

Monday, June 2, 2025

City of Victoria

1 Centennial Square

Victoria, BC V8W 1P6

**Attn: Chelsea Medd**



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**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.
- R4 Plan and elevation revisions for Level 1 waste management area to be open-to-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.



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2. Setback from Ashgrove (West) property line to upper level balcony / roof edges has decreased by 396mm. This applies to the north and south corner balconies with the majority of the building frontage setback further. The increase was made to answer concerns regarding the ability of senior's with mobility devices to access the balcony spaces on these suites, and I believe the decrease in setback to these locations does not alter the form and character of the building from what was approved.
3. Variance in Floor Area allocation to DA-1. As part of the Zone revision approved through the Rezoning process, DA-2 was assigned a maximum area of 6 550 m<sup>2</sup>. Design development revisions to the PH2 building include an enhanced link walkway between the buildings with a green roof, and an enhanced rooftop lobby area with seating and a universally accessible washroom at the rooftop level. The increase in area allocation to DA-2 is 53 m<sup>2</sup>, for a total allocation of 6 603 m<sup>2</sup>, a change of less than 1% total floor area. There is no change to the total FAR.

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

A handwritten signature in blue ink, appearing to read 'Charles Kierulf', written over the printed name.

Charles Kierulf architect AIBC MRAIC