

2023

CITY OF VICTORIA | Sustainable Planning &amp; Community Development

# Rezoning and Development Permit with Variances Application

For 1900 Richmond Road, and 1921, 1929, 1931/1933, and 1935 Ashgrove Street

COMMITTEE OF THE WHOLE | SEPTEMBER 14, 2023



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## Aerial Photo



2

3

Subject Properties



3

4

Subject Properties



4

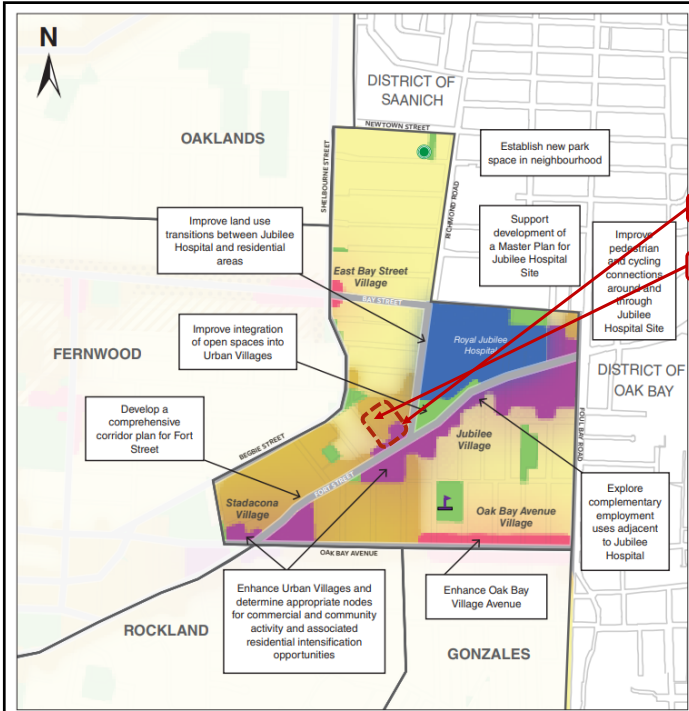


Neighbouring Properties



MAP 29  
Jubilee  
Strategic Directions

OCP  
Designation



Urban Place Designations\*

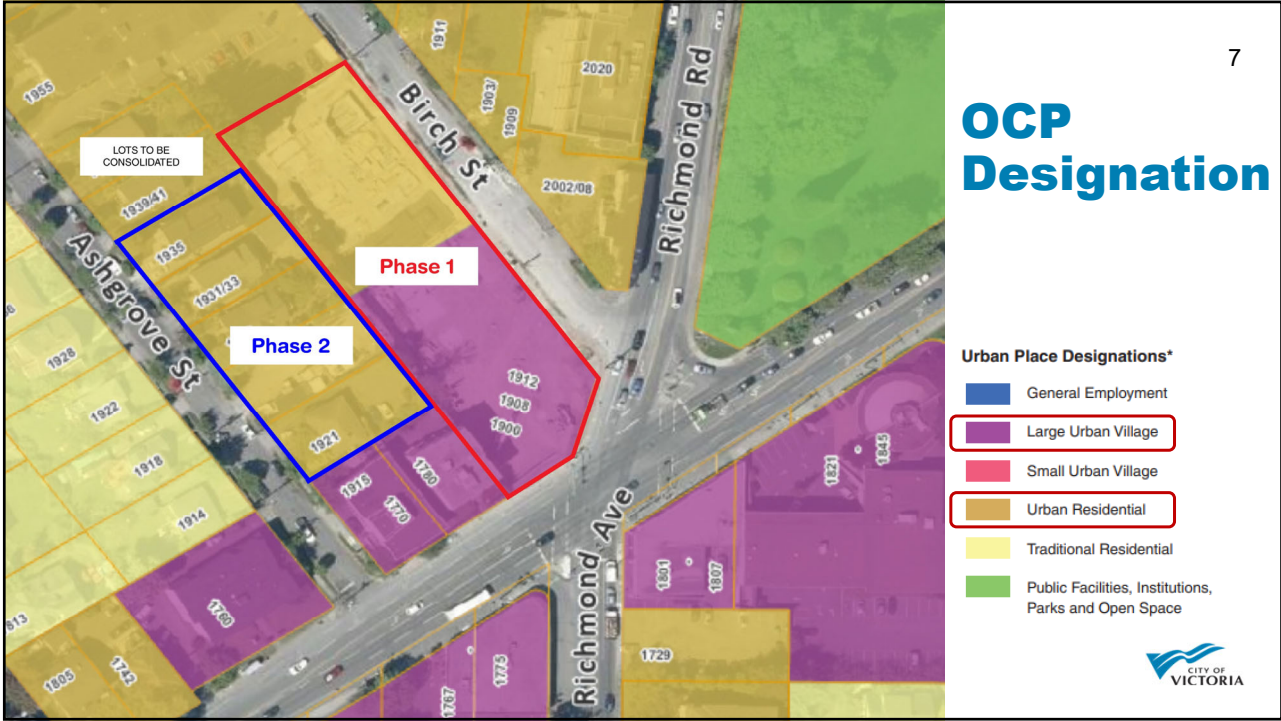
- General Employment
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

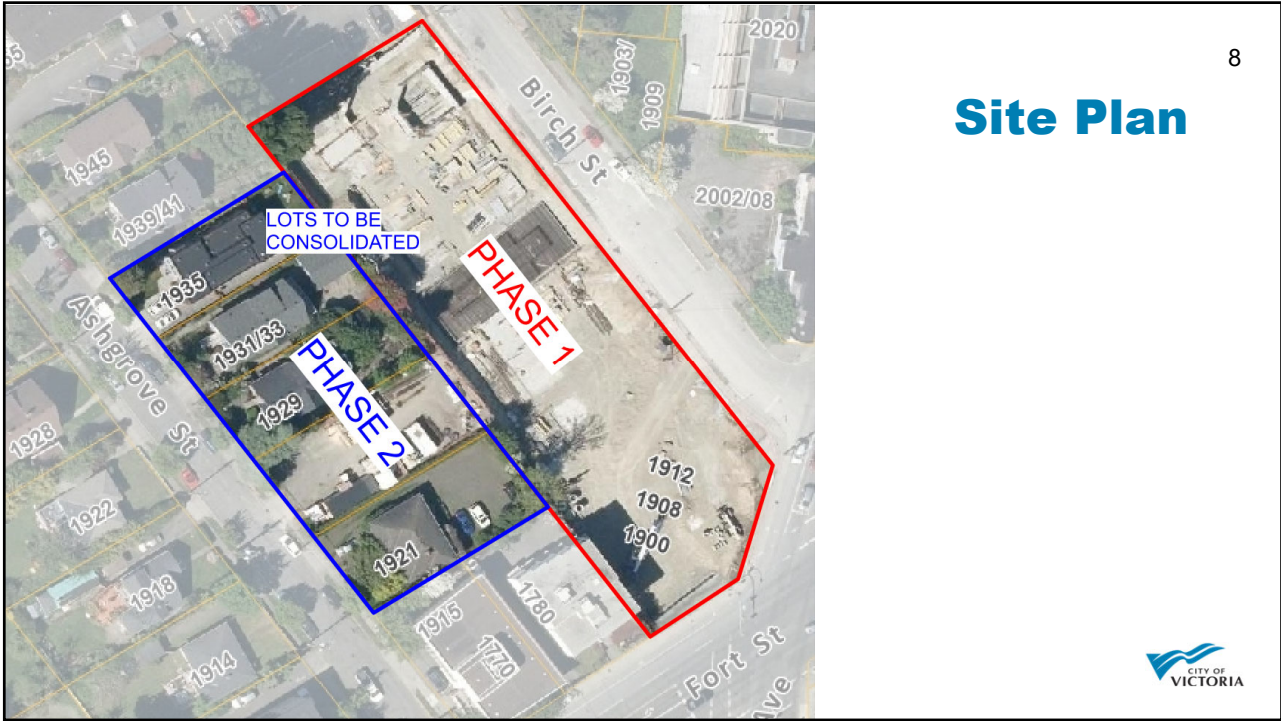
- Existing Public School
- Proposed Park (approximate location)

\*Urban Place Designations are provided for information only. Please refer to Map 2 and Section 6 for designation information.





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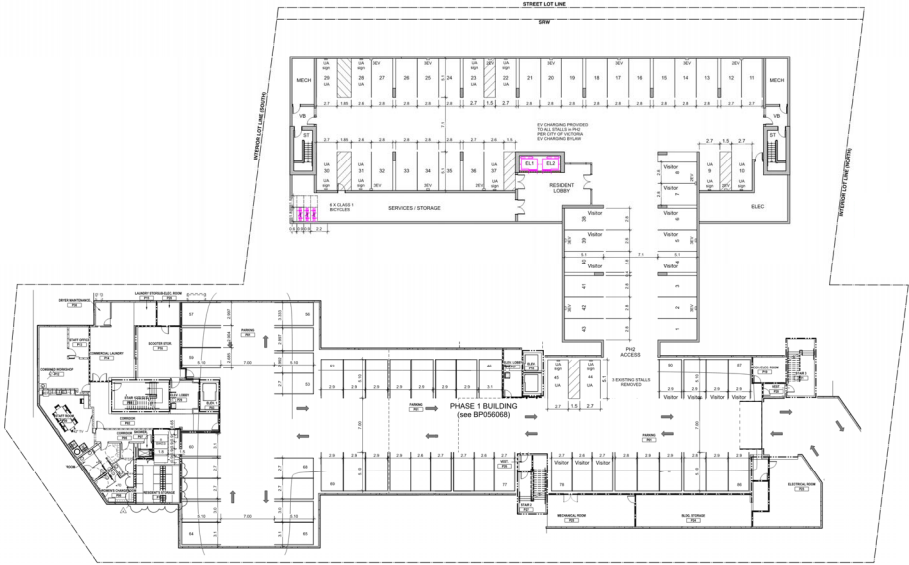


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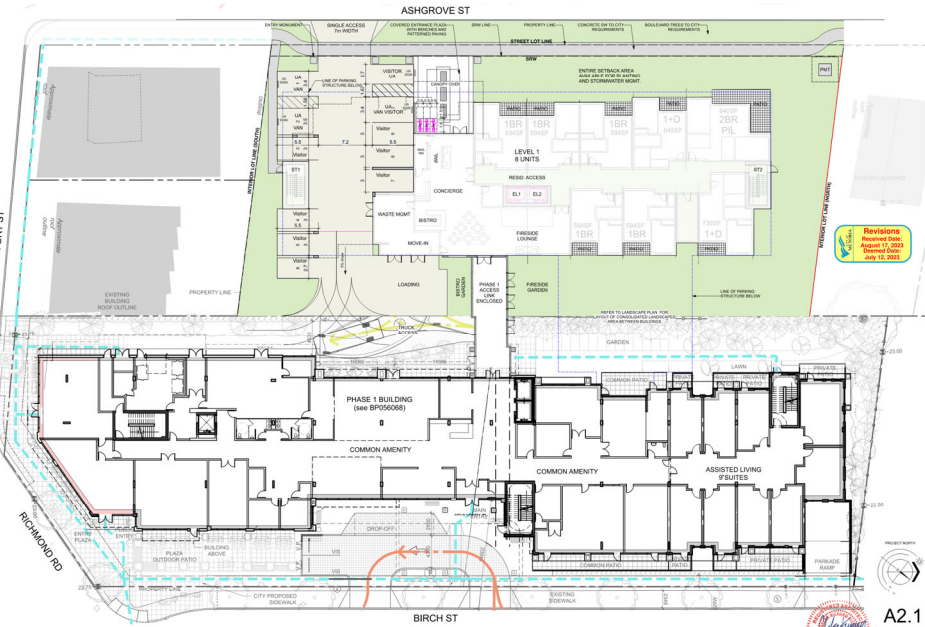
# Parkade Plan



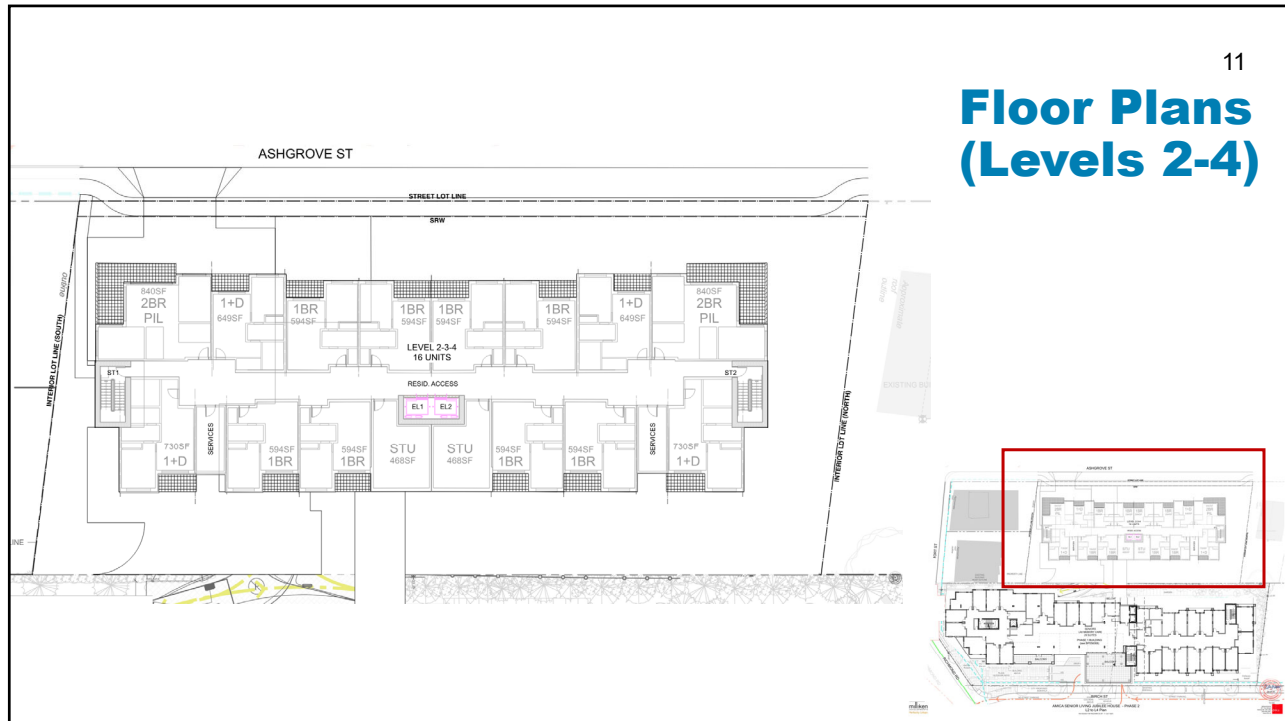
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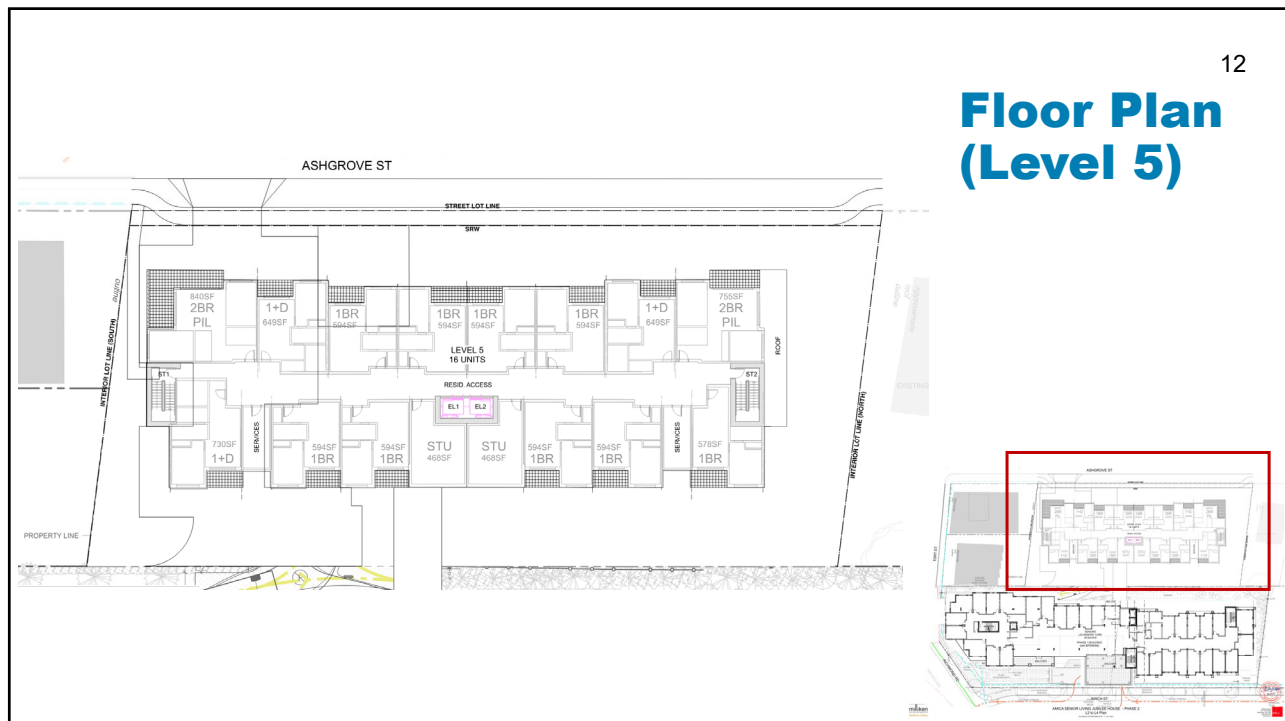
# Site Plan and Level 1



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West  
Elevation



15

16

East  
Elevation

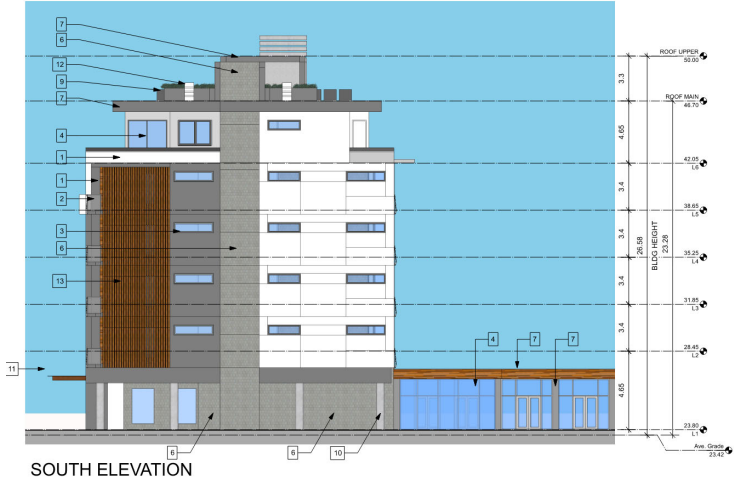


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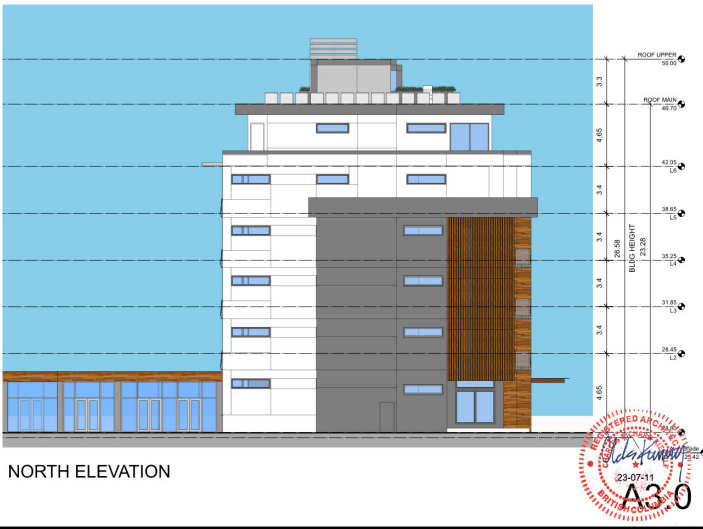
South  
Elevation



17

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North  
Elevation

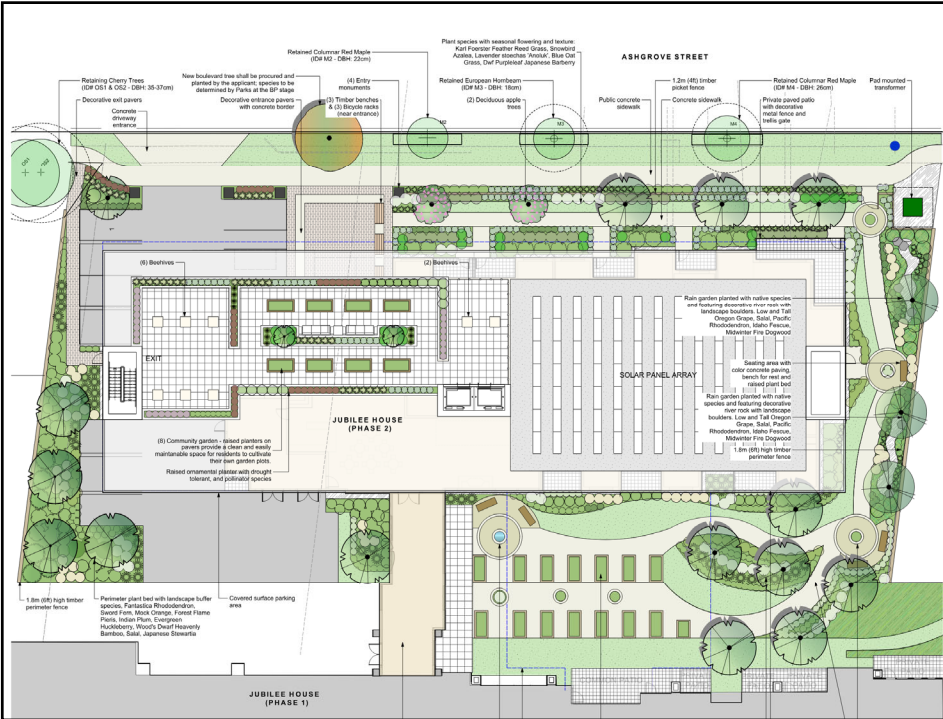


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# Streetscape - Birch Street



# Landscape Plan





Renderings



Street View - Looking North from Richmond Street  
Phase 1 on the right ; Commercial Buildings in the foreground on Fort Street



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



Renderings



Street View - Looking South along Ashgrove Street



# Material Board

WEST ELEVATION

Vertical Louver Screen Wall  
North and South Elevations

Cementitious Panel Siding - Various colours  
with colour matching trim

High-Performance vinyl windows with coloured  
frames

Aluminum and Glass guard

High-Performance aluminum and  
glass window-wall system

Rooftop solar PV array

Rooftop amenity area with planters

Rooftop beekeeping hives

Prefinished metal cladding

Smooth face masonry cladding

Metal Siding (inside face of vertical fins) and all Soffits  
with printed wood grain finish

Steel and glass canopy

AMICA SENIOR LIVING JUBILEE HOUSE - PHASE 2  
COLOUR & MATERIALS

Milliken  
DEVELOPMENTS  
Perfectly Urban

City of Victoria

# Shadow Study

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

City of Victoria