

2020-02-03

Sustainable Planning and Community Development Department
 Development Services Division
 City of Victoria 1 Centennial Square
 Victoria, British Columbia V8W 1P6

Attention: Leanne Taylor, Senior Planner

**Re: CPTED (Crime Prevention Through Environmental Design) Report
 11 Chown Place Victoria • DPV00132**

Dear Ms. Taylor:

While the Gorge View Housing Society at 11 Chown Place is a private property, it has operated since inception as a property for the public to access in a respectful manner. As open site pass-throughs have been requested by the City through this new development permit process, the development team is exploring ways to support CPTED principles while respecting the public/private nature of the property. Due to this as well as the nature of the residents who are predominantly long-term, the operator, residents and neighbours are vigilant of the local and neighbouring activities; the current and anticipated paths act as a thoroughfare for locals, contributing to the natural surveillance of the property. The new building has been strategically placed within the centre of the property, allowing for high visibility for the director's office to the main entrance of the site, while minimizing impact to existing safe spaces and site lines for residents. Additionally, easily maintained materials and plantings have been chosen for the new building to ensure natural surveillance, control, and maintenance.

Listed below is how the project will meet five key CPTED Principles.

1. Territoriality

- New ground floor units along the new Chown Place building will have exterior steps up to the unit's front door to delineate from the semi-public sidewalk and the private resident outdoor space.
- The new semi-public grass play area on the south side will be delineated from the units with private concrete patios and wood screens.
- For site navigation, the site has one address on 11 Chown Place with all buildings lettered and units numbered. The intent will be to put up a graphic information board by the visitor parking to assist visitors to the appropriate building. Parking and related transit way-finding will also be clearly delineated and signed.
- Ownership of the ground floor unit areas is established by providing exterior unit doors, patio pavers and wood screen elements.

2. Natural Surveillance

- There are 2 staff Monday, Wednesday and Friday from 9am-5pm. These hours are projected to increase with new building and the addition of 58 new units. The executive director and clerical staff will relocate onto the main floor of the new building directly adjacent to the main floor entrance lobby. Additionally, a full-time maintenance manager lives on site.
- Units have windows that allow passive overlook of the surrounding exterior spaces from the ground floor to the 4th floor allowing ample "eyes on the street" as well as the existing 108 units of housing.
- Gardens and play areas are fenced with an open mesh to allow for sight lines into and through the gardens.

Number **TEN**
 Architectural Group

Partners

Barry R. Cosgrave
 Architect Inc.

Gregory E. Hasiuk
 Architect Inc.

Barrie J. Ottenbreit
 Architect Inc.

Doug Hanna
 Architect Inc.

Dave Lalama
 Architect Inc.

Senior Advisors

Robert A. Eastwood, FRAIC
 MAA, Architect AIBC
 (Retired)

Terry Cristall, FRAIC
 MAA (Retired)
 Architect AIBC (Retired)

Victoria Office:

200 - 1619 Store Street
 Victoria, BC Canada V8W 3K3
 250 360.2106 f 250 360.2166
 victoria@numberten.com

Winnipeg Office:

310 - 115 Bannatyne Avenue
 Winnipeg, MB Canada R3B 0R3
 204 942.0981 f 204 947.9626
 winnipeg@numberten.com



- Ground floor units look out onto public areas however screens have been placed in front of bedrooms for occupant privacy.
- Lighting will be supplied throughout the site paths, parking, and every new exterior doorway. Bollard lighting along sidewalks with light cast outwards to the sidewalk (to minimize light pollution into the units).
- Landscape plans have considered safety and respect, with heights and volume of plants identified based on the need for site lines or privacy for residents.

3. Access Control

- All units are accessed off of paved sidewalks with low landscaping and grass in between.
- Seating areas at Harriet Road and at the pocket plaza inside the site allow for passive site monitoring by residents.
- The new building will be accessed through a lobby which includes the site office, with the lobby situated to view the main entry off Harriet Road.
- The back door of the new building is located in the resident lounge which will be a controlled access door for tenants only. It will be mounted lower so children and those with lower mobility can operate it.
- The new bike parking door will be a controlled access door for residents only.

4. Activity Support

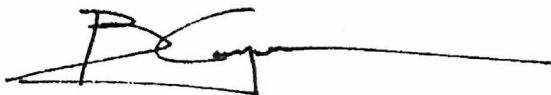
- * The fenced garden areas are located so that they can be monitored passively by all residents.
- The play lawn and park are located on the back side of the building in a fenced area. A window from the amenity room looks out to the park space and many units look out on the play lawn area. The garden also allows for monitoring of the play areas.
- Lighting layout will ensure lighting in the parking areas and along main paths.
- Motion lighting will be used in areas where occasional use requires lighting temporally.

5. Maintenance

- Chown Place has a full-time maintenance manager, who works 9am-5pm, lives onsite, and is on call for Emergency repairs.
- The standard of maintenance is tenant request based. There "guidelines for requesting repairs" sets out 3 levels of importance from Emergency repairs such as building leaks too minor repairs such as painting.
- The graffiti standard is to remove immediately (this has not been an issue recently)
- Landscaping is maintained by the on-site maintenance manager and Grasshopper Landscaping is on call for larger jobs.
- The main floor of the new building is to be lapped cementitious board siding for its durability and ease of painting and maintenance.

If you have any questions or concerns, please contact our office.

Yours sincerely;
number **TEN** architectural group



Barry Cosgrave Architect AIBC, MRAIC, LEEDap