

E. LAND USE MATTERS

E.1 844 Johnson Street: Development Permit with Variance Application No. 00056 (Downtown)

Committee received a report dated January 9, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Permit with Variance Application No. 00056 for 844 Johnson Street in order to vary the Fence Bylaw to permit a 2.85m fence and to approve the overall design of the fence, and recommending that it move forward to an opportunity for public comment.

Committee discussed the following:

- *Impact on the public realm*
- *Specifics of the fence bylaw and potential review*

Moved By Mayor Helps

Seconded By Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00056 for 844 Johnson Street, in accordance with:

1. Plans date stamped December 17, 2019.
2. Development meeting all Fence Bylaw requirements, except for the following variances:
 - i. Increase the permitted height of a fence located within a side yard from 1.83m to 2.85m.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Loveday, Councillor Thornton-Joe and Councillor Young

OPPOSED (1): Councillor Isitt

CARRIED (6 to 1)



Committee of the Whole Report For the Meeting of January 23, 2020

To: Committee of the Whole **Date:** January 9, 2020

From: Karen Hoesel, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application No. 00056 for 844 Johnson Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00056 for 844 Johnson Street, in accordance with:

1. Plans date stamped December 17, 2019.
2. Development meeting all *Fence Bylaw* requirements, except for the following variances:
 - i. Increase the permitted height of a fence located within a side yard from 1.83m to 2.85m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to update Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 844 Johnson Street. The proposal is to vary the *Fence Bylaw* to permit a 2.85m fence located between the front building line and the rear boundary and to approve the overall design of the fence.

On October 24, 2019, Council referred a previous iteration of this application back to staff to enact time limitations on the fence and that staff report back to Council by November 14, 2019. Staff had conversations with the applicant and on December 4, 2019 the applicant submitted revised plans with a lower fence along Pandora Avenue (1.2m) and a higher fence next to the building. Staff believe this revised proposal now meets the intent of the design guidelines.

BACKGROUND

Description of Proposal

The proposal is to permit a revised design and shorter version of the existing fence on Pandora Avenue and to vary the *Fence Bylaw* to increase the allowable height of the fence from 1.83m to 2.85m between a parcel's front building line and rear boundary. This proposal originally was presented to Committee of the Whole with the 2.40m fence located along the Pandora Avenue property line (Pandora Avenue). On October 24, 2019, Council passed the following motion:

That the item be referred to staff to engage the applicant on time limitations related to the fence and that staff report back to Council by November 14, including closed meeting advice if necessary.

Staff have since discussed the proposal with the applicant and the applicant has decided to submit revised plans. The new proposal is for a smaller bylaw compliant fence (1.2m) on the Pandora Avenue property line, with a larger 2.85m fence at the sides of the building. Staff believe this is an appropriate compromise that meets the intent of the guidelines and are therefore supporting the Application.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 2 (HC), Core Business. Design Guidelines that apply to DPA 2(HC) are the *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The *Guidelines for Fences, Gates and Shutters* note that fences and gates must not contribute to a "fortress" appearance from the street. The revised proposal reduces the impact of the tall fence by locating it further back from the street and installing a lower fence at the street instead. This revision improves the public realm while addressing security concerns at 844 Johnson Street.

Local Area Plans

The *Downtown Core Area Plan* identifies the subject property within the Central Business District, which primarily speaks to new developments. However, Appendix 5 - Building and Street Interface Guidelines identifies the Pandora Avenue frontage within the Avenue category. The Guidelines note that residential uses along Pandora Avenue should express the residential function through façade design elements such as individual entrances, residential landscaping and windows. The subject site, however, fronts onto Johnson Street and the Pandora Avenue façade acts as the back of the building. The change in fence height will be an improvement over the existing 2.85m fence on the property line, as it reduced the fortress-like appearance.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Regulatory Considerations

The proposal requires a variance to the *Fence Bylaw* to increase the height of the existing fence in between the parcel's front building line and rear boundary from 1.83m to 2.85m. As previously noted, moving the taller section of fence away from the Pandora Avenue property line is seen as a significant improvement over current conditions and an acceptable compromise.

CONCLUSIONS

The 2.85m fence along the side of the building would have minimal impact on the public realm while providing safety and security to the residents and operators of 844 Johnson Street. Staff therefore recommend that Council consider supporting the application.

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00056 for the property located at 844 Johnson Street.

Respectfully submitted,



Michael Angrove
Senior Planner
Development Services



Karen Hoes, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

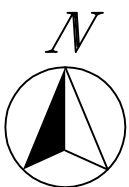
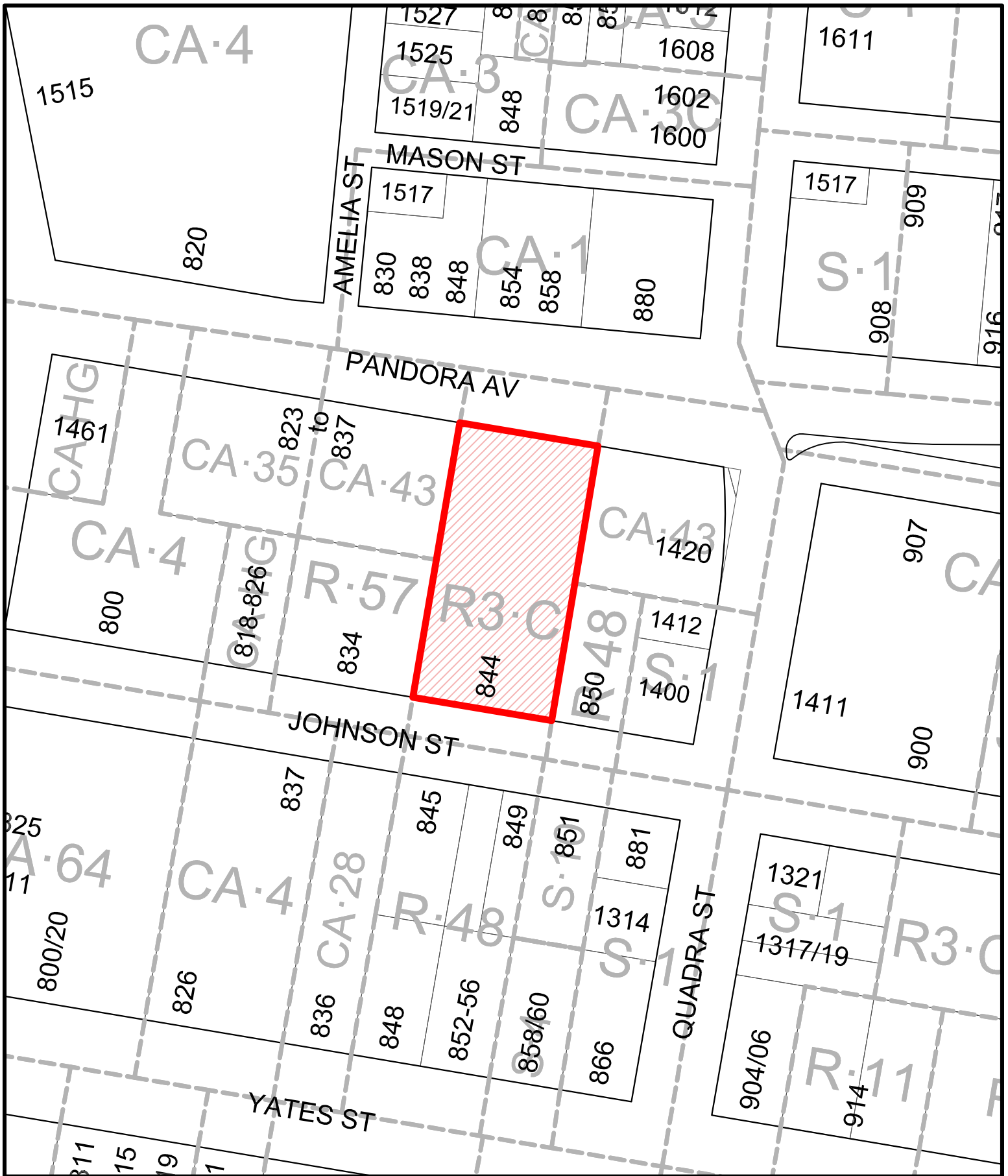


Date:

Jan 15, 2020

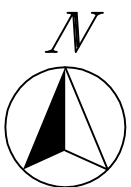
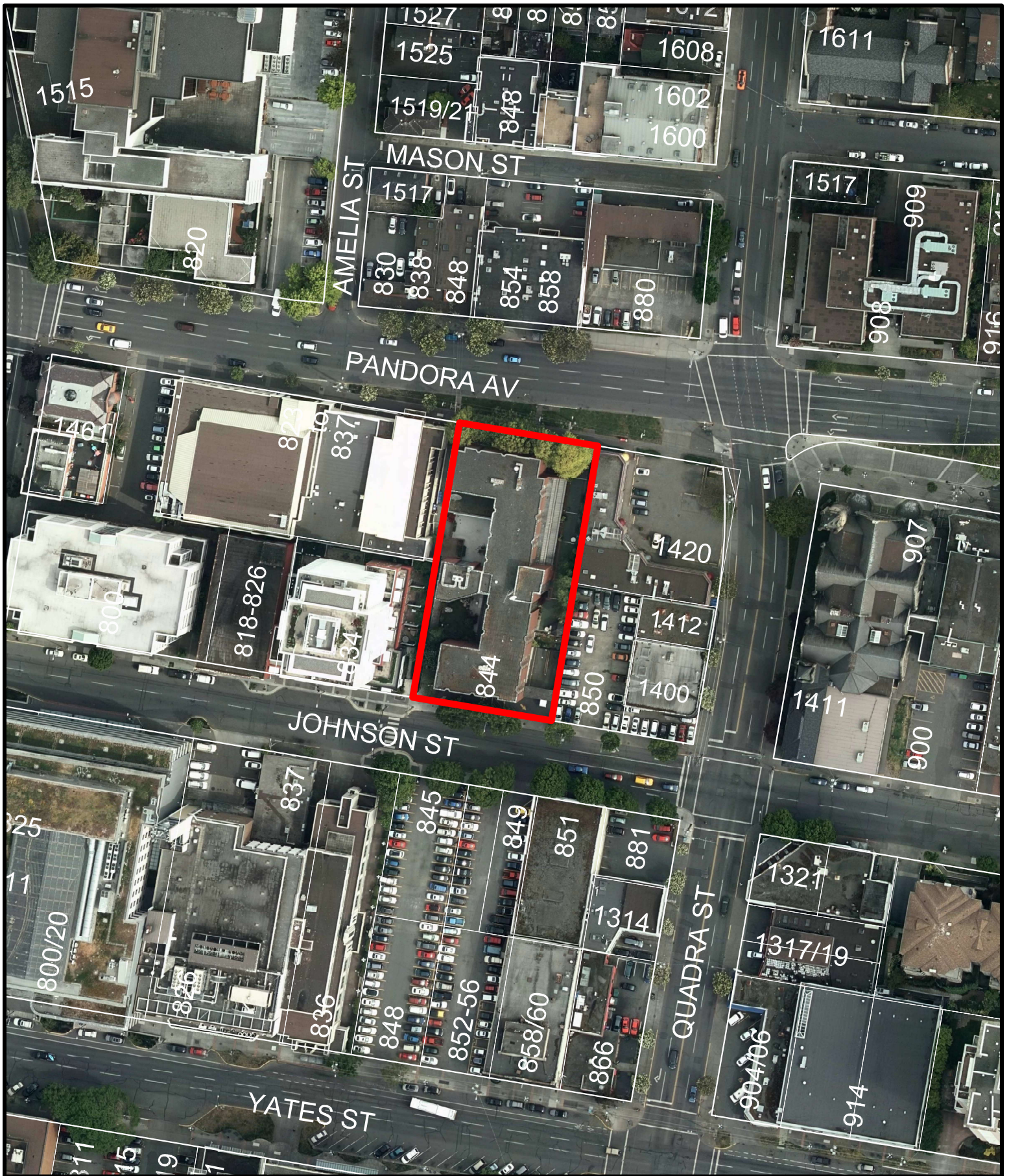
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped December 17, 2019
- Attachment D: Letter from applicant to Mayor and Council dated December 17, 2019
- Attachment E: Committee of the Whole report from the meeting of October 24, 2019.



844 Johnson Street
Development Permit with Variance #00056





844 Johnson Street
Development Permit with Variance #00056



B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING(S)
ON LOT 1 OF LOTS 394, 395, 400 AND 401, VICTORIA CITY, PLAN 32453

PID 000-154-261



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN
WIDTH BY 432 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT
A SCALE OF 1:250

CIVIC ADDRESS
844 JOHNSON STREET
VICTORIA, B.C.

CLIENT BC HOUSING MANAGEMENT CORP

NOTE

PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY

OFFSETS TO PROPERTY LINE FROM BUILDING ARE FROM THE
EXTERIOR FINISHED WALL SURFACE

DATE OF FIELD SURVEY JUNE 9, 2016

LEGEND

— DENOTES FENCE

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL
USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED
STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF
THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE
USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS

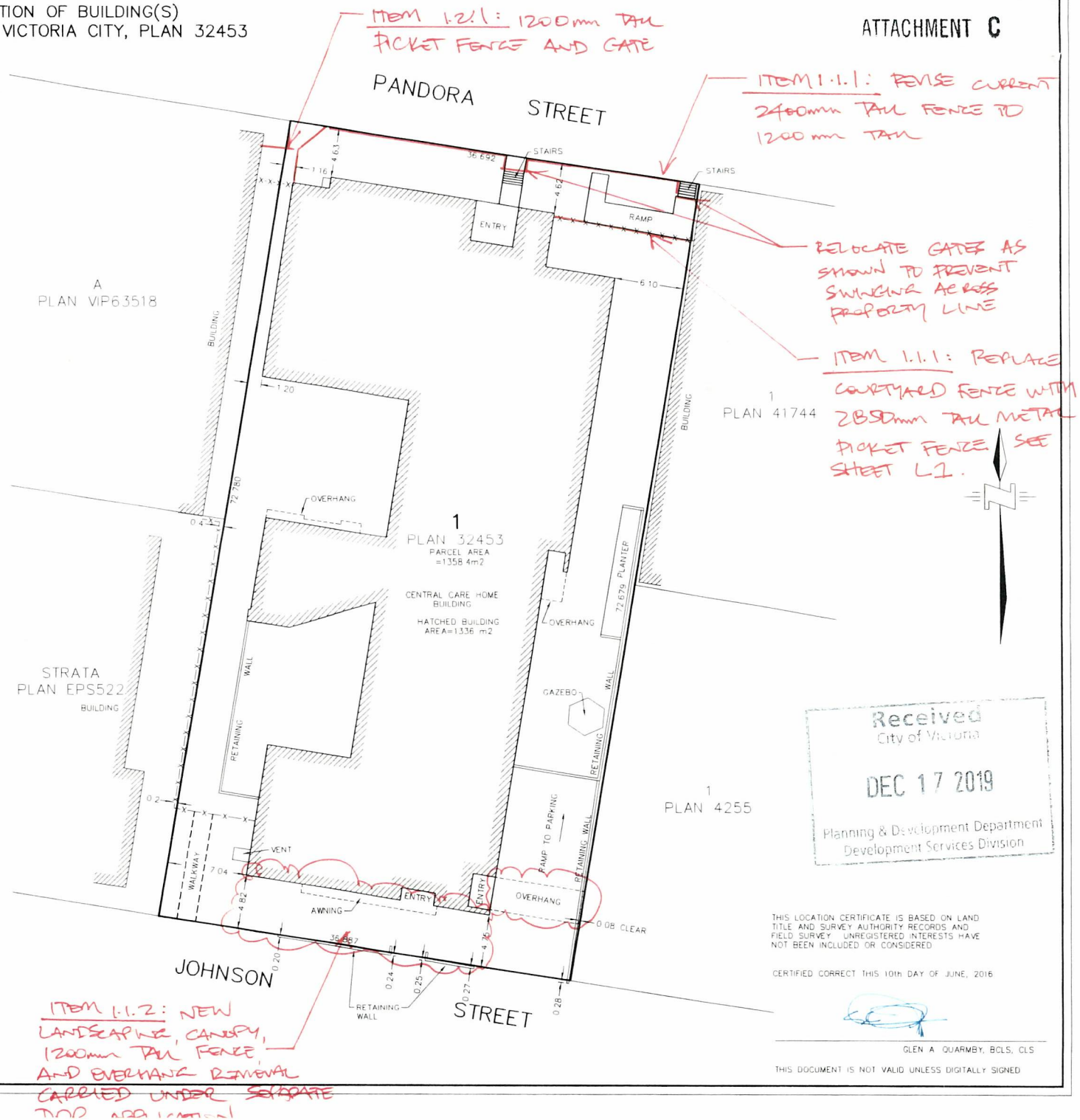
THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY
DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF
ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT

© 2016 McELHANNEY ASSOCIATES LAND SURVEYING LTD
ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE,
TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART
PART WITHOUT THE CONSENT OF THE SIGNATORY.

McElhanney
McELHANNEY ASSOCIATES
LAND SURVEYING LTD
Suite 500
3960 Quadra Street
Victoria BC
Canada V8X 4A3
Tel 250 370 9221

OUR FILE NO. 2113-03019-00
OUR DRAWING NO. 3019-0-V-1 BLD.DWG

ATTACHMENT C



Received
City of Victoria

DEC 17 2019

Planning & Development Department
Development Services Division

THIS LOCATION CERTIFICATE IS BASED ON LAND
TITLE AND SURVEY AUTHORITY RECORDS AND
FIELD SURVEY. UNREGISTERED INTERESTS HAVE
NOT BEEN INCLUDED OR CONSIDERED

CERTIFIED CORRECT THIS 10TH DAY OF JUNE, 2016

GLEN A. QUARMBY, BCLS, CLS

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

PANDORA SIDE RENDERING



Biophilia Design Collective
250.590.1156
info@biophilliacollective.ca

PROJECT
844 Johnson St

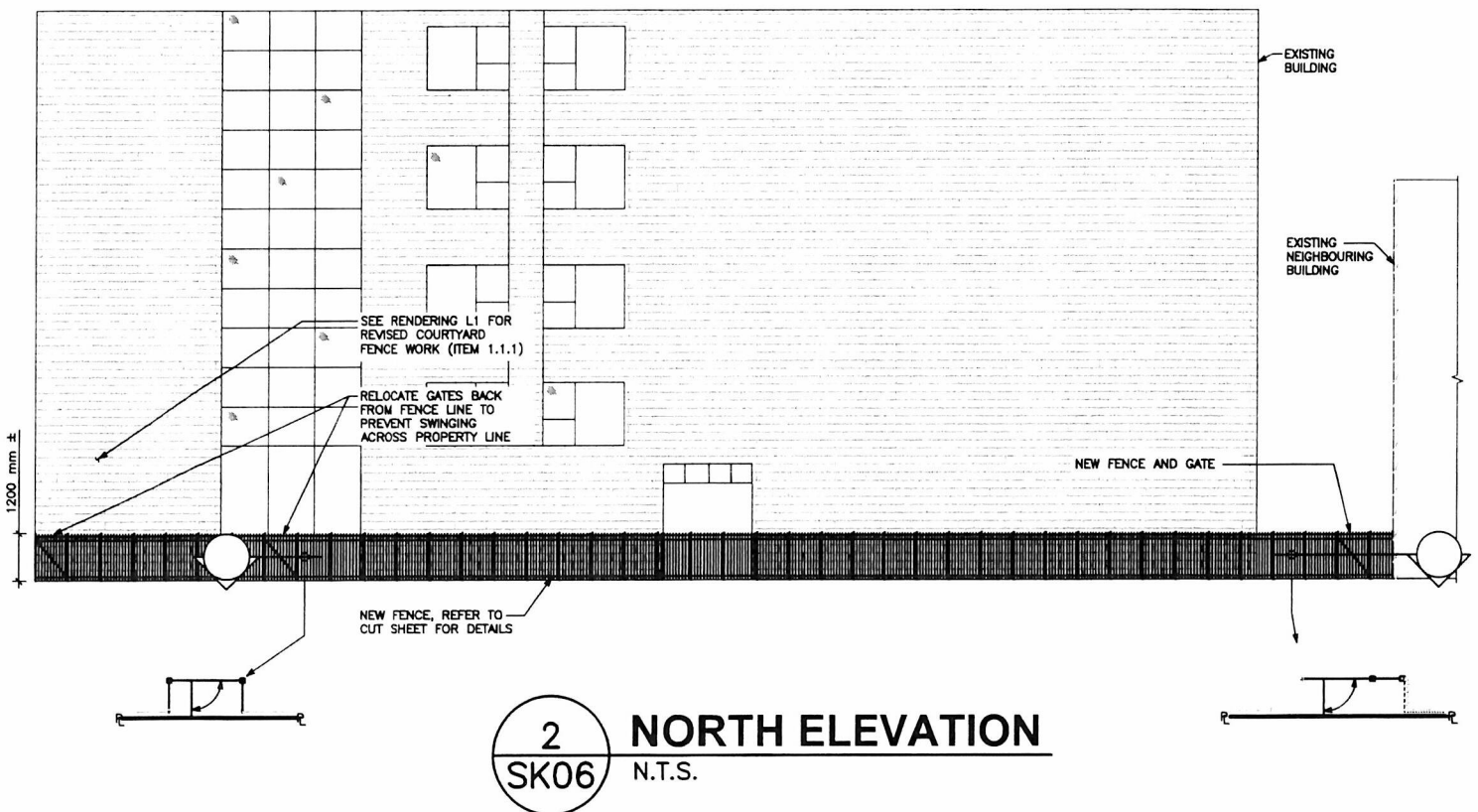
DESIGNER: **Received**
Bianca Bodley City of Victoria

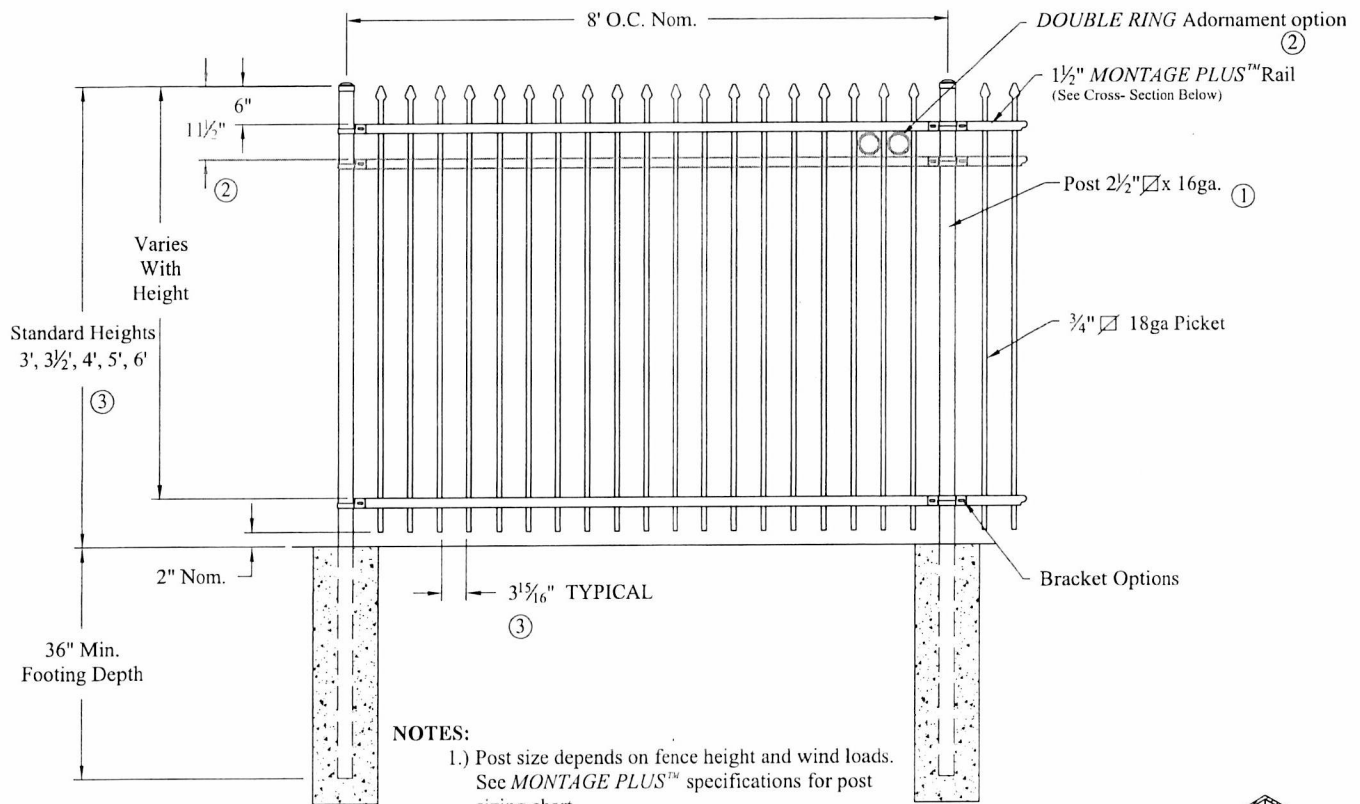
SCALE: **DEC 17 2019**

NTS
Planning & Development Department
Development Services Division

L1

DATE:
December 04, 2019



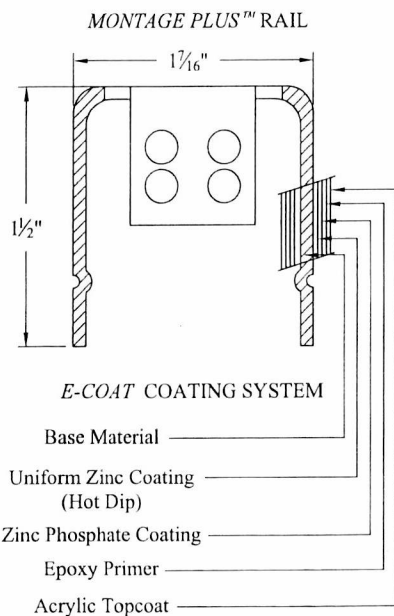


NOTES:

- 1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
- 2.) Third rail required for *Double Rings*.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

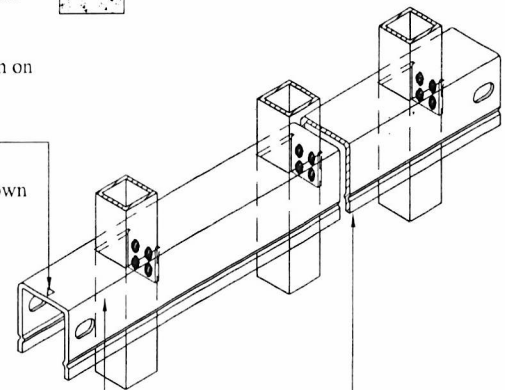
RAKING DIRECTIONAL ARROW

Welded panel can be raked 30" over 8' with arrow pointing down grade.

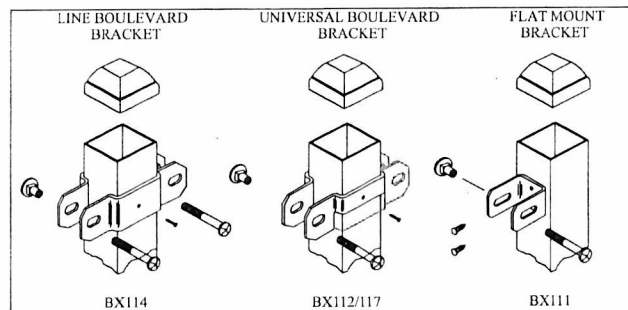


PROFUSION™ WELDING PROCESS

No exposed welds,
Good Neighbor profile - Same
appearance on both sides



MONTAGE PLUS™ RAIL
Specially formed high strength
architectural shape.



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RCISO

Title: MONTAGE PLUS CLASSIC 2/3-RAIL			
DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10	REV: c	



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

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 written over a horizontal line. The signature is stylized with a large '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.*



Committee of the Whole Report

For the Meeting of October 24, 2019

To: Committee of the Whole **Date:** October 10, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Permit with Variance Application No. 00056 for 844 Johnson Street

RECOMMENDATION

That Council decline Development Permit with Variance Application No. 00056 for the property located at 844 Johnson Street.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 844 Johnson Street. The proposal is to vary the *Fence Bylaw* to permit an existing 2.40m fence located within the front (Pandora Avenue) yard of the subject property and to approve the overall design of the fence.

The following points were considered in assessing this application:

- the fence is inconsistent with the *Guidelines for Fences, Gates and Shutters*
- the fence is inconsistent with the Building and Street Interface Guidelines found within the *Downtown Core Area Plan*
- the proposed increase in height of the fence from 1.22m to 2.40m within the front yard is not appropriate as it detracts from the public realm and creates a fortress-like appearance to the property.

BACKGROUND

Description of Proposal

The proposal is to permit the design of the existing fence on Pandora Avenue and to vary the *Fence Bylaw* to increase the allowable height of the fence from 1.22m to 2.40m within the front

yard. When a property is bounded by two streets, the *Zoning Regulation Bylaw* defines the frontage of the property to be the wider of the two streets. In this instance, while the front entrance of the building faces Johnson Street, Pandora Avenue is the wider street and is therefore considered the front of the property.

Sustainability Features

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a five-storey multi-unit residential building.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on October 6, 2017 and September 10, 2019 the application was referred for a 30-day comment period to the Downtown Residents Association CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 2 (HC), Core Business. Design Guidelines that apply to DPA 2(HC) are the *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The existing fence on the Pandora Avenue frontage does not meet the design guidelines found within the *Guidelines for Fences, Gates and Shutters*. The guidelines note that fences and gates must not contribute to a "fortress" appearance from the street. The fortress-like appearance is a result of the excessive height and the spear-like tips at the top of the fence. Approval of this fence could also set a design standard in which other buildings along Pandora Avenue install similar fences, which would contribute to the public's perception of whether the street or area is safe or not.

On September 14, 2016, VicPD completed a Safety and Security Audit for the subject property (Attachment E) using Crime Prevention through Environmental Design (CPTED) principles. A number of areas were identified in order to improve overall safety and security, including installing a high wrought iron fence along Pandora Avenue that could not be easily climbed. The fence has already been installed but still requires a variance as it exceeds the maximum height of 1.22m in the front yard, as discussed in a later section of this report.

Local Area Plans

The *Downtown Core Area Plan* identifies the subject property within the Central Business District, which primarily speaks to new developments. However, Appendix 5 - Building and Street Interface Guidelines identifies the Pandora Avenue frontage within the Avenue category. The Guidelines note that residential uses along Pandora Avenue should express the residential function through façade design elements such as individual entrances, residential landscaping and windows. The façade of the building at 844 Johnson Street, which faces Pandora Avenue, does not have individual entrances and utilizes reflective glazing. The landscaping more resembles a commercial use through the use of river rock and installed utilities. The addition of the tall fence further detracts from the aim of creating a positive street relationship.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Regulatory Considerations

The subject property fronts onto both Johnson Street and Pandora Avenue. The Zoning Regulation Bylaw identifies Pandora Avenue as the front of the property, even though the main entrance to the building is accessed from Johnson Street. Therefore, the proposal requires a variance to the *Fence Bylaw* to increase the height of the existing fence in the front of a residentially zoned property from 1.22m to 2.4m. As identified previously, the height and design of the fence detracts from the public realm and is therefore not supported by staff.

CONCLUSIONS

The 2.4m fence along Pandora Avenue negatively impacts the public realm and is inconsistent with the relevant design guidelines. Staff therefore recommend that Council consider declining the application. An alternate motion is provided below should Council wish to consider the application at an opportunity for public comment.

ALTERNATE MOTION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

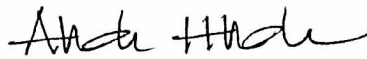
"That Council authorize the issuance of Development Permit with Variance Application No. 00056 for 844 Johnson Street, in accordance with:

1. Plans date stamped August 26, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Increase the permitted height of a fence located within the front boundary (Pandora Avenue) from 1.22m to 2.40m.
3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Michael Angrove
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

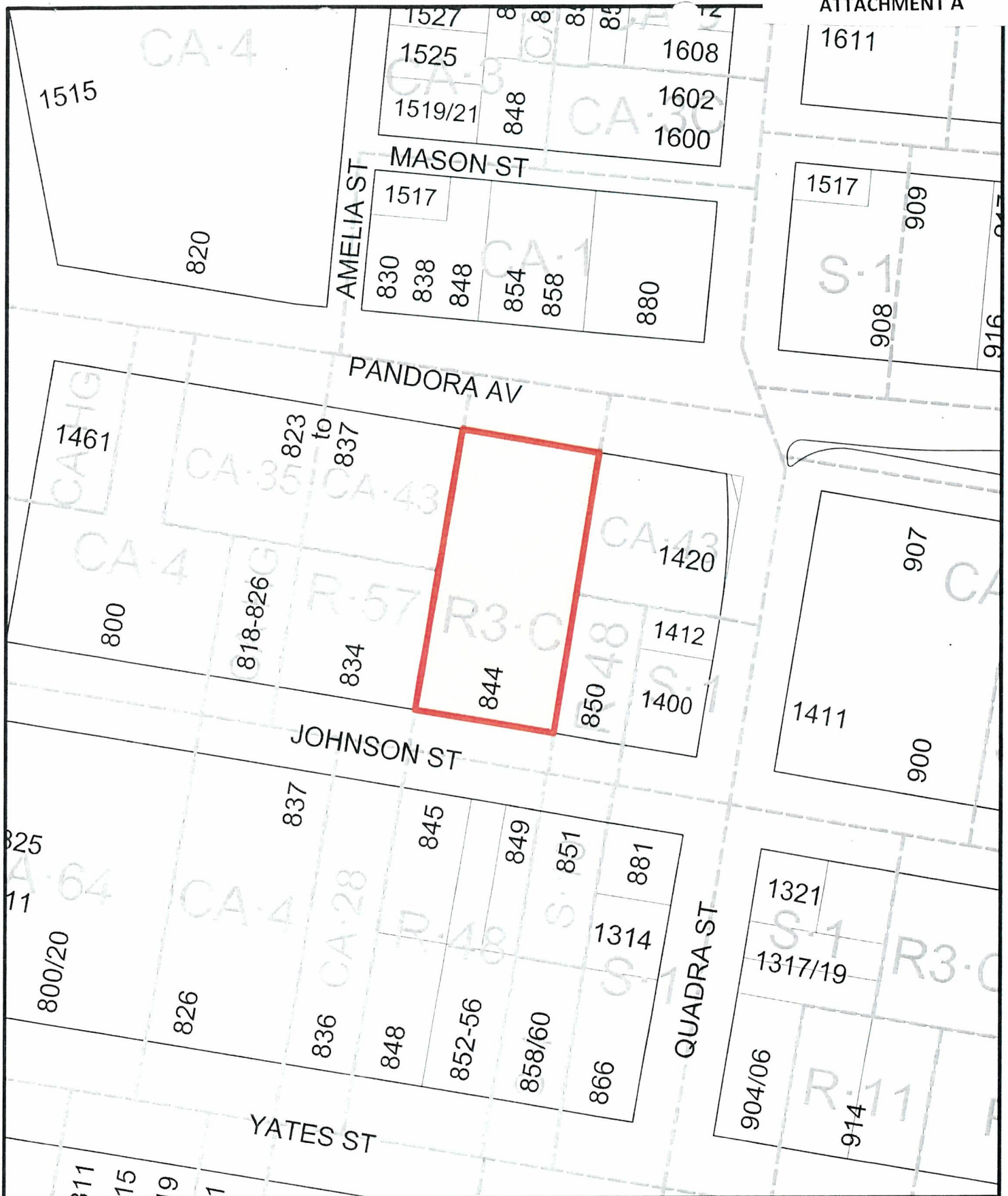


Date:

Oct 17, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped August 26, 2019
- Attachment D: Letter from applicant to Mayor and Council.
- Attachment E: Victoria Police Safety and Security Audit.



844 Johnson Street
Development Permit with Variance #00056





P10 000-154-261



Nov 1 10 49 AM

2000 JOHNSON STREET
VICTORIA, B.C.

100%

PARCEL DIMENSIONS ARE

EXCELLENCE FINISHED WAX

DATE OF FIELD SURVEY

USE BETWEEN MCLM

STRUCTURES AND FE
THE PARCEL DESCRIBE

THE SIGNATORY ACCI...

TRANSMIT OR AL

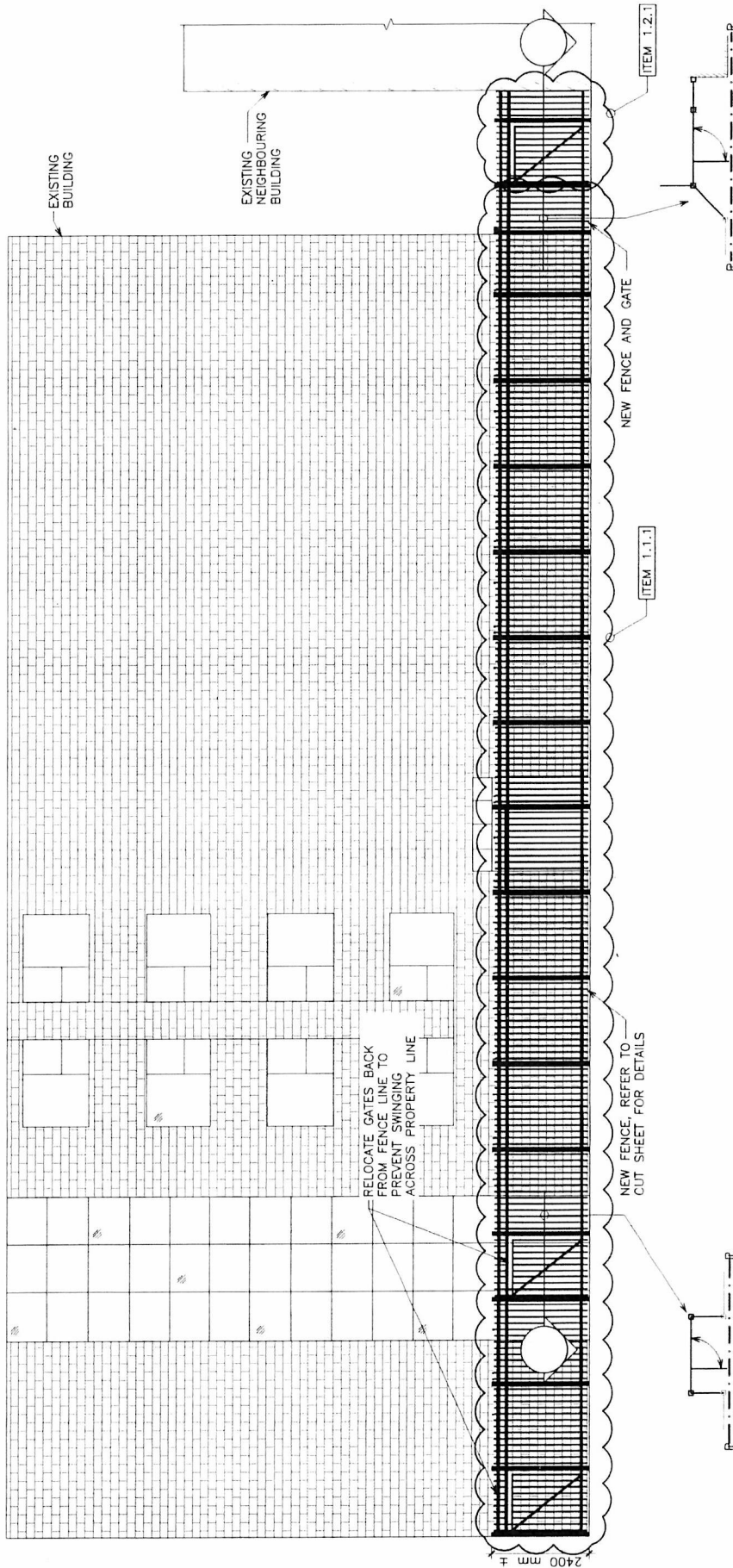
2

MEELHANNET ASSOCIATES
LAND SURVEYING LTD

3700 Quadra Street
Victoria BC

1000

DE CH. BOUTIER 1999



1 NORTH ELEVATION
SK02 1:100

All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJCL") and used in connection with this project are Instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJCL whether the Work is executed or not, and RJCL reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.



Project Name
844 JOHNSON STREET - EXTERIOR UPGRADES

Drawn By
LO AS SHOWN
Scale
Date
AUGUST 22, 2019
Project No.
VC-115779.0003
Sketch Number
Rev.
SK02

Sketch Title
ELEVATIONS

No.	Revision	Date	By
1	ISSUED FOR DPV APPLICATION	2019/08/22	PD



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,

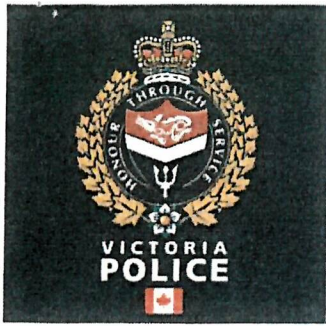
READ JONES CHRISTOFFERSEN LTD.

A handwritten signature in blue ink, appearing to read '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.*



September 14, 2016

Heidi Hartmann
Regional Director, Vancouver Island
British Columbia Housing Management Commission
#201-3440 Douglas Street
Victoria, B.C.
V8Z 3L5

Re: Safety and Security Audit – 844 Johnson Street (Formerly the Central Care Home)

Recently there have been inquiries about types of exterior improvements or modifications that could be made at 844 Johnson Street to help improve safety and security for both residents and community members. On September 9, 2016 we attended 844 Johnson Street and conducted a security audit of the exterior of the building using the basic principles of *Crime Prevention Through Environmental Design (CPTED)*. When applied to the built environment, CPTED principles can help reduce crime, improve safety and influence how people use the space. CPTED supports building community and encourages social development.

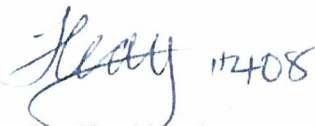
We noticed a number of areas that could be modified to improve overall safety and security. Below are suggestions of these improvements; please refer to the corresponding photographs starting on page 3:

- Improve exterior lighting along the front of the building (Johnson Street side). Install fixtures that would light up the area between the building entrance and the sidewalk. Remove awning if necessary (it may block light). *Refer to photograph #1.*
- Improve lighting on the front west side of the building (Johnson Street side). *Refer to photograph #2.*
- Move fencing on the west side of the building (Johnson Street side) up to meet the southwest corner of the building. *Refer to photograph #2.*
- Landscaping the empty garden beds on the front west side of the building (Johnson Street). Plant low shrubs or ground cover that won't obscure the view to the building. *Refer to photograph #2.*
- Significant pruning of trees that line the sidewalk on Johnson Street; these trees currently block the light to the sidewalk from the lone streetlight. If lighting is still

inadequate with pruning and the addition of exterior building lighting then consider alternatives to the streetlight. *Refer to photograph #3.*

- Remove the low brick retaining wall in front of the Johnson Street entrance and replace with low, wrought iron fencing or small shrubbery. *Refer to photograph #1.*
- Additional CCTV cameras on the exterior of the building, particularly the front west side (Johnson Street) and rear of the building (Pandora Avenue side).
- Install plexi-glass along the fencing on the east side of the building which borders the parking lot of 850 Johnson Street.
- Install high wrought iron fencing (similar to existing fencing) up to the sidewalk at the rear (Pandora Street) of the building (the length of the building) that cannot be easily climbed. *Refer to photograph #4 and #5.*
- Install low, wrought iron fencing along the top of the low concrete wall bordering the walkway next to 834 Johnson Street (west side). *Refer to photograph #6.*
- Install low, wrought iron fencing along the top of the low concrete retaining wall bordering the driveway (Johnson Street side). *Refer to photograph #7.*

We would be happy to clarify any of these suggestions or to assist contractors or B.C. Housing staff with implementation of these modifications.



Cst. Terri Healy
Community Services Division
Victoria Police Department
Tel: 250-995-7275
Email: Terri.Healy@vicpd.ca



Cst. Dan O'Connor
Community Services Division
Victoria Police Department
Tel: 250-995-7310
Email: Dan.O'Connor@vicpd.ca



