Rezoning and Development Permit with Variances Application for 415 and 435 Michigan Street
Subject Site – 435 Michigan Street
Subject Site
Subject Site
Subject Site – 415 Michigan Street
Subject Site – Existing Swimming Pool
Subject Site – Existing Parking
Subject Site – 415 and 435 Michigan Street
Context – 345 Michigan Street
Context – 418 Michigan Street
Context – 404/410 Michigan Street
OCP Urban Place Designation

MAP 26
James Bay
Strategic Directions

Urban Place Designations*
- Core Inner Harbour/Legislative
- General Employment
- Marine Industrial
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Working Harbour
- Marine

Public Facilities
- Existing Public School
- Community Centre

Subject Site

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Page 8 for designation information.
Context Plan and Street Elevation
Existing Site Plan
Proposed Site Plan
North and East Elevations
South and West Elevations
Landscaping Plan
Perspective View

- **LIMIT OF PROPOSED NEW 41-UNIT INFILL HOUSING PROJECT**
- **EXISTING DRIVEWAY**
- **NEW SIDEWALK**
- **REMOVE / MINIMIZE EXISTING STONE WALLS ALONG DRIVEWAY FOR VISIBILITY**
- **MICHIGAN STREET**
- **PERSPECTIVE VIEW ALONG MICHIGAN ST.**

**Notes:**
- **REMINDERS:**
  - Perspective View
  - Necessary cannot w/ the full view of the project.

**Project:**
- Proposed Residential Infill 4115 Michigan St, VICTORIA BC

**Consultant:**
- Starlight Reconsider

**Revisions:**
- 2017-11-01: Version 1.0.0
- 2017-08-15: Version 1.0.1
- 2017-06-22: Version 1.0.2
- 2016-09-09: Version 1.0.3
- 2016-05-17: Version 1.0.4

**Issue:**
- Version Control

**BHA Architecture Inc.**
- Victoria, British Columbia

**Starlight Reconsider**
- Victoria, British Columbia
Perspective View
Perspective View

1. **VIEW ALONG MICHIGAN ST - LOOKING SOUTHEAST**

- **EXISTING DRIVEWAY**
- **LIMIT OF PROPOSED 24 UNIT RENTAL HOUSING PROJECT**
- **REMOVE MINIMIZE EXISTING STONE WALLS ALONG DRIVEWAY FOR VISIBILITY**

- **CHARTER HOUSE 435 MICHIGAN ST**
Applicant to insert: typical floor plans and/or parking plan if relevant.
Applicant to insert: typical floor plans and/or parking plan if relevant.
Applicant to insert: typical floor plans and/or parking plan if relevant.
Applicant to insert: typical floor plans and/or parking plan if relevant.
Accessory Buildings Floor Plans
SHADOW STUDY