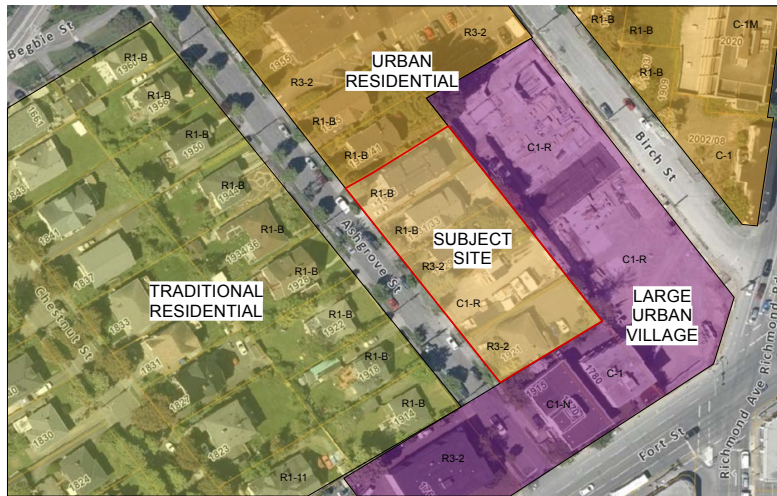




AMICA SENIOR LIVING NORTH JUBILEE - PHASE 2 REZONING AND DEVELOPMENT PERMIT - CALUC SUBMISSION



Street Context - Ashgrove Street - West Side Properties



Aerial Context - OCP Urban Place Designations & Zoning



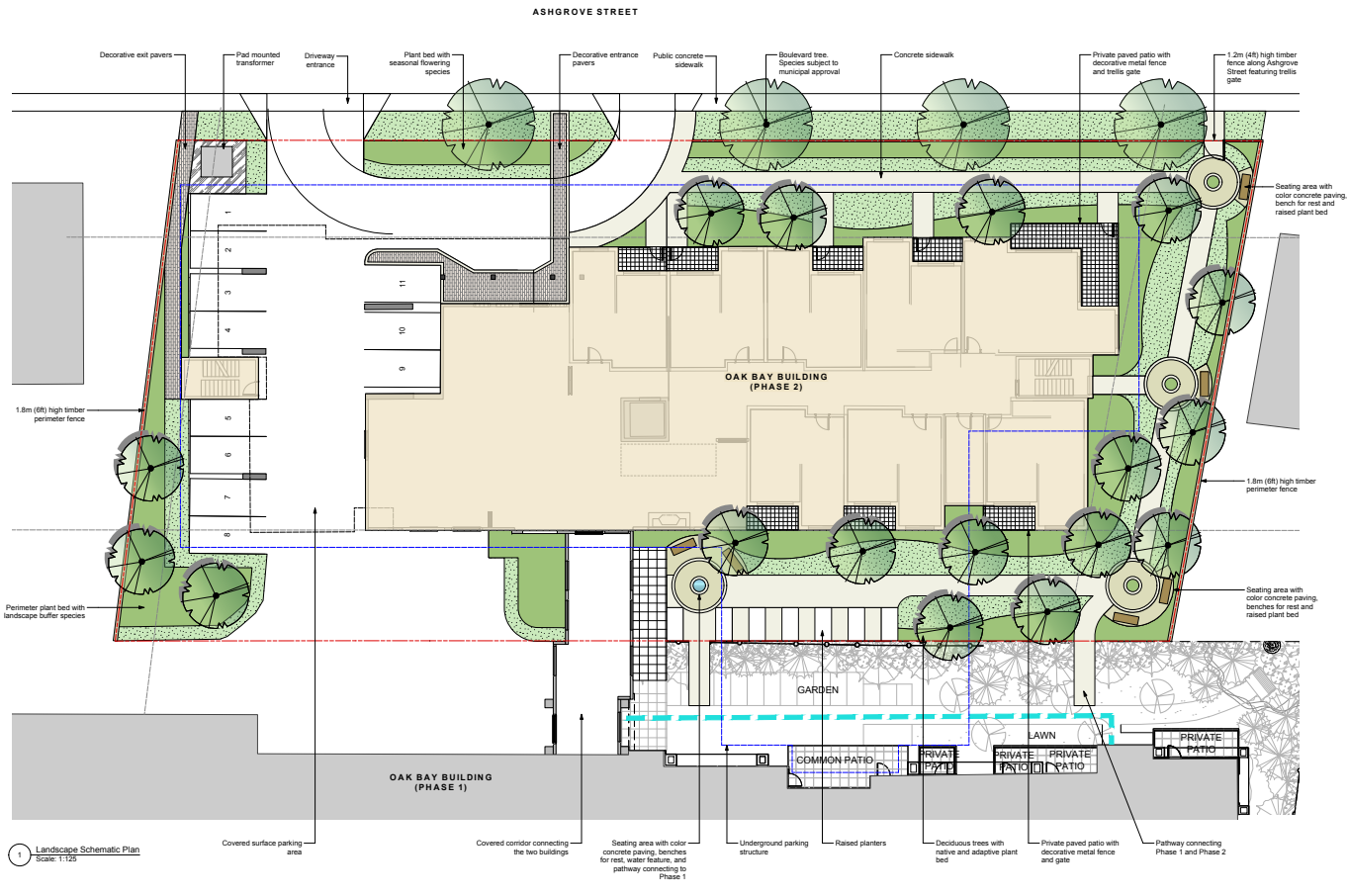
Aerial Context - Jubilee Village

AMICA SENIOR LIVING NORTH JUBILEE - PHASE 2 Site Context

REV : 22-05-24

PHASE 2 PROPOSED		PHASE 1 EXISTING		COMBINED SITES	
EXISTING ZONING	R3-2 R1-B C1-R	EXISTING ZONING	C1-R	PROPOSED ZONING	TBC
SITE AREA	30,081 sq.ft	SITE AREA	43,776 sq.ft	SITE AREA	73,857 sq.ft
BUILDING AREA	74,146 sq.ft	BUILDING AREA	115,942 sq.ft	BUILDING AREA	190,088 sq.ft
FAR	2.465	FAR	2.649	FAR	2.574
HEIGHT	23 m 6 storeys	HEIGHT	20.64 m 5 storeys	HEIGHT	23 m 6 storeys
SITE COVERAGE	42.8 %	SITE COVERAGE	52.1 %	SITE COVERAGE	48.3 %
# OF UNITS	88	# OF UNITS	125	# OF UNITS	213
VEHICLE PARKING	63 stalls	VEHICLE PARKING	48 u/g stalls	VEHICLE PARKING	111 stalls
SETBACKS					
FRONT	7.01				
REAR	8.00				
SIDE (SOUTH)	2.75				
SIDE (NORTH)	7.33				

A1.2

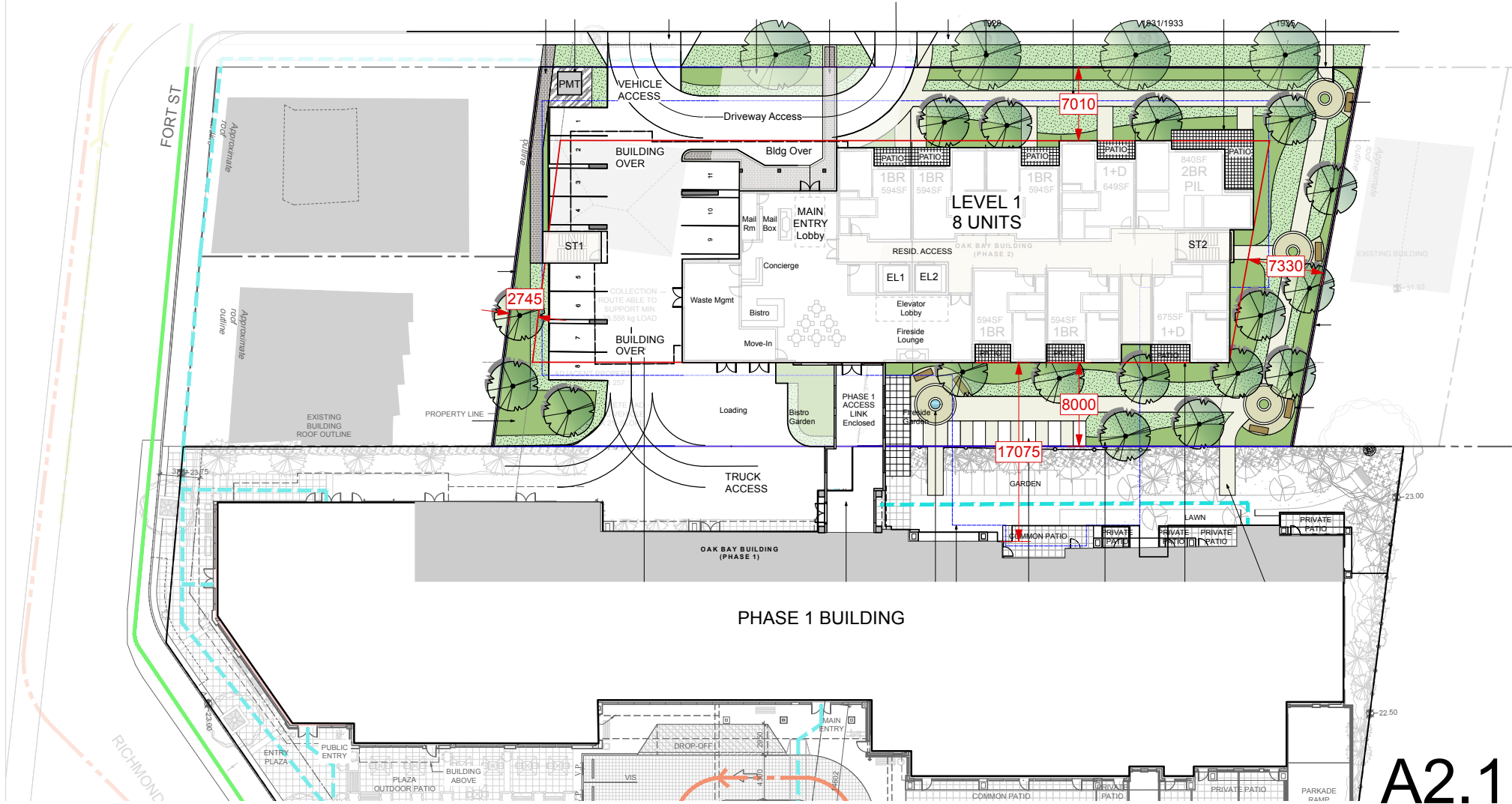


1 Landscape Schematic Plan
Scale: 1:125

1:350

LADR LANDSCAPE ARCHITECTS
 Project No: 2214 13 May 2022
 #3-864 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 598-0105

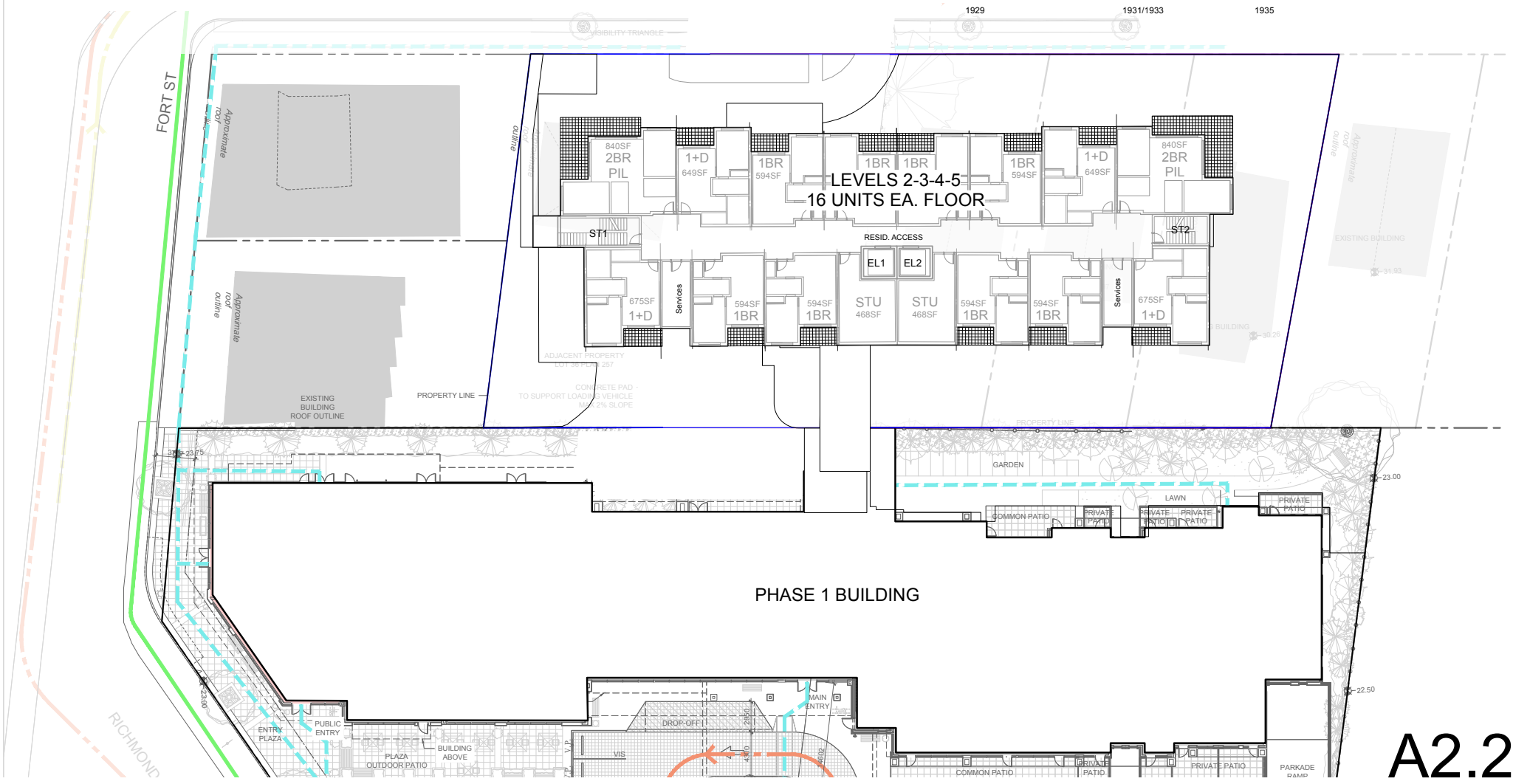
A1.3



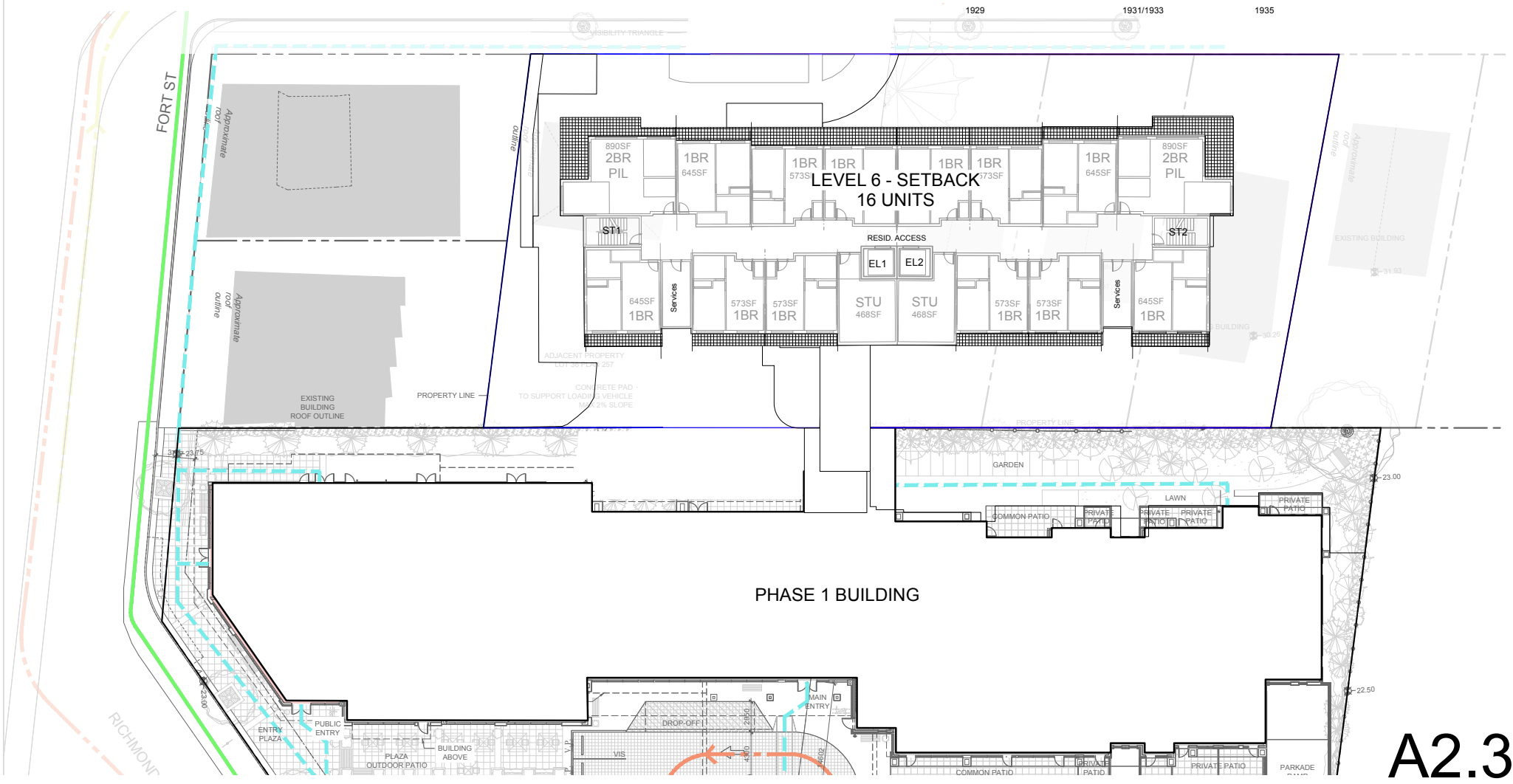
A2.1

AMICA SENIOR LIVING NORTH JUBILEE - PHASE 2

 Main Floor Plan



A2.2

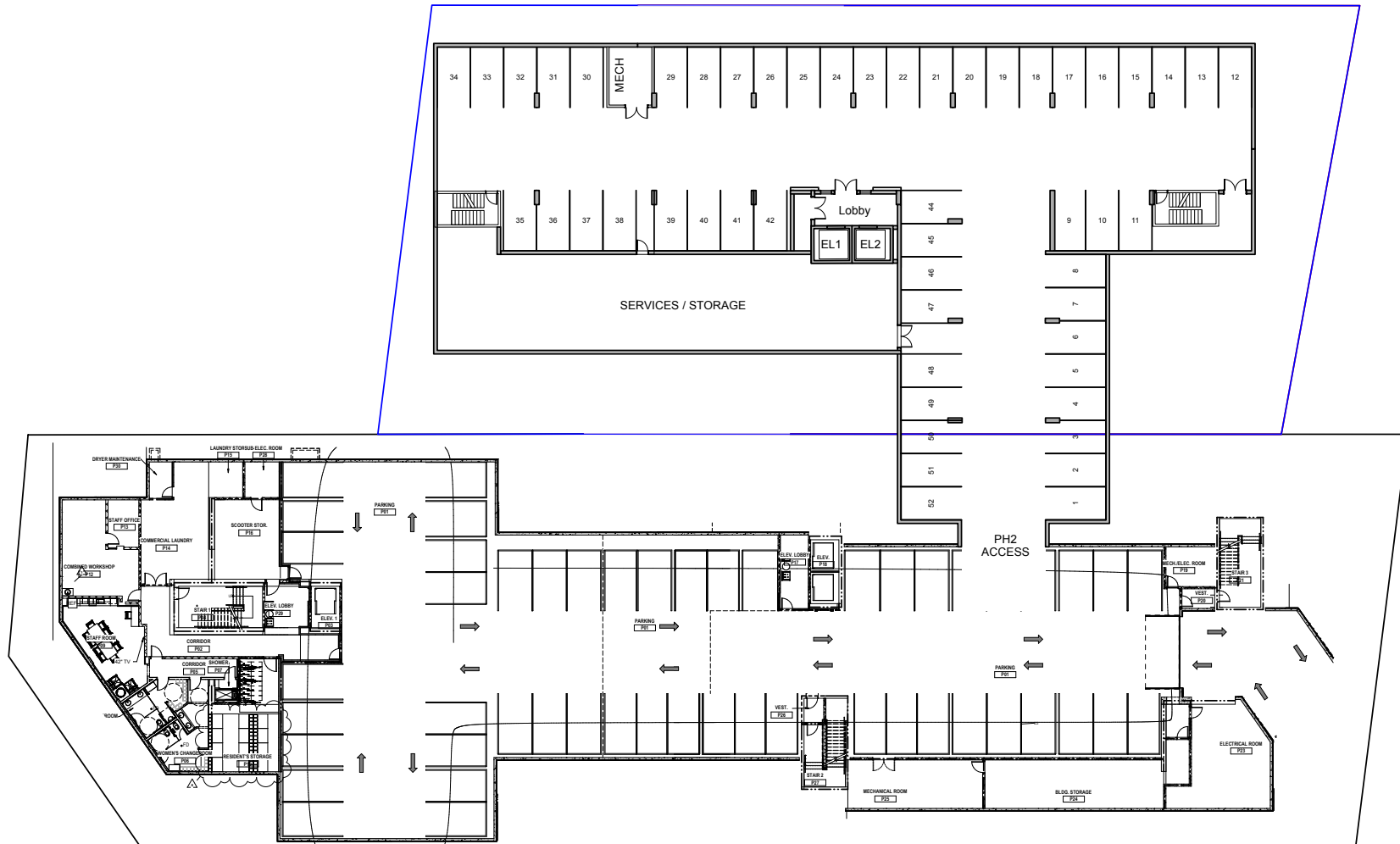


AMICA SENIOR LIVING NORTH JUBILEE - PHASE 2
 L6 Plan

REV : 22-05-24

A2.3





A2.4



A3.1



A3.2

AMICA SENIOR LIVING NORTH JUBILEE - PHASE 2
(Rear Building)



A3.3





A4.2



A4.3





MARCH 21 3:00PM



MARCH 21 12:00PM



MARCH 21 10:00AM



JUNE 21 3:00PM



JUNE 21 12:00PM



JUNE 21 10:00AM

A5.1



SEPTEMBER 21 3:00PM



SEPTEMBER 21 12:00PM



SEPTEMBER 21 10:00AM



DECEMBER 21 3:00PM



DECEMBER 21 12:00PM



DECEMBER 21 10:00AM

A5.2