

November 6, 2023

File: Village on the Green – Affordable Housing Redevelopment

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

Dear Development Services – City of Victoria:

RE: Delegated Development Permit (DDP) Application for 1132 Johnson Street – Village on the Green Affordable Housing Redevelopment

Revisions to DDP Application

The Capital Region Housing Corporation (CRHC) is please to submit for your review and consideration revisions to the DDP application for 1132 Johnson Street – Village on the Green Affordable Housing Redevelopment. The CRHC and project team received an Application Review Summary from the Development Services on August 30, 2023. These revisions have been made in order to address the review comments contained within the summary and related discussions with the relevant City of Victoria departments. A full list of comments contained in the Application Review Summary is included within this letter along with corresponding responses from the CRHC and project team.

The CRHC is please to submit these application revisions for review and consideration. The Village on the Green Affordable Housing Redevelopment provides an exciting opportunity for a significant contribution of affordable rental housing to the neighbourhood of Fernwood. We would like to thank the City of Victoria and Development Services for their review and related discussions through the application process to date. If there is any additional information required, please let us know and we will accommodate.

Sincerely,



Colin Merriam
Senior Project Planner
Regional Housing, Capital Regional District

cc: Don Elliot, Senior Manager, Capital Region Housing Corporation
 Rob Fowles, Manager, Construction & Capital Projects, Capital Region Housing Corporation
 Paul Hammond, Principal, Low Hammond Rowe Architects

DDP Review Comments & Responses

Development Services		
Conditions to be met prior to approval		
1	Consider options to provide greater architectural expression to the Johnson Street pedestrian entrance. This could be achieved through measures such as lighting, signage, and seating.	Please refer to updated Architectural renderings of the Johnson Street entrance for revisions to this area.
2	Please confirm that the exposed undersides of soffits, balconies and porches that are visible from a street or public walkway are clad with exterior materials that result in a finished appearance and compliment exterior materials used on the rest of the building.	Please refer to updated Architectural renderings. Soffits will be clad with a wood-tone, non-combustible material.
3	Short-term bicycle parking should be sheltered, in well-lit locations, and clearly visible from a main building entrance and/ or public roads	Both entrances will have a well-lit bicycle parking area. A sheltered bicycle parking area is provided at the Johnson St entrance. The Pandora Street entrance has limitations in the design that prevent a covered canopy from being provided. A canopy in this area would obstruct views and sightlines to and from the entrance and hinder natural light into the residential suite immediately adjacent.
4	Please confirm location, size, and enclosure of all rooftop mechanical equipment (including elevator overrun) as this can impact FSR calculations. Please indicate sound attenuation measures.	Mechanical units at the roof will not be in an enclosure but will be screened with louvres. There is an elevator over-run. Neither of these will impact the FSR.
5	Please clarify bike access path on Johnson Street entrance, and clearly label the installation of wheel wells to assist cyclists in navigating stairs on pathway.	Wheel wells are included and are now indicated on the Architectural drawings along west pathway.
6	Please confirm if all ground level units fronting plaza area will have direct access to plaza area.	The ground level units fronting the plaza will not have direct access to the common plaza area. Access to the plaza only through the common access routes encourages shared vs individual uses of this space as well as provides these plaza facing units with an increase in privacy.
7	Please revise patio railing system (while metal railings) to be more in keeping with building materials (consider options to make railing system more robust).	Patio railings have been revised: metal picket fence at ground floor and glass guard with aluminum rail proposed for upper levels.
8	Consider options to provide additional outdoor amenity space, such as on rooftops	The potential for rooftops patios on both buildings has been considered as part of the design process. As a non-profit housing provider the CRHC must balance the level of amenities provided with construction cost considerations. Due to the large amount of outdoor amenities located within the level 1 courtyard it has been determined that additional rooftop amenities will not be incorporated due to cost

		considerations.
9	Please indicate how site servicing/garbage collection and tenant loading will occur	A garbage / recycling room has been provided at the P1 level, accessed through the underground parking for both buildings. This garbage room has a man door at P1, and also an overhead door off the ramp, to allow for easy pick-ups. A staging area has been proposed on the site, at the north west corner, to accommodate pick-up.
10	Please provide a lighting plan	Conceptual lighting plan provided in the drawing updates.
11	Please confirm if any signage is proposed, and show on plans	Signage is indicated on the elevations & renderings.
12	Rental housing to be secured by legal agreement.	The CRHC has been in coordination with the City of Victoria and execution of the housing agreement is currently in progress and anticipated to complete shortly.
13	Please confirm access to pathway through site. If not for public use, consider measures to indicate (e.g. do not make pathway continuous, provide landscaping break).	The path at the east does provide access through the site, but it is secure and only for tenants (enclosed via a secure gate).
Considerations for conformity with Design Guidelines		
14	Please consider options to mitigate the grade differential between the sidewalk and unit entrances on the Pandora Street frontage.	Consideration was given to providing direct access from the Pandora sidewalks to L1 patios via individual pathways and steps. Due to security concerns raised by tenants of the existing building it has been decided that no direct connection between these patios and the sidewalk will be provided on this street.
15	Consider options to provide more balconies on Pandora Street frontage	Suites with balconies have been positioned at the ends of the building and at a central location to visually reduce the perceived length of the building. Balconies are not provided for studio and one-bedroom units due to cost efficiency considerations which limits the amount of balconies on the facade.
16	Consider light-coloured or heat-reflective materials on rooftops to reduce heat island effects	Further consideration can be given, however it is important for the CRHC as a non-profit housing provider and operator to be able to efficiently maintain buildings across the portfolio. A conventional SBS roof system is anticipated on this project due to maintenance efficiencies from its use on many other buildings.
17	Consider options to make south building bike room access more convenient for south building residents (e.g. closer to building entrance)	The layout of the underground parking has been revised, and the south building bike room has shifted closer to the south building.
18	Use of high quality, permeable and durable paving materials in parking and pedestrian areas is encouraged. Paved surfaces with visual interest should be provided, while ensuring they are accessible and comfortable to use for people using mobility aids. This may include elimination of curbs, use of bollards, stamped concrete, unit pavers or other solutions	Paver areas have been added for parking and pathway at bottom of parkade ramp. Pavers are also provided on site for private patios and amenity space. Please refer to drawing updates.

19	Consider providing soil cells underneath the sidewalk and other hard landscape surfaces to provide structural support as well as ample growing medium for healthy street trees and landscaping, particularly in cases where underground parking extends underneath areas with trees and plantings.	This has been considered within the design process. The majority of trees onsite have been placed in on-grade landscape areas with ample growing medium.
20	Please confirm location of ventilation shafts, grates and other aboveground mechanical or site servicing equipment. These should be located away from the public sidewalk and open spaces. Access to on-site loading and service areas for all uses should be as unobtrusive from the public realm as possible, appropriately shielded and protected from public streets.	Noted. As we develop the mechanical design further during design development the project will ensure we meet the noted requirements.
21	Consider providing additional seating areas close to playgrounds, as well as consider providing permanent misting stations for use in hot weather.	Additional seating has been added close to playground. Please refer to revised Landscape drawings.
22	Consider a minimum depth of 1.8m, a minimum width of 2.4m, and a minimum overall size of 4.6m ² for balconies and patios	Noted. We have confirmed balconies meet this minimum noted dimension and area.
23	Confirm exterior accessible paths of travel have a minimum clear width of 1.5m to allow room for mobility devices and service animals going both ways along a path	This has been reviewed and dimensions are added to the Architectural drawings to clarify. The West and East pathways are not accessible.
24	Any change in the level of a path should have a slope or ramp	This has been reviewed and slopes for pathways noted on grading plan.
25	Please review Section 7.3 Universal Accessibility and confirm that guidelines are met to the extent possible	We have reviewed Section 7.3 of the City of Victoria General Urban Design Guidelines and are meeting the guidelines to the extent possible. We will review further during design development.
26	Design and orientation of roofs and surfaces to accommodate solar energy and collection devices are encouraged	The current building design is suitable for future solar panel orientation. We will discuss provisions for future solar power to the roof, with owner during design development.
27	Please review Section 7.5 Bird Friendly Design and confirm that measures have been incorporated into building design to the extent possible.	We have reviewed Section 7.5 Bird Friendly Design. In response, we have reduced the larger panels of curtain wall glazing at the exit stairs and upper level lobbies. A few other considerations include: glazing will not be mirrored or overly reflective; lighting will be designed to be Dark Sky compliant; large canopy trees have been proposed as part of the landscape design.

Engineering and Public Works - General		
Conditions to be met prior to approval		
28	Letters of Engagement (Client-Engineer agreements): Please provide to the City letters of engagement (or Client-Engineer) agreement for all disciplines involved in works within the right-of-way. This should include (at minimum) the Civil Engineering consultant, Landscape consultant, Electrical consultant, and others as necessary. The consultants engaged should provide a letter (agreement) which fully outlines their scope of engagement and may also include items for which they are not engaged. The developer is responsible to ensuring that the consultants provide this concurrent with the resubmission.	Letters on engagement have been included with the revised documents submitted.

Engineering and Public Works - Land Development		
Conditions to be met prior to approval		
29	Drawing 1.03 appears to have an error in cross-section "1" - the Pandora Street section. Please correct on the next plan submission for clarity.	This section has been corrected.
30	Drawing 1.03 - Please dimension the width of access routes.	Dimensions added on L1.01, L1.03.

Engineering and Public Works - Transportation		
Conditions to be met prior to approval		
29	Garbage, recycling, and organics bins are not permitted to be placed on the public right of way for any period of time. Please describe and illustrate how waste will be removed from the site.	Refer to #9 response also. A staging area has been proposed at the north west corner of the site. This will allow for a smaller truck to move bins from P1 to the staging area, followed by pick-up by a larger front-loading truck at the street.
30	Please remove the illustrated dashed boxes from around the individual bike parking areas. Please dimension these stalls as they are illustrated in Schedule C of the Zoning Regulation Bylaw. This will help prevent future confusion that individual lockers for these stalls is acceptable. Individual stalls are typically used for general storage by residents and therefore do not provide an effective TDM asset. A plan revision is required.	Noted. Dashed boxes have been removed around the bike parking stalls. These are stalls and not lockers.

31	Thank you for your offer to provide the requested Statutory Right of Way on the Johnson Street frontage. However, a reduced 1.0m SRW will help achieve the long-term transportation objectives for this corridor. Please locate a 2.0m sidewalk adjacent this SRW boundary and consider retaining the existing trees on this frontage. Any new trees proposed on the Johnson Street frontage should be planted a minimum of 2.0m north of the north curb to enable future realignment of the curb. A plan revision is required.	Civil drawing 22-148-CSP has been revised indicating a 1.0m wide SRW and 2.0m sidewalk located adjacent to the SRW boundary. The proposed curb along Johnson Street has been removed to allow the boulevard trees to be retained. No new boulevard trees are proposed along Johnson Street due to existing and proposed infrastructure.
32	The plan check dated July 31, 2023, indicates 29 residential parking stalls are provided while 65 are required. Based on the location of this development and the proposed use it is a suitable candidate for a reduced parking supply if supporting Transportation Demand Management (TDM) programs are provided. These TDM programs are intended to support future residents in their low carbon and affordable transportation choices. For this requested parking variance to be supported by staff the following must be provided: 1. a Modo membership for each unit not provided with a parking stall 2. a \$55k contribution toward a shared fully electric vehicle 3. a shared parking stall to Modo dimensions and standards with a connected level 2 charger 4. a BC Transit Eco Pass for 10% of the total number of units for a minimum of a 3-year term 5. a minimum of 10% of the required long term bicycle parking stalls being a minimum of 2.4m long x 0.9m wide to enable cargo bike parking	The CRHC is currently coordinating with Modo and BC Transit in order to provide the TDM measures outlined here. Requirements for items 2 and 5 have been incorporated into the drawing revisions.
33	The Plan Check dated July 31, 2023, indicates the accessible parking requirement may not be met. Staff will not support a variance to the quantity of accessible parking but may support a larger parking variance for general stalls. A plan revision is required.	The number of accessible stalls and locations have been clarified on the revised drawings, which meet the minimum requirements.
34	To help support the requested parking variance please ensure at least the minimum quantity of short-term bicycle parking is provided. The plan check indicates the application may be 2 stalls short. A plan revision is required.	The number of short-term bike parking stalls have been increased to 16 in total (8 at each building).
35	While considering the impacts to existing trees to be retained please ensure the new 2.0m sidewalk is located adjacent the SRW boundary. This will lessen future public expenditure, impacts on future trees and rain gardens, and match the expected future sidewalk alignment to the east when this property redevelops. A plan revision is required.	Revised SRW boundary shown with revised sidewalk aligned on Johnson Street.

Engineering and Public Works - U/G Utilities		
Conditions to be met prior to approval		
36	Due to increased residential density of the property, a sewage volume calculation report will be required to determine if the City mains have the capacity to support the proposed development..	See attached Sanitary Impact Assessment.

Engineering and Public Works - Stormwater Management		
Conditions to be met prior to approval		
37	NOTE: The City encourages Green Stormwater Infrastructure (GSI) and offers financial incentives for properties to manage rainwater on-site. We support and encourage the use of permeable surfaces for the parking stalls and other hard surfaces, rain gardens and green roofs and the preservation of as much green/open space as possible. The property owner may be eligible for financial incentives if the designs (such as for the green roof design and rain gardens) meet requirements as per the City's Rainwater Management Standards. Visit www.victoria.ca/stormwater for more information.	Noted. Rain gardens will manage a portion of roof runoff, and parkade ramp runoff. The CRHC will pursue the relative incentives that are eligible with this design.

Engineering and Public Works - Parks Division		
Conditions to be met prior to approval		
38	Consider safe retention of tree #M5 (Horse-chestnut, 53cm DBH) along Pandora Ave. frontage, by shifting proposed parkade access driveway away from the tree and utilizing low-impact construction methodologies (if within protected root zone).	We have revised the design, to be able to retain tree #M5 (Horse-chestnut tree). The parking entry ramp has shifted east and is now below the building footprint.
39	Please clarify (off- and on-site) existing and proposed locations of services and third-party utilities such as gas, BC Hydro, and telecommunications. New hydro service alignment on site should avoid tree planting locations as much as possible and be clearly indicated on plans so that requirements can be understood.	Existing services and third-party utilities are shown on civil drawing 22-148-CSP. Proposed services have also been shown. Coordination with BC Hydro has occurred and is ongoing, however, no redline design has been obtained from BC Hydro at this time and is therefore, not shown on the drawing.

40	Tree Minimum - Please ensure the lot will achieve at least the tree minimum once all replacement trees are planted. If not, then the owner must plant additional replacement trees to achieve at least the tree minimum on the lot. The tree minimum for each lot is specified in the Tree Protection Bylaw 21-035, Schedule E and is based on lot size. The subject property is approximately 4700m2 and requires twenty-four (24) Bylaw-protected trees on site which meet siting, soil volume, and species requirements outlined in Schedule E.	Noted. Tree minimum has been achieved. Refer to L0.02
41	Arborist Report - Please update the arborist tree inventory table as follows: correctly identify street trees along Johnson St. frontage as Liquidambar; and, arrange all #M (municipal) trees together in a section of the table for ease of review and permit approvals. Page 8 of 12 • Outline key findings and recommendations of the arborist report within the Executive Summary, including: - o the reference ID s of all bylaw-protected trees and municipal trees proposed for removal; - o a brief description of anticipated impacts to tree #M5, along with mitigation measures and other key recommendations to reduce impacts, - o an updated Tree Impact Summary Table as a quick reference of inventoried trees, remove/retain totals, and trees to be planted. Update recommendations and plans in coordination with updated site servicing plan (Civil), boulevard improvements, replacement tree planting plan and potential redesign of parkade driveway access to protect tree #M5.	Noted. Arborist report has been updated.

42	Tree Management Plan • Please update tree protection measures to ensure minimal encroachment into protected root zone of tree #M5, unless a rationale is provided, along with assurance that the impacts will be tolerated. • Show tree protection fencing clearly dimensioned from centre of all tree trunks and utilize phased tree barriers where necessary. Note: tree protection barriers on neighbour trees are missing from the plans. • Indicate mitigation requirements, low-impact construction methodologies and updated arborist supervision requirements, through arborist notes, for any work within protected root zones. • Ensure proposed replacement tree planting meets the siting and soil volume requirements outlined in the Tree Protection Bylaw 21-035, Schedule E, including trees near rain gardens.	Tree management plan revised to retain M2-5. Refer to L0.02 for tree locations and soil volume calculations, which meet the Tree Protection Bylaw.
43	Site Plan • Please explore redesign of parkade driveway access, to ensure safe retention of tree #M5 along Pandora Ave. frontage., including: - o shift proposed parkade driveway away from the tree; and, - o utilize low-impact methods of construction and service installation adjacent to all protected root zones. • Please show all trees, ID #'s, critical root zones and canopy spread for trees to be retained (trunk – scaled circle to represent the trunk where it meets the ground, protected root zone (PRZ) – scaled solid bold circle, and canopy – scaled fine dotted-line circle). Trees proposed for removal shall be identified with a red 'X'. Note: Please include neighbour trees on site plans. Page 9 of 12 • Coordinate site plan with civil plan and landscape plan, showing new boulevard and sidewalk alignment, street tree planting, existing and proposed service locations, and preliminary third-party utilities (such as hydro, phone, cable, internet, gas), including PMT associated with the property. If no exterior PMT is required, please indicate proposed interior service room. Note: Refer to Subdivision and Development Servicing Bylaw No. 12-042, Schedule C, as well as refer to Transportation comments for public realm improvement requirements. Street tree planting locations, species selection, and the number of trees is subject to approval by the City of Victoria Parks Division.	Existing tree information graphics revised. Tree #M5 retained with revised parkade and building layout. Exterior PMT location proposed.

44	Landscape Plan: • Coordinate with site plan to confirm safe retention of tree #M5 along Pandora Ave. frontage. • Please show all trees, ID #'s, critical root zones and canopy spread for trees to be retained (trunk – scaled circle to represent the trunk where it meets the ground, protected root zone (PRZ) – scaled solid bold circle, and canopy – scaled fine dotted-line circle). Trees proposed for removal shall be identified with a red 'X'. • Coordinate landscape plan with civil plan and site plan, showing new boulevard and sidewalk alignment, street tree planting, existing and proposed service locations and preliminary third-party utilities (such as hydro, phone, cable, internet, gas), including PMT associated with the property. Note: Refer to Transportation requirements. • Ensure the replacement tree plan meets the siting and soil volume requirements, including: - o ensure replacement trees are planted at top edge or entirely outside of rain gardens, with adequate soil volumes; and, - o select native species where feasible and select from Part 1 or Part 2 of Schedule E replacement tree list, noting Part 2 replacement species acceptable for 2:1 replacement. Note: Refer to Tree Protection Bylaw 21-035, Schedule E. Part 1 replacement tree species selection must reach at least 10m at maturity. • Please provide construction details, as follows: - o Part 1 and Part 2 replacement tree planting on parkade slab; and, - o Part 1 replacement tree planting near rain garden. Note: details should show dimensions to illustrate proposed soil volumes. • Please indicate how 30% vegetation proposed on private property is composed of native plants, food-bearing plants or provides pollinator habitat as outlined in the Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial (2019). • Confirm any planting within protected root zones is maximum #1 pot size or less. Page 10 of 12 • Proposed street tree locations and species selection requires Parks approval. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Please include the following notes for street tree planting: - o Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground and be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) or SD P5 (Tree Planting in Sidewalk with Tree Guard) and the Canadian Landscape Standard. - o Required Parks inspections for street tree planting: 1. Inspection of soil and planting area prior to	Trees M2-5 are proposed to be retained. Graphics for existing trees have been revised. Utility information has been updated. Replacement trees have been planted at top edge of raingardens, except <i>Nyssa sylvatica</i>, which are adapted to grow in the bottom of rain gardens. Native tree species added. Tree planting on parkade slab detail added. New irrigation service will not be provided for boulevard areas, as existing landscapes will be retained. Notes have been revised with selected additions as requested, refer to L0.01. Sections that apply to new boulevard trees have been omitted, as existing boulevard trees will be retained.
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planting. 2. Inspection of tree stock prior to planting. 3. Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard. • The details for the seed and sod boulevard is in Schedule B3-4. (Please ensure that adequate soil volumes for the proposed street trees are installed in grass boulevards). Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for seed and sod boulevard inspections: - o Required Parks inspections for seed and sod boulevard: 1. Inspection of excavated and scarified subgrade prior to backfill. 2. Inspection of installed, rolled and prepared growing media prior to sodding. 3. Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard. • Please include the following notes for soil testing of growing medium: - o A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard. • Please include the following notes for Schedule B3-4 and Schedule C: - o The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage. • Provide municipal frontage/right of way area take-offs (m2) for tree planting and lawn areas. These numbers are utilized to determine security deposits, maintenance implications, etc.	
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45	Civil Plan • Please update civil plan to show new boulevard and sidewalk alignment in coordination with site plan and landscape plan, • Show the existing and proposed locations of sanitary sewer, storm drain, and water, as well as third party utilities such as gas, BC Hydro, and telecommunications. New hydro Page 11 of 12 service alignment should avoid tree planting locations as much as possible and be clearly indicated on plans so that requirements can be understood. • Include all neighbour, site, and municipal trees to be retained with ID# and show all proposed municipal trees. • Identify municipal trees to be removed with an ID# and a red X. • Please show a separate water service and sleeving under hard surfaces on the site servicing plan for irrigation of the trees and turf in the boulevard, in accordance with the Subdivision and Development Servicing Bylaw. Include the following notes: - o All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, Schedule C to the Victoria Subdivision and Development Servicing Bylaw 12-042, and comply with the Irrigation Industry Association of BC standards. - o Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation. - o Contact Parks at 250-361-0600 with at least 48 hours notice to arrange for irrigation inspections. - o Required Parks inspections for irrigation: 1. Irrigation sleeving prior to backfilling 2. Open trench mainline and lateral lines 3. Pressure test 4. Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report). Note: installation of the water service to be at the expense of the applicant.	• Civil drawing 22-148-CSP has been revised to show new boulevard and sidewalk alignment. • Refer to response 39 above regarding existing and proposed services. • Trees including tags are shown on civil drawing 22-148-CSP. • Trees to be removed have been noted with an X on civil drawing 22-148-CSP. • Any areas of the boulevard that require irrigation have been included on Landscape drawings with applicable notes. • Irrigation notes have been added to civil drawing 22-148-CSP for reference.
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Permits & Inspections		
Conditions to be met prior to approval		
46	Designer to ensure the placement of the Siamese connection will not create a tripping hazard for the occupants while exiting the building if the Fire Department had the hoses hooked up to it.	Double doors are provided and sidewalk which is wide enough for the hose to be on one side of the pathway without a tripping hazard being created.
47	Designer to provides the spatial separations calculations on the elevation sheets showing compliance with 3.2.3. of the BCBC.	Refer to Architectural drawings.

Fire Department		
Conditions to be met prior to approval		
48	Fire department connection(s) must be on the address side of the building, within 45 meters of a fire hydrant, and positioned in such away that it does not present a tripping hazard during access and egress.	The proposed FDC is located within 45m of a proposed fire hydrant (refer to civil drawing 22-148-CSP).
49	In the event radio testing confirms the requirement of a radio amplification system or Bi-Directional Amplifier (BDA) to ensure adequate radio coverage for emergency service responders, the owner shall, at the owner's expense, ensure that a system is installed to achieve the required coverage.	The CRHC acknowledges this required to provide this testing and related system installation in the event of inadequate coverage.



LOW
HAMMOND
ROWE
ARCHITECTS

DDP | SUMMARY OF CHANGES

CRHC_Village on the Green
1132 Johnson St, Victoria BC

Date of LHRA Summary: Nov 7, 2023
LHRa Project No. 2301

Re: Village on the Green | Delegated Development Permit resubmission

In response to comments from the City of Victoria Planning, Parks, Engineering and Transportation departments, we have made the following revisions to our proposal. The numbers below correspond to the revision cloud #s on our bubbled drawing submission.

1. Relocation of driveway and ramp to accommodate retention of Horse Chestnut Tree (M5).
2. Addition of a staging area at the northwest corner of the site to accommodate Garbage and Recycling pick-up.
3. Redesign of the north building to accommodate the revised ramp location. The ramp is now located below the building footprint. This revision also allows for increased landscaping at the west sideyard.
4. Relocation of the entry at Pandora (entrance has shifted west) to allow for better visual connection between the park at the north and the plaza within the development.
5. Increased setback at the east side-yard, at Pandora for a large extent of the building, to address concerns from the Fernwood Neighbourhood Association.
6. Renderings and elevations have been revised to incorporate the changes noted.
7. Underground parking plan has been revised to accommodate:
 - a. new ramp location
 - b. bike room for south building is closer to south elevator lobby
 - c. electrical room is located to the east to be in close proximity to utilities
8. Modo parking stall has been provided on site, but outside of the secure UG parking area
9. Average Grade calculations have been revised to reflect the current design
10. Spatial Separation calculations have been provided.
11. Project Data values on A0.3 have been updated to reflect the changes above. Setbacks, building height, average grade and bike parking #'s have been updated. The site coverage and open site space percentages changed marginally.
12. Survey has been updated to show more detail within the property and at adjacent properties.
13. Revisions to boulevard and landscaping at Johnson Street have been made, to address reduction in SRW and addition of PMT at southeast corner, upon coordination with BC Hydro.

Above is the summary of changes to date. Please do not hesitate to contact our office should you have any further questions.

Sincerely,
Low Hammond Rowe Architects Inc

Paul Hammond, Architect AIBC

November 6, 2023

Re: 1132 Johnson Street – Landscape Adjustments for DDP Revision

Below is a summary of Landscape Adjustments:

Rev. #	Drawings	Description
L1	L0.01	Boulevard and greenway planting notes revised with applicable updates to municipal requirements.
L2	L0.02, L1.01, L3.01.	Boulevard trees #M2-5 retained. New boulevard trees removed. Lawn in boulevard areas to be repaired as needed.
L3	L0.02	Tree tag #'s shown, graphics for CRZ and canopy updated.
L4	L0.02	Tree Replacement table to how demonstrate minimum number of tree replacements in compliance with Tree Protection Bylaw.
L5	L0.03	Parkade ramp runoff directed towards rain garden.
L6	L0.03, L1.01, L3.01.	Rain garden removed and landscape revised to reflect addition of PMT
L7	L0.03	Rain garden top and bottom of pool lines added to show trees located on upslope side of rain gardens, except where Nyssa sylvatica located. Detail revised to show tree on side slope of rain garden.
L8	L1.01	Tree on slab detail added.
L9	L1.01, L2.01, L3.01	Landscape plans updated to reflect building changes to retain M5.
L10	L1.01, L2.01, L3.01	Landscape layout adjusted to reflect change to parkade layout, provide adequate soil volumes for proposed trees at courtyard level.
L11	L1.02	Conceptual lighting plan added.
L12	L1.03	Sections adjusted to reflect plan changes, updated south building FFE and to clarify pathway widths.
L13	L2.01	Adjustments to grading, to reflect change to south building FFE.