



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 250 neighbors opposing the height.
 - ▶ KNOW THE TRUTH BEFORE COUNCIL MAKES A DECISION!!

Where is the Extra Height?

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

Destroying Livability – Excessive Shadow!

SPRING EQUINOX



10:00 AM



12:00 PM



2:00 PM

FALL EQUINOX



10:00 AM



12:00 PM



2:00 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.



GEMSTONE
Kamloops

CREEKSTONE
North Vancouver

SILVERSTONE
Sechelt

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NEWS

CONTACT



CREEKSTONE CARE CENTRE

Creating Joy in Life and Aging...
by Caring, Connecting and Celebrating.

1526 Oxford Street,
North Vancouver, BC,
V7J 1E5

778-729-0270

Directions

Email Us



Amica Jubilee Victoria – 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 82034) OF LOTS 39 AND 40 SECTION 76 VICTORIA DISTRICT PLAN 257
 • STRATA LOTS A AND B SECTION 76 VICTORIA DISTRICT STRATA PLAN V195007
 • PARCEL A (DD 41125) LOT 38 SECTION 76 VICTORIA DISTRICT PLAN 257
 • LOT 36 SECTION 76 VICTORIA DISTRICT PLAN 257

REGISTERED OWNER

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ARCHITECT
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Mr. Chris Windjack

SITE INFORMATION BASED ON DRAWINGS PREPARED BY

Polaris Land Surveying
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Victoria, BC
V8R 0A4
File: 1332-06
tel: 250-412-3513
Ms. Michelle Blake

LIST OF DRAWINGS

- Architectural**
- A0.0 Cover Sheet
 - A1.0 Project Data
 - A2.0 Parkade Plan
 - A2.1 Main Floor Plan
 - A2.2 L2 to L5 Plan
 - A2.3 L6 Plan
 - A3.0 Elevations
 - A3.1 Street Context Elevations
 - A4.0 Building Sections
 - A5.0 Model Views
 - A6.0 Shadow Studies - Summer Solstice
 - A6.1 Shadow Studies - Autumnal Equinox
 - A6.2 Shadow Studies - Winter Solstice

Civil
22036-DP Conceptual Site Servicing Plan

Landscape
L1 Landscape Rezoning Plan



LAND USE BYLAW SUMMARY

BUILDING DESCRIPTION: SIX STOREY SENIOR HOUSING BUILDING

USES: RESIDENTIAL UNITS

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

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

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

NUMBER 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

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

VICTORIA NEWS

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Retire in luxury at Victoria's newest senior residence

The complex has amenities including a movie theater, hair salon, games room, and fitness studio

Ella Matte
Dec 7, 2023 5:15 AM



6 / 6 The kraft kitchen at the Jubilee House (2/2) (Ella Matte/News Staff)

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 lower 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 refusing an application on the basis of the prescribed heights and densities.” It does NOT allow unreasonable height. 8 storey would be 88 feet tall, not 100 feet.
- ▶ **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!