



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@ladr.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 L4 Plan
 A2.3 L5 Plan
 A2.4 Roof Plan
 A3.0 Elevations
 A3.1 Street Context Elevations
 A4.0 Building Sections
 A5.0 Model Views
 A6.0 Shadow Study - Summer Solstice, Autumnal Equinox, 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: 1,220.4 m²
FLOOR AREA:

LEVEL	Area (m ²)
L1	897.1
L2-L5 (x4)	1,138.4
L6	1,112.8
TOTAL	6,563.5

NUMBER OF UNITS:

STUDIO	10
1 BED, 1 BED + DEN	57
2 BED	11
TOTAL	88

AVERAGE GRADE: 23.86 m Geodetic (see A1.0)
HEIGHT OF BUILDING:
 PROPOSED: 22.9 m (46.7 m Geodetic, measured from Ave. Grade)
NUMBER OF STOREYS: 6 STOREYS
PARKING:
 REQUIRED (OTHER AREA):

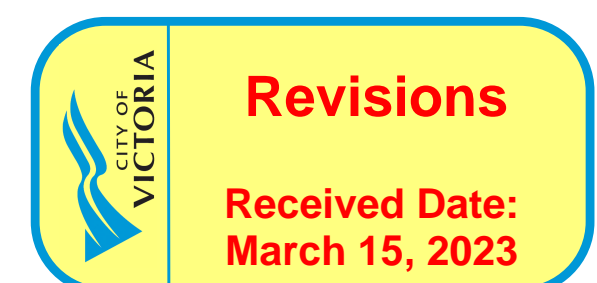
Assisted Living	0.35 per dwelling unit	31
Visitor Parking	0.1 per dwelling unit	9
TOTAL		40
PROPOSED:		
TOTAL		62

SETBACKS:

Direction	Proposed (m)
NORTH:	7.0
EAST:	5.6
SOUTH:	7.8
WEST:	4.3

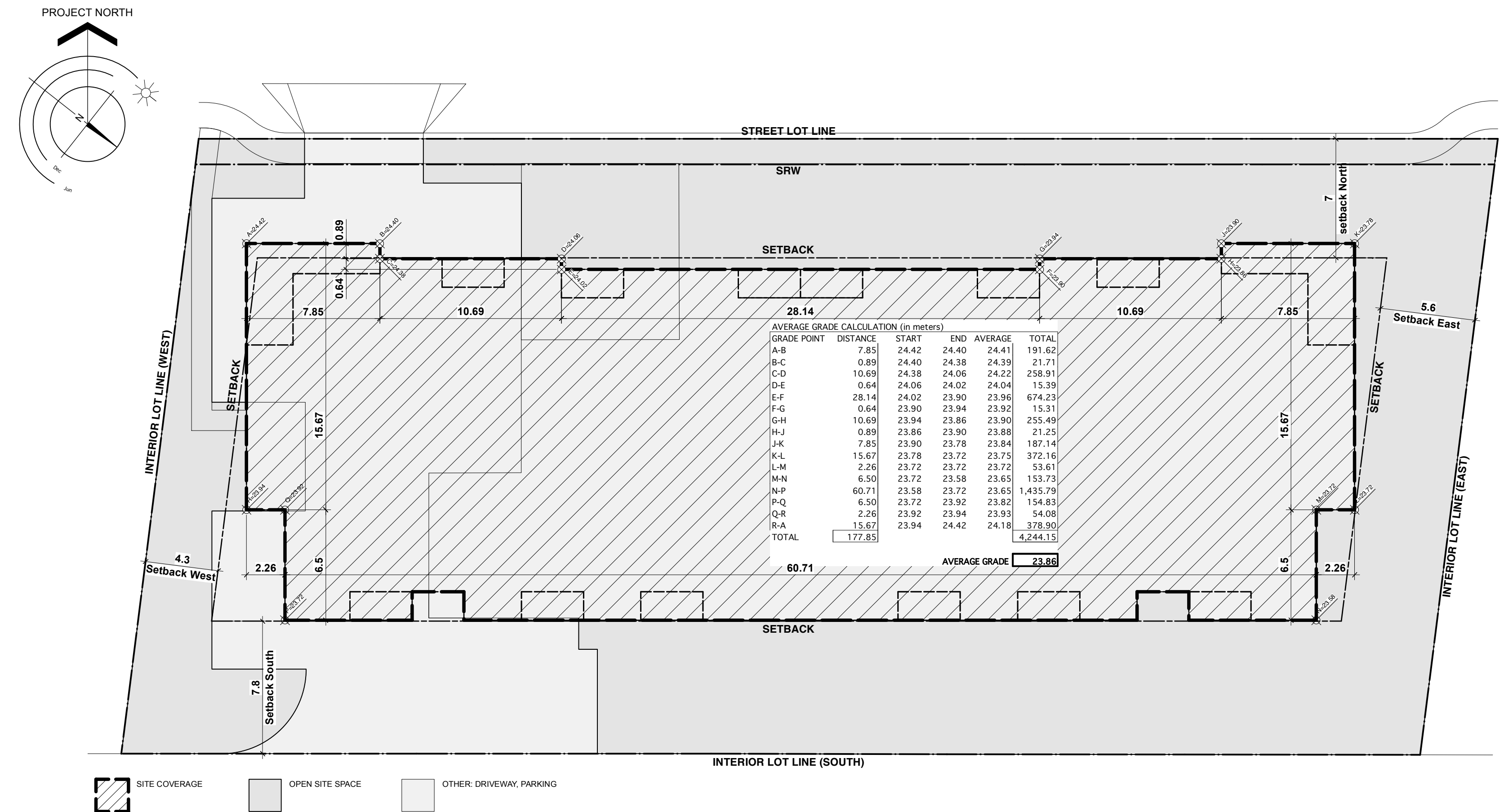
BUILDING CODE SUMMARY

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:
 • 5 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.
 • PARKADE - 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.

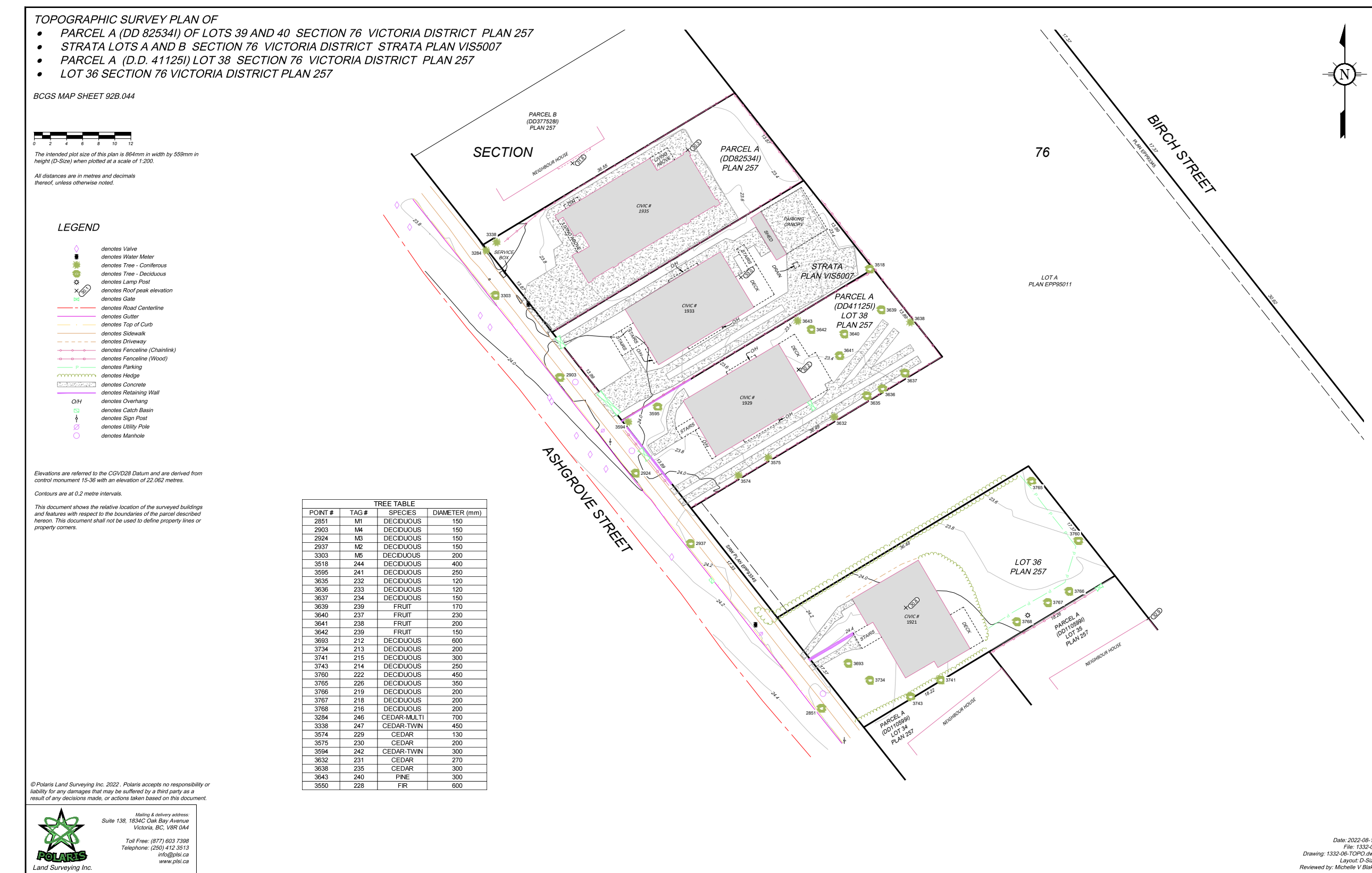




1 Location Plan
A0.1 1: 500



3 Site Plan Data
A0.1 1: 200

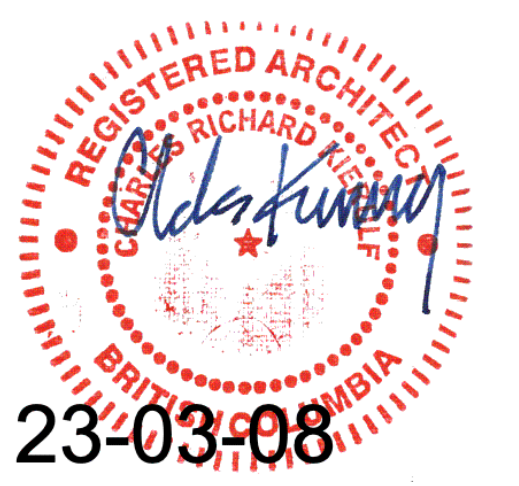


2 Survey Plan
A0.1 1: 500

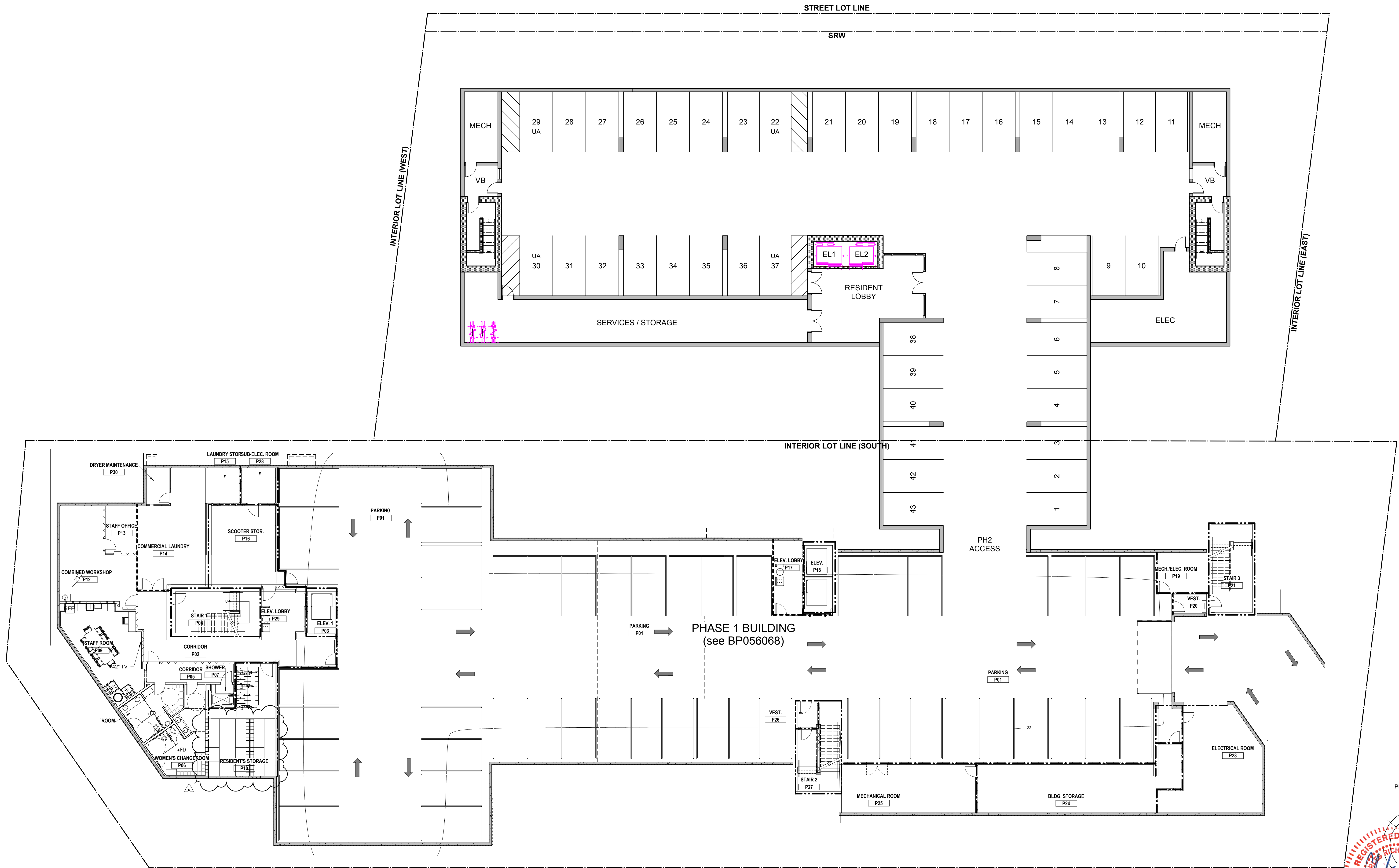
PROJECT INFORMATION TABLE	PHASE 2	PHASE 1 EXISTING	COMBINED SITES
ZONE (EXISTING)	R3-2, R1-B, C1-R	C1-R	
PROPOSED ZONE			NEW ZONE
SITE AREA (M2)	2,769.5 m2	4,065.5 m2	6835.0 m2
TOTAL FLOOR AREA (M2)	6,563.5 m2	10,771.3 m2	17,334.8 m2
COMMERCIAL FLOOR AREA (M2)		170.0 m2	170.0 m2
FLOOR SPACE RATIO	2.37	2.69	2.54
SITE COVERAGE (%)	48.6 %	54.4 %	52.0 %
OPEN SITE SPACE (%)	40.9 %	37.1 %	37.1 %
HEIGHT OF BUILDING (M)	22.9 m	20.6 m	22.9 m
NUMBER OF STOREYS	6	5	6
PARKING STALLS (NUMBER) ON SITE	55	48	103
BICYCLE PARKING NUMBER	CLASS 1 CLASS 2	8 2	13 8

BUILDING SETBACKS (M)	
STREET LOT LINE	7.0 m Project North
INTERIOR LOT LINE (SOUTH)	7.8 m Project South
INTERIOR LOT LINE (EAST)	5.6 m Project East
INTERIOR LOT LINE (WEST)	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



23-03-08
A1.0



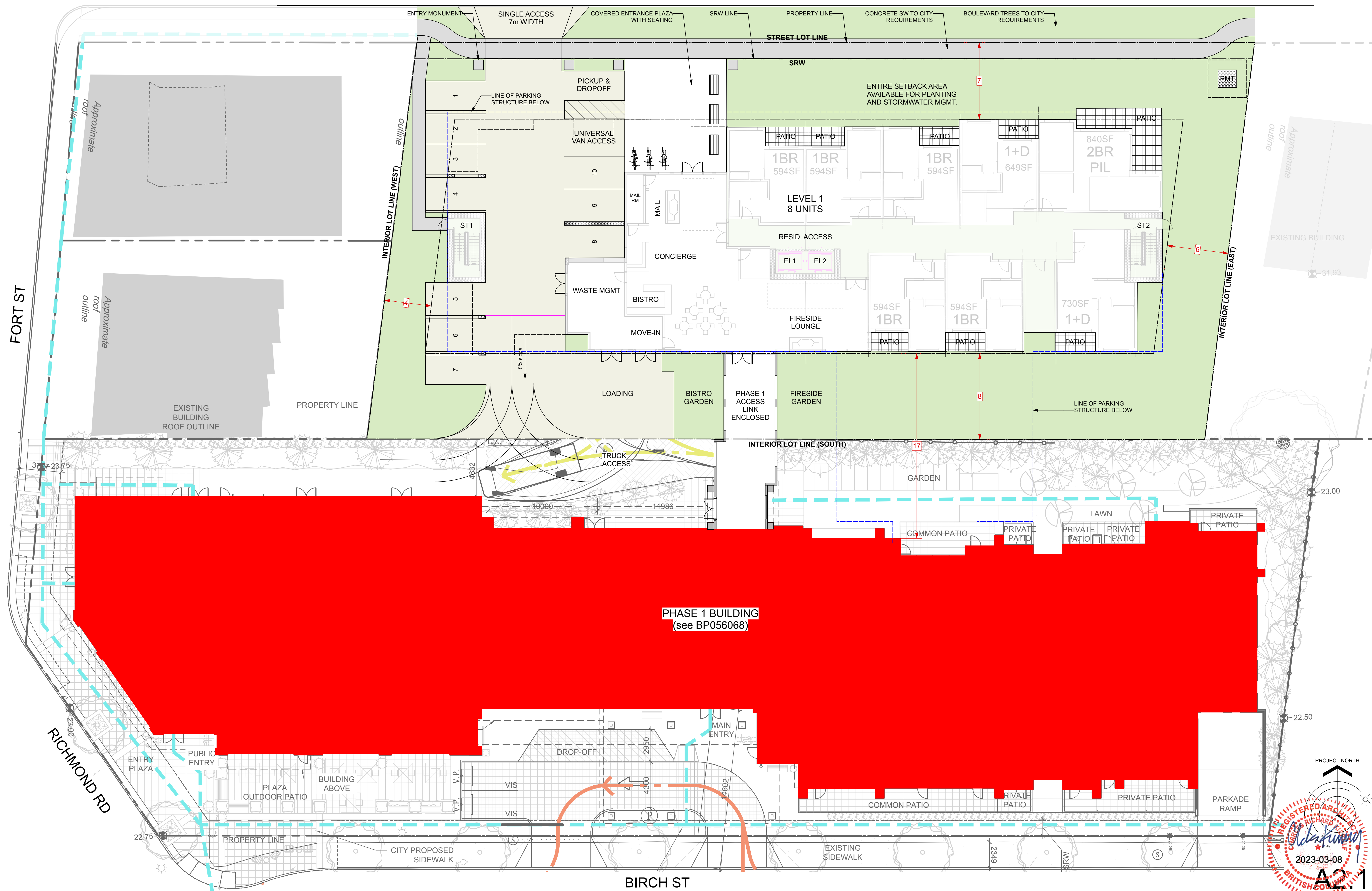
AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Parkade Plan

RE-ISSUED FOR REZONING & DP : 06 MAR 2023



ASHGROVE ST

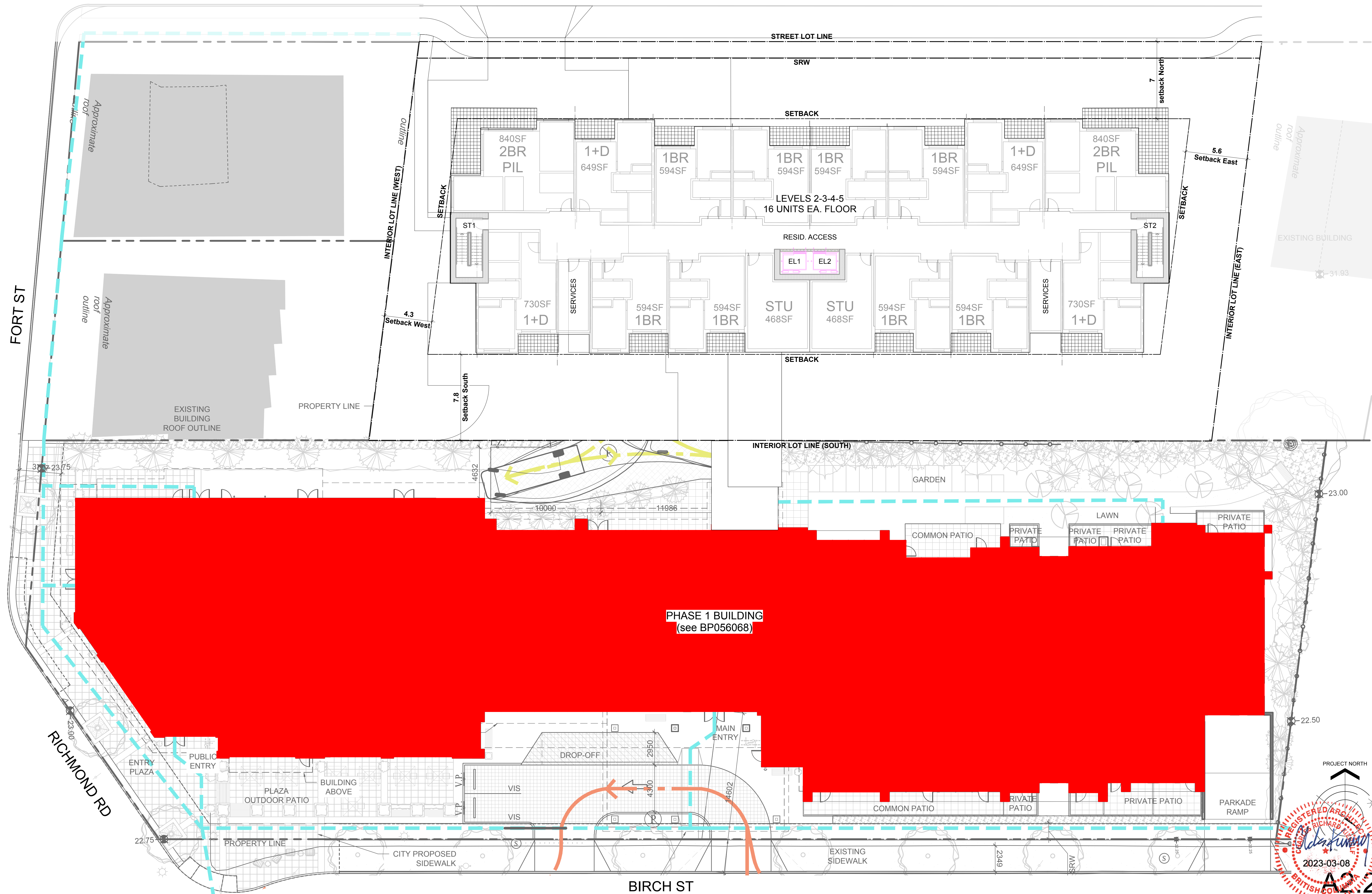
FORT ST



PHASE 1 BUILDING
(see BP056068)

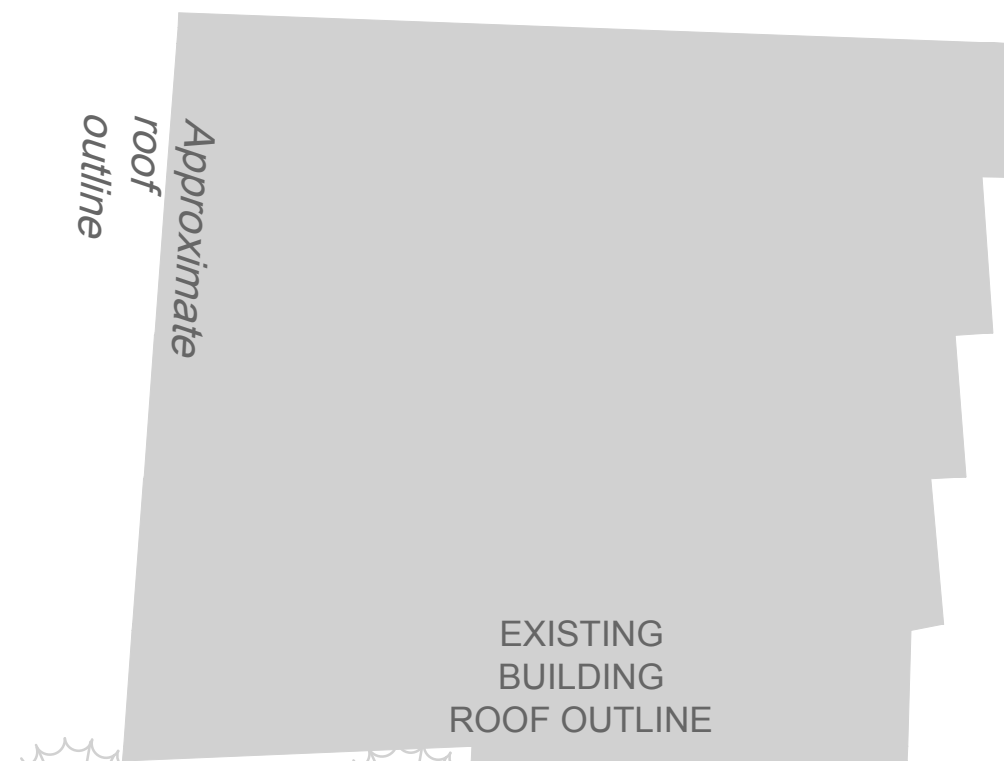
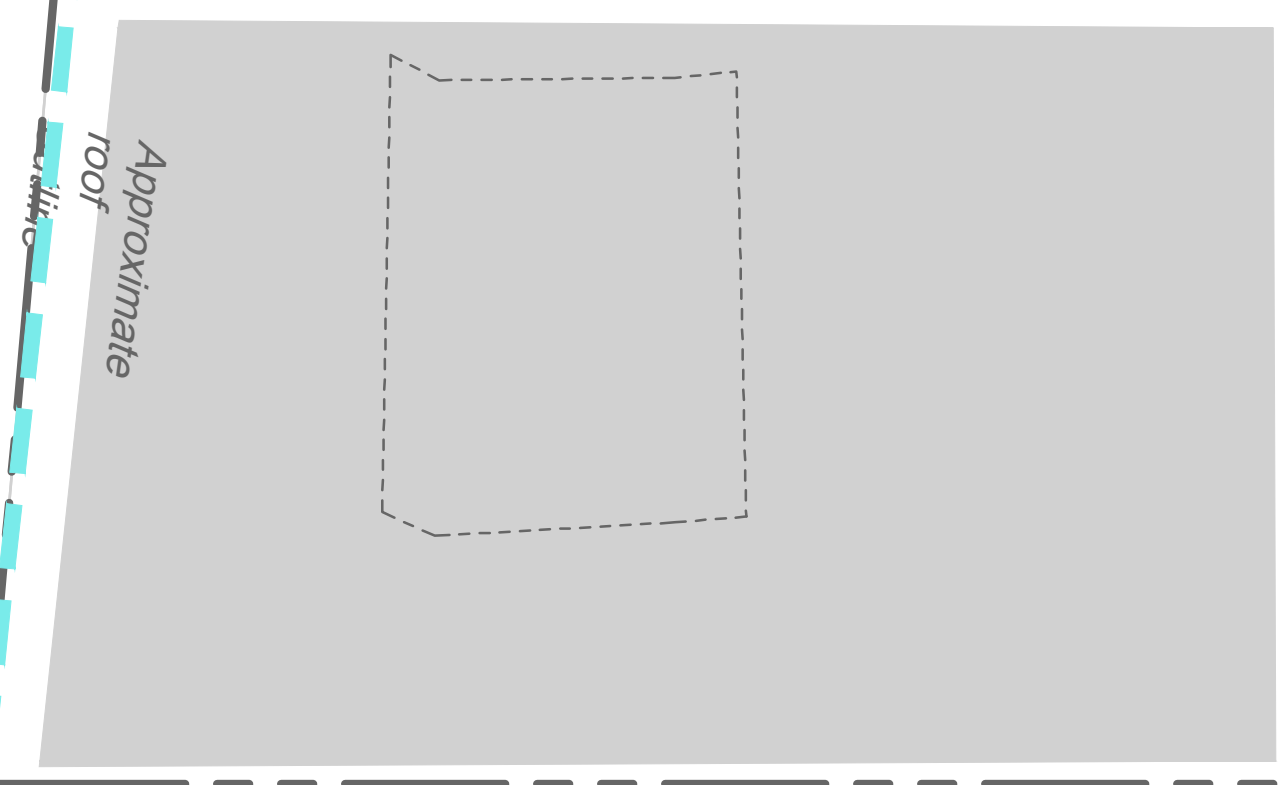
AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Main Floor Plan

RE-ISSUED FOR REZONING & DP : 06 MAR 2023



AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L2 to L5 Plan

RE-ISSUED FOR REZONING & DP : 06 MAR 2023

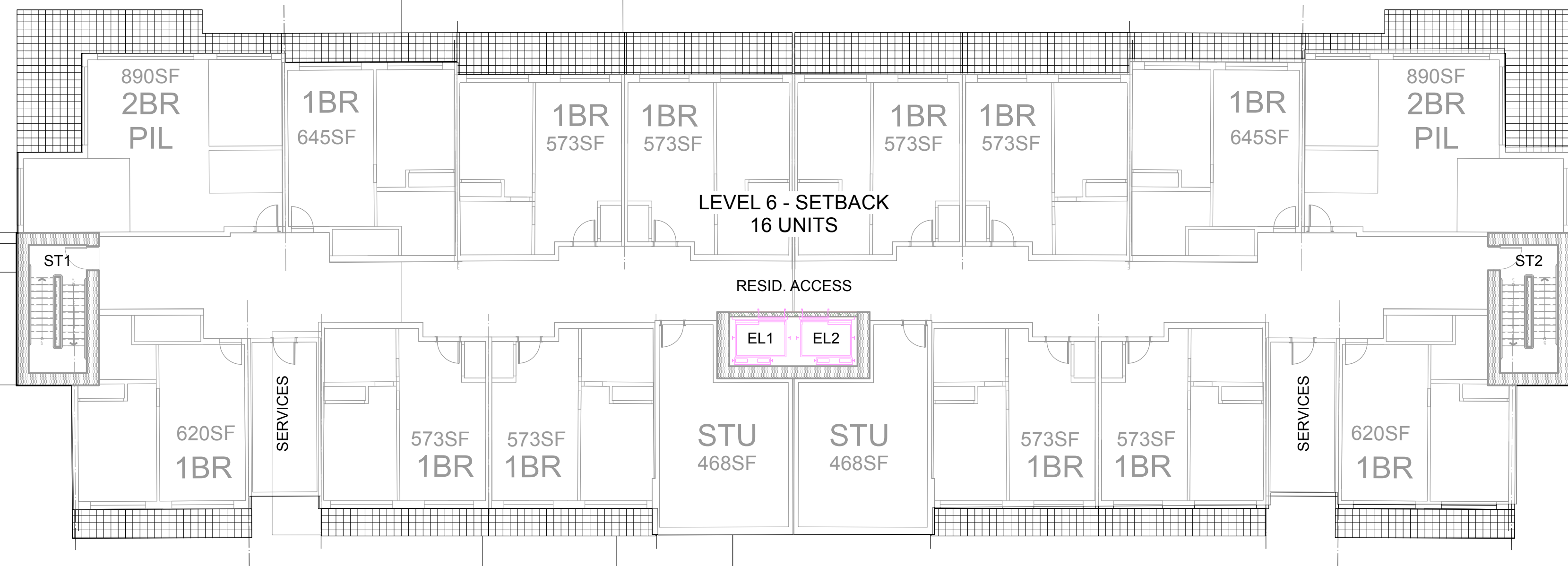


INTERIOR LOT LINE (WEST)

INTERIOR LOT LINE (EAST)

STREET LOT LINE

SRW



LEVEL 6 - SETBACK 16 UNITS

RESID. ACCESS

PROPERTY LINE

INTERIOR LOT LINE (SOUTH)

GARDEN

COMMON PATIO

PRIVATE PATIO

LAWN

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PHASE 1 BUILDING (see BP056068)

RICHMOND RD

ENTRY PLAZA

PUBLIC ENTRY

PLAZA OUTDOOR PATIO

BUILDING ABOVE

V.P. V.P.

VIS

VIS

DROP-OFF

MAIN ENTRY

COMMON PATIO

PRIVATE PATIO

PRIVATE PATIO

PARKADE RAMP

PROPERTY LINE

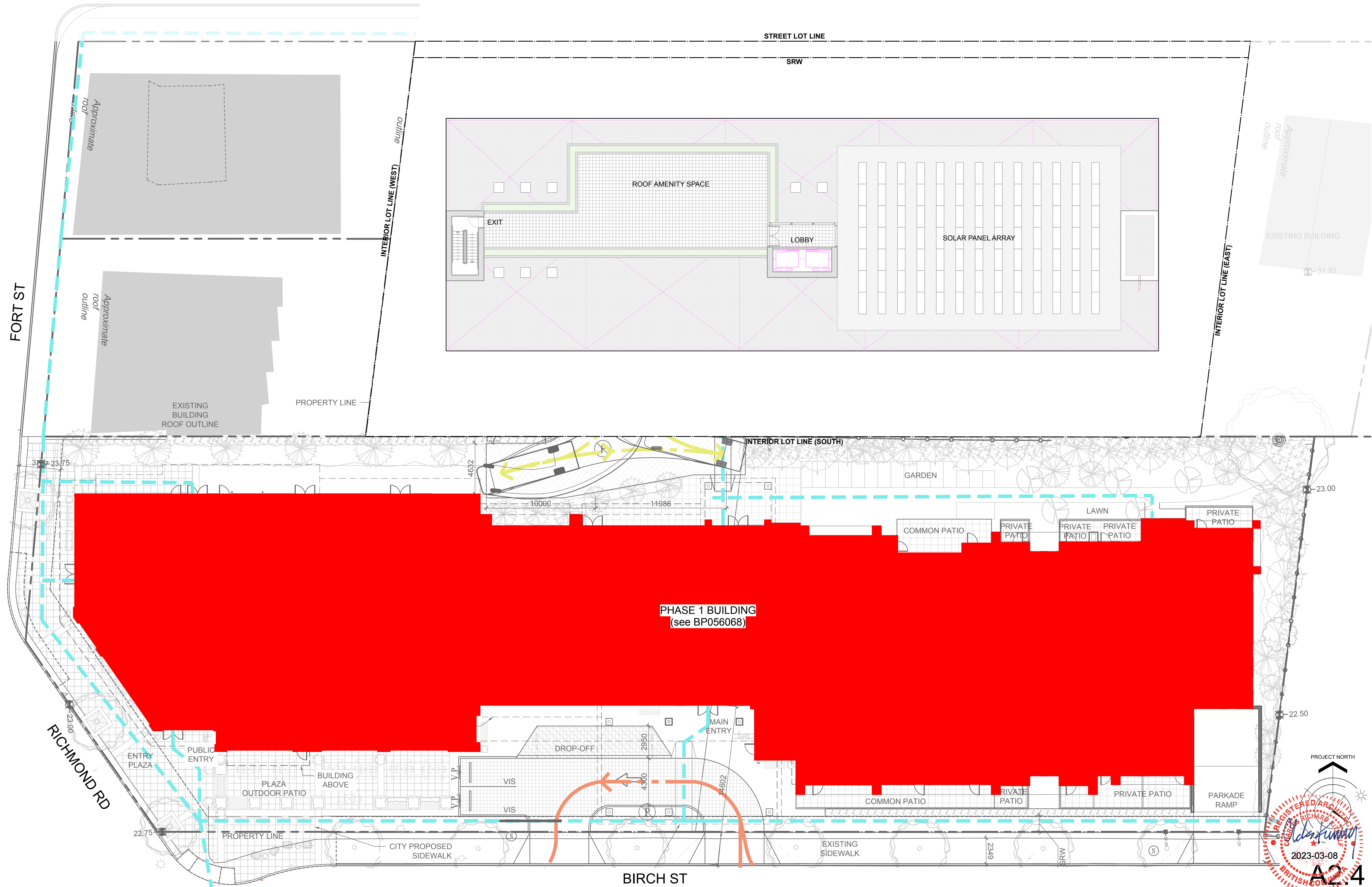
CITY PROPOSED SIDEWALK

EXISTING SIDEWALK

BIRCH ST

PROJECT NORTH

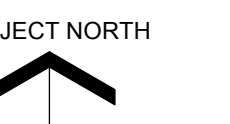




PHASE 1 BUILDING
(see BP056068)

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Roof Plan

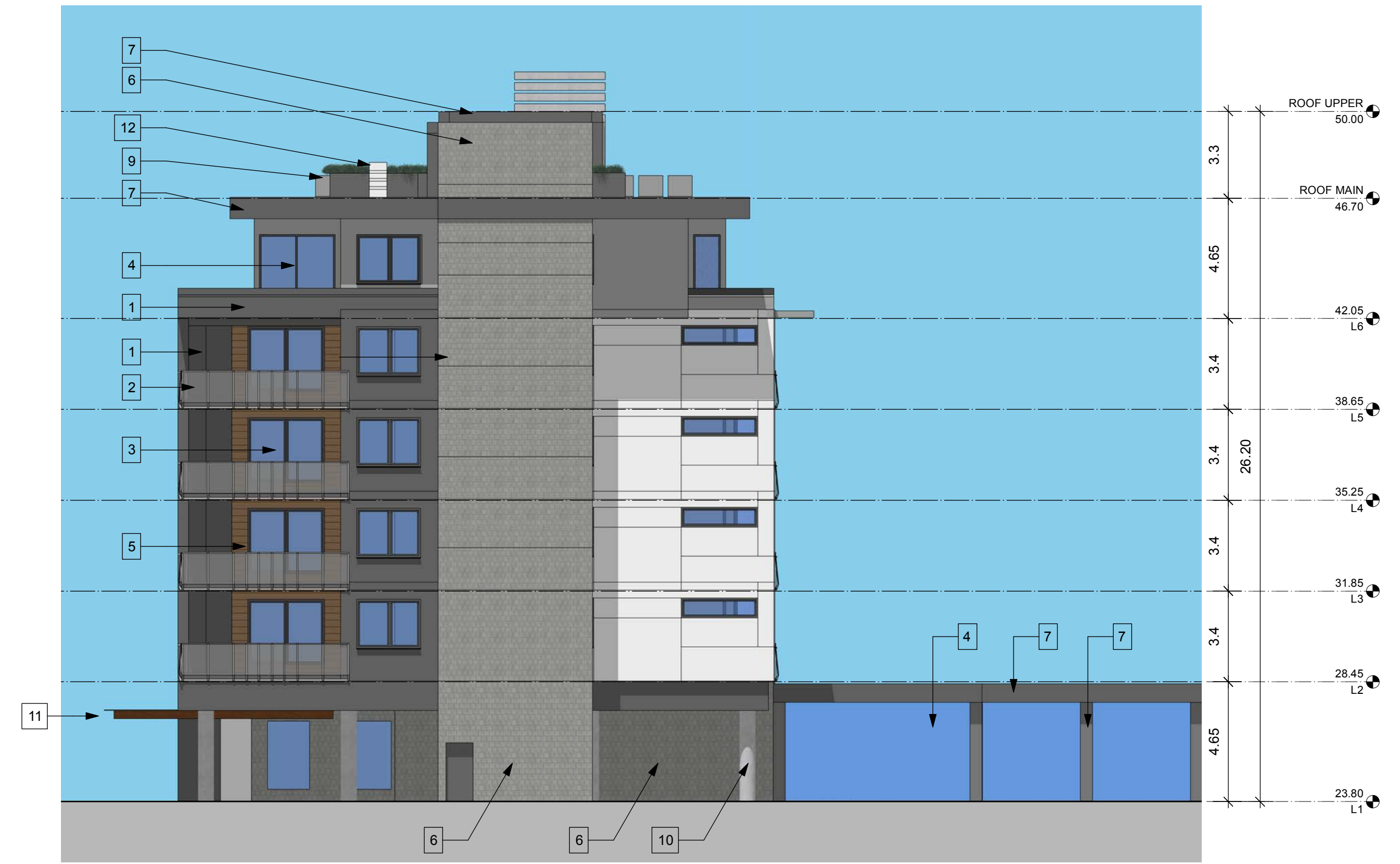
RE-ISSUED FOR REZONING & DP : 06 MAR 2023





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 cladding.
 7. Prefinished metal cladding.
 8. Rooftop solar PV array.
 9. Rooftop amenity area with planters.
 10. Concrete column.
 11. Steel and glass canopy.
 12. Rooftop beekeeping hives.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION





1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



1955

1945

1939-41

1915

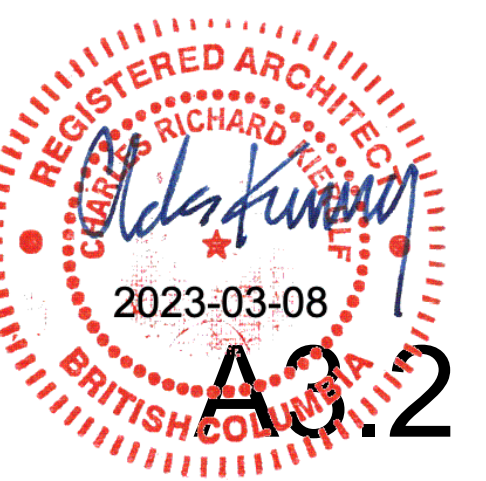
1770 FORT

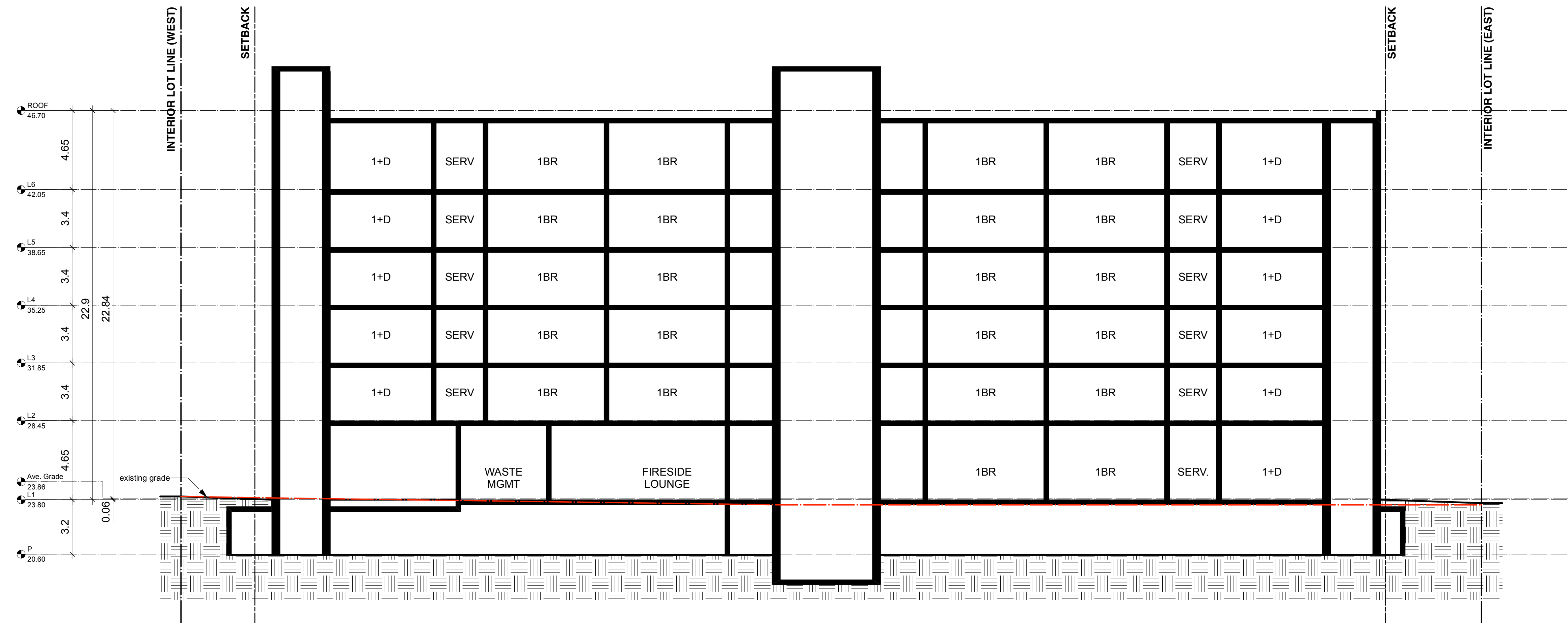
STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST



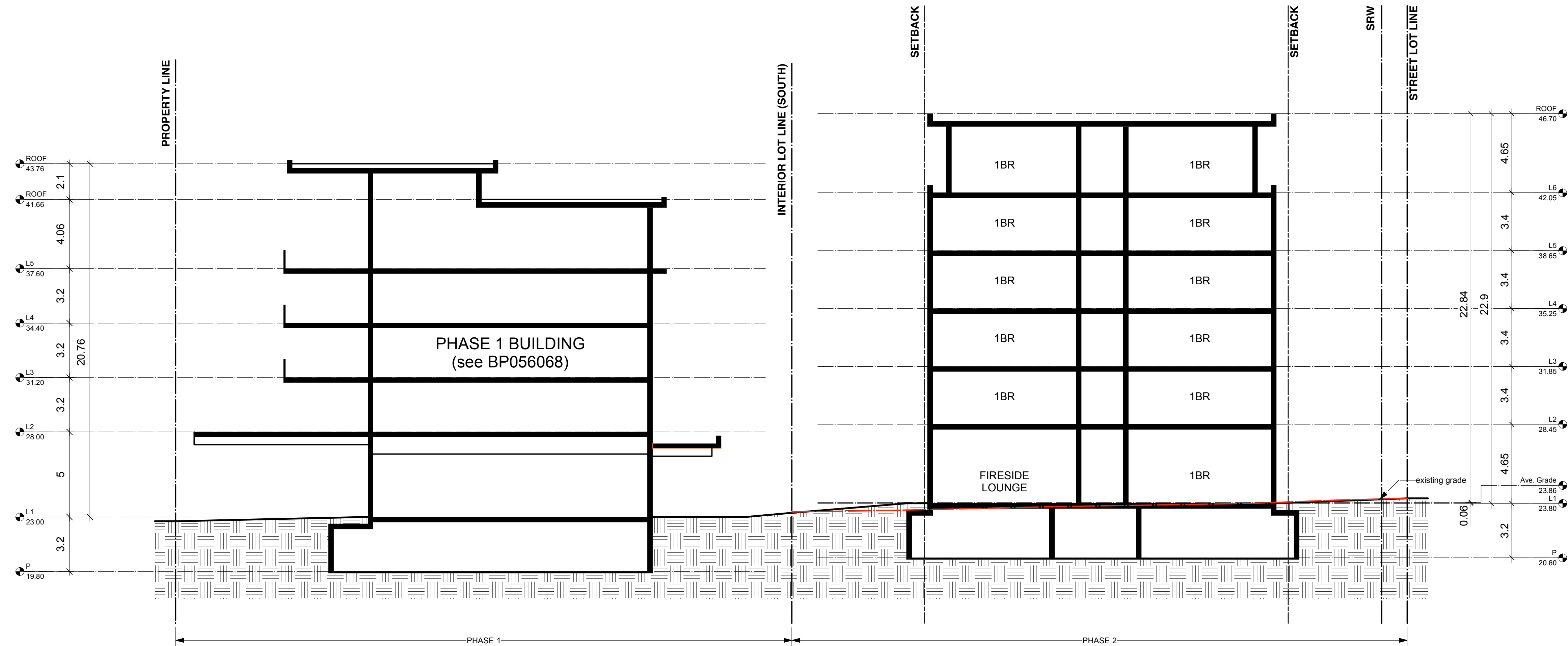


Street Context Elevation - Birch Street - Phase 2 in background
(Phase 1 and context masked 55%)





SECTION WEST - EAST



SECTION SOUTH - NORTH



A4.0



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

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
3D Model Representation - Aerial Views
RE-ISSUED FOR REZONING & DP : 06 MAR 2023





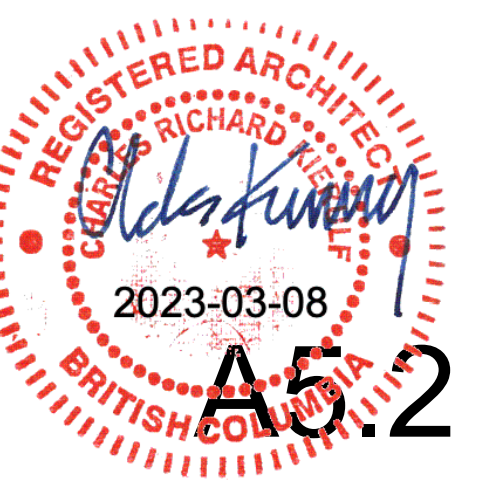
Street View - Looking North from Richmond Street

Phase 1 on the right ; Commercial Buildings in the foreground on Fort Street



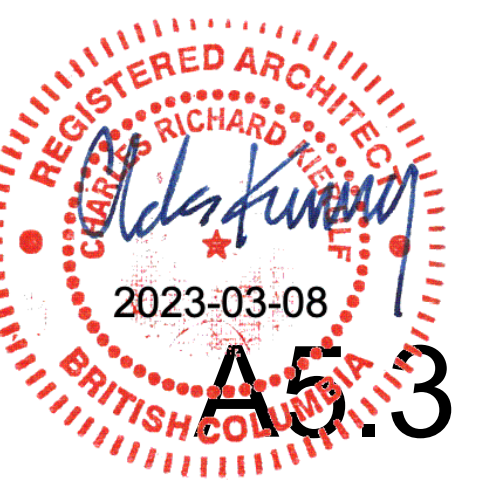


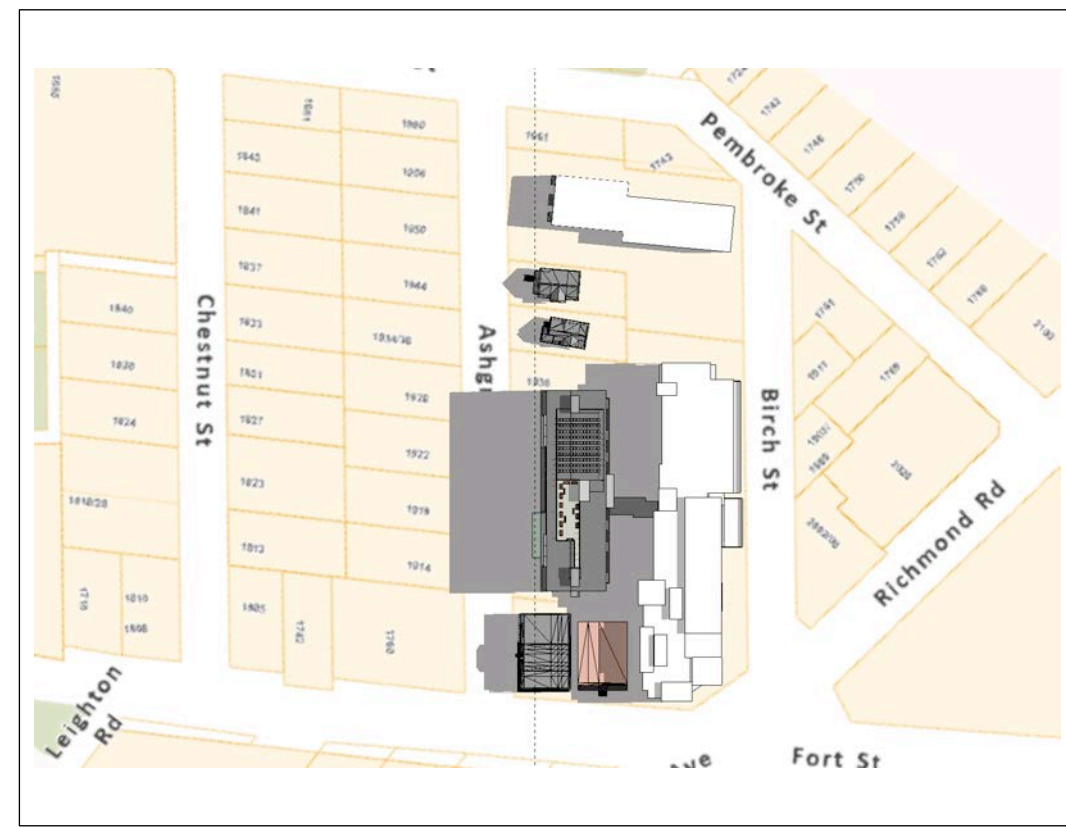
Street View - Looking South along Ashgrove Street



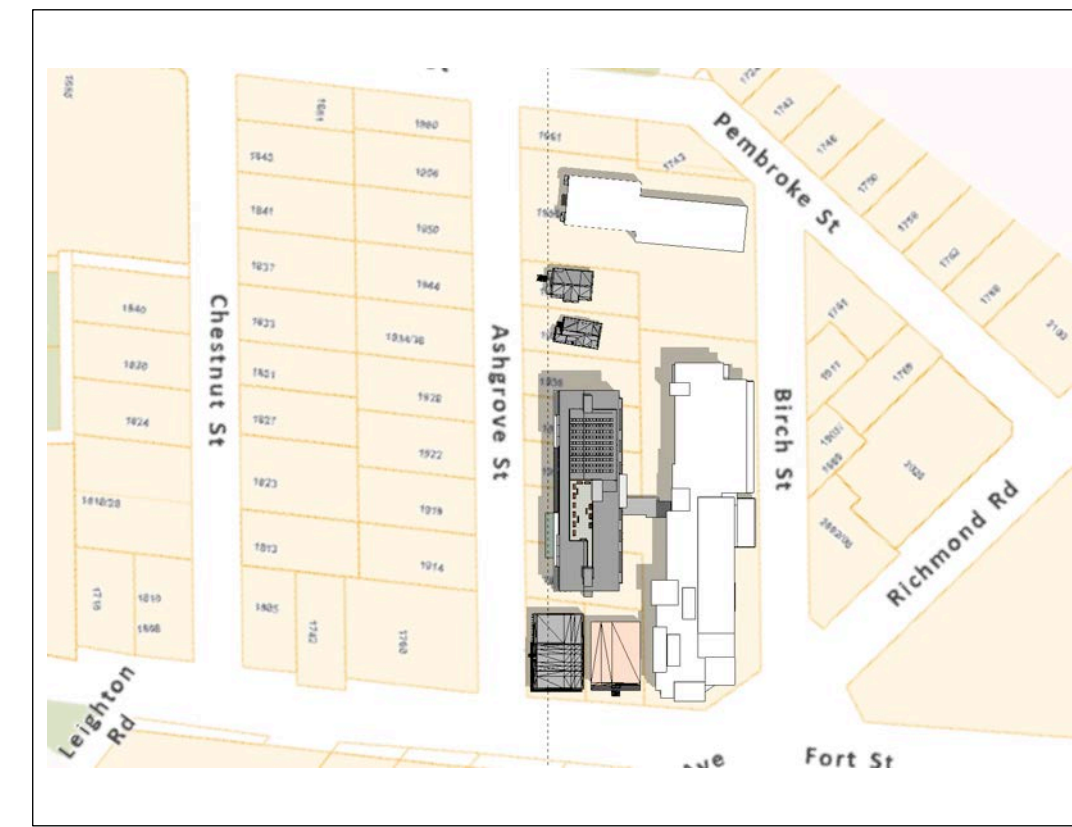


Aerial View - Looking East over Fort Street with RJH Buildings in Background

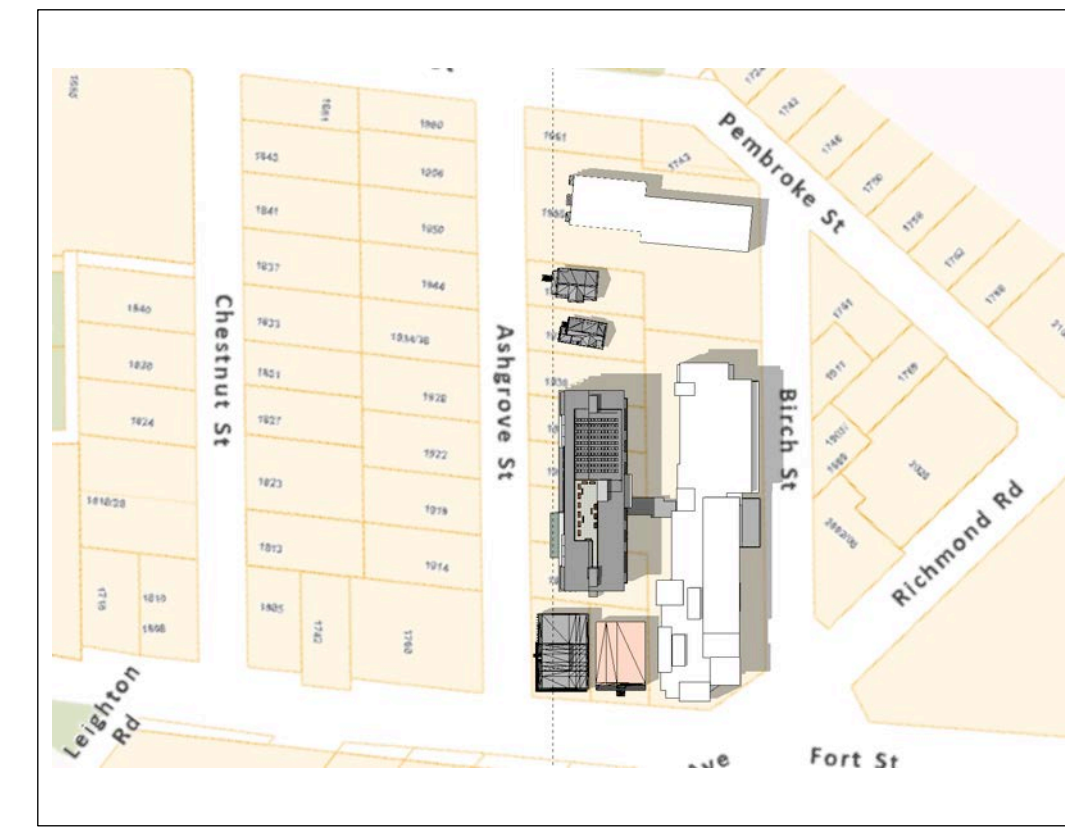




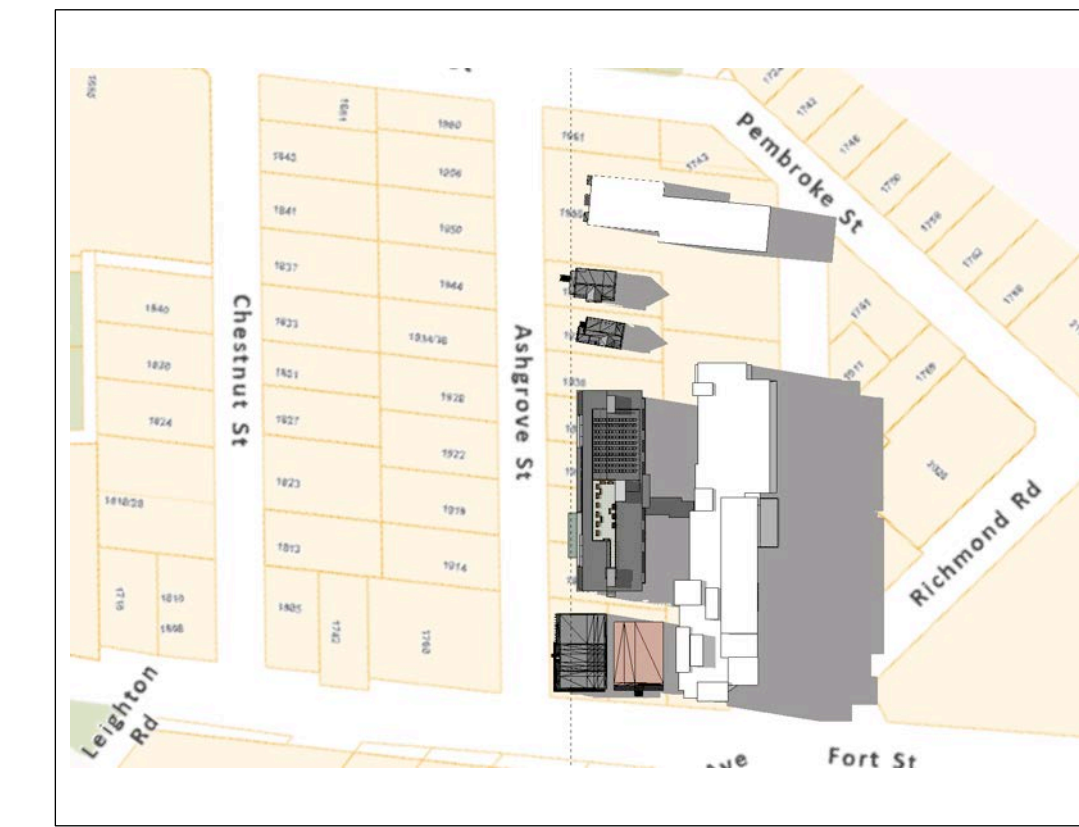
JUNE 21 - 08:00



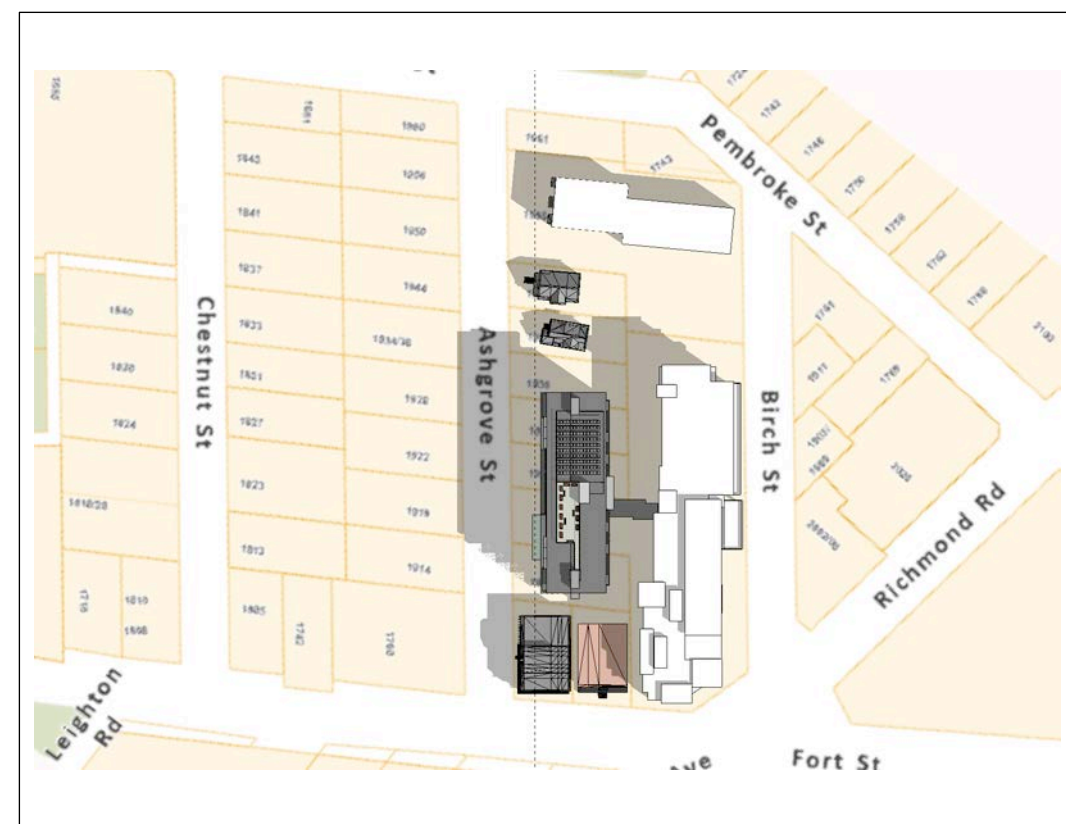
JUNE 21 - 11:00



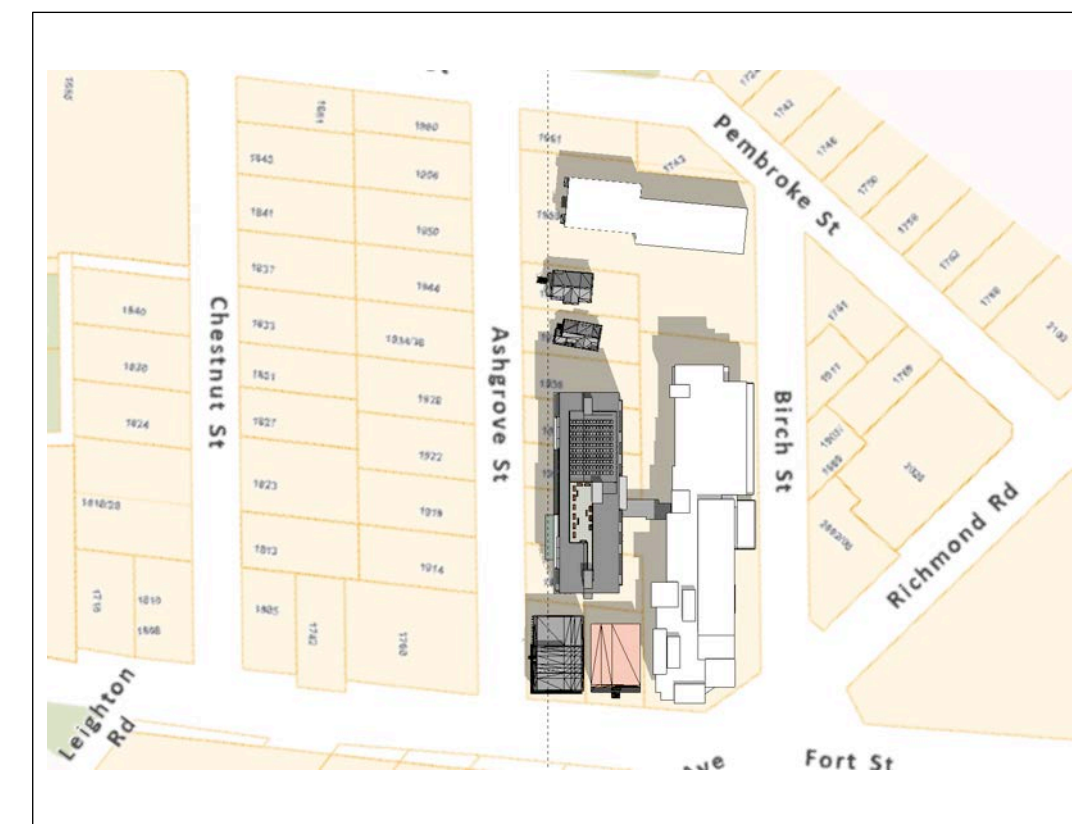
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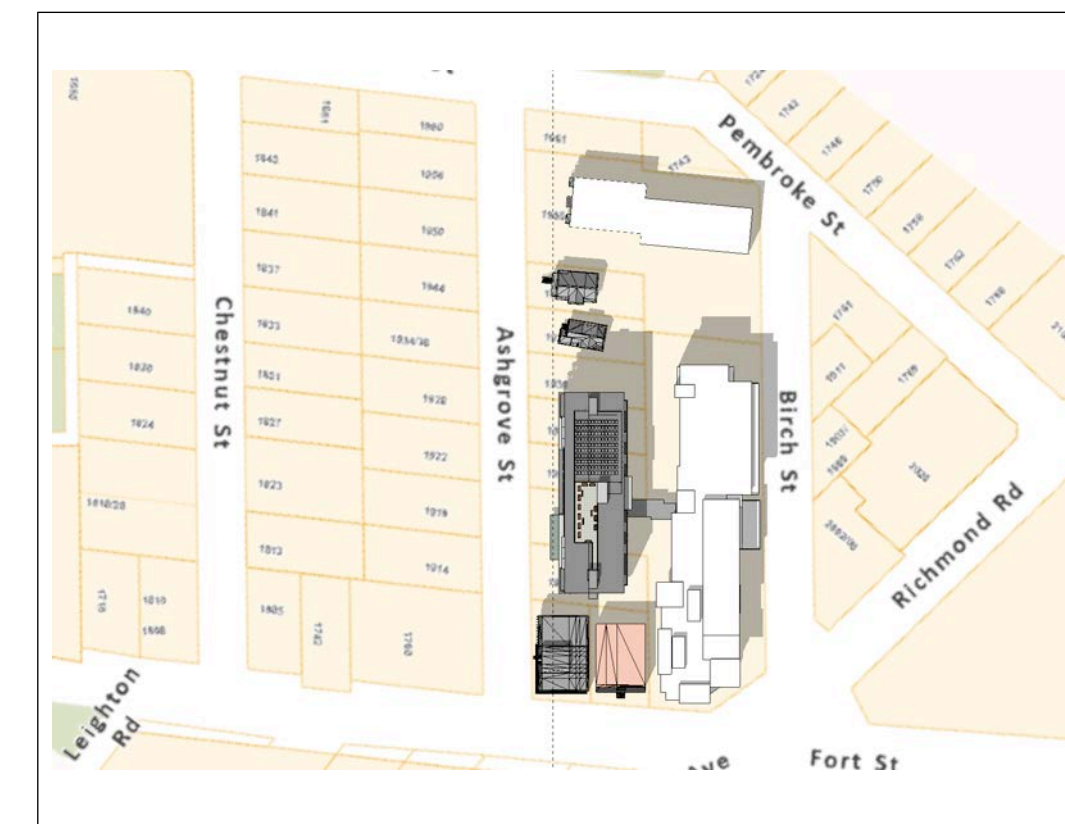
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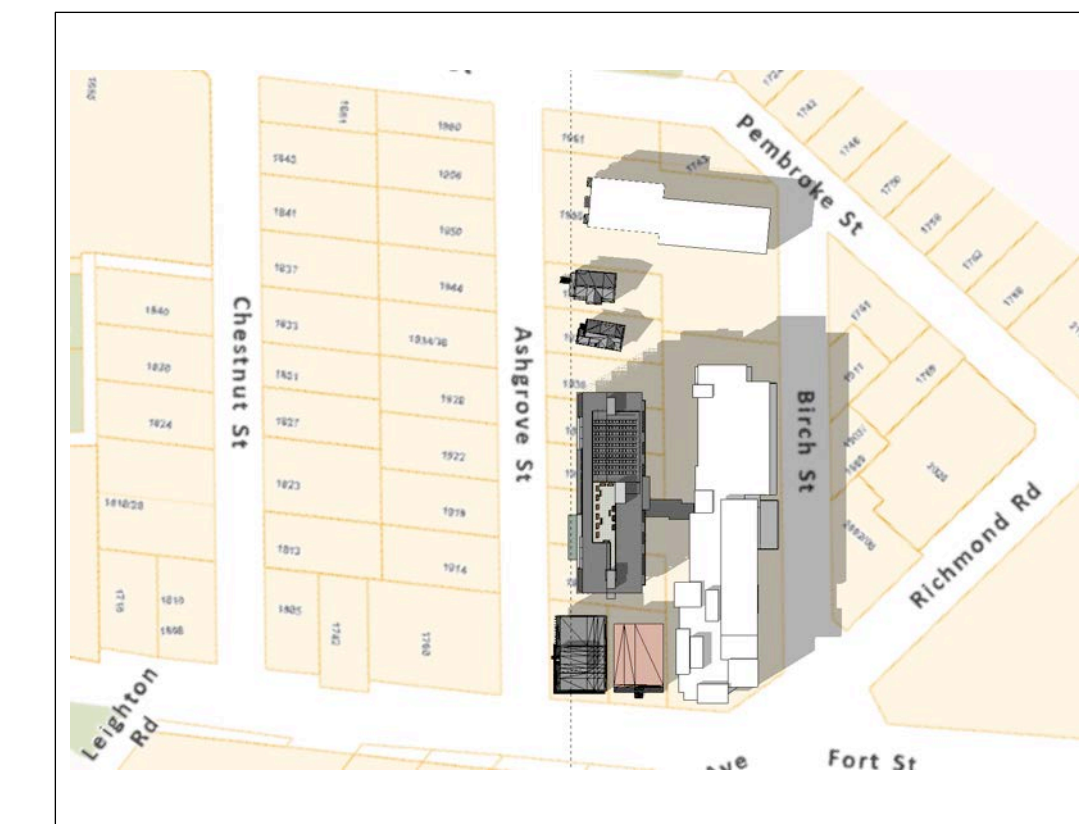
SEPTEMBER 23 - 09:00



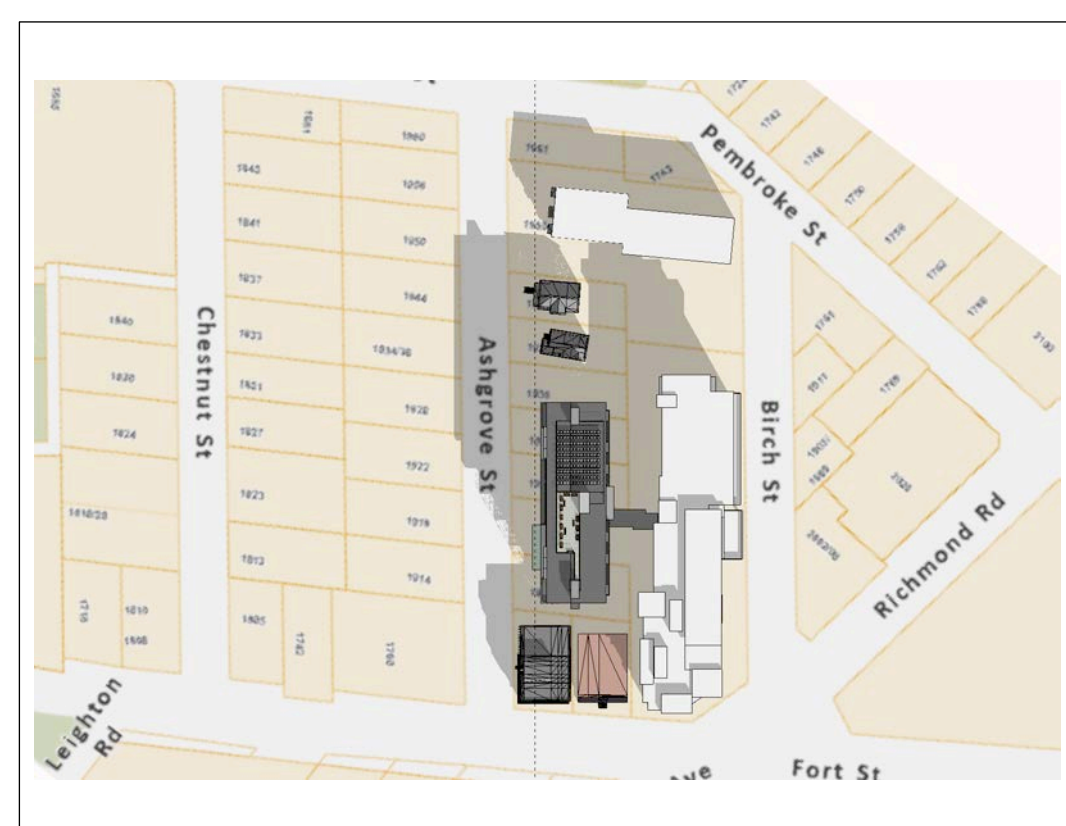
SEPTEMBER 23 - 11:00



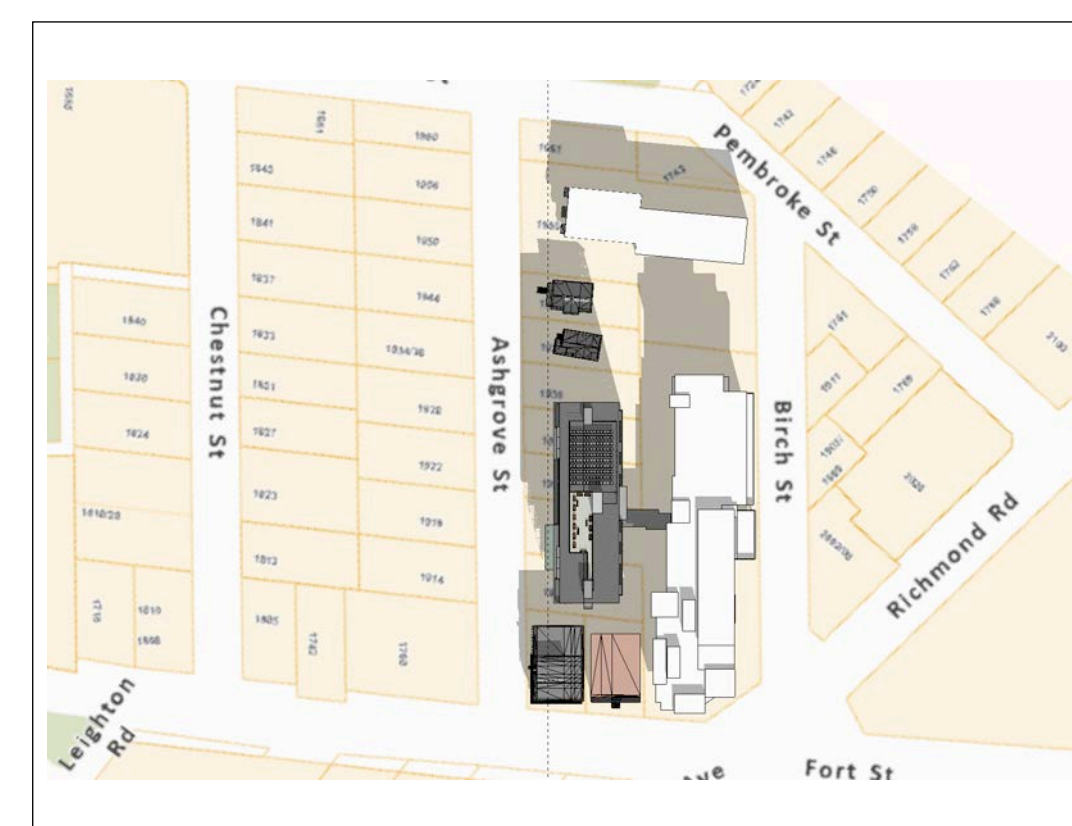
SEPTEMBER 23 - 13:00



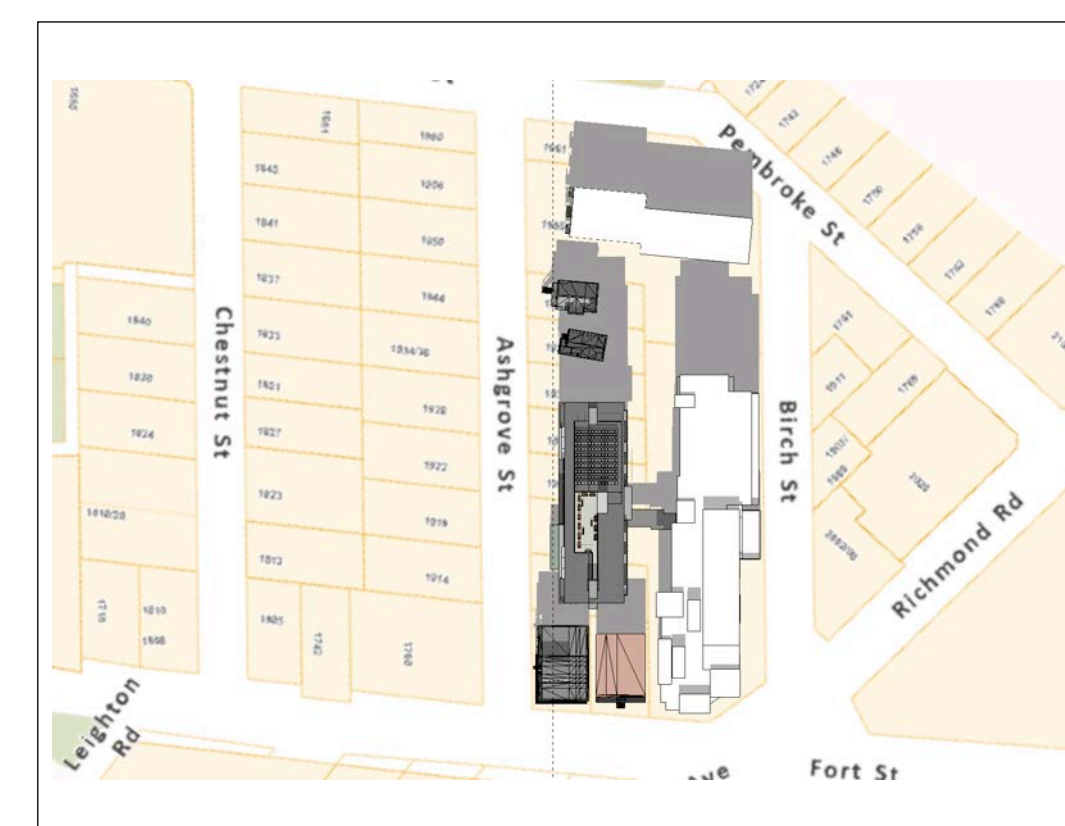
SEPTEMBER 23 - 15:00



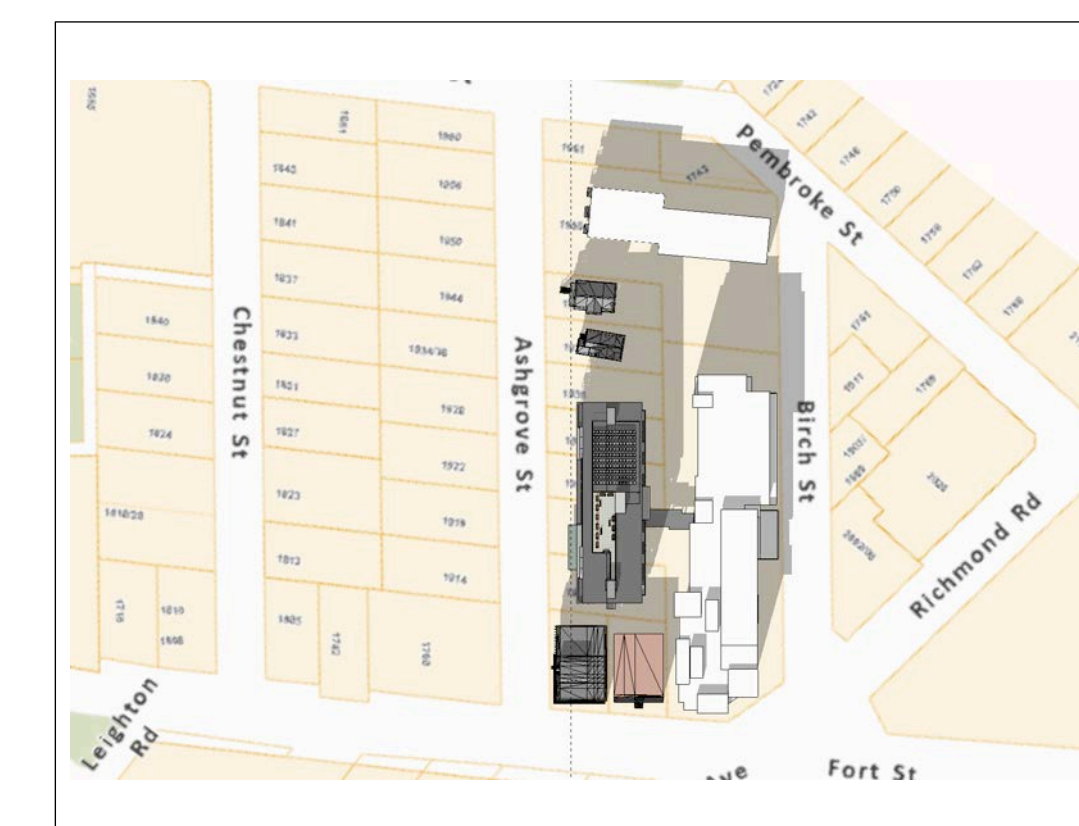
DECEMBER 21 - 10:00



DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00



DATE: 2023-02-22, 22:17 FILE: X:\2241\Civil\Projects\2241-22036-00\Amica Oak Bay - Phase 2\10.0 DRAWINGS\10.3 Engineering\10.3.2 Sheets\22036-CD-ALL.dwg McElhanney ANS D - 2021-12-08

CONSTRUCTION NOTES

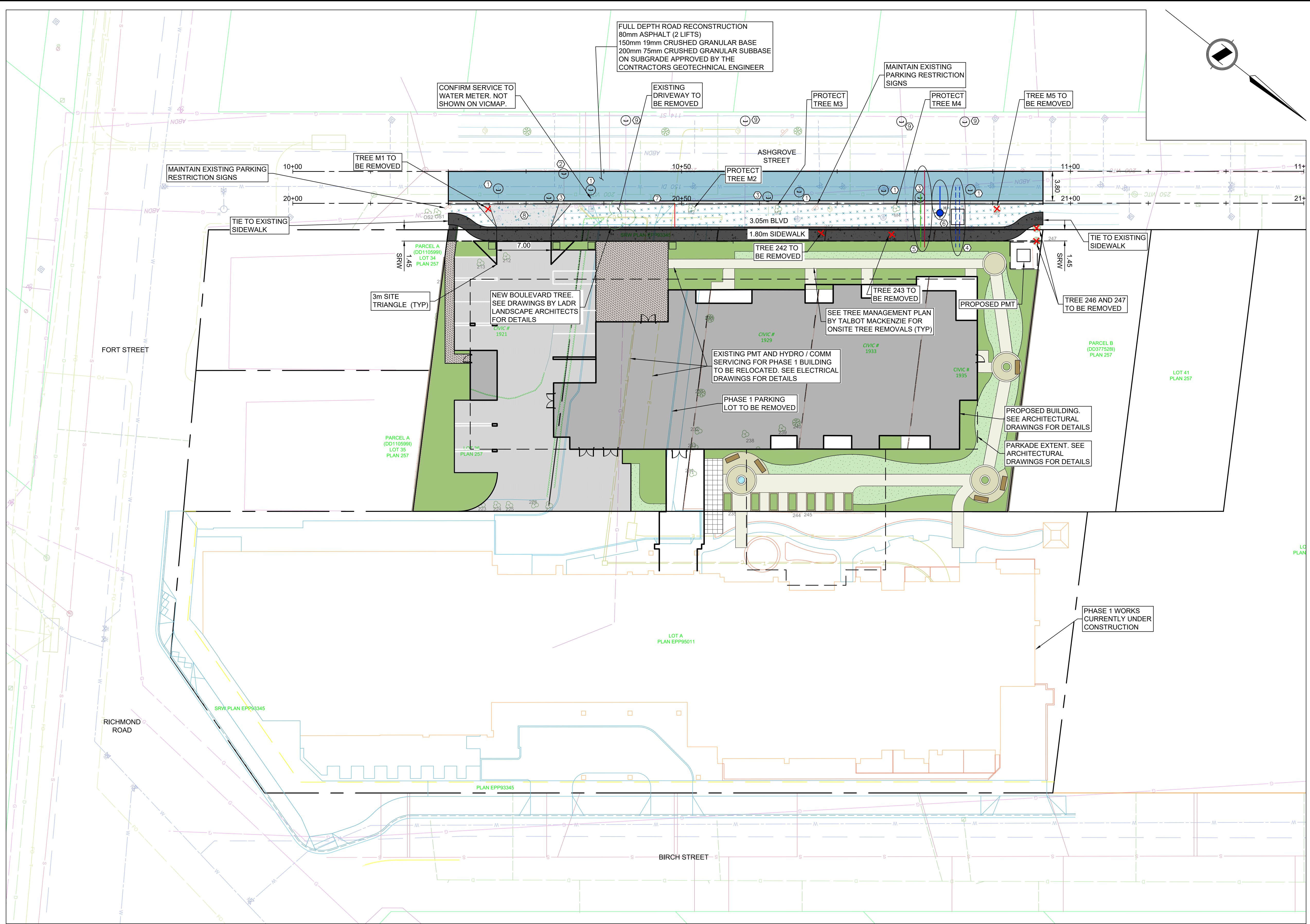
- ① EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ② EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ③ EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ④ NEW xØ DOMESTIC 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.
- ⑤ 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.
- ⑥ NEW FIRE HYDRANT BY CoV FORCES AT DEVELOPER'S EXPENSE
- ⑦ EXISTING CATCHBASIN TO BE ADJUSTED TO SUIT NEW CURB AND GUTTER. MAINTAIN EXISTING LEAD.
- ⑧ NEW DRIVEWAY PER CoV STD. DWG. SDC7b WITH WIDTHS AS NOTED ON PLAN
- ⑨ 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:

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



Rev	Date	Description	Drawn	Design	App'd
1	2023-02-22	REVISED FOR DP / REZONING	GP	CD	CD
0	2022-12-09	ISSUED FOR DP / REZONING	GP	CD	CD

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0 1:250 10

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

McElhanney

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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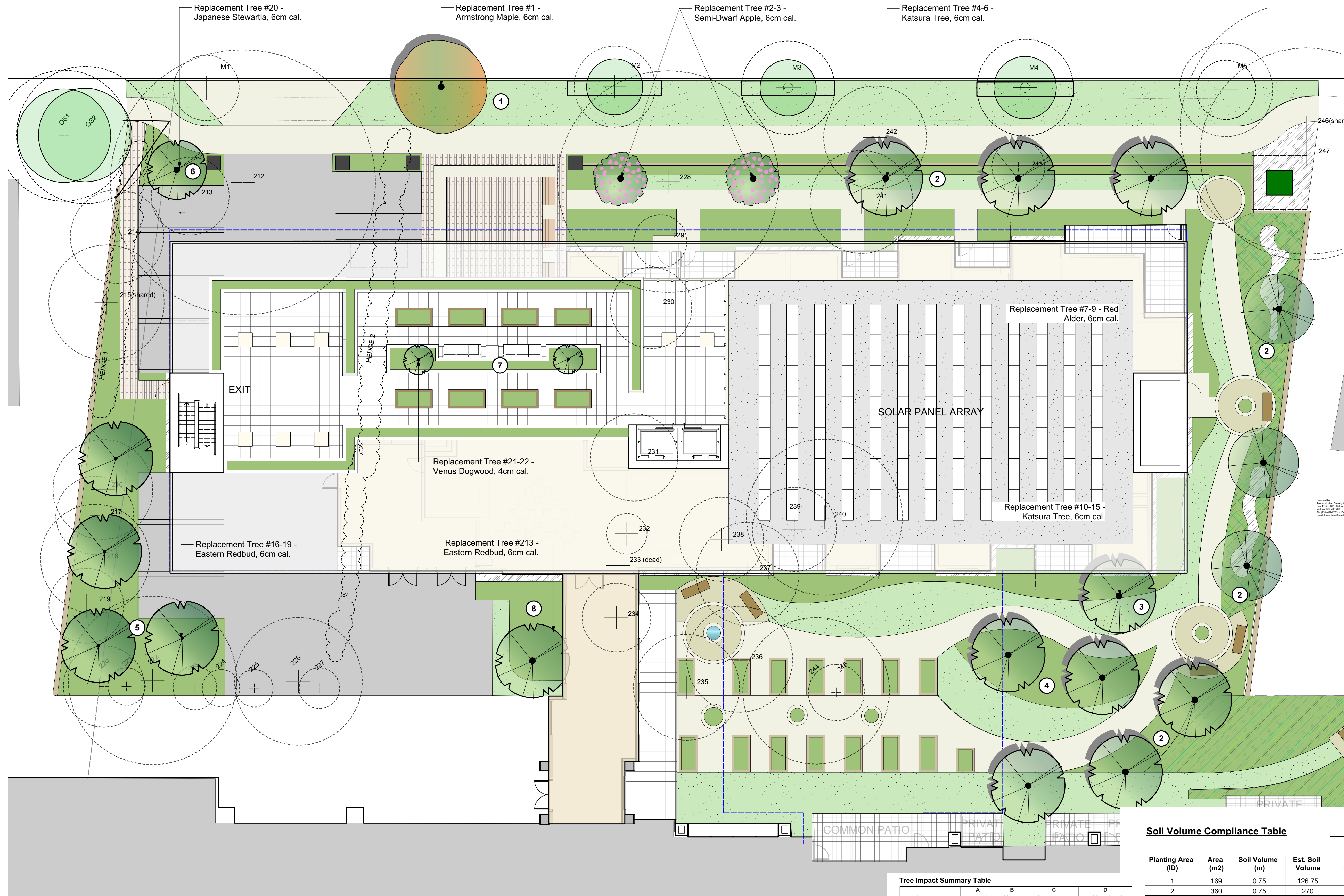
MILLIKEN DEVELOPMENTS
#100-2489 BELLEVUE AVENUE, WEST VANCOUVER, BC V7V 1E1

**AMICA JUBILEE HOUSE PHASE 2
CONCEPTUAL SITE SERVICING PLAN**

Drawing No.		22036-DP	
Project Number	Rev.	2241-22036-00	1

DESTROY ALL PRINTS BEARING PREVIOUS REVISION

ASHGROVE STREET

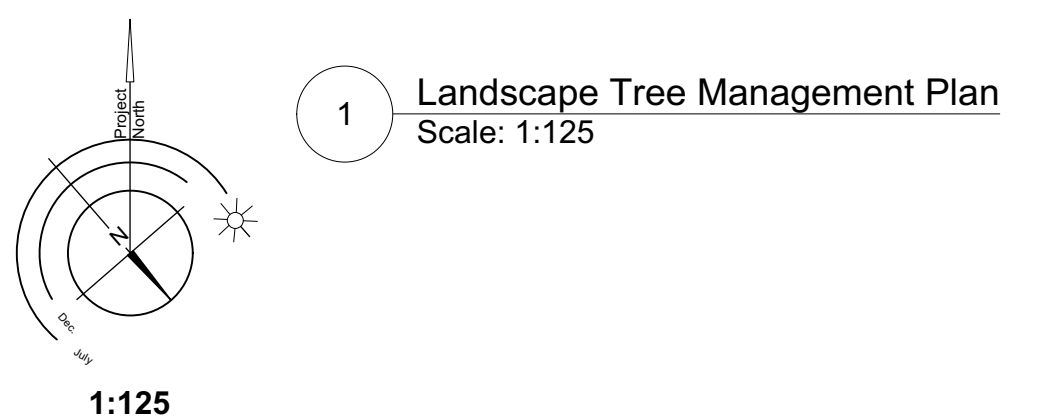
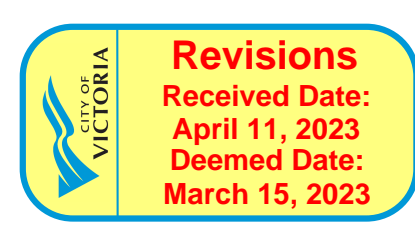


Tree Inventory Table

Tree ID	Location	Species	Cal.	DBH	Height	Condition	Remarks	Replacement
051	City	Yes	Cherry	21	15	3	Good	Y
052	City	Yes	Cherry	37	8	4	3	Fair
053	City	Yes	Cherry	15	10	2	2	Good
054	City	Yes	Cherry	71	8	5	5	Good
055	City	Yes	Cherry	11	11	2	4	Good
056	City	Yes	Cherry	10	8	3	3	Good
057	City	Yes	Cherry	37	10	3	3	Good
058	City	Yes	Cherry	15	10	3	3	Good
059	City	Yes	Cherry	20	5	2	2	Good
060	City	Yes	Cherry	25	5	2	2	Good
061	City	Yes	Cherry	25	5	2	2	Good
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070	City	Yes	Cherry	25	5	2	2	Good
071	City	Yes	Cherry	25	5	2	2	Good
072	City	Yes	Cherry	25	5	2	2	Good
073	City	Yes	Cherry	25	5	2	2	Good
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093	City	Yes	Cherry	25	5	2	2	Good
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095	City	Yes	Cherry	25	5	2	2	Good
096	City	Yes	Cherry	25	5	2	2	Good
097	City	Yes	Cherry	25	5	2	2	Good
098	City	Yes	Cherry	25	5	2	2	Good
099	City	Yes	Cherry	25	5	2	2	Good
100	City	Yes	Cherry	25	5	2	2	Good

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	35		E.	35
F. Onsite replacement tree deficit (A-E) Record 0 if negative number	0		F.	0
G. Tree minimum on lot	14		G.	14
H. Protected trees retained (other than specimen trees)	0	X 1	H.	0
I. Specimen trees retained	0	X 3	I.	0
J. Trees per lot deficit (G - (B+C+H+I)) Record 0 if negative number	0		J.	0
K. Protected trees Removed	0	X 1	K.	0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 2	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 - N) Record 0 if negative number	0		O.	0
P. Onsite trees proposed for cash-in-lieu Enter F, or J, whichever is the greater number	0		P.	0
Q. Offsite trees proposed for cash-in-lieu Enter O	0		Q.	0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)	0		R.	\$0



Tree Impact Summary Table

Tree Status	A	B	C	D
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

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	1.0	0.0	0.0	20.0	0.0	20.0	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					406.0			

Landscape Tree Management Plan - Oak Bay Phase 2

Revision E | Issued for DP ReSubmission | Apr. 11/23
 Revision D | Issued for Draft DP ReSubmission | Feb. 24/23
 Revision C | Issued for Draft DP Submission | Dec. 15/22
 Revision B | Issued for Coordination | Dec. 7/22
 Revision A | Issued for Rezoning | Sept. 16/22