH April 2017 checked scale: NTS

sheet title: **Project Information**

Code Analysis Drawing List

sheet no.:



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DESIGN RATIONALE

PROJECT DESCRIPTION

The project site is located in the James Bay neighbourhood, on the south side of Michigan Street, adjacent to Irving Park. The existing site has two purpose-built rental towers (1972) called Regent Towers (13 stories) and Charter House (14 stories), which separated by approx. 65m.

The proposed project consists of the development of 24 ground-oriented infill rental housing units (12 townhouses / 12 flats) located along the Michigan Street between the existing towers, and forming a new backdrop to the existing swimming pool.

The goals of the project are to:

- 1. increase the rental housing supply, and housing choices, specifically for families
- 2. enhance the public realm and street "curb appeal"
- 3. amend, and improve the existing site amenities and tenant experience
- 4. create a model stormwater management plan

SITE ATTRIBUTES / ENHANCEMENTS

The project site sits in an underutilized area between the two existing apartment towers, and to the north of a centrally located swimming pool, which is along Michigan Street. The existing driveways into the site will remain in place, and flank the new housing building.

By placing the project in this location, it affords a variety of opportunities that help enhance and support an increase in the rental housing supply, as well as improve the existing site arrangement for the existing tower residents. For example, the existing swimming pool becomes a much more central feature, and has added privacy from the street. A new trash and bike storage shed will add much needed security for bikes, and improve trash collection.

The placement of the proposed infill building adds street-oriented townhomes and flats along Michigan Street, which enhance the public realm, and enrich the sense of neighbourhood, as well as providing more rental housing options for families.

SITE PLANNING AND DISPOSITION

The proposed site plan includes a new 3-storey building, half of the housing units face Michigan Street, while the other half face the pool area. There is also a new trash/recycling and bike storage building, which sits between the existing Charter House tower, and parking lot. It will provide Class 1, "sheltered" storage for 32 bikes, as well as a central, organized collection point for trash and recycling. In addition, (3) 6-space bike "Class 2" racks are proposed on site.

Vehicle circulation and parking stall count remains unchanged. No additional parking stalls are to be added. A traffic study has been completed, and supports this finding (refer to Parking Study 2193 by Watt Consulting Group).

FORM OF HOUSING, UNIT TYPE AND DISPOSITION

The project incorporates a housing form typology consisting of a stacked townhouse in a back to back arrangement. There are several precedents for this arrangement which are documented on drawing sheet A0.04 / A0.05. The arrangement affords several distinct opportunities:

- 1. The arrangement is very efficient in minimizing the building footprint and maximizing the unit yield.
- 2. The lower "studio" unit is very shallow (+/- 26'-0") whereas most apartment units are approx. 30'-0" deep. This maximizes the light penetration and maintains the livability. The lower unit benefits from an outdoor courtyard patio extending out such that the unit does not feel like a basement. An case study example can be seen on A0.05.
- 3. The upper units are accessed by an 3-riser concrete plinth, and a 9-riser stair to a shallow entry terrace/balcony. Additional street renderings illustrate that this is quite an acceptable solution to which there are precedents. The upper terrace affords both privacy from the street and offers "eyes on the street".

The proposed setback from the property line to the face of the main floor balcony is 5.5m. The stair projects into the 5.5m. The setback is quite adequate to accommodate the lower unit terrace, the projecting stairs and a landscaped hedgerow with individual gates and paths. The reduction of the setback to 5.5m is necessary to accomodate the back to back typology and maintain the existing pool, and pool deck, and is consistent with similar scaled buildings down Michigan Street.

ARCHITECTURAL CHARACTER

The new buildings for the most part provide a new, refreshing streetscape to the Michigan Street frontage, and provide an added sense of neighbourhood. The expression of the massing adopts a "row house" approach where each home has a private balcony and front door to identify each unit. The buildings are crafted in a west coast modern character utilizing simple planes, flat roofs, generous overhangs and contemporary glazed railings. A simple palette of materials including panelized walls (HardiePanel) and horizontal siding, both Hardie and natural wood. The glazing is contemporary in its fenestration. All the soffits where visible to the street are clad in natural wood material with associated trim.

In combination, the buildings successfully provide a new, refreshing and contemporary addition to Michigan Street

LANDSCAPE AND OPEN SPACE

New landscape is proposed around the new building from the back sidewalk at Michigan Street to the existing pool area to the south, and extends east towards the edge of Irving Park. The proposed landscape interventions seamlessly integrate the new buildings and site circulation with the existing apartment buildings, site features and facility programme. A revitalized street frontage with new tree plantings, visually permeable fencing and amenity planting offer a fresh and attractive public realm that integrates the new buildings into the existing neighborhood context. Integrated stormwater management in the form of rain gardens has been integrated into the design to manage runoff from the new buildings and a large area of the existing parking lot and one of the carports. These rainwater features will clean and slow stormwater delivery to the city's storm drain network. Private amenity space for each unit has been designed as sunken patios for the ground floor studio units and rooftop terraces for the townhomes. Each space is separated by an architectural privacy screen and raised planters. Low ornamental amenity planting separate each patio from the sidewalk on both the front and back sides of the new building. The planting design approach will include native and adapted non-invasive plants. The use of native and adapted vegetation promotes regional identity and a sense of place, supports biodiversity, reduces pesticide use, and supports water conservation by minimizing the use of potable water for irrigation. Existing trees have been retained where possible and a significant number of new trees are being proposed that offer amenity value, visual screening, environmental benefits and address the City of Victoria tree replacement requirements.

SUSTAINIBILITY / GREEN FEATURES

HIGH PERFORMANCE CONSTRUCTION

Majority use of environmentally friendly materials (non-toxic, wood)

ENERGY EFFICIENCY AND HEALTHY BUILDINGS

- High-performance Windows e.g. Energy-Star
- Heat Recovery Ventilator (75% or better recovery)
- LED Lighting (Whole Building)
- Water efficient fixtures (whole building)

INDOOR AIR QUALITY

• Use of low VOC or no VOC in all paints, adhesives, and sealants

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revisions:

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consultant:

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

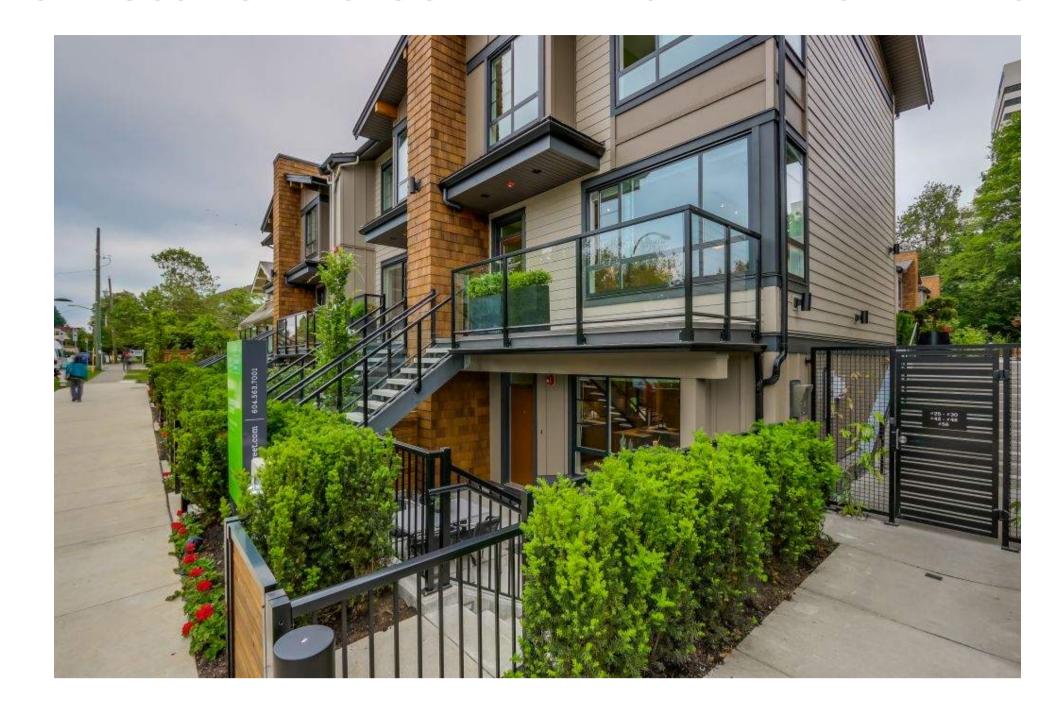
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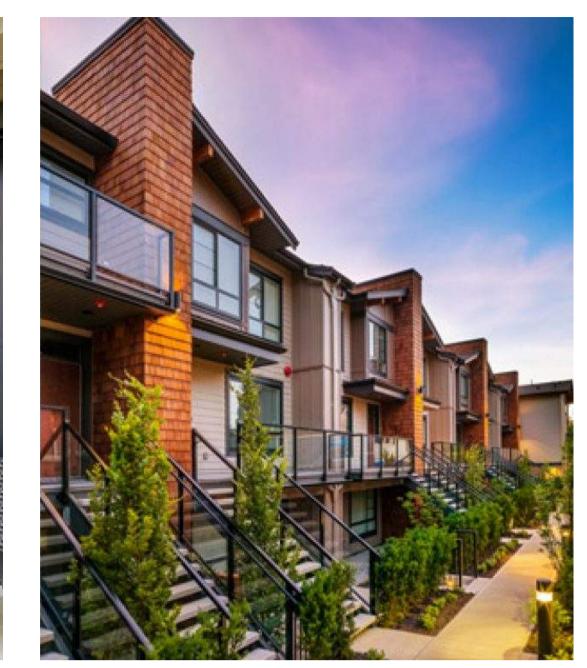
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DESIGN RATIONALE

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













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Proposed Residential Infill 415/435 Michigan Street VICTORIA BC



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drawn:	date:
DM/KB	Nov 2017
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scale:	project no.:
as noted	433

sheet title: Design Rationale Precedent Images

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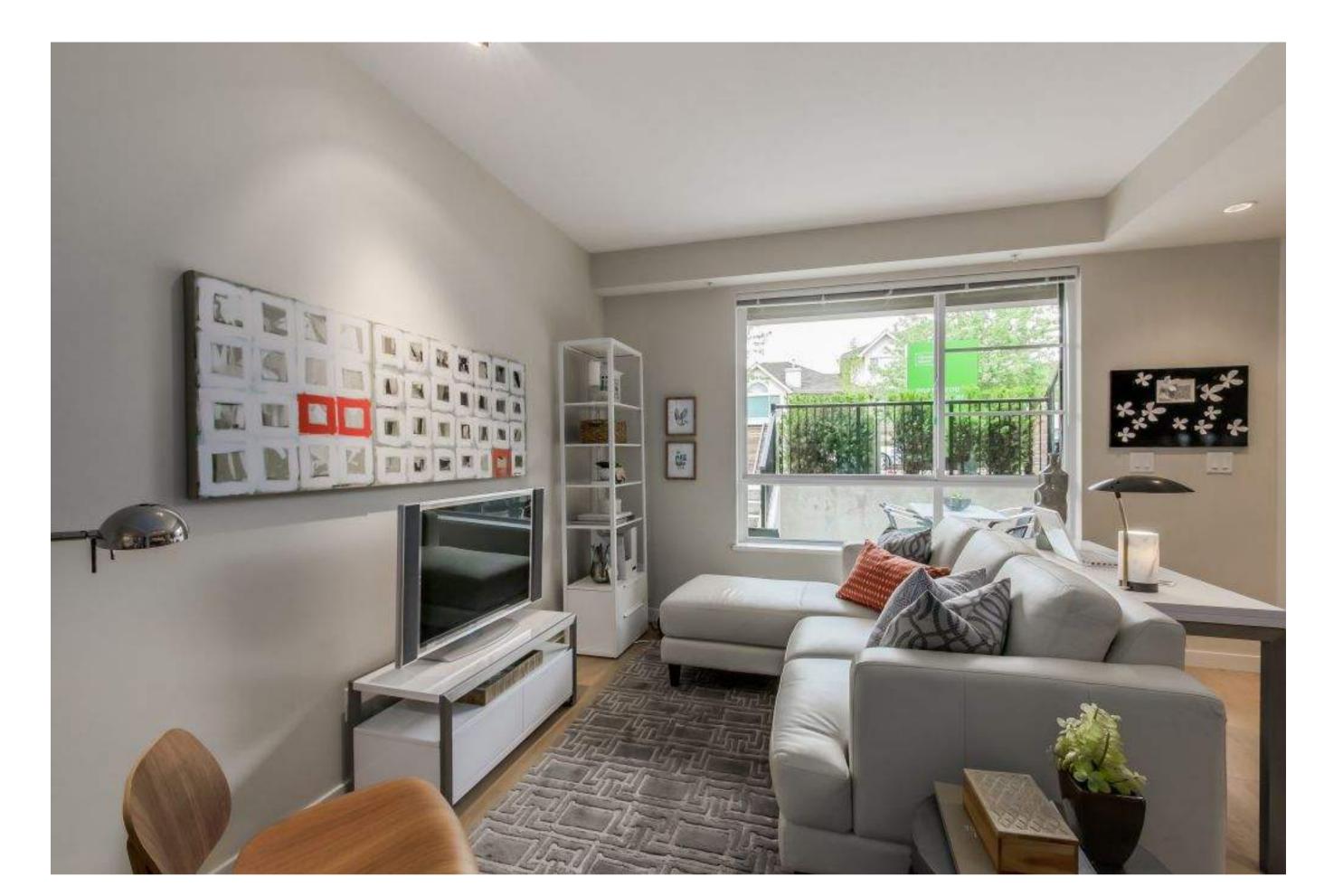
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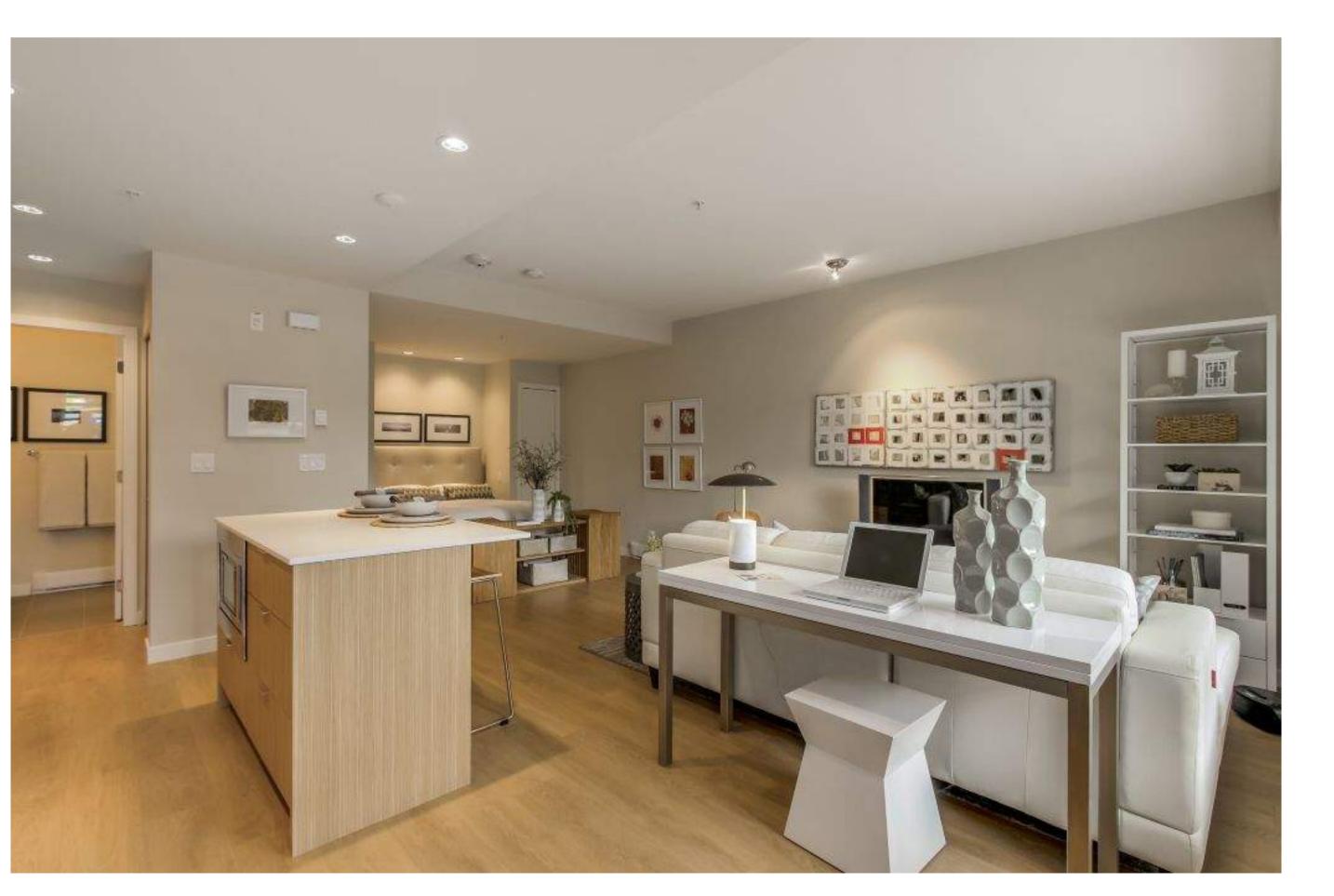
DESIGN RATIONALE

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









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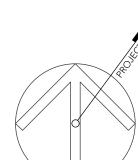
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NORTH



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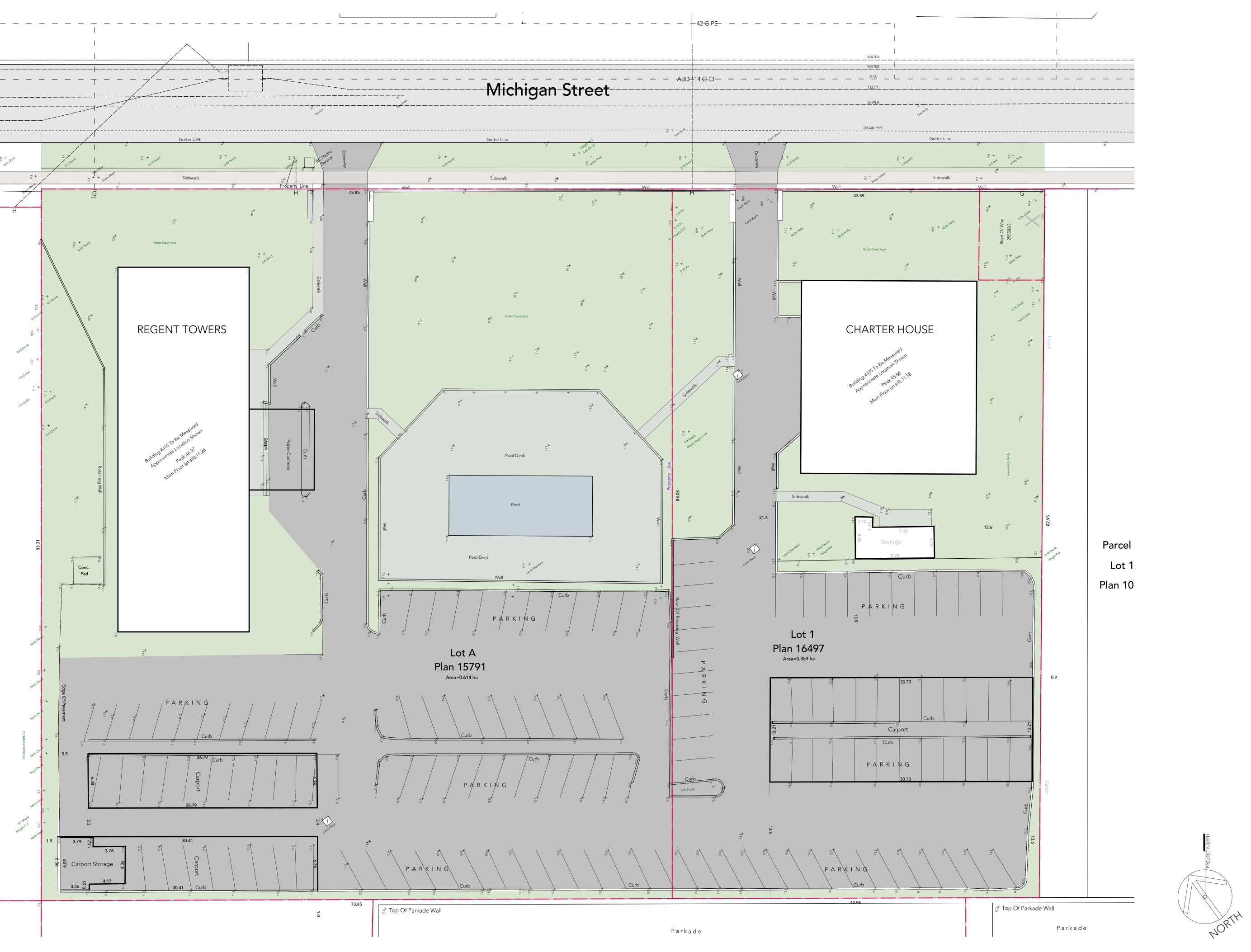
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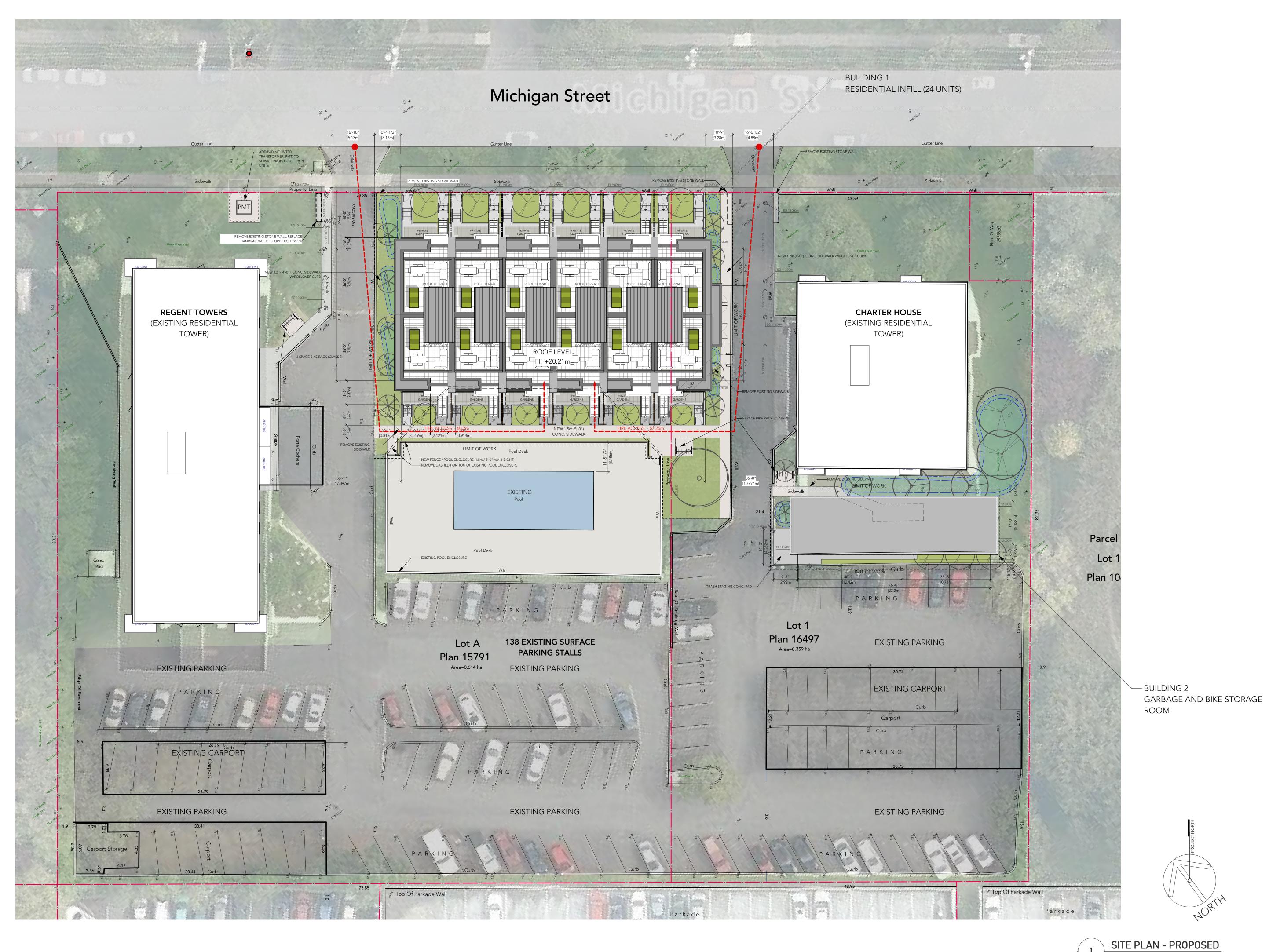
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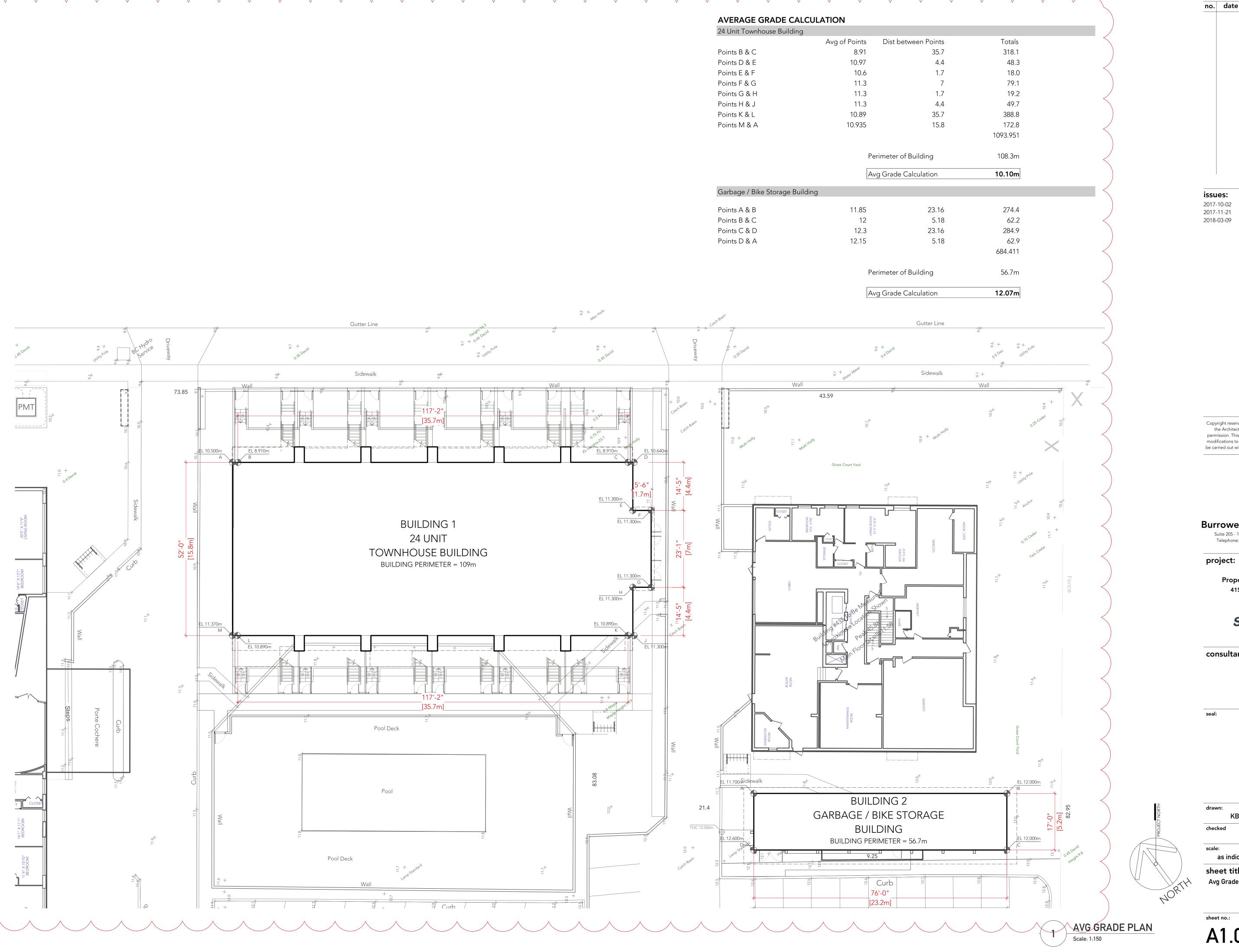
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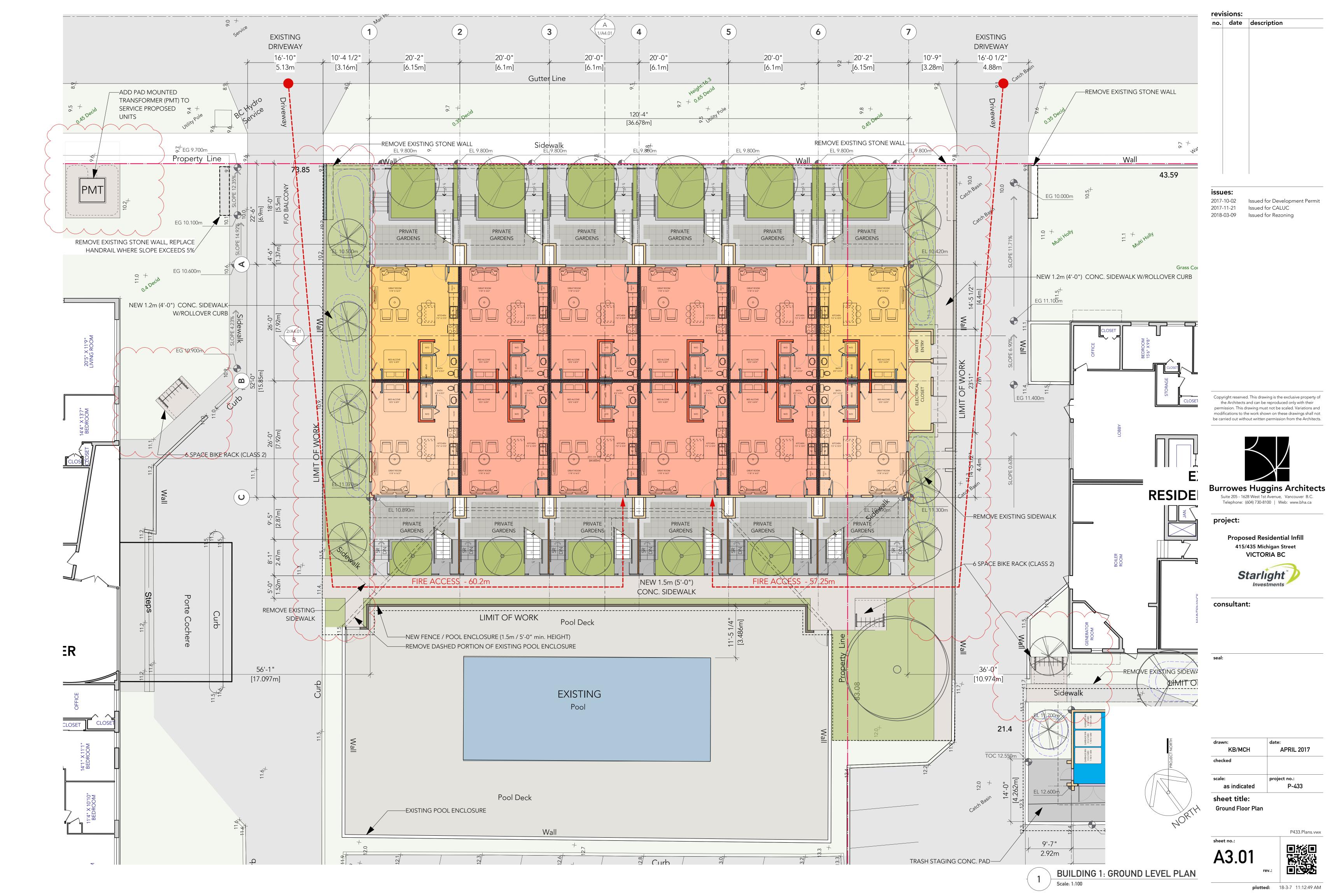
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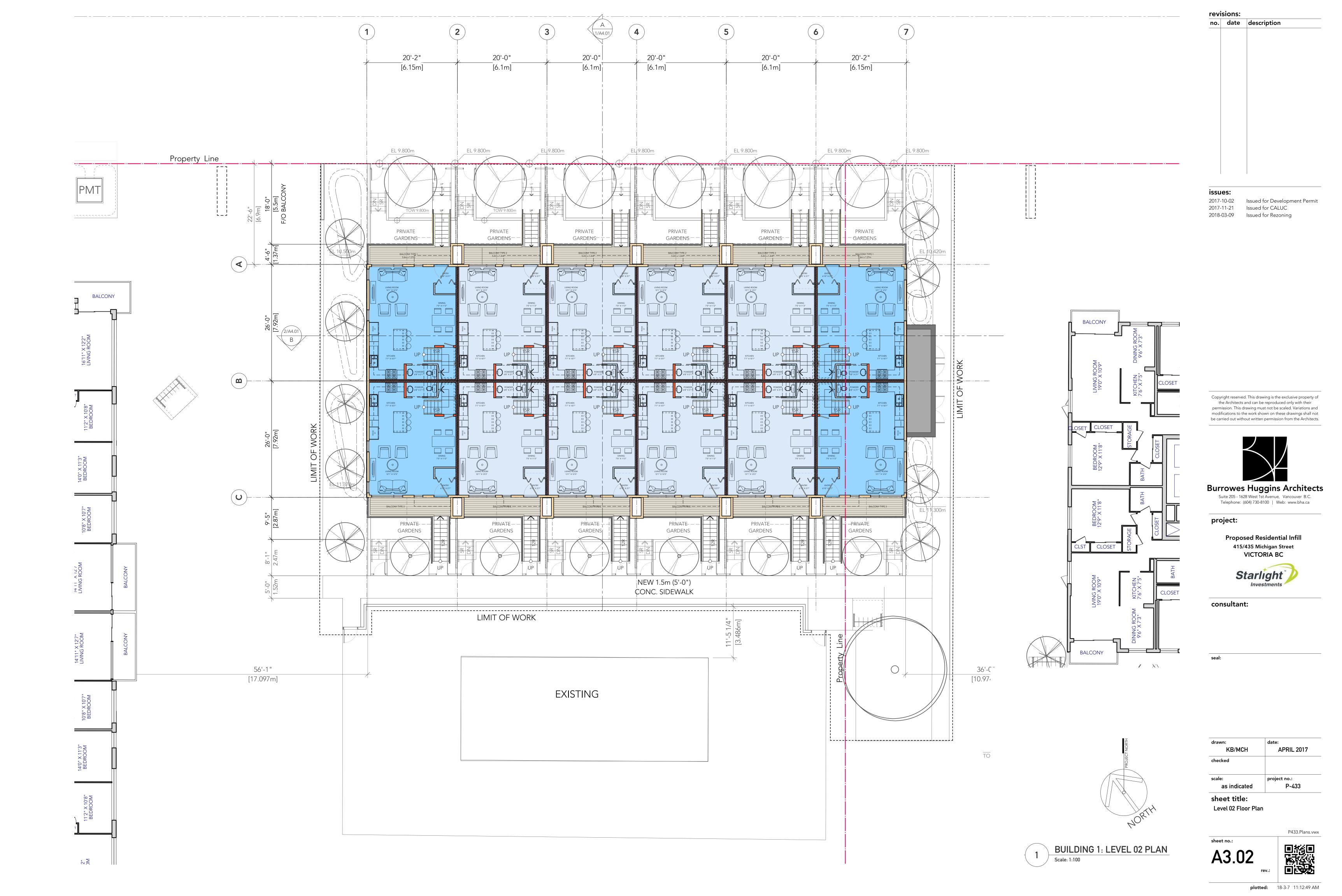
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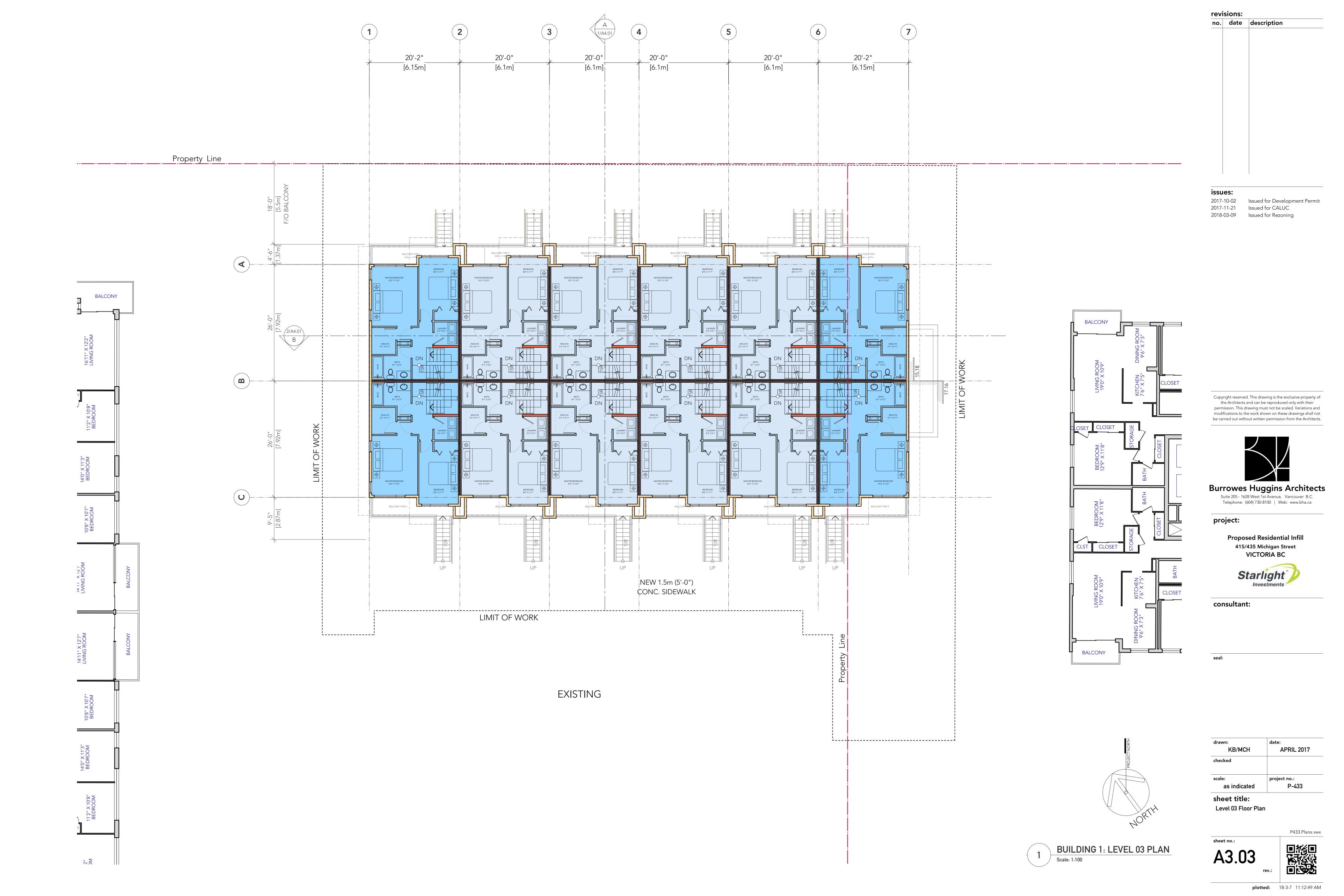
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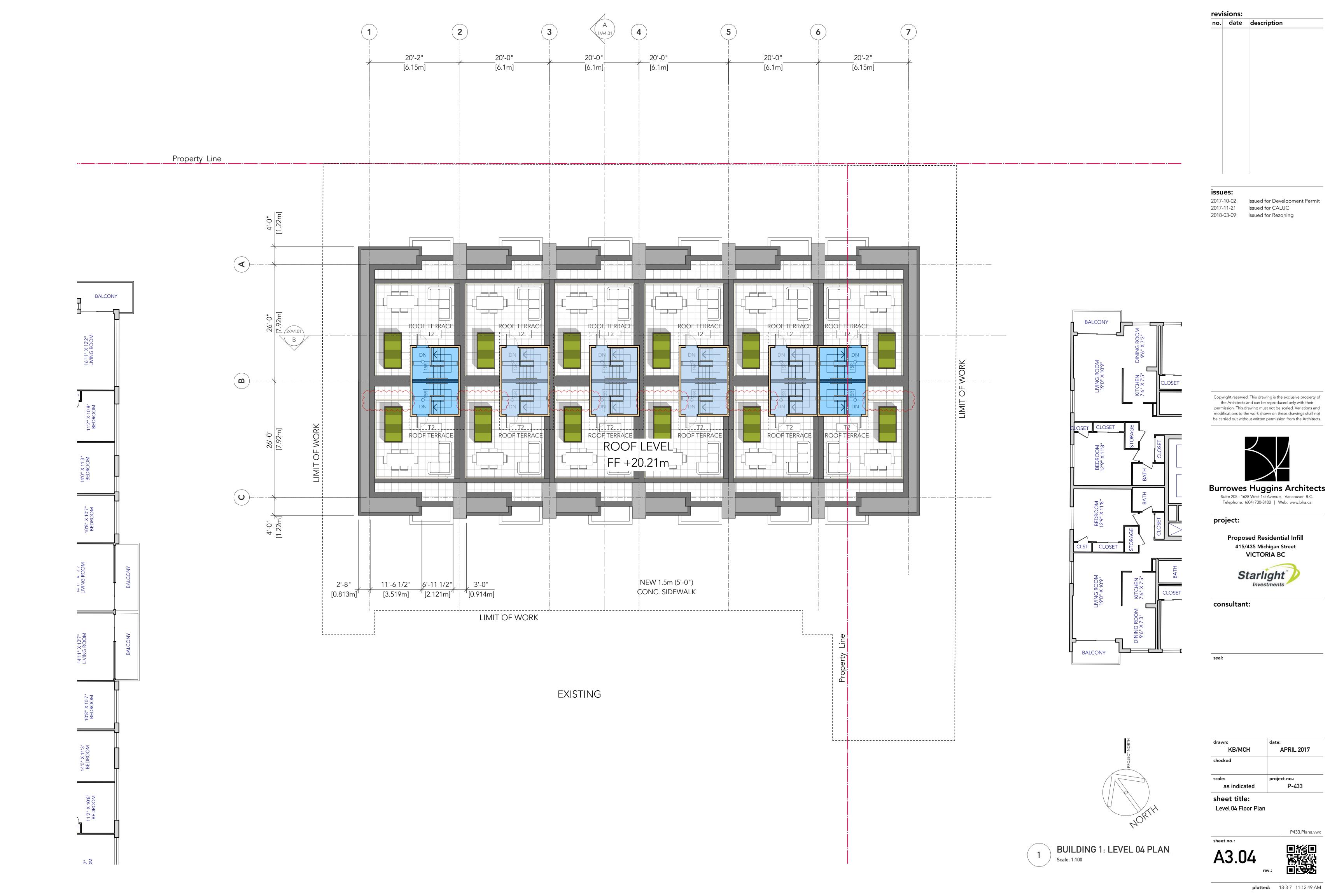
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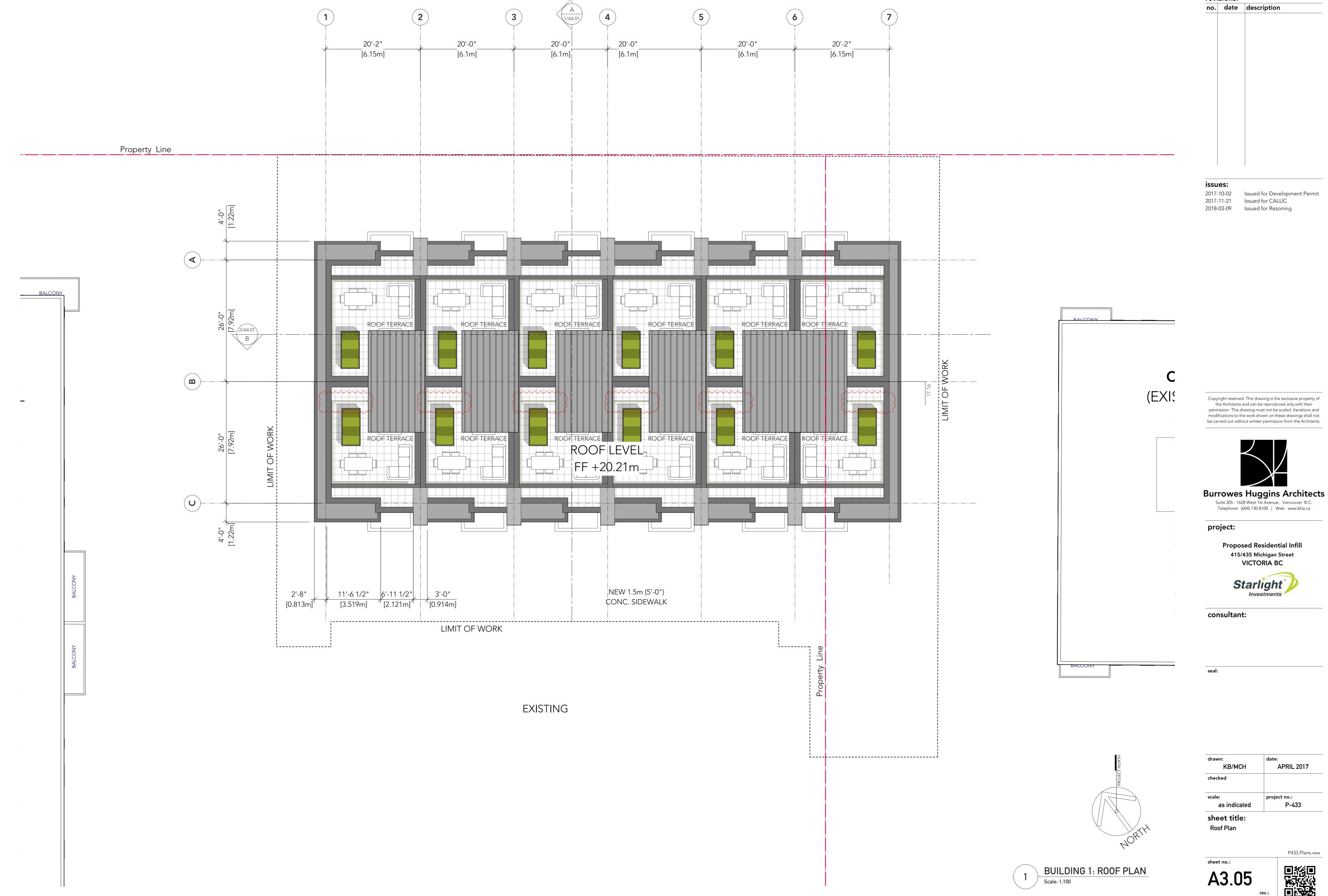




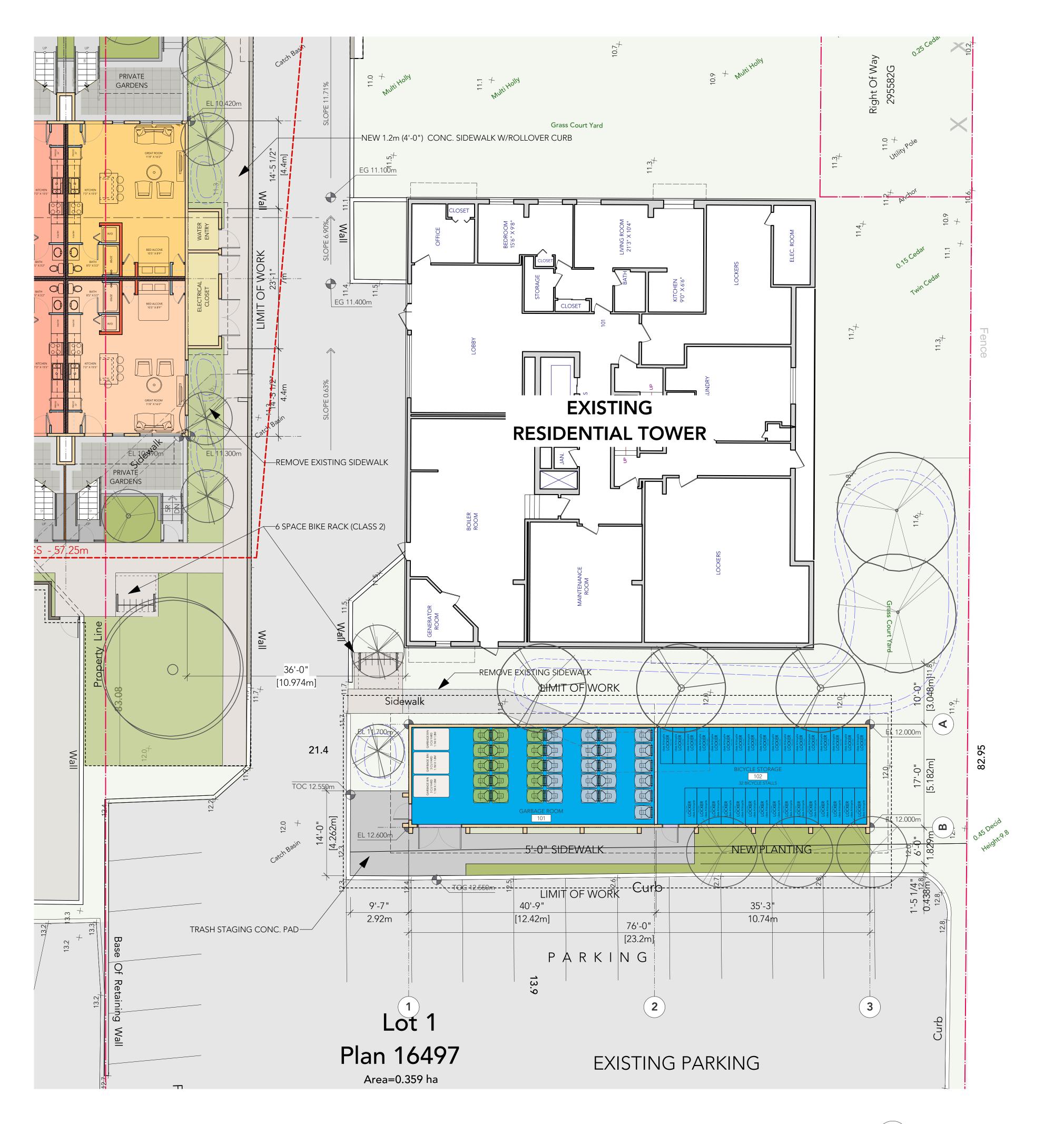








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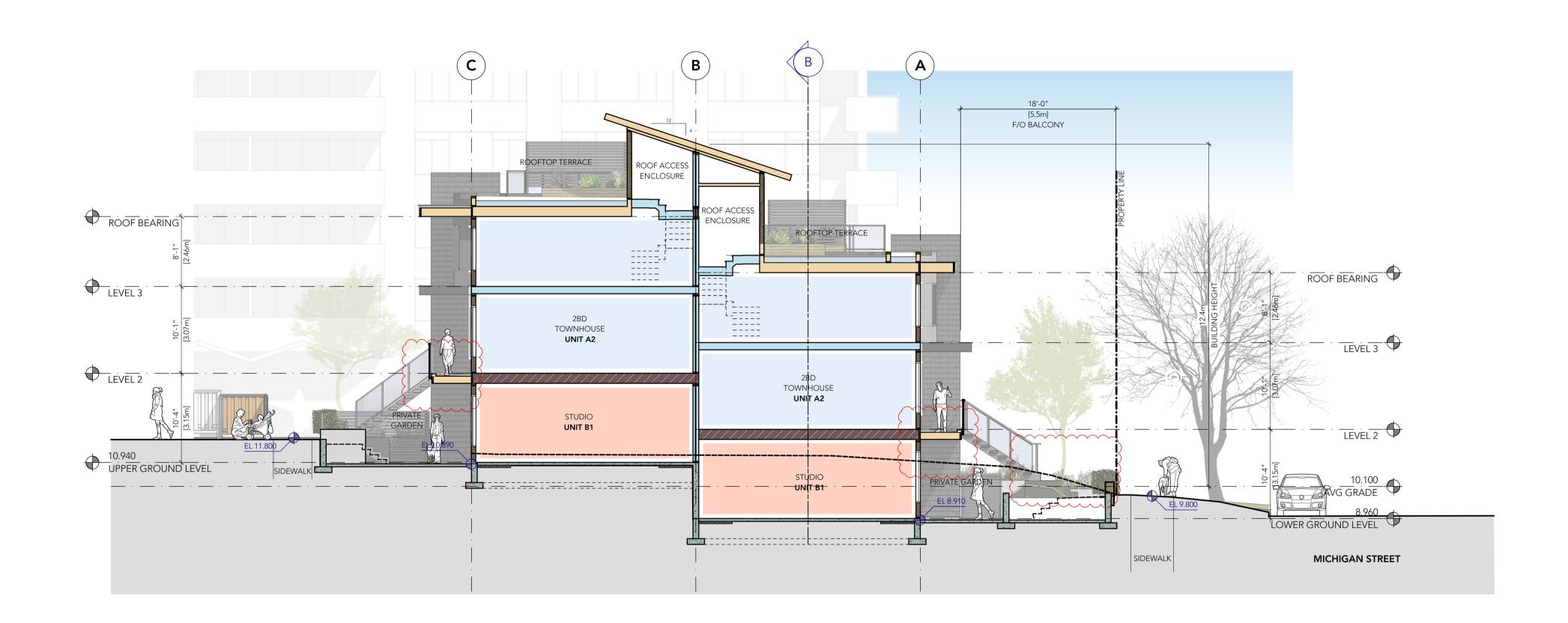
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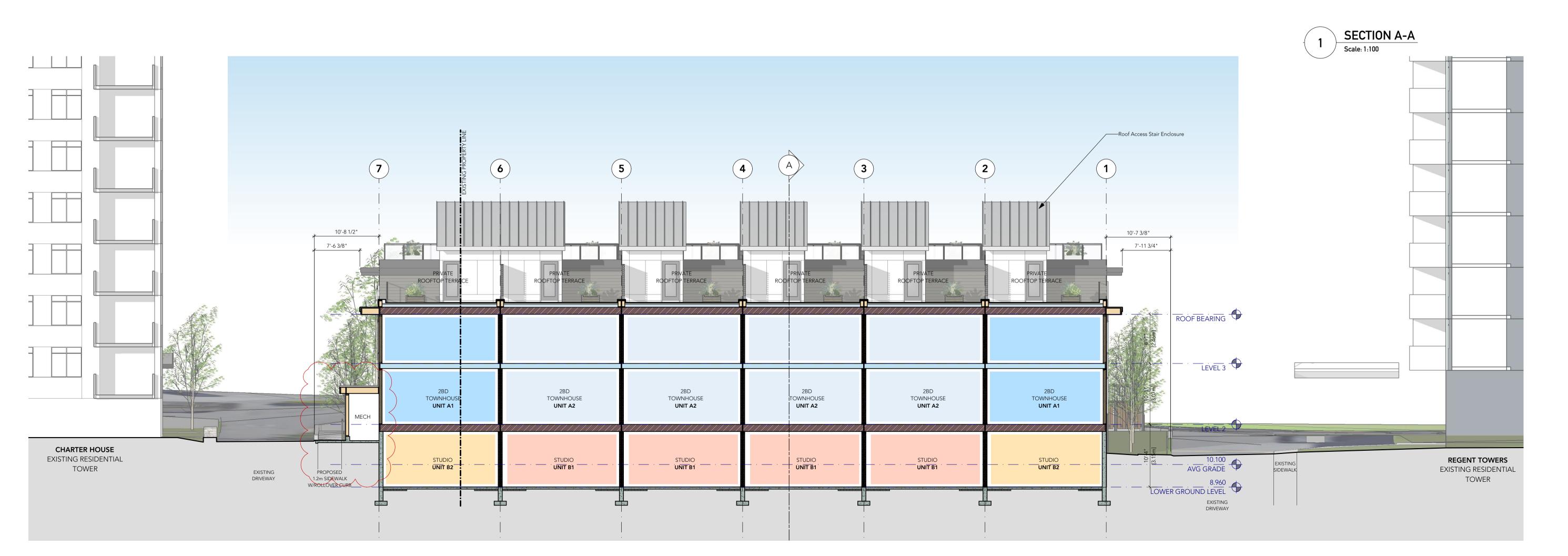
Garbage/ Recycling / Bike Locker Plan

P433.Plans.vwx

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

BUILDING 2: GARBAGE - RECYCLING / BIKE ROOM PLAN Scale: 1:100





2 SECTION B-B
Scale: 1:100

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:

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

sheet title: Sections

P433.Sections.vwx

sheet no.:



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





MAT NO	ELEMENT	FINISH	COLOUR (OR APPROVED EQUAL)
CLADDIN	NG	·	
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

1. MATERIAL INDICATORS ARE SHOWN FOR CLARITY OF TYPICAL AREAS OF THE ELEVATIONS. AREAS NOT NOTED ARE TO FOLLOW AS PER THE

revisions:

no. date description

issues:

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project:

Proposed Residential Infill 415/435 Michigan Street VICTORIA BC



consultant:

drawn:	date:
DM/KB	April 2017
checked	
scale:	project no.:
as noted	/33

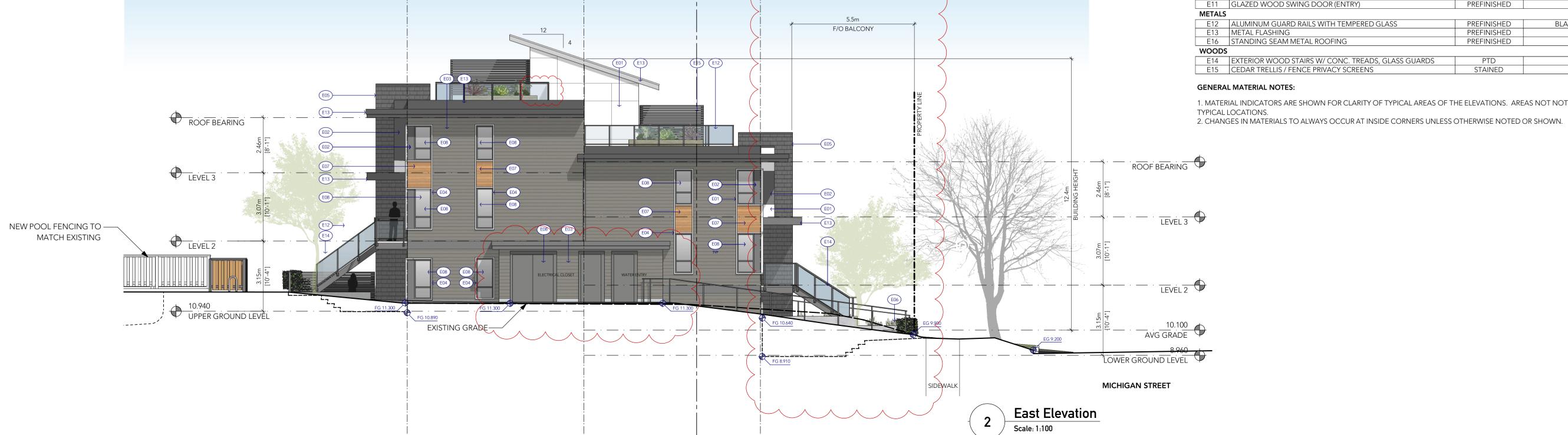
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P433.elevations.vwx

sheet no.:



plotted: 18-3-7 11:16:08 AM





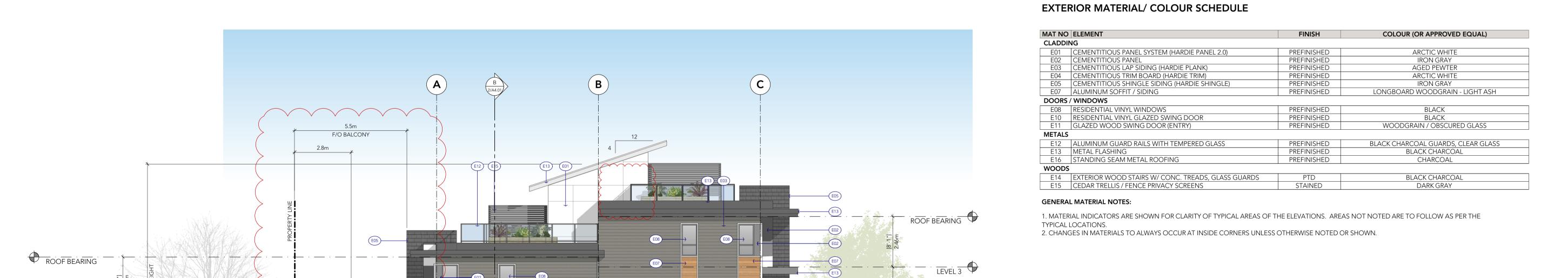
LEVEL 2

West Elevation

10.940 UPPER GROUND LEVEL

EXISTING

POOL



E04

E08

E01

LEVEL 3

LEVEL 2

8.960 LOWER GROUND LEVEL

MICHIGAN STREET

E04 →

revisions:

no. date description

issues:

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project:

Proposed Residential Infill 415/435 Michigan Street **VICTORIA BC**



consultant:

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

sheet title: **South Elevation**

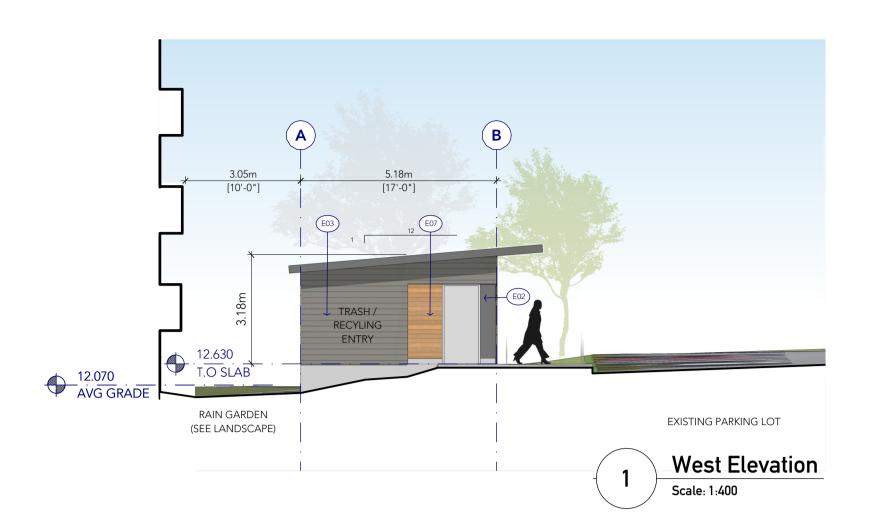
West Elevation

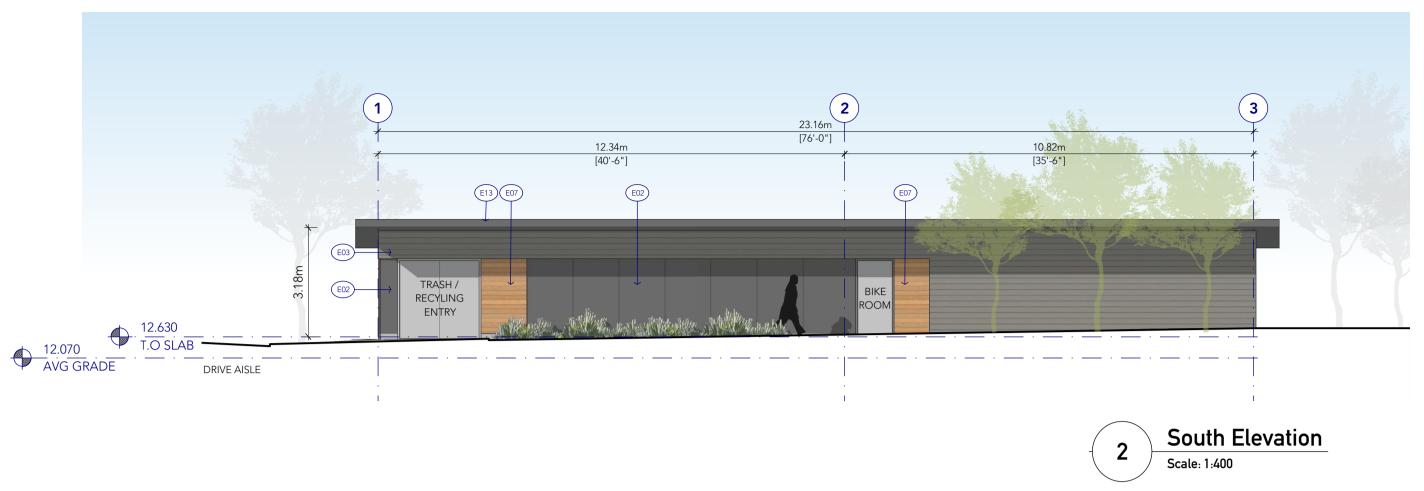
P433.elevations.vwx

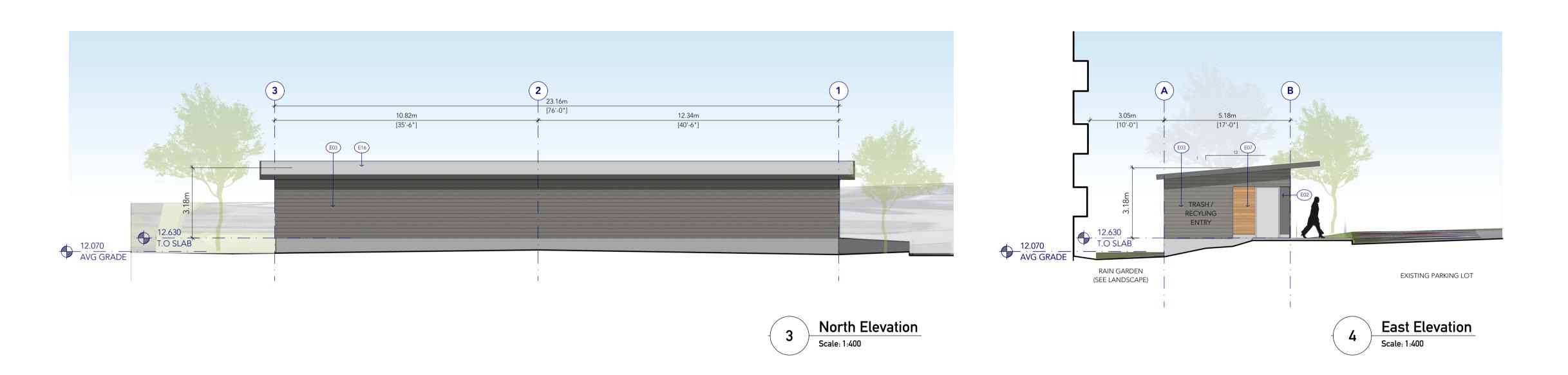
sheet no.:



plotted: 18-3-7 11:16:11 AM







EXTERIOR MATERIAL/ COLOUR SCHEDULE

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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	3				
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.

revisions:

no. date description

issues:

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project:

Proposed Residential Infill 415/435 Michigan Street **VICTORIA BC**



consultant:

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

sheet title: Trash / Bike Storage

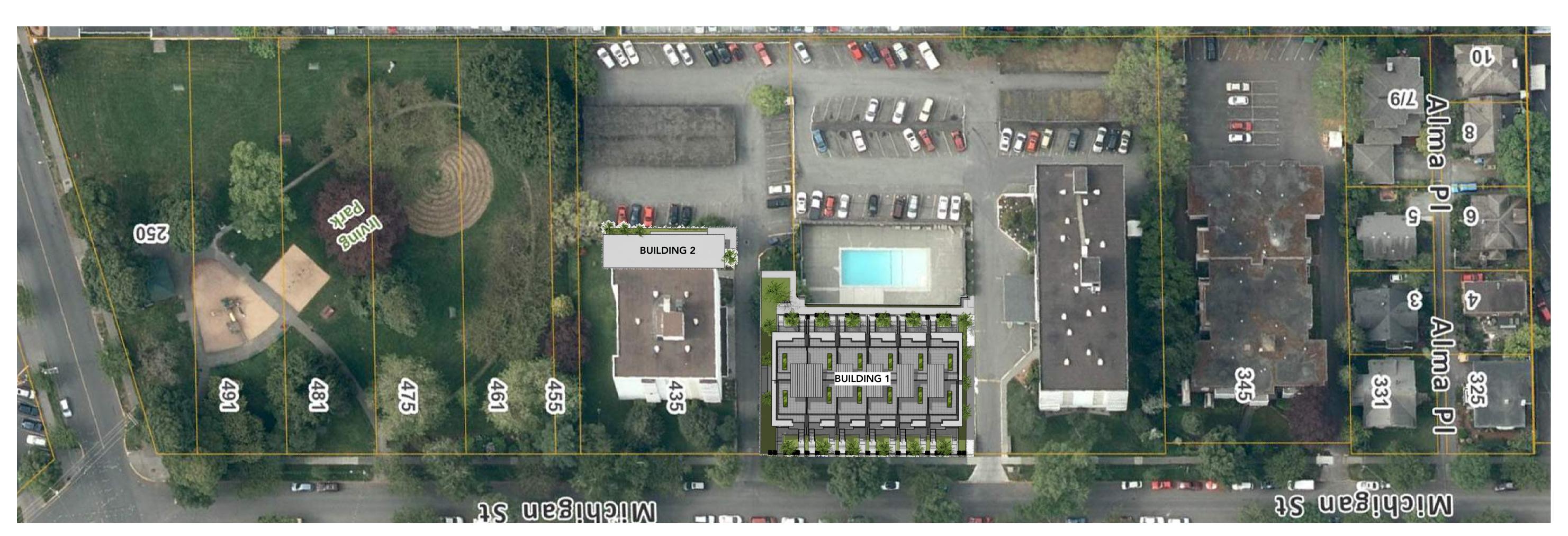
Elevations

sheet no.:



P433.elevations.vwx

plotted: 18-3-7 11:16:11 AM







Michigan Street Elevation Scale: 1:400

revisions:

no. date description

issues:

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project:

Proposed Residential Infill 415/435 Michigan Street VICTORIA BC



consultant:

seal:

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

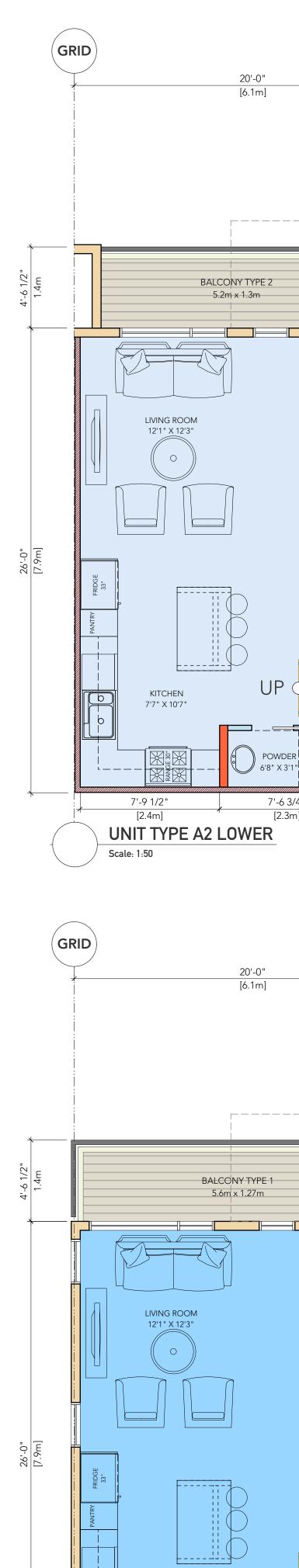
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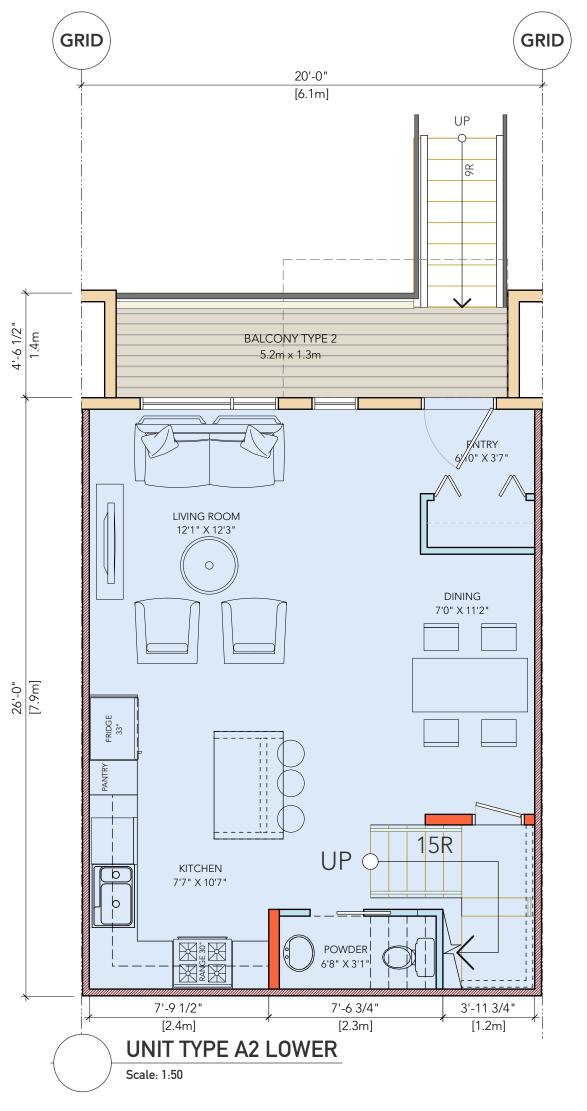
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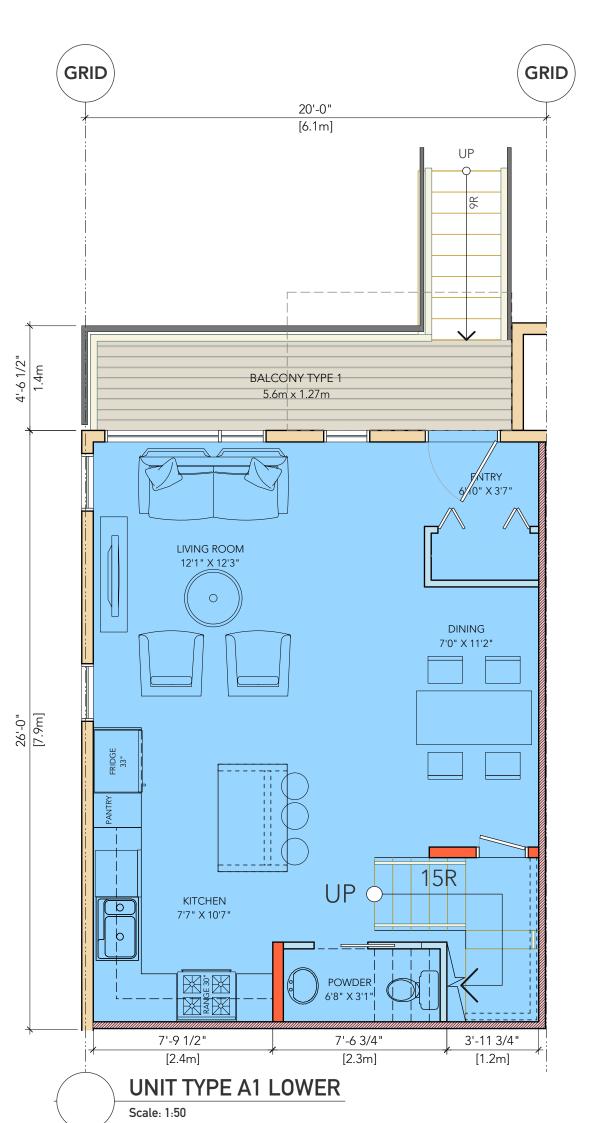
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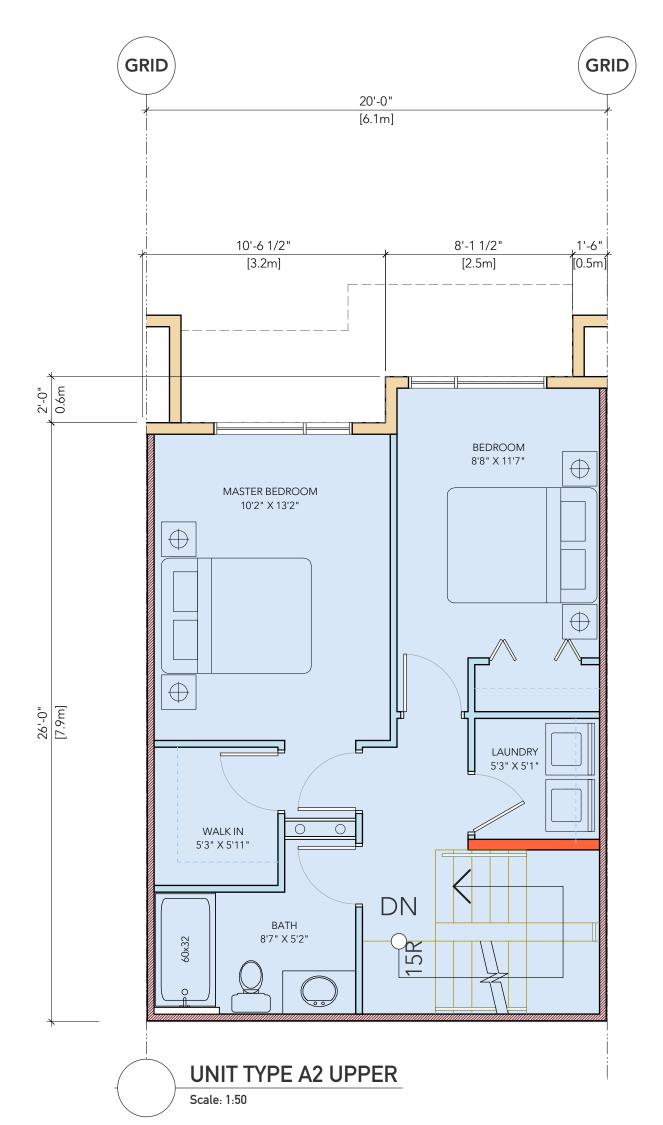


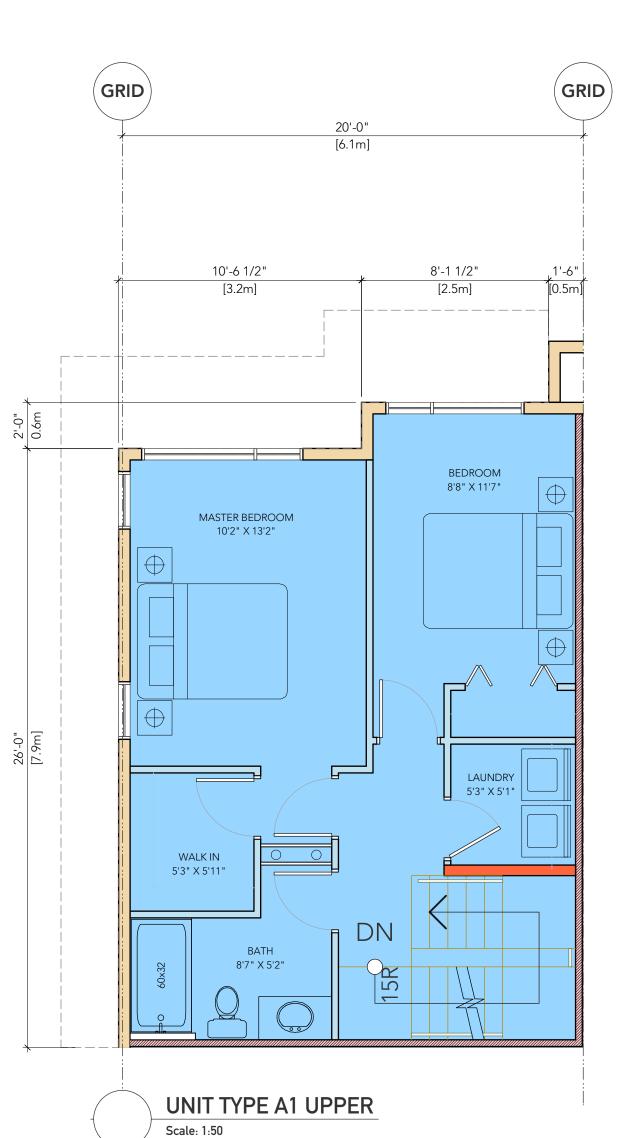
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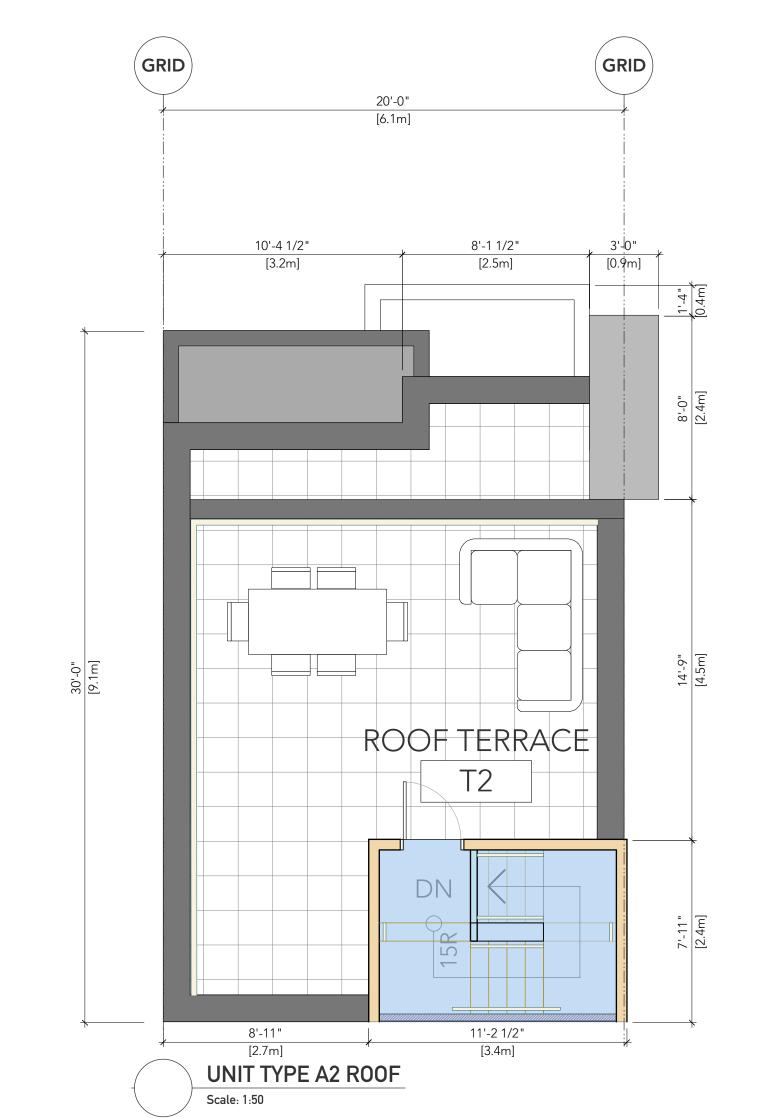


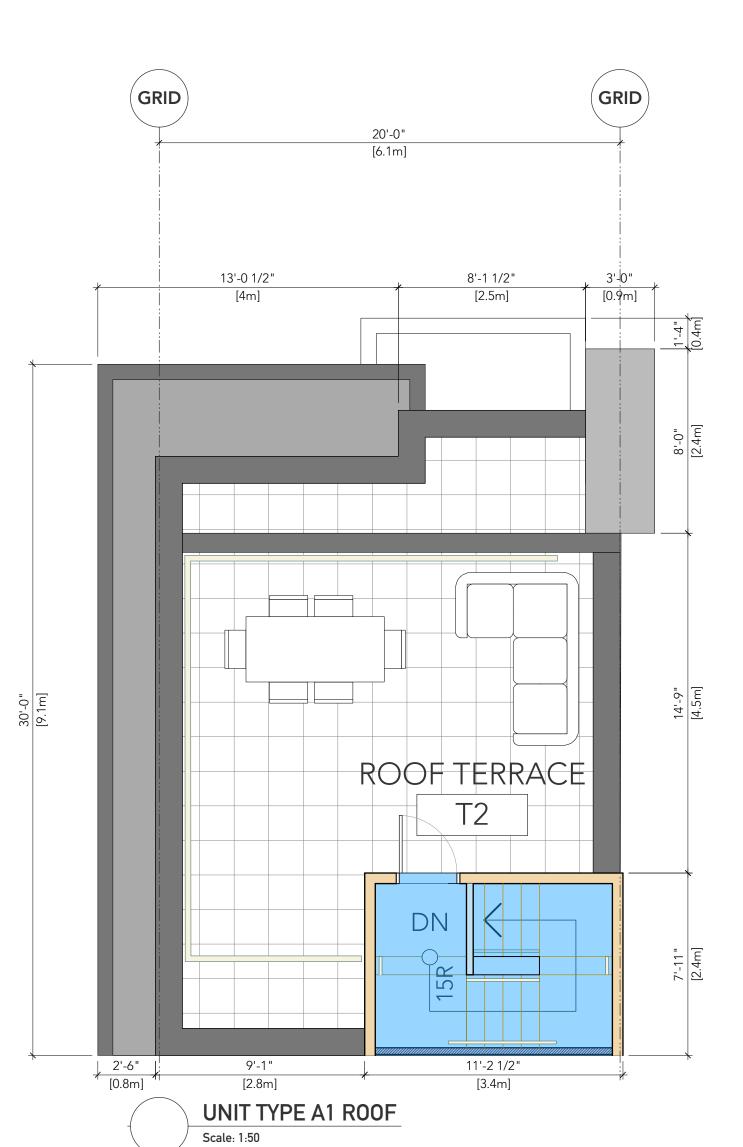


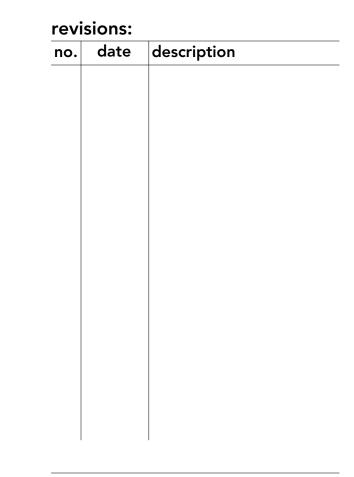












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project:

Proposed Residential Infill 415/435 Michigan Street
VICTORIA BC



consultant:

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

sheet title: Typ. Unit Plans TYPE A

P433.Plans.vwx

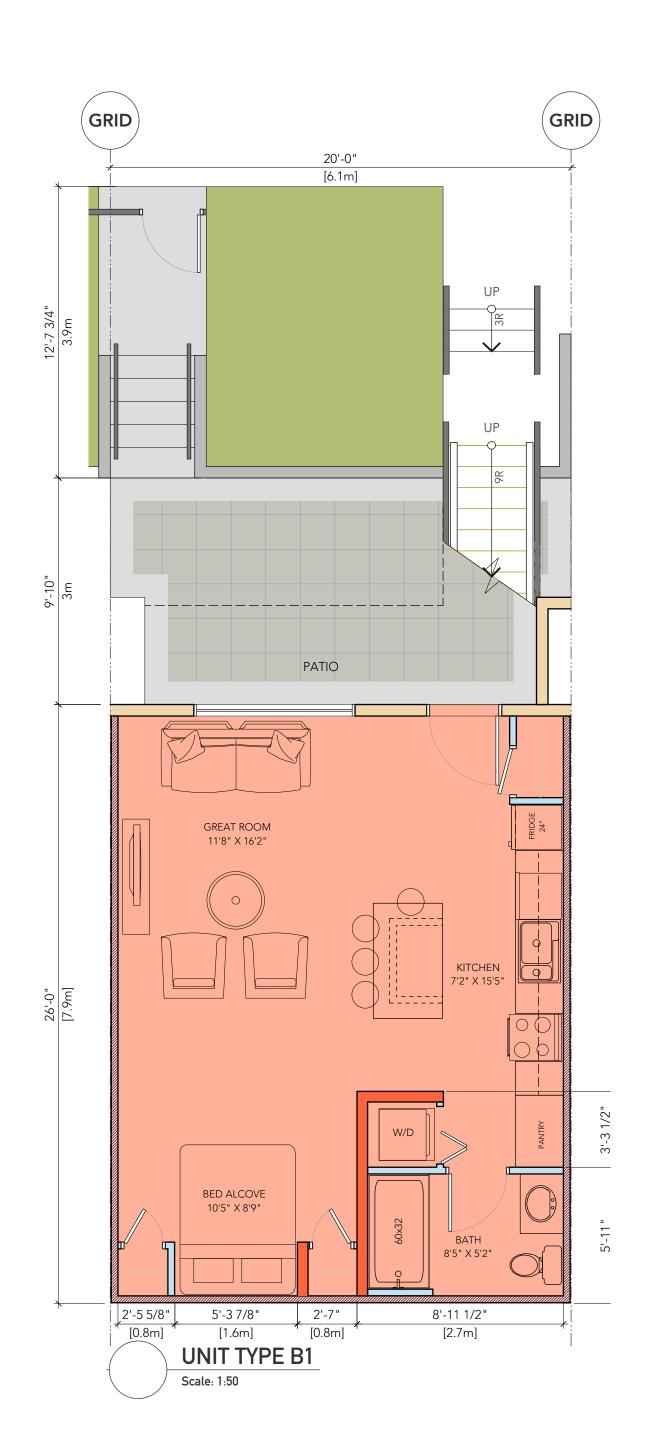
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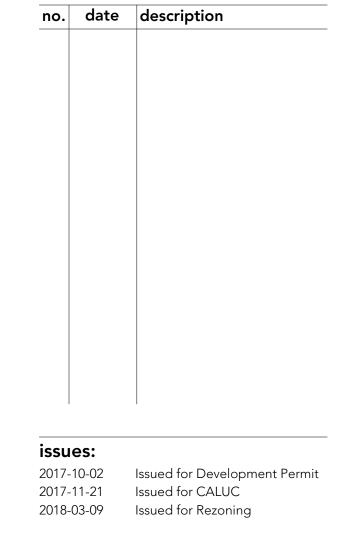
sheet no.: A6.01

Unit Type A 2 BDRM / 1.5 BA 2 Storey Cityhome

20'-0" [6.1m] PATIO GREAT ROOM 11'8" X 16'2" BED ALCOVE 10'5" X 8'9" 20'-1 1/2" [6.1m] UNIT TYPE B2 (End Unit)

Scale: 1:50





revisions:

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project:

Proposed Residential Infill 415/435 Michigan Street
VICTORIA BC



consultant:

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

sheet title: Typ. Unit Plans TYPE B

P433.Plans.vwx

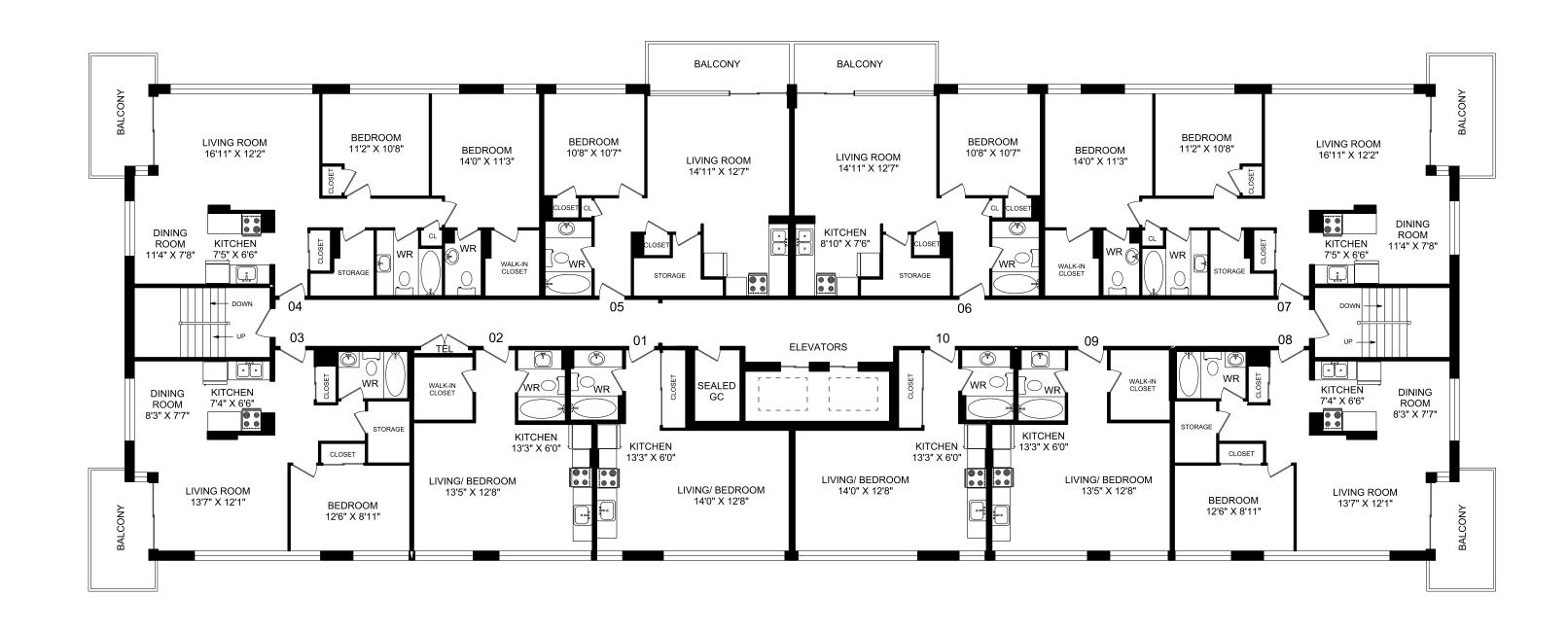
sheet no.: A6.02

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

Unit Type B Studio **Ground Oriented Flat**

415 MICHIGAN STREET

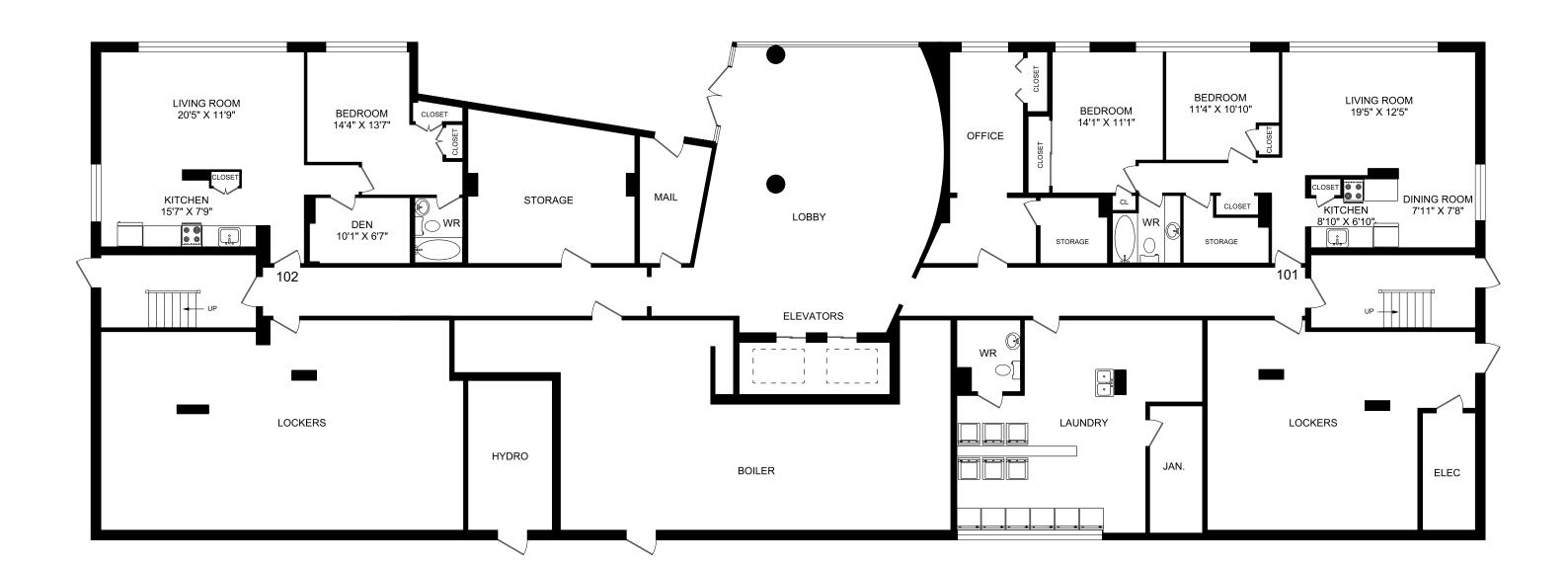
VICTORIA, BC



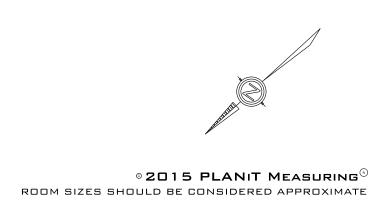








MAIN FLOOR



415 MICHIGAN STREET, VICTORIA BC

							TYPIC	AL FLOC	RS		
LINE	1	2	<u>3</u>	4	5	6	7	8	9	<u>10</u>	FLOOR
LINE		<u> </u>	<u> </u>		<u> </u>	<u> </u>	<u></u>	<u> </u>	<u> </u>	10	TOTALS
	BACHELOR	BACHELOR	1 BEDROOM	2 BEDROOM	1 BEDROOM	1 BEDROOM	2 BEDROOM	1 BEDROOM	BACHELOR	BACHELOR	SQ.FT.
FLOOR											
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
INE TOTALS	4,932	4,812	7,668	11,388	7,008	7,008	11,388	7,668	4,896	4,932	71,700
SQ.FT.											

							UNIC	UE FLOC	OR .							
FLOOR																
	<u>101</u>	<u>102</u>	-	-	-	-	-	-	-	-	-	-	-	-	-	FLOOR
<u>MAIN</u>	2 BEDROOM	1 BEDROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	SQ.FT.
	951	808	-	-	-	-	-	-	-	-	-	-	-	-	-	1,759
		•		•	•			•	•		•		•			

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

тот	TAL 122 UNITS	тс	OTAL SQ.FT.	73,
FLOOR	GROSS AREA	Г		
MAIN	6,770		Additional Files	
2	6,899			
3	6,899		Fire Schematics	
4	6,899			
5	6,899		CAD Files	
6	6,899			
7	6,899		Main Directory	
8	6,899		·	
9	6,899	_		
10	6,899			
11	6,899			
12	6,899		Unit C -94 Lakeshore Ro	ad East
14	6,899		Mississauga, Ontai	rio
TOTAL	89,558		L5G 1E3	
		PLANIT	T: 905.271.7010 F: 905.271.4468 1.800.933.5136	

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project:

revisions:

issues:

2017-11-21

2018-03-09

no. date description

Proposed Residential Infill 415/435 Michigan Street **VICTORIA BC**



consultant:

drawn:	date:
as noted	APRIL 2017
checked	
scale:	project no.:

P-433

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

sheet title: Existing Buildings Regent Tower 415 Michigan St

NTS

P433.Plans.vwx

PLANIT Measuring- September 2015

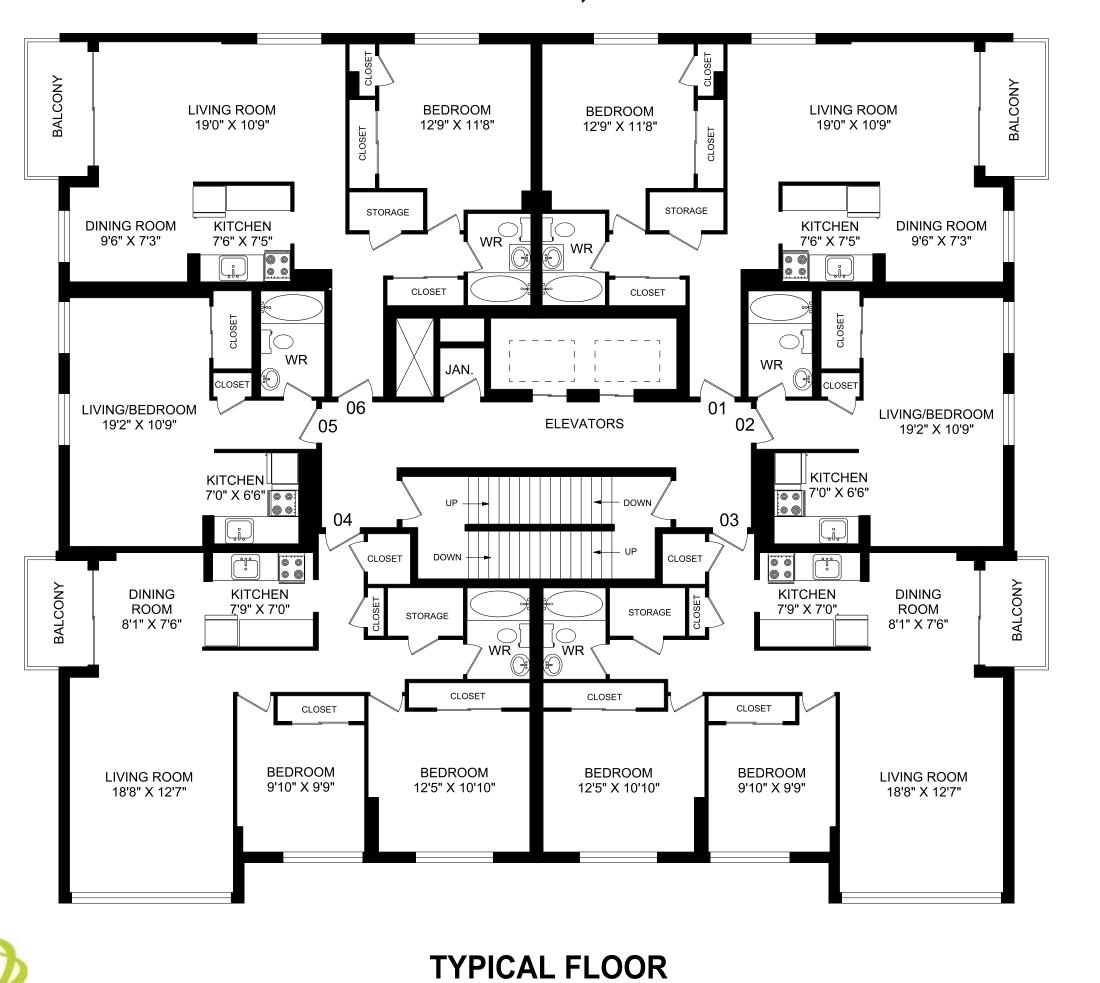
NOTE:

This drawings and information has been provided by the owner, and prepared by PLANIT MEASURING.

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

435 MICHIGAN STREET

VICTORIA, BC





MAIN FLOOR

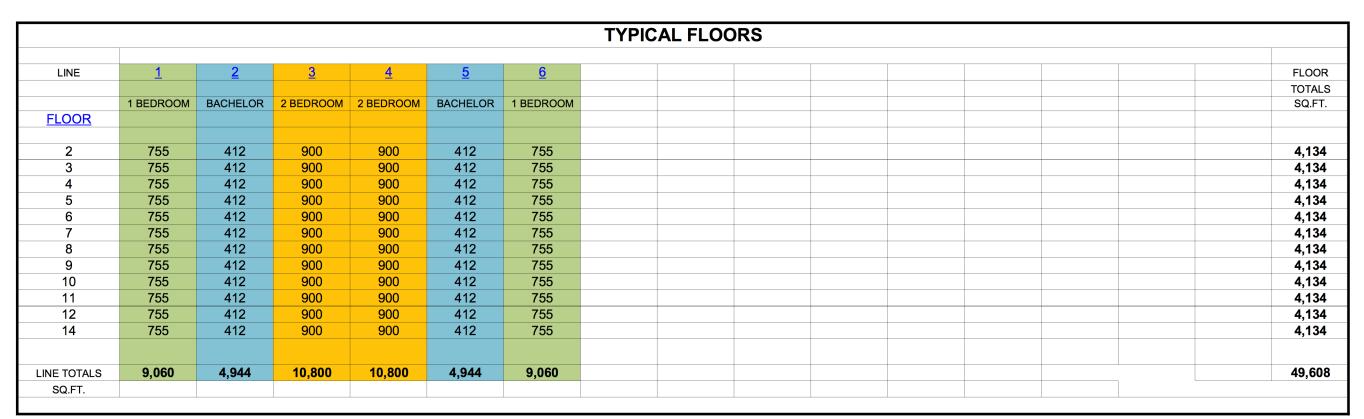
© 2015 PLANIT MEASURING® ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

ELEC. ROOM

© 2015 PLANIT MEASURING®

ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

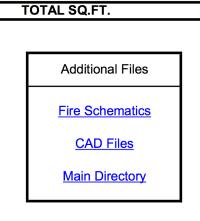
435 MICHIGAN STREET, VICTORIA BC



							UNIQ	UE FLOC)R							
FLOOR																
	<u>101</u>	-	-	-	-	-	-	-	-	-	_	-	-	-	-	FLOOR
MAIN FLOOR	1 BEDROOM	-	-	-	-	-	-	-	-	-	-	_	-	-	-	SQ.FT.
	659	-	-	-	-	_	-	_	_	-	-	_	-	-	-	659

TYPICAL UNITS			
	TYPE	NUMBER	SQUARE FOOTAGE
		OF UNITS	
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 1	659
TOTAL	•	73	50,267

TC	TOTAL 73 UNITS						
FLOOR	GROSS AREA						
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						



Unit C -94 Lakeshore Road East Mississauga, Ontario L5G 1E3 T: 905.271.7010 F: 905.271.4468 1.800.933.5136 www.planitmeasuring.com

Page 1

PLANIT Measuring- September 2015

NOTE:

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PLANIT

revisions: no. date description issues:

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2018-03-09 Issued for Rezoning

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project:

50,267

Proposed Residential Infill 415/435 Michigan Street **VICTORIA BC**



consultant:

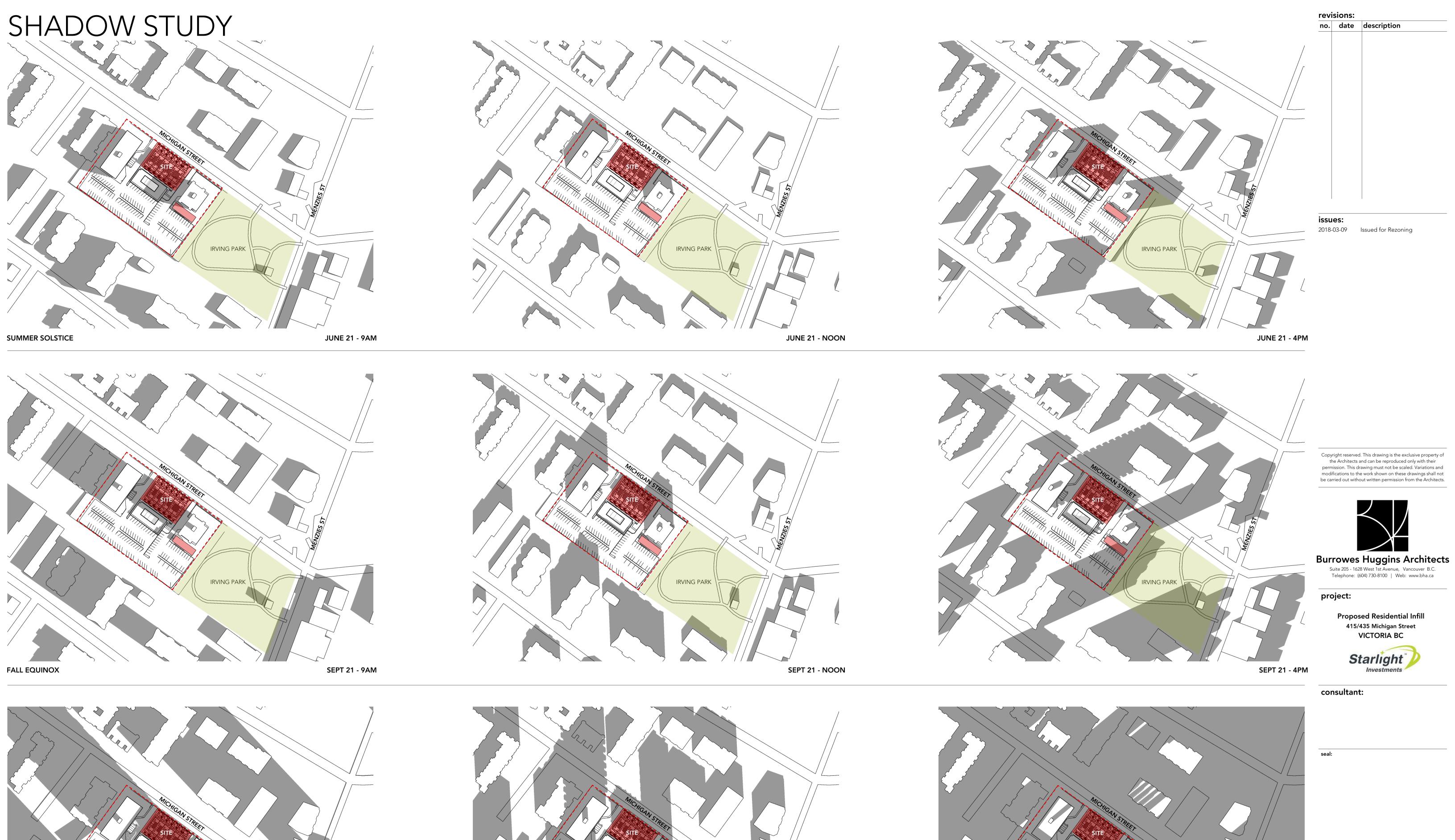
drawn: **APRIL 2017** as noted checked scale: NTS

sheet title: Existing Buildings Charter House

435 Michigan P433.Plans.vwx

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

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



DEC 21 - NOON

DEC 21 - 9AM

WINTER SOLSTICE

IRVING PARK

Nov 2017 checked scale: NTS

VICTORIA BC

sheet title: Shadow Study

NORTH

DEC 21 - 4PM

P433.Shadow Study.vwx

plotted: 18-3-7 11:40:30 AM

REGENT TOWER 415 MICHIGAN ST



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issues:

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project:

Proposed Residential Infill 415/435 Michigan Street VICTORIA BC



consultant:

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

sheet title: PERSPECTIVE VIEW

P433.Perspectives.vwx

plotted: 18-3-7 11:15:32 AM

CHARTER HOUSE REGENT TOWER -435 MICHIGAN ST 415 MICHIGAN ST





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no. date description

issues:

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project:

Proposed Residential Infill 415/435 Michigan Street
VICTORIA BC



consultant:

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

sheet title: PERSPECTIVE VIEW

P433.Perspectives.vwx

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



revisions:

no. date description

issues:

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project:

Proposed Residential Infill 415/435 Michigan Street
VICTORIA BC



consultant:

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

sheet title:

VIEW ALONG MICHIGAN ST - LOOKING SOUTHEAST.

Scale: NTS

PERSPECTIVE VIEW

P433.Perspectives.vwx

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

CHARTER HOUSE 435 MICHIGAN ST



EXISTING DRIVEWAY

REMOVE / MINIMIZE EXISTING STONE WALLS ALONG DRIVEWAY FOR VISIBILITY LIMIT OF PROPOSED NEW 24-UNIT INFILL HOUSING PROJECT REGENT TOWER 415 MICHIGAN ST



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

VIEW ALONG MICHIGAN ST - LOOKING NORTHWEST

Scale: NTS

1

PERSPECTIVE VIEW
P433.Perspectives.vwx

APRIL 2017

sheet no.:

A-AD.07
rev.:

NTS

sheet title:

revisions:

issues:

2018-03-09

2017-11-21 Issued for CALUC

Issued for Rezoning

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

Proposed Residential Infill

415/435 Michigan Street
VICTORIA BC

Starlight Investments

project:

consultant:

no. date description

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

LIMIT OF PROPOSED NEW 24-UNIT INFILL HOUSING PROJECT



EXISTING DRIVEWAY

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



consultant:

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

sheet title:

PERSPECTIVE VIEW

P433.Perspectives.vwx

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



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



consultant:

drawn:	date:
KB	APRIL 2017
checked	
	project no.:
scale:	p. ojecte

sheet title: PERSPECTIVE VIEW

P433.Perspectives.vwx

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



revisions:

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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



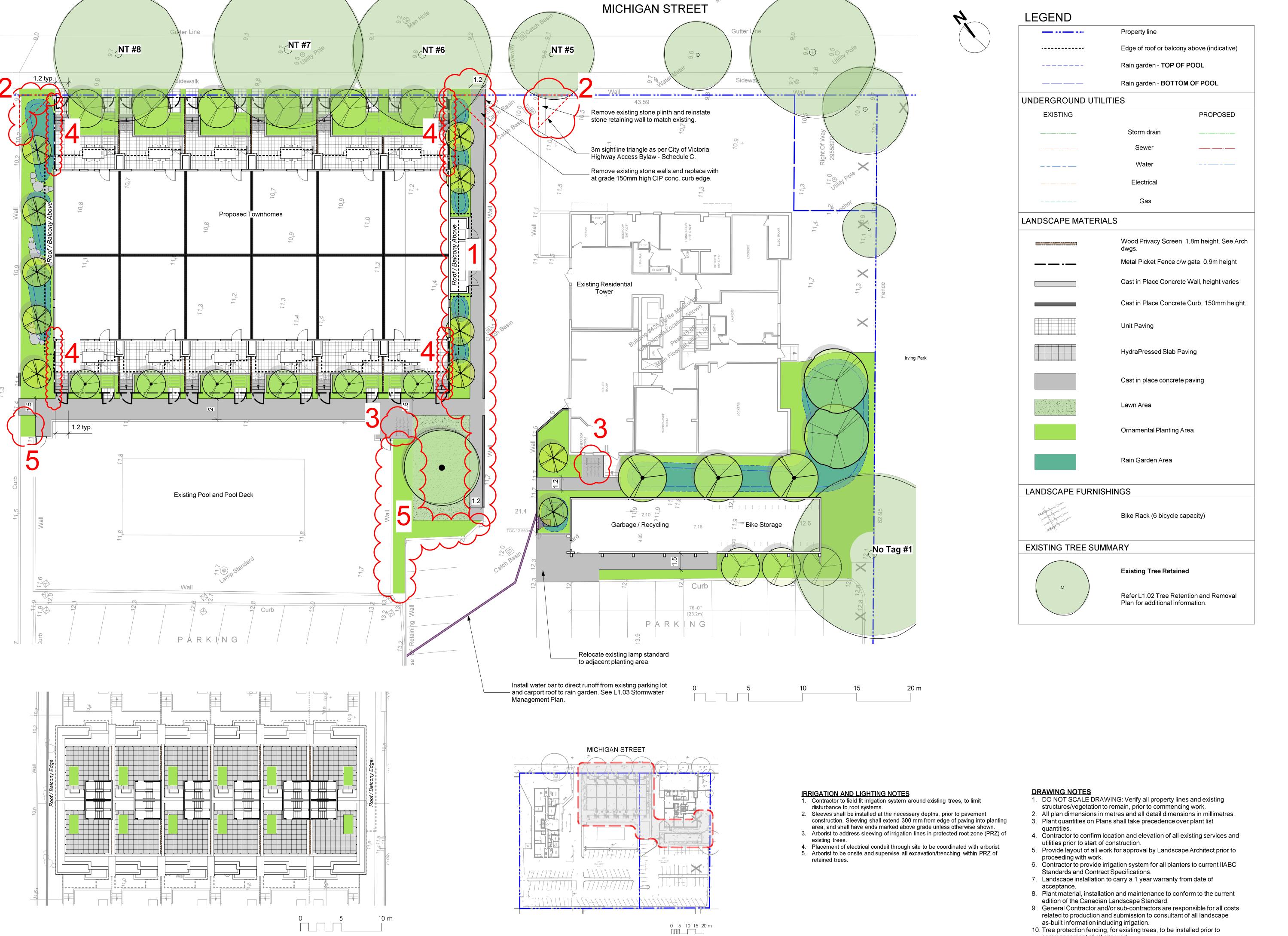
consultant:

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

sheet title: PERSPECTIVE VIEW

P433.Perspectives.vwx

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



Kay Plan

Rooftop Terrace Landscape Plan (Level 4)

Scale: 1:200

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

client
STARLIGHT INVESTMENTS
3280 BLOOR STREET WEST, SUITE
1400

project

TORONTO, ON

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

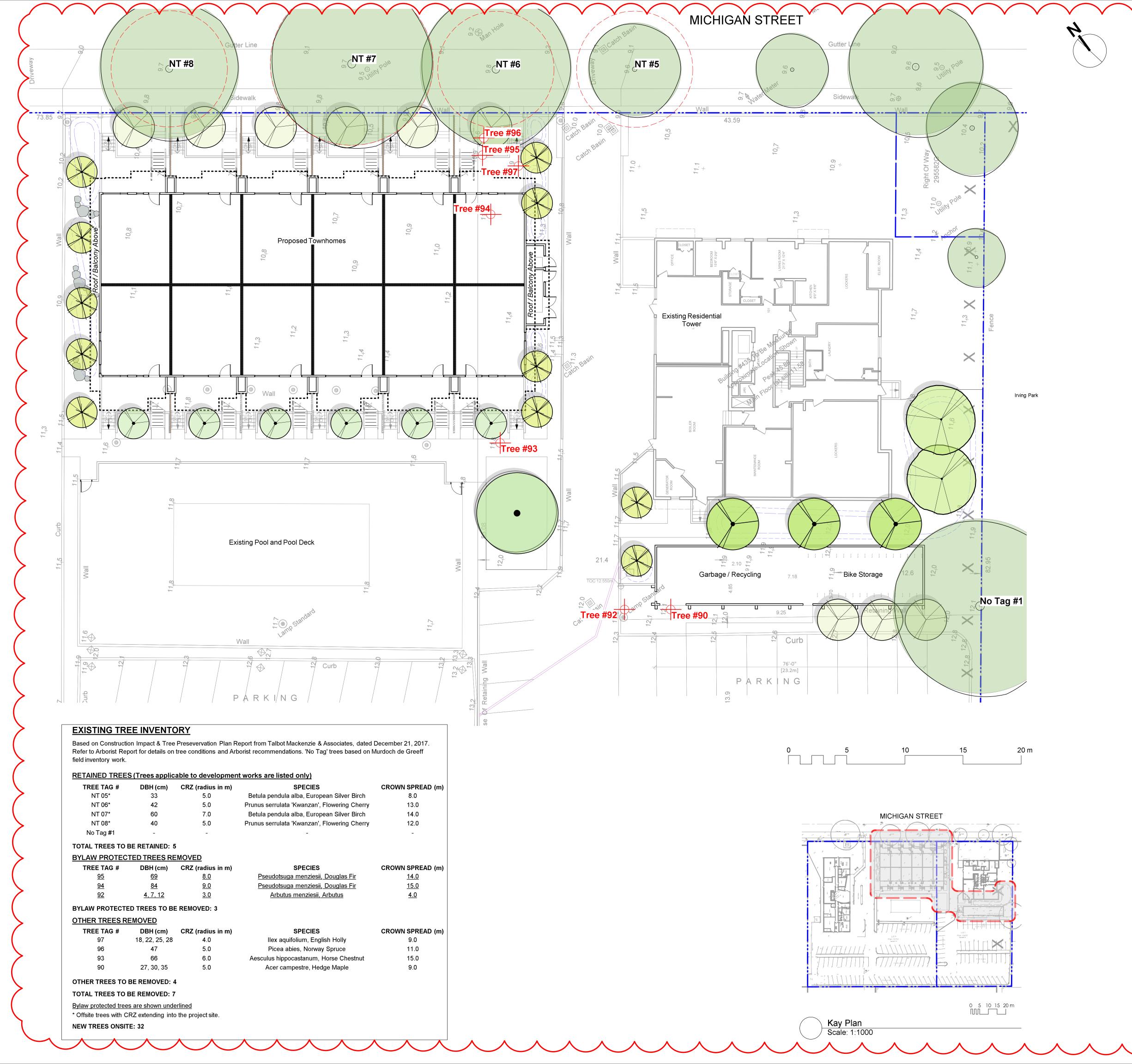
sheet title

Landscape Materials
Plan

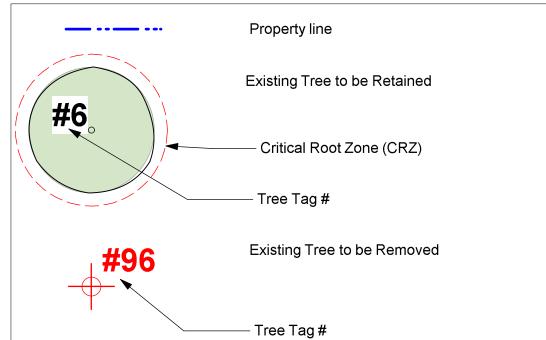
project no.		117.18
scale	1:150	@ 24"x36'
drawn by		MDI
checked by		SM/PdG
revison no.	sheet no.	
		1 \(\cappa\)

<u>11.01</u>

commencement of all site work



LEGEND



TREE SUMMARY

Bylaw Protected Trees Removed: Other Trees Removed: Total Trees Removed: New Trees Onsite:

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

DRAWING NOTES

- 1. DO NOT SCALE DRAWING: Verify all property lines and existing
- structures/vegetation to remain, prior to commencing work. 2. All plan dimensions in metres and all detail dimensions in millimetres. 3. Plant quantities on Plans shall take precedence over plant list
- 4. Contractor to confirm location and elevation of all existing services and
- utilities prior to start of construction.
- 5. Provide layout of all work for approval by Landscape Architect prior to
- proceeding with work. 6. Contractor to provide irrigation system for all planters to current IIABC
- Standards and Contract Specifications.
- 7. Landscape installation to carry a 1 year warranty from date of
- acceptance.
- 8. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- 9. 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.
- 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION

09.03.2017 REZONING 21.11.2017 CALUC 02.10.2017 DP description rev no



STARLIGHT INVESTMENTS 3280 BLOOR STREET WEST, SUITE

TORONTO, ON

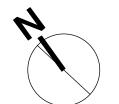
PROPOSED RESIDENTIAL INFILL DEVELOPMENT

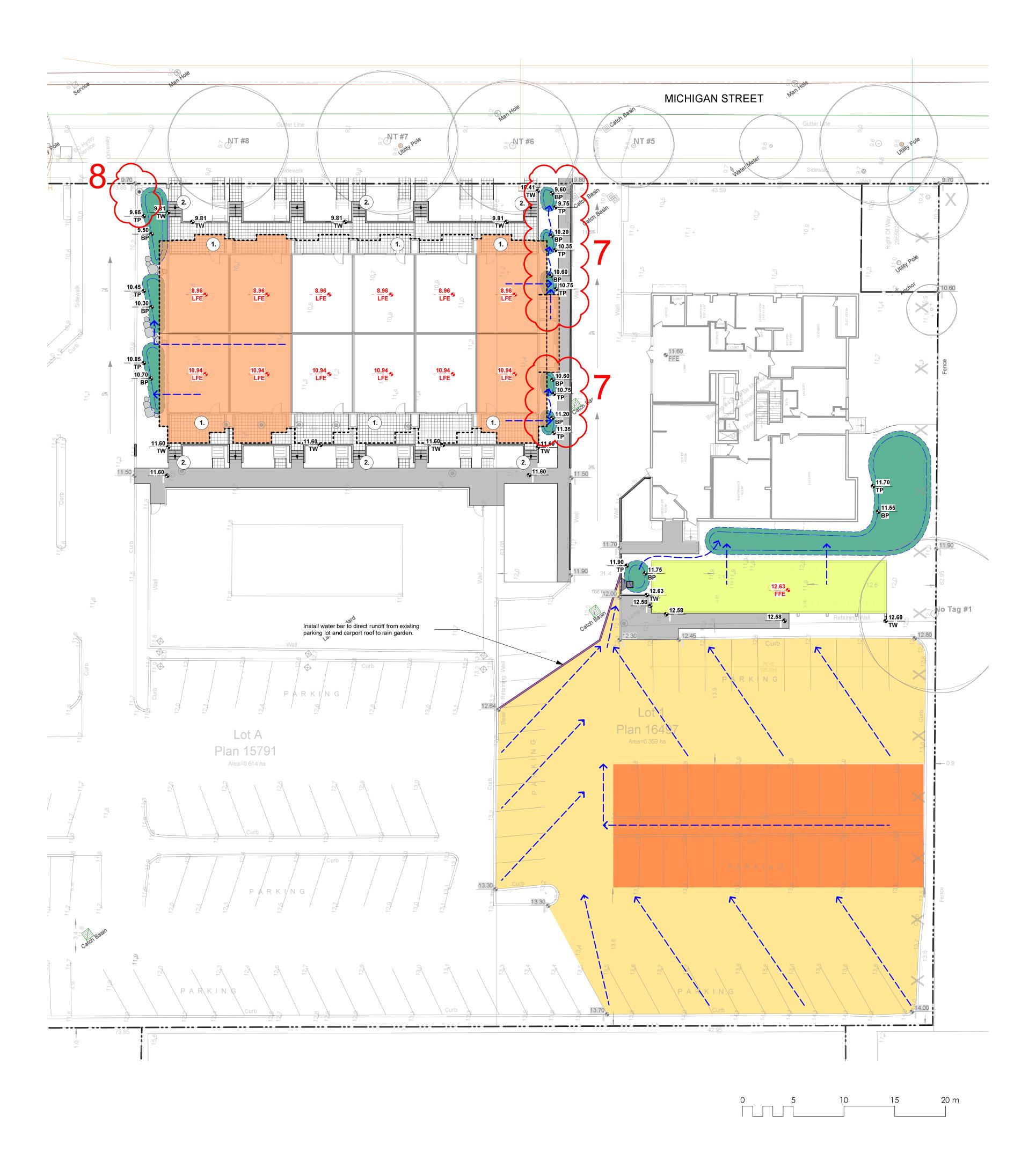
415/435 MICHIGAN STREET VICTORIA, BC

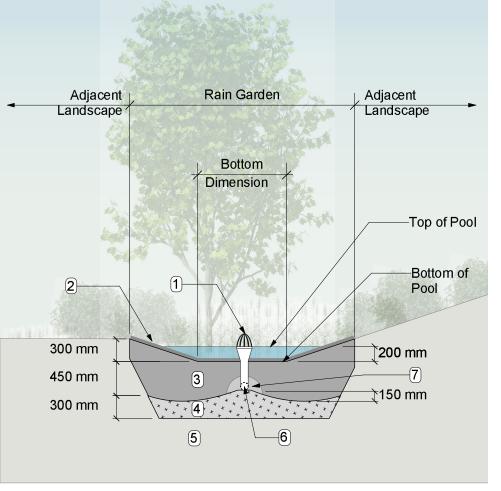
sheet title

Tree Retention and Removal Plan

3		1.02
revison no.	sheet no.	
checked by		SM/PdG
drawn by		MDI
scale	1:150	@ 24"x36"
project no.		117.18







RAIN GARDEN MATERIALS

- 1. Overflow drain, 200 mm domed grate + adapter
- Composted mulch, 50 -70 mm depth
- 3. Bio-retention growing medium, 450 mm depth
- 4. Scarified/tilled subgrade, 300 mm depth5. Existing subgrade/native material
- 6. 100 mm diameter (min) perforated pipe7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden Detail
Scale: 1:50

PROPERTY LINE EXTENT OF ROOF / BALCONY LINE (INDICATIVE) RAIN GARDEN - TOP OF POOL

RAIN GARDEN - BOTTOM OF POOL

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

LEGEND

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

1. 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

1. ALL ELEVATIONS ARE IN METRES.

2. 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.

3. 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.

5. 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

- 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.
- 4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.6. Contractor to provide irrigation system for all planters to current IIABC
- Standards and Contract Specifications.

 7. 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.

9. 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.10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

3 REZONING 09.03.2017
2 CALUC 21.11.2017
1 DP 02.10.2017

description

rev no

NOT FOR CONSTRUCTION



starlight investments
3280 BLOOR STREET WEST, SUITE

TORONTO, ON

sheet title

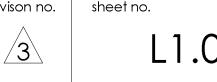
1400

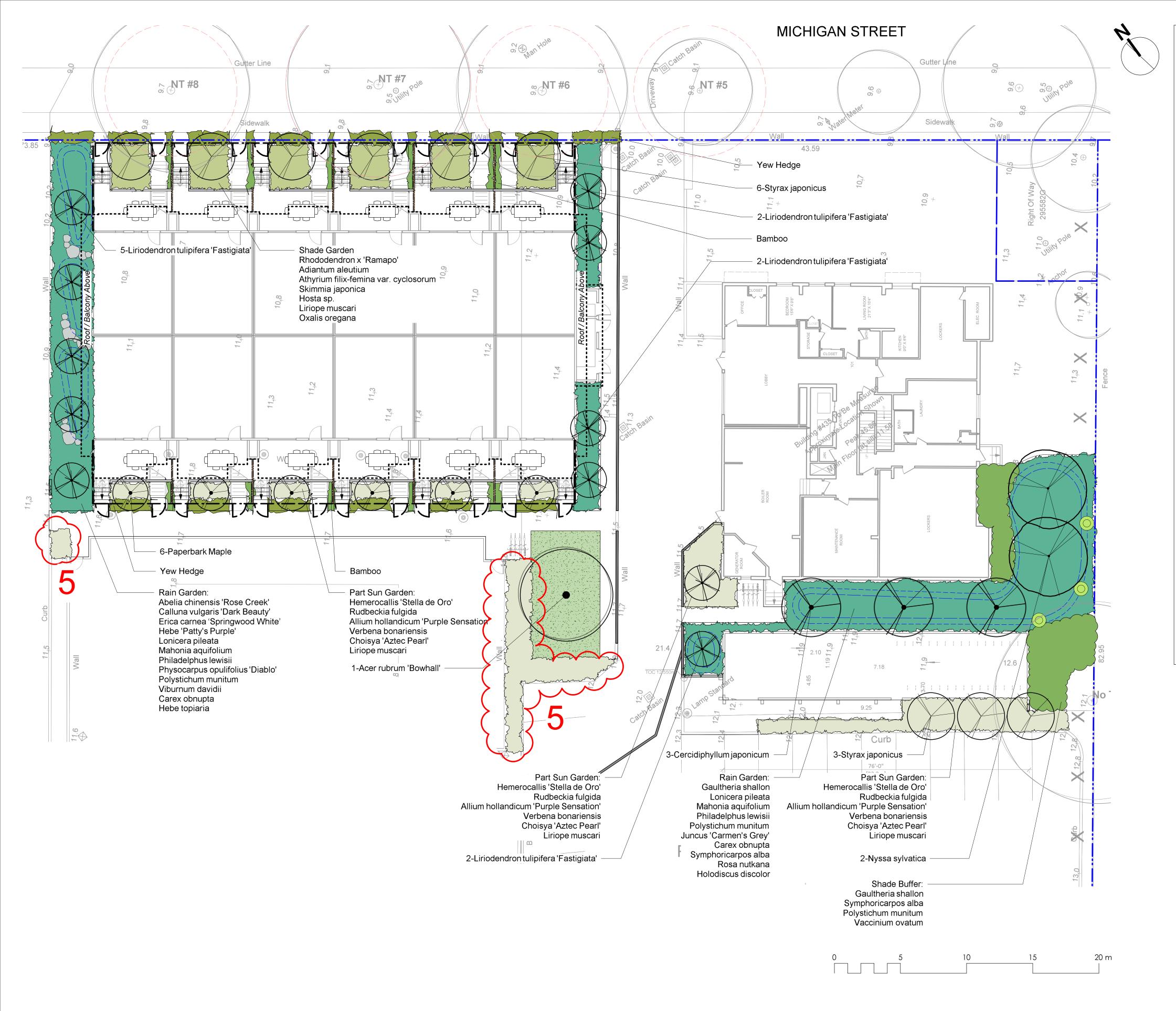
PROPOSED RESIDENTIAL INFILL DEVELOPMENT

415/435 MICHIGAN STREET VICTORIA, BC

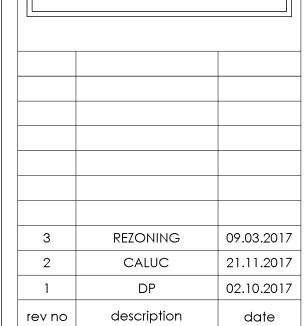
Stormwater Management Plan

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





<u>PLANT LIST</u> Qty Botanical Name **Common Name** Schd. Size / Plant Spacing 6 Acer griseum Paperbark Maple 4.0cm cal, b&b Autumn Flame Tm Scarlet Maple Acer rubrum 'Bowhall' 5.0cm cal, b&b 3 Cercidiphyllum japonicum Katsura Tree 5.0cm cal, b&b Liriodendron tulipifera 'Fastigiata' Columnar Tulip Tree 5.0cm cal, b&b Nyssa sylvatica 9 Styrax japonicus Japanese Snowbell 5.0cm cal, b&b **SHRUBS**: Adiantum aleutium Western Maidenhair Fern #1 pot Allium hollandicum 'Purple Sensation' Purple Flowering Onion Sp3 Athyrium filix-femina var. cyclosorum Northwestern Lady Fern #1 pot Choisya 'Aztec Pearl' Aztec Pearl Choisya #3 pot Gaultheria shallon Salal #1 pot Hakonechloa macra 'All Gold' All Gold Japanese Forest Grass #1 Pot Dwarf Yellow Daylily Hemerocallis 'Stella de Oro' #1 pot Hosta sieboldiana elegans Blue Hosta #3 pot Hosta #1 pot Hosta sp. Liriope muscari Lily turf #1 pot Redwood Sorrel Sp3 Oxalis oregana Phyllostachys nigra Black Bamboo #5 pot Polystichum munitum Sword Fern #1 pot Rhododendron x 'Ramapo' Ramapo Rhododendron #2 pot Rudbeckia fulgida Black-Eyed Susan #1 pot Japanese Skimmia Skimmia japonica #1 pot Symphoricarpos alba Snowberry #1 pot Taxus bacatta 'Fastigiata' Upright Yew #10 pot Vaccinium ovatum Evergreen Huckleberry #3 pot Verbena bonariensis Tall Verbena #1 pot Viburnum davidii David Viburnum #2 pot RAIN GARDEN: Abelia chinensis 'Rose Creek' Rose Creek Abelia #2 pot Calluna vulgaris 'Dark Beauty' Dark Beauty Scotch Heather #1 pot Carex obnupta Slough Sedge #1 pot Erica carnea 'Springwood White' White Winter Heath #1 pot Gaultheria shallon Salal #1 pot Hebe 'Patty's Purple' Patty's Purple Hebe #1 pot Topiarist's hebe Hebe topiaria #1 pot Holodiscus discolor Oceanspray #2 pot Soft Common Rush Sp3 Juncus 'Carmen's Grey' Lonicera pileata Privet Honeysuckle #2 pot Mahonia aquifolium Oregon Grape #2 pot Myrica californica Pacific Wax Myrtle #3 pot Philadelphus lewisii Mock Orange #5 pot Diablo Ninebark Physocarpus opulifolius 'Diablo' #5 pot Polystichum munitum Sword Fern #1 pot 20 Rosa nutkana Nootka Rose #1 pot Symphoricarpos alba #2 pot 46 Viburnum davidii David Viburnum



NOT FOR CONSTRUCTION



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 Victoriat 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

- 1. DO NOT SCALE DRAWING: Verify all property lines and existing
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PROPOSED RESIDENTIAL INFILL DEVELOPMENT 415/435 MICHIGAN STREET VICTORIA, BC sheet title

STARLIGHT INVESTMENTS

TORONTO, ON

3280 BLOOR STREET WEST, SUITE

Planting Plan

project no.		117.18
scale	1:150	@ 24"x36"
drawn by		MDI
checked by		SM/PdG
revison no.	sheet no.	
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L3.01 3