

City of Victoria

1 Centennial Square

Victoria, BC V8W 1P6

Attn: Chelsea Medd

Re: Jubilee House PHASE 2 - Seniors Housing - 1933 Ashgrove Street

List of Revisions for DP Amendment (DDP Application)

The following revisions have been made during Design Development of Jubilee House Phase 2 since the letter and drawings were submitted on 25-05-14.

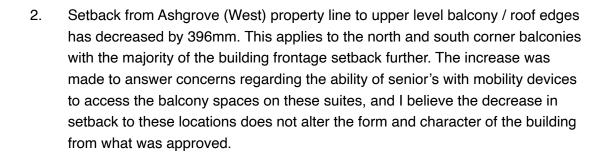
- R1 Revised Grade calculation to better fit the building footprint at grade. Updated grade and building height information on the drawings to reflect the revised grade.
- R2 Added Sheet 1.2 showing the Site Coverage and Open Site Space calculations separated from the Grade Calculation.
- R3 Added sheet A1.3 Area Calculations to show polygon area mapping of Floor Area and updated the area summary table.
- Plan and elevation revisions for Level 1 waste management area to be opento-air space and excluded from Floor Area.
- R5 Plan revisions L2 though L6 at north end of building to reduce total Floor Area no changes to elevation drawing.

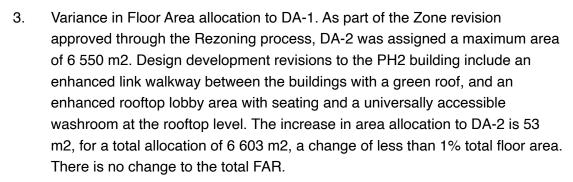
There are also three variances requested as part of this DDP application:

1. Increased site coverage (58.4%) and decreased open site space (33.35%) including all structures supported on columns at grade in Ph1 and PH2 buildings. The increase in site coverage does include the link walkway roof area which is finished with a low-profile green roof to provide a landscape



feature for residents to overlook and I believe this amenity offsets the modest increase in site coverage.





We trust you will agree that the revisions and variances are minor in nature and do not deviate from the originally proposed massing, form and character, and material palette of the proposed Phase 2 building.

Please contact me directly if you have any questions or concerns. Sincerely,

dHKarchitects

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