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DDP_R2 | SUMMARY OF CHANGES

CRHC_Village on the Green
1132 Johnson St, Victoria BC

Date of LHRA Summary: January 17, 2024
LHRa Project No. 2301

Re: Village on the Green | Delegated Development Permit Resubmission 2

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. Tree symbols have been revised to identify existing trees to be retained and existing trees to be removed, as per Parks comments. Additionally, symbols for proposed trees and existing neighbouring trees have been updated and locations coordinated with Landscape and Civil.
2. Legend for tree and site symbols has been provided.
3. Grading information has been provided on the site plan.
4. Annotations have been provided to identify structures on the roof.
5. FDCs locations have been provided.
6. Annotation added re: existing neighbour's fences and proposed fences at the Property Line.
7. The pathway and sidewalk along Pandora Avenue have been revised to accommodate the retention of tree no. OS8 (North-East of property); coordinated with Civil and Landscape.
8. Coordination with landscaping along Johnson Street to show bench, revised # of bike racks and entry path (no steps required at main entry).
9. Bicycle parking stalls have changed marginally to provide adequate clearance against adjacent walls.
10. Parking stalls have been updated to provide clearance adjacent to walls and/or columns. Dimensions have also been provided.
11. Parking plan updated with correct # of visitor parking stalls noted.
12. Vehicular Parking and Bicycle Parking calculations have been provided on sheet A2.0.
13. Building heights and roof geodetic heights have been revised – measured to top of roof (excluding parapet).
14. Material Board Legend and identification #'s have been provided on the Building Elevations.
15. Project Data values on sheet A0.3 have been updated to reflect the changes above. Building heights, side yard (east) setback, and bike parking #'s have been updated.
16. The floor area for each type of suite has been provided in the Project Information Table.

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

January 15, 2024

Re: 1132 Johnson Street – Landscape Adjustments for DDP Revision

Below is a summary of Landscape Adjustments:

Rev. #	Drawings	Description
L1	L0.01	Inspection notes revised to add notes for Schedule 3-4 and Schedule C, contact email for inspections.
L2	L0.02 (info appears on all plans except cover sheet)	Trunk circle scaled to show DBH, coordinated on all landscape plans.
L3	L0.02, L1.01, L1.03	Tree species changed to achieve tree replacement minimum in compliance with Tree Protection Bylaw.
L4	L0.02, L1.01, L1.03	Tree species change and landscape area adjusted to achieve tree replacement minimum in compliance with Tree Protection Bylaw.
L5	L0.02, L1.01, L2.01, L1.03	Offsite tree OS8 retained. Sidewalk and planting adjusted to accommodate retention of OS8.
L6	L1.01	The bicycle parking area is dimensioned to reflect bicycle parking requirements, location of FDC is adjusted to avoid conflict.
L7	L1.01, L2.01	Paving area adjusted to provide aisle space for bicycle parking. Bicycle parking area is dimensioned to reflect bicycle parking requirements.
L8	L3.01	The plant list includes all trees and shrubs shown on the plan.