



PROJECT DESCRIPTION

CIVIC ADDRESS:
1921, 1929, 1933 and 1935 ASHGROVE ST, 1900 RICHMOND RD

LEGAL DESCRIPTION:
 • PARCEL A (DD 82534) OF LOTS 39 AND 40 SECTION 76 VICTORIA DISTRICT PLAN 257
 • STRATA LOTS A AND B SECTION 76 VICTORIA DISTRICT STRATA PLAN VIS5007
 • PARCEL A (DD 411251) LOT 38 SECTION 76 VICTORIA DISTRICT PLAN 257
 • LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

REGISTERED OWNER

Amica Oak Bay Inc.
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Toronto, ON
M5H 3R3
tel: 604-761-5939
email: drmilliken@millikendevelopments.com

ARCHITECT
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Victoria, BC
V8V 3K3
Mr. Charles Kierulf Architect AIBC MRAIC
tel: 250-658-3367
fax: 250-658-3397
email: crk@dhk.ca

CIVIL ENGINEER
McElhanney
Suite 500, 3960 Quadra Street
Victoria BC
V8X 4A3
Mr. Colin Davis
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email: cdavis@mcelhanney.com

LANDSCAPE ARCHITECT
LADR
3-864 Queens Avenue
Victoria, B.C.
V8T 1M5
Mr. Chris Windjack
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SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying
1834C Oak Bay Ave #138
Victoria, BC
V8R 0A4
File: 1332-06
Ms. Michelle Blake
tel: 250-412-3513

LIST OF DRAWINGS

Architectural
 A0.0 Cover Sheet
 A1.0 Project Data
 A1.1 ZONING DATA
 A2.0 Parkade Plan
 A2.1 Main Floor Plan
 A2.2 L2 to L4 Plan
 A2.3 L5 Plan
 A2.4 L6 PLAN
 A2.5 Roof Plan
 A3.0 Elevations
 A3.1 Street Context Elevations
 A3.2 Street Context Elevation (Birch)
 A3.3 Elevation Overlay PH1 on PH2
 A4.0 Building Sections
 A5.0 Model Views
 A5.1 Model Views
 A5.2 Model Views
 A5.3 Model Views
 A6.0 Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice
 A7.0 Colour & Materials

Civil
22036-DP Conceptual Site Servicing Plan

Landscape
 L1 Landscape Concept Plan
 L2 Tree Management Plan

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

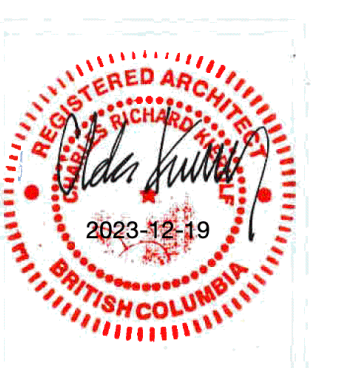
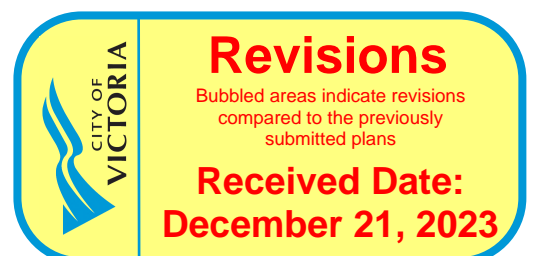
MAJOR OCCUPANCY CLASSIFICATION:
 • RESIDENTIAL - GROUP C
 • PARKADE - GROUP F3
 • EXISTING PH1 - GROUP B3

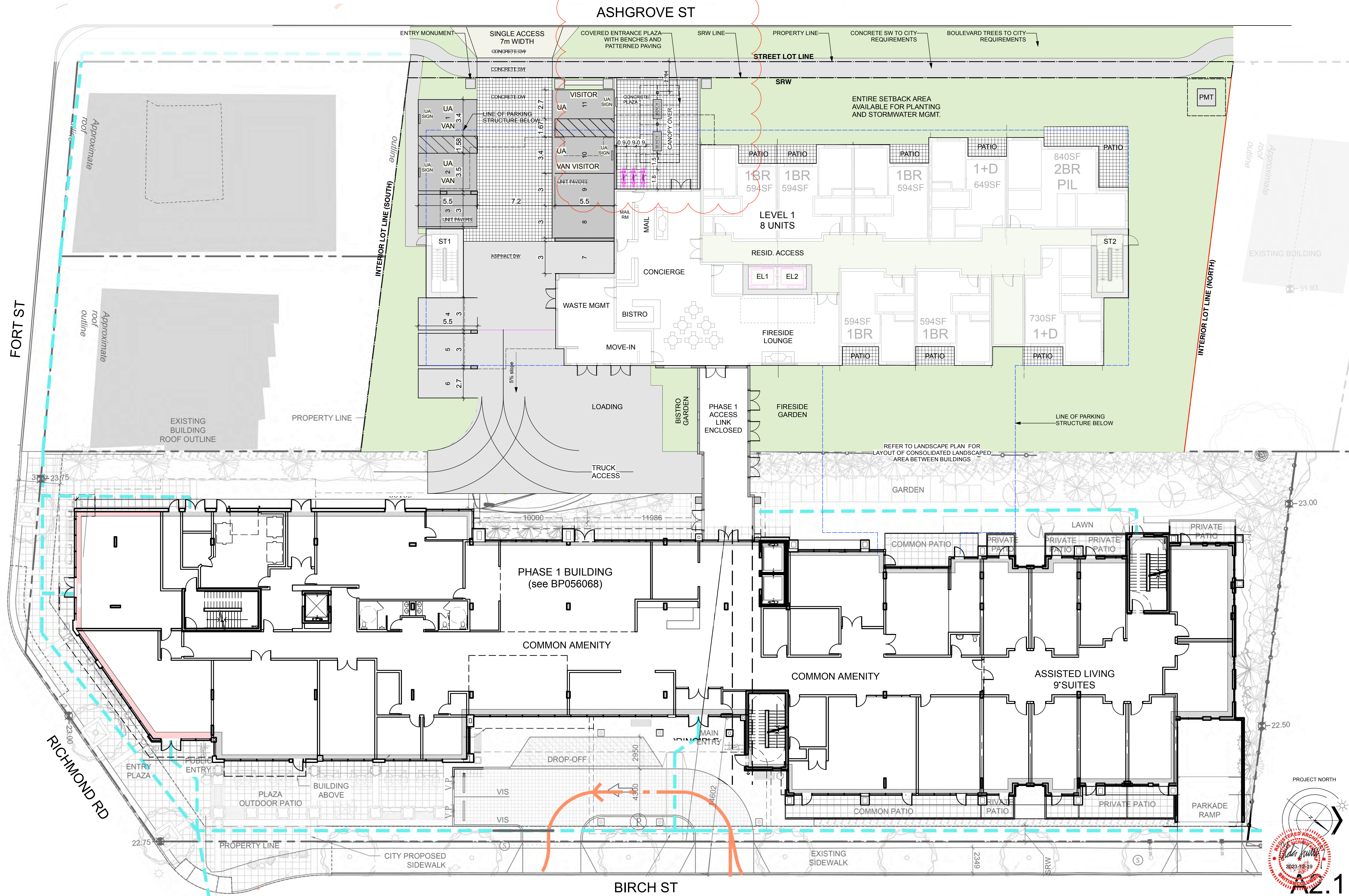
MAJOR OCCUPANCY FIRE SEPARATIONS:
 • C - B3 <-> F3 - 1 hr.

BUILDING AREA:
 • 1 135 m2 (PH2)

BUILDING HEIGHT:
 • 6 STOREYS

NUMBER OF STREETS FACING:
 • 1



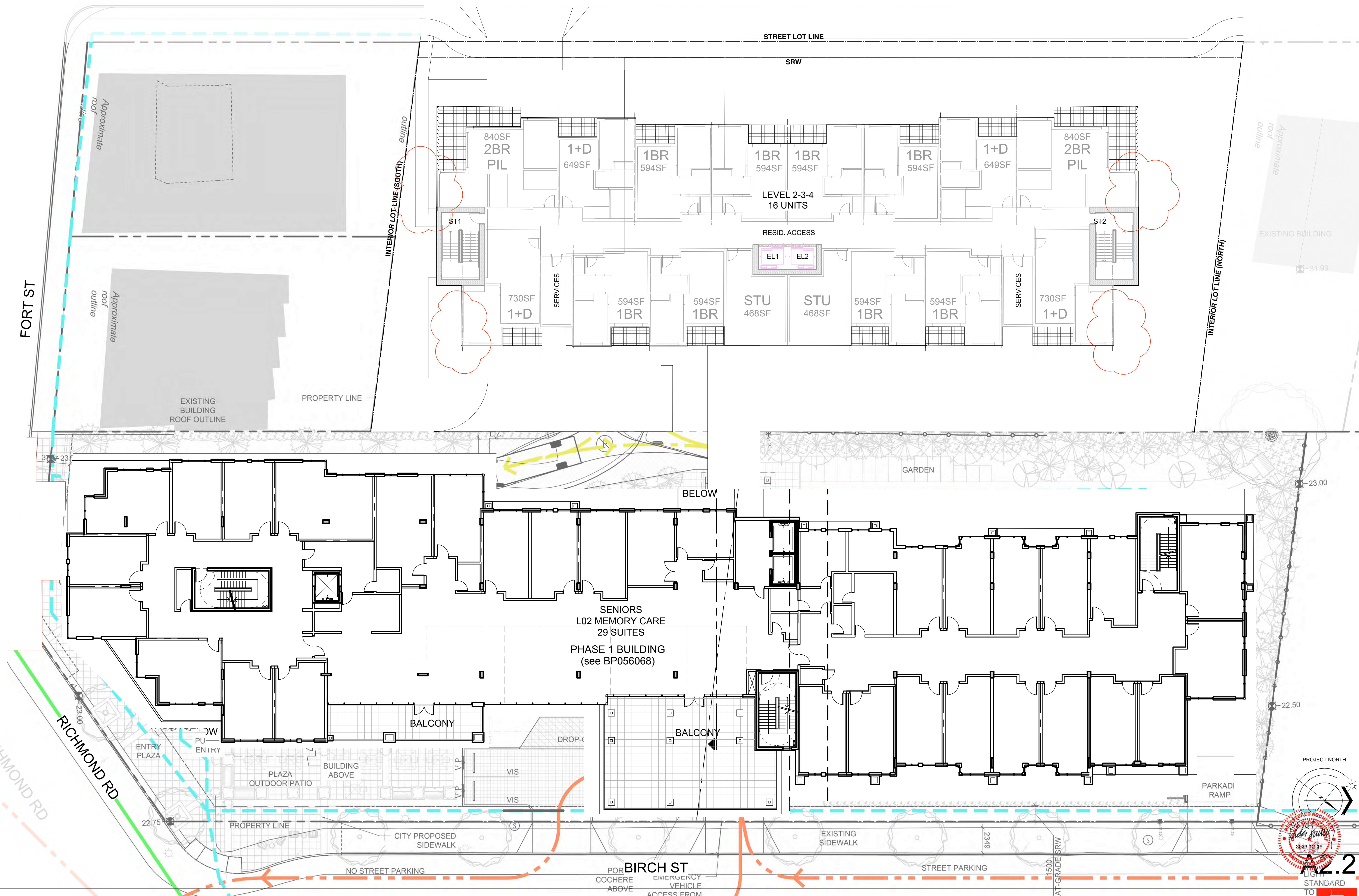


AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Main Floor Plan

RE-ISSUED FOR REZONING & DP : 18 DEC 2023



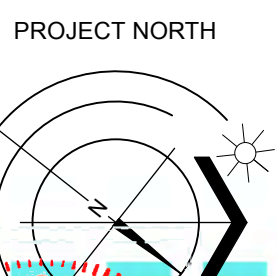
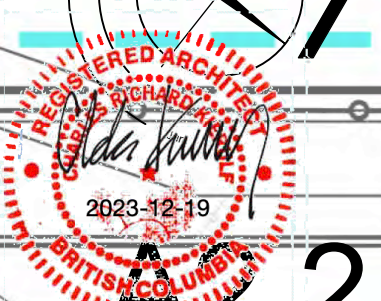
A2.1



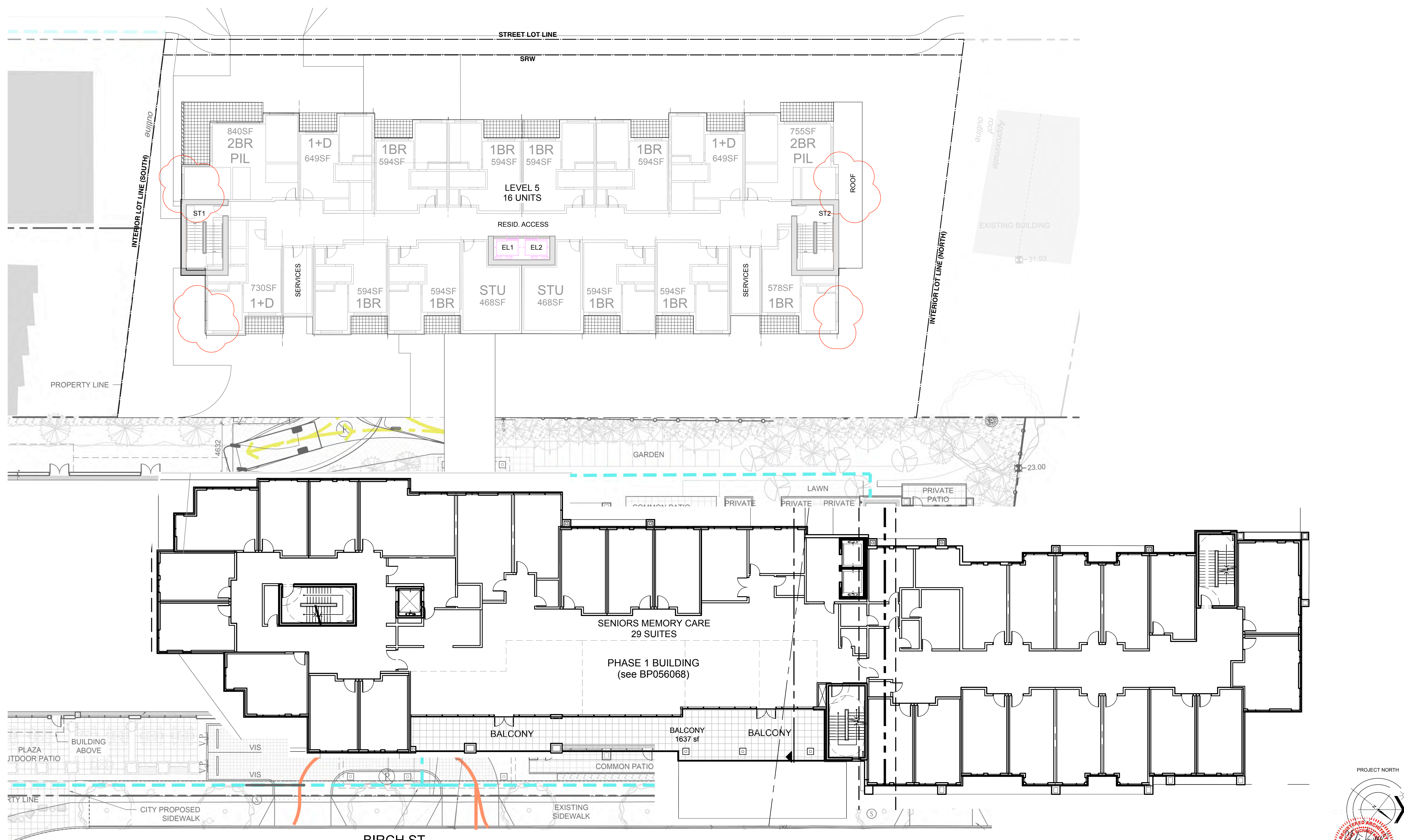
SENIORS
L02 MEMORY CARE
29 SUITES
PHASE 1 BUILDING
(see BP056068)

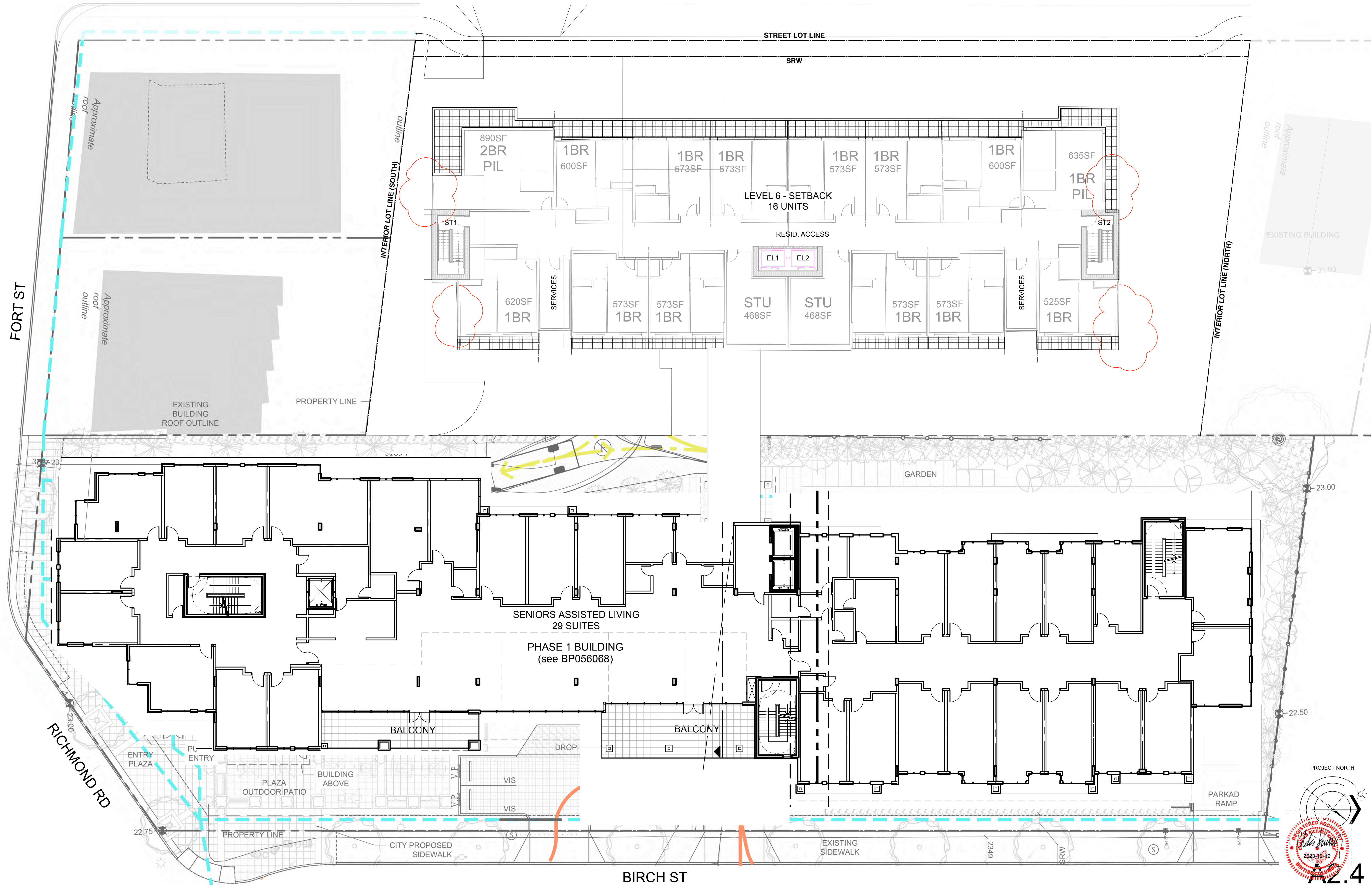
AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L2 to L4 Plan

RE-ISSUED FOR REZONING & DP : 18 DEC 2023



2.2
LIGHT
STANDARD
TO





AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L6 Plan

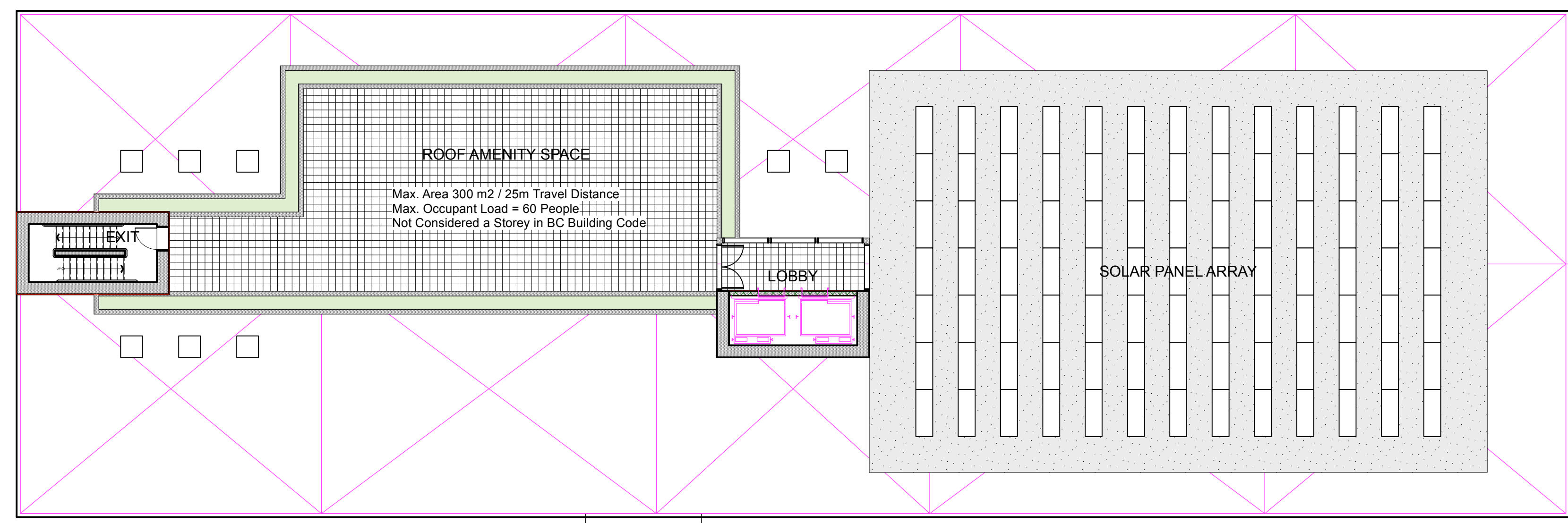
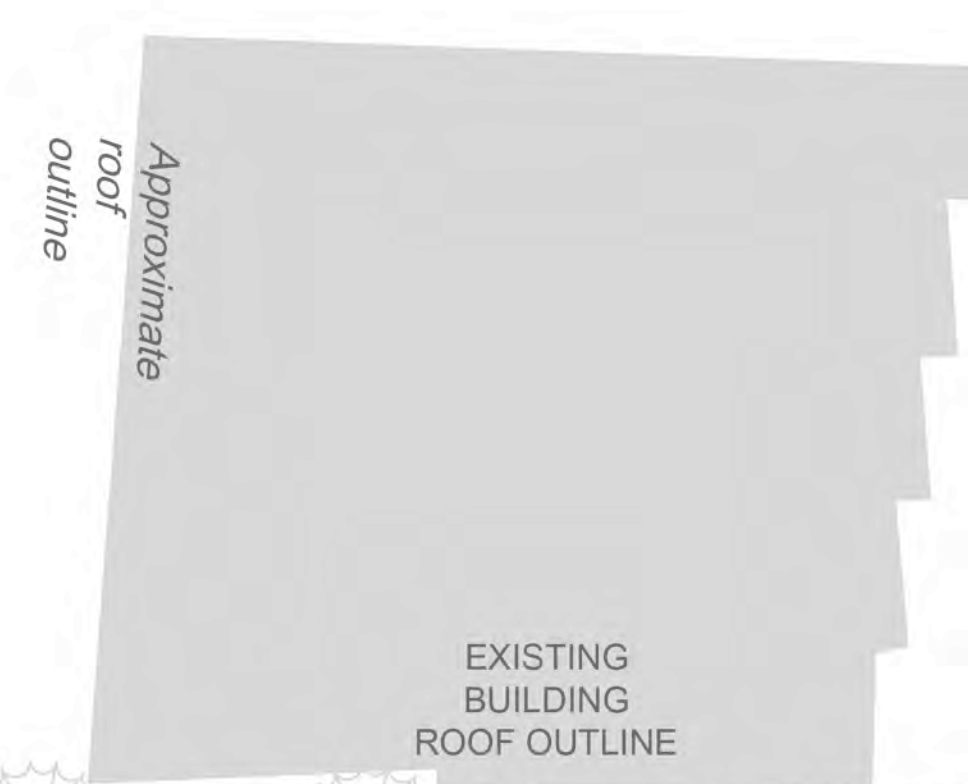
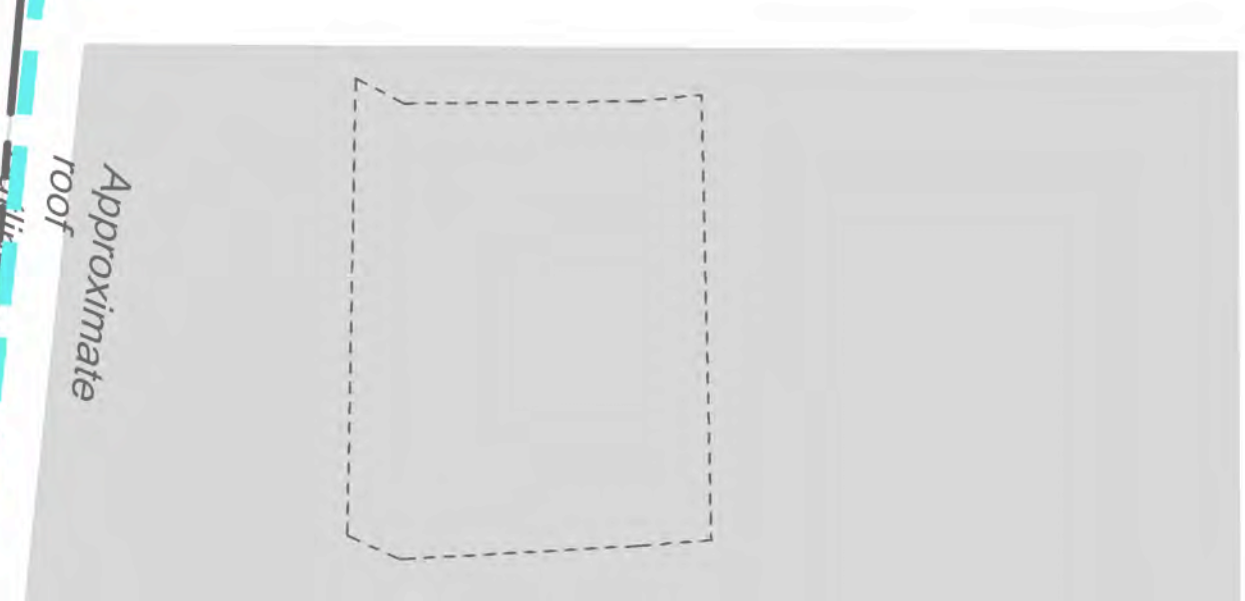
RE-ISSUED FOR REZONING & DP : 18 DEC 2023

STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



PROPERTY LINE

PROPERTY LINE

PHASE 1 BUILDING (see BP056068)

ENTRY PLAZA

PUBLIC ENTRY

PLAZA OUTDOOR PATIO

BUILDING ABOVE

DROP-OFF

MAIN ENTRY

VIS

VIS

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PARKADE RAMP

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

GARDEN

LAWN

22.75

22.75

CITY PROPOSED SIDEWALK

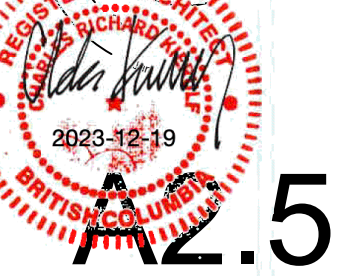
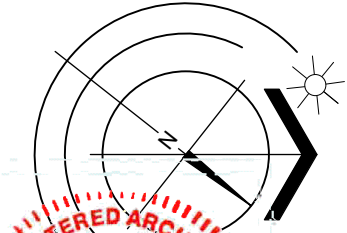
EXISTING SIDEWALK

2349

SRW

SRW

PROJECT NORTH

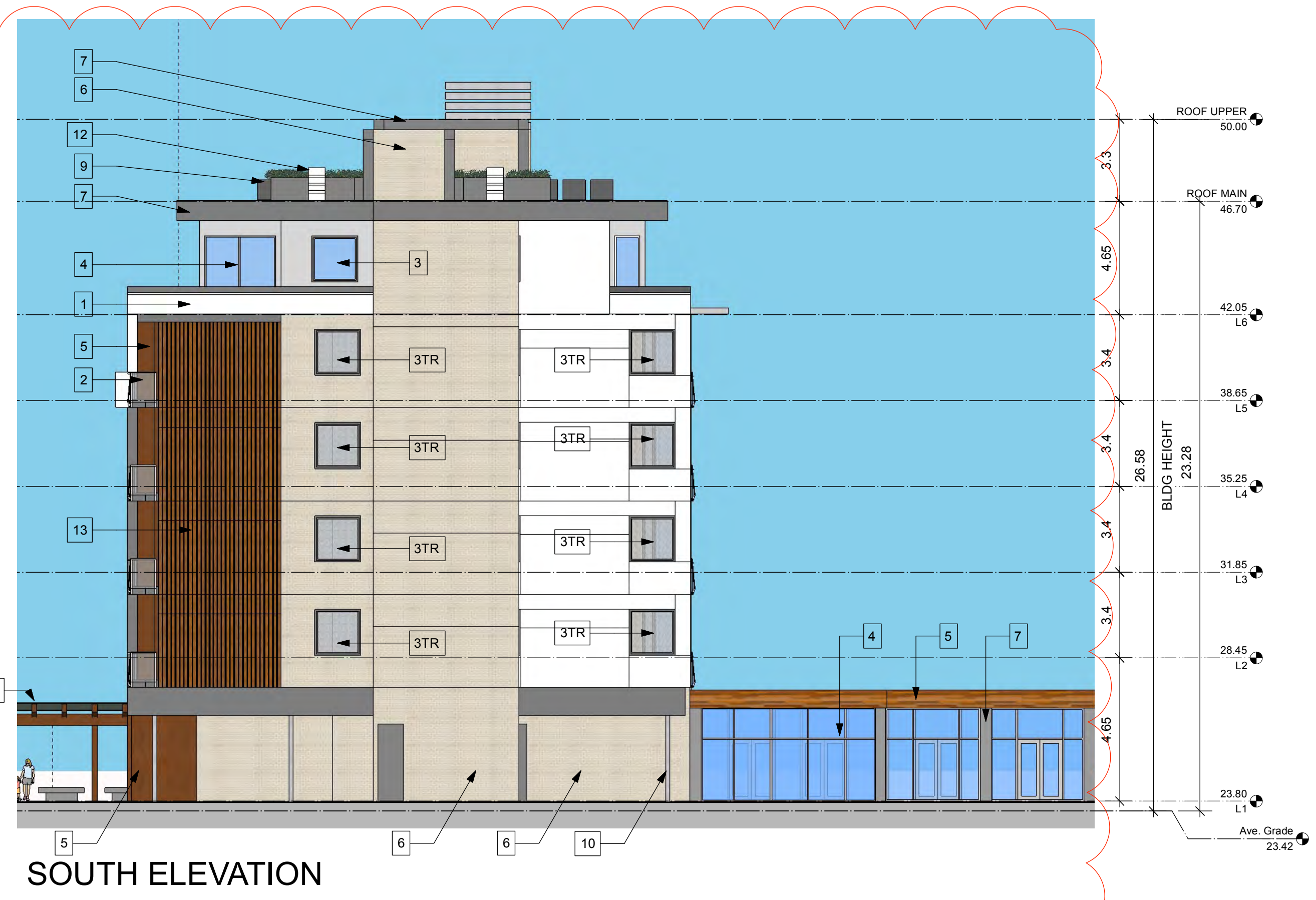


A2.5



WEST ELEVATION

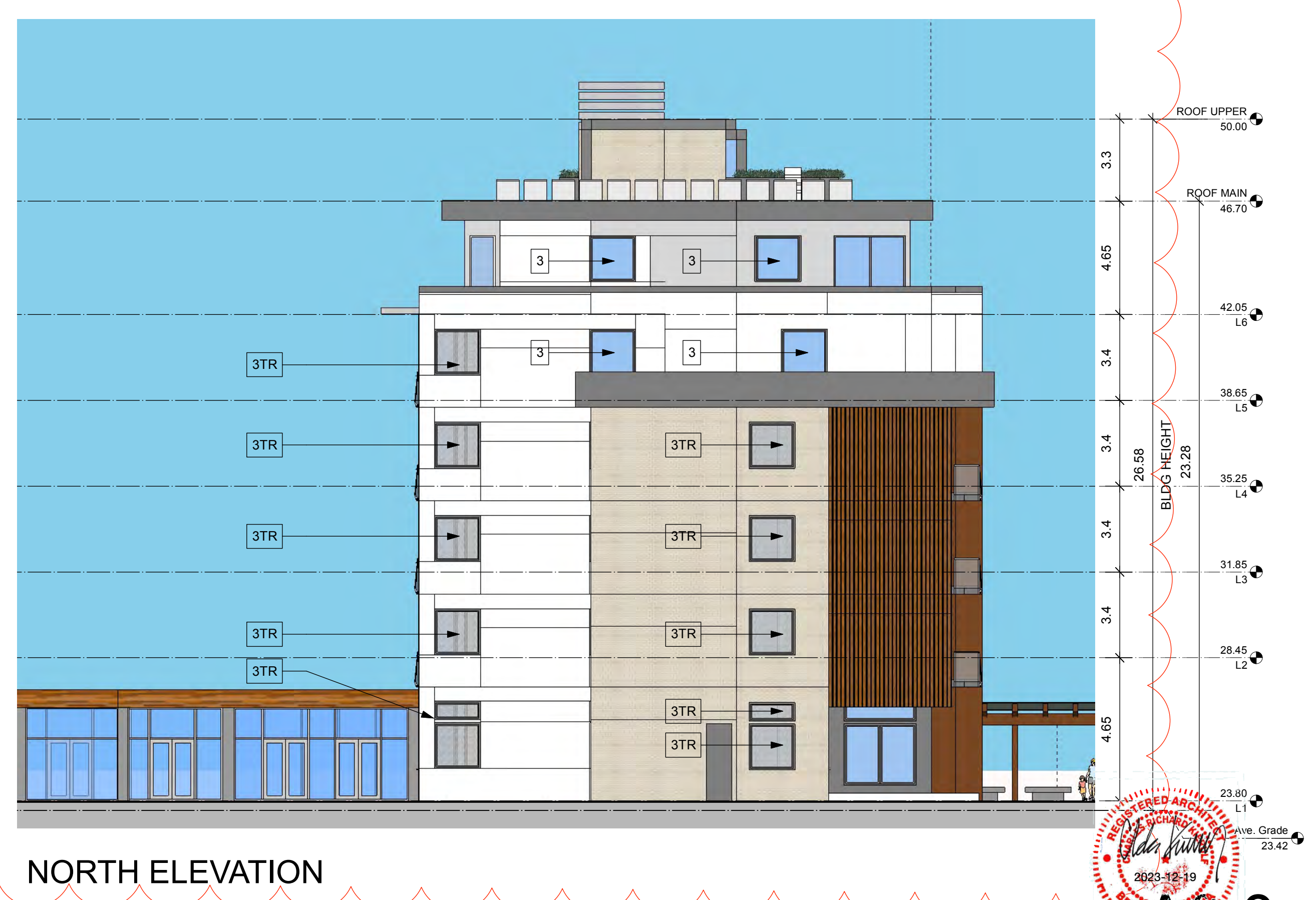
- MATERIALS KEY :**
1. Cementitious Panel Siding - various colours - with colour-matched trims.
 2. Aluminum and Glass guard.
 3. High-Performance Vinyl windows with coloured frames.
 4. High-Performance aluminum and glass window-wall system.
 5. Metal siding with printed wood grain pattern.
 6. Smooth face masonry finish stucco cladding light tan colour.
 7. Prefinished metal cladding.
 8. Rooftop solar PV array.
 9. Rooftop amenity area with planters.
 10. Concrete column.
 11. Heavy Timber and glass canopy.
 12. Rooftop beekeeping hives.
 13. Louvre Screen Wall prefinished aluminum wood-tone finish



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST



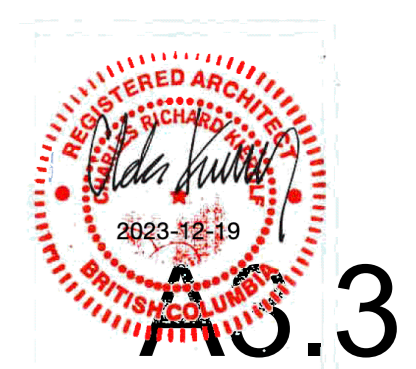
Street Context Elevation - Birch Street - Phase 2 in background
(Phase 1 and context masked 60%)

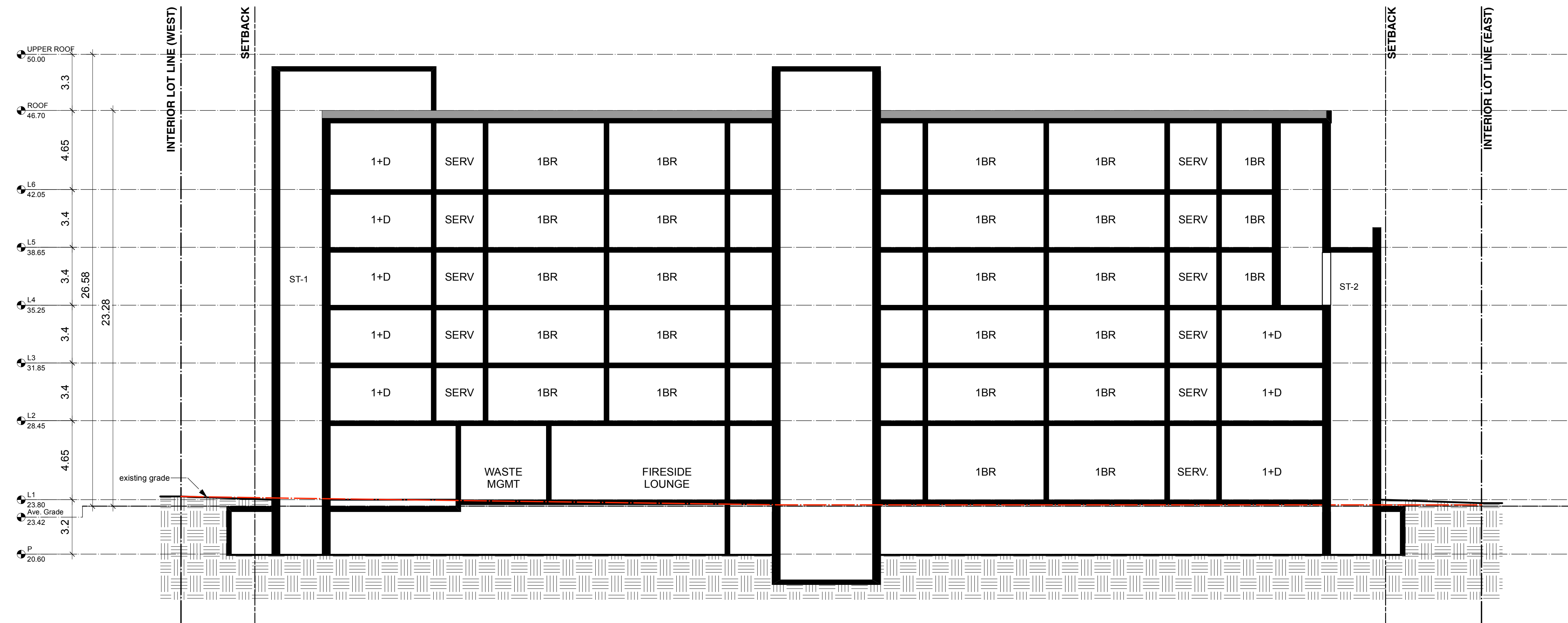


AS.2

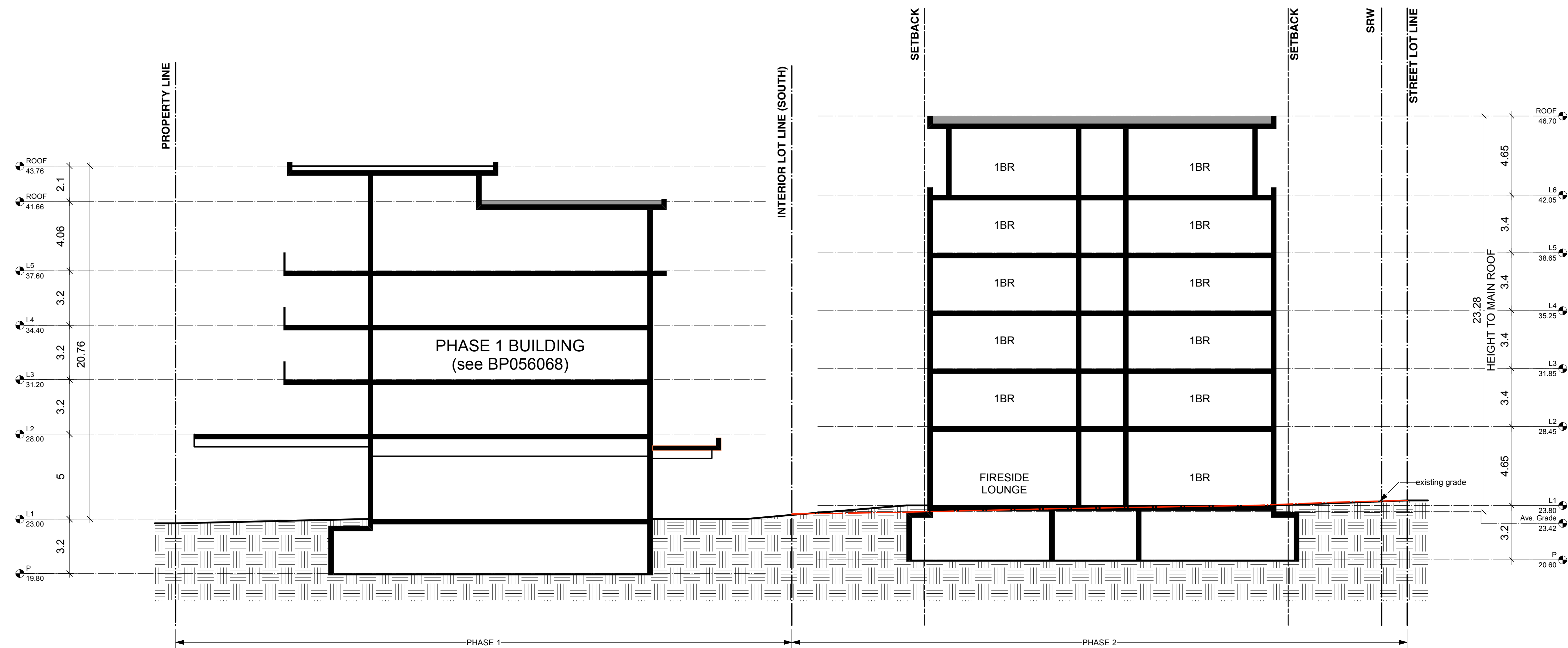


EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID





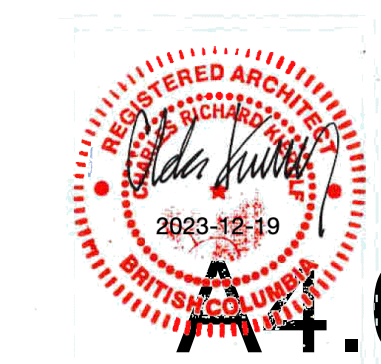
SECTION WEST - EAST



SECTION SOUTH - NORTH

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Building Sections

RE-ISSUED FOR REZONING & DP : 18 DEC 2023





Aerial View - Looking West from Richmond Road
Phase 1 in Foreground



Aerial View - Looking South West from Richmond Road
Phase 1 in Foreground



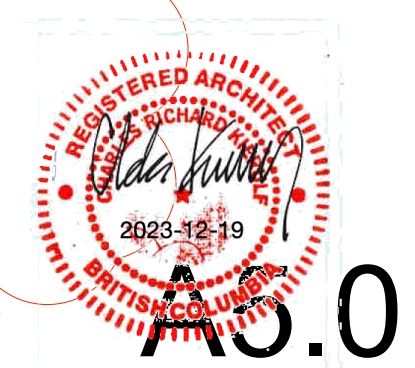
Aerial View - Looking South East from Ashgrove Street
Phase 1 in Background

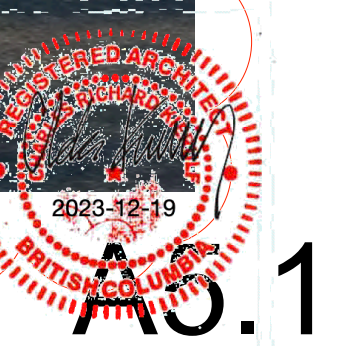


Main Entrance Plaza and Canopy



Access Pathway to Courtard Garden





A0.1

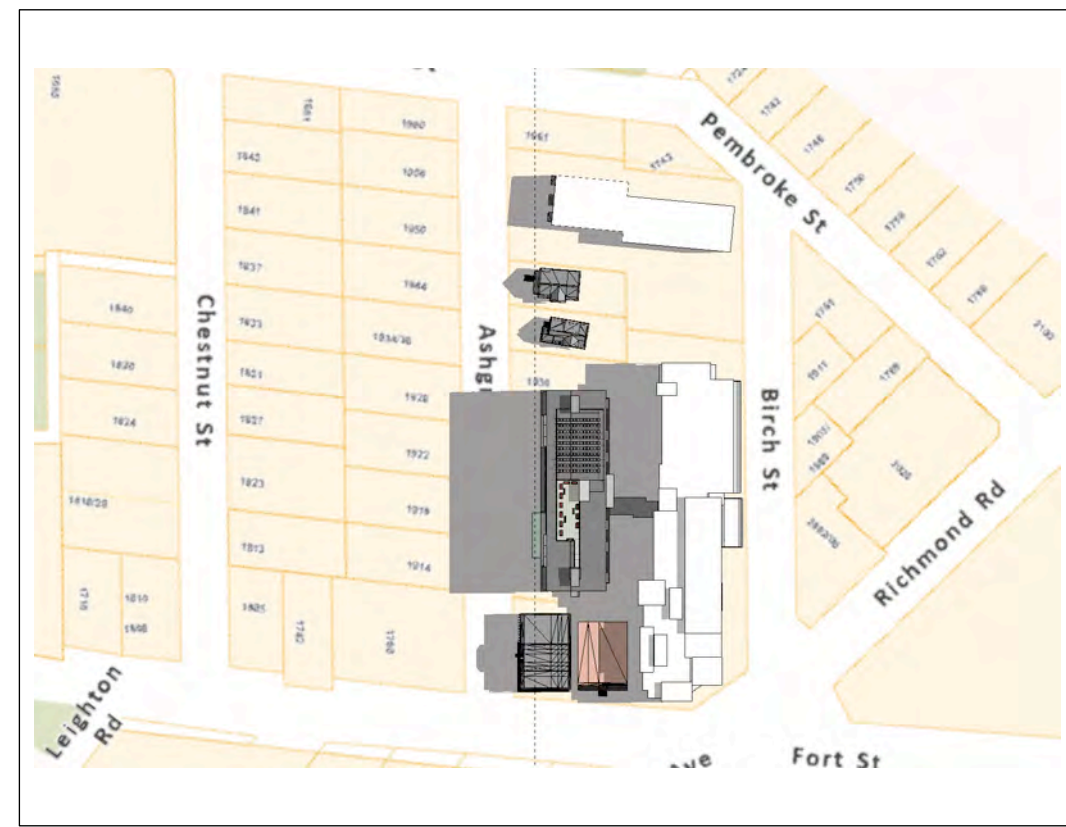


Street View - Looking South along Ashgrove Street

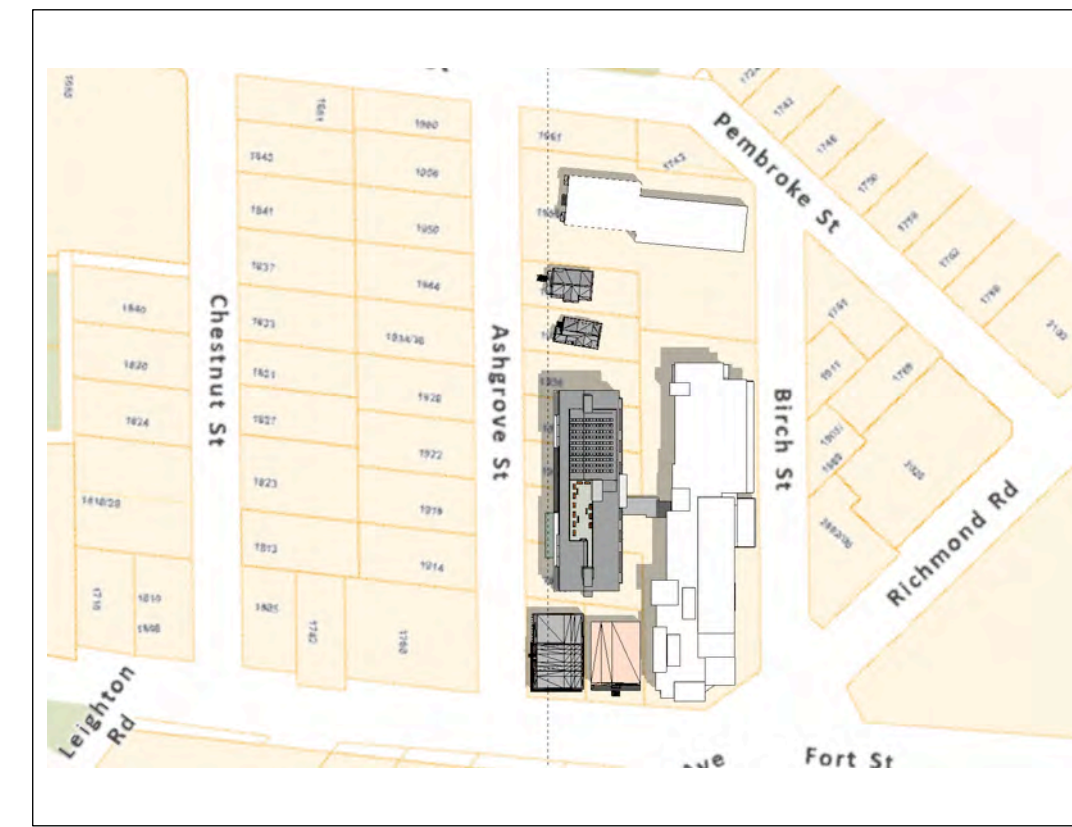




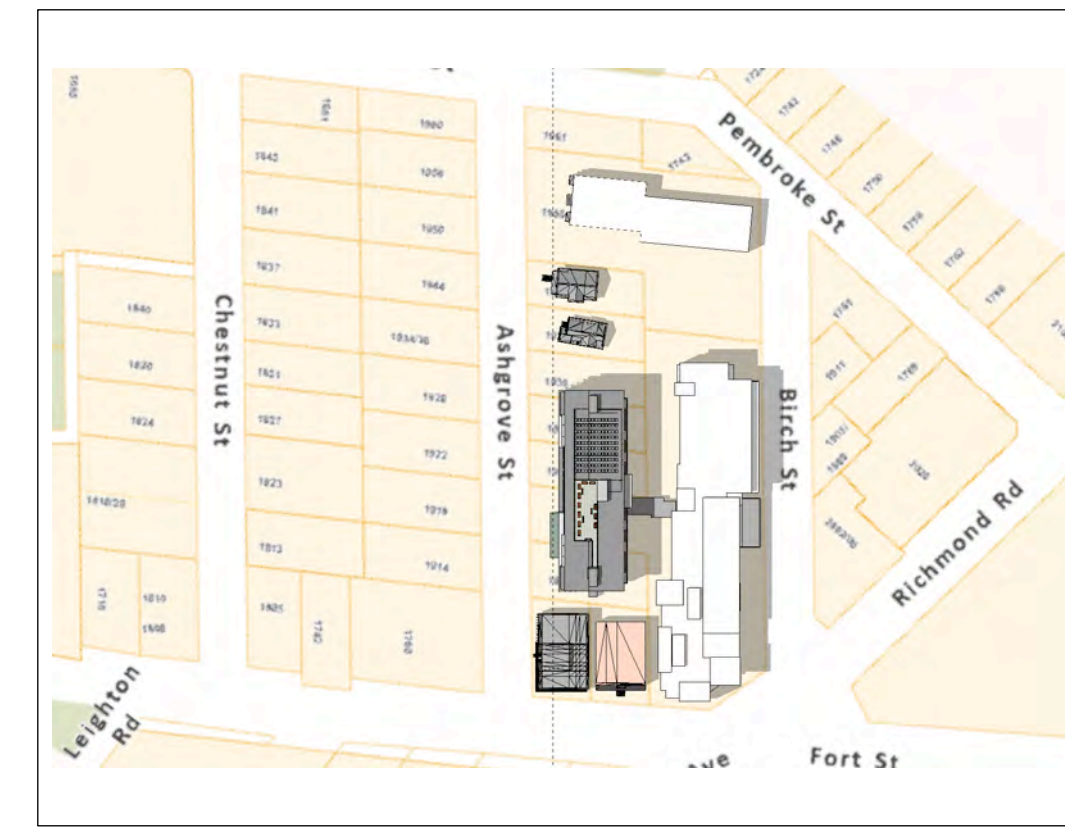
Aerial View - Looking East over Fort Street with RJH Buildings in Background



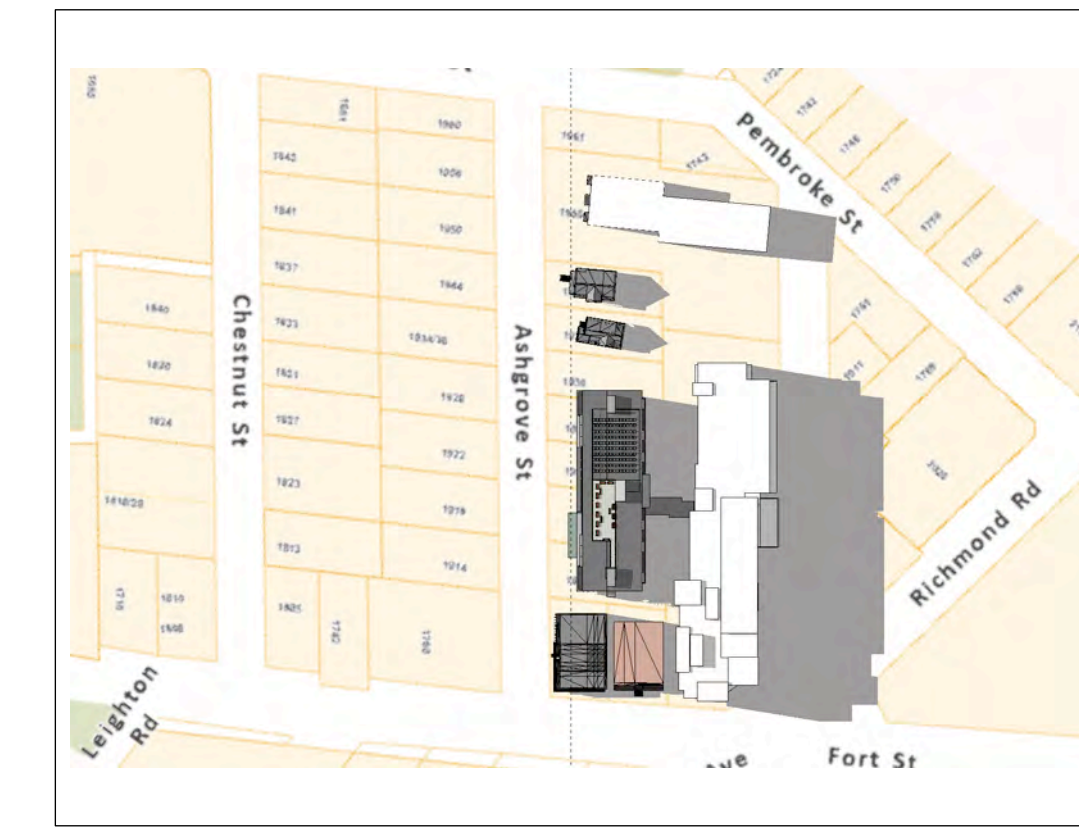
JUNE 21 - 08:00



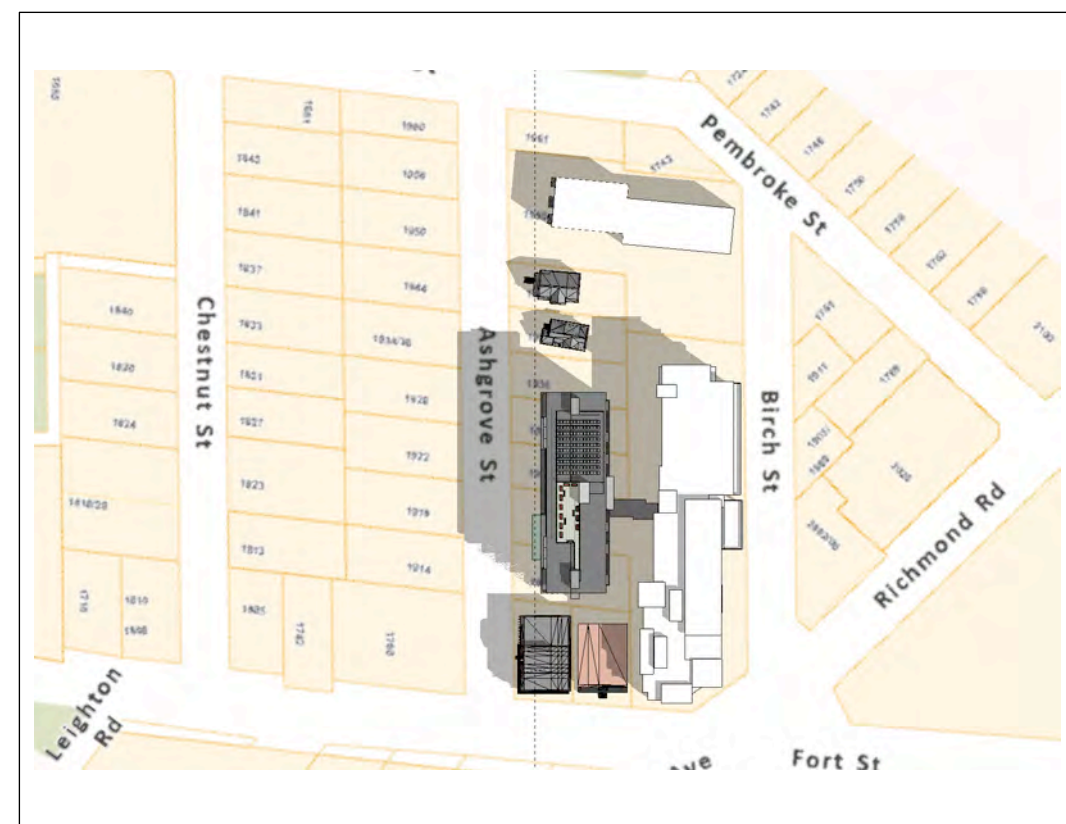
JUNE 21 - 11:00



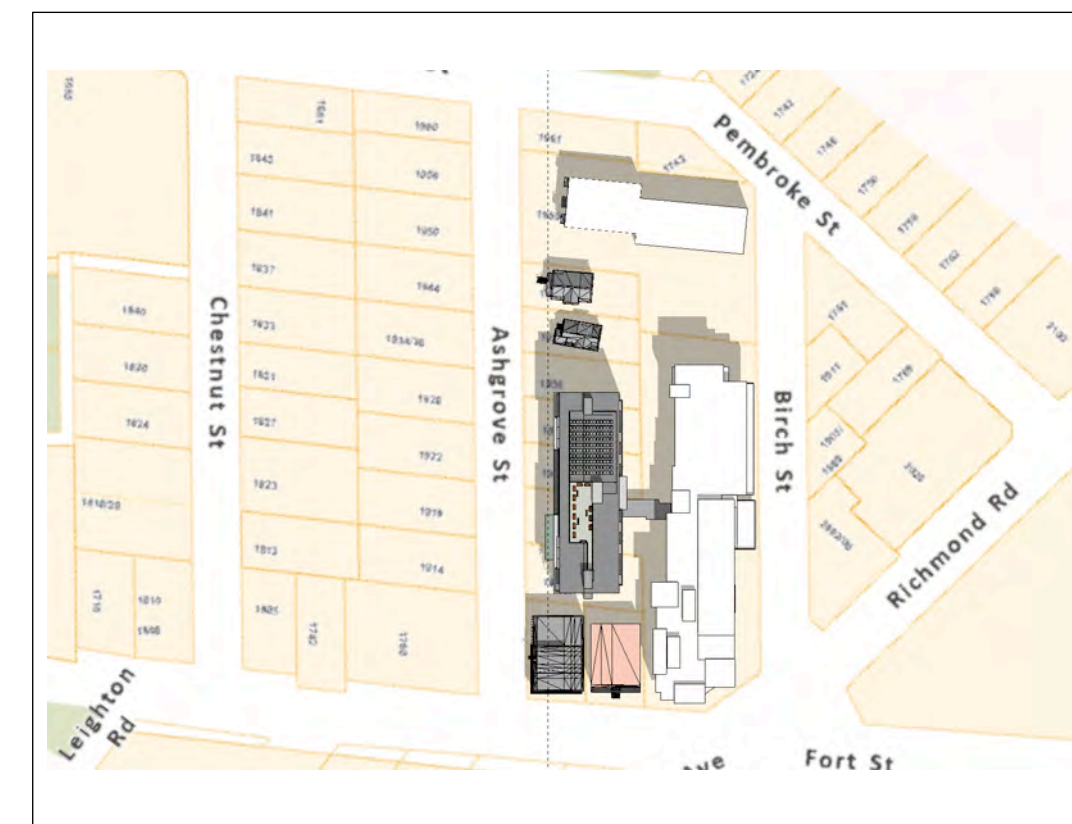
JUNE 21 - 14:00



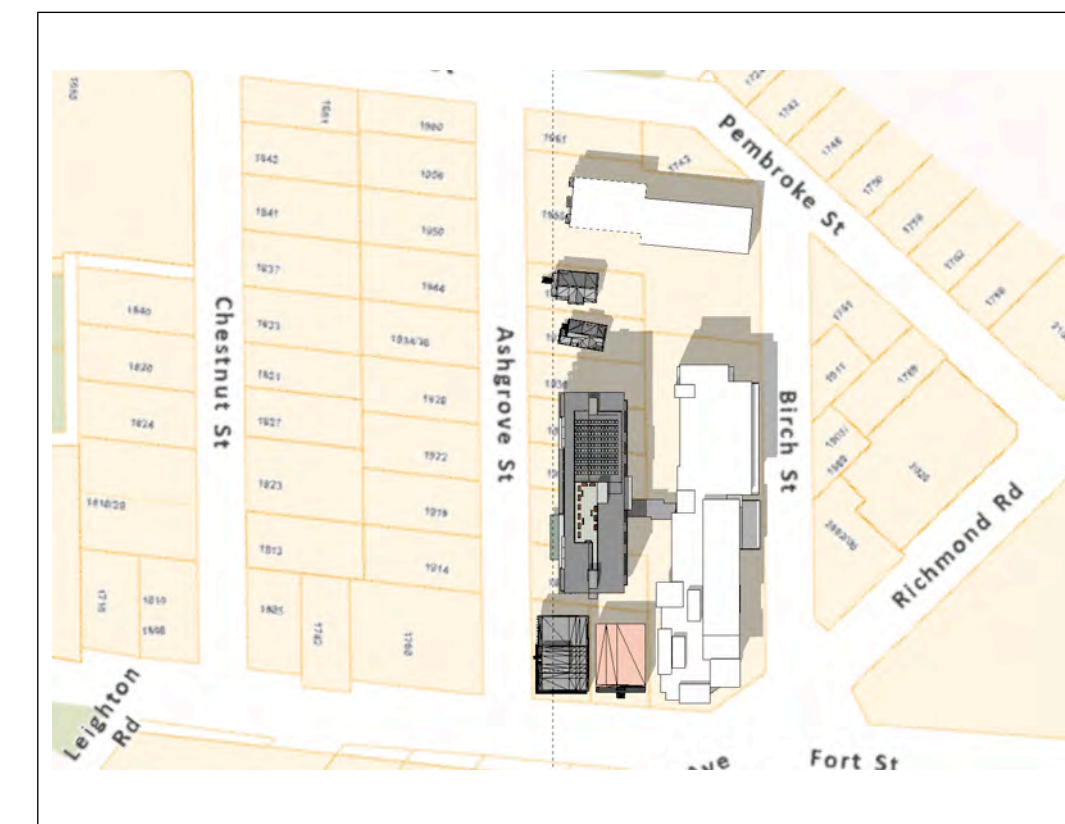
JUNE 21 - 17:00



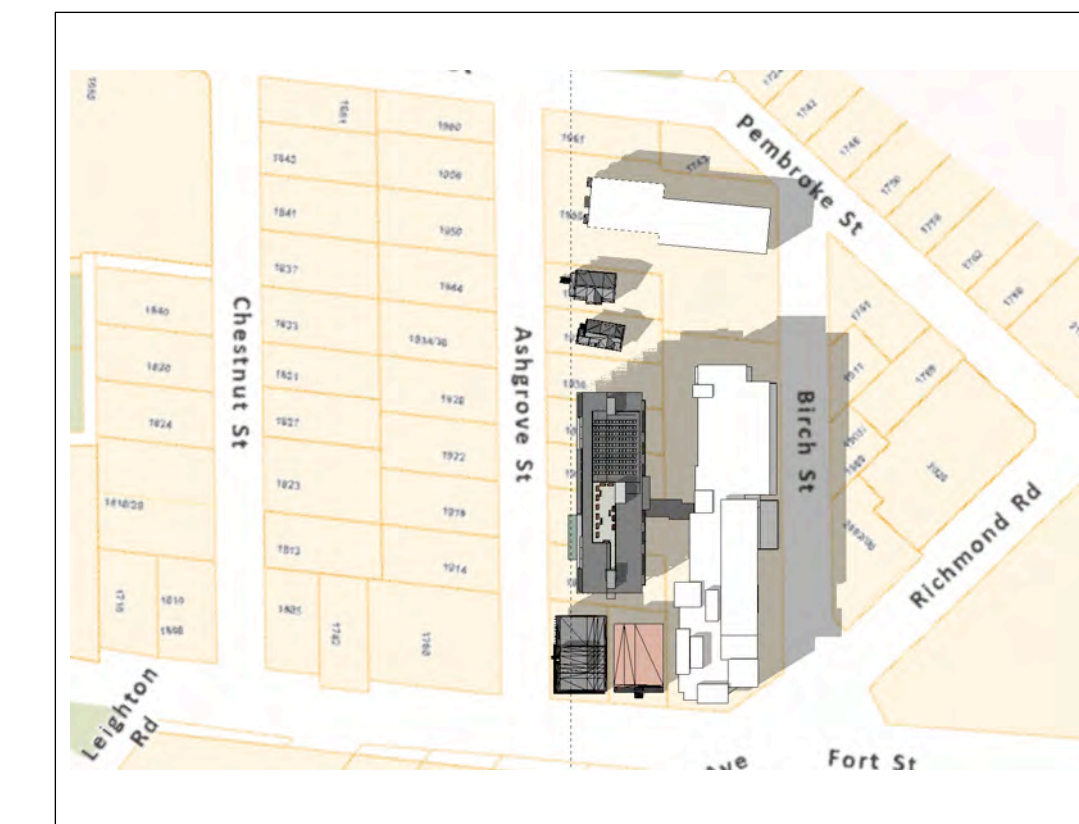
SEPTEMBER 23 - 09:00



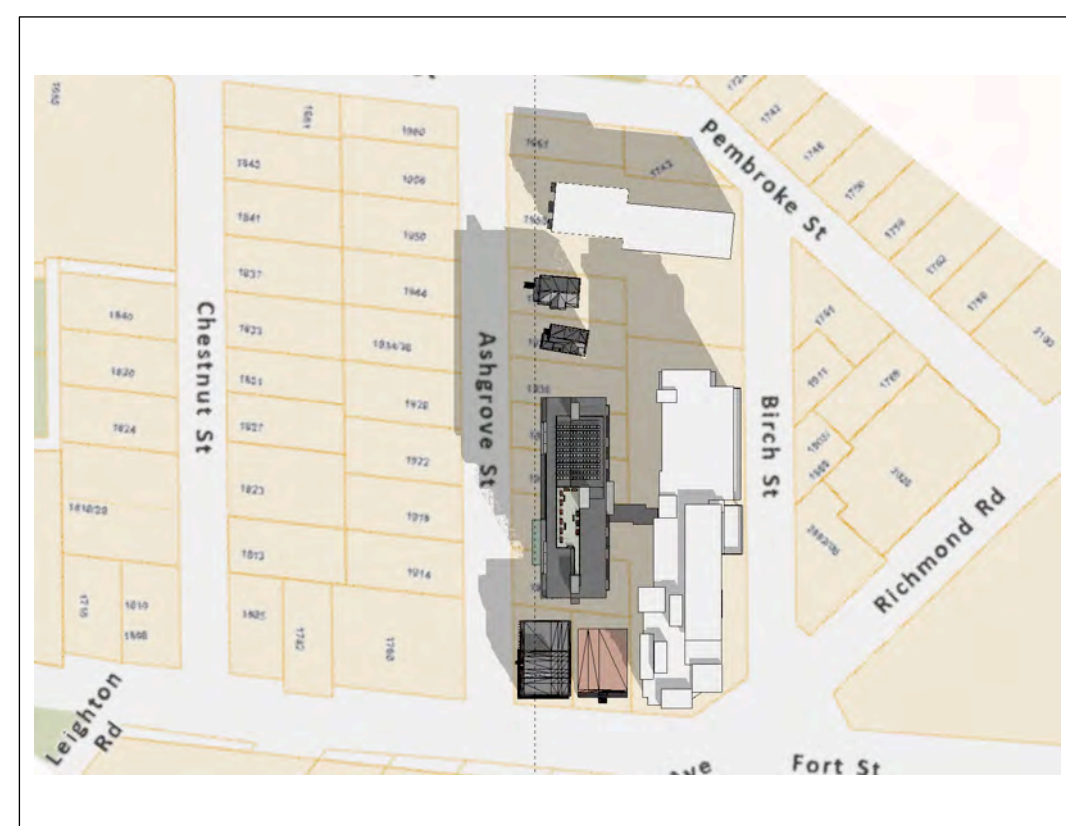
SEPTEMBER 23 - 11:00



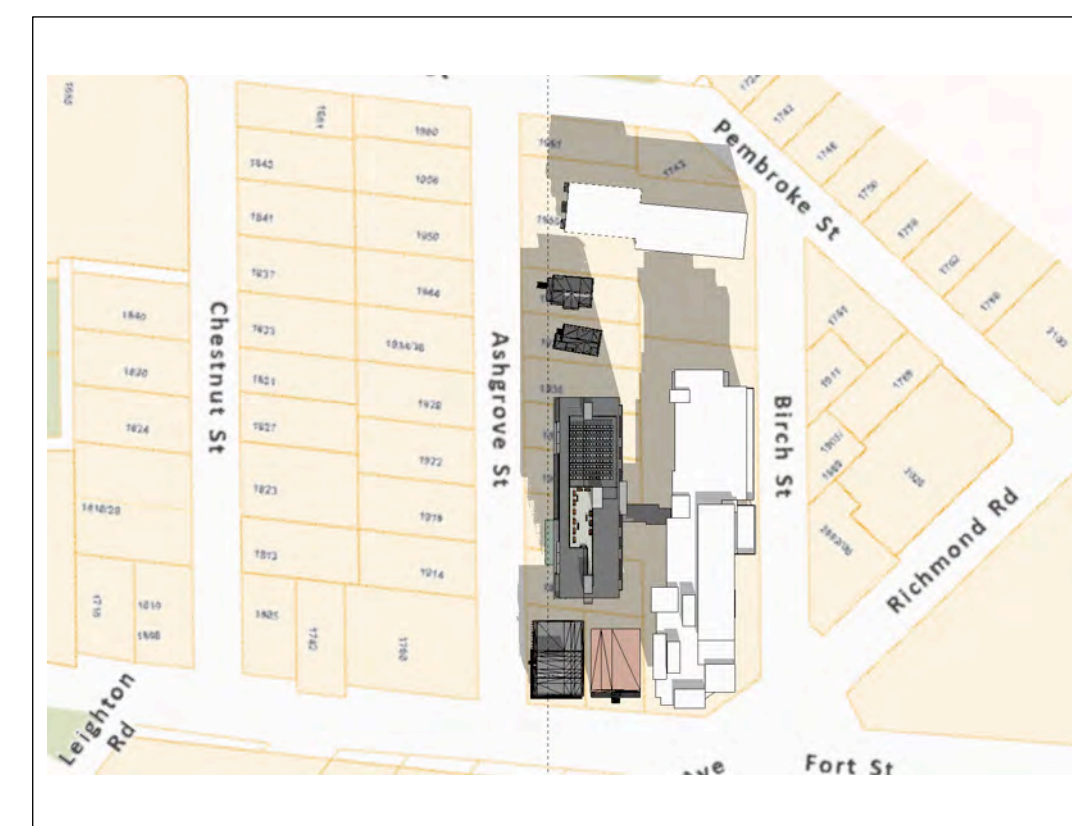
SEPTEMBER 23 - 13:00



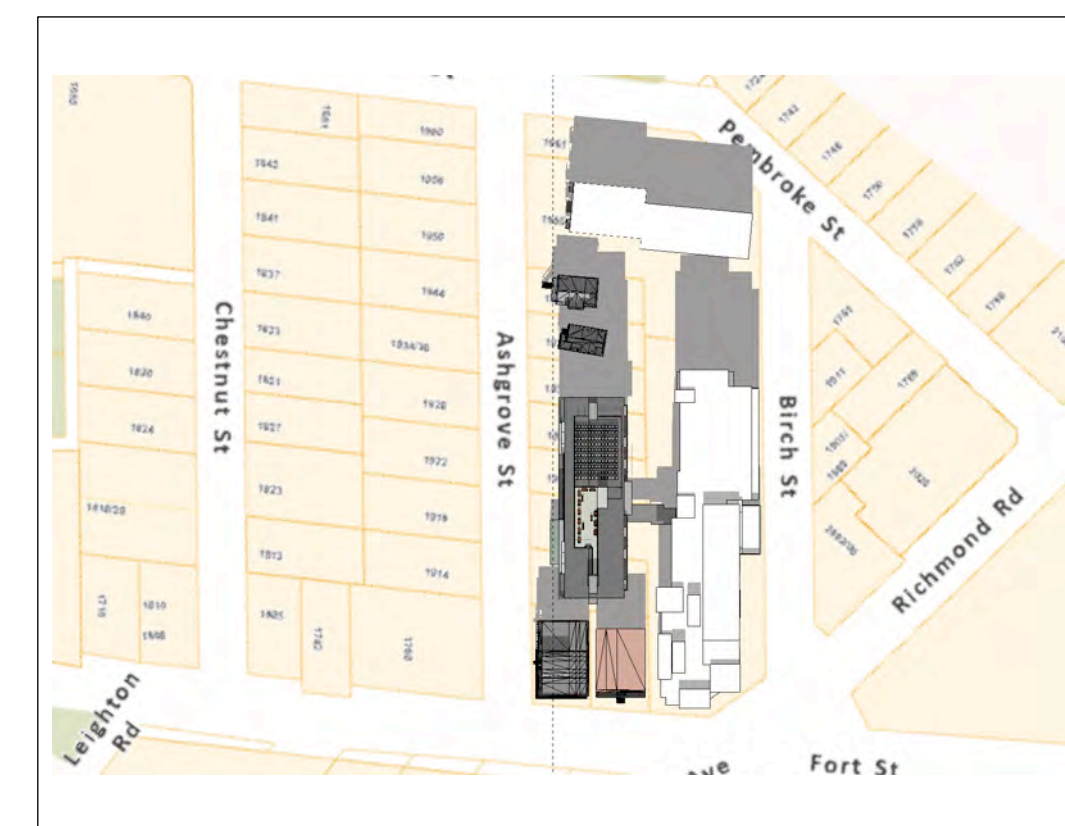
SEPTEMBER 23 - 15:00



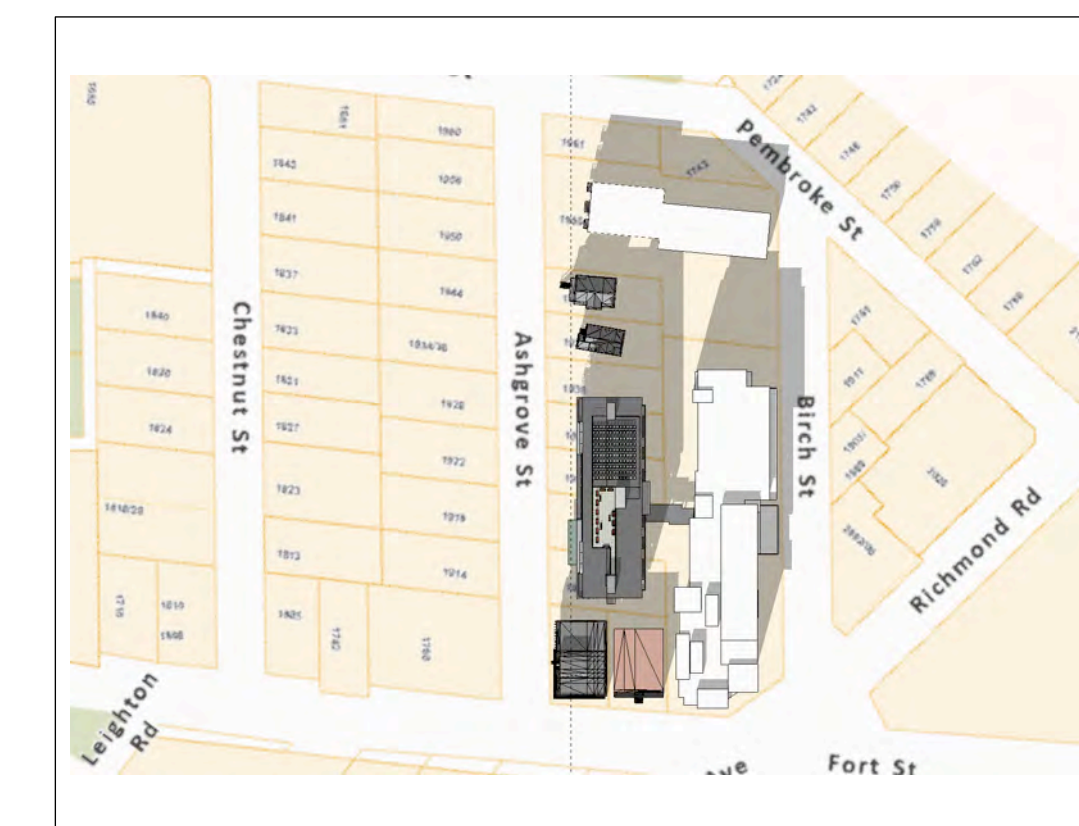
DECEMBER 21 - 10:00



DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2 Shadow Study - Summer Solstice, Autumnal Equinox, Winter Solstice

RE-ISSUED FOR REZONING & DP : 18 DEC 2023



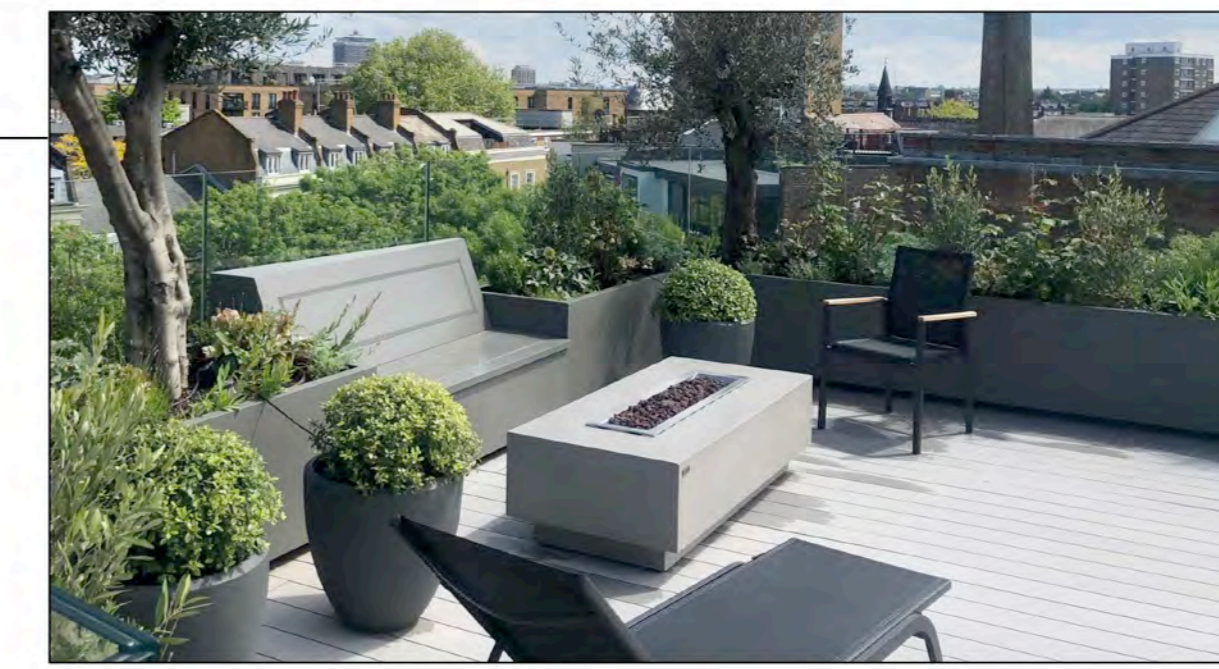
Vertical Louver Screen Wall
North and South Elevations
Prefinished Aluminum louvres
with wood-tone finish



High-Performance aluminium and
glass window-wall system



Rooftop solar PV array

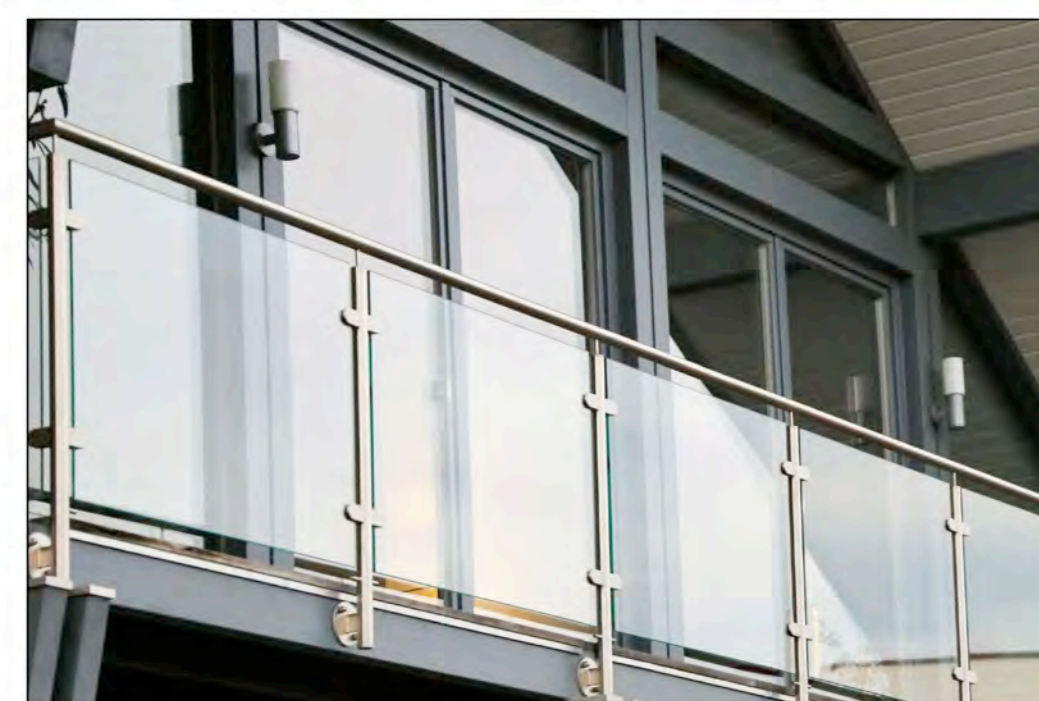


Rooftop amenity area with planters

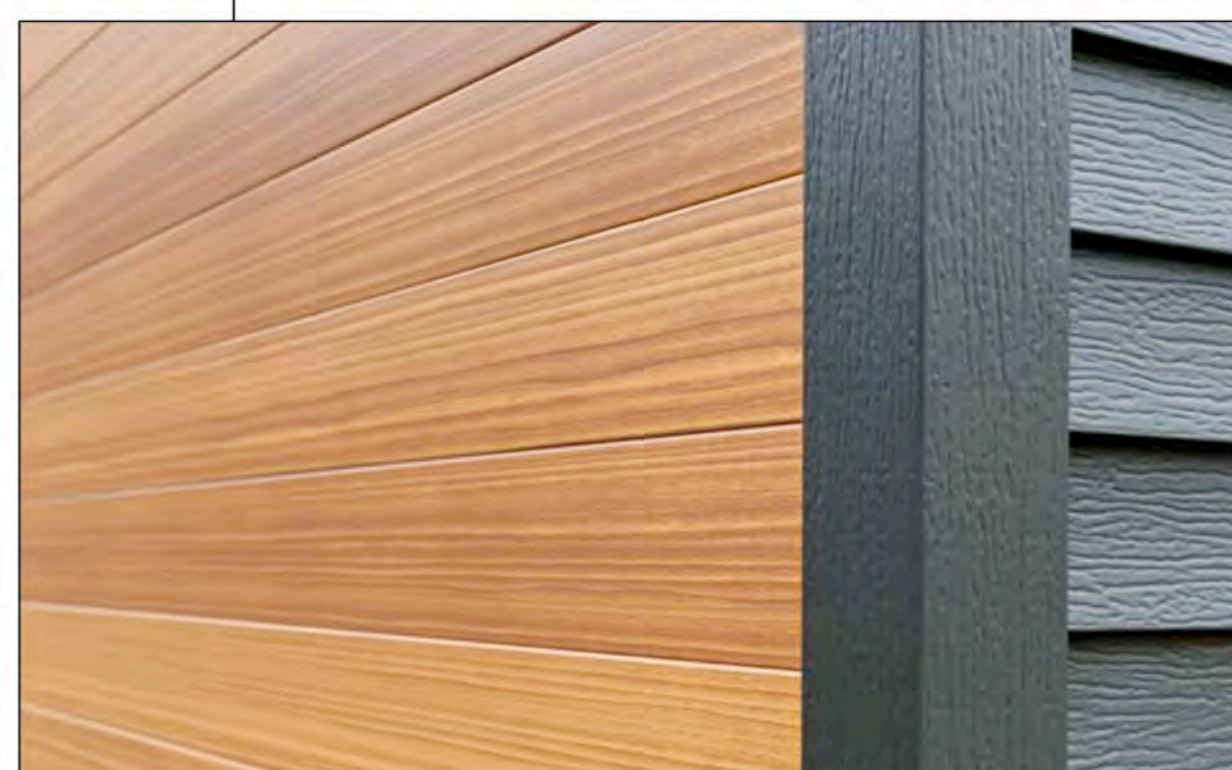
Cementitious Panel Siding- Various colours-
with colour matching trims



High-Performance vinyl windows with coloured
frames



Aluminium and Glass guard

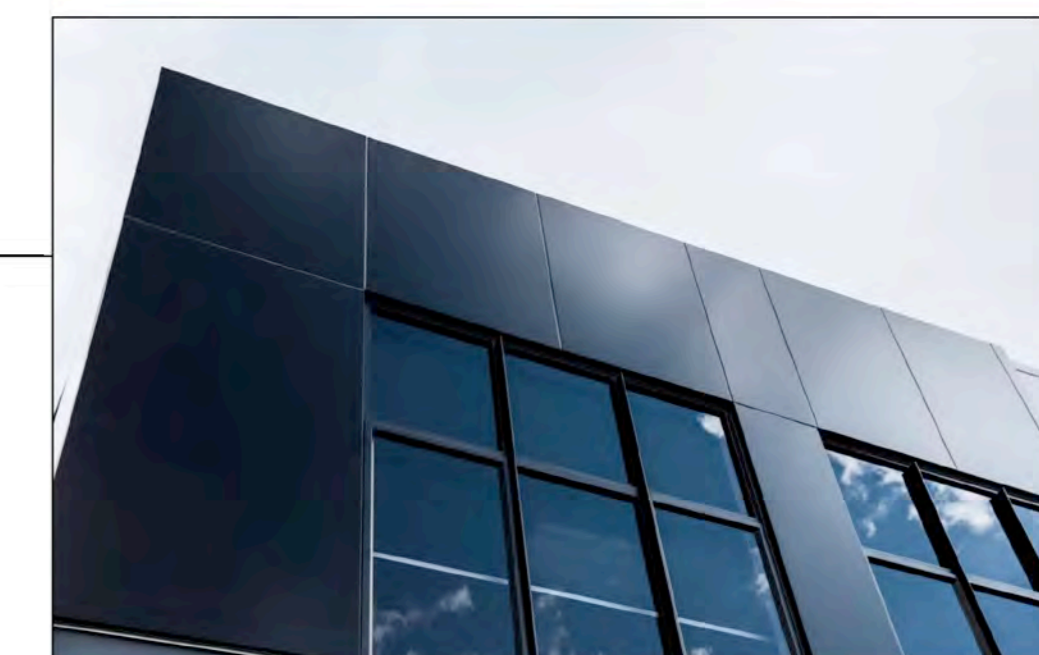


Metal Siding (inside face of vertical fins) and all soffits
with printed wood grain finish

WEST ELEVATION



Rooftop beehiving hives



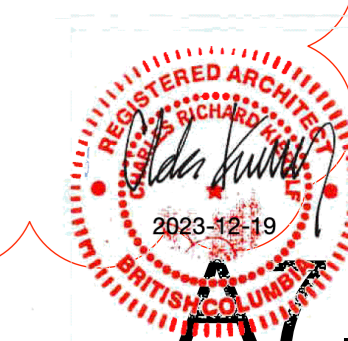
Prefinished metal cladding



Masonry Patterned Stucco Finish to
match Phase 1 Building



Heavy Timber and Glass Entrance Canopy



A7.0

ASHGROVE STREET



Tree Inventory Table

Tree ID	Species	Caliper	Condition	Location	Notes
051	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
052	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
053	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
054	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
055	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
056	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
057	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
058	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
059	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
060	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
061	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
062	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
063	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
064	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
065	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
066	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
067	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
068	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
069	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
070	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
071	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
072	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
073	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
074	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
075	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
076	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
077	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
078	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
079	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
080	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
081	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
082	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
083	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
084	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
085	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
086	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
087	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
088	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
089	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
090	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
091	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
092	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
093	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
094	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
095	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
096	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
097	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
098	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
099	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree
100	Japanese Stewartia	6cm cal.	Good	Northwest corner	Retained tree

Tree Preservation Summary

Category	Count	Multiplier	Qualified	Total
A. Protected Trees Removed	18	X 1	A	18
B. Replacement Trees Proposed per Schedule "E", Part 1	19	X 1	B	19
C. Replacement Trees Proposed per Schedule "E", Part 2	3*	X 0.5	C	1.5*
D. Replacement Trees Proposed per Schedule "E", Part 3	16*	X 1	D	16*
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number	38		E	20*
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F	0*
G. Tree minimum on lot			G	14
H. Protected trees retained (other than specimen trees)			H	0
I. Specimen trees retained			I	0
J. Trees per lot deficit (G - (B+C+D+H)) Record 0 if negative number			J	0
K. Protected trees Removed	0	X 1	K	0
L. Replacement trees proposed per Schedule "E", Part 1	0	X 1	L	0
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number	0		N	0
O. Offsite replacement tree deficit (K-L+M) Record 0 if negative number			O	0*
P. Onsite trees proposed for cash-in-lieu Enter F, or J, whichever is the greater number			P	0
Q. Offsite trees proposed for cash-in-lieu Enter O			Q	0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R	\$0

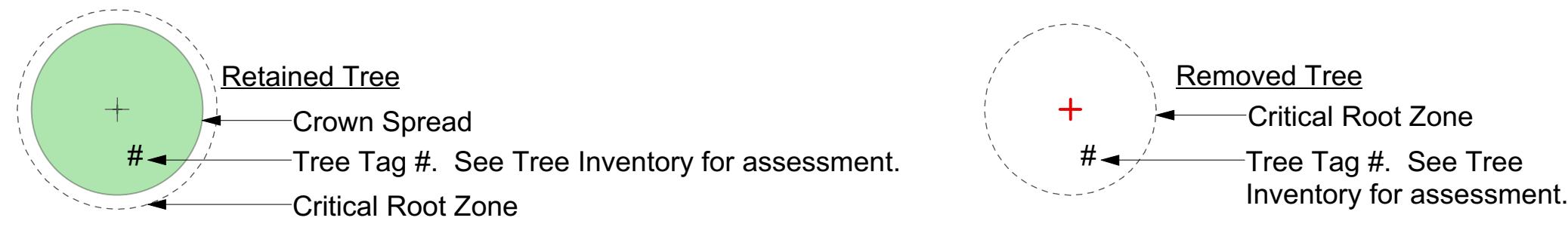
Soil Volume Compliance Table

Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	Replacement Trees Proposed				Soil Volume Required (m3)			Compliance (Y/N)
				B Small	C Medium	D Large	E # Small	F # Medium	G # Large	Total	
1	169	0.75	126.75	0.0	3.0	0.0	0.0	60.0	0.0	60.0	Y
2	360	0.75	270	2.0	6.0	2.0	16.0	120.0	70.0	206.0	Y
3	75	0.75	56.25	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
4	70	0.75	52.5	0.0	2.0	0.0	0.0	40.0	0.0	40.0	Y
5	129	0.75	96.75	0.0	4.0	0.0	0.0	80.0	0.0	80.0	Y
6	14.2	0.75	10.65	1.0	0.0	0.0	8.0	0.0	0.0	8.0	Y
7	12.5	1	12.5	2.0	0.0	0.0	12.0	0.0	0.0	12.0	Y
8	33	0.75	24.75	0.0	1.0	0.0	0.0	20.0	0.0	20.0	Y
TOTAL			650.15							446.0	

Tree Impact Summary Table

Tree Status	A Total # of Protected Trees	B # of Trees to be REMOVED	C # of NEW or REPLACEMENT Trees to be Planted*	D # of EXISTING non-protected Trees Counted as Replacements
Onsite Trees	18	18	22*	0
Private Offsite Trees	2	0	N/A	N/A
Municipal Trees	5	2	N/A	N/A
Total	25	20	22*	0

Existing Trees Legend:



1 Landscape Tree Management Plan Scale: 1:125

Tree Management Plan - Jubilee House Phase 2



Revision H | Issued for DP ReSubmission 1 Dec. 12/23
 Revision G | Issued for DP ReSubmission 1 Oct. 10/23
 Revision F | Issued for DP ReSubmission 1 June 8/23
 Revision E | Issued for DP ReSubmission 1 Apr. 11/23
 Revision D | Issued for Draft DP ReSubmission 1 Feb. 24/23
 Revision C | Issued for Draft DP Submission 1 Dec. 15/22
 Revision B | Issued for Coordination 1 Dec. 7/22
 Revision A | Issued for Rezoning 1 Sept. 16/22