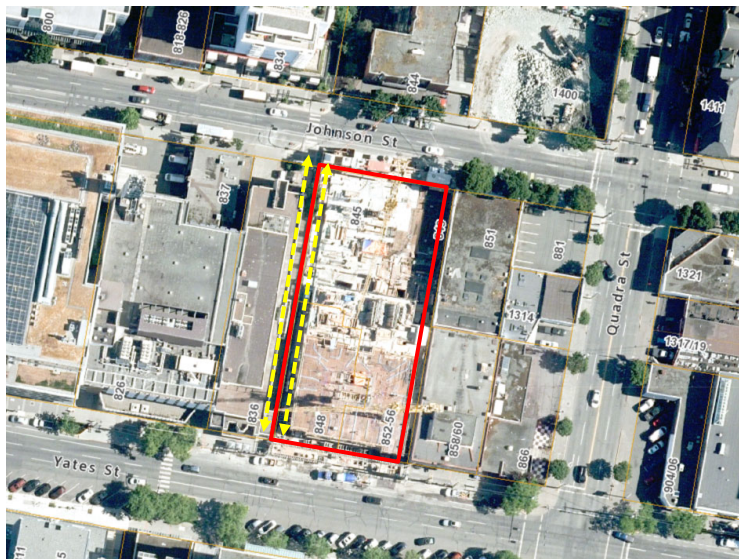


Development Permit with Variance No. 00179 848 Yates Street

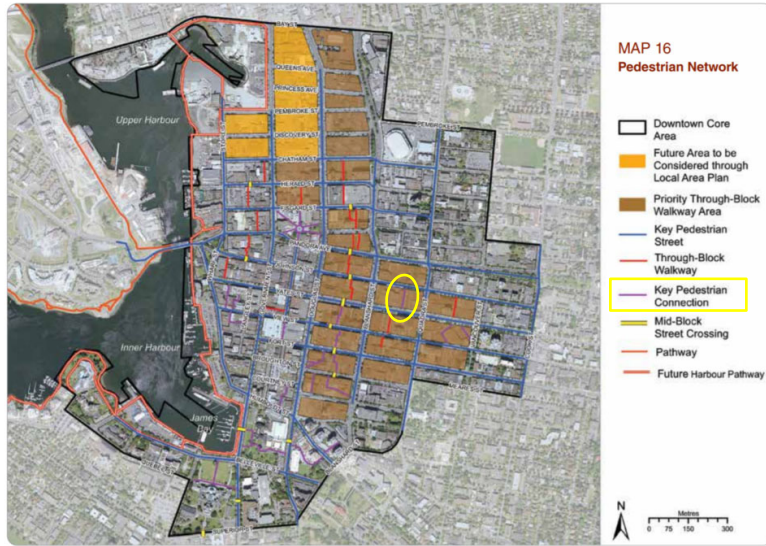


Aerial View



DCAP

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3

Existing Walkway

4



Present day

Viewed from Johnson Street prior to construction



4

Landscape Plan – Previous DP

5

CURRENT APPROVED PLAN

PREVIOUS LANDSCAPE PLAN (DECLINED OCT. 2020)

CITY OF VICTORIA

5

Landscape Plan – Current Proposal

6

CURRENT APPROVED PLAN

CURRENT PROPOSAL

CITY OF VICTORIA

6

Proposed Modifications

7

1. Physical modifications

- Increasing the height of the gates on Johnson Street and Yates Street from 1.83m to 2.59m
- Omitting all previously proposed work on the adjacent property (removal of concrete planters and globe light fixtures)

2. Changes to the terms of the SRW

- Eliminate public access from the walkway, until such a time that the City secures an SRW on the adjacent parcel.



7

Physical Modifications

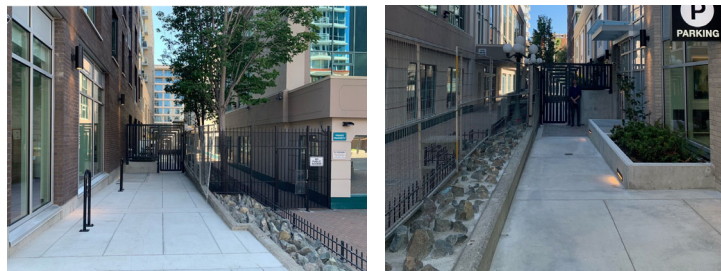
8

Increase in the height of the gates

- Supportable if gates remain in an open position during daylight hours (as per the terms of the SRW)

Removal of all previously proposed work at 836 Yates Street (removal of concrete planters and globe light fixtures)

- Not supportable since it does not allow for a wider walkway as proposed in the original Development Permit



8

Statutory Right of Way (SRW)

9

Not supportable for the following reasons:

- a 1.22m access is better than no access at all
- other examples of narrow walkways exist in Victoria
- the walkway is valued by local residents
- the design of the walkway includes entrances and planting to provide visual interest and natural surveillance for pedestrians
- the terms of the SRW already allow for provisions to address any anti-social behaviour
- removing public access would result in the gates being more visually prominent, and be contrary to the guidelines



Fan Tan Alley



Dragon Alley

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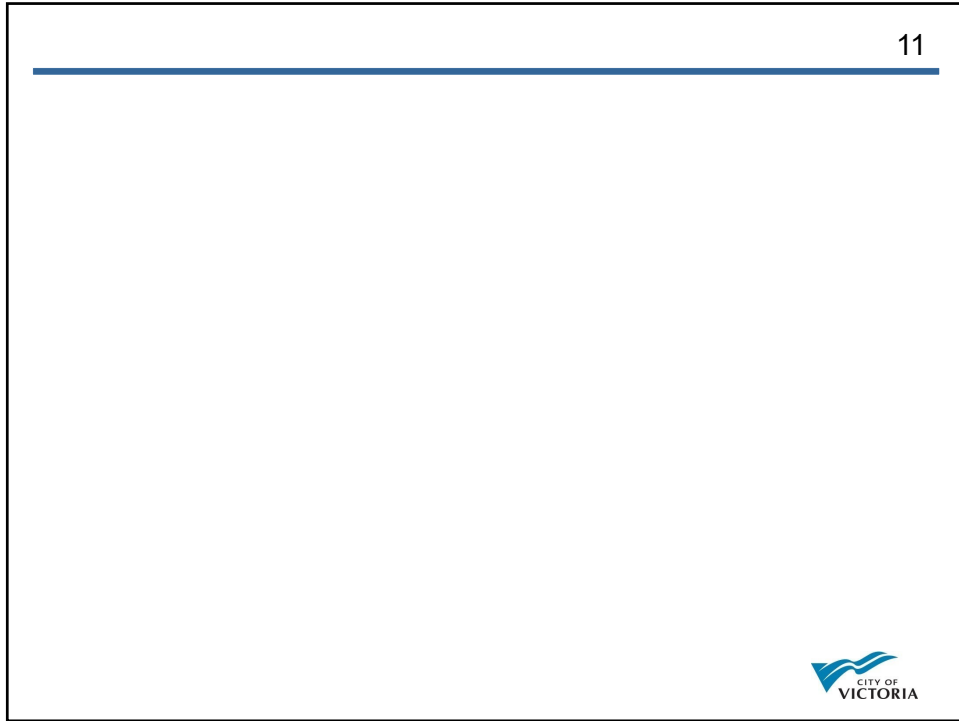
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Options

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1. **Decline (recommended)**
2. **Continued negotiations between applicant and owner of 836 Yates Street**
3. **Approve as presented**

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