

# AMICA AT SOMERSET HOUSE

## ISSUED FOR DEVELOPMENT VARIANCE PERMIT

### ATTACHMENT C

Christine Lintott Architects Inc.



Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5  
 Telephone: 250-384-1969  
 www.lintottarchitect.ca



FLOOR AREA			
Existing Area	Level 1	2590.25 m <sup>2</sup>	
Existing Area	Level 2	2619.61 m <sup>2</sup>	
Existing Area	Level 3	2593.42 m <sup>2</sup>	
Existing Area	Level 4	2593.42 m <sup>2</sup>	
		10496.72 m <sup>2</sup>	

Proposed Area	Level 1	40.94 m <sup>2</sup>	
		40.94 m <sup>2</sup>	
Total Proposed Area		10447.66 m <sup>2</sup>	

Floor Area Ratio: 10447.66 / 6664 = 1.57 (1.6:1 Allowable)

**FLOOR AREA:**  
 CALCULATED TO INSIDE FACE OF EXTERIOR WALLS. DOES NOT INCLUDE BALCONIES OR LANDSCAPE AREAS/PATIOES

#### Project Information & Zoning Outline

PROJECT DESCRIPTION			
NAME	ALSO KNOWN AS		
PROJECT DESCRIPTION	THIS PROJECT CONSISTS OF AN ADDITION TO THE REAR OF THE BUILDING TO PROVIDE AN ENCLOSED WALKWAY BETWEEN THE EXISTING KITCHEN, ENGLISH PUB AND FREEDOM LOUNGE AMBITES.		
AUTHORITY HAVING JURISDICTION	CITY OF VICTORIA, BC		
CIVIC ADDRESS	340 DALLAS ROAD, VICTORIA, BRITISH COLUMBIA		
PID	010-309-806		
LEGAL DESCRIPTION	LOT A, PLAN 46654, SECTION 8 BY VICTORIA		
ZONING OUTLINE			
ZONING DISTRICT	RS-2 MULTIPLE DWELLING DISTRICT	BY-LAW	
		ZONING REGULATION BY-LAW 80-159 (PART 2.3)	
SITE AREA (m <sup>2</sup> )	920 MINIMUM 6664 ACTUAL	3.3.9	
TOTAL FLOOR AREA (m <sup>2</sup> )	10496.72 EXISTING 10447.61 PROPOSED	3.3.9	
FLOOR AREA RATIO	1.141 MAXIMUM 1.561 PROPOSED	3.3.1(2)	
LOT COVERAGE (%)	40 MAXIMUM 48.2 VARIANCE	3.3.4(2)	
SETBACKS (m)	3.050 REQUIRED 3.044 EXISTING (NO CHANGE)	3.3.10, 3.3.12	
	6.60 REQUIRED 6.44 EXISTING (NO CHANGE)		
	6.60 REQUIRED 6.44 EXISTING (NO CHANGE)		
	6.60 REQUIRED 6.44 EXISTING (NO CHANGE)		
HEIGHT (m)	12.4 AVERAGE NATURAL GRAIN 18.1 MAXIMUM 13.2 EXISTING (NO CHANGE)	3.3.3	
SIDEWAYS	66 MAXIMUM 4 EXISTING (NO CHANGE)	3.3	
OPEN SITE SPACE (%)	2442.21 MINIMUM 46.7 VARIANCE	3.3.4(2), 3.3.6	
PARKING OUTLINE			
REQUIRES SPACES	ASSISTED LIVING FACILITY AS PER SPACE UNIT FOR RESIDENTS	1.3.1	
	40 REQUIRED - EXISTING (NO CHANGE)	CALCULATIONS BASED ON 235 SPACES	
	ASSISTED LIVING FACILITY AS PER SPACE UNIT FOR VISITORS		
	28 REQUIRED - EXISTING (NO CHANGE)		
	ADJACENT PARKING SPACES	54 EXISTING (NO CHANGE)	
ACCESSIBLE STALLS	60 REQUIRED - EXISTING (NO CHANGE)	PER NBC	
ADULETS (m)	17200 MINIMUM 0 EXISTING (NO CHANGE)	2.2 (4b)(iv), (2)	
	ACCESS TRUCK WAY*	PER PROVIC PLAN 70 DRIVE AWAY	
	7.0 REQUIRED - EXISTING (NO CHANGE)		
BICYCLE PARKING	LONG TERM 1 SPACE/20 UNITS	S.I.	
	1 MINIMUM - EXISTING (NO CHANGE)		
	SHORT TERM 1 SPACE/20 UNITS		
	2 MINIMUM - EXISTING (NO CHANGE)		
RESIDENTIAL USE DETAILS			
TOTAL NUMBER OF UNITS	138 EXISTING 138 EXISTING (NO CHANGE)		
UNIT TYPES			
	2 EXISTING 2 EXISTING (NO CHANGE)		
	110 EXISTING 110 EXISTING (NO CHANGE)		
	26 EXISTING 26 EXISTING (NO CHANGE)		
GROUND ORIENTATED UNITS	18 EXISTING 18 EXISTING (NO CHANGE)		
MIN. UNIT FLOOR AREA (m <sup>2</sup> )	80.00 EXISTING 80.00 EXISTING (NO CHANGE)		
TOTAL RESIDENTIAL FLOOR AREA (m <sup>2</sup> )	66667 EXISTING 66667 EXISTING (NO CHANGE)		

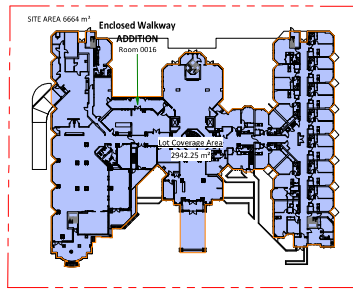
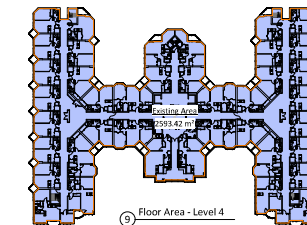
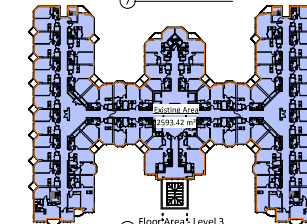
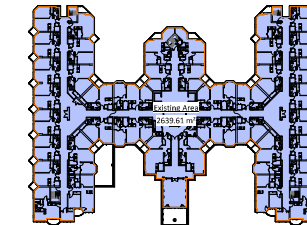
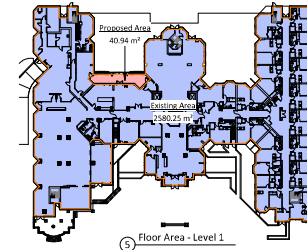


#### GENERAL NOTES:

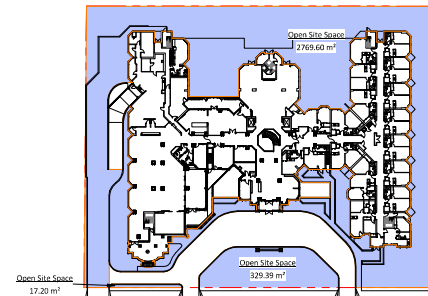
- NO RECORDS OF EXISTING FIRE RATINGS WERE AVAILABLE FOR THIS BUILDING. ANY PARTITIONS THAT ARE DISTURBED DURING CONSTRUCTION WHICH ARE REQUIRED TO HAVE FIRE RATINGS PER BCRC 2018 WILL BE TREATED AS RATED ASSEMBLIES. ALL PENETRATIONS ARE TO BE FIRE STOPPED PER BCRC 2018.
- FIRE EXTINGUISHERS ARE TO BE ADDED OR REPLACED AS NEEDED TO MEET THE REQUIREMENTS OF NFPA 10.
- CONTRACTOR TO ENSURE THAT RESIDENT SAFETY AND REQUIRED EXIT ROUTES ARE MAINTAINED DURING CONSTRUCTION.
- NO SPECIFIC LANDSCAPE UPGRADES ARE INCLUDED IN THE SCOPE OF WORK.

#### SHEET LIST

SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
A0.02	PROPOSED SITE PLAN
A0.03	SURVEY PLAN
A1.00	BASEMENT - PROPOSED FLOOR PLAN
A1.01	LEVEL 1 - PROPOSED FLOOR PLAN
A1.02	LEVEL 2 - PROPOSED FLOOR PLAN
A1.03	LEVEL 3 - PROPOSED FLOOR PLAN
A1.04	LEVEL 4 - PROPOSED FLOOR PLAN
A2.00	ENCLOSED WALKWAY ADDITION
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS



3 Site Coverage - Level 1 (Proposed)



4 Open Site Space

SITE COVERAGE - THE PERCENTAGE OF THE AREA OF A LOT WHICH IS OCCUPIED BY ANY STRUCTURE. (PER CIVIC ZONING BY-LAW DEFINITIONS)

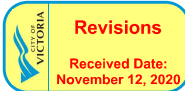
OWNER	ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL	LANDSCAPE	SURVEYOR	GEOTECHNICAL
Amica Senior Lifestyles 930 - 1111 Melville Street Vancouver, B.C. V6E 3V6 (604) 608-6208	Christine Lintott Architect 340 Dallas Road, Victoria, B.C. V8T 1M5 (250) 384-1969	Read Jones Christofferson Ltd. 220 - 645 Yee Road Victoria, B.C. V9A 6X5 (250) 386-7794	Integrat Group 101 - 1019 Wharf Street Victoria, B.C. V8W 2Y9 (250) 418-1288	AES Engineering 300 - 1815 Blanshard Street Victoria, B.C. V8T 5A4 (250) 217-0964	LADR Landscape Architects Inc. 3 - 864 Queens Avenue Victoria, B.C. V8T 1M5 (250) 598-0105	J.E. Anderson & Associates 4212 Glenford Avenue Victoria, BC V8T 1M5 (250) 727-2214	Ryzk Geotechnical 28 Crease Avenue Victoria, BC V8Z 1S3 (250) 475-3131
Contact: Fionna Dutta	Contact: Laurie Aves	Contact: Aaron Post	Contact: Sharon McGeorge	Contact: Jeff Halpenny	Contact: Megan Walker	Contact: Rob Pearlman	Contact: Scott Currie

#### Issue

Issue	Date
Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

#### Revision

No.	Description	Date
1	Open Site Space Revised	Nov. 12, 2020
2	Clarification: Landscape	Nov. 12, 2020



#### Consultant

Amica at Somerset House  
 540 Dallas Road

COVER SHEET

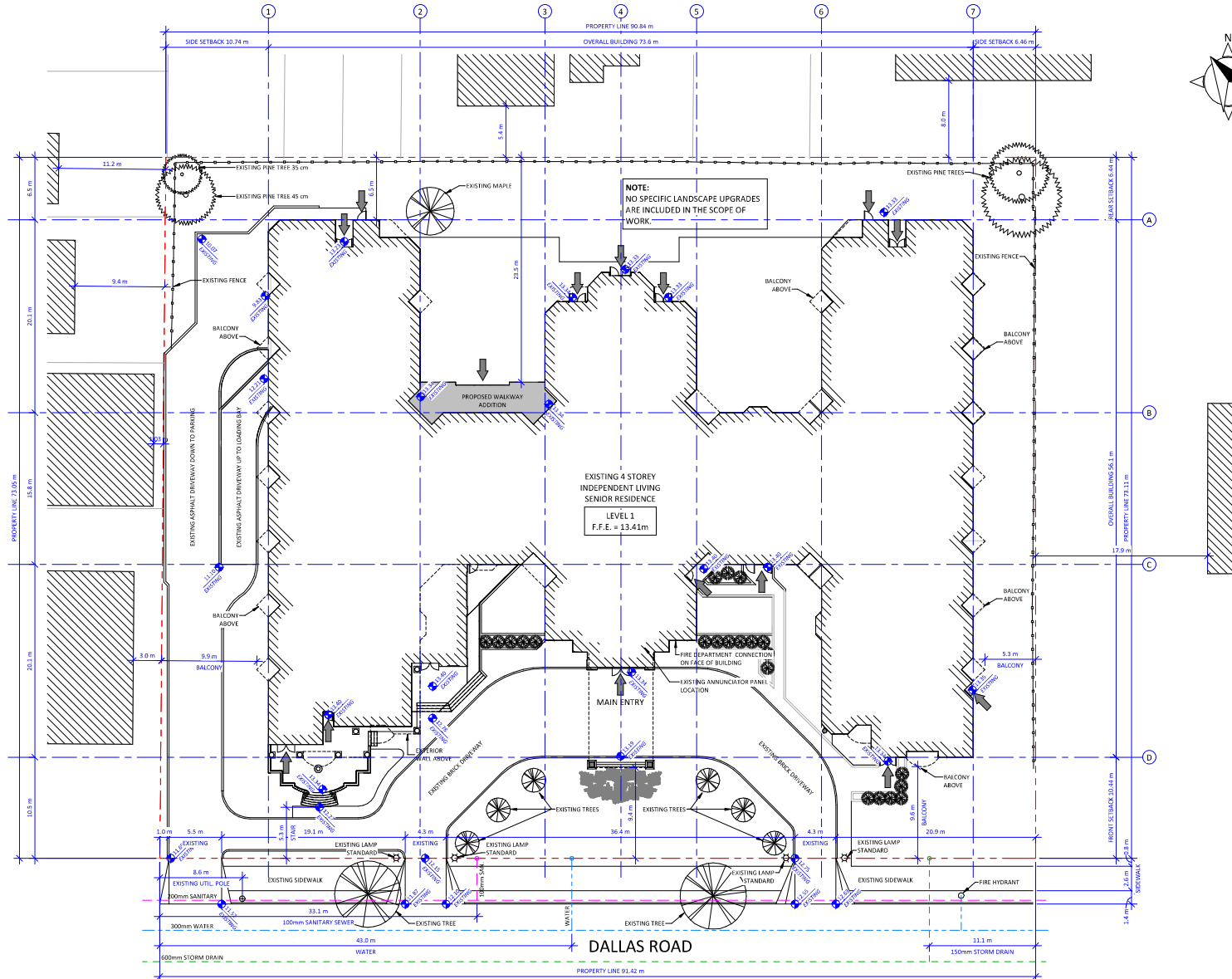
Date: 09/04/18

Drawn by: BH

Checked by: CL

A0.00

Scale: As indicated



1 Site & Landscape Plan - Proposed

Issue	Date
Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

Revision		
No.	Description	Date

Consultant		

**Amica at Somerset House**  
540 Dallas Road

**PROPOSED SITE PLAN**

Date	05/06/19
Drawn by	BH
Checked by	CL

**A0.02**

Scale 1 : 200

Issue	Date
Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

Revision No.	Description	Date

Consultant

**Amica at Somerset House**  
540 Dallas Road

**SURVEY PLAN**

Date	04/10/19
Drawn by	BH
Checked by	CL
<b>A0.03</b>	
Scale	1 : 200

**SITE PLAN**

AMICA SENIOR LIFESTYLES  
LOT A, BECKLEY FARM,  
VICTORIA CITY,  
PLAN 46454

ADDRESS : 540 Dallas Road, Victoria BC  
PROJECT SURVEYOR : RP  
DRAWN BY : LG DATE : May 17/19  
OUR FILE : 31924 REVISION :

J. D. I. S.  
SURVEYORS - ENGINEERS

4812 GRANFORD AVE, VICTORIA, B.C. V8T 4B7  
TEL: 250-727-2214 FAX: 250-727-3389  
EMAIL: info@jdis.com  
VICTORIA-NANAIMO-PARKSALLE-CAMPBELL RIVER



The intended plot size of this plan is 864mm in width by 960mm in height, D size, when printed at a scale of 1:200.

If this plan is used in digital form, J.E. Anderson & Associates will only assume responsibility for information content shown on original unaltered drawing. Lot dimensions are derived from Field Survey.

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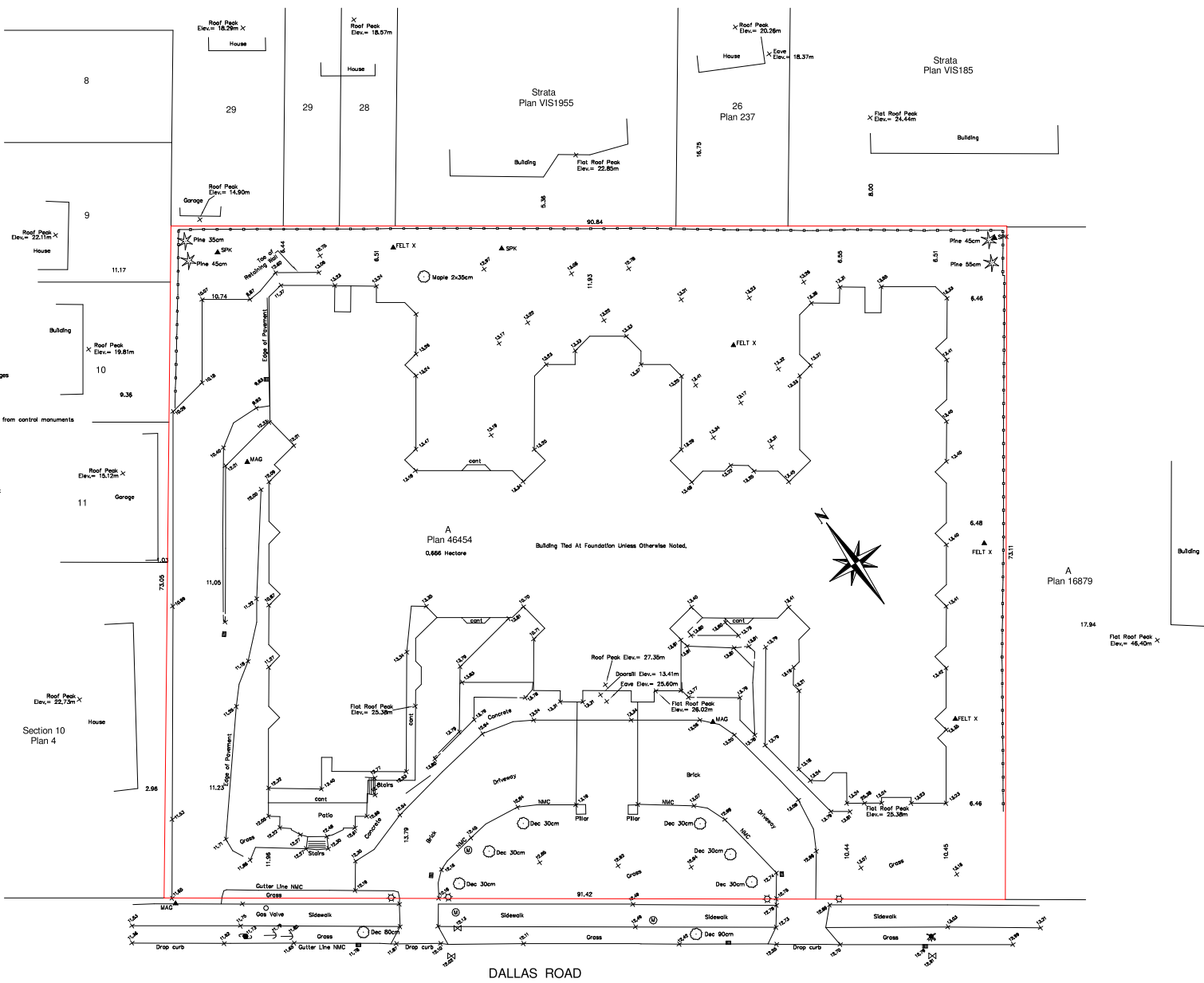
Elevations are in metric based on geodetic datum (CGD2011) and are derived from control monuments 5-26 (elevation =10.581 m) and 8-102 (elevation = 10.732 m).

All distances are in metres and decimals thereof. Elevations are of natural grade unless noted otherwise. Elevations are in metres.

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**LEGEND**

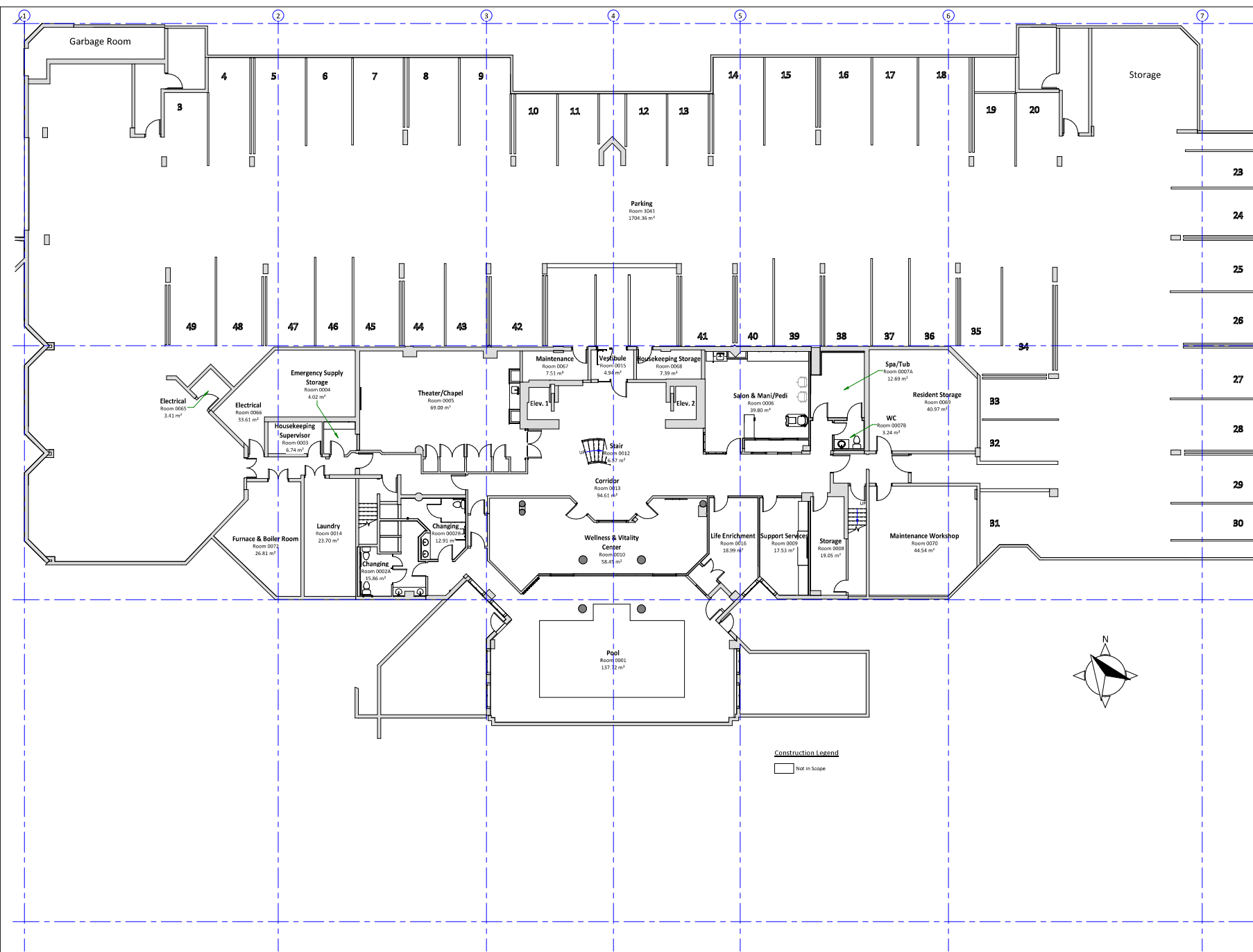
- ▲ Denotes Traverse Station
- ⊙ Denotes Manhole
- ⊕ Denotes Hydrant
- ⊖ Denotes Utility Pole
- ⊕ Denotes Typical Spot Elevation
- 11.12 Denotes Utility Pole Anchor
- ⊙ Denotes Coniferous Tree
- ⊙ Denotes Deciduous Tree
- ⊙ Denotes Lamp Standard
- ⊕ Denotes Catch Basin
- ⊕ Denotes Water Valve Box
- ⊕ Denotes Wood Fence
- ⊕ Denotes 0.2m Retaining Wall (Toe)
- ⊕ Denotes Property Line
- Dec Denotes Deciduous
- NMC Denotes Non-mountable Curb
- Elev Denotes Elevation
- Cont. Denotes Contour



This plan lies within the City of Victoria.  
This plan lies within the Capital Regional District.

DALLAS ROAD

1 Survey Plan



Christine Lintott  
Architects Inc.

Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250-384-1969  
www.lintottarchitect.ca

Issue	Date
23	Development Variance Permit Sept 25, 2020
24	Development Variance Permit Resubmission 1 Nov 12, 2020
25	
26	

Revision No.	Description	Date
27		
28		
29		
30		

Consultant

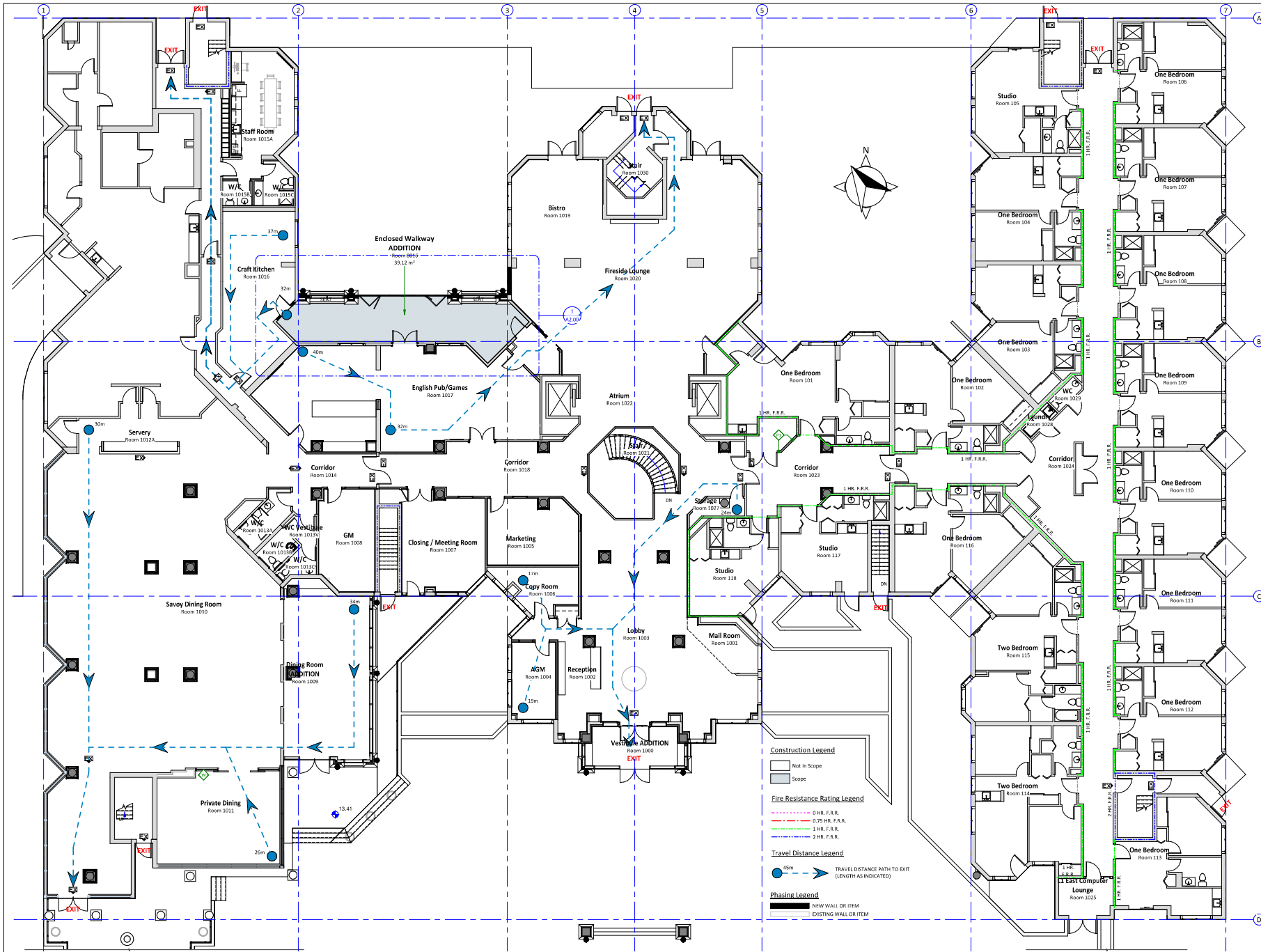
**Amica at Somerset House**  
540 Dallas Road

**BASEMENT - PROPOSED FLOOR PLAN**

Date: 09/24/20  
 Drawn by: BH  
 Checked by: CL  
**A1.00**  
 Scale: 1 : 100

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Issue	Date
Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

Revision No.	Description	Date
3	Exit Paths & Travel Distances Added	Nov. 12, 2020

Consultant

**Amica at Somerset House**  
540 Dallas Road

**LEVEL 1 - PROPOSED FLOOR PLAN**

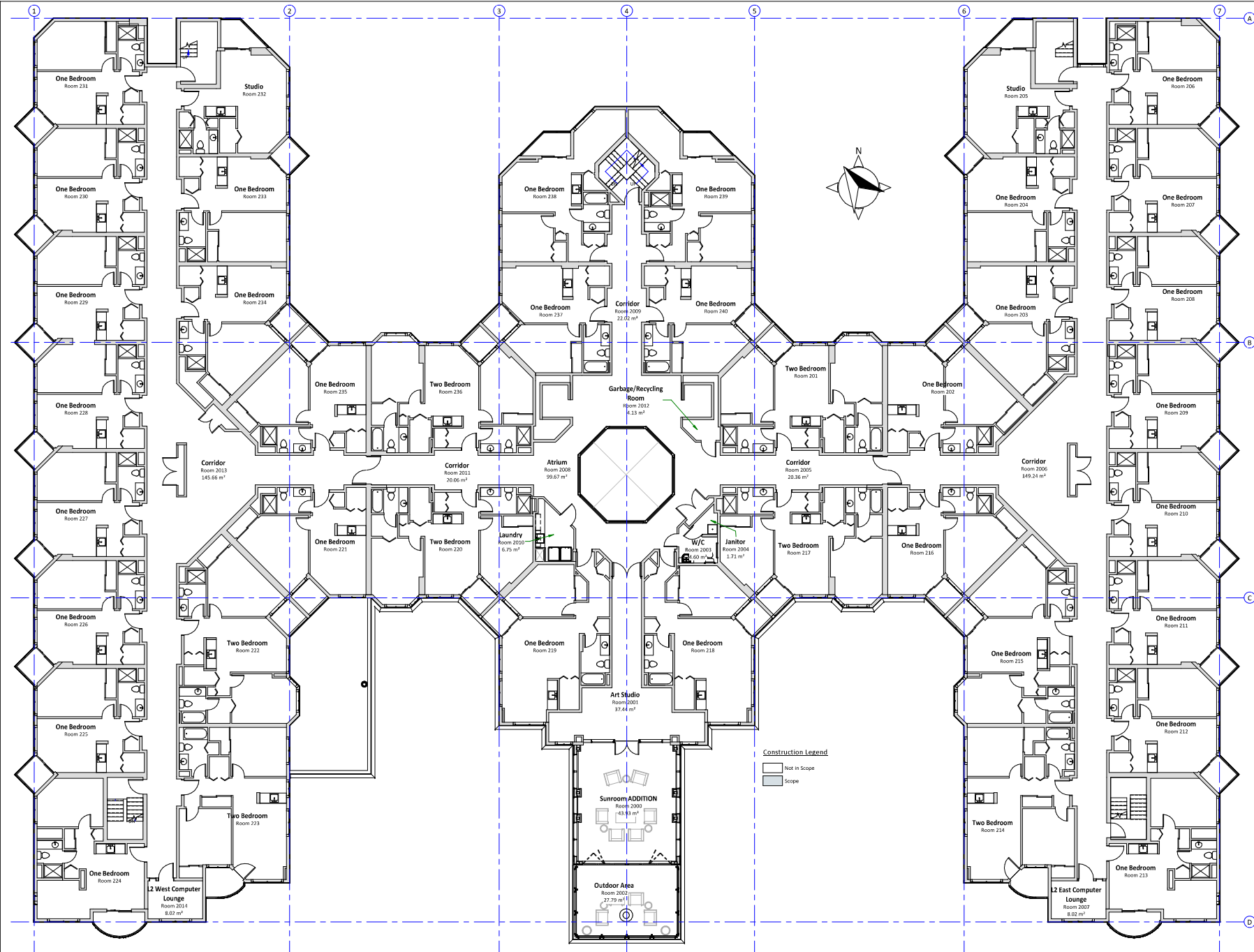
Date: 06/02/17  
Drawn by: BH  
Checked by: CL

**A1.01**

Scale: 1 : 100

- Construction Legend**
- Not in Scope
  - Scope
- Fire Resistance Rating Legend**
- 0 HR. F.R.R.
  - 0.75 HR. F.R.R.
  - 1 HR. F.R.R.
  - 2 HR. F.R.R.
- Travel Distance Legend**
- 45m TRAVEL DISTANCE PATH TO EXIT (LENGTH AS INDICATED)
- Phasing Legend**
- NEW WALL OR ITEM
  - EXISTING WALL OR ITEM

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Consultant

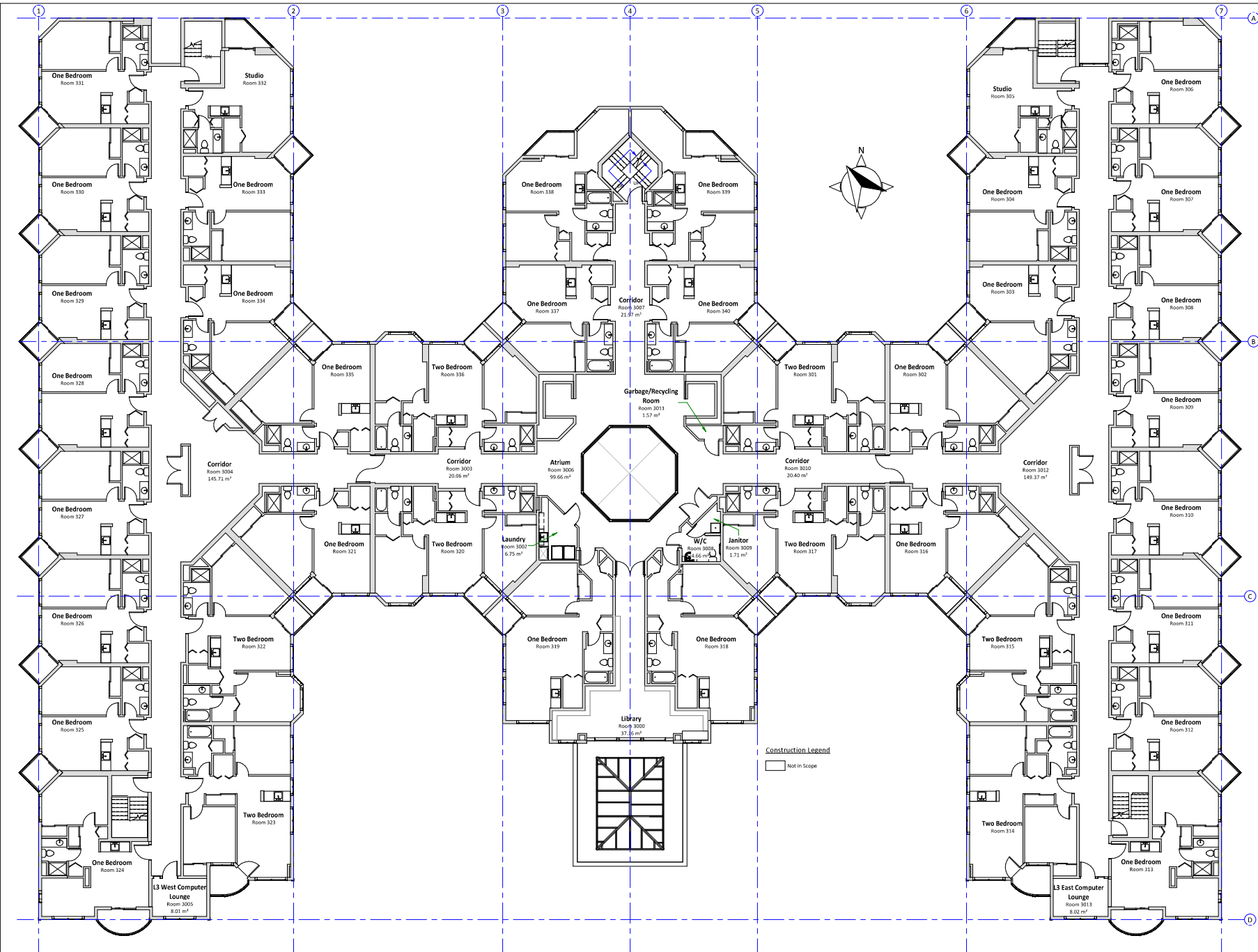
**Amica at Somerset House**  
 540 Dallas Road

**LEVEL 2 - PROPOSED FLOOR PLAN**

Date	09/24/20
Drawn by	BH
Checked by	CL
Scale	1 : 100

**A1.02**

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Development Variance Permit Resubmission 1	Nov 12, 2020

Revision

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Consultant

**Amica at Somerset House**  
540 Dallas Road

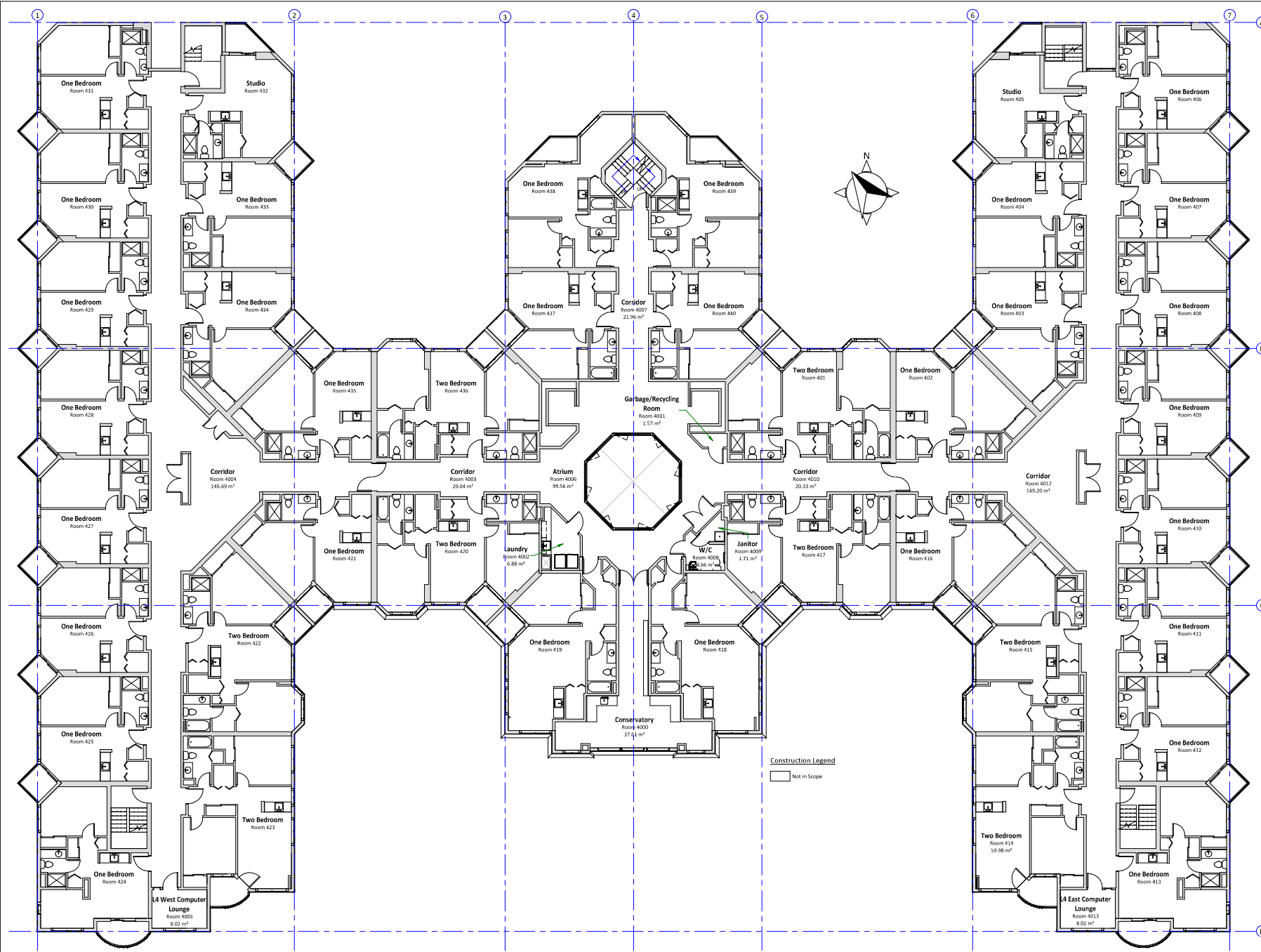
**LEVEL 3 - PROPOSED FLOOR PLAN**

Date: 09/24/20  
Drawn by: BH  
Checked by: CL

**A1.03**

Scale: 1 : 100

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**Construction Legend**  
 [Symbol] Not in Scope

Christine Lintott  
 Architect Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5  
 Telephone: 250-384-1369  
 www.lintottarchitect.ca

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Revision		
No.	Description	Date

Consultant

**Amica at Somerset House**  
 540 Dallas Road

**LEVEL 4 - PROPOSED FLOOR PLAN**

Date	09/24/20
Drawn by	BH
Checked by	CL

**A1.04**

Scale 1 : 100

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Revision

No. Description Date

Consultant

Amica at Somerset House

540 Dallas Road

ENCLOSED WALKWAY ADDITION

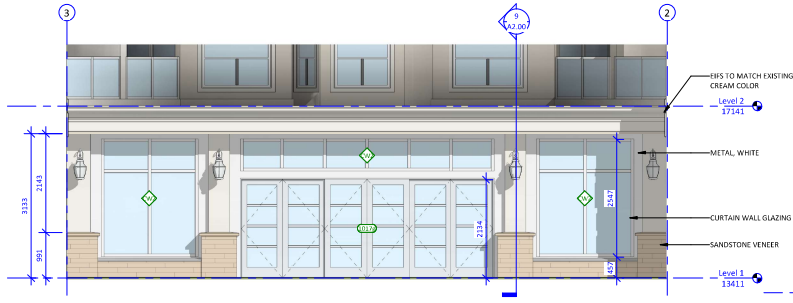
Date 06/28/18

Drawn by BH

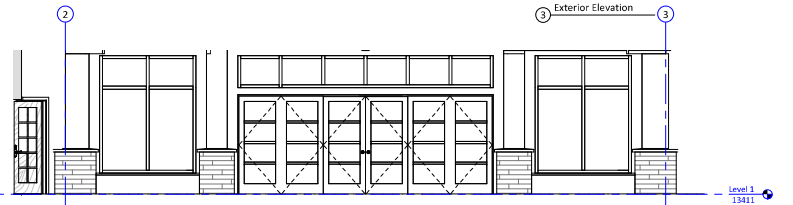
Checked by CL

A2.00

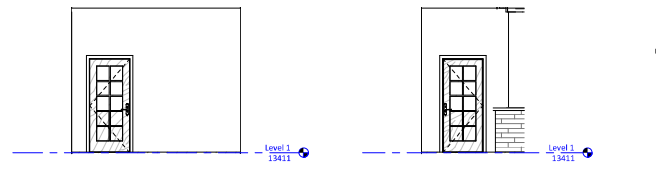
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3 Exterior Elevation

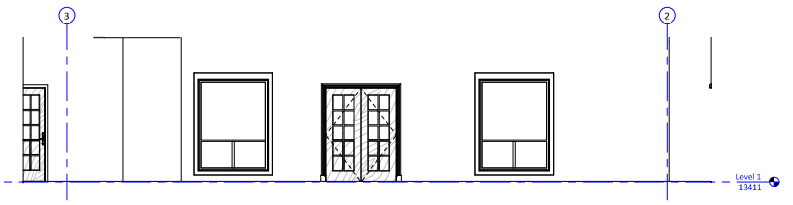


5 Interior Elevation - North

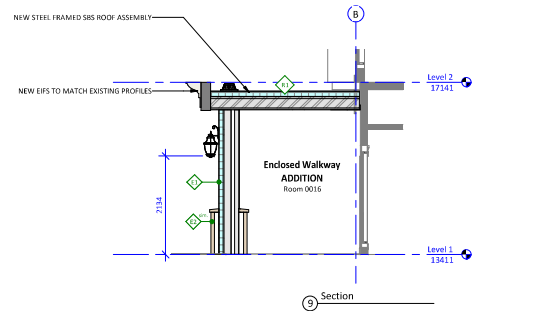


6 Interior Elevation - East

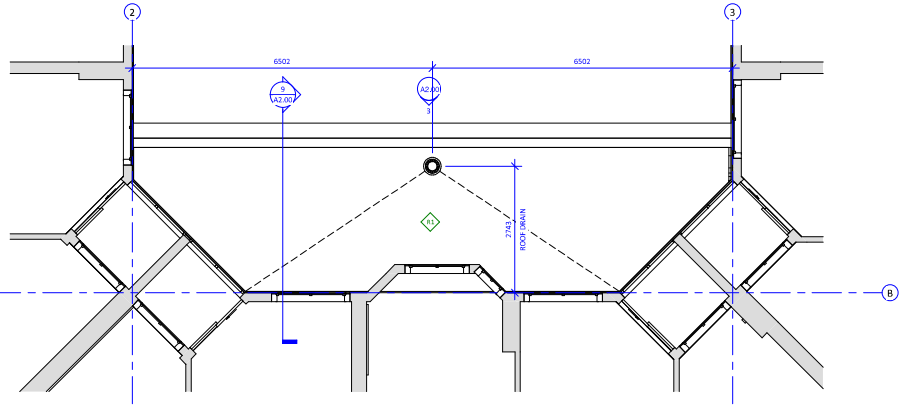
7 Interior Elevation - West



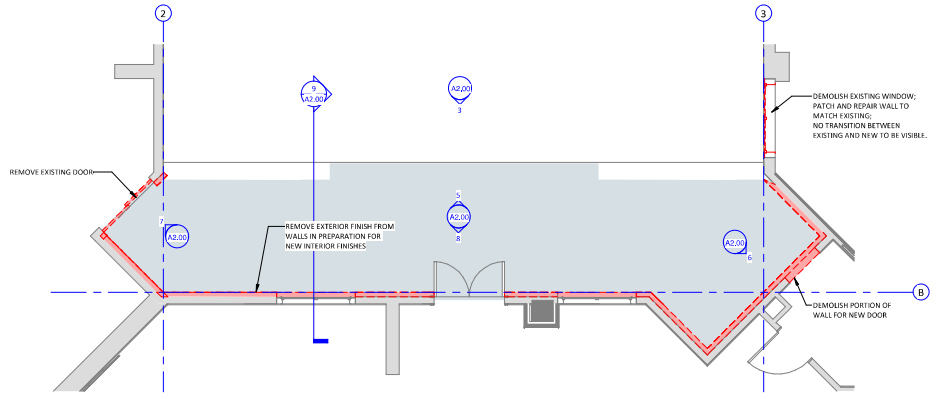
8 Interior Elevation - South



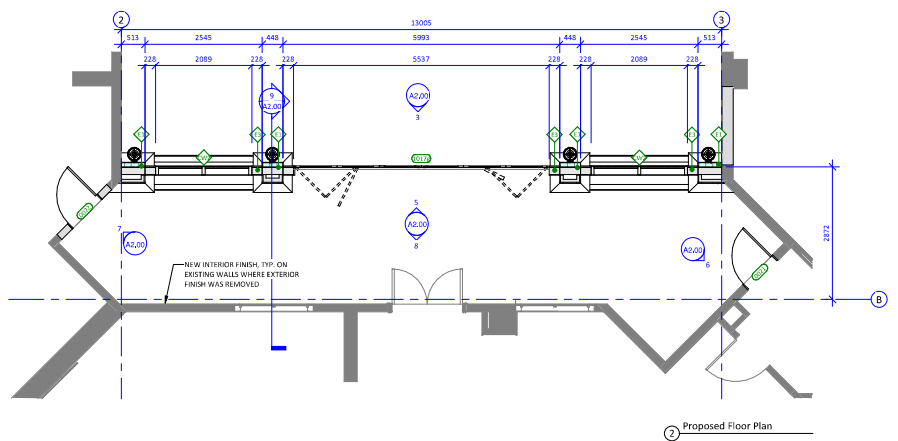
9 Section



4 Proposed Roof Plan



1 Demolition Floor Plan



7 Proposed Floor Plan





Issue Date

Development Variance Permit Sept 25, 2020

Development Variance Permit Resubmission 1 Nov 12, 2020

Revision

No.	Description	Date

Consultant

Amica at Somerset House

540 Dallas Road

EXTERIOR ELEVATIONS

Date 04/04/19

Drawn by BH

Checked by CL

A3.00

Scale As indicated



1 Rear Elevation - North



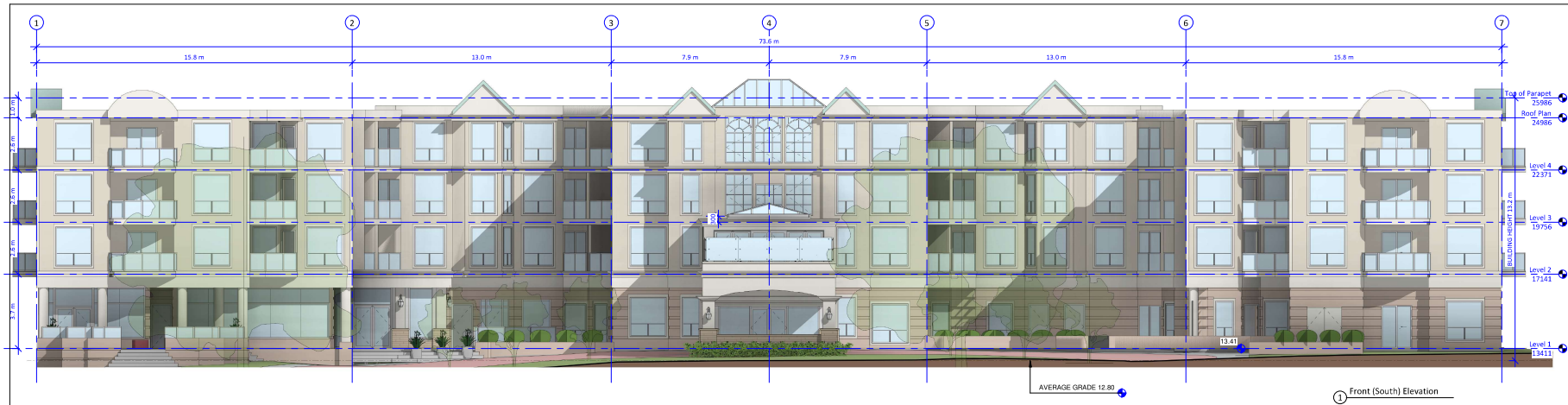
2 Axo - North Elevation (Existing)



4 Axo - North Elevation (Proposed)

EXTERIOR WALLS	EXTERIOR WALL - STUCCO SIDING	EXTERIOR WALL - STONE CLAD	EXTERIOR WALL - METAL CLAD INFILL WALL																														
	<table border="1"> <tr><td>FRR</td><td>NONE</td></tr> <tr><td>FIRE SEPARATION</td><td>NO</td></tr> <tr><td>NON-COMBUSTIBLE</td><td>YES</td></tr> <tr><td>STC</td><td>N/A</td></tr> <tr><td>RSI</td><td>2.83</td></tr> </table>	FRR	NONE	FIRE SEPARATION	NO	NON-COMBUSTIBLE	YES	STC	N/A	RSI	2.83	<table border="1"> <tr><td>FRR</td><td>-</td></tr> <tr><td>FIRE SEPARATION</td><td>-</td></tr> <tr><td>NON-COMBUSTIBLE</td><td>YES</td></tr> <tr><td>STC</td><td>N/A</td></tr> <tr><td>RSI</td><td>N/A</td></tr> </table>	FRR	-	FIRE SEPARATION	-	NON-COMBUSTIBLE	YES	STC	N/A	RSI	N/A	<table border="1"> <tr><td>FRR</td><td>-</td></tr> <tr><td>FIRE SEPARATION</td><td>-</td></tr> <tr><td>NON-COMBUSTIBLE</td><td>YES</td></tr> <tr><td>STC</td><td>N/A</td></tr> <tr><td>RSI</td><td>N/A</td></tr> </table>	FRR	-	FIRE SEPARATION	-	NON-COMBUSTIBLE	YES	STC	N/A	RSI	N/A
FRR	NONE																																
FIRE SEPARATION	NO																																
NON-COMBUSTIBLE	YES																																
STC	N/A																																
RSI	2.83																																
FRR	-																																
FIRE SEPARATION	-																																
NON-COMBUSTIBLE	YES																																
STC	N/A																																
RSI	N/A																																
FRR	-																																
FIRE SEPARATION	-																																
NON-COMBUSTIBLE	YES																																
STC	N/A																																
RSI	N/A																																
	<ul style="list-style-type: none"> <li>50mm MIN. 100% ACRYLIC BASED DIRT PICK UP RESISTANT FINISH COAT TO MATCH EXISTING</li> <li>7mm POLYMER BASED CEMENTITIOUS BASE COAT AND REINFORCING MESH</li> <li>EFS INSULATION SYSTEM TO MATCH EXISTING</li> <li>LIQUID APPLIED AIR/MOISTURE/VAPOR BARRIER</li> <li>150mm FIBRE REINFORCED GYPSUM SHEATHING</li> <li>152mm METAL STUD w/740mm ROCK WOOL BATT INSULATION (MIN. R-2)</li> <li>77mm AIR GAP</li> <li>92mm METAL STUD</li> <li>150mm TYR &amp; COPOLIM WALL BOARD w/ PAINT FINISH</li> </ul> <p>*EXISTING ASSEMBLY TO BE EXPLORED AT TIME OF CONSTRUCTION ABOVE ASSEMBLY TO BE ADJUSTED TO MATCH. ENSURE A SMOOTH FINISH BETWEEN NEW AND EXISTING ASSEMBLIES</p>	<ul style="list-style-type: none"> <li>75mm STONE</li> <li>15mm AIR GAP</li> <li>STAINLESS STEEL MASONRY TIES w/INSULATION SUPPORT</li> <li>89mm SEMI-RIGID INSULATION</li> <li>SELF-ADHESIVE AIR/MOISTURE BARRIER</li> <li>150mm FIBRE REINFORCED GYPSUM SHEATHING</li> <li>152mm METAL STUD w/740mm FIBREGLASS BATT INSULATION</li> <li>150mm GWB WITH PAINT FINISH</li> </ul>	<ul style="list-style-type: none"> <li>METAL FLASHING/PANEL SYSTEM TBC</li> <li>SELF-ADHESIVE AIR/MOISTURE/VAPOR BARRIER</li> <li>150mm FIBRE REINFORCED GYPSUM SHEATHING</li> <li>152mm METAL STUD w/740mm FIBREGLASS BATT INSULATION</li> <li>150mm GWB WITH PAINT FINISH</li> </ul>																														
ROOF ASSEMBLIES	<table border="1"> <tr><td>FRR</td><td>NONE</td></tr> <tr><td>FIRE SEPARATION</td><td>NO</td></tr> <tr><td>NON-COMBUSTIBLE</td><td>YES</td></tr> <tr><td>STC</td><td>N/A</td></tr> <tr><td>RSI</td><td>2.83</td></tr> </table>	FRR	NONE	FIRE SEPARATION	NO	NON-COMBUSTIBLE	YES	STC	N/A	RSI	2.83	<table border="1"> <tr><td>FRR</td><td>NONE</td></tr> <tr><td>FIRE SEPARATION</td><td>NO</td></tr> <tr><td>NON-COMBUSTIBLE</td><td>YES</td></tr> <tr><td>STC</td><td>N/A</td></tr> <tr><td>RSI</td><td>2.83</td></tr> </table>			FRR	NONE	FIRE SEPARATION	NO	NON-COMBUSTIBLE	YES	STC	N/A	RSI	2.83									
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	<ul style="list-style-type: none"> <li>2 PLY SBS ROOFING MEMBRANE</li> <li>130mm ROOFING PROTECTION BOARD</li> <li>2% TAPERED FOAM INSULATION - 1000mm MIN. THICKNESS</li> <li>AIR/MOISTURE/VAPOR BARRIER</li> <li>13mm PLYWOOD SHEATHING</li> <li>38mm STEEL ROOF DECK</li> <li>STRUCTURAL STEEL BEAMS (REFER TO STRUCTURE)</li> <li>22mm HST CHANNELS</li> <li>13mm GWB WITH PAINT FINISH</li> </ul>																																

Construction Assemblies



Christine Lintott  
Architects Inc.



Suite 1, 864 Queens Avenue, Victoria, BC V8T 1M5  
Telephone: 250-384-1869  
www.lintottarchitect.ca

Issue	Date
Development Variance Permit	Sept 25, 2020
Development Variance Permit Resubmission 1	Nov 12, 2020

Revision		
No.	Description	Date

Consultant

**Amica at Somerset House**  
540 Dallas Road

**EXTERIOR ELEVATIONS**

Date: 09/24/20  
Drawn by: BH  
Checked by: CL

**A3.01**  
Scale: 1 : 100

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