



October 01, 2019

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Mayor Helps and Council,

RE: DPV Revised Application Submission
844 Johnson Street, Victoria, BC

RJC No. VIC.115779.0003

On behalf of British Columbia Housing Management Commission (BC Housing), Read Jones Christoffersen Ltd. (RJC) has completed the revised Development Permit with Variance (DPV) application for DPV No. 00056. The original DPV application was made on October 02, 2017. Included are the revised submission requirements indicated in the application review summary issued by the City of Victoria (the City) on October 24, 2017, which are described below. Please note that this letter supersedes the revised application was previously submitted on August 27, 2019 as there have been updates to the scope since that time.

1.0 Summary of Proposed Changes

The following is a numerical itemized list of the proposed changes for the above-noted property. The intent of these installations is to improve safety and security for both residents and community members as noted in the safety and security audit prepared by the Victoria Police Department, dated September 14, 2016.

Please note that some of the changes listed have already been made/installed on site (Section 1.1), but require retroactive approval from the City. Additional, new changes have also been proposed since the initial DPV application (Section 1.2). Responses and proposed revisions in order to address the requirements for "Conditions to be met prior to Committee of the Whole" are included where applicable.

1.1 Original Proposed Changes

1. New 2400mm (96") tall black metal picket fence with gates installed at the north elevation (Pandora Street). This item was a part of the original DPV application scope of work and has already been installed on site.

As noted in the Development Services Division comments in the application review summary, the City has noted that the current fence design "does not meet the intent of the Guidelines for



Fences, Gates, and Shutters and creates a 'fortress' like appearance to the street that is not attractive along Pandora Avenue." BC Housing understands this feedback, however they wish to proceed to the Committee of the Whole based on the following:

- .1 Black fencing is a commonly used and classic combination with brick-clad buildings in Victoria and we believe it integrates with the building design and architectural finishes.
- .2 The large existing trees on the Pandora side of the building are a dominant feature and help conceal the fence. The shade due to the trees and northern exposure on this side of the building also help the fence blend in.
- .3 The fence is constructed of high quality, durable materials and cannot be damaged or cut as easily as other materials such as chain-link. As well, the pickets do not facilitate climbing as chain-link would. In addition, the pickets still allow for a substantial amount of transparency through the fence and do not create a solid surface or wall.
- .4 The fence design is similar to fencing installed at the neighbouring Central Baptist Church (833 Pandora) which we believe integrates this fence with the surrounding buildings and fences.

It is understood that the City believes the fence does not meet all criteria of the design guideline for fences and gates. However, based on the above, the picket-style fence appeared to be the best and most reasonable choice of fence style for this application as most criteria from the design guideline were met, while also achieving the primary objective of improving safety and security.

BC Housing wishes to cooperate with the City on this item and come to a resolution that both improves safety and security in and around the building, and also satisfies the City. We believe a reasonable solution can be reached which may require some degree of compromise to address the concerns of both parties. Therefore, we respectfully request that Council please reconsider the fence installation in question with the above in mind. Should Council not support the fence installation as-is, we request more detailed feedback and guidance on how to meet the City's requirements.

In order to address the comments from the Engineering, Permits and Inspections, and Fire departments, the existing two (2) gates in the fence will be relocated back from the line of the fence (i.e. in an alcove) to allow for the gate to still swing in the direction of travel, but not cross the property line or affect public right-of-way on the adjacent sidewalk.

- .2 New 600mm (24") tall black metal picket fence installed on top of existing brick-clad retaining walls at south elevation (Johnson Street). This item was a part of the original DPV application scope of work and has already been installed on site.



As part of the of the new proposed landscaping work, the existing retaining wall and fence would be replaced with a new 1200mm (48") tall metal picket fence as part of landscaping work that is being proposed under a separate Delegated Development Permit (DDP). The landscaping drawings showing the fence are attached for reference.

1.2 New Proposed Changes

- .1 New 2400mm (96") tall black metal picket fence with gate installed at the north-west corner (Pandora Street), spanning between the existing fence (item 1.1.1) and the neighbouring church building. This item is a change from the original DPV application scope of work.

The new gate and fence is offset back from the line of the existing fence and allow for the gate to swing out, but not cross the property line or affect public right-of-way on the adjacent sidewalk. The church has noted they are supportive of this additional fence and gate.

- .2 Removal of existing concrete portal frame (wall and roof section over the ramp) at the south-east corner of the property. A new section of black metal fencing will be installed on the concrete wall where the frame is being removed to match existing.

2.0 Plans

The following revised plans are attached as part of this re-submission:

- One (1) bubbled set (8½ x 11")
- Four (4) bubbled sets (11x17")
- One (1) un-bubbled set (8½x11")
- One (1) un-bubbled set (11x17")

In addition, the following digital submissions will be made to the City:

- Bubbled set (8½ x 11")
- Bubbled sets (11x17")
- Revised letter to the City of Victoria prepared by BC Housing, Safety and Security Audit prepared by the Victoria Police Department

3.0 Sign Posting

No signage will be posted on the fences and gates proposed in this revised DPV application.



4.0 Closing

We trust the above meets your requirements. Should you have any comments or questions, please feel free to contact the undersigned.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

A handwritten signature in blue ink, appearing to be 'PD', followed by a long, wavy horizontal line.

Peter Dias, BASc, P.Eng.
Design Engineer

PD/kl

Encl. DPV No. 00056 Application Letter;
DPV No. 00056 Application Review Summary;
Victoria Police Department Safety and Security Audit;
Revised Drawings.