

*Councillor Isitt withdrew from the meeting at 10:34 p.m. due a non-pecuniary conflict of interest with the following item, as his father's residence shares a property line.*

**I.1.b.h 415 and 435 Michigan Street: Rezoning Application No. 00637 and Development Permit with Variances Application No. 00055**

**Moved By** Councillor Potts

**Seconded By** Councillor Loveday

Rezoning Application No. 00637

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00637 for 415 and 435 Michigan Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units on site as rental, in perpetuity.
2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure two of the proposed one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 households, in perpetuity).
3. That Council direct staff to work with the applicant to revise the proposal to provide additional parking spaces and/or develop a comprehensive TDM package to mitigate the parking shortfall and submit revised plans to address inconsistencies in the project data table, and bring the revised proposal back to a future Committee of the Whole meeting.

**Amendment:**

**Moved By** Councillor Loveday

**Seconded By** Mayor Helps

That point three of the motion be amended as follows:

3. That Council direct staff to work with the applicant to revise the proposal to ~~provide additional parking spaces and/or~~ develop a comprehensive TDM package to mitigate the parking shortfall and submit revised plans to address inconsistencies in the project data table, and bring the revised proposal back to a future Committee of the Whole meeting.

**CARRIED UNANIMOUSLY**

**Amendment:**

**Moved By** Mayor Helps

**Seconded By** Councillor Alto

That point three of the motion be amended as follows:

3. That Council direct staff to work with the applicant to revise the proposal to develop a comprehensive TDM package to mitigate the parking shortfall and submit revised plans to address inconsistencies in the project data table, ~~and bring the revised proposal back to a future Committee of the Whole meeting.~~

**CARRIED UNANIMOUSLY**

**Main motion as amended:**

Rezoning Application No. 00637

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00637 for 415 and 435 Michigan Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units on site as rental, in perpetuity.
2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure two of the proposed one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 households, in perpetuity).
3. That Council direct staff to work with the applicant to revise the proposal to develop a comprehensive TDM package to mitigate the parking shortfall and submit revised plans to address inconsistencies in the project data table.

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

Development Permit with Variances Application No. 00055

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00637, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00055 for 415 and 435 Michigan Street, in accordance with:

1. Plans date stamped June 4. 2019.



2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. increase the number of buildings permitted on one lot from one to three;
  - ii. reduce the front setback to buildings from 15m to 5.5m;
  - iii. reduce the front setback to canopies on a building from 12m to 5m;
  - iv. reduce the front setback to stairs on a building from 12m to 2.0m;
  - v. increase the site coverage from 14% to 23.6%;
  - vi. reduce the open site space from 40% to 31%;
  - vii. reduce the number of parking spaces (not visitor) from 221 to 130;
  - viii. reduce the number of parking spaces (visitor) from 22 to 11;
  - ix. permit accessory buildings in the side yard;
  - x. increase the floor area for an accessory building from 37m<sup>2</sup> to 54m<sup>2</sup>.
3. Revised plans addressing inconsistencies in the project data table.
4. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

*Councillor Isitt returned to the meeting at 10:42 p.m.*

## **E. LAND USE MATTERS**

### **E.1 415 and 435 Michigan Street: Rezoning Application No. 00637 and Development Permit with Variances Application No. 00055 (James Bay)**

Council received a report dated September 5, 2019 from the Acting Director of Sustainable Planning and Community Development providing information on Rezoning and Development Permit with Variances applications that would provide for the construction of a four-storey multiple dwelling building containing 24 dwelling units while retaining the two existing 13 story dwellings. The report recommends approval subject to certain conditions.

Council discussed:

- Parking and density requirements generally and on the lot
- Parking, health and safety concerns expressed by current tenants
- Loss of greenspace
- Accessibility of the proposed developments

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00637 for 415 and 435 Michigan Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

- i. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units on site as rental, in perpetuity.
- ii. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure two of the proposed one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 income households, in perpetuity).

### **DEFEATED**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

### **Rezoning Application No. 00637**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00637 for 415 and 435 Michigan Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units on site as rental, in perpetuity.

2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure two of the proposed one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 households, in perpetuity).
3. Registration of a legal agreement on the property's title, with terms and in a form to the satisfaction of the Director of Engineering and the City Solicitor, to secure Transportation Demand Management measures that include:
  - i. provision of one car share vehicle;
  - ii. a dedicated on-site car share parking space;
  - iii. a car share membership each for 50 dwelling units;
  - iv. \$100 of driving credit for each of the car share memberships; and
  - v. three on-site bicycles that are part of a bike share program

**Development Permit with Variances Application No. 00055**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00637, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00055 for 415 and 435 Michigan Street, in accordance with

1. Plans date stamped June 4. 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the number of buildings permitted on one lot from one to three;
  - ii. reduce the front setback to buildings from 15m to 5.5m;
  - iii. reduce the front setback to canopies on a building from 12m to 5m;
  - iv. reduce the front setback to stairs on a building from 12m to 2.0m;
  - v. increase the site coverage from 14% to 23.6%;
  - vi. reduce the open site space from 40% to 31%;
  - vii. reduce the number of parking spaces (not visitor) from 221 to 130;
  - viii. reduce the number of parking spaces (visitor) from 22 to 11;
  - ix. permit accessory buildings in the side yard;
  - x. increase the floor area for an accessory building from 37m<sup>2</sup> to 54m<sup>2</sup>.
3. Revised plans addressing inconsistencies in the project data table.
4. The Development Permit lapsing two years from the date of this resolution."

**Amendment:**

**Moved By** Councillor Young

**Seconded By** Councillor Thornton-Joe

Replace the above #3 in Rezoning with:

3. **That Council direct staff to work with the applicant to revise the proposal to provide additional parking spaces and/or develop a comprehensive TDM package to mitigate the parking shortfall and submit revised plans to address inconsistencies in the project data table, and bring the revised proposal back to a future Committee of the Whole meeting.**

FOR (5): Councillor Loveday, Councillor Potts, Councillor Thornton-Joe, and Councillor Dubow  
Councillor Young

OPPOSED (1): Councillor Alto

**CARRIED (5 to 1)**

**On the motion:**

**Rezoning Application No. 00637**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00637 for 415 and 435 Michigan Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units on site as rental, in perpetuity.
2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure two of the proposed one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 households, in perpetuity).
3. That Council direct staff to work with the applicant to revise the proposal to provide additional parking spaces and/or develop a comprehensive TDM package to mitigate the parking shortfall and submit revised plans to address inconsistencies in the project data table, and bring the revised proposal back to a future Committee of the Whole meeting.

**Development Permit with Variances Application No. 00055**

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00637, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00055 for 415 and 435 Michigan Street, in accordance with

1. Plans date stamped June 4, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the number of buildings permitted on one lot from one to three:  
reduce the front setback to buildings from 15m to 5.5m;
  - ii. reduce the front setback to canopies on a building from 12m to 5m;
  - iii. reduce the front setback to stairs on a building from 12m to 2.0m;
  - iv. increase the site coverage from 14% to 23.6%;
  - v. reduce the open site space from 40% to 31%;
  - vi. reduce the number of parking spaces (not visitor) from 221 to 130;
  - vii. reduce the number of parking spaces (visitor) from 22 to 11;
  - viii. permit accessory buildings in the side yard;
  - ix. increase the floor area for an accessory building from 37m<sup>2</sup> to 54m<sup>2</sup>.
3. Revised plans addressing inconsistencies in the project data table.
4. The Development Permit lapsing two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

*Councillor Isitt returned to the meeting at 10:33 a.m.*



## **Committee of the Whole Report**

**For the Meeting of September 19, 2019**

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**To:** Committee of the Whole **Date:** September 5, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00637 for 415 and 435 Michigan Street

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### **RECOMMENDATION**

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00637 for 415 and 435 Michigan Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

- i. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units on site as rental, in perpetuity.
- ii. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure two of the proposed one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 income households, in perpetuity).

### **LEGISLATIVE AUTHORITY**

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures, as well as form of tenure.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 415 and 435 Michigan Street. The proposal is to rezone from the R3-H Zone, High-Density Dwelling District, to a site-specific zone in order to construct a four-storey multiple dwelling building containing approximately 24 dwelling units and to retain the two existing 13-storey multiple dwelling rental buildings on site.

The current zone already allows the proposed density; however, it only permits single family dwellings, two family dwellings, and high density multiple dwellings. Therefore, a change to the permitted uses is required to allow construction of the proposed four-storey multiple dwelling residential building. The form of tenure would also be limited to rental housing in the new zone.

The following points were considered in assessing this application:

- the subject property is designated Urban Residential in the *Official Community Plan*, (OCP) 2012, which supports ground-oriented multi-unit residential and low to mid-rise multi-unit residential with floor space ratios generally up to 1.2:1. Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives. The proposed use, density, and height are consistent with this policy and the proposal is located close to the James Bay Large Urban Village which provides access to various services. The proposal helps advance plan objectives related to providing sensitive infill and increasing the rental housing supply
- this application was received prior to November 8, 2018 and therefore the *City of Victoria Density Bonus Policy* (2016) applies. Consistent with this policy, there is no bonus density associated with this proposal because the proposed density (1.65:1) is below the density permitted in the current zone (1.68:1). Therefore, no amenity contribution is required. Despite this, the applicant is proposing to provide two of the one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 income households, in perpetuity)
- the form of tenure would be limited to rental housing in the new zone and would be secured with a Housing Agreement in perpetuity.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct a four-storey multiple dwelling building containing approximately 24 dwelling units and to retain the two existing 13-storey multiple dwelling buildings on site. The overall proposed density is 1.65:1 floor space ratio (FSR). There is a concurrent Development Permit with Variances application (Development Permit with Variances Application No. 00055) which is discussed in a separate report.

### **Affordable Housing Impacts**

The applicant proposes the addition of 24 new rental residential units (in addition to the 195 rental residential units currently on site) which would increase the overall supply of housing in the area. The new zone would limit the form of tenure for residential units to residential rental tenure within the new zone. A legal agreement is also being proposed which would secure in perpetuity all of the 219 dwelling units as rental and two of the one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 income households, in perpetuity).

### **Sustainability Features**

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit with Variances Application for this property.

### **Active Transportation Impacts**

The applicant has identified a number of active transportation features which will be reviewed in association with the concurrent Development Permit with Variances Application for this property.

## **Public Realm Improvements**

No public realm improvements are proposed in association with this Rezoning Application.

## **Accessibility Impact Statement**

The applicant has identified a number of accessibility features which will be reviewed in association with the concurrent Development Permit Application for this property.

## **Land Use Context**

The area is primarily characterized by low to mid-rise multiple dwelling unit apartment buildings with some single family dwellings and townhouses. The site is adjacent to Irving Park and within a block of the James Bay Large Urban Village.

## **Existing Site Development and Development Potential**

The site presently has two 13-storey multiple dwelling unit rental buildings and four existing accessory buildings (three carports and one storage building). These accessory buildings would be removed with the current proposal. The site also has an outdoor swimming pool and 285 parking stalls.

Under the current R3-H Zone, High-Density Dwelling District, the property could be redeveloped at a density of 1.68:1 Floor Space Ratio (FSR) for 12 or more storeys. In other words, if this proposal was for a form of high rise residential, instead of the low-rise building proposed, it would not trigger a Rezoning Application (so long as it met the density requirements).

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on February 14, 2018. A letter dated March 5, 2018 is attached to this report.

## **ANALYSIS**

### **Official Community Plan**

The subject property is designated Urban Residential in the *Official Community Plan (OCP) 2012*, which supports ground-oriented multi-unit residential and low to mid-rise multi-unit residential with floor space ratios generally up to 1.2:1. Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives. The proposal is consistent with the use and density envisioned in this Urban Place Designation. The site is located near a park and the James Bay Large Urban Village (including a library, groceries, and pharmacy) and helps advance plan objectives related to providing sensitive infill and increasing the rental housing supply.

Two goals of the OCP are to give all residents access to appropriate, secure, affordable housing and provide a wide range of housing types, tenures and prices. By adding ground-oriented dwelling units to a predominantly multiple dwelling area, the proposal widens the range of housing choice which helps support a diverse, inclusive and multigenerational community.



## **Density Bonus Policy**

This application was received prior to November 8, 2018 and therefore the *City of Victoria Density Bonus Policy* (2016) applies. This policy states that if the property's current zoning allows more density (1.68:1 FSR) than the OCP base density (1.2:1 FSR) then it is to be used as the base density instead. Since this base density is greater than the proposed density (1.65:1 FSR), there is no bonus density and therefore it requires no amenity contribution.

It should be noted that the maximum density in the current zoning varies depending on building height (from 1.33:1 for 7 or less storeys to 1.68:1 for 12 or more storeys). The upper limit has been used for this calculation. The *Density Bonus Policy* also exempts standard Rezoning Applications for purpose-built rental housing in the Urban Residential place designations, and in this instance rental housing is secured for the life of the building by a Housing Agreement.

## **Tree Preservation Bylaw and Urban Forest Master Plan**

The applicant has provided an arborist report which will be reviewed in association with the concurrent Development Permit with Variances Application for this property.

## **Regulatory Considerations**

The new zone would be based on the existing zone, with the following changes related to use and tenure:

### Permitted Uses

The applicant is proposing to construct a four-storey multiple dwelling residential building. Since the current zone only permits single family dwellings, two family dwellings, and high density multiple dwellings (not less than 21m in height) a rezoning is required to change the permitted uses to allow construction of this building.

### Residential Rental Tenure

On December 13, 2018 Council approved a resolution directing staff to add residential rental tenure regulations to all new zones proposing purpose-built rental projects. The new zone would include provisions for this for all 219 rental dwelling units on the site.

See the concurrent Development Permit with Variances application for discussion on the variances related to this proposal. The variances are recommended (instead of being included in the new zone) so that future potential redevelopment would require Council's consideration and approval for these specific aspects, rather than being an entitlement entrenched in the zone.

## **CONCLUSIONS**

The proposal to construct a four-storey multiple dwelling residential building is consistent with the OCP with respect to the proposed land use and density. The subject property is suitable for this type of use. Staff recommend for Council's consideration that this Rezoning Application be approved.

## ALTERNATE MOTION

That Council decline Application No. 00637 for the property located at 415 and 435 Michigan Street.

Respectfully submitted,



Rob Bateman  
Senior Process Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:



### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 4, 2019
- Attachment D: Letters from applicant to Mayor and Council dated July 25, 2019 and August 30, 2019
- Attachment E: Community Association Land Use Committee Comments dated March 5, 2018
- Attachment F: Parking Study (Watt Consulting Group) dated February 23, 2018
- Attachment G: Parking Study (Bunt & Associates) dated May 9, 2018
- Attachment H: Arborist Report dated August 21, 2019
- Attachment I: Advisory Design Panel Minutes for the meeting of May 9, 2018
- Attachment J: Correspondence.



## Committee of the Whole Report For the Meeting of September 19, 2019

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**To:** Committee of the Whole **Date:** September 5, 2019

**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00055 for 415 and 435 Michigan Street

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### RECOMMENDATION

That Council direct staff to work with the applicant to revise the proposal to provide additional parking spaces and/or develop a comprehensive TDM package to mitigate the parking shortfall and submit revised plans to address inconsistencies in the project data table, and bring the revised proposal back to a future Committee of the Whole meeting.

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 415 and 435 Michigan Street. The proposal is to construct a four-storey multiple dwelling building containing approximately 24 dwelling units and to retain the two existing 13-storey multiple dwelling buildings on site. The variances are related to number of buildings on a lot, front setbacks, site coverage, open site space, number of parking stalls, and accessory building size and location. Approval of the concurrent Rezoning Application would also be required to facilitate this proposal.

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives and guidelines contained in Development Permit Area 16: General Form and Character of the *Official Community Plan* (OCP) 2012
- The site is currently non-conforming for vehicle parking. Under current regulations, the 195 existing dwelling units would require 213 spaces but there are only 138 existing spaces. The additional number of vehicle spaces required by the proposed new dwelling

units is 29. The applicant has requested a variance to reduce the required number of parking stalls from 243 to 141. Although the proposed mitigation measures would help reduce the impact of the shortfall of stalls, the variance is still not supportable due to the potential negative impact resulting from the parking demand not being accommodated on site.

- the other variances are related to the number of buildings on site, front setbacks, site coverage, open site space and the size and location of the proposed accessory buildings. These variances would have a limited impact and are considered supportable.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to construct a four-storey multiple dwelling building containing approximately 24 dwelling units and to retain the two existing 13-storey multiple dwelling buildings on site. The overall proposed density is 1.65:1 floor space ratio (FSR). This proposal requires a rezoning to a site-specific zone to accommodate the proposed use which is discussed in the concurrent Rezoning Application report (Rezoning Application No. 00637).

The proposed new building includes the following major design components:

- 12 two-storey upper units on top of 12 one-storey lower units
- entries with direct access to outside (via external stairs)
- access to dwelling units from the front and back of the building
- private rooftop decks for the upper units
- secure bicycle parking located in two accessory buildings (shared by all three buildings).

Exterior building materials include:

- hardie panel, plank, and shingle siding
- hardie trim
- aluminium soffits and siding
- vinyl windows and doors
- glazed wood swing entry doors
- aluminium rails with tempered glass
- standing seam metal roofing
- exterior wood stairs with concrete treads and glass guards
- cedar trellis/fence privacy screens.

Landscaping elements include:

- wood privacy screens
- metal picket fence
- cast in place concrete paving, walls and curbs
- unit paving and hydra pressed slab paving
- lawn area
- ornamental planting area
- rain garden
- retained and new trees.

The variances are related to number of buildings on site, front setbacks, site coverage, open site space, the size and location of the proposed accessory buildings, and number of parking stalls.

## **Affordable Housing Impacts**

The affordable housing impacts are reviewed in association with the concurrent Rezoning Application for this property.

## **Sustainability Features**

As indicated in the applicant's letter dated July 25, 2019, the following sustainability features are proposed:

- stormwater management
- rooftop landscaping (garden plots)
- environmentally friendly building materials (e.g. non-toxic, wood) and low- or no-VOC paints adhesives and sealants
- energy efficient components including high performance windows, heat recovery ventilator and LED lighting
- water efficient fixtures.

## **Active Transportation Impacts**

The application proposes bike racks (30 bikes) and secure bike storage (168 bikes). The bike storage exceeds the requirements of the *Zoning Regulation Bylaw*, however, given the vehicle parking short fall, it is not considered sufficient (see Analysis section below).

## **Public Realm Improvements**

No public realm improvements are proposed in association with this Development Permit with Variances Application.

## **Accessibility Impact Statement**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The applicant has also provided the following information on this topic:

- pathways and sidewalks do not have stairs, and the on-site sidewalks tie into those along Michigan Street
- entrances into the two existing towers are fully accessible
- the pathways leading to the new recycling storage and bicycle storage buildings are fully accessible.

It should also be noted that the proposed dwelling units have individual stair accesses at each entrance and are therefore not accessible to wheelchairs.

## **Data Table**

The following data table compares the proposal with the existing R3-H Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the proposal is existing non-conforming.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Current R3-H Zone</b>
Site area (m <sup>2</sup> ) – minimum	9730.00	2787.00
Density (Floor Space Ratio) – maximum	1.64	1.68 (linked to number of storeys)
Unit floor area (m <sup>2</sup> ) – minimum	37.50	33.00
Total floor area (m <sup>2</sup> ) – maximum	15972.00	16346.40
Number of buildings on site (excluding accessory buildings) – maximum	<b>3 *</b>	1
Height (m) – maximum		
Existing buildings	<b>35.11 **</b>	34.00
Proposed building	12.40	34.00
Storeys – maximum		
Existing buildings	13	n/a
Proposed building	4	n/a
Site coverage (%) – maximum	<b>23.60 *</b>	14.00
Open site space (%) – minimum	<b>31.40 *</b>	40.00
<b>Proposed building setbacks (m) – minimum</b>		
North (Michigan Street) – building	<b>5.5 *</b>	15.00
North (Michigan Street) – canopy	<b>5.00 *</b>	12.00
North (Michigan Street) – steps	<b>2.00 *</b>	12.00
South	58.80	17.55
West	40.50	17.55
East	37.40	17.55
<b>Existing buildings' setbacks (m) – minimum</b>		
North (435 Michigan Street)	<b>10.70 *</b>	15.00
North (415 Michigan Street)	<b>9.10 *</b>	15.00



<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Current R3-H Zone</b>
South	30	17.55
West	<b>9.00 **</b>	17.55
East	<b>7.5 **</b>	17.55
Vehicle parking – minimum	<b>141 (including 11 visitor spaces) *</b>	243 (including 22 visitor spaces)
<b>Bicycle parking – minimum</b>		
Long term spaces	168	30
Short term spaces	30	6
<b>Proposed Accessory Building (east) – Garbage/bicycle storage</b>		
Location	<b>Side yard *</b>	Rear yard
Separation space from main building (m) – minimum	2.50	2.40
Floor area (m <sup>2</sup> ) – maximum	<b>54 *</b>	37.00
Height (m) – maximum	3.50	3.50
<b>Setbacks (m) – minimum</b>		
Rear	39.38	0.60
Side	3.96	0.60
<b>Proposed Accessory Building (west) – Bicycle storage</b>		
Location	<b>Side yard *</b>	Rear yard
Separation space from main building (m) – minimum	3.40	2.40
Floor area (m <sup>2</sup> ) – maximum	N/A	37.00
Height (m) – maximum	3.18	3.50
<b>Setbacks (m) – minimum</b>		
Rear	31.00	0.60
Side	0.60	0.60

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on October 18, 2017 the application was referred for a 30-day comment period to the James Bay CALUC. A letter dated March 5, 2018 is attached to this report.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 16: General Form and Character. The proposal is generally consistent with the Design Guidelines associated with this Development Permit Area and meet the main overall objectives which include:

- to support multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas
- to integrate multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood
- to enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design
- to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.

The following specific topics are discussed below for Council's consideration:

#### Integration into Existing Context

To be consistent with the Design Guidelines, new development should be compatible with and improve the character of established areas through design that is unifying, sensitive and innovative. The proposed ground-oriented multiple dwelling building form fits with the varied context on the street and in the neighbourhood. Although the proposed height does not match the adjacent existing 13-storey buildings, the proposed building height would provide a better fit with the neighbourhood overall.

#### Relationship to the Street

New development should contribute to cohesion, visual identity and the quality of streetscapes. The proposed building incorporates building elements that are complementary to other buildings in the area, such as a consistent street wall and horizontal cornice lines, while still adding interest to the streetscape through variations in building height, rooflines and massing.

The proposed building frames the public street creating a sense of enclosure and provides visual and physical connections between the public street and buildings with front stairs, front porches and canopies oriented towards the street. The dwelling units each have prominent individual entrances with direct connections to the public sidewalk.



Although the proposed building would be closer to the street than the existing buildings on site (see variance section below), the low building form would have a positive relationship to the public street and provide a feeling of enclosure with a human-scaled street wall and a sensitive transition between the public and private realm.

### Open Spaces and Landscaping

The open space should be usable, attractive and well-integrated with the design of the building. The proposal would largely leave the site as-is, except with the addition of the proposed building replacing a grass area and two accessory buildings replacing the existing one. A large portion of the site would remain as surface parking. The applicant is proposing additional trees (see Tree Preservation section below) and landscaping around the proposed building and existing outdoor swimming pool. Private open space is provided in the form of front patios, front decks, and rooftop decks. The public and semi-public spaces are distinguished from private spaces through building design and landscaping.

One sidewalk is located along each of the two driveways providing pedestrian access to the proposed rear units and the rest of the site.

### Privacy Impacts

The proposed building is approximately 9.2m from the existing building to the east and approximately 16m from the existing building to the west. Several windows are proposed for the sides of the building, which would face windows on the existing buildings. These windows should not have a substantial impact due to their size, placement, and distance from the existing buildings.

The proposal also includes rooftop decks, with the rear roof decks positioned above those in the front. The applicant is proposing to set the rear railings back from the northern edge and to include obscured glass guard rails to help mitigate potential privacy issues.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

A total of 65 trees were inventoried and potential development impacts assessed, as outlined in an Arborist Report by Talbot Mackenzie & Associates dated August 21, 2019. On the municipal frontage, there are nine trees, five birch and four flowering cherry, that are to be retained. Nine non-bylaw trees and three trees protected by the *Tree Preservation Bylaw* are proposed for removal. A four-storey multiple dwelling building is proposed within a front setback, requiring removal of two bylaw-protected Douglas-firs in fair overall condition, 84 cm and 69 cm diameter at breast height (DBH). A bylaw-protected multi-stemmed arbutus (19 cm DBH), in good overall condition, is to be removed due to paving planned near the proposed garbage/recycling area on the east side of the property. Non-bylaw trees to be removed include a horsechestnut (66 cm DBH) that is located where a sidewalk is proposed and a hedge maple (66 cm DBH) in conflict with the bike storage/garbage/recycling planned on the east side of the property. Additional non-bylaw trees proposed for removal are poor candidates for long-term preservation.

Landscape plans indicate 34 trees to be planted as part of the proposal, including six replacement trees in accordance with the Tree Preservation Bylaw: one columnar red maple and five medium-canopy trees (three katsura and two tupelo). The remaining 28 new trees are planned to be 16 small-canopy at maturity and 12 columnar species. Additionally, upgrades to the gardens in the front yards of the existing buildings are currently in progress with medium canopy at maturity trees being planted: 20 river birch and two katsura trees.

Along the west property line, the proposed bike storage and path will require removal of a laurel hedge and two self-seeded English hawthorn trees. This building and path are located within the critical root zone (CRZ) of two offsite bylaw-protected Western red cedars (66 cm and 86 cm DBH). Covered carport structures to be removed from the southwest corner of the property are located within the CRZ of an on-site bylaw-protected elm.

To minimize development impacts to retained trees, tree protection measures such as arborist supervision, reducing the extent of excavations, tree protection fencing, and post-construction irrigation have been identified in the Arborist report.

## **Regulatory Considerations**

In addition to the following variances, approval of the concurrent Rezoning Application would be required to facilitate this development and is discussed in a separate report. The following changes from the current zone are being proposed. Variances are recommended (instead of being included in the new zone) so that future potential redevelopment, if this proposal was not built, would require Council's consideration and approval for these specific aspects.

### Front Setbacks

The following setback variances are requested to facilitate this proposal:

- reduce the front setback to a building from 15m to 5.5m
- reduce the front setback to a canopy on a building from 12m to 5m
- reduce the front setback to stairs on a building from 12m to 2m.

The existing buildings are set back approximately 9.1m (415 Michigan Street) and 10.7m (435 Michigan Street) from the front property line, while the proposed building is set back 5.5m to the projecting fin walls. The majority of the proposed building wall is set back approximately 6m, while the proposed setback to the entry stairs would only be 2m. Although the proposed building is not in line with the two existing buildings, the low-rise building form is suitable for smaller setbacks and provides a strong relationship to the street with entries, windows and front porches. The proposed landscaping including yew hedges and trees would help to soften the public/private interface.

### Site Coverage, Open Site Space Variances, and Number of Buildings on Site

The following variances related to site coverage, open site space and number of buildings on site are requested to facilitate this proposal:

- increase the number of buildings permitted on one lot from one to three
- increase the site coverage from 14% to 23.6%
- reduce the open site space from 40% to 31%.

These variances would not have a substantial impact due to the large size of the site and substantial setbacks to the rear and sides of the lot as well as the distances provided between buildings (see the Open Spaces and Landscaping section above).

### Number of Vehicle Parking Spaces

A variance is requested by the Applicant to reduce the number of required parking spaces from 243 (including 22 visitor spaces) to 141 (including 11 visitor spaces).

Parking requirements in Schedule C have been set based on comprehensive parking studies. The schedule identifies rates that will help to meet the anticipated demand of new development. Understanding the current parking context for any variance request is important, particularly with an existing legal non-conforming property. The majority of parking on this block of Michigan Street is residential-only parking. There is time-limited parking immediately in front of Irving Park and one existing on-street car share vehicle at the end of the block. Traffic operations staff and parking ambassadors have cited high demand for on-street parking on this street as well as in the immediate surrounding area.

The site is currently legal non-conforming. Under current regulations, the 195 existing dwelling units would require 213 spaces but there are only 138 existing spaces. The additional number of vehicle spaces required by the proposed new dwelling units is 29, making the total number of required parking stalls 243 (due to rounding).

The applicant is proposing to add three on-site parking stalls to the current inventory for a total of 141 stalls. This would increase the current shortfall of vehicle parking spaces from 75 (35% shortfall) to 102 (42% shortfall).

<b>Number of Dwelling Units</b>	<b>Number of Parking Spaces</b>	<b>Number of Parking Spaces Required</b>	<b>Parking Shortfall Under Current Regulations</b>
195 (existing)	138 (existing)	213	75 (35% of requirement)
219 (including 195 existing units plus 24 new units proposed)	141 (proposed)	243	102 (42% of requirement)

The applicant has provided parking studies indicating that the proposal is not expected to negatively affect neighbourhood parking conditions and that no additional vehicle parking is required for this development proposal. Staff have reviewed this report and while, in isolation, the new 24-unit development may not generate significant new parking demand, the request must be considered in broader context of the existing parking shortfall on the site.

The site is located close to the James Bay Large Urban Village and associated services, but proximity alone will not eliminate parking demand of new units or the demand from existing units. A comprehensive approach to transportation demand management (TDM) is required to effectively reduce vehicle ownership / demand from this site.

The applicant is proposing the following TDM measures:

- purchase and transfer of ownership to the car share organization of one new vehicle
- one on-site parking space that will be designated for a car share organization vehicle
- a car share membership for 50 of the 219 dwelling units (22% of the total units on site)
- a \$100 driving credit will be provided for each of the memberships to encourage activation and initial use of the car share memberships
- three bicycles that are part of a bike share program. The applicant will ensure that at least 3 bicycles will be available on-site each morning.
- the addition of 168 secure weather protected bicycle stalls (30 are required for the proposed dwelling units).

The proposed mitigation for the parking variance would not sufficiently compensate for the associated impacts of a shortfall of that magnitude and is therefore not supportable.

### Number of Bike Parking Spaces

**Short Term Bike Parking:** Under the current regulations, 195 newly built dwelling units would require 20 short-term bicycle-parking spaces, however, since they are existing buildings, under Schedule C, no bike parking is technically required. The proposed additional 24 dwelling units requires 6 short-term bike parking spaces. The applicant has proposed 30, which is 24 more spaces than required (there are currently 6 short-term parking spaces on site).

**Long Term Bike Parking:** Under the current regulations, 195 newly built dwelling units would require 226 long term bicycle spaces, however, since they are existing buildings, under Schedule C, no bike parking is technically required. The applicant is proposing to provide 168 long term stalls in total (there is currently no long term bike parking on site). While this is in excess of the 30 stalls required for the 24 new dwelling units, given the vehicle parking short fall it is not considered sufficient and additional bike parking should be provided.

### Accessory Buildings

The following variances related to the proposed accessory buildings are requested to facilitate this proposal:

- permit the proposed accessory buildings to be located in the side yards instead of the rear yard
- increase the floor area of one of the proposed accessory buildings from 37m<sup>2</sup> to 54m<sup>2</sup>.

These variances will not have a substantial impact due to the large size of the site and the fact that it would be located mostly out of sight from the public street. They would, however, be located in view of several dwelling units in the existing adjacent buildings as well as the existing adjacent properties. The accessory buildings would provide space for garbage as well as the bike storage.

### **Advisory Design Panel Review**

The proposal was presented to the Advisory Design Panel (ADP) on May 9, 2018 (minutes attached). The ADP recommended that this Development Permit with Variances Application be approved with recommendations as follows:

- explore utilizing the vertical elements of the building for rain water leaders and storage options
- consider flipping the layout of the studio suites to offset the alignment of the front door and the upper exterior stairs
- consider introducing additional greenspace to the consolidated site
- review stair design to maximize privacy, storage and liveability
- reconsider the design of the building's end elevations to respond to the massing shift in the building form.

In response to these recommendations, the applicant made revisions to the proposal which included the following:

- vertical elements between units have been widened at ground level
- lower dwelling units have been flipped so that entry door aligns with patio stairs
- plantings and trees have been added to the pool deck area



- the thickness of the stair treads have been increased
- side elevations material change.

## CONCLUSIONS

The proposal to construct a four-storey multiple dwelling residential building is generally consistent with Development Permit Area 16: General Form and Character. The building helps frame the street and provides a human scale with a sensitive transition between the public and private space. The variances related to number of buildings on site, front setbacks, site coverage, open site space, and the size and location of the proposed accessory buildings would have a limited impact and are supportable.

From a transportation and parking perspective, the variances requested by the applicant are not supportable with the TDM proposed. The measures would not sufficiently compensate for anticipated impacts associated with shortfall. Additional measures could include providing additional long term bicycle parking, providing transit passes for residents, as well as expanded car and bike share programs.

Staff recommend that Council direct staff to continue working with the applicant to introduce a more comprehensive TDM program and/or increase the number of parking spaces on-site and bring back a revised proposal to a future Committee of the Whole Meeting.

## ALTERNATE MOTIONS

### Option 1 (Decline the Current Proposal)

That Council decline Development Permit with Variances Application No. 00055 for the property located at 415 and 435 Michigan Street.

### Option 2 (Approve the Current Proposal)

## Rezoning

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00637 for 415 and 435 Michigan Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure all of the dwelling units on site as rental, in perpetuity.
2. An executed legal agreement in a form to the satisfaction of the City Solicitor, to secure two of the proposed one-bedroom rental dwelling units as below-market housing (offered for rent at 30% of the gross annual household income for \$55,200 households, in perpetuity).
3. Registration of a legal agreement on the property's title, with terms and in a form to the satisfaction of the Director of Engineering and the City Solicitor, to secure Transportation Demand Management measures that include:
  - i. provision of one car share vehicle;
  - ii. a dedicated on-site car share parking space;
  - iii. a car share membership each for 50 dwelling units;
  - iv. \$100 of driving credit for each of the car share memberships; and
  - v. three on-site bicycles that are part of a bike share program.

## Development Permit with Variance

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00637, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00055 for 415 and 435 Michigan Street, in accordance with:

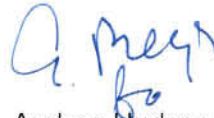
1. Plans date stamped June 4, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the number of buildings permitted on one lot from one to three;
  - ii. reduce the front setback to buildings from 15m to 5.5m;
  - iii. reduce the front setback to canopies on a building from 12m to 5m;
  - iv. reduce the front setback to stairs on a building from 12m to 2.0m;
  - v. increase the site coverage from 14% to 23.6%;
  - vi. reduce the open site space from 40% to 31%;
  - vii. reduce the number of parking spaces (not visitor) from 221 to 130;
  - viii. reduce the number of parking spaces (visitor) from 22 to 11;
  - ix. permit accessory buildings in the side yard;
  - x. increase the floor area for an accessory building from 37m<sup>2</sup> to 54m<sup>2</sup>.
3. Revised plans addressing inconsistencies in the project data table.
4. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Rob Bateman  
Senior Process Planner  
Development Services Division

JH



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

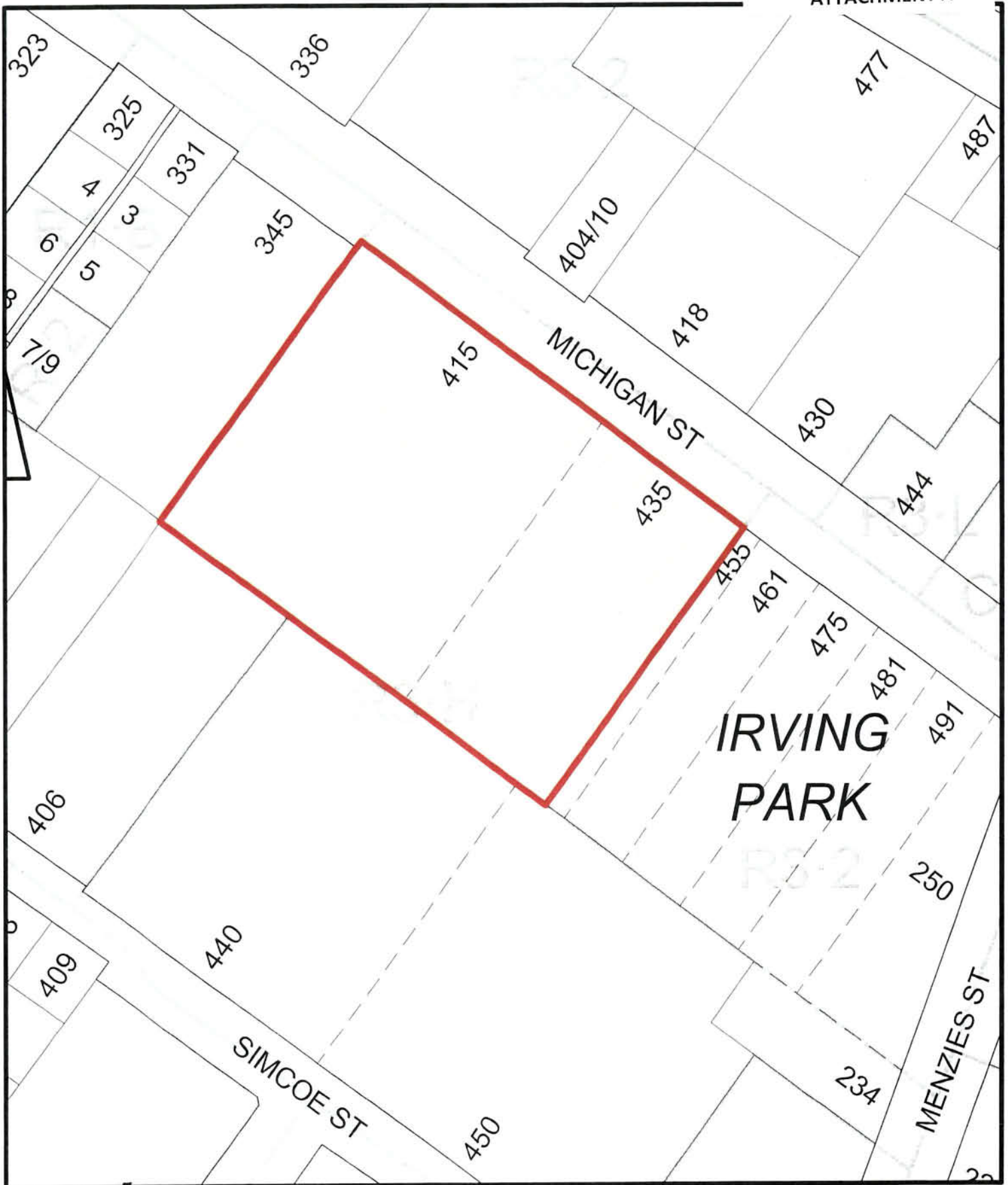
Report accepted and recommended by the City Manager:



Date: Sept. 12, 2019

## List of Attachments

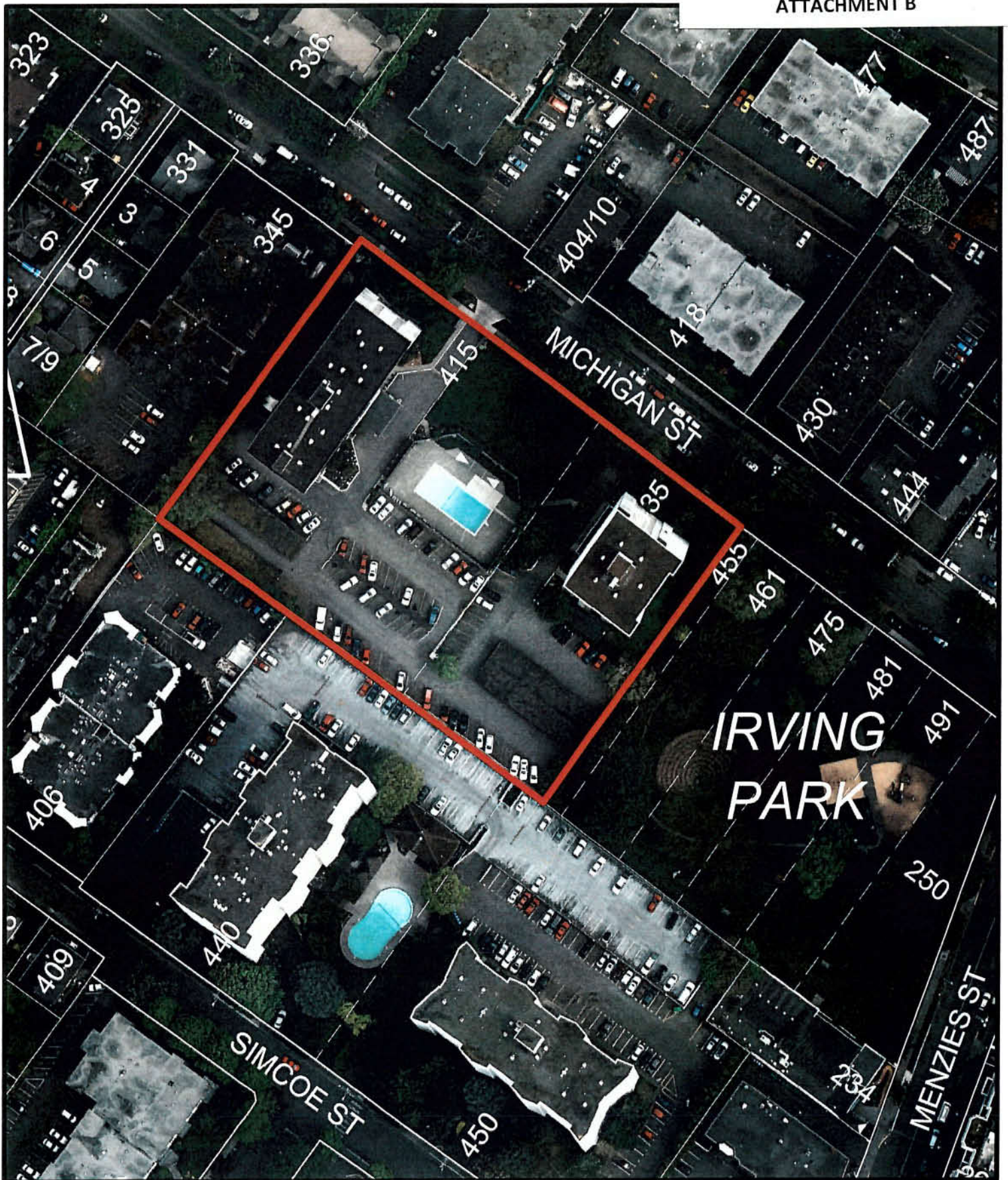
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 4, 2019
- Attachment D: Letters from applicant to Mayor and Council dated July 30, 2019 and August 28, 2019
- Attachment E: Community Association Land Use Committee Comments dated March 5, 2018
- Attachment F: Parking Study (Watt Consulting Group) dated February 23, 2018
- Attachment G: Parking Study (Bunt & Associates) dated May 9, 2018
- Attachment H: Arborist Report dated August 21, 2019
- Attachment I: Advisory Design Panel Minutes for the meeting of May 9, 2018
- Attachment J: Correspondence.



415 / 435 Michigan Street  
Rezoning No.00637 &  
Development Permit with Variance No.00055







415 / 435 Michigan Street  
Rezoning No.00637 &  
Development Permit with Variance No.00055







**Starlight**  
Investments

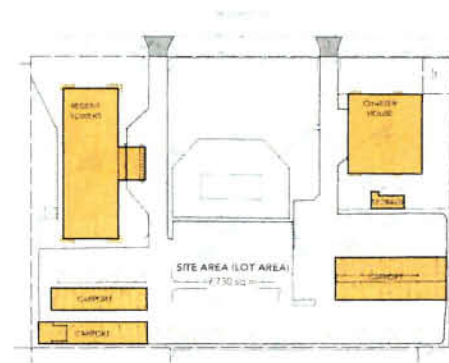
ARCHITECT

RE-ISSUED FOR REZONING - May 17th, 2019

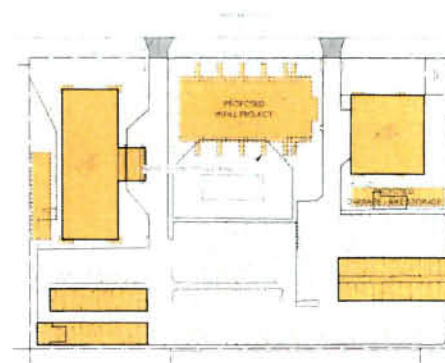
## SITE COVERAGE

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

### EXISTING CONDITIONS



### PROPOSED TOTAL

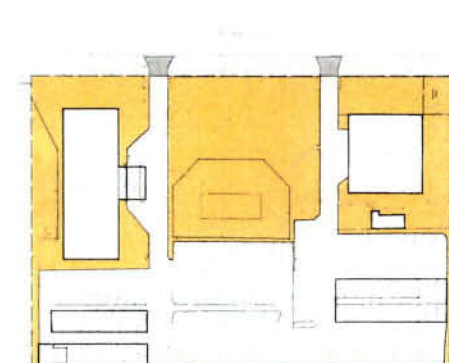


## OPEN SITE SPACE

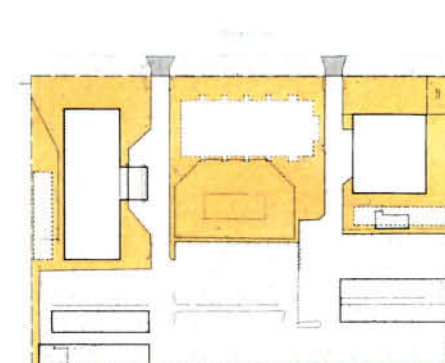
PART PORTION OF A LOT WHICH IS GUARANTEED AND NOT OCCUPIED OR OBTAINED BY ANY BUILDING OR PORTION OF BUILDING, DRIVEWAY OR PARKING LOT

EXISTING SITE SPACE (SCHEDULE 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

### EXISTING CONDITIONS



### PROPOSED TOTAL



## PROJECT INFORMATION TABLE

### CITY OF VICTORIA

Site Address: 415 / 435 Michigan St, Victoria BC

Parcel Identifier: 030-409-513

### Legal Description

LOT 4 OF LOTS 1817, 1818, 1819, 1820, 1821, 1822 AND 1823 VICTORIA CITY PLAN SPR17022

Zone (Existing)	R2-H	
Site Area (see note 1)	17,730 m <sup>2</sup>	17,730 m <sup>2</sup>
Total Floor Area		
Total Floor Area - Existing	13,038 m <sup>2</sup>	13,038 m <sup>2</sup>
Total Floor Area - Proposed Residential	1,875 m <sup>2</sup>	20,146 m <sup>2</sup>
Total Floor Area - Proposed Parking/Storage	58 m <sup>2</sup>	427 m <sup>2</sup>
Total Floor Area	15,972 m <sup>2</sup>	21,592 m <sup>2</sup>
Floor Space Ratio		
Floor Space Ratio - Existing	1.07 m <sup>2</sup>	
Floor Space Ratio - Proposed	1.07 m <sup>2</sup>	
Site Coverage (%)		
Site Coverage - Existing	1.07 m <sup>2</sup>	40.24
Site Coverage - Proposed	3,400 m <sup>2</sup>	30.75
Open Site Space (%)		
Open Site Space - Existing	3,082 m <sup>2</sup>	32.05
Open Site Space - Proposed	1,051 m <sup>2</sup>	31.48
Height of Building (m) - Proposed	12.5m	
Number of Storeys - Proposed	3 storeys	
Parking Stalls on Site (Proposed)	41 stalls	1,840 m <sup>2</sup>
Bicycle Parking - Proposed		
Schedule C Required Parking (m <sup>2</sup> )	81	7.23 m <sup>2</sup>
Schedule C Required (m <sup>2</sup> )	25	
Proposed (m <sup>2</sup> )	188	1.1 m <sup>2</sup>
Proposed (m <sup>2</sup> )	23	
Building Setbacks (m)		
Front Yard	15m	
Side Yard (West)	2m	
Side Yard (East)	1.5m	
Side Yard (North)	7m	
Side Yard (South)	7m	
Combined Side Yard	7m	
Residential Use Details		
Total No. of Units	28	
Unit Type	12 - 1/2 Bed Townhouses	
Ground Oriented Units	12 Studios	
Max. Floor Area (m <sup>2</sup> )		
Total Addressed Residential Floor Area	13,038 m <sup>2</sup>	20,146 m <sup>2</sup>

Notes:  
1. Site area covered by any structure or structure (see note 1) is not included in the site area calculation.  
2. The area of the site which is not covered by any structure or structure (see note 1) is included in the site area calculation.

## PRELIMINARY BUILDING CODE SUMMARY

Applicable Building Code	Part 3, CBC 2018	
Number of Buildings	3 (Group C and F)	
Maximum Building Area	1,875 m <sup>2</sup>	
Residential - Approximately 1,875 m <sup>2</sup>		
Garage / Bike Storage - Approximately 1,875 m <sup>2</sup>		
Bike Storage - Approximately 1,875 m <sup>2</sup>		
1st Storey	Ground Level	
Building Height	Residential - 3 Storeys	
Garage / Bike Storage - 1 Storey		
Number of Streets Facing	1	
Sprinklered	Required	
Major Occupancy	Group C (Residential), F3 (Bike Room / Trash Room)	
Construction Type	Plank and Joist	

## VARIANCE REQUEST

no.	date	description
1	2018-04-01	Initial Review
2	2018-04-01	Initial Review
3	2018-04-01	Initial Review
4	2018-04-01	Initial Review
5	2018-04-01	Initial Review
6	2018-04-01	Initial Review
7	2018-04-01	Initial Review
8	2018-04-01	Initial Review
9	2018-04-01	Initial Review
10	2018-04-01	Initial Review

no.	date	description
1	2018-04-01	Initial Review
2	2018-04-01	Initial Review
3	2018-04-01	Initial Review
4	2018-04-01	Initial Review
5	2018-04-01	Initial Review
6	2018-04-01	Initial Review
7	2018-04-01	Initial Review
8	2018-04-01	Initial Review
9	2018-04-01	Initial Review
10	2018-04-01	Initial Review



Proposed Residential Info:  
415/435 Michigan Street  
VICTORIA BC



consultant

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

# PROJECT STATISTICS

PROJECT STATISTICS				ADDRESS: 435 MICHIGAN ST, VICTORIA BC				ZONE: R3-H				PROJECT No: P423			
SITE AREA CALCULATIONS															
Gross Site Area (m <sup>2</sup> )		17,730 m <sup>2</sup>						Units		414 Units		414 Units			
Net Site Area (m <sup>2</sup> )		17,730 m <sup>2</sup>						Covered		16,100 m <sup>2</sup>		16,100 m <sup>2</sup>			
Net Site Area (m <sup>2</sup> )		17,730 m <sup>2</sup>													
Net Site Area (m <sup>2</sup> )		17,730 m <sup>2</sup>													
SITE COVERAGE CALCULATIONS															
SITE COVERAGE		EXISTING		Site Coverage (m <sup>2</sup> )		Total Footprint Area (m <sup>2</sup> )		1,799 m <sup>2</sup>		Coverage		28.3%			
						Total Footprint Area (m <sup>2</sup> )		2,310 m <sup>2</sup>							
SITE COVERAGE		PROPOSED		Site Coverage (m <sup>2</sup> )		Total Footprint Area (m <sup>2</sup> )		1,038 m <sup>2</sup>		35.6%					
						Total Footprint Area (m <sup>2</sup> )		1,799 m <sup>2</sup>							
SITE COVERAGE		TOTAL		Site Coverage (m <sup>2</sup> )		Total Footprint Area (m <sup>2</sup> )		2,837 m <sup>2</sup>		50.9%					
						Total Footprint Area (m <sup>2</sup> )		2,837 m <sup>2</sup>							
FSR CALCULATIONS															
FSR CALCULATION		EXISTING		FSR (m <sup>2</sup> )		Total Area (m <sup>2</sup> )		14,038 m <sup>2</sup>		Ratio		1.44 FSR			
						Total Area (m <sup>2</sup> )		1,799 m <sup>2</sup>							
FSR CALCULATION		PROPOSED		FSR (m <sup>2</sup> )		Total Area (m <sup>2</sup> )		1,934 m <sup>2</sup>		0.91 FSR					
						Total Area (m <sup>2</sup> )		2,837 m <sup>2</sup>							
FSR CALCULATION		TOTAL		FSR (m <sup>2</sup> )		Total Area (m <sup>2</sup> )		15,972 m <sup>2</sup>		1.54 FSR					
						Total Area (m <sup>2</sup> )		2,837 m <sup>2</sup>							
USABLE OPEN SPACE CALCULATIONS															
USABLE OPEN SPACE		EXISTING		Open Space (m <sup>2</sup> )		Open Space Area (m <sup>2</sup> )		4,091 m <sup>2</sup>		Open Space		45.0%			
						Open Space Area (m <sup>2</sup> )		1,799 m <sup>2</sup>							
USABLE OPEN SPACE		PROPOSED		Open Space (m <sup>2</sup> )		Open Space Area (m <sup>2</sup> )		4,091 m <sup>2</sup>		45%					
						Open Space Area (m <sup>2</sup> )		1,799 m <sup>2</sup>							
USABLE OPEN SPACE		TOTAL		Open Space (m <sup>2</sup> )		Open Space Area (m <sup>2</sup> )		8,182 m <sup>2</sup>		50.4%					
						Open Space Area (m <sup>2</sup> )		8,182 m <sup>2</sup>							
GROSS FLOOR AREA CALCULATIONS - NEW CONSTRUCTION															
Unit Type		Unit Quantity		Configuration		% by unit		% by unit type		Proposed		Proposed			
Unit Type <td colspan="2">Unit Quantity</td> <td colspan="2">Configuration</td> <td colspan="2">% by unit</td> <td colspan="2">% by unit type</td> <td colspan="2">Proposed</td> <td colspan="2">Proposed</td>		Unit Quantity		Configuration		% by unit		% by unit type		Proposed		Proposed			
Unit Type		Unit Quantity		Configuration		% by unit		% by unit type		Proposed		Proposed			
Unit Type		Unit Quantity		Configuration		% by unit		% by unit type		Proposed		Proposed			
Unit Type		Unit Quantity		Configuration		% by unit		% by unit type		Proposed		Proposed			
Unit Type		Unit Quantity		Configuration		% by unit		% by unit type		Proposed		Proposed			
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Unit Type		Unit Quantity		Configuration		% by unit		% by unit type		Proposed		Proposed			



### PROJECT DESCRIPTION

The proposed project consists of the development of 24 ground-oriented mid-rise rental housing units (12 townhouses / 12 flats) located along the 84th Street between the existing towers, and forming a new backdrop to the existing swimming pool.

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

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.

The placement of the proposed 105 building adds street-oriented townhomes and flats along Michigan Street, which enhances the public realm, and enriches the sense of neighbourhood as well as providing more rental housing options for families.

The proposed site plan includes a new 3-story building, with half of the building facing Michigan Street, while the other half faces the pool area. There is also a new north-facing and bike storage building, which sits between the existing Center House and parking lot, as well as a new bike storage building to the west of Regent Power. Collectively, these two storage buildings will provide long-term sheltered storage for 161 bikes, as well as a central, organized collection point for trash and recycling. In addition, there is a new 6-space bike short-term racks set proposed on the east side of the pool area.

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 to the east area. A traffic study has been completed, and supports the proposed measures (refer to Ranking Study 2162 by Watt Consulting Group).

The project incorporates a floating term typology consisting of a stacked towhead in a bank to bank arrangement. There are several precedents for this arrangement which are documented including their A038 / A039. The arrangement affords several distinct opportunities:

1. The layout (a) is a very shallow ( $\approx 25^\circ$ ) alleyway that accommodates an average of 30.47 deep. This maximizes the light penetration and maintains the privacy. The lower unit benefits from an outdoor courtyard space extending to the unit that the unit does not share as a basement dwelling. A case study example can be seen in Fig. 10(c).

The proposed setback from the property line to the face of the main front balcony is 5 feet. The site projects into the 55m. The setback is quite adequate to accommodate the lower unit terrace, the projecting stairs and a landscaped horizontal sub-divisional gates and paths. The setback of 55m is not enough, to accommodate this high to back topography and maintain the existing open, and paved front yards, consistent with nearby related buildings on Richmond Street. (Refer to A206)

The new buildings for the most part provide a new, refreshing strategy to the Michigan Street kintsugi, and provide an added sense of neighborhood. The expression of the missing adobe's "flow house" approach, where each home has a private balcony and front door to identify each unit. The buildings are crafted in a vast, cost-modest character utilizing simple planes, flat roofs, generous overhangs and contemporary, glazed railings. A simple palette of material, including Moroccan plaster (Mudéjar), metal, horizontal siding, and perimeter wood finished shutters, cladding. The glazing contemporary and functional.

proach to the building is a necessity to create a new relationship in a city that is very different from the Chicago of 1960.

New landscape is proposed along the new building from the back access at Midway Street to the existing parking area to the south and extends east towards the edge of Irving Park. The proposed landscape at two levels aims to seamlessly integrate the new buildings and site circulation with the existing apartment buildings, site features and facility programme. A residential street frontage with new tree plantings, visually permeable fencing and amenity planting, site a fresh and attractive public realm that integrates the new buildings into the existing neighbourhood context. Intercropted tree renewal management in the form of rain gardens has been integrated into the design to manage runoff from the new buildings and a line area of the existing parking lot and one of the supports. These measures feature low maintenance trees, shrubs and plants, which have low water requirements, provide amenity value for occupants and the surrounding business strip for the ground floor retail units and carpark adjacent for the residents. Each space, separated by an architectural privacy screen and raised platform, uses environmental amenity planting separate each space from the setbacks on both the front and back sides of the new building. The amenity design approach will include native and selected non-native plants. The use of native and selected vegetation promotes regional identity and a sense of place, supports biodiversity, reduces greenhouse gas, and supports water conservation for minimising the use of potable water. The landscape design will also include a range of amenity planting to enhance the amenity value of the new building. The landscape design will also include a range of amenity planting to enhance the amenity value of the new building. The landscape design will also include a range of amenity planting to enhance the amenity value of the new building.

- Majority use of non-instrumentally, friendly materials (e.g. music, natural science)

- High-performance windows @ 3 Energy Star
- Heat recovery ventilators (75% air energy recovery)
- LED lighting (whole building)
- Water efficient fixtures (whole building)

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

[illegible]

Region	Country	Year	Population (millions)	Population growth rate (%)	Population density (per sq km)	Population density (per sq mile)
North America	USA	2000	281	1.2	30	77
South America	Brazil	2000	172	1.5	17	44
Europe	Germany	2000	82	0.1	230	595
Asia	China	2000	1.2	0.5	150	391
Africa	Nigeria	2000	120	2.5	100	259
Oceania	Australia	2000	20	0.8	3	7



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 Tel: 303.733.1111 Fax: 303.733.1112  
 www.bhaarch.com

**Proposed Residential Infill**  
415437, McLaughlin Street  
VICTORIA BC

**Starlight**  
—based on—

consultant:

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

KBLMCH      Date: April 2017

Figure 1

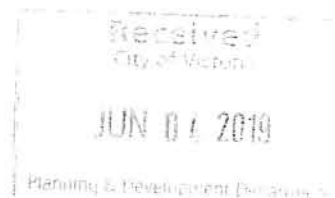
NTS

sheet title:  
Design Rationale  
Sustainability Goals

A0.03



planted 1000



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



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Received  
City of Victoria  
JUN 04 2019  
Planning & Environment Department



# DESIGN RATIONALE

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



revisions  
no. date description

ISSUES:  
2/18/19 Rev. 01/19  
2/18/19 Rev. 02/19  
2/18/19 Rev. 03/19  
2/18/19 Rev. 04/19

PROJECT:  
2/18/19 Rev. 01/19  
2/18/19 Rev. 02/19  
2/18/19 Rev. 03/19  
2/18/19 Rev. 04/19

BHA  
Architecture  
BHA Architecture Inc.  
1111 11th Street  
Victoria, BC V8W 2E1

PROJECT:  
Proposed Residential 1088  
415411 Michigan Street  
VICTORIA BC

Starlight  
Associates

consultant:

DATE:

DATE: 2/18/19  
PROJECT: 415411 Michigan Street

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Received  
City of Victoria

JUN 04 2019

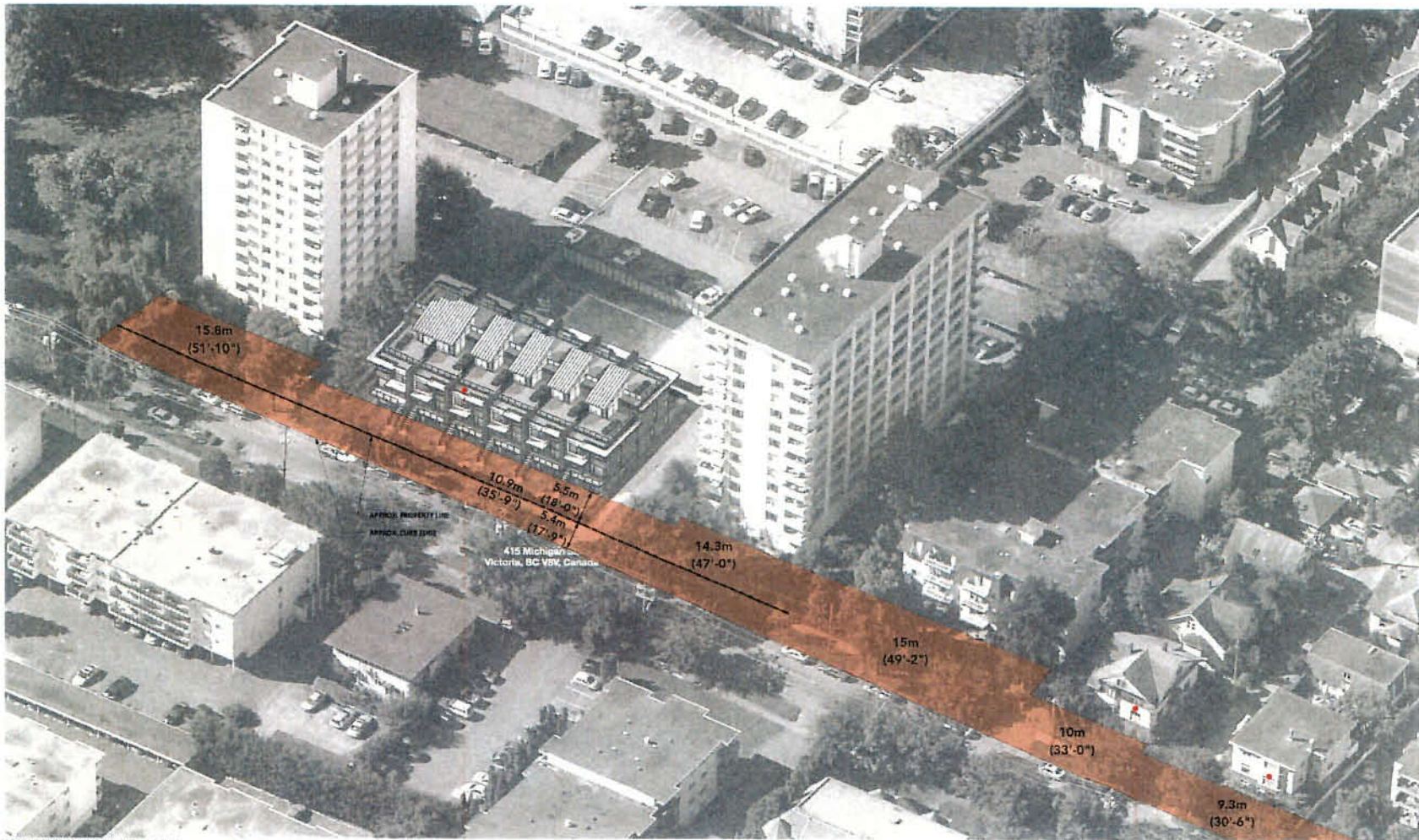
Planning & Development Department  
Environmental Services Division

A0.05



PROJECT: 415411 Michigan Street





**SETBACKS FROM THE STREET (Curb line)**  
 Photo taken from Google Earth, and has some distortion. Distances and property line locations are approximated, and measured using Google Earth. The purpose of this diagram is to review 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



no.	date	description
1	2018-01-11	Initial design
2	2018-01-11	Design development
3	2018-01-11	Final design

no.	date	description
1	2018-01-11	Initial design
2	2018-01-11	Design development
3	2018-01-11	Final design

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 Tel: 250-383-1111  
 Fax: 250-383-1112  
 Email: info@bha.ca



BHA Architecture Inc.

project:

Proposed Residential Infill  
 415 Michener, Victoria, BC



consultant:

drawn: KBMCH date: April 2017

checked: NTS project no: P-423

sheet title:  
 Design Rationale  
 Contextual Setback Diagram

sheet no: A0.06



printed: 4





revisions:		
no	date	description
1	2017-04-04	Initial Design
2	2017-04-04	Final Design
3	2017-04-04	Final Design

issues:		
no	date	description
1	2017-04-04	Initial Design
2	2017-04-04	Final Design
3	2017-04-04	Final Design

Project Name: 419418 Michigan Street  
 Project Address: 419418 Michigan Street  
 Project City: Victoria, BC  
 Project Country: Canada



**BHA Architecture Inc.**  
 419418 Michigan Street  
 Victoria, BC V8N 1A1

project:

Proposed Residential (off)  
 419418 Michigan Street  
 VICTORIA BC



consultant:

and:

drawn: P.B.M.C. date: April 2017  
 checked: P.B.M.C.  
 scale: as indicated project no: P-423  
 sheet title: James Bay Coastal Plan

NORTH

Received  
 City of Victoria

JUN 04 2019

Planning & Development Department  
 Development Services Division

Context Plan  
 1 of 1

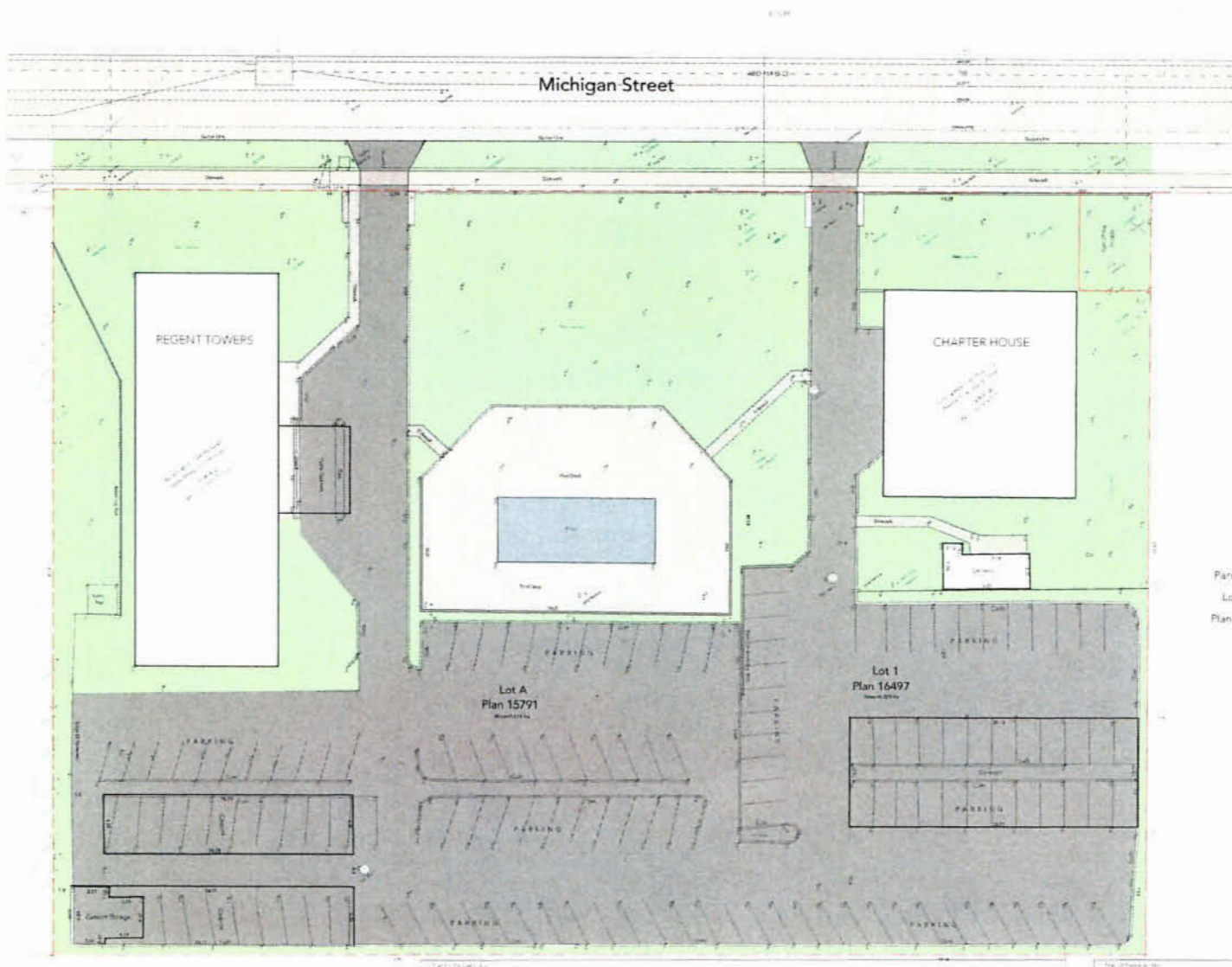
A1.00



printed: 2017-04-04 10:00 AM







**PARCEL IDENTIFIER**  
330-477 579

**LEGAL DESCRIPTION**  
LOT A OF LOTS 141, 181 & 183, 140, 182, 182 AND 182 VICTORIA CITY PLAN EPP1622

REV	DATE	DESCRIPTION
1	2017-01-10	Initial Design
2	2017-01-10	Revised Design
3	2017-01-10	Final Design

REV	DATE	DESCRIPTION
1	2017-01-10	Initial Design
2	2017-01-10	Revised Design
3	2017-01-10	Final Design

Parcel  
Lot 1  
Plan 10



**project:**  
Proposed Residential (R1)  
4700 West 10th Avenue  
VICTORIA BC



**consultant:**

**Project:** KRMCH  
**Client:** APRIL 2017  
**Scale:** 1/8" = 1'-0"  
**Sheet Title:** Existing Site Plan

**Sheet No:** A1.02  
**Scale:** 1/8" = 1'-0"

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JUN 04 2019  
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Development Services Division

**SITE PLAN - EXISTING**  
Sheet 100



no.	date	description
1	2018-03-09	APS Comments 03/07/17
2	2018-06-25	CALUC APS Comments Mar 27/18
3	2018-06-11	BCP Comments
4	2018-02-28	Comments from Planning
5	2018-02-17	Comments from Planning
6	2018-02-11	Comments from Planning

no.	date	description
1	2017-10-02	Issued for Development Permit
2	2017-11-21	Issued for CALUC
3	2018-03-09	Issued for Re-zoning
4	2018-06-25	Issued for Re-zoning
5	2018-06-11	Re-issued for Re-zoning
6	2018-06-11	Re-issued for Re-zoning
7	2018-06-11	Re-issued for Re-zoning
8	2018-06-11	Re-issued for Re-zoning

**CITY OF VICTORIA**  
**RECEIVED**  
**JUL 15 2019**  
**DEEMED**  
**JUN 04 2019**

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**BHA Architecture Inc.**  
 Suite 200, 10180 Victoria Ave., Victoria, BC  
 Telephone: 250-384-4611 Fax: 250-384-4612

**project:**  
 Proposed Residential Infill  
 410/415 Michigan Street  
 VICTORIA BC



**consultant:**



**drawn:** KBN/ACH **date:** APRIL 2017

**checked:**

**scale:** as indicated **project no.:** P-431

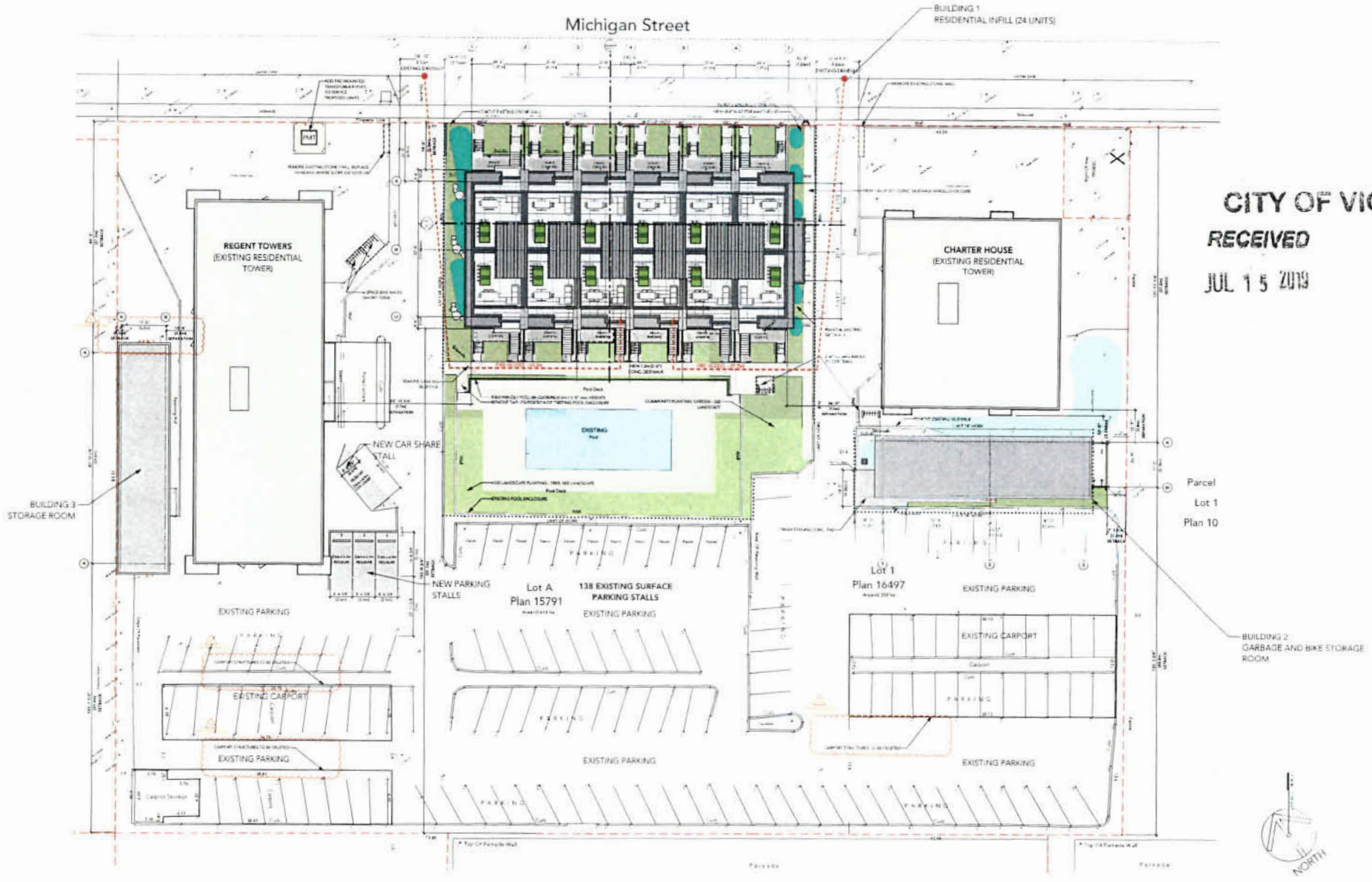
**sheet title:** Proposed Site Plan

**sheet no.:**

**A1.03**



printed: 18-11-19 13:03:00



**1 SITE PLAN - PROPOSED**  
 Scale: 1:200

Building 1: 24-Hour Timeframe Building			
	Avg. of Ports	Disturbance Ports	Total
Ports B & C	8.31	2.7	11.01
Ports D & E	10.9	1.1	12.0
Ports E & F	11.3	1.7	13.0
Ports F & G	11.3	1	12.3
Ports G & H	11.1	1.1	12.2
Ports H & I	11.2	1.8	13.0
Ports I & J	10.29	2	12.29
Ports M & P	10.05	1.9	11.95

Building	Garbage	Other	Recycling
Building A	11.8	23.9	58.4
Building B	12	15.18	52.2
Building C	14.3	42.7	18.1
Building D	12.1	1.18	42.9

Building	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )	Weight (kN)
Building A	1000	1000	1000
Building B	2000	2000	2000
Building C	3000	3000	3000
Building D	4000	4000	4000
Building E	5000	5000	5000

The first floor plan shows a large rectangular hall with a central area. There are several smaller rooms and corridors around the perimeter. The layout is symmetrical along a central vertical axis.

BUILDING 2  
GARBAGE / BIKE STORAGE  
BUILDING  
BUILDING PERIMETER = 62.2m

Received

JUN 07 2019

ISSUES:	
1981-1982	Journal for Chemistry, Volume 21, No. 1
1981-1982	Journal for Chemistry, Volume 21, No. 2
1982-1983	Journal for Chemistry, Volume 22, No. 1
1982-1983	Journal for Chemistry, Volume 22, No. 2
1983-1984	Journal for Chemistry, Volume 23, No. 1
1983-1984	Journal for Chemistry, Volume 23, No. 2
1984-1985	Journal for Chemistry, Volume 24, No. 1
1984-1985	Journal for Chemistry, Volume 24, No. 2
1985-1986	Journal for Chemistry, Volume 25, No. 1
1985-1986	Journal for Chemistry, Volume 25, No. 2



**BHA Architecture Inc.**  
 1000 15th St. N. Suite 1000  
 Minneapolis, MN 55403  
 Tel: 612.338.1111 Fax: 612.338.1112  
 www.bha.com

**Starlight**  
law & business

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

scale: 1 = not at all, 5 = very much

A1.04

**BUILDING 3**  
**BIKE STORAGE**  
BUILDING PERIMETER - 601m

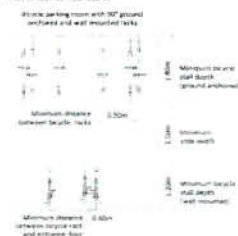
BUILDING 2  
GARBAGE / BIKE STORAGE  
BUILDING  
BUILDING PERIMETER = 62.2m

JUN 04 2019

Planning & Development Department  
Development Services Division

A1.04





ISSUES	DATE	ISSUES	DATE
1-12	1991	1-12	1991
1-12	1991	1-12	1991
1-12	1991	1-12	1991
1-12	1991	1-12	1991



BHA Architecture Inc.

project

Proposed Residential Infill  
415425 Michigan Street  
VICTORIA BC



consistent

2

4 APRIL 2012

Page: 22 Project no: P-23

sheet title:  
Bike Parking

A1.05



Alberto

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JUN 04 2019

Planning & Development Department  
Development Services Group

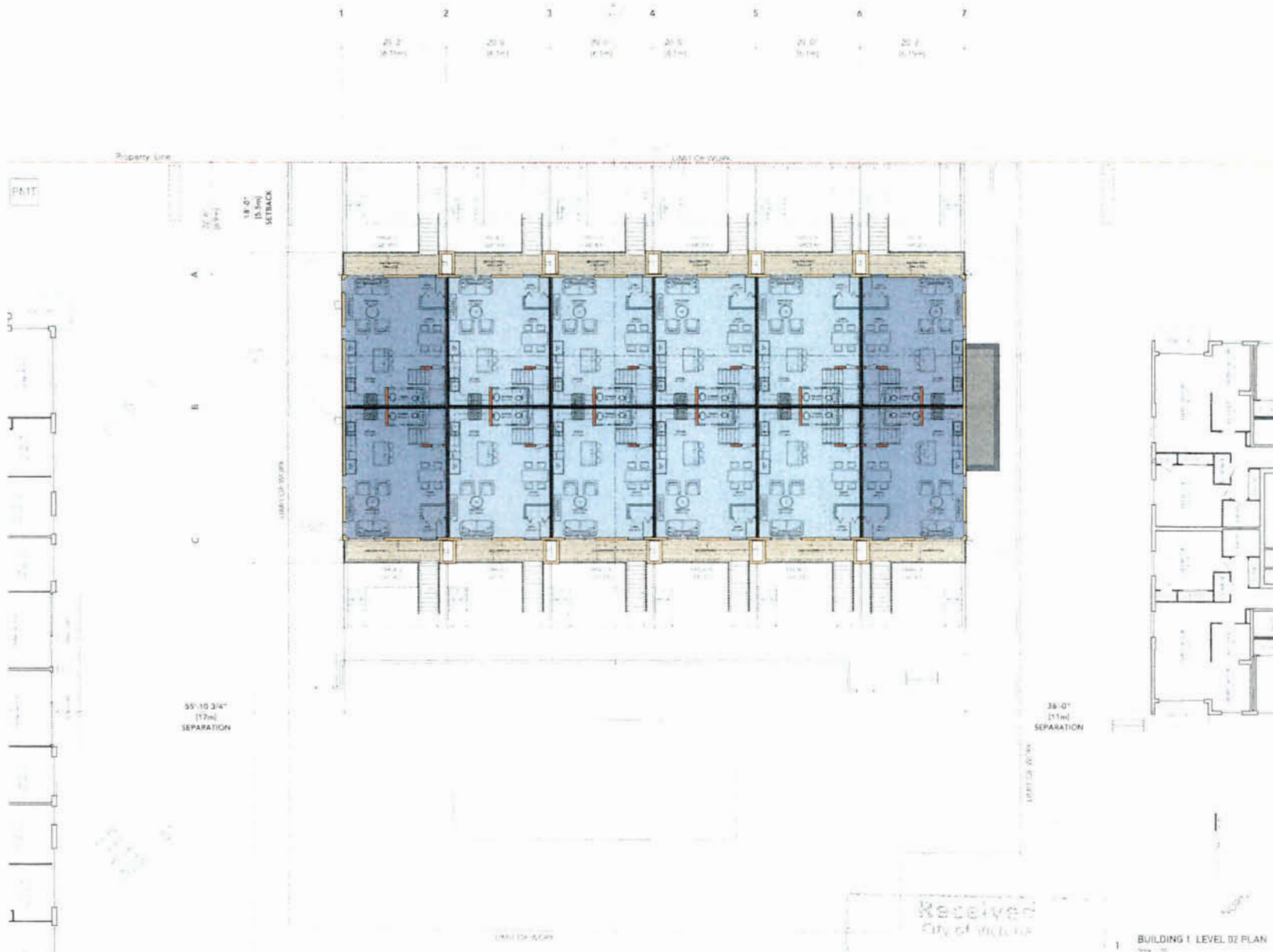
**Bike Parking**  
See 70











Revisions:

no.	date	description
1	2017-04-10	Issue for Review
2	2017-04-10	Issue for Review
3	2017-04-10	Issue for Review
4	2017-04-10	Issue for Review
5	2017-04-10	Issue for Review
6	2017-04-10	Issue for Review
7	2017-04-10	Issue for Review

Issues:

no.	date	description
1	2017-04-10	Issue for Review
2	2017-04-10	Issue for Review
3	2017-04-10	Issue for Review
4	2017-04-10	Issue for Review
5	2017-04-10	Issue for Review
6	2017-04-10	Issue for Review
7	2017-04-10	Issue for Review



BHA Architecture Inc.

project:  
Proposed Residential Office  
410425 Midway Street  
VICTORIA BC



consultant

Project: 410425 Midway Street  
Date: APRIL 2017

Scale: As indicated  
Project no: P-411

sheet title:  
Level 02 Floor Plan

Sheet no:  
A3.02



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City of Victoria

JUN 04 2019

Planning & Development Branch  
Development Services Unit

BUILDING 1 - LEVEL 02 PLAN



no.	date	description
1	2019.04.01	Issue for Review
2	2019.04.01	Issue for Review
3	2019.04.01	Issue for Review

no.	date	description
1	2019.04.01	Issue for Review
2	2019.04.01	Issue for Review
3	2019.04.01	Issue for Review

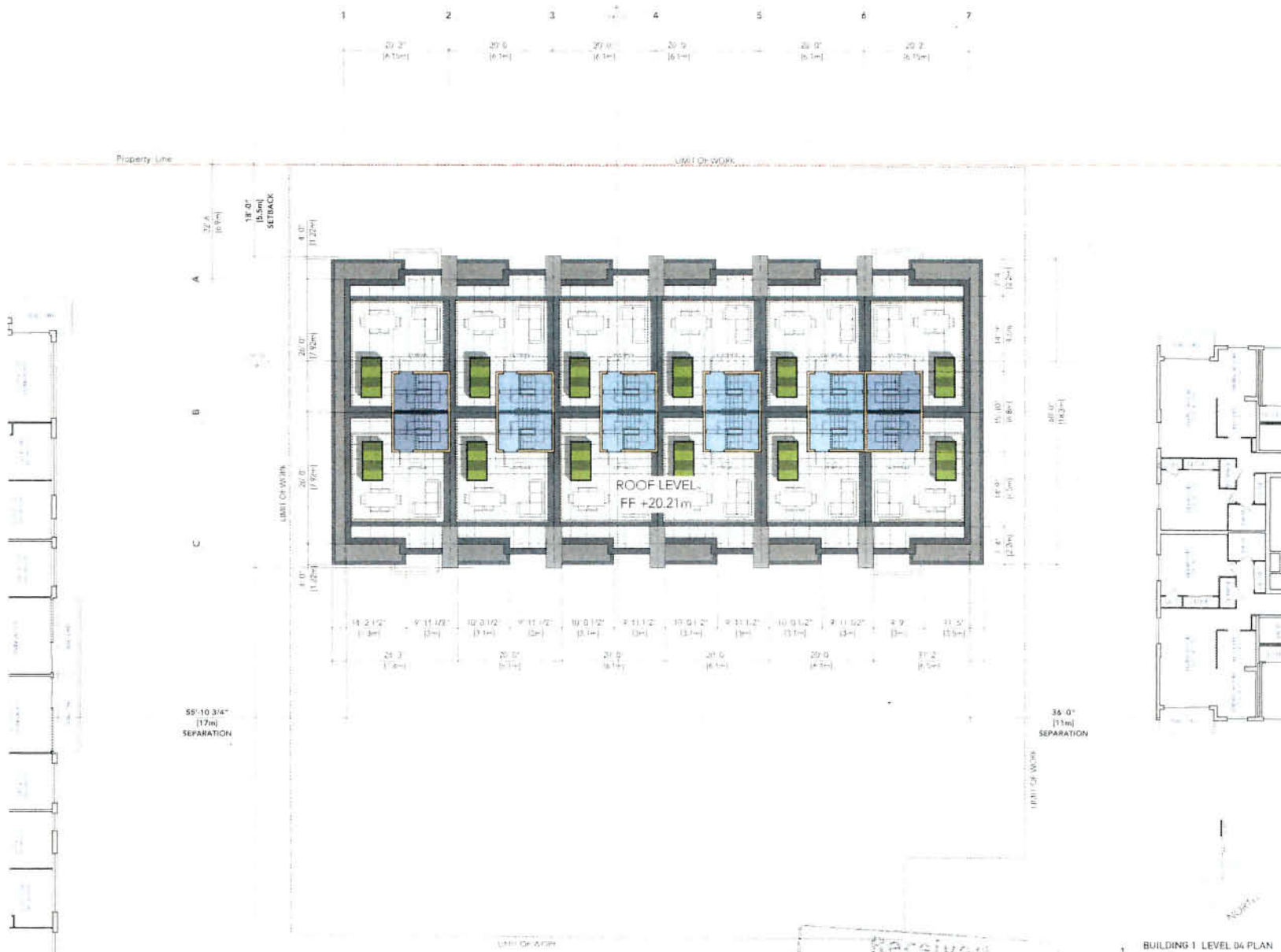
BHA Architecture Inc.  
 415415 Westgate Street  
 VICTORIA BC

project:  
 Proposed Residential (off)  
 415415 Westgate Street  
 VICTORIA BC

consultant:  
 Starlight  
 Design Services

sheet title:  
 Level 04 Floor Plan

sheet no:  
 A3.04



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

BUILDING 1 - LEVEL 04 PLAN

no.	date	description
1	2018-07-10	Issue for Review
2	2018-07-10	Issue for Review
3	2018-07-10	Issue for Review
4	2018-07-10	Issue for Review
5	2018-07-10	Issue for Review
6	2018-07-10	Issue for Review
7	2018-07-10	Issue for Review

no.	date	description
1	2018-07-10	Issue for Review
2	2018-07-10	Issue for Review
3	2018-07-10	Issue for Review
4	2018-07-10	Issue for Review
5	2018-07-10	Issue for Review
6	2018-07-10	Issue for Review
7	2018-07-10	Issue for Review

PROJECT: 40425 Midway Street  
VICTORIA BC



BHA Architecture Inc.  
100-1111 14th Street, Suite 100  
Victoria, BC V8W 2E1

project:

Proposed Residential (off)  
40425 Midway Street  
VICTORIA BC

Starlight  
Design & Build Co.

consultant:

drawn:	AB/MCH	date:	APRIL 2017
checked:		project no:	P-023
scale:	as indicated	sheet title:	Roof Plan

sheet no:	A3.05
plotted:	



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City of Victoria

JUN 04 2019

Planning & Development Department  
Development Services Division

BUILDING 1 ROOF PLAN



no.	date	description
1	2018-03-09	APS Comments Oct 10/17
2	2018-04-25	CALC/APS Comments Mar 20/18
3	2018-06-11	APS Comments
4	2018-02-28	Comments from Planning
5	2018-02-11	Comments from Planning

no.	date	description
2017-10-02	2017-10-02	Issued for Development Permit
2017-11-27	2017-11-27	Issued for CALUC
2018-03-09	2018-03-09	Issued for Rastering
2018-04-25	2018-04-25	Issued for Design Panel
2018-06-11	2018-06-11	Re-issued for Rastering
2019-02-28	2019-02-28	Re-issued for Rastering
2019-05-17	2019-05-17	Re-issued for Rastering
2019-07-11	2019-07-11	Re-issued for Rastering

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BHA Architecture Inc.  
1100-1100 Highway 10  
Victoria, BC V8W 2E1  
Telephone: (250) 363-1111 or 1-800-363-1111

project:

Proposed Residential Infill  
410-430 Douglas Street  
VICTORIA BC



consultant:



drawn: KBN/CH date: APRIL 2017

checked: as indicated project no: P-423

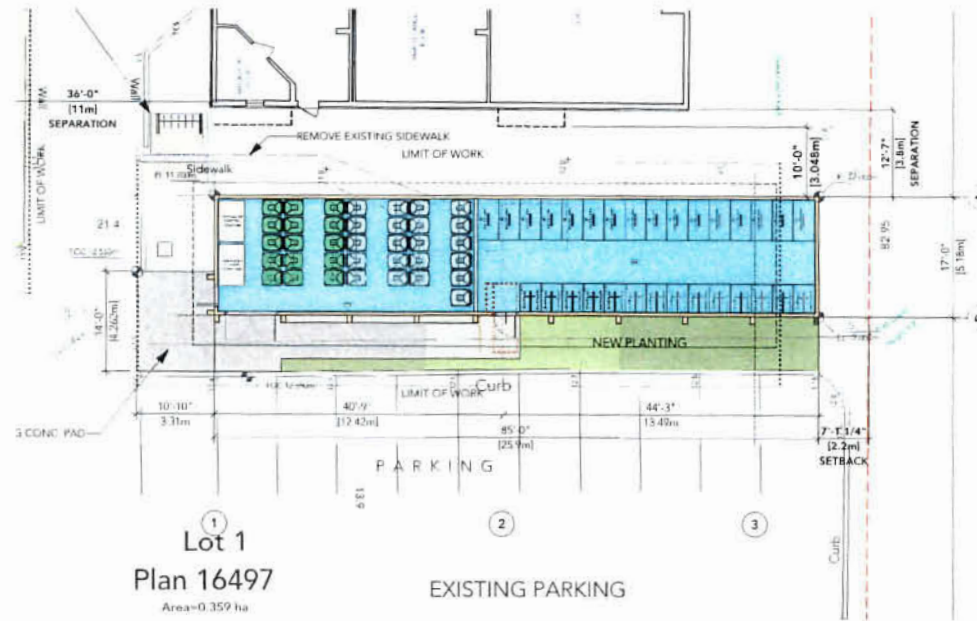
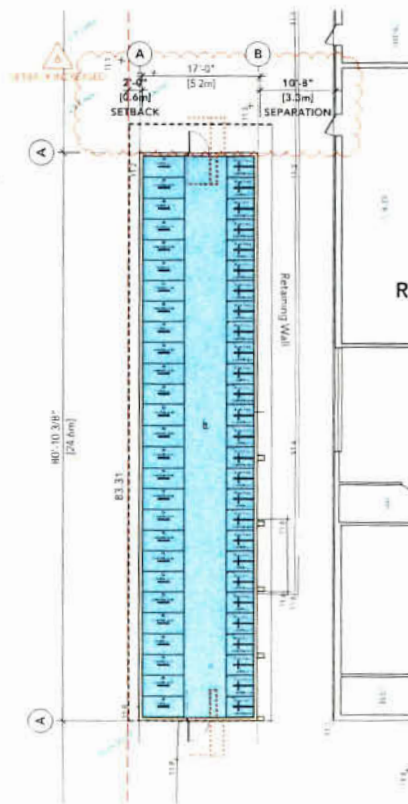
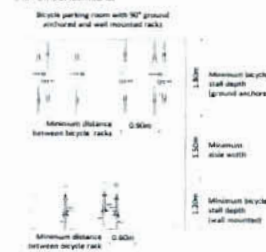
sheet title: Garbage Recycling / Bike Locker Plan

sheet no: A3.06



printed: 1871 01 10 10:02 AM

# LONG TERM BIKE PARKING CONFIGURATIONS (AS PER SCHEDULE C)



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

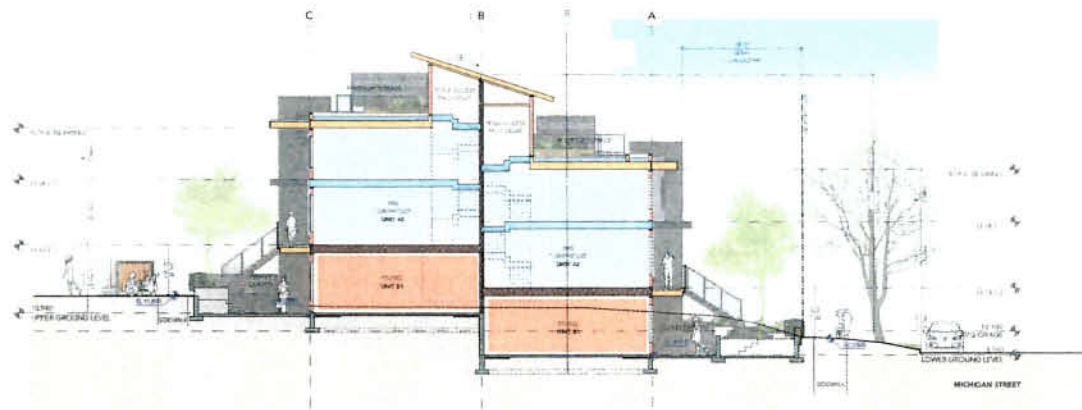
2 BUILDING 2: GARBAGE - RECYCLING / BIKE ROOM PLAN  
Scale 1:100

CITY OF VICTORIA  
RECEIVED JUL 15 2019  
DEEMED JUN 04 2019

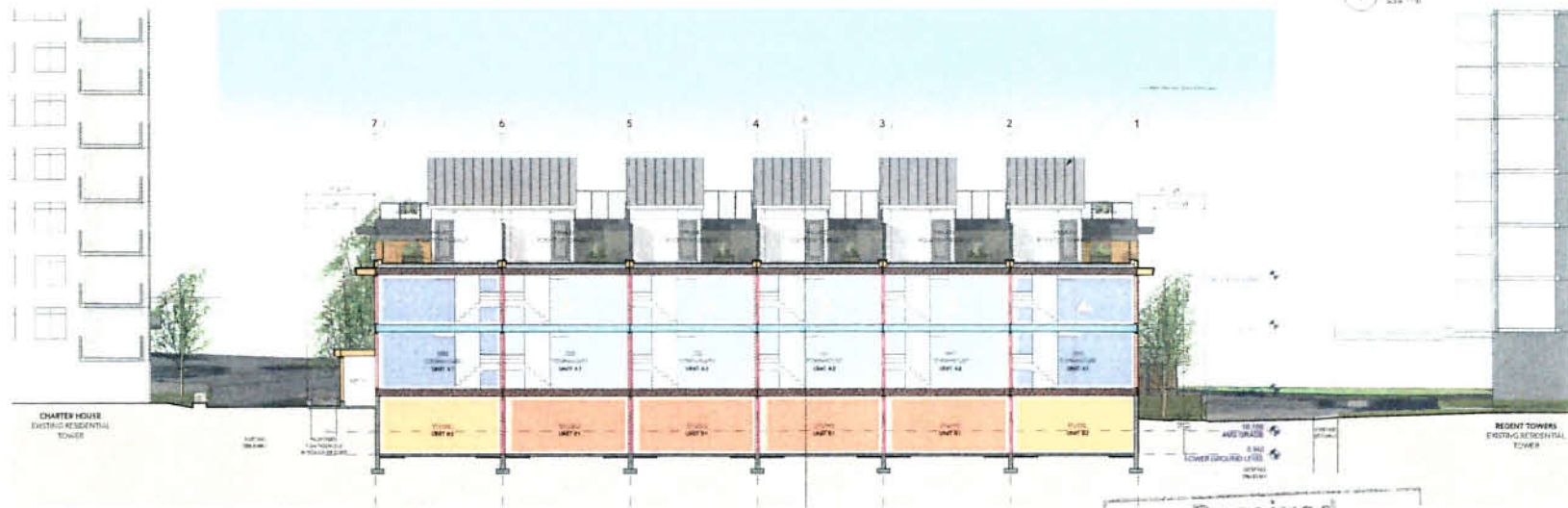


no.	date	description
1	2017-01-10	Initial Design
2	2017-01-10	Initial Design
3	2017-01-10	Initial Design
4	2017-01-10	Initial Design
5	2017-01-10	Initial Design

no.	date	description
1	2017-01-10	Initial Design
2	2017-01-10	Initial Design
3	2017-01-10	Initial Design
4	2017-01-10	Initial Design
5	2017-01-10	Initial Design



1 SECTION A-A  
Scale 1/8"



2 SECTION B-B  
Scale 1/8"

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City of Victoria  
JUN 04 2019  
Planning & Development Department  
Development Services Unit

100% of the project's revenue will be used to fund the project's development and construction costs. The project is a public-private partnership between the City of Victoria and the private sector.



BHA Architecture Inc.  
100-1111 Millway Street  
Victoria BC V8W 2E1

project:

Proposed Residential Infill  
1114-1115 Millway Street  
VICTORIA BC



consultant:

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

Project: 1114-1115 Millway Street  
Date: April 2017

[illegible]

1 North Elevation (Michigan St.)  
See 117

EXTERIOR MATERIAL/ COLOUR SCHEDULE

[illegible]

GENERAL MATERIAL NOTES:



2 East Elevation

Received  
April 19, 2010

JUN 04 2019

Planning & Development Department  
Development & Services Branch

[illegible]

**BHA Architecture Inc.**  
 1000 Hwy. 17 S. • Suite 200 • Austin, TX 78741  
 Tel: 512/336-2277 • Fax: 512/336-2278 • [www.bha.com](http://www.bha.com)

circle

Proposed Residential Infill  
815425 Munigan Street  
VICTORIA BC



consultant

Printed Date: April 2017

AN 1086C 623

sheet title  
North Elva  
East Elva

A50



plotted  $\log_{10}$  (mean  $\pm$  SD) against



revisions:		
no.	date	description
1	2019-04-10	Issue for Review
2	2019-04-10	Issue for Review
3	2019-04-10	Issue for Review
4	2019-04-10	Issue for Review
5	2019-04-10	Issue for Review
6	2019-04-10	Issue for Review
7	2019-04-10	Issue for Review

issues:		
no.	date	description
1	2019-04-10	Issue for Review
2	2019-04-10	Issue for Review
3	2019-04-10	Issue for Review
4	2019-04-10	Issue for Review
5	2019-04-10	Issue for Review
6	2019-04-10	Issue for Review
7	2019-04-10	Issue for Review



3 Detail, Typ. Exterior Stair  
Scale: 1/8"

1 South Elevation  
Scale: 1/8"

See BHA Architecture Inc. for more information on our services and products. We are a full-service architectural firm with a focus on residential and commercial projects. Our team of experienced architects and designers will work with you to create a unique and functional design for your project.



BHA Architecture Inc.  
1111 11th Street, Suite 100  
Victoria, BC V8W 2E1  
Tel: 250-383-1111  
Fax: 250-383-1112  
Email: info@bha.ca

project:  
Proposed Residential Info  
416411 Windsor Street  
VICTORIA BC



consultant:



2 West Elevation  
Scale: 1/8"

#### EXTERIOR MATERIAL/ COLOUR SCHEDULE

KEY NO. ELEMENT	FINISH	COLOR (OR APPROVED EQUAL)
FLASINGS		
1.01 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.02 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.03 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.04 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.05 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.06 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.07 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.08 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.09 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.10 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.11 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.12 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
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1.99 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE
1.100 - GROUND FLOOR PANEL SYSTEM (CONCRETE PANEL)	PREPARED	WHITE

GENERAL MATERIAL NOTES:  
1. MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. MATERIALS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE ARCHITECT.  
2. FINISHES SHALL BE AS SHOWN ON THE DRAWINGS. FINISHES NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE ARCHITECT.



sheet title:  
South Elevation  
West Elevation  
A5.02  
JUN 07 2019  
Planning & Development Department  
Development Services Division

no.	date	description
1	2018-03-09	APR Comments (Oct 11/17)
2	2018-04-23	CALICOM Comments Mar 2017
3	2018-06-11	ADP Comments
4	2018-02-28	Comments from Planning
5	2018-05-17	Comments from Planning
6	2018-07-11	Comments from Planning

no.	date	description
1	2017-10-02	Issued for Development Permit
2	2017-11-21	Issued for CALIC
3	2018-03-09	Issued for Reasoning
4	2018-04-25	Issued for Design Panel
5	2018-06-11	Re-issued for Reasoning
6	2018-02-28	Re-issued for Reasoning
7	2018-05-17	Re-issued for Reasoning
8	2018-07-11	Re-issued for Reasoning

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Proposed Residential Infill  
4154th Morgan Street  
VICTORIA BC



consultant:



drawn: KB  
checked: KB  
scale: as noted  
project no.: 433

sheet title:  
Trash / Bike Storage  
Elevations

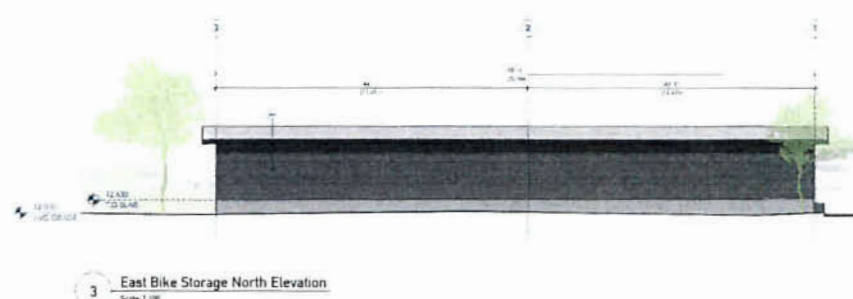
sheet no.:  
A5.03  
plotted: 10/11/2019 10:18:57 AM



1 East Bike Storage West Elevation  
Scale: 1/8"



2 East Bike Storage South Elevation  
Scale: 1/8"



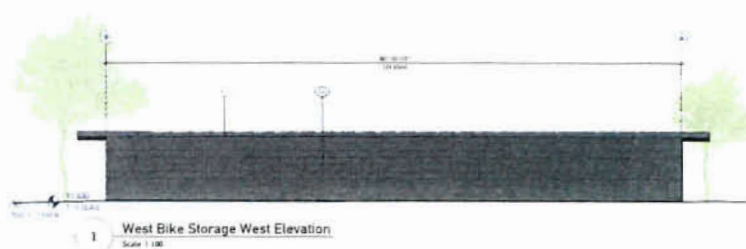
3 East Bike Storage North Elevation  
Scale: 1/8"



4 East Bike Storage East Elevation  
Scale: 1/8"



4 West Bike Storage East Elevation  
Scale: 1/8"



1 West Bike Storage West Elevation  
Scale: 1/8"



3 West Bike Storage North Elevation  
Scale: 1/8"



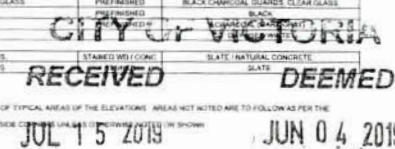
2 West Bike Storage South Elevation  
Scale: 1/8"

# EXTERIOR MATERIAL/ COLOUR SCHEDULE

MATERIAL ELEMENT	FINISH	COLOUR OR APPROVED EQUAL
CLADDING		
C101 CEMENTITIOUS PANEL SYSTEM (HARSH PANEL)	PREFINISHED	ARCTIC WHITE
C102 CEMENTITIOUS PANEL SYSTEM (HARSH PANEL)	PREFINISHED	IRON GRAY
C103 CEMENTITIOUS PANEL SYSTEM (HARSH PANEL)	PREFINISHED	ALICE PINK
C104 CEMENTITIOUS PANEL SYSTEM (HARSH PANEL)	PREFINISHED	ARCTIC WHITE
C105 CEMENTITIOUS PANEL SYSTEM (HARSH PANEL)	PREFINISHED	IRON GRAY
C106 ALUMINUM SHUTTLE / SIDING	PREFINISHED	LONGBOARD WOODGRAIN - DARK F.R.
SCAFFOLDING		
S101 RESIDENTIAL VINYL WINDOWS	PREFINISHED	BLACK
S102 RESIDENTIAL VINYL GLAZED SWING DOOR	PREFINISHED	BLACK
S103 GLAZED WOOD SWING DOOR (ENTRY)	PREFINISHED	WOODGRAIN / DIFFUSED GLASS
METALS / GLASS		
M101 ALUMINUM GUARDRAILS WITH TEMPERED GLASS	PREFINISHED	BLACK CHARCOAL GUARDS, CLEAR GLASS
M102 METAL FLASHING	PREFINISHED	BLACK
M103 STAINLESS STEEL METAL ROOFING	PREFINISHED	BLACK
M104 PRIVACY GLASS	PREFINISHED	BLACK
WOODS		
W101 EXTERIOR WOOD STAIRS W/ COMB. TRAILS	STAINED W/ LOGO	SLATE / NATURAL CONCRETE
W102 SUGAR TABLES / FENCE PRIVACY SCREENS	SLATE	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 PROJECT SPECIFICATIONS.
2. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS OR UNLESS OTHERWISE NOTED OR SHOWN.

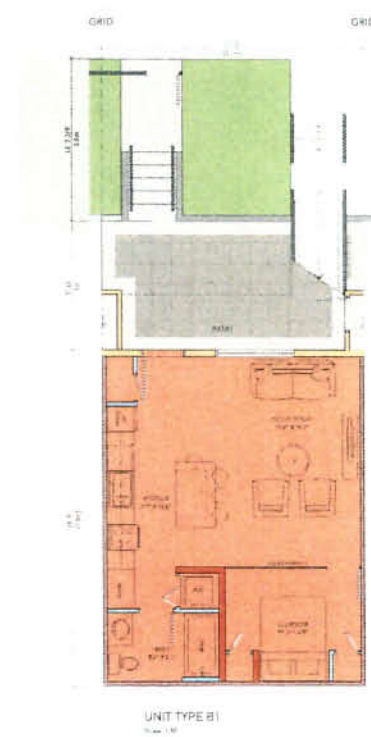








時間	項目
9:45-10:00	歡迎及致辭
10:00-10:15	參觀及研討
10:15-10:30	午餐
10:30-10:45	參觀及研討
10:45-11:00	參觀及研討
11:00-11:15	午餐
11:15-11:30	參觀及研討
11:30-11:45	參觀及研討
11:45-12:00	午餐
12:00-12:15	參觀及研討
12:15-12:30	參觀及研討
12:30-12:45	午餐
12:45-13:00	參觀及研討
13:00-13:15	參觀及研討
13:15-13:30	午餐
13:30-13:45	參觀及研討
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14:15-14:30	參觀及研討
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16:30-16:45	參觀及研討
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65:00-65:15	午餐
65:15-65:30	參觀及研討
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65:45-66:00	午餐
66:00-66:15	參觀及研討
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70:00-70:15	參觀及研討
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73:45-74:00	參觀及研討
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74:45-75:00	午餐
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77:45-78:00	午餐
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78:45-79:00	參觀及研討
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99:45-100:00	參觀及研討



**BHA Architecture Inc.**

project

Proposed Residential Infill  
45001 Morgan Street  
VICTORIA BC



consultant

444

WELSH, C. C.      JUNE 1957

1000

sheet title:  
Typ. Unit Plans  
TYPE B

A6.02



 [Return to Article](#)

[illegible]

**Starlight**  
WOOD HEATS  
CUMULATIVE



**Starlight**  
NIGHTCLUB  
OCTOBER 2012

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NDT

The value of  $\lambda$  given by (13) is  $\lambda = 0.18$ .

gibberellin

# 435 MICHIGAN STREET VICTORIA, BC



TYPICAL FLOOR

Starlight  
ARCHITECTURE  
SEPTEMBER 2018

\*2018 PLANT MEASUREMENT  
ROOM AREA SHOULD BE CALCULATED APPROPRIATELY



MAIN FLOOR

Starlight  
ARCHITECTURE  
SEPTEMBER 2018

\*2018 PLANT MEASUREMENT  
ROOM AREA SHOULD BE CALCULATED APPROPRIATELY

## 435 MICHIGAN STREET, VICTORIA, BC

FLOOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	TOTAL
1	715	415	800	900	415	2,245
2	715	415	800	900	415	2,245
3	715	415	800	900	415	2,245
4	715	415	800	900	415	2,245
5	715	415	800	900	415	2,245
6	715	415	800	900	415	2,245
7	715	415	800	900	415	2,245
8	715	415	800	900	415	2,245
9	715	415	800	900	415	2,245
10	715	415	800	900	415	2,245
11	715	415	800	900	415	2,245
12	715	415	800	900	415	2,245
13	715	415	800	900	415	2,245
14	715	415	800	900	415	2,245
<b>TOTAL</b>	<b>9,800</b>	<b>5,800</b>	<b>10,400</b>	<b>12,600</b>	<b>5,340</b>	<b>43,940</b>

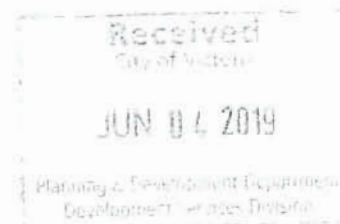
FLOOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	TOTAL
1	715	415	800	900	415	2,245
2	715	415	800	900	415	2,245
3	715	415	800	900	415	2,245
4	715	415	800	900	415	2,245
5	715	415	800	900	415	2,245
6	715	415	800	900	415	2,245
7	715	415	800	900	415	2,245
8	715	415	800	900	415	2,245
9	715	415	800	900	415	2,245
10	715	415	800	900	415	2,245
11	715	415	800	900	415	2,245
12	715	415	800	900	415	2,245
13	715	415	800	900	415	2,245
14	715	415	800	900	415	2,245
<b>TOTAL</b>	<b>9,800</b>	<b>5,800</b>	<b>10,400</b>	<b>12,600</b>	<b>5,340</b>	<b>43,940</b>

FLOOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	TOTAL
1	715	415	800	900	415	2,245
2	715	415	800	900	415	2,245
3	715	415	800	900	415	2,245
4	715	415	800	900	415	2,245
5	715	415	800	900	415	2,245
6	715	415	800	900	415	2,245
7	715	415	800	900	415	2,245
8	715	415	800	900	415	2,245
9	715	415	800	900	415	2,245
10	715	415	800	900	415	2,245
11	715	415	800	900	415	2,245
12	715	415	800	900	415	2,245
13	715	415	800	900	415	2,245
14	715	415	800	900	415	2,245
<b>TOTAL</b>	<b>9,800</b>	<b>5,800</b>	<b>10,400</b>	<b>12,600</b>	<b>5,340</b>	<b>43,940</b>

FLOOR	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	TOTAL
1	715	415	800	900	415	2,245
2	715	415	800	900	415	2,245
3	715	415	800	900	415	2,245
4	715	415	800	900	415	2,245
5	715	415	800	900	415	2,245
6	715	415	800	900	415	2,245
7	715	415	800	900	415	2,245
8	715	415	800	900	415	2,245
9	715	415	800	900	415	2,245
10	715	415	800	900	415	2,245
11	715	415	800	900	415	2,245
12	715	415	800	900	415	2,245
13	715	415	800	900	415	2,245
14	715	415	800	900	415	2,245
<b>TOTAL</b>	<b>9,800</b>	<b>5,800</b>	<b>10,400</b>	<b>12,600</b>	<b>5,340</b>	<b>43,940</b>

PLAN 1

PLAN 1 Drawing: September 2018



### NOTE

This drawing is for information only. It is not to be used for construction purposes. The City of Victoria is not responsible for the accuracy of the information provided in this drawing. The City of Victoria is not responsible for the accuracy of the information provided in this drawing.

NO.	DATE	DESCRIPTION
1	2018-09-18	Initial Design
2	2018-09-18	Initial Design
3	2018-09-18	Initial Design
4	2018-09-18	Initial Design

NO.	DATE	DESCRIPTION
1	2018-09-18	Initial Design
2	2018-09-18	Initial Design
3	2018-09-18	Initial Design
4	2018-09-18	Initial Design

Starlight  
ARCHITECTURE  
SEPTEMBER 2018



BHA Architecture Inc.  
100-1111 14th Avenue, Suite 200  
Victoria, BC V8M 4K7

### PROJECT

Proposed Residential Unit  
435 Michigan Street  
VICTORIA BC

Starlight  
ARCHITECTURE  
SEPTEMBER 2018

### CONSULTANT

Project: 435 Michigan Street  
Date: APRIL 2017

Sheet: NTS  
Project: 435

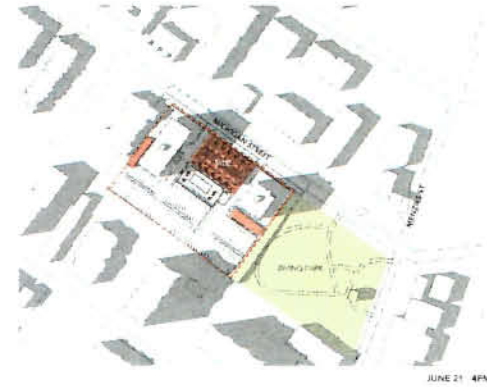
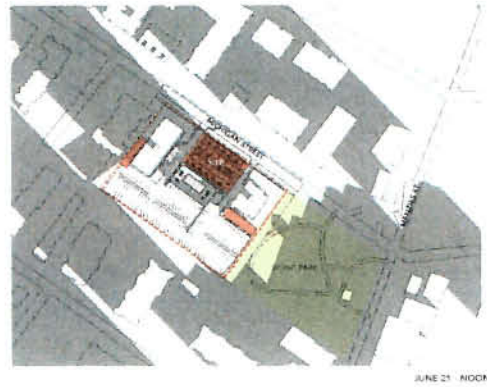
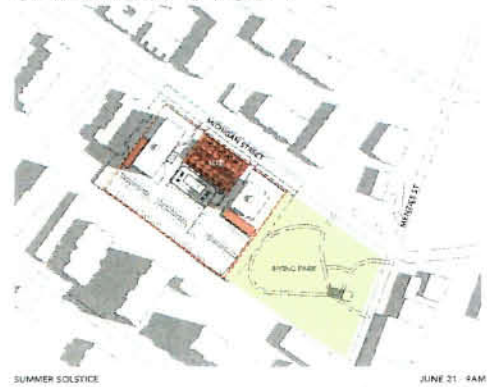
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Existing Building  
435 Michigan Street  
435 Michigan Street

Sheet: A-AD-02





# SHADOW STUDY

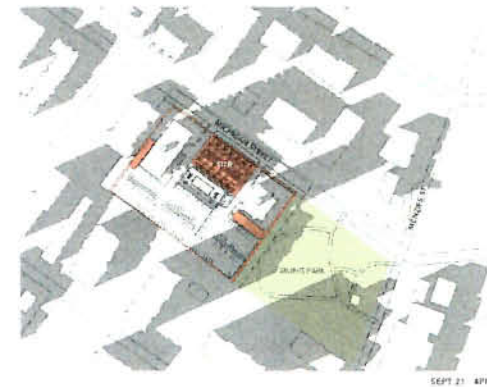
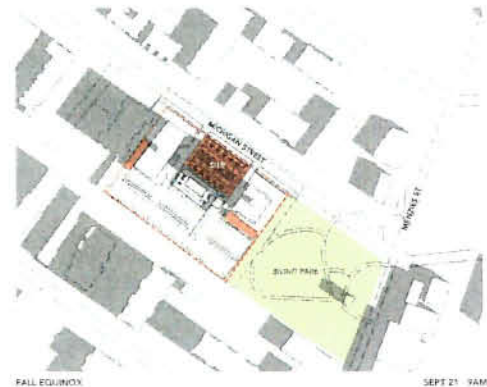


revisions:

no.	date	description
1	07/04/17	Initial design
2	07/04/17	Revised design
3	07/04/17	Revised design
4	07/04/17	Revised design

issues:

no.	date	description
1	07/04/17	Initial design
2	07/04/17	Revised design
3	07/04/17	Revised design
4	07/04/17	Revised design

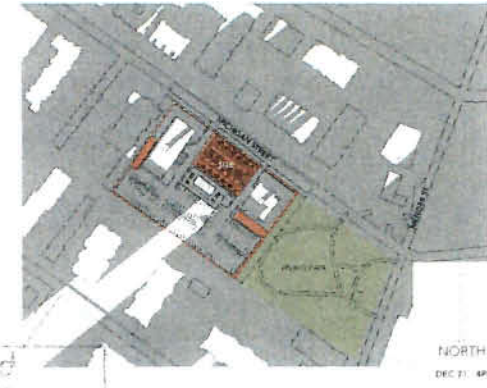
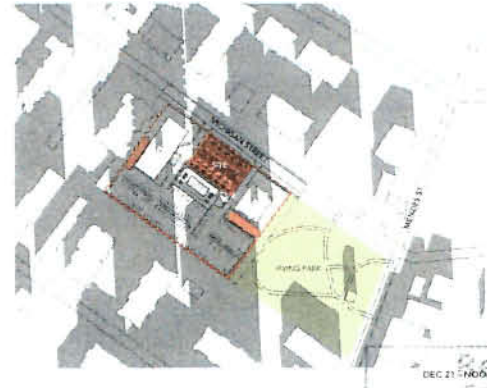
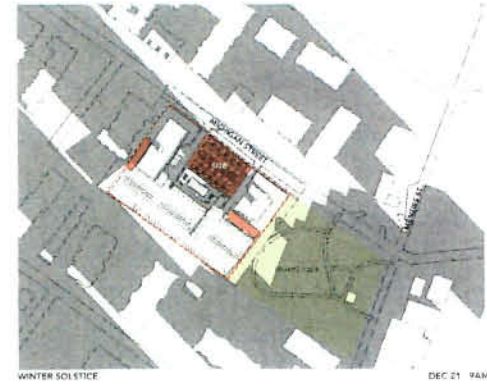


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BHA Architecture Inc.  
41918 Morgan Street  
VICTORIA BC

project:  
Proposed Residential infill  
41918 Morgan Street  
VICTORIA BC

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Investments

consultant:



sheet no. A-AD.03

sheet title: Shadow Study

drawn: KB  
checked: NTS  
scale: NTS  
project no: 430

North Arrow

Received  
City of Victoria  
JUN 04 2019  
Planning & Development Department

[illegible]

姓名	李金
性别	男
年龄	30
职业	教师
籍贯	湖南
民族	汉族
婚姻状况	已婚
子女情况	有一个儿子
健康状况	良好
兴趣爱好	阅读、运动
自我评价	为人正直，工作认真负责

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project.

Proposed Residential Infill  
415/415 Milngan Street  
VICTORIA BC



consultant.

100

3860 Jiao et al.

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sheet title:  
PERSPECTIVE VIEW

A-AD.10



202  
JOURNAL OF THE

- REGENT TOWER  
115 MICHIGAN ST.
- REMOVE EXISTING STONE WALL FOR VISIBILITY ISSUES
- EXISTING DRIVEWAY

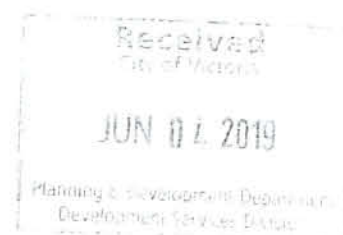
CHAPTER HOUSE  
135 N. CHICAGO ST.

PROPOSED GARBAGE STAGING AREA

EXISTING POOL / POOL DECK  
PLANTING ADDED TO THE EAST/WEST/SOUTH  
EDGES TO SOFTEN THE EDGE BETWEEN THE  
PARKING LOT AND POOL AREA

本論文を要約して、当研究所のホームページに掲載する。

1 BIRDSEYE VIEW FROM POOL SIDE

BIRD-  
Song 1977







RECENT TOWER  
415 MICHIGAN ST

REMOVE EXISTING STONE WALL FOR VISIBILITY ISSUES

EXISTING DRIVEWAY



EXISTING POOL / POOL DECK  
PLANTING ADDED TO THE EAST/WEST/SOUTH  
EDGES TO SOFTEN THE EDGE BETWEEN THE  
PARKING LOT AND POOL AREA

EXISTING POOL FENCE

NEW POOL FENCE (COLOURED)

LIMIT OF PROPOSED NEW 24-UNIT INFILL  
HOUSING PROJECT

6-STALL BIKE RACK (CLASS 2)

1 BIRDSEYE VIEW FROM POOL SIDE  
Scale: NTS

revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
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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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

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



P433.Perspectives.vwx



revisions		
no.	date	description

REGENTTOWER  
AVE MICHIGAN ST

[illegible]

19. The diagram shows the relationship between the number of people who have been vaccinated against a disease and the number of people who have not been vaccinated. The number of people who have been vaccinated is 100, and the number of people who have not been vaccinated is 200. The total number of people is 300.



**BHA Architecture Inc.**  
1144 7th St. Suite 200, San Francisco, CA 94103  
Tel: 415.398.1144 Fax: 415.398.1145

Project

Proposed Residential Inf.  
at 1725 Michigan Street  
VICTORIA BC

**Starlight**

consultant

100

Area	Subs
------	------

1000

NTS P-43

short title:  
PERSPECTIVE VIEW

A-AD.07



Journal of Management Inquiry 23(1) 3-17

REMOVE MINIMIZE EXISTING STONE WALLS  
ALONG DRIVEWAYS FOR VISIBILITY  
EXISTING DRIVEWAY

Received  
Direct Actions

JUN 04 2019

Planning & Development Department  
Development Services Division

1 VIEW ALONG MICHIGAN ST - LOOKING NORTHWEST  
Scale: 1/8" = 1'-0"

revisions:  
no. date description

CHARTER HOUSE  
435 MICHIGAN ST



issues:  
1. 10.10.17  
2. 10.10.17  
3. 10.10.17  
4. 10.10.17  
5. 10.10.17  
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7. 10.10.17

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6. 10.10.17  
7. 10.10.17



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project:

Proposed Residential Infill  
435-437 Michigan Street  
VICTORIA BC



consultant:

date:

drawn: KB date: APRIL 2017

checked: NTS project no: P-432

sheet title: PERSPECTIVE VIEW

sheet no: A-AD.06



plotted: 10/11/2017

SHOOTING ORIEWS:  
REMOVE & MINIMIZE EXISTING STONE WALLS  
ALONG DRIVEWAY FOR VISIBILITY

100-1100 14th Avenue, Suite 100  
Vancouver, BC V6P 4K1

1 VIEW ALONG MICHIGAN ST - LOOKING SOUTHEAST  
(Scale: 1/8")





CHARTER HOUSE  
435 MICHIGAN ST

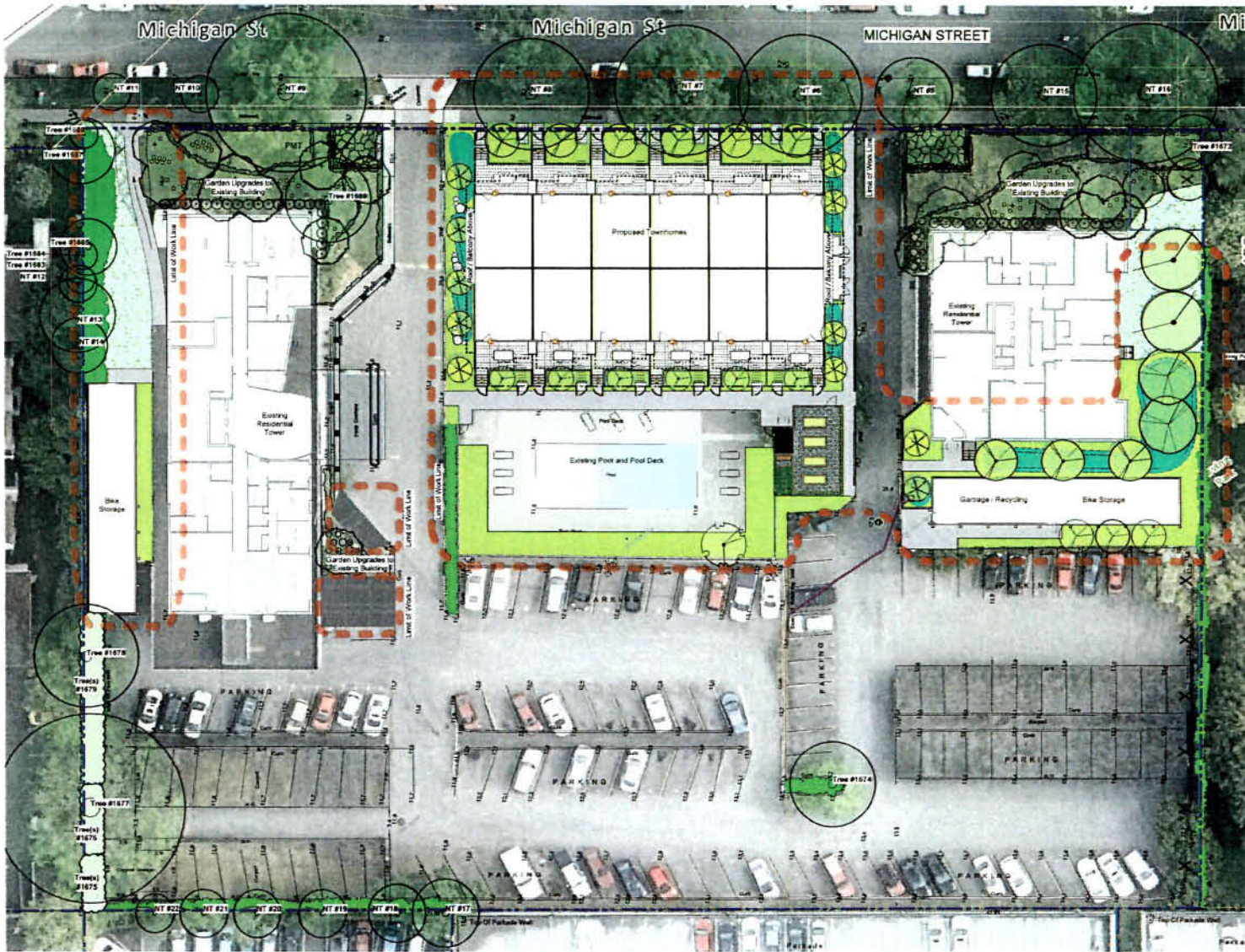
REGENT TOWER  
515 MICHIGAN ST



revisions:  
no. date description

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1086-03-01  
1087-04-01  
1088-05-01  
1089-06-01  
1090-07-01  
1091-08-01  
109





# LEGEND

Property line	
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 (1) River Birch and (2) Carodaphyllum 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 elevations of all existing services and utilities prior to start of construction.
5. Provide detail of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current SADC 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 engineering.
10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

CITY OF VICTORIA  
RECEIVED SEP 06 2019  
DEEMED JUN 04 2019

NOT FOR CONSTRUCTION

Rev	Description	Date
1	1. SUPPLEMENTARY S.D.S. - AUG 28 2019	
2	2. PRELIMINARY REVISIONS - FEB 18 2019	
3	3. REVISIONS REV 2 - JUN 11 2019	
4	4. DESIGN FINAL - APR 23 2019	
5	5. REVISIONS - MAY 19 2019	
6	6. S.D.S. - MAY 20 2019	
7	7. S.D.S. - SEP 26 2019	



Client  
**STARLIGHT INVESTMENTS**  
3258 BLOOR STREET WEST  
SUITE 1400  
TORONTO, ON

Project  
**PROPOSED RESIDENTIAL INFILL DEVELOPMENT**  
415/435 MICHIGAN STREET  
VICTORIA BC

Sheet No.  
**Overall Site Plan**

Project No.	117-18
Scale	1:200 @ 34" x 36"
Sheet No.	01
Checked by	S.M.P.
Drawn by	S.M.P.

L1.00

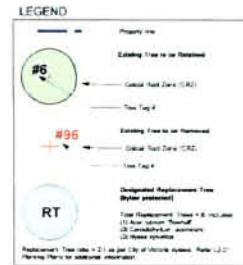
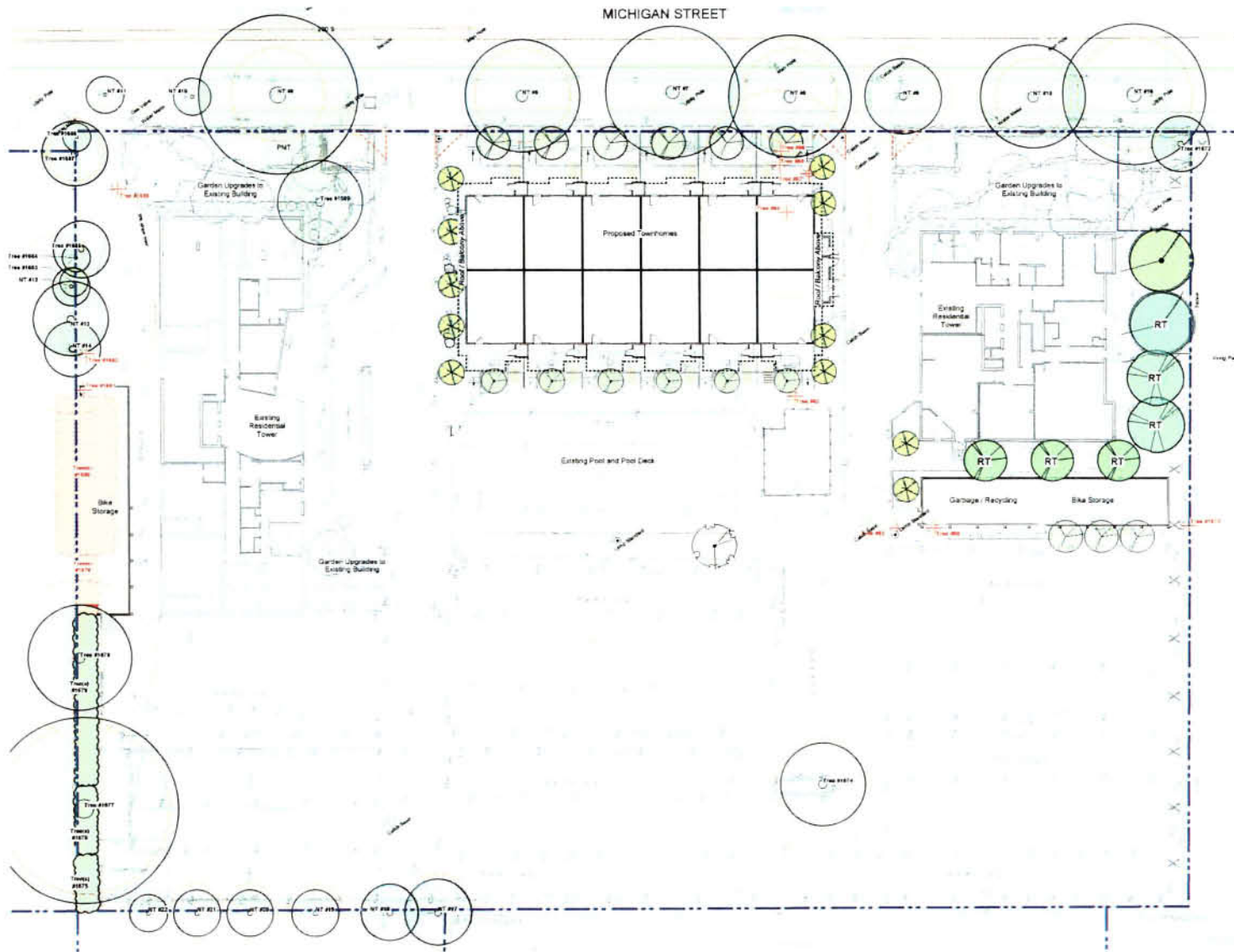




JUN 04 2019

- 1) DO NOT SCALE DRAINING: Verify all property lines and existing structures/vegetation to ensure prior to commencing work.
- 2) All plant material must be removed in accordance with the contract.
- 3) Plant quantities on Plans shall take precedence over plant list quantities.
- 4) Contractor to confirm quantities and elevations of all existing structures and utilities prior to start of construction.
- 5) Provide input of all work for approval by Landscape Architect prior to proceeding with work.
- 6) Contractor to provide engineer's report for all planters to current LAKC Standards and Contract Specifications.
- 7) Landscapes installation to carry a 1 year warranty from date of completion.
- 8) Plant removal, installation and maintenance to conform to the current edition of the Canadian Landscape Standards.
- 9) General Contractor to be responsible for all costs related to production and submission to consultant of all landscape as-built information including register.
- 10) Tree planter landscaping to include all trees to be installed prior to commencement of all site work.





**TREE SUMMARY**

How Trees Proposed to be Retained	5
How Trees Proposed to be Removed	34
Replacement Tree ratio = 2:1 as per City of Victoria Bylaw, Rule 12.2. (Where there is no suitable alternative)	
Trees will be of the appropriate species, species and location in the City of Victoria Bylaw, Rule 12.2. (Where there is no suitable alternative)	
Ratio to Address "Tree Retention & Removal" (Bylaw 12.2.2)	

**TREE NOTES**

- Garden upgrades to existing buildings consists of (1) *Betula nigra* 'Cully' Heritage River Birch and (2) *Carodophyllum japonicum* Katsura Tree

NOT FOR CONSTRUCTION

Rev	Description	Date
1	1	SEP 22 2017
2	2	NOV 21 2017
3	3	NOV 21 2017
4	4	NOV 21 2017
5	5	NOV 21 2017
6	6	NOV 21 2017
7	7	NOV 21 2017
8	8	NOV 21 2017
9	9	NOV 21 2017
10	10	NOV 21 2017



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

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

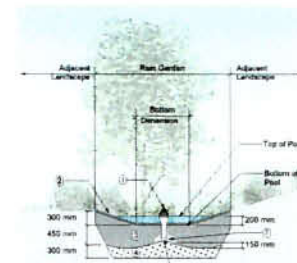
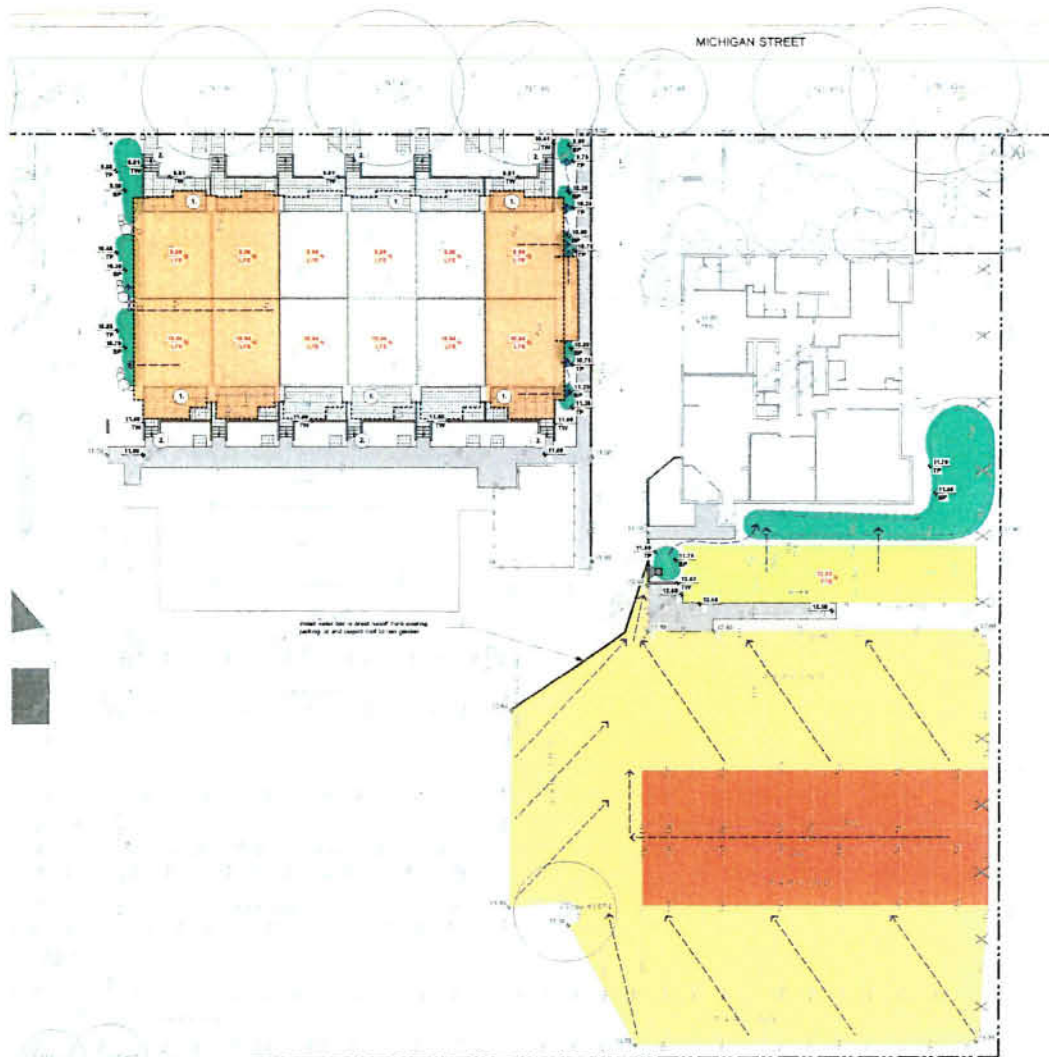
Sheet No.  
**Tree Retention & Removal Plan**

Project No.	117.18
Scale	1:200 @ 34" x 36"
Drawn By	JD
Checked By	SM/PJG
Project No.	117.18
Sheet No.	L1.02

**CITY OF VICTORIA**  
**RECEIVED** **DEEMED**

SEP 06 2019 JUN 04 2019

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



- RAIN GARDEN MATERIALS**
1. Gravel: 200 mm (8 in) deep
  2. Compost: 50-75 mm (2-3 in) deep
  3. Bio-retention growing medium: 400 mm (16 in) deep
  4. Bio-retention growing medium: 400 mm (16 in) deep
  5. Existing vegetative material
  6. 100 mm (4 in) diameter (max) perforated pipe
  7. 25 mm (1 in) diameter (max) rock, 100 mm (4 in) deep

Typical Rain Garden Detail  
Scale: 1:50



Key Plan  
Scale: 1:1000

**LEGEND**

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

**RAIN WATER MANAGEMENT NOTES**

Water collected from building roofs as well as runoff from indicated hardscape (including 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 groundline elevations and existing grades shall be 1:1000 from datum.
2. All residential lots shall have a 2% slope to the street.

**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 ways and parking areas 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 construction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft landscape areas to ensure positive drainage away from buildings, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 at all distances.

**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 detail of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide ongoing system for all planters to current SADC 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 supervision to consultant of all landscape as-built information including engineers.
10. Tree protection fencing for existing trees, to be installed prior to commencement of all site work.

**MURDOCH DE GREIFF**  
Landscape Planning & Design

341

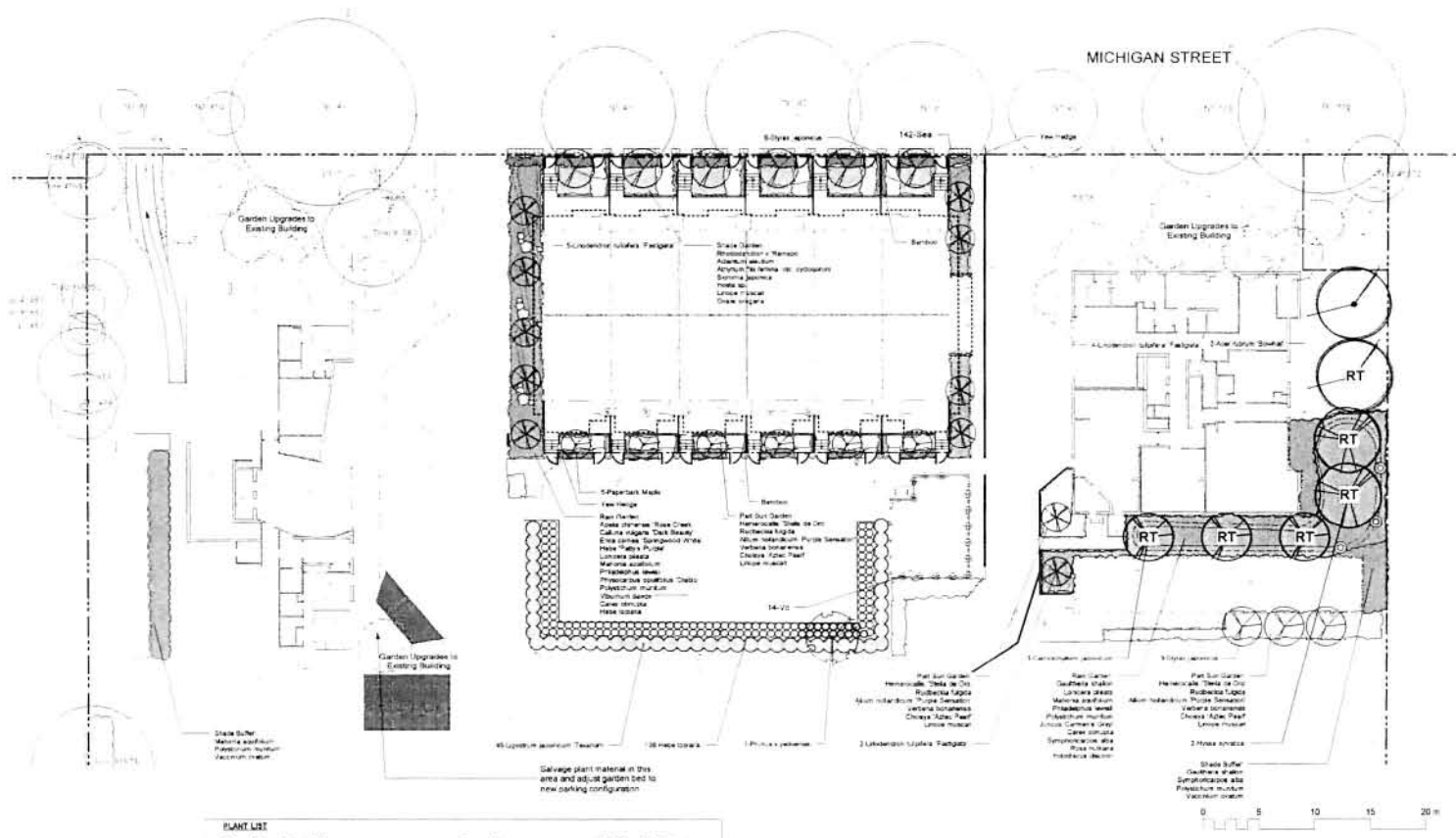
Sept. 6, 2019

STARLIGHT INVESTMENTS  
3238 BLOOR STREET WEST  
SUITE 1400  
TORONTO, ON

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

Stormwater  
Management Plan

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



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Shrub Size / Plant Spacing
<b>TREES</b>				
1	1	Acer glabrum	Paperbark Maple	4.0m cal. 3.0m
2	1	Acer rubrum 'Bonsai'	Autumn Flame Tree	3.0m cal. 3.0m
3	1	Cercocarpus japonicum	Katsura Tree	5.0m cal. 3.0m
4	1	Ulmus parviflorus 'Pendula'	Chinese Elm	5.0m cal. 3.0m
5	1	Prunus x yedoensis	Yoshino Cherry	4.0m cal. 3.0m
6	1	Styrax japonica	Japanese Snowbell	5.0m cal. 3.0m
<b>SHRUBS</b>				
1	1	Adiantum species	Western Maidenhair Fern	#1 pot
2	1	Alnus heterophylla 'Purpurea'	Purple Flowering Alnus	3.0m
3	1	Alnus heterophylla 'Purpurea'	Autumn Flame Tree	3.0m cal. 3.0m
4	1	Alnus heterophylla 'Purpurea'	Autumn Flame Tree	3.0m cal. 3.0m
5	1	Alnus heterophylla 'Purpurea'	Autumn Flame Tree	3.0m cal. 3.0m
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<b>RAIN GARDEN</b>			
1	1	Alnus heterophylla 'Purpurea'	Autumn Flame Tree
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CITY OF VICTORIA  
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 SEP 06 2013 JUN 04 2019

- TREE NOTES**
- Garden upgrades to existing buildings consists of (20) Deciduous (2) Coniferous (2) Heritage (2) River Birch and (2) Cercocarpus japonicum. Mature Trees
- PLANTING NOTES**
- Plant quantities and species may change between issuance of DP and construction due to plant availability and design changes.
  - Off-site trees to be coordinated with City of Victoria Parks staff for species, size, and final planting locations, prior to planting.
  - Replacement trees will be of the appropriate scale, species and location to meet the City of Victoria requirements.
- DRAWING NOTES**
- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to terrain prior to commencing work.
  - All plan dimensions in metres and all detail dimensions in millimetres.
  - Plant quantities on Plans shall take precedence over plant list quantities.
  - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
  - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
  - Contractor to provide irrigation system for all planters to current date: Standards and Contract Specifications.
  - Landscape 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.
  - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
  - Tree protection fencing for existing trees to be installed prior to commencement of all site work.

NOT FOR CONSTRUCTION

2. SUPPLEMENTAL REV. 1 AUG 28 2019  
 3. REVISED FOR REVISIONS 158.28.2019  
 4. REVISIONS REV 2 APR 11 2019  
 5. DESIGN PANEL APR 28 2019  
 6. REVISIONS MAY 28 2019  
 7. DRAFT NOV 21 2017  
 8. DRAFT NOV 21 2017

Rev. No. Description Date

Murdoch de Greeff Inc.  
 Landscape Planning & Design  
 200 Dundas Street West, Suite 100  
 Toronto, Ontario M5G 1C4  
 Tel: 416-593-1111  
 Fax: 416-593-1112  
 Email: info@murdochdegreff.com

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

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

Sheet Title: Planting Plan

Project No: 117.18  
 Scale: 1:200 @ 24"x36"  
 Drawn by: JD  
 Checked by: DMF/JP  
 Revision No: 7 Sheet No: L3.01



revisions:  
no date description

REGENT TOWER  
415 NICHOLSON ST.



ISSUES:  
REV. 11.14 100% 100%  
REV. 11.15 100% 100%  
REV. 11.16 100% 100%  
REV. 11.17 100% 100%  
REV. 11.18 100% 100%  
REV. 11.19 100% 100%

BHA  
Architecture



BHA Architecture Inc.  
4150 14th Avenue  
Victoria BC

project:

Proposed Residential Infill  
4150 14th Avenue  
VICTORIA BC



consultant:

REMOVE MINIMIZE EXISTING  
STONE WALLS ALONG  
DRIVEWAY FOR MOBILITY

EXISTING DRIVEWAY



PERSPECTIVE VIEW ALONG MICHIGAN ST  
Scale: NTS

Drawn: KB  
Project: APRIL 2017  
Scale: NTS  
Project ID: P-430  
sheet title:  
PERSPECTIVE VIEW

Drawn by:  
A-AD.04  
Sheet ID: A-AD.04



July 25, 2019

Mayor Lisa Helps & Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

**Re: 415-435 Michigan Street Residential Infill  
Rezoning & Development Permit Application - Updated Project Summary**

Dear Mayor Helps & Council:

On behalf of Starlight Investments, CitySpaces Consulting is pleased to submit this application for rezoning and a Development Permit with variance for the properties located at 415 and 435 Michigan Street.

**The Proposal**

This application proposes rezoning the property from its current *R3-H High Density Multiple Dwelling District* to a site-specific zone. This new zone will accommodate the addition of 24 ground-oriented infill rental housing units. The 12 one-bedroom units and 12 two-bedroom family townhouses will be situated along Michigan Street, between the two existing residential towers, adjacent to the swimming pool.

The project is located in the James Bay neighbourhood, on the north side of Michigan Street, adjacent to Irving Park. The existing site contains two purpose-built rental apartment towers, comprising 195 rental units. The towers were constructed in 1962 – Regent Towers (13 storeys) and Charter House (14 storeys), and are separated by a distance of about 65 metres.

This project is intended to:

- Increase the rental housing supply and choice for individuals and families;
- Enhance the public realm and the Michigan Street “curb appeal” of the site;
- Provide on-site amenities for new tenants, and improved amenities for existing tenants;
- Create a model stormwater management plan;
- Provide an architecturally pleasing infill development;
- Apply a suite of Transportation Demand Measures designed to encourage alternatives to private vehicle use; and
- Support the City's affordable housing objectives.

**CitySpaces  
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### Why is Rezoning Required?

The site is currently zoned *R3-H High Density Multiple Dwelling District*, which permits a floor space ratio (FSR) of 1.68:1. The existing buildings on the site have an FSR of 1.44:1. The proposed ground-oriented units will add approximately 1,996 m<sup>2</sup> (21,486 sf) of additional floor space for a combined FSR of 1.65:1.

The current R3-H zone requires a minimum building height of 21 metres. The proposed new rental units will be approximately 12.5 metres high, therefore rezoning is required to reduce the minimum height provision in the Zoning Bylaw. No increase in density or change of use is requested.

### Requested Variance for Parking

The number of vehicle parking stalls required by the City's bylaw, based on a total of 219 residential units (195 existing and 24 new), is 243 stalls.

There are currently 138 parking stalls on the site. No significant additional parking is contemplated, although three additional spaces have been added after reconfiguring bicycle storage facilities and garbage/recycling (see below), for a total of 141 vehicle stalls.

We strongly believe that the proposed parking and Transportation Demand Measures (TDM) are more than adequate for the site, and will encourage residents to use alternatives to single vehicle transportation.

A transportation plan, prepared by Watt Consulting, concluded that there are a suitable number of parking stalls for existing units and the proposed new units, based on parking demand surveys. Subsequently, a "peer review" of Watt's results was conducted by Bunt & Associates. While the new report made a couple of notations about the original Watt report, the analysis stated that the initial report findings were sound, and concluded there is sufficient parking to meet demand for the current and proposed units.



Additionally, a review of the parking requirements by the applicant identified the following:

- The site is immediately adjacent to the James Bay Village Centre, and if the property were included as part of that Village Centre, the total number of parking stalls required by the bylaw would be 202.
- The parking bylaw prescribes parking requirements by floor area rather than unit type. On the site, there are a number of existing units that are just one square metre larger in floor area than the cut-off point for a lower parking ratio. If those units were one square metre smaller, the total parking requirement for the site would be reduced to 193 stalls.
- The site is within a few hundred metres of the Legislative Precinct Employment Hub, and is comparable to the corner of Cook and Yates Streets in terms of distance to Downtown. If this site were located at Cook and Yates, the parking provided would be consistent with bylaw requirements. The fact that the site is within a five-minute walk of the Legislative Precinct, 10 minutes to Downtown, and less than five minutes to a "Village Centre" suggests that many working residents/tenants will find walking a very convenient means of travel to shop and to work.

## Transportation Demand Measures

Although two studies indicate that current parking would meet demand, to offset the parking variance request a very comprehensive suite of TDM measures is proposed. We feel these measures are extensive and more than “compensate” for the relaxation in the parking regulations:

- 168 new Long Term bicycle stalls will be created in two separate buildings. Currently, there is no designated Long Term bike storage. Thirty-four (34) of the new Long Term bicycle stalls will be located in a new building that will also provide space for an enclosed recycling centre. This building will allow for the removal of large outside garbage bins. The remaining new Long Term stalls will be housed in another new purpose-built storage building on the site;
- 24 new Short Term bicycle stalls will augment the six existing Short Term stalls on the site.
- Purchase of a Modo carshare vehicle to be located on-site in a convenient and designated parking stall (not included in the vehicle stall total);
- Purchase of Modo car memberships for the first 50 tenants who sign-up (a little more than twice the number of proposed new units);
- Initial pre-purchase of \$5,000 in Modo vehicle use credits as incentive for tenants to use the on-site vehicle;
- Introduction of a U-bike program specific to 415/435 Michigan. Starlight will purchase a “package” from U-Bicycle that includes three U-bikes to be stationed on the site, along with a beacon. As part of this arrangement, U-Bicycle will ensure at least three bikes are always available at the beacon on the Michigan Street site each morning; and
- Removal of the old carport structures, allowing for three additional parking stalls southeast of Regent Towers.

## Alignment with the City’s Land Use Policy



This project aligns with the Official Community Plan (OCP) in which the site is designated as “Urban Residential”, which supports:

- Attached and detached buildings up to three storeys;
- Low-rise and mid-rise multi-unit buildings up to approximately six storeys;
- Variable yard setbacks with primary doorways facing the street;
- Variable front yard landscaping, boulevard, and street tree planting;
- On-street parking and collective driveway access to rear yard or underground parking;
- Ground-oriented multi-unit residential;
- Total floor spaces ratios generally up to 1.2:1; and
- Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives, such as within 200 metres of the James Bay “Large Urban Village”.

The project also aligns with the OCP because of its:

- High quality architecture, landscape, and urban design features (Sec. 8.43);
- Provision of new infill and building additions that respond to context through sensitive and innovative design (Sec. 8.44); and



- Human scale building design, through consideration of form, proportion, pattern, detailing and texture, particularly at street level (Sec. 8.45).

This project supports the OCP's objectives for housing diversity by:

- Adding to the range of housing types (family-oriented and one-bedroom units), forms (ground-oriented), and tenures (rental) within the neighbourhood to meet the needs of residents at different life stages, and to facilitate aging in place (Sec. 13.9); and
- Providing ground-oriented, multi-unit residential housing to encourage a mix of residents, including households with children (Sec. 13.10).

In terms of encouraging active transportation, the site is ideally located within:

- A few minutes walk of the James Bay neighbourhood's main commercial centre;
- A ten-minute walk to Downtown;
- A few minutes walk to three carshare stations; and
- A few minutes walk to seven transit stops.

### **Consistency with the City's Housing Policy**

The proposed project is consistent with the City's land use and housing policies because it is:

- A ground-oriented infill housing development;
- A 100% rental project;
- Targeting families by providing 50% of the proposed new housing units as two-bedroom units with rooftop patios;
- Not seeking an increase in density over the current zoning, and is consistent with the Urban Residential land use designation; and
- Located near employment, commercial, social, medical, and educational centres (the new GVPL branch is one block away, and the James Bay Community School is two blocks away).



### **Consistency with the City's Affordable Housing Objectives**

To contribute to the City's affordable housing objectives, Starlight will provide two of the one-bedroom units at 80% of market rent.

### **Site Attributes/Enhancements**

The project is located in on the north side of a centrally-located swimming pool along Michigan Street in an under-utilized area between the two existing apartment towers. The location of the existing driveways will remain the same, flanking the new housing building.

In addition to providing new rental housing by siting the project in this location, there is also opportunity to improve the existing site arrangement for current tower tenants. For example, the existing swimming pool will become a more central feature with added privacy from the street. New storage buildings will provide 168 stalls of Long Term bicycle storage, and improve trash and recycling collection.

On-site vehicle circulation and safety will be improved through the addition of clear pedestrian links between the new and existing buildings, as well as improved lighting and visual

connections, and the removal of the large retaining walls at the driveway entrances. These walls block views of oncoming pedestrians and the adjacent municipal streets, and were mentioned as an issue by existing tenants during one of the public open houses.

The placement of the proposed infill project on the site allows for street-oriented townhomes and flats along Michigan Street, which will enhance the public realm, increase the sense of neighbourhood, and provide much-needed rental housing options for families.

### **Unit Types**

The project comprises 12 two-storey, "walk-up" townhouse units stacked on top of 12 ground level one-bedroom apartment suites. Each ground level unit has a private outdoor garden space, and each two-bedroom townhouse unit has a private rooftop deck. The street facing townhouse units all have roof level terraces.

### **Architectural Character**

The project's exterior design will provide a refreshing new streetscape for the Michigan Street frontage, and enhance the sense of neighbourhood. The massing for the project adopts a row house approach in which each home has its own front door. Both the housing and storage buildings will be crafted in a modern West Coast style, using simple planes, flat roofs, generous overhangs, and contemporary glass railings. Materials will include both Hardie and natural wood, and glazing will be contemporary in its fenestration. Where visible to the street, soffits will be clad in natural wood materials with associated trim. Please see the plans and elevations attached to this application.

### **Landscaping & Open Space**

New landscaping will integrate the new buildings and site circulation with the existing apartment buildings, site features, and facility program. A revitalized Michigan Street frontage will incorporate new tree and amenity plantings to provide an attractive public realm and integration with the existing neighbourhood. Landscaped areas will be planted with a diverse selection of tree and shrub species to soften the building edges, and to provide screening for the private outdoor spaces. Existing trees that need to be removed for construction will be replaced at a ratio of more than four-to-one. Where possible, existing trees will be maintained,

A new centrally located gardening area will provide good solar exposure, and include raised planter beds, ornamental garden beds, a potting table, and garden shed. The ground level one-bedroom units will each have a private outdoor garden space. The two-bedroom townhouse units will have private rooftop decks, and those facing Michigan Street will all have roof level terraces. These private amenity spaces for each unit will be separated by architectural privacy screens and raised planters that include native and adapted non-invasive plants to support biodiversity, reduce pesticide use, and support water conservation.

### **Green Features & Energy Efficiency**

The green features for the project can be divided into three categories: 1) stormwater management, 2) specific landscaping for the new development, and 3) high performance construction techniques.



### 1. Stormwater Management

Rainwater management has been incorporated into the landscape plans, and designed to manage run-off from both the new building and the westerly one-third of the existing surface parking area. The rainwater management features will comply with the City's new Rainwater Rewards Program, and it is expected that the building owners will enjoy a reduction in stormwater utility fees as a result.

### 2. Specific Landscaping

The 12 two-bedroom units will each enjoy innovative individual rooftop amenity spaces, with raised garden plots on each deck.

### 3. High Performance Construction

The majority of materials used for construction will be environmentally friendly (e.g., non-toxic, wood, etc.). As well, to promote indoor air quality, low VOC or no VOC paints, adhesives, and sealants will be used. Several energy efficient components will also be included:

- High-performance windows, e.g., EnergyStar.
- Heat recovery ventilator (75% or better recovery).
- LED lighting throughout.
- Water efficient fixtures throughout.

### **Services & Utilities**

The site is fully serviced. No upgrades to sanitary sewer, stormwater, or domestic water lines are anticipated, nor is there a requirement for a sewer attenuation tank. A copy of preliminary servicing for the new development is included as part of this application.



### **Public Engagement**

Several meetings have been held related to this application, including:

- Starting in May 2017, and throughout the course of this application's development, the applicant has met and worked with the JBNA's Development Review Committee many times to review and improve this rezoning application.
- An open house for the residents of the two existing towers was held on August 28, 2017.
- A public open house for the neighbourhood was held on August 28, 2017.

All tenants were invited to the first open house, and some 600 invitations were distributed to neighbours for the second open house. In general, the response from neighbours was favourable. Existing tenants did raise some questions related to the timing for completion of work on the tower buildings, and the driveway views, which were addressed earlier in this letter. A summary of the comments received is attached to this application.



## CALUC Meeting

A CALUC Meeting was hosted by the James Bay Neighbourhood Association on February 14, 2018. Feedback from meeting participants was generally related to three main points:

1. Parking; issue with variance request for no additional parking.
2. Loss of green space.
3. Overall impact on Michigan Street.

### 1. Parking

As mentioned above, a parking variance is requested with this application. Both completed parking studies concluded that, “the existing site parking supply is expected to accommodate the proposed infill development with the potential spillover of two vehicles, which is not expected to negatively impact neighbourhood parking conditions”.

It is important to note that while an allocation of vehicles parked on Michigan Street was used to determine parking ratios, this does not mean that 25 stalls on the street are required to meet parking demand, as suggested in comments recorded during the CALUC presentation. The difference between the methodology to determine parking demand ratios, and actual parking needs can be easily misinterpreted. The assessment did not suggest that on-street parking spaces are in lieu of on-site parking.

### 2. Loss of Green Space

Residents were concerned that this project will mean loss of green space in the community, and that the proposed development does not include enough green space/landscaping. The attached landscape plan shows that new landscaping will:

- Integrate the new buildings and site circulation with the existing apartment buildings, site features, and facility programme. Pedestrian access to the existing Charter House building will be enhanced with a new sidewalk along the east driveway.
- Incorporate a rain garden as an integrated way to both landscape and manage stormwater on the site. The existing green space is a lawn, which provides little in the way of ecosystem services or landscape functionality. Lawns require significant inputs of water, fertilizer, and energy to maintain. The proposed landscape manages rainwater, provides more tree canopy, and enhanced biodiversity of the site, while reducing irrigation demand.
- Incorporate new tree plantings, and amenity plantings to provide an attractive public realm and integration with the existing neighbourhood.
- Replace existing trees that need to be removed for construction at a ratio of more than four-to-one, thereby enhancing tree canopy coverage of the site.

The ground level one-bedroom units also each have a private outdoor garden space. Each two-bedroom townhouse unit has a private rooftop deck, and those facing Michigan Street will all have roof level terraces. These private outdoor spaces will expand the interior living spaces for tenants, and provide them with a place to grow food and plants.

It is noted that the introduction of a new rain garden, the planting of more drought resistant vegetation, and the proposed tree replacement program (shown on the attached landscape plan) will have a more positive impact on the local green space/environment than the existing grass-covered area.



### 3. Overall Impact on Michigan Street & Its Streetscape

Some neighbours expressed concern that the added "density" on the site will add to parking congestion on Michigan Street. Current zoning for the site permits the additional rental housing units without a change in density. At the request of the James Bay Neighbourhood Association's Development Review Committee, additional monitoring of parking demand was done on Michigan Street, and determined surplus on-street parking was available (see attached Watt Group report).

There are currently more than 500 residential units/residences fronting on to Michigan Street between Menzies and Oswego Streets. Given the existing density of this block, and the compact nature of the James Bay neighbourhood, it seems unlikely that the addition of 24 units (4% increase in units ) would have a substantial impact on the neighbourhood, or on traffic congestion on Michigan Street, particularly if these new residents take advantage of all available transportation options (walking, transit, car share, etc.). As mentioned above, a "peer review" of Watt's results was conducted by Bunt & Associates (copy attached), which concluded the initial report findings were sound.

At the meeting, there were also concerns about future impacts on street parking by the new Capital City Park development and Downtown employees. Such impacts would be minimal to this block because of different peak demand periods.

### **Conclusion**

This application represents a special opportunity to enhance and make better use of an existing location in the community, while responding to the demand for family and affordable rental housing in Victoria. We look forward to presenting this proposal to Council and committees, and demonstrating its many positive features.

Should you require any further information, please do not hesitate to contact me directly at 250.383.0304 x 122 or at [dstrongitharm@cityspaces.ca](mailto:dstrongitharm@cityspaces.ca)



Sincerely,

Deane Strongitharm, MCIP, RPP

Attachs.

cc. Howard Paskowitz, Starlight Investments  
Rob Bateman, City of Victoria

August 30, 2019

Mayor Lisa Helps & Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

**Re: 415-435 Michigan Street Landscaping Improvements**

Dear Mayor Helps & Council:

An application for rezoning and a Development Permit with variance have been previously submitted for a 24-unit infill townhouse development. In an effort to pre-empt any questions that may arise about the work on site, we felt it might be helpful to outline the two separate stages of landscaping improvements: one related to the existing building upgrades and the other associated with the rezoning and Development Permit applications.

Independent of the rezoning application, Starlight has made interior renovations and cosmetic exterior improvements to the existing buildings, which were originally constructed in the early 1960s, in order to improve the property for its current tenants and the community overall.

Within the building improvement program, there are plans for garden upgrades in front of the two existing buildings, along with some miscellaneous curb, sidewalk, and small hardscape upgrades. These garden upgrades consist largely of removing existing non-functional lawn areas and invasive English Holly trees to replant with native and appropriate non-native trees and shrubs (22 new trees are be planted), and installing a high-efficiency irrigation system for reduced water consumption. Additionally, two small patio areas with public seating are being installed near the street for the use and enjoyment of residents and neighbours. This work is nearing completion.

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The proposed new infill rental townhouse development includes two new enclosed bicycle storage buildings and an enclosed recycling centre. Landscape plans associated with the new development provide improved green infrastructure stormwater management systems and new garden plots, and are part of the proposed Development Permit. While some existing trees and shrubs will be removed to allow for construction of the new rental units (again, some are invasive species), 34 new trees will be added to the site. Overall, the ratio of new trees to those being removed will be 3:1 on the site.

Should you have any questions about either stage of our landscaping improvement project, please do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deane Strongitharm', with a long horizontal flourish extending to the right.

Deane Strongitharm, RPP, MCIP  
250.889.1862 | [dstrongitharm@cityspaces.ca](mailto:dstrongitharm@cityspaces.ca)



cc. Howard Paskowitz, Starlight Investments  
Rob Bateman, City of Victoria



## James Bay Neighbourhood Association

jbna@vcn.bc.ca  
Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

March 5<sup>th</sup>, 2018

Mayor and Council,  
City of Victoria

Dear Mayor Helps and Councillors,

**Re: CALUC Community Meeting: 415-435 Michigan Street**

The community meeting to consider the proposal at 415-435 30 Michigan Street was held on February 14<sup>th</sup> (122 attendees). Attached please find an excerpt of the General Meeting minutes regarding the proposal (Attachment "A").

The meeting was successful in that most items associated with the project were raised, but unsuccessful as most present were not afforded the opportunity to voice their views on the proposal and a few residents were denied access to the facility (estimate 3 residents). The constrained time, due to limited access to the facility, and communications exacerbated by the absence of a sound system, reduced opportunity.

The time constraint was created by insistence of both proponents (Michigan and Parry proposals) to present at the February JBNA General Meeting. Additionally, both proponents went well over the time suggested for presentations, with a significant portion of the presentation time based around, not focused on, the proposed development.

The negative impact of not having a sound system with meetings of 100+ attendees cannot be understated. When recognized to speak, people must raise their voices to be heard in a large room, thereby raising the general temperature.

There was also a general animosity among many in attendance due to the construction/management issues associated with the Regent and Charter Towers. The meeting Chair emphasized the need for separation of land-use from landlord issues.

Nevertheless, we believe the salient points were raised with the proposal.

Meeting participants' comments were generally on three common themes: the parking variance, the loss of greenspace, and the impact of the proposed development on the whole of Michigan Street.

Regarding parking, tower residents cite the need for the property owner to supply parking for existing and anticipated future tenants: parking for vehicles and bikes. Residents from beyond the property also expressed the need for themselves, their guests, and for services. An example of emergency workers being able to access a property across the street as City vehicles were mid-block (City vehicles couldn't park on side of streets as there were no spots available). Residents did not accept the consultants' assessment of the parking 'availability' as a credible assessment of the off-street parking on this block.

While the consultant suggests that the parking assessment was done with a 17% vacancy in the rental towers, tenants suggest that at recent times vacancy rate may be between 25-50%. The proponent's suggested use of 40% of the off-street parking space on the block, or 25 parking spots, in lieu of providing on-site parking spots was questioned.

Parking also drew strident opposition from both nearby and distant residents who do not live at Regent/Charter, all stating that the street is already congested with cars. Surprisingly, at the DRC meeting, when queried as to the parking needs of the current tenants, the owner explained that no record was being kept of who is accessing the existing parking lot.

Michigan Street is seen, and used, as a pleasant walking street with tree canopy and large building frontage set-backs which compensate for the narrowness of the street itself. This greenspace was acknowledged as a valuable asset for residents in Regent/Charter and for the whole community. The proposed development would increase site coverage by 50% and significantly reduce open space. The reduction of street frontage from 15m to 5m greatly diminishes the green way. The introduction of a complex into the set-back greenspace was seen as the precedent which could create a tumbling of the greenway along this narrow street.

The proponents could not respond to questions regarding the tree canopy, such as how many large mature trees would be removed.

Residents suggested that any additional building should occur on the large parking lot in the rear (south) of the building. Underground parking could increase parking for all while maintaining the green amenity at the north side of the pool area.

The proponent presented an almost contradictory approach to the current parking and the additional needs with the addition of 24 housing units, 12 of which are considered to be



“family-oriented”. The proponent suggested that additional vehicle parking would not be needed, leaning on the existing parking lot and street use; ie. 138 stalls for the proposed combined 219 units, well below the Schedule C 269 requirement. This contrasted with the approach to bike parking, with a proposal to build a new bike shed for 32 bikes for the 24 new units, without accommodating the needs of tenants in the other 195 housing units.

The JBNA DRC had suggested to the proponent that any talk of further development on the site wait until Capital Park was completed. The parking impact on Michigan Street of 1000+ government employees, Capital Park retail customers/deliveries, library clientele and deliveries, and those visiting government offices, would not be fully realized for another three years.

The JBNA CALUC-DRC would welcome the proponents back to another JBNA General Meeting with a revised proposal that would respond to the density (vehicle and bike parking) and greenspace matters raised by residents.

Attachment “B” contains comments from nearby residents that were submitted before, during, and after the meeting.

For your consideration,



Marg Gardiner  
President, JBNA

Cc: JBNA Board  
Rob Bateman, CoV Senior Planner  
Deane Strongitharm, CitySpaces  
Peter Huggins, Burrows Huggins Architects  
Ashley Burke, Starlight Investments

**ATTACHMENT “A”:** *Excerpt from Minutes of February 14<sup>th</sup>, 2018 CALUC meeting*

**5. CALUC - 415-435 Michigan Street Development Proposal** (122 in attendance)

Deane Strongitharm, CitySpaces Consulting Ltd.

Peter Huggins, Burrows Huggins Architects

Ashley Burke & Trevor Potts, Starlight Investments (observing)

Mairi Bosomworth, Transportation Planner, Watt Consulting Group

**JBNA Development Review Committee Report:** presented by Tim VanAlstine.

Tim VanAlstine reported on the Development review Committee meetings.

**May 31, 2017:** The proponents hosted a meeting for JBNA DRC followed by a meeting with nearby residents. Tim VanAlstine, Marg Gardiner, Linda Carlson, Wayne Shillington, and Trevor Moat met with Ashley Burke (Starlight Investments) Peter and Michael Huggins and Michael Huggins (Burrows Huggins Architects), Deane Strongitharm and Brenda McBain (City Spaces Consulting) and Patrick (UVic student).

Suggestions from DR Committee:

- Parking unrealistic. Recognized historical zoning and parking limitations creating a need to mitigate existing parking rather than add more load
- Suggest waiting until Capital Park completed when more employees and more residents move into James Bay
- Give serious consideration to allotment garden opportunities since current tenants use public space.
- Supports family housing in community

At the May meeting, we were told rezoning not needed, only a development permit required.

On **November 23 2017**, we were contacted by the proponent’s agent, who informed us that a rezoning was now needed due to height (proposed being lower than permitted).

**December 13, 2017:** Tim VanAlstine, Marg Gardiner, Trevor Moat and Janice Mayfield met with Ashley Burke (Starlight Investments) Peter Huggins (Burrows Huggins Architects), Daniel Casey (Watt Consulting Group), and Deane Strongitharm (City Spaces Consulting).

The proposal for 24-stacked townhouse development, to be rental. Twelve 2-bedroom units over 12-studio units. Upper units planned to have roof-top gardening (for 12 of the 24 units).

**Key Issue: PARKING**

- Parking issues remain - over **130** parking stalls below Schedule “C”
- Proponent’s traffic consultant stated that parking should not be a problem as this portion of Michigan seems to be under utilized much of the time. The parking analysis by Watt provided suggests a surplus of 5 units. That analysis is based on the existing population in Charter House and Regent Towers, and may not fully access current use of public street space by the tenants.
- This position counters the City’s proposed off-street policy, Schedule “C”, which was created by the same consultant.

**Key Issue: AESTHETICS & AMENITY**

- The proposed structure will take the streetscape of Michigan closer to the roadway. There could be a domino impact in the years ahead.
- Setback out of sync with street.
- Suggested utility area location be rethought as the sunny location might make garden plots
- Elimination of large greenspace bordering Michigan
- Starlight has NOT been monitoring resident parking in parking lot or on the street.

## COMMUNITY MEETING PRESENTATION:

Deane Strongitharm, CitySpaces Consulting Ltd, introduced Starlight representatives, architect and transportation consultants.

24 unit stacked townhouse building – 12 2-br units and 12 studio suites – combination of singles and families – rental stock – will be market rates

R3 zoning required 21m height build – proposal does not reach this height and rezoning was required. Density is not changing.

CoV OCP designates site as Urban residential; located directly adjacent to Large urban village, Proponent suggests that requirements of OCP met:

- ~ Ground-oriented low to mid-rise residential buildings.
- ~ Transportation and mobility 7.12.1, 7.12.2
- ~ Placemaking Urban design & Heritage 8.43 8.44 8.45
- ~ Housing – housing diversity – 13.9 & 13.10 met (spirit + goals)

Peter Huggins – architect – working on project with Starlight 2 yrs+.

~ 2016 to 2017, 2% in rental stock only 0.01% relief in needed to address vacancies for city.

~ Current vacancy rate in CoV 0.07%

~ 6 townhouse units will face Michigan and 6 units will face south to pool side of property

~ 2 trees planned to be removed - replacement trees, 2 to 1 of existing trees on boulevard

~ urban agricultural will not current work on site – still investigating possibilities

~ addressing transportation/car use – identified MODO parking areas with a 5 minute walking radius of building and also identified bus stops with radius as a way to address lack of parking. ~ buildings will last in excess of 50 yrs, hence changing transportations and mobility needs

~ working with the Schedule “C” of CoV.

Mairi Bosomworth – Watt Consultants - parking study for site

~ existing parking 104 cars, on street 25 cars, total 129 cars = ratio of 0.73 parking rate demand per rental unit 176 units occupied 19 units vacant = 14 car spaced units unused using calculation of 0.73 spacing per rental unit

~ Calculate residents should have access to 40% of parking spaces between Oswego and Menzies = 25 cars

Concludes new build requires 22 parking spaces, hence will increase demand to 140 vehicles from 129, implying a shortage of 2 parking spots (with planned use of on-street parking).

### ***Q/A first opportunity given to those who live within 100m of 415-435 Michigan Street***

C: lives in 3 unit townhouse down the street, with 2 parking spaces/unit, underground, doesn't believe proposal has adequate parking – will be a lot of push-back since inadequate parking

C: Trees 4 existing trees marked for removal (not 2 as stated) – doesn't believe parking will be adequate - move development to other side of the pool and create 2 tiered parking garage

A: Proponent could not verify any tree/landscaping information

C: 435 Michigan resident – states shadowing is inaccurate – doesn't agree with figures on parking study. Questions seismic concerns as existing building

A: Shadow on schematic is not accurate - shadow studies will be part of rezoning application



Q: 415 Michigan resident – concerned about loss of green space in JB – feels the existing green space has been a part of the community for the last 45 yrs+ there is too much density in the area. Feels new structure will be a blight – and cost will require more than what is proposed for number of residents per unit.

Q: what will be market value of the units

A: will be determined at the time of completed based on market value

C: don't need luxury housing

C: resident manager across the street from site – already a nightmare with current construction and parking is a nightmare – so much traffic and parking that even garbage collection has been challenging – suggest need to redo parking study – has residents in her building that park 3 blocks away from building as no on-street parking for those residents/visitors

A: Study was conducted on a Thursday at approx. 1:30pm

Q: 415 Michigan resident – R3 to site specific – 40% open green space requirement – is there a 40% open green space in the proposal.

A: Slightly under the 40% currently covers two lots. 34.2% open space being proposed. There will be 3 variances requested in the rezoning, green space, coverage and parking

Q: Alma Place resident – there is no street parking on Alma and her guests are not permitted to park on Michigan – on Michigan there is huge challenges for CoV vehicles, Telus vehicles, etc. Capacity of street is exceeded – manoeuvring on street is impossible – what if there is an emergency – what happens when ER vehicles need access?

Q: when is project proposed to start?

A: 8 to 10 months away to start and 1½ to 2 yrs to complete

Q: Is blasting required for project

A: No blasting indicated

Q: has been a resident for 10 yrs at site – do not want loss of common space – moving project back and creating alternate green space is necessary. Parking is horrible when trying to exit site. Is the current bike shed being removed?

C: two bike sheds on parking on site are you removing existing?

A: No biking storage where garbage area is proposed – will create parking for 32 bikes

C: has endured noise activity for 2 yrs. Parking, green are key issues

Q: Charter House resident – the trees are protected are they going to be cut down

A: some trees have been identified to be removed some are not – can't provide concrete answer will have to defer to arborist who couldn't attend tonight

C: Site coverage proposed to increase from the permitted 20% to 29%, a 50% increase !

Q: to Marg/Chair – has JBNA experienced such backlash from a project in the area?

A: yes

C: affordable housing don't need luxury housing

C: feels it is a warm fuzzy presentation – is opposed to the zoning and density.

A: Proponent - the project meets with the community plan and is only before the community due to the height requirement to be rezoned

## **ATTACHMENT "B": Notes-e-mails received before the CALUC meeting**

**From:** nathalie vazan

**Subject:** James Bay's Proposed Development between 415 and 435 Michigan St.

**Date:** February 17, 2018 8:59:59 PM PST

**Cc:** Victoria Mayor and Council [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca) and others . . .

Hello Marg,

The object of my message is to express my views on the Proposed Development of a 24-rental unit building on Michigan St which would be located within 100 metres from Regent Tower (415 Michigan St) where I have been living for the last 11 years (since 2006).

Unfortunately, I was turned away from the February 14 CALUC-Community Meeting since New Horizons' venue had already reached maximum capacity when I arrived shortly after 7 PM.

Over the last three days, I have had enlightening conversations with fellow residents of Regent Tower, Charter House and of other James Bay buildings. Hence, after thorough reflection, here is my position, presented to you in four items, regarding the zoning application at stake.

- 1) The lack of parking space for residents and visitors of that proposed building would create congestion on that portion of Michigan St, which would create chaos and headaches for drivers, pedestrians and bikers, therefore impeding on our quality of life.
- 2) That congestion on Michigan Street, between Menzies and Oswego, could jeopardize the delivery of emergency services, such as ambulance, police and firefighters to our area's residents.
- 3) This building would offer only high-priced rental units, that is, \$ 1 600 per month for bachelors and \$ 3 000 per month for 2-BDR suites. This is NOT considered affordable rent. Therefore, this building would only be suitable for a small percentage of renters and would NOT address the serious need for reasonably established rent for the majority of renters in our community.
- 4) The loss of green space and of beautiful old trees in between Charter House and Regent Tower would be another major deterrent to the construction of that proposed building.

Marg, considering the above-mentioned reasons, I believe that this Proposed Development entails too many negative effects to our neighbourhood.

Thus, I am strongly opposed to the construction of such a building on that green space between 415 and 435 Michigan St.

Best regards,

Nathalie Vazan  
XXX 415 Michigan St.  
Victoria, B.C.

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**From:** Stan Stuart

**Subject:** 415/435 michigan street redevelopment

**Date:** February 2, 2018 2:57:19 PM PST

copy of letter sent to mayor and council Feb 2 owner plans to build 24 additional rental suites without any additional parking. zoning calls for 269. plan provides for 138 recent history no indication of parking need because existing building renovating now in third year with lots of vacancy and street full of parking both sides

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On Feb 17, 2018, at 11:59 AM, Marg Gardiner, JBNA <[marg.jbna@shaw.ca](mailto:marg.jbna@shaw.ca)> wrote:  
Thanks Valerie,

I agree with most of your comments. There should have been only one presentation and we should have had a mic system.

The reason we had the 2 presentations was that ARYZE pushed to have their presentation in February rather than March which would have worked much better and we would not have been as pressed for time. Believe me, I wanted them to come in March, but they insisted and others thought time would permit. They knew there would be severe time constraints on their presentation if they chose to come in February rather than March.

It is very difficult to control meetings of this size without a mic, which also contributed. The roving mic is usually handled by a board member (Wayne when there) and that controls the discussion and limits back and forth. Using louder voices is a necessity to be heard in a large room and in itself brings anger. (when my son went through a period of deafness as a young boy I realized how hard it was hard to speak really loudly without looking stressed.) We hope that mic use will be restored soon. I could barely hear the elderly man who spoke while seated - until I see the minutes I will not know if the secretary caught what he said. A mic system will also help our throats.

And the short time period permitted for meetings adds to the constraints - some neighbourhoods have access to facilities until 11pm or midnight.

It is important to know that people attending most JBNA meetings are not people we know - meaning regular attendees - especially when there is a development. Most with development proposals are people who have a direct interest in the development. What also didn't assist was the meshing of the rental issue, the asbestos, and fear of renoviction, with zoning rights.

My guess is that half of the attendees were not those who bought into the area, but tenants, many being longer-term tenants than many residents who had "bought into the area". Of course, in a real way, these tenants have bought into the area with their years of residency.

And yes, Lisa is a master at her Mayor's Drop-In. I have seen a lot of information exchanged at those meetings with other attendees often providing information/suggestions as the conversation stays focussed even with several different topics being raised. They work very well.

Although it may not have appeared so last Wednesday, JBNA is known to be quite balanced with respect to developments, with a few hundred being developed from 2011-2016 and another 550 units approved in past 2 years, being built/planned now, and more coming. And most of those developments involved little in the way of contentious debate.

Regards,

Marg

**On 2018-02-17, at 11:12 AM, Valerie Elliott wrote:**

Dear Marg

I attended the James Bay neighbourhood meeting for the first time on Wednesday February 14th and was greatly saddened by the anger and abuse directed at the presenters. Whilst I understand the reason to limit speakers to those living within 100 metres I was disappointed that more time was not allotted for all those residents and members of the association who took the time to come to the meeting to voice their concerns. People attend meetings to have input and to glean information from the developers. The developers in turn want feedback for improvements to their development. As a new member of the James Bay community I was embarrassed at the behaviour of grown men and women. It turned into a shouting match. I thought the



developers and architects were respectful and ready to hear constructive ideas for improvement, but they were not afforded the same respect to them. I was particularly interested in the inspiring presentation that Luke from ARYZE gave. He tried to put across the group's intention of blending the new with the old, and the care the group had given to this project to keep the uniqueness of the area. He was abruptly stopped by a very rude member of the audience, and by you. There were others including me who wanted him to continue but he was shut down.

I can understand the residents' frustration regarding more development and noise from construction in the area, and the concerns about parking but what I gleaned was a group of people who were fixed in their ideas and were not at all open to other ways of solving some of the problems faced by the community.

Certainly parking was of high priority and needs to be addressed. Change is the only certainty in this life and in my experience adapting to it and finding ways to solve the problem is much more preferable than resisting it. Both groups had addressed this concern. However the residents were not willing to be open to new ways even though the Shared Streets project compiled by the JBNA itself, were promoting ways of providing safety in the area. What I heard and came away from the meeting with, was their total resistance to change, their anger at having to confront change - and a form of elitism. (e.g.. I bought in this area and want to continue living in this area without making any compromise or having consideration for others wanting to be part of James Bay)

As the president of this group I believe it is up to you to set the tone of meetings and to ask those who are abusive to leave. I believe this would have a great effect on the result of the meetings. However this must be presented to those in attendance in a positive way to allow each person to feel part of the solution. I observed an impatience on your part with your continual need to hurry the presenters and shut down those not within 100 metres. I totally understand that you were influenced by the time constraints but also it seemed that you were being controlled by those who were not interested in finding solutions.

As a new member of the JBNA, I request that you and your committee address my concerns and put into place respectful ways of conducting a meeting. There were two equally important topics on the agenda which needed time for full discussion. Perhaps as there are many projects being put forth to residents at this time, a separate meeting for each project up for discussion could be held to address these concerns. If this were implemented, the meetings would be shortened considerably and the residents would have time to give their concerns, ideas and opinions in a respectful manner. Isn't that what neighbourhood meetings are all about?

I do understand that the presidents's job is a difficult one but by committing to this position I believe you have a duty to those who elected you to provide positive leadership, time for full discussion, and a welcoming environment to guests who are invited to speak. I am quite sure these guests left with a very negative impression of the residents of our neighbourhood.

I do thank you for suggesting the various ways of voicing concerns to council - one of which, was attending the drop-in meetings the mayor provides. I attended the last one and was totally impressed by the way she conducted the meeting. She asked everyone to give topics for discussion and systematically addressed each one of them. Some groups who were quite negative at the beginning went away feeling heard and pleased that she would bring their concerns to council in a positive way allaying their fears. She took all questions and listened to everyone even though she had another meeting immediately after that one. How lucky we have such an open-minded person as the mayor, who has a vision for Victoria, including James Bay, which will eventually serve all residents within the community. I believe that if more people, especially those with concerns from James Bay, attended these meetings they would be pleasantly surprised by the mayor's ability to listen objectively and come up with solutions in creative ways.

I hope my concern is addressed to ensure this does not happen again.

Respectfully

Valerie Elliott



## **415 / 435 Michigan Street Infill Development**

### **Parking Study**

Prepared for: **CitySpaces Consulting**

Prepared by: **Watt Consulting Group**

Our File: **2193**

Date: **February 23, 2018**

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## 1.0 INTRODUCTION

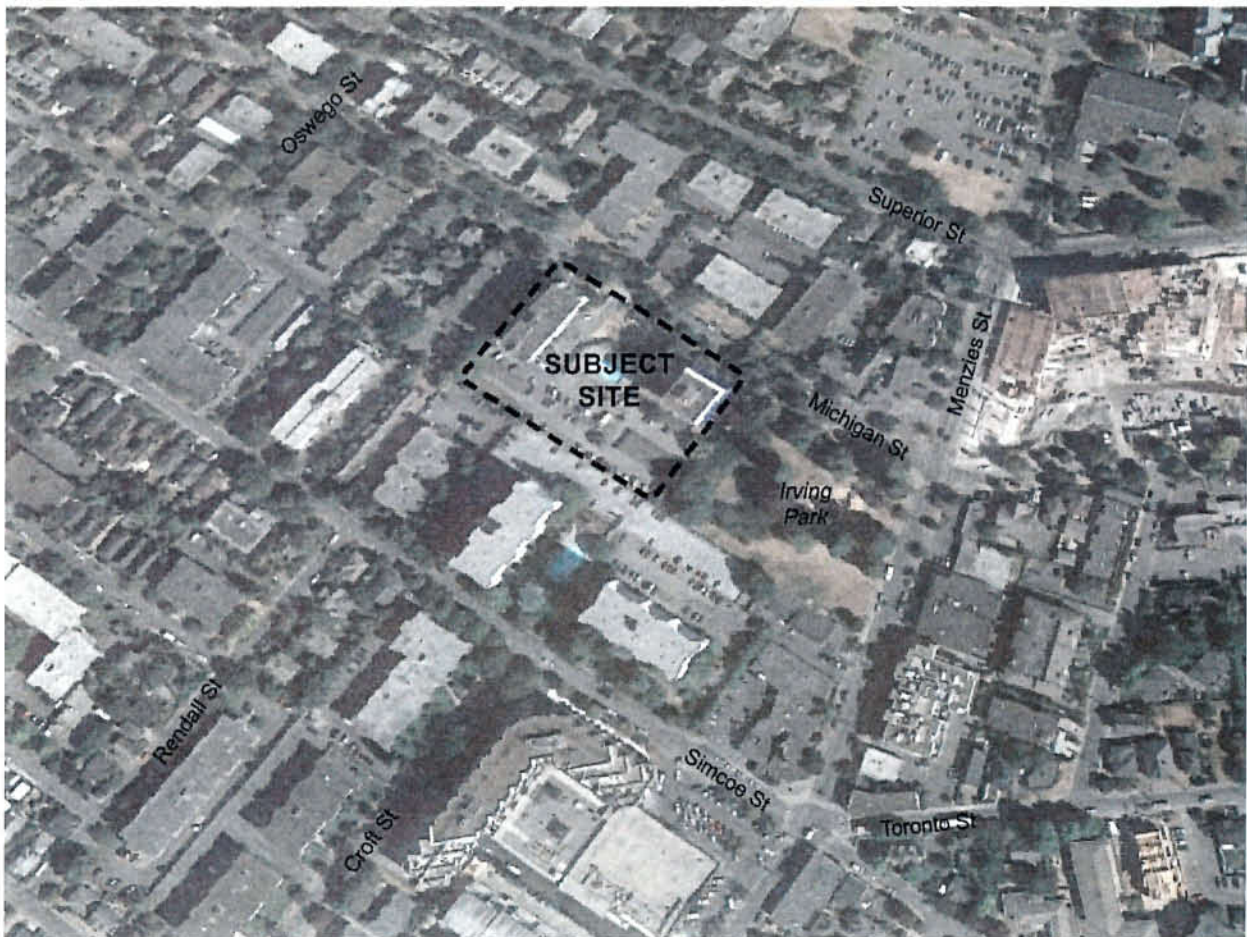
Watt Consulting Group ("WATT") was retained by CitySpaces Consulting to prepare a parking study for the proposed multi-family residential infill development at 415 / 435 Michigan Street in James Bay. The purpose of this study is to determine if the proposed parking supply will accommodate parking demand by considering demand at representative sites and in consideration of parking management approaches.

### 1.1 SUBJECT SITE

The proposed redevelopment site is 415 / 435 Michigan Street, in James Bay. See **Figure 1**.

The site is zoned R3-H: High Density Multiple Dwelling District.

**FIGURE 1. SUBJECT SITE**



## 1.2 SITE CHARACTERISTICS

The subject site is located near the centre of the James Bay neighbourhood, offering varied transportation options and proximity to employment, services, and recreation. The following is an overview of context and transportation options.

### 1.2.1 CONTEXT

The site is located less than 300m from James Bay Square which is identified as a “Large Urban Village” in the City’s Official Community Plan. Small Urban Villages are defined as a mix of commercial and community services primarily serving the surrounding residential area<sup>1</sup>. This acts as a local amenity, providing the majority of commercial (retail, office, and restaurant), medical services, and postal services. The site is also located 1-km from downtown Victoria (measured to Douglas Street and Fort Street), which provides all services residents may require.

### 1.2.2 “WALKABILITY”

Michigan Street as well as the majority of roads surrounding the site have adequate sidewalks on both sides of the road. There are also crosswalks at major intersections. The site has a Walkscore of 88<sup>2</sup>, suggesting it is very walkable and most errands can be accomplished on foot.

### 1.2.3 CYCLING

The site is not located in close proximity to any major cycling networks (bike lanes, multi-use paths, etc.), however, the majority of James Bay consists of lower volume roads (but narrow) that facilitate a safe and enjoyably cycling experience.

As identified in the City’s Official Community Plan<sup>3</sup>, Superior Street is an identified Shared Greenway – located on primary and secondary arterial and primary collector roads and are designed for pedestrian, bicycles, and other non-motorized rolling traffic, and motor vehicles; and Simcoe Street, Toronto Street and Government Street are identified as People Priority Greenways – located on traffic-calmed secondary collector and local roads and are designed for pedestrians, bicycles and other non-motorized rolling traffic and motor vehicles.

### 1.2.4 PUBLIC TRANSIT

The closest bus stop to the site is at Michigan Street and Menzies Street, and serves Route 3 | Beacon Hill/Gonzales, Route 27 | Gordon Head (evening and Sunday Service Only), Route 28 | Downtown/Beacon Hill (evening and Sunday Service Only), and Route 30 | Royal Oak

<sup>1</sup> City of Victoria Official Community Plan, Section 6: Land Management and Development, pg. 35. Obtained online at: [http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCP/OCP\\_Book.pdf](http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCP/OCP_Book.pdf)

<sup>2</sup> <https://www.walkscore.com/score/415-michigan-st-victoria-bc-canada>

<sup>3</sup> City of Victoria Official Community Plan, Section 7: Transportation and Mobility, pg 58-59. Obtained online at: [http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCP/OCP\\_Book.pdf](http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCP/OCP_Book.pdf)



Exchange/Beacon Hill. Other routes that serve James Bay (closest bus stops on Oswego Street) are Route 31 | Royal Oak Exchange/James Bay and Route 19 | Hillside Mall. The site is also located approximately 450m from the legislature transit exchange that provides access to many transit routes that provide service throughout the CRD.

### 1.2.5 CARSHARE

Modo Cooperative operates carsharing in the region. Monthly Modo members pay \$5 per month, a \$10 registration fee, \$8 per hour (including gas, insurance, and maintenance) and receive the first 200 kilometres of their trip for free. Member-owned memberships are \$500 (refundable share purchase). The closest vehicle to the site is located at Michigan Street and Menzies Street. There are two other vehicles located in close proximity to the site, on Croft Street (between Simcoe Street and Niagara Street), and on Toronto Street at Huntington Place.

## 2.0 LAND USE

### 2.1 EXISTING LAND USE

The site currently contains 195 Multi-Family Residential units between two buildings. All units are rental apartments offered at market rates.

### 2.2 PROPOSED LAND USE

The proposal is to retain all existing apartment units and to add 24 new townhouse units - 12 studio and 12 two-bedroom; a total of 219 units. The townhouse units would occupy the grass / landscape area that fronts Michigan Street between the two existing buildings.

The development also includes 32 Class I horizontal bike parking spaces (which are a preferred design over vertical wall spaces) and two additional 6-space racks for visitors.

### 2.3 PARKING SUPPLY

The development proposal is to add the new Townhouse units in a currently unoccupied space and to retain the existing parking supply. The site contains 138 parking spaces. This is a total site parking supply of 0.63 parking spaces per unit.

## 3.0 PARKING REQUIREMENT

The site's minimum required parking supply is based on the City's *Zoning Bylaw, Schedule C*. The total site parking requirement is 285 parking spaces, based on a minimum required parking supply rate of 1.3 spaces per unit.



### 3.1 UPDATED SCHEDULE C REQUIREMENTS

WATT has been working with the City of Victoria to review and update its off-street parking requirements (Schedule C) to align regulations with actual parking demand, current trends, and community planning objectives. At the time of writing of this parking study, the Schedule C off-street parking regulations are in draft stage<sup>4</sup>.

The review and update to the regulations have been considering parking demand by several different factors (for multi-family uses) including:

- **Tenure** - Condominium (dwelling unit in a building owned by a Strata Corporation) or Apartment (dwelling unit secured as a rental in perpetuity through a legal agreement)
- **Location** - Core Area, Village/Centre and Other Area; and
- **Unit Size** - <40m<sup>2</sup>, 40m<sup>2</sup> to 70m<sup>2</sup>, and >70m<sup>2</sup>

Based on the draft revised regulations, the subject site is considered an Apartment, in "Other Areas", with unit sizes under each category. See **Table 2**. This suggests that if the draft Schedule C regulations were applied to the proposed development, a parking requirement of 269 spaces; 16 spaces less than the current City approved parking requirements.

**TABLE 2. SUMMARY OF PARKING REQUIREMENT, DRAFT SCHEDULE C REGULATIONS, ("OTHER AREAS")**

Size	Quantity	Parking Req't Rate	Parking Req't
< 40m <sup>2</sup>	72 units	0.85 / unit	61
40m <sup>2</sup> to 70m <sup>2</sup>	61 units	1.00 / unit	61
> 70m <sup>2</sup>	86 units	1.45 / unit	125
Visitor Spaces	219 units	0.10	22
<b>Total Required Parking</b>			<b>269</b>

Although the site is located in "Other Areas", the site is located a parcel away from the Village "James Bay Village", which is subject to lower parking requirements. If the site were located in the Village, the site would have a parking requirement of 236 spaces; 33 spaces less than the requirement in "Other Areas". See **Table 3**.

<sup>4</sup> The draft Schedule C document is available on the City's website here:  
[http://www.victoria.ca/assets/Departments/Planning-Development/Development-Services/Documents/Schedule%20C%20Off-Street%20Parking%20Regulation\\_Final%20Draft.pdf](http://www.victoria.ca/assets/Departments/Planning-Development/Development-Services/Documents/Schedule%20C%20Off-Street%20Parking%20Regulation_Final%20Draft.pdf)

**TABLE 3. SUMMARY OF PARKING REQUIREMENT, DRAFT SCHEDULE C REGULATIONS ("VILLAGE/CENTRE")**

Size	Quantity	Parking Req't Rate	Parking Req't
< 40m <sup>2</sup>	72 units	0.70 / unit	50
40m <sup>2</sup> to 70m <sup>2</sup>	61 units	0.85 / unit	52
> 70m <sup>2</sup>	86 units	1.30 / unit	112
Visitor Spaces	219 units	0.10	22
<b>Total Required Parking</b>			<b>236</b>

## 4.0 FUTURE PARKING CONDITIONS

The appropriateness of utilizing the existing site parking supply to accommodate both the existing site uses and the proposed infill development is considered in the following section.

### 4.1 EXPECTED RESIDENT PARKING DEMAND

#### 4.1.1 ON-SITE PARKING DEMAND

The existing site parking utilization was surveyed. The site contains two apartment buildings with a total of 195 units. 176 units were occupied during the study, due to renovations of the buildings<sup>5</sup>.

The existing site was observed over four observation periods to determine the utilization of the existing parking supply. Observations were conducted at the following times:

- Saturday, May 13, 2017 @ 2:00PM
- Monday, May 15, 2017 @ 9:00PM
- Tuesday, May 16, 2017 @ 9:00PM
- Wednesday, May 17, 2017 @ 9:00PM

Results concluded that 104 vehicles park on-site during the peak period (Weekday, 9:00PM). This represents an overall occupancy rate of 75% and a parking demand rate of 0.59 vehicles per occupied unit. This suggests that 34 parking spaces are unoccupied during peak periods and available as parking for the proposed infill development.

#### 4.1.2 ON-STREET PARKING DEMAND

The subject site was determined to contain 40% of all units that front onto Michigan Street between Simcoe Street and Menzies Street. On-street parking observations were conducted in this area (See Section 5.0) and resulted in a peak on-street occupancy of 62 vehicles.

<sup>5</sup> Confirmed by applicant on October 3, 2017 and reconfirmed on November 15, 2017



Assuming the vehicles on the street, are in relation to the units on Michigan Street, this suggests that 25<sup>6</sup> of these vehicles are attributed to the site. Adding these vehicle numbers to the peak observed vehicles on site (104 vehicles), this suggests a demand of 129 vehicles. This suggests an existing parking demand rate of 0.73 vehicles per occupied unit.

#### 4.1.3 PARKING DEMAND BY UNIT TYPE

Significant research has suggested that parking demand varies by unit type (number of bedrooms or floor area). Parking demand at the site was broken down by unit type based on the following:

1. Peak parking demand at the existing site;
2. The existing breakdown of unit type at the site; and
3. The assumed "ratio differences" between each unit type, based on the King County Metro<sup>7</sup> study which recommends one-bedroom units have a 20% higher parking demand than bachelor units, two-bedroom units have a 60% higher parking demand than one-bedroom units, and three-bedroom units have a 15% higher parking demand than two-bedroom units.

Results suggest the following parking demand rates by unit type:

- Bachelor Units – 0.56 vehicles per unit
- One-Bedroom Units – 0.67 vehicles per unit
- Two-Bedroom Units – 1.07 vehicles per unit

#### 4.1.4 VEHICLE OWNERSHIP INFORMATION

Vehicle ownership information was obtained for market rental sites in the City of Victoria as part of the Schedule C, Parking Regulations review. Parking information was obtained for 34 sites in total<sup>8</sup>. Vehicle ownership information for sites that are located in James Bay (deemed to be the most representative to the subject site) include the following:

- 425 Simcoe Street | 175 units, 105 registered vehicles = 0.60 vehicles per unit
- 535 Niagara Street | 65 units, 48 registered vehicles = 0.74 vehicles per unit

Results of vehicle ownership information for sites in James Bay further support and are consistent with the results of observations at the subject site.

<sup>6</sup> This estimated parking demand is expected to remain on-street post-development

<sup>7</sup> King County Metro. (2013). Right Size Parking Model Code. Table 2, page 21. Available online at: <http://metro.kingcounty.gov/programs-projects/right-size-parking/pdf/140110-rsp-model-code.pdf>

<sup>8</sup> Review of Zoning Regulation Bylaw Off0Street Parking Requirement (Schedule C), Working Paper No.3. Available online at: [http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/Documents/Victoria%20Schedule%20C%20Parking%20Review\\_Working%20Paper%20no3\\_FINAL\\_Sept23-16.pdf](http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/Documents/Victoria%20Schedule%20C%20Parking%20Review_Working%20Paper%20no3_FINAL_Sept23-16.pdf)



## 4.2 VISITOR PARKING DEMAND

Visitor parking demand rates have been demonstrated in the range of 0.05 to 0.07 vehicles per unit for multi-family residential.<sup>9</sup> More recent research found a visitor parking demand rate of 0.1 across 11 multi-family residential sites in proximity to downtown Victoria.<sup>10</sup> A conservative estimate of 0.1 vehicles per unit is seen as appropriate for the site.

## 4.3 TOTAL EXPECTED PARKING DEMAND

Total site parking demand is based on existing site parking demand, observations and research. Results suggest the following:

- Bachelor Units = 0.56 vehicles per unit X 12 units = 7 vehicles
- Two-Bedroom Units = 1.07 vehicles per unit X 12 units = 13 vehicles
- Visitor Parking Demand = 0.1 vehicles per unit X 24 units = 2 vehicles
- Existing Peak On-Site Parking Demand = 104 vehicles
- Vacant Units<sup>11</sup> = 0.73 vehicles per unit X 19 units = 14 vehicles
- Total Revised Parking Demand = 140 vehicles

This suggests expected total site parking demand will be for 140 vehicles, two more than proposed parking supply which is not expected to impact neighbourhood parking conditions. See *Section 5.0*.

## 5.0 ON-STREET PARKING CONDITIONS

On-street parking conditions were conducted on Michigan Street from Oswego Street to Menzies Street to determine availability of on-street parking spaces in the case of spillover from the site. Observations were conducted during the following time periods:

- Saturday May 13, 2017 | 2:00pm
- Monday May 15, 2017 | 9:00pm
- Tuesday May 16, 2017 | 9:00pm
- Wednesday May 17, 2017 | 9:00pm
- Thursday February 1, 2018 | 1:30pm

Peak observation occurred on Thursday February 1, 2018 at 1:30pm with a total of 68 vehicles observed at 67% occupancy. This suggests there are still approximately 33 parking spaces still available to site residents and visitors. This time period reflects the peak period for the surrounding commercial land uses, and does not represent peak resident demand periods.

<sup>9</sup> Based on observations of visitor parking conducted in 2015 for two studies of multi-family residential sites (one adjacent to downtown Victoria, the other in Langford) and findings from the 2012 Metro Vancouver Apartment Parking Study (Table 31, pg50) available at:  
[www.metrovancouver.org/services/regionalplanning/PlanningPublications/Apartment\\_Parking\\_Study\\_TechnicalReport.pdf](http://www.metrovancouver.org/services/regionalplanning/PlanningPublications/Apartment_Parking_Study_TechnicalReport.pdf)

<sup>10</sup> Based on observations of visitor parking conducted in 2016 for 12 multi-family residential sites in proximity to downtown Victoria.

<sup>11</sup> The client mentioned there were 19 vacant units at the time of the study. The existing parking demand does not take into account parking generated from these units, however, it is expected that these units will be occupied at some point, and thus will generate parking.

Peak period for residents occurred on Tuesday May 16, 2017 at 9:00pm with a total of 62 vehicles observed at 61% occupancy. This suggests there are still approximately 39 parking spaces available to site residents or visitors. Those parking spaces that are available to residents (restricted to Residential Parking Only, 8am-6pm, Monday to Friday) had an occupancy of 71% with 24 parking spaces still available.

This suggests there is on-street capacity to accommodate two additional vehicles from the site without displacing existing vehicles on-street.

## 6.0 TRANSPORTATION DEMAND MANAGEMENT

Transportation demand management (TDM) is the application of strategies and policies to influence individual travel mode choice, most commonly to reduce single-occupancy trips. Although parking demand is expected to be accommodated on site, the applicant may consider TDM programs to make alternative transportation options more attractive. Programs available include the following:

**Bike Parking.** The applicant is proposing to provide 32 Class I bike parking spaces for the new units – representing eight “bonus” spaces that are in addition to the parking requirement. The applicant is also providing three 6-space Class II bike racks (18 spaces in total), that are also in excess of the parking requirement (the new units only require one Class II space).

**Transit Passes.** BC Transit does not currently provide a resident transit pass program with a significant financial reduction. The applicant may consider contributing a lump sum to a transportation fund to subsidize transit pass costs for residents over a defined period of time. A monthly BC Transit pass is \$85.

**Transit Stops.** The closest bus stops to the site on Menzies Street are equipped with a pole (identifying it as a bus stop), and a bench. The applicant may coordinate with BC Transit to provide a shelter, transit information and proper lighting.

**Information.** The proponent may develop an information package to be distributed to all new residents of the building. The package should include pertinent details regarding transportation options surrounding the site, as well as services that are available.

**Carshare.** Victoria’s carshare program is currently managed by Modo Cooperative. The closest carshare vehicle to the site is down the street at Michigan Street and Menzies Street. The applicant may consider purchasing carshare memberships for residents on a first-come, first-serve basis.



## 7.0 SUMMARY

The existing site consists of 195 units, all apartment rentals. The proposed development is to provide an additional 24 townhouse units (bachelor and two-bedroom units), for a total of 219 units. The proposed parking supply is 138 parking spaces, a total proposed parking supply of 0.63 parking spaces per unit.

Expected parking demand at the site is based on the existing site parking demand in consideration of on-street parking conditions, with support from representative sites. This suggests that total expected parking demand will be for 140 vehicles, two more than the proposed parking supply. On-street parking conditions were assessed surrounding the site and suggest that a spillover of two vehicles will be accommodated on-street without displacing any existing vehicles.

Transportation demand management programs were considered to further support the reduction in parking supply. The applicant is providing additional bike parking (for the new units) from the bike parking requirement. Other programs identified included transit passes, transit stops, carshare program, rideshare program and information.

### 7.1 RECOMMENDATIONS

The existing site parking supply is expected to accommodate the proposed infill development with the potential spillover of two vehicles, which is not expected to negatively impact neighbourhood parking conditions.





May 9, 2018  
04-18-0180

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VIA E-MAIL: [dstrongitharm@cityspaces.ca](mailto:dstrongitharm@cityspaces.ca)

Dear: Deane,

**Re: 415 / 435 Michigan Street Infill Development  
Parking Study – Peer Review**

CitySpaces Consulting engaged Bunt & Associates Engineering Ltd. (Bunt) to conduct a peer review of the parking study conducted by Watt Consulting Group (Watt) for the 24-unit townhouse infill development at 415 / 435 Michigan Street. This letter summarizes the results of the peer review which focused on evaluating the appropriateness of the methods used in the study, the accuracy of the calculations and resulting recommendations, and the comparison with additional parking demand data collected by Bunt. Bunt was provided Watt's study (dated February 23, 2018) and additional information from Watt and CitySpaces Consulting as needed to complete the peer review.

## 1. FINDINGS

Watt's methodology and calculations were generally acceptable; however the following issues were identified:

1. Section 3.1 presents the parking requirement based on the Draft Schedule C Regulations based on the development being located in the "Other Areas" and a "Village/Centre" and being designated as a strata building. If the development qualifies as a rental building, the parking requirement would be approximately 10% lower.
2. Resident and visitor parking demands were not differentiated. While this would be a more difficult task for the on-street parking observations, residents are assigned on-site parking spaces which would allow for differentiation with on-site parking.

3. Section 4.1.1 indicates that on-site parking demand was observed during one Saturday at 2 pm and three weeknights at 9 pm. Peak resident parking demand typically occurs at around 4 or 5 am. As this is not a convenient and potentially safe time of day for staff to work, Watt could have considered increasing the 9 pm parking demand by a proportionate factor based on a reputable source to adjust the data accordingly (i.e. ITE Parking Generation Manual). Alternatively, the number of parking stalls assigned to residents could have been obtained from the property owner to understand the theoretical demand conservatively assuming all assigned spaces contained vehicles. Bunt was advised by the property owner that 103 parking stalls are currently assigned to residents (and 2 assigned to property managers) from the 180 currently occupied apartments. Therefore the current demand for on-site parking for residents is 0.57 vehicles per occupied unit which is slightly less than the peak demand rate observed by Watt (0.59 vehicles per occupied unit) for residents and visitors; however it is not known how many visitor vehicles were accounted for in the 0.59 rate.
4. The total future on-site parking demand is calculated in Section 4.3. The calculation includes a line item for visitor parking demand (for the 24 townhouses) however the parking demand rates utilized in the first two line items (Bachelor Units at 0.56 and Two-Bedroom Units at 1.07) already include visitor parking demand. The visitor parking demand line item (2 vehicles) should be removed from the calculation which would change the total on-site parking demand to 138 vehicles which equals the on-site parking supply.

## 2. DATA COMPARISON

Bunt collected additional parking demand data at the same times used in the Watt study as a means of determining their appropriateness. The summary of the data collected is provided in **Table 1**.

**Table 1: Parking Demand (vehicles)**

DAY & TIME	ON-SITE	ON-STREET				415 / 435 MICHIGAN TOTAL
		RESIDENTIAL	90-MINUTE	TOTAL	SITE RELATED PARKING	
Wednesday, May 2, 2018 @ 9:00 pm	86	54	6	60	24	110
Thursday, May 3, 2018 @ 9:00 pm	86	69	4	73	29	115
Saturday, May 5, 2018 @ 2:00 pm	69	60	6	66	26	95

Note 1: Assumed to be 40% of total on-street parking demand

The peak on-site and on-street demand period occurred on Thursday, May 3, 2018 at 9:00 pm. At this time there were 86 vehicles parked on-site and 73 on Michigan Street between Menzies Street and Oswego Street (of which, 29 vehicles were attributed to 415/435 Michigan Street), representing a total demand of 115 vehicles related to 415 / 435 Michigan Street. During the observations, 180

of the apartments were occupied and there were 125 functional parking stalls due to construction activities occupying a portion of the parking lot. Therefore the peak on-site parking occupancy was 69%, the on-site parking demand rate was 0.48 vehicles per occupied unit and the total parking demand rate was 0.64 vehicles per occupied unit. These results are approximately 10% lower than those in the Watt study which would lower the total on-site parking demand calculated by Watt in Section 4.3. The variation in results is reasonable given variable nature of parking demands.

### 3. RECOMMENDED FUTURE PARKING DEMAND CALCULATION

The following calculations present Bunt's recommended process for determining the total future on-site parking demand based on the information obtained by Bunt. The three differences between these calculations and the calculations in the Watt study are: (1) demand data collected on different dates, (2) using the number of parking stalls rented to residents and provided to property managers in lieu of on-site parking occupancy counts, and (3) the removal of the visitor parking demand line item as it is already captured in the demand rates.

#### *Peak parking demand per existing occupied unit*

Peak parking demand per existing occupied unit = (peak on-site + peak off-site demand) / occupied units

Peak parking demand per existing occupied unit =  $(103 + 29) / 180$

Peak parking demand per existing occupied unit = 0.73

#### *Parking demand per unit type*

Estimated bachelor parking demand per occupied unit = 0.56

Estimated two-bedroom parking demand per occupied unit = 1.07

#### *Forecasted future on-site demand*

Proposed new bachelor units = 0.56 vehicles per unit x 12 units = 7 vehicles

Proposed new two-bedroom units = 1.07 vehicles per unit x 12 units = 13 vehicles

Existing peak on-site parking demand = 103 (residents) + 2 (property managers) = 105 vehicles

Vacant units = 0.73 vehicles per unit x 15 units = 11 vehicles

Total on-site parking demand = 136 vehicles

As shown above, based on the data obtained by Bunt, the peak total on-site parking demand is forecasted to be 136 vehicles which is two vehicles less than the site's typical supply of 138 spaces. Almost the entire 138 space parking lot will be occupied by resident-assigned parking spaces, with minimal space available for visitor parking on-site.



#### 4. SUMMARY

As the methods used in Watt's study are generally acceptable and Bunt's revised calculations generate similar results, Bunt agrees that no additional vehicle parking needs to be built to facilitate the 24-unit townhouse development.

Yours truly,  
**Bunt & Associates**



Simon Button, P.Eng., M.Eng.  
Transportation Engineer



Tyler Thomson, MURB, MCIP, RPP, PTP  
Associate | Transportation Planner

cc. Ashley Burke, Starlight Investments



Talbot Mackenzie & Associates

Consulting Arborists

# **CONSTRUCTION IMPACT ASSESSMENT & ARBORIST REVIEW**

415 & 435 Michigan Street, Victoria

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## Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 415 - 435 Michigan Street, Victoria

Date of Site Visit(s): November 28, 2017, May 22, July 25 and August 12, 2019

Site Conditions: Flat property with two existing apartment towers, inground pool and above ground parking. Construction storage and landscape renovation activity present.

**Summary:** From the information that was compiled during our preliminary review of the townhouse building, and covered bike storage structure locations, it is our opinion that two bylaw-protected Douglas-fir trees and one protected arbutus are located where their removal will be required. Replacements trees that are of a size and number required by the municipality should be installed within the landscape areas to replace the function of the removed trees. It will also be necessary to remove several non-protected trees, including one each of English holly, Norway spruce, Horse chestnut, Hedge maple and Manitoba maple, two English hawthorn and a hedge row of 17 English laurel shrubs.

It should be possible to mitigate the impacts of the building construction on the trees that are located along the municipal frontage, Neighbouring properties, one bylaw-protected Elm tree and most of the remaining non protected trees that have not been identified for removal in the body of this report. We are not aware of, and did not review, any requirements to upgrade or install services across the municipal frontage or any other offsite work or improvements as part of this assignment.

**Assignment:** Provide arborist services to:

- Examine and document the tree resource within the property boundaries located where they could potentially be impacted, on the municipal property fronting these properties and on the neighbouring properties where they could be impacted.
- Review the preliminary site and building location drawing and assess the potential impacts on the resource of bylaw-protected, municipal trees and neighbouring trees related to the construction of a multi-unit residential townhouse building, the demolition of two covered parking structures and the construction of two covered bicycle storage structures on this site.
- Outline mitigation strategies to reduce the impacts on the bylaw-protected, municipal and neighbouring trees that are to be retained.



**Method:** During our June 14, 2017 site visit, at your request, we visually examined the above ground portions of the trees on the municipal frontage of this property, and the bylaw-protected and other trees on the property located where they could potentially be impacted by the construction of a residential housing complex along the front of the 415 Michigan Street property. During our follow up site visits on May 22, July 25 and August 12, 2019 we documented and reviewed the trees on this and the adjacent properties that could potentially be impacted by the demolition of the carport structures and construction of the bicycle storage structures.

For ease of identification in the field, we attached numbered metal tags to the lower trunk of each subject tree or tree grouping located within the property boundaries. The trees on the municipal frontage and on adjacent properties, where they could be impacted have not been tagged, however they have been assigned a number that is entered on the attached tree location diagram. The information that was compiled is entered on a tree resource spreadsheet attached to this report, and includes the tree number, trunk diameter (d.b.h.), a defined critical root zone (CRZ) or root protection area, the canopy spread, the health and structural condition of the tree, the status regarding tree removal and retention, the species tolerance to construction impacts and any noted remarks or recommendations.

**Tree Resource:** The resource of trees located on the property, the municipal frontage and neighbouring properties where they could potentially be impacted include the following trees:

Bylaw-protected trees

- Douglas-firs *Psuedotsuga menziesii* – two trees
  - #95 - 69 d.b.h.
  - #94 - 84 cm at d.b.h.
- *Arbutus menziesii* - one three stemmed tree
  - #92 - 4/7/12 cm d.b.h.
- Elm *Ulmus species* - one tree
  - #1677 - 82 cm d.b.h.

Non - protected trees –

- English holly *Ilex aquifolium* – #97, 1673(hedge row of 6 trees), 1684, 1686 and 1688.
- Norway spruce *Abies picea* – #96.
- Horse chestnut *Aesculus hippocastunum* – #93.
- Hedge maple *Acer campestre* – #90.
- Lawson cypress – #1672
- Manitoba maple – #1673
- Tulip tree – #1674
- English hawthorn – #1679 – 10 individual trees measuring less than 25 cm d.b.h.
- English hawthorn – #1681 – 26 cm d.b.h.
- English hawthorn – #1682 – 24 cm d.b.h.
- English hawthorn – #1683 – 10 cm d.b.h.
- English hawthorn – #1685 – 21 cm d.b.h.
- English hawthorn – #1687 – 12/15 cm d.b.h.
- Elm – #1675 – 10 individual stems measuring less than 12 cm d.b.h.
- Elm – #1678 – 15/23/44 cm d.b.h.

- English laurel – #1680 – hedgerow of 17 shrubs with stems measuring less than 20 cm d.b.h.
- European birch – #1689 – 40 cm d.b.h.

#### Municipal trees

- Four European Silver birch *Betula pendula* 'alba', Nt5, Nt7, Nt9 and Nt16 are located along the municipal property fronting 415 and 435 Michigan Street.
- Four Kwanzan Flowering cherries *Prunus serrulata* Kwanzan Nt6, Nt8, Nt10 and Nt15 are located along the municipal property fronting 415 and 435 Michigan Street.
- One Canoe birch Nt11 is located on the 415 Michigan Street frontage, however it is a smaller tree measuring >10 cm in diameter and is located away from the area of construction and where it is unlikely to be impacted.

#### Neighbouring trees

- European Silver birch – #Nt,17, Nt18, Nt19, Nt20, Nt21, and Nt22. Row of 6 non-protected trees measuring 15 cm to 35 cm d.b.h. located on the adjacent property at 406 Simcoe Street
- Western Red cedar – Nt13 and Nt14. Two bylaw-protected trees measuring 66 cm and 88 cm d.b.h. located on the adjacent property at 345 Michigan Street
- Western hemlock – Nt12 – Non protected tree measuring 30 cm d.b.h. located on the adjacent property at 345 Michigan Street

**Potential Impacts:** During our site visit and review of the plans that were supplied, we identified to what extent the bylaw-protected trees will be impacted. The following trees are located where they cannot be protected and retained, therefore they have been designated for removal and replacement:

- Two bylaw-protected Douglas-fir trees located within the building footprint on the 415 Michigan Street property, and one arbutus tree located within the proposed garbage storage area on the 435 Michigan Street property.
- One each non-protected Norway spruce, and Horse chestnut located within or in close proximity to the main building footprint, two English holly (one in the building footprint and one on the west side of the 415 Michigan building), one Hedge maple tree within the proposed garbage storage area and one Manitoba maple located where it will be impacted close to the bike storage building on the 435 Michigan Street property.
- A hedgerow of non protected English laurel shrubs #1680 and two non protected English hawthorn trees #1681 and 1682 located within or close to the footprint of the bike storage building on the 415 Michigan Street property.

Other bylaw-protected trees, or trees located on neighbouring properties where they could potentially be impacted by the demolition of the existing covered carports and construction of the bike storage building on the 415 Michigan street property but are designated for retention include.

- Elm #1677 bylaw- protected tree located on the subject property
- The five European Silver birch located on the adjacent 406 Simcoe Street property
- The two Western Red cedar and one Western hemlock on the adjacent 345 Michigan English holly, Street property

### **Trees to be retained**

The birch and flowering cherry trees on the municipal frontage are located where the construction will encroach within the defined critical root zone areas, but where there is a change in grade and retaining wall along the property boundary that will have restricted root growth in this direction. The trees are located where, in our opinion, there is a reasonable expectation that they can be isolated from the construction impacts and retained if all excavation and construction activity is restricted to the area within the property boundaries. The canopy of the municipal European birch #NT7 encroaches over the property boundary and where some canopy pruning may be required.

The trees located on neighbouring properties have been identified for retention and there is a reasonable expectation that they can be isolated from the construction impacts and retained if the recommendations outlined in this report are adhered to throughout the construction phase.

Elm #1677 located on the subject property is to be protected and retained.

It is our understanding that all of the remaining non protected trees not indicated for removal in the preceding paragraphs are to be retained unless they are found to be in conflict with the construction activity and therefore would be removed in that eventuality.

### **Tree Retention Guidelines and General Recommendations:**

We recommend the following procedures be implemented to reduce the impacts on the municipal trees that are to be retained.

**Barrier fencing:** The row of municipal trees that are located on the municipal frontage adjacent to the area of construction should be isolated from the construction impacts by erecting protective barrier fencing along the street curb, closest sidewalk edge and along the driveway edge. The critical rooting area, that is not beneath the existing asphalt or hardscape surfacing, of Elm #1677 and the adjacent Western Red cedar and Western Hemlock should also be protected by erecting barrier fencing.

The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). Signs must be posted around the protection zone to declare it off limits to all construction related activity. The fencing must be erected prior to the start of any construction activity on site (i.e. site clearing, demolition, pavement removal, excavation and construction), and remain in place through completion of the project. The project arborist must be consulted before this fencing is removed or moved for any purpose. Solid hording material may also be required to protect the trunks of trees from mechanical injury where vehicles or machinery are permitted close to tree trunks.

**Townhouse Building footprint:** Site preparation for the building footprints will encroach up to the Michigan Street property boundary and will require the removal of the existing retaining wall. It is our opinion the impacts on the municipal trees can be successfully mitigated by terminating the excavation at the property boundary with no encroachment into the municipal property. The project arborist should supervise any excavation along the property boundary



where this excavation encroaches within the critical root zone areas of municipal trees that are to be retained. The arborist should also supervise the excavation to remove the existing retaining wall along this property boundary.

**Servicing:** Plans for the replacement or upgrade to the underground services were not provided or reviewed prior to the preparation of this report. It is our understanding that all of the underground services are to be located beneath the driveway access. To avoid potential impacts with the roots of the municipal trees, we recommend installing these services along the driveway entrance that is on the west side of the proposed townhouse buildings to be constructed and be located outside the critical root zones of the municipal trees.

The project arborist should review the location and details of the service locations once they have been finalized. The arborist should also supervise any excavation for services that fall within the critical root zone areas of trees that are to be retained.

**Pruning:** Pruning may be required where the canopies of the municipal trees encroach over the property boundary and where clearance for construction access is required. The project arborist should review the pruning requirements once the building location has been surveyed and laid out on site and make recommendation as to the best approach for pruning the trees while reducing the impacts on their structure. All the pruning must be completed by an ISA Certified arborist or completed to ANSI A300 standards.

**Carport Demolition:** It is our understanding that the demolition of the existing carports is to be restricted to the removal of the aboveground portions of the structures only with all of the existing asphalt paving and underground portions of the supports to be left in place.

- The neighbouring the European Silver birch trees are protected by the existing site perimeter fencing and the root systems protected by the existing asphalt surfacing. Minor pruning of the canopies where they encroach over the property boundary may be required to facilitate the work.
- Most of the canopy of Elm #1677 is above the height of the proposed work and should not be in conflict, however minor clearance pruning may be required. Most of its root zone is covered by the existing asphalt surfacing that is to remain in place. Any exposed soils within the elm root zone should be protected from the construction activity by erecting protective barrier fencing, Solid hording should be placed around the lower trunk to prevent accidental mechanical injury.

**Bike Storage buildings:** Two bike storage buildings are proposed to be constructed within the subject properties. The storage structure behind the 435 Michigan street building is located where there are no bylaw-protected or neighbouring trees that will be impacted. Arbutus #92 has been identified for removal to facilitate construction of a garbage storage area.

The footprint of the bike storage unit for the 415 Michigan Street building is located along the west property boundary. Two Western Red cedar, *Thuja plicata*, trees and one Western hemlock, *Tsuga heterophylla*, tree are located on the adjacent property where they could potentially be impacted by the structure location.

- #Nt 12 - 30 cm Western hemlock located 10-metres from the structure
- #Nt 13 - 86 cm Western Red cedar located 7-metres from the structure
- #Nt 14 - 66 cm Western Red cedar located 4-metres from the structure

All the trees and shrubs to be removed or pruned appear to be located within the boundary line of the subject property and are a species or a size that are not protected by the municipal tree protection bylaw and include English laurel, hawthorn and young elm trees.

The structure will encroach within a portion of one quadrant of the critical root zone of the 66 cm cedar while the other two trees are isolated from the construction by the 66 cm cedar that grows between these two trees and this structure.

To reduce the potential impacts on this tree, we recommend:

- Prior to the commencement of construction, the critical root zone area outside the area of encroachment should be isolated from the construction activity by erecting protective barrier fencing.
- An arborist supervises the excavation for the footprint of this structure and prune any roots encountered to encourage rapid wound wood development and the formation of new root structures.
- The excavation be limited to the depth required to reach the layer of bearing soil required to support the slab-on-grade floor of the structure.
- The excavation outside the slab footprint be limited to the space required for the form work, approximately 30 cm outside this slab.
- Following the excavation and during and following construction, the trees will benefit from supplemental irrigation throughout the dry summer months, to assist the trees in responding to any root loss that has occurred

It is our understanding that a path shown to connect this storage structure to Michigan street on the original plans reviewed has been relocated closer to the building to limit the encroachment into the root zones of the neighbouring trees.

**Work area and material storage:** It is important that the storage of excavated soil, and construction material be located within the existing paved parking areas or elsewhere on the property where they are not in conflict with the trees that are to be retained.

**Clients responsibility:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the arborist reports and retention plans with the project foreman or site supervisor during a pre-construction site meeting
- Locating work zones, where required.
- Supervising excavation, blasting and other construction activities where they encroach within critical root zones of the municipal and other trees that are to be retained.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank You.

Yours truly,  
Talbot Mackenzie & Associates

A handwritten signature in black ink, appearing to read "Tom Talbot", with a stylized flourish at the end.

Tom Talbot & Graham Mackenzie  
ISA Certified, & Consulting Arborists

Enclosures: Tree Resource spreadsheet, Key to headings in resource table, Barrier fencing specifications, Barrier fencing location diagram.

**Disclosure Statement**

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.



## Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Bylaw status – status of trees on the property and frontage

- Protected - tree that is protected under the current tree protection bylaw.
- Not protected - tree that is not protected under the current tree protection bylaw.
- Municipal - Tree that is located on the municipal frontage.

Tree status – Planned status of tree retention within proposed development

- Retain – Retention of tree proposed
- Possible retain – Retention possible with precautions
- Remove – Removal required or recommended

Relative Tolerance – relative tolerance of the selected species to development impacts.

**TREE RESOURCE**  
for 415 and 435 Michigan Street

Tree #	d.b.h. (cm)	CRZ	Common Species Name	Latin name	Canopy Spread (metres dia)	Condition Health	Condition Structure	Bylaw status	Retention status	Relative Tolerance	Remarks / Recommendations
97	18/22 25/28	4.0	English holly	<i>Ilex aquifolium</i>	9.0	Good	Fair	Not Protected	Remove	Good	
96	47	5.0	Norway spruce	<i>Picea abies</i>	11.0	Fair	Poor	Not Protected	Remove	Moderate	Thinning canopy. Multiple stems in canopy, weakness at stem union
95	69	8.0	Douglas-fir	<i>Pseudotsuga menziesii</i>	14.0	Fair	Fair	Protected	Remove	Poor	Multiple stems in canopy.
94	84	9.0	Douglas-fir	<i>Pseudotsuga menziesii</i>	15.0	Fair	Fair	Protected	Remove	Poor	Small needles. Heavily end-weighted secondary stem.
93	66	6.0	Horse chestnut	<i>Aesculus hippocastanum</i>	15.0	Good	Fair	Not Protected	Remove	Good	Slight canopy asymmetry. Canopy reduced previously. Decay visible in old failure wounds on stems and on trunk below main union.
92	41/7/12	3.0	Arbutus	<i>Arbutus menziesii</i>	4.0	Good	Good	Protected	Remove	Poor	
90	27/30 /35	5.0	Hedge maple	<i>Acer campestre</i>	9.0	Good	Fair	Not Protected	Remove	Moderate	
5	33	5.0	European Silver birch	<i>Betula pendula alba</i>	8.0	Fair	Fair	Municipal	Retain	Moderate	Located on the east side of the driveway entrance to 435 Michigan Street
6	42	5.0	Kwanzan Flowering cherry	<i>Prunus serrulata Kwanzan</i>	13.0	Fair	Fair	Municipal	Retain	Moderate	Located on the west side of the driveway entrance to 435 Michigan Street. Large surface roots. The spread of the critical roots may be restricted by the retaining wall along the property boundary and raised site grade approximately 4 metres from the base of the trees.
7	60	7.0	European Silver birch	<i>Betula pendula alba</i>	14.0	Good	Fair	Municipal	Retain	Moderate	Canopy asymmetry. Heavy corrected trunk lean. Response growth on opposite side of lower trunk. The spread of the critical roots may be restricted by the retaining wall along the property boundary and raised site grade approximately 4 metres from the base of the trees.

**TREE RESOURCE**  
for 415 and 435 Michigan Street

Tree #	d.b.h. (cm)	CRZ	Common Species Name	Latin name	Canopy Spread (metres dia)	Condition Health	Condition Structure	Bylaw status	Retention status	Relative Tolerance	Remarks / Recommendations
8	40	5.0	Kwanzan Flowering cherry	<i>Prunus serrulata Kwanzan</i>	12.0	Fair	Fair	Municipal	Retain	Moderate	Canopy asymmetry, weighted over street. Dieback in canopy, Cherry Bark Tortrix infestation. Large scarred surface roots. The spread of the critical roots may be restricted by the retaining wall along the property boundary and raised site grade approximately 4 metres from the base of the trees.
9	46	5.0	European Silver birch	<i>Betula pendula alba</i>	17.0	Fair/poor	Fair	Municipal	Retain	Moderate	Canopy asymmetry, weighted over street. Thinning foliage. Located on the west side of the driveway entrance to 415 Michigan Street and in front of the existing building.
10	12	2.0	Kwanzan Flowering cherry	<i>Prunus serrulata Kwanzan</i>	4.0	Good	Good	Municipal	Retain	Moderate	Located on the west side of the driveway entrance to 415 Michigan Street and in front of the existing building.
11	8	2.0	Canoe or Jacquemonti birch	<i>Betula papyrifera</i>	4.0	Good	Good	Municipal	Retain	Moderate	Located on the west side of the driveway entrance to 415 Michigan Street and in front of the existing building.
Nt15	39	4.0	Kwanzan Flowering cherry	<i>Prunus serrulata Kwanzan</i>	11.0	Fair	Fair	Municipal	Retain	Moderate	Some dieback in canopy. Weakness at limb unions
Nt16	53	6.0	European Silver birch	<i>Betula pendulum alba</i>	15.0	Good	Good	Municipal	Retain	Moderate	
1672	27	3.0	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	6.0	Good	Good	Not Protected	Retain	Good	Competition from pine in park
1673	46	5.0	Box elder, Manitoba maple	<i>Acer negundo</i>	14.0	Fair	Fair	Not Protected	Remove	Good	Asymmetric canopy. Canopy spread 7 metres into property. Surface rooted.
1674	24/33	5.0	Tulip tree	<i>Liriodendron tulipifera</i>	9.0	Fair	Fair	Not Protected	Retain	Poor	Stunted form, 2 stems. Roots lifting asphalt.
Nt17	aprox. 35	4.0	European Silver birch	<i>Betula pendula alba</i>	7.0	Fair	Good	Not Protected	Retain	Moderate	Located on adjacent property to the rear (406 Simcoe). Some stress in canopy
Nt18	aprox. 20	3.0	European Silver birch	<i>Betula pendula alba</i>	6.0	Good	Good	Not Protected	Retain	Moderate	Located on adjacent property to the rear (406 Simcoe Street ).

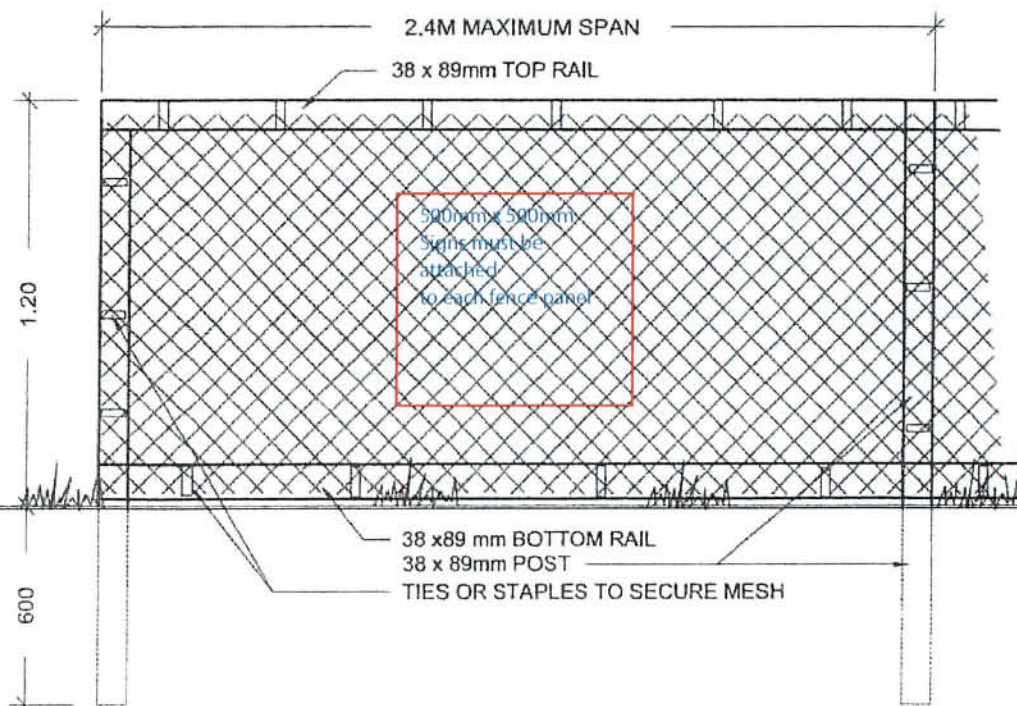


**TREE RESOURCE**  
for 415 and 435 Michigan Street

Tree #	d.b.h. (cm)	CRZ	Common Species Name	Latin name	Canopy Spread (metres dia)	Condition Health	Condition Structure	Bylaw status	Retention status	Relative Tolerance	Remarks / Recommendations
Nt 19	aprox. 20	3.0	European Silver birch	<i>Betula pendula alba</i>	5.0	Good	Good	Not Protected	Retain	Moderate	Located on adjacent property to the rear (406 Simcoe Street). Roots lifting asphalt. Surface to retain.
Nt 20	aprox. 20	3.0	European Silver birch	<i>Betula pendula alba</i>	5.0	Poor	Poor	Not Protected	Retain	Moderate	Located on adjacent property to the rear (406 Simcoe Street). Declining health. Unlikely to survive.
Nt 21	aprox. 20	3.0	European Silver birch	<i>Betula pendula alba</i>	5.0	Fair	Good	not Protected	Retain	Moderate	Located on adjacent property to the rear (406 Simcoe Street). Some stress in canopy
Nt 22	aprox 15	2.0	European Silver birch	<i>Betula pendula alba</i>	4.0	Fair	Good	Not Protected	Retain	Moderate	Located on adjacent property to the rear (406 Simcoe Street). Some stress in canopy
1675	>12	2.0	Elm	<i>Ulmus</i>	1.0	Good	Good	Not Protected	Retain	Good	10 stems under 12 cm diameter. Appear to be seedlings or root suckers from larger elm tree. Near southwest corner of property and extending up to 8 metres from rear property boundary
1676	>23	3.0	English holly	<i>Ilex aquifolium</i>	4.0	Fair	Fair	Not Protected	Retain	Good	6 trees composed of 13 separate stems less than 23 cm diameter along west property boundary
1677	82	9.0	Elm	<i>Ulmus</i>	20.0	Fair	Good	Protected	Retain	Good	Some stress in canopy
1678	15/23/44	8.0	Elm	<i>Ulmus</i>	11.0	Good	Fair	Not Protected	Retain	Good	Stump originates on subject property. 24 cm stem supported by conflicting hawthorn stem. Stem larger above point of support than below.
1679	>25	3.0	English hawthorn	<i>Crataegus laevigata</i>	5 to 7	Fair/poor	Fair/poor	Not Protected	Retain	Good	10 individual trees comprised of 20 stems
1680	>20	3.0	English laurel	<i>Prunus laurocerasus</i>	5 to 7	Good	Fair	Not Protected	Remove	Good	Hedge of approximately 17 shrubs composed of approximately 36 to 40 stems. Stumps originate on subject property.
1681	26	3.0	English hawthorn	<i>Crataegus laevigata</i>	5.0	Fair	Fair	Not Protected	Remove	Good	
1682	24	3.0	English hawthorn	<i>Crataegus laevigata</i>	3.0	Fair	Poor	Not Protected	Remove	Good	Poorly tapered trunk

**TREE RESOURCE**  
for 415 and 435 Michigan Street

Tree #	d.b.h. (cm)	CRZ	Common Species Name	Latin name	Canopy Spread (metres dia)	Condition Health	Condition Structure	Bylaw status	Retention status	Relative Tolerance	Remarks / Recommendations
Nt 14	66	7.0	Western Red cedar	<i>Thuja plicata</i>	6.0	Good	Good	Protected	Retain	Moderate	Located on adjacent property at 345 Michigan Street
Nt 13	86	9.0	Western Red cedar	<i>Thuja plicata</i>	8.0	Good	Good	Protected	Retain	Moderate	Located on adjacent property at 345 Michigan Street
Nt 12	30	5.0	Western hemlock	<i>Tsuga heterophylla</i>	4.0	Fair	Fair	Not Protected	Retain	Poor	Located on adjacent property at 345 Michigan Street. Low live crown ration. Somewhat suppressed by adjacent larger cedar tree
1683	10	2.0	English hawthorn	<i>Crataegus laevigata</i>	3.0	Fair	Fair	Not protected	Retain	Good	Stunted by hemlock
1684	15	2.0	English holly	<i>Ilex aquifolium</i>	3.0	Good	Fair	Not protected	Retain	Good	Corrected lean
1685	21	3.0	English hawthorn	<i>Crataegus laevigata</i>	6.0	Fair	Poor	Not protected	Retain	Good	Uncorrected trunk lean
1686	20/20/ 22	3.0	English holly	<i>Ilex aquifolium</i>	4.0	Good	Fair	Not protected	Remove	Good	Topped
1687	12\15	3.0	English hawthorn	<i>Crataegus laevigata</i>	7.0	Fair	Fair	Not protected	Retain	Good	
1688	12	2.0	English holly	<i>Ilex aquifolium</i>	3.0	Good	Fair	Not protected	Retain	Good	On property boundary with #45 Michigan Street.
1689	40	4.5	European Silver birch	<i>Betula pendula alba</i>	9.0	Good	Good	Not protected	Retain	Moderate	



TREE PROTECTION FENCING  
 FENCE WILL BE CONSTRUCTED USING  
 38 X 89 mm (2"X4") WOOD FRAME:  
 TOP, BOTTOM AND POSTS. \*  
 USE ORANGE SNOW-FENCING MESH AND  
 SECURE TO THE WOOD FRAME WITH  
 "ZIP" TIES OR GALVANIZED STAPLES

\* IN ROCKY AREAS, METAL POSTS (T-BAR  
 OR REBAR) DRILLED INTO ROCK WILL BE  
 ACCEPTED  
 500mmx500mm signs must be attached to each fence panel  
 at 10 metre intervals

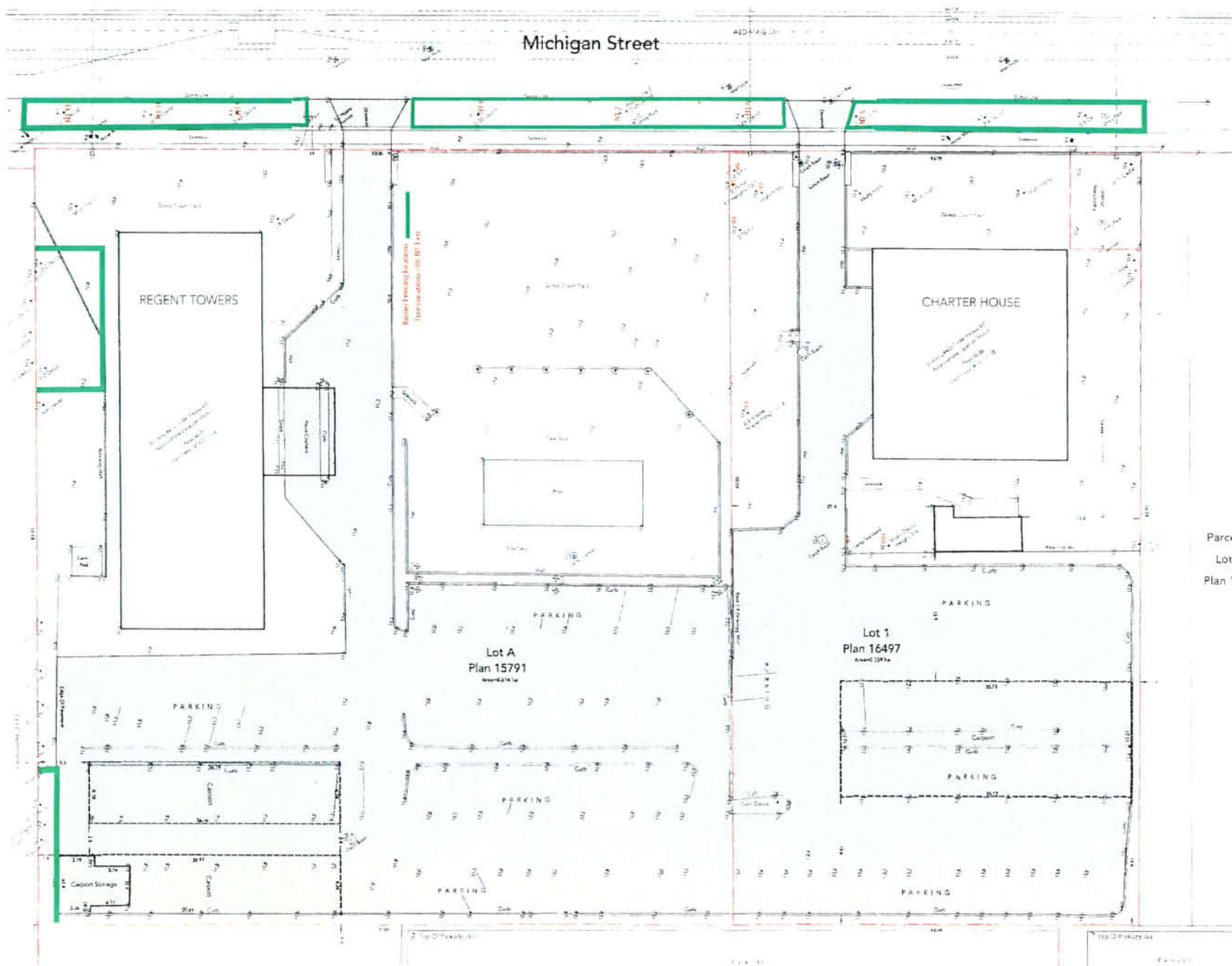
DETAIL NAME:

**TREE PROTECTION FENCING**

DATE: Oct 30/07  
 DRAWN: DM  
 APP'D: RR  
 SCALE: N.T.S.

**E105**  
 DRAWING





Parcel  
Lot 1  
Plan 10

SITE PLAN - EXISTING

Issues:  
20.11.22

PROJECT: BURROWES H  
LOT 1 PLAN 10  
EXISTING SITE PLAN

Burrowes H  
LOT 1 PLAN 10  
EXISTING SITE PLAN

project:  
Proposed  
415,432  
VIC

Sta

consultant:

100

drawn:  
KB/MCH  
checked:

scale:  
as indicated

sheet title:  
Existing Site Plan

sheet no:

**MINUTES OF THE  
ADVISORY DESIGN PANEL MEETING  
HELD WEDNESDAY MAY 9, 2018**

**1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:10 PM**

**Present:** Jesse Garlick (Chair); Elizabeth Balderston; Justin Gammon; Paul Hammond; Deborah LeFrank; Jason Niles; Carl-Jan Rupp; Stefan Schulson

**Absent:** Sorin Birliga

**Staff Present:** Jim Handy – Senior Planner  
Rob Bateman – Senior Process Planner  
Noraye Fjeldstad – Administration Assistant

**2. MINUTES**

**Minutes from the Meeting held March 28, 2018**

**Motion:**

It was moved by Justin Gammon, seconded by Jesse Garlick, that the Minutes of the Meeting of the Advisory Design Panel held March 28, 2018 be adopted as presented.

**Carried**

**3. APPLICATIONS**

**3.1 Development Permit with Variance No. 00055 for 415 and 435 Michigan Street**

The City is considering a Rezoning and Development Permit with Variance Application to construct a four-storey multiple dwelling building containing approximately 24 dwelling units and to retain the two existing 13-storey multiple dwelling buildings on site.

Applicant meeting attendees:

DEANE STRONGITHARM	CITYSPACES CONSULTING
MIKE HUGGINS	BURROWES HUGGINS ARCHITECTS
PETER HUGGINS	BURROWES HUGGINS ARCHITECTS
PAUL DE GREEFF	MURDOCH DE GREEFF INC.
ASHLEY BURKE	STARLIGHT INVESTMENTS

Mr. Bateman provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- setback to the building and front steps
- height of entrance stairs to upper units

- depth of ground floor units below street level
- pedestrian access to the rear units
- privacy impacts on adjacent existing buildings and between proposed roof top decks
- exterior materials.

Mr. M. Huggins provided the Panel with a detailed presentation of the site and context of the proposal, and Mr. De Greeff provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- is the swimming pool currently used by existing residents?
  - residents report that the pool is quite well-used. It is in very good shape and is clean, and the residents are happy to be able to keep this feature as an important amenity
- is there a wide apron around the pool edge?
  - the pool apron is quite large, which allows adequate space to accommodate new development while accommodating the existing pool deck furniture
- the parking study does not indicate that vehicles are unable to simultaneously pass when there are cars parked on both sides of road; when was the study completed?
  - the study was completed in September / October 2017, and measurements were taken at two different demand times
  - the applicant concedes that the road space is tight
- does the City anticipate needing a larger setback than what is proposed?
  - the City does not have immediate plans to widen the road outside of the current right-of-way
- have there been comparative studies for the setbacks in the area?
  - the applicant supplied the Panel with a diagram of the surrounding setbacks
  - at the west end of the block, there is a 3-storey building with a 9.3m setback, a 2.5 storey building with a 10m setback, and a 3 storey with 15m setback
  - the proposed setback is considerably greater than the surrounding setbacks that existed prior to the towers
  - the building must be brought to the perimeter of the site to allow for infill
- were other spaces on the site considered for infill?
  - a tower was considered for the site, but the applicants were advised against this option
  - the rear of the site were also considered; however, this would result in loss of needed surface parking
- what is the reason for limiting the height of the new buildings at three storeys?
  - front doors must be no more than 1.5m above grade to allow for walk-up housing to comply with building code
- is the walk-up housing why the ground level is sunken?
  - yes; depressing the building allows the upper stair to adhere with building code without impeding on the liveability of the lowest levels
- to what degree was the need for bicycle parking and storage for strollers, etc. considered?
  - adding additional storage space for bicycles is challenging as it would result in the loss of parking spaces



- the units are well closeted and the front porch may serve as additional storage
- was more greenspace considered for the pool deck?
  - not at this time, as the residents utilize the pool deck frequently and removing space would likely result in tenant pushback
  - the developer does not believe there is enough room for added greenspace
- will drainage be integrated into the roof forms on the Michigan Street elevation?
  - the slip in the building allows water to be taken laterally to the west side of the site and deposited into a rain garden
- are the stair elements comprised of wood and concrete? Has the durability of these materials been considered?
  - the stairs will be constructed of wood stringers with pre-cast concrete treads
  - the materials have been in use for many years and have an approximate lifespan of 25 years
- is the building behind the Charter House a new building?
  - yes, it will be new construction for a garbage storage facility
- is there an opportunity to incorporate stormwater management for the regent towers?
  - the applicants were not able to get the water to flow from the regent towers towards a direction where it could be managed
- does the parking study include all three buildings?
  - yes
- are the rock walls currently at the entrance of the site being retained?
  - no, they will be reconstructed and taken down to minimum height to increase visibility from the driveway
- is the property being consolidated?
  - the sites are already consolidated
- were more trees considered for the parking lot?
  - this was considered, but due to the high points of the parking lot and asphalt curves, it would be too costly to reconfigure the parking lot to accommodate rain water collection
  - the driving aisles and some parking space depths are currently non-compliant; there is not a lot of space to add additional trees.

Panel members discussed:

- the proposal's appropriate and well thought-out design response to staff concerns
- appreciation for sensitive infill
- desire to see a revitalization plan for the consolidated site, instead of an incremental plan
- desire to see more effort to promoting a car-free lifestyle through the provision of amenities for scooters, bicycles, etc.
- concern for the storage building at the rear of the east tower not being readily available to all units; a storage unit more specific to the new development should be considered and some of the pool deck space could be used to accommodate this need
- the need for bicycle storage in closer proximity to the new building
- opportunity to incorporate bicycle / scooter parking to the west of the pool by reducing the pool deck slightly
- opportunity to enclose front stairs to provide additional unit storage

- privacy concerns for the ground floor units, with the overlook of the upper stairs on the lower patios resulting in the lower units being unapproachable to the street
- the location of the lower unit entrances could be moved to be offset with the upper exterior stairs, which would allow for a clear view of all entrances from the sidewalk, enhance the privacy between units and could be refined to incorporate unit storage to increase liveability
- no issues with the proposed setbacks
- support for the building's proximity to the street and its engagement with the streetscape through the small pocket gardens
- the proposal's appropriate fit within the neighbourhood while adding character to the street
- preserving the landscaping by not having a second sidewalk is appropriate as there are adequate walkways throughout the site
- no units promote accessibility despite the building being on the street frontage
- opportunity for existing tenants to benefit from more greenspace being added to the proposal, which could be accomplished by adding more vegetation to the parking surface, greenspace to the east of the pool and additional tree planting
- the significant impact on the existing towers arising from the proposed tree removal
- desire for additional landscaping in the pool deck area
- opportunity to better take advantage of the site, but the options being limited with the location of the pool and the size of the pool deck
- support for a rainwater system infiltrating into the greenspace.

**Motion:**

It was moved by Justin Gammon, seconded by Elizabeth Balderston, that Development Permit with Variance No. 00055 for 415 and 435 Michigan Street be approved with the following recommendations:

- explore utilizing the vertical elements of the building for rain water leaders and storage options
- consider flipping the layout of the studio suites to offset the alignment of the front door and the upper exterior stairs
- consider introducing additional greenspace to the consolidated site
- review stair design maximize privacy, storage and liveability
- reconsider the design of the building's end elevations to respond to the massing shift in the building form.

**Carried Unanimously**

**Lacey Maxwell**

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**From:** John [REDACTED]  
**Sent:** August 19, 2017 1:24 PM  
**To:** Victoria Mayor and Council  
**Subject:** 435 Michigan - Development Proposal / Asbestos Contamination  
**Attachments:** additional housing proposal 2017.8.18.pdf; 20170713\_124724.jpg; Letter to Starlight Investments Devon Properties Mar 14 2017.pdf; 20170708\_203901.jpg  
  
**Categories:** Awaiting Staff Response

Dear Mayor Helps and Council:

You may already be familiar with the recent evacuation of our building at 435 Michigan because we tenants were exposed to levels of asbestos deemed dangerous enough by Vancouver Island Health to require us to leave the building for over 1 1/2 months.

It was our hope that by now the saga of our home - Charter House - would have ended but unfortunately that is not the case. In fact an entirely new twist has present itself to further muddy the waters. Recently, a flyer was circulated, (copy enclosed) to the neighbouring buildings of Charter House on Michigan St. inviting residents to view and discuss a proposed new building to be located on the property of 435 Michigan and 415 Michigan. Ironically, this proposal notification was not sent to the tenants of 435 Michigan by Starlight Properties who own the building or by Devon Properties who manage the building, and nothing has been posted within our building. In addition we received no notification from the City of Victoria about this proposal. Some weeks back, geotechnical work - drilling - was done on the property between the two buildings to ascertain where the bedrock was - (photo enclosed). It should be noted that similar drilling was also conducted in the parking lot behind 350 Douglas St., another Starlight / Devon building.

Since before Christmas there has been no return to construction at 435 Michigan, other than a partial removal of some of the construction debris that was on the site and securing the massive blue tarps shrouding our building that had torn loose in the numerous high winds since last Xmas (photo enclosed). Our hallways are still bare concrete - (photo enclosed), our windows and balconies are either taped closed or screwed closed. We have received no updates on when construction on this building will resume. After the evacuation of our building at the end of January 2017 because of the asbestos contamination, a pro-bono lawyer we engaged sent a letter containing more than a dozen questions to Starlight properties and Devon properties. This letter was sent twice and has gone unanswered for 5 months now - (copy enclosed). Both Devon Properties and Starlight continue to resist providing fair and reasonable disclosure to the very people who are their tenants. From serious impacts on our health, finances, and living environment, Starlight and Devon continue to neglect and disrupt our neighbourhood and our living space, and now appear to be exploring enlarging that scope.

To complete the picture, we have continued to receive rent increases at the maximum level allowed by law.



Through this entire ordeal we have had little assistance or support from the City of Victoria and it is our hope that you can now step forward and offer us some degree of protection and guidance moving forward.

We invite your questions and look forward to speaking with you soon.

Best Regards  
Sean Clazie  
Suite 1206 - 435 Michigan

Mayor & Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

RECEIVED  
SEP 08 2017

September 6, 2017

Dear Mayor Helps and Councillors:

We are concerned about the proposed development by Starlight Investments of 24 new ground-oriented rental housing units at 415 - 435 Michigan Street because the renovations on Charter House (work stopped Dec. 2016 - not resumed) and Regent Towers have not been completed. You should visit these buildings to observe the conditions residents must endure.

Given the aims city council has published, it is hard to understand how paying tenants could be left in unfinished buildings while the landlord is free to apply to construct a new building on the same property site. We were able to move out of Charter House, but our former neighbours are very concerned about parking, traffic congestion and further mistreatment leading to renoviction. We are writing to support their concerns.

We would like to see city hall stand up for ordinary Victoria citizens and not grant new permits to absentee landlords like Starlight Investments until their current renovation project permits, now completely in limbo, are completed. Charter house has been shrouded since June 2016.

If the absentee landlords are given free rein I fear the following scenarios:

- continued disregard for the health and safety of tenants and workers
- continued insecurity of the present tenants and others trying to rent affordably in Victoria
- incomplete renovations keeping suites off the market adding to Victoria's already stressed housing shortage
- continued challenge for businesses to hire needed employees due to lack of affordable housing
- erosion of public confidence and trust in our present Victoria administration
- erosion of the reputation of Victoria being a community minded city that cares about its citizens
- Charter House in its blue shroud continuing to be a visible reminder of mismanagement

This whole episode has gone on far to long for the people living in Charter House and Regent Towers. We invite you to do a tour - talk to some of those living in these buildings. Think about whether you would want to be living in one of those buildings and paying rent to live in a construction zone for more than a year with no end in sight.

Sincerely

Jean & Gordon Sonmor  
202 - 1035 Southgate Street  
Victoria BC V8V 2Z1

cc MLA Carole James

## Lacey Maxwell

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**From:** Stan Stuart [REDACTED]  
**Sent:** February 7, 2018 6:02 PM  
**To:** Victoria Mayor and Council  
**Subject:** 415 and 435 michigan street

these two existing buildings have a total of 138 parking spaces .the plan is to rely on only 138 existing spaces instead of the zoning requirement of 269 once the proposed additional 24 suites are considered the existing two buildings have had vacancies during renovations which continue into third year but they will fill there is heavy street parking on both sides.there seems to be no excuse for reducing parking provision



Virus-free. [www.avg.com](http://www.avg.com)



## Lacey Maxwell

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**From:** Lorraine Stundon [REDACTED]  
**Sent:** February 14, 2018 5:44 PM  
**To:** Victoria Mayor and Council  
**Subject:** Regarding change to zoning regulation RH 3 to site specific.

I appose this rezoning.

This short street block is so jammed filled with high density housing.

There are at least 5, 4 story rental apartment, 1- 4 storey, strata, 1- 5 storey strata. Multiple assisted rental town house. 2 tall steel and concrete tower rental block ( of which the owner want to build town house rental unit) also on same street a strata town house. This short block on Michigan St between Oswego and Menzies could not possibly support any more housing. We have the large capital build out, rentals and strata and government workers.

I invite you to drive this short block if you can. Garbage disposal can barely make it along there. Let alone if need fire trucks and ambulances.

It is a max safety levels now. It would be impossible to move the residents of this street if there was an event that required mass evacuation. It is also putting an unfair burden on us residence of James where our density is reaching critical mass.

Regards Lorraine Stundon.  
[REDACTED]

## Lacey Maxwell

---

**From:** nathalie vazan [REDACTED]  
**Sent:** February 17, 2018 9:00 PM  
**To:** [REDACTED]; nathalie vazan  
**Cc:** Paul Mitchell; Victoria Mayor and Council; James.MLA, Carole; Shayli.Robinson@leg.bc.ca; murray.rankin@parl.gc.ca  
**Subject:** James Bay's Proposed Development between 415 and 435 Michigan St.

Hello Marg,

The object of my message is to express my views on the Proposed Development of a 24-rental unit building on Michigan St which would be located within 100 metres from Regent Tower (415 Michigan St) where I have been living for the last 11 years (since 2006).

Unfortunately, I was turned away from the February 14 CALUC-Community Meeting since New Horizons' venue had already reached maximum capacity when I arrived shortly after 7 PM.

Over the last three days, I have had enlightening conversations with fellow residents of Regent Tower, Charter House and of other James Bay buildings. Hence, after thorough reflection, here is my position, presented to you in four items, regarding the zoning application at stake.

- 1) The lack of parking space for residents and visitors of that proposed building would create congestion on that portion of Michigan St, which would create chaos and headaches for drivers, pedestrians and bikers, therefore impeding on our quality of life.
- 2) That congestion on Michigan Street, between Menzies and Oswego, could jeopardize the delivery of emergency services, such as ambulance, police and firefighters to our area's residents.
- 3) This building would offer only high-priced rental units, that is, \$ 1 600 per month for bachelors and \$ 3 000 per month for 2-BDR suites. This is NOT considered affordable rent. Therefore, this building would only be suitable for a small percentage of renters and would NOT address the serious need for reasonably established rent for the majority of renters in our community.
- 4) The loss of green space and of beautiful old trees in between Charter House and Regent Tower would be another major deterrent to the construction of that proposed building.

Marg, considering the above-mentioned reasons, I believe that this Proposed Development entails too many negative effects to our neighbourhood.

Thus, I am strongly opposed to the construction of such a building on that green space between 415 and 435 Michigan St.

Best regards,

Nathalie Vazan  
# 601 - 415 Michigan St.

## Katie Lauriston

---

**From:** webforms@victoria.ca  
**Sent:** Monday, February 19, 2018 9:30 AM  
**To:** Development Services email inquiries  
**Subject:** Development Services

From: Kristin Ross

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/residents/planning-development/development-services.html>

Daytime Phone : [REDACTED]

Hello,

I attended a James Bay Neighborhood Association meeting on Wednesday, February 14th to hear more about a proposal for a townhouse development at 415/435 Michigan Street. I live in one of the adjacent Starlight buildings (at 435).

I appreciate you want to hear from residents in the neighborhood so I am writing to indicate I am strongly opposed after hearing the architect and others involved with the proposal.

I have lived in the building for 14 years and have been appalled at the way residents have been treated and the length of time Starlight has taken to upgrade balconies and windows, among other aspects of building care. I am sure you are aware of the issues that have plagued the buildings since Starlight's takeover.

The proposal will rob us of the cherished grass lawn between the two existing buildings. The street is already crammed with cars and there is certainly not room for their underestimated number of cars per unit. The proposed set-back is too close to the sidewalk thereby taking away the aesthetically pleasing space now afforded by the lawn.

I am all for affordable rental units in the neighborhood as that is what Victoria is lacking, but given their 50% increase in rent to all remodeled units, I strongly believe there is no evidence Starlight will offer these units anywhere below the \$2000 monthly rate they are close to receiving for updated two-bedroom units in the adjacent buildings.

Overall, I am extremely dissatisfied with the way Starlight has impacted my living space for over two years now. I am opposed to this new project, not only because of the lived experience with this company, but because of all that will be impacted in our environment if they are allowed to go through with this idea.

Someone at the meeting suggested they build more units at the back of the 415/435 lot, adjacent to the Simcoe buildings, and include more parking. At least that area wouldn't effect our green space and the beautiful trees that have taken decades to grow where they are toward the street.

Thank you for listening (reading)!  
Kristin

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IP Address: [REDACTED]

## Noraye Fjeldstad

---

**From:** Rob Bateman <[rbateman@victoria.ca](mailto:rbateman@victoria.ca)>  
**Sent:** Thursday, May 03, 2018 12:38 PM  
**To:** Noraye Fjeldstad  
**Subject:** FW: Michigan Street Development

Hi Noraye,

Could you please file this? It is regarding REZ000637 and DPV00055 for 415 and 435 Michigan Street.

Thanks!  
Rob

**From:** Miko Betanzo  
**Sent:** Thursday, May 3, 2018 11:59 AM  
**To:** Rob Bateman <[REDACTED]>  
**Subject:** FW: Michigan Street Development

Another one from Michigan for your file

**From:** Tustanoff, Marion RBCM:EX <[REDACTED]>  
**Sent:** May 3, 2018 10:01 AM  
**To:** Miko Betanzo <[mbetanzo@victoria.ca](mailto:mbetanzo@victoria.ca)>  
**Subject:** Michigan Street Development

Please accept this email as a protest to the development plan on Michigan Street on the green space between 435 and 415. Michigan Street is so congested with vehicles, parked cars and pedestrian traffic. The plan to have a 26 townhouse sitting on the edge of the sidewalk is a travesty.

James Bay is over populated and has gone unchecked for the past five years. Small individual dwellings have been demolished and replaced with multi-unit domiciles. This has to stop.

I have attended several meetings at the James Bay New Horizons, the public outcry was loud and apparent. I will be emailing council and the Mayor with my concerns. You however are supposedly in charge of keeping my neighbourhood in check.

Please consider the residents of James Bay before this project is green lit.

Thank you.

---

Marion Tustanoff

[REDACTED] | Archives, Access and Digital



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## Lacey Maxwell

---

**From:** Tustanoff, Marion RBCM:EX [REDACTED]  
**Sent:** May 4, 2018 10:02 AM  
**To:** Victoria Mayor and Council  
**Subject:** Density in James Bay Say no to Michigan Street development

I am sure that you are well aware of the ongoing disputes at 415 – 435 Michigan Street regarding Starlight Properties renovation debacle.

The process is finally coming to an end, after enduring shoddy construction, mismanagement of the properties, unsafe living situations, blatant disregard of tenant's rights, noise complaints and the right of quiet enjoyment taken from us for three years.

Now Starlight has set in motion the construction of a 26 town home unit on our green space. This cannot happen. James Bay has seen an unprecedented growth of these multi-unit builds, mostly by knocking down small single home dwellings. James Bay is becoming too dense. It has to get under control. We do not need luxury rental units in James Bay, these units will be rented for an average of 3000 per month, who does this benefit?

We need our green space and heritage trees in James Bay, not anymore density. Let alone the problem of traffic and parking on Michigan Street.

Please consider the working middle class in James Bay before Starlight fills it's pockets again!

Thank you.

---

**Marion Tustanoff** Collections Manager - Government Records | Archives, Access and Digital



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[jbna@jbna.org](mailto:jbna@jbna.org)

Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

September 18<sup>th</sup>, 2019

Mayor and Council,  
City of Victoria

Dear Mayor Helps and Councilors,

**Re: 415/435 Michigan Street Development Permit and Rezoning applications**

We understand you will be considering the Starlight proposal concerning the two Michigan Street towers at this week's Committee of the whole.

We appreciate the two staff reports, but we ask that even further consideration be given concerning the impact the proposed development (and huge, unacceptable parking variance of over 100 units) will have on users of the 400 block of Michigan.

During discussions with the proponents, we emphasized the need for bicycle storage and garden opportunities, and explored siting opportunities:

- The proponents responded positively regarding the bicycle storage.
- Garden opportunities were very limited due to the placement of the townhouses on the best land for gardens (sun and shelter from the wind) rather than on the rear of the property, thereby minimizing greenspace and maximizing hard-surface use of the properties.

As you review the file, you may notice the parking studies do not, in our view, adequately represent the parking situation which will worsen as Capital Park is completed and another 600 employees move into the second office building. Further, the proposal, and the Watt study, do not reflect Schedule C, the City's commitment to ease parking disputes which was developed only a couple years ago.

The parking situation has been exacerbated by the poor management of the current on-site parking lot. During discussion in 2018, it became clear that there was inadequate management of the lot, with owners not having parking stall controls and therefore did not have data to identify needs or use of street parking. At the December 10<sup>th</sup>, 2018, meeting with Deane Strongitharm of City Spaces and Howard Paskowitz of Starlight Investment, commitment was made to control on-site parking etc. Months later, on May 14<sup>th</sup>, 2019 Tim VanAlstine and I met with the proponents to discuss tenant complaint about disarray in parking. At that time we understood that the management had still not taken control of the parking area.

... 2

The proposed mitigation of the parking is also insufficient for other reasons, namely:

- Modo opportunity for the first 50 tenants is too light given there are more than 200 units (and perhaps over 300 tenants) with a parking shortage of 100 stalls.
- Similarly, three bike share bicycles may be insufficient to serve the large tenant population.
- The terms of any car or bicycle share have not been identified.

It should also be noted that although the proposal identifies amenities for tenants, it does not include any public realm improvements. Indeed, the proposal implies a community cost of consuming public areas for parking and the elimination of Michigan Street greenspace.

The proponent letter of Aug 30<sup>th</sup>, 2019, references “non-functional lawn areas”. This area has long been considered a public amenity as it provides relief from the overpowering presence of the two high towers, and complements the greenspace along Michigan, a greenspace which contributes to making Michigan one of the east-west through streets that is preferred for walking.

Years ago, we had approached the property managers seeking a large allotment garden in the greenspace to the north of the swimming pool to serve the tenants, hoping that any other building would be to the south of the pool, over the large surface parking lot.

James Bay residents have need for shopping, accessing local village area. Often this requires short-term parking. Over the past few years such parking has been reduced in the Menzies area. We ask for consideration of making the 400 block of Michigan either 90 minutes or 2 hr parking, thereby discouraging employee daytime parking and encouraging residents of the towers to use on-site parking. (Note parking east of the towers has a limit of 90 minutes.)

In summary, the proposal, even with the rental housing considerations, does not adequately address parking needs and does not provide add enough community amenity to warrant the variances.

We ask that any further proposal for addressing the parking issue, as recommended in the staff report, come to JBNA for consideration during the staff review process  
For your consideration,

Yours truly



Marg Gardiner

Cc: Rob Bateman & Miko Betanzo, CoV Senior Planners



---

Rezoning and Development  
Permit with Variances  
Application  
for  
415 and 435 Michigan Street





# Subject Site – 435 Michigan Street

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# Subject Site

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# Subject Site

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# Subject Site – 415 Michigan Street

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# Subject Site – Existing Swimming Pool



# Subject Site – Existing Parking





# Subject Site – 415 Michigan Street

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# Subject Site – 415 and 435 Michigan Street

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# Subject Site – 435 Michigan Street

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# Context – 345 Michigan Street





# Context – 418 Michigan Street

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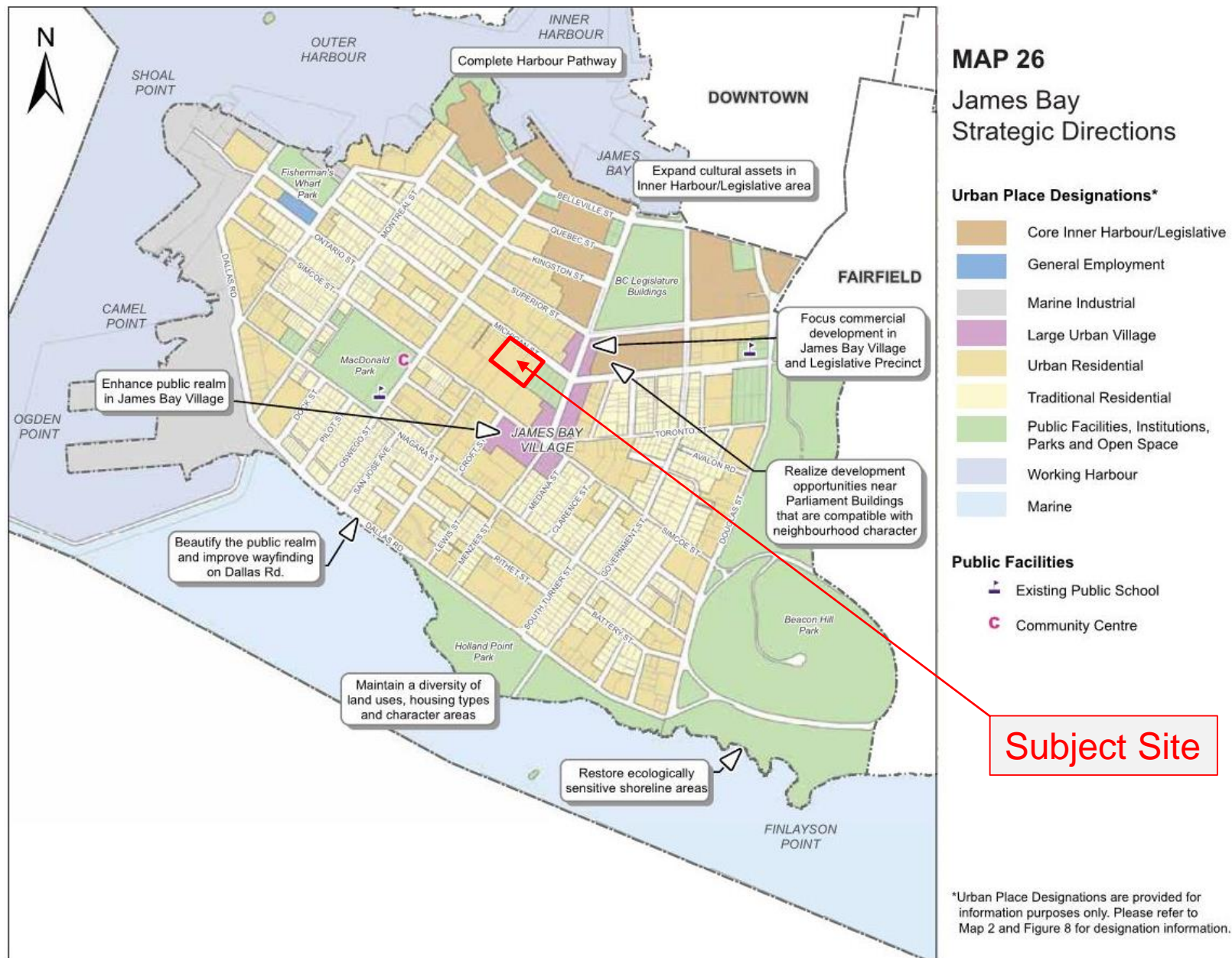


# Context – 404/410 Michigan Street

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# OCP Urban Place Designation





# Context Plan and Street Elevation



1 Michigan Street Plan  
Scale 1:400



2 Michigan Street Elevation  
Scale 1:400

revisions:		
no.	date	description
1	2018-03-09	ARIS Comments Oct 11/17
2	2018-04-25	CALCARS Comments Mar 27/18
3	2018-04-11	ADP Comments
4	2018-02-28	Comments from Planning
5	2018-05-17	Comments from Planning

issues:		
no.	date	description
1	2017-10-02	Issued for Development Permit
2	2017-11-21	Issued for CALIC
3	2018-03-09	Issued for Reasoning
4	2018-04-25	Issued for Design Panel
5	2018-04-11	Re-issued for Reasoning
6	2018-02-28	Re-issued for Reasoning
7	2019-05-17	Re-issued for Reasoning

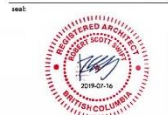
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Telephone: (604) 730-8100 | Web: www.bha.ca

**project:**  
Proposed Residential Infill  
415415 Michigan Street  
VICTORIA BC  
**Starlight**  
interiors

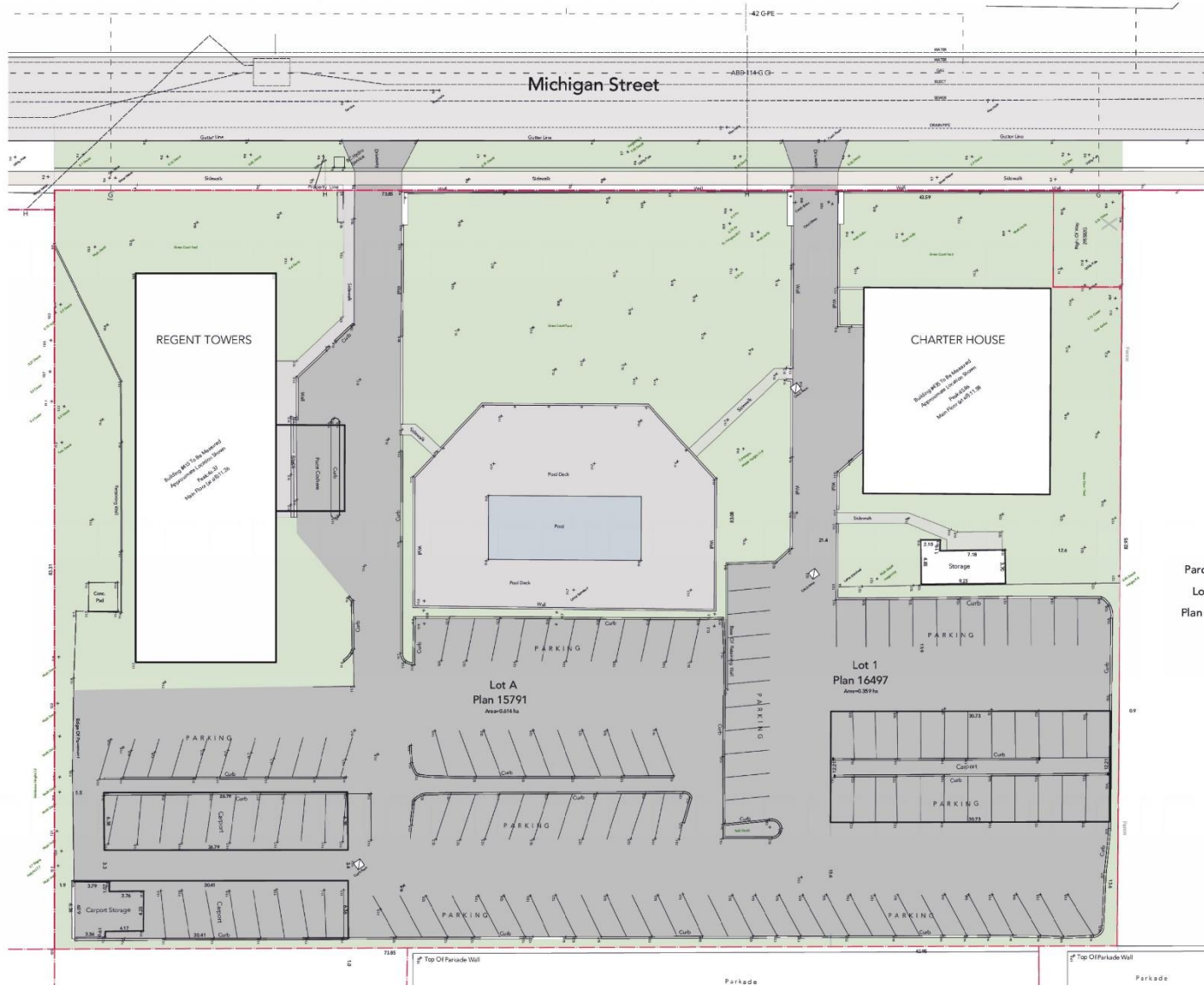
**consultant:**



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

sheet no.:  
**A5.04**  
REV: 5  
plotted: 19-5-17 11:49:32 AM

# Existing Site Plan



PARCEL IDENTIFIER  
030-409-519

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

no.	date	description
1	2018-03-09	ASG Comments Oct8/17
2	2018-04-25	CALUCA Comments Mar 27/18
3	2018-06-11	ASG Comments
4	2018-02-28	Comments from Planning

no.	date	description
1	2017-10-02	Issued for Development Permit
2	2017-11-21	Issued for CALUC
3	2018-03-09	Issued for Re-zoning
4	2018-04-25	Issued for Design Panel
5	2018-06-11	Re-issued for Re-zoning
6	2019-02-28	Re-issued for Re-zoning
7	2019-05-17	Re-issued for Re-zoning

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415/425 Michigan Street  
VICTORIA BC



consultant:



drawn:	KE/MCH	date:	APRIL 2017
checked:			
scale:	as indicated	project no.:	P-433
sheet title:	Existing Site Plan		

sheet no.:

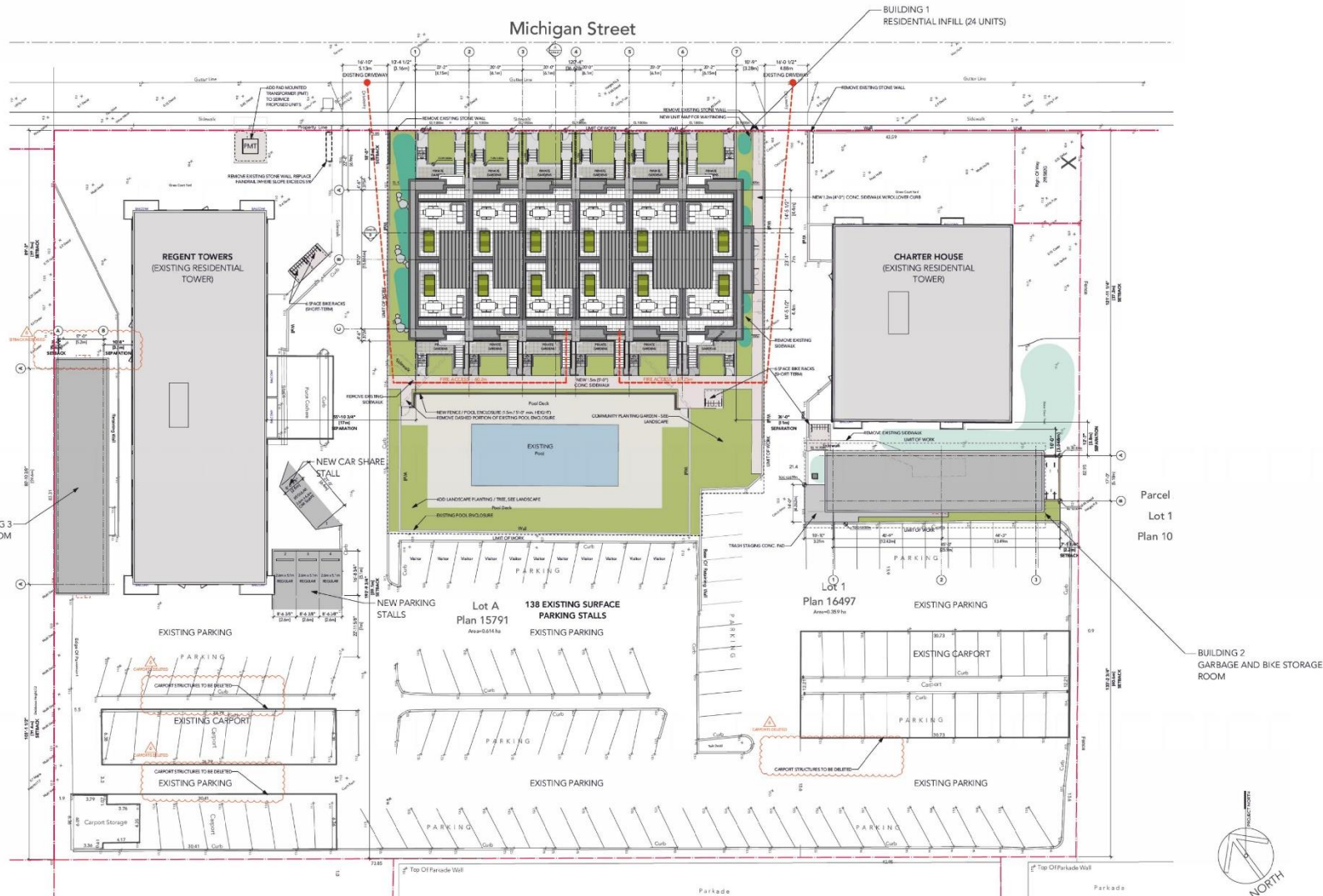
A1.02



plotted: 19-5-17 11:53:18 AM

1 SITE PLAN - EXISTING  
Scale: 1:800

# Proposed Site Plan



no.	date	description
1	2018-03-09	ASG Comments Oct 17/17
2	2018-04-25	CALIC Comments Mar 27/18
3	2018-06-11	ASG Comments
4	2018-06-28	Comments from Planning
5	2018-07-17	Comments from Planning
6	2018-07-11	Comments from Planning

no.	date	description
1	2017-10-02	Issued for Development Permit
2	2017-11-21	Issued for CALIC
3	2018-03-09	Issued for Re-zoning
4	2018-04-25	Issued for Design Panel
5	2018-06-11	Re-issued for Re-zoning
6	2018-06-28	Re-issued for Re-zoning
7	2018-07-17	Re-issued for Re-zoning
8	2018-07-11	Re-issued for Re-zoning

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**consultant:**



drawn:	KE/MCH	date:	APRIL 2017
checked:			
scale:	as indicated	project no.:	P-433
sheet title:	Proposed Site Plan		



# North and East Elevations



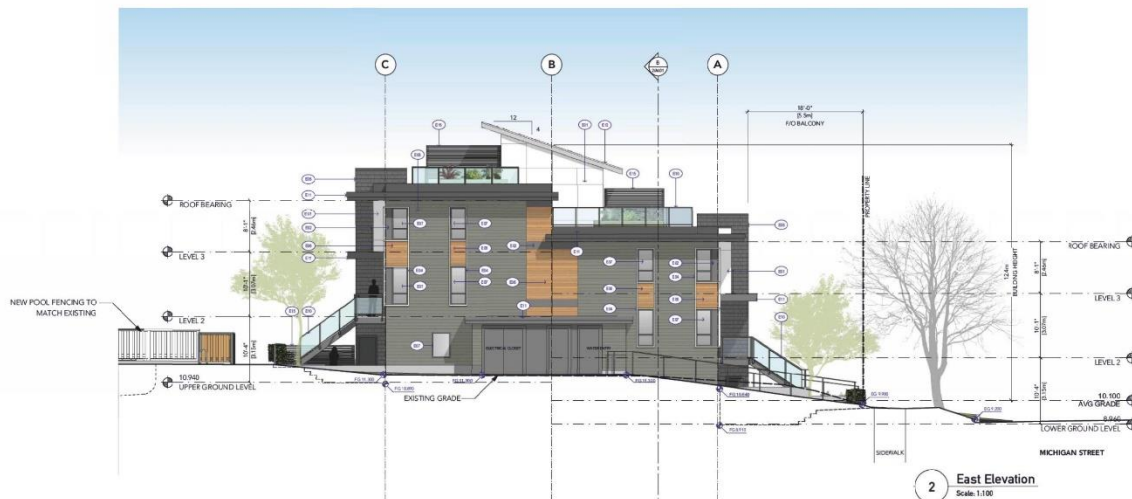
1 North Elevation (Michigan St.)  
Scale: 1:100

## EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO. / ELEMENT	FINISH	COLOUR (OR APPROVED EQUAL)
<b>CLADDING</b>		
E01 - CEMENTITIOUS PANEL SYSTEM (MARBLE PANEL)	PREFINISHED	ANTIC WHITE
E02 - CEMENTITIOUS PANEL SYSTEM (MARBLE PANEL)	PREFINISHED	BROWN GRAY
E03 - CEMENTITIOUS LAP BOARD (MARBLE PLANK)	PREFINISHED	AGED PORTER
E04 - CEMENTITIOUS TRIM BOARD (MARBLE TRIM)	PREFINISHED	ANTIC WHITE
E05 - CEMENTITIOUS BRICK & SLATS (CHROME BRICKS)	PREFINISHED	BROWN GRAY
E06 - ALUMINUM SIPS-IT / SIDING	PREFINISHED	LONGBOARD WOODGRAIN - DARK PR
<b>DOORS / WINDOWS</b>		
E07 - RESIDENTIAL VINYL WINDOWS	PREFINISHED	BLACK
E08 - RESIDENTIAL VINYL GLAZED SWING DOOR	PREFINISHED	BLACK
E09 - GLAZED WOOD SWING DOOR (ENTRY)	PREFINISHED	WOODGRAIN / DIFFUSED GLASS
<b>METALS / GLASS</b>		
E10 - ALUMINUM GUARDRAILS WITH TEMPLER GLASS	PREFINISHED	BLACK CHARCOAL GUARDRAIL CLEAR GLASS
E11 - VITAL PLASTIC	PREFINISHED	BLACK
E12 - STANDING SEAM METAL ROOFING	PREFINISHED	CHARCOAL (DARK GRAY)
E13 - PRIVACY GLAZING	-	DIFFUSED WHITE
<b>WOODS</b>		
E14 - EXTERIOR WOOD STAIRS W/ CONC. TREADS	STAINED WOOD / 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.



2 East Elevation  
Scale: 1:100

no.	date	description
1	2018-03-09	ARIS Comments Oct 11/17
2	2018-04-25	CALIC Comments Mar 27/18
3	2018-04-11	ADP Comments
4	2019-02-28	Comments from Planning

issues:	
2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALIC
2018-03-09	Issued for Reasoning
2018-04-25	Issued for Design Panel
2018-04-11	Re-issued for Reasoning
2019-02-28	Re-issued for Reasoning
2019-05-17	Re-issued for Reasoning

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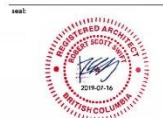


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**project:**  
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4545 Michigan Street  
VICTORIA BC

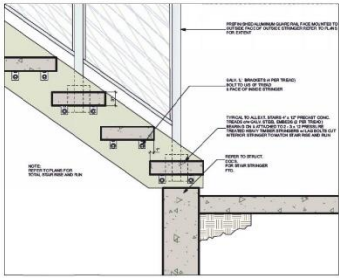


**consultant:**



drawn:	DM/KB	date:	April 2017
checked:			
scale:	as noted	project no.:	433
sheet title:	North Elevation East Elevation		

# South and West Elevations



3 Detail: Typ. Exterior Stair  
Scale: 1/2



1 South Elevation  
Scale: 1/100



2 West Elevation  
Scale: 1/100

## EXTERIOR MATERIAL/ COLOUR SCHEDULE

MAT NO.	ELEMENT	FINISH	COLOUR (OR APPROVED EQUAL)
<b>CLADDING</b>			
E01	CEMENTITIOUS PANEL SYSTEM (HARDBOARD PANELS)	PREPARED	ARCTIC WHITE
E02	CEMENTITIOUS PANEL SYSTEM (HARDBOARD PANELS)	PREPARED	BROWN GRAY
E03	CEMENTITIOUS LAP SIDING (HARDBOARD PANELS)	PREPARED	AGED FENSTER
E04	CEMENTITIOUS TBM BOARD (HARDBOARD PANELS)	PREPARED	ARCTIC WHITE
E05	CEMENTITIOUS SHINGLE SIDING (HARDBOARD PANELS)	PREPARED	BROWN GRAY
E06	ALUMINUM SIDING / SIDING	PREPARED	LONGBOARD WOODGRAIN - DARK RIR
<b>DOORS / WINDOWS</b>			
E07	RESIDENTIAL VINYL WINDOWS	PREPARED	BLACK
E08	RESIDENTIAL VINYL GLAZED SWING DOOR	PREPARED	BLACK
E09	GLAZED WOOD SWING DOOR (ENTRY)	PREPARED	WOODGRAIN / DIFFUSED GLASS
<b>METALS / GLASS</b>			
E10	ALUMINUM GUARDRAILS WITH TEMPLERED GLASS	PREPARED	BLACK CHARCOAL, GUARDS, CLEAR GLASS
E11	METAL FLASHING	PREPARED	BLACK
E12	STANDING SEAM METAL ROOFING	PREPARED	CHARCOAL (DARK GRAY)
E13	PRIVACY GLAZING	-	DIFFUSED WHITE
<b>WOODS</b>			
E14	EXTERIOR WOOD STAIRS W/ CONC. TREADS	STAINED WD / CONC	SLATE / NATURAL CONCRETE
E15	CHOKER TRILLS / HINGE-PRIVACY SCREENS	STAINED	SLATE

## GENERAL MATERIAL NOTES:

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- CHANGES IN MATERIALS TO ALWAYS OCCUR AT INSIDE CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

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1	2018-03-09	ARIS Comments Oct 11/17
2	2018-04-25	CALIC Comments Mar 27/18
3	2018-04-11	ADP Comments
4	2019-02-28	Comments from Planning

issues:	
2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALIC
2018-03-09	Issued for Reasoning
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2018-04-11	Re-issued for Reasoning
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VICTORIA BC



consultant:



drawn: DM/KB date: April 2017

checked:

scale: as noted project no.: 433

sheet title:  
South Elevation  
West Elevation

sheet no.:  
**A5.02**

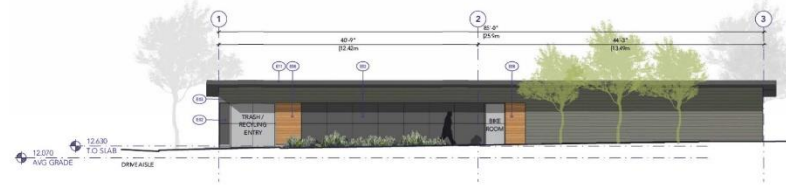


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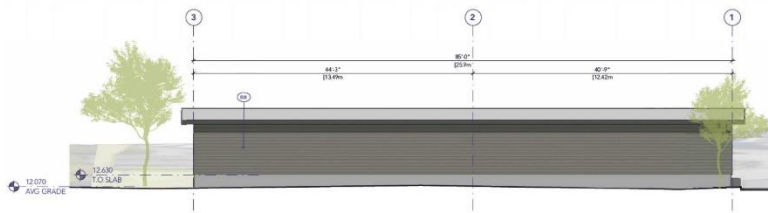
# Accessory Buildings Elevations



1 East Bike Storage West Elevation  
Scale: 1/100



2 East Bike Storage South Elevation  
Scale: 1/100



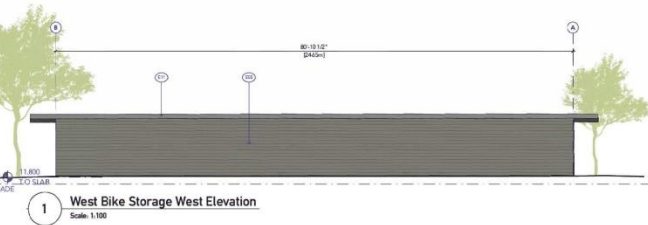
3 East Bike Storage North Elevation  
Scale: 1/100



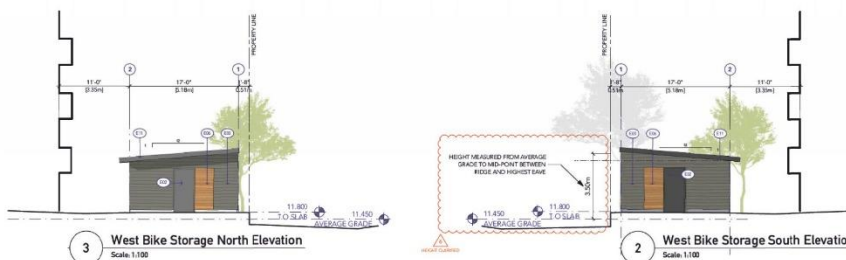
4 East Bike Storage East Elevation  
Scale: 1/100



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 FOR APPROVED EQUAL
<b>CLADDING</b>			
E01	CEMENTITIOUS PANEL SYSTEM (HARDE PANEL)	PREFINISHED	ARCTIC WHITE
E02	CEMENTITIOUS PANEL SYSTEM (HARDE PANEL)	PREFINISHED	IRON GRAY
E03	CEMENTITIOUS LATH (HARDE PANEL)	PREFINISHED	AGED BRONZE
E04	CEMENTITIOUS TRIM BOARD (HARDE TRIM)	PREFINISHED	ARCTIC WHITE
E05	CEMENTITIOUS SHINGLES (HARDE SHINGLES)	PREFINISHED	IRON GRAY
E06	ALUMINUM SIPPIT / SIDING	PREFINISHED	LONGHORN WOODGRAIN - DARK H R
<b>DOORS / WINDOWS</b>			
E07	RESIDENTIAL VINYL WINDOWS	PREFINISHED	BLACK
E08	RESIDENTIAL VINYL GLAZED SWING DOOR	PREFINISHED	BLACK
E09	GLAZED WOOD SWING DOOR (ENTRY)	PREFINISHED	WOODGRAIN / DIFFUSED GLASS
<b>METALS / GLASS</b>			
E10	ALUMINUM GUARDRAILS WITH TEMPLERED GLASS	PREFINISHED	BLACK CHARCOAL GUARDS, CLEAR GLASS
E11	WETAL P. ALUMINUM	PREFINISHED	BLACK
E12	STANDING SEAM METAL ROOFING	PREFINISHED	CHARCOAL (DARK GRAY)
E13	PRIVACY GLAZING	-	DIFFUSED WHITE
<b>WOODS</b>			
E14	EXTERIOR WOOD STAIRS W/ CONC. TREADS	STAINED WD / CONC.	SLATE / NATURAL CONCRETE
E15	CEGAR TRELLIS / FENCE PRIVACY SCREENS	STAINED	NATURAL

## 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 CONDITIONS.
2. CHANGES IN MATERIALS TO ALWAYS OCCUR AT INTERIOR CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

no.	date	description
1	2018-03-09	ARIS Comments Oct 11/17
2	2018-04-25	CALIC Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2018-08-28	Comments from Planning
5	2018-09-17	Comments from Planning
6	2019-02-11	Comments from Planning

issues:	
2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALIC
2018-03-09	Issued for Reopening
2018-04-25	Issued for Design Panel
2018-06-11	Re-issued for Reopening
2018-08-28	Re-issued for Reopening
2019-02-28	Re-issued for Reopening
2019-05-17	Re-issued for Reopening
2019-07-11	Re-issued for Reopening

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## project:

Proposed Residential Infill  
415415 Michigan Street  
VICTORIA BC



## consultant:

seal:



drawn: KB date: April 2017

checked: project no.: 433

scale: as noted

sheet title:  
Trash / Bike Storage  
Elevations

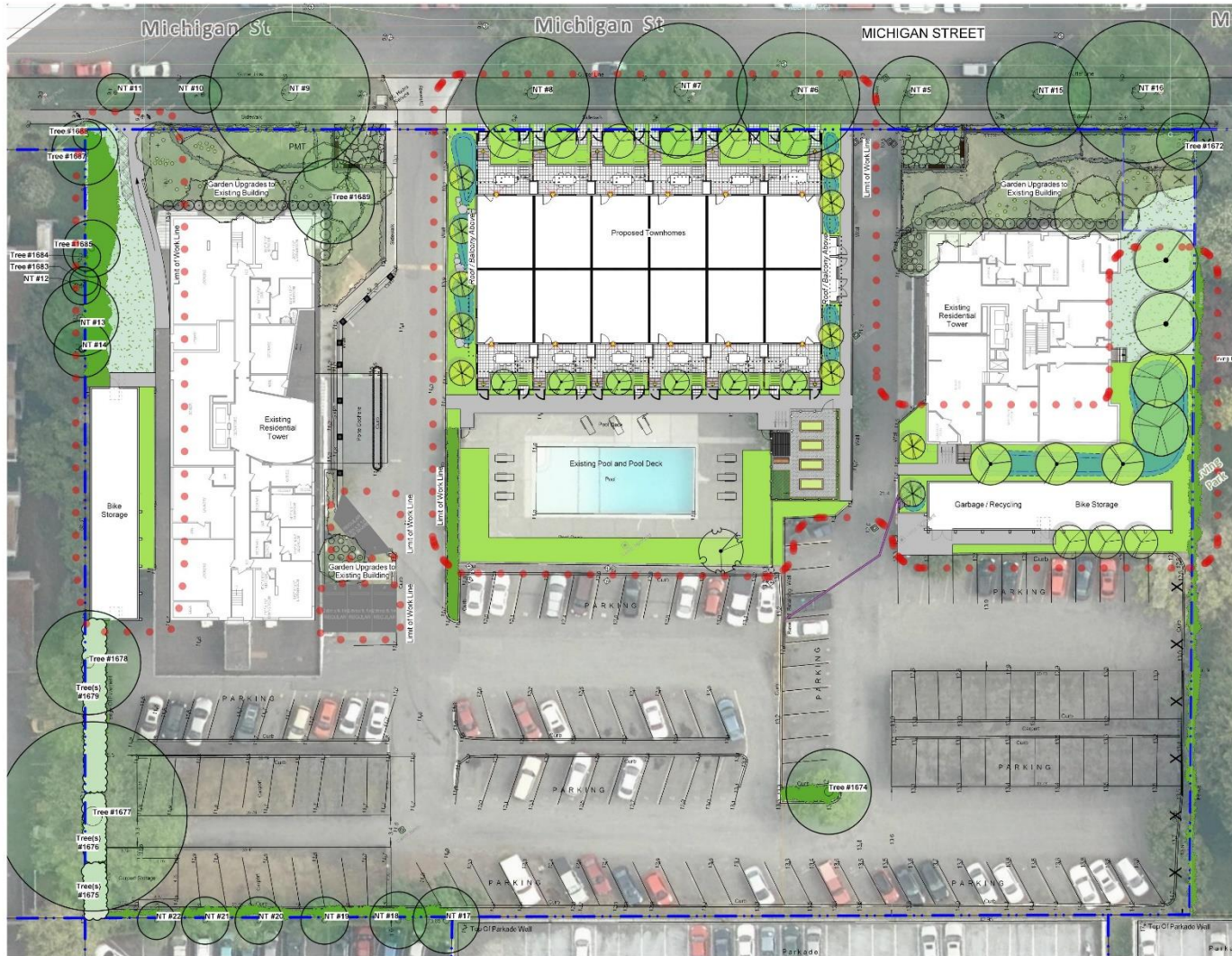
sheet no.:  
**A5.03**



plotted: 19/01/11 11:18:52 AM



# Landscaping Plan



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.	

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

**Revisions**  
 Received Date: Aug 06/2019  
 Deemed Date: June 04/2019

- 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 IABC 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 drawings and information including irrigation.
  10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.

NOT FOR CONSTRUCTION

rev no	description	date
7	SUPPLEMENTARY LINES	AUG 28 2019
6	REVISIONS FOR REZONING	FEB 28 2019
5	REZONING REV 2	JUN 11 2018
4	DESIGN PANEL	APR 25 2018
3	REZONING	MAR 28 2018
2	CALC	NOV 21 2017
1	DP	OCT 32 2017

**Murdoch de Greeff INC**  
 Landscape Planning & Design  
 200-1111 14th Ave  
 Victoria, BC V8W 2E1

**Scott Murdoch**  
 341  
 Registered Professional Engineer  
 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/PG
revision no:	sheet no:

**L1.00**

# Perspective View



revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
2018-03-09	Issued for Reasoning	
2018-04-25	Issued for Design Panel	
2018-06-11	Re-issued for Reasoning	
2019-02-26	Re-issued for Reasoning	
2019-05-17	Re-issued for Reasoning	

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project:

Proposed Residential Infill  
415-425 Michigan Street  
VICTORIA BC



consultant:

seal:



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

P:\433 Perspectives.dwg

sheet no.:

**A-AD.04**



plotted: 19-5-17 12:05:00 PM



# Perspective View



revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
2018-03-09	Issued for Reasoning	
2018-04-25	Issued for Design Panel	
2018-06-11	Re-issued for Reasoning	
2019-02-28	Re-issued for Reasoning	
2019-05-17	Re-issued for Reasoning	

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



**consultant:**



drawn:	KB	date:	APRIL 2017
checked:			
scale:	NTS	project no.:	P-423

**sheet title:**  
PERSPECTIVE VIEW

sheet no.: PK233.Perspective view

**A-AD.05**



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

1 MICHIGAN ST FRONTAGE  
Scale: NTS



# Perspective View



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

LIMIT OF PROPOSED NEW 24-UNIT  
HOUSING PROJECT

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

revisions:		
no.	date	description

issues:  
2017-11-21 Issued for CALUC  
2018-03-09 Issued for Reasoning  
2018-04-25 Issued for Design Panel  
2018-06-11 Re-issued for Reasoning  
2019-02-28 Re-issued for Reasoning  
2019-05-17 Re-issued for Reasoning

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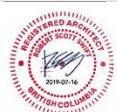
**BHA Architecture Inc.**  
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Telephone: (604) 730-8788 | Web: www.bha.ca

**project:**  
Proposed Residential Infill  
415/425 Michigan Street  
VICTORIA BC



**consultant:**

seal:



drawn: KB date: APRIL 2017  
checked:

scale: NTS project no.: P-423

sheet title:  
PERSPECTIVE VIEW

sheet no.: PK23-Perspective view

**A-AD.06**



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

# Perspective View



LIMIT OF PROPOSED NEW 24-UNIT INFILL HOUSING PROJECT

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

1 VIEW ALONG MICHIGAN ST - LOOKING NORTHWEST  
Scale: NTS

revisions:		
no.	date	description

issues:  
 2017-11-21 Issued for CALUC  
 2018-03-09 Issued for Reasoning  
 2018-04-25 Issued for Design Panel  
 2018-06-11 Re-issued for Reasoning  
 2019-02-28 Re-issued for Reasoning  
 2019-05-17 Re-issued for Reasoning

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project:

Proposed Residential Infill  
 415/425 Michigan Street  
 VICTORIA BC



consultant:

seal:



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

sheet title:  
PERSPECTIVE VIEW

sheet no.: PK33 Perspectives.mxd

A-AD.07



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



# Perspective View



revisions:		
no.	date	description

issues:		
2017-11-21	Issued for CALUC	
2018-03-09	Issued for Reasoning	
2018-04-25	Issued for Design Panel	
2018-06-11	Re-issued for Reasoning	
2019-02-28	Re-issued for Reasoning	
2019-05-17	Re-issued for Reasoning	

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**project:**  
Proposed Residential Infill  
415/425 Michigan Street  
VICTORIA BC



**consultant:**



drawn:	KB	date:	APRIL 2017
checked:			
scale:	NTS	project no.:	P-423

**sheet title:**  
PERSPECTIVE VIEW

sheet no.: PK33 Perspectives.mxd

**A-AD.08**



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



# Perspective View



revisions:		
no.	date	description

issues:		
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2018-03-09	Issued for Reasoning	
2018-04-25	Issued for Design Panel	
2018-06-11	Re-issued for Reasoning	
2019-02-28	Re-issued for Reasoning	
2019-05-17	Re-issued for Reasoning	

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415/425 Michigan Street  
VICTORIA BC



**consultant:**



drawn: KB	date: APRIL 2017
checked:	
scale: NTS	project no.: P-423
<b>sheet title:</b> PERSPECTIVE VIEW	

sheet no.: P-423 Perspective view

**A-AD.09**



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# Perspective View



revisions:

no.	date	description

issues:

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2018-03-09	Issued for Reasoning
2018-04-25	Issued for Design Panel
2018-06-11	Re-issued for Reasoning
2019-02-28	Re-issued for Reasoning
2019-05-17	Re-issued for Reasoning

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



**consultant:**

seal:



drawn: KB	date: APRIL 2017
checked:	
scale: NTS	project no.: P-423

**sheet title:**  
PERSPECTIVE VIEW

sheet no.: P-423\_Perspective view

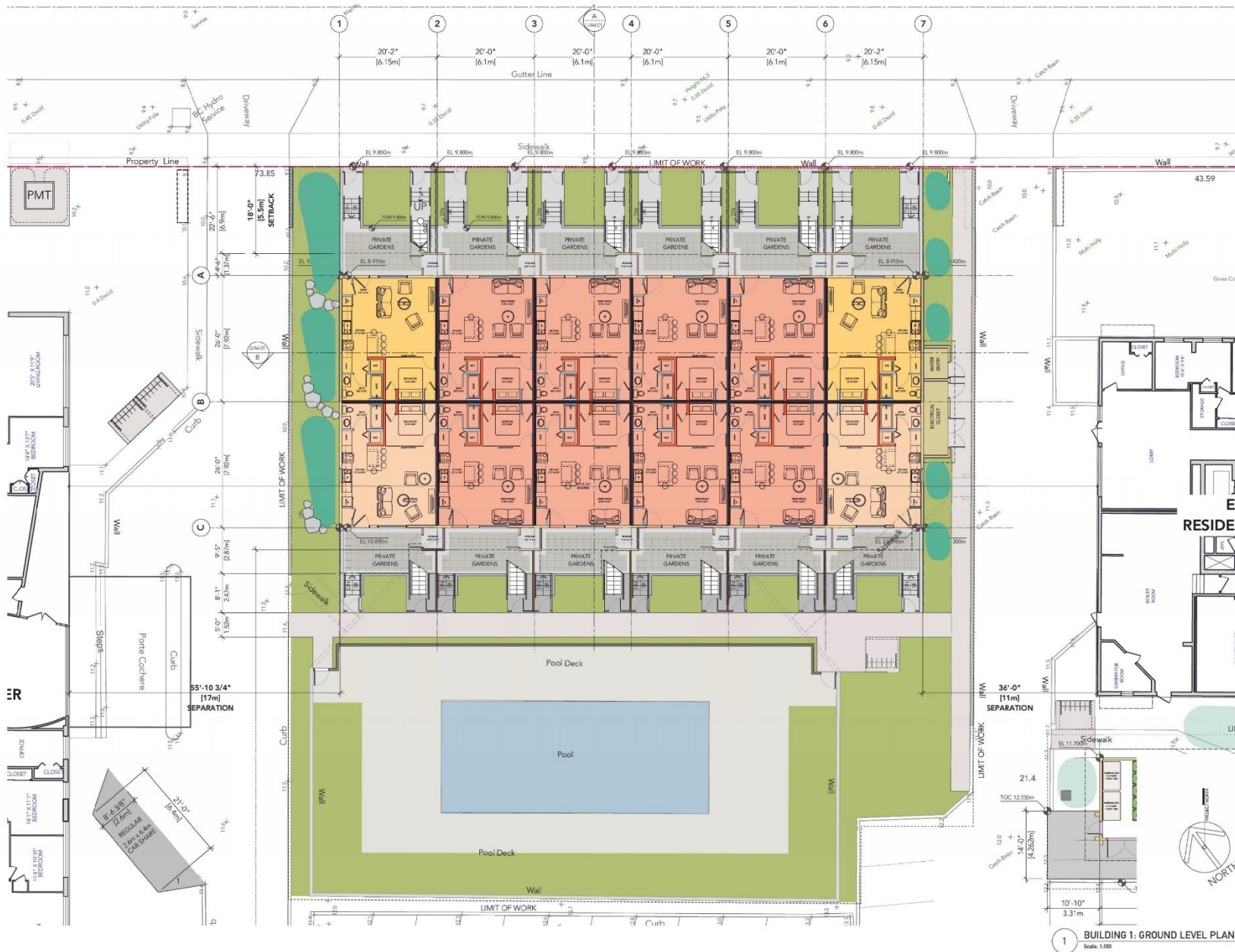
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2	2018-04-25	CALICUS Comments Mar 27/18
3	2018-06-11	AOP Comments
4	2018-02-28	Comments from Planning

issues:	date	description
2017-10-02		Issued for Development Permit
2017-11-21		Issued for CALICUS
2018-03-09		Issued for Reasoning
2018-04-25		Issued for Design Panel
2018-06-11		Re-issued for Reasoning
2018-02-28		Re-issued for Reasoning
2019-05-17		Re-issued for Reasoning

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 VICTORIA BC



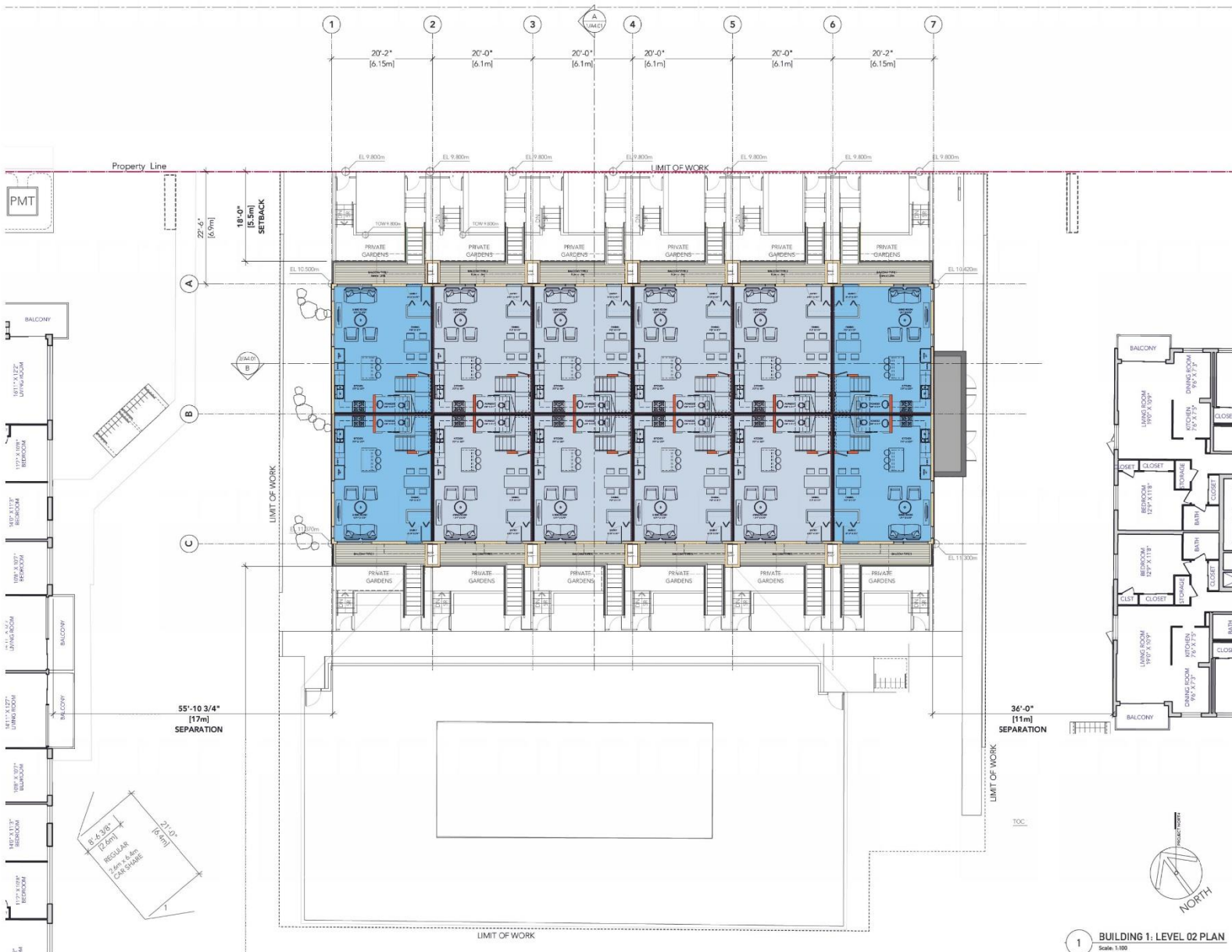
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drawn:	KB/MCH	date:	APRIL 2017
checked:			
scale:	as indicated	project no.:	P-433
sheet title:	Ground Floor Plan		

sheet no.: **A3.01**

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no.	date	description
1	2018-03-09	2D Comments Oct/17
2	2018-04-25	CALICUS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2018-02-28	Comments from Planning

issues:	
2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALIC
2018-03-09	Issued for Reasoning
2018-04-25	Issued for Design Panel
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2018-02-28	Re-issued for Reasoning
2018-05-17	Re-issued for Reasoning

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project:

Proposed Residential Infill  
415/435 Michigan Street  
VICTORIA BC



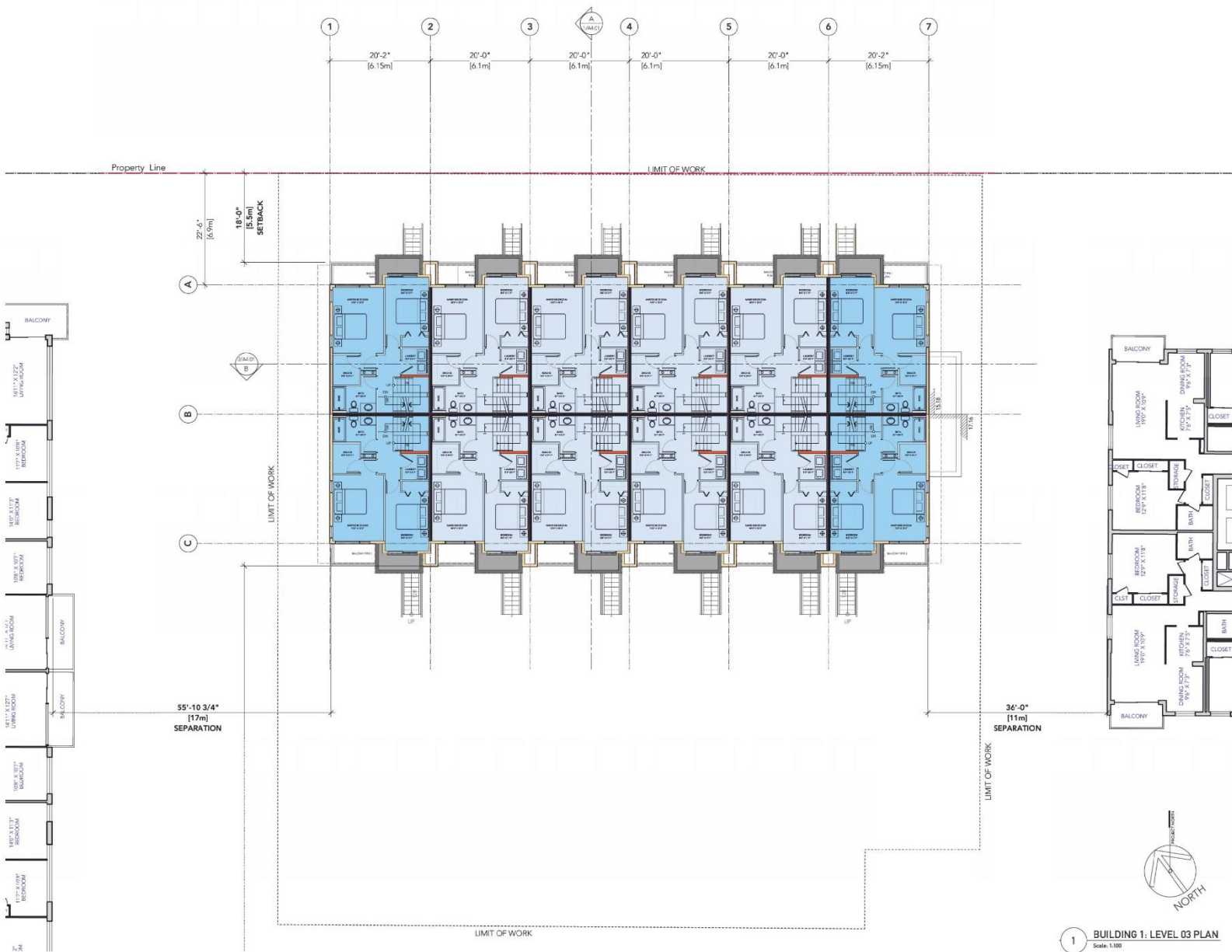
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checked:			
scale:	as indicated	project no.:	P-433
sheet title:	Level 02 Floor Plan		

sheet no.:	A3.02
plotted:	19-5-17 11:53 AM





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

issues:	
2017-10-02	Issued for Development Permit
2017-11-21	Issued for CALIC
2018-03-09	Issued for Reasoning
2018-04-25	Issued for Design Panel
2018-06-11	Re-issued for Reasoning
2018-02-28	Re-issued for Reasoning
2018-05-17	Re-issued for Reasoning

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 VICTORIA BC



**consultant:**

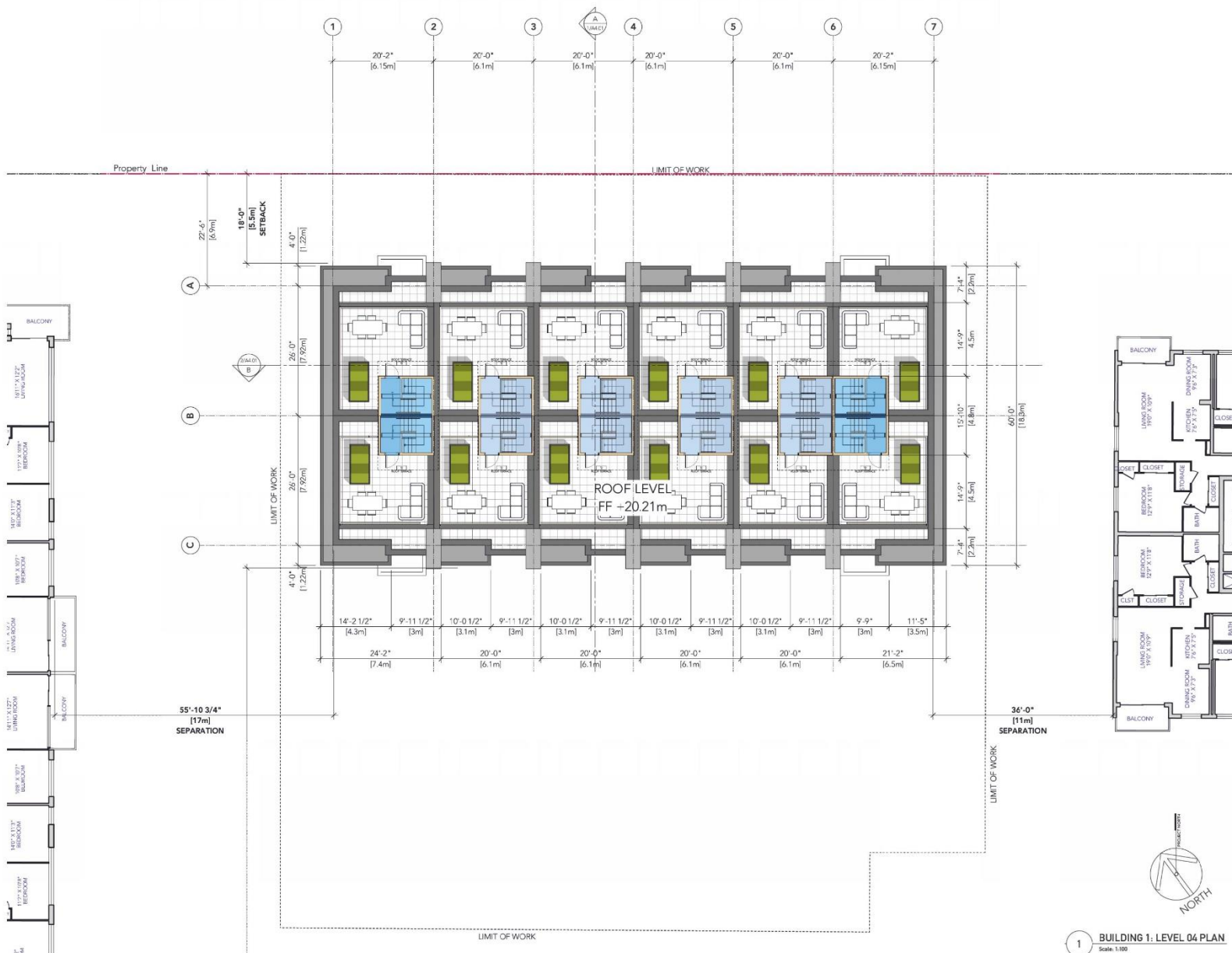


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checked:			
scale:	as indicated	project no.:	P-433
sheet title:	Level 03 Floor Plan		

sheet no.:	A3.03	plotted:	19-5-17 11:53 AM
rev:	4		







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

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

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project:

Proposed Residential Infill  
 415/435 Michigan Street  
 VICTORIA BC



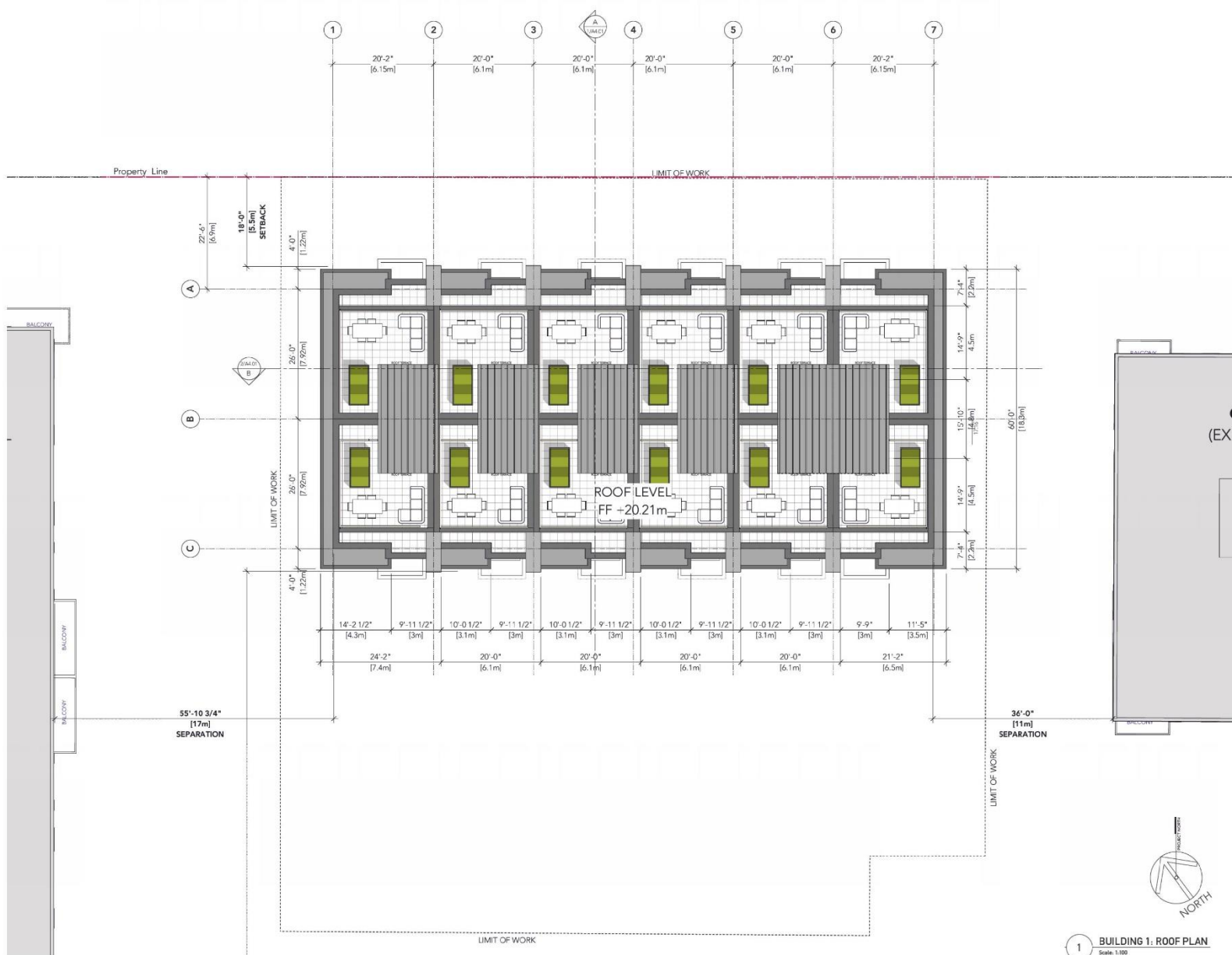
consultant:



drawn:	KB/MCH	date:	APRIL 2017
checked:			
scale:	as indicated	project no.:	P-433
sheet title:	Level 04 Floor Plan		

sheet no.:	A3.04	plotted:	19-5-17 11:53 AM
scale:	1:100		





no.	date	description
1	2018-03-09	RFI Comments Oct/17
2	2018-04-25	CALUCARIS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2018-02-28	Comments from Planning

issues:	
2017-10-02	Issued for Development Permit
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2018-06-11	Re-issued for Reasoning
2018-02-28	Re-issued for Reasoning
2019-05-17	Re-issued for Reasoning

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project:

Proposed Residential Infill  
 410/435 Michigan Street  
 VICTORIA BC



consultant:



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

sheet title:

Roof Plan

sheet no.:	A3.05	REV:	4
plotted:	19-5-17 11:53 AM		



1 BUILDING 1: ROOF PLAN  
 Scale: 1:100

no.	date	description
1	2018-03-09	ARS Comments Oct31/17
2	2018-04-25	CALUCARS Comments Mar 27/18
3	2018-06-11	ADP Comments
4	2019-02-28	Comments from Planning
6	2019-07-11	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
2019-07-11	Re-Issued for Rezoning

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Project:

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

VICTORIA BC



**Starlight**

Investments

Consultant:



2019-07-16



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name:	date:
KB/MCH	APRIL 2017


checked	
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as indicated	project no.: P-433
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Sheet title:

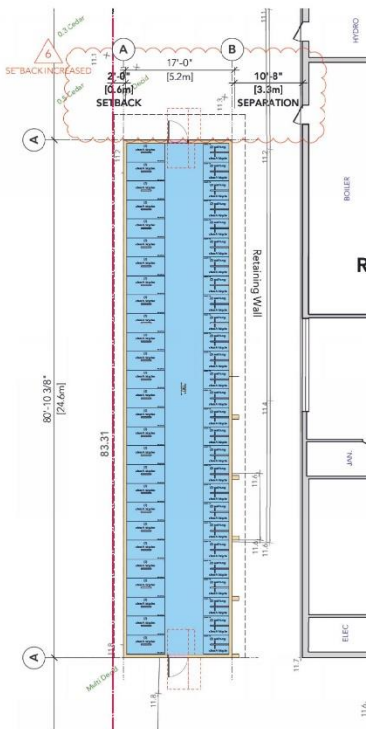
Garbage/ Recycling / Bike Locker Plan

8433.Fans.wm

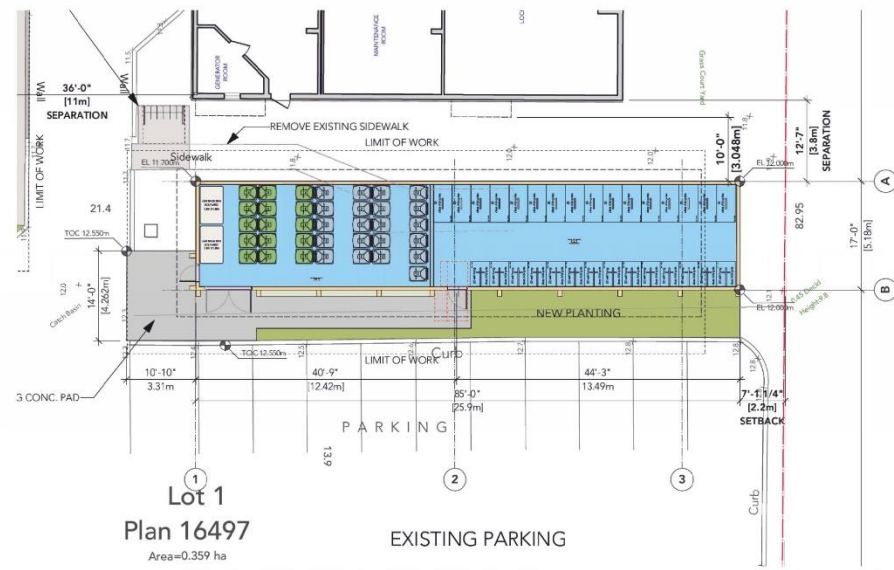
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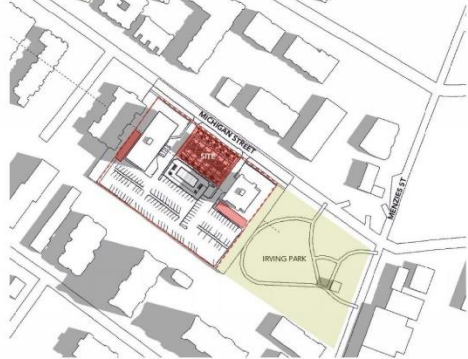
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**2 BUILDING 2: GARBAGE - RECYCLING / BIKE ROOM PLAN**  
Scale: 1/100

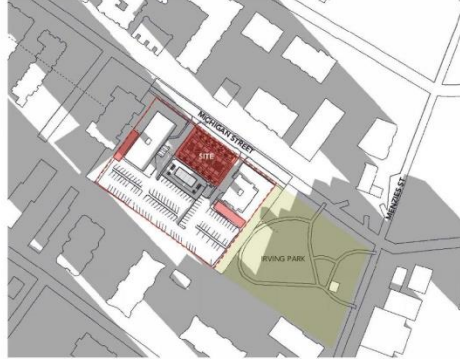


# SHADOW STUDY

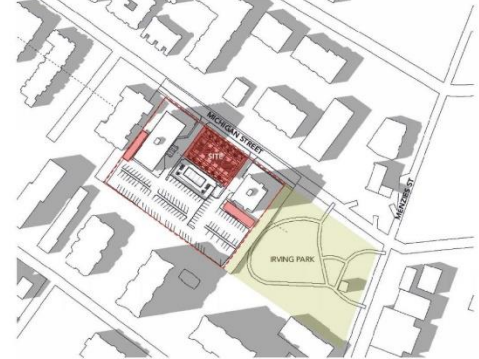


SUMMER SOLSTICE

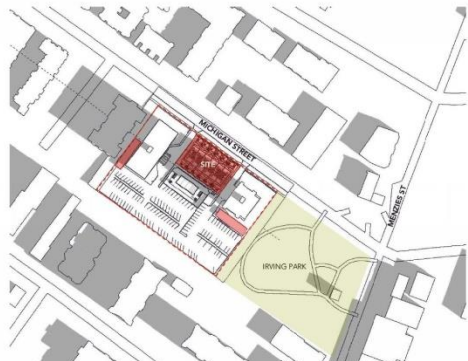
JUNE 21 - 9AM



JUNE 21 - NOON

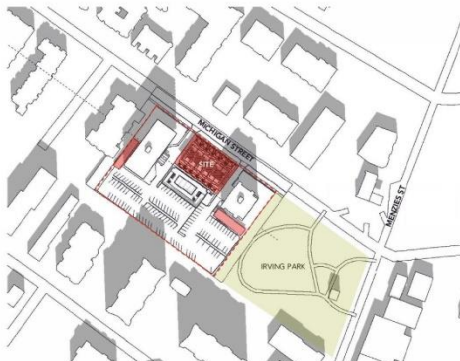


JUNE 21 - 4PM

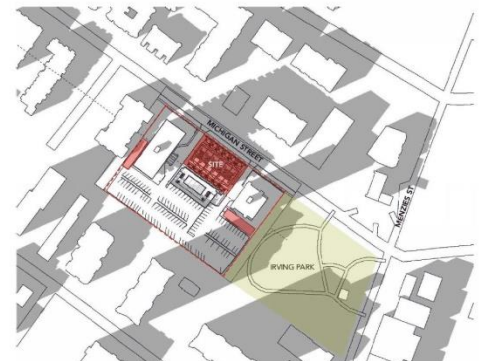


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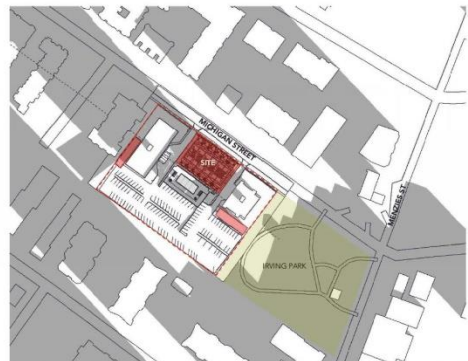
SEPT 21 - 9AM



SEPT 21 - NOON

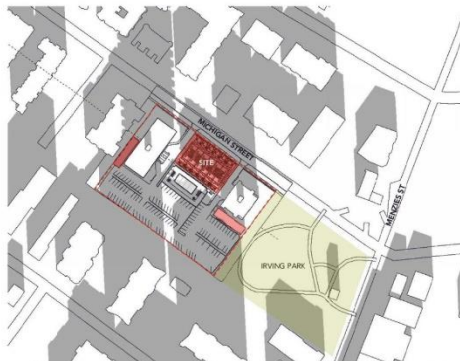


SEPT 21 - 4PM

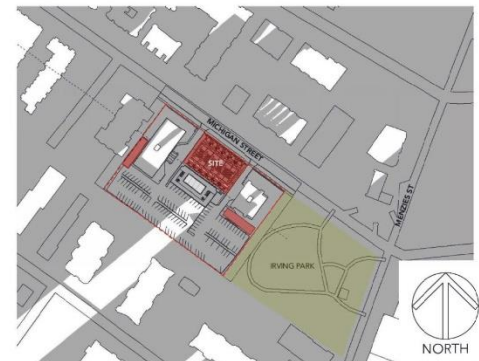


WINTER SOLSTICE

DEC 21 - 9AM



DEC 21 - NOON



DEC 21 - 4PM

no.	date	description
1	2018-03-09	ISS Comments Oct/17
2	2018-04-25	CALC/ISS Comments Mar 17/18
3	2018-06-11	ZDP Comments
4	2019-05-17	Comments from Planning

ISSUES:	
2018-03-09	Issued for Receiving
2018-04-25	Issued for Design Panel
2018-06-11	Re-issued for Receiving
2019-02-28	Re-issued for Receiving
2019-05-17	Re-issued for Receiving

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**BHA Architecture Inc.**  
Suite 202 - 1430 West 1st Avenue, Vancouver, B.C.  
Telephone: (604) 730-8100 | Web: [www.bha.ca](http://www.bha.ca)

project:

Proposed Residential Infill  
415/435 Michigan Street  
VICTORIA BC



consultant:



drawn:	KB	date:	Nov 2017
checked:			
scale:	HTS	project no.:	433
sheet title:	Shadow Study		

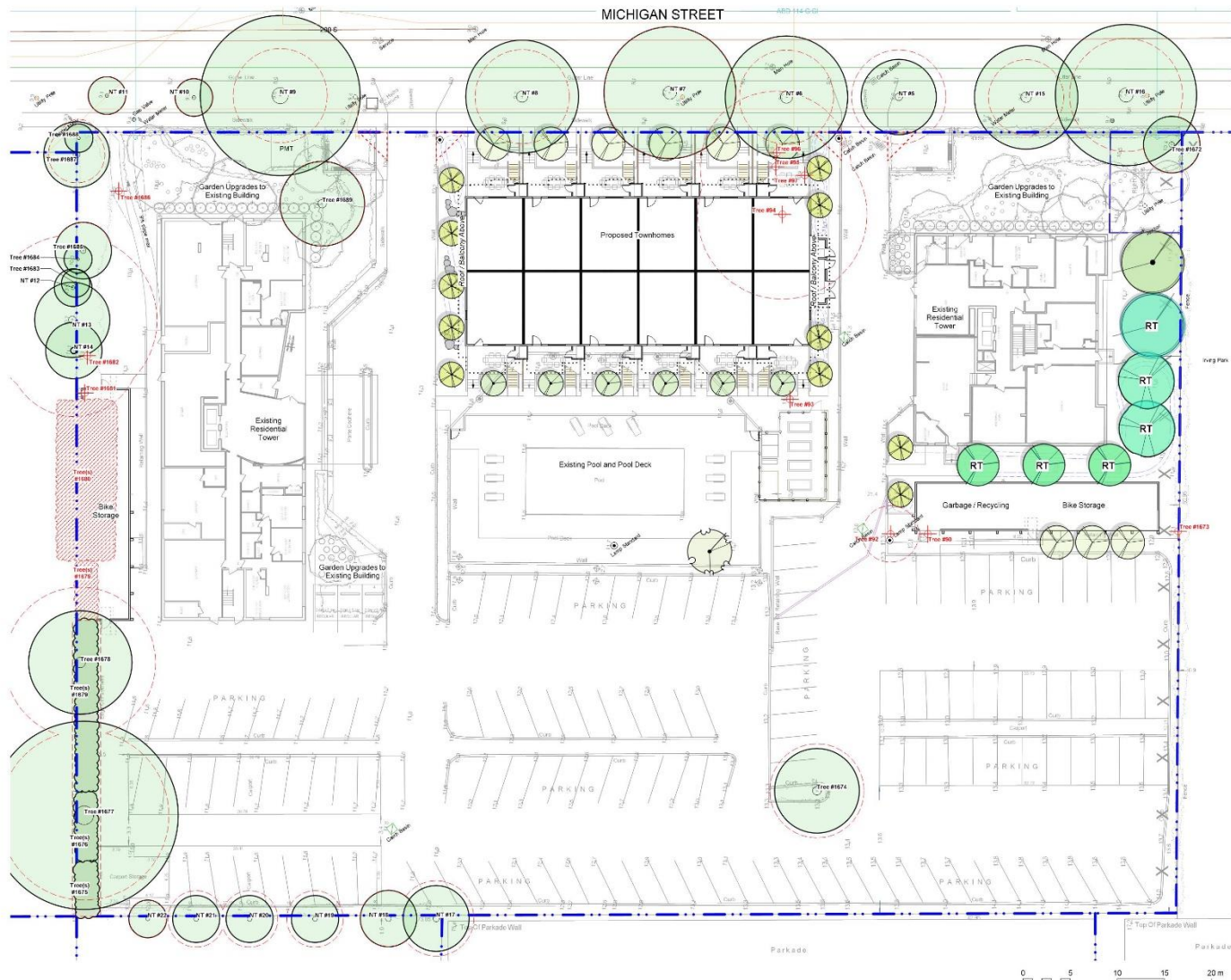


DEC 21 - 4PM

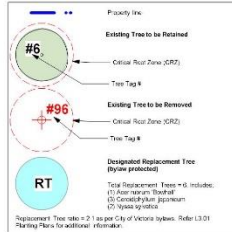
sheet no.:	1433 Shadow Study rev
A-AD.03	
rev.:	4
plotted:	19-5-17 12:57:40 PM







# LEGEND



## TREE SUMMARY

Bylaw Protected Trees Retained	5
New Trees Proposed/Retained	24
Replacement Tree Ratio = 2:1 as per City of Victoria bylaw. Refer L3-01 Planning Plans for additional information.	
Trees will use all of the appropriate species, 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 Attachments (Tables, Schedule, and Appendix) documents for full details. To be completed in consultation with the landscape architect.	

## TREETREES NOTES

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

NOT FOR CONSTRUCTION

rev no	description	date
1	ISSUED FOR PERMITS	AUG 20 2019
2	REVISIONS FOR PERMITS	FEB 20 2019
3	REVISIONS FOR PERMITS	JUN 11 2019
4	DESIGN PANEL	APR 25 2019
5	REVISIONS	MAR 25 2019
6	CALC	NOV 21 2017
7	GP	OCT 22 2017



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**

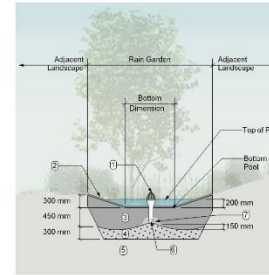
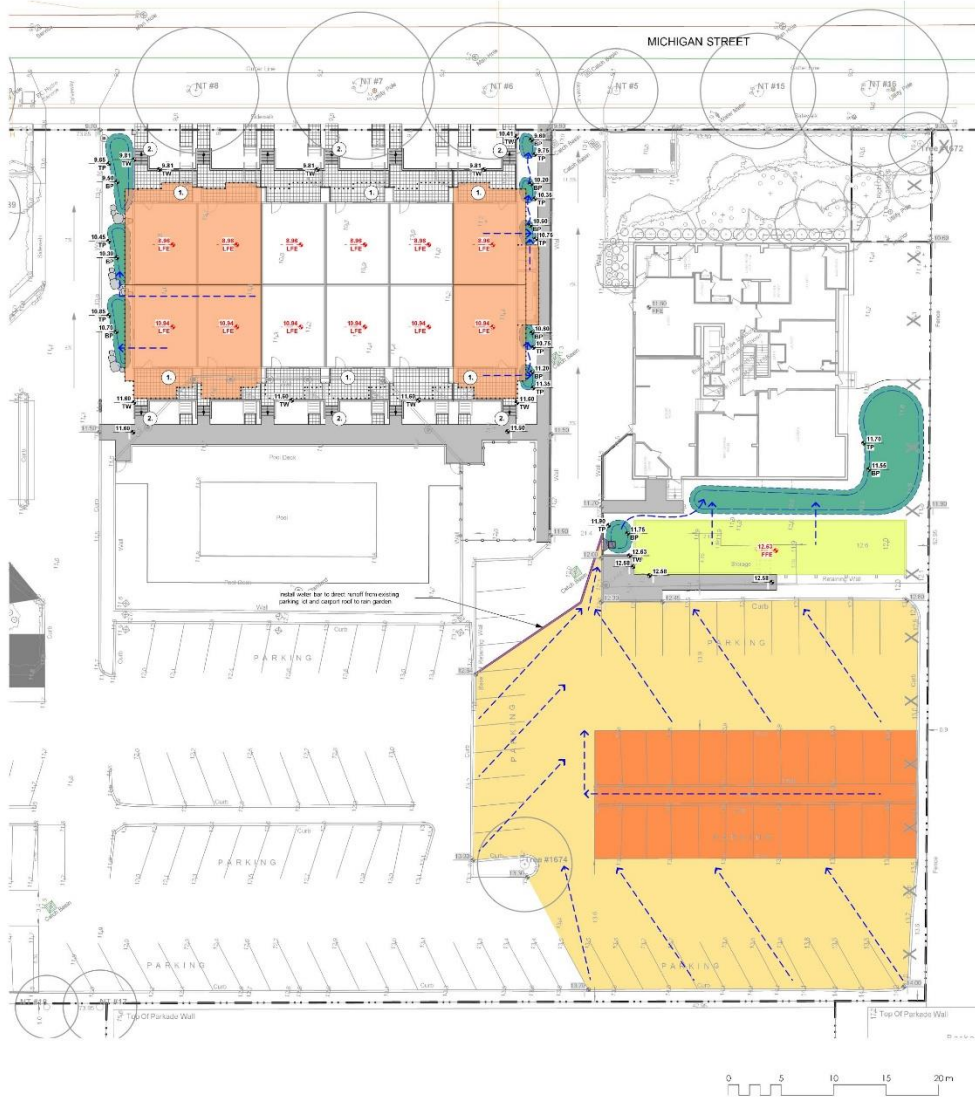
## DRAWING NOTES

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

project no	117 18
scale	1:200 @ 24"x36"
drawn by	J.D.
checked by	SMFG
revision no	sheet no

**L1.02**





- RAIN GARDEN MATERIALS**
1. Overflow drain: 200 mm diameter grate + adapter
  2. Compost mulch, 50-70 mm depth
  3. Bio-retention growing medium, 450 mm depth
  4. Geotextile subgrade, 300 mm depth
  5. Existing subgrade 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

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

**RAIN WATER MANAGEMENT NOTES**

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

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

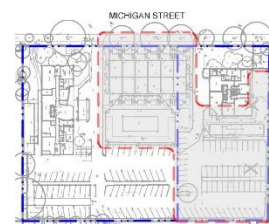
Rain gardens will be designed with underdrains and a high capacity overflow drain that will be connected to the onsite piped drainage system.

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

- GRADING NOTES**
1. Elevation notes of ground floor windows and residential patios shall be 25 to 30mm below AFE.
  2. All residential patios shall have 3 to 5 mm (max) for stair transitions. Final number of ramps dependent upon final grades.

- GRADING NOTES**
1. All elevations are in meters.
  2. Refer to Architect's 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 areas and parking areas 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 construction. Report any discrepancies to consultant for review and response.
  5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft landscape areas to ensure positive drainage away from buildings, or to drainage devices.
  6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.

- DRAWING NOTES**
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  6. Contractor to provide irrigation system for all planters to current IABC 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.



Kay Plan  
Scale: 1:1000

**NOT FOR CONSTRUCTION**

rev no	description	date
1	DP	OCT 22 2017
2	CALC	NOV 21 2017
3	REVISION	MAR 25 2018
4	DESIGN PANEL	APR 25 2018
5	REVISION	JUN 11 2018
6	REVISION FOR PERMITS	FEB 20 2019
7	SUBMITTAL CHECKED	AUG 26 2019

**Murdoch de Greeff INC**  
Landscape Planning & Design  
200-1000 West Beaver Creek Road, Suite 100, Richmond, BC V6X 1A6  
Tel: 604.273.8888 Fax: 604.273.8889

**REGISTERED MEMBER**  
**Scott Murdoch**  
341  
Professional Engineer  
Sept. 6, 2019

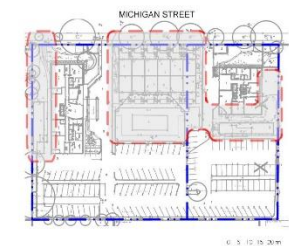
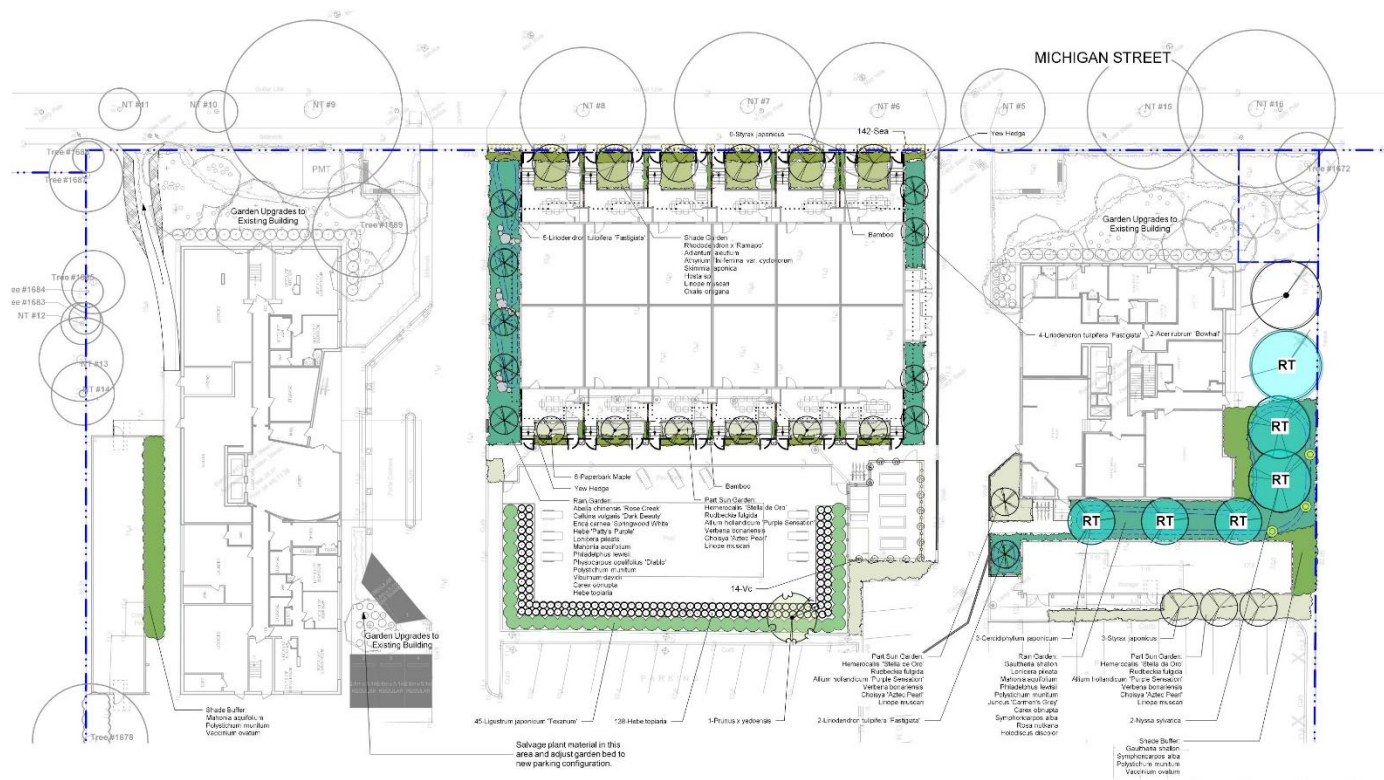
client  
**STARLIGHT INVESTMENTS**  
3238 BL OOR STREET WEST,  
SUITE 1400  
TORONTO, ON

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	SMFG
revision no	sheet no

**L1.03**



PLANT LIST				
Qty	Botanical Name	Common Name	Sched. Size / Plant Spacing	
6	<b>TREES:</b>			
2	Acer ginnifolium	Paperbark Maple	4.0cm cal. b&b	
2	Acer rubrum 'Barokki'	Autumn Flame Tr. Scarlet Maple	5.0cm cal. b&b	
3	Cercodaphyllum japonicum	Katsura Tree	5.0cm cal. b&b	
11	Lindendendron tulipifera 'Fastigiat'	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 8' standard	
9	Styrax japonicus	Japanese Snowbell	5.0cm cal. b&b	
0				
Aut	<b>SHRUBS:</b>			
33	Adiantum villosum	Western Maidenhair Fern	#1 pot	
167	Allium hollandicum 'Purple Sensation'	Purple Flowering Onion	S&S	
Aut	Athyrium filix-femina var. cyclosorum	Northwestern Lady Fern	#1 pot	
Cap	Chamaecyparis 'Aurea Pearl'	Aurifer Pearl Cypress	#1 pot	
22	Galium aparine	Sisal	#1 pot	
Hmg	12 Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1 pot	
Hts	138 Hebe topiaria	Topiaria's hebe	#1 pot	
Hts	167 Hemerocallis 'Stella de Oro'	Star of the Day	#1 pot	
Hts	4 Hosta sieboldiana elegans	Blue Hosta	#3 pot	
Hts	12 Hosta sp.	Hosta	#1 pot	
LA	45 Ligustrum japonicum 'Teasium'	Waxleaf Privet	#2 pot	
Um	163 Liriodendron tulipifera	Lily of the	#1 pot	
Ma	10 Mahonia aquifolium	Oregon Grape	#2 pot	
Co	54 Ostrya virginica	Black Oak	S&S	
Phl	36 Phlox paniculata	Black Barberry	#5 pot	
Pm	43 Polydora multiflora	Garden Fern	#1 pot	
Ra	16 Rhododendron x 'Rampart'	Rampart Rhododendron	#2 pot	
Rf	27 Rubus idaeus	Black Raspberry	#1 pot	
Sa	142 Sedum autumnale	Autumn Moors	#1 pot, 45cm c.c.	
Sj	34 Skimmia japonica	Japanese Skimmia	#1 pot	
Ss	9 Symplocos alba	Snowberry	#1 pot	
Tm	40 Taxus baccata 'Fastigiat'	Upright Yew	#10 pot	
Vo	43 Vaccinium corymbosum	Evergreen Huckleberry	#3 pot	
Vb	112 Viburnum acerifolium	Tall Viburnum	#1 pot	
Vbd	7 Viburnum dentatum	David Viburnum	#2 pot	
Vc	14 Vitex coarctata	Glory vine	#2 pot	
0				

RAIN GARDEN:			
Acr	9	Abelia chinensis 'Rose Creek'	Rose Creek Abelia
Cub	36	Carum vulgare 'Dark Beauty'	Dark Beauty Couch Heather
Co	172	Carex obovata	Slough Sedge
Eco	39	Erica carnea 'Springwood White'	White Winter Heath
Gsh	40	Galium aparine	Sisal
Hgt	21	Hosta 'Purple Heart'	Purple Heart Hosta
Hts	75	Hebe topiaria	Topiaria's hebe
Hd	7	Holcus cordatus	Oreopanax
Jng	45	Juncus communis 'Grey'	Soft Common Rush
Lp	49	Lonicera pileata	Pale Yellow Honeysuckle
Ma	27	Mahonia aquifolium	Oregon Grape
Mc	3	Malva californica	Pacific West Mallow
Phl	11	Philadelphus lewisii	Musk Orange
Po	2	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
Pm	66	Podocarpus neriifolius	Swamp Fern
Rn	20	Rosa rugosa	Rugosa Rose
Sa	30	Symphoricarpos alba	Snowberry
Vbd	4	Viburnum davidii	David Viburnum
0			

- TREES NOTES**
- Garden upgrades to existing buildings consists of (20) Betula nigra 'Cully' Heritage, River Birch and (2) Cercodaphyllum japonicum, Katsura Tree.
- PLANTING NOTES**
- Plant quantities and species may change between issuance of DP and construction due to plant availability and design changes.
  - Off-site trees to be coordinated with City of Victoria Parks staff for species, size, and final planting locations, prior to planting.
  - Replacement trees will be of the appropriate scale, species and location to meet the City of Victoria requirements.

- DRAWING NOTES**
- DO NOT SCALE DRAWING. Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
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NOT FOR CONSTRUCTION

rev no	description	date
1	DP	02/22/2017
2	CALC	NOV/21/2017
3	REVISION	MAR/25/2018
4	DESIGN PANEL	APR/25/2018
5	REVISION	JUN/11/2018
6	REVISION FOR PERMITS	FEB/20/2019
7	SUPPLEMENTAL CHANGES	AUG/26/2019

client  
**STARLIGHT INVESTMENTS**  
3238 BL OAK STREET WEST,  
SUITE 1400  
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project  
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415/435 MICHIGAN STREET,  
VICTORIA, BC

sheet title  
**Planting Plan**

project no	117 18
scale	1:200 @ 24"x36"
drawn by	J.D
checked by	SMF/G
revision no	sheet no

**L3.01**

**Murdoch de Greeff**  
Landscape Planning & Design  
201-521-0000  
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**Scott Murdoch**  
341  
Professional Engineer  
Sept. 6, 2019

**CITY OF VICTORIA**