

Tuesday, May 20, 2025

City of Victoria

1 Centennial Square

Victoria, BC V8W 1P6



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**Attn: Chelsea Medd**

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

**List of Revisions for DP Amendment (DDP Application) corresponding to numbered revision outlines on the submitted drawings.**

The following revisions have been made during Design Development of Jubilee House Phase 2 and are captured on the drawings resubmitted for DDP approval 25-05-14.

- R1 Title page revised to show resubmission date.
- R2 Parking calculation table updated to reflect the 100 total stalls required with 14 accessible stalls included.
- R3 Data table updated to reflect changes in area allocation between DA-1 and DA-2, revised site coverage and revised open space figures.
- R4 Grade calculation and zoning information plan updated to reflect building 'footprint' including roof outlines and revised grade calculation points. Area summary updated to reflect the allocation of areas between DA-1 and DA-2.
- R5 Underground parkade shifted west beyond the line of building above to accommodate geotechnical and structural design requirements and efficiencies.
- R6 Underground parkade extent reduced to accommodate geotechnical and structural design requirements and efficiencies.
- R7 Location of exit stair and extent of parkade changed to accommodate geotechnical and structural design requirements and efficiencies.
- R8 Surface parking stalls delineated, dimensioned, and labelled.
- R9 Main entrance location shifted north and canopy design simplified.



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- R10 Exit stair location and exterior wall profile changed at NE corner.
- R11 Link walkway between buildings changed to become a feature space with interior landscape and fountain and opportunities for sitting and socializing for residents.
- R12 Location and extent of roof over entry canopy changed.
- R13 Rooftop amenity area design revised to incorporate walking loop and trellis structures; solar panel arrays relocated and separated to suit structural design requirements; mechanical equipment area screen added; rooftop lobby expanded to include washroom for residents; beehives relocated to west side of lobby area.
- R14 Window spacing and height revised for corner suites L1 through L6.
- R15 Changes to rooftop amenity area, screening, and lobby in elevation.
- R16 Parapet design changed to be consistent across L6 and lowered to allow more views out from suites.
- R17 Main lobby location and materials changed - stone panel cladding added for a more elegant entrance ; windows added both sides of lobby for views out from main floor amenity areas.
- R18 Main entrance canopy simplified to cantilevered design; side entrance glazed sliding door added facing parking area.
- R19 Removed Translucent Glass from south facing windows with no overlook concerns; exit door from stairwell relocated.
- R20 Revised glazing and screening on corner units L5 and L6.
- R21 South facing windows removed from suites.
- R22 Link walkway changes in form and material indicated on elevation.
- R23 East wall level 1 door and window changes to suite internal spaces.
- R24 Window and balcony locations revised.
- R25 Windows facing north neighbour reduced in size (width).
- R26 Elevation revised in context rendering - no change to overall form and character.
- R27 Grade and Building Height adjusted to suit revised grade calculation.
- R28 Image added to material board for rooftop mechanical screen.



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- LR1 Pathway and parking layout minor revisions along south property line.
- LR2 Link walkway design and courtyard layout revised for serpentine walking loop design.
- LR3 Pathway and rain garden design revised along north property line.
- LR4 Tree locations and planting plan revised along north property line.
- LR5 Tree locations and quantities revised along west property line.
- LR6 Tree locations and quantities revised along south property line.
- LR7 Rooftop amenity area layout and plantings revised to provide walking loop design and trellis shelter / shade areas.
- CIV0 Service connections revised per City comments
- CIV3 Rain Garden layout and connections noted and updated.
- CIV4 Building outline and Landscape Design updated to match.  
CB and Oil Interceptor location revised and noted.

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

1. Increased site coverage and decreased open site space following the addition of roof overhangs as the basis for the building area outline for site coverage, an increase of 3.5% in site coverage. 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.
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.



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3. Two triangular areas of the main roof (SW and NE corners as indicated on drawing A1.1) extend into the setbacks. While this variance can be eliminated by angling the fascia and parapet in these two locations, the preference is to maintain the orthogonal roof design as the intrusions into the setback are minor and will not be perceptible when the project is completed.

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. Revised Landscape and Civil drawings that match the Architectural have also been submitted for your review.

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