

December 17, 2019

DEC 17 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 October 22, 2019 as there have been updates to the scope since that time which also reflect feedback from the City following the October 24, 2019 Council meeting.

## 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

- 1.1 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.



Following feedback from the City from the October 24, 2019 Council meeting, and internal discussions, BC Housing has elected to alter the 2400mm (96") tall fence currently installed on Pandora Street and reduce its height to 1200mm (48") to align with the City fencing bylaw and requirements.

As a compromise, BC Housing would like to replace an inner courtyard fence inboard of the Pandora Street fence as a security measure and is hereby requesting a variance. The proposed courtyard fence is 9'-6" in height and would be a black, metal picket fence similar to the existing with flat top pickets (no spikes).

In order to address the comments from the Engineering, Permits and Inspections, and Fire departments, the existing two (2) gates in the Pandora Street 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

New 1200mm (48") 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.

## 2.0 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 black ink, appearing to read 'Peter Dias', is located below the company name. The signature is fluid and stylized, with a large initial 'P' and a long, sweeping underline.

Peter Dias, B.A.Sc., P.Eng.  
Design Engineer

PD/rt

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