



# PROPOSED RESIDENTIAL INFILL DEVELOPMENT

415/435 MICHIGAN STREET, VICTORIA BC

## DRAWING LIST

Architectural	
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L1.01	Landscape Materials Plan
L1.02	Tree Retention and Removal Plan
L1.03	Stormwater Management Plan
L1.04	Painting Plan

## PROJECT TEAM

Owner / Developer	Address	Contact	Phone	Email
Starlight Investments	100-2400 Burnside Avenue, Gorge Tower Victoria, BC V8E 1A3	Melissa Pauschmann	250.412.8034	melissa@starlightbc.com
Planning	Cypress	Deanne Reeser	250.745.2411	deanne@cypparc.com
Architect	BHA Architecture Inc.	Peter Hopkins	604.730.8301	peter@bha.ca
Civil	2B Anderson & Associates	Adam Morris	250.747.4411	adam@andersonassociates.ca
Landscape Architect	Mundus Landscape Inc.	Scott Sheldock	250.412.3901	scott@mundusdesign.com
Geotechnical	Ryan Geotechnical	Antoine Lachapelle	250.475.7711	
Arborist	Talbot Mackenzie & Associates Inc.	Tony Talarico	250.475.8734	

OWNER / DEVELOPER

**Starlight<sup>TM</sup>**  
Investments

ARCHITECT

**BHA**  
Architecture

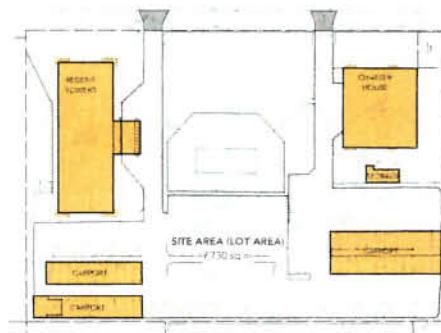


RE-ISSUED FOR REZONING - May 17th, 2019

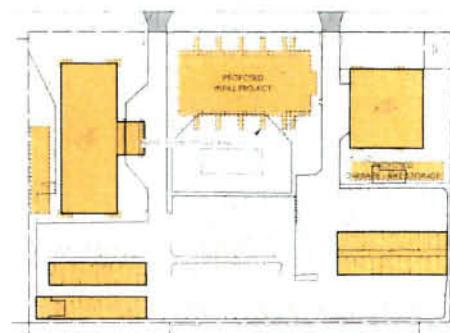
### SITE COVERAGE

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

#### EXISTING CONDITIONS



#### PROPOSED TOTAL



### PROJECT INFORMATION TABLE

CITY OF VICTORIA

Site Address: 415 / 435 Michigan St. Victoria BC

Parcel Identifier: 030-09-519

#### Legal Description

LOT A OF LOTS 1817, 1818, 1819, 1820, 1821 AND 1822  
VICTORIA CITY PLAN SPP/09/27

	VARIANCE REQUEST
Zone (Existing)	R3-H
Site Area (see note 1)	> 730 sq m
Total Floor Area	12,034 sq m
Total Floor Area - Existing	11,019 sq m
Total Floor Area - Proposed Residential	11,876 sq m
Total Floor Area - Present Residential Only	11,656 sq m
Total Floor Area	12,172 sq m
Floor Space Ratio	
Floor Space Ratio - Existing	1.00:1
Floor Space Ratio - Proposed	1.00:1
Site Coverage (%)	
Site Coverage - Existing	19.4%
Site Coverage - Proposed	30.1% Y
Open Site Space (%)	
Open Site Space - Existing	4,002 sq m
Open Site Space - Proposed	1,056 sq m
Height of Building (m) - Proposed	12.4m
Number of Stories - Proposed	3 stories
Parking Spaces on Site [Proposed]	111 stalls
Bicycle Parking - Proposed	
Schedule C Required (Any item)	8
Schedule C Required (Other item)	2
Proposed Long Term	114
Proposed Short Term	24
Building Setbacks (m)	
Front Yard	
• Existing	0.0m
• Proposed - 1st Step Rule	0.0m
• Proposed Edge of Building	0.5m
Rear Yard	
Side Yard (West)	7.9m
Side Yard (East)	7.6m
Combined Side Yards	7.7m
Residential Use Details	
Total No. of Units:	21
Unit Type:	12 - 4BD Townhouses
Ground-Divided Units:	12 Studios
Min. Footprint Area (m <sup>2</sup> ):	
Total Admissible Residential Foot Area:	13,683 sq m

#### Notes

1) Site area is calculated based on the dimensions shown on the plan. Actual dimensions may differ.

### PRELIMINARY BUILDING CODE SUMMARY

Applicable Building Code Part I, BCBC 2018

Number of Buildings All Group C uses

Maximum Building Area

Residential: Approximately 61 sq m  
Garbage/Bike Storage: Approximately 1.0 sq m  
Bike Storage: Approximately 1.0 sq m

1st Storey

Building Height

Residential: 3 Stories  
Garbage/Bike Storage: 1 Story

Number of Streets Facing 1

Screened Required

Major Occupancy

Group C (Residential), F3 (Bike Room / Trash Room)

Construction Type Frameable

revisions:		
no	date	description
1	2019-05-21	Initial Submission
2	2019-06-03	Site Coverage, Open Site Space, Variance Requests
3	2019-06-04	Received by City of Victoria

Issues:	
1.00:1 GSFR	Approved for GSFR
1.00:1 FSR	Approved for FSR
30.1% SC	Approved for SC
12.4m HBL	Approved for HBL
3 Stories	Approved for 3 Stories
111 stalls PS	Approved for PS



BHA Architecture Inc.

#### project:

Proposed Residential Unit  
415 Michigan Street  
VICTORIA BC



#### consultant:

#### Permit Status:

Permit Status: Approved  
Date: April 2017

Permit Status: Pending  
Date: Project - P-422

#### sheet title:

Project Information

Date Summary

#### sheet no:

A0.01

Printed:



Received  
City of Victoria

JUN 04 2019



revisions:	date:	description:
1	2019-04-02	Initial version
2	2019-04-02	Minor edits
3	2019-04-02	Minor edits
4	2019-04-02	Minor edits

issues:	status:	description:
1	Open	Architectural Review - Proposed Residential Infra
2	Open	Architectural Review - Proposed Residential Infra
3	Open	Architectural Review - Proposed Residential Infra
4	Open	Architectural Review - Proposed Residential Infra
5	Open	Architectural Review - Proposed Residential Infra
6	Open	Architectural Review - Proposed Residential Infra
7	Open	Architectural Review - Proposed Residential Infra
8	Open	Architectural Review - Proposed Residential Infra
9	Open	Architectural Review - Proposed Residential Infra

# DESIGN RATIONALE

## PROJECT DESCRIPTION

The project site is located in the James Bay neighbourhood, on the south side of Michigan Street, adjacent to living Park. The existing site has two purple-belt rental towers, constructed in 1972, named Regent Towers (13 stories) and Chester House (14 stories), which are separated by approx. 50m.

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:

- Increase the rental housing supply, and housing choices, specifically, for families
- Enhance the public realm and street "front appeal"
- Amend and improve the existing amenities and tenant experience
- Create a model stormwater management plan

## SITE ATTRIBUTES / ENHANCEMENTS

The project site is an undeveloped 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 mark the new fencing boundary.

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 with street-oriented townhomes and flats along Michigan Street, will 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/bike storage and bike storage building, which sits between the existing Chester 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 dilemma point for trash and recycling. In addition three 6-space bike share racks are proposed on site.

Vehicle access/parking unchanged. Three parking stalls are to be added directly south of Regent Towers, and a dedicated on-street stall assignment in the building's covered portico area. A traffic study has been completed, and supports the on-street access (refer to Parking Study 2013 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 unit types, for this arrangement which are documented on drawing sheet A0 03 (A003). The arrangement affords several distinct opportunities:

- 1. The arrangement is very efficient in managing the building footprint and maximizing the unit yield.
- 2. The lower "stairlift" units are shallow (~ 26'-0") whereas most upper-level units are approx. 30'-0" deep. This maximizes the light penetration and maintains the livability. The lower unit setbacks from all outdoor court yards extend just back so that the unit does not feel like a basement dwelling. A case study example can be seen in A703.
- 3. The upper units are separated by an 8' steel concrete joist, and a 9' rear stud wall, a shallow entry terrace/balcony addition and street rendering. Illustrate that this is a code acceptable separation which there are precedents. The upper terrace offers direct ingress/egress from the street and often "eyes on the street".

The proposed setback from the property line to the base of the main floor balcony is 5.5m. The site projects into the 5.5m. The setback is quite adequate to accommodate the lower unit terrace, the projecting stairs and a landscaped terrace with individual plants and paths. The set back to 5.5m is necessary to accommodate the block to block topography and maintain the existing pool and paved deck areas, consistent with existing buildings on Michigan Street (Refer to A003).

## ARCHITECTURAL CHARACTER

The new buildings for the most part provide a new, refreshing streetscape to the Michigan Street heritage, and provides an added sense of neighborhood. The expression of the massing adopts a "low profile" approach where each home has a private balcony and front door to identify with and. 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 movement panels (Horizonline), horizontal lap siding, and premium wood textured aluminum cladding. The glazing continues past the 6th floor.

Ground floor - the buildings will readily provide a new, refreshing and contemporary addition to Michigan Street.

## LANDSCAPE AND OPEN SPACE

New landscape is prepared 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 living Park. The proposed landscape interface has seamlessly integrate the new buildings and its circulation with the existing apartment buildings, site features and facility programs. A landscaped street mitigation with new tree plantings, visually permeable hardscaping and anxiety planting sites a fresh and attractive public realm that integrates the new buildings into the existing neighborhood context. Integrate stormwater management to the form of rain gardens has been integrated into the design to mitigate runoff from the new buildings and a majority of the existing paving lots to 50% of the imports. These permeable features will clean and slow stormwater delivery to the city storm drain network. Permeable surfaces for each unit has been designed to support a dual purpose for the primary flood protection and infiltration. For the rain gardens, Each garden is separated by an arched metal privacy screen and raised planter boxes connected among planting separate each unit from the walkways on both the front and back sides of the new buildings. The planting design approach will include native and drought-tolerant species. 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 reducing 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 diversity, visual screening, environmental benefits and address the City of Victoria tree canopy assessment requirements.

# SUSTAINABILITY / GREEN FEATURES

## HIGH PERFORMANCE CONSTRUCTION

- Majority use of environmentally friendly materials from local/natural sources

## ENERGY EFFICIENCY AND HEALTHY BUILDINGS

- High-performance windows (e.g. Energy Star)
- Heat recovery ventilator (HRV) at 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



BHA Architecture Inc.

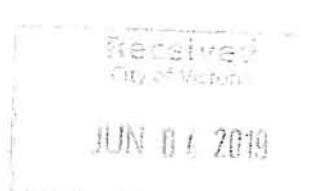
project:  
Proposed Residential Infill  
4444 Michigan Street  
VICTORIA BC

Starlight  
Architects

consultant:

drawn by:  
KBM  
checked by:  
KBM  
date:  
April 2019  
sheet title:  
Design Rationale  
Sustainability Goals

Planning & Development Department  
A0.03  
planned by:  
KBM  
checked by:  
KBM  
date:  
April 2019  
sheet title:  
Design Rationale  
Sustainability Goals



revisions:  
no date description:

## DESIGN RATIONALE

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



ISSUES:  
2019-01-01  
2019-01-01  
2019-01-01  
2019-01-01  
2019-01-01  
2019-01-01



BHA Architecture Inc.

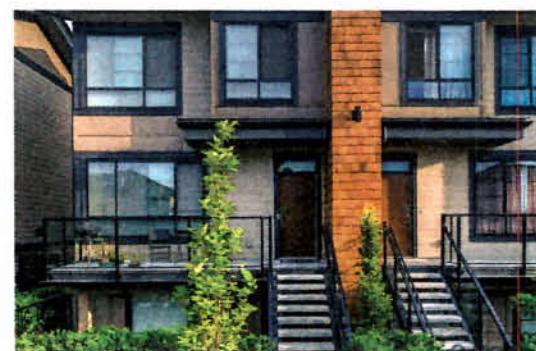
100-1111 Wharf Street, Vancouver, BC

project:

Proposed Residential Infill  
11840 Mungar Street  
VICTORIA BC



consultant:



Issue: DM-02 Date: Nov 2019  
Status: Drafted  
Page: 48 Total pages: 421  
Author: All listed  
Sheet title: Design Rationale  
Project Images: Received  
Last updated: 2019-06-04 10:45:00

A0.04



JUN 06 2019

revisions  
no. date description

1

## DESIGN RATIONALE

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



issues:  
2018-03-20 House #173 Residential  
2018-03-20 House #174 Residential  
2018-03-20 House #175 Residential  
2018-03-20 House #176 Residential



Architectural rendering showing a proposed residential infill project. The rendering depicts a modern two-story townhouse with a ground floor featuring a large living room, kitchen, and dining area, and an upper floor with bedrooms and a bathroom. The exterior is a light grey color with large windows and a balcony. The surrounding environment includes trees and other buildings.



BHA Architecture Inc.

project:

Proposed Residential Infill  
415402 McKenzie Street  
VICTORIA, BC

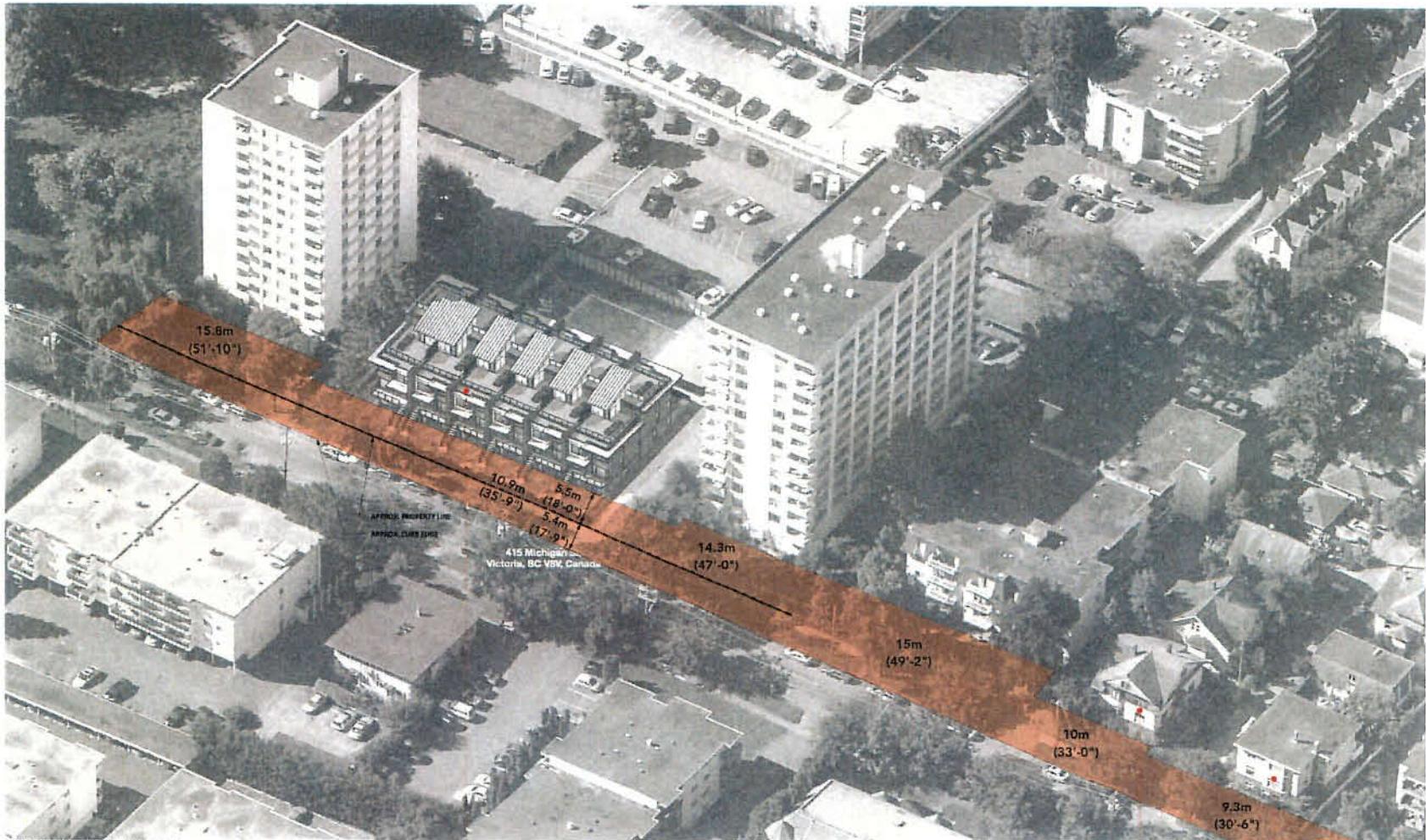


consultant:

Received  
City of Victoria  
Date: June 4, 2019  
Sheet No.: A0.05  
Drawing No.: 420  
Title: Design Rationale  
Project Name: Proposed Residential Infill  
Address: 415402 McKenzie Street  
City: Victoria  
Province: British Columbia  
Postal Code: V8T 1Z2  
Architect: BHA Architecture Inc.  
Consultant: Starlight Consulting  
Architectural Drawing No.: 420  
Architectural Drawing Title: Design Rationale  
Architectural Drawing Date: June 4, 2019  
Architectural Drawing Sheet No.: A0.05  
Architectural Drawing Project Name: Proposed Residential Infill  
Architectural Drawing Address: 415402 McKenzie Street  
Architectural Drawing City: Victoria  
Architectural Drawing Province: British Columbia  
Architectural Drawing Postal Code: V8T 1Z2  
Architectural Drawing Architect: BHA Architecture Inc.  
Architectural Drawing Consultant: Starlight Consulting  
Architectural Drawing Drawing No.: 420  
Architectural Drawing Title: Design Rationale  
Architectural Drawing Date: June 4, 2019  
Architectural Drawing Sheet No.: A0.05

Received  
City of Victoria  
JUN 4 2019





**SETBACKS FROM THE STREET (Curb line)**  
Photo taken is from Google Earth, and has some distortion. Distances in this property file location are approximated, and measured using Google Earth. The purpose of this diagram is to convey potential relationships or they relate to the setback and ease 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  
**Received**  
City of Victoria

JUN 04 2019  
Planning & Development Department  
Development Services File #

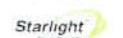
revisions:		
no	date	description
1	2019-05-21	Initial Submission
2	2019-05-21	Site Plan Update
3	2019-05-21	Site Plan Update
4	2019-05-21	Site Plan Update

issues:	
#13	11-21
#14	11-21
#15	11-21
#16	11-21
#17	11-21
#18	11-21



BHA Architecture Inc.

Project Residential Indif  
415 Michigan Street  
VICTORIA BC



consultant:

LEED

drawn: KBMCH date: April 2017  
checked:

scale: NTS project no: P-433  
sheet title:

Design Intent  
Contextual Setback Diagram

sheet no:  
A0.06





revisions:  
no | date | description  
1 | 2017-04-04 | Initial Submission  
2 | 2017-04-10 | Minor Updates  
3 | 2017-04-11 | Minor Updates

issues:  
A102-01-A: Building Zoning Permit  
A102-01-B: Building Zoning Permit  
A102-01-C: Building Zoning Permit  
A102-01-D: Building Zoning Permit

Comments: To be submitted by [REDACTED]  
Comments: To be submitted by [REDACTED]  
Comments: To be submitted by [REDACTED]



BHA Architecture Inc.

project:

Proposed Residential Infill  
#1415 Michigan Street  
VICTORIA BC



consultant

end

drawn by: EBACH Date: April 2017  
checked:

revised by: as indicated project no.: P-423  
sheet title: James Bay Context Plan

PAGE 11

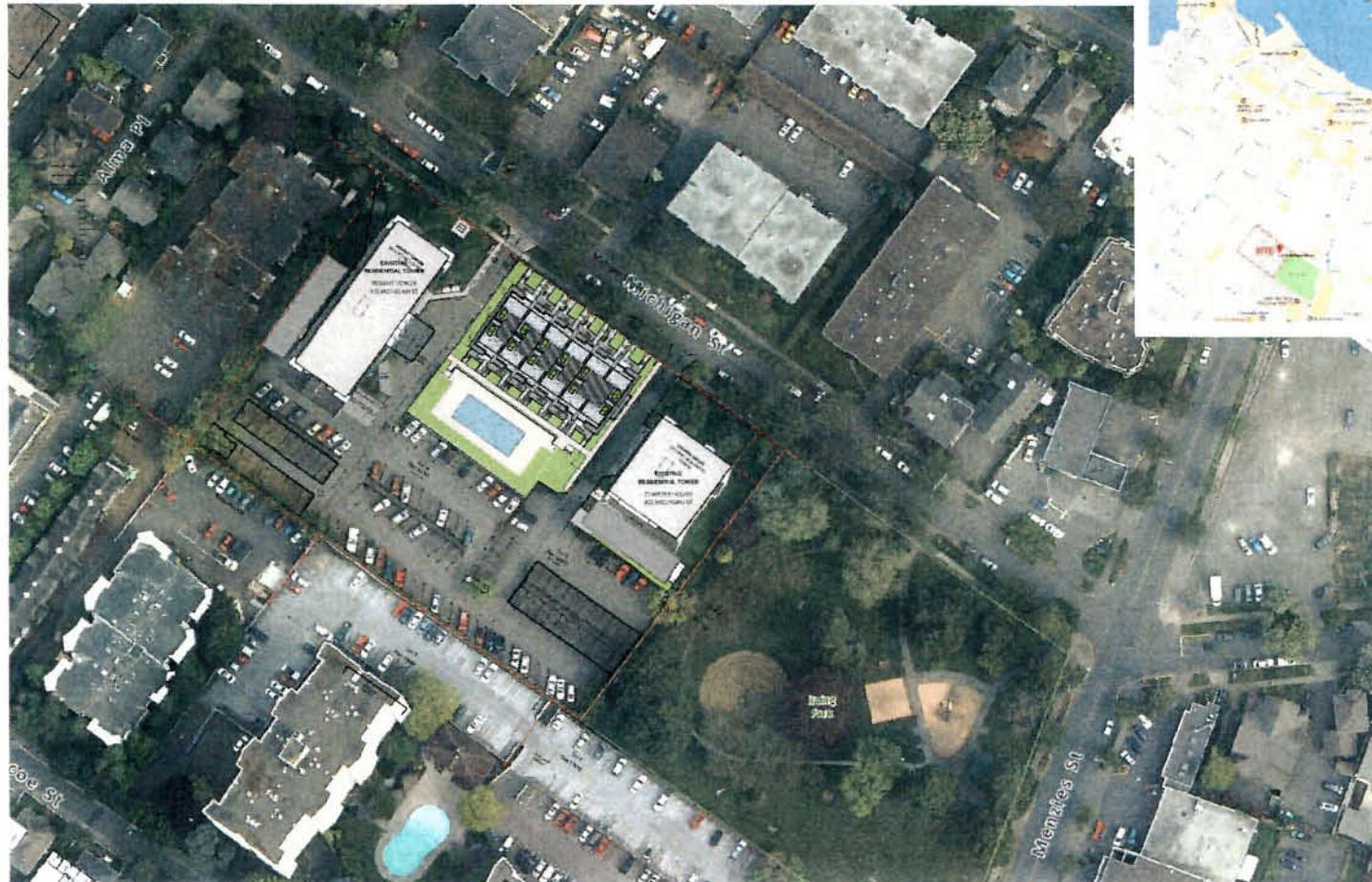
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Received  
City of Victoria

JUN 04 2019

Planning & Development Department  
Development Services Division



KEY MAP  
Scale: 1:12

revisions:  
ver date description  
1 2017-04-12 Initial Submission  
2 2017-04-12 Minor Clarification  
3 2017-04-12 Minor Clarification  
4 2017-04-12 Minor Clarification

issues:  
N/A  
Comments from City of Victoria:  
- No comments received.

Comments from City of Victoria:  
- No comments received.



BHA Architecture Inc.

project:

Proposed Residential Project  
#1045 Douglas Street  
VICTORIA BC



consultant

Received  
City of Victoria

JUN 06 2019

Planning & Development Department  
Development Services Division

NORTH

AREA PLAN  
P-431

A1.01



sheet no. 1 of 1  
date April 2017  
version  
scale as indicated project no. P-431  
sheet title Area Plan

revisions:  
no. date description  
1 2018-01-18 Initial Submission  
2 2018-01-18 Minor Revision  
3 2018-01-18 Minor Revision  
4 2018-01-18 Minor Revision

PARCEL IDENTIFIER  
(13M-699-519)

LEGAL DESCRIPTION  
LOT A OF LOTS 161, 161A, 161B, 161C,  
162, 162A AND 162B VICTORIA CITY  
PLAN EPP16577

issues:  
2017-07-20 Issued by Strategic Services  
2018-01-18 Issued by Strategic Services



BHA Architecture Inc.

project:  
Proposed Residential Infra  
44145 Michigan Street  
VICTORIA BC



consultant:



Received  
City of Victoria

JUN 04 2019

SITE PLAN - EXISTING

A1.02



revisions:
no. date description
1 2018-04-29 ADF Comments (4211)
2 2018-04-29 CALUC/ACIP Comment Mar 27/18
3 2018-04-29 ACIP Comments
4 2019-02-28 Comments from Planning
5 2019-03-11 Comments from Planning
6 2019-03-11 Comments from Planning

issues:
2017-10-02 Issued for Development Permit
2017-11-21 Issued for CALUC
2018-04-29 Issued for Zoning
2018-04-29 Issued for Building
2019-06-11 Requested for Rezoning
2019-06-11 Requested for Rezoning
2019-06-11 Requested for Rezoning

CITY OF VICTORIA

RECEIVED

DEEMED

JUL 15 2019

JUN 04 2019

Important: This drawing is for information purposes only. It is not a legal document. The owner of the property is responsible for ensuring that the proposed development complies with all relevant zoning bylaws and other applicable laws and regulations.



BHA Architecture Inc.

www.bha.ca | 108-1000 Pandora Avenue, Victoria, BC

Tel: 250-412-1000 | Fax: 250-412-1001 | Email: info@bha.ca

project:

Proposed Residential Infill  
418435 Michigan Street  
VICTORIA BC



consultant:



drawn KB/MCH date APR 2017

checked \_\_\_\_\_ project no. P-423

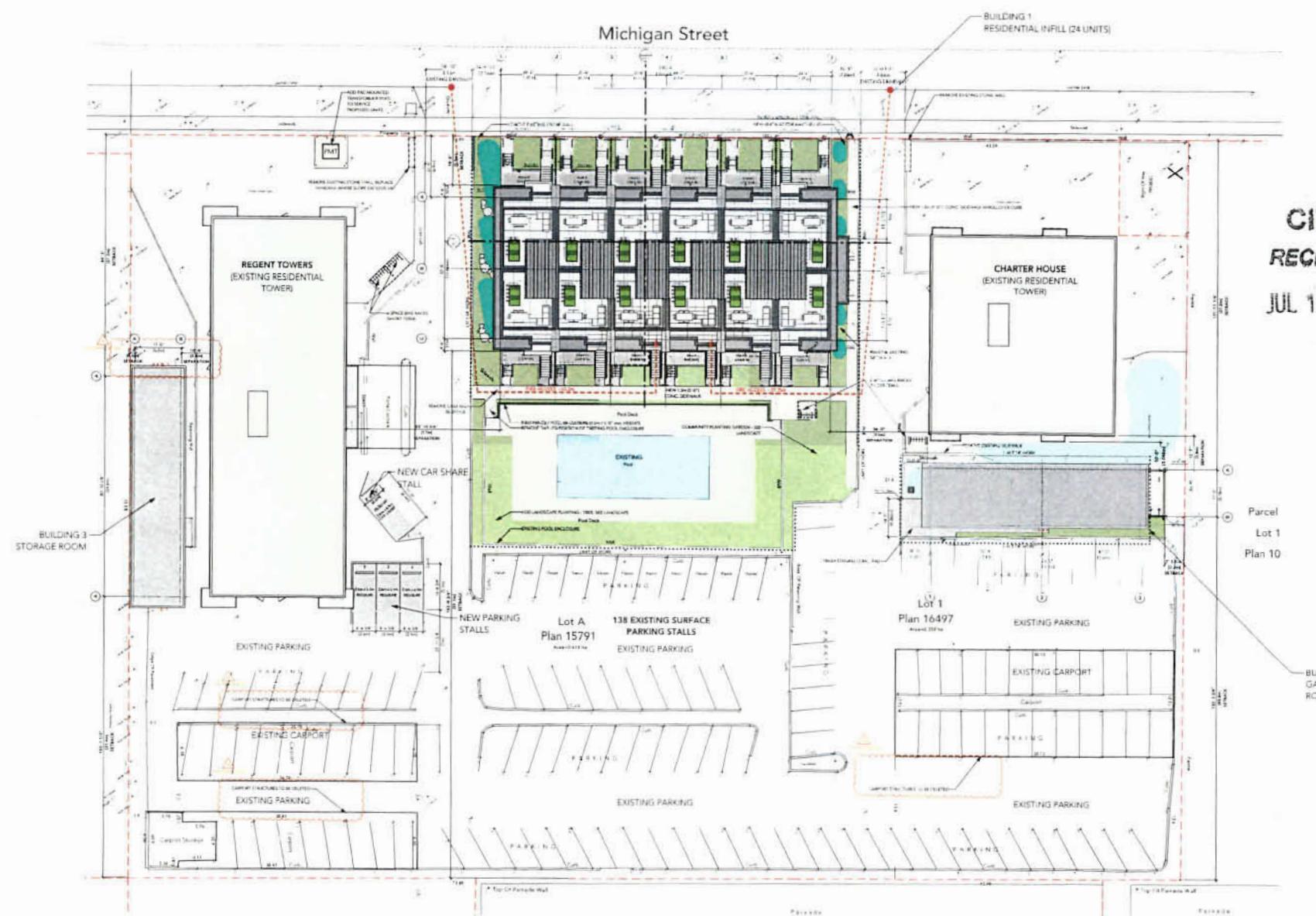
sheet title: Proposed Site Plan

sheet no.: 1 SITE PLAN - PROPOSED

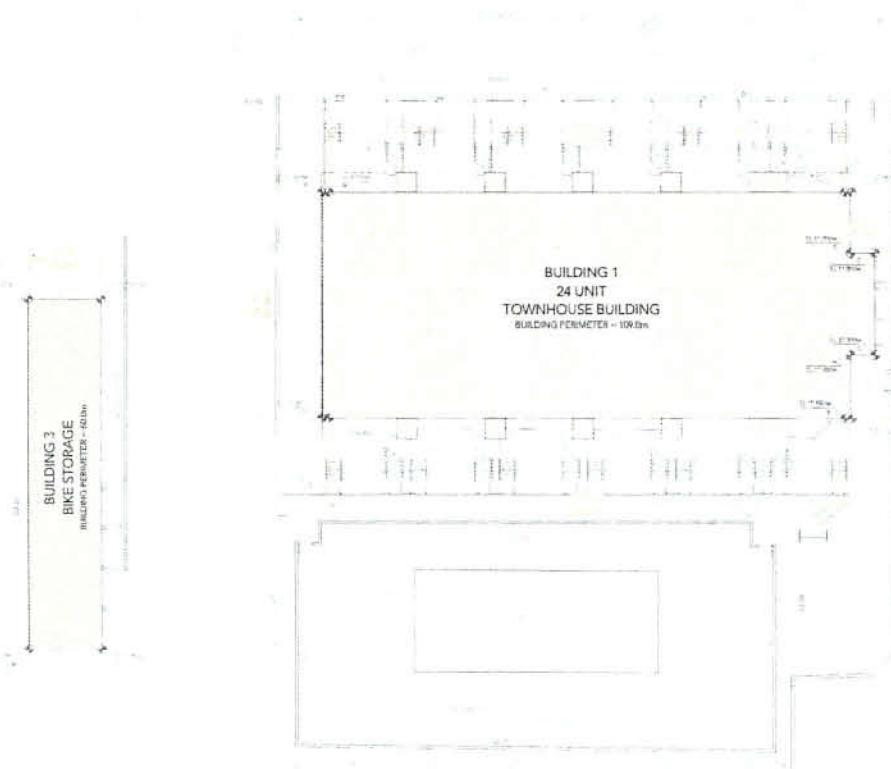
A1.03 Scale 1:200

plotted: 18/11/19 10:13:33 AM

QR code:



1 SITE PLAN - PROPOSED  
Scale 1:200



#### AVERAGE GRADE CALCULATION

Building 1/24 Unit Townhouse Building

	Avg of Points	Dist between Points	Total
Point A & C	9.91	2.1	20.8
Point D & E	10.9	2.2	21.8
Point E & F	10.9	2.2	21.8
Point G & H	11.3	2.1	21.1
Point I & J	11.1	2.2	21.2
Point K & L	11.2	2.4	21.6
Point M & N	10.89	2.0	20.7
Point O & P	10.88	2.0	21.2

revisions:  
rev date description

1 2019-04-04 Initial Submission  
2 2019-04-04 Minor changes to building footprints  
3 2019-04-04 Minor changes to building footprints

Perimeter = 380.0m

Avg Grade Calculations = 10.10m

Building 2/ Garbage / Bike Storage Building

	Avg of Points	Dist between Points	Total
Point A & B	11.0	2.9	31.9
Point B & C	12	2.0	24.2
Point C & D	14.1	2.3	31.1
Point D & E	12.1	2.0	24.2

issues:  
101-10-01 Required Development Permit  
101-10-02 Required Site Plan  
101-10-03 Required Engineering  
101-10-04 Required Building Permit  
101-10-05 Required Construction  
101-10-06 Required Zoning  
101-10-07 Required Land Survey  
101-10-08 Required Engineering  
101-10-09 Required Construction  
101-10-10 Required Zoning

Perimeter = 138.0m

Avg Grade Calculations = 12.07m

Building 3/ Bike Storage Building

	Avg of Points	Dist between Points	Total
Point A & B	11.0	2.2	23.2
Point B & C	11.9	2.0	23.8
Point C & D	11.9	2.4	23.2
Point D & A	11	2.6	23.2

Architectural Services Inc.  
Proposed Residential (PH) at 1414 Marine Street  
VICTORIA BC

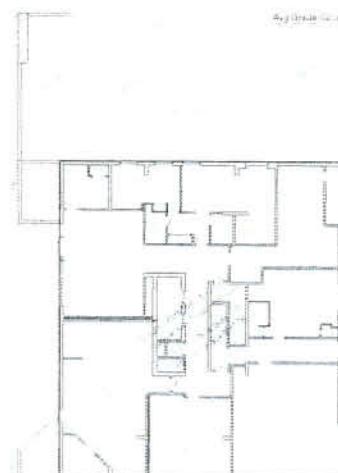


BHA Architecture Inc.

project:  
Proposed Residential (PH)  
at 1414 Marine Street  
VICTORIA BC



consultant:



Received  
City of Victoria

JUN 04 2019

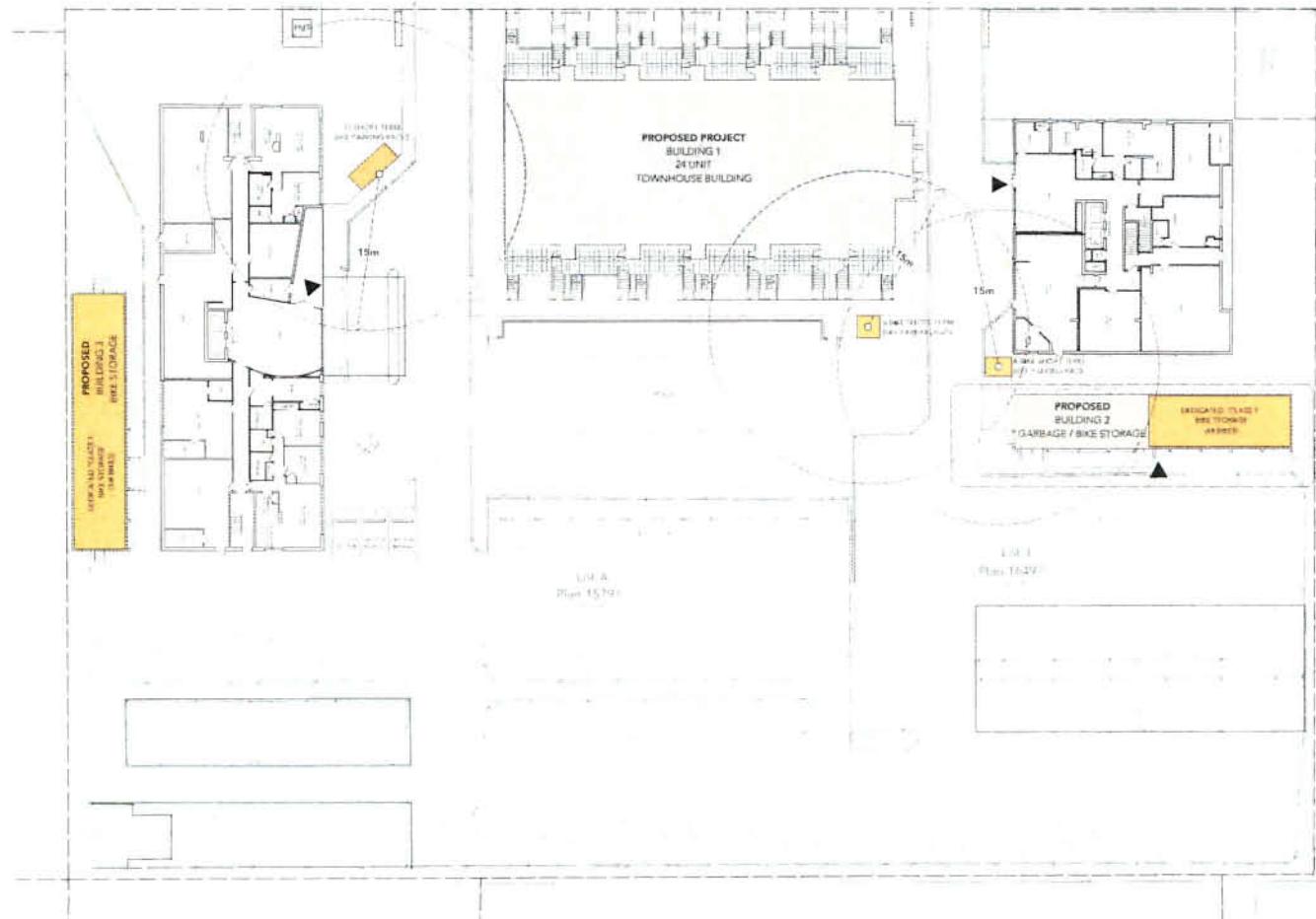
1 AVG GRADE PLAN

A1.04

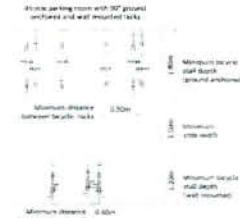


revisions	nr	date	description
	1	2017-05-24	Initial submittal
	2	2017-06-12	Revised plans
	3	2017-06-12	Revised plans
	4	2017-06-12	Revised plans
	5	2017-06-12	Revised plans

Michigan Street



LONG TERM BIKE PARKING CONFIGURATIONS  
PROPOSED SCHEDULE D



ISSUES:  
E102, E103, E104,  
E105, E106, E107,  
E108, E109, E110,

**BHA**  
Architecture  
  
BHA Architecture Inc.

project:  
Proposed Residential Infill  
41425 Michigan Street  
VICTORIA BC

**Starlight**  
Sustainable

consultant

Sheet # B  
checked  
Date: APRIL 2017  
by: J. Williams  
Project no.: P-420  
Sheet title: Bike Parking  
Drawing no.: A1.05  
QR code

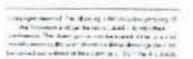
Received  
City of Victoria

JUN 04 2019

Planning & Development Department  
Development Services Division

no	date	description
1	2018-04-26	AMC Comments (4/23/17)
2	2018-04-26	CAC/CMS Comments (4/27/18)
3	2018-04-26	ACM Comments
4	2018-04-26	AMC Comments
5	2019-05-11	Comments from Planning
6	2019-07-11	Comments from Planning

issues:
2019-02-28
Revised for Rezoning
2019-05-17
Revised for Rezoning
2019-07-11
Revised for Rezoning



BHA Architecture Inc.

Suite 200 - 413455 Michigan Street Victoria, BC  
Telephone: 250-412-2300 Facsimile: 250-412-2301

project:

Proposed Residential Infill  
413455 Michigan Street  
VICTORIA BC



consultant:



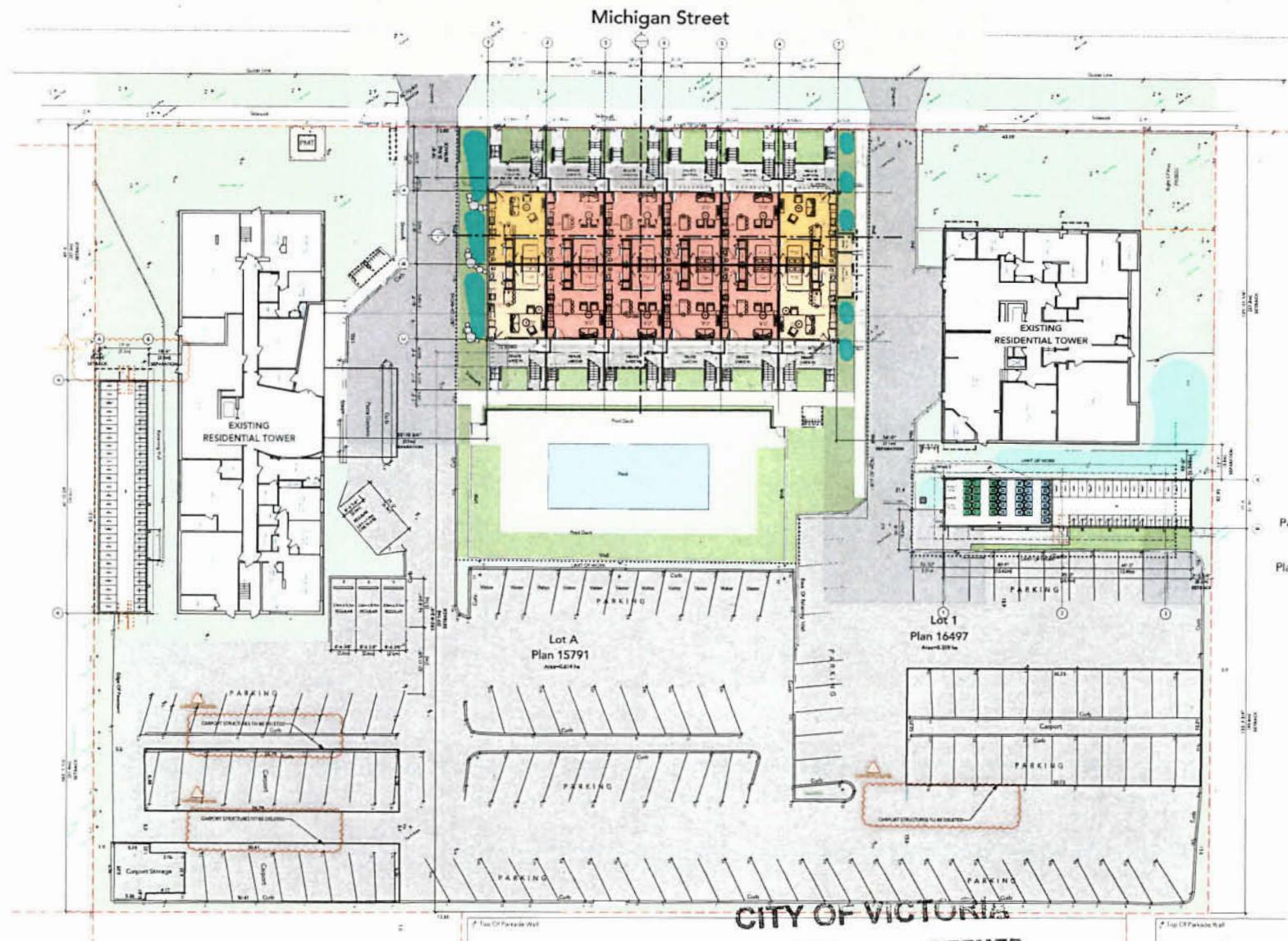
name: RBS-MCH date: AUGUST 2018

checked: indicated project no.: P-423

sheet title: Ground Floor Plan Overall

sheet no.: 1 of 1 page no.: 1433

plotted: 18.7.19 10:12:08 AM

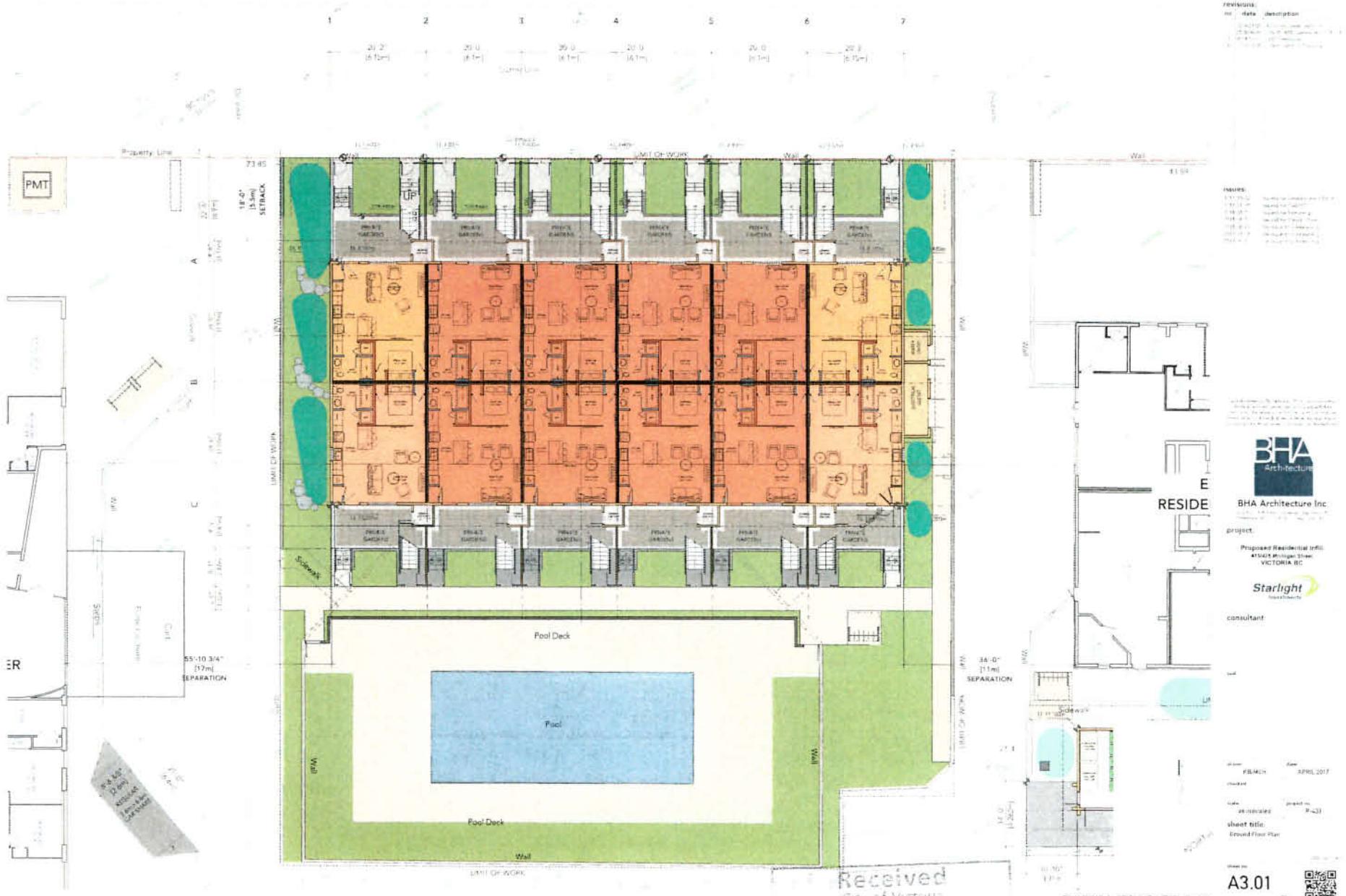


**RECEIVED**  
JUL 15 2019

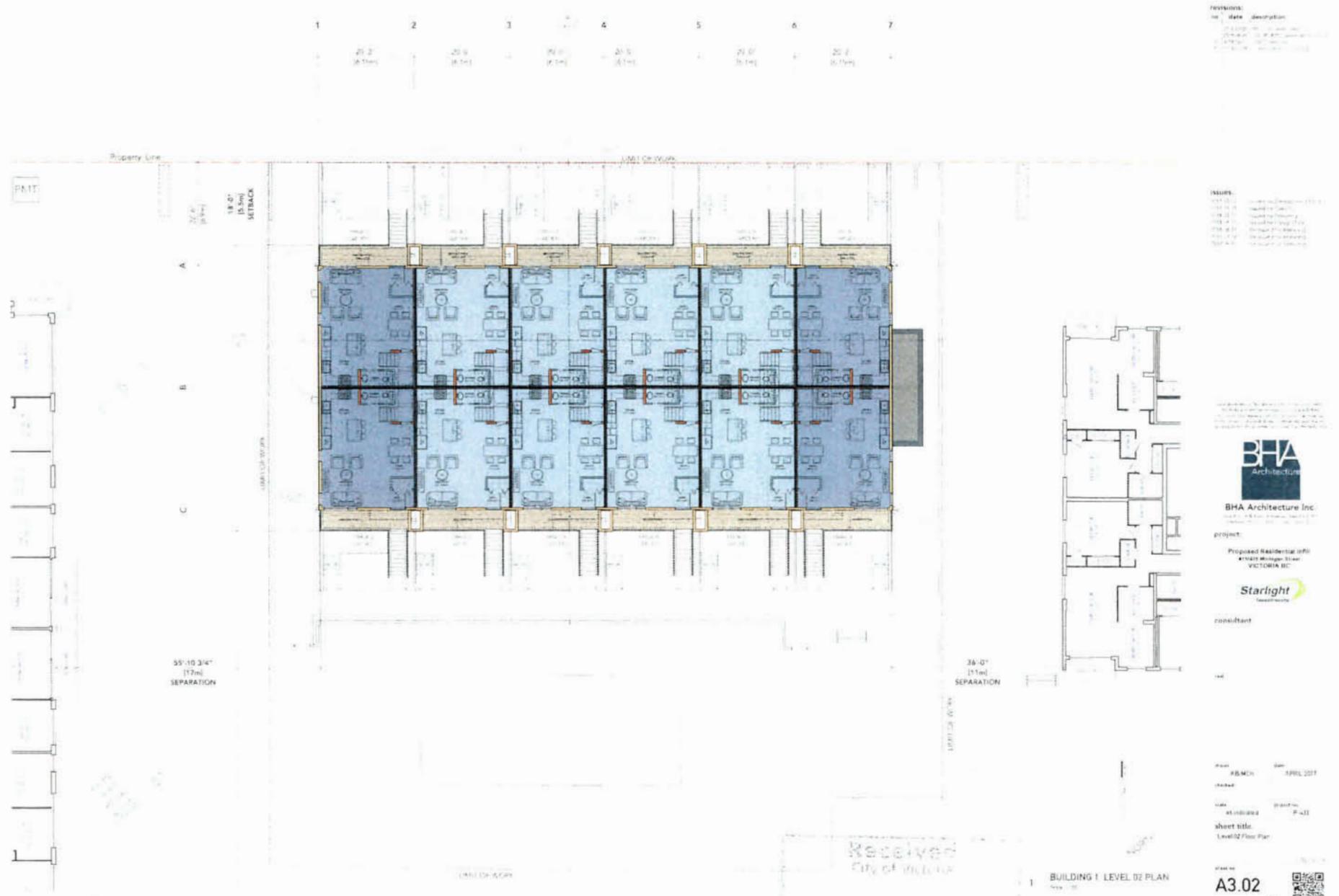
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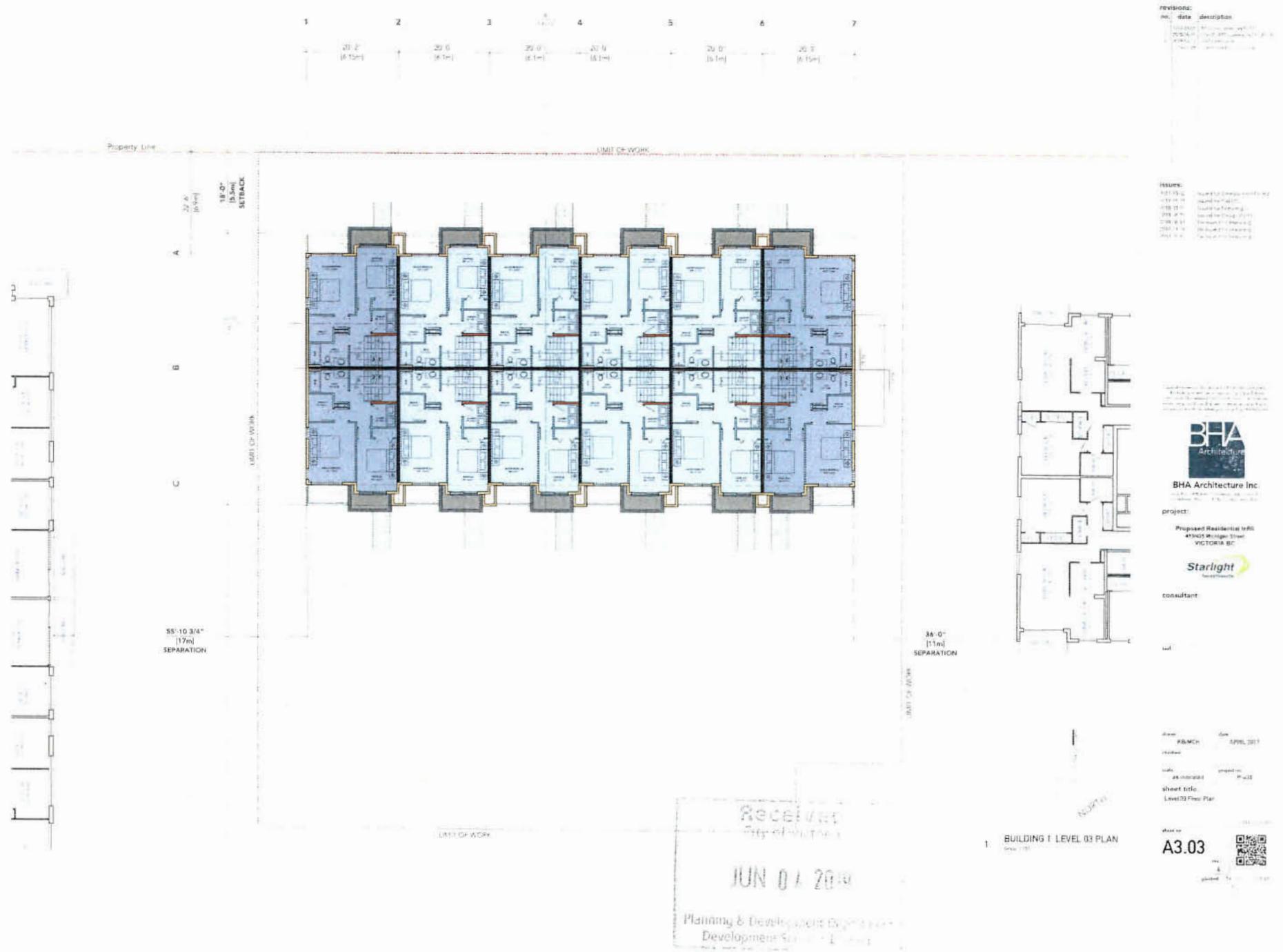
JUN 04 2019



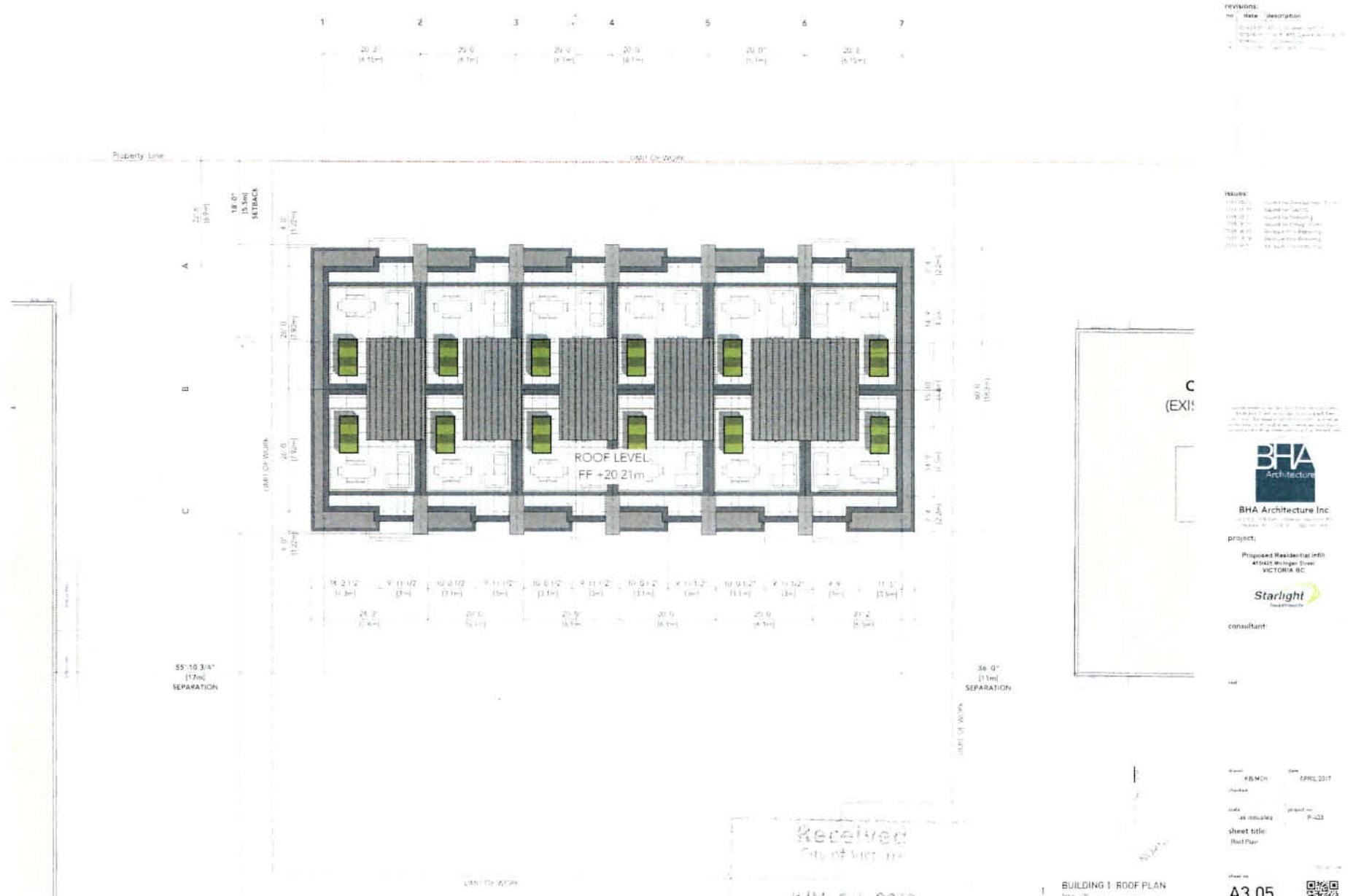


JUN 04 2019



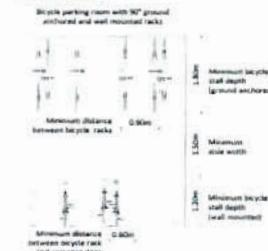






revisions:		
no.	date	description
1	2018-03-09	ABN Comments Oct/17
2	2018-03-11	ABN Comments Mar/19
3	2018-03-21	NLP Comments
4	2018-04-28	Comments from Planning
5	2018-07-11	Comments from Planning

LONG TERM BIKE PARKING CONFIGURATIONS  
(AS PER SCHEDULE C)



issues:	
2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALC
2018-04-09	Issued for Zoning
2018-04-25	Issued for Design Plan
2019-02-28	Re-issued for Retaining
2019-05-17	Re-issued for Retaining
2019-05-17	Re-issued for Retaining
2019-05-17	Re-issued for Retaining

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BHA Architecture Inc.  
100-1050 Fisgard Street, Victoria, BC  
Telephone: 250-412-1234 | Email: info@bha.ca

project:

Proposed Residential Infill  
41428 Michigan Street  
VICTORIA BC

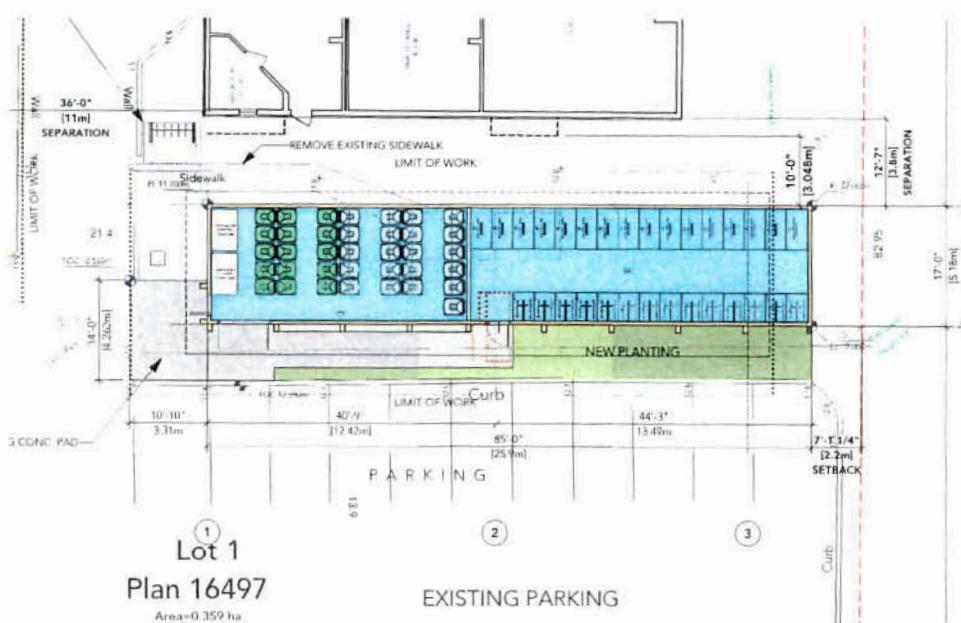
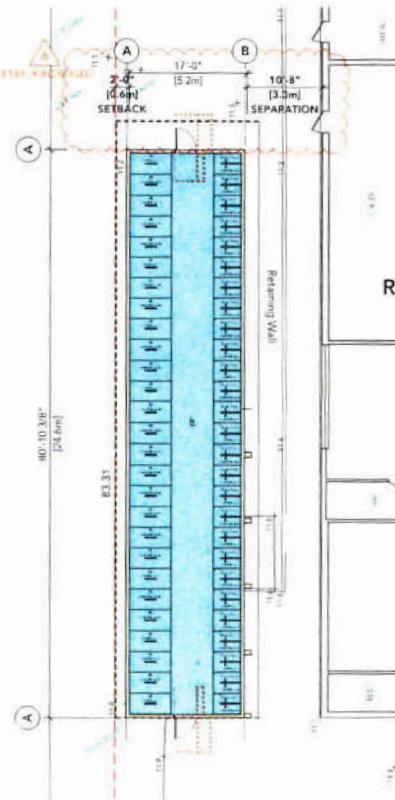


consultant:



Architect: KB/NCH Date: APRIL 2017  
checked  
scale: as indicated project no.: P-43  
sheet title: Garbage/Recycling / Bike Locker Plan

sheet no.: A3.06  
plotted: 10/11/19 10:11:02 AM



Plan 16497

Area=0.359 ha

EXISTING PARKING

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

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

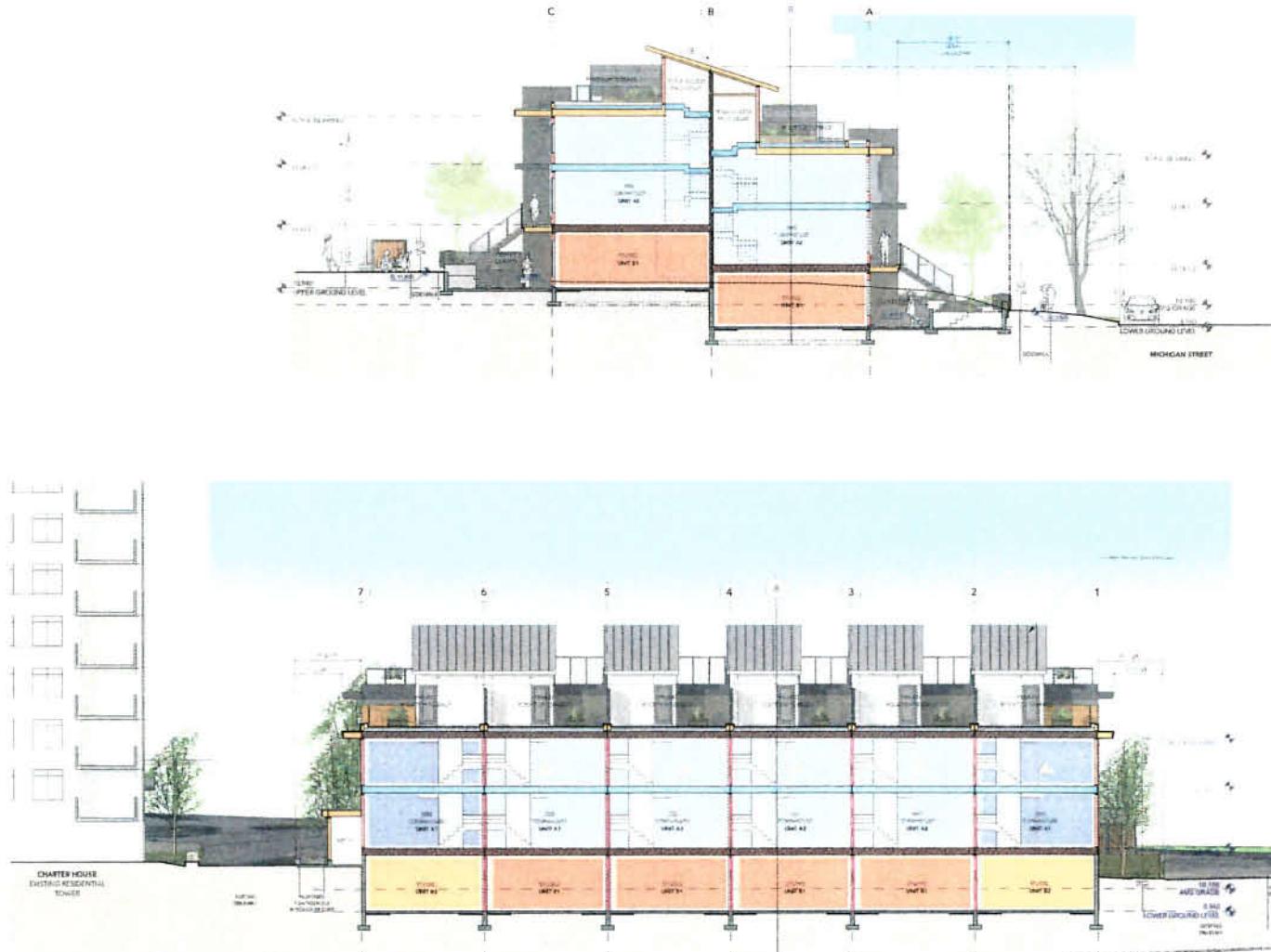
CITY OF VICTORIA  
RECEIVED

DEEMED

JUL 15 2019

JUN 04 2019





Planning & Development Department  
Development Services Division

City of Victoria, BC

Received

JUN 04 2019

revisions  
no. date description

1 2017-06-01 Initial Submission  
2 2017-06-01 Minor Revision  
3 2017-06-01 Minor Revision  
4 2017-06-01 Minor Revision  
5 2017-06-01 Minor Revision

issues  
2017-06-01 Review of Development Application  
2017-06-01 Review of Development Application

**BHA**  
Architecture

BHA Architecture Inc.

project  
Proposed Residential Infill  
4545 Michigan Street  
VICTORIA BC

**Starlight**  
Properties

consultant:

Date: R8 Date: April 2017  
checked

Area: #1 Sheet #1 Project no: #10  
sheet title: Section

Page no: A4.01  
of 4  
Printed: 04/04/2019  
by: [Signature]



revisions:  
no. date description  
10-A-2019-01 2019-06-14 Initial Submission  
10-B-2019-01 2019-06-14 Response to comments  
10-C-2019-01 2019-06-14 Final Submission

issues:  
10-A-10-01 Issues for Development - 10-A-2019-01  
10-B-10-01 Issues for Development - 10-B-2019-01  
10-C-10-01 Issues for Development - 10-C-2019-01  
10-A-4-01 Issues for Design - 10-A-2019-01  
10-B-4-01 Issues for Design - 10-B-2019-01  
10-C-4-01 Issues for Design - 10-C-2019-01  
10-A-1-01 Issues for Permit - 10-A-2019-01  
10-B-1-01 Issues for Permit - 10-B-2019-01  
10-C-1-01 Issues for Permit - 10-C-2019-01



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

EXTERIOR MATERIAL/COLOUR SCHEDULE

MATERIAL ELEMENT	FINISH	COLOR OR APPROVED EQUAL
<b>CLADDING</b>		
10-A-1 CLIMATICOS PRECUT SYSTEM (FAAC)	PRE-APPLIED	WHITE/WHITE
10-A-2 CLIMATICOS PRECUT SYSTEM (FAAC)	PRE-APPLIED	BONDED GREY
10-A-3 CLIMATICOS PRECUT SYSTEM (FAAC)	PRE-APPLIED	PEPPERMINT GREEN
10-A-4 CLIMATICOS PRECUT SYSTEM (FAAC)	PRE-APPLIED	ROSEWOOD
10-A-5 CLIMATICOS PRECUT SYSTEM (FAAC)	PRE-APPLIED	CHOCOLATE BROWN
10-A-6 CLIMATICOS PRECUT SYSTEM (FAAC)	PRE-APPLIED	SPICE BROWN
10-A-7 CLIMATICOS PRECUT SYSTEM (FAAC)	PRE-APPLIED	ESPRESSO BROWN
10-A-8 CLIMATICOS PRECUT SYSTEM (FAAC)	PRE-APPLIED	ESPRESSO BROWN SPARKLE
<b>DOORS</b>		
10-B-1 RESIDENTIAL PVC WINDING	PRE-APPLIED	BLACK
10-B-2 RESIDENTIAL VINYL SWING DOOR	PRE-APPLIED	BLACK
10-B-3 GLAZED WOOD SWING DOOR	PRE-APPLIED	BLACK
<b>GLASS</b>		
10-C-1 ALUMINUM FRAMELESS INTEGRATED GLASS	PRE-APPLIED	BLACK MIRROR (2MM) TINTED CLEAR
10-C-2 TINTED ALUMINUM	PRE-APPLIED	ROSE
10-C-3 STAINLESS STEEL REARVIEW	PRE-APPLIED	CHARCOAL GRAY 4MM
10-C-4 FIBERGLASS	PRE-APPLIED	OFFWHITE
10-C-5 DIFFUSION	PRE-APPLIED	CHARCOAL GRAY 4MM
10-C-6 DIFFUSION	PRE-APPLIED	CHARCOAL GRAY 4MM
<b>WINDO</b>		
10-D-1 DIFFUSION	STANDARD	CHARCOAL GRAY 4MM
10-D-2 DIFFUSION	STANDARD	CHARCOAL GRAY 4MM
<b>GENERAL MATERIAL NOTES</b>		
1. MATERIALS PROVIDED: CONSTRUCTION QUALITY OF MATERIALS OR THE EQUIPMENT PROVIDED ARE NOT TO BE USED FOR THE PROJECT. 2. DESIGN FEATURES OR MATERIALS DOCUMENTATION SHOULD NOT BE USED AS CONSTRUCTION DETAILS UNLESS SPECIFIED BY THE OWNER.		



2 East Elevation  
Scale 1:100

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City of Victoria  
JUN 04 2019

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Development Services Division  
City of Victoria, British Columbia  
1200 Johnson Street, Victoria, BC V8V 1E9  
250-412-2400 | www.victoria.ca

A5.01



Date: MAR 2017  
Revised:  
Page: 43  
Sheet title:  
North Elevation  
East Elevation  
Drawing No.: 10-A-2019-01  
Approved by:



BHA Architecture Inc.

Project:

Proposed Residential Infill  
104-431 Michigan Street  
VICTORIA BC



consultant

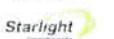
REVISIONS:  
no. date description  
1 2019-06-06 Initial Submission  
2 2019-06-06 Revised Submission  
3 2019-06-06 Final Submission  
4 2019-06-06 Minor Corrections

ISSUES:  
101-102-01: Landscaping Plan - 10  
101-102-02: Landscaping Plan - 20  
101-102-03: Landscaping Plan - 30  
101-102-04: Landscaping Plan - 40  
101-102-05: Landscaping Plan - 50  
101-102-06: Landscaping Plan - 60



BHA Architecture Inc.

Proposed Residential Infill  
61455 Midgen Street  
VICTORIA BC



consultant

page: 2M/108 date: April 2019  
sheet: 45 revision: 425

sheet title:  
South Elevation  
West Elevation

sheet no.: A5.02

plotted by:



checked by:

date:

Received  
City of Victoria

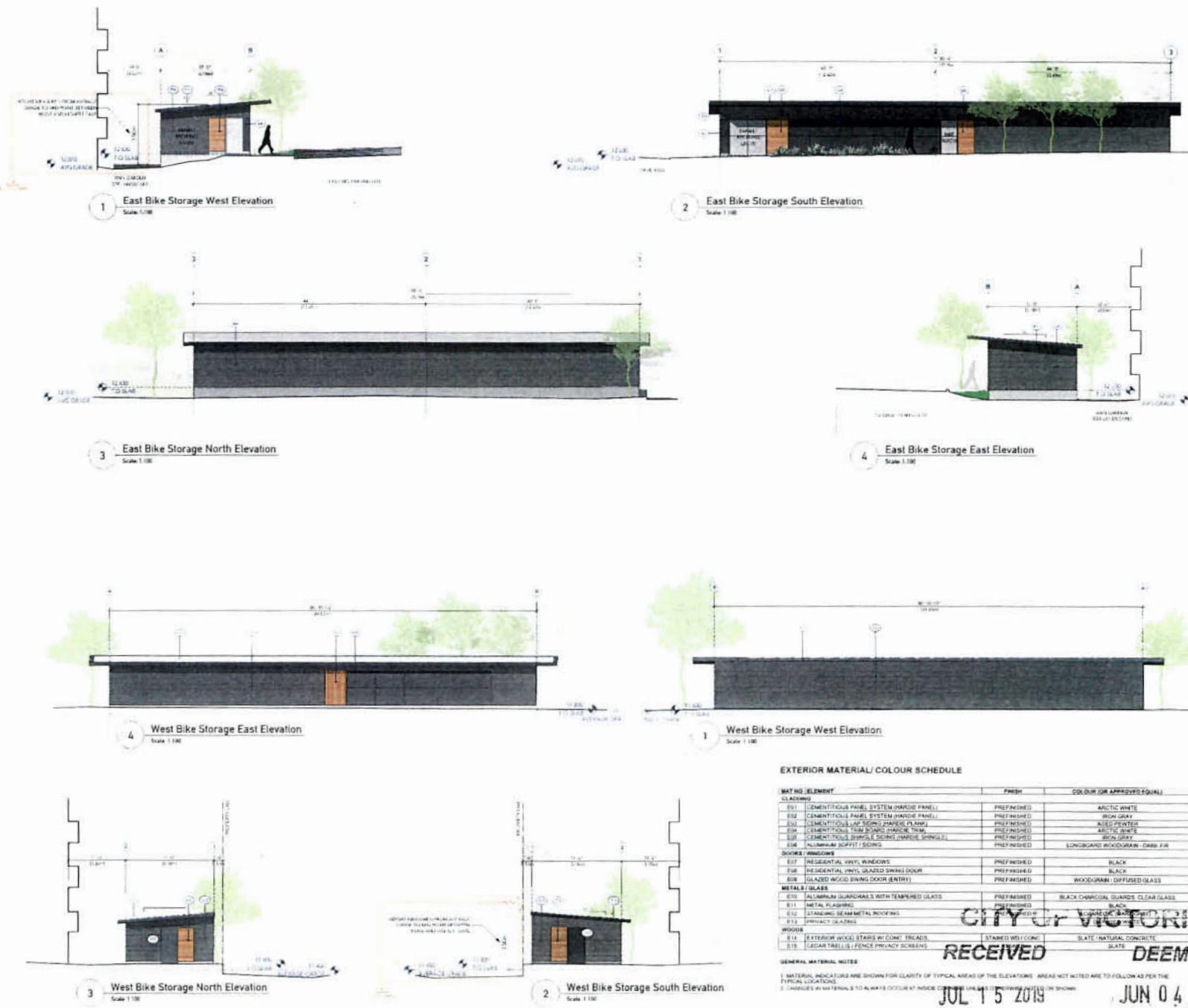
JUN 07 2019

Planning & Development Department  
Development Services Division



revisions:		
no.	date	description
1	2018-03-09	AKS Comments Draft 1/17
2	2018-04-22	CALCUMS Comments Mar 27/18
3	2018-05-01	Comments from Planning
4	2018-05-28	Comments from Planning
5	2019-05-17	Comments from Planning
6	2019-07-11	Comments from Planning

issues:		
1	2017-11-21	Issued for Design Permit
2	2018-01-09	Issued for CAC/C
3	2018-04-25	Issued for Zoning
4	2018-06-11	Re-Issued for Zoning
5	2019-02-17	Re-Issued for Zoning
6	2019-02-17	Re-Issued for Zoning
7	2019-07-11	Re-Issued for Zoning





revisions	no.	date	description
1	2017-07-20	Initial Submission	
2	2019-01-10	Review by Planning & Development Services	
3	2019-01-10	Review by City Council	
4	2019-01-10	Approved by City Council	
5	2019-01-10	Permit issued by City Clerk	

Issues
2017-07-20
2019-01-10
2019-01-10
2019-01-10
2019-01-10

Michigan Street Plan  
Scale 1:400



BHA Architecture Inc.

project

Proposed Residential infill  
at 101 Michigan Street  
VICTORIA BC



consultant



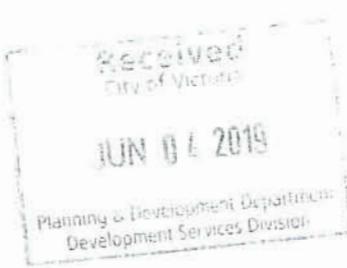
2 Michigan Street Elevation  
Scale 1:400

Received  
City of Victoria  
JUN 04 2019  
Planning & Development Department  
Development Services Division  
A5.04

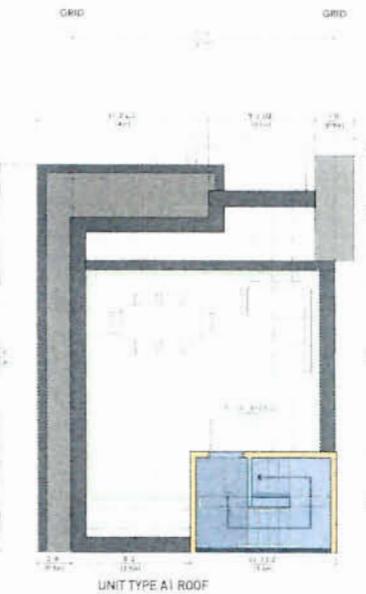
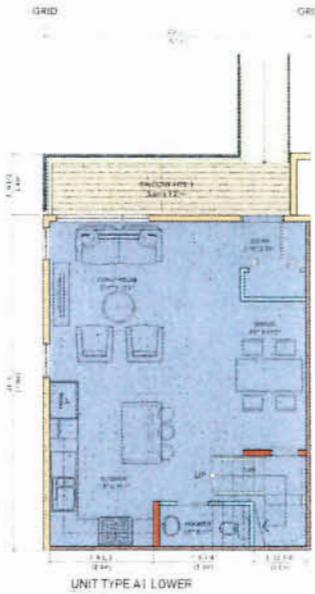
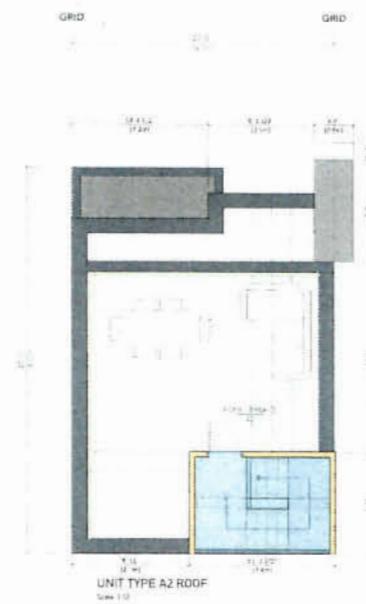


Sheet No.: HB  
Revised  
Date: April 2019  
Architect:  
Project No.: 422  
Sheet title:  
Elevations

Planned  
Printed:



Unit Type A  
2 BDRM / 1.5 BA  
2 Storey Cityhome



revisions:  
no. date description  
1 2019-05-24 Initial Submission  
2 2019-05-24 Minor Revise  
3 2019-05-24 Minor Revise  
4 2019-05-24 Minor Revise  
5 2019-05-24 Minor Revise  
6 2019-05-24 Minor Revise

ISSUES:  
1 2019-05-24 Structural Engineering Review  
2 2019-05-24 Electrical Review  
3 2019-05-24 Mechanical Review  
4 2019-05-24 Plumbing Review  
5 2019-05-24 Fire Safety Review  
6 2019-05-24 Building Review

Comments: The proposed residential infill building is located at 4140 Douglas Street, Victoria, BC V8T 1Z8. The proposed building will consist of 2 storeys above grade and a roof deck. The building footprint is approximately 11'10" wide by 39'10" deep. The proposed building will contain 2 units, each unit will have 2 bedrooms, 1.5 bathrooms, a large open-concept living/dining/kitchen area, a separate laundry room, and a balcony. The proposed building will be constructed with concrete frame and steel joist floors. The proposed building will have a flat roof deck.

**BHA**  
Architecture

BHA Architecture Inc.  
1010 Quadra Street, Victoria, BC V8W 1A1  
project:

Proposed Residential Infill  
4140 Douglas Street  
VICTORIA BC

Starlight  
Developments

consultant:

Name: FB&MCH Date: APRIL 2019  
checked

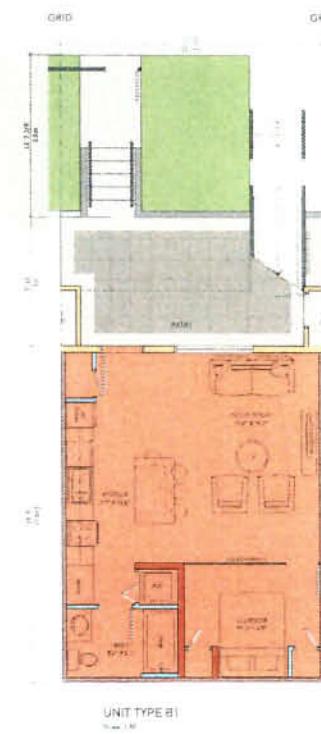
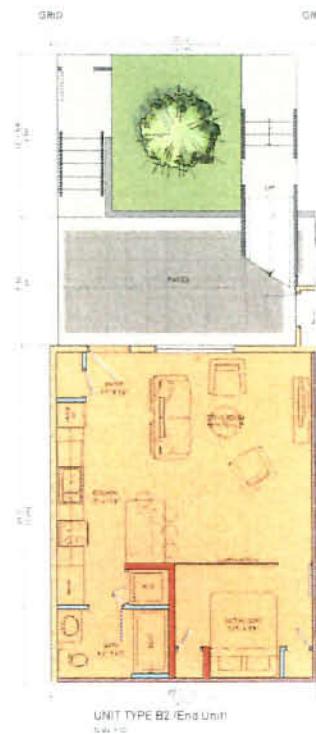
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checked  
sheet title:  
Title: Unit Plans  
Version: 1  
Date: 04/19/2019

sheet no.: A6.01  
of 4  
plotted

QR code



Unit Type B  
ie. 1-Bedroom  
Ground Oriented Flat



revisions  
no. date description

1 04/04/10 Initial Submission  
2 10/07/10 Re-submission  
3 09/08/10 Re-submission  
4 11/09/10 Re-submission  
5 11/10/10 Re-submission  
6 11/11/10 Re-submission

blocks  
0-17-10-01 Ground Level Block  
0-17-10-02 Ground Level Block  
0-17-10-03 Ground Level Block  
0-17-10-04 Ground Level Block  
0-17-10-05 Ground Level Block  
0-17-10-06 Ground Level Block  
0-17-10-07 Ground Level Block

BHA  
Architecture Inc.

project  
Proposed Residential Infill  
400-410 Mungo Street  
VICTORIA BC



consultant:

drawn by: KELLY C. checked by: APRIL 2010  
date: as indicated project no: P-412  
sheet title: Typ. Unit Plans  
TYPE B  
plan no. A6.02  
scale: 1:100



A6.02

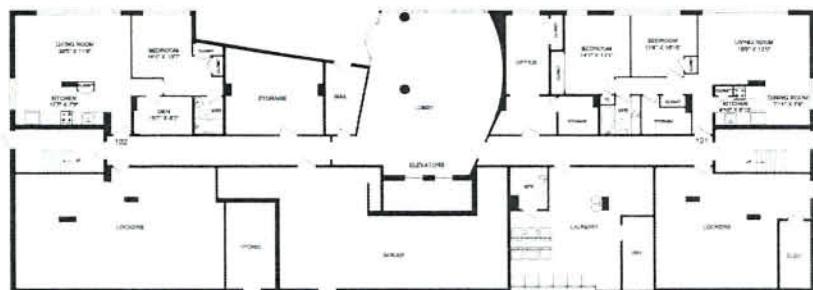
415 MICHIGAN STREET  
VICTORIA, BC

REVISIONS:  
no. date description

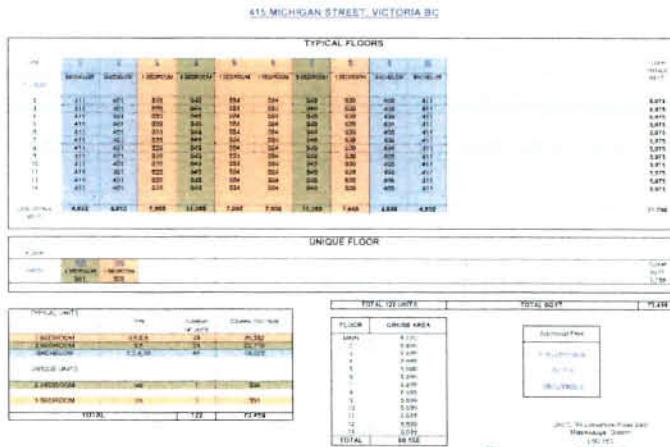
1/1 10/13/2018 Initial drawing  
1/2 10/18/2018 Layout - Room 218, 220, 222  
1/3 10/18/2018 Layout - Room 218, 220, 222  
1/4 10/18/2018 Layout - Room 218, 220, 222  
1/5 10/18/2018 Layout - Room 218, 220, 222



TYPICAL FLOOR  
FLOORS 2-14  
\*NO 13th FLOOR



MAIN FLOOR



415 MICHIGAN STREET, VICTORIA BC



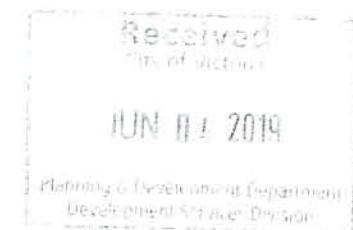
BHA Architecture Inc

project:

Proposed Residential Infill  
415 Michigan Street  
VICTORIA BC



consultant

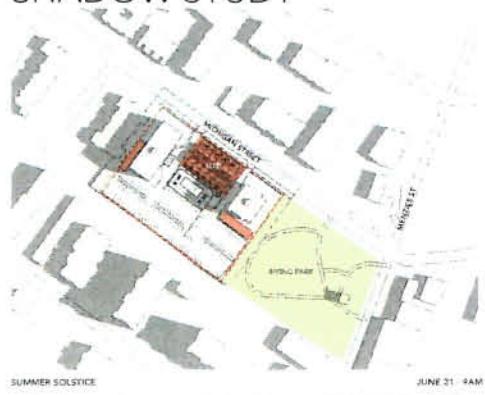


Sheet No.: A-AD.01  
Revised: APRIL 2019  
Checkered: \_\_\_\_\_  
Date: 4/16/2019  
Project No.: P-421  
Sheet Title: Existing Buildings  
Report Tower  
M/S Drawing D  
Drawing No. A-AD.01  
Plotted by:

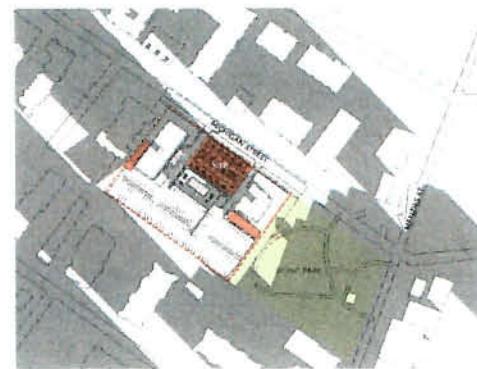
A-AD.01



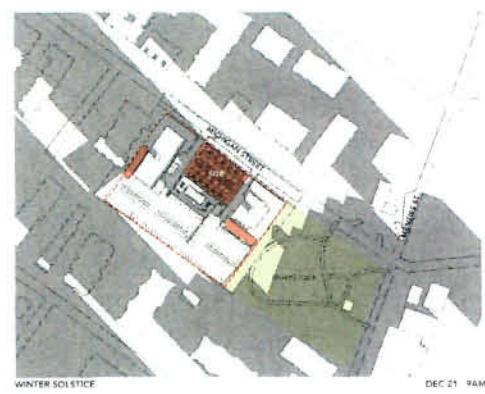
## SHADOW STUDY



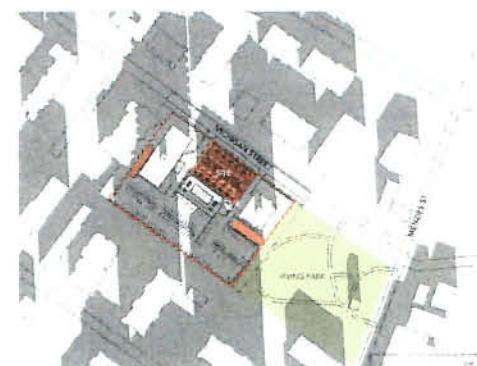
JUNE 21 4PM



SEPT 21 4AM



DEC 21 4AM



JUN 04 2019

Planning & Development Department

revisions:  
no. date description  
1 2017-06-05 Initial submittal  
2 2017-06-05 Minor changes to shading  
3 2017-06-05 Minor changes to shading  
4 2017-06-05 Minor changes to shading

issues:  
1. The proposed building has significant shadows on the adjacent buildings.  
2. The proposed building has significant shadows on the surrounding trees.  
3. The proposed building has significant shadows on the surrounding trees.

Comments: The proposed building has significant shadows on the adjacent buildings, which may impact the ability to grow vegetation on those areas. The proposed building also has significant shadows on the surrounding trees, which may impact their growth and health.



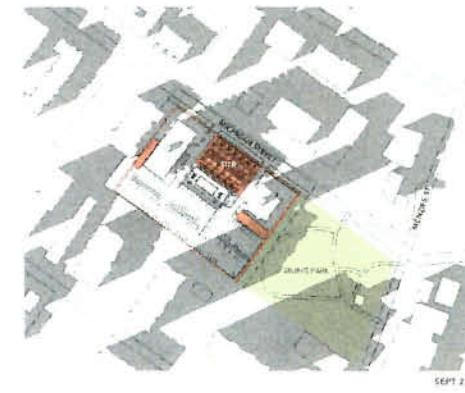
BHA Architecture Inc.

Proposed Residential Infill  
411A Michigan Street  
VICTORIA BC



consultant:

drawn: KB Date: May 2017  
checked:  
scale: NTS project no.: 430  
sheet title: Shadow Study  
sheet no.: 1 of 1  
A-AAD.03  
NORTH DEC 21 4PM  
PRINTED: 2019-05-04 10:45 AM  
BY: [Signature]



revisions:  
rev. date description



issues:  
REV. 04/26 115 Michigan St -  
115 Michigan St -

Proposed Residential Infill  
4120 Morgan Street  
VICTORIA, BC

**BHA**  
Architecture

BHA Architecture Inc.  
115 Michigan Street  
Victoria, BC V8W 1G1

project:

Proposed Residential Infill  
4120 Morgan Street  
VICTORIA, BC

**Starlight**  
Realty Investors

consultant:

Sheet: KB Date: APRIL 10, 2019  
Revised:   
Scale: 1:100 Prepared by: P-42  
Sheet title: PERSPECTIVE VIEW

A-AD.10



revisions:  
no. date description



issues:  
-051-11-01  
-051-11-02  
-051-11-03  
-051-11-04  
-051-11-05  
-051-11-06  
-051-11-07  
-051-11-08  
-051-11-09  
-051-11-10



BHA Architecture Inc.

project:  
Proposed Residential Unit  
4155 Michigan Street  
VICTORIA BC



consultant:

Received  
APRIL 2011

Sheet  
NTS  
sheet title  
P-40  
Perspective View

A-AD.08

Planning & Development Department  
Development Services Division

Received  
City of Victoria  
JUN 04 2019

Planning & Development Department  
Development Services Division



LIMIT OF PROPOSED NEW 24-UNIT INFILL  
HOUSING PROJECT

6-STALL BIKE RACK (CLASS 2)

1 BIRDSEYE VIEW FROM POOL SIDE  
Scale: NTS

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

revisions:		
no.	date	description

issues:	
2017-11-21	Issued for CAUC
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



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

revisions  
no. date description

REGENT DOVER –  
415 MICHIGAN ST



issues:  
03/11/2018 Request for comments  
03/16/2018 Review of comments  
03/16/2018 Response to comments  
03/20/2018 Review of responses  
03/20/2018 Response to responses

Proposed Residential Infill  
415 Michigan Street  
VICTORIA BC



BHA Architecture Inc.  
100-1800 Douglas Street, Victoria, BC V8T 4R2  
tel: 250.412.1111 fax: 250.412.1112  
info@bha.ca

project:

Proposed Residential Infill  
415 Michigan Street  
VICTORIA BC



consultant

REMOVED EXISTING STONE WALLS  
ALONG DRIVEWAY FOR VISIBILITY

REMOVE EXISTING STONE WALLS  
ALONG DRIVEWAY FOR VISIBILITY  
EXISTING DRIVEWAY

Received  
City of Victoria

JUN 04 2019

Planning & Development Department  
Development Services Division

VIEW ALONG MICHIGAN ST - LOOKING NORTHWEST  
Sheet 475

Issue: KB Date: APRIL 2017  
checked

Issue: NTS Project: P420  
checked

sheet title: PERSPECTIVE VIEW  
checked

drawn by: Approved by: Checked by:  
A-AD.07



revisions:  
no. date description

CHARTER HOUSE  
416 MICHIGAN ST



Issues:  
104-15-01  
104-15-02  
104-15-03  
104-15-04  
104-15-05  
104-15-06  
104-15-07

Proposed Residential Infra  
416 MICHIGAN STREET  
VICTORIA BC



BHA Architecture Inc.

project:

Proposed Residential Infra  
416 MICHIGAN STREET  
VICTORIA BC



consultant:

EXISTING CURBWA  
REMOVAL MINIMIZE EXISTING STONE WALLS  
ALONG DRIVEWAY FOR USEABILITY

VIEW ALONG MICHIGAN ST - LOOKING SOUTHEAST  
Sheet 175

Received  
City of Victoria

JUN 04 2019

Planning & Development Department  
Development Services Division

Revise: KB Date: APRIL 2017

Checklist:

Model: NTS Project no: P-432

Sheet title:

PERSPECTIVE VIEW

Sheet no.: A-AD.06



plotted

checked

revisions:  
no. date description

CHARTER HOUSE  
435 MICHIGAN ST

REGENT TOWER  
415 MICHIGAN ST



ISSUE DATE: 06/04/2019  
DRAWING NUMBER: 0415-MICHIGAN-ST-FRONTAGE-PERSPECTIVE-VIEW  
DESIGNER: BHA ARCHITECTURE INC.  
CHECKED: BY: DATE: 06/04/2019  
APPROVED: BY: DATE: 06/04/2019  
REVISIONS: 0

BHA  
Architecture

BHA Architecture Inc.

project:

Proposed Residential Infill  
415 Michigan Street  
VICTORIA BC

Starlight  
development

consultant:

soil

drawn: KB Date: APRIL 2017  
checked:

scale: NTS Approved by: P400  
sheet title: PERSPECTIVE VIEW

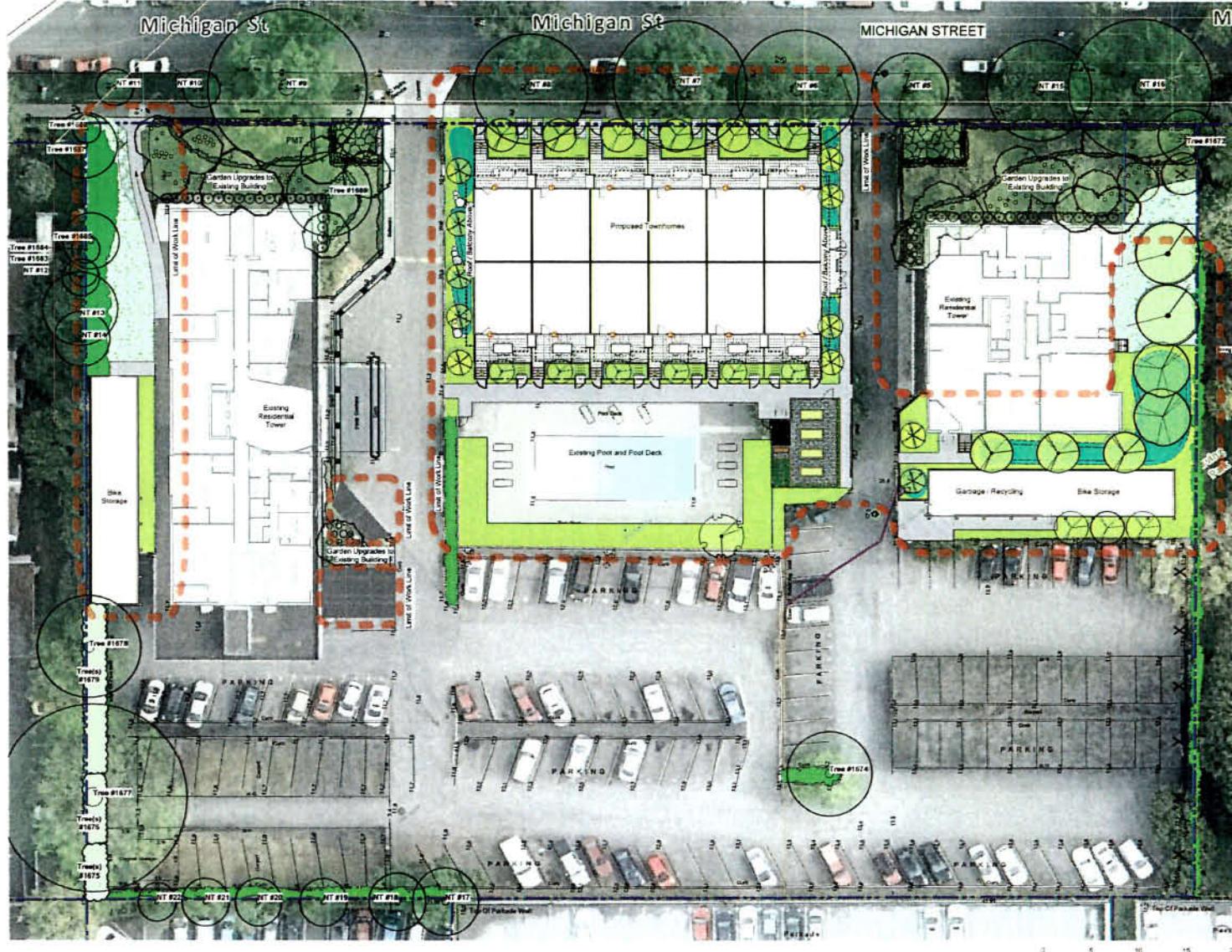
Architect: A-AD.05  
Planned by:

Received  
City of Victoria

JUN 04 2019

Planning & Development Department  
Development Services Division

1 MICHIGAN ST FRONTAGE  
Issue 001



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 L1-32 Tree Retention and Removal Plan for additional information.	

**TREE NOTES**

1. Garden upgrades to existing buildings consists of (2) *Betula nigra* Cutleaf Heritage, River Birch and (2) *Carpinus betulus* Katsura Tree

1. SUPPLEMENTARY INFO	AUG 22 2019
2. REQUIRED FOR PERMITTING	FEB 28 2019
3. PERMITTING REV 2	JAN 11 2019
4. DESIGN TIME	APR 25 2018
5. PERMITTING	MAY 14 2018
6. CALLED	NOV 21 2017
7. EP	OCT 02 2017
PPN NO.	249
Permittee	Murdoch de Greeff Inc.
REGISTRATION NUMBER	341
Signature	Scott Murdoch

Sept 6, 2019

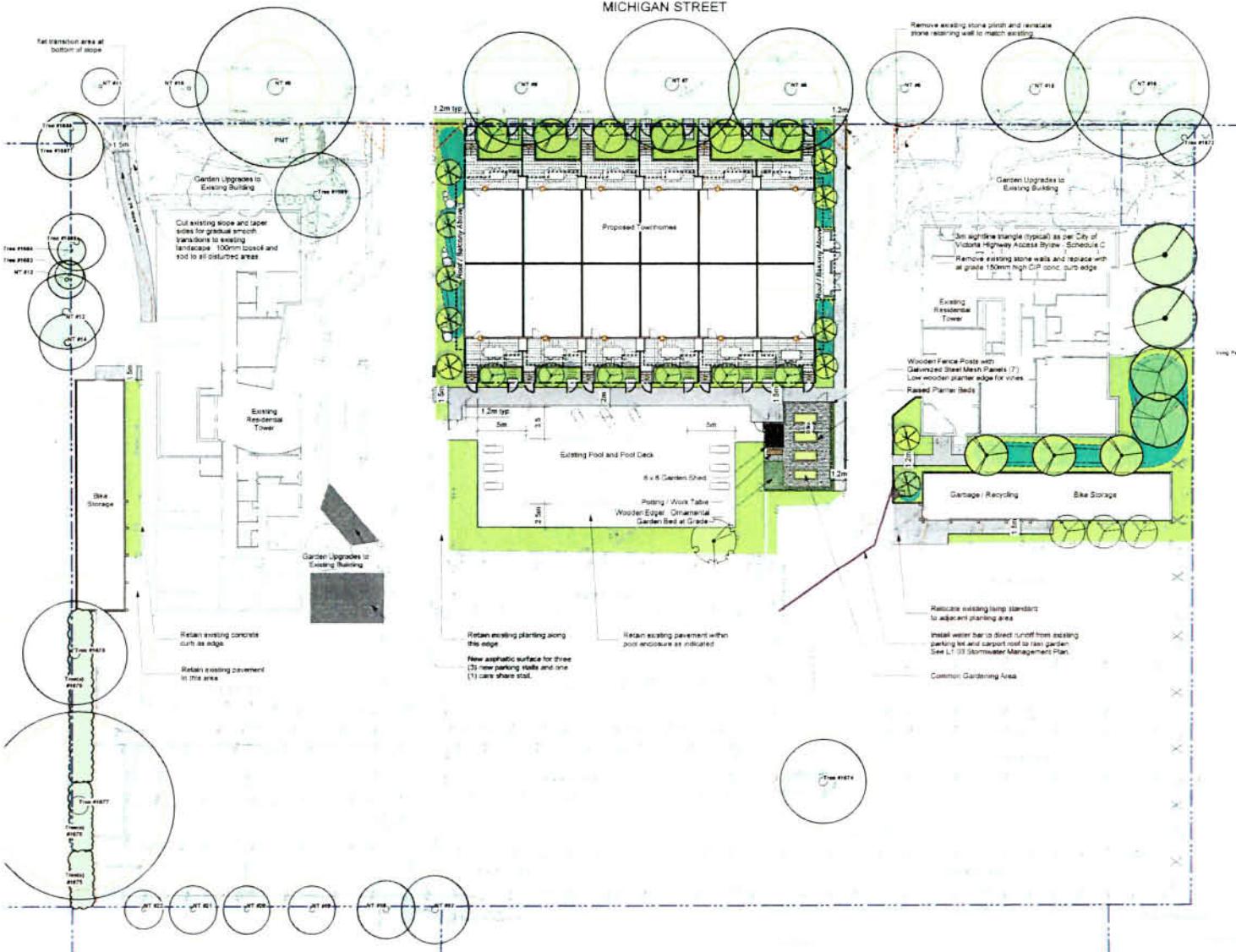
**STARLIGHT INVESTMENTS**  
3238 BLOOR STREET WEST  
SUITE 1400  
TORONTO, ON  
**PROPOSED RESIDENTIAL**  
INFLUENTIAL DEVELOPMENT  
41543 MICHIGAN STREET  
VICTORIA, BC

**Overall Site Plan**

- DRAWING NOTES**
- DO NOT SCALE DRAWING. Verify all property lines and existing structures prior to removal, 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.
  - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
  - Provide layout of all work for approval by Landscape Architect prior to construction.
  - Contractor to provide irrigation system for all plantings to current ISAC Standards and Contract Specifications.
  - Landscape installation to carry a 1 year warranty from date of issuance.
  - Plans measure installation and maintenance to conform to the current edition of the City of Victoria Landscape Standards.
  - Contractor and architect shall be responsible for all costs related to preparation and submission to Council of all landscape plan review information exceeding engineer.
  - Tree protection fencing for existing trees, to be installed prior to commencement of all site work.

sheet no.	117 1B
scale	1:200 24°36'
street no.	JD
checked by	SM/PD
reviewed by	Sheet no.
	7

L1.00



Property line	-----
Edge of roof or balcony above	(Indicated)
Rain garden - TOP OF POOL	-----
Pan garden - BOTTOM OF POOL	-----
<b>UNDERGROUND UTILITIES</b>	
<b>EXISTING</b>	<b>PROPOSED</b>
Storm drain	
Sewer	
Water	
Electrical	
Gas	

NOT FOR CONSTRUCTION

1. SUPPLEMENTARY INFO - AUG 22 2019
2. ISSUED FOR REVIEW - FEB 28 2019
3. REVIEWING REV'D - MAR 11 2019
4. DESIGN PANEL - APR 22 2019
5. REVIEWING - MAY 28 2019
6. CALCO - NOV 21 2017
7. DR - OCT 22 2017

**Murdoch deGreeff Inc.**  
Landscape Planning & Design  
301 University Street, Victoria, BC V8T 5A6  
250.412.1111 | 250.412.1112 | info@mdginc.com

**REVIEWED BY:**  
**Scott Murdoch**  
341  
Sept. 6, 2019

**Clerk:**  
**STARLIGHT INVESTMENTS**  
3238 BLOOR STREET WEST  
SUITE 1400  
TORONTO, ON

**PROPOSED RESIDENTIAL INFILL DEVELOPMENT**  
41543 MICHIGAN STREET  
VICTORIA, BC

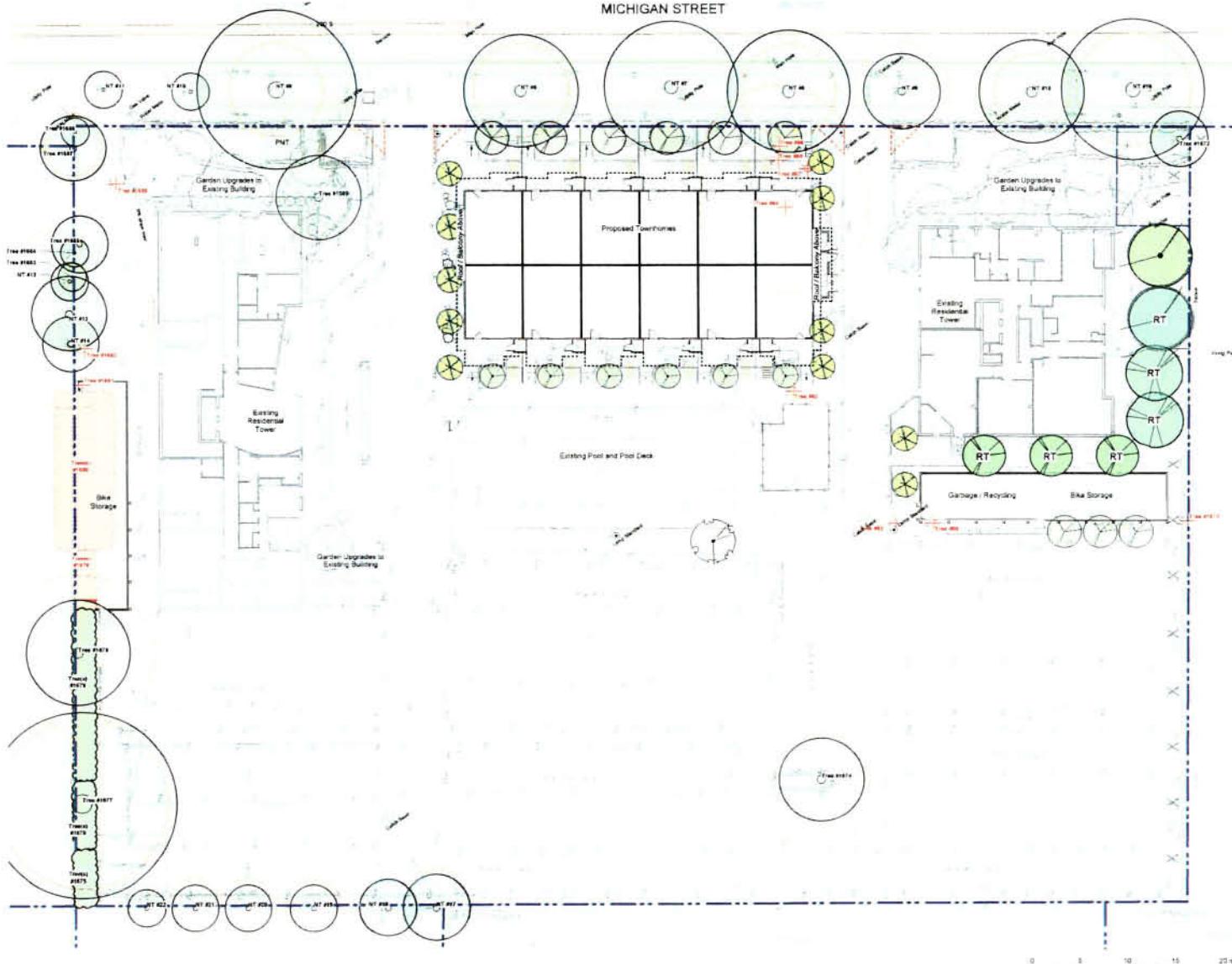
**Sheet No:** 1

**Landscape Materials**

**DRAWING NOTES**

- DO NOT SCALE DRAWING. Verify all property lines and fencing dimensions prior to construction, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to advise locations and elevations of all existing services and utilities prior to start of construction.
- Provide sketch of all work for approval by Landscape Architect prior to construction.
- Contractor to provide irrigation system for all planters to current IADC Standards and Contract Specifications.
- Plant material to carry a 1 year warranty from date of acceptance.
- Plants must be maintained and maintained to conform to the current version of the Canadian National Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape site information requiring erection.
- Tree protection and support as indicated on drawings, to be installed prior to commencement of all site work.

project no. 117-18  
scale 1:200 24" x 36"  
drawn by JO  
checked by SMPG  
revision no. sheet no.  
7 L1.01



**TREE SUMMARY:**

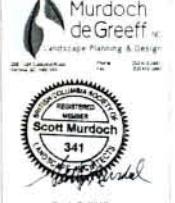
- Tree Protected/Trees Required: 3
- Tree Felled/Planted: 34
- Requirement: Tree size > 2.5 as per City of Victoria bylaw, Tee Tag #
- Parking Tree for additional information
- Tree to be felled: 34
- Size of 2.5 m equivalent tree species and diameter to meet City of Victoria bylaw requirements to be determined by consultant and City of Victoria Parks staff
- Size to be Amended: Call for Schedule A Assessment documents for 34 trees to be felled for assessment and/or replacement required

**TREE NOTES:**

1. Garden upgrades to existing buildings consists of (2) Betula nigra (Cully Heritage, River Birch) and (2) Ceratopodium apiculatum (Katsura Tree)

**NOT FOR CONSTRUCTION**

2. SUBMISSION DATE INFO: AUG 22 2018  
3. REQUEST FOR REVIEWING: FEB 26 2019  
4. REVIEW BY: JUN 11 2019  
5. DESIGN FIRM: APR 25 2019  
6. REVIEW: MAY 14 2019  
7. CAD/C: MAY 21 2019  
8. EP: JUN 30 2019  
9. Description: Update



Sept 6 2019

**Client:**  
**STARLIGHT INVESTMENTS**  
3230 BLOOR STREET WEST  
SUITE 1400  
TORONTO ON  
**Project:**  
**PROPOSED RESIDENTIAL INFILL DEVELOPMENT**  
415435 MICHIGAN STREET  
VICTORIA BC

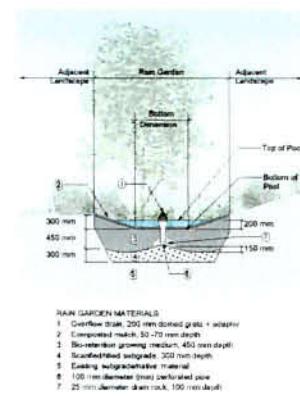
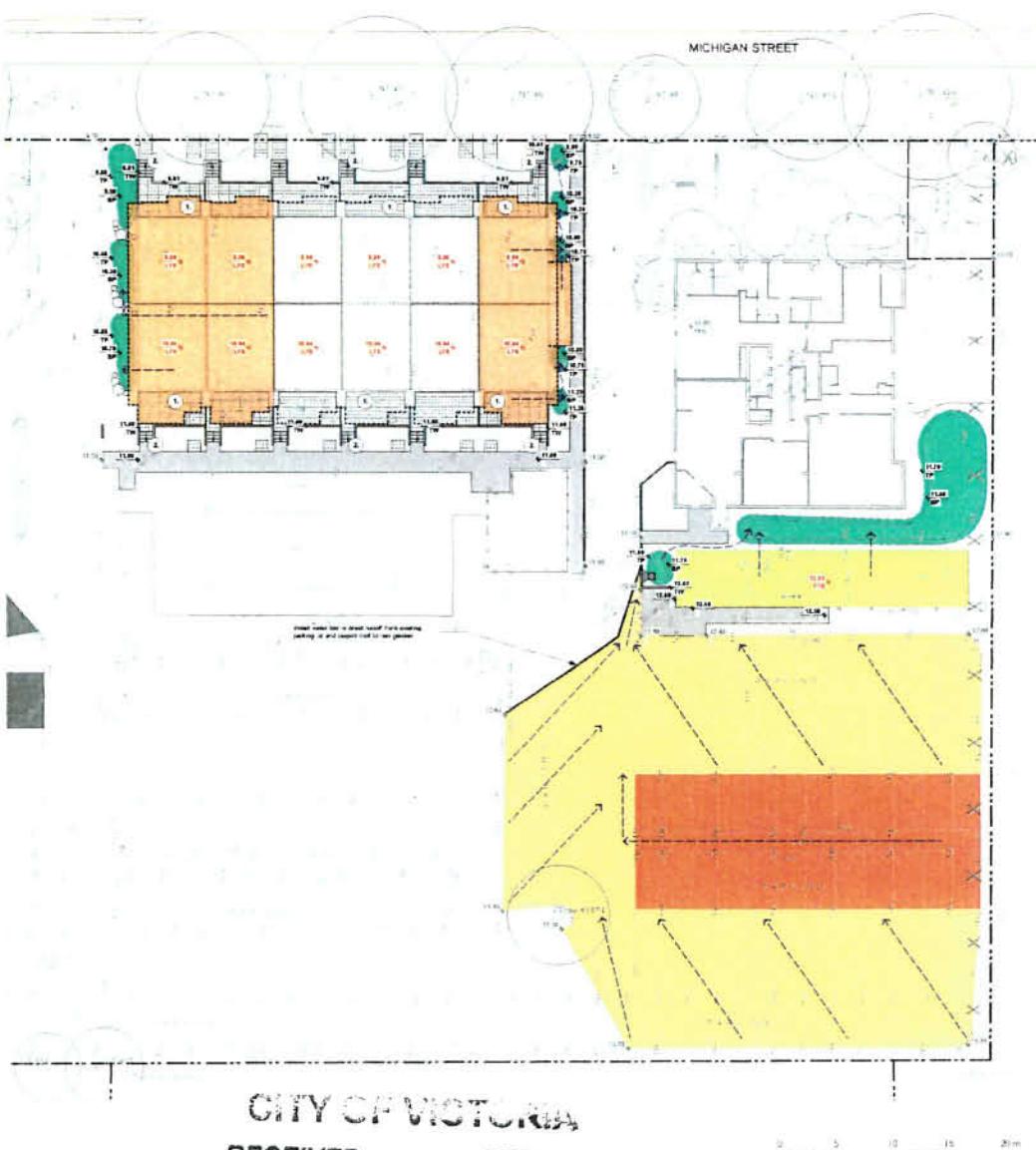
**Sheet 004**  
**Tree Retention & Removal Plan**

**DRAWING NOTES:**

1. DO NOT SCALE DRAWING. Verify all property lines and existing plant locations against surveyor's plans.
2. All dimensions in metres and all elevations in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Provide location & control locations and elevations of all existing services and utilities prior to start of construction.
5. Provide layout of all work to Landscape Architect prior to construction.
6. Connector to private irrigation system for all plantings to conform UBC Standards and Contract Specifications.
7. Landscaping installation to carry a 1 year warranty from date of completion.
8. Landscaping and irrigation to conform to the current edition of the Canadian Landscape Standards.
9. Landscaping and irrigation sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including inspection.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

project no.: 117.18  
scale: 1:200 @ 24x36  
drawn by:  
checked by: SWP/QD  
review no.: sheet no.: L1.02  
7

**CITY OF VICTORIA**  
**RECEIVED** **DEEMED**  
SEP 06 2019 JUN 04 2019



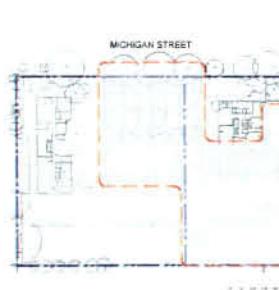
LEGEND	
— — — PROPERTY LINE	
— — — EXTENT OF ROOF / BALCONY LINE (INDICATIVE)	
RAIN GARDEN - TOP OF POOL	
RAIN GARDEN - BOTTOM OF POOL	
ARCHITECTURAL GRADE (INDICATIVE)	
LFE (LOWER FLOOR ELEVATION)	
EXISTING GRADE (APPROXIMATE)	
PROPOSED LANDSCAPE GRADE	
TP (TOP OF POOL) BP (BOTTOM OF POOL) TW (TOP OF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

**NOT FOR CONSTRUCTION**

T	SUPPLEMENTARY INFO: AUG 22 2019
S	APPROVED FOR ZONING: FEB 28 2019
E	ZONING REV: 2 APR 12 2018
X	DESIGN PANE: APR 25 2018
Z	ZONING: MAR 28 2018
2	VALUC: NOV 21 2017
1	DP: OCT 02 2017

**GRADING NOTES**

- Except where noted, all ground floor entrances and windows shall be at or above Grade.
- All residential sites shall have 3 to 5% max. slope for site drainage. Final review of plans document specific grade.



**GRADING NOTES**

- All elevations are in metres.
- All proposed plant locations and elevations for top of soil elevations. Site elevations indicated on Landscape drawings are for reference only. Refer to Engineering drawings. Report any discrepancies to contractor for removal and regrading.
- All road, public pavements and vehicular drive aisles and parking areas elevations indicated on the Landscape drawings are for reference only. Refer to Engineering drawings. Report any discrepancies to contractor for removal and regrading.
- Confirm all existing grades prior to construction. Report any discrepancies to contractor for review and response.
- Provide minimum 2% slope for all hard and soft landscape areas to ensure positive drainage away from buildings, or to drainage devices.
- All landscape areas shall not exceed a maximum slope of 3:1 in all instances.

**DRAWING NOTES**

- DO NOT SCALE DRAWING. Verify all property lines and existing structures 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.
- Guarantor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work has approved by Landscape Architect prior to commencement of work.
- Contractor to provide irrigation system for all plants in current ISDC Standards and Contract Specifications.
- Landscaping installation to carry a 1 year warranty from date of completion.
- Plant material installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- Contractor and architect/consultant are responsible for all costs related to production and submission to consultant of all landscape information including engineer.
- Tree protection fencing for existing trees, to be installed prior to commencement of all site work.

page no. 117/18  
scale 1:200 @ 24" x 36"  
drawn by JD  
checked by SMD/JO  
revision no. sheet no. 7  
L1.03

Sept. 6, 2019

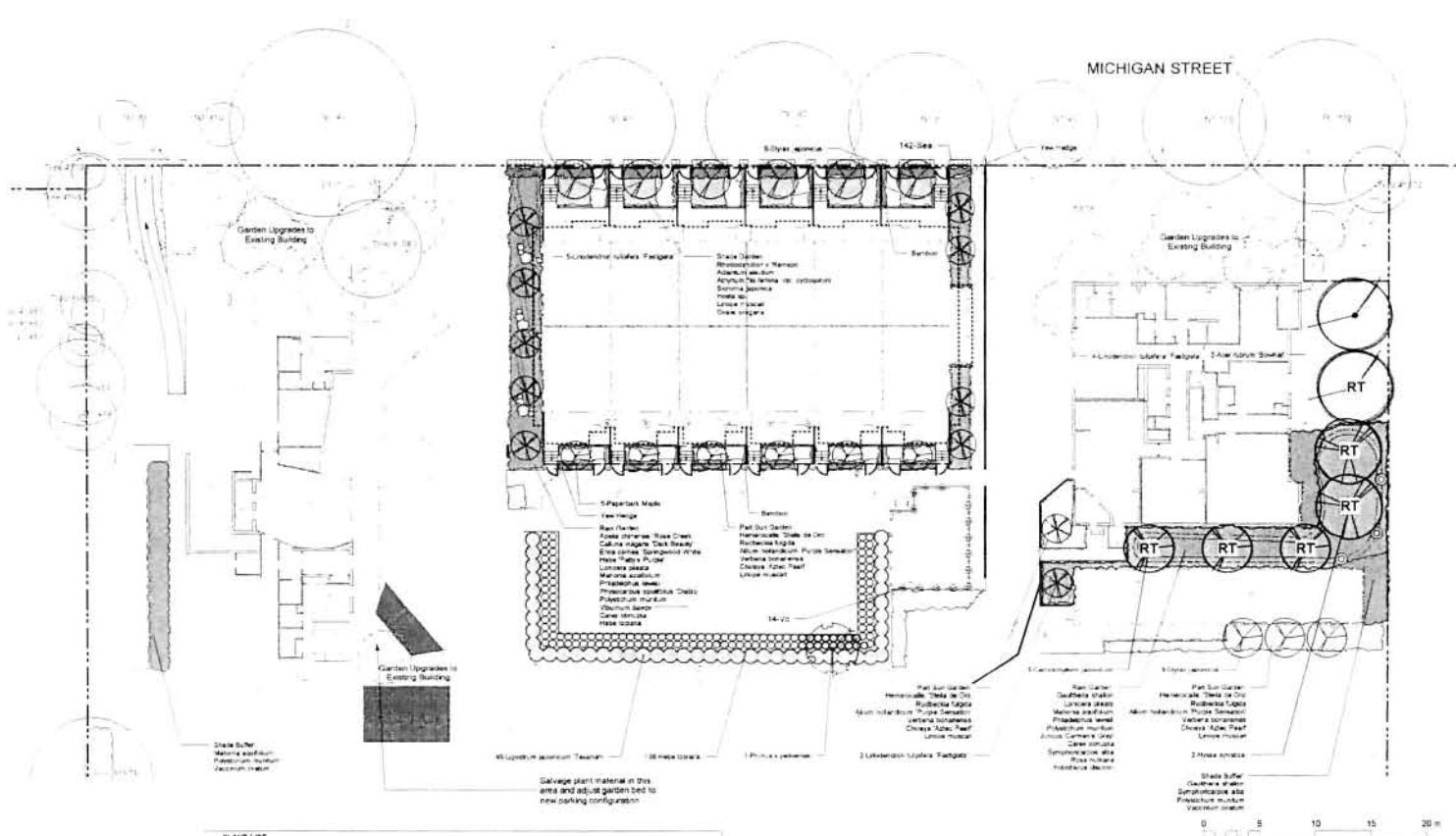
**Murdoch deGraaff**  
Landscape Planning & Design  
301 University Street, Victoria, BC V8T 5A6  
250.412.1111 | 250.412.1112 | fax 250.412.1113  
info@murdochdegraff.com

**SCOTT MURDOCH**  
341  
Signature

**STYLIGHT INVESTMENTS**  
3238 BLOOR STREET WEST  
SUITE 1400  
TORONTO, ON  
M5R 1E6

**PROPOSED RESIDENTIAL  
INFILL DEVELOPMENT**  
4151/431 MICHIGAN STREET,  
VICTORIA, BC

**Sheet No.**  
**Stormwater  
Management Plan**

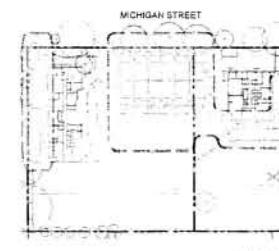


MICHIGAN STREET

NOT FOR CONSTRUCTION

2 SURVEYOR'S ABD. AUGUST 2009  
4 ISSUED FOR REVIEW FEB 2010  
5 READING REV 3 APR 12 2010  
4 DESIGN PNL APR 25 2010  
3 READING MAR 32 2010  
2 CALUG NOV 21 2010  
1 DP OCT 22 2010  
100-100 description 000

Murdoch deGreeff  
Landscaping & Design  
200-1000 - 200-1000



**Key Plan**  
Scale 1:1000

**TREE NOTES**  
1 Garden upgrades to existing buildings consists of (2) Betula nigra 'Cully Heritage', River Birch and (2) Cercidiphyllum japonicum, Katsura Tree

**PLANTING NOTES**  
1 Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.  
2 Chalk trees to be coordinated with City of Victoria Parks staff for size, age and 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**  
1 DO NOT SCALE DRAWING. Verify all property lines and existing utility lines. All dimensions are in meters and all detail elements in m/kilometers.  
2 All plan dimensions in meters and all detail elements in m/kilometers.  
3 Plant quantities on Plans shall take precedence over plant list quantities.  
4 Surveyor 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 construction.  
6 Connector to provide irrigation system for all planters to current IALC Standards and Contract Specifications.  
7 Irrigation installation to carry a 1 year warranty from date of acceptance.  
8 Plant materials installation and maintenance to conform to the current edition of the Canadian Landscape Standard.  
9 Landscaping contractors and suppliers 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

project no. 117-18  
scale 1:200 24x36"  
drawn by JO  
checked by SMDg  
reviewed by sheet no. L3.01

revisions:  
no date description

REGENT TOWER —  
415 MICHIGAN ST.



ISSUE#:  
PDR-18-02  
PRINT DATE:  
APRIL 20, 2018  
DRAWING NO.:  
415-18-02  
SCALE:  
1:200  
DRAFTED BY:  
J. COOPER  
CHECKED BY:  
J. COOPER  
DESIGNED BY:  
BHA ARCHITECTURE INC.  
REVIEWED BY:  
J. COOPER  
APPROVED BY:  
J. COOPER  
DATE APPROVED:  
APRIL 20, 2018

Proposed Residential Infill  
415 Michigan Street  
VICTORIA BC  
**BHA**  
Architecture  
BHA Architecture Inc.  
Victoria, BC, Canada  
www.bha.ca

project:  
Proposed Residential Infill  
415 Michigan Street  
VICTORIA BC

Starlight  
Investments

consultant:

—

Issue: R2 Date: APRIL 2018  
Drawing: Sheet No.: 4-23  
Scale: NTS Project No.: P-423

Sheet title: PERSPECTIVE VIEW  
Perspective View along Michigan St

Sheet no.: A-AD.04  
Drawing no.: 415-18-02  
Scale: NTS  
Project no.: P-423  
Drawing date: APRIL 2018  
Drawing type: PERSPECTIVE VIEW  
Drawing description: PERSPECTIVE VIEW ALONG MICHIGAN ST

REMOVE MINIMIZE EXISTING  
STONE WALLS ALONG  
DRIVEWAY FOR VISIBILITY

EXISTING DRIVEWAY

Planning & Development Department  
Development Services Division

RECEIVED  
City of Victoria  
NEW JOURNAL

JUN 04 2019

A-AD.04