



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.
3200-20 Queen Street
Toronto, ON
M5H 3R3

tel: 604-761-5939
email: drmilliken@millikendevelopments.com

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
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
tel: 250-370-9221
email: cdavis@mcelhanney.com

LANDSCAPE ARCHITECT
LADR
3-864 Queens Avenue
Victoria, B.C.
V8T 1M5

Mr. Chris Windjack
tel: 250-598-0105
email: cwindjack@ladrla.ca

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
A2.0 Parkade Plan
A2.1 Main Floor Plan
A2.2 L2 to L5 Plan
A2.3 L6 Plan
A3.0 Elevations
A3.1 Street Context Elevations
A4.0 Building Sections
A5.0 Model Views
A6.0 Shadow Studies - Summer Solstice
A6.1 Shadow Studies - Autumnal Equinox
A6.2 Shadow Studies - Winter Solstice

Civil
22036-DP Conceptual Site Servicing Plan

Landscape
L1 Landscape Rezoning Plan



LAND USE BYLAW SUMMARY

BUILDING DESCRIPTION: SIX STOREY SENIOR HOUSING BUILDING

USES: RESIDENTIAL UNITS

ZONE:
EXISTING: R3-2, R1-B, C1-R
PROPOSED: NEW ZONE

SITE AREA: 2,769.5 m2

BUILDING AREA: 1,210.8 m2

FLOOR AREA:
LEVEL
L1 965.2 m2
L2-L5 (x4) 1210.8 m2
L6 1178.8 m2
TOTAL 6987.0 m2

NUMBER OF UNITS:
STUDIO 10
1 BED, 1 BED + DEN 67
2 BED 11
TOTAL 88

AVERAGE GRADE: 23.88 m Geodetic (see A1.0)

HEIGHT OF BUILDING:
PROPOSED: 22.82 m (46.7 m Geodetic, measured from Ave. Grade)

NUMBER OF STOREYS: 6 STOREYS

PARKING:
REQUIRED (OTHER AREA):
Assisted Living 0.35 per dwelling unit 31
Visitor Parking 0.1 per dwelling unit 9
TOTAL 40
PROPOSED:
TOTAL 62

SETBACKS:
NORTH: 7.0 m
EAST: 5.6 m
SOUTH: 7.8 m
WEST: 4.3 m

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
• RESIDENTIAL - GROUP C
• PARKADE - GROUP F3

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

BUILDING AREA:
• 1210.8 m2

BUILDING HEIGHT:
• 6 STOREYS

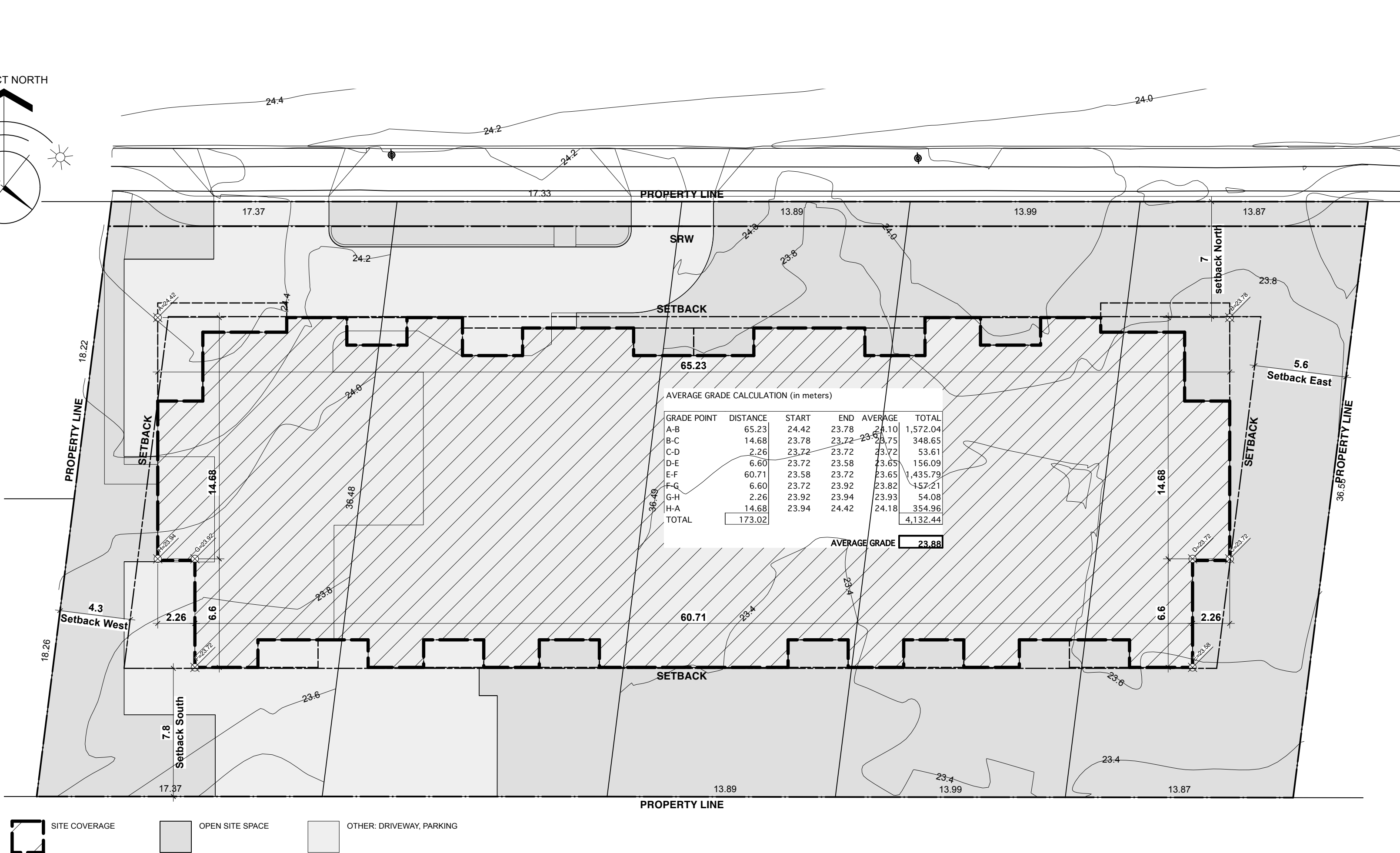
NUMBER OF STREETS FACING:
• 1

CONSTRUCTION REQUIREMENTS:
• RESIDENTIAL - 3.2.2.47. Group C, any height, Sprinklered
- non-combustible construction
- floor assemblies shall have a FRR not less than 2 hr.
- 3.2.2.84 Group F3, up to 4 Storeys, Sprinklered
- combustible or non-combustible construction
- floor assemblies shall have a FRR not less than 45 min.
• PARKADE

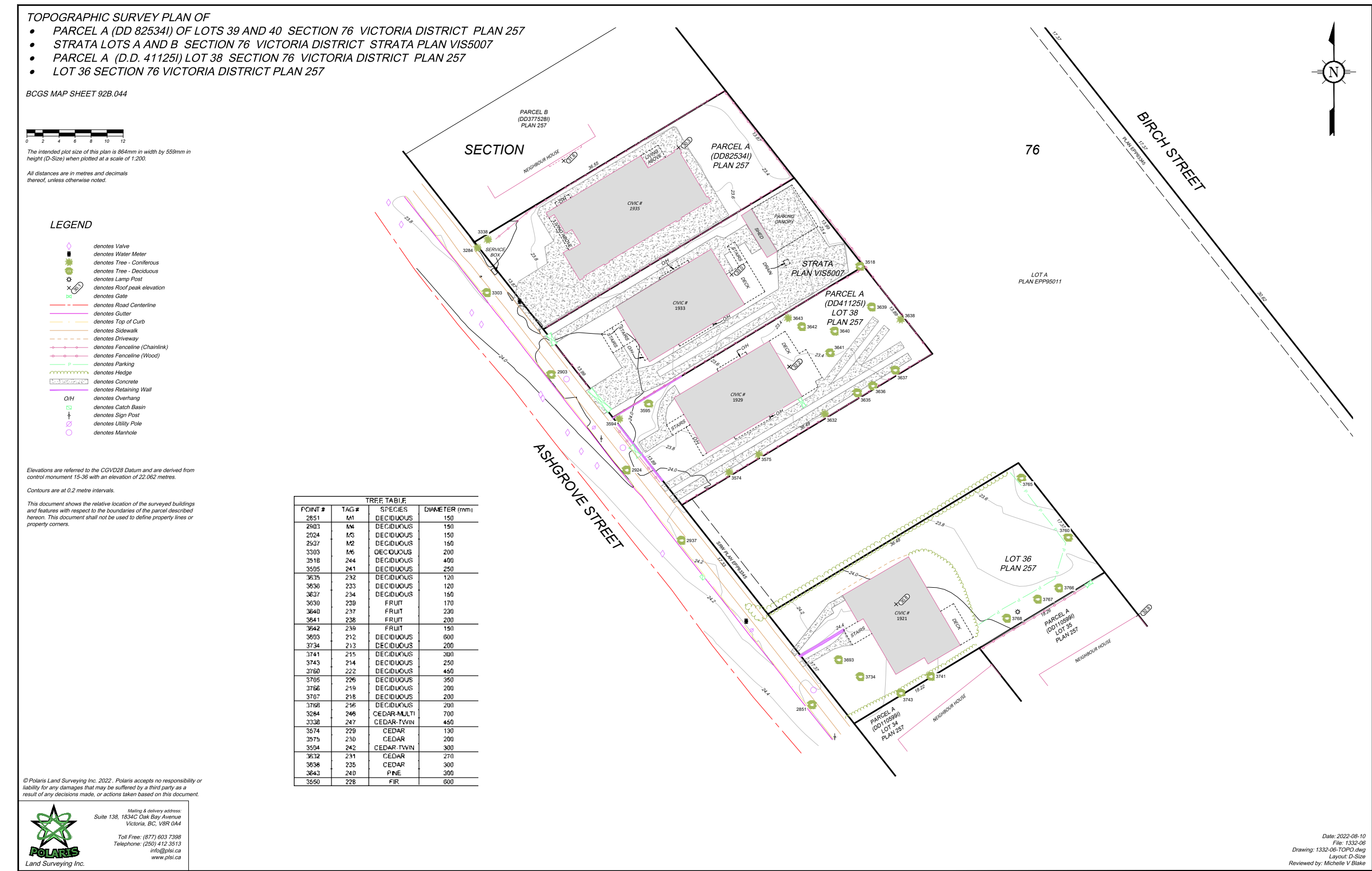




1 Location Plan
A0.1 1 : 500



3 Site Plan Data
A0.1 1 : 200

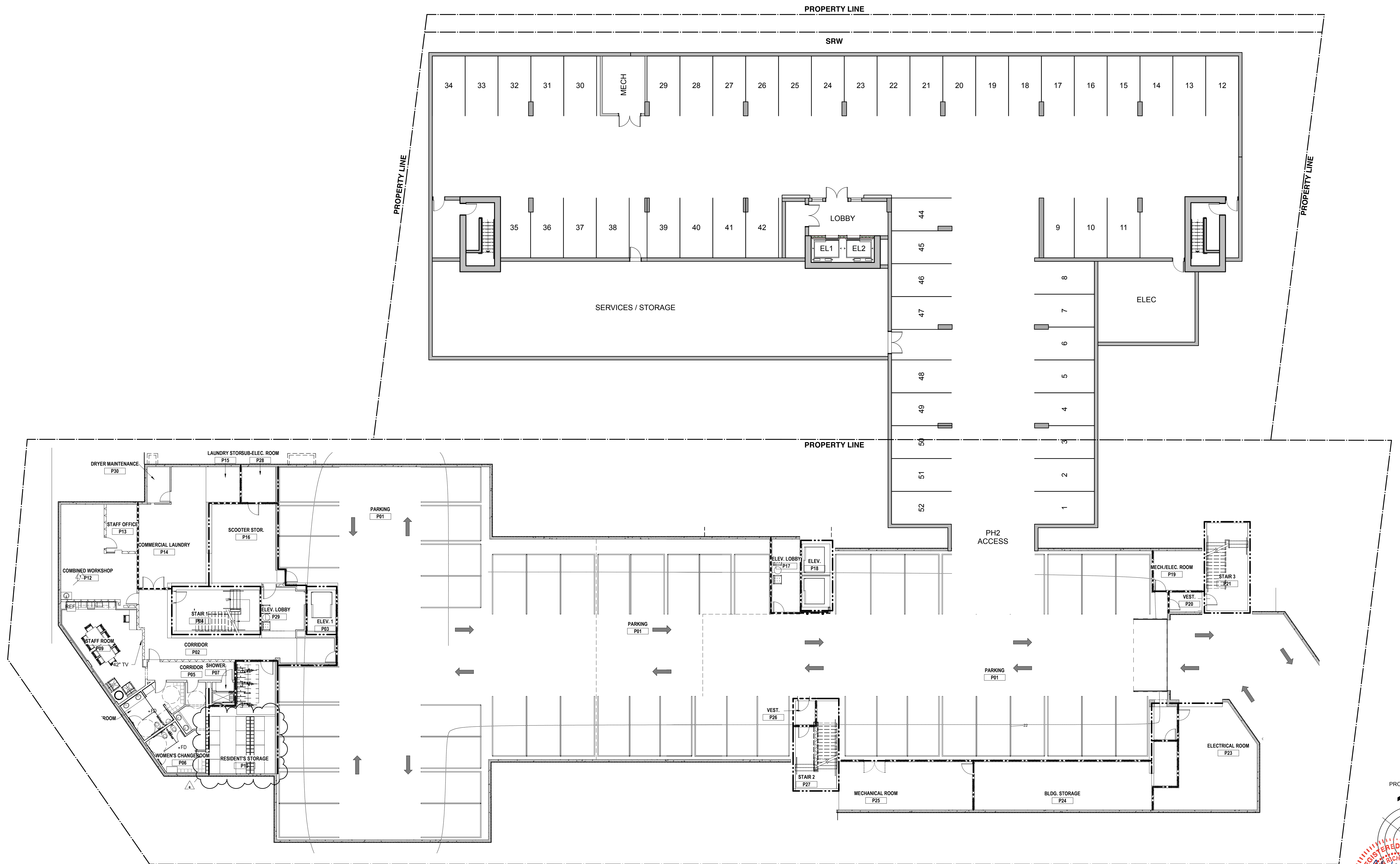


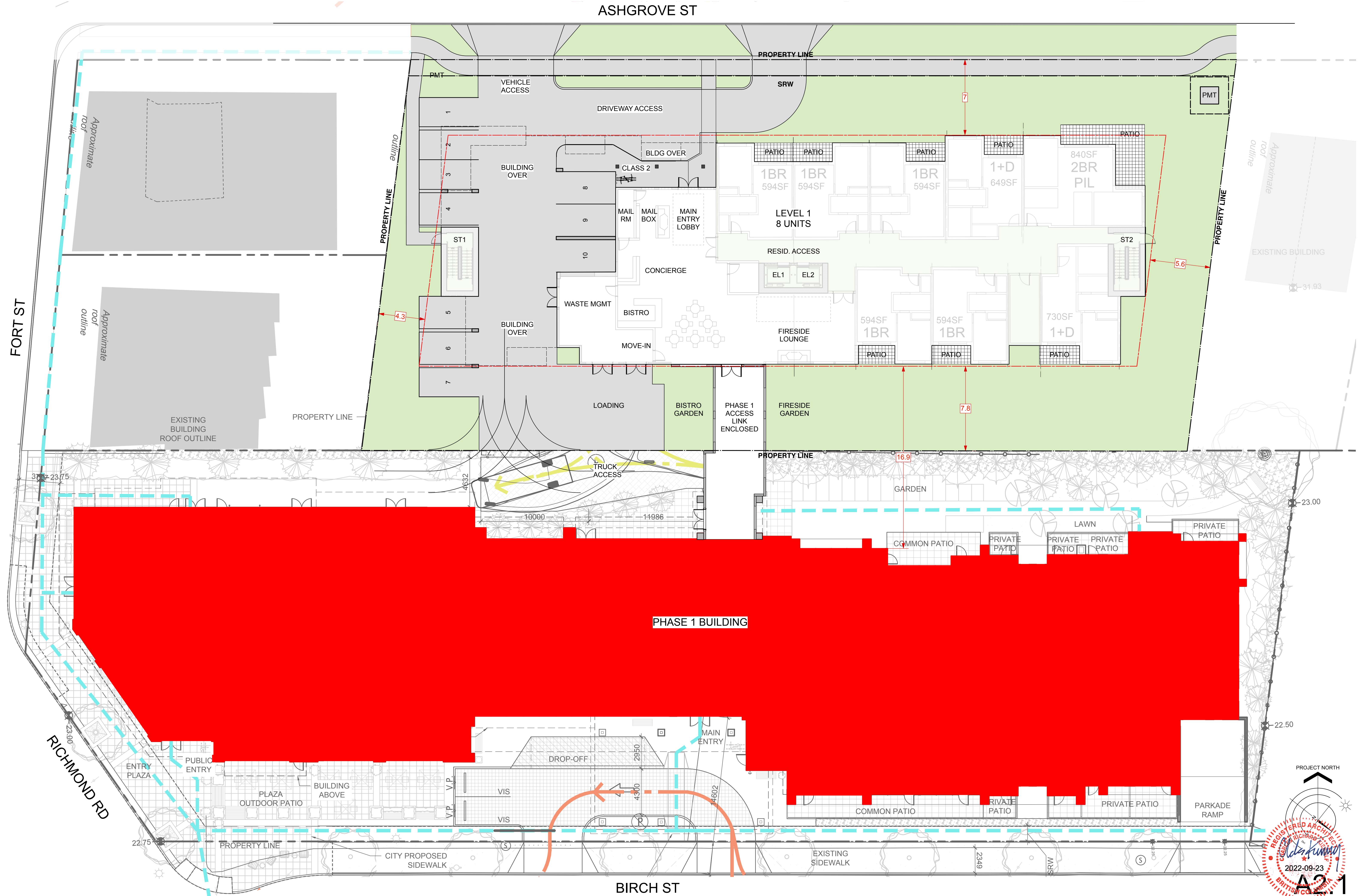
2 Survey Plan
A0.1 1 : 500

PROJECT INFORMATION TABLE		PHASE 2
ZONE (EXISTING)		R3-2, R1-B, C1-R
PROPOSED ZONE		
SITE AREA (M2)		2,769.5 m2
TOTAL FLOOR AREA (M2)		6,987.0 m2
COMMERCIAL FLOOR AREA (M2)		
FLOOR SPACE RATIO		2.52 %
SITE COVERAGE (%)		44.1 %
OPEN SITE SPACE (%)		40.7 %
HEIGHT OF BUILDING (M)		22.9 m
NUMBER OF STOREYS		6
PARKING STALLS (NUMBER) ON SITE		62
BICYCLE PARKING NUMBER		5
CLASS 1		
CLASS 2		2

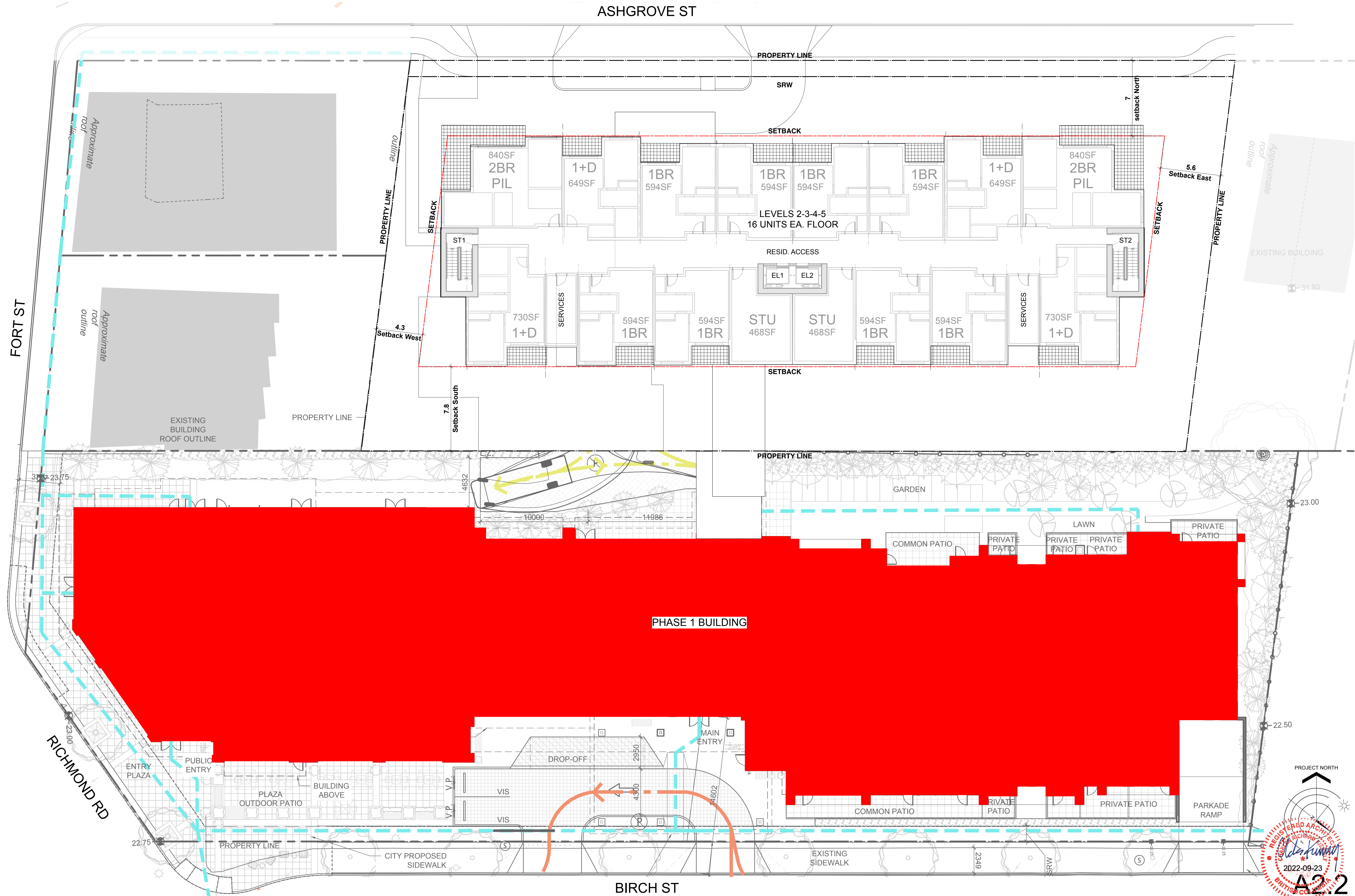
BUILDING SETBACKS (M)	
FRONT YARD	7.0 m Project North
REAR YARD	7.8 m Project South
SIDE YARD	5.6 m Project East
SIDE YARD	4.3 m Project West

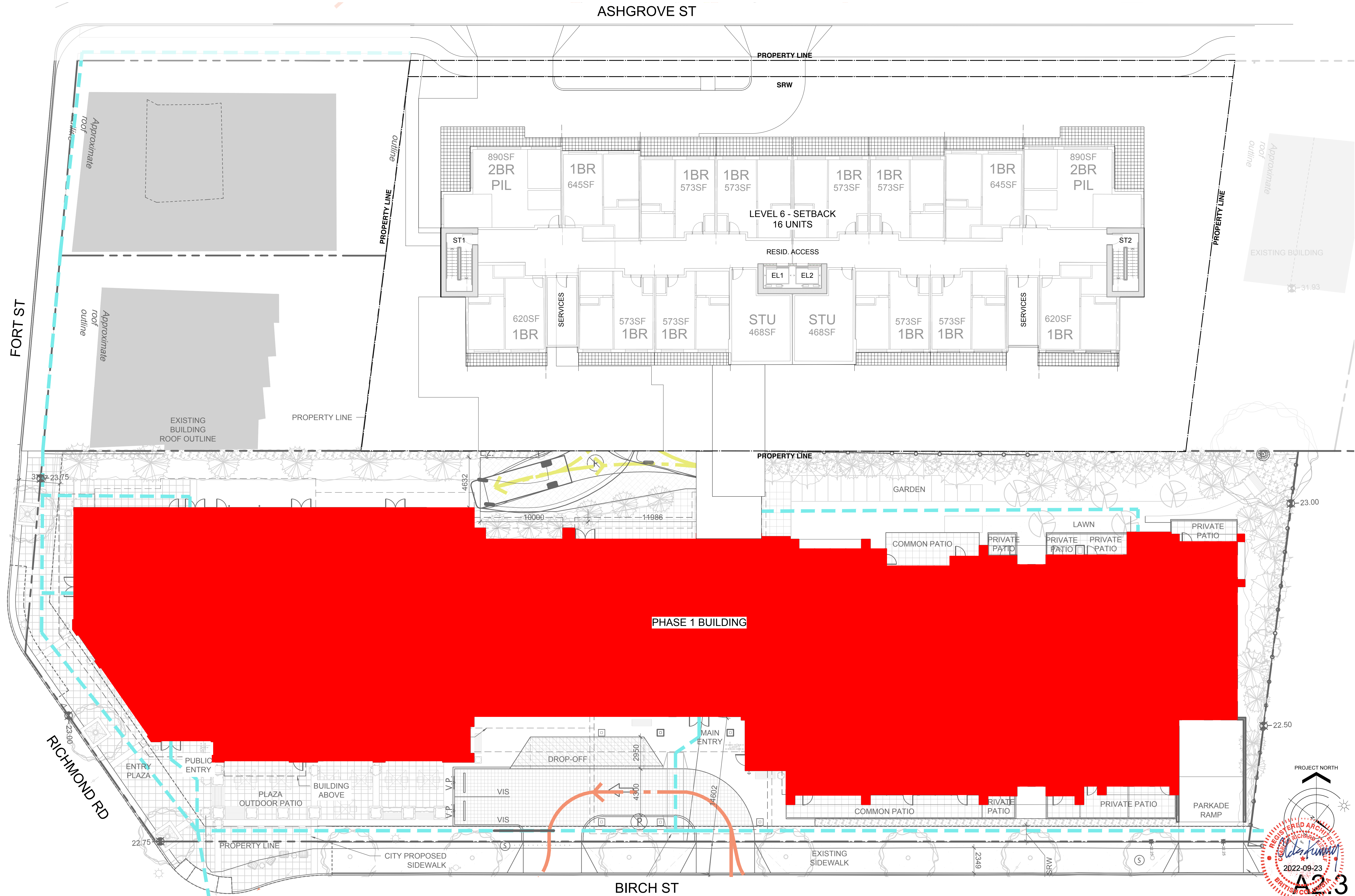
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	88
UNIT TYPE, E.G., 1 BEDROOM	Studio, 1-Bedroom, 1-Bedroom + Den, 2-Bedroom
GROUND-ORIENTATED UNITS	8
MINIMUM UNIT FLOOR AREA (M2)	43.4 m2
TOTAL RESIDENTIAL FLOOR AREA (M2)	5,165.9 m2





AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Main Floor Plan
ISSUED FOR REZONING: 19 SEP 2022





AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L6 Plan

ISSUED FOR REZONING: 19 SEP 2022



1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



1955

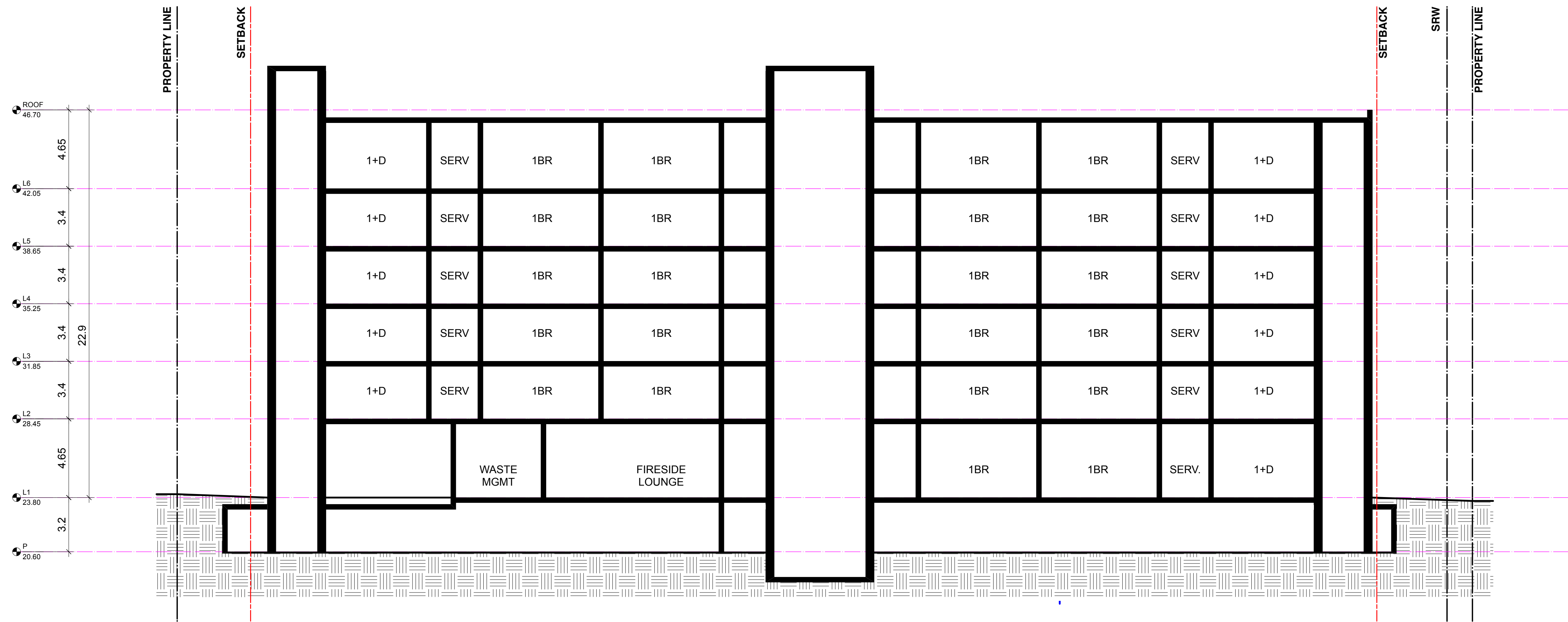
1945

1939-41

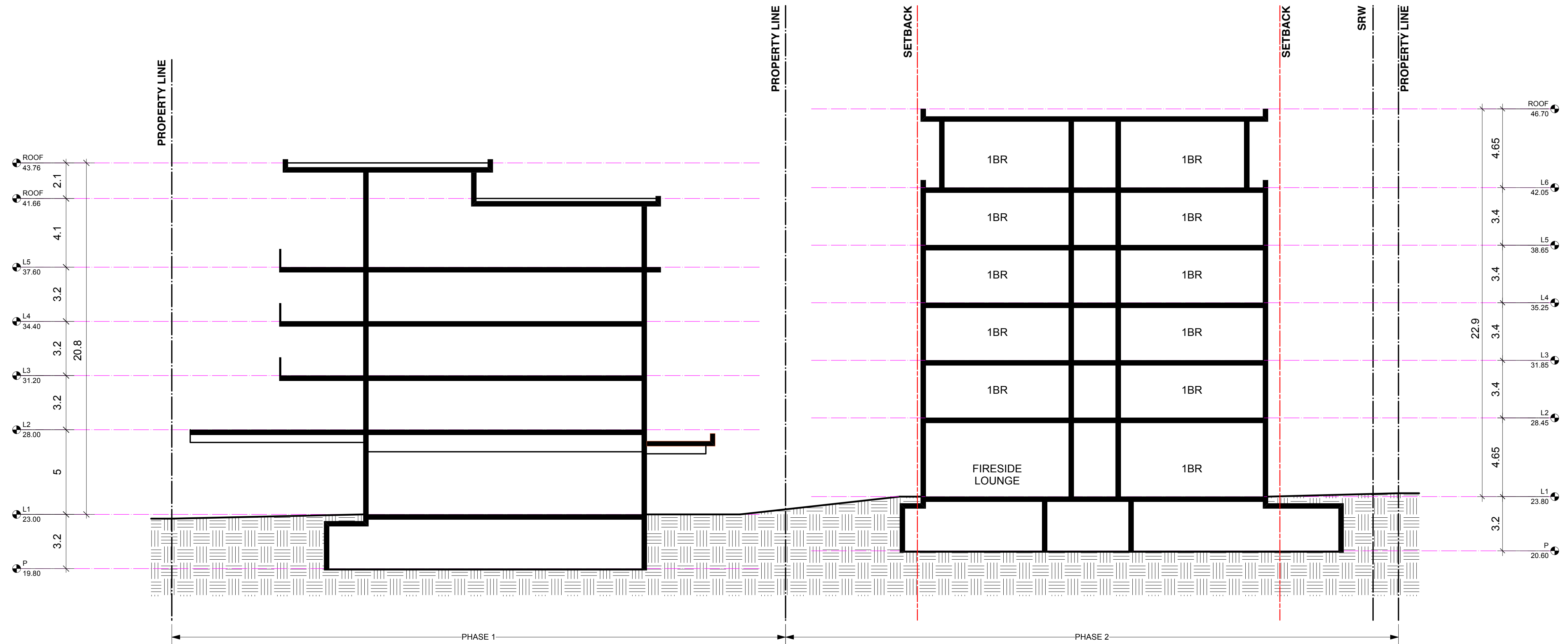
1915

1770 FORT

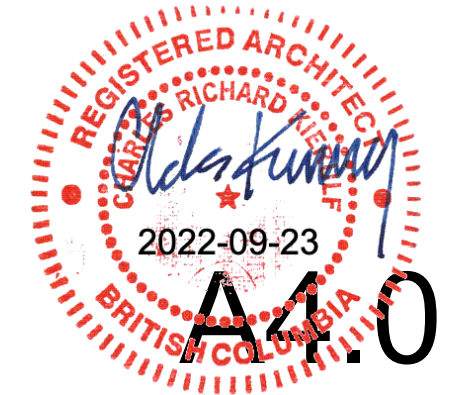
STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST



SECTION WEST - EAST



SECTION SOUTH - NORTH





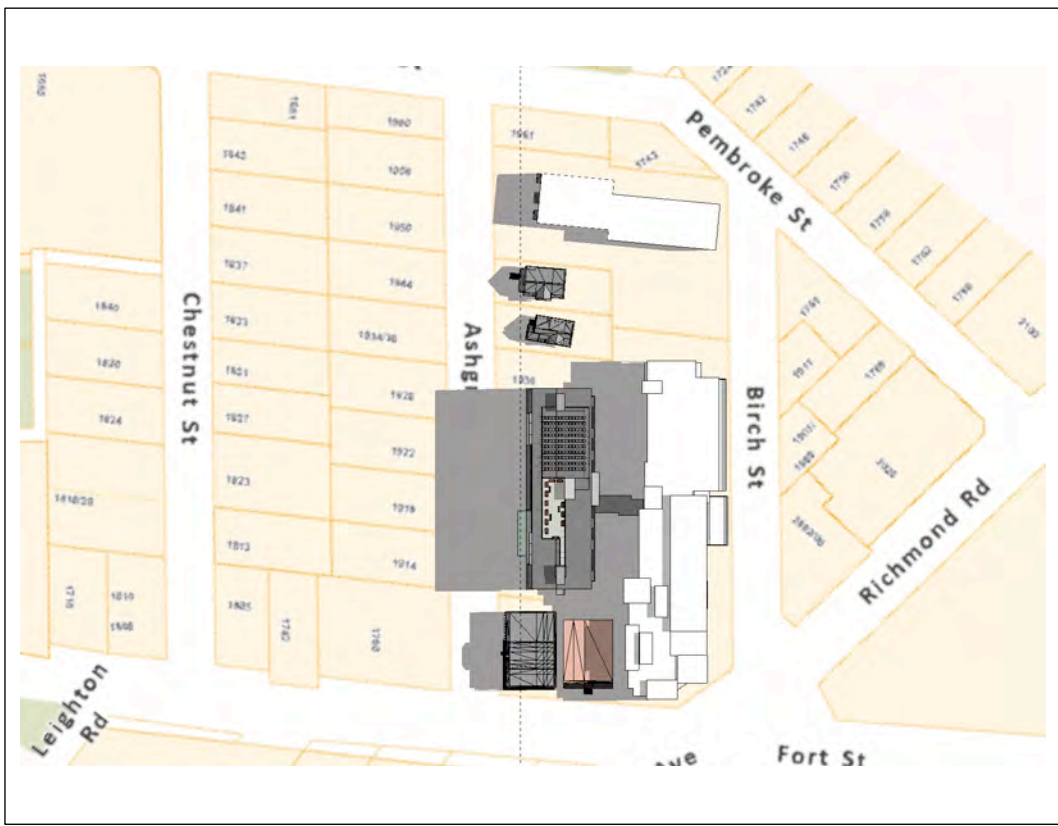
Arial View - Looking West from Richmond Road



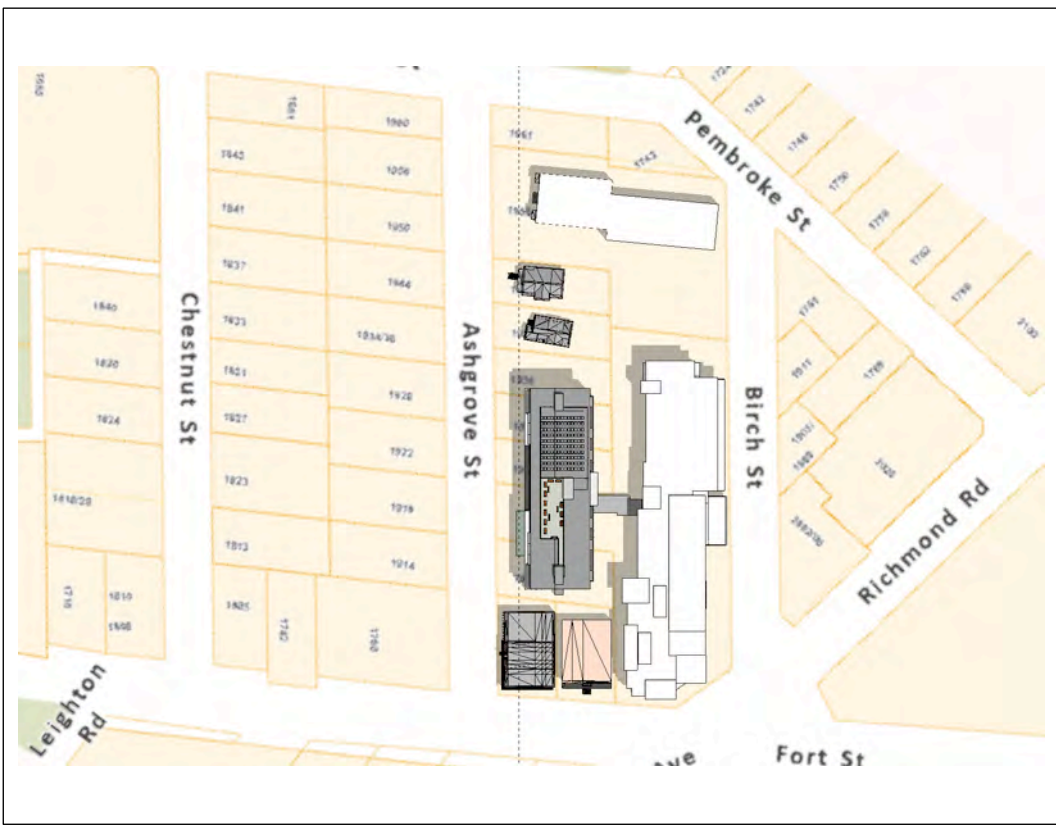
Arial View - Looking South West from Richmond Road



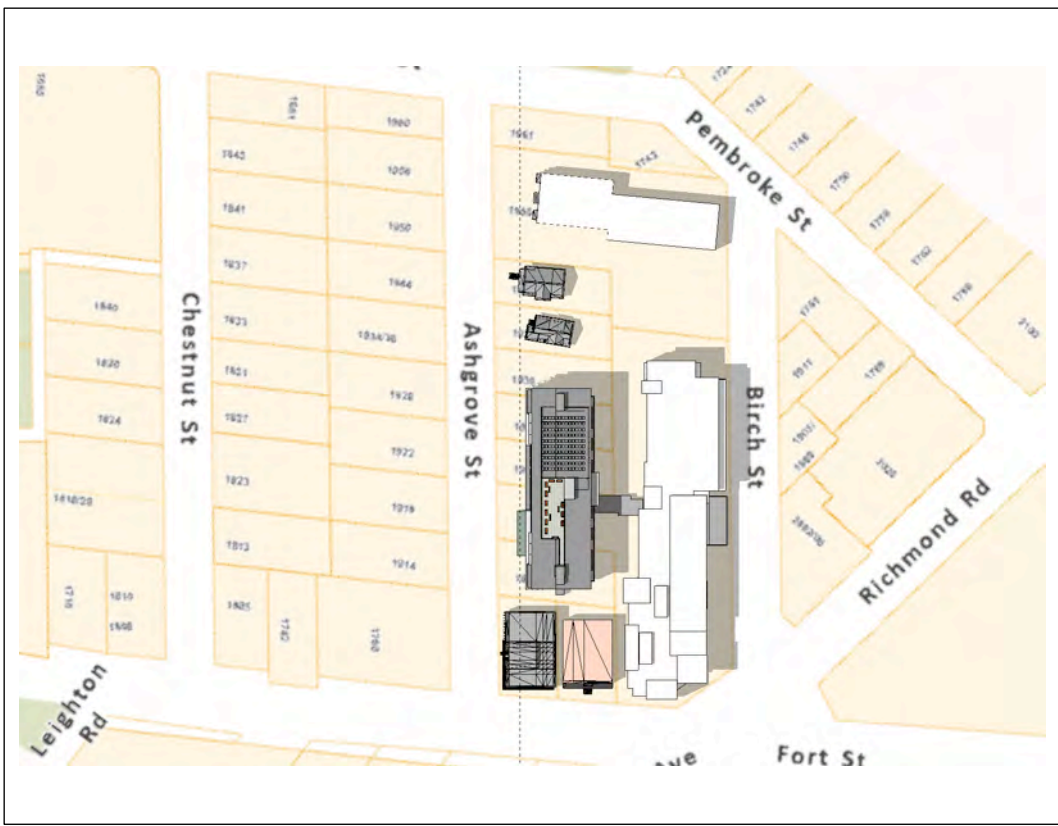
Arial View - Looking South East from Ashgrove Street



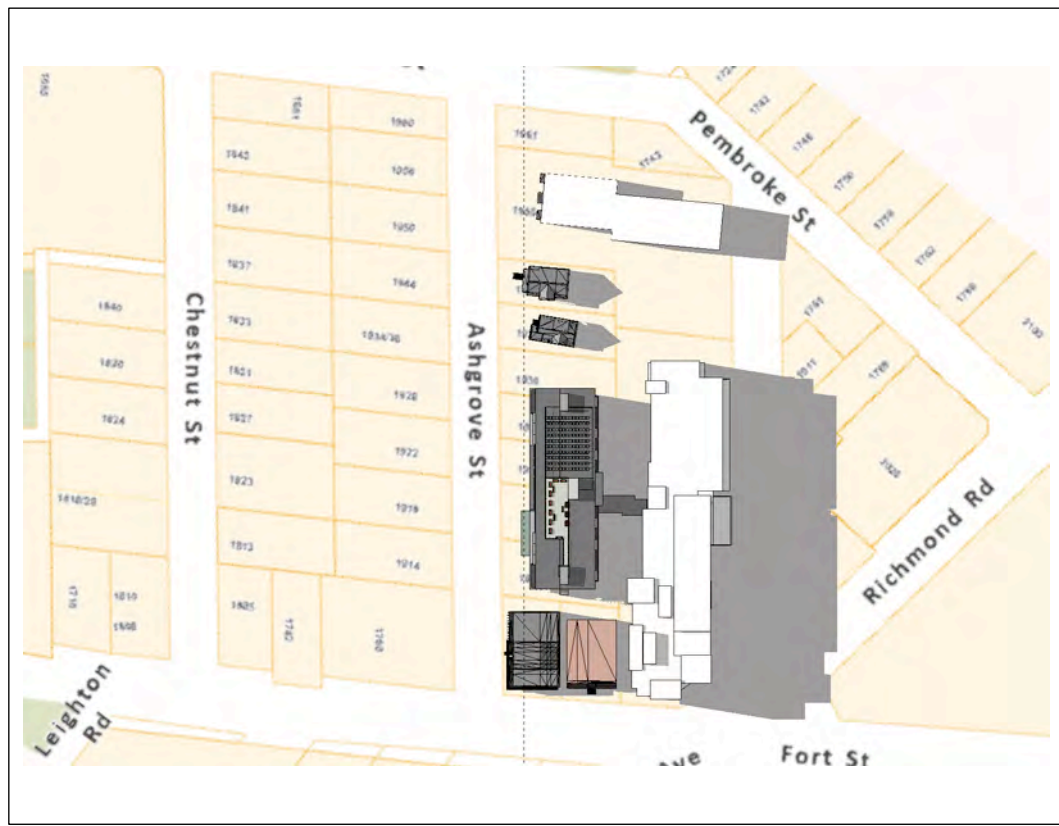
JUNE 21 - 08:00



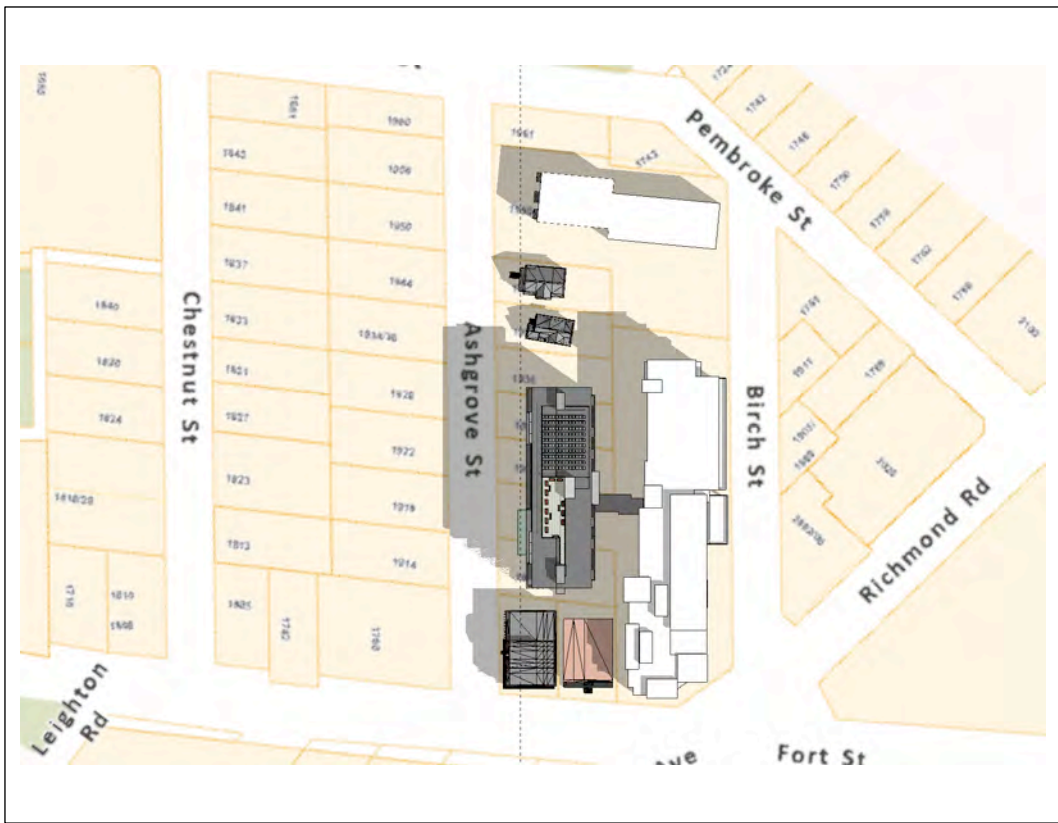
JUNE 21 - 11:00



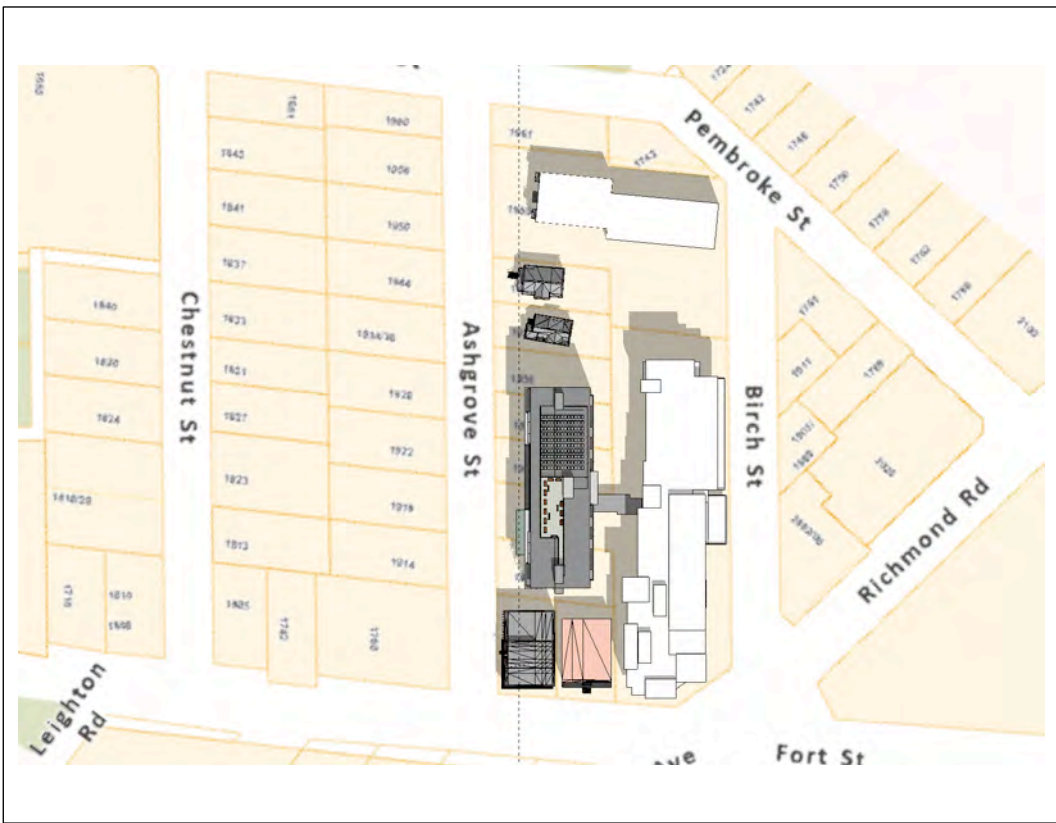
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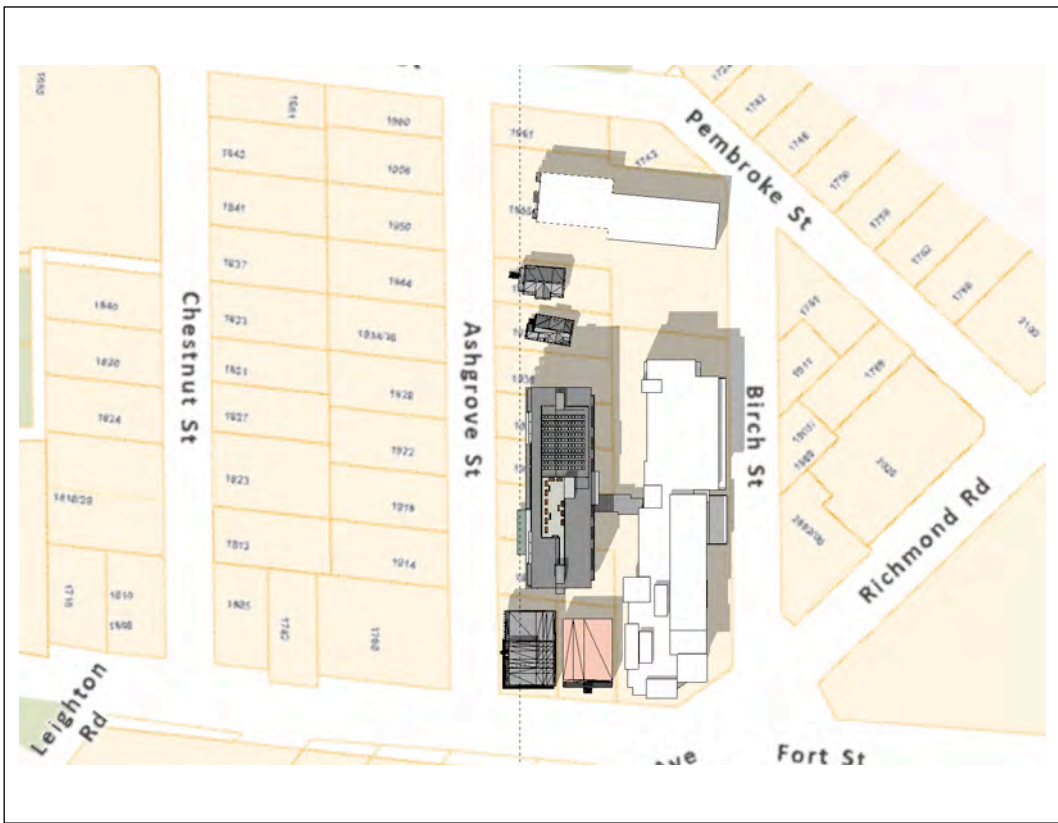
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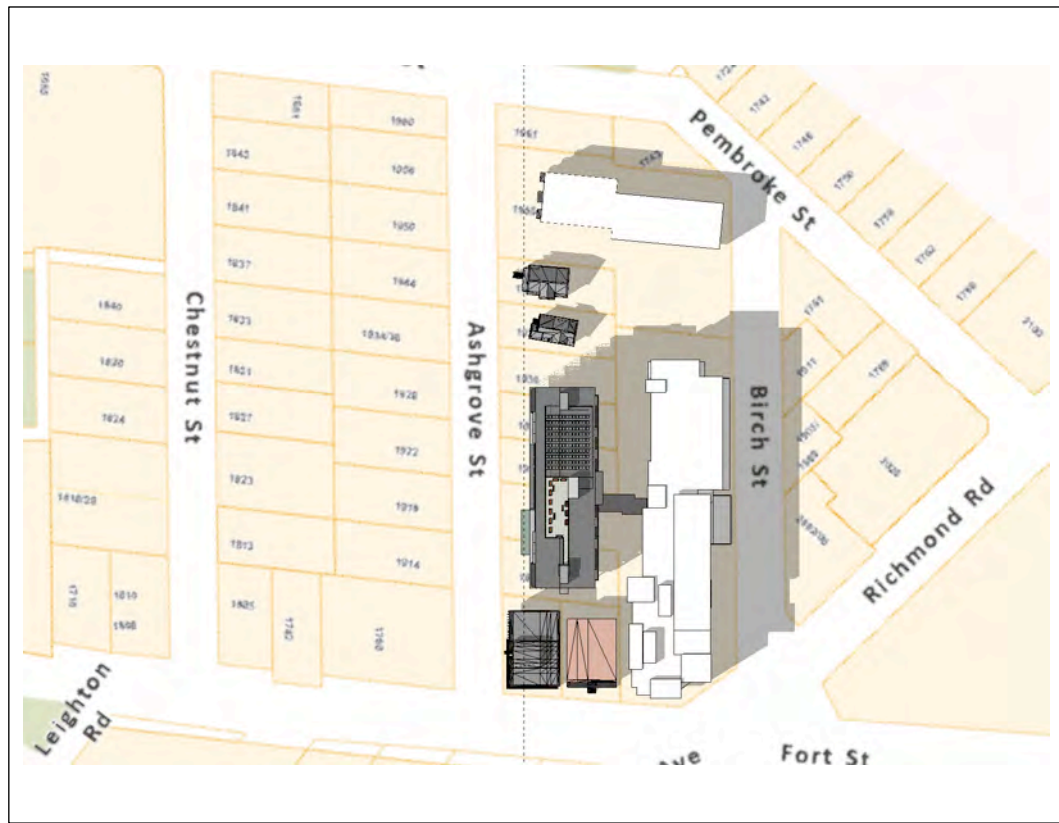
SEPTEMBER 23 - 09:00



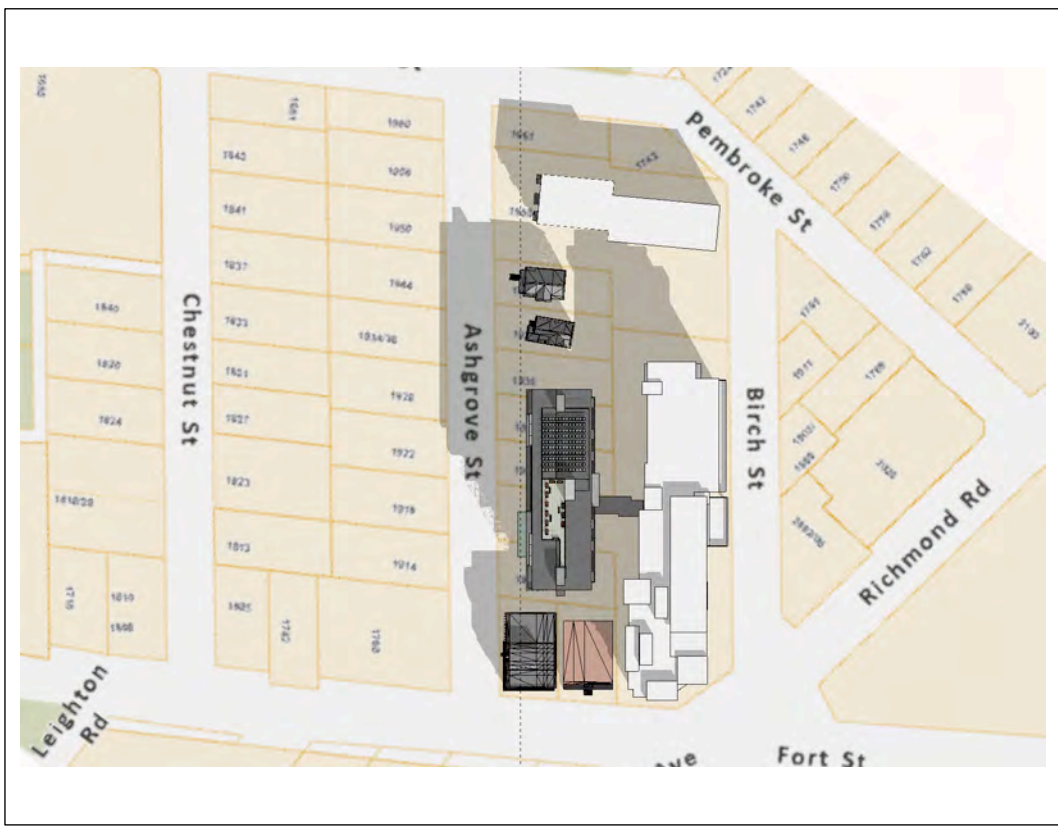
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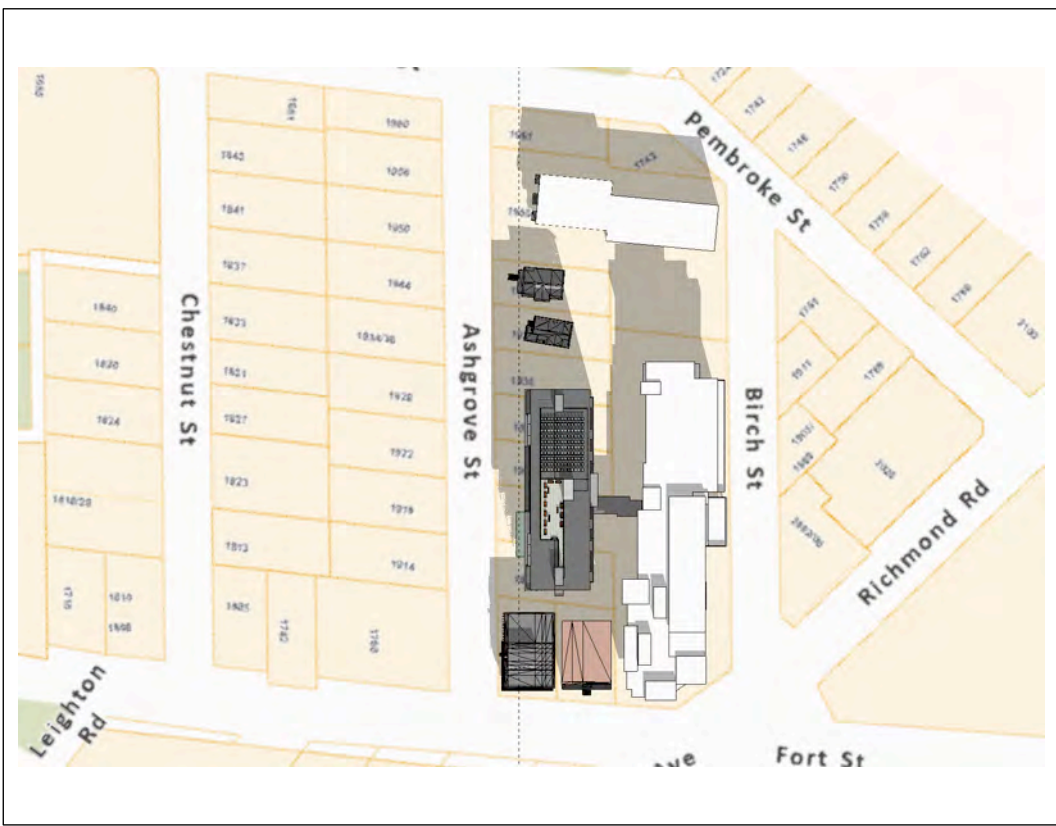
SEPTEMBER 23 - 13:00



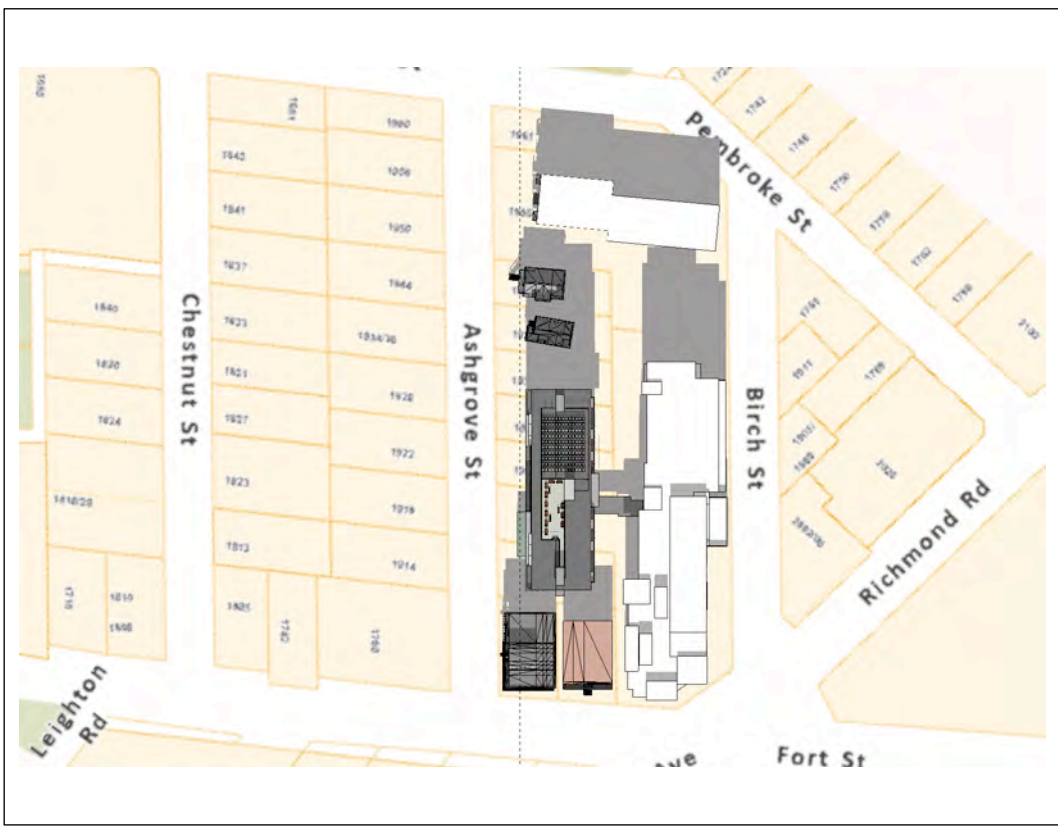
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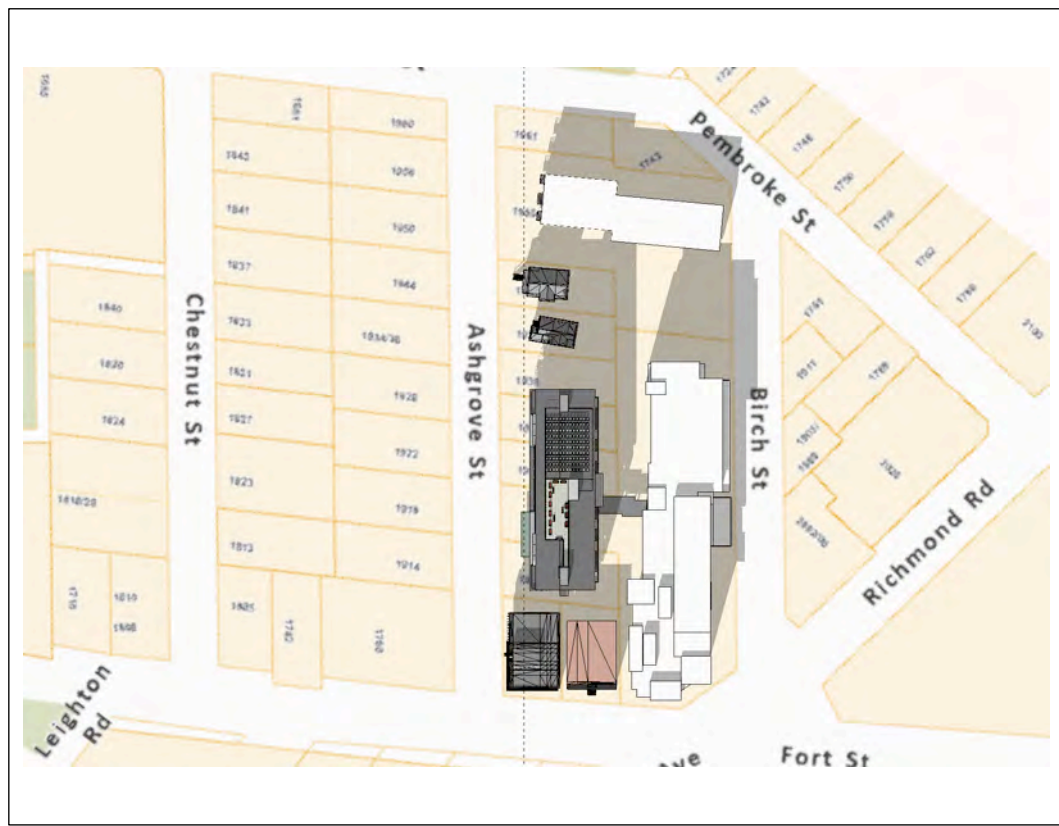
DECEMBER 21 - 10:00



DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00

DATE: 2022-09-15, 14:52 FILE: X:\2241\Civil\Projects\2241-22036-00 Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-00-ALL.dwg McElhanney ANS D - 2021-12-08

CONSTRUCTION NOTES

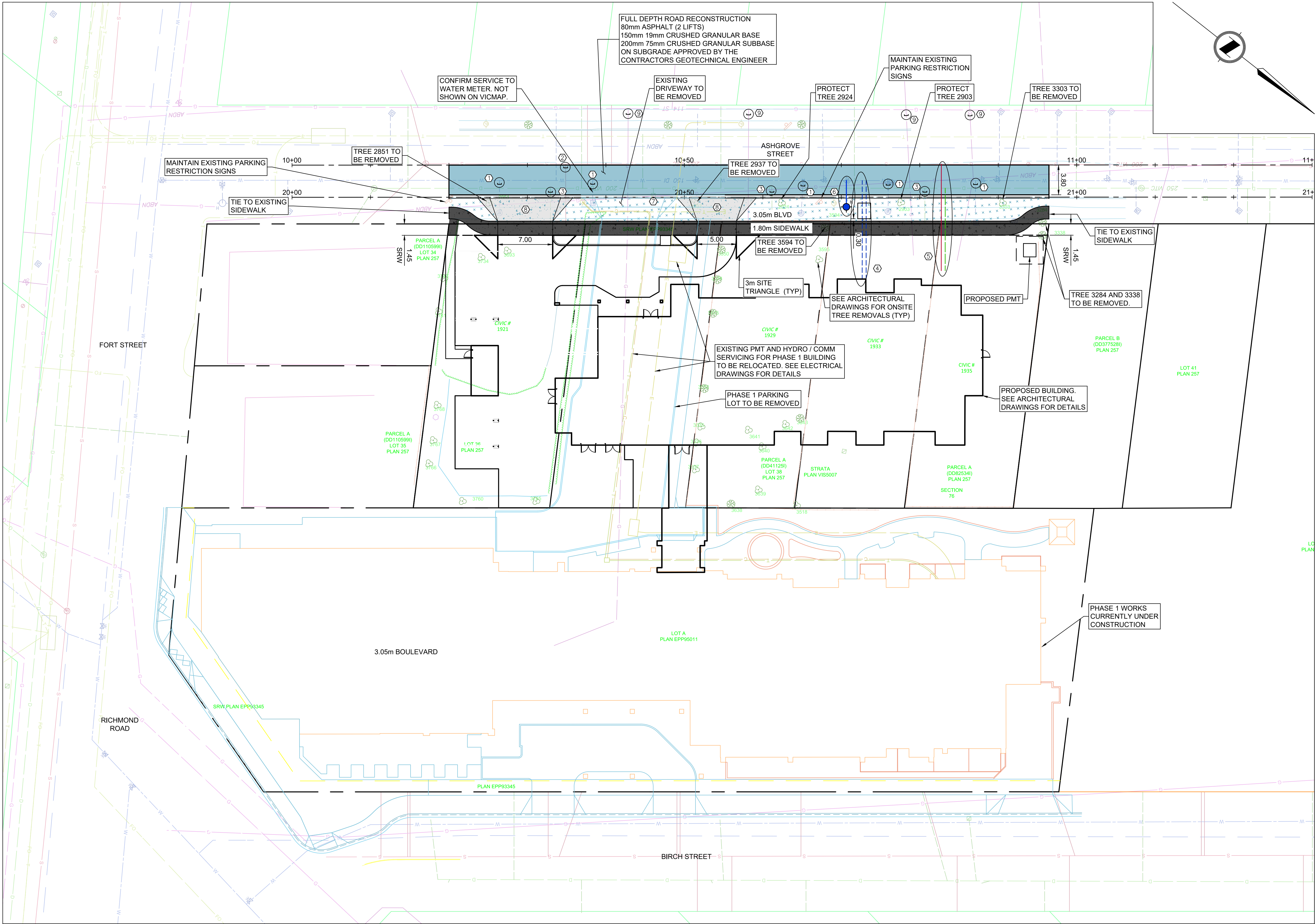
- EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- NEW xØ DOMESTIC WATER SERVICE CONNECTION c/w xØ WATER METER AND 150Ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPER'S EXPENSE PER CoV STD. DWG. SDW2h.
- NEW xxØ STORM SERVICE AND xxØ NEW SANITARY SERVICE IN COMMON TRENCH BY CoV FORCES AT DEVELOPER'S EXPENSE PER MMCD STD. DWG. S7 c/w INSPECTION CHAMBER AT PROPERTY LINE. INSPECTION CHAMBER PER MMCD STD. DWG. S9 c/w CONCRETE BOX AND CAST IRON LID.
- NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.
- NEW DRIVEWAY PER CoV STD. DWG. SDC7b WITH WIDTHS AS NOTED ON PLAN
- EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES AT DEVELOPER'S EXPENSE

LEGEND

- NEW ROAD CONSTRUCTION
 - 80mm ACP (2 LIFTS)
 - 150mm BASE COURSE
 - 200mm SUBBASE COURSE
- NEW CONCRETE SIDEWALK
- NEW SOD BOULEVARD

SHEET NOTES:

- FOR PROPOSED BUILDING AND ONSITE DESIGN INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS.
- EXISTING TOPOGRAPHIC SURVEY SHOWN WAS PROVIDED BY POLARIS LAND SURVEYING INC.
- UTILITY SERVICE SIZES AND LOCATIONS TO BE DETERMINED DURING DETAILED DESIGN.
- EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PAVED AREAS, FENCES ETC. TO BE REMOVED ARE NOT SHOWN FOR CLARITY.
- ALL OFFSITE TREES NOT NOTED FOR REMOVAL TO BE PROTECTED DURING CONSTRUCTION UNLESS OTHERWISE DETERMINED BY PROJECT ARBORIST DURING DETAILED DESIGN.



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0	2022-09-15	ISSUED FOR DP / REZONING	GP	CD
Rev	Date	Description	Drawn	Design

ORIGINAL DWG SIZE: ANSI D (22" x 34")

0 1:250 10



Suite 500
3960 Quadra Street
Victoria BC
Canada V8X 4A3
T 250 370 9221

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING HAS NOT BEEN
APPROVED AND MAY CONTAIN
ERRORS AND OMISSIONS

MILLIKEN DEVELOPMENTS
#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1
AMICA JUBILEE HOUSE PHASE 2
CONCEPTUAL SITE SERVICING PLAN

Drawing No.
22036-DP
Project Number
2241-22036-00
Rev.
0

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

