

# PROSCENIUM

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July 29, 2019

Leanne Taylor  
Senior Planner  
City of Victoria  
City Hall  
1 Centennial Square  
Victoria, BC V8W 1P6



Dear Leanne,

**Re: CPTED Review for OCP Amendment, Rezoning and Development Permit; 1100 & 1120 Yates Street; 1109, 1115 Johnson St. (Re-submission dated July 29, 2019)**

The previously submitted drawings have been reviewed against the CPTED principals as outlined in the City of Victoria document 'Crime Prevention Through Environmental Design - Guidelines' latest amendment January 2004.

The document outlines a number of strategies. The proposed implementation for this stage of the project is outlined below.

Natural Surveillance – when the public can easily view what is happening around them during the course of everyday activities:

- Neighbour to neighbour surveillance.
  - The interior mews is designed with an eyes on the plaza approach. Multiple uses look onto the spaces including the child care facility, medical office, and residential units, providing overlook at all times of day.
- Landscape design to allow clear unobstructed views to surrounding areas.
  - Sightlines have been reviewed and several adjustments have been made including opening up views to the seating area over the parking entrance, consideration of the tree canopy height for views below or blocked by that canopy, and placement of after hours gates (see also notes below).
  - The planting design allows for clear sight lines at eye-level with lower planting at the ground plan and within raised planters, and high canopy clearance on the trees. Larger shrubs are used judiciously where they will not block sight lines.
- Walkways and entries to be visible, well lit and overlooked by windows.
  - Walkways and entries are designed to be visible from many vantage points and with many eyes overlooking. They are continuous paths with no dead ends. The after hours gates are visually transparent and can be used from the interior side with no impediment (see also notes below).
- Surveillance of public spaces through use of windows while maintaining privacy.
  - All three buildings have windows facing the mews areas for surveillance on the interior space. The residential uses facing the interior also have translucent glass balconies for some provision of privacy. The east side of the

existing medical building has the least amount of windows and is discussed in more detail below.

- Transparent fences and walls.
  - Fences and after hours gates are designed as black aluminum pickets for visual transparency and are limited in height to 1.0m. The fences along the property lines are taller, solid wood fences at 1.8m and 1.2m for privacy control along the boundaries that are not under the owner's control. The intent is not to provide absolute security of the interior space through the after hours gates, but to provide a balance between security and visual appeal with an increased sense of territoriality for residents and users of the space. A review of the previous drawings has resulted in the fences and gates being pulled closer to the street edge to minimize alcoves.
- Glazed doors in stairwell and parkade lobbies to reduce hiding spaces.
  - The child care facility, medical office, and 6 storey amenity room all have glazed doors accessing the mews. The parkade exit doors have been changed in the current design to a glazed door type as well. Future refinement of the interior spaces for the BP stage will include glazing in stairwells and lobbies.
- Mixed use development encouraging presence of people at all times.
  - A mix of many uses is provided on the site to activate the interior spaces at all times including dwelling, child care, commercial, and office. Many areas such as the central play area are anticipated to be used multiple times per day. For example as a lunchtime eating place, as an extension of outdoor area for the child care facility, and as an evening gathering and play area for families.
- Eliminate entrapment spots such as alcoves, tunnels and elevator doors through the use of glazed doors, windows, and other transparent materials.
  - A review was done of the possible entrapment spots and as a result several areas were adjusted as noted above. Interior spaces will be reviewed at the BP stage.
- Placement of activity generators such as playgrounds, walkways, sitting areas etc. to add eyes to the street and public spaces.
  - Central to the mews is a large playground and seating area for use at all times of day by visitors and residents. Other activity areas are the dog run area, café seating which turns the corner into the mews, gardening area, various seating opportunities for gathering and socializing, and bicycle parking distributed throughout the site.

Formal Surveillance – when a person such as a security guard or device such as a camera is used specifically to watch an area of activity.

- Security devices such as cameras and their locations will be reviewed at the BP stage. Anticipated locations would be parkades, lobbies, and building entrances.

Territoriality – Extend the sense of ownership from private space into semi-private and even public space:

- Design symbolic barriers through landscaping (paving patterns, planting, changes in grade, fences).
  - Pavement changes have been designed at site boundaries to mark the transition from public to semi-public. Low fences and gates mark site entrances with additional demarcation provided by hedges where appropriate. The street facing units on Johnson Street have front porches with gates and a grade change to note boundaries. At the entry to the 6 storey residential building from the mews

side, planters delineate public space, while the sloped path and stairs provide a clear transition to the semi-private realm.

- Design spaces around buildings where residents can meet (benches, playgrounds, seating walls).
  - See activity generators above for the various socialization spaces in the project.

Lighting – The type and location of effective lighting must be carefully considered:

- Illuminate points of entry
- Vandal resistant light fixtures
- Careful placement of lights
- Glare from lights to be avoided
- Motion sensitive lights where lighting is not normally required.
  - The detailed design of lighting will be part of the BP stage. At this point in design several areas noted below have been identified as requiring additional attention.
  - The area to the east of the existing medical building has limited windows and visibility. In addition to the relocated gates in this area it is proposed to include motion sensitive lighting to draw attention to any activity.
  - The area at the mid-block café along Cook Street has a setback to the after hours gate to allow the café seating to activate the mews entry and to allow access to the bike parking. The design team feels this is the best arrangement for use, but there is a challenge with late night surveillance of this area. General lighting will be provided and motion sensitive lighting may additionally be included in this area to draw attention to any activity.
  - The parking entry and adjacent walkway will be designed with elevated light levels both for pedestrian/car visibility as well as general security and surveillance.

We trust the above analysis is sufficient for this stage of the process to satisfy the ADP motion. If further analysis is required at later stages or if there are any questions on the above items we would be happy to meet and discuss.

Yours truly,  
**PROSCENIUM Architecture + Interiors Inc.**



Peter Carter, Architect AIBC  
Associate

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