Amica Proposal

THE TRUTH BEHIND THE SUPER LUXURY HEIGHT

OPPOSING the **SUPER LUXURY** HEIGHT of 85 to 100 feet tall

- Seniors housing Good!
- 200+ units Good!
- ► 6 -storey Good!
- More tax revenue Good!
- More jobs Good!
- Super luxury height NOT ACCEPTABLE!!!!
 - Signed petition by over <u>250 neighbors opposing</u> the height.
 - ► KNOW THE TRUTH BEORE COUNCIL MAKES A DECISION!!

Where is the Extra Height?

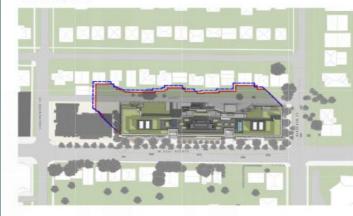
	Amica	Normal Seniors Building	Secured Rental Policy	Neighbor Property
Feet Tall	85 Feet to 100 Feet	66 Feet	65 Feet	69 Feet
100				
95	Amenity Floor			
90				
85				
80				
75				
70				
65				
60				
55				
50	Amica Building	Normal Luxury Seniors	Secured Rental Policy	Property adjacent to
45	6 - Storey	Building	6 - Storey	Amica building
40		6 Storey		6 - Storey Streamlined Rental Policy
35				
30				
25				
20				
15				
10				
5				

Destroying Livability – Excessive Shadow!

10:00 AM

10:00 AM

SPRING EQUINOX





12:00 PM









2:00 PM



12:00 PM

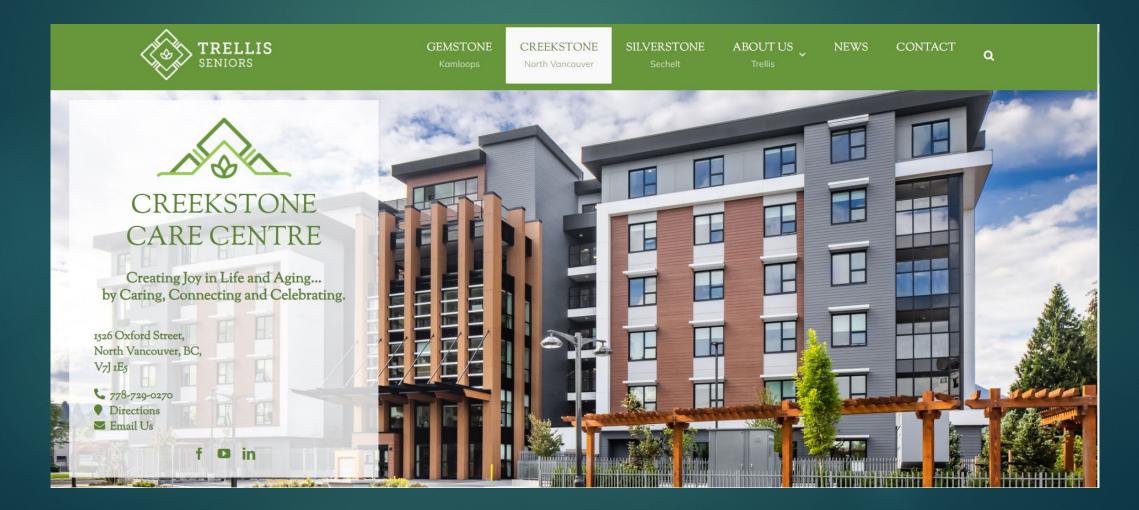
Truth on Height - Senior Care Homes.

- ► IT IS NOT FOR MECHANICAL AND AIR HANDLING EQUIPMENT
 - ▶ This is not the truth.
 - Spoke to Mechanical Engineer @ Building Energy Solutions Ltd.
 - Spoke to Architect @ Wheeler Crawford & Sons
 - Amica senior care building is 14 feet high slab to slab.
 - Regular senior care building is 11 feet high slab to slab.
 - Amica wants 10 to 13 feet finished ceiling height.
 - Regular building is 8 to 10 feet finished ceiling height.

The real reason is **OPULENCE**.

- ► The reason is **LUXURY**.
- Luxury means HIGH RENTS (\$15,000 to \$20,000 a month) to Seniors.

Creekstone Care Centre – opened 2021 complex & memory care.



Amica JubileeVictoria – Opened Dec 2023. 6 – Storey. Luxury. 72 feet High



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 VICTORIDA DISTRICT PLAN 257 PARCELA (DE SCISH) OF IS 35 AND 46 SECTION 76 VICTORIA DISTRICT STRATA LOTS AAND B SECTION 76 VICTORIA DISTRICT FLAN VIS PARCELA (DD 41125) LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257
LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

REGISTERED OWNER Amica Oak Bay Inc.

Suite 500, 3960 Quadra Stro

3-864 Queens Avenue

3200-20 Queen Street Toronto, ON M5H 3R3 ARCHITECT de Hoog & Kierulf archite

977 Fort Street Victoria BC VEV 3K3

McElhanney

VBX 4A3

LADR

Victoria, B.C. VBT 1M5

	604-761-5939 dmilliken@millikendevelopments.com		
octs	Mr. Charles Kierulf Architect AIBC MRAIC 250-658-3367		

email: crk@dhk.ca

CIVIL ENGINEER

Mr. Colin Davis tol: 250-370-9221

email: cdavis@mcelhannev.com

LANDSCAPE ARCHITECT Mr. Chris Windlack tel: 250-598-0105

email: cwindjack@ladria.ca

SITE INFORMATION BASED ON DRAWINGS PREPARED BY

1834C Oak Bay Ave #138 Victoria, BC VBR 0A4 File: 1332-06

LIST OF DRAWINGS

Architectural

Cover Sheet Project Data 0.0A Parkade Plan A2.1 Main Floor Plan L2 to L5 Plan L6 PLan A3.0 Elevations A3.1 A4 0 Building Sections

A5.0 Model Views

A6.0 A6.1

Civil

Landscape Rezoning Plan

LAND USE BYLAW SUMMARY

BUILDING DESCRIPTION: SIX STOREY SENIOR HOUSING BUILDING USES: RESIDENTIAL UNITS TONE R3-2, R1-B, C1-R

AVERAGE GRADE:

23.88 m Geodetic (see A1.0) EIGHT OF BUILDING

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

UMBER OF STOREYS: 6 STOREYS

BUILDING CODE SUMMARY

REFERENCED DOCUMENT : BRITISH COLUMBIA BUILDING CODE 2018 - PART 3 MAJOR OCCUPANCY CLASSIFICATION + RESIDENTIAL - GROUP C PARKADE - GROUP F3

Original Submission **Received Date** otember 27, 20

Street Context Elevations

Shadow Studies - Summer Solstice

22036-DP Conceptual Site Servicing PLan

Landscape

Ms. Michelle Blak tel: 250-412-3513

Shadow Studies - Autumnal Equino: Shadow Studies - Winter Solstice

Amica Victoria – Luxury. 6 Storey. 73 feet Tall. \$15,000 a month.



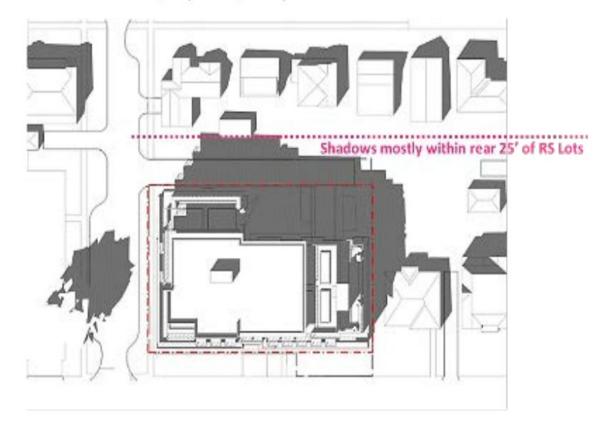
For a single occupant at this luxury retirement complex, it can cost up to \$15,000 a month to call this place home. The residence is opening its doors to Victoria's senior population on Dec. 10.

Impact of Reduced Shadow from Lower Height – 6 Storey – Next Door



Figure 4: Collingwood Street (West) Elevation

Shadows for 2:00 pm (Fall Equinox)



Policy framework is vague on Height – Amica takes advantage

- Vancouver Plan Neighborhood Centre:
 - "Maintain <u>lower</u> building heights (up to 6 storeys).
 - Create new housing opportunities for low and moderate-income households.
- ▶ Interim Rezoning Policy For Seniors Housing "Low-rise (**typical** 4 to 6 storeys)"
- Secured Rental Policy "supports up to six-storey where the residential component includes a minimum of 20% permanently secured below-market rental or 100% social housing. Maximum height is 65 feet in height.
- Bill 47 Housing Statutes on Transit-Oriented Development (TOD) Areas City staff reviewing legislation. Legislation "prohibits Council from <u>refusing an application</u> on the basis of the prescribed heights and densities." <u>It does NOT allow unreasonable height</u>. <u>8 storey would be 88 feet tall, not 100 feet.</u>
- ► CONCLUSION: POLICY FRAMEWORK REQUIRES REASONABLE HEIGHT.

SOLUTION – win for all

- ▶ The extra height for luxury is unjustified and unreasonable.
- SAME UNITS OF SENIORS HOUSING CAN BE ACHIEVED WITHOUT THE EXTRA HEIGHT.
- Reduce the Height from 85 feet to 72 feet. Drop 2 feet each floor.
- Keep Same Unit Count.
- ► Still 6 Storey
- Amica still gets a luxury (NOT SUPER LUXURY) building
- City gets more housing (More Affordable).
- Neighbors' livability maintained.

EVERYONE WINS!