PROPOSED RESIDENTIAL INFILL DEVELOPMENT

415/435 MICHIGAN STREET, VICTORIA BC

DRAWING LIST

Architectural

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L1.02	Tree Retention and Removal Plan
L1.03	Stormwater Management Plan
L3.01	Planting Plan

PROJECT TEAM

	Address	Contact	Phone	E-mail
Owner / Developer	Starlight Investments 1400 - 3280 Bloor Street West, Centre Tower Toronto, Ontario M8X 2X3	Howard Paskowitz	416.234.8444	hpaskowitz@starlightinvest.com
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OWNER / DEVELOPER:

Starlight Investments

ARCHITECT:

BHA Architecture

CITY OF VICTORIA

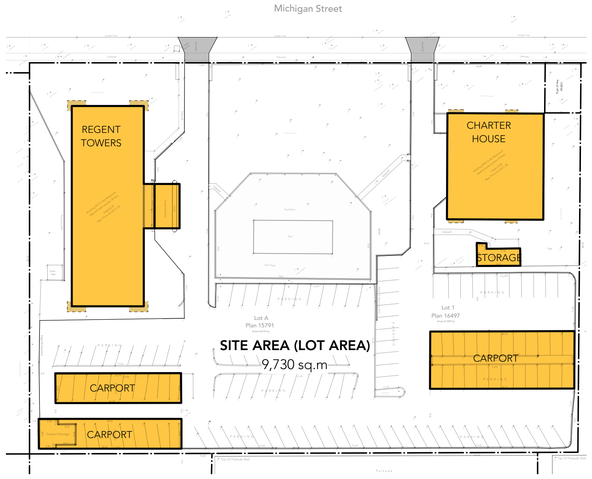
Revisions
Received Date:
Sept 06/2019
Deemed Date:
June 04/2019

RE-ISSUED FOR REZONING - May 17th, 2019

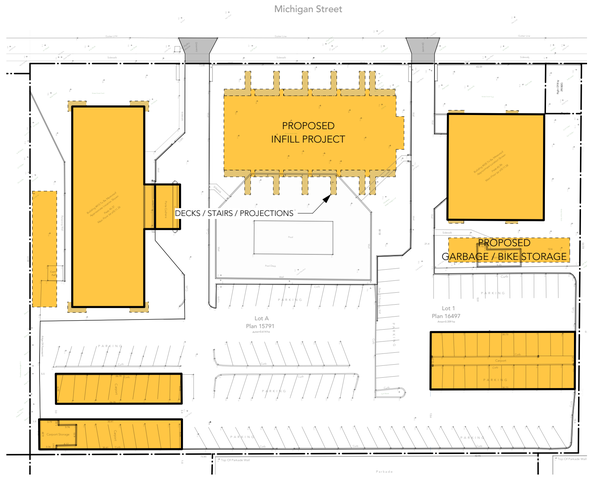
SITE COVERAGE

% OF THE AREA OF THE LOT WHICH IS OCCUPIED BY ANY STRUCTURE

EXISTING CONDITIONS



PROPOSED TOTAL

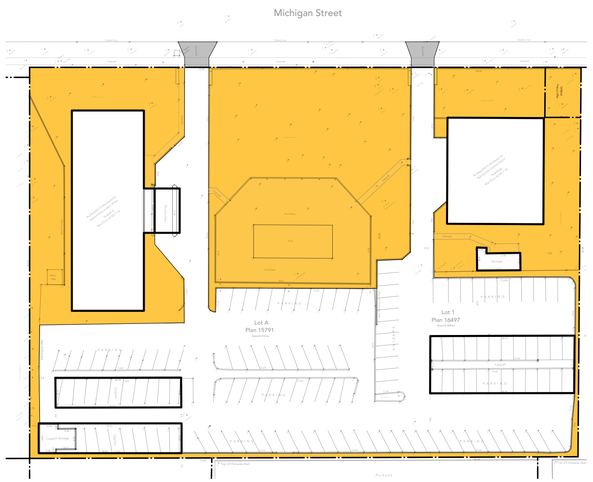


OPEN SITE SPACE

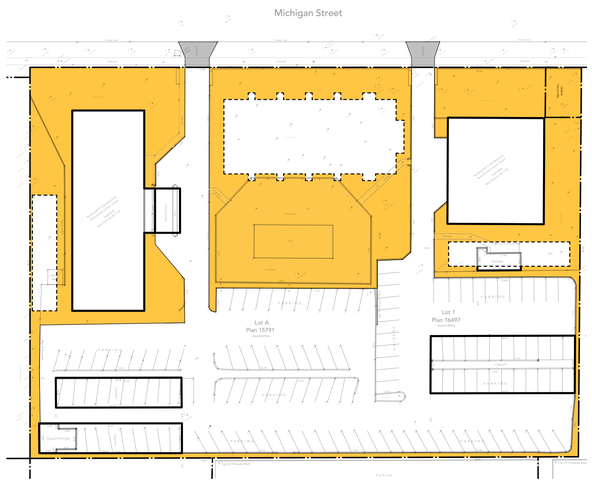
THAT PORTION OF A LOT WHICH IS LANDCAPED AND NOT OCCUPIED OR OBSTRUCTED BY ANY BUILDING OR PORTION OF BUILDING, DRIVEWAY OR PARKING LOT;

EXCLUDING ACCESSORY GARDEN STRUCTURES, BALCONIES, AND ROOF PROJECTIONS

EXISTING CONDITIONS



PROPOSED TOTAL



PROJECT INFORMATION TABLE

CITY OF VICTORIA

Site Address : 415 / 435 Michigan St, Victoria BC

Parcel Identifier: 030-409-519

Legal Description

LOT A OF LOTS 1817, 1818, 1819, 1820, 1821, 1822 AND 1823
VICTORIA CITY PLAN EPP76927

			VARIANCE REQUEST
Zone (Existing)	R3-H		
Site Area (see note 1)	9,730 sm	104,733 sf	
Total Floor Area			
Total Floor Area - Existing	14,038 sm	151,101 sf	
Total Floor Area - Proposed Residential	1,876 sm	20,194 sf	
Total Floor Area - Proposed Recycling/Garbage	58 sm	627 sf	
Total Floor Area	15,972 sm	171,922 sf	
Floor Space Ratio			
Floor Space Ratio - Existing	1.44 fsr		
Floor Space Ratio - Proposed	1.64 fsr		
Site Coverage (%)			
Site Coverage- Existing	1,999 sm	20.5%	
Site Coverage - Proposed	2,990 sm	30.7%	Y
Open Site Space (%)			
Open Site Space- Existing	4,082 sm	42.0%	
Open Site Space - Proposed	3,054 sm	31.4%	Y
Height of Building (m) - Proposed	12.4m		
Number of Storeys - Proposed	3 storeys		
Parking Stalls on Site (Proposed)	141 stalls	0.64 /unit	Y
Bicycle Parking - Proposed			
Schedule C Required (long-term)	30	1.25/unit	
Schedule C Required (short-term)	6		
Proposed (long-term)	168	see note 2	
Proposed (short-term)	24		
Building Setbacks (m)			
Front Yard			
• Existing	15m		
• Proposed to 1st Stair Riser	2m		Y
• Proposed to Face of Balcony	5.5m		Y
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 Additional Residential Floor Area	1,876 sq.m	20,194 sf	

Notes

1 Site area based on survey completed by Wey Mayenburg Land Surveying Inc. / File 170066\SIT\GH / 01 Mar 2017
2 Equates to 1.25 bike stalls per new residential unit, and 138 new bike stalls assigned to existing suites

PRELIMINARY BUILDING CODE SUMMARY

Applicable Building Code	*Part 3, BCBC 2018*
Number of Buildings	*3 (Group C and F3)*
Maximum Building Area	
Residential:	*Approximately 612 sq.m*
Garbage / Bike Storage:	*Approximately 120 sq.m*
Bike Storage:	*Approximately 128 sq.m*
1st Storey	*Ground Level*
Building Height	
Residential:	*3 Storeys*
Garbage / Bike Storage:	*1 Storey*
Number of Streets Facing	*1*
Sprinklered	*Required*
Major Occupancy	*Group C (Residential), F3 (Bike Room / Trash Room)*
Construction Type	*Combustible*

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning
5	2019-05-17	Comments from Planning

issues:

2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALUC
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2018-06-11	Re-Issued for Rezoning
2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Project Information
Code Summary

P433.Plans.vwx

sheet no.: A0.01 **rev.:** 5

plotted: 19-5-17 11:53:48 AM

PROJECT STATISTICS

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
Net Site Area {sf}	104,733 sf

Date: 8-Nov-17
Revised: 28-Jan-19

SITE COVERAGE CALCULATIONS

					Coverage
SITE COVERAGE	**EXISTING**	Site Coverage {sm}	Total Footprint Area {sm}	1,999 sm	**20.5%**
			Total Footprint Area {sf}	21,514 sf	
SITE COVERAGE	**PROPOSED**	Site Coverage {sm}	Total Footprint Area {sm}	1,028 sm	**10.6%**
			Total Footprint Area {sf}	11,066 sf	
SITE COVERAGE	**TOTAL**	Site Coverage {sm}	Total Footprint Area {sm}	2,990 sm	**30.7%**
			Total Footprint Area {sf}	32,189 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}	1,934 sm	**0.20 FSR**
			Total Area {sf}	20,821 sf	
FSR CALCULATION	**TOTAL**	FSR {sm}	Total area {sm}	15,972 sm	**1.64 FSR**
			Total Area {sf}	171,922 sf	

USABLE OPEN SPACE CALCULATIONS

					Open Space
USABLE OPEN SPACE	**EXISTING**	Open Space {sm}	Open Space Area {sm}	4,082 sm	**42.0%**
			Open Space Area {sf}	43,938 sf	
USABLE OPEN SPACE	**PROPOSED**	Open Space {sm}	Open Space Area {sm}	n/a	**n/a**
			Open Space Area {sf}	n/a	
USABLE OPEN SPACE	**TOTAL**	Open Space {sm}	Open Space Area {sm}	3,054 sm	**31.4%**
			Open Space Area {sf}	32,872 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 {sm}	Unit Total {sf}	Garage	Total {sm} Gross Floor Area	Total {sf} Gross Floor Area	Total {sm} Garage	Total {sf} 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**		
Building 2 (Garbage/Recycling)		1 units					627 sf		58.24 sm	627 sf	0	58 sm	627 sf		
Electrical/Mechanical		1 units					127 sf		11.80 sm	127 sf	0	12 sm	127 sf		
TOTAL												**1,934 sm**	**20,821 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}	1,934 sm	**PROPOSED BUILDINGS**	24 units
	Gross Floor Area {sf}	20,821 sf		
COMMON AREAS	Gross Floor Area {sm}	0 sm		
	Gross Floor Area {sf}	0 sf		
TOTAL NEW CONSTRUCTION	**Gross Floor Area {sm}**	**1,934 sm**		
	Gross Floor Area {sf}	20,821 sf		
TOTAL ALL BUILDINGS	**Gross Floor Area {sm}**	**15,972 sm**	**TOTAL UNITS**	**219 units**
	Gross Floor Area {sf}	171,922 sf		

PARKING STATISTICS

		Number of Parking Stalls					
EXISTING PARKING	**138 stalls**	**0.71/unit**					
			Regular stalls	**Small stalls**	**HC stalls**	**Total stalls**	
NEW PARKING	Surface Resident		3 stalls			3 stalls	
TOTAL			**3 stalls**	**0 stalls**	**0 stalls**	**0 stalls**	
			Regular stalls	**Visitor stalls**	**HC stalls**	**Total stalls**	
SUMMARY	Existing Stalls		127 stalls	11 stalls		138 stalls	
	New Stalls		3 stalls			3 stalls	
						0 stalls	
TOTAL			**130 stalls**	**11 stalls**	**0 stalls**	**141 stalls**	**0.64/unit** *(based on project total of 219 units)*

BICYCLE STATISTCS

	Existing			
EXISTING BUILDING	TBD			
BICYCLES REQUIRED				
Residential Long Term	30 bikes			
Residential Short Term	22 bikes			
BICYCLES PROVIDED	Floor	Wall	Locker	Total
Residential Long Term	86 bikes	82 bikes	0 bikes	168 bikes
Residential Short Term	24 bikes	0 bikes	0 bikes	24 bikes
TOTAL	**110 bikes**	**82 bikes**	**0 bikes**	**192 bikes**
	3.6 /unit			
	(Long-Term Spaces)			

Notes:

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.

Refer to TDM study by Watt Consulting Group for parking reduction rationale.

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning
5	2019-05-17	Comments from Planning

issues:

2017-10-02	Issued for Development Permit
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2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Development Data

P433.Plans.vwx

sheet no.: A0.02 **rev.:** 5

plotted: 19-5-17 11:53:48 AM

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 , constructed in 1972, named Regent Towers (13 stories) and Charter House (14 stories), which are 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, with 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, as well as a new bike storage building to the west of Regent Towers. Collectively, these two storage buildings will provide long-term, sheltered storage for 168 bikes, as well as a central, organized collection point for trash and recycling. In addition, three 6-space bike short term racks are proposed on site.

Vehicle circulation remains unchanged. Three parking stalls are to be added directly south of Regent Towers, and a dedicated car-share stall is proposed in the building's covered port cochere area. A traffic study has been completed, and supports the parking provisions (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 dwelling. A 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. (Refer to A0.06)

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 fibercement panels (HardiePanel), horizontal lap siding, and permanent wood textured aluminum cladding. The glazing is contemporary in its fenestration.

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.

SUSTAINABILITY / GREEN FEATURES

HIGH PERFORMANCE CONSTRUCTION

• Majority use of environmentally friendly materials (non-toxic, natural 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

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
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Starlight Investments

consultant:

seal:

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

sheet title:
Design Rationale
Sustainability Goals

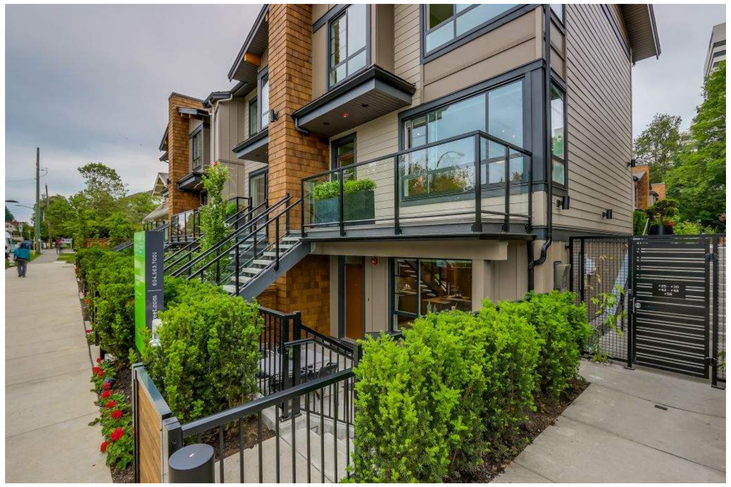
P433.Plans.vwx

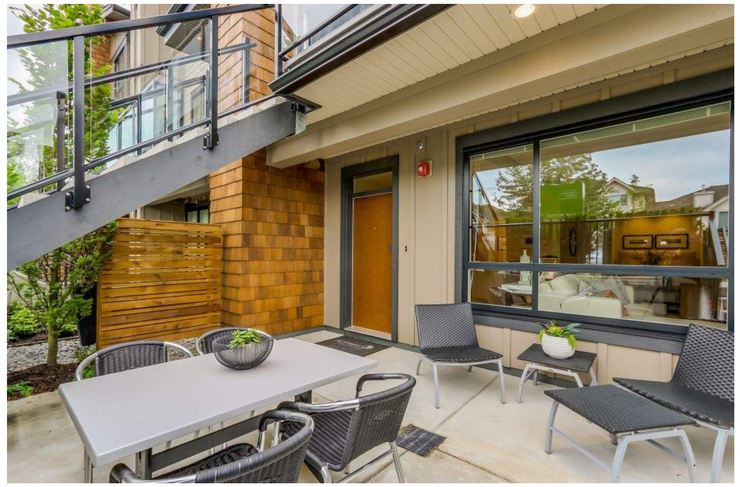
sheet no.: A0.03
rev.: 4

plotted: 19-5-17 11:53:48 AM

DESIGN RATIONALE

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





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Starlight Investments

consultant:

seal:

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

sheet title:
Design Rationale
Precedent Images

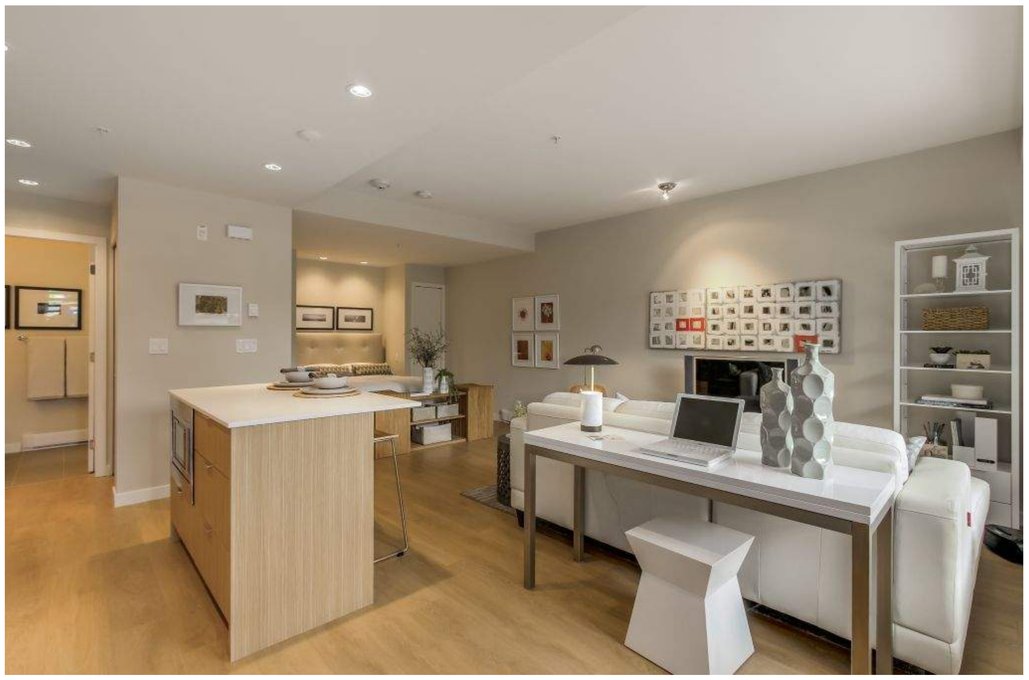
P433.Precendent Board.vwx

sheet no.: A0.04 **rev.:**

plotted: 19-5-17 12:13:05 PM

DESIGN RATIONALE

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



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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

consultant:

seal:

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

sheet title:
Design Rationale
Precedent Images

P433.Precendent Board.vwx

sheet no.: A0.05 **rev.:**

plotted: 19-2-28 9:35:23 AM

SETBACKS FROM THE STREET (Curb line)
Photo used is from Google Earth, and has some distortion. Distances and property line location are approximated, and measured using Google Earth. The purpose of the diagram is to convey contextual relationships as they relate to the setback, and scale from the street.

PROPOSED 3 Storey Bldg
10.9m (35'-9") from curb edge

3 Storey Bldg
Approx. 10m (33ft) from curb edge

3 Storey Bldg
Approx. 9.3m (30'-6") from curb edge

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
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4	2019-02-28	Comments from Planning

issues:

2017-11-21	Issued for CALUC
2018-04-25	Issued for Design Panel
2018-06-11	Re-Issued for Rezoning
2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Design Rationale
Contextual Setback Diagram

P433.Plans.vwx

sheet no.: A0.06
rev.: 4

plotted: 19-5-17 11:53:48 AM

NORTH

1 Context Plan
Scale: NTS

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning

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2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

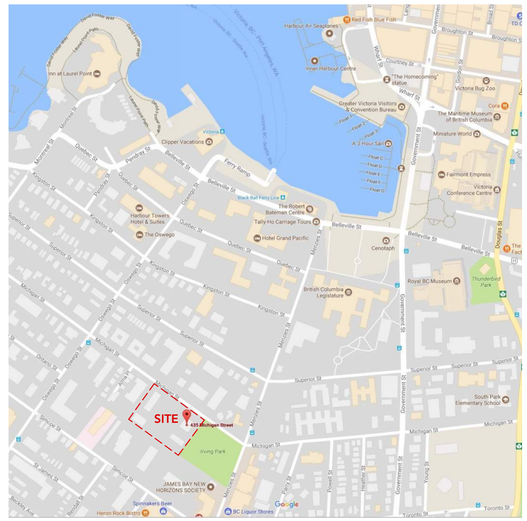
drawn: KB/MCH	**date:** April 2017
checked	
scale: as indicated	**project no.:** P-433

sheet title:
James Bay Context Plan

P433.Plans.vwx

sheet no.: A1.00
rev.: 4

plotted: 19-5-17 11:53:48 AM



1 KEY MAP
Scale: NTS

2 AREA PLAN
Scale: 1:500

NORTH
PROJECT NORTH

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
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2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

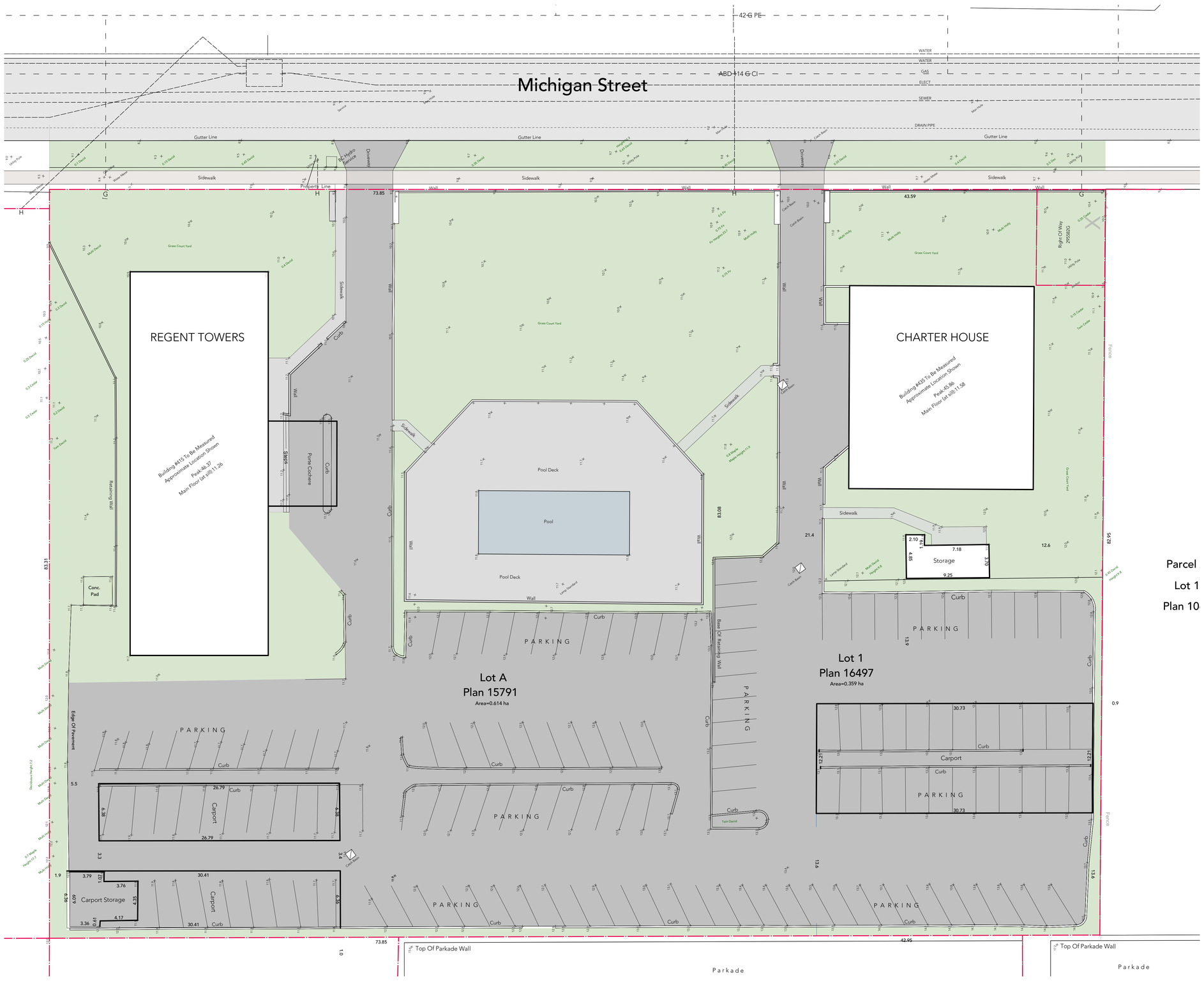
drawn: KB/MCH	date: April 2017
checked	
scale: as indicated	project no.: P-433

sheet title:
Area Plan

P433.Plans.vwx

sheet no.: A1.01
rev.: 4

plotted: 19-5-17 11:53:48 AM



1 SITE PLAN - EXISTING
Scale: 1:200

PARCEL IDENTIFIER
030-409-519

LEGAL DESCRIPTION
LOT A OF LOTS 1817, 1818, 1819, 1820, 1821, 1822 AND 1823 VICTORIA CITY PLAN EPP76927

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning

issues:

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2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning
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2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

consultant:

seal:

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

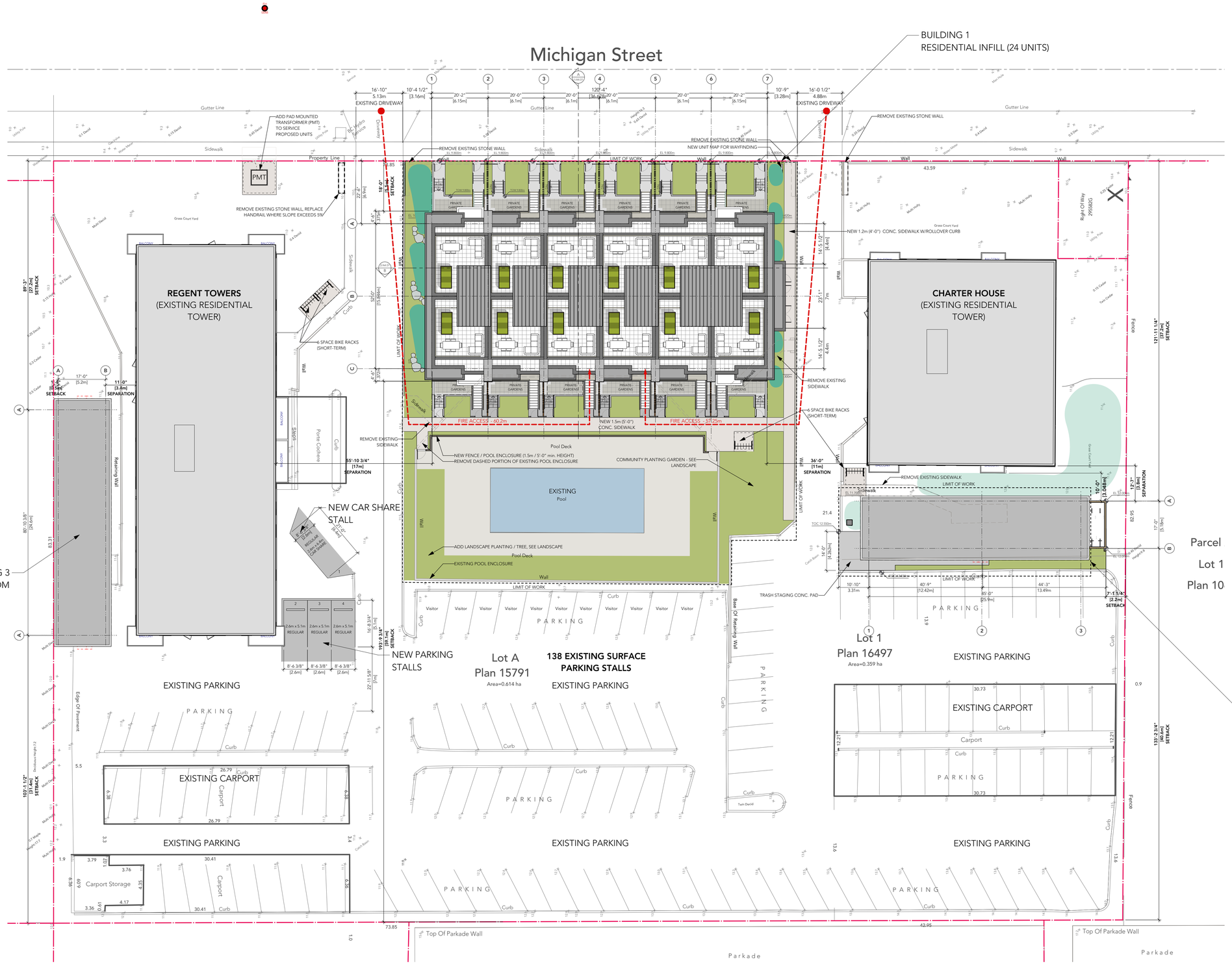
sheet title:
Existing Site Plan

P433.Plans.vwx

sheet no.:
A1.02

rev.: 4

plotted: 19-5-17 11:53:48 AM



1 SITE PLAN - PROPOSED
Scale: 1:200

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning
5	2019-05-17	Comments from Planning

issues:

2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning
2018-04-25	Issued for Design Panel
2018-06-11	Re-Issued for Rezoning
2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Proposed Site Plan

P433.Plans.vwx

sheet no.: A1.03
rev.: 5

plotted: 19-5-17 11:53:48 AM

AVERAGE GRADE CALCULATION

Building 1 - 24 Unit Townhouse Building

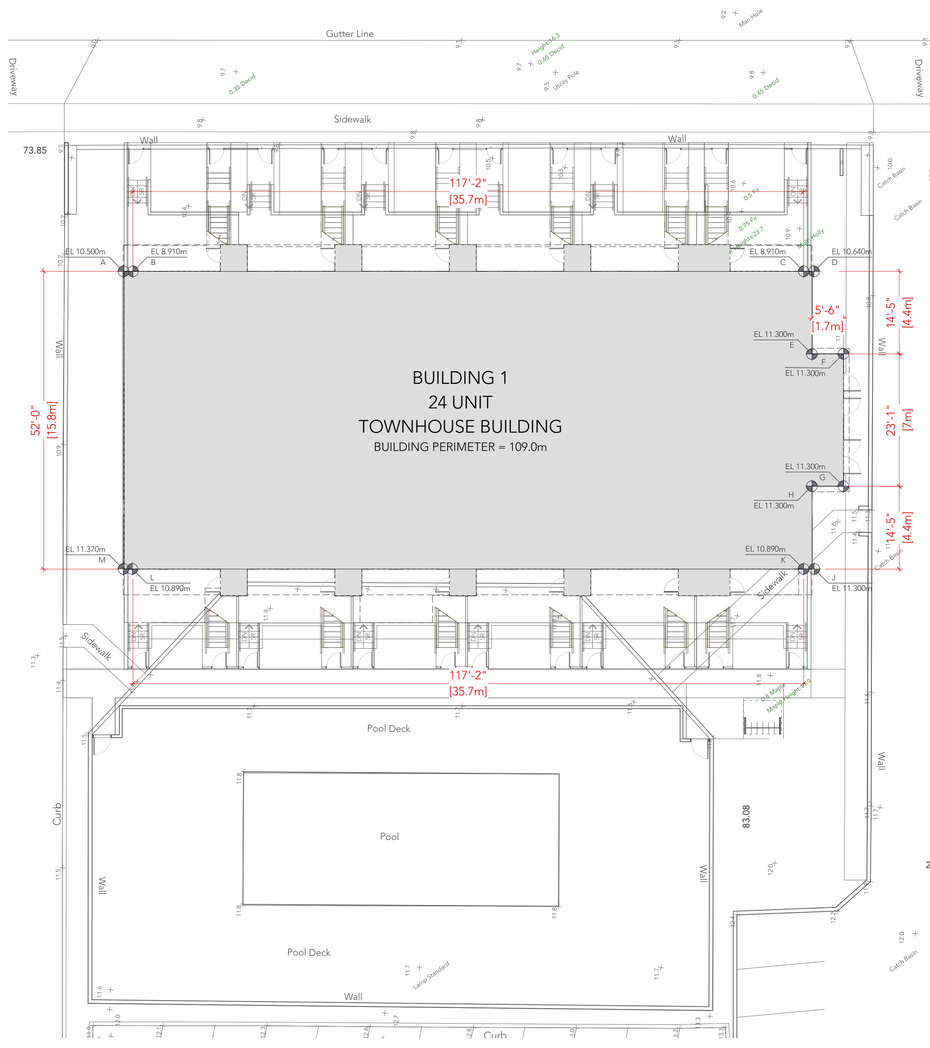
	Avg of Points	Dist between Points	Totals
Points B & C	8.91	35.7	318.1
Points D & E	10.97	4.4	48.3
Points E & F	10.6	1.7	18.0
Points F & G	11.3	7	79.1
Points G & H	11.3	1.7	19.2
Points H & J	11.3	4.4	49.7
Points K & L	10.89	35.7	388.8
Points M & A	10.935	15.8	172.8
			1093.951
		Perimeter of Building	108.3m
		Avg Grade Calculation	**10.10m**

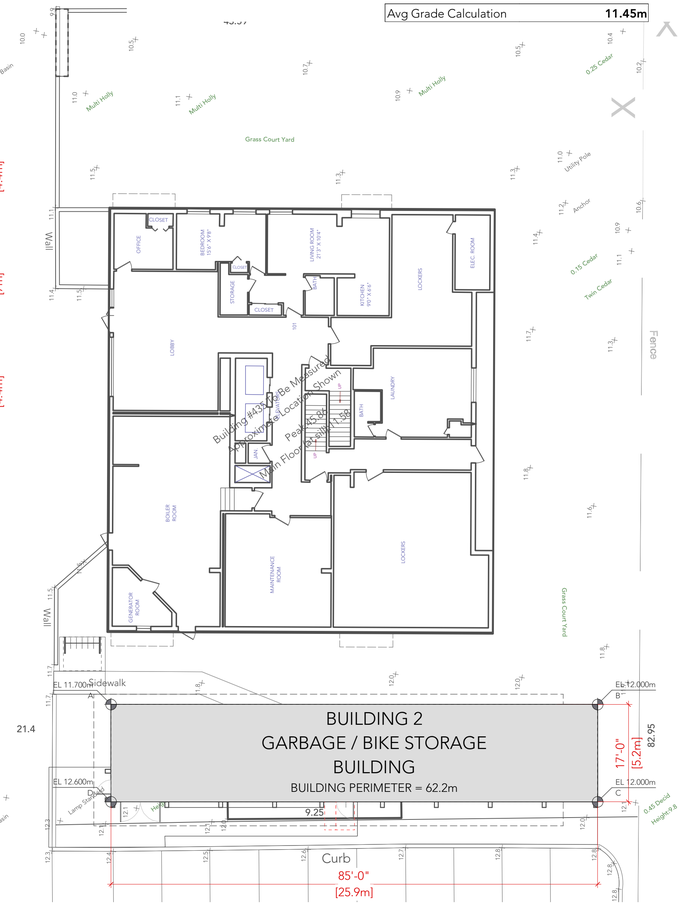
Building 2 - Garbage / Bike Storage Building

Points A & B	11.85	25.9	306.9
Points B & C	12	5.18	62.2
Points C & D	12.3	25.9	318.6
Points D & A	12.15	5.18	62.9
			750.582
		Perimeter of Building	62.2m
		Avg Grade Calculation	**12.07m**

Building 3 - Bike Storage Building

Points A & B	11.8	5.2	61.4
Points B & C	11.55	24.6	284.1
Points C & D	11.25	5.2	58.5
Points D & A	11.5	24.6	282.9
			686.89
		Perimeter of Building	60.0m
		Avg Grade Calculation	**11.45m**





1 **AVG GRADE PLAN**
Scale: 1:150

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning

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

Starlight Investments

consultant:

seal:

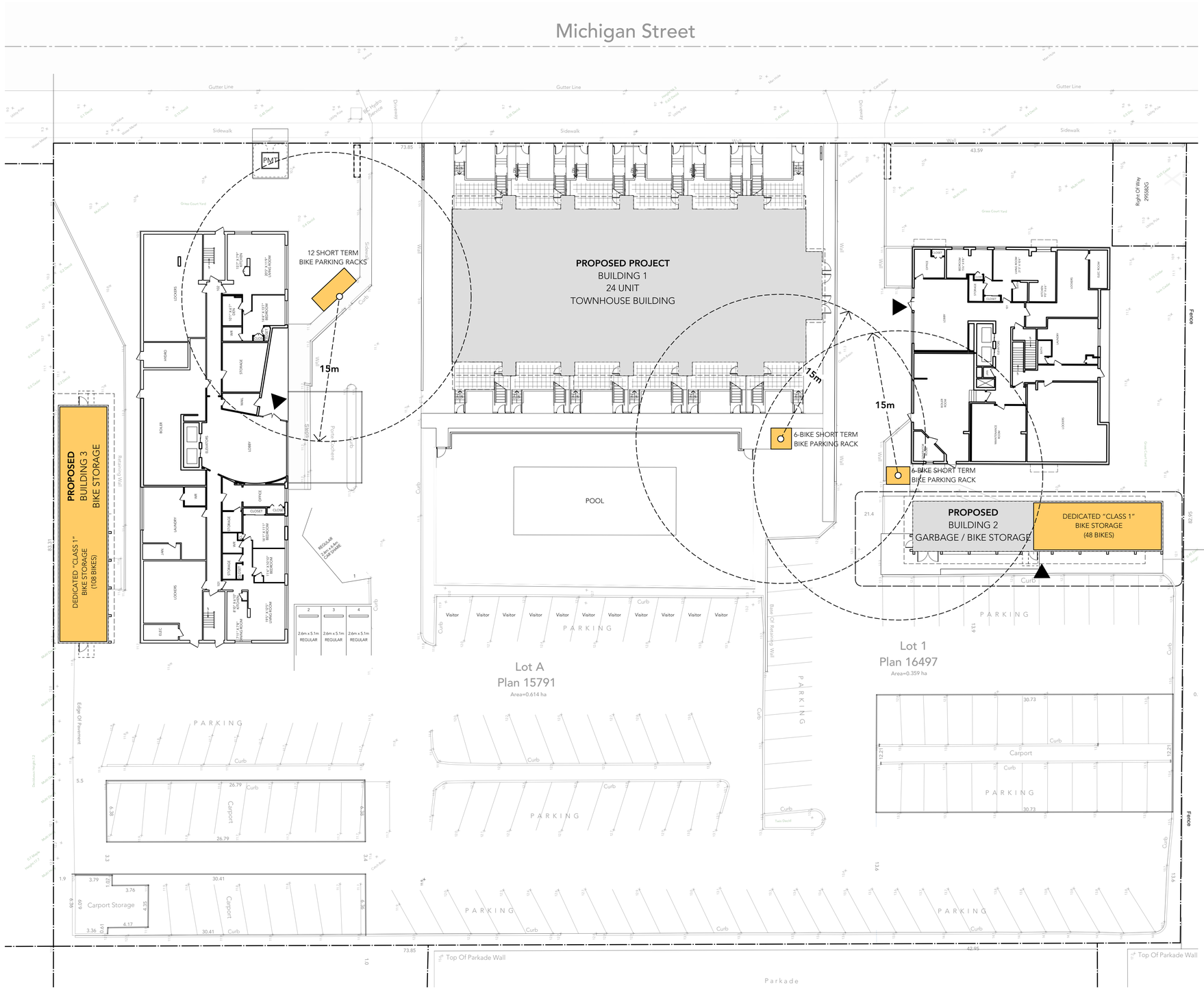
drawn: KB	**date:** APRIL 2017
checked	
scale: as indicated	**project no.:** P-433

sheet title:
Avg Grade Plan

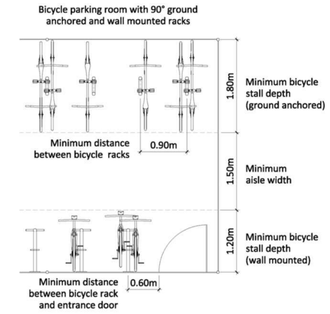
P433.Plans.vwx

sheet no.: A1.04
rev.: 4

plotted: 19-5-17 11:53:48 AM



LONG TERM BIKE PARKING CONFIGURATIONS
(PROPOSED SCHEDULE C)



revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
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issues:

2018-04-25	Issued for Design Panel
2018-06-11	Re-Issued for Rezoning
2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Bike Parking

P433.Plans.vwx

sheet no.: A1.05 **rev.:** 5

plotted: 19-5-17 11:53:49 AM

1 Bike Parking
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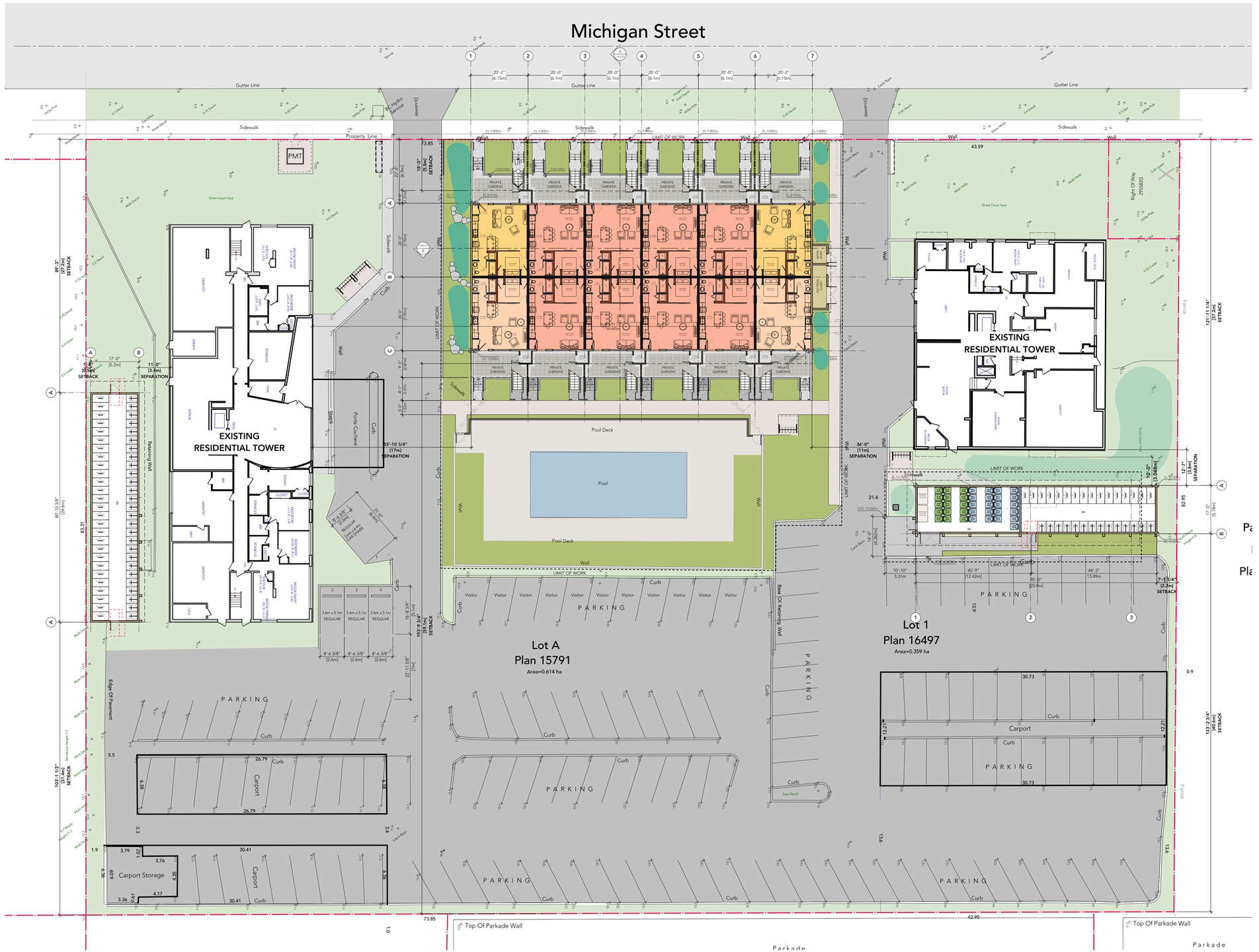

1 BUILDING 1: GROUND LEVEL PLAN OVERALL

Scale: 1:200

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning
5	2019-05-17	Comments from Planning

issues:

2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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project:

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415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

drawn: KB/MCH	date: AUGUST 2018
checked	
scale: as indicated	project no.: P-433

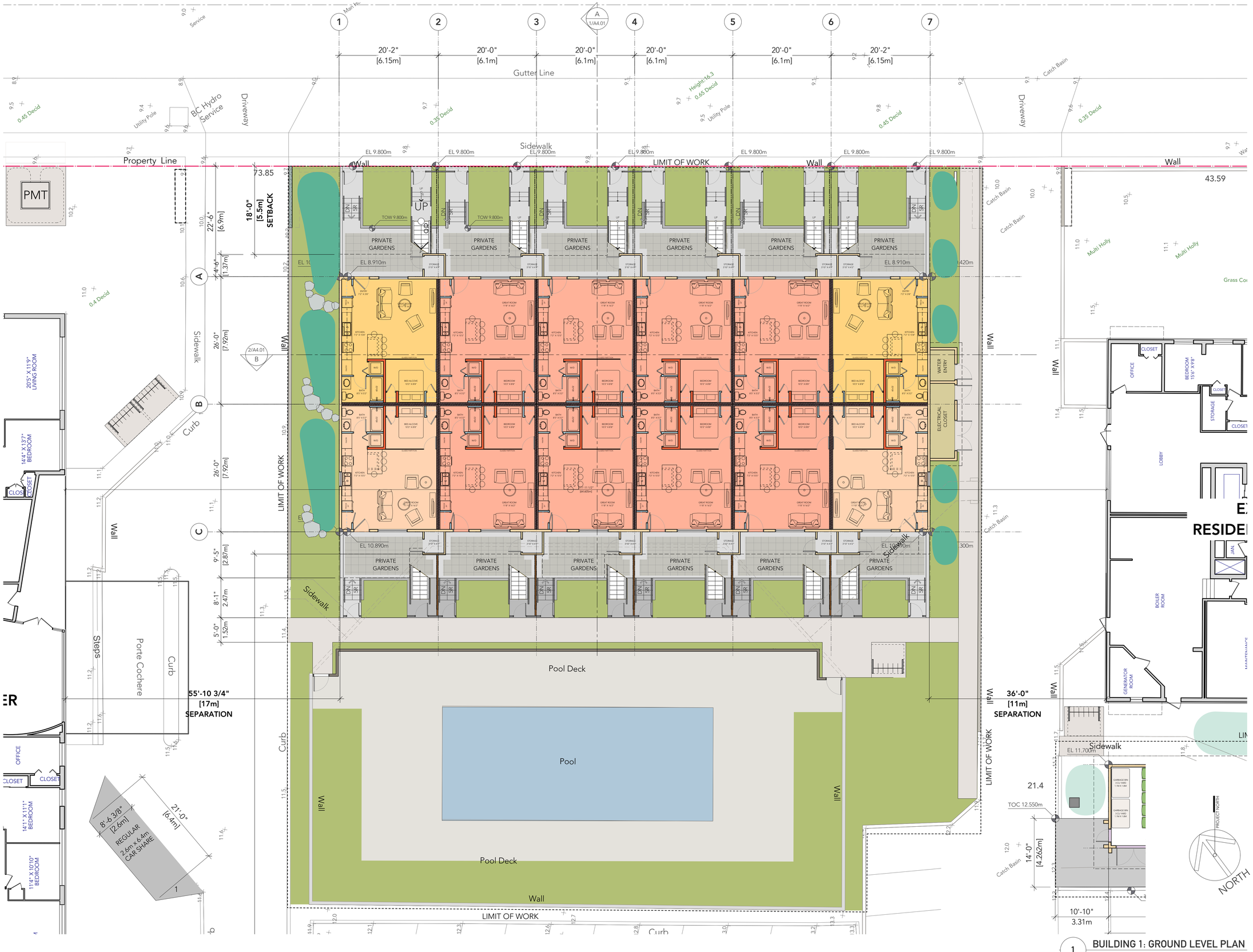
sheet title:
Ground Floor Plan Overall

P433.Plans.vwx

sheet no.: A3.00

rev.: 5

plotted: 19-5-17 11:53:49 AM



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

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
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Starlight Investments

consultant:

seal:

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

sheet title:
Ground Floor Plan

P433.Plans.vwx

sheet no.: A3.01 **rev.:** 4

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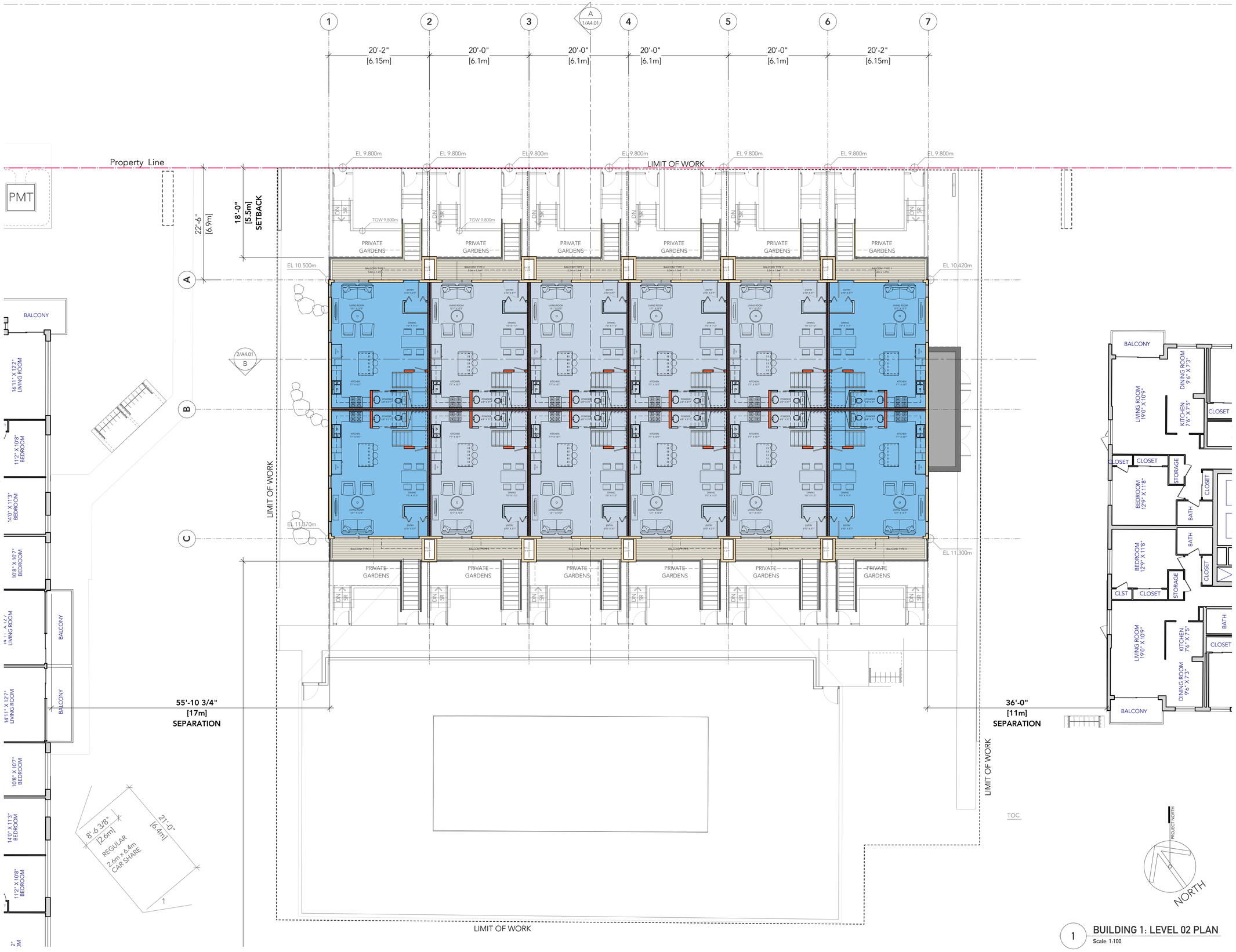

1 BUILDING 1: LEVEL 02 PLAN
Scale: 1:100

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning

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2017-11-21	Issued for CALUC
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Starlight Investments

consultant:

seal:

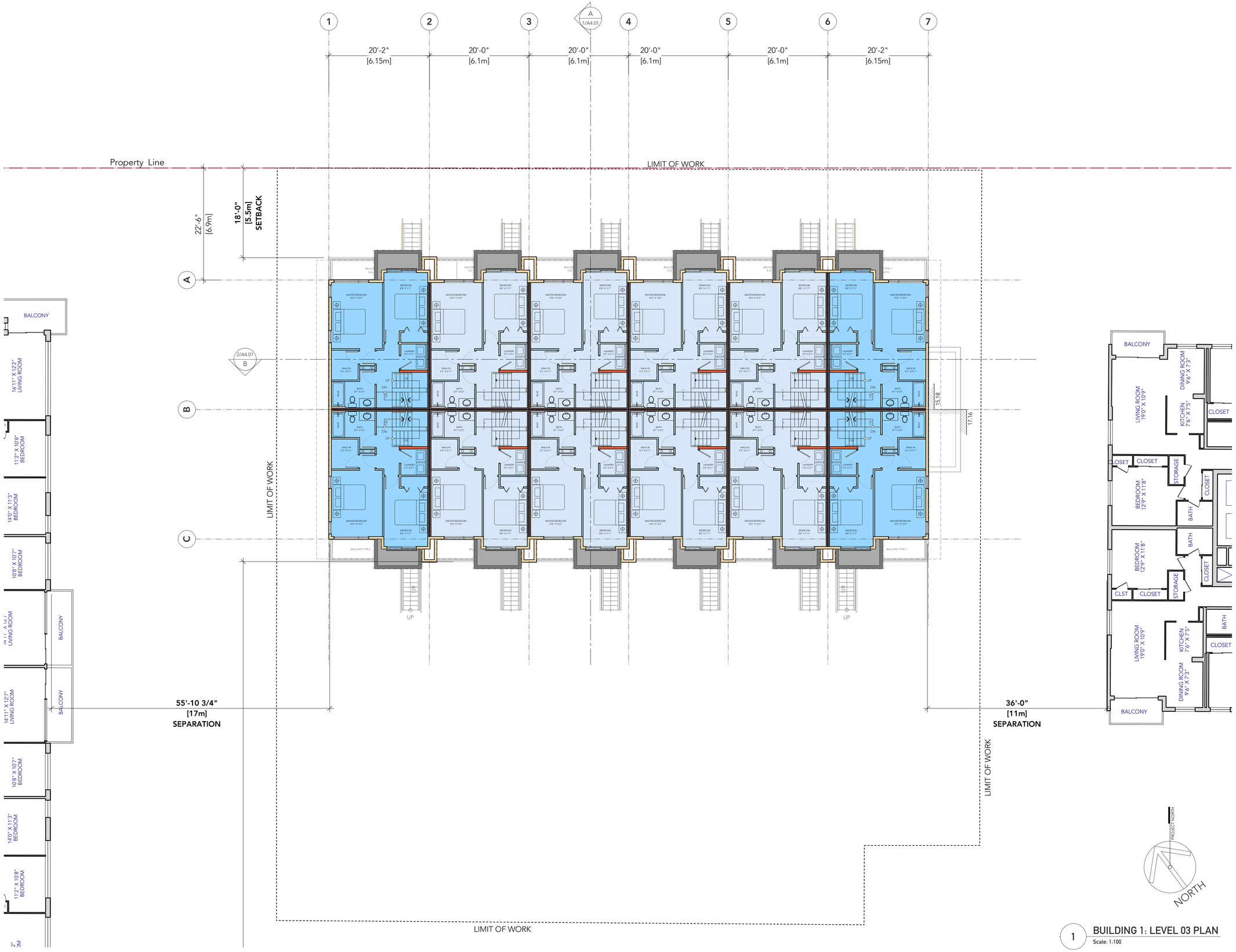
drawn:	date:
KB/MCH	APRIL 2017
checked	
scale:	**project no.:**
as indicated	P-433

sheet title:
Level 02 Floor Plan

P433.Plans.vwx

sheet no.: A3.02
rev.: 4

plotted: 19-5-17 11:53:49 AM



1 BUILDING 1: LEVEL 03 PLAN
Scale: 1:100

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
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VICTORIA BC

Starlight Investments

consultant:

seal:

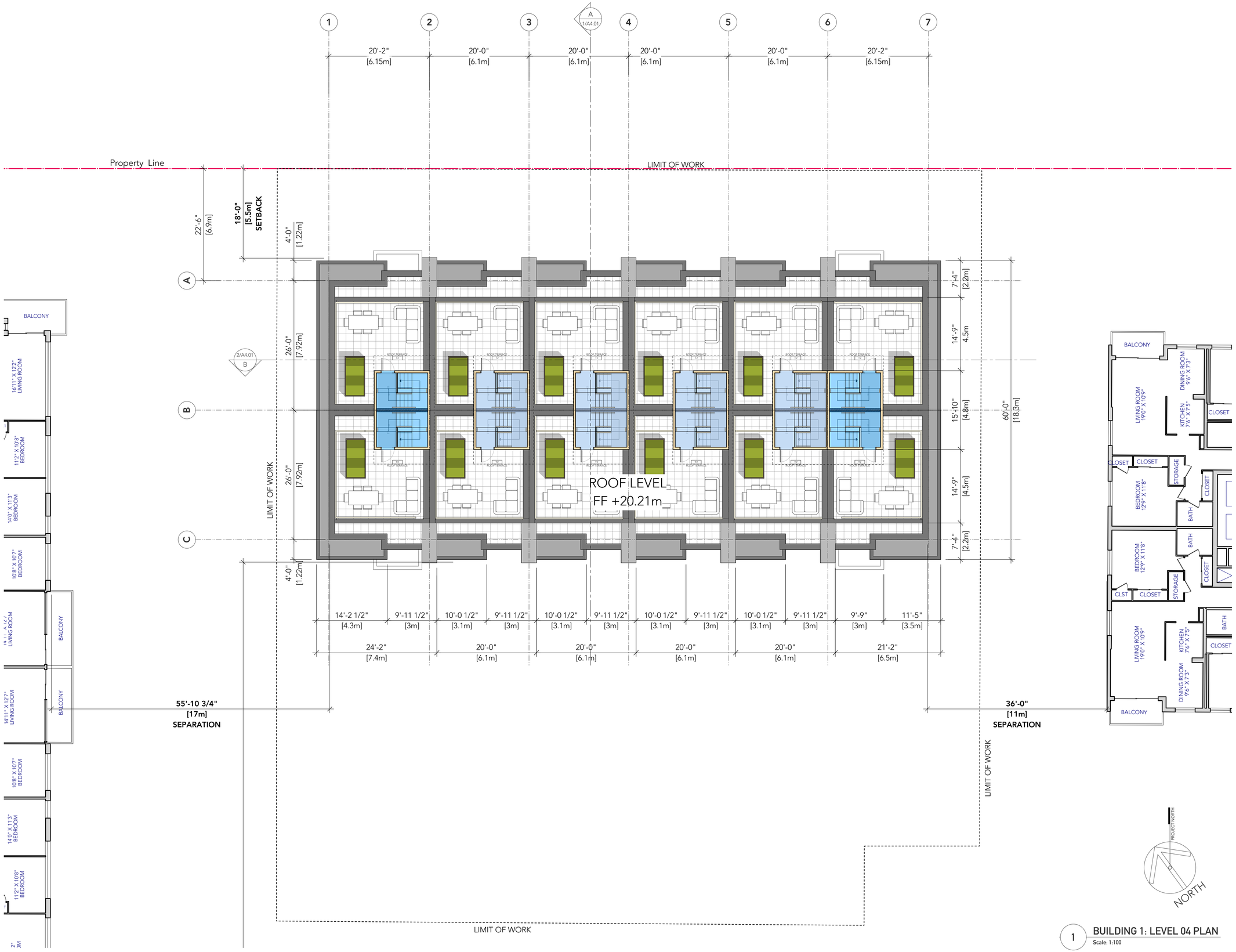
drawn:	date:
KB/MCH	APRIL 2017
checked	
scale:	**project no.:**
as indicated	P-433

sheet title:
Level 03 Floor Plan

P433.Plans.vwx

sheet no.: A3.03
rev.: 4

plotted: 19-5-17 11:53:49 AM



1 BUILDING 1: LEVEL 04 PLAN
Scale: 1:100

revisions:

no.	date	description
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2	2018-04-25	CALUC/ARS Comments Mar 27/18
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project:

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415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

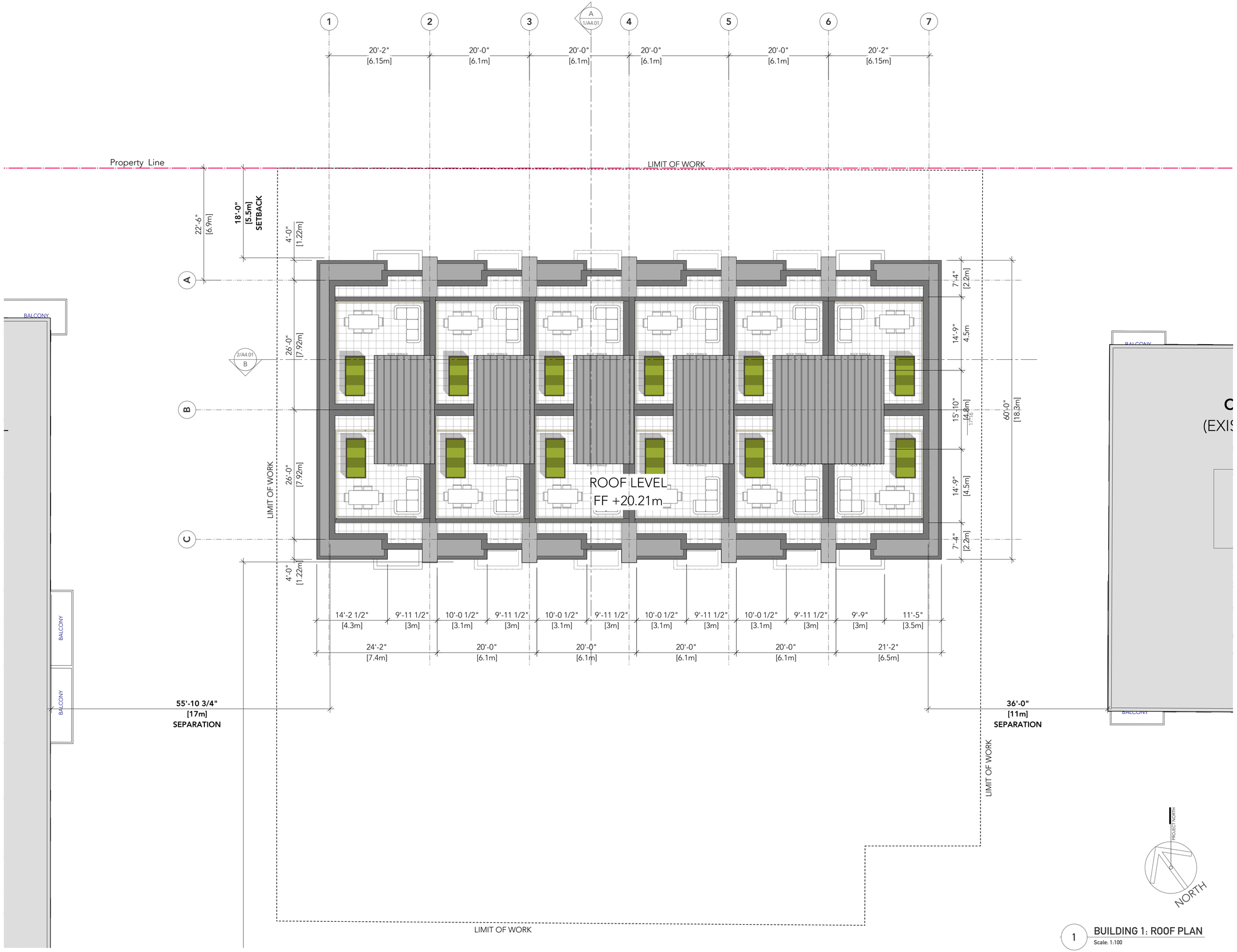
drawn: KB/MCH	date: APRIL 2017
checked	
scale: as indicated	project no.: P-433

sheet title:
Level 04 Floor Plan

P433.Plans.vwx

sheet no.: A3.04
rev.: 4

plotted: 19-5-17 11:53:49 AM



1 BUILDING 1: ROOF PLAN
Scale: 1:100

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
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2018-03-09	Issued for Rezoning
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415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

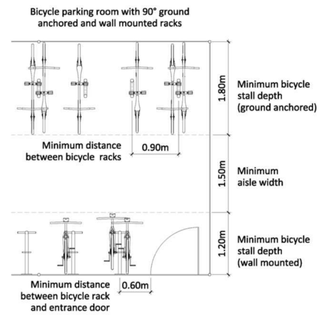
sheet title:
Roof Plan

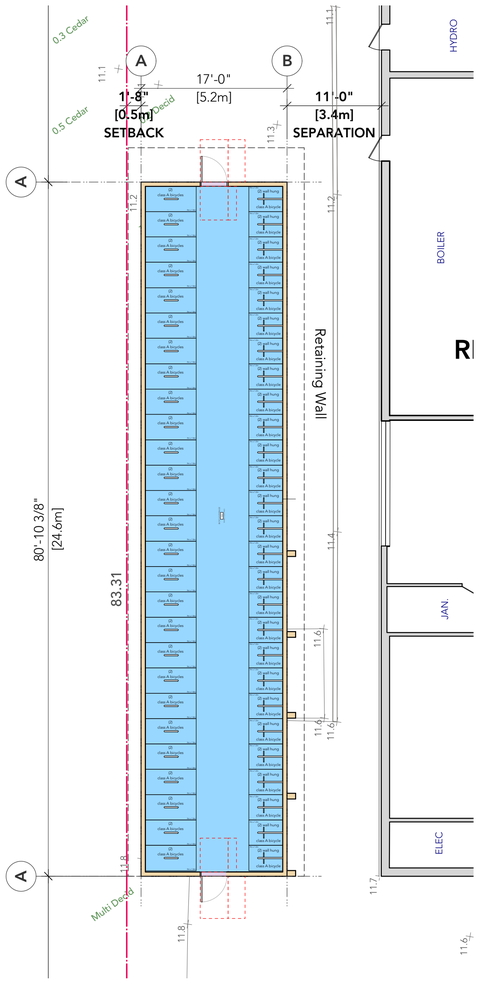
P433.Plans.vwx

sheet no.: A3.05
rev.: 4

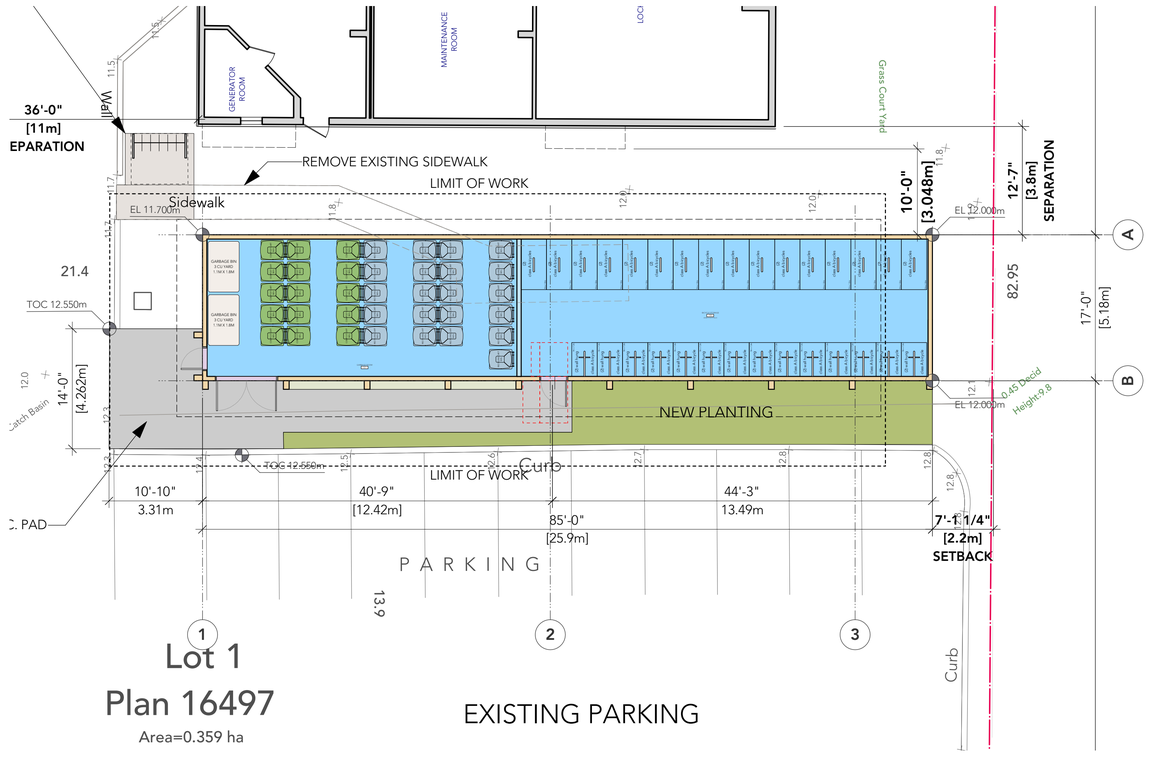
plotted: 19-5-17 11:53:49 AM

LONG TERM BIKE PARKING CONFIGURATIONS
(AS PER SCHEDULE C)





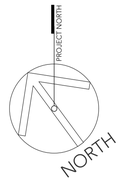
1 BUILDING 3: GARBAGE - BIKE ROOM PLAN
Scale: 1:100



Lot 1
Plan 16497
Area=0.359 ha

EXISTING PARKING

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



revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
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4	2019-02-28	Comments from Planning

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2019-05-17	Re-Issued for Rezoning

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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:

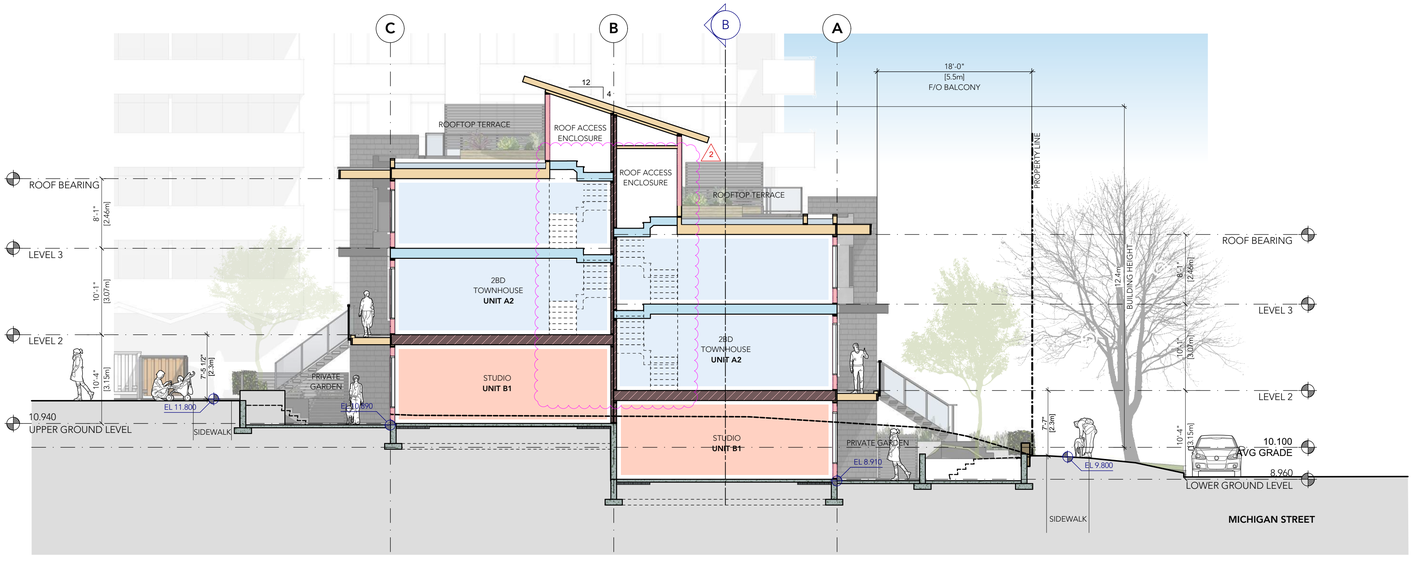
drawn: KB/MCH	date: APRIL 2017
checked	
scale: as indicated	project no.: P-433

sheet title:
Garbage/ Recycling / Bike Locker Plan

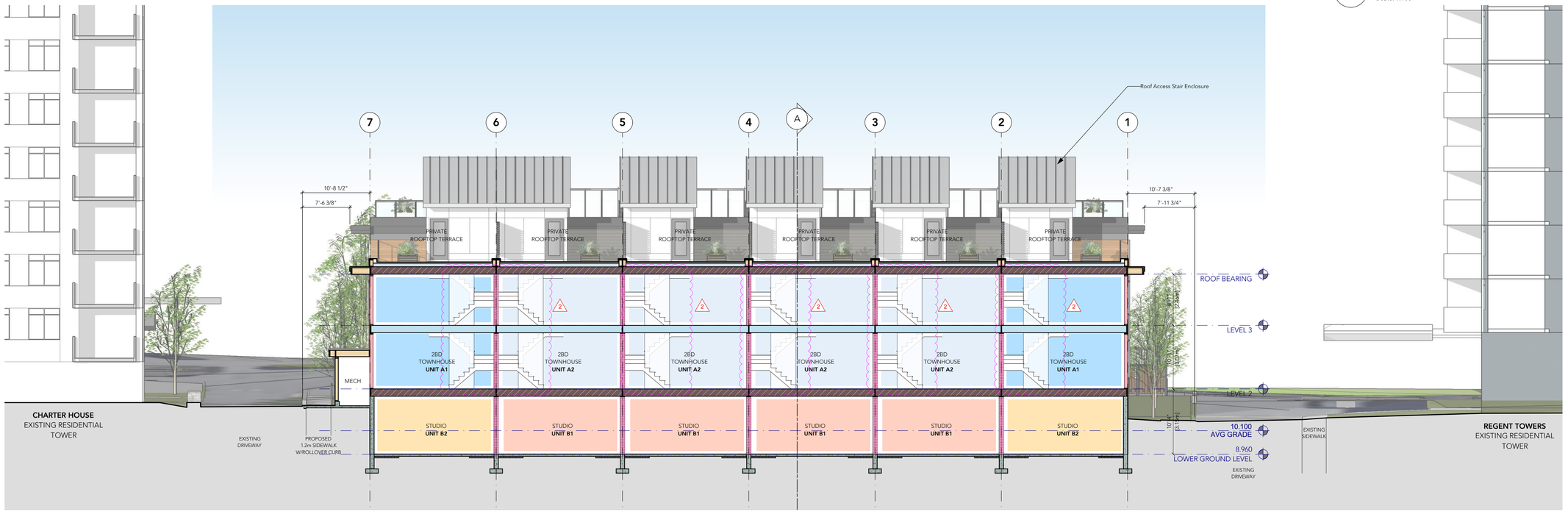
P433.Plans.vwx

sheet no.: A3.06
rev.: 4

plotted: 19-5-17 11:53:49 AM



1 SECTION A-A
Scale: 1:100



2 SECTION B-B
Scale: 1:100

revisions:

no.	date	description
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3	2018-06-11	ADP Comments
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4	2019-05-17	Comments from Planning

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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: as noted	project no.: 433

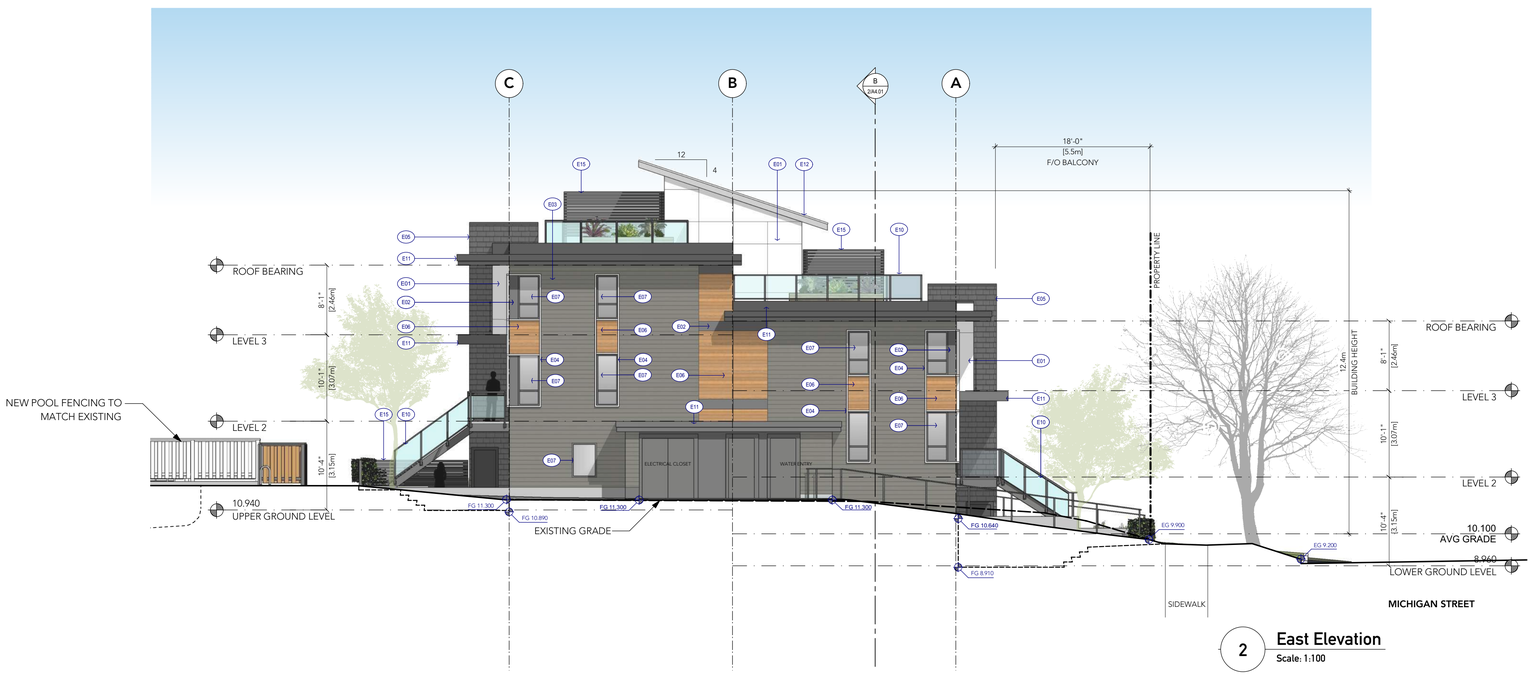
sheet title:
Sections

P433.Sections.vwx

sheet no.: A4.01
rev.: 4

plotted: 19-5-17 12:04:43 PM

1 North Elevation (Michigan St.)
Scale: 1:100



2 East Elevation
Scale: 1:100

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	ELEMENT	FINISH	COLOUR (OR APPROVED EQUAL)
CLADDING			
E01	CEMENTITIOUS PANEL SYSTEM (HARDIE PANEL)	PREFINISHED	ARCTIC WHITE
E02	CEMENTITIOUS PANEL SYSTEM (HARDIE 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
E06	ALUMINUM SOFFIT / SIDING	PREFINISHED	LONGBOARD WOODGRAIN - DARK FIR
DOORS / WINDOWS			
E07	RESIDENTIAL VINYL WINDOWS	PREFINISHED	BLACK
E08	RESIDENTIAL VINYL GLAZED SWING DOOR	PREFINISHED	BLACK
E09	GLAZED WOOD SWING DOOR (ENTRY)	PREFINISHED	WOODGRAIN / DIFFUSED GLASS
METALS / GLASS			
E10	ALUMINUM GUARDRAILS WITH TEMPERED GLASS	PREFINISHED	BLACK CHARCOAL GUARDS, CLEAR GLASS
E11	METAL FLASHING	PREFINISHED	BLACK
E12	STANDING SEAM METAL ROOFING	PREFINISHED	CHARCOAL (DARK GRAY)
E13	PRIVACY GLAZING	-	DIFFUSED WHITE
WOODS			
E14	EXTERIOR WOOD STAIRS W/ CONC. TREADS,	STAINED WD / CONC	SLATE / NATURAL CONCRETE
E15	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	SLATE

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.

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415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

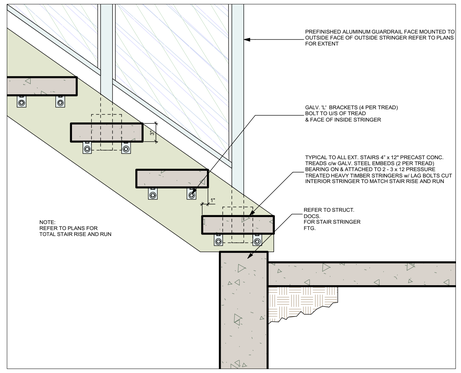
drawn: DM/KB	date: April 2017
checked	
scale: as noted	project no.: 433

sheet title:
North Elevation
East Elevation

P433.Elevations.vwx

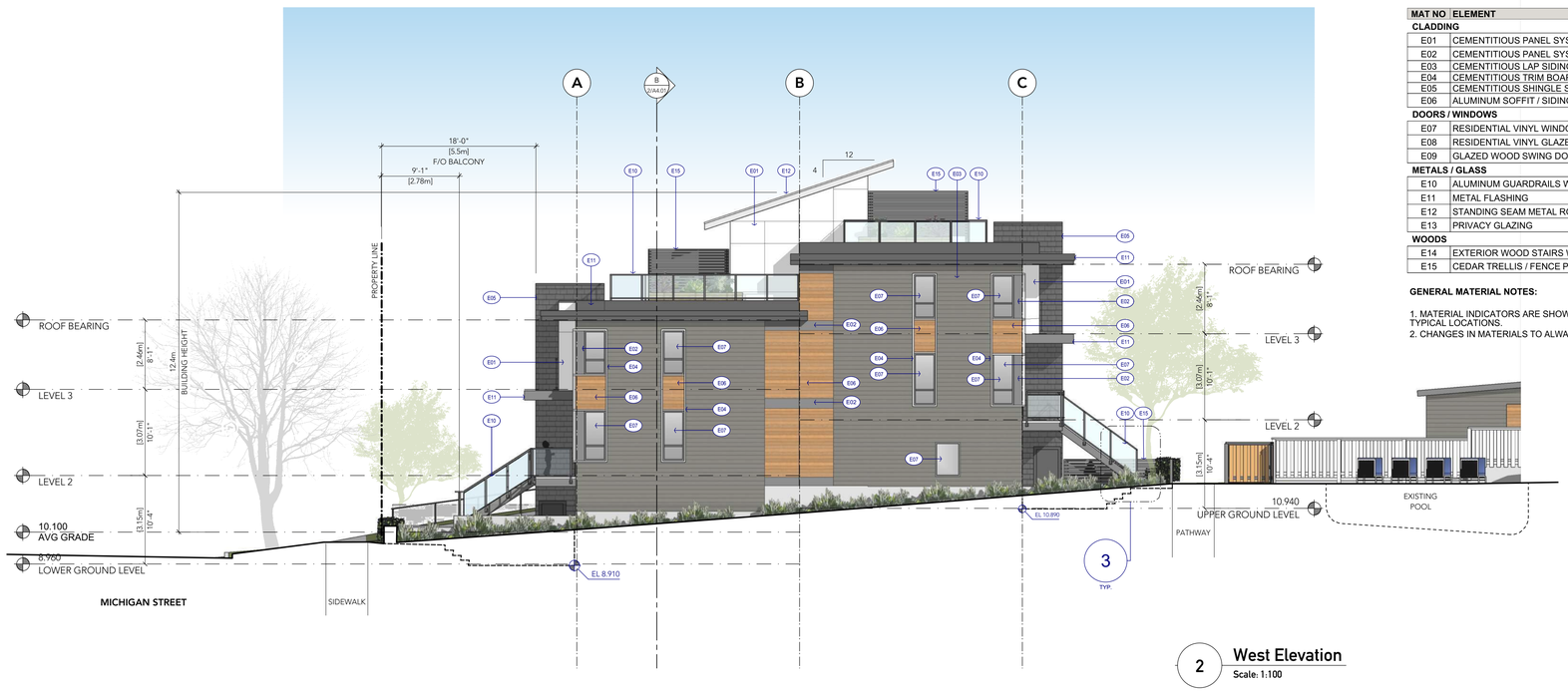
sheet no.: A5.01
rev.: 4

plotted: 19-5-17 11:49:50 AM



3 **Detail: Typ. Exterior Stair**
Scale: 1:12

1 **South Elevation**
Scale: 1:100



2 **West Elevation**
Scale: 1:100

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	ELEMENT	FINISH	COLOUR (OR APPROVED EQUAL)
CLADDING			
E01	CEMENTITIOUS PANEL SYSTEM (HARDIE PANEL)	PREFINISHED	ARCTIC WHITE
E02	CEMENTITIOUS PANEL SYSTEM (HARDIE 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
E06	ALUMINUM SOFFIT / SIDING	PREFINISHED	LONGBOARD WOODGRAIN - DARK FIR
DOORS / WINDOWS			
E07	RESIDENTIAL VINYL WINDOWS	PREFINISHED	BLACK
E08	RESIDENTIAL VINYL GLAZED SWING DOOR	PREFINISHED	BLACK
E09	GLAZED WOOD SWING DOOR (ENTRY)	PREFINISHED	WOODGRAIN / DIFFUSED GLASS
METALS / GLASS			
E10	ALUMINUM GUARDRAILS WITH TEMPERED GLASS	PREFINISHED	BLACK CHARCOAL GUARDS, CLEAR GLASS
E11	METAL FLASHING	PREFINISHED	BLACK
E12	STANDING SEAM METAL ROOFING	PREFINISHED	CHARCOAL (DARK GRAY)
E13	PRIVACY GLAZING	-	DIFFUSED WHITE
WOODS			
E14	EXTERIOR WOOD STAIRS W/ CONC. TREADS,	STAINED WD / CONC	SLATE / NATURAL CONCRETE
E15	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	SLATE

GENERAL MATERIAL NOTES:

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

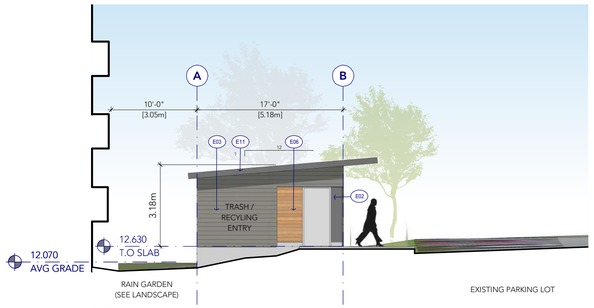
drawn: DM/KB	date: April 2017
checked	
scale: as noted	project no.: 433

sheet title:
South Elevation
West Elevation

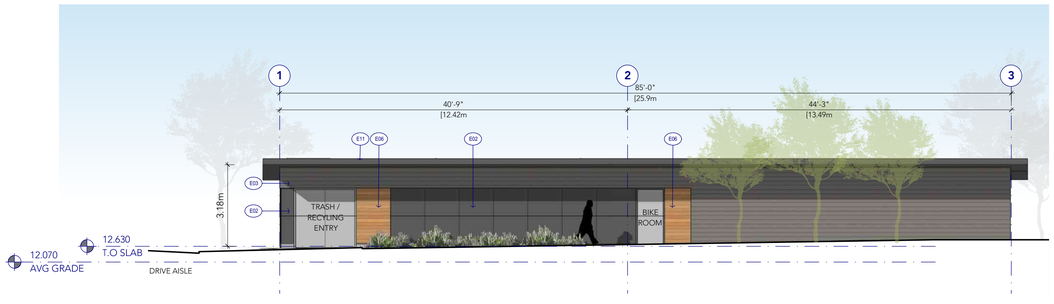
P433.Elevations.vwx

sheet no.: A5.02
rev.: 4

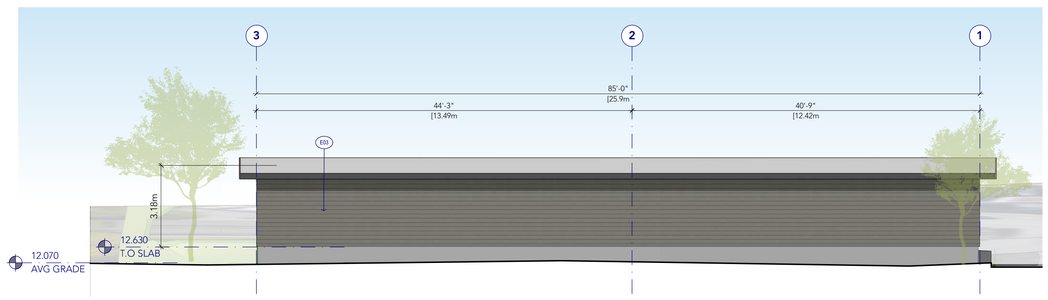
plotted: 19-5-17 11:49:50 AM



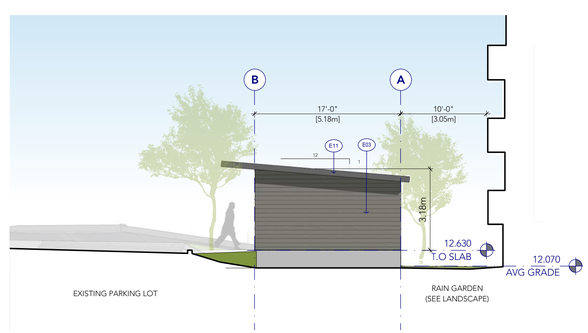
1 **East Bike Storage West Elevation**
Scale: 1:100



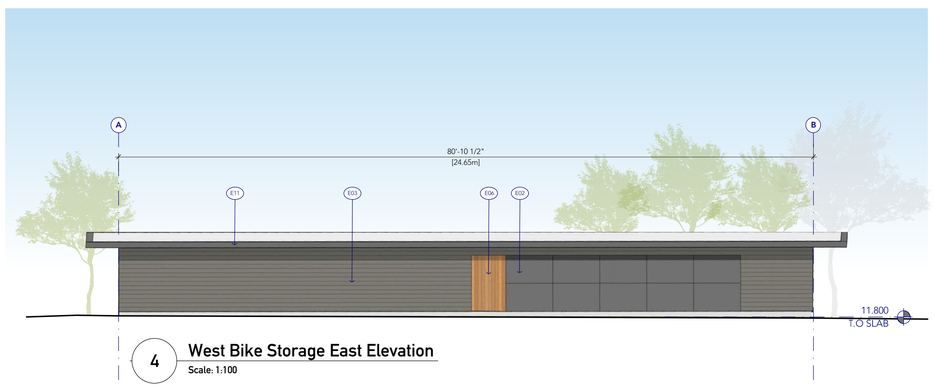
2 **East Bike Storage South Elevation**
Scale: 1:100



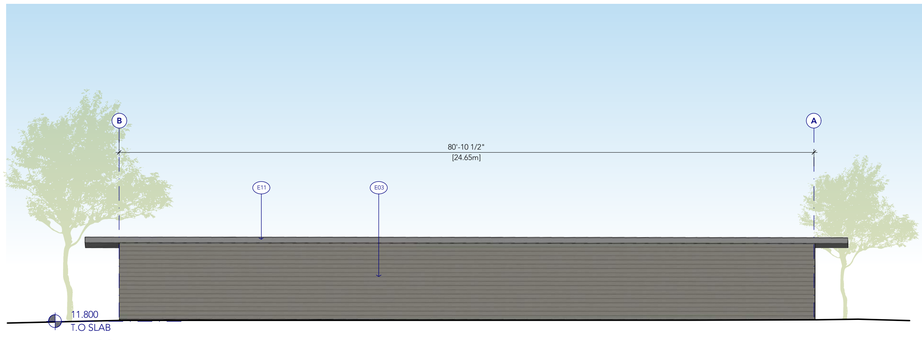
3 **East Bike Storage North Elevation**
Scale: 1:100



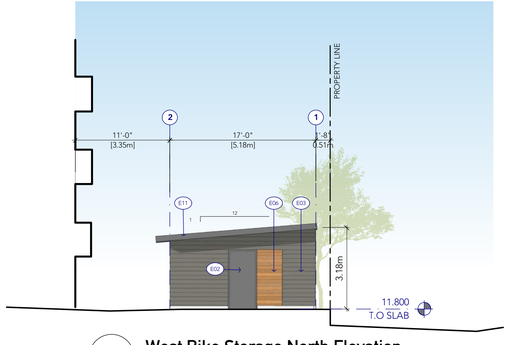
4 **East Bike Storage East Elevation**
Scale: 1:100



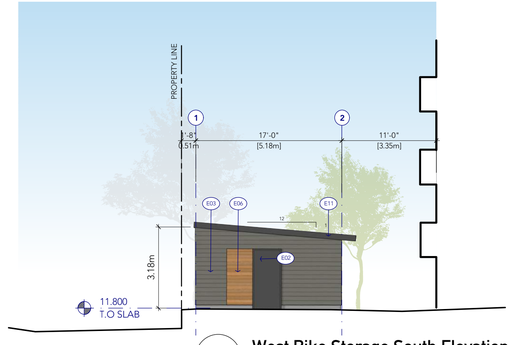
4 **West Bike Storage East Elevation**
Scale: 1:100



1 **West Bike Storage West Elevation**
Scale: 1:100



3 **West Bike Storage North Elevation**
Scale: 1:100



2 **West Bike Storage South Elevation**
Scale: 1:100

EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO	ELEMENT	FINISH	COLOUR (OR APPROVED EQUAL)
CLADDING			
E01	CEMENTITIOUS PANEL SYSTEM (HARDIE PANEL)	PREFINISHED	ARCTIC WHITE
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E04	CEMENTITIOUS TRIM BOARD (HARDIE TRIM)	PREFINISHED	ARCTIC WHITE
E05	CEMENTITIOUS SHINGLE SIDING (HARDIE SHINGLE)	PREFINISHED	IRON GRAY
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E07	RESIDENTIAL VINYL WINDOWS	PREFINISHED	BLACK
E08	RESIDENTIAL VINYL GLAZED SWING DOOR	PREFINISHED	BLACK
E09	GLAZED WOOD SWING DOOR (ENTRY)	PREFINISHED	WOODGRAIN / DIFFUSED GLASS
METALS / GLASS			
E10	ALUMINUM GUARDRAILS WITH TEMPERED GLASS	PREFINISHED	BLACK CHARCOAL GUARDS, CLEAR GLASS
E11	METAL FLASHING	PREFINISHED	BLACK
E12	STANDING SEAM METAL ROOFING	PREFINISHED	CHARCOAL (DARK GRAY)
E13	PRIVACY GLAZING	-	DIFFUSED WHITE
WOODS			
E14	EXTERIOR WOOD STAIRS W/ CONC. TREADS,	STAINED WD / CONC	SLATE / NATURAL CONCRETE
E15	CEDAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	SLATE

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415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

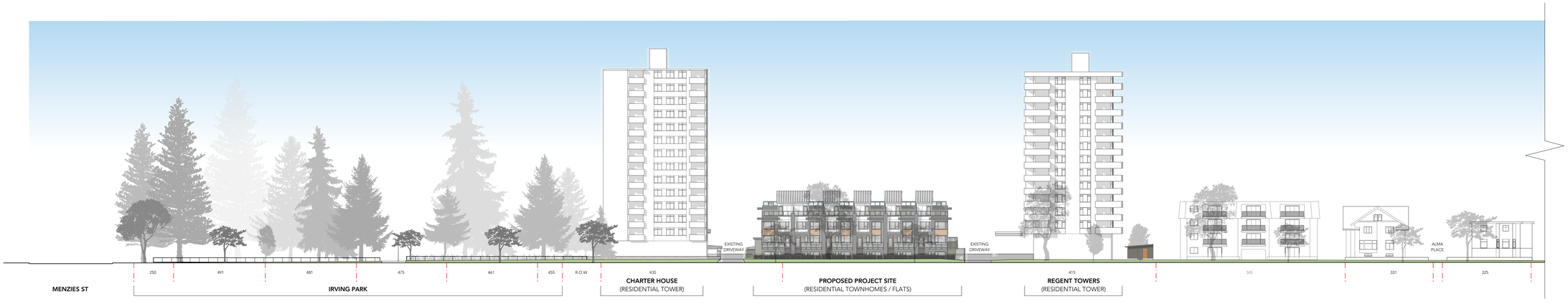
sheet title:
Trash / Bike Storage Elevations

P433.Elevations.vwx

sheet no.: A5.03
rev.: 5

plotted: 19-5-17 11:49:50 AM

1 **Michigan Street Plan**
Scale: 1:400



2 **Michigan Street Elevation**
Scale: 1:400

revisions:

no.	date	description
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consultant:

seal:

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

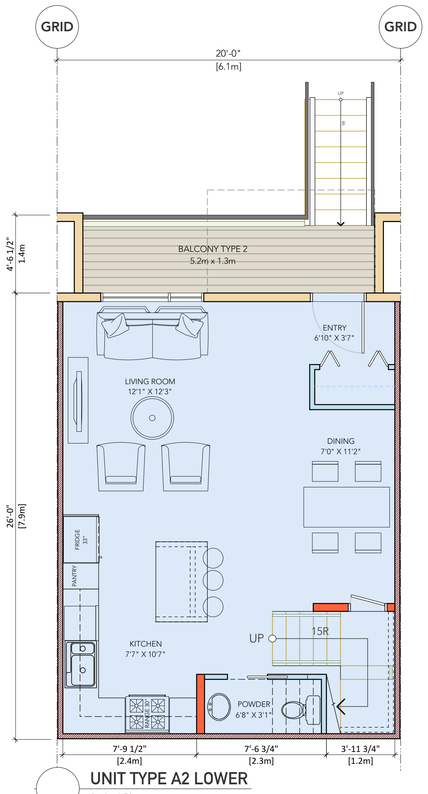
sheet title:
Elevations

P433.Elevations.vwx

sheet no.:
A5.04

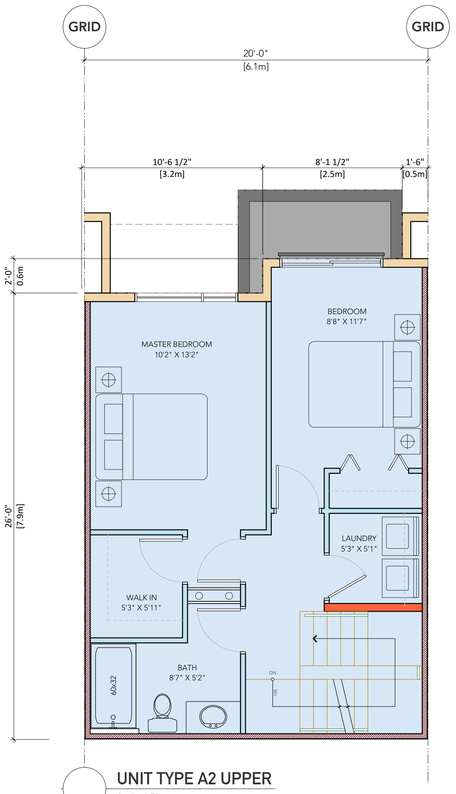
rev.: 5

plotted: 19-5-17 11:49:50 AM



UNIT TYPE A2 LOWER

Scale: 1:50



UNIT TYPE A2 UPPER

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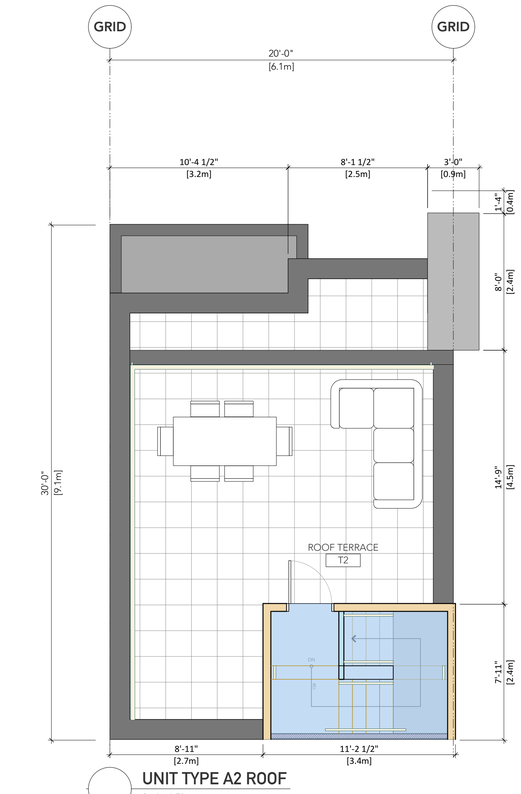
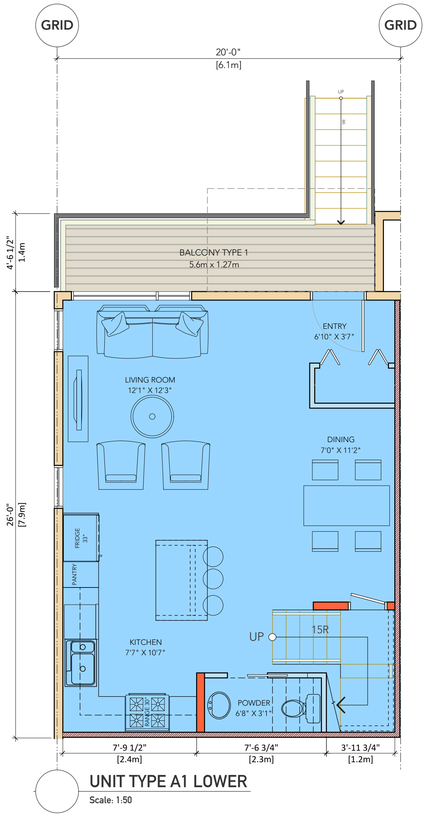


UNIT TYPE A2 ROOF

Scale: 1:50

Unit Type A
2 BDRM / 1.5 BA
2 Storey Cityhome



UNIT TYPE A1 LOWER

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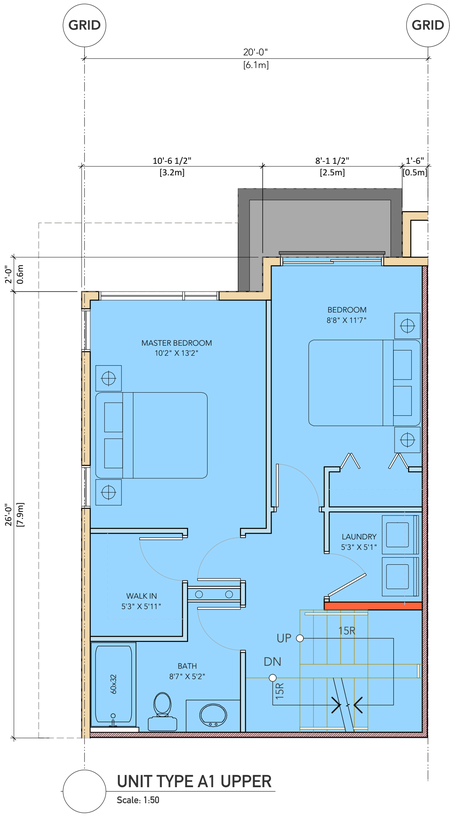

UNIT TYPE A1 UPPER

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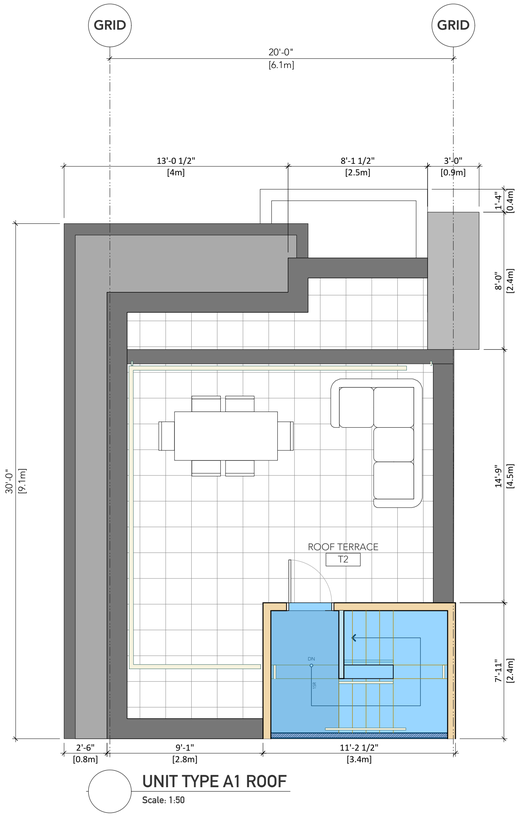

UNIT TYPE A1 ROOF

Scale: 1:50

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning

issues:

2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning
2018-04-25	Issued for Design Panel
2018-06-11	Re-Issued for Rezoning
2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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BHA Architecture Inc.

Suite 205 - 1628 West 1st Avenue, Vancouver B.C.
Telephone: (604) 730-8100 | Web: www.bha.ca

project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Typ. Unit Plans
TYPE A

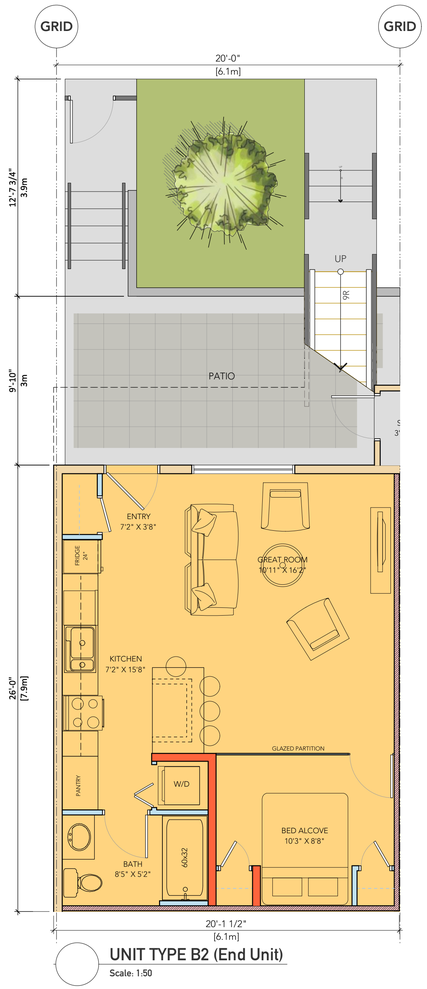
P433.Plans.vwx

sheet no.: A6.01

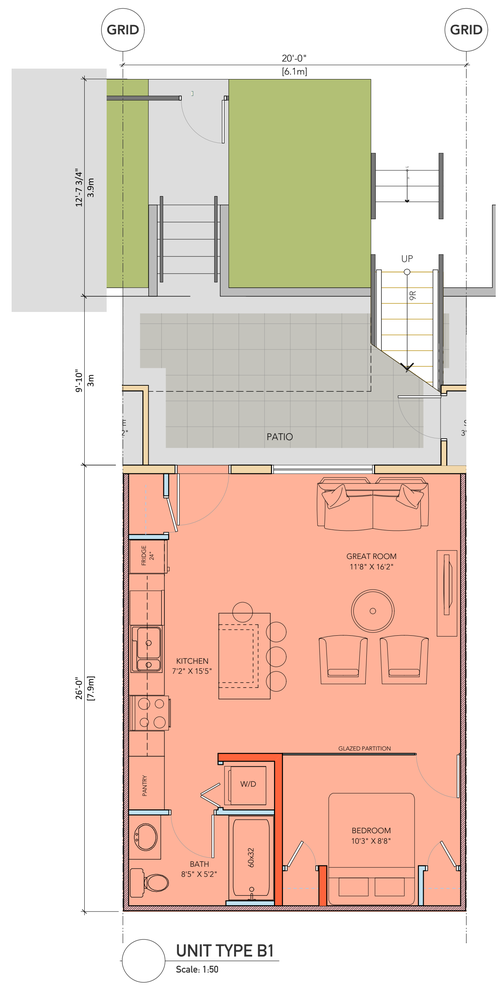
rev.: 4

plotted: 19-5-17 11:53:49 AM

Unit Type B
Jr. 1-Bedroom
Ground Oriented Flat



UNIT TYPE B2 (End Unit)
Scale: 1:50



UNIT TYPE B1
Scale: 1:50

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
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issues:

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2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Typ. Unit Plans
TYPE B

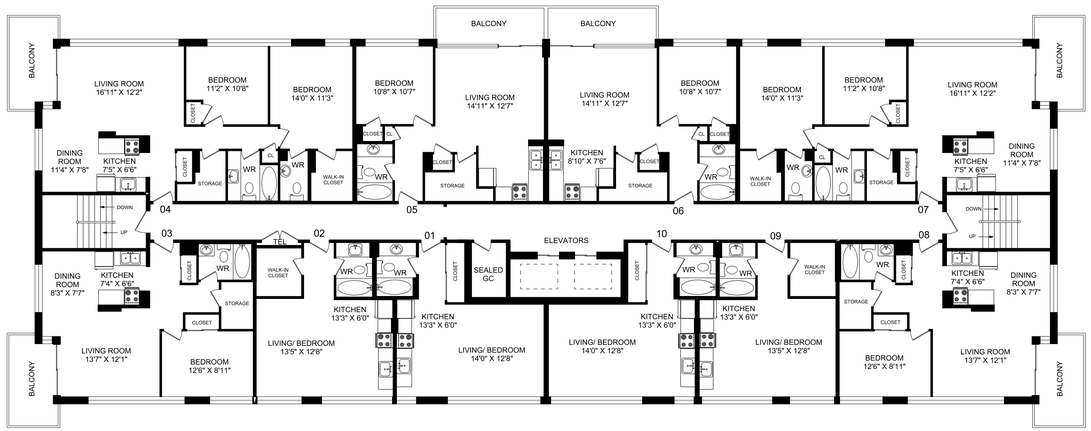
P433.Plans.vwx

sheet no.: A6.02
rev.: 4

plotted: 19-5-17 11:53:49 AM

415 MICHIGAN STREET

VICTORIA, BC



TYPICAL FLOOR
FLOORS 2-14
*NO 13th FLOOR

Starlight INVESTMENTS OCTOBER 2015

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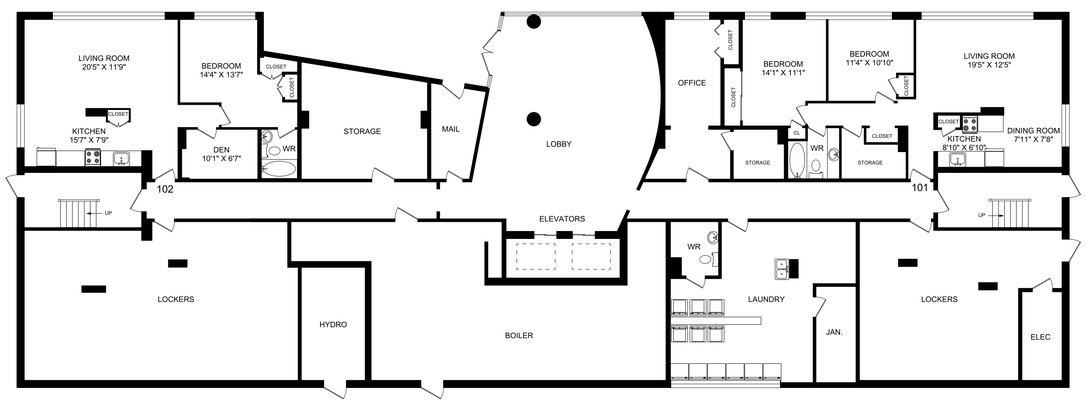
ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE



MAIN FLOOR

Starlight INVESTMENTS OCTOBER 2015

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ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

415 MICHIGAN STREET, VICTORIA BC

TYPICAL FLOORS

LINE	1	2	3	4	5	6	7	8	9	10							FLOOR 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**
LINE 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.																	

UNIQUE FLOOR

FLOOR																	
MAIN	101	102	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FLOOR
	2 BEDROOM	1 BEDROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SQ.FT.
	951	808	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**1,759**

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

PLANiT Measuring- September 2015

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Mississauga, Ontario
L5G 1E3
T: 905.271.7010
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www.planitmeasuring.com

NOTE:

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The areas and gross floor areas have not been verified by BHA.

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
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4	2019-02-28	Comments from Planning

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2019-05-17	Re-Issued for Rezoning

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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Existing Buildings
Regent Tower
415 Michigan St

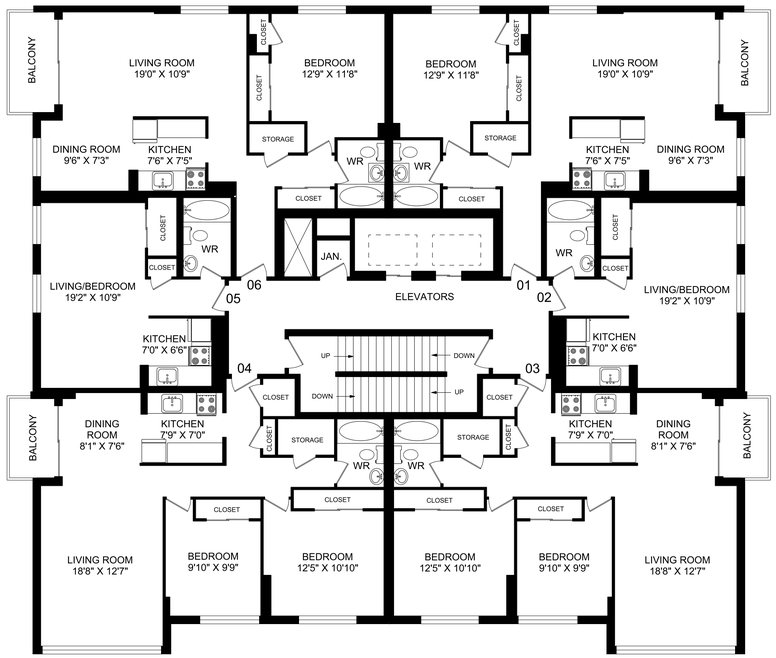
P433.Plans.vwx

sheet no.: A-AD.01
rev.: 4

plotted: 19-5-17 11:53:49 AM

435 MICHIGAN STREET

VICTORIA, BC



TYPICAL FLOOR

Starlight Investments
OCTOBER 2015

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ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

MAIN FLOOR

Starlight Investments
OCTOBER 2015

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ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
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2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning
2018-04-25	Issued for Design Panel
2018-06-11	Re-Issued for Rezoning
2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-Issued for Rezoning

435 MICHIGAN STREET, VICTORIA BC

TYPICAL FLOORS

LINE	1	2	3	4	5	6	FLOOR TOTALS SQ.FT.
	1 BEDROOM	BACHELOR	2 BEDROOM	2 BEDROOM	BACHELOR	1 BEDROOM	
FLOOR							
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	**9,060**	**4,944**	**10,800**	**10,800**	**4,944**	**9,060**	**49,608**
SQ.FT.							

UNIQUE FLOOR

FLOOR																	
MAIN FLOOR	101	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	FLOOR
	1 BEDROOM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SQ.FT.
	659	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**659**

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
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**

Additional Files

Fire Schematics

CAD Files

Main Directory

PLANiT Measuring- September 2015

PLANIT MEASURING

Unit C -94 Lakeshore Road East
Mississauga, Ontario
L5G 1E3
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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

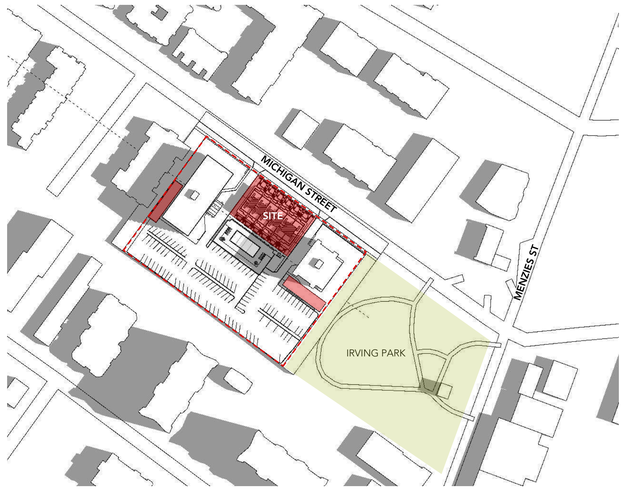
sheet title:
Existing Buildings
Charter House
435 Michigan

P433.Plans.vwx

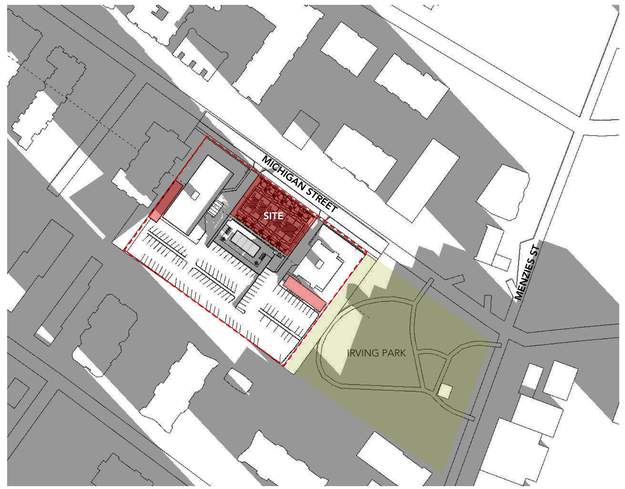
sheet no.: A-AD.02
rev.: 4

plotted: 19-5-17 11:53:49 AM

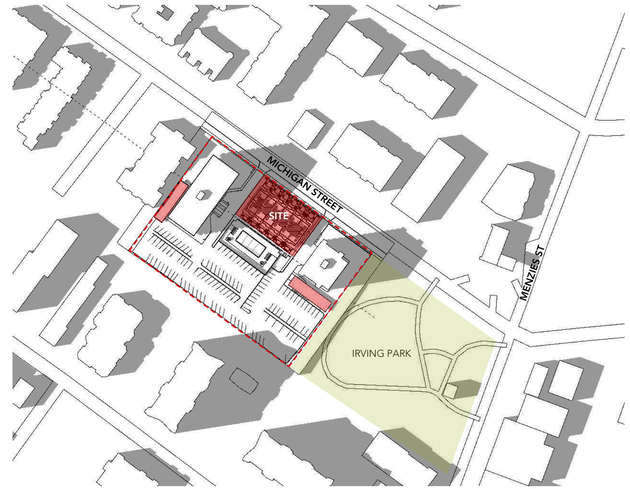
SHADOW STUDY



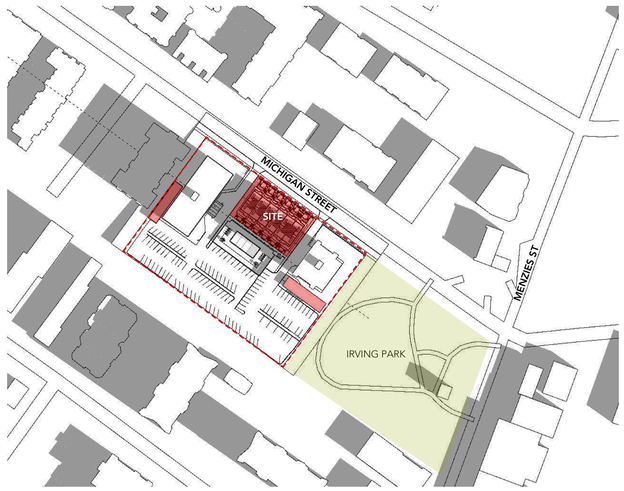
SUMMER SOLSTICE — JUNE 21 - 9AM



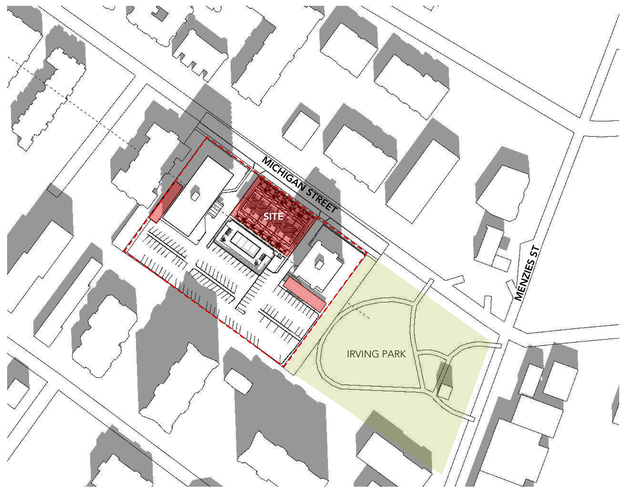
JUNE 21 - NOON



JUNE 21 - 4PM

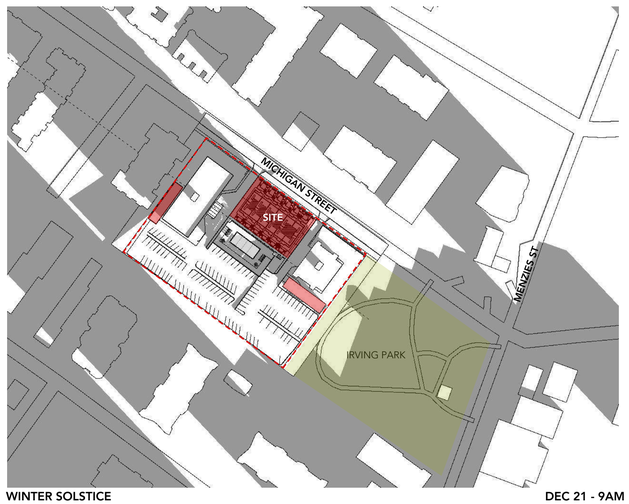


FALL EQUINOX — SEPT 21 - 9AM



SEPT 21 - NOON

SEPT 21 - 4PM



WINTER SOLSTICE — DEC 21 - 9AM

DEC 21 - NOON

NORTH

DEC 21 - 4PM

revisions:

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUC/ARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-05-17	Comments from Planning

issues:

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2018-06-11	Re-Issued for Rezoning
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project:

Proposed Residential Infill
415/435 Michigan Street
VICTORIA BC

Starlight Investments

consultant:

seal:

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

sheet title:
Shadow Study

P433.Shadow Study.vwx

sheet no.: A-AD.03 **rev.:** 4

plotted: 19-5-17 12:07:40 PM

REGENT TOWER
415 MICHIGAN ST

REMOVE / MINIMIZE EXISTING STONE WALLS ALONG DRIVEWAY FOR VISIBILITY

EXISTING DRIVEWAY

LIMIT OF PROPOSED NEW 24-UNIT INFILL HOUSING PROJECT

NEW SIDEWALK

1 **PERSPECTIVE VIEW ALONG MICHIGAN ST.**
Scale: NTS

revisions:

no.	date	description

issues:

2017-11-21	Issued for CALUC
2018-03-09	Issued for Rezoning
2018-04-25	Issued for Design Panel
2018-06-11	Re-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

P433.Perspectives.vwx

sheet no.:
A-AD.04
rev.:

plotted: 19-5-17 12:10:50 PM

1 MICHIGAN ST FRONTAGE
Scale: NTS

revisions:

no.	date	description

issues:

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

Starlight Investments

consultant:

seal:

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

sheet title:
PERSPECTIVE VIEW

P433.Perspectives.vwx

sheet no.:
A-AD.05
rev.:

plotted: 19-5-17 12:10:52 PM

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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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

P433.Perspectives.vwx

sheet no.:
A-AD.06
rev.:

plotted: 19-5-17 12:10:52 PM

REGENT TOWER
415 MICHIGAN ST

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
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consultant:

seal:

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

sheet title:
PERSPECTIVE VIEW

P433.Perspectives.vwx

sheet no.:
A-AD.07
rev.:

plotted: 19-5-17 12:10:53 PM

1 **BIRDSEYE VIEW**
Scale: NTS

revisions:

no.	date	description

issues:

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

consultant:

seal:

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

sheet title:
PERSPECTIVE VIEW

P433.Perspectives.vwx

sheet no.:
A-AD.08
rev.:

plotted: 19-5-17 12:10:53 PM

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
2018-04-25	Issued for Design Panel
2018-06-11	Re-Issued for Rezoning
2019-02-28	Re-Issued for Rezoning
2019-05-17	Re-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

P433.Perspectives.vwx

sheet no.:
A-AD.09
rev.:

plotted: 19-5-17 12:10:54 PM

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
2018-04-25	Issued for Design Panel
2018-06-11	Re-Issued for Rezoning
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2019-05-17	Re-Issued for Rezoning

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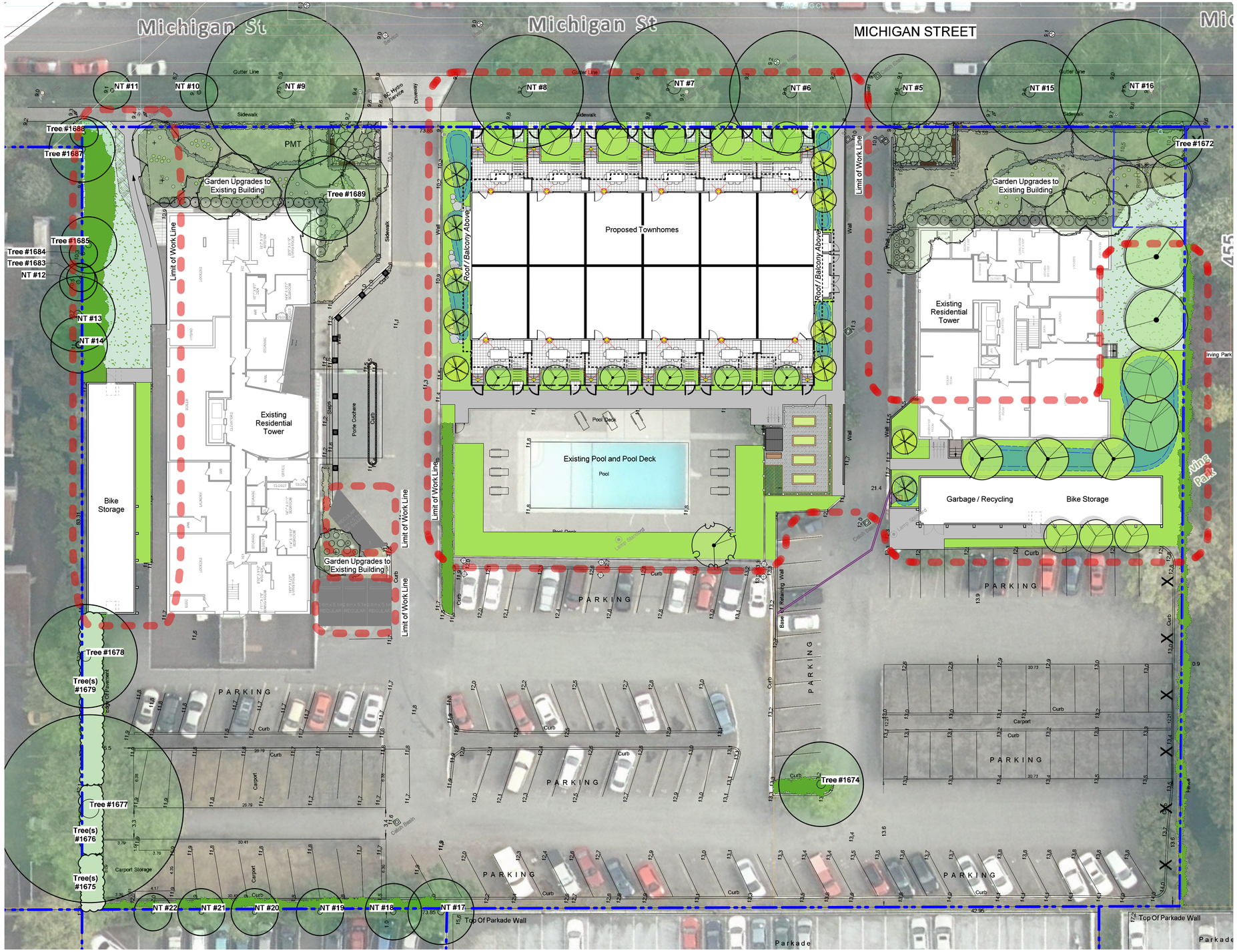

LEGEND

Property line

UNDERGROUND UTILITIES

EXISTING		PROPOSED
	Storm drain	
	Sewer	
	Water	
	Electrical	
	Gas	

LANDSCAPE MATERIALS

- Unit Paving
- Cast in place concrete paving
- Existing Lawn Area
- Ornamental Planting Area
- Existing Vegetation
- Rain Garden Area

EXISTING TREE SUMMARY

Existing Tree Retained - Tagged

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

TREE NOTES

1. Garden upgrades to existing buildings consists of (20) Betula nigra 'Cully' Heritage, River Brich and (2) Cercidiphyllum japonicum, Katsura Tree.

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 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.
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

N

NOT FOR CONSTRUCTION

rev no	description	date
7	SUPPLEMENTARY INFO	AUG.26.2019
6	REISSUED FOR REZONING	FEB.28.2019
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Sept. 6, 2019

client

STARLIGHT INVESTMENTS
3238 BLOOR STREET WEST,
SUITE 1400
TORONTO, ON

project

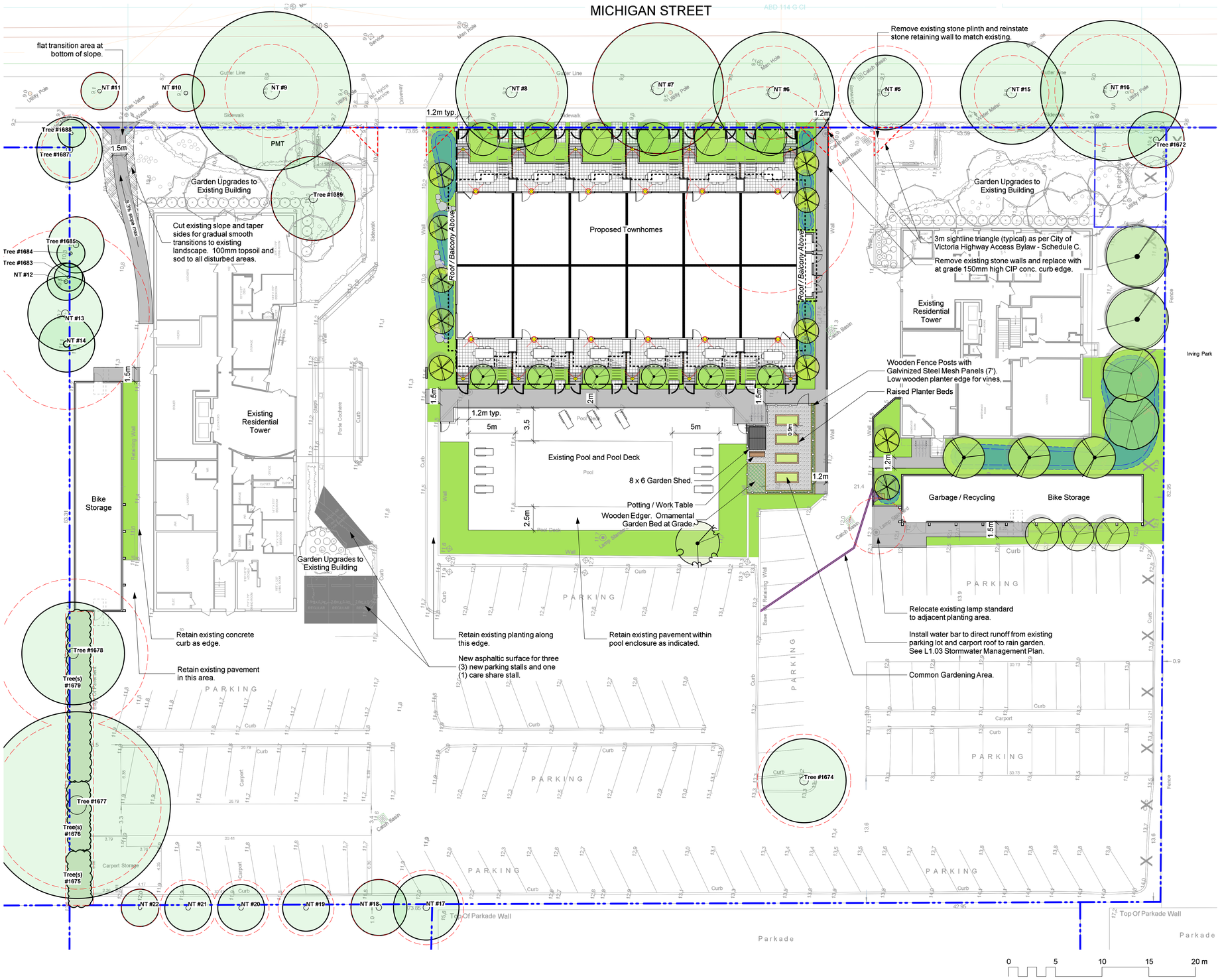
PROPOSED RESIDENTIAL INFILL DEVELOPMENT

415/435 MICHIGAN STREET, VICTORIA, BC

sheet title

Overall Site Plan

project no.	117.18
scale	1:200 @ 24"x36"
drawn by	JD
checked by	SM/PdG
revision no.	7
sheet no.	**L1.00**



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
- Gravel Surfacing
- Ornamental Planting Area
- Rain Garden Area

LANDSCAPE FURNISHINGS

- Bike Rack (6 bicycle capacity)
- Wayfinding Light
- Entry Light

EXISTING TREE SUMMARY

Existing Tree Retained

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

TREE NOTES

1. Garden upgrades to existing buildings consists of (20) Betula nigra 'Cully' Heritage, River Brich and (2) Cercidiphyllum japonicum, Katsura Tree.

IRRIGATION AND LIGHTING NOTES

1. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
2. 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.
3. Arborist to address sleeving of irrigation lines in protected root zone (PRZ) of existing trees.
4. Placement of electrical conduit through site to be coordinated with arborist.
5. Arborist to be onsite and supervise all excavation/trenching within PRZ of retained trees.

DRAWING NOTES

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SUITE 1400
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PROPOSED RESIDENTIAL INFILL DEVELOPMENT

415/435 MICHIGAN STREET, VICTORIA, BC

sheet title

Landscape Materials

project no.	117.18
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revision no.	7
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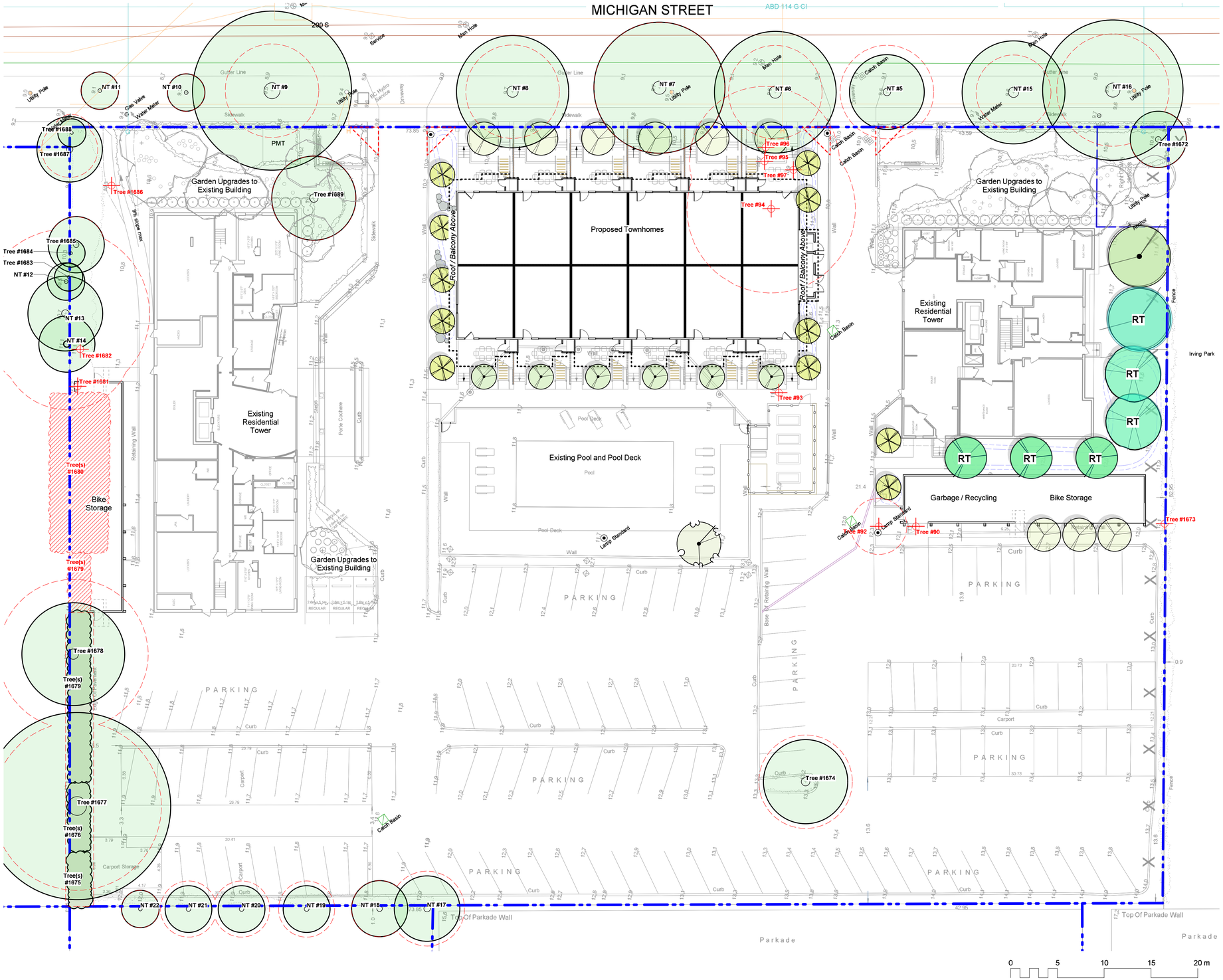

LEGEND

- Property line
- **Existing Tree to be Retained**
  - #6 — Critical Root Zone (CRZ)
  - Tree Tag #
- **Existing Tree to be Removed**
  - #96 — Critical Root Zone (CRZ)
  - Tree Tag #
- RT — **Designated Replacement Tree (bylaw protected)**

Total Replacement Trees = 6. Includes;
(1) Acer rubrum 'Bowhall'
(3) Cercidiphyllum japonicum
(2) Nyssa sylvatica

Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 Planting Plans for additional information.

TREE SUMMARY

Bylaw Protected Trees Removed:	3
New Trees Proposed Onsite:	34

Replacement Tree ratio = 2:1 as per City of Victoria bylaws. Refer L3.01 Planting Plans for additional information.

Trees will be of the appropriate scale, species and location to meet the City of Victoria requirements. Final species to be determined in consultation with City of Victoria Parks staff.

Refer to Arborist's (Talbot MacKenzie & Associates) documents for full details, to be read in associated with the landscape drawings.

TREE NOTES

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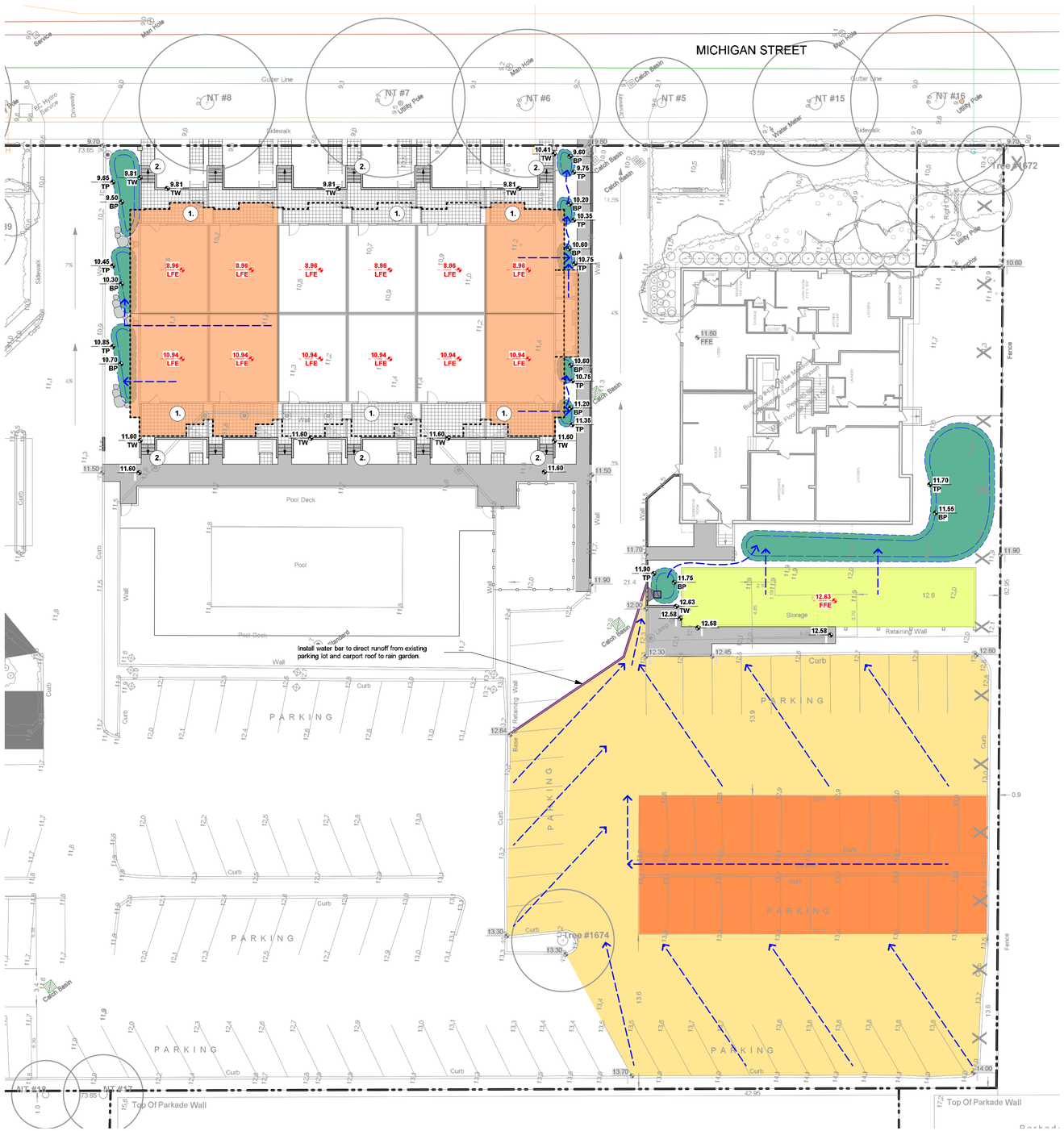
Sept. 6, 2019

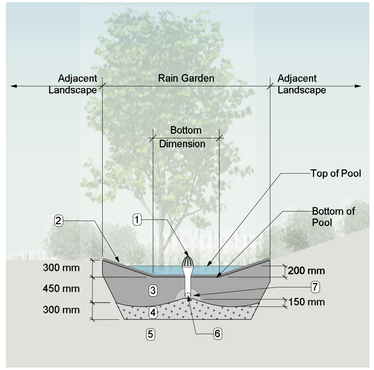
client
STARLIGHT INVESTMENTS
3238 BLOOR STREET WEST,
SUITE 1400
TORONTO, ON

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

sheet title
Tree Retention & Removal Plan

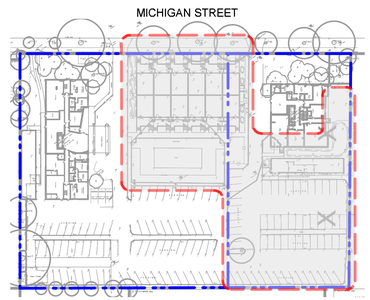
project no.	117.18
scale	1:200 @ 24"x36"
drawn by	JD
checked by	SM/PdG
revision no.	7
sheet no.	L1.02





RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden Detail
Scale: 1:50



Kay Plan
Scale: 1:1000

LEGEND

- PROPERTY LINE
- EXTENT OF ROOF / BALCONY LINE (INDICATIVE)
- RAIN GARDEN - TOP OF POOL
- RAIN GARDEN - BOTTOM OF POOL
- 10.94 LFE — ARCHITECTURAL GRADE (INDICATIVE)
  LFE LOWER FLOOR ELEVATION
- 16.50 — EXISTING GRADE (APPROXIMATE)
- 16.35 — 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

1. Except where noted, all ground floor entrances and residential patios shall be 25 to 50mm below MFE.
2. 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 meters.
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, public pavements and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to contruction. 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 devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.

DRAWING NOTES

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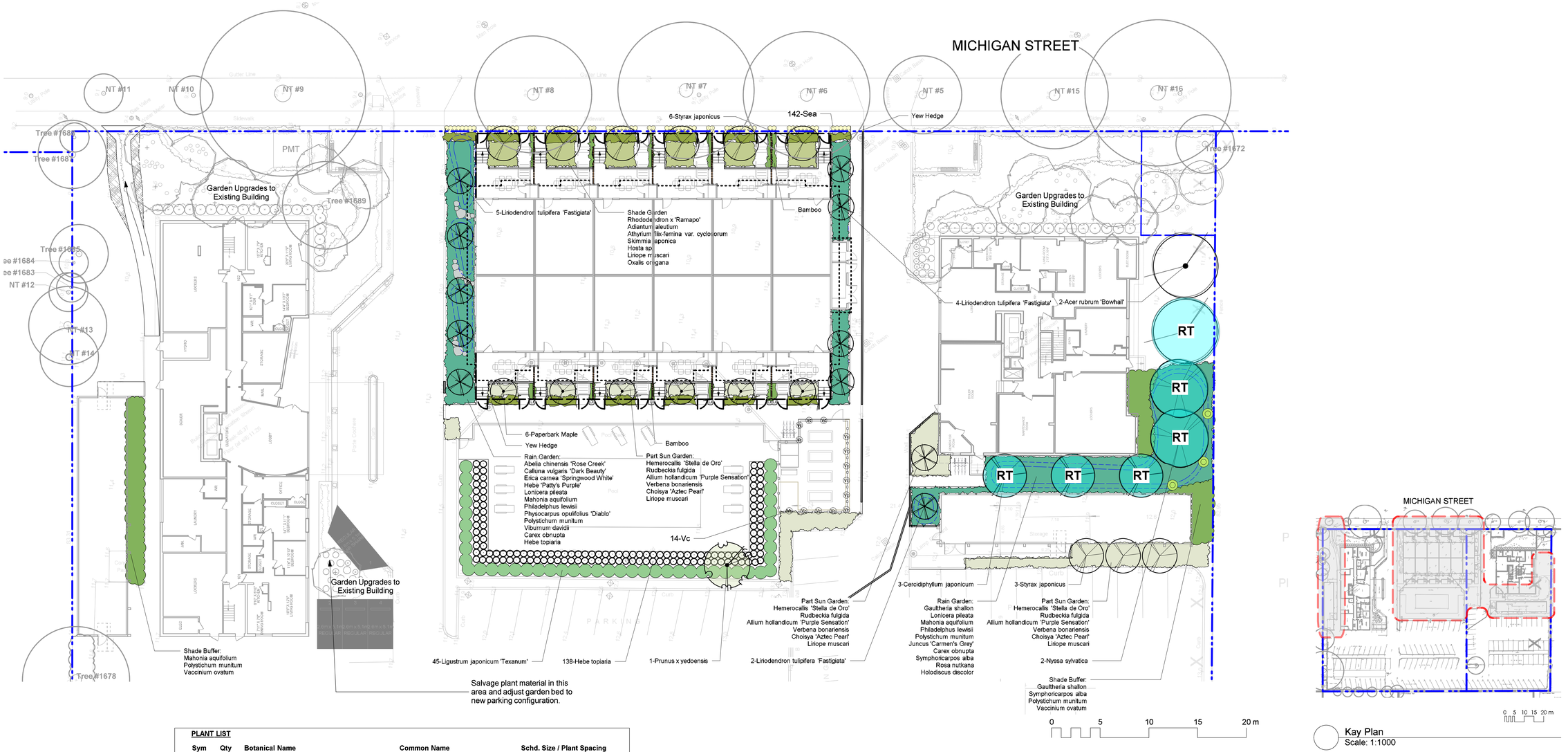
SUITE 1400
TORONTO, ON

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	JD
checked by	SM/PdG
revision no.	7
sheet no.	**L1.03**



Kay Plan
Scale: 1:1000

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
		TREES:		
	6	Acer griseum	Paperbark Maple	4.0cm cal, b&b
	2	Acer rubrum 'Bowhall'	Autumn Flame Trn Scarlet Maple	5.0cm cal, b&b
	3	Cercidiphyllum japonicum	Katsura Tree	5.0cm cal, b&b
	11	Liriodendron tulipifera 'Fastigiata'	Columnar Tulip Tree	5.0cm cal, b&b
	2	Nyssa sylvatica	Tupelo	5.0cm cal, b&b
	1	Prunus x yedoensis	Yoshino Cherry	4cm cal. with min. 6' standard
	^ 0	Styrax japonicus	Japanese Snowbell	5.0cm cal, b&b
		SHRUBS:		
Aal	32	Adiantum aleutium	Western Maidenhair Fern	#1 pot
Ahp	167	Allium hollandicum 'Purple Sensation'	Purple Flowering Onion	Sp3
Aff	46	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot
Cap	38	Choisya 'Aztec Pearl'	Aztec Pearl Choisya	#3 pot
Gsh	22	Gaultheria shallon	Salal	#1 pot
Hmg	12	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1 Pot
Hto	138	Hebe topiaria	Topiarist's hebe	#1 pot
Hdo	167	Hemerocallis 'Stella de Oro'	Dwarf Yellow Daylily	#1 pot
Hse	4	Hosta sieboldiana elegans	Blue Hosta	#3 pot
Ho	12	Hosta sp.	Hosta	#1 pot
Ljt	45	Ligustrum japonicum 'Texanum'	Waxleaf Privet	#3 pot
Lim	163	Liriope muscari	Lily turf	#1 pot
Ma	10	Mahonia aquifolium	Oregon Grape	#5 pot
Oo	54	Oxalis oregana	Redwood Sorrel	Sp3
Pni	36	Phyllostachys nigra	Black Bamboo	#5 pot
Pm	43	Polystichum munitum	Sword Fern	#1 pot
Rra	16	Rhododendron x 'Ramapo'	Ramapo Rhododendron	#5 pot
Rf	27	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Sea	142	Sesleria autumnalis	Autumn Moor grass	#1 pot, 45cm o.c.
Skj	34	Skimmia japonica	Japanese Skimmia	#1 pot
Sa	^ 0	Symphoricarpos alba	Snowberry	#1 pot
Tbf	40	Taxus bacatta 'Fastigiata'	Upright Yew	#10 pot
Vo	43	Vaccinium ovatum	Evergreen Huckleberry	#3 pot
Vbo	112	Verbena bonariensis	Tall Verbena	#1 pot
Vbd	7	Viburnum davidii	David Viburnum	#5 pot
Vc	14 ^ 0	Vitus coignetiae	Glory vine	#5 pot

RAIN GARDEN:

Aaa	0	Abelia chinensis 'Rose Creek'	Rose Creek Abelia	#2 pot
Cvdb	39	Calluna vulgaris 'Dark Beauty'	Dark Beauty Scotch Heather	#1 pot
Co	172	Carex obnupta	Slough Sedge	#1 pot
Ecs	39	Erica carnea 'Springwood White'	White Winter Heath	#1 pot
Gsh	40	Gaultheria shallon	Salal	#1 pot
Hpp	21	Hebe 'Patty's Purple'	Patty's Purple Hebe	#1 pot
Hto	75	Hebe topiaria	Topiarist's hebe	#1 pot
Hd	7	Holodiscus discolor	Oceanspray	#5 pot
Jcg	45	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lp	49	Lonicera pileata	Privet Honeysuckle	#5 pot
Ma	27	Mahonia aquifolium	Oregon Grape	#5 pot
Myc	3	Myrica californica	Pacific Wax Myrtle	#3 pot
Phl	11	Philadelphus lewisii	Mock Orange	#5 pot
Po	2	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	#5 pot
Pm	68	Polystichum munitum	Sword Fern	#1 pot
Rn	20	Rosa nutkana	Nootka Rose	#1 pot
Sa	30	Symphoricarpos alba	Snowberry	#1 pot
Vbd	44 0	Viburnum davidii	David Viburnum	#5 pot

TREE NOTES

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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. Replacement trees will be of the appropriate scale, species and location to meet the City of Victoria requirements.

DRAWING NOTES

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Planting Plan

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revision no.	7
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