

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
January 24, 2024



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
 - 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

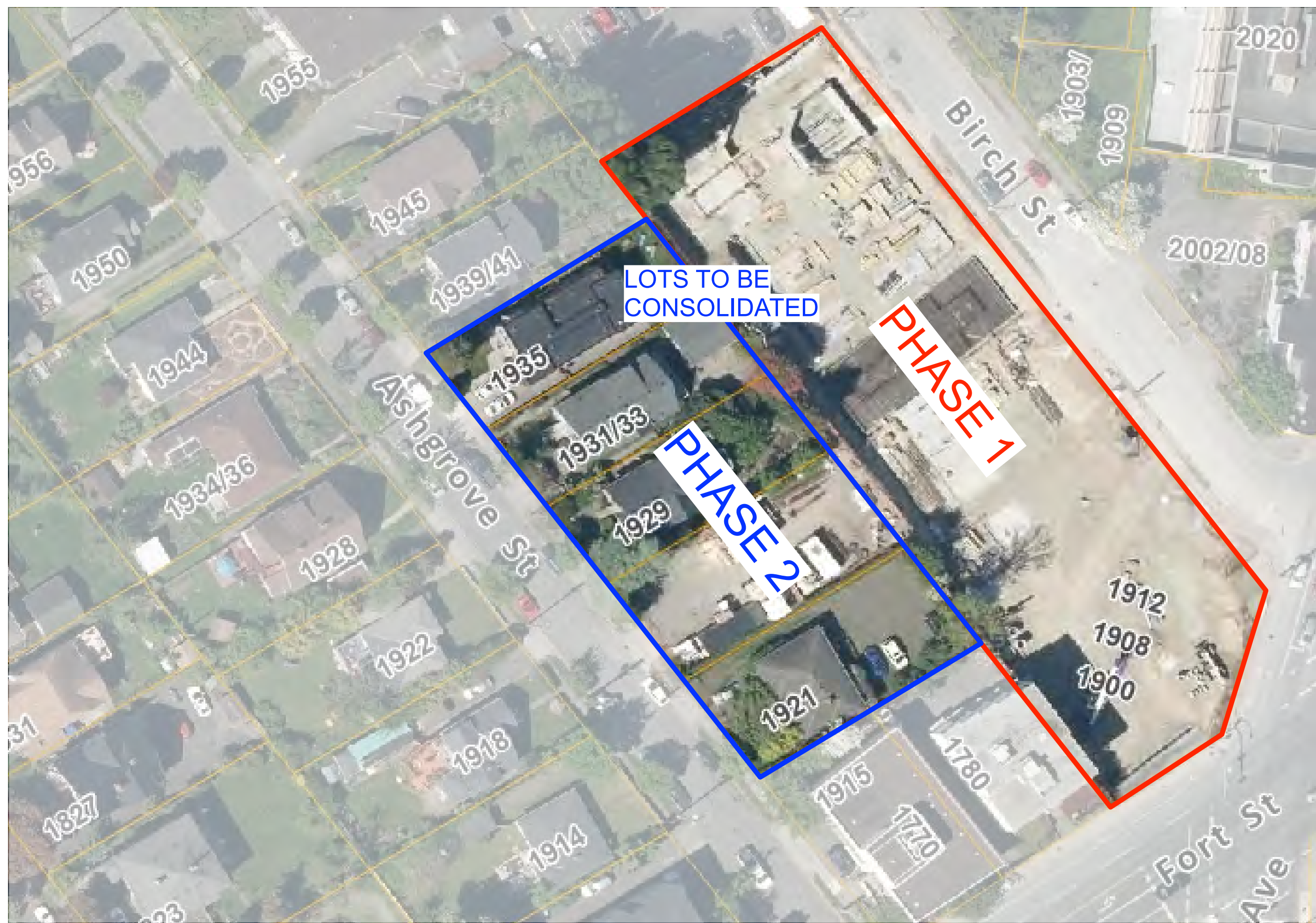
MAJOR OCCUPANCY FIRE SEPARATIONS:
 • C - B3 <-> F3 - 1 hr.

BUILDING AREA:
 • 1 135 m2 (PH2)

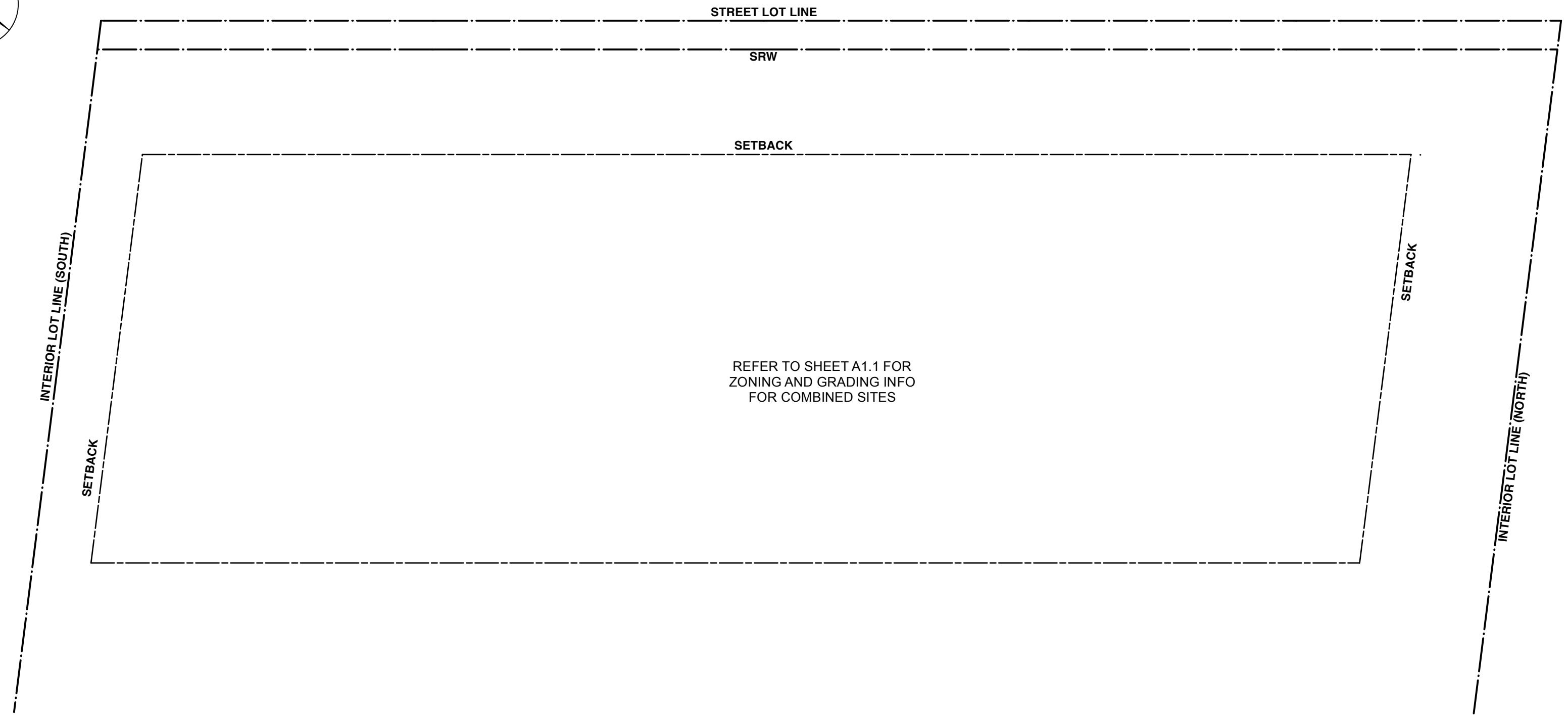
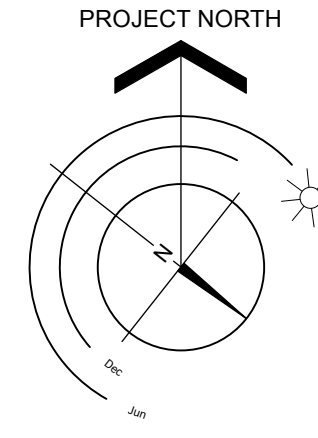
BUILDING HEIGHT:
 • 6 STOREYS

NUMBER OF STREETS FACING:
 • 1





1 Location Plan
A0.1 1:500



3 Site Plan Data
A0.1 1:200

PARKING CALCULATIONS
REQUIRED PER SCHEDULE C

CLASS : ASSISTED LIVING FACILITY

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 m2	4,065 m2	6834.0 m2
TOTAL FLOOR AREA INCL COMMERCIAL (M2)	6,585 m2	10,771 m2	17,356 m2
COMMERCIAL FLOOR AREA (M2)		170 m2	170 m2
FLOOR SPACE RATIO	2.38	2.65	2.54
SITE COVERAGE (%)	48.6 %	54.4 %	53.3 %
OPEN SITE SPACE (%)	40.9 %	37.1 %	36.2 %
HEIGHT OF BUILDING (M)	26.58 m	20.6 m	26.58 m
NUMBER OF STOREYS	6	5	6
PARKING STALLS (NUMBER) ON SITE	55	47	101 (15 ACCESSIBLE)
BICYCLE PARKING NUMBER	CLASS 1 5	8	13
	CLASS 2 6	2	8

PHASE 2 - 88 SUITES
PHASE 1 - 125 SUITES
TOTAL - 213 SUITES

VEHICLES - 213 X 0.35 = 74.55
VISITORS - 213 X 0.1 = 21.30
RETAIL PH1 1 PER 50m2 = 3.40
TOTAL = 99.25
NEAREST WHOLE = 99 STALLS

BICYCLES
LONG-TERM :
213 @ 1 PER 20 = 10.65
= 11

SHORT-TERM
213 @ 1 PER 50 = 4.26
= 4

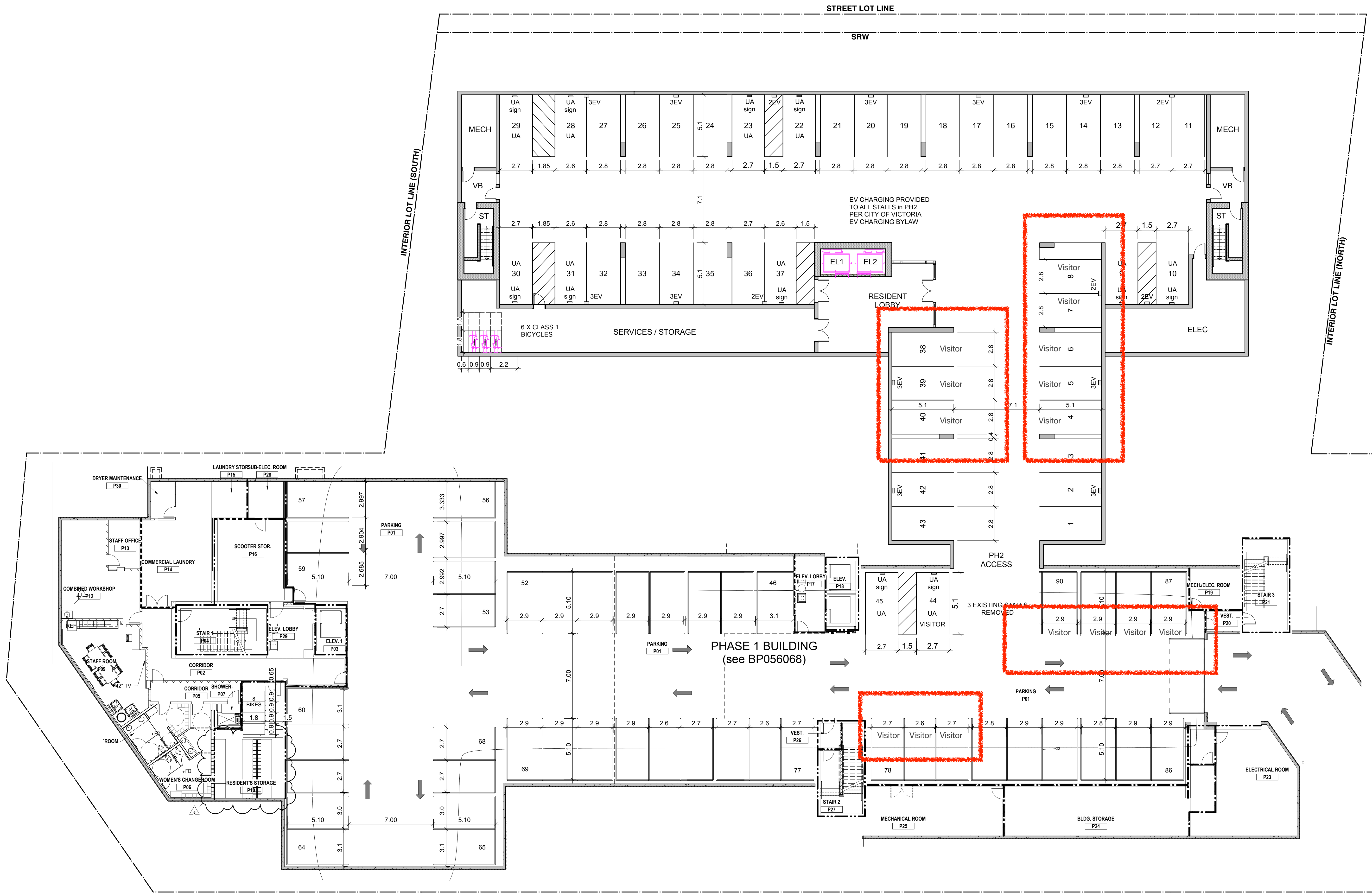
BUILDING SETBACKS (M)	
STREET LOT LINE	7.05 m Project WEST
INTERIOR LOT LINE	5.63 m Project NORTH
INTERIOR LOT LINE	4.27 m Project SOUTH

EV CHARGING:
1 PER VEHICLE SPACE = 43 STALLS
(PHASE 2 NEW CONSTRUCTION ONLY)

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

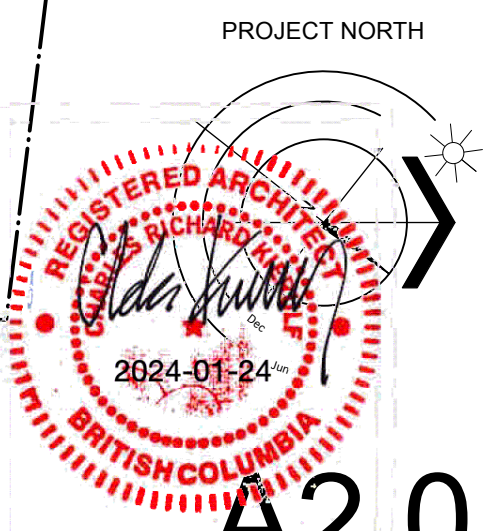
ACCESSIBLE PARKING :
75 VEHICLES @ 15% = 11.25 = 11 R
(9 REG + 2 VAN)
21 VEHICLES @ 15% = 3.15 = 3 V
(2 VISITOR AND 1 VISITOR VAN)
TOTAL VEHICLE UA REQ'D = 11
(9 REG + 2 VISITOR)
TOTAL VAN UA REQ'D = 3
(2 REG + 1 VISITOR)
TOTAL REQUIRED = 14
TOTAL PROVIDED = 11





AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Parkade Plan

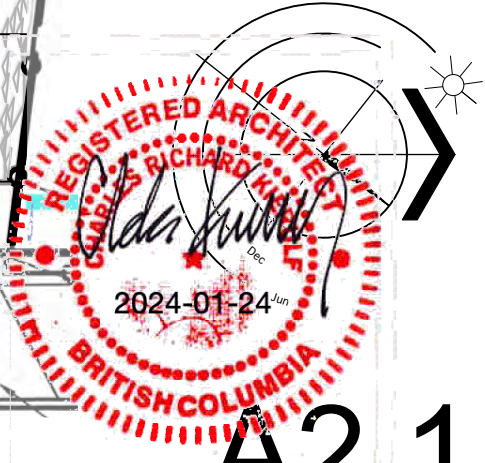
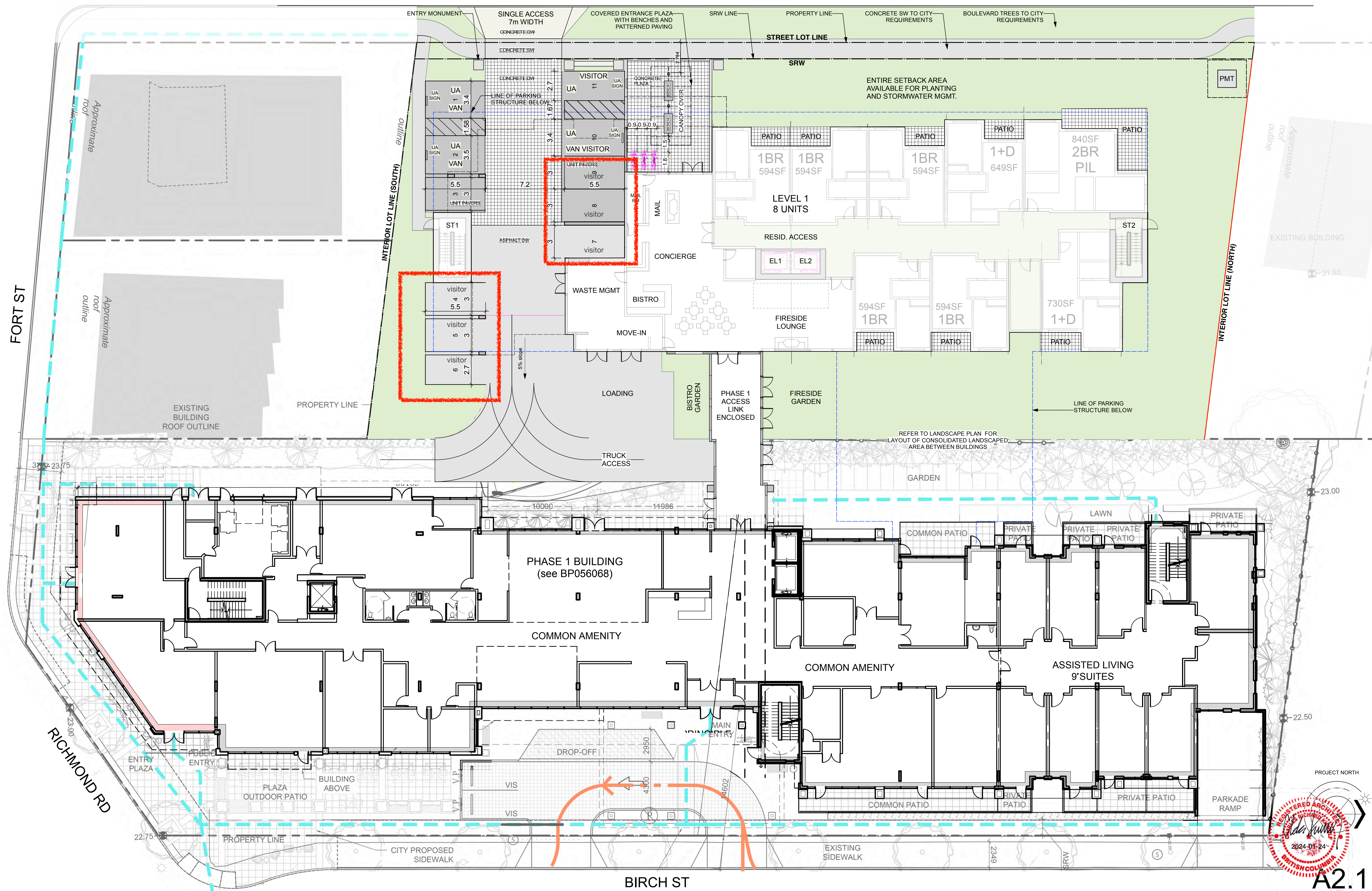
RE-ISSUED FOR REZONING & DP : 18 DEC 2023



A2.0

ASHGROVE ST

FORT ST



A2.1

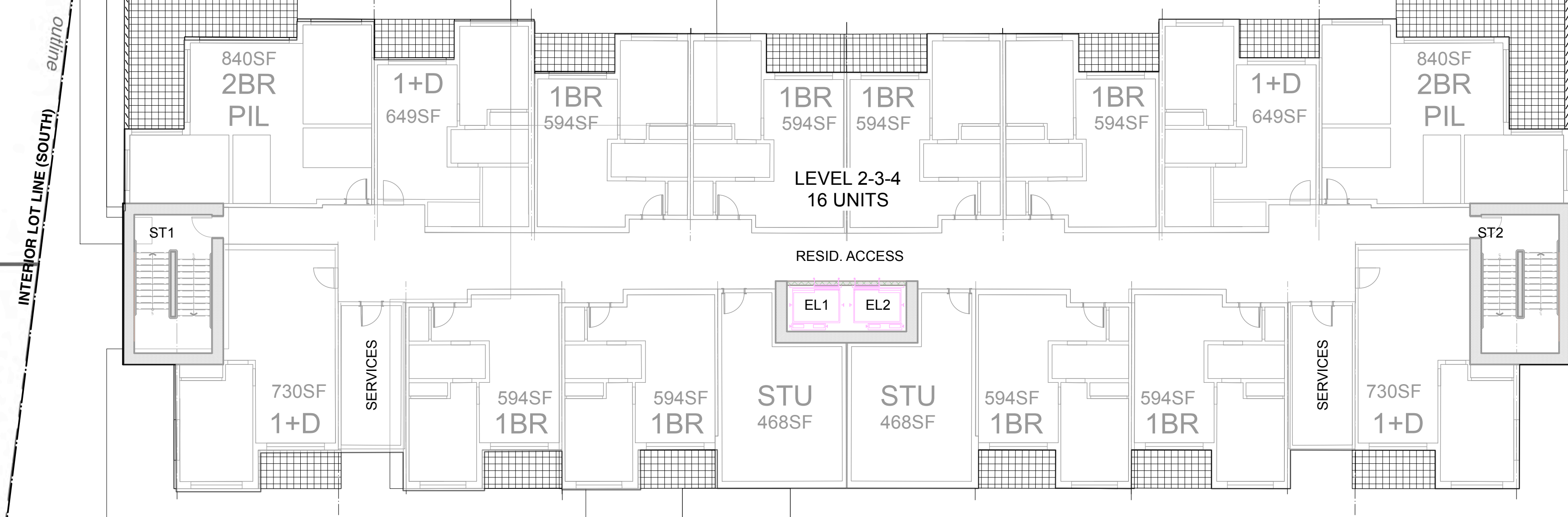
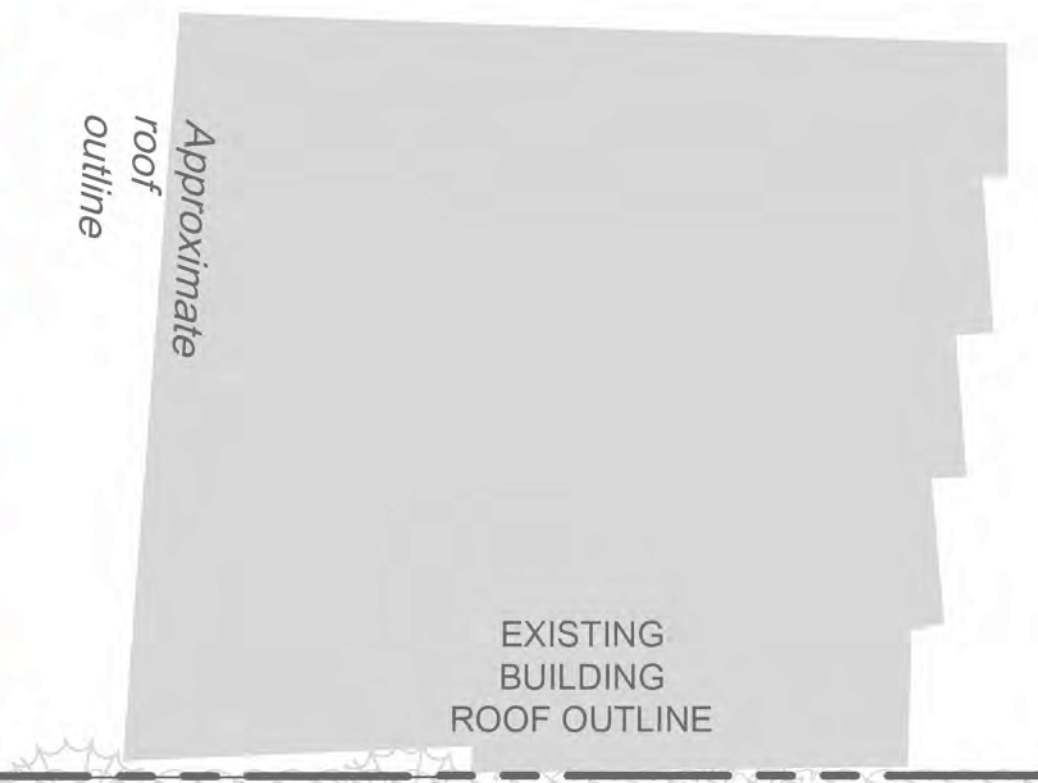
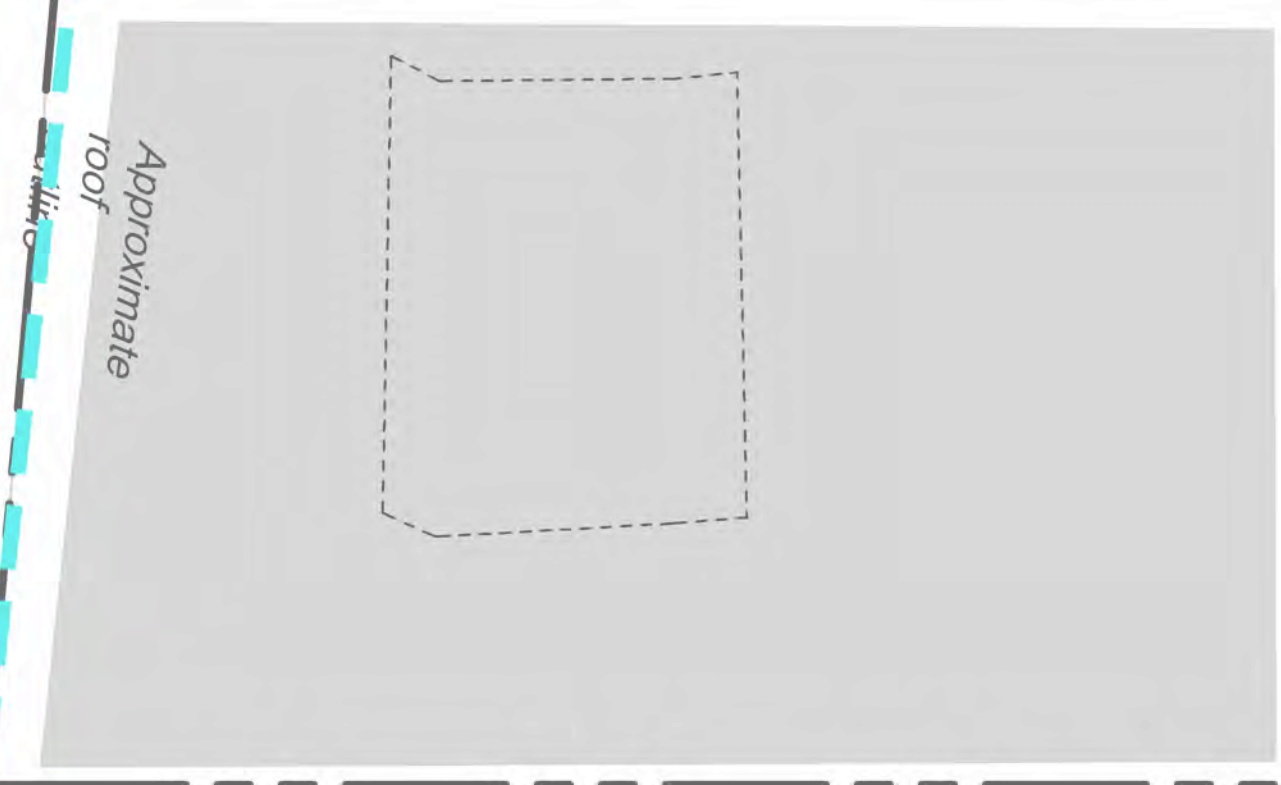
AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
Main Floor Plan

RE-ISSUED FOR REZONING & DP : 18 DEC 2023

FORT ST

STREET LOT LINE

SRW



RESID. ACCESS

EL1 EL2

PROPERTY LINE

INTERIOR LOT LINE (NORTH)

INTERIOR LOT LINE (SOUTH)

EXISTING BUILDING ROOF OUTLINE

EXISTING BUILDING

31.93

GARDEN

BELOW

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

BALCONY

BALCONY

ENTRY PLAZA

PLAZA
OUTDOOR PATIO

BUILDING ABOVE

V.P.

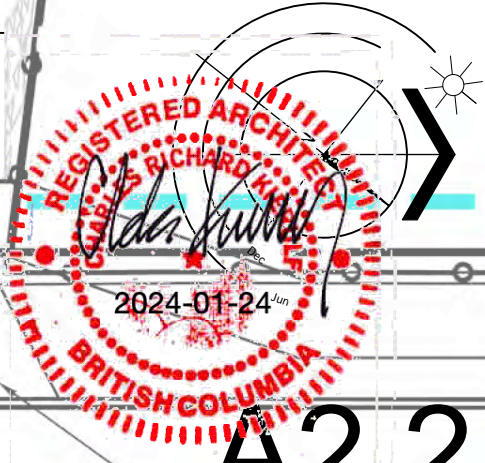
V.P.

VIS

VIS

PARKADI
RAMP

PROJECT NORTH



A2.2
LIGHT
STANDARD
TO

31.93

23.00

22.50

22.75

23.49

1500
AT-GRADE SRW

RICHMOND RD

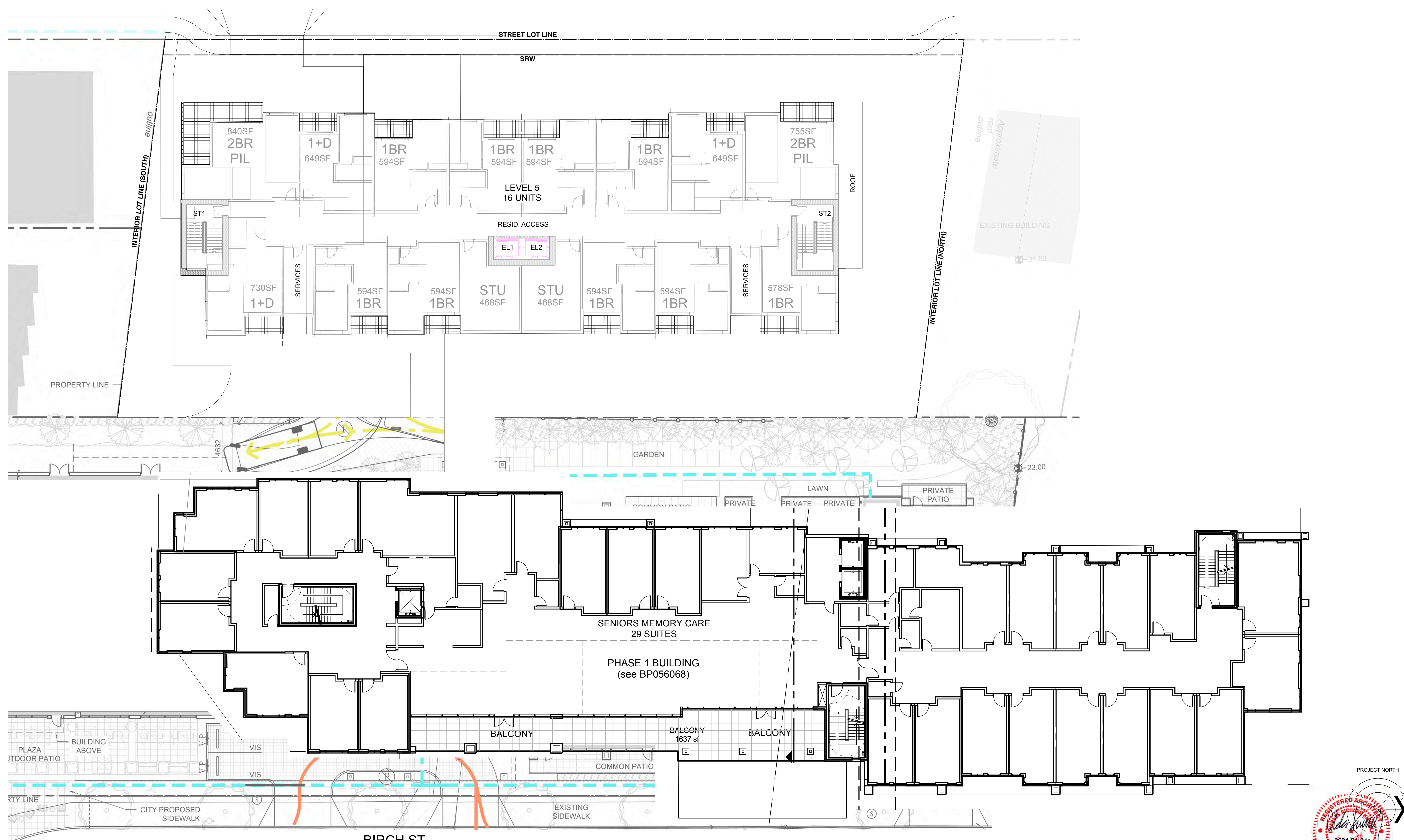
RICHMOND RD

BIRCH ST

STREET PARKING

NO STREET PARKING

POR COCHERE ABOVE
EMERGENCY VEHICLE ACCESS FROM



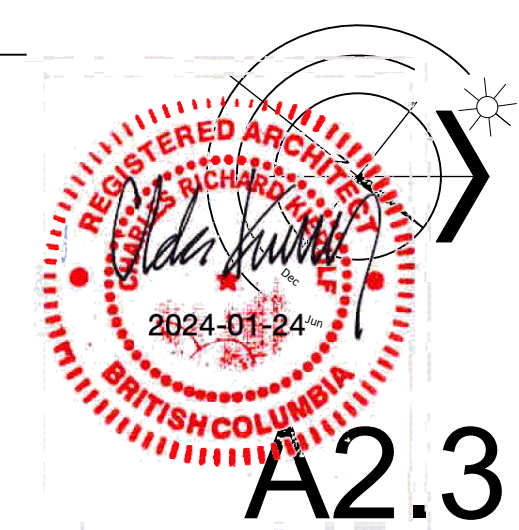
BIRCH ST

SENIORS MEMORY CARE
29 SUITES

PHASE 1 BUILDING
(see BP056068)

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2
L5 Plan

RE-ISSUED FOR REZONING & DP : 18 DEC 2023

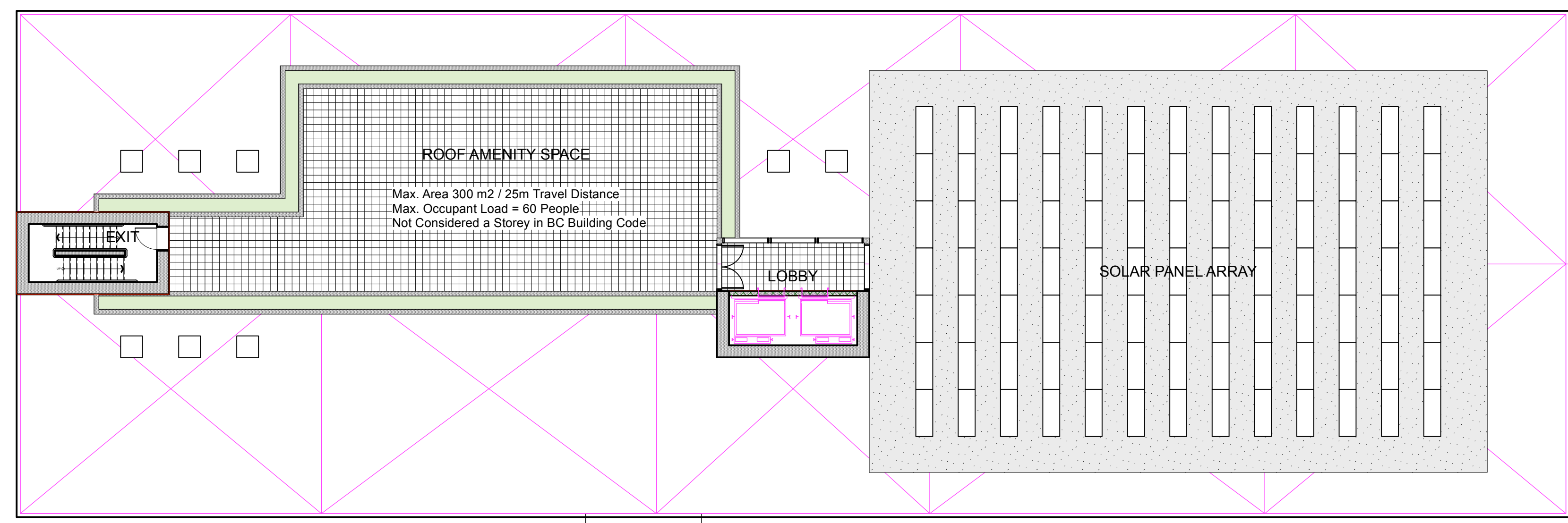
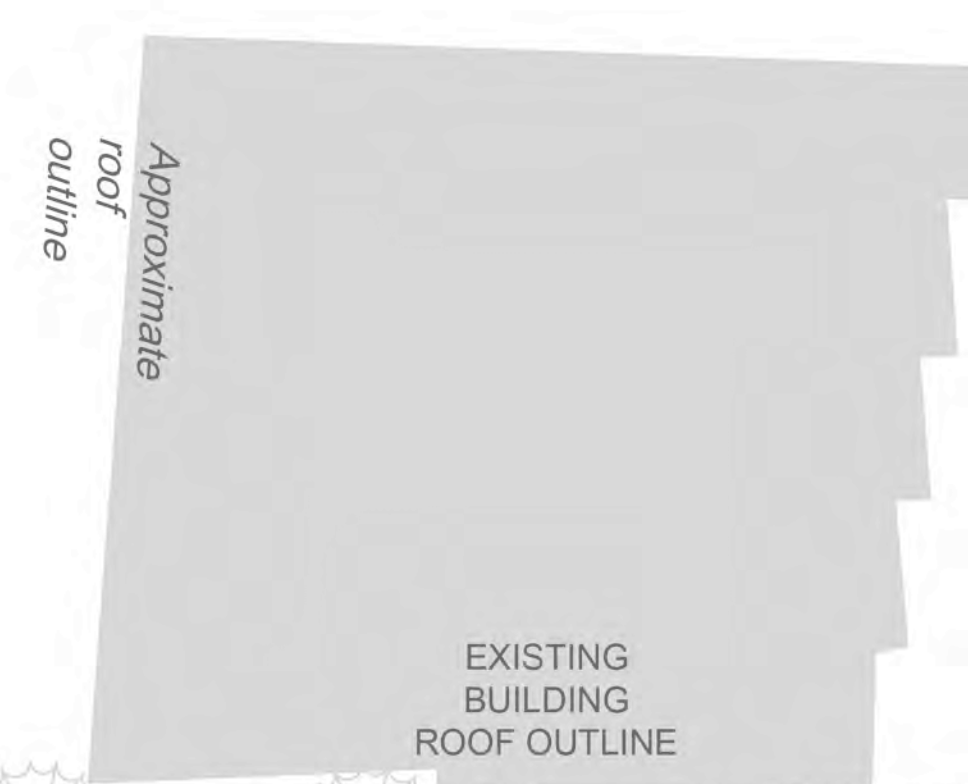
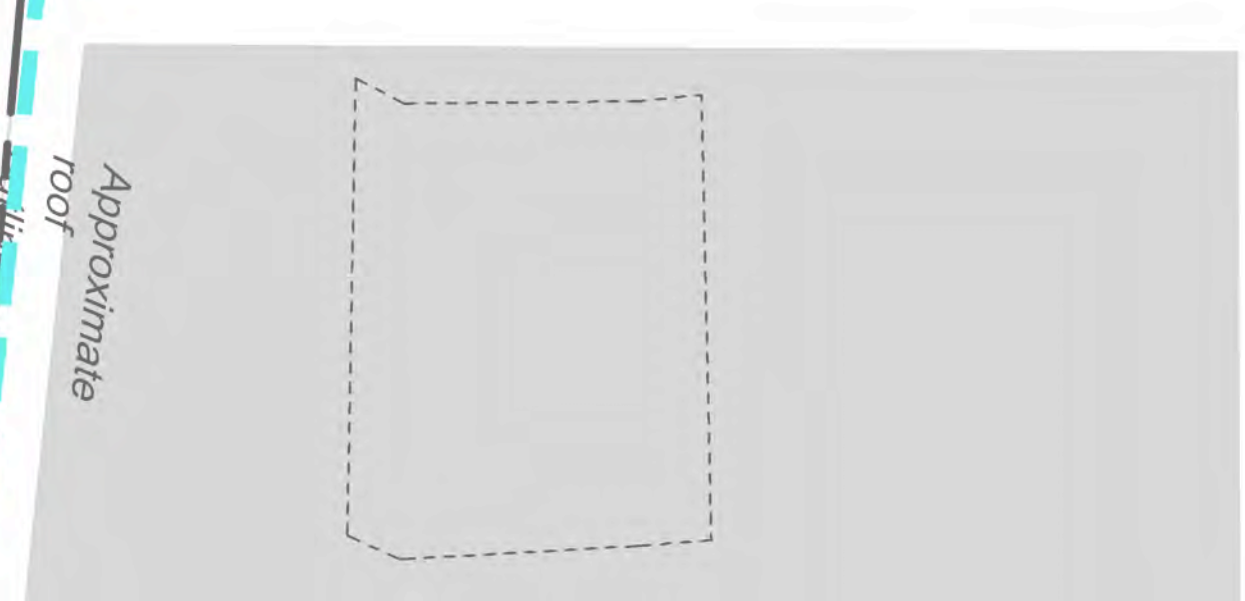


STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



PROPERTY LINE

EXISTING BUILDING ROOF OUTLINE

GARDEN

PHASE 1 BUILDING (see BP056068)

COMMON PATIO

PRIVATE PATIO

LAWN

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

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

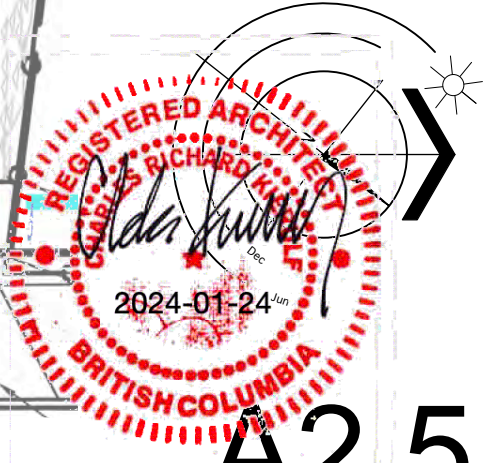
PROPERTY LINE

CITY PROPOSED SIDEWALK

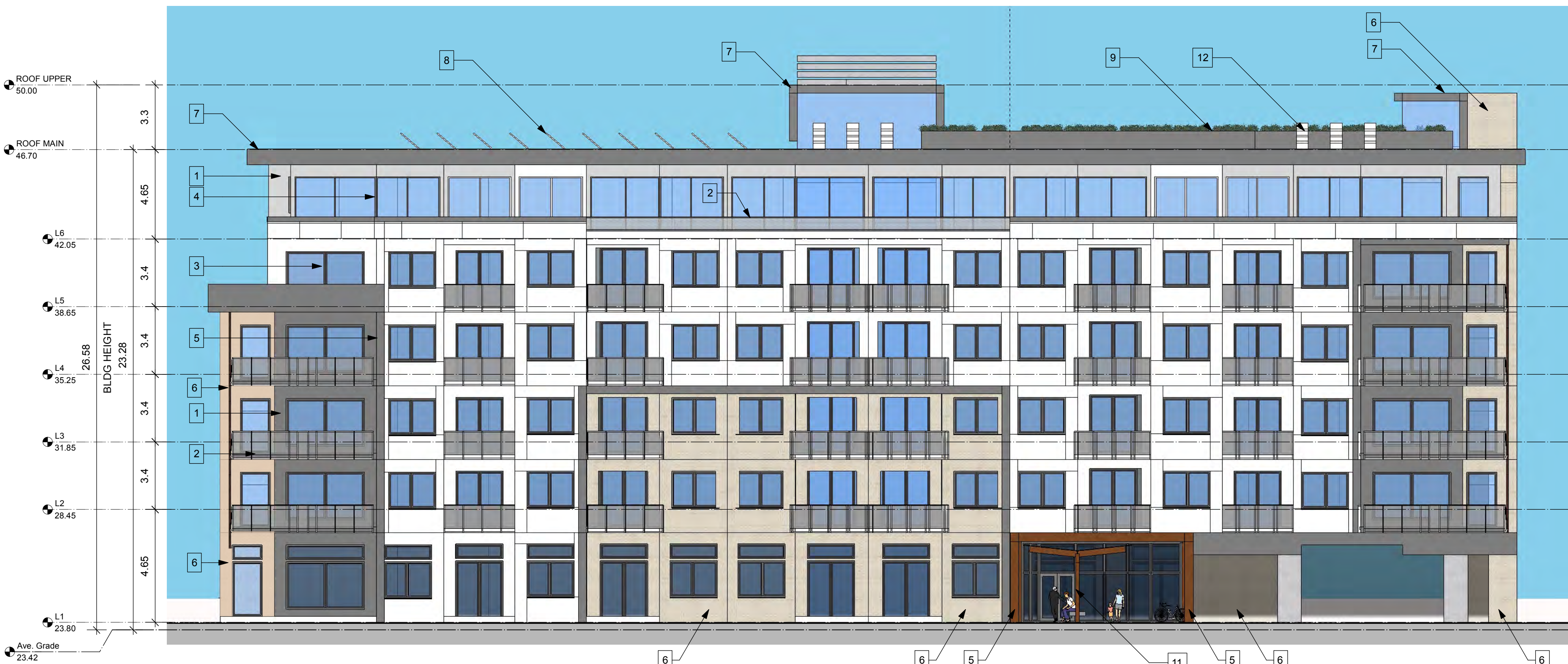
EXISTING SIDEWALK

BIRCH ST

PROJECT NORTH

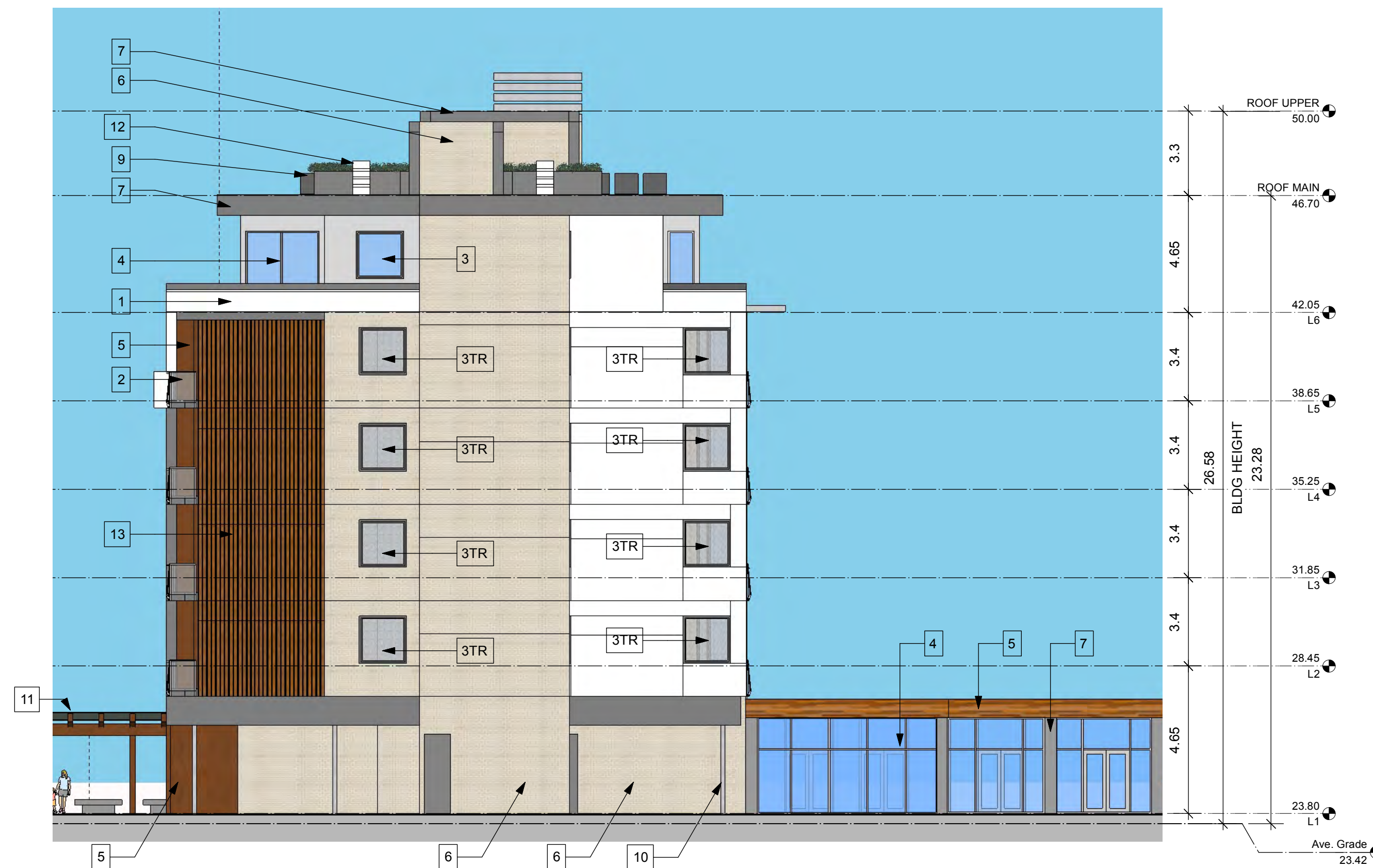


A2.5



WEST ELEVATION

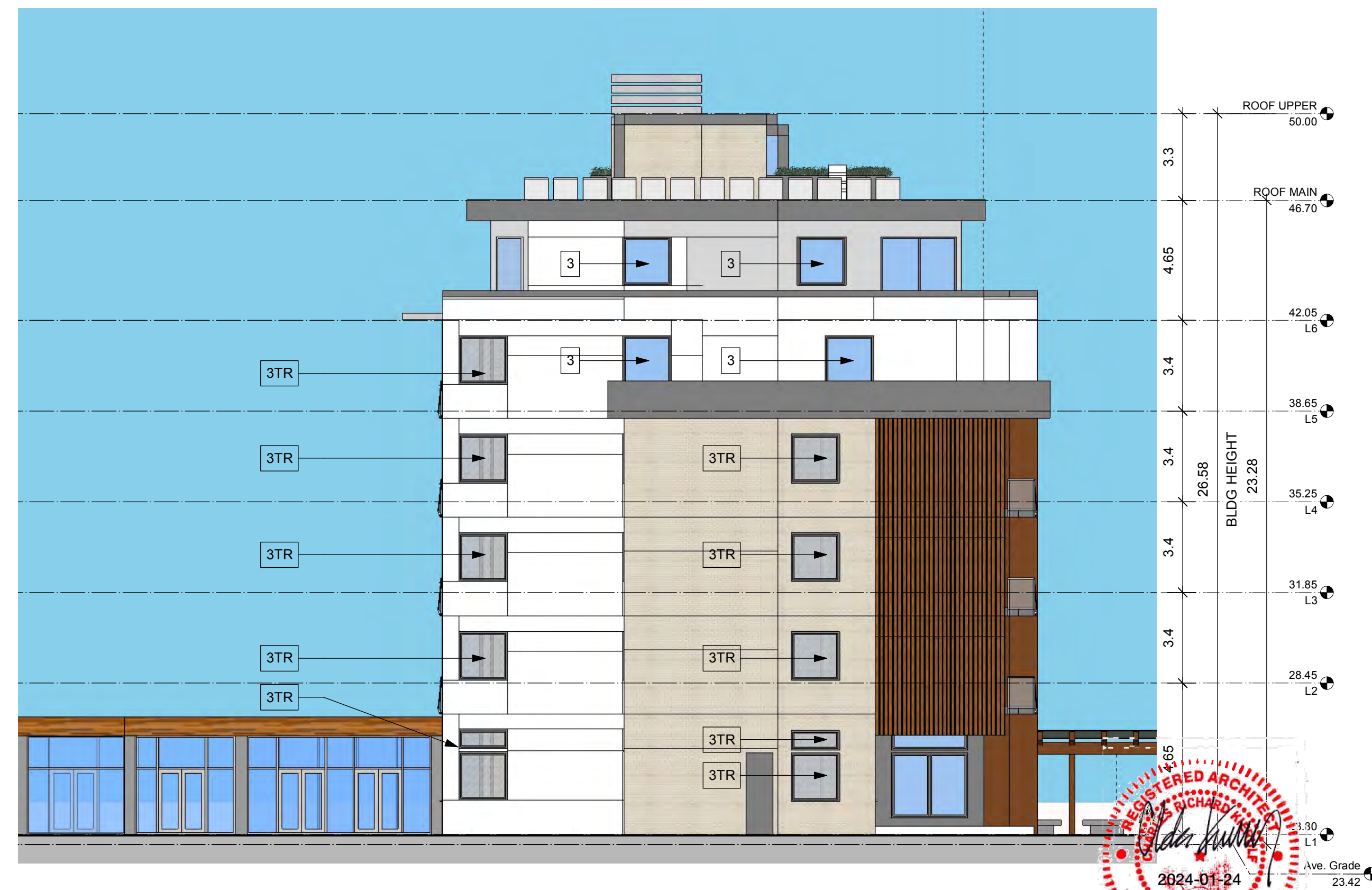
- MATERIALS KEY :
1. Cementitious Panel Siding - various colours - with colour-matched trims.
 2. Aluminum and Glass guard.
 3. High-Performance Vinyl windows with coloured frames. Note: 3TR indicates windows with translucent glazing (non-vision glass).
 4. High-Performance aluminum and glass window-wall 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



A3.0



1760 Fort

1914

1918

1922

1928

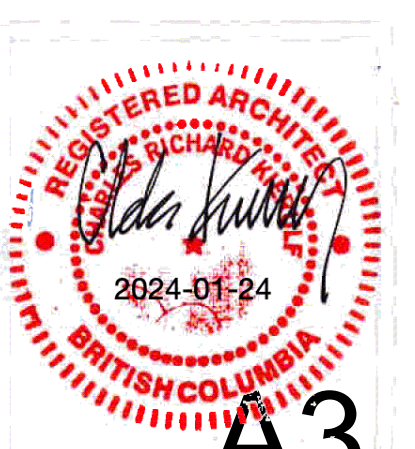
1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST



A3.1



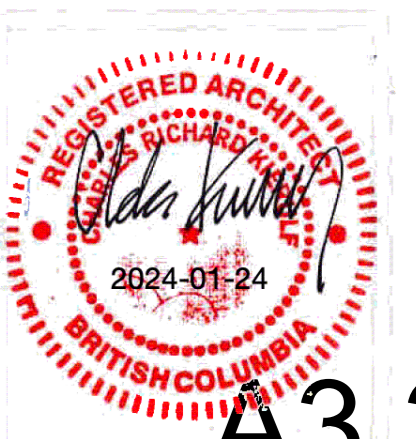
Street Context Elevation - Birch Street - Phase 2 in background
(Phase 1 and context masked 60%)



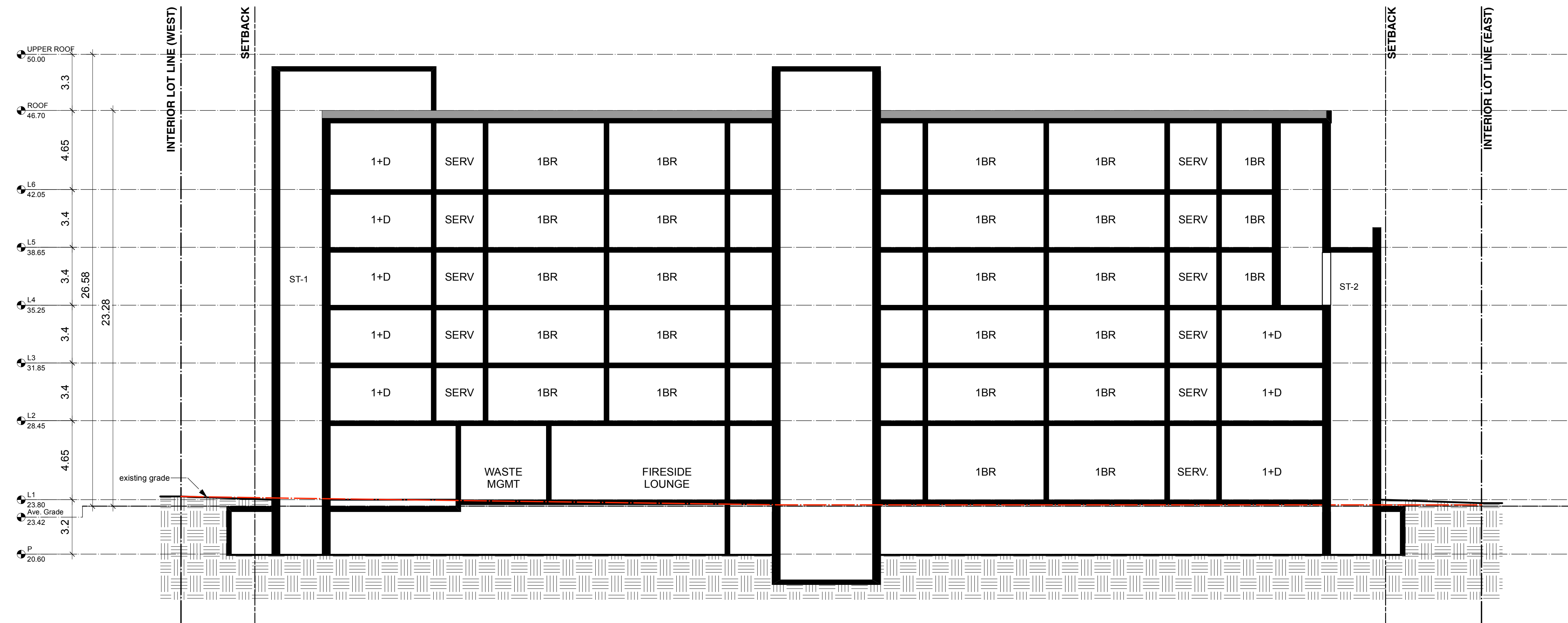
A3.2



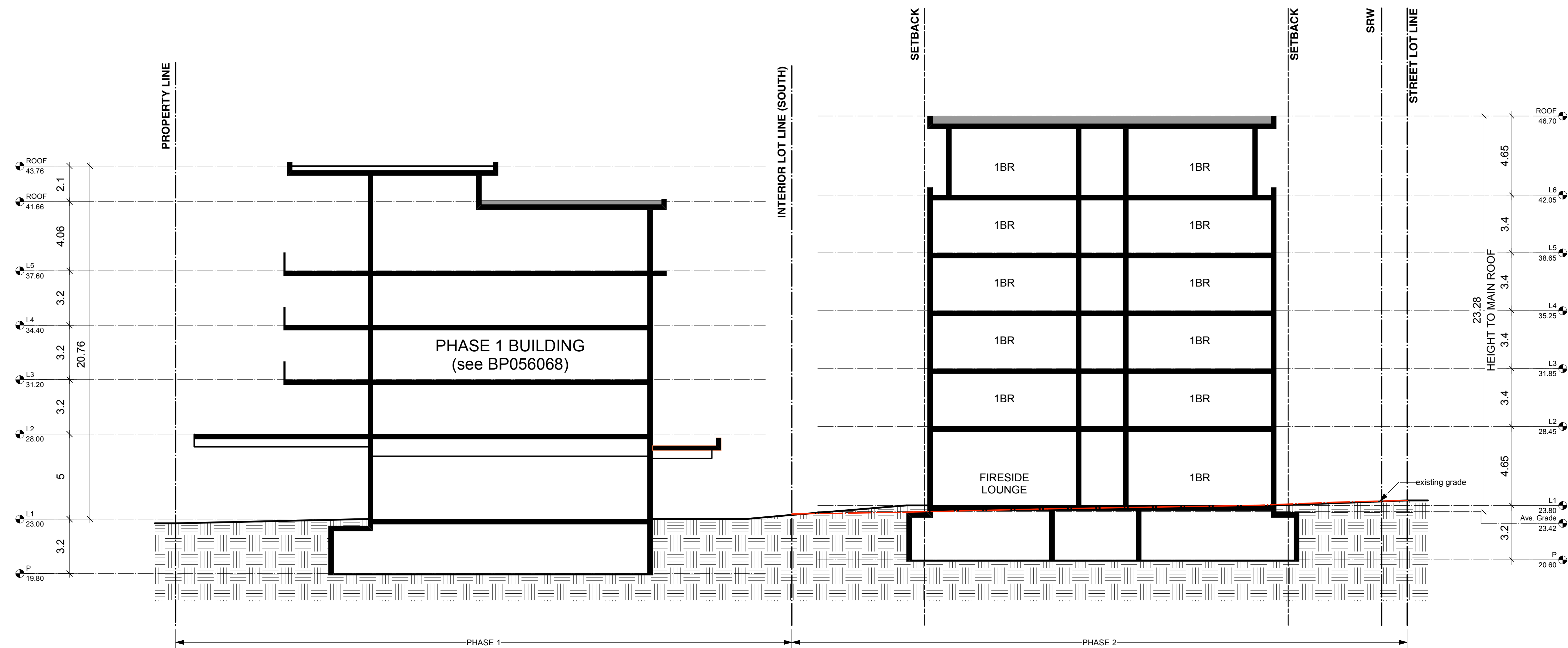
EAST ELEVATION WITH PHASE 1 WINDOW OPENINGS OVERLAID



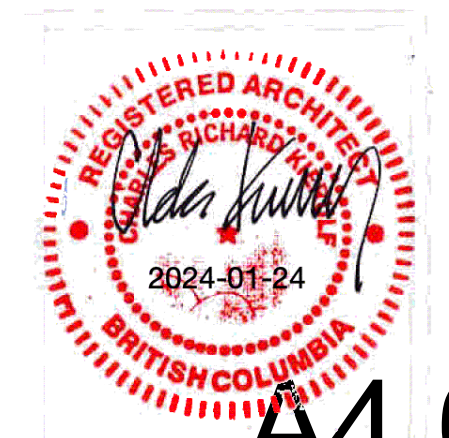
A3.3



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



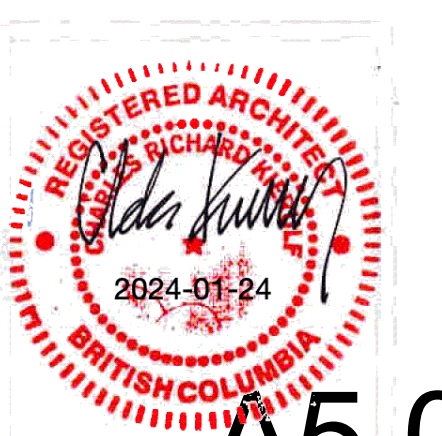
Aerial View - Looking South East from Ashgrove Street
Phase 1 in Background



Main Entrance Plaza and Canopy



Access Pathway to Courtard Garden



A5.0



A5.1



Street View - Looking South along Ashgrove Street



A5.2

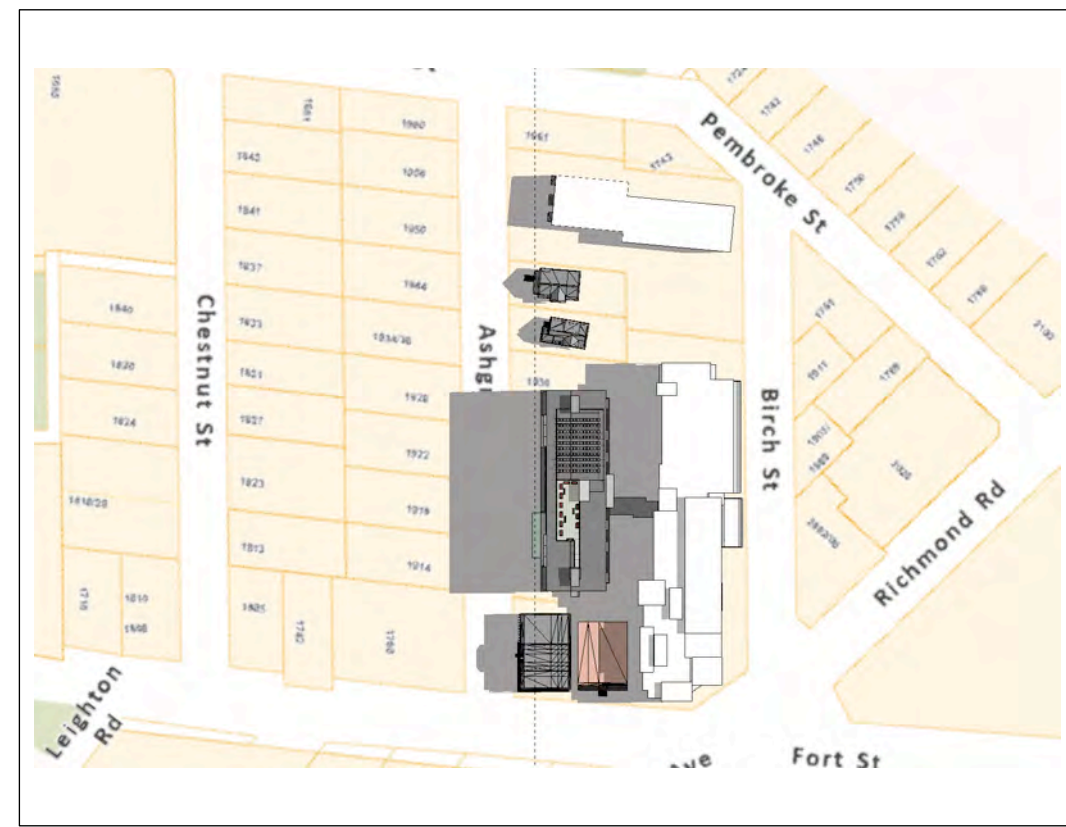


Aerial View - Looking East over Fort Street with RJH Buildings in Background

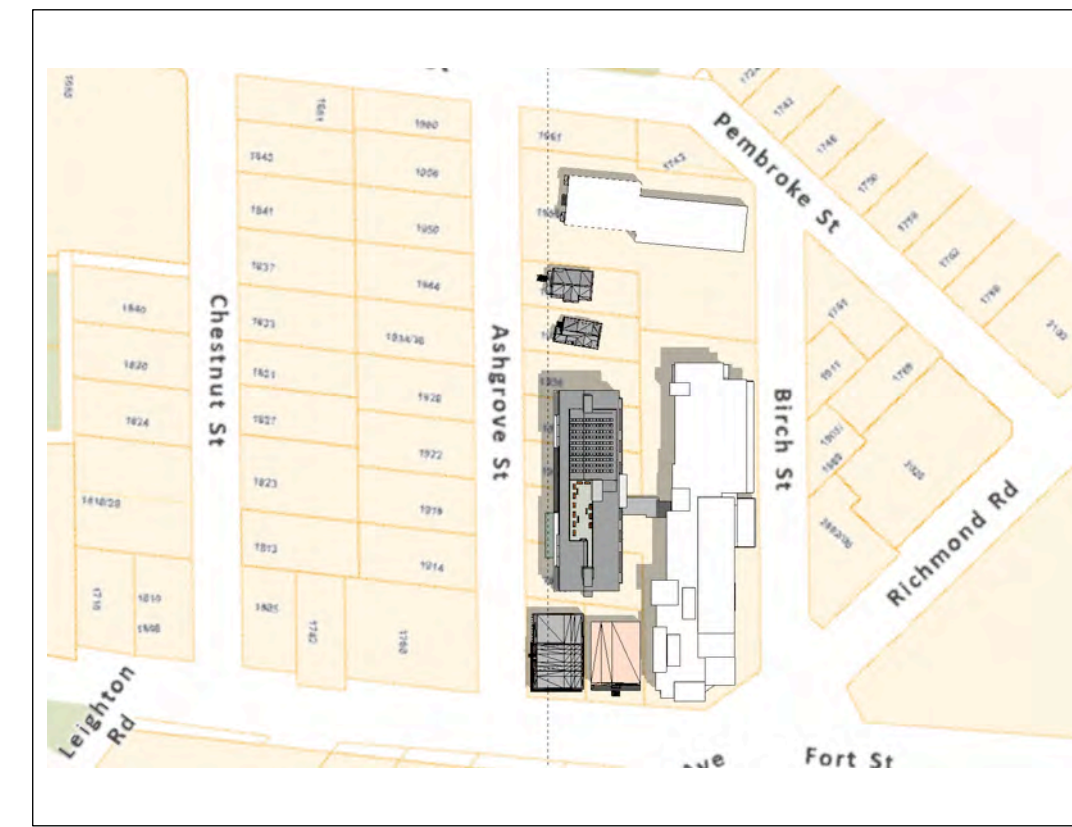


A5.3

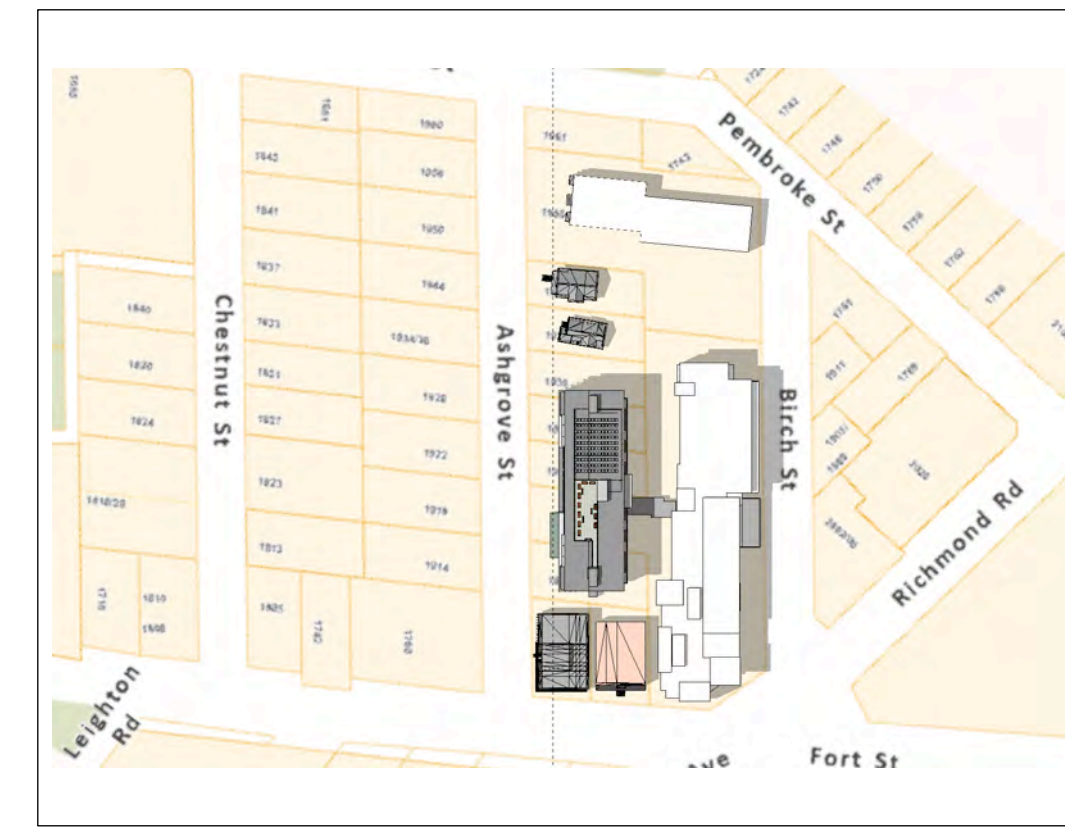




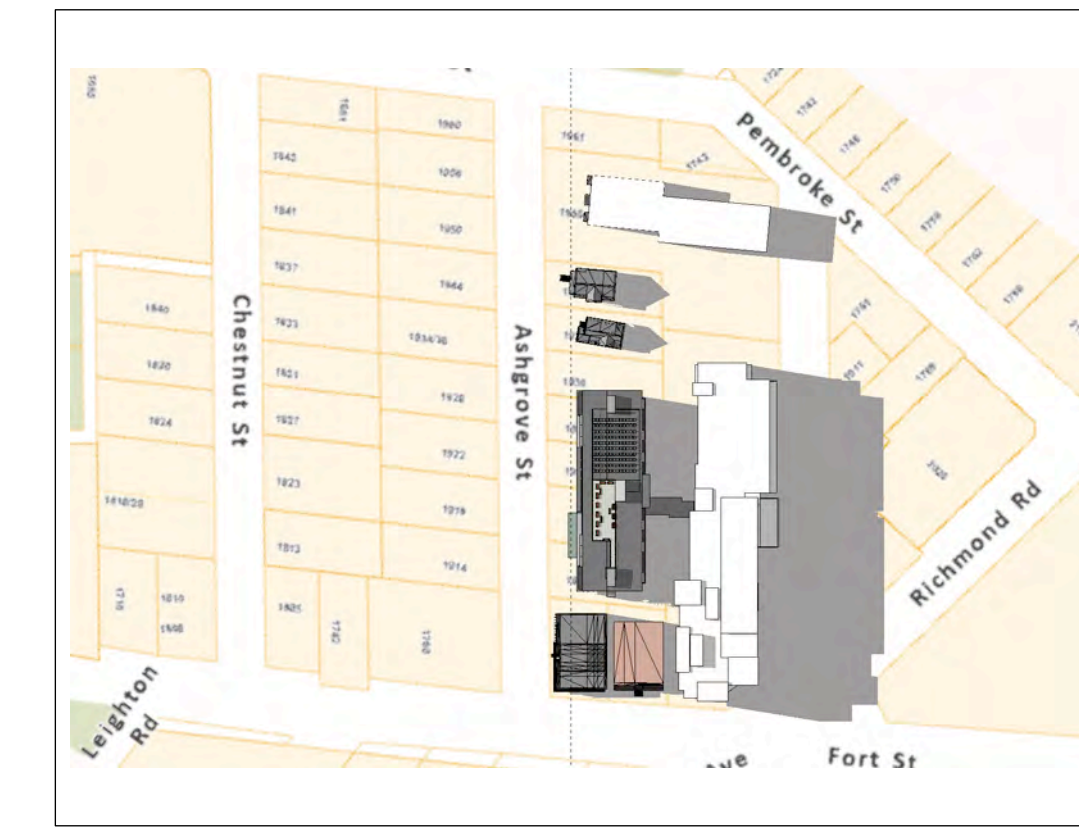
JUNE 21 - 08:00



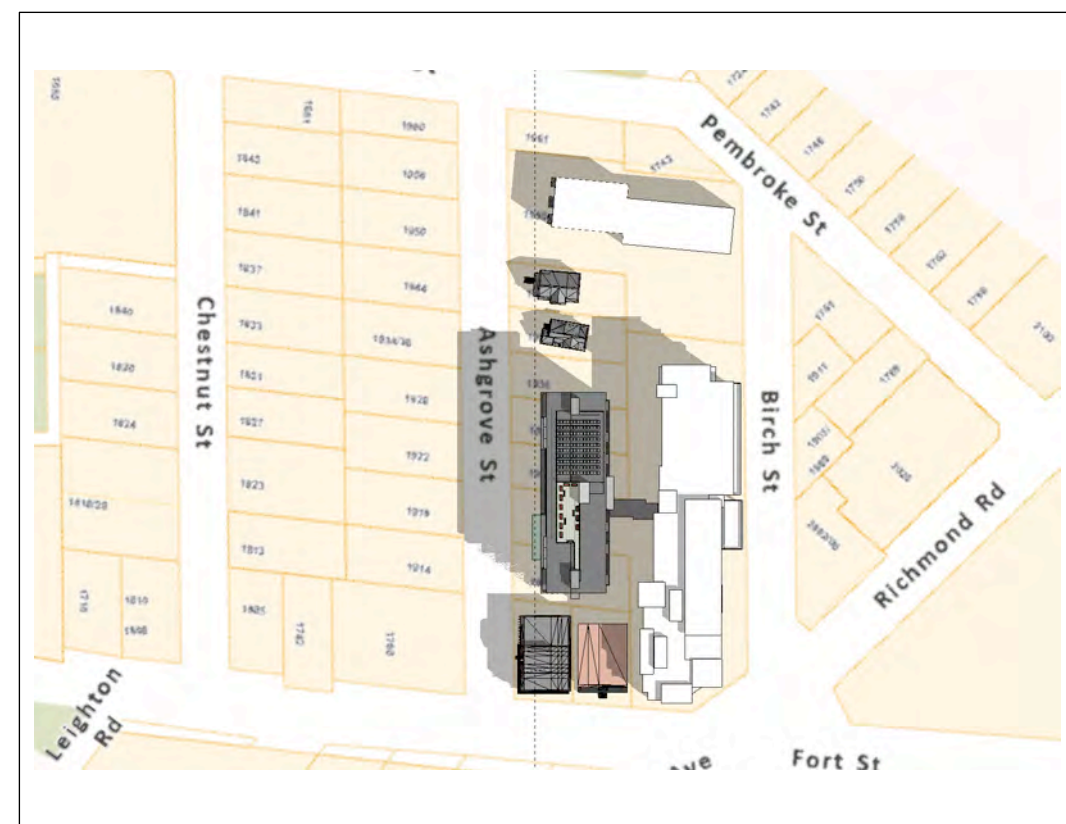
JUNE 21 - 11:00



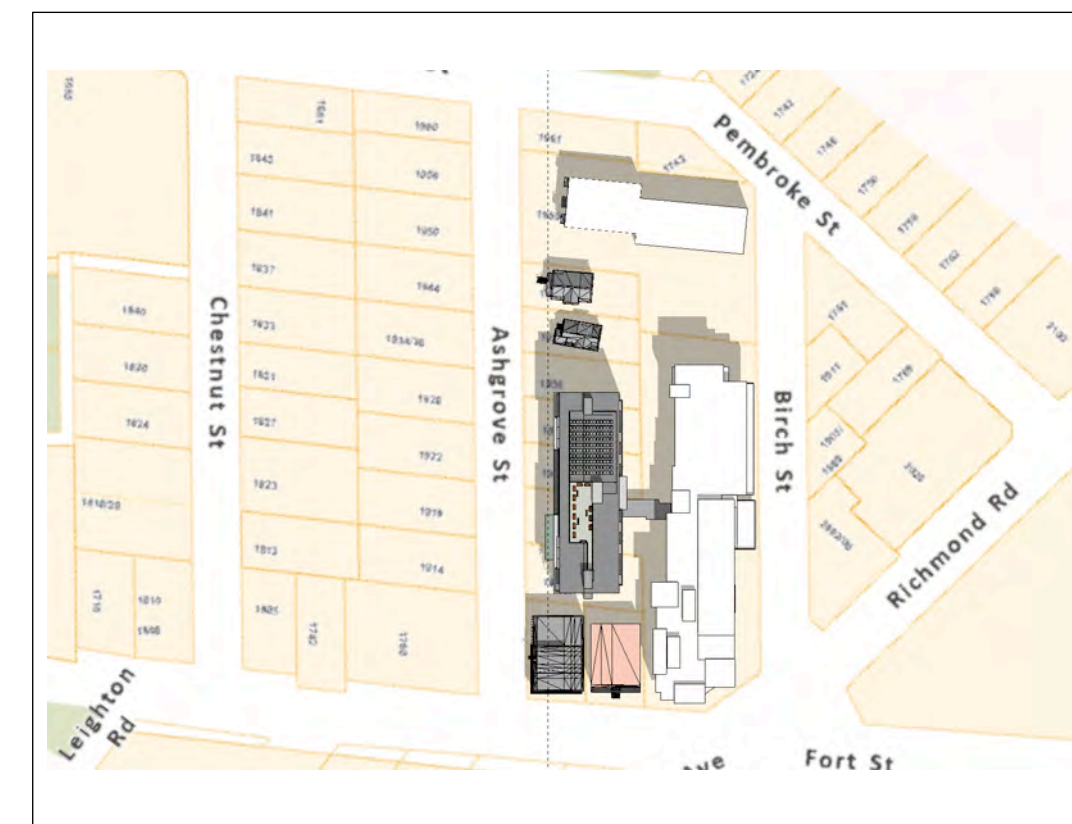
JUNE 21 - 14:00



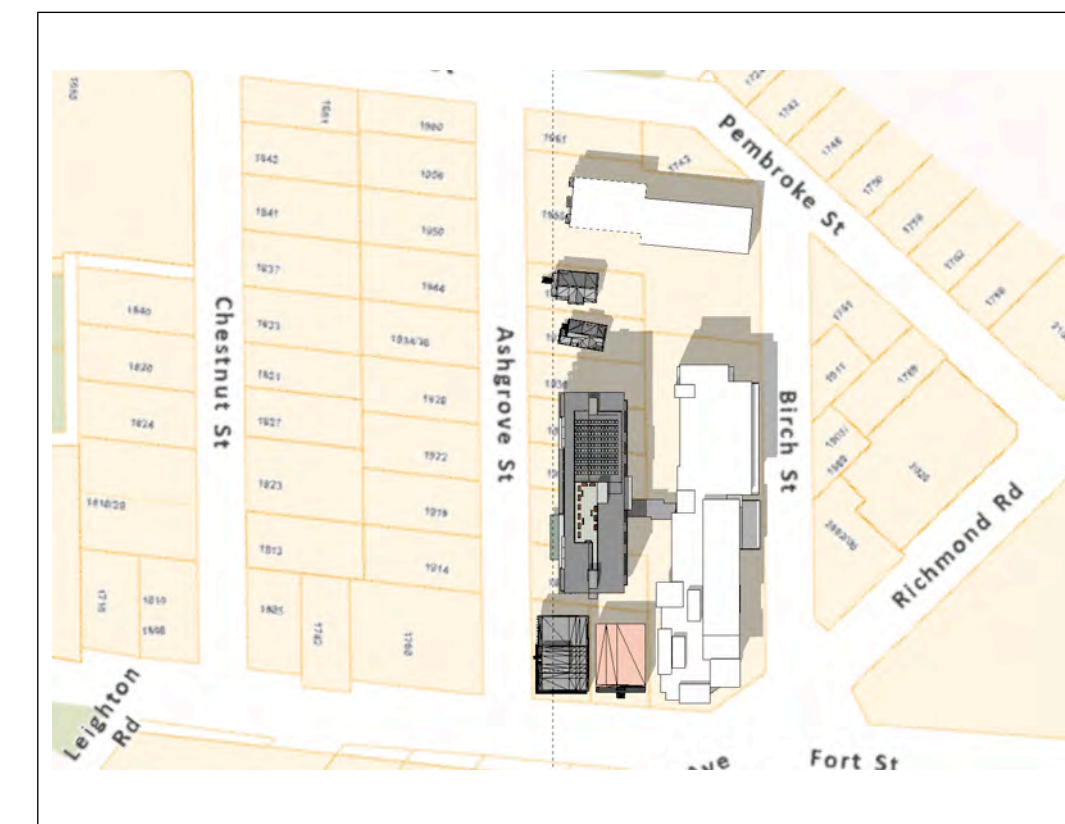
JUNE 21 - 17:00



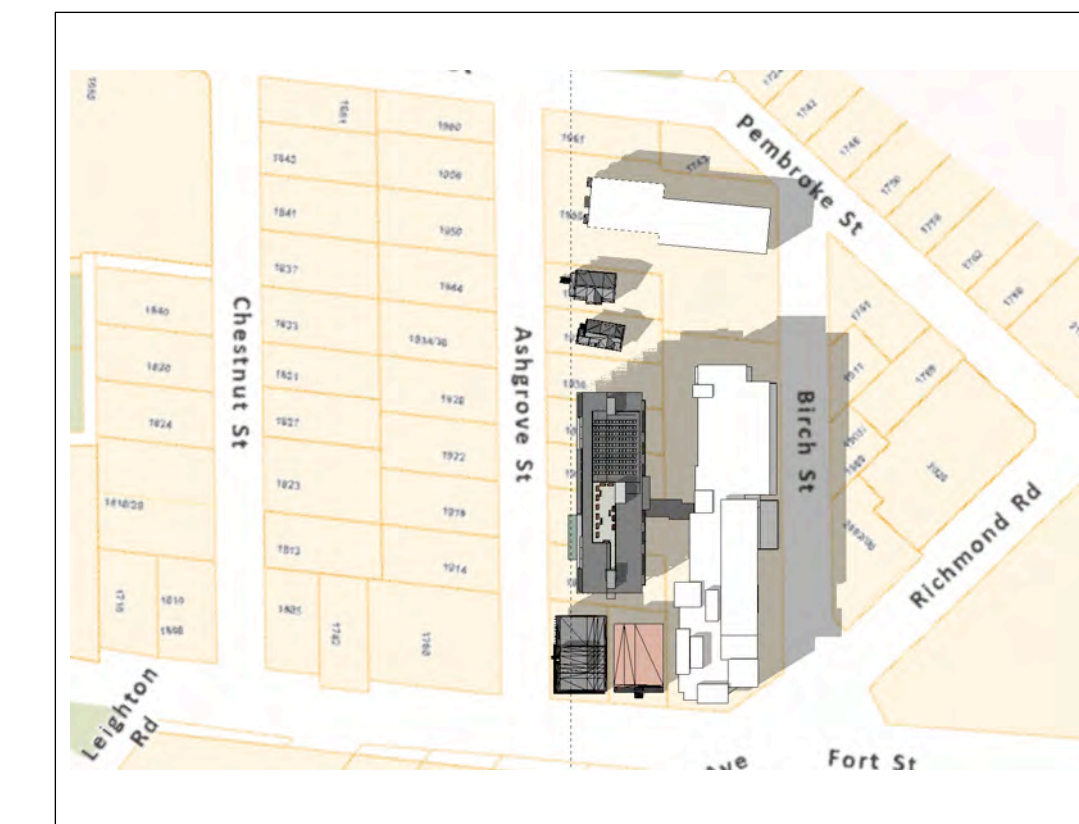
SEPTEMBER 23 - 09:00



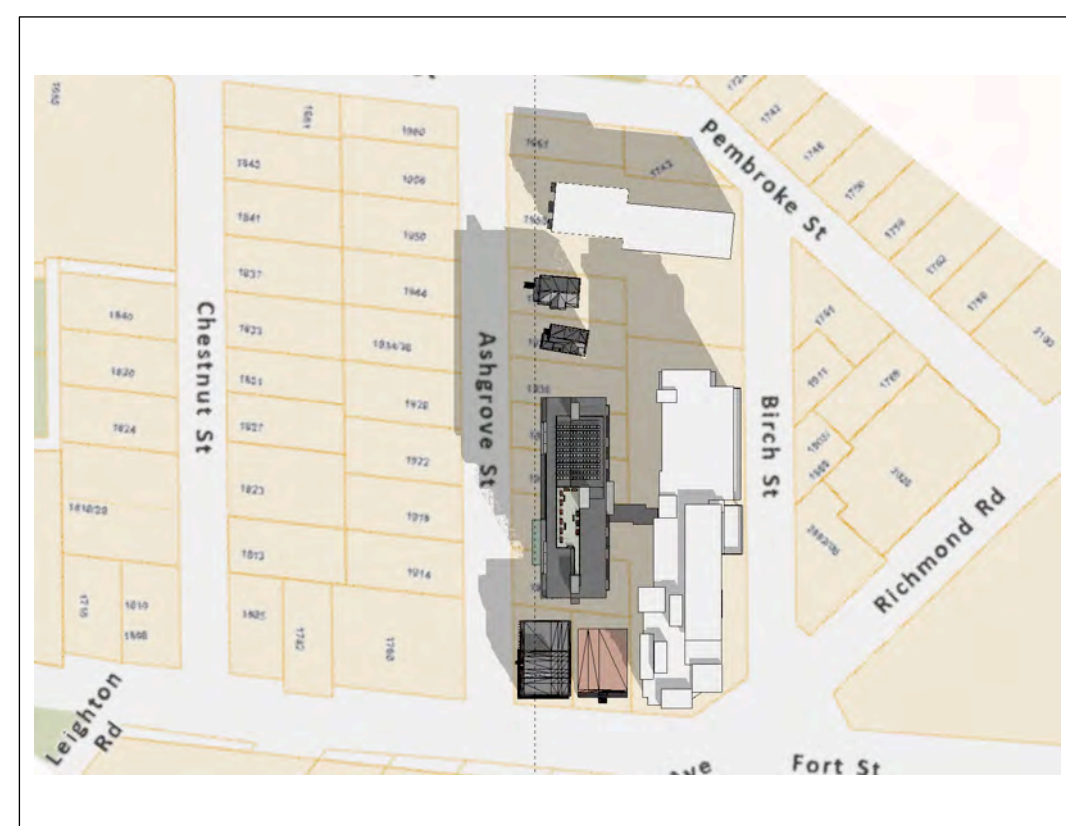
SEPTEMBER 23 - 11:00



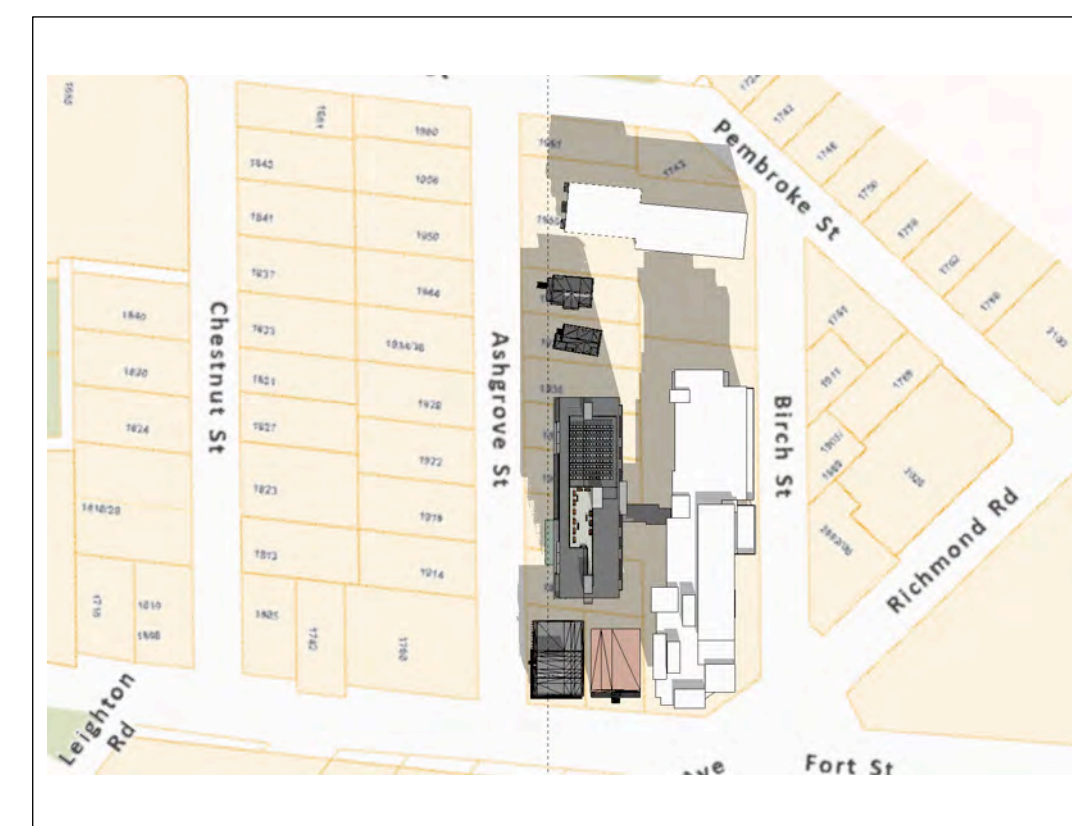
SEPTEMBER 23 - 13:00



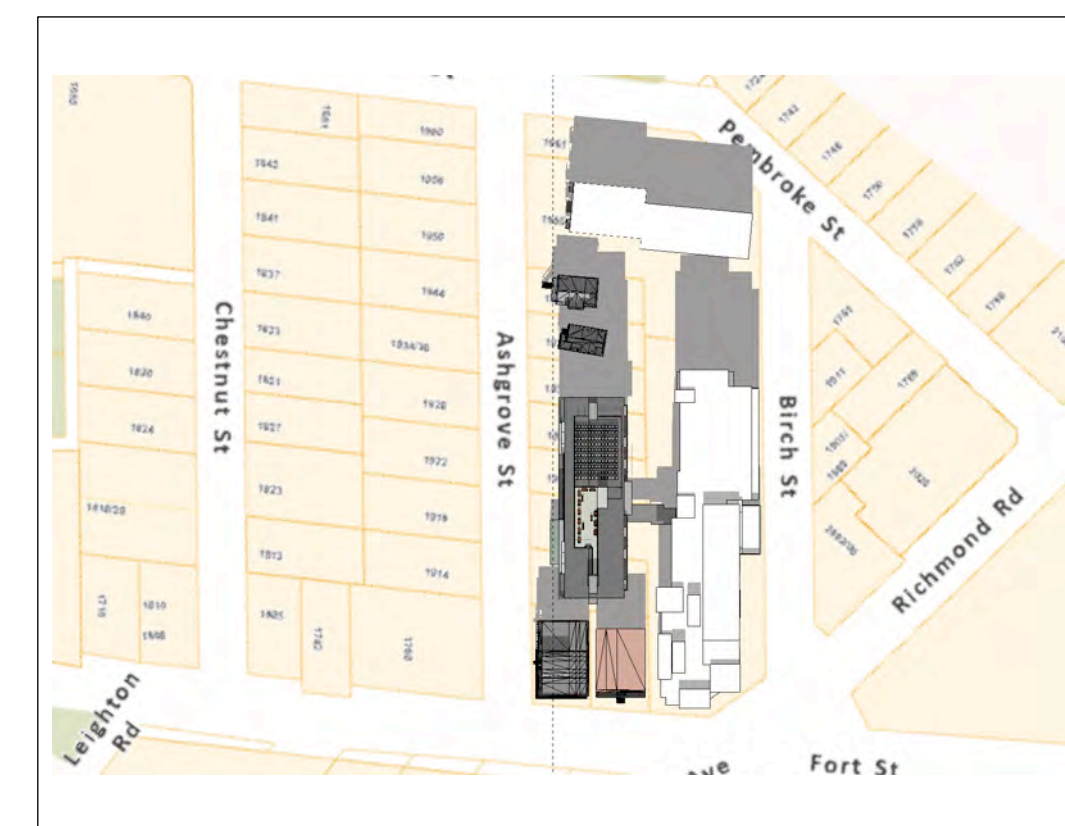
SEPTEMBER 23 - 15:00



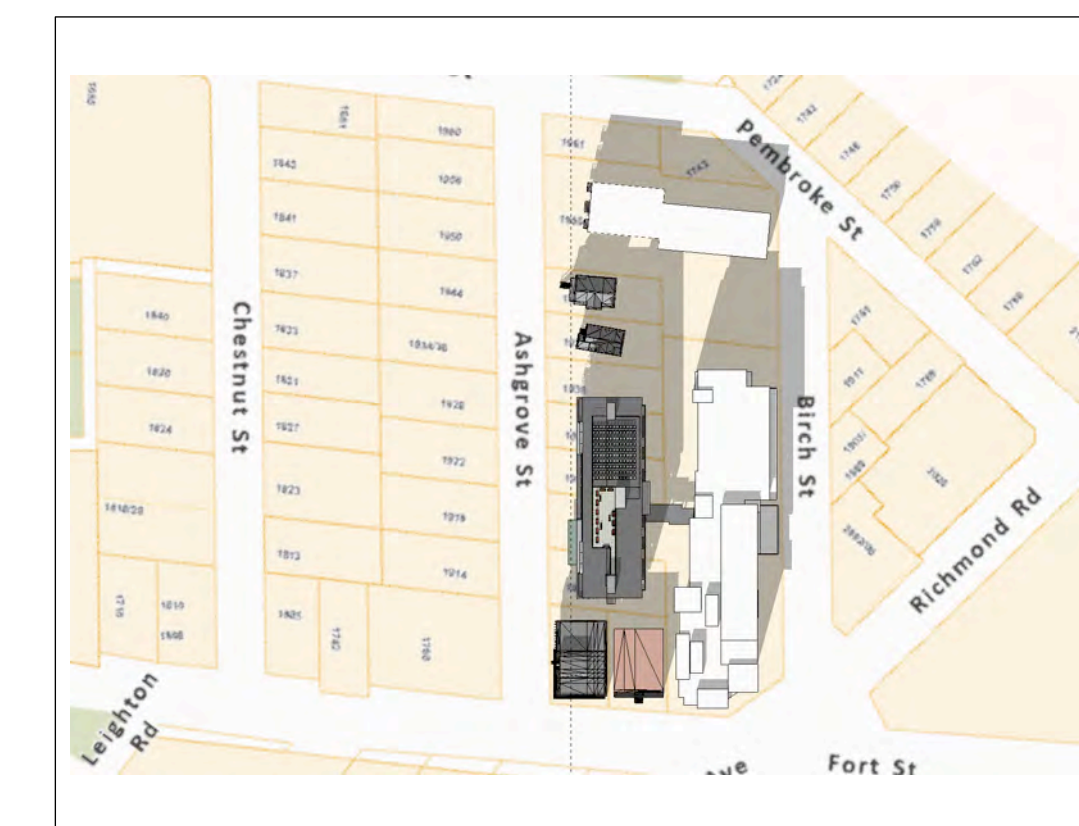
DECEMBER 21 - 10:00



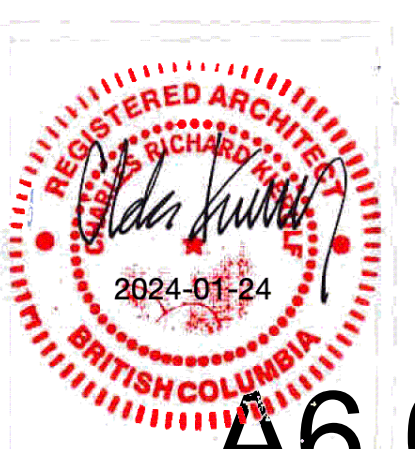
DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00



A6.0



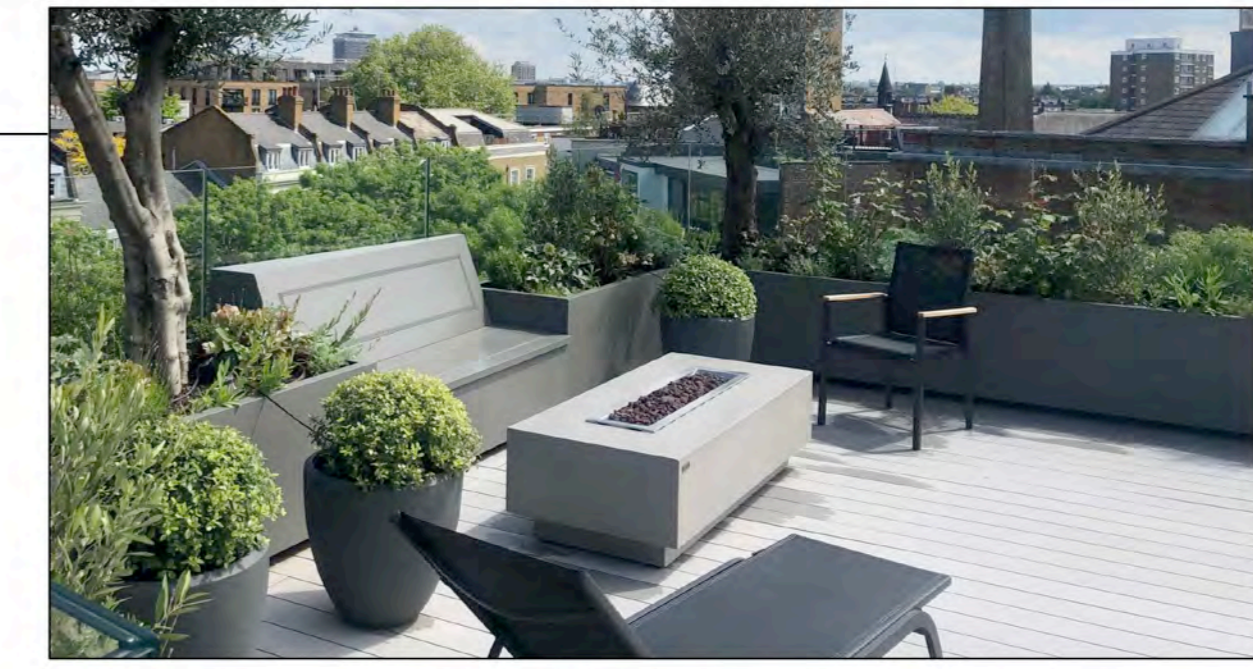
Vertical Louver Screen Wall North and South Elevations
Prefinished Aluminum louvres with wood-tone finish



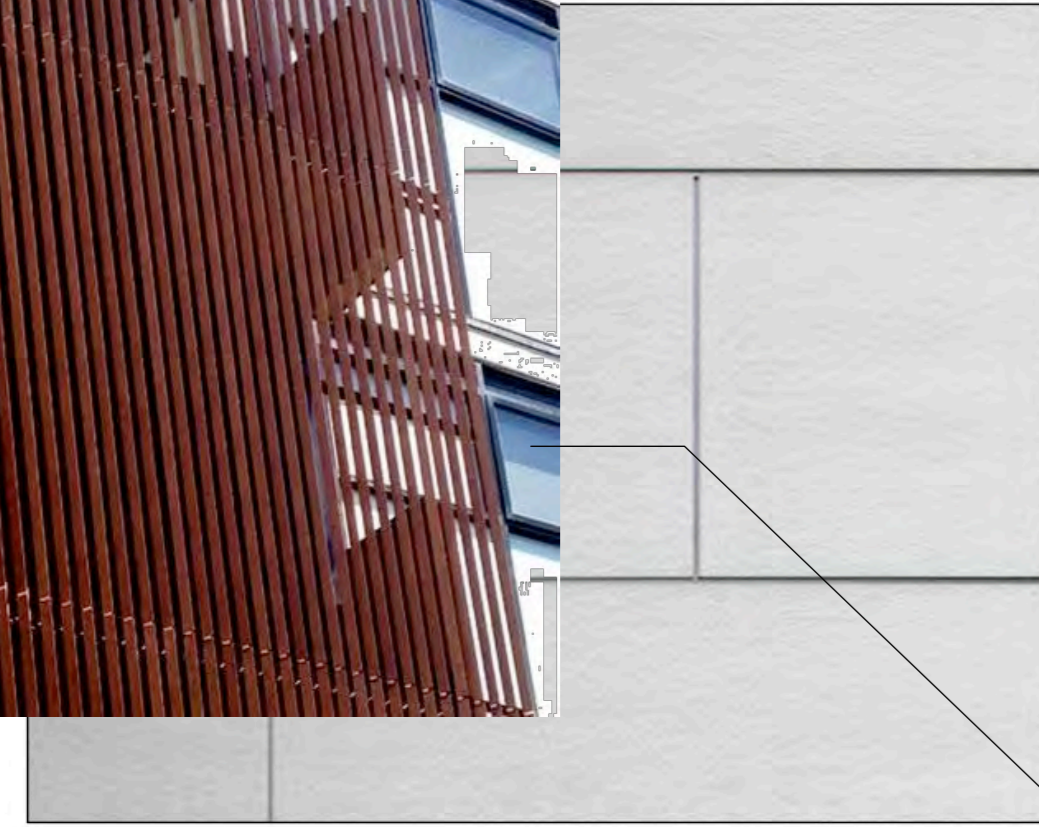
High-Performance aluminium and glass window-wall system



Rooftop solar PV array



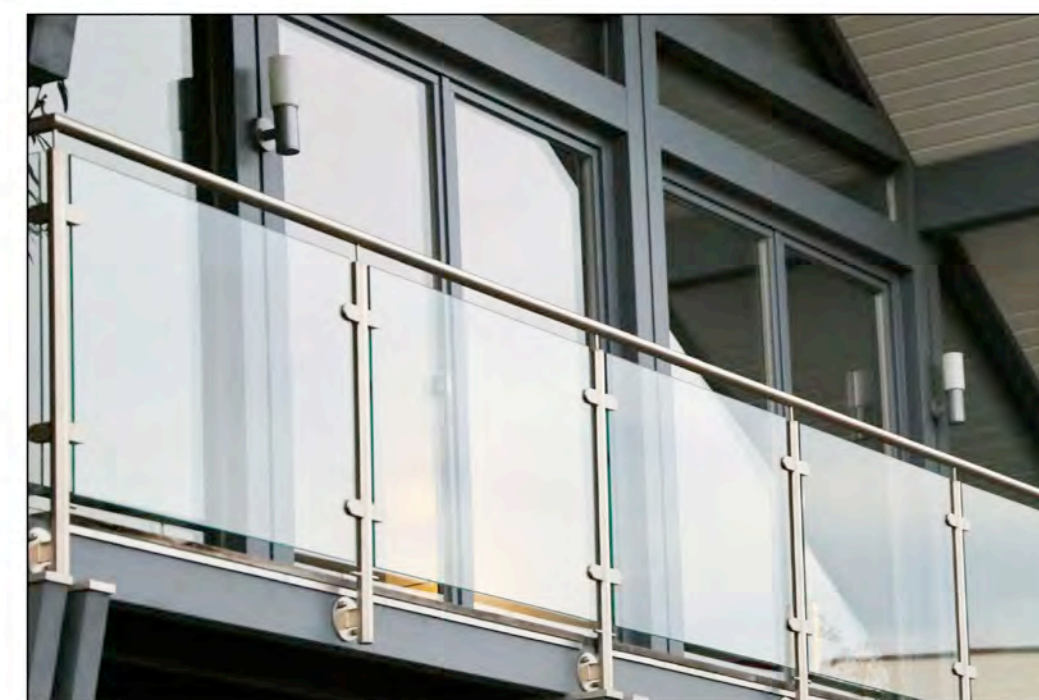
Rooftop amenity area with planters



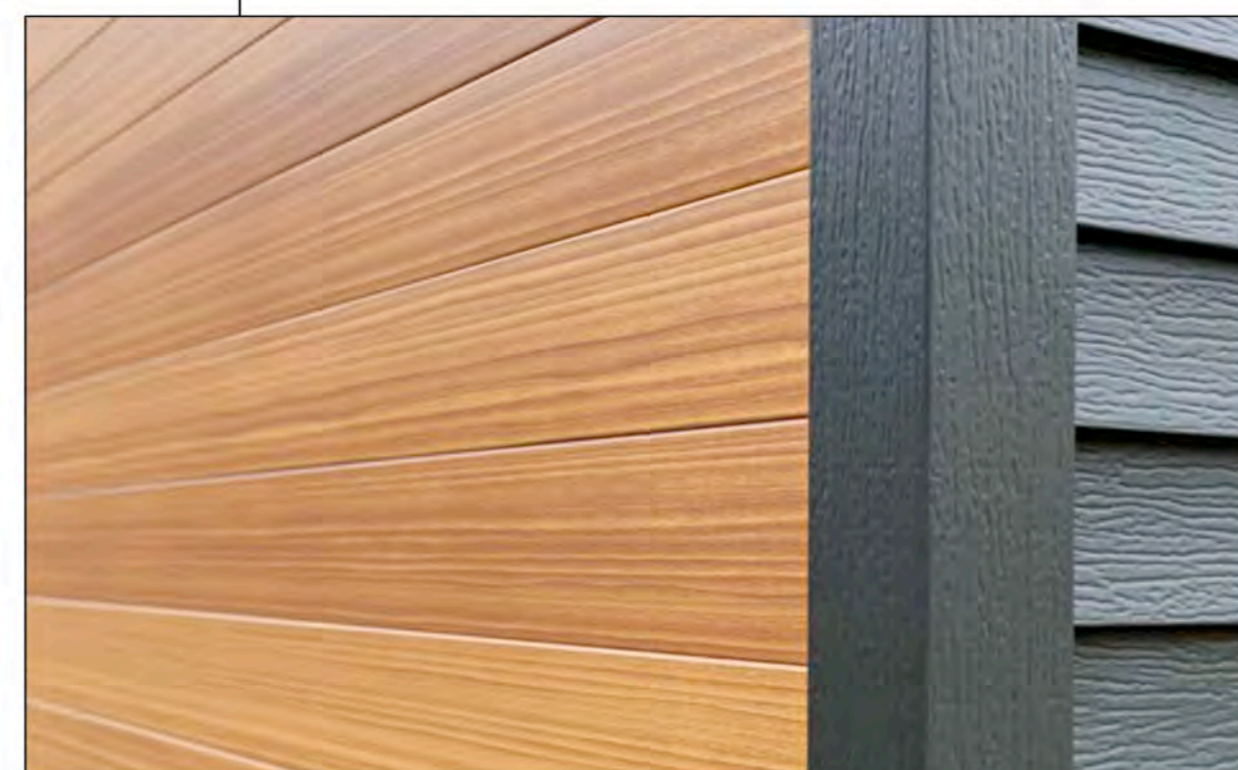
Cementitious Panel Siding- Various colours- with colour matching trims



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 beekeeping hives



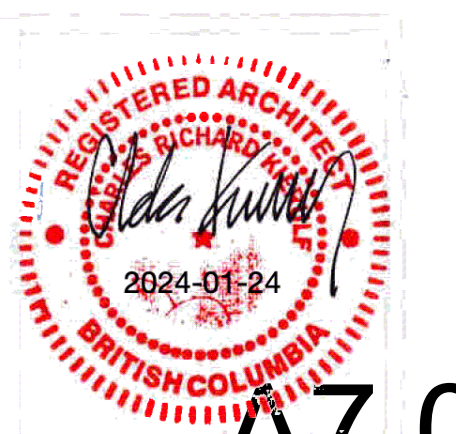
Prefinished metal cladding



Masonry Patterned Stucco Finish to match Phase 1 Building



Heavy Timber and Glass Entrance Canopy



A7.0

ASHGROVE STREET



Tree Inventory Table

Tag #	Location	Species	Cal.	DBH	HT	Condition	Remarks	Replacement
OS1	City	Yes	Cherry	21	15	3	Good	Y
OS2	City	Yes	Cherry	37	4.4	3	Fair	F
M1	City	Yes	Cherry	37	4.4	3	Fair	F
M2	City	Yes	Cherry	37	4.4	3	Fair	F
M3	City	Yes	Cherry	37	4.4	3	Fair	F
M4	City	Yes	Cherry	37	4.4	3	Fair	F
M5	City	Yes	Cherry	37	4.4	3	Fair	F
M6	City	Yes	Cherry	37	4.4	3	Fair	F
M7	City	Yes	Cherry	37	4.4	3	Fair	F
M8	City	Yes	Cherry	37	4.4	3	Fair	F
M9	City	Yes	Cherry	37	4.4	3	Fair	F
M10	City	Yes	Cherry	37	4.4	3	Fair	F
M11	City	Yes	Cherry	37	4.4	3	Fair	F
M12	City	Yes	Cherry	37	4.4	3	Fair	F
M13	City	Yes	Cherry	37	4.4	3	Fair	F
M14	City	Yes	Cherry	37	4.4	3	Fair	F
M15	City	Yes	Cherry	37	4.4	3	Fair	F
M16	City	Yes	Cherry	37	4.4	3	Fair	F
M17	City	Yes	Cherry	37	4.4	3	Fair	F
M18	City	Yes	Cherry	37	4.4	3	Fair	F
M19	City	Yes	Cherry	37	4.4	3	Fair	F
M20	City	Yes	Cherry	37	4.4	3	Fair	F
M21	City	Yes	Cherry	37	4.4	3	Fair	F
M22	City	Yes	Cherry	37	4.4	3	Fair	F
M23	City	Yes	Cherry	37	4.4	3	Fair	F
M24	City	Yes	Cherry	37	4.4	3	Fair	F
M25	City	Yes	Cherry	37	4.4	3	Fair	F
M26	City	Yes	Cherry	37	4.4	3	Fair	F
M27	City	Yes	Cherry	37	4.4	3	Fair	F
M28	City	Yes	Cherry	37	4.4	3	Fair	F
M29	City	Yes	Cherry	37	4.4	3	Fair	F
M30	City	Yes	Cherry	37	4.4	3	Fair	F
M31	City	Yes	Cherry	37	4.4	3	Fair	F
M32	City	Yes	Cherry	37	4.4	3	Fair	F
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M34	City	Yes	Cherry	37	4.4	3	Fair	F
M35	City	Yes	Cherry	37	4.4	3	Fair	F
M36	City	Yes	Cherry	37	4.4	3	Fair	F
M37	City	Yes	Cherry	37	4.4	3	Fair	F
M38	City	Yes	Cherry	37	4.4	3	Fair	F
M39	City	Yes	Cherry	37	4.4	3	Fair	F
M40	City	Yes	Cherry	37	4.4	3	Fair	F
M41	City	Yes	Cherry	37	4.4	3	Fair	F
M42	City	Yes	Cherry	37	4.4	3	Fair	F
M43	City	Yes	Cherry	37	4.4	3	Fair	F
M44	City	Yes	Cherry	37	4.4	3	Fair	F
M45	City	Yes	Cherry	37	4.4	3	Fair	F
M46	City	Yes	Cherry	37	4.4	3	Fair	F
M47	City	Yes	Cherry	37	4.4	3	Fair	F
M48	City	Yes	Cherry	37	4.4	3	Fair	F
M49	City	Yes	Cherry	37	4.4	3	Fair	F
M50	City	Yes	Cherry	37	4.4	3	Fair	F

Tree Preservation Summary

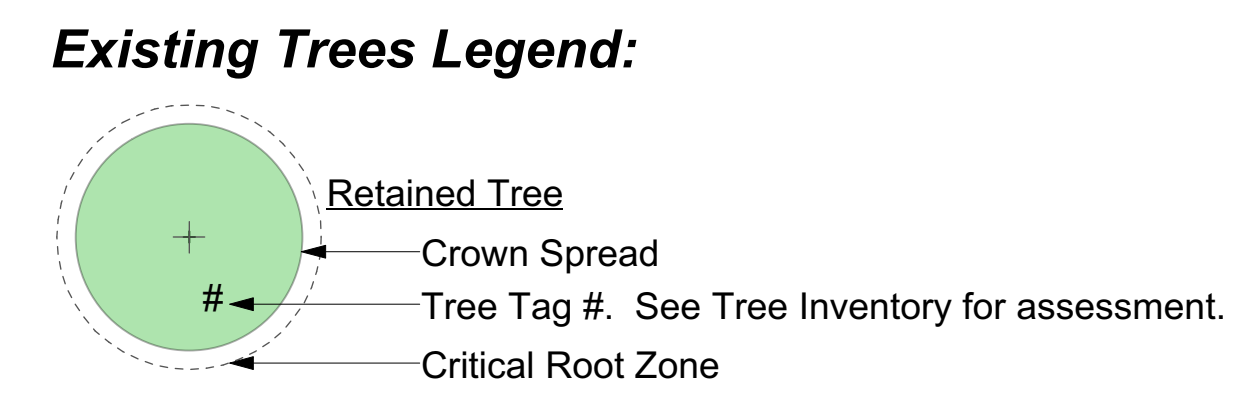
Category	Count	Multipplier	Total
A. Protected Trees Removed	18	X 1	18
B. Replacement Trees Proposed per Schedule "E", Part 1	19	X 1	19
C. Replacement Trees Proposed per Schedule "E", Part 2	3*	X 0.5	1.5*
D. Replacement Trees Proposed per Schedule "E", Part 3	16*	X 1	16*
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number	35		35
F. Onsite replacement tree deficit (A-E) Record 0 if negative number	0		0
G. Tree minimum on lot	14		14
H. Protected trees retained (other than specimen trees)	0		0
I. Specimen trees retained	0	X 3	0
J. Trees per lot deficit (G - (H+I)) Record 0 if negative number	0		0
K. Protected trees Removed	0	X 1	0
L. Replacement trees proposed per Schedule "E", Part 1	0	X 1	0
M. Replacement trees proposed per Schedule "E", Part 2	0	X 0.5	0
N. Total replacement trees proposed (L+M) Round down to nearest whole number	0		0
O. Offsite replacement tree deficit (K-L+M) Record 0 if negative number	0		0
P. Onsite trees proposed for cash-in-lieu Enter F, or J, whichever is the greater number	0		0
Q. Offsite trees proposed for cash-in-lieu Enter O	0		0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)	0		\$0

Soil Volume Compliance Table

Planting Area (ID)	Area (m2)	Soil Volume (m)	Est. Soil Volume	Replacement Trees Proposed				Soil Volume Required (m3)			Total	Compliance (Y / N)
				B Small	C Medium	D Large	E # Small	F # Medium	G Large			
1	169	0.75	126.75	0.0	2.0	0.0	0.0	40.0	0.0	40.0	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					426.0				

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



1 Landscape Tree Management Plan
Scale: 1:125

1:125

Tree Management Plan - Jubilee House Phase 2

Revisions
Received Date: January 26, 2024
Deemed Date: January 24, 2024

LADR LANDSCAPE ARCHITECTS
Revision I | Issued for DP ReSubmission I Jan. 25/24
Revision H | Issued for DP ReSubmission I Jan. 3/24
Revision G | Issued for DP ReSubmission I Oct. 10/23
Revision F | Issued for DP ReSubmission I June 8/23

Project No: 2214 06 Oct 2023 #3-864 Queens Ave. Victoria B.C. V8T1M5 Phone: (250) 598-0105