



Advisory Design Panel Report For the Meeting of May 24, 2023

To: Advisory Design Panel **Date:** May 3, 2023
From: Chelsea Medd, Planner
Subject: **Development Permit Application with Variance No. 000623 for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variance Application for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street and provide advice to Council.

The proposal is to construct a seven-storey seniors rental building. This will be the second phase to the development currently under construction at 1900 Richmond Road, which is an assisted living and memory care building with ground floor commercial. The proposal includes consolidating Phase 1 and Phase 2, however, there will be no alterations to the Phase 1 building, except for the rear hallway between the buildings. The proposal requires an OCP Amendment, a Rezoning and a Development Permit with Variances Application.

The proposal is consistent with the applicable design guidelines in the following ways:

- The materials are generally traditional and fit the context of neighbourhood
- The main building entrance and entries for ground level units are oriented toward the street and public realm
- The building is articulated and utilizes varied materials to break up the massing
- The upper storey is stepped back to provide terraces and utilizes balconies and the rooftop to provide outdoor space
- Much of the parking is underground, with visitor stalls and drop-off located in the side yards and away from the main thoroughfares
- Extensive landscaping is proposed around the perimeter of the site to mitigate the impact of the building on the adjacent residential areas.

Staff are looking for commentary from the Advisory Design Panel regarding:

- The transition to the adjacent lower density residential areas
- The separation space between Phase 1 and Phase 2
- The entryway details and landscaping
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant:	Mr. James Milliken Milliken Real Estate Corporation
Architect:	Mr. Charles Kierulf, Architect AIBC MRAIC dHKarchitects
Development Permit Area:	Development Permit Area 16: General Form and Character
Heritage Status:	N/A

Description of Proposal

The proposal is to construct a seven-storey seniors rental building (Phase 2). The neighbouring lot to the east, 1900 Richmond Street, is a five-storey assisted living and memory care building with ground-floor commercial (Phase 1). The two buildings will be connected by a corridor, as well as an underground parking garage. The lots in Phase 1 and 2 will be consolidated.

The proposal includes the following major design components:

- six-storey multi-unit building with access to the rooftop via an elevator and stairwell (seventh storey)
- main entry to lobby and individual entries at the ground level
- pickup/drop off, parking, and loading area accessed from Ashgrove Street
- access to underground parking from Birch Street through Phase 1
- individual ground floor unit access with individual patios and individual balconies for units on levels two to six
- a covered walkway connecting Phase 1 and 2
- partially covered common plaza area at the entry.

Exterior materials include:

- wood grain metal siding and cementitious panel siding
- large glass windows on the ground floor to the main residential lobby
- aluminum and glass balcony railings
- Metal cladding and glass covered corridor connecting the two buildings.

Landscaping elements include:

- extensive landscaping on grounds including walking paths, seating, planted areas, raised planter beds, and rain gardens. Planting of drought tolerant and pollinator species throughout site
- rooftop amenity space to include seating areas, raised planter beds, beekeeping hives, and a solar panel array.

The following data table compares the proposal with the existing C1-R Zone, Richmond Limited Commercial 2 District. An asterisk is used to identify where the proposal is less stringent than the

existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal (Phase 2)	Phase 1	Consolidated Phase 1 and 2	C1-R Zone
Site area (m ²) – minimum	2769	4065	6834	4697
Density (Floor Space Ratio) – maximum	2.37:1*	2.65:1	2.54:1	2.29:1 (when amenity provided)
Total floor area (m ²) – maximum	6564	10771.30 (tbc)	17335	10771.30
Commercial floor area (m ²) - maximum	0	170	170	170
Height (m) – maximum	26.2*	20.64	n/a	20.64 (when amenity provided)
Storeys – maximum	7*	5	n/a	5
Site coverage (%) – maximum	n/a	n/a	53.30*	51.00
Open site space (%) – minimum	n/a	n/a	36.1	30.45
Setbacks (m) – minimum				
Street Boundary - Birch	n/a	1.13	1.13	1.10
Street Boundary - Ashgrove	7.05 (building) 6.169 (balconies)	n/a	n/a	2.55
Side (North)	5.63	2.49	3.11	2.24
Side (South)	3.53	2.00	2.00	2.00
Vehicle parking – minimum	n/a	n/a	105	78 (tbc when use of commercial determined)
Visitor vehicle parking included in the overall parking - minimum	n/a	n/a	2*	22
Accessible parking included in the overall	4*	0	4*	8 4 (Van Accessible)

Zoning Criteria	Proposal (Phase 2)	Phase 1	Consolidated Phase 1 and 2	C1-R Zone
parking - minimum				1 (Visitor Accessible) 2 (Visitor Van Accessible)
Bicycle parking stalls – minimum				
Long Term	5	8	13	11
Short Term	6	2	8	6

Sustainability Features

It is expected that the building will be required to meet Step Code 2 when a building permit application is applied for, which is the requirement for multi-unit buildings. Other sustainability measures include:

- photovoltaic panels on the roof
- stormwater retention
- low-water and native plantings.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject site is designated Urban Residential in the Official Community Plan (OCP, 2012), which envisions low to mid-rise residential buildings up to approximately six stories, with densities ranging from 1.2:1 to 2:1 in strategic locations for the advancement of plan objectives. In terms of place character features, Urban Residential envisions variable yard setbacks with primary doorways facing the street, with landscaping, boulevard and tree planting, and on-street and collective parking access to rear yard or underground parking. This application will likely require an OCP Amendment because of the proposed increase in density up to 2.37:1.

The proposal (Phase 2) is within DPA 16: General Form and Character. The objectives of DPA 16: General Form and Character are to:

- provide a sensitive transition to adjacent and nearby areas
- integrate buildings in a manner that is complementary to the establish neighbourhood character
- enhance the character through high quality architecture, landscape, and urban design
- achieve human-scaled design, quality open space, privacy impacts, safety, and accessibility.

To achieve these objectives, the Jubilee Neighbourhood Plan, OCP and design guidelines provide policy and guidance to evaluate proposals. A high-level summary of the most applicable excerpts from these documents is provided below.

Jubilee Neighbourhood Plan (1996)

The Jubilee Neighbourhood Plan envisions new buildings that are compatible with the character of the neighbourhood and surrounding properties, that ground floor housing should have individual unit entrances, and that site planning should balance useable green space and paved areas.

The plan also considers rezoning 1921 to 1929 Ashgrove for low density townhouses. These lots are currently zoned R3-2, Multiple Dwelling District, which allows multiple dwellings up to 1.2:1 and 6 stories or more, however the lots on their own are smaller than the minimum lot size.

Design Guidelines

The following documents were considered in assessing this application:

- [Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development \(2012, revised 2019\)](#)
- [Advisory Design Guidelines for Buildings, Signs and Awnings \(1981\)](#)
- [Guidelines for Fences, Gates, and Shutters \(2010\).](#)

ISSUES AND ANALYSIS

The following section(s) identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

Transition to Lower Density Uses

The Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development encourage that new development should be designed with sensitivity to context, while also being innovative. It also encourages that a building transition between areas to respond to the established form and character, while also anticipating future development. Additional guidance is provided where multi-unit residential development that directly abuts any residential building that is lower and smaller in scale, should provide a transition in its form and massing to lower density building forms, and be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.

The proposal is adjacent to one and two-storey single-family dwellings to the north which are also included in the Urban Residential Urban Place Designation of the OCP. The building setback from the north property line is 5.6m, where there will be a pathway, tree plantings, a rain garden, and 1.8m wood fence. The windows facing north are transom bedroom windows, larger bedroom windows, and living room windows. There are also patios in this direction. The building has been stepped back on the fifth storey slightly on the northwest corner and west (front).

The properties across Ashgrove Street also contain one and two-storey single family dwellings and are designated Traditional Residential in the OCP, therefore, it is more likely their redevelopment will remain low density in the future.

It may be worth noting as well that 1921 and 1929 Ashgrove Street, on either side of the original access to Phase 1 are zoned R3-2, Multiple Dwelling District. This zone allows six or more stories; however, the lot sizes do not meet the minimum lot sizes in the zone and would require a Rezoning to allow a multiple dwelling building.

Staff are concerned with the transition to the lower density properties adjacent and in the immediate area and feel that the proposed building could be further articulated and stepped back to help with this transition. The ADP is invited to comment on how the proposed development responds to the transition to surrounding lower density buildings and the adjacent area.

Separation Between Phase 1 and 2

The proposal is for a second phase to a building currently under construction, which is connected by a corridor. The separation space between the building's ranges between approximately 13m to 16.94m. Landscaping is proposed between the two buildings, including a seating area, raised beds, and walking path. Both buildings also have extensive windows and patios facing each other.

Staff are inviting ADP to comment on the distance between the two buildings and whether adequate measures have been employed to address potential overlook, privacy, and shadow impacts. Additionally, ADP may wish to comment on the usability of this landscaped area and whether there are any design suggestions.

Main Entry and Ground Level Entries

The Design Guidelines encourage a visual and physical connection between the street and the development, a strong entry feature and a design that encourages interaction with the street. Further, ground level units should have separate entries.

The building's primary entrance features a steel and glass canopy with sizable street-facing windows. However, staff note that increasing the awning's height and utilizing distinct materials would transform the entry into a notable building feature. The proposal proposes a patio which spills out to the public sidewalk; however, the activation of that space could be enhanced with seating, landscaping, lighting, or other features.

The ground level units have individual entries and landscaping, surrounded by an inbound walkway and fence. Staff feel these ground floor entries could be larger for a more usable space. The ADP is invited to comment on these ground level entries and their connection to the street.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000623 for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000623 for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street be approved with the following changes:

- as listed by the ADP.

Option Three

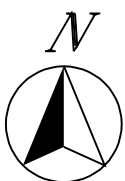
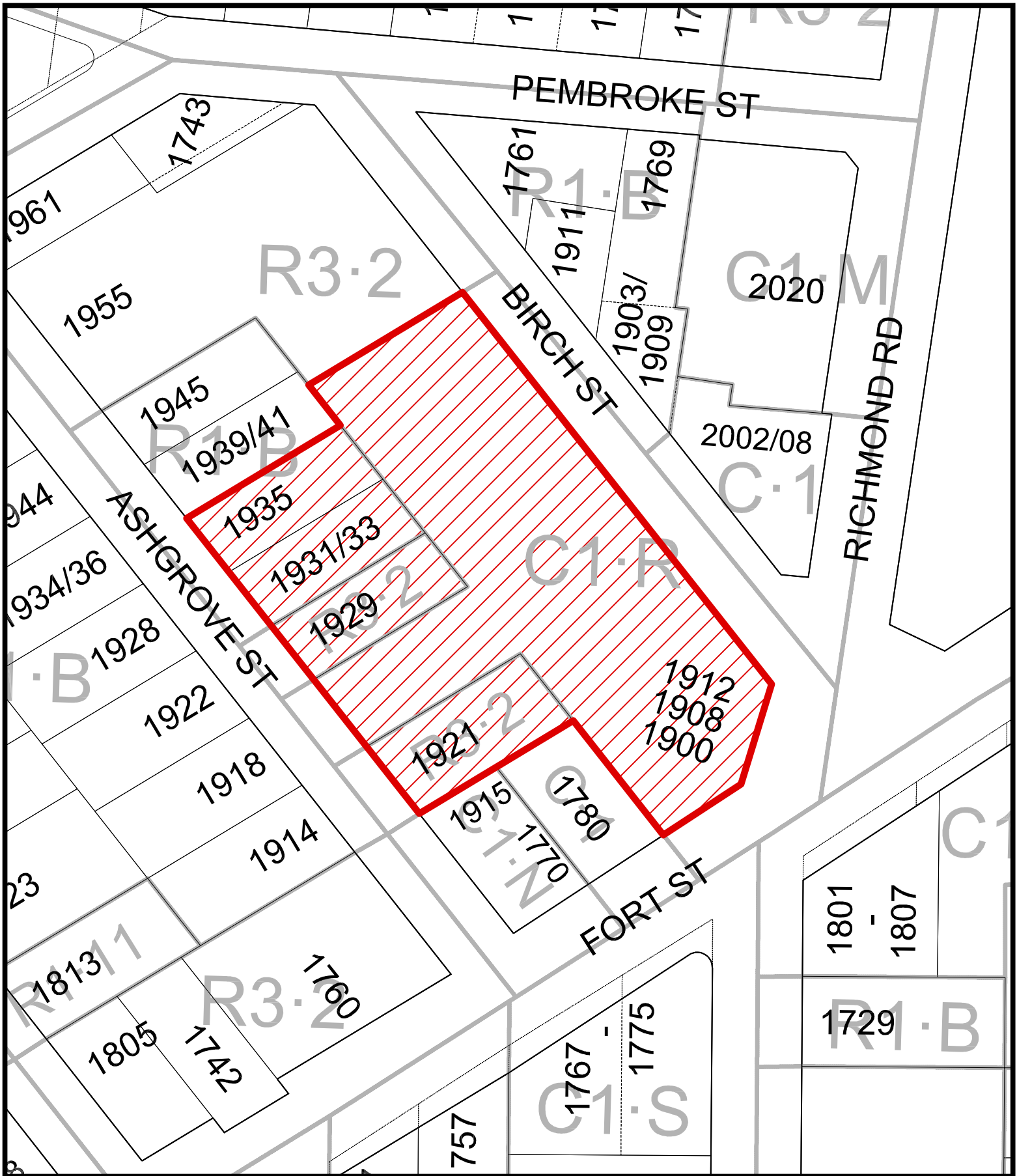
That the Advisory Design Panel recommend to Council that Development Permit Application No. 000623 for 1900 Richmond Road, 1921, 1929, 1931/1933, and 1935 Ashgrove Street does not sufficiently meet the applicable design guidelines and policies and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

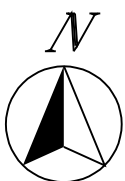
- Subject Map
- Aerial Map
- Plans dated May 10, 2023
- Applicant's letter dated March 15, 2023.

cc: James Milliken, Milliken Real Estate Corporation; Charles Kierulf, AIBC, MRAIC, dHKarchitects



1900 Richmond Avenue and 1921-1935
 Ashgrove Street
 Rezoning No.00830





1900 Richmond Avenue and 1921-1935
Ashgrove Street
Rezoning No.00830





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 V155007
 • 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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V8T 1M5
Mr. Chris Windjack
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email: cwindjack@ladrfa.ca

SITE INFORMATION BASED ON DRAWINGS PREPARED BY

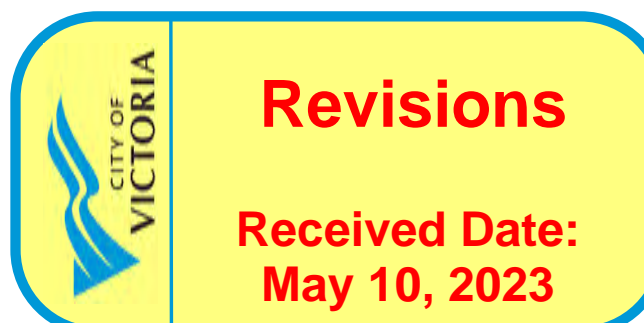
Polaris Land Surveying
1834C Oak Bay Ave #138
Victoria, BC
V8R 0A4
File: 1332-06
Ms. Michelle Blake
tel: 250-412-3513

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):

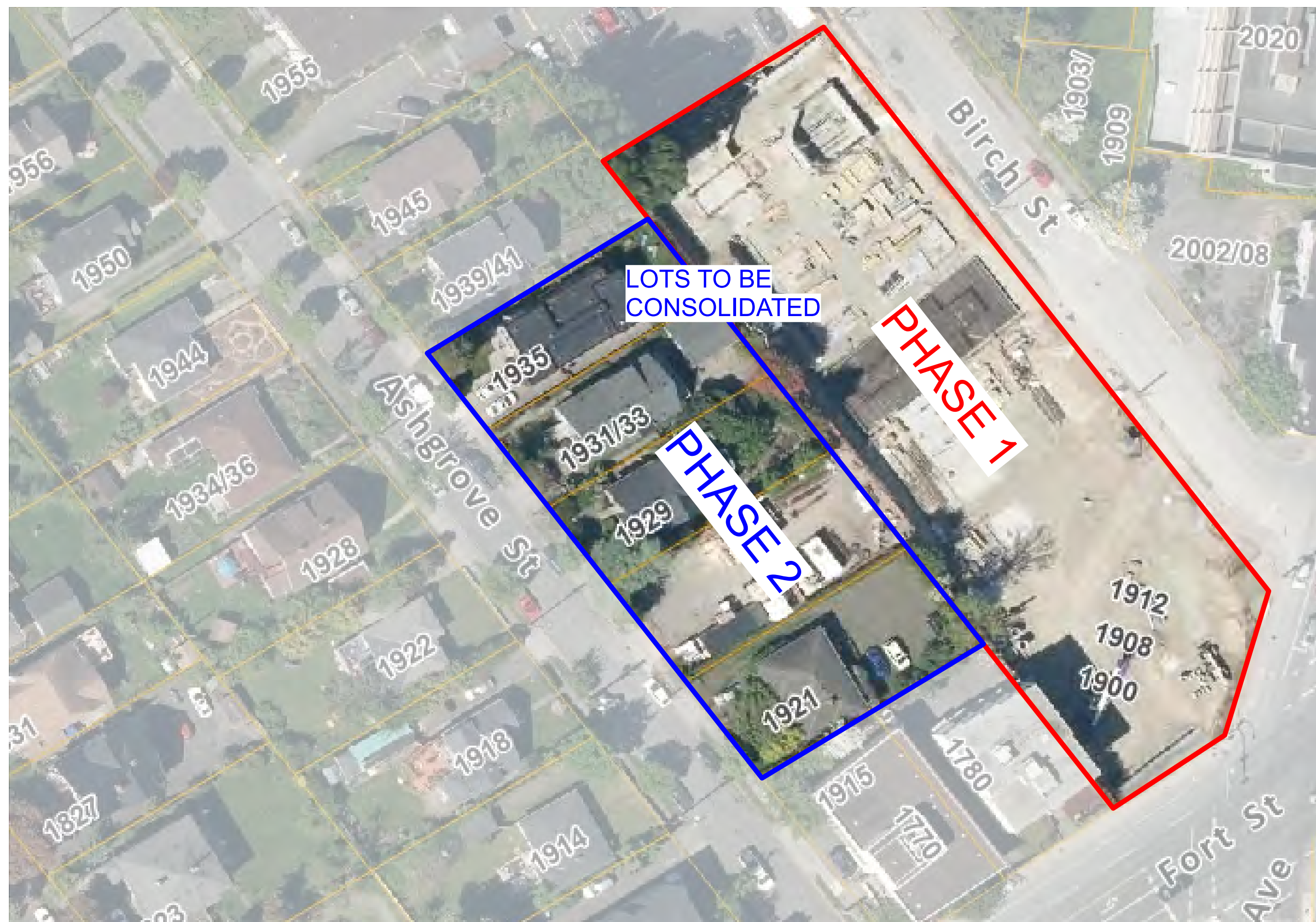
Assisted Living	0.35 per dwelling unit	31
Visitor Parking	0.1 per dwelling unit	9
TOTAL		40
PROPOSED:		
TOTAL		62

SETBACKS:

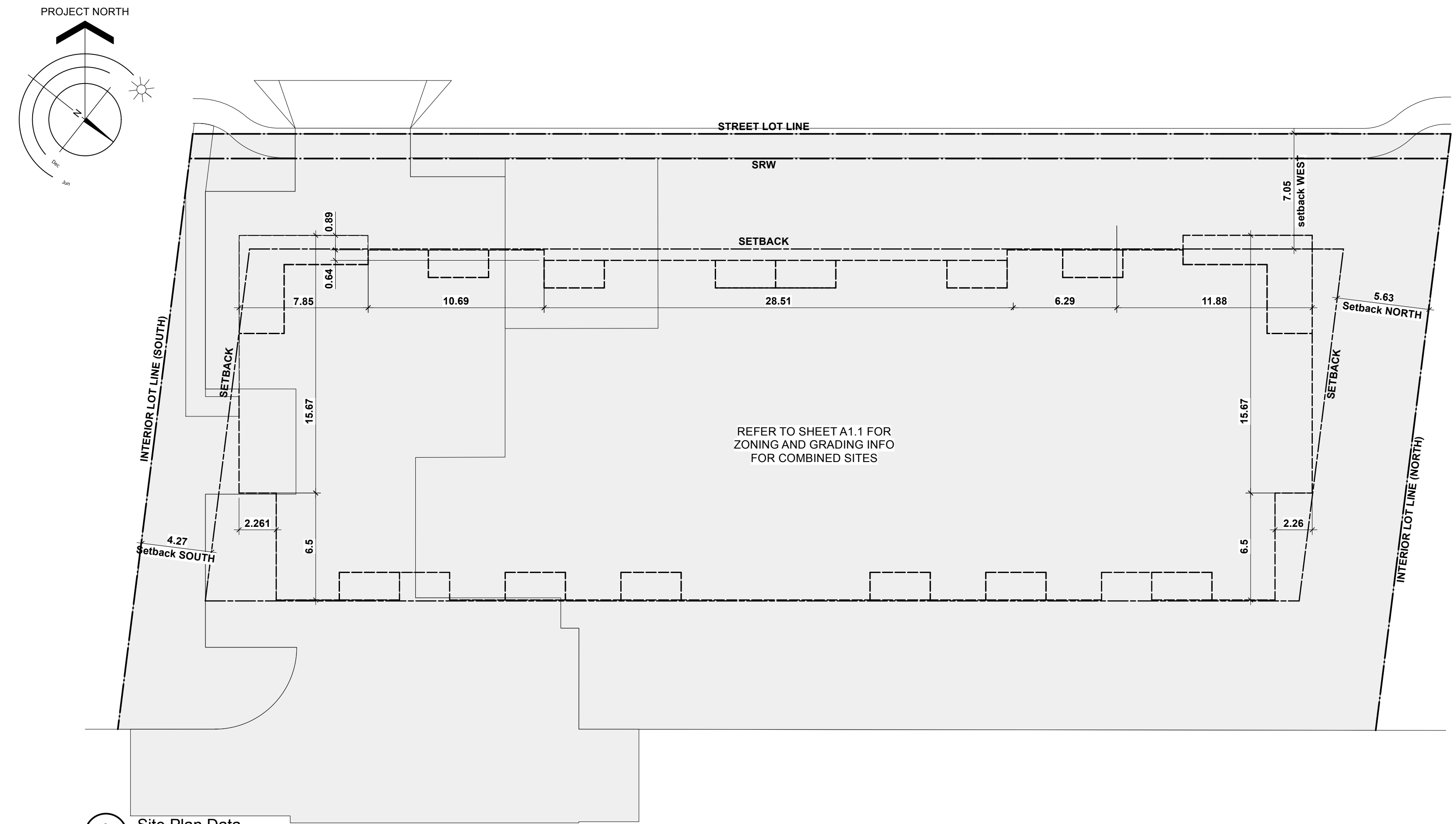
Direction	Proposed (m)
NORTH:	7.0
EAST:	5.6
SOUTH:	7.8
WEST:	4.3

BUILDING CODE SUMMARY

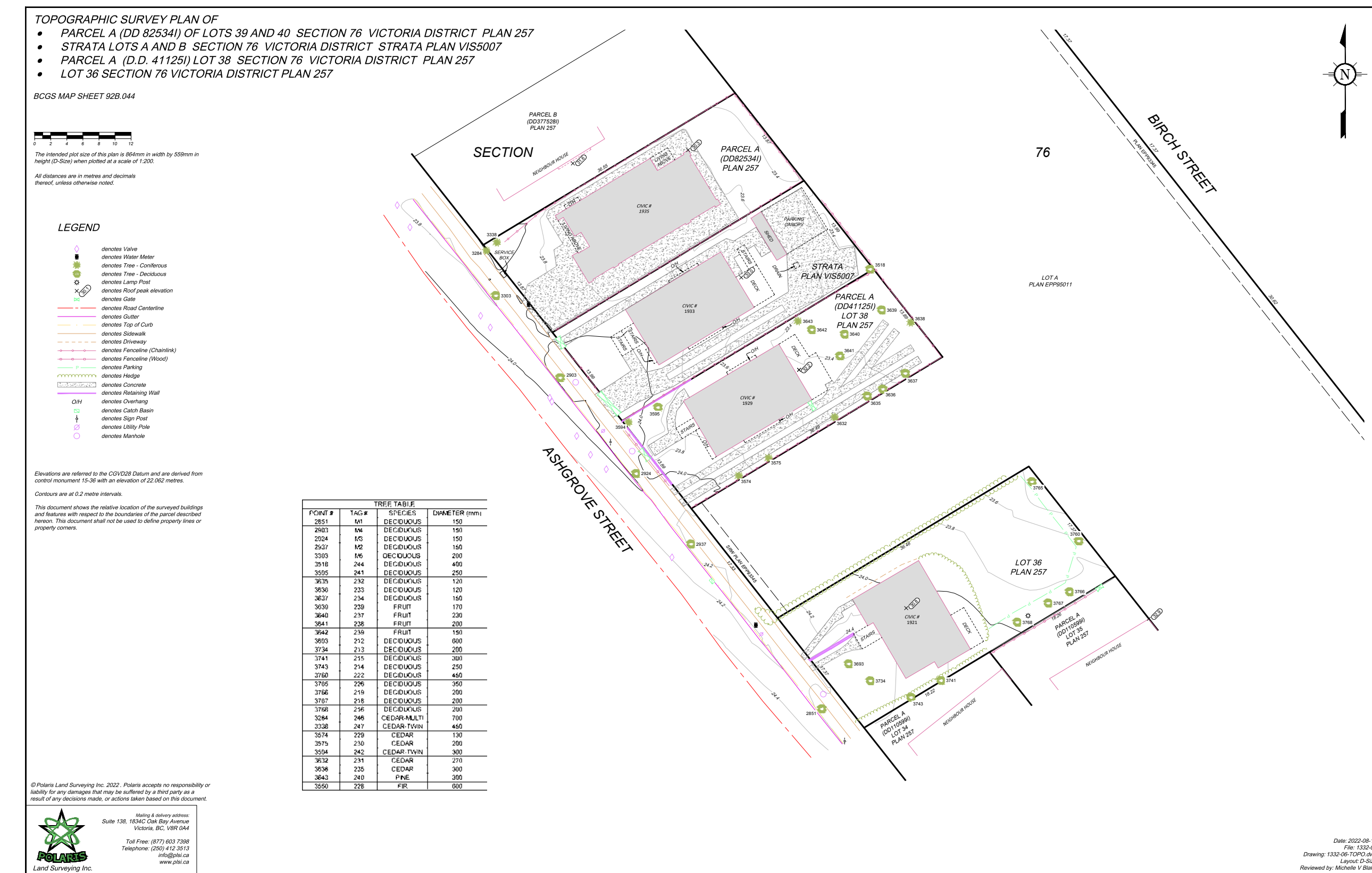
REFERENCED DOCUMENT:
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3
MAJOR OCCUPANCY CLASSIFICATION:
 • RESIDENTIAL - GROUP C
 • PARKADE - GROUP F3
MAJOR OCCUPANCY FIRE SEPARATIONS:
 • B3 <-> F3 - 1 hr.
BUILDING AREA:
 • 1210.8 m²
BUILDING HEIGHT:
 • 5 STOREYS
NUMBER OF STREETS FACING:
 • 1
CONSTRUCTION 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

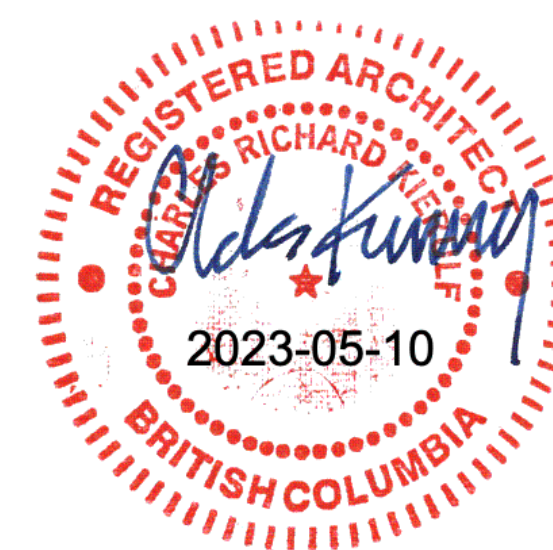


2 Survey Plan
A0.1 1:500

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 (M ²)	2,769 m ²	4,065 m ²	6834.0 m ²
TOTAL FLOOR AREA INCL COMMERCIAL (M ²)	6,564 m ²	10,771 m ²	17,335 m ²
COMMERCIAL FLOOR AREA (M ²)		170 m ²	170 m ²
FLOOR SPACE RATIO	2.37	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)	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	7.05 m Project WEST
INTERIOR LOT LINE	5.63 m Project NORTH
INTERIOR LOT LINE	4.27 m Project SOUTH

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 (M ²)	43.4 m ²
TOTAL RESIDENTIAL FLOOR AREA (M ²)	5,165.9 m ²



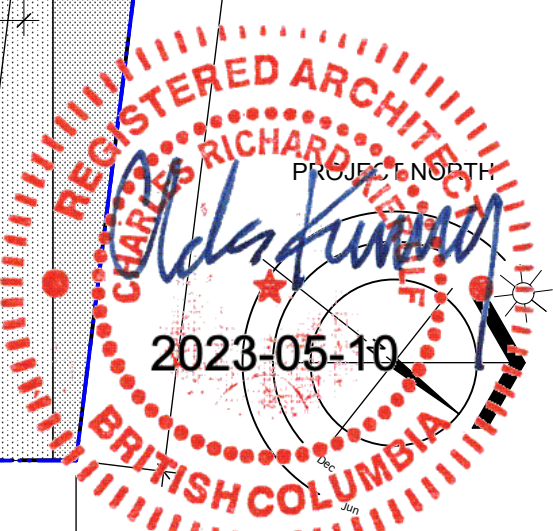
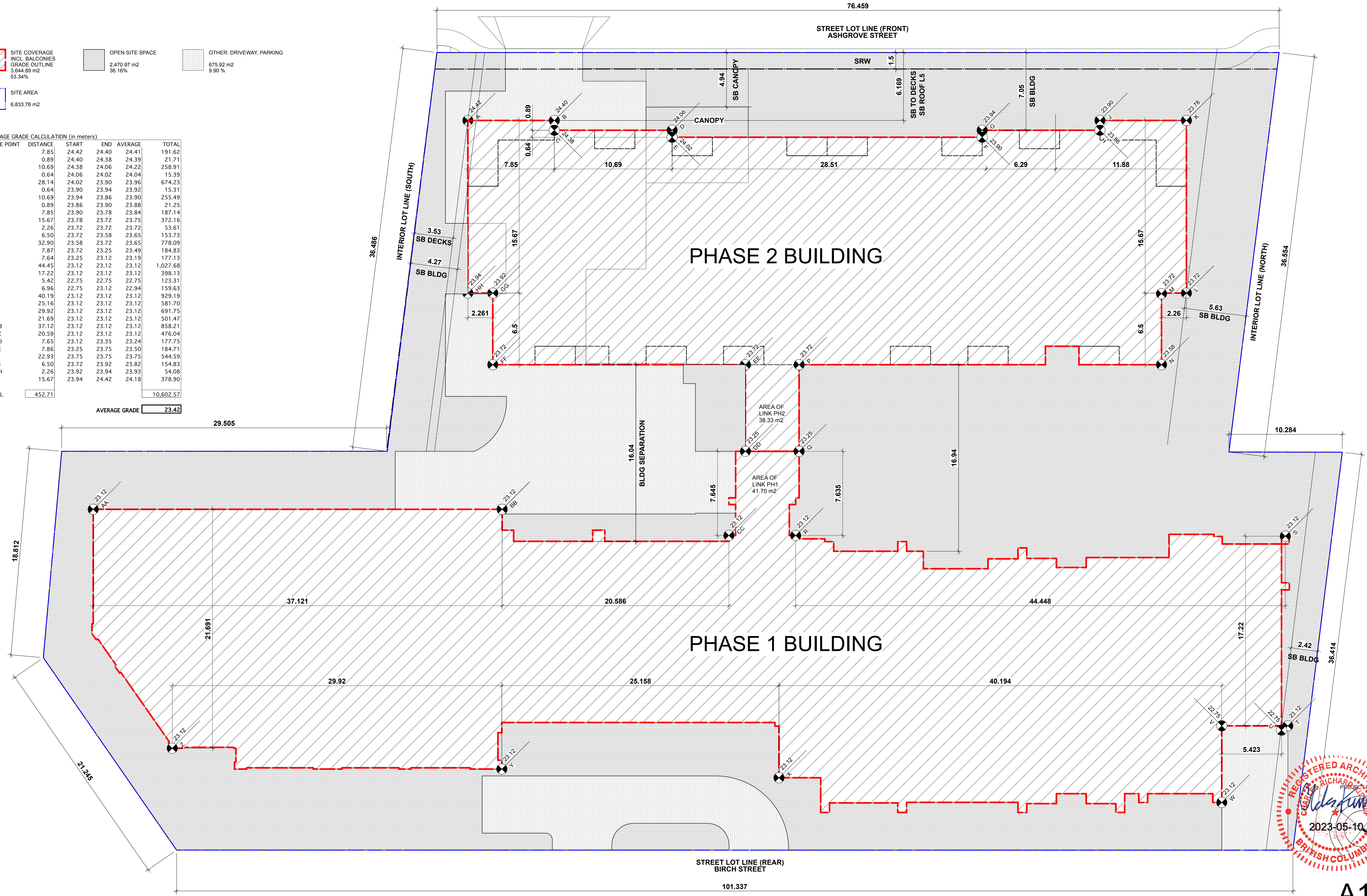
A1.0

SITE COVERAGE INCL. BALCONIES GRADE OUTLINE 3,644.89 m² 53.34%
 SITE AREA 6,833.76 m²
 OPEN SITE SPACE 2,470.97 m² 36.16%
 OTHER: DRIVEWAY, PARKING 675.92 m² 9.90%

AVERAGE GRADE CALCULATION (in meters)

GRADE POINT	DISTANCE	START	END	AVERAGE	TOTAL
A-B	7.85	24.42	24.40	24.41	191.62
B-C	0.89	24.40	24.38	24.39	21.71
C-D	10.69	24.38	24.06	24.22	258.91
D-E	0.64	24.06	24.02	24.04	15.39
E-F	28.14	24.02	23.90	23.96	674.23
F-G	0.64	23.90	23.94	23.92	15.31
G-H	10.69	23.94	23.86	23.90	255.49
H-J	0.89	23.86	23.90	23.88	21.25
J-K	7.85	23.90	23.78	23.84	187.14
K-L	15.67	23.78	23.72	23.75	372.16
L-M	2.26	23.72	23.72	23.72	53.61
M-N	6.50	23.72	23.58	23.65	153.73
N-P	32.90	23.58	23.72	23.65	778.09
P-Q	7.87	23.72	23.25	23.49	184.83
Q-R	7.64	23.25	23.12	23.19	177.13
R-S	44.45	23.12	23.12	23.12	1,027.68
S-T	17.22	23.12	23.12	23.12	398.13
U-V	5.42	22.75	22.75	22.75	123.31
V-W	6.96	22.75	23.12	22.94	159.63
W-X	40.19	23.12	23.12	23.12	929.19
X-Y	25.16	23.12	23.12	23.12	581.70
Y-Z	29.92	23.12	23.12	23.12	691.75
Z-AA	21.69	23.12	23.12	23.12	501.47
AA-BB	37.12	23.12	23.12	23.12	858.21
BB-CC	20.59	23.12	23.12	23.12	476.04
CC-DD	7.65	23.12	23.35	23.24	177.75
DD-EE	7.86	23.25	23.75	23.50	184.71
EE-FF	22.93	23.75	23.75	23.75	544.59
FF-GG	6.50	23.72	23.92	23.82	154.83
GG-HH	2.26	23.92	23.94	23.93	54.08
HH-A	15.67	23.94	24.42	24.18	378.90
TOTAL	452.71				10,602.57

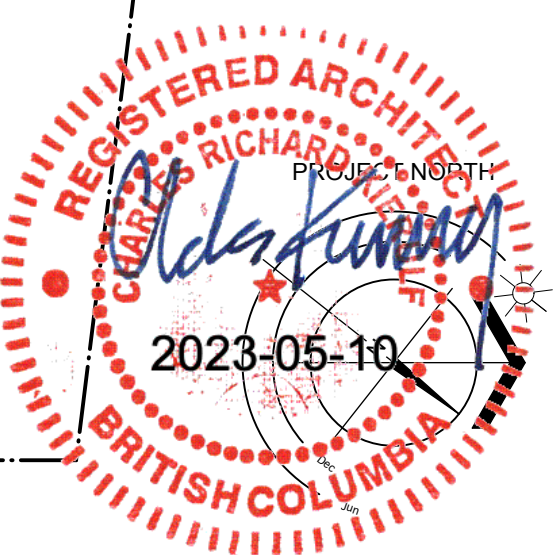
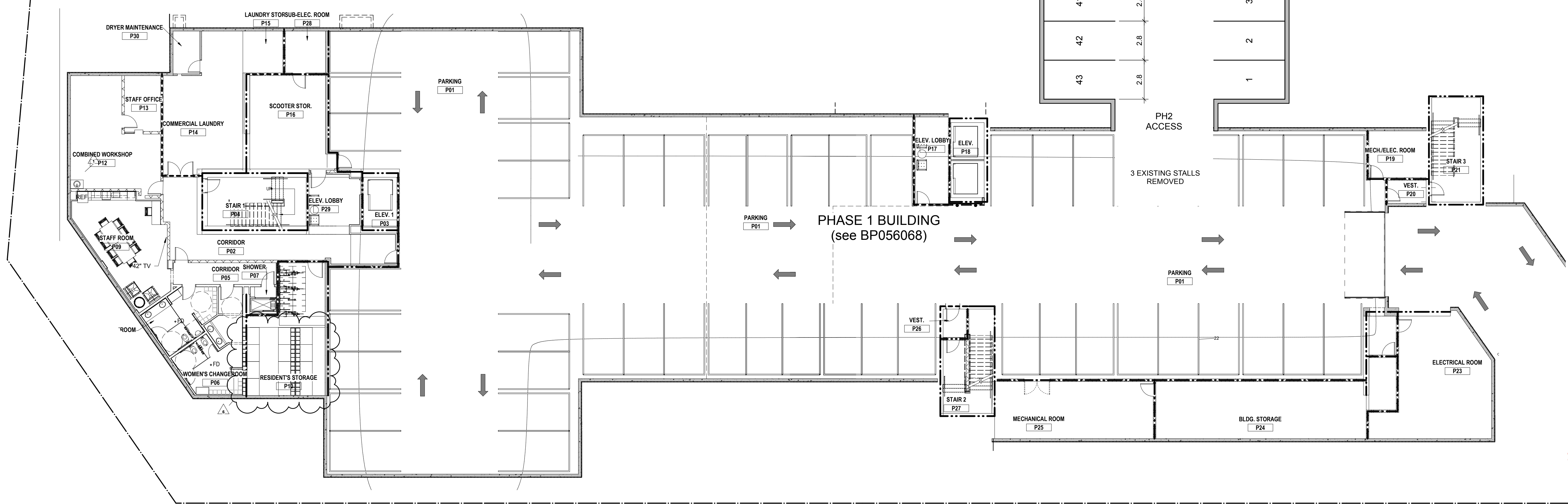
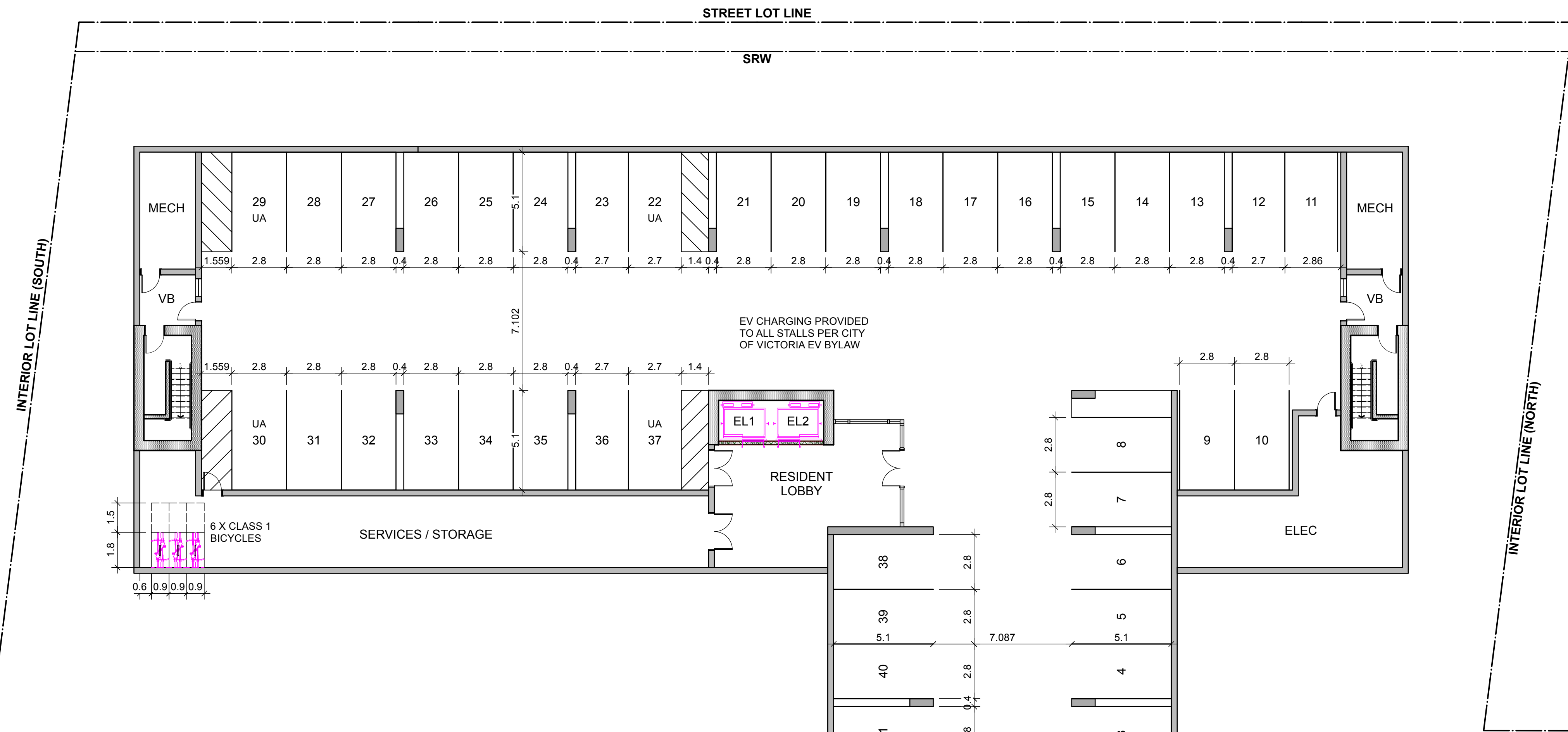
AVERAGE GRADE 23.42



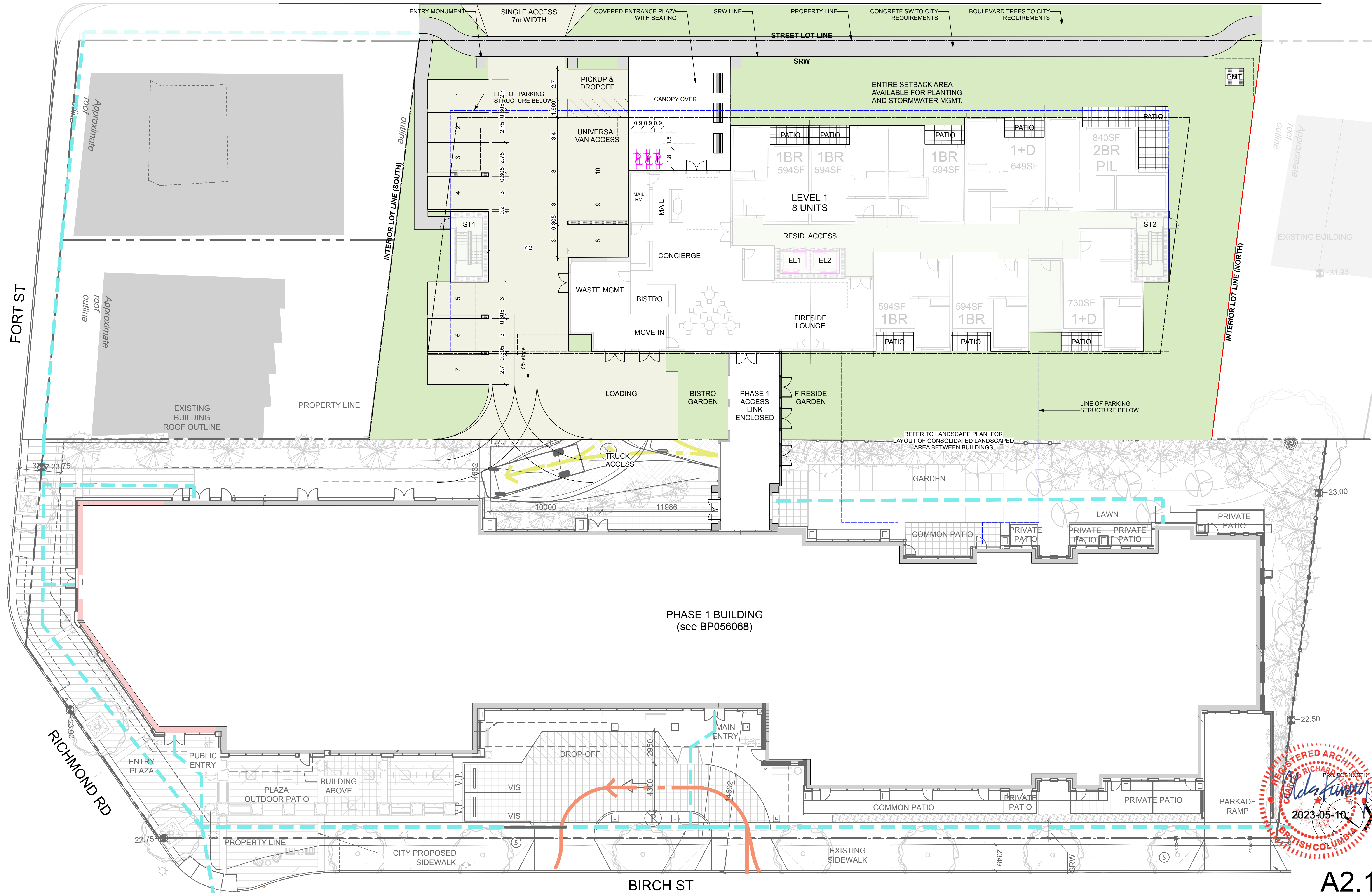
A1.1

Parking Summary - Jubilee House

ByLaw Definition	Assisted Living	CALCULATION
Phase 1 Required	57	(125 X 0.35 = 44) STALLS + (125 X 0.1 = 13) VISITOR
Phase 1 Provided	64	
Phase 1 Removed	16	
Phase 2 Required	40	(88 X 0.35 = 31) STALLS + (88 X 0.1 = 9) VISITOR
Phase 2 Provided	55	NET NEW UNDERGROUND AND SURFACE (43+12)
Phase 2 Surplus	15	
Total Required	97	57 + 40 REQ'D
Total Provided	103	48 + 55 PROVIDED



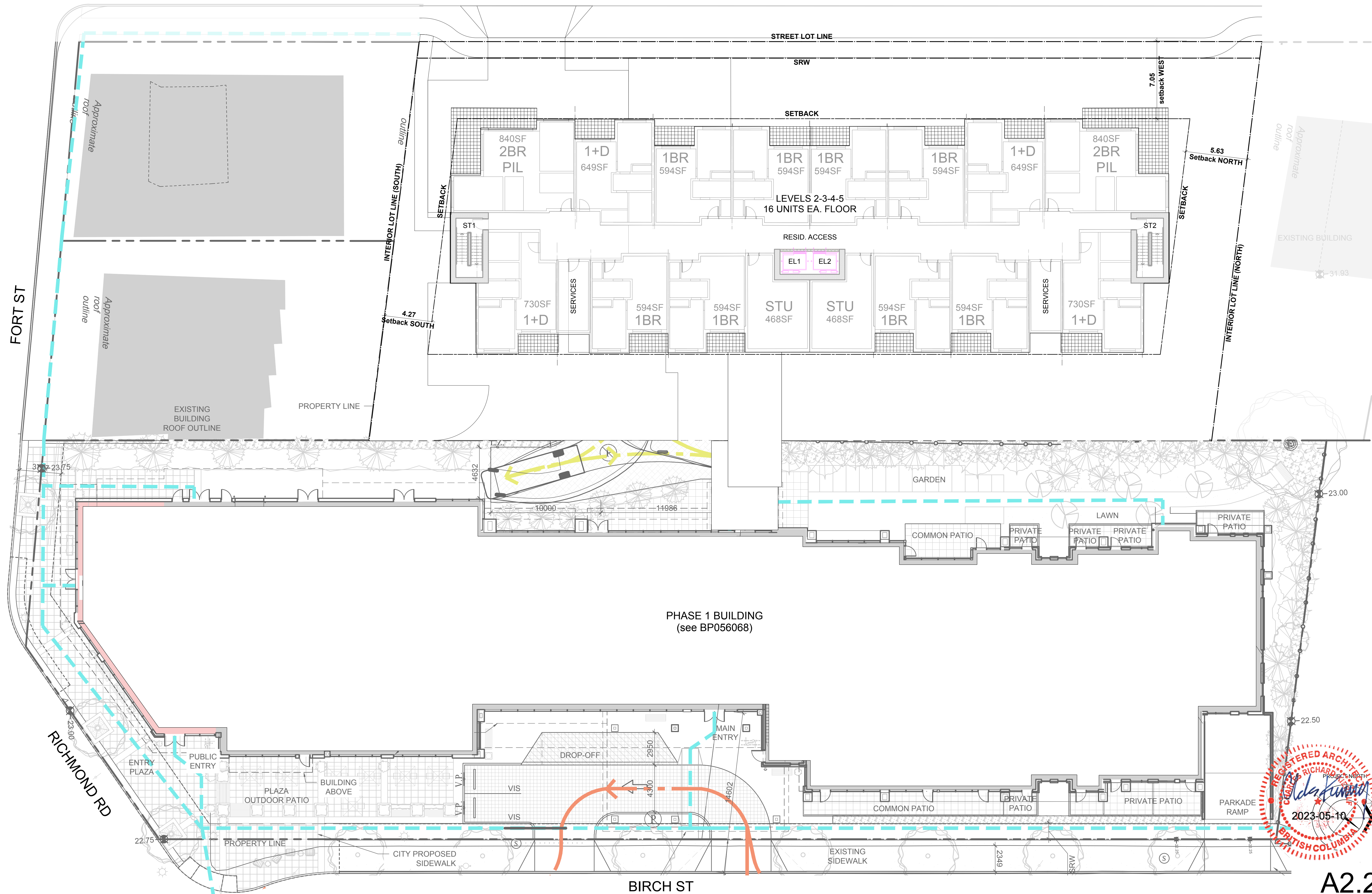
A2.0



PHASE 1 BUILDING
(see BP056068)



A2.1



PHASE 1 BUILDING
(see BP056068)



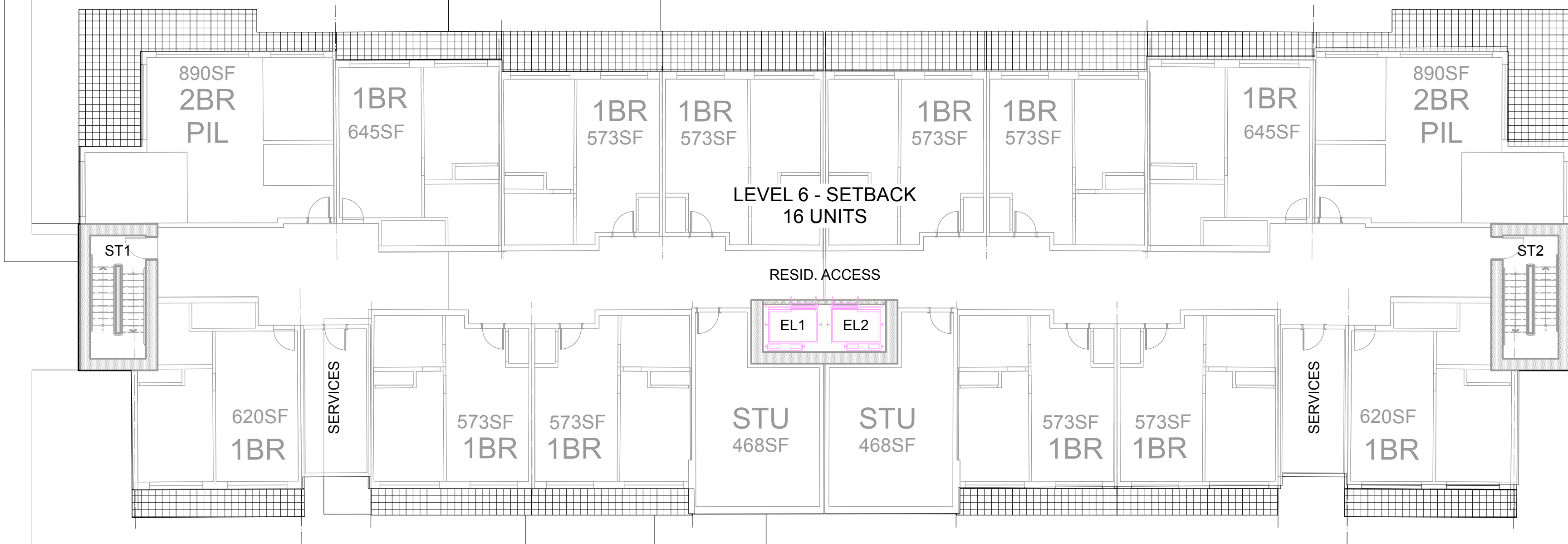
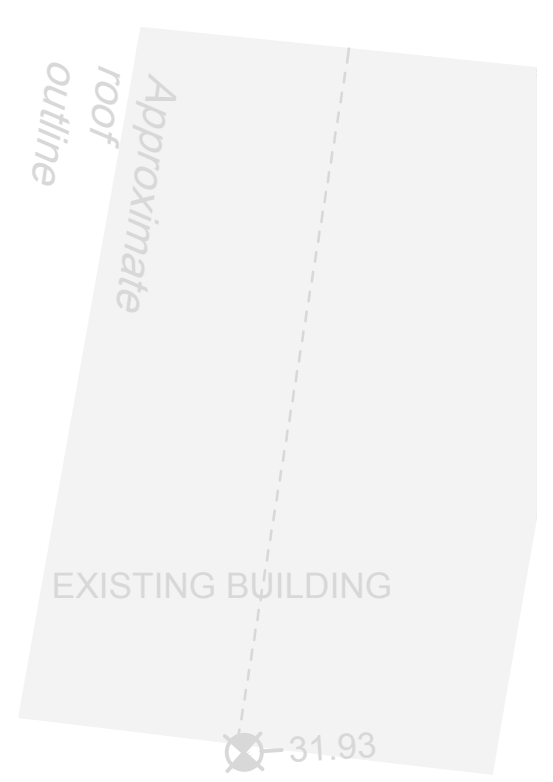
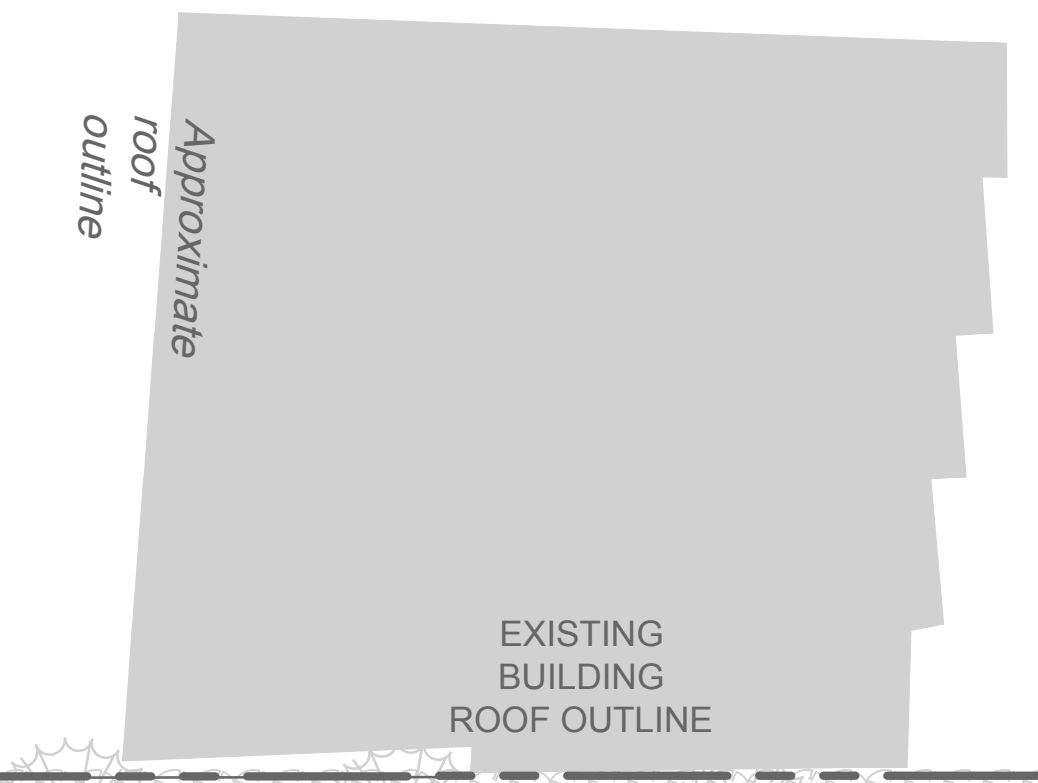
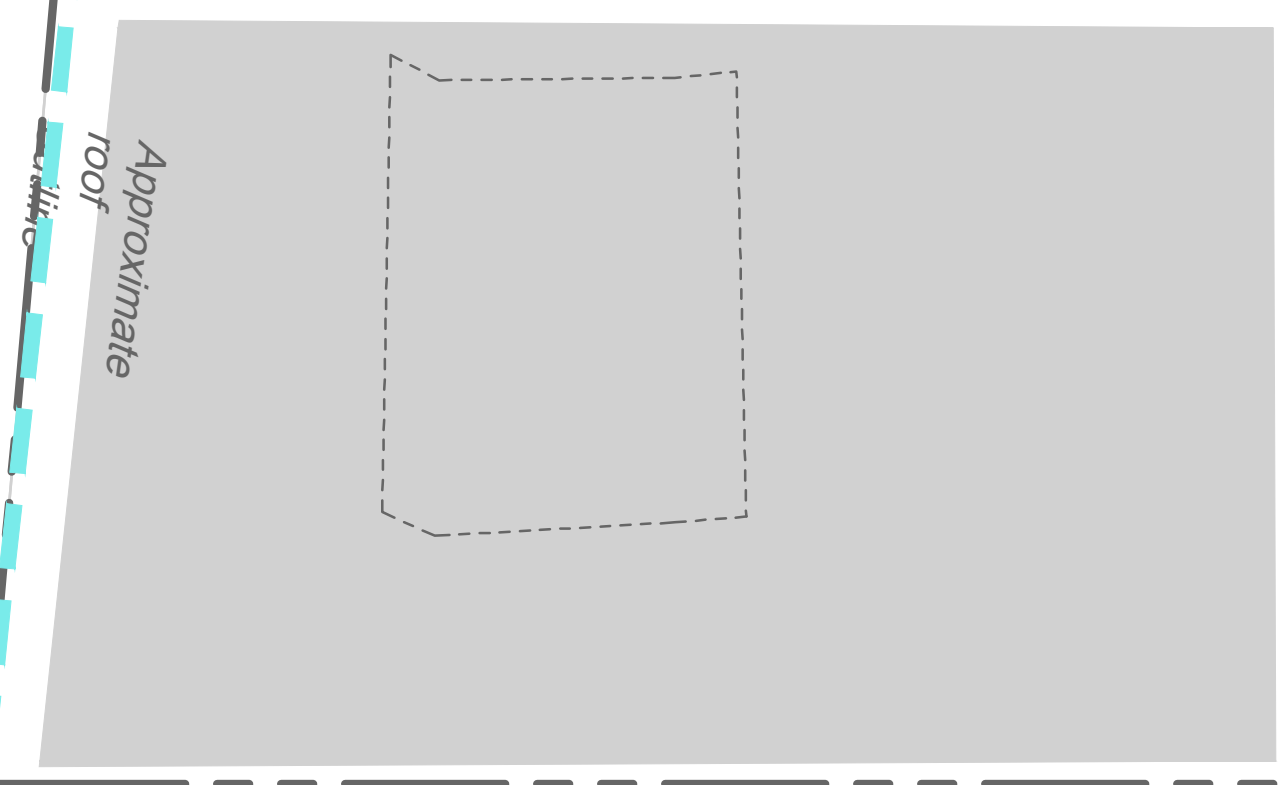
A2.2

STREET LOT LINE

SRW

INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



LEVEL 6 - SETBACK 16 UNITS

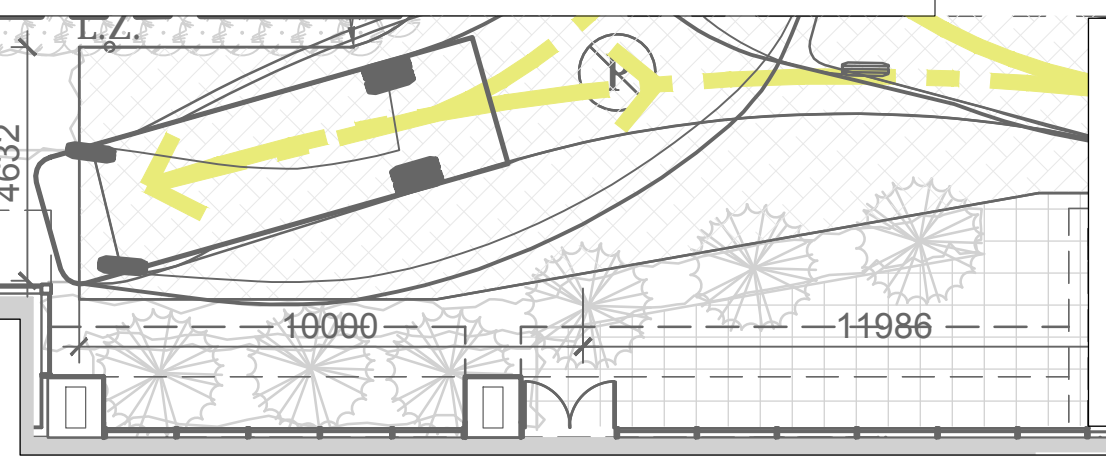
RESID. ACCESS

EL1 EL2

ST1

ST2

PROPERTY LINE



GARDEN

LAWN

COMMON PATIO

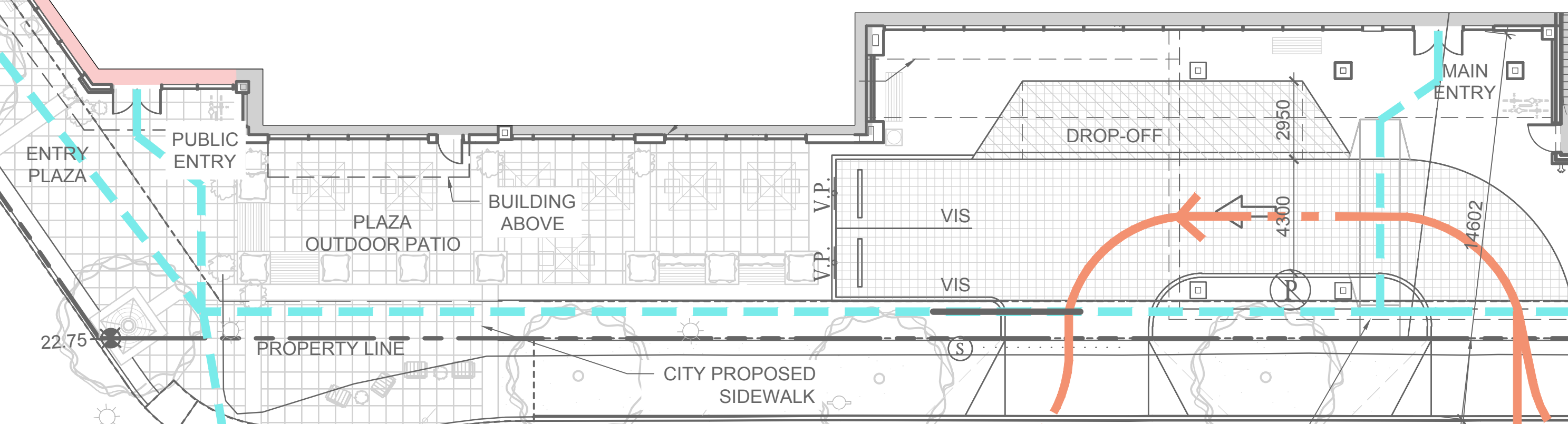
PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

PRIVATE PATIO

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

PRIVATE PATIO

PARKADE RAMP

CITY PROPOSED SIDEWALK

EXISTING SIDEWALK

2349

SRW

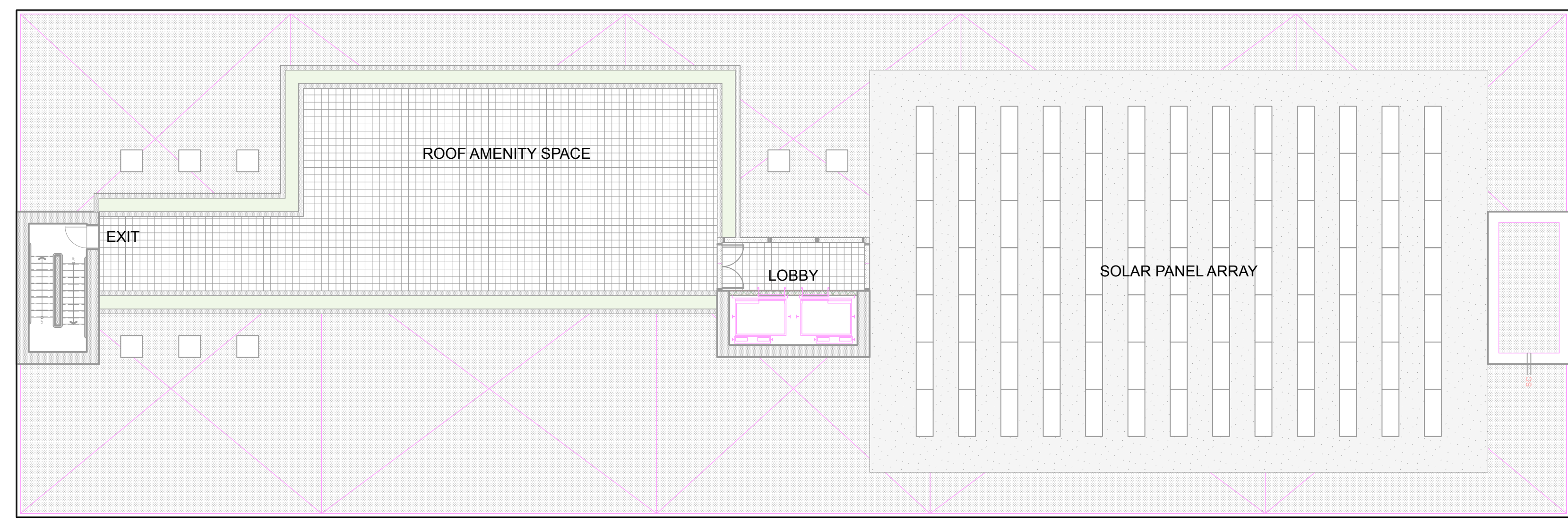
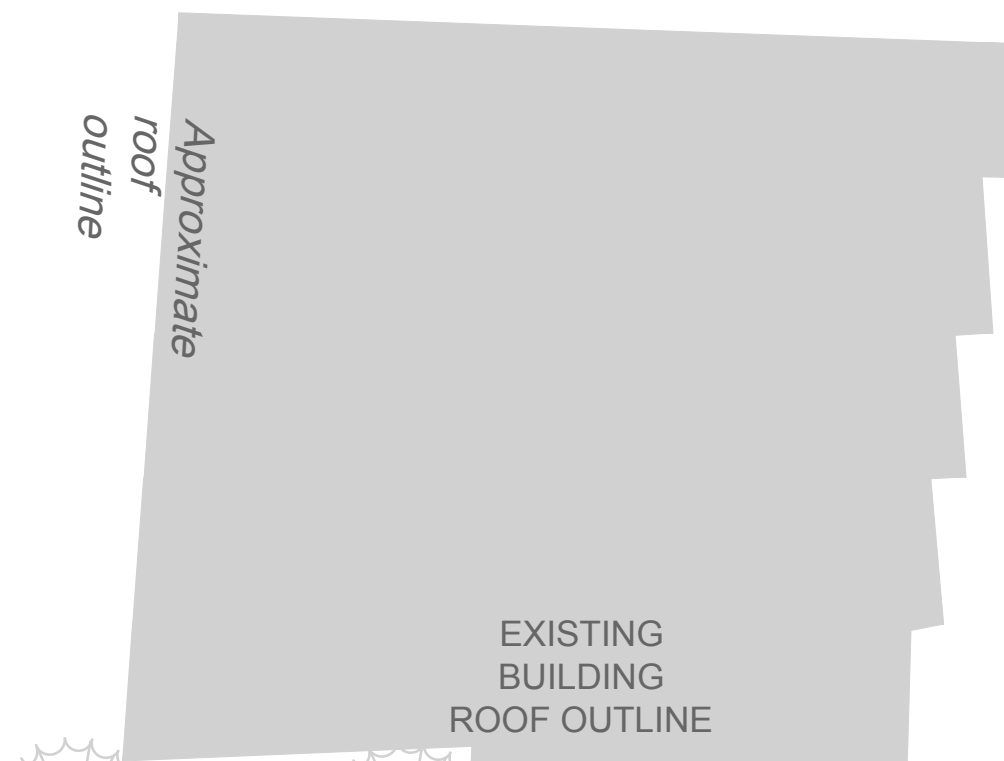
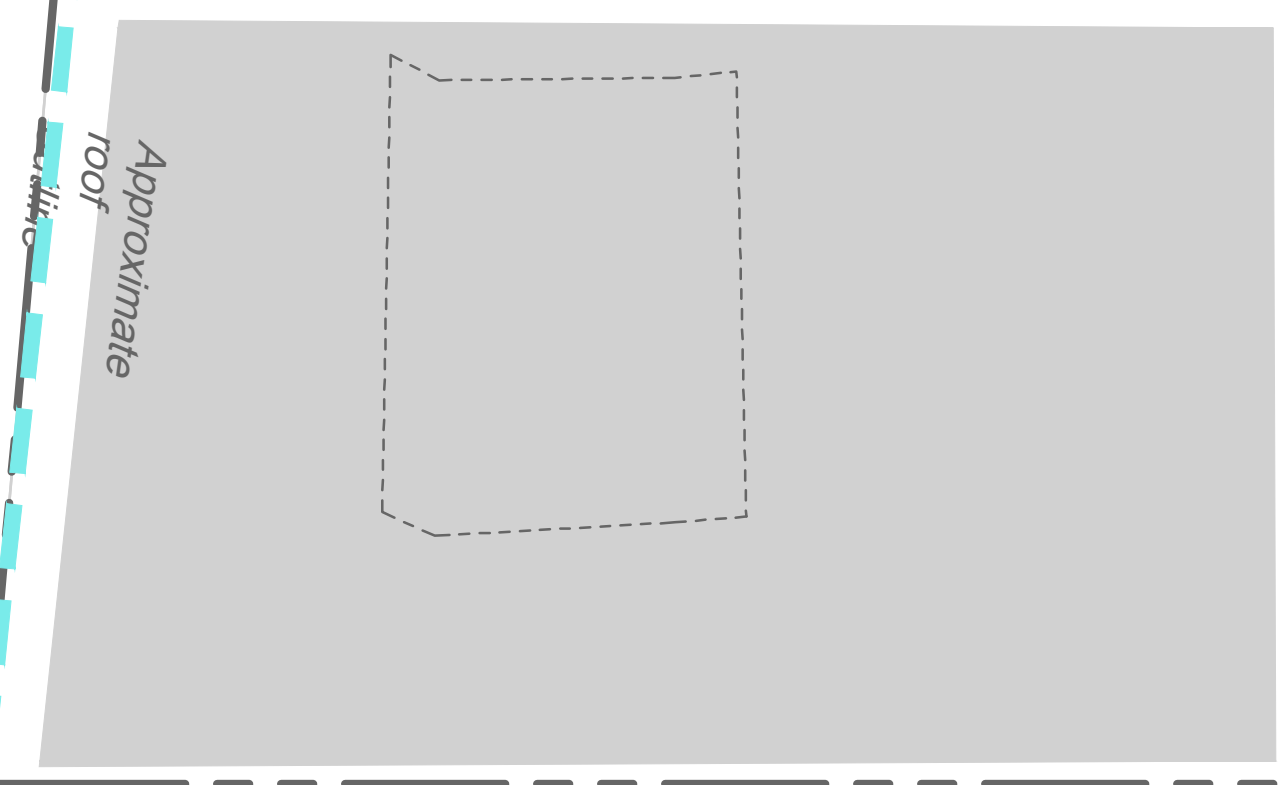


STREET LOT LINE

SRW

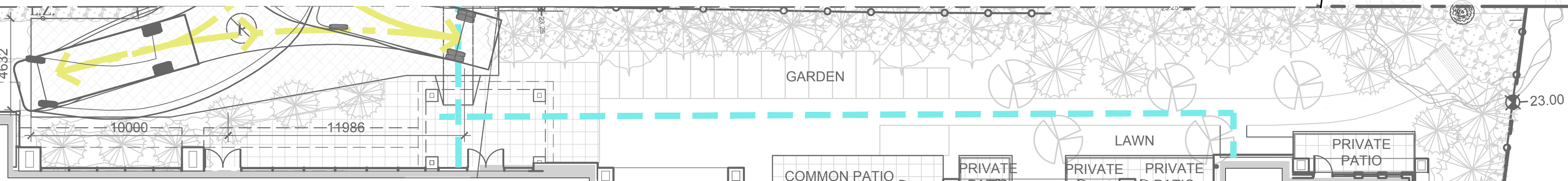
INTERIOR LOT LINE (SOUTH)

INTERIOR LOT LINE (NORTH)



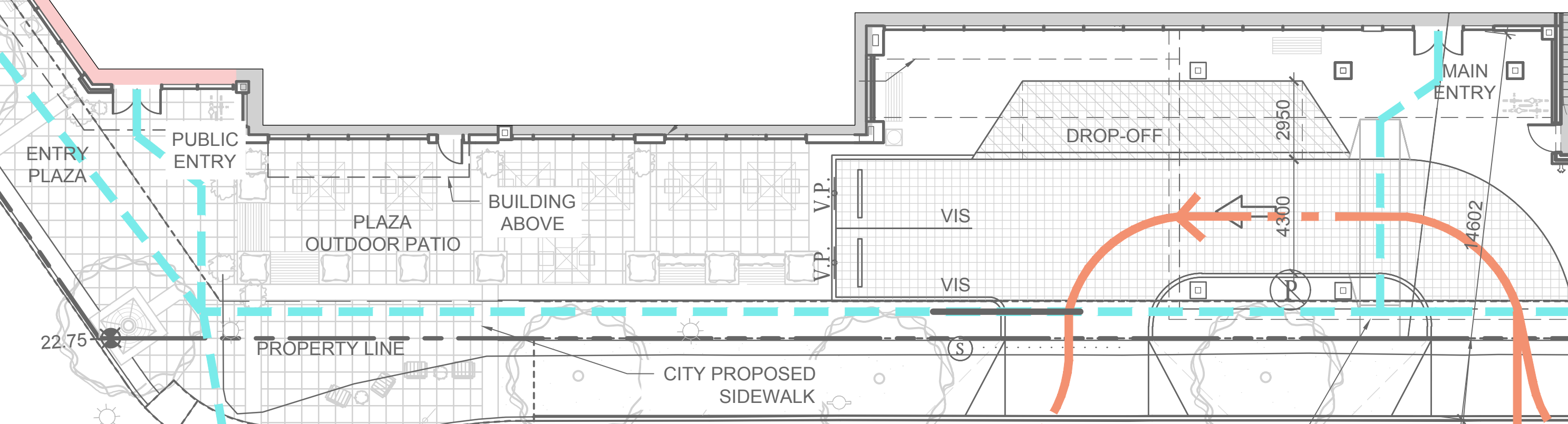
PROPERTY LINE

EXISTING BUILDING ROOF OUTLINE



PHASE 1 BUILDING (see BP056068)

RICHMOND RD



BIRCH ST



A2.4



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

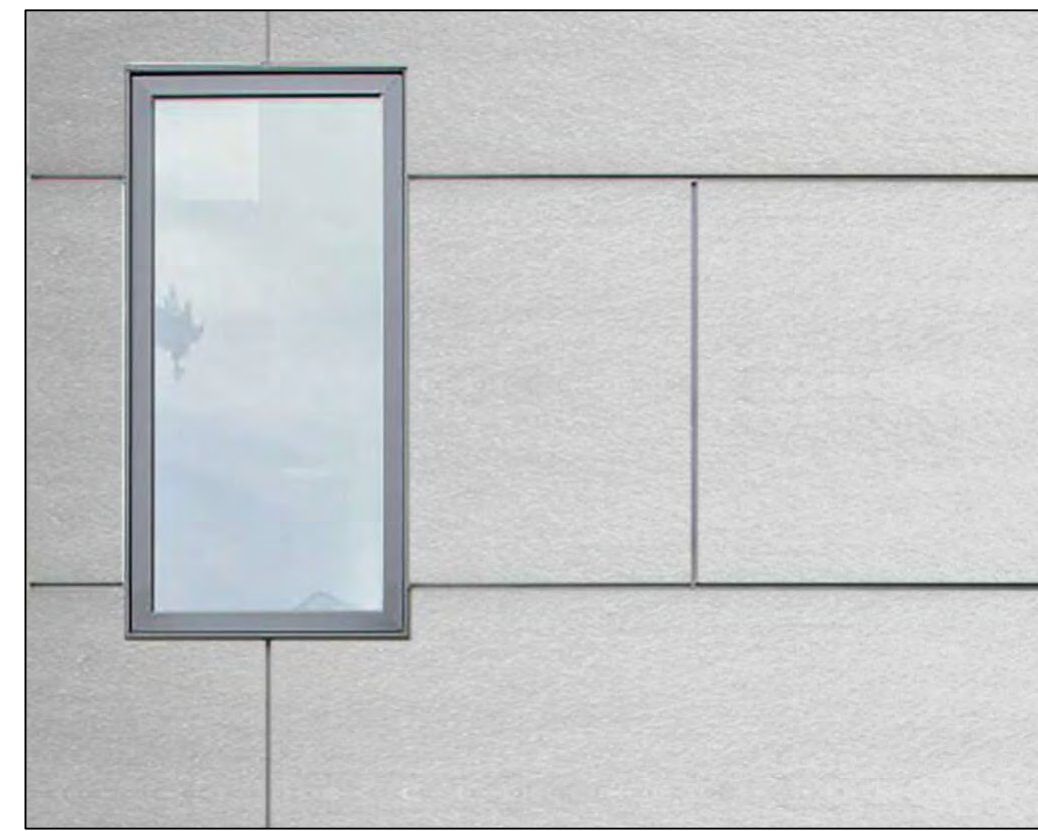


EAST ELEVATION



NORTH ELEVATION





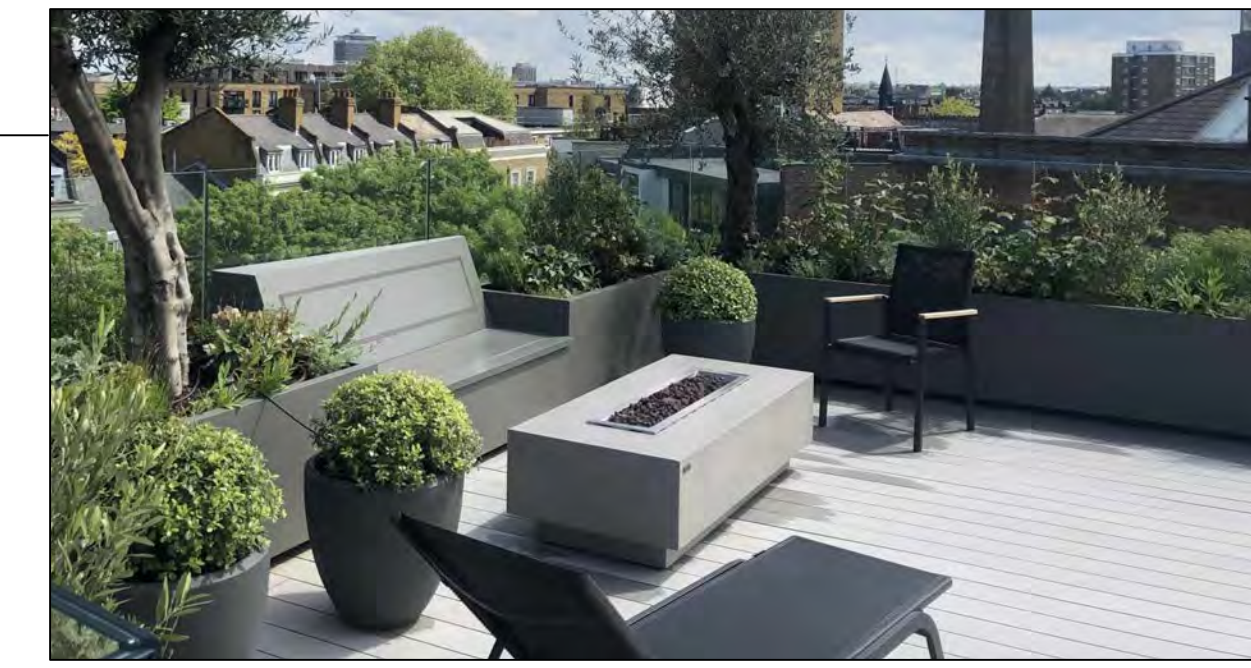
Cementitious Panel Siding- Various colours- with colour matching trims



High-Performance aluminium and glass window-wall system



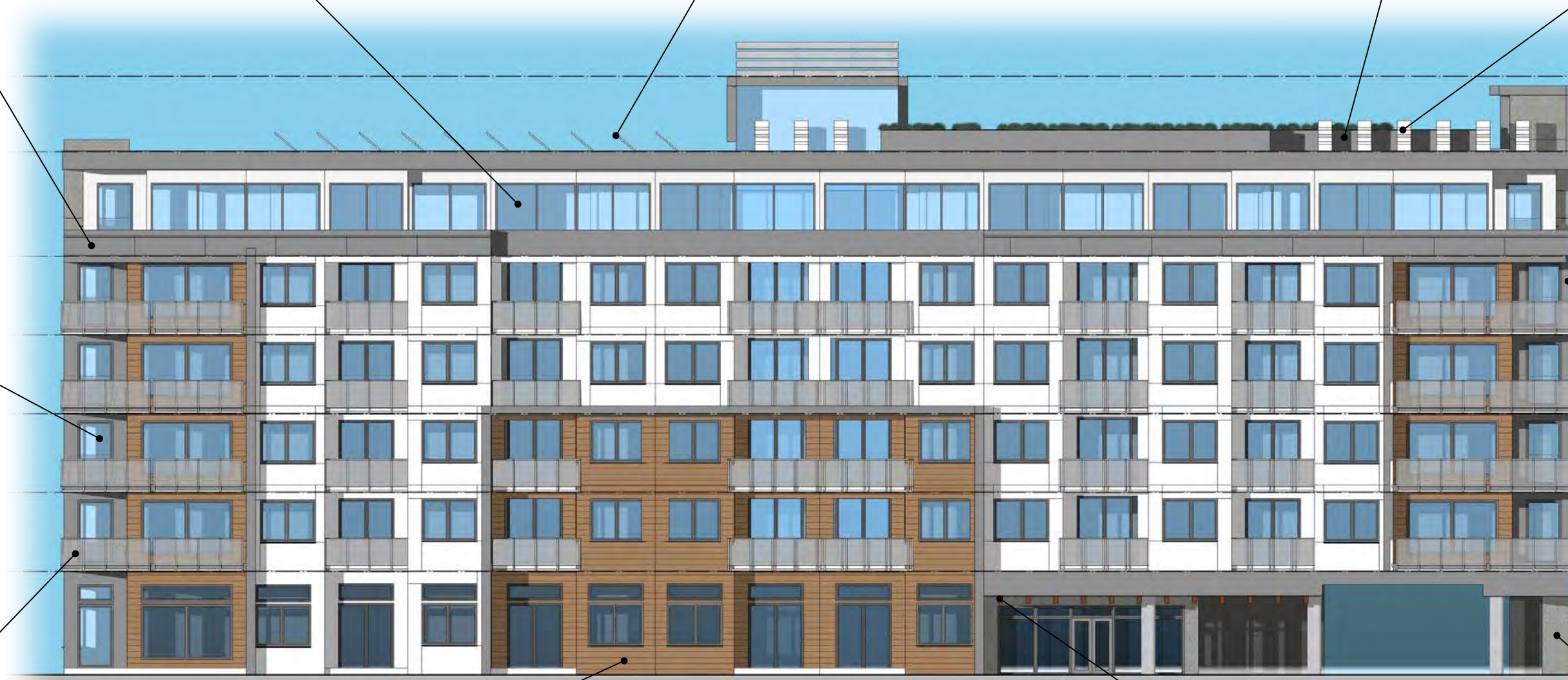
Rooftop solar PV array



Rooftop amenity area with planters



High-Performance vinyl windows with coloured frames



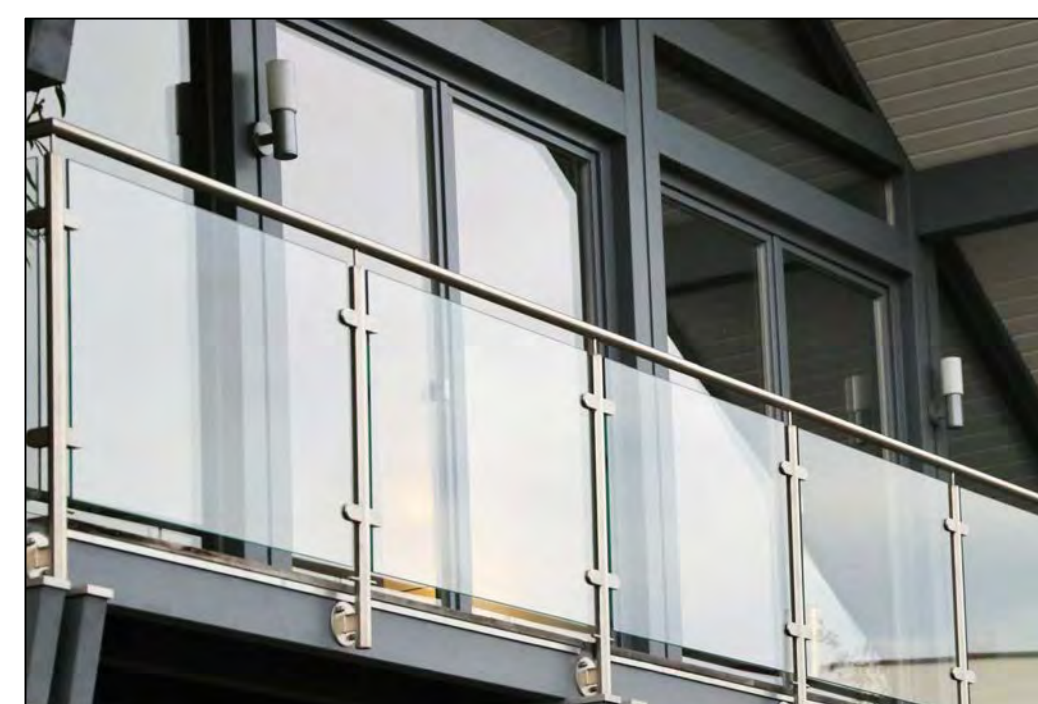
WEST ELEVATION



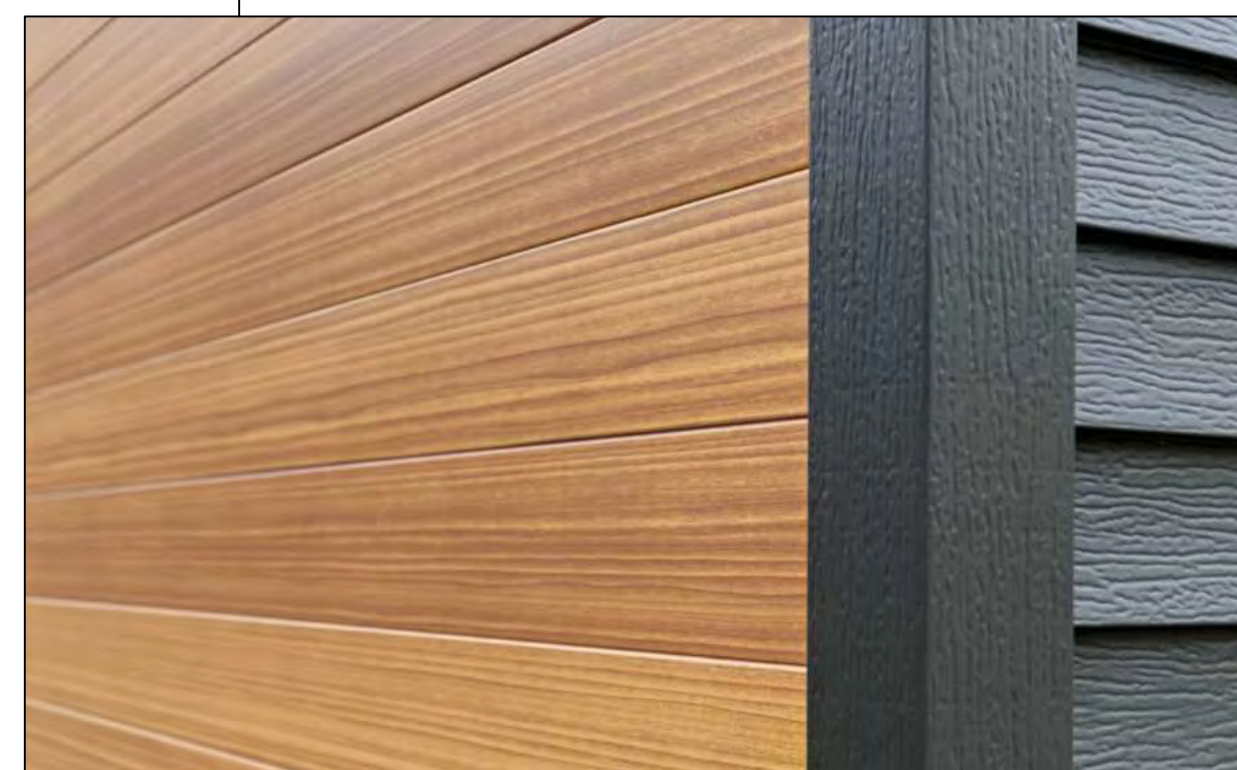
Rooftop beehiving hives



Prefinished metal cladding



Aluminium and Glass guard



Metal Siding and Soffits with woodlook finish



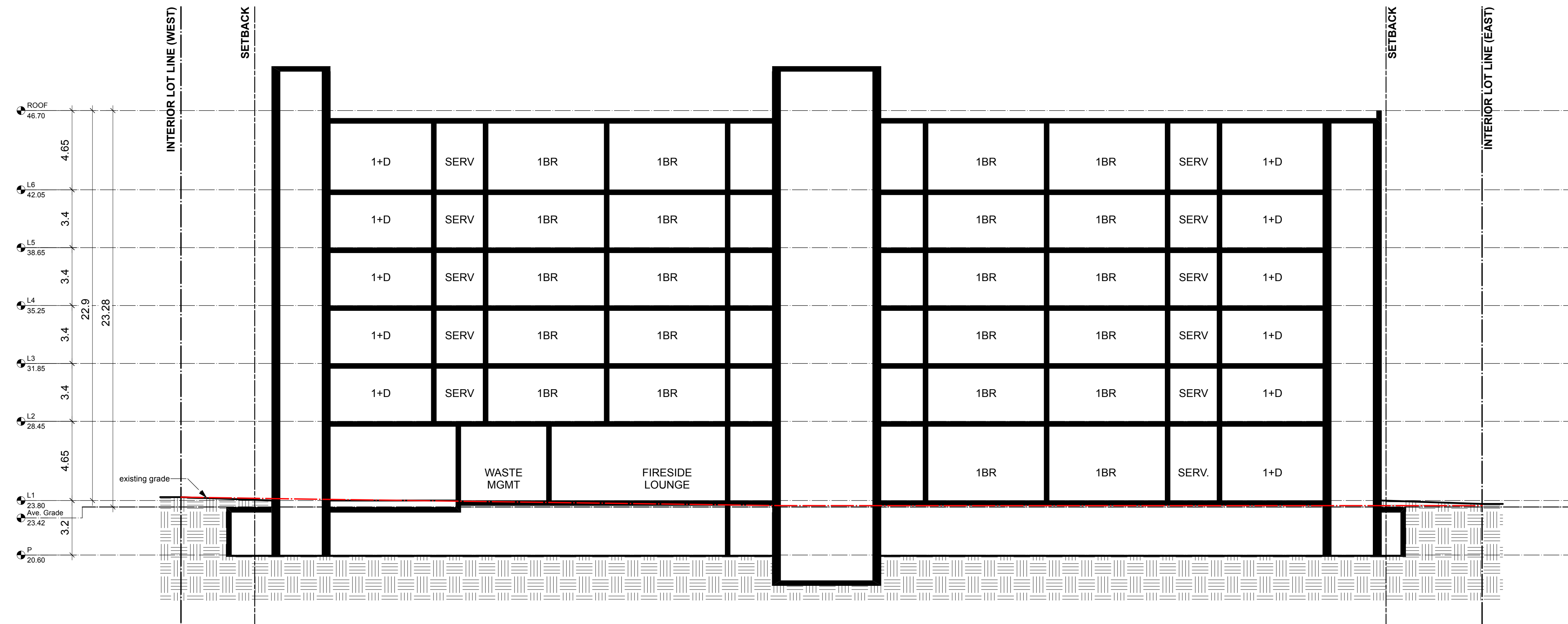
Steel and glass canopy



Smooth face masonry cladding



A7.0



SECTION WEST - EAST



SECTION SOUTH - NORTH



A4.0



1760 Fort

1914

1918

1922

1928

1934-1936

1944

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING WEST



PH 1 in background

PH 2

PH 1 in background

1955

1945

1939-41

1915

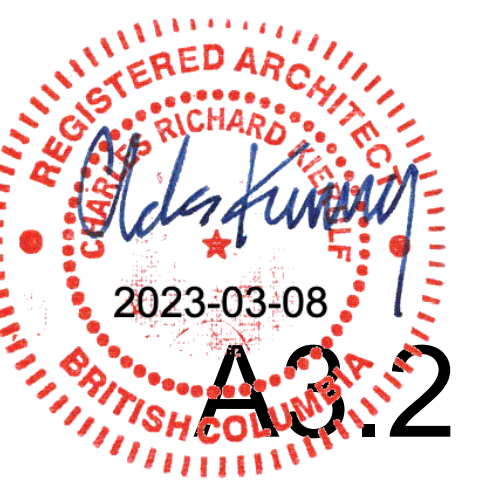
1770 FORT

STREET CONTEXT ELEVATION - ASHGROVE STREET LOOKING EAST





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





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





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



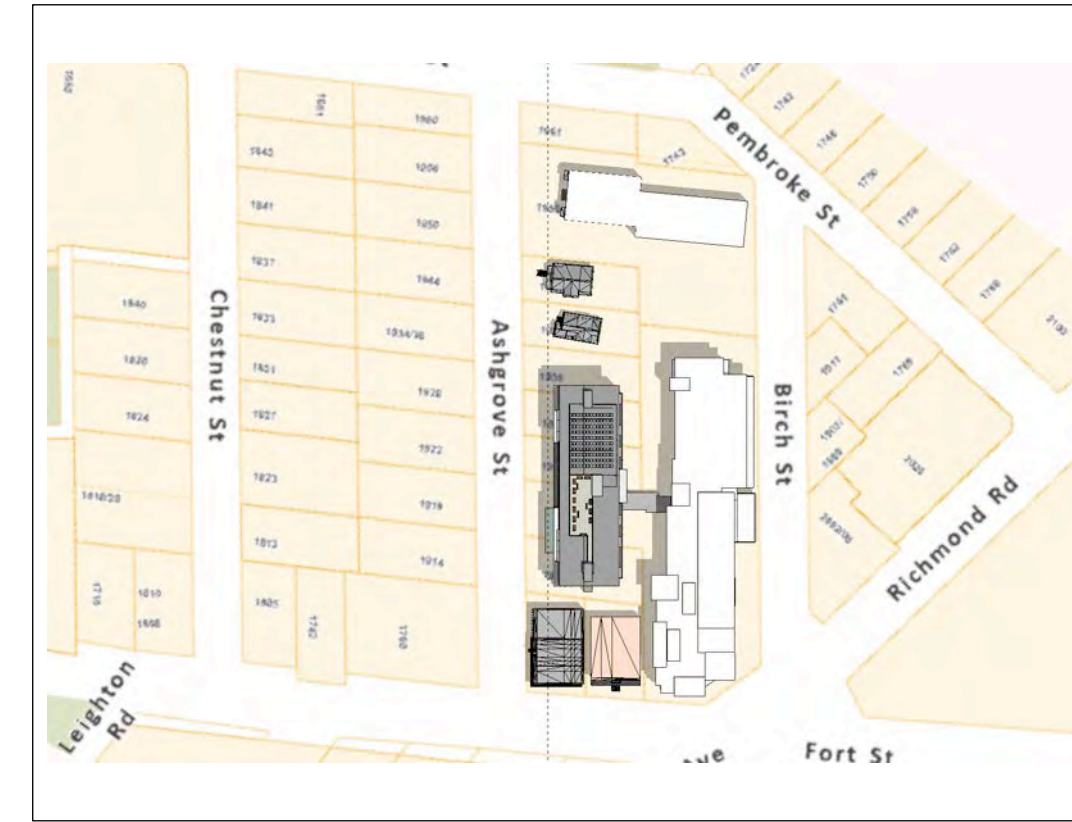


Aerial View - Looking East over Fort Street with RJH Buildings in Background

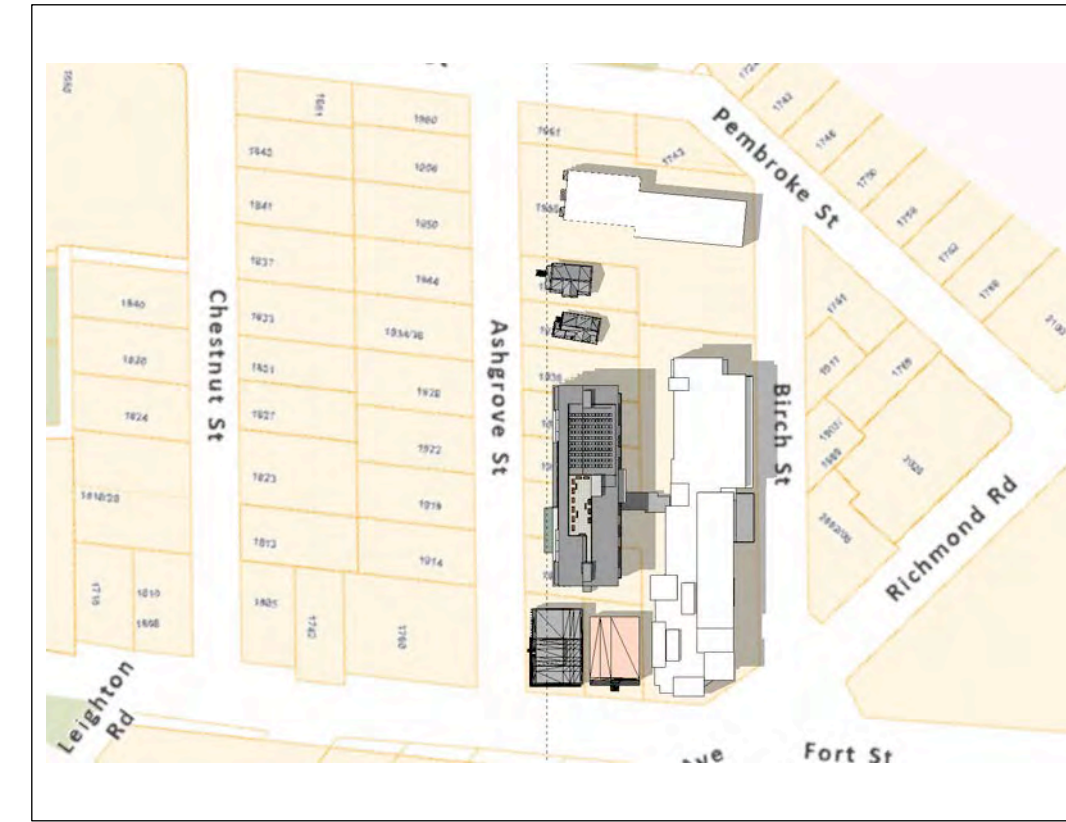




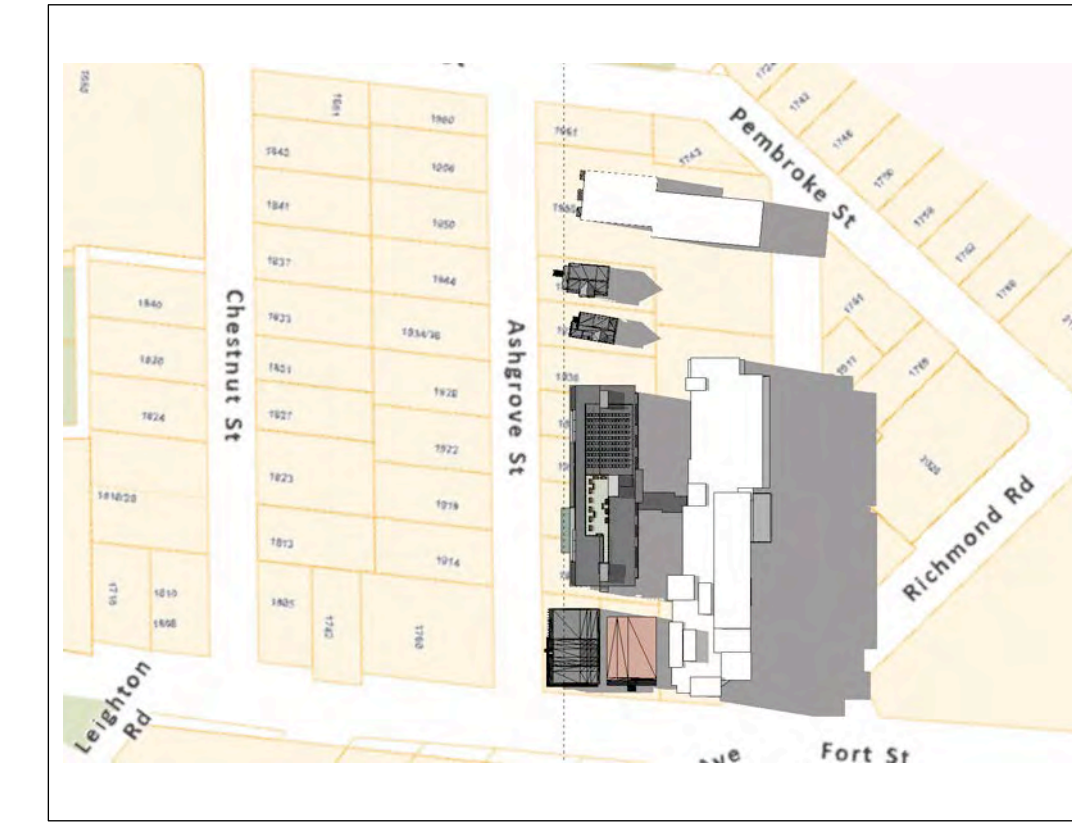
JUNE 21 - 08:00



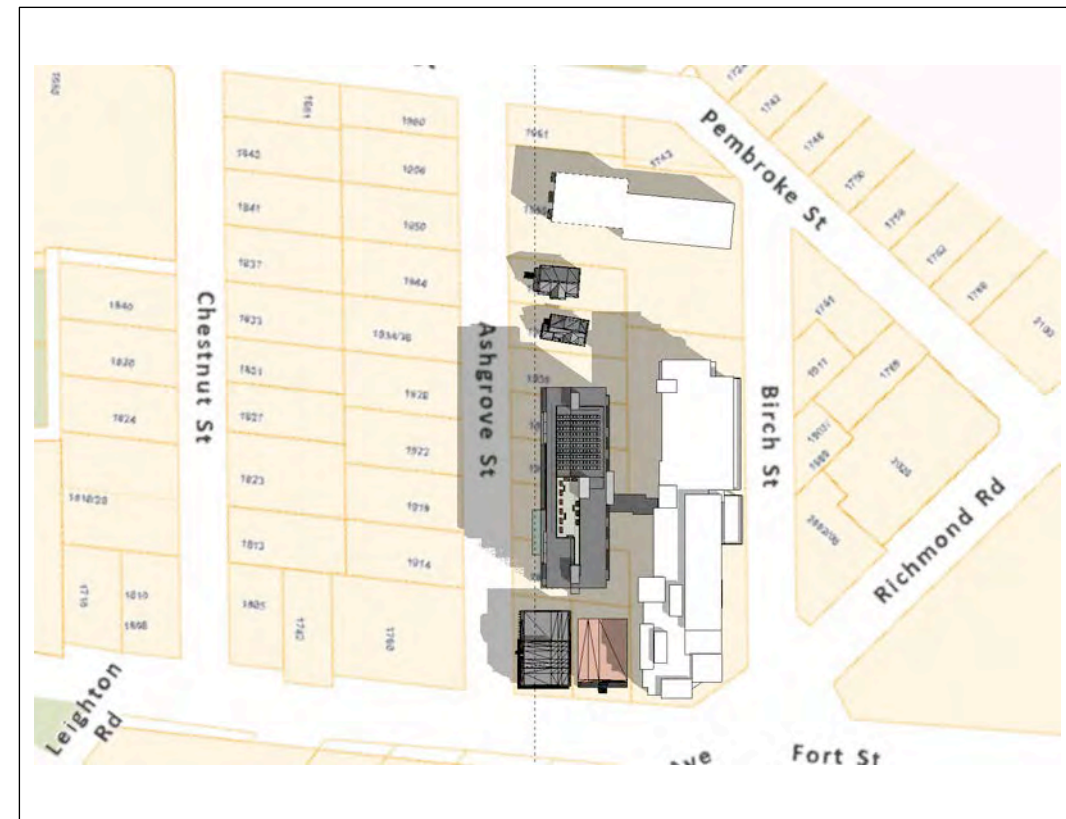
JUNE 21 - 11:00



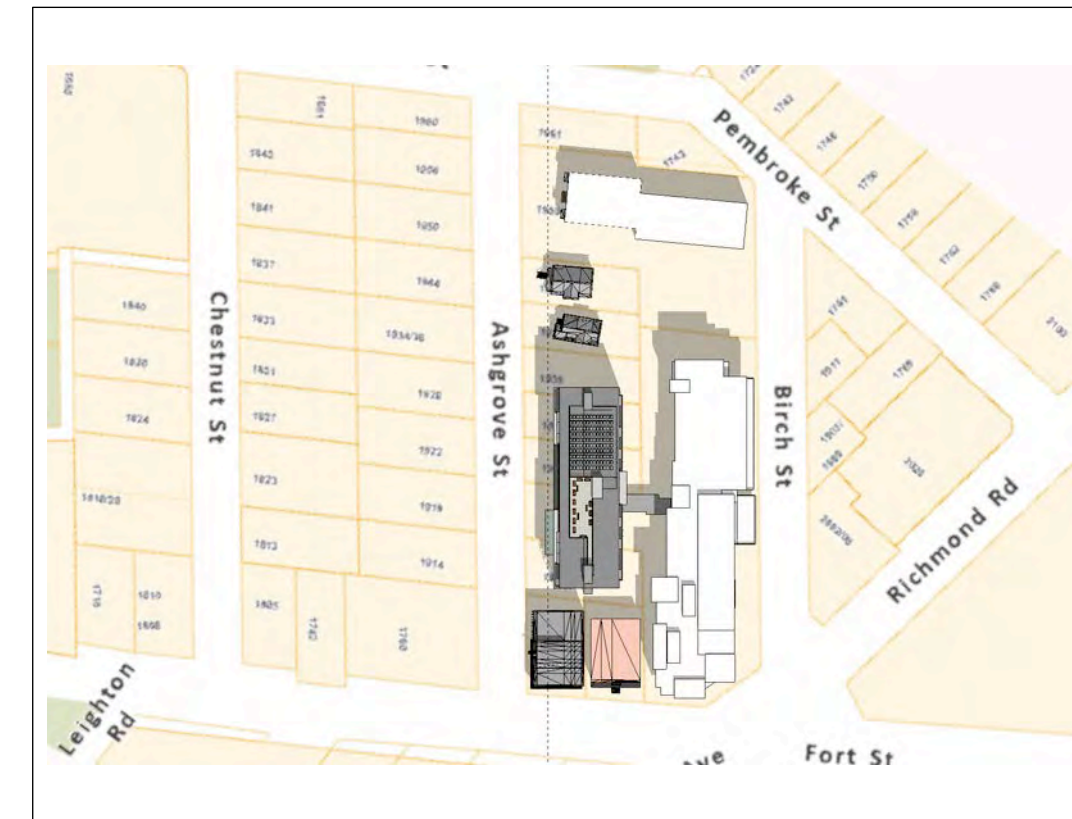
JUNE 21 - 14:00



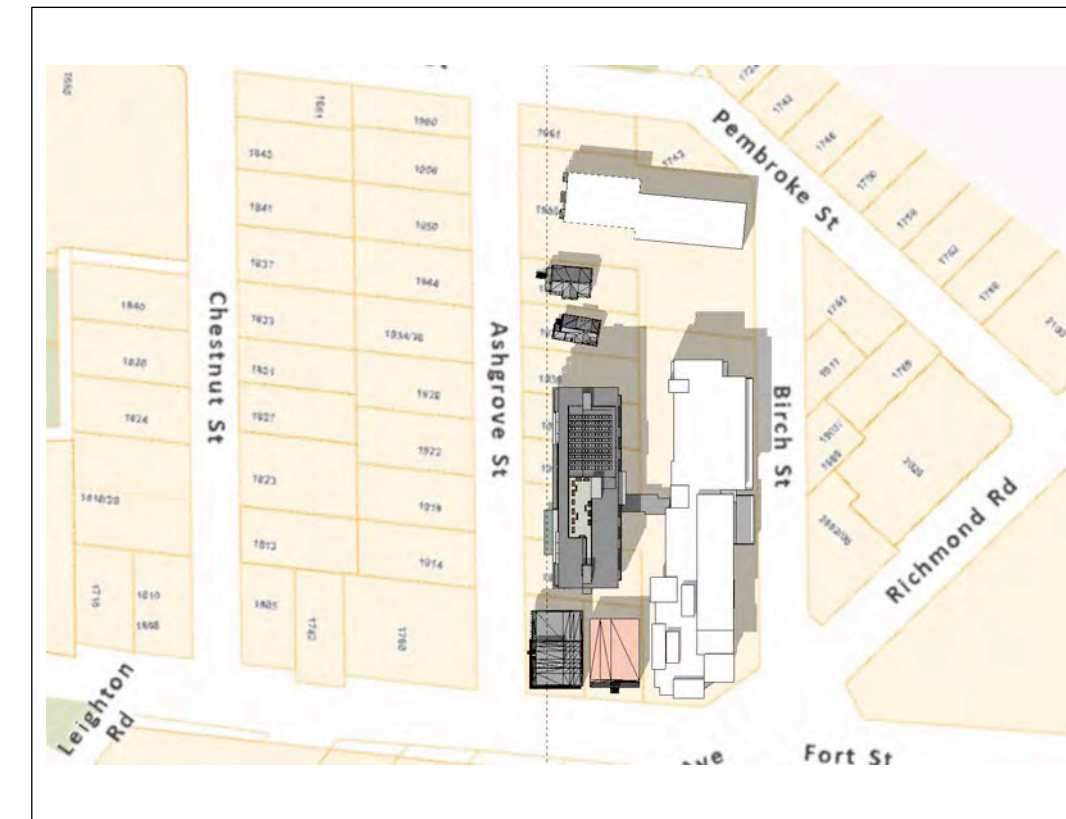
JUNE 21 - 17:00



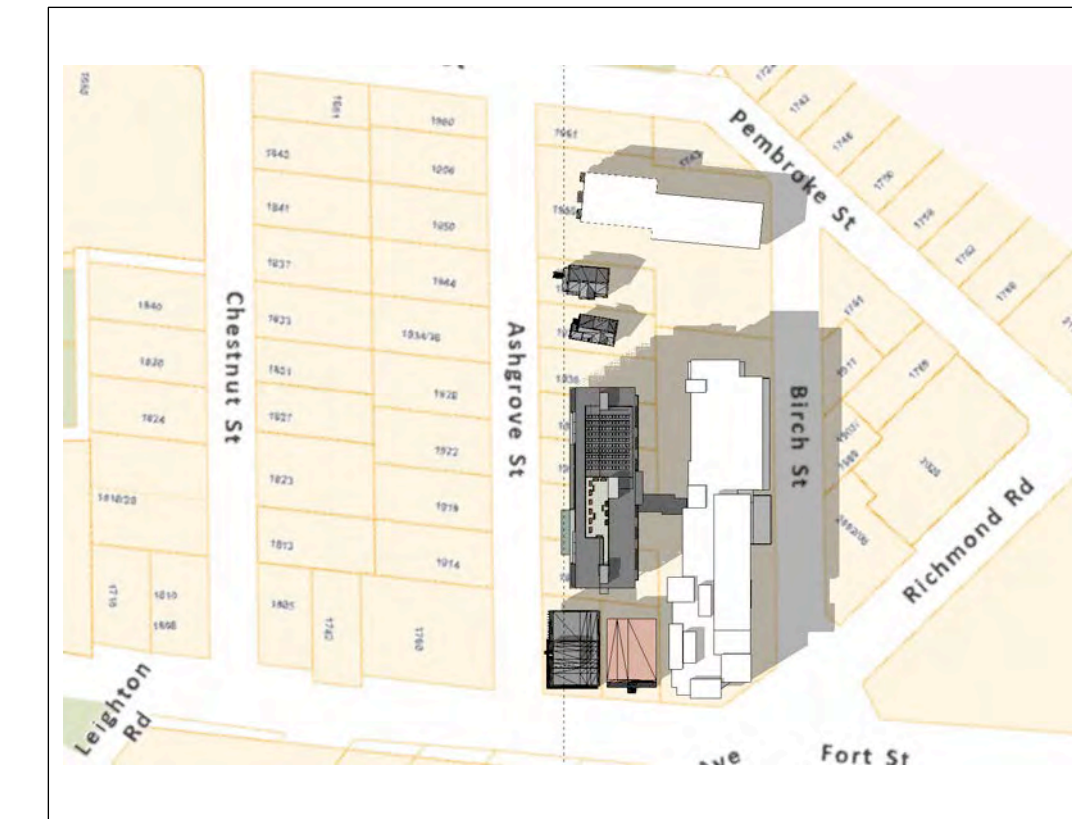
SEPTEMBER 23 - 09:00



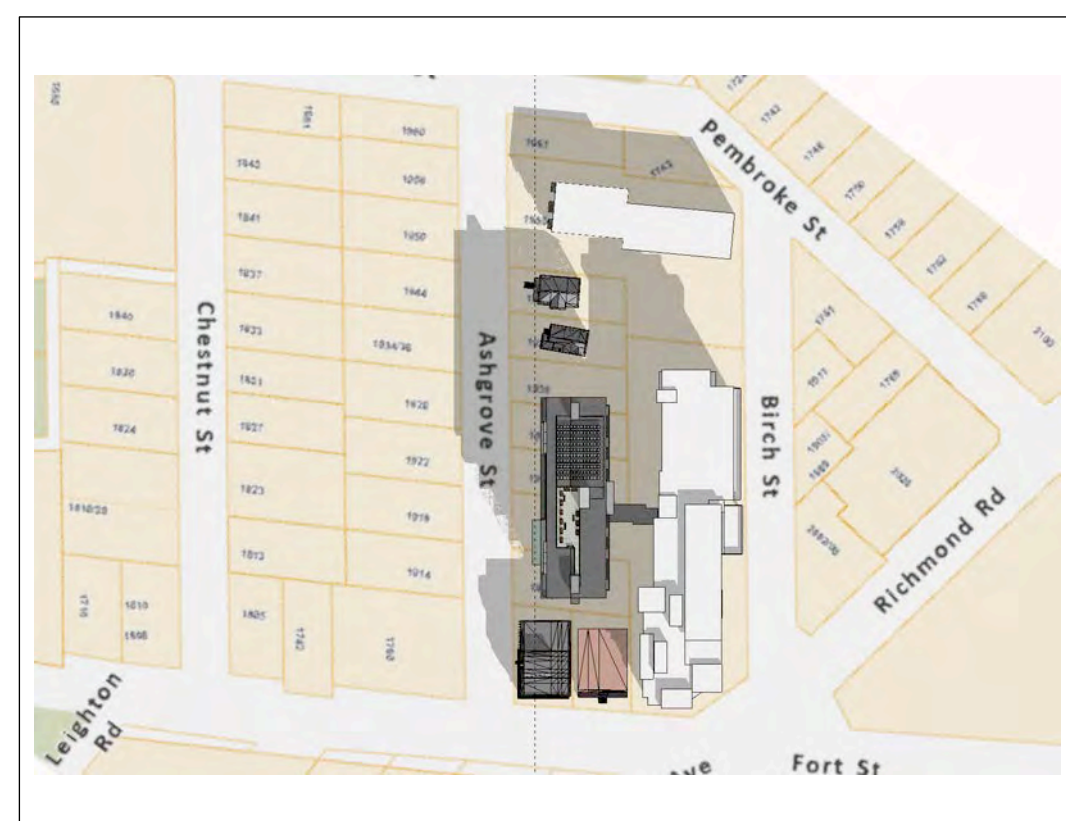
SEPTEMBER 23 - 11:00



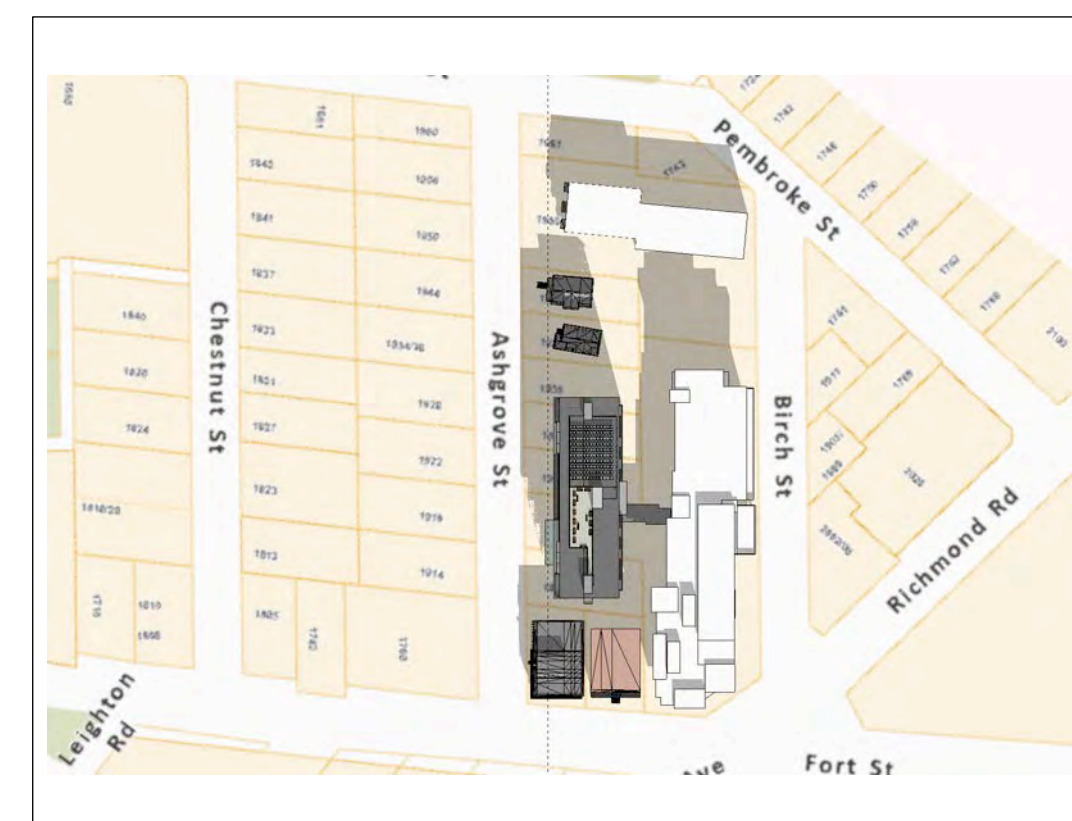
SEPTEMBER 23 - 13:00



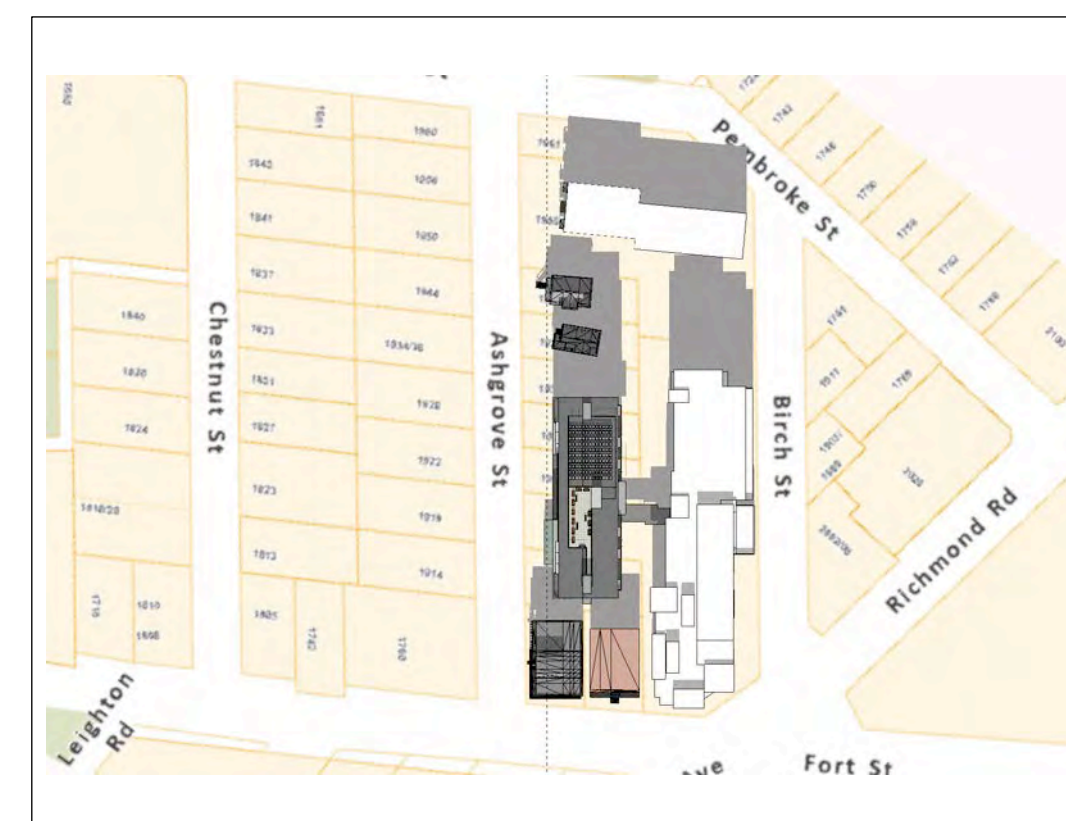
SEPTEMBER 23 - 15:00



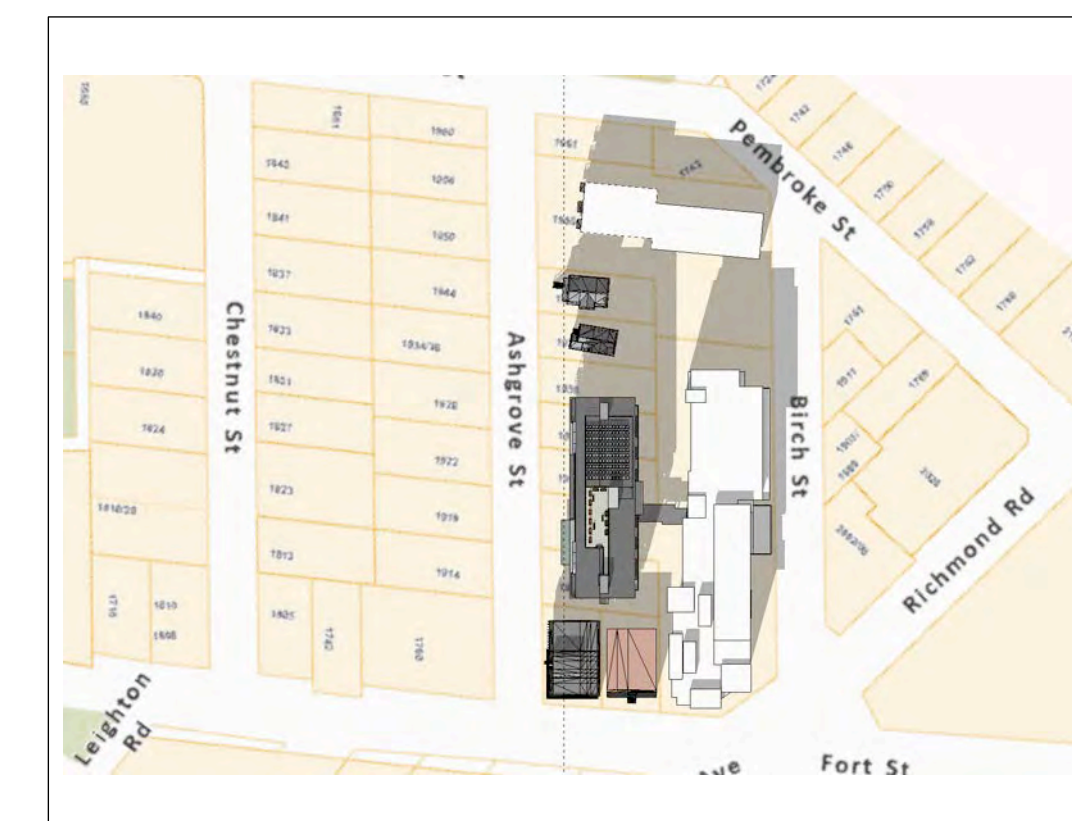
DECEMBER 21 - 10:00



DECEMBER 21 - 11:00



DECEMBER 21 - 12:00



DECEMBER 21 - 13:00



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\22036-00-ALL.dwg McElhanney ANS D - 2021-12-08

CONSTRUCTION NOTES

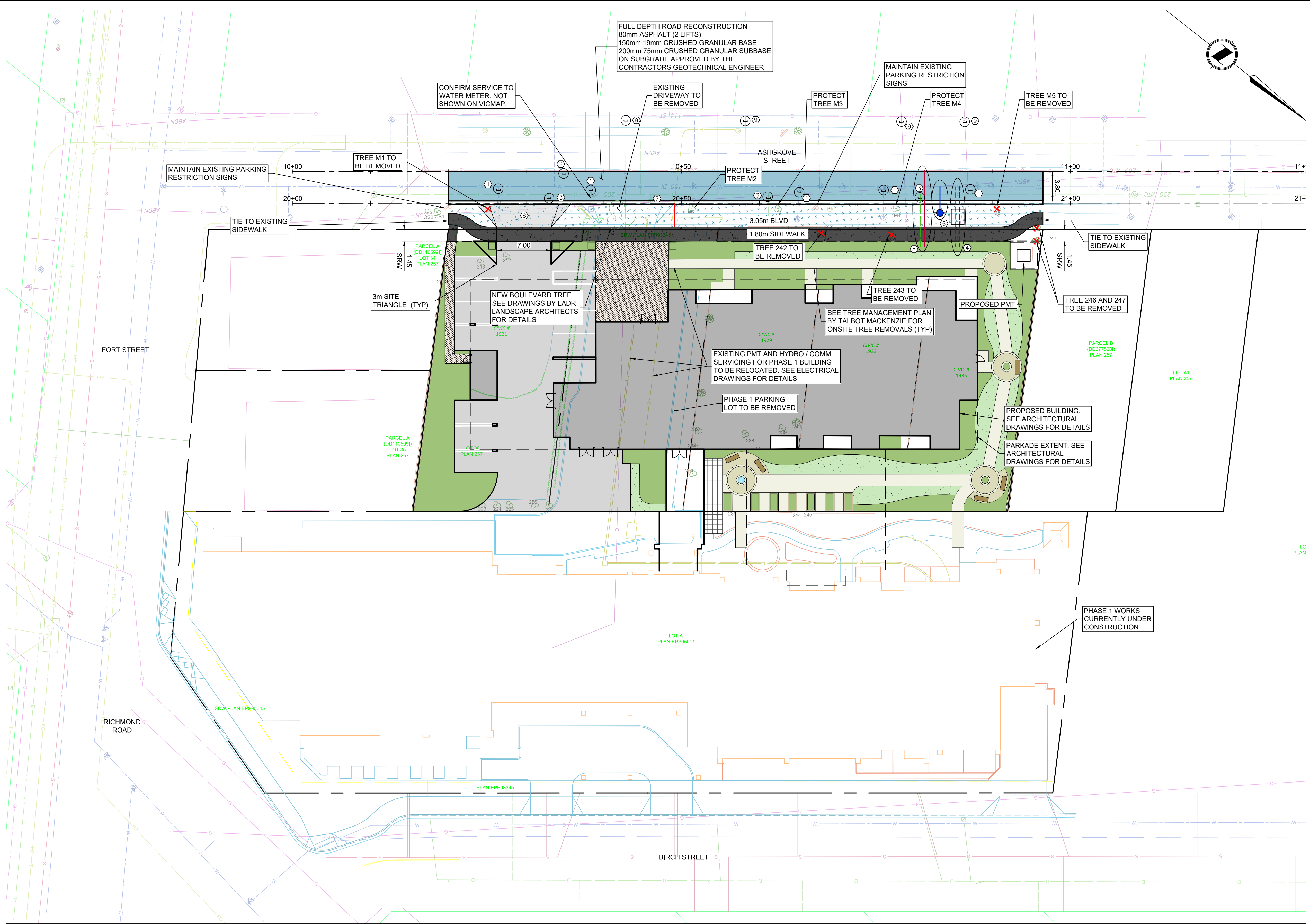
- ① EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ② EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ③ EXISTING STORM SEWER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE
- ④ NEW xØ DOMESTIC 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

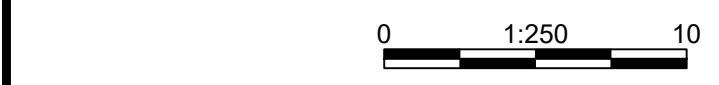


Rev	Date	Description	Drawn	Design	App'd
1	2023-02-22	REVISED FOR DP / REZONING	GP	CD	CD
0	2022-12-09	ISSUED FOR DP / REZONING	GP	CD	CD

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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**

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

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

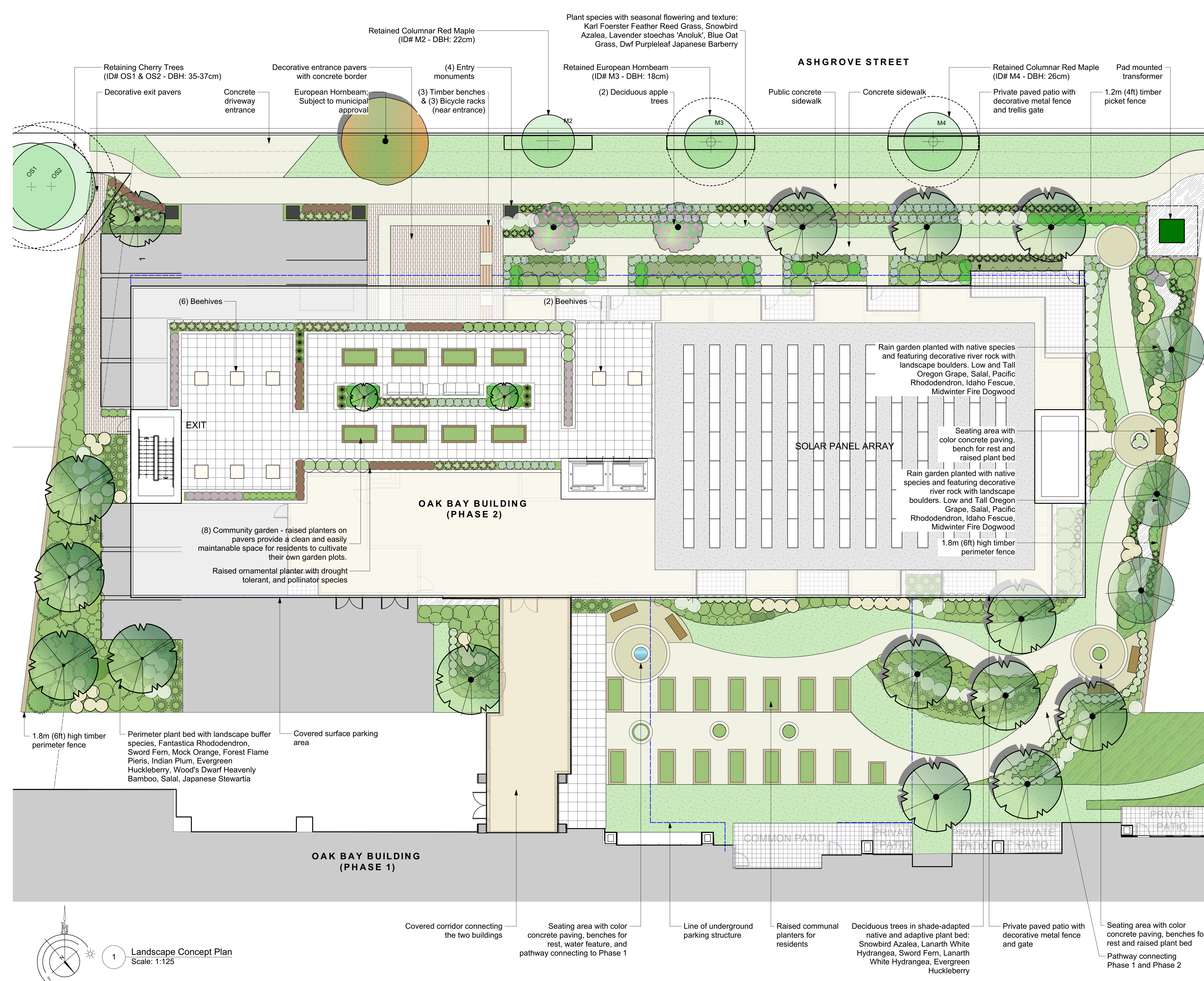
**AMICA JUBILEE HOUSE PHASE 2
CONCEPTUAL SITE SERVICING PLAN**

Drawing No.
22036-DP

Project Number
2241-22036-00

Rev.
1

DESTROY ALL PRINTS BEARING PREVIOUS REVISION



Recommended Nursery Stock

Trees	Quantity	Botanical Name	Common Name	Size
	1	Acer rubrum 'Armstrong' (Med. / 1:1)	Armstrong Maple	6cm cal.
	3	Alnus rubra (Lrg / 1:1)	Red Alder	6cm cal.
	9	Cercidiphyllum japonicum (Med. / 1:1)	Katsura Tree	6cm cal.
	5	Cercis canadensis (Med. / 1:1)	Eastern Redbud	6cm cal.
	2	Cornus x 'Venus' (1:1 Structure)	Venus Cornus	4cm cal.
	2	Malus domestica 'Jonagold' (Sm. / 2:1)	Semi-Dwarf Apple	6cm cal.
	1	Stewartia pseudocamellia (Sm. / 2:1)	Japanese Stewartia	6cm cal.

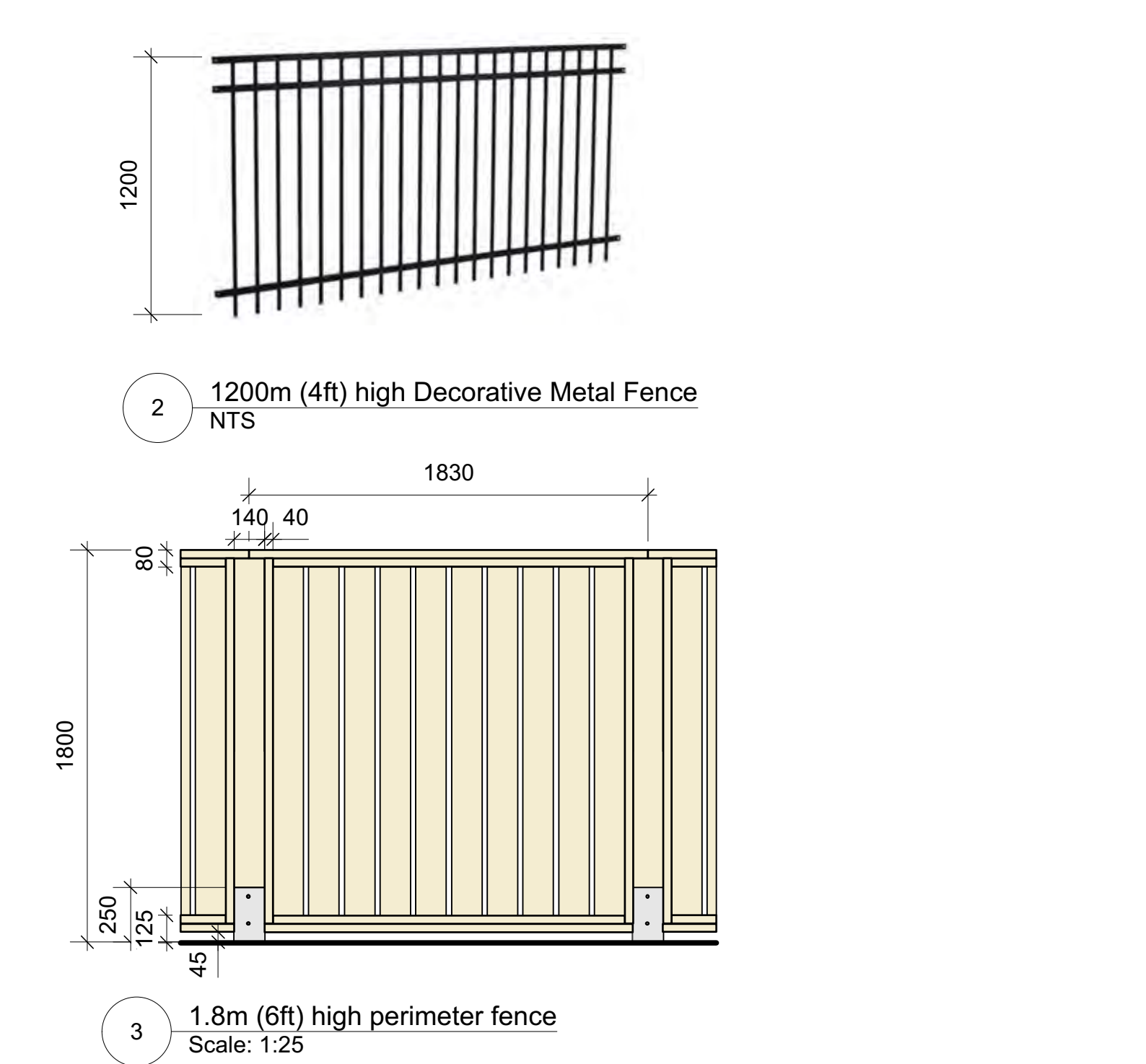
Large Shrubs	Botanical Name	Common Name	Size
Total: 72	Ceanothus thyrsiflorus 'Victoria'	Victoria Ceanothus (California Lilac)	#5 pot
	Choisya ternata	Mexican Orange Blossom	#5 pot
	Cornus sericea 'Flaviramea'	Midwinter Fire Dogwood	#5 pot
	Oemleria cerasiformis	Indian Plum	#5 pot
	Philadelphus lewisii	Mock Orange	#5 pot
	Pieris 'Forest Flame'	Forest Flame Pieris	#5 pot
	Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Medium Shrubs	Botanical Name	Common Name	Size
Total: 150	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
	Mahonia aquifolium	Tall Oregon Grape	#5 pot
	Rhododendron 'Fantastica'	Fantastica Rhododendron	#5 pot
	Rhododendron macrophyllum	Pacific Rhododendron	#5 pot
	Ribes sanguineum	Red Flowering Currant	#5 pot
	Symphoricarpos albus	Snowberry	#5 pot

Small Shrubs	Botanical Name	Common Name	Size
Total: 561	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#1 pot
	Azalea 'Snowbird'	Snowbird Azalea	#1 pot
	Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwf Purpleleaf Japanese Barberry	#1 pot
	Ceanothus 'Blue Sapphire'	Blue Sapphire Ceanothus	#1 pot
	Cistus x argenteus 'Silver Pink'	Silver Pink Rock Rose	#1 pot
	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	#1 pot
	Gaultheria shallon	Salal	#1 pot
	Hebe odora 'New Zealand Gold'	New Zealand Hebe	#1 pot
	Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot
	Lavandula angustifolia 'Munstead'	Munstead English Lavender	#1 pot
	Lavender stoechas 'Anoluk'	Anouk Spanish Lavender	#1 pot
	Mahonia nervosa	Low Oregon Grape	#1 pot
	Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot

Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
Total: 207	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
	Festuca idahoensis	Idaho Fescue	#1 pot
	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
	Perovskia atriplicifolia	Russian Sage	#1 pot
	Phormium tenax 'Tiny Tiger'	Dwarf Variegated New Zealand Flax	#1 pot
	Polystichum munium	Sword Fern	#1 pot
	Stipa tenuissima	Mexican Feather Grass	#1 pot

Notes:
 1. All work to be completed to current CSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



1 Landscape Concept Plan
 Scale: 1:125
 1:125

Landscape Concept Plan - Oak Bay Phase 2

Tuesday, March 7, 2023

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attn: City of Victoria Council

Mayor Alto and Members of Council,

**Re: Jubilee House Seniors Housing - Ashgrove Street
Rezoning and Development Permit Application**

On behalf of our client, Milliken Developments, we are pleased to submit a development application for the proposed seniors housing development that will integrate with the Amica Jubilee House facility at 1900 Richmond Road. Through the process of meeting with city staff and our CALUC meeting on July 19th, 2022, and in subsequent design review meetings with Staff, we have received valuable feedback regarding our proposal and we are pleased to be making this application as we believe it is a realization of the development goals envisioned in the OCP and is a positive addition to the North Jubilee community, and the City as a whole.

Description of Proposal

The site fronts onto Ashgrove Street which is accessed from Fort Street to the west of the Fort and Richmond intersection. The site backs on to the Amica Jubilee House (Richmond) building to the east with two remaining single-family residences and a multi-family apartment building to the North, and an existing commercial office building to the South. Across Ashgrove Street there are single family residences and a multi-family apartment building at the Fort and Ashgrove corner.

The proposed development will add much needed seniors rental apartments to the mix of care and specialized dementia care suites and services provided in the Richmond building, creating an integrated age-in-place facility within the North Jubilee neighbourhood.

The proposed new 6-storey concrete building will provide 88 suites of seniors housing, adding to the 125 suites in the Richmond building. The existing properties along Ashgrove Street are zoned R3-2 and R1-B so a rezoning is required to permit the proposed development. The proposed floor area ratio is 2.32 to 1 and site coverage is 48% making the Phase 2 building a smaller companion to the Phase 1 building under construction.



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Government Policies

The property is designated Urban Residential in the Official Community Plan (2012), which prescribes primarily ground-oriented multi-unit residential. The suggested built form includes low-rise and mid-rise multi-unit buildings up to approximately six storeys. The proposed development is at the maximum range of allowable height and density within the OCP designation which is fitting for a development that is close to major transportation routes, civic infrastructure, shops, medical services, and the downtown core.

We are also proposing to include this site in the emerging *Housing Opportunity Urban Place Designation* that has evolved from the updates to the local area plans in the North Park, Hillside, and Fernwood Neighbourhoods. This designation allows for multi-unit residential in low and mid-rise apartment forms, with a public realm character similar to Urban Residential. At higher densities, Housing Opportunity areas are envisioned to accommodate primarily secured rental housing and provide public benefit, including amenity contributions and on-site, non-market and affordable rental where possible. Additional increased density of approximately 2.5:1 may be considered for projects where substantial public benefit is provided, consistent with the objectives of the OCP and other City policies. This emerging Urban Place Designation indicates a level of understanding and willingness to allow for increased development densities in traditionally less-dense neighbourhoods, as one of many tools required to fix the housing affordability issues in our region.

The proposed development site is within the General DPA 16. In keeping with the intent of DPA-16 the ground floor is dedicated to active, communal spaces that open onto the adjacent streets, encouraging the spilling out of activity in to the surroundings, and the street-facing ground floor units are developed with walkable entrances from a common internal walkway.

Project Benefits and Amenities

The proposed development will provide 88 suites of rental housing for seniors with varying degrees of independence, complementing and joining with the services provided in the Richmond building, and providing a much needed aging-in-place facility for the North Jubilee neighbourhood.

There will be significant improvements to the quality of sidewalks, boulevards, and street trees along the north side of Ashgrove Street. The sidewalk will be completely rebuilt, widened, and shifted inboard from the street within a new SRW creating a new boulevard with street trees and a safer and more comfortable pedestrian street edge. The site has been redesigned to eliminate a proposed porte-cochere driveway access on Ashgrove street and the underground parking structure has been modified to eliminate any underground construction in the front setback along Ashgrove Street, ensuring the long term viability of proposed trees along Ashgrove Street and within the front setback area. The design also incorporates significant stormwater management features with on-site

detention and infiltration gardens unimpeded by underground structures (parking) on the west and north sides of the building in accordance with the principles of the Bowker Creek Initiative.

Need and Demand

The demand for seniors housing, as it is with all forms of housing in Victoria, is extremely high and getting higher every year. Data released by the Canada Mortgage and Housing Corporation (CMHC) in their annual Seniors' Housing Report in 2020 indicated the overall vacancy rate for independent living residences across Metro Victoria and the Gulf Islands was 3.4% in 2020, compared with 5.0% in 2019, which is lower than the provincial average (5.1% in 2020 and 4.2% in 2019). The lack of options for higher end care (dementia & long-term care) throughout Canada is particularly disturbing. According to the Alzheimer Society of Canada:

"The number of Canadians with dementia is rising sharply. As of 2016, there are an estimated 564,000 Canadians living with dementia - plus about 25,000 new cases diagnosed every year. By 2031, that number is expected to rise to 937,000, an increase of 66 per cent. Canada's health-care system is ill-equipped to deal with the staggering costs. As of 2016, the combined health-care system and out-of-pocket caregiver costs are estimated at \$10.4 billion per year. By 2031, this figure is expected to increase by 60 per cent, to \$16.6 billion. Roughly 56,000 Canadians with dementia are being cared for in hospitals, even though this is not an ideal location for care."

- <http://alzheimer.ca/en/Home/Get-involved/Advocacy/Latest-info-stats>

The proposed development will provide a continuum of care within North Jubilee; the Richmond building is the key component with the more complex care and service spaces provided, with the Ashgrove building providing a transitional housing option for those residents seeking more independent living with access to services and amenities as desired. As part of the commitment to addressing this need on a long-term basis the Developer is willing to secure rental tenure on the building for it's entire life.

Neighbourhood

The existing neighbourhood is a mix of residential, commercial, and institutional uses with a combination of single-family and multi-family residential buildings on secondary streets and commercial uses on the primary arterial roads. The proposed development consolidates a mix of residential-zoned sites and the existing surface parking and loading access driveway for the Richmond Road building into a consolidated development that includes the new building and the Richmond Road building into a single property.

The existing stock of older multi-unit apartment buildings in the neighbourhood reflect the time of their development as they are generally 3 or 4 storey buildings with surface and under-building parking, developed in the mid-to-late 1900's. The proposed development



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www.dhk.ca

is reflective of the development goals and population parameters contained within the OCP and seeks to maximize the potential for development on the land in an area where the existing transportation, social services, and City infrastructure already exist and can support increased development density.

Impacts

The proposed development is a change from the existing form and character of development along Ashgrove Street. The following steps have been taken to mitigate the impacts on adjacent properties:

1. The setbacks to Ashgrove Street and the residential property to the north have been maximized to mitigate overlook and shadowing concerns. The setbacks to the east and south (commercial) have been reduced.
2. The units facing north to the adjacent residential property have secondary windows (bedroom / den) and clearstory windows in living areas facing the adjacent property to minimize overlook concerns.
3. The top floor is set-back from the lower floors to reduce the overall massing of the building.
4. The primary (west) elevation facing Ashgrove Street has articulation, changes in colour and materials, and additional exterior features that visually break-up the building into smaller segments.
5. The ground-floor units facing Ashgrove have individual entrances from the internal walkway to give them an enhanced street presence.
6. Access to the expanded underground parking will remain as-is (from Birch Street) - no additional traffic on Ashgrove Street - and the surface parking and loading access from Ashgrove is also the same as already approved in the Phase 1 development.

The ground-oriented units are further expressed on the site with usable patios framed with ornamental planting. The landscape treatments are carried around the entire development with internal walkways and sitting areas interspersed with planted areas and lawn. Additional resident garden beds, walking paths, and seating areas are proposed in the shared landscaped area between the two buildings and a new amenity area with plantings, beekeeping hives, and seating areas proposed for the rooftop of Phase 2.

Design and Development Permit Guidelines

The proposed design is a contemporary expression of a mid-rise residential apartment building. In response to the City of Victoria's *Design Guidelines for Multi-Unit Residential, Commercial and Industrial*, and to integrate well with the Richmond Road building, the proposed development offers the following design features:



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- A contemporary design and distinctive massing with high quality, durable materials that will weather gracefully over time.
- An articulated architectural form with materials and colours that integrate with the Richmond Road building.
- Implementation of a widened sidewalk and boulevard with street trees to expand Ashgrove Street.
- A residential use that is in high demand and a positive contribution to the community.
- Relief in overall massing by stepping-back the upper floor.
- Strong interface with the street through significant landscaping
- Strong entry feature with covered seating and pick-up / drop-off parking.
- Residential entrances to suites at ground level.
- Interior spaces available for use by the community (bistro / private lounge).
- Rooftop amenity space for residents with raised planters and beekeeping hives.
- Rooftop solar panels to provide significant energy savings and GHG reductions.

Safety and security

The implementation of Crime Prevention Through Environmental Design (CPTED) principals is multi-disciplinary approach to promoting community safety through the thoughtful and meaningful design of the environment. CPTED principles will be utilized throughout the site design and landscaping to ensure there are no negative effects or increased opportunities for nefarious activities as a result of the proposed development. Ground-oriented suites and visually open common areas and entrances will ensure a high degree of street and side yard overlook and territorial ownership is maintained.

Transportation

The proposed development is a licensed seniors residence, which offers significantly reduced parking and traffic requirements compared to other multi-family developments and the site is well served by major bus routes. The underground parkade is accessed using the existing ramp from Birch Street. The parking provided for the proposed development exceeds the requirements in Schedule C. A traffic demand management study has been completed and is included in the development submission package for Staff review.

Green Building Features

With the evolving adoption timelines for the BC Energy Step Code, the applicant team is acutely aware of environmental considerations, and is anticipating a Step 2 compliant

building. While precise design detailing is not fully determined, our team is committed to reviewing all aspects of sustainability and providing building systems in line with industry best practices. Sustainable items will include:

- Photovoltaic panels on the roof
- Increased mechanical and electrical efficiencies
- Increased building envelope systems and thermal performance
- Acoustic isolation measures for HVAC equipment
- Design for changes in local climate
- Waste water reduction
- Storm water retention
- Low-water intensity native plantings
- Diversion of construction waste from landfill

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Infrastructure

While the detailed design of the building and tie-ins to the existing infrastructure have not yet been calculated, our preliminary review of the utilities indicates sufficient service to accommodate the proposed development. These calculations will be confirmed through the design process.

The proposed development is accommodating the City's required Statutory Rights-of-Ways (SRW's) along Ashgrove street to permit sidewalk relocation and introduction of a boulevard with street trees.

We are excited about our proposed development and look forward to working with the City to ensure this project is a successful addition to the North Jubilee neighbourhood.

Sincerely,



Charles Kierulf architect AIEC MRAIC
dHKarchitects