

DRAWING LIST

ARCHITECTURAL

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CIVIL

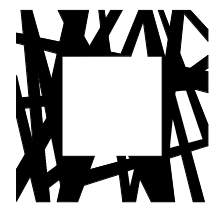
22-148-CSP PRELIMINARY CIVIL PLAN



CAPITAL REGION HOUSING CORPORATION - VILLAGE ON THE GREEN  
1132 & 1138 JOHNSON STREET, VICTORIA BC

ISSUED FOR: DELEGATED DEVELOPMENT PERMIT RESUBMISSION

ARCHITECTURAL RESUBMISSION, JANUARY 15, 2025



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HAMMOND  
ROWE  
ARCHITECTS

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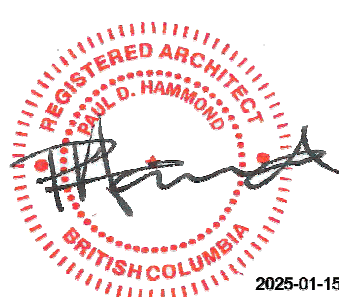
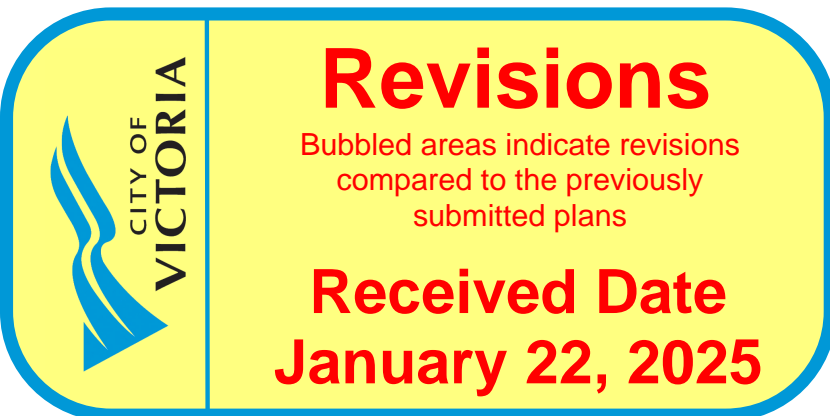
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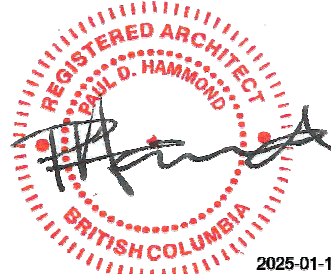


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**Capital Region Housing Corporation  
Village On The Green -  
Affordable Rental Housing**

1132 & 1138 Johnson Street, Victoria BC

No	Date	Revised
D	2025-01-15	ISSUED FOR DDP RESUBMISSION 02
C	2024-11-25	ISSUED FOR DDP RESUBMISSION
B	2024-11-06	ISSUED FOR 50% CD REVIEW
A	2024-09-19	ISSUED FOR DELEGATED DEVELOPMENT PERMIT

Principal in charge	PH	Drawn By	KL
Scale	1 : 200	Reviewed By	PH/RD
Project number	2301		
Sheet title			

## EXISTING SITE PLAN & CONTEXT

Sheet number	
<b>A0.1</b>	
Sheet in set: 1	Revision
File name 2301_CRHC Johnson St_CENTRAL.RVT	
Plot date 2025-01-15 9:54:16 AM	

FILE PATH: C:\Users\kevinlin\Documents\2301\_CRHC Johnson St\_Central\_kevinlin@lhra.ca.nv



FILE: X:\223301\Project\22330123600 Village on the Green\07\_DRAWING\001\_Site\22330123600-V-SITE-001

DESTROY ALL PRINTS BEARING PREVIOUS REVISION  
FILE PATH: C:\Users\levin\Documents\2301\_CRHC Johnson St\_Central\_levin\lhrna.cad  
PLOT DATE: 2025-01-15 9:54:17 AM

REV	DATE	DESCRIPTION	DRAWN	APPROVED
3	8/15/2024	Additional Survey Added of 1138 Johnson and east Pandora	VE	RL
2	9/1/2023	Additional Survey Added	MD	GQ
1	4/28/2023	Additional Survey Added	MD	GQ
0	9/1/2021	Original Issue	VE	GQ
0	9/1/2021	Original Issue	VE	GQ
REV	DATE	DESCRIPTION	DRAWN	APPROVED

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- NOTES**
- Distances are in metres and decimals thereof.
  - Parcel dimensions are derived from field survey and existing Land Title Office records, being Plan 40972, EPP76014, and EPS6871.
  - This plan represents field surveys conducted on 2021-06-22, 2023-03-14, 2023-07-19, and 2024-07-25
  - Coordinates are local ground. To convert to UTM zone 10 NAD83 (CRS) multiply by the combined scale factor of 0.999607472 around a reference point at N 5363738.155m, E 473968.429m
  - Elevations are in meters and referred to Geodetic Datum CVD28BC.
  - Elevations are referenced to GCM 379800 (16-95), having an elevation of 26.15m.
  - Property Title Subject to: Easement N54786.
  - This document shall not be used to define property lines or property corners.



PLAN ID.: 22330123600-V-SITE-001

**McElhanney**

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Victoria BC V8X 4A3  
Tel. 250 370 9221

**CAPITAL REGION HOUSING DISTRICT**

**SITE PLAN OF**  
**VILLAGE ON THE GREEN**  
1132 and 1138 Johnson Street, Victoria, BC

**LEGAL SURVEY**

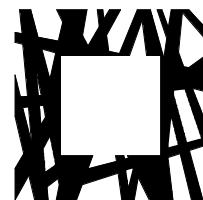
Sheet number

**A0.2**

Sheet in set: 1 Revision

File name: 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date: 2025-01-15 9:54:17 AM

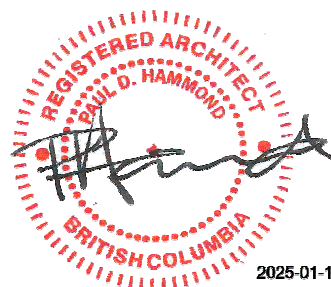


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**Village On The Green -**  
**Affordable Rental Housing**

1132 & 1138 Johnson Street, Victoria BC

No Date Revised

D 2025-01-15 ISSUED FOR DDP RESUBMISSION 02  
C 2024-11-25 ISSUED FOR DDP RESUBMISSION  
B 2024-11-08 ISSUED FOR 50% REVIEW  
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No Date Issued

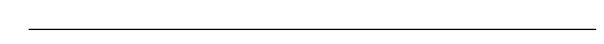
Principal in charge PH Drawn By KL

Scale Reviewed By PH/RD

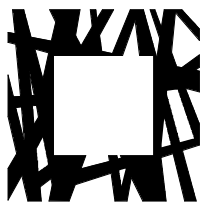
Project number 2301

Sheet title





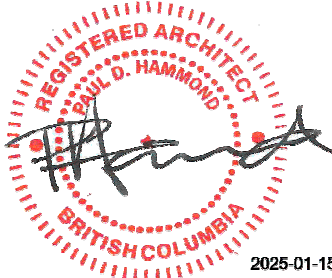





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Capital Region Housing Corporation  
Village On The Green -  
Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC

No	Date	Revised
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D 2025-01-15 ISSUED FOR DDP RESUBMISSION 02  
C 2024-11-05 ISSUED FOR DDP RESUBMISSION  
B 2024-11-04 ISSUED FOR 50% CD REVIEW  
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No	Date	Issued
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Principal in charge	PH	Drawn By	KL
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Scale		Reviewed By	PH
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Project number	2301
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Sheet title	
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## PERSPECTIVES

Sheet number

A1.1

Sheet in set:	1	Revision
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File name	2301_CRHC Johnson St_CENTRAL.RVT
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Plot date	2025-01-15 9:56:03 AM
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3 Johnson Street - Looking East  
A1.1

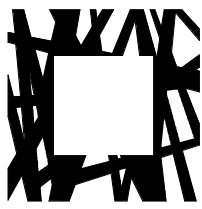


2 Johnson Street - Entry View  
A1.1



1 Johnson Street View - Looking West  
A1.1





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**Affordable Rental Housing**

1132 & 1138 Johnson Street, Victoria BC

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No	Date	Issued
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Principal in charge PH Drawn By KL

Scale Reviewed By PH

Project number 2301

Sheet title

PERSPECTIVES

Sheet number

**A1.2**

Sheet in set: 1 Revision

File name 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date 2025-01-15 9:56:05 AM



3 Pandora Street: North-West Corner  
A1.2

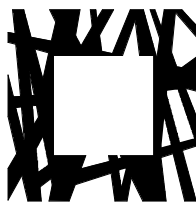


2 Main Entrance @ Pandora Street  
A1.2



1 Pandora Street: North-East Corner  
A1.2

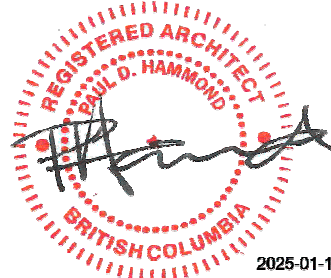




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Capital Region Housing Corporation

**Capital Region Housing Corporation  
Village On The Green -  
Affordable Rental Housing**

1132 & 1138 Johnson Street, Victoria BC

No	Date	Revised
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D 2025-01-15 ISSUED FOR DDP RESUBMISSION 02  
C 2024-11-05 ISSUED FOR DDP RESUBMISSION  
B 2024-11-04 ISSUED FOR 50% CD REVIEW  
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No	Date	Issued
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Principal in charge PH Drawn By KL

Scale Reviewed By PH

Project number 2301

Sheet title

## PERSPECTIVES

Sheet number

**A1.3**

Sheet in set: 1 Revision

File name 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date 2025-01-15 9:56:07 AM

1



4 Courtyard View - Facing North-East  
A1.3

1



3 Courtyard View - Facing South-East  
A1.3

1



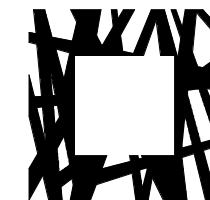
2 Courtyard View - Facing West  
A1.3

1



1 Aerial View  
A1.3





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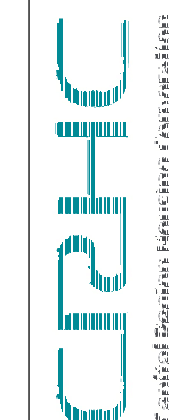


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## Capital Region Housing Corporation Village On The Green - Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC



No Date Revised

D 2025-01-15 ISSUED FOR DDP RESUBMISSION 02  
C 2024-11-05 ISSUED FOR DDP RESUBMISSION  
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Scale 1 : 150 Reviewed By PH/RD

Project number 2301

Sheet title

FLOOR PLAN - P0 & P1

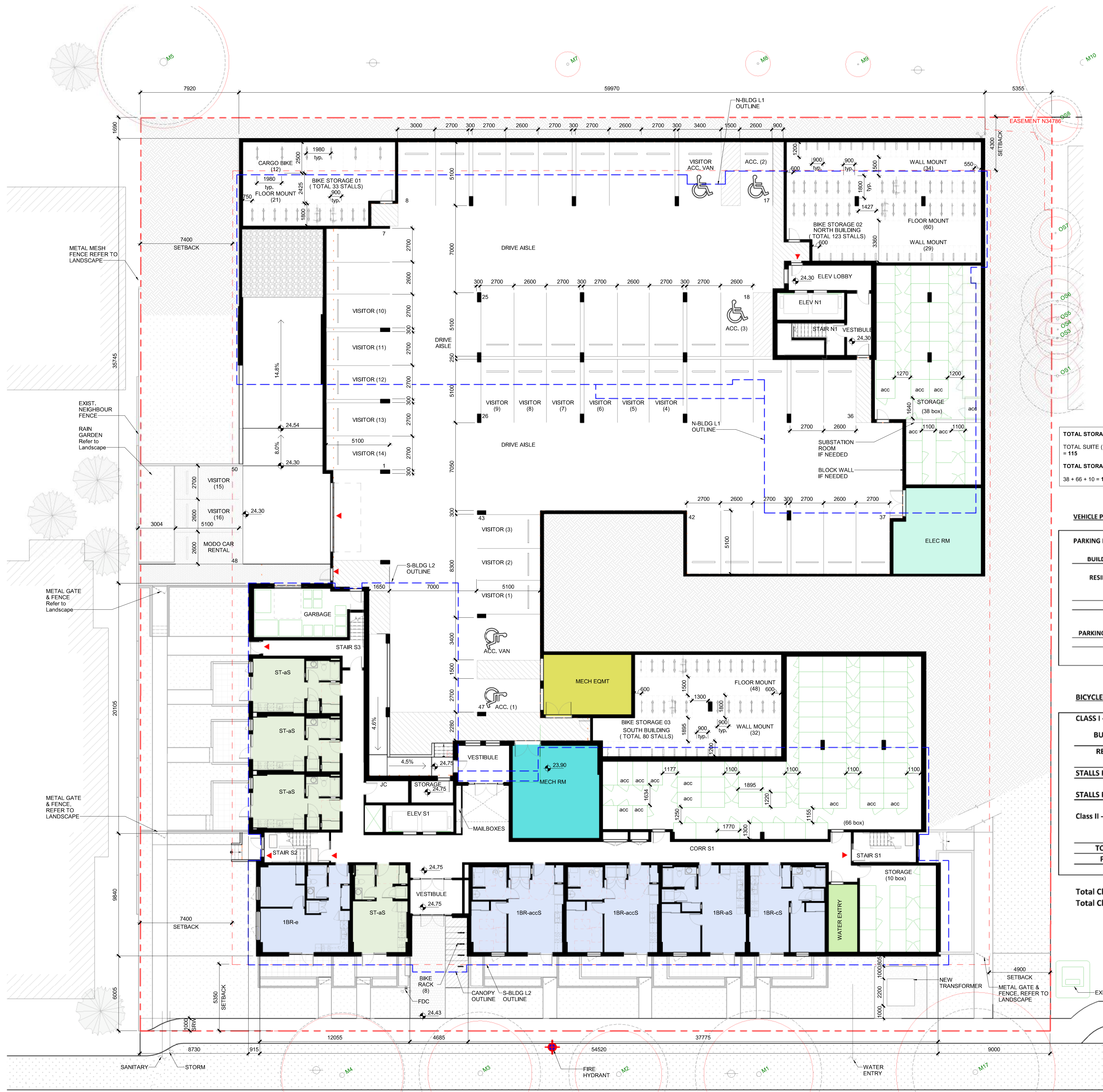
Sheet number

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Sheet in set: 1 Revision

File name 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date 2025-01-15 9:56:33 AM



### SITE LEGEND

EXISTING TREES TO BE RETAINED  
EXISTING TREES W/ TAG (ID#)  
CRITICAL ROOT ZONE  
TREE CROWN SPREAD

EXISTING TREES TO BE REMOVED  
EXISTING TREES W/ TAG (ID#)  
TREE LOCATION

EXISTING NEIGHBOURING TREES  
APPROX. LOCATIONS

PROPOSED TREES  
REFER TO LANDSCAPE PLANS  
FOR ADDITIONAL DETAILS

EXISTING HYDRO POLE  
FIRE DEPARTMENT CONNECTION  
(FDC)  
NEW FIRE HYDRANT  
PROPERTY LINE

TOTAL STORAGE LOCKERS REQUIRED:  
TOTAL SUITE (160) - STUDIO RELAXED (45)  
= 115  
TOTAL STORAGE LOCKERS PROVIDED:  
38 + 66 + 10 = 114

### VEHICLE PARKING

PARKING REQUIRED	BUILDING USE	UNIT AREAS	# OF SUITES	RATIO	RESID.	VISITOR (10%)	TOTAL	ACCESS. VAN	ACCESS. CAR
RESIDENTIAL	0-45m <sup>2</sup>	45	0.200	9					
	45-70m <sup>2</sup>	59	0.500	30					
	70m <sup>2</sup> +	56	0.750	42					
SUBTOTAL					81	16			
PARKING REQ'D							97	(1 Res, 1 Vis)	(3 Res)
PARKING PROVIDED									
SUBTOTAL					34	16		(1 Res, 1 Vis)	(3 Res)
PARKING PROVIDED							50		

### BICYCLE PARKING

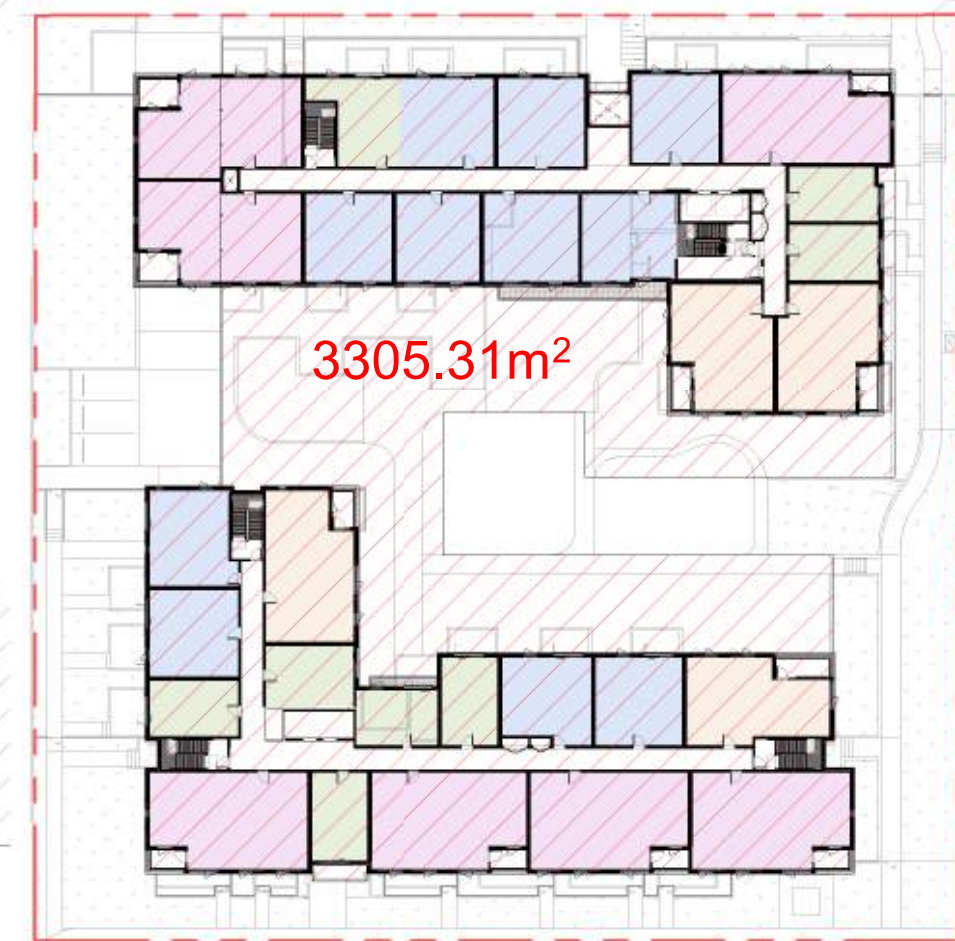
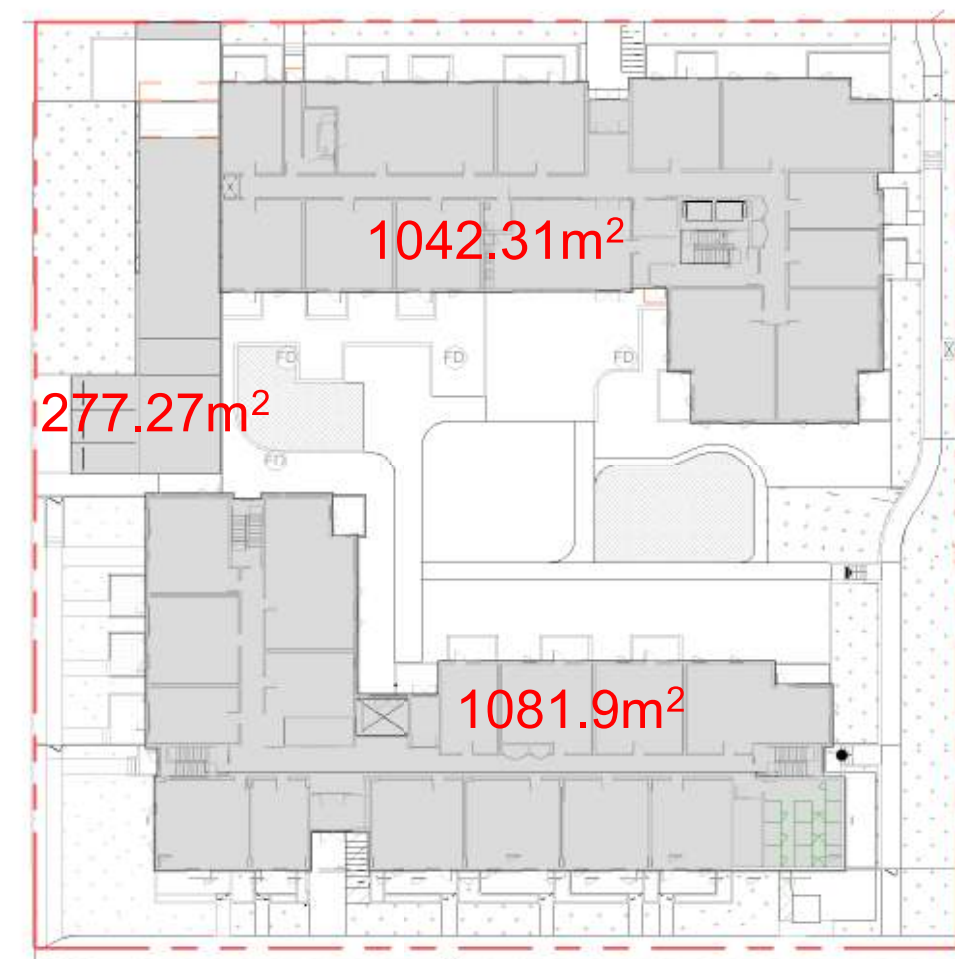
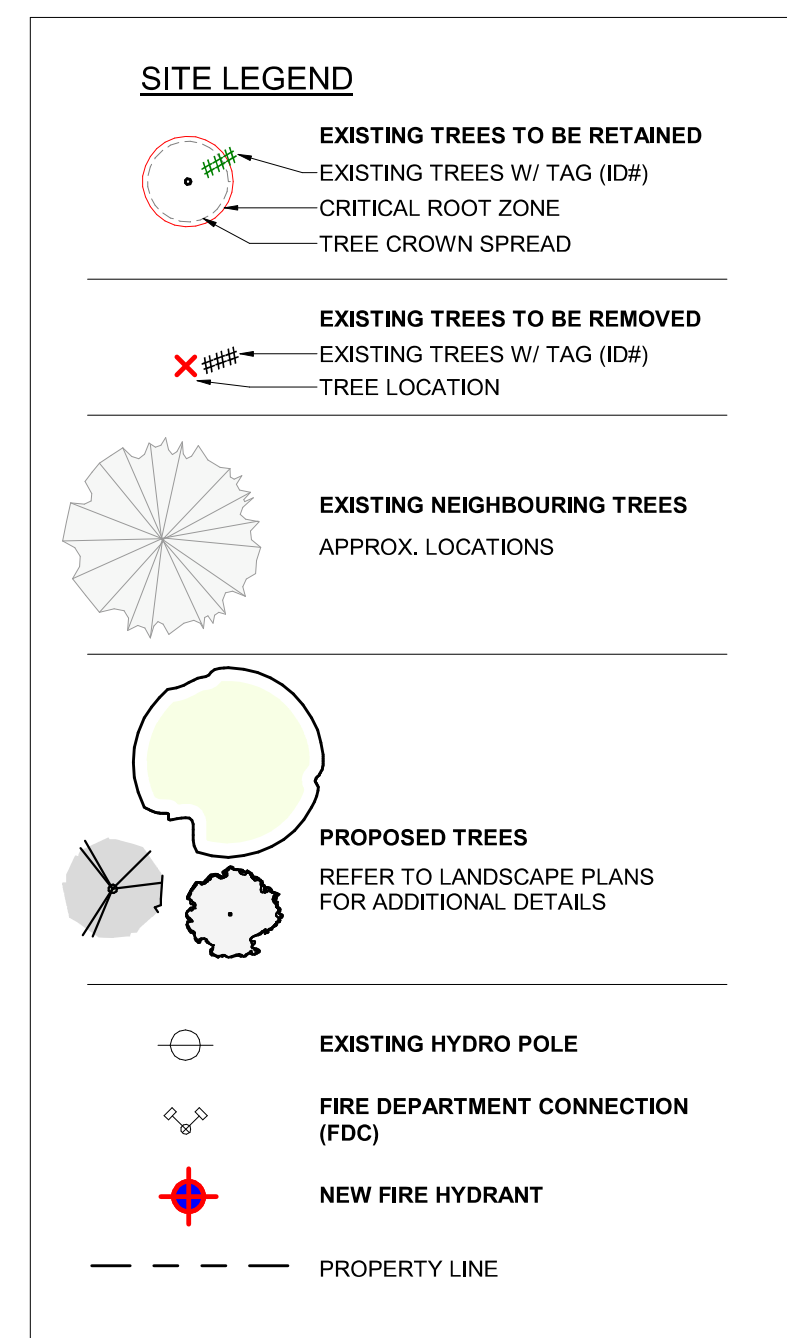
CLASS I - LONG TERM				
BUILDING USE	UNIT AREAS	# OF SUITES	BICYCLE SPACES REQ'D	TOTAL
RESIDENTIAL	0-45m <sup>2</sup>	45	1	45
	< 45m <sup>2</sup>	115	1.25	144
STALLS REQ'D				189
STALLS PROVIDED	horiz	vert	cargo	
	129	95	12	236

Class II - SHORT TERM (10% of suites - min. 6)			
Pandora Building		84	8.4
Johnson Building		75	7.6
TOTAL REQ'D			16
PROVIDED			16

Total Class I & II BICYCLE PARKING REQUIRED 205  
Total Class I & II BICYCLE PARKING PROVIDED 252









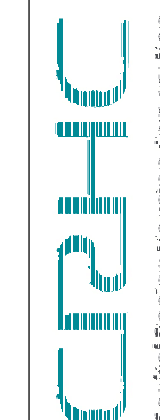
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# Capital Region Housing Corporation Village On The Green - Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC

1	11.2024	Revision 1
No	Date	Revised

D	2025-01-15	ISSUED FOR DDP RESUBMISSION 02
C	2024-11-25	ISSUED FOR DDP RESUBMISSION
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No	Date	Issued

Principal in charge	PH	Drawn By	KL
Scale	1 : 150	Reviewed By	PH/RD
Project number	2301		
Sheet title			

### FLOOR PLAN - LEVEL 2

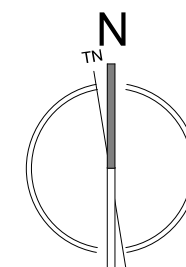
Sheet number

## A2.2

Sheet in set: 1 Revision 1

File name 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date 2025-01-15 9:56:51 AM



This architectural floor plan depicts a multi-story building with a complex layout of rooms, corridors, and stairs. The plan is divided into several main sections, each with its own set of dimensions and labels.

**Top Section:**

- Dimensions:** 7715, 3475, 32780, 60375, 2995, 17750, 3375, 5155, 4585, 2675, 11925, 15225, 1875, 13355, 1875, 4075, 14445, 27505, 17505, 18795, 5295, 8680, 3075, 10135, 4295, 10140, 56285, 10065, 2720, 10060, 3075, 8195.
- Rooms and Areas:** 3BR-c, ST-d, 1BR-ACC, 1BR-a, OPEN TO BELOW, 1BR-a, 3BR-a, 3BR-c, 1BR-a, 1BR-a, 1BR-ACC, 1BR-b, CORR N2, ST-c, ST-a, 2BR-d, 2BR-d, JC, STAIR N1, ELEC, COMM, ROOF CANOPY BELOW.

**Bottom Section:**

- Dimensions:** 20205, 30705, 20095, 6530, 1875, 5295, 8680, 3075, 10135, 4295, 10140, 56285, 10065, 2720, 10060, 3075, 8195.
- Rooms and Areas:** 1BR-f, STAIR S3, 2BR-ACC, 1BR-a, ST-a, ST-b, ST-f, ST-a, 1BR-d, 1BR-a, 2BR-b, STAIR S1, CORR S3, STAIR S2, 3BR-b, ST-a, 3BR-b, 3BR-b, 3BR-b.

The plan also includes a north arrow pointing towards the top right and a scale bar indicating 1000 units. A red dashed line labeled "EASEMENT N34786" runs along the right side of the building.

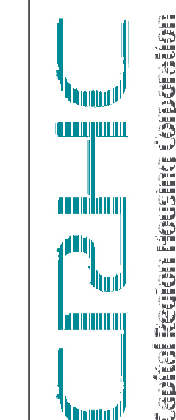
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# Capital Region Housing Corporation Village On The Green - Affordable Rental Housing

1132 &amp; 1138 Johnson Street, Victoria BC

D 2025-01-15 ISSUED FOR DDP RESUBMISSION 02  
C 2024-11-25 ISSUED FOR DDP RESUBMISSION  
B 2024-11-06 ISSUED FOR 50% CD REVIEW  
A 2024-09-10 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No	Date	Issued
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Scale 1 : 150 Reviewed By RH/RD

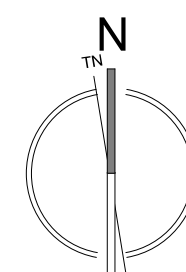
Project number 2301Sheet title

### FLOOR PLAN - LEVEL 3

## A2.3

Sheet in set: 1 Revision 1

File name 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date 2025-01-15 9:56:56 AM

This architectural floor plan illustrates a multi-story building layout with various rooms, corridors, and stairs. The plan is divided into several sections, each with specific room labels and dimensions.

**Top Section:**

- Rooms:** 3BR-c, 3BR-c, 1BR-a, 1BR-a, 1BR-ACC, 1BR-b, 2BR-e, 1BR-a, 3BR-a, 3BR-a.
- Stairs:** ST-d, ST-c, ST-a.
- Corridors:** CORR N3.
- Other:** STAIR N2, STAIR N1, STORAGE, ELEC, COMM.

**Bottom Section:**

- Rooms:** 1BR-f, 1BR-a, 2BR-ACC, 2BR-d, 2BR-d, 2BR-b, 1BR-d, 1BR-a, 3BR-b, 3BR-b, 3BR-b, 3BR-b.
- Stairs:** ST-b, ST-f, ST-a, STAIR S3, STAIR S2, STAIR S1.
- Corridors:** CORR S4.
- Other:** ELEC, COMM.

**Dimensions:**

- Horizontal:** 7715, 3475, 32780, 60375, 2995, 17750, 3375, 5155, 1875, 13355, 1875, 8680, 3075, 10135, 4295, 10140, 2720, 56285, 10065, 2720, 10060, 3075, 8195.
- Vertical:** 4585, 2675, 16875, 11525, 2675, 15925, 20190, 30705, 2005, 6530, 1875, 5295, 7005, 2005, 6530, 1875, 5295.

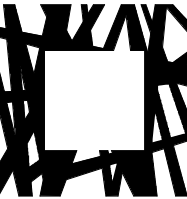
**Legend:**

- 1BR: 1 Bedroom
- 2BR: 2 Bedroom
- 3BR: 3 Bedroom
- ACC: Access
- ST: Stair
- CORR: Corridor
- ELEC: Electrical
- COMM: Communication
- STAIR: Stair
- STAIR N: North Stair
- STAIR S: South Stair

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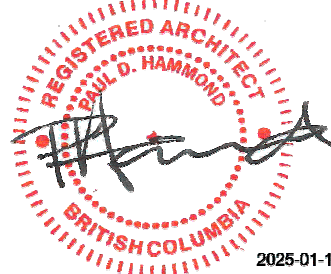


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Village On The Green -  
Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC

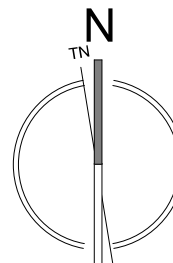
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No	Date	Revised

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B	2024-11-06	ISSUED FOR 50% CD REVIEW
A	2024-09-19	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
No	Date	Issued

Principal in charge	PH	Drawn By	KL
Scale	1 : 150	Reviewed By	PH/RD
Project number	2301		
Sheet title			

FLOOR PLAN - LEVEL 4

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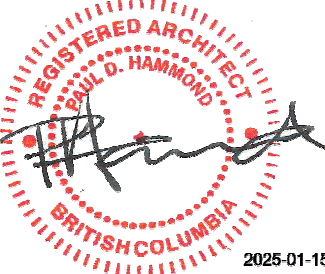




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1132 & 1138 Johnson Street, Victoria BC

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No	Date	Revised

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No	Date	Issued

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Scale	1 : 150	Reviewed By	PH/RD
Project number	2301		
Sheet title			

## FLOOR PLAN - LEVEL 5

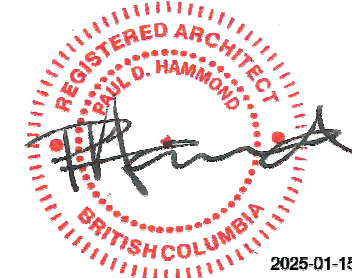
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**CRHC**  
Capital Region Housing Corporation

**Capital Region Housing Corporation  
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Affordable Rental Housing**

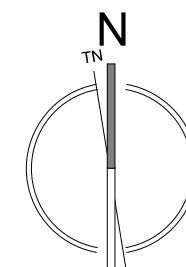
1132 & 1138 Johnson Street, Victoria BC

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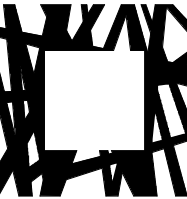
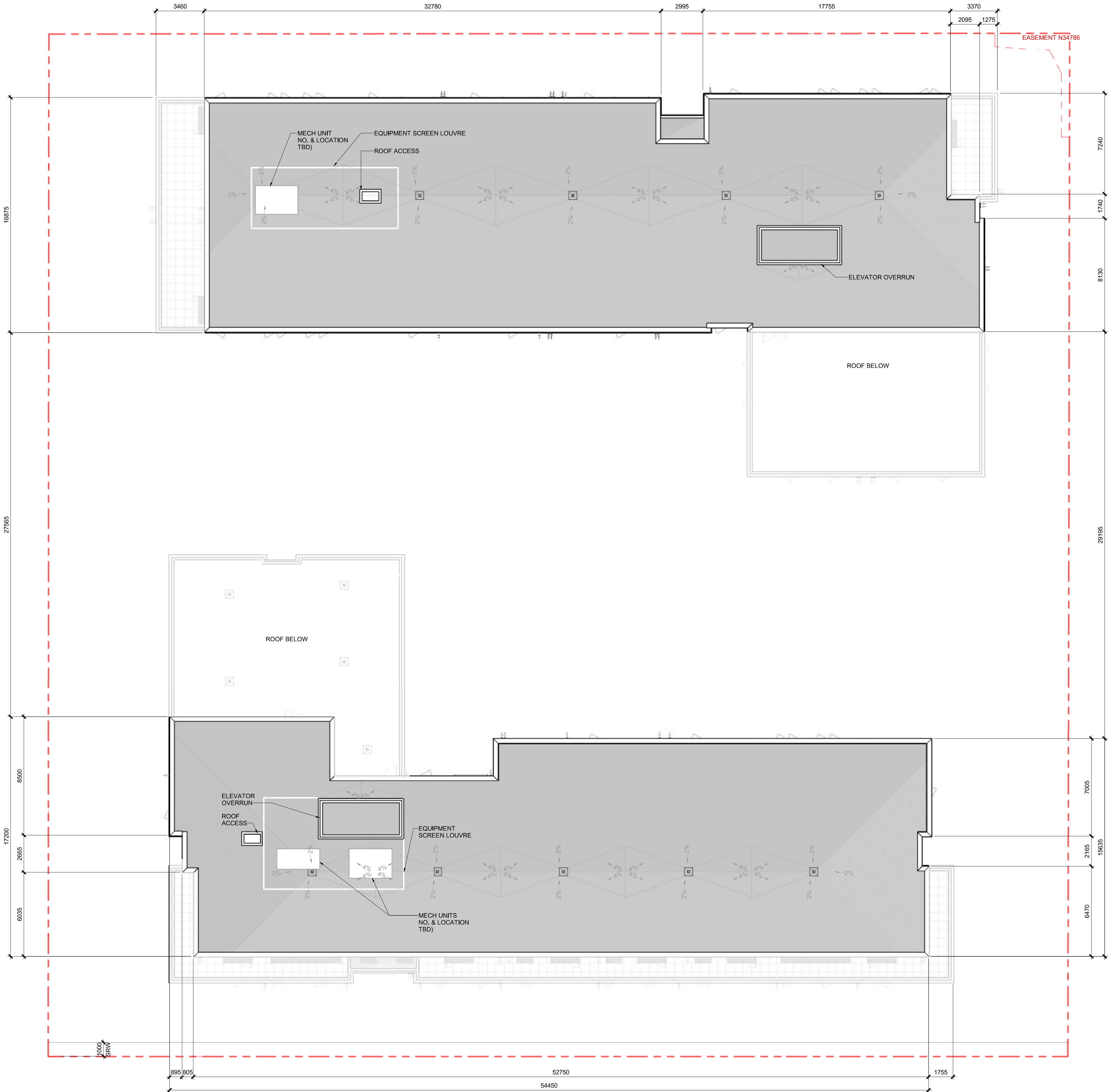
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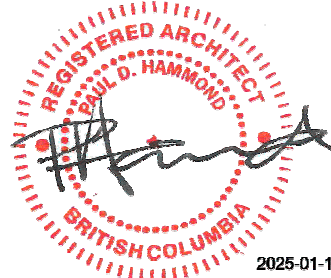


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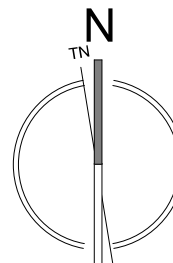
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Sheet title			

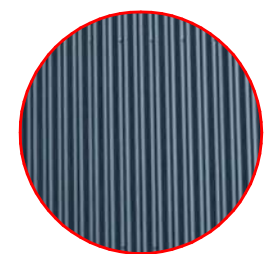
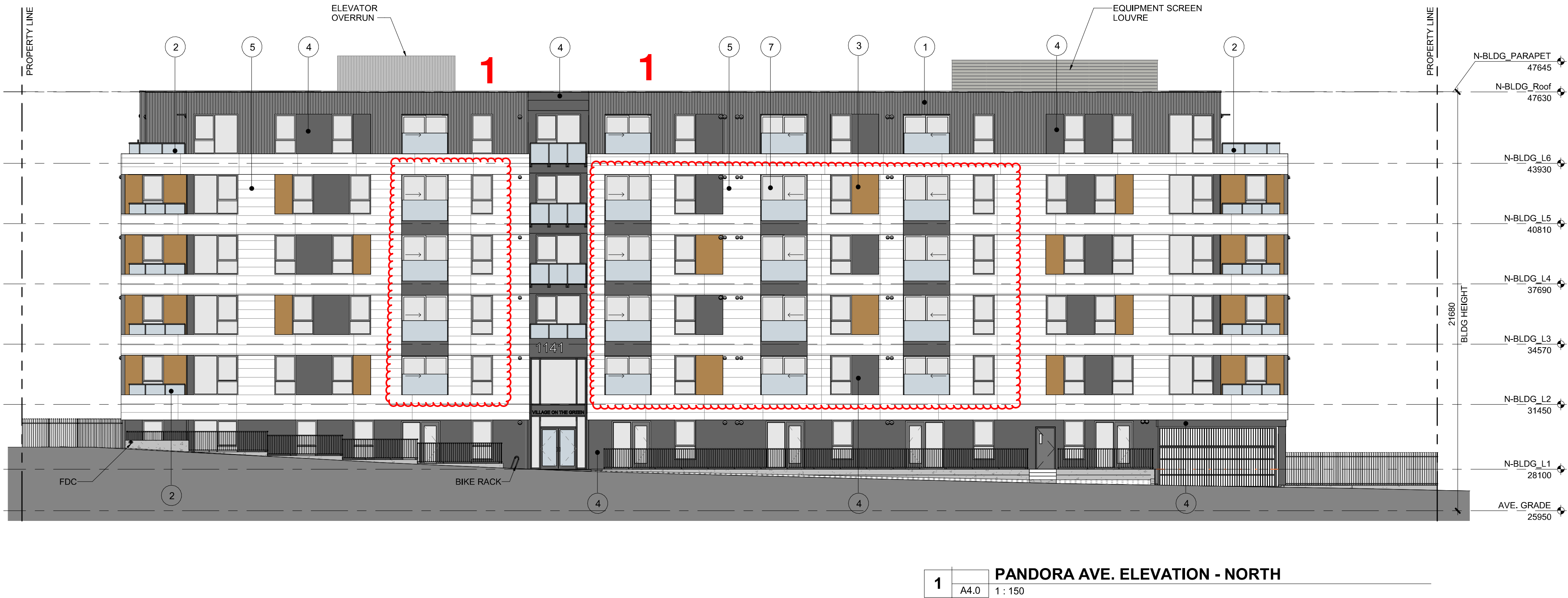
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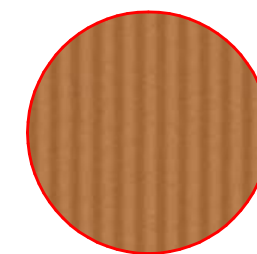
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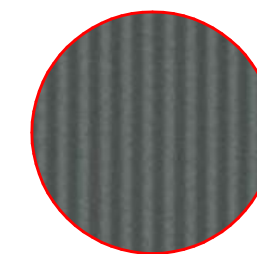
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Corrugated Metal:  
Charcoal



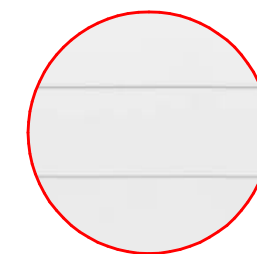
2  
Railing Glazing



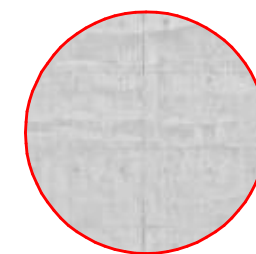
3  
Cementitious Fibre Board:  
Warm Colour



4  
Cementitious Fibre Board:  
Charcoal



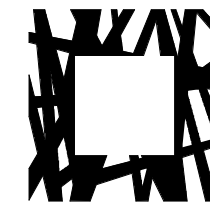
5  
Cementitious Fibre Board:  
Warm-Off White Colour



6  
Architectural Concrete



7  
Gray Vinyl Window



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1132 & 1138 Johnson Street, Victoria BC

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No Date Issued

Principal in charge PH Drawn By KL

Scale As indicated Reviewed By PH

Project number 2301

Sheet title

BUILDING ELEVATIONS

Sheet number

A4.0

Sheet in set: 1 Revision

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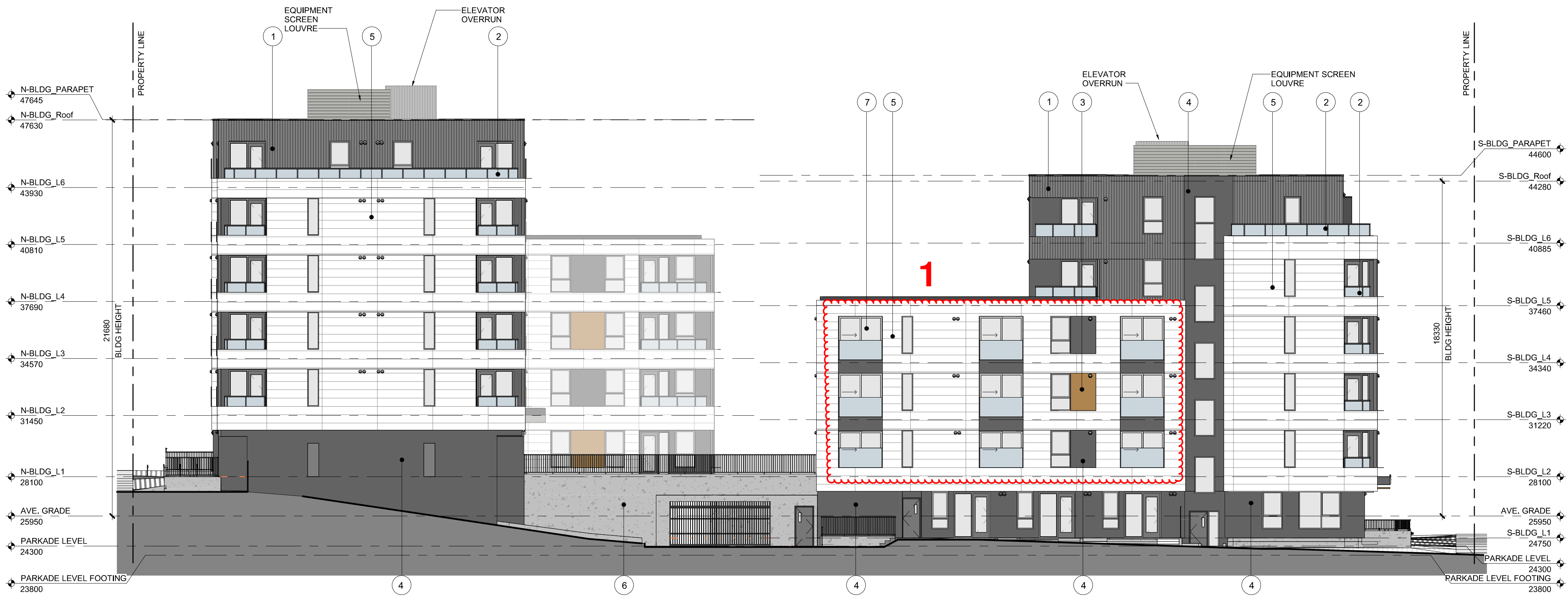
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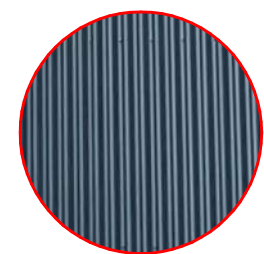
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2 OVERALL ELEVATION - EAST  
A4.1 1 : 150



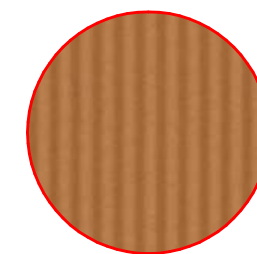
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A4.1 1 : 150



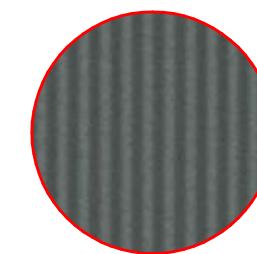
1 Corrugated Metal:  
Charcoal



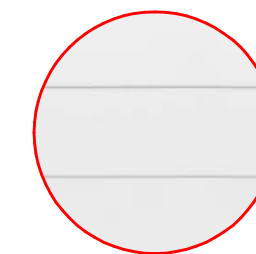
2 Railing Glazing



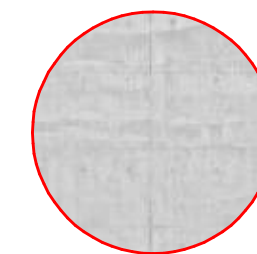
3 Cementitious Fibre Board:  
Warm Colour



4 Cementitious Fibre Board:  
Charcoal



5 Cementitious Fibre Board:  
Warm-Off White Colour

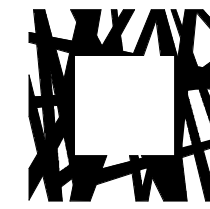


6 Architectural Concrete



7 Gray Vinyl Window

2



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Principal in charge PH Drawn By KL

Scale As indicated Reviewed By PH

Project number 2301

Sheet title

BUILDING ELEVATIONS

Sheet number

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Sheet in set: 1 Revision

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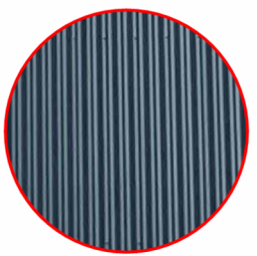
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2 NORTH BLDG - SOUTH ELEVATION  
A4.2 1: 150



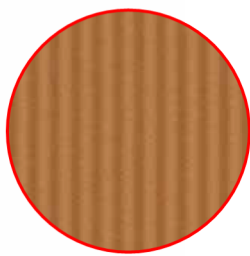
1 SOUTH BLDG - NORTH ELEVATION  
A4.2 1: 150



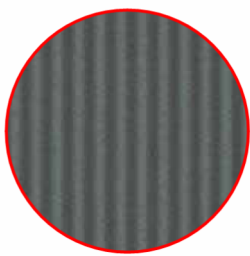
1 Corrugated Metal:  
Charcoal



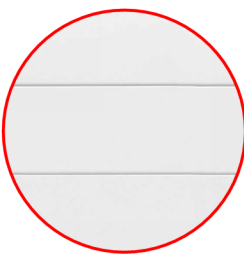
2 Railing Glazing



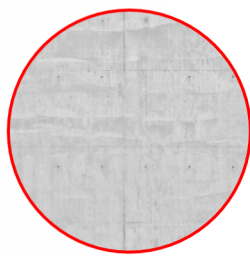
3 Cementitious Fibre Board:  
Warm Colour



4 Cementitious Fibre Board:  
Charcoal



5 Cementitious Fibre Board:  
Warm-Off White Colour

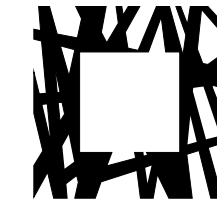


6 Architectural Concrete



7 Gray Vinyl Window

2



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BUILDING ELEVATIONS

Sheet number

A4.2

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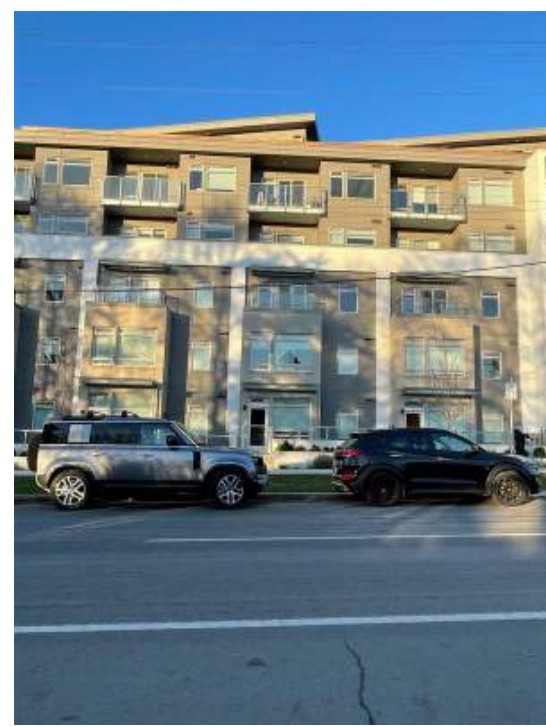
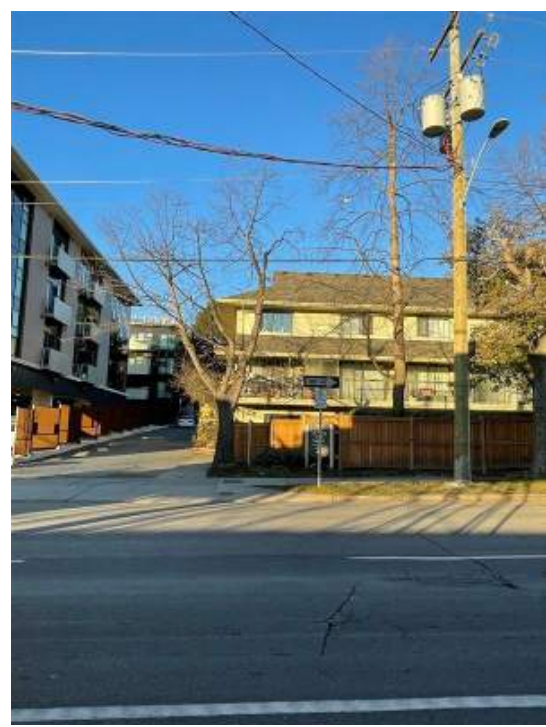
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PLOT DATE: 2025-01-15 9:57:46 AM

Johnson Existing Streetscape



Pandora Existing Streetscape



2 JOHNSON STREETSCAPE  
A4.3 1:300



1 PANDORA STREETSCAPE  
A4.3 1:300



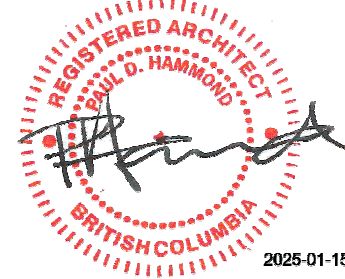
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A	2024-09-19	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
No	Date	Issued
Principal in charge	PH	Drawn By KL
Scale	As indicated	Reviewed By PH
Project number	2301	
Sheet title		

STREET ELEVATIONS

Sheet number

A4.3

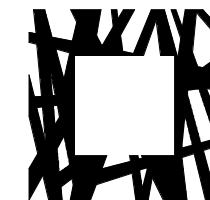
Sheet in set: 1

Revision

File name: 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date: 2025-01-15 9:57:46 AM





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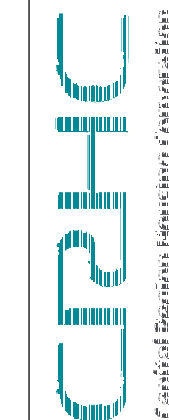
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Capital Region Housing Corporation  
Village On The Green -  
Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC



No Date Revised

D 2025-01-15 ISSUED FOR DDP RESUBMISSION 02  
C 2024-11-05 ISSUED FOR DDP RESUBMISSION  
B 2024-11-04 ISSUED FOR 50% CD REVIEW  
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No Date Issued

Principal in charge PH Drawn By KL

Scale As indicated Reviewed By PH

Project number 2301

Sheet title

BUILDING SECTIONS

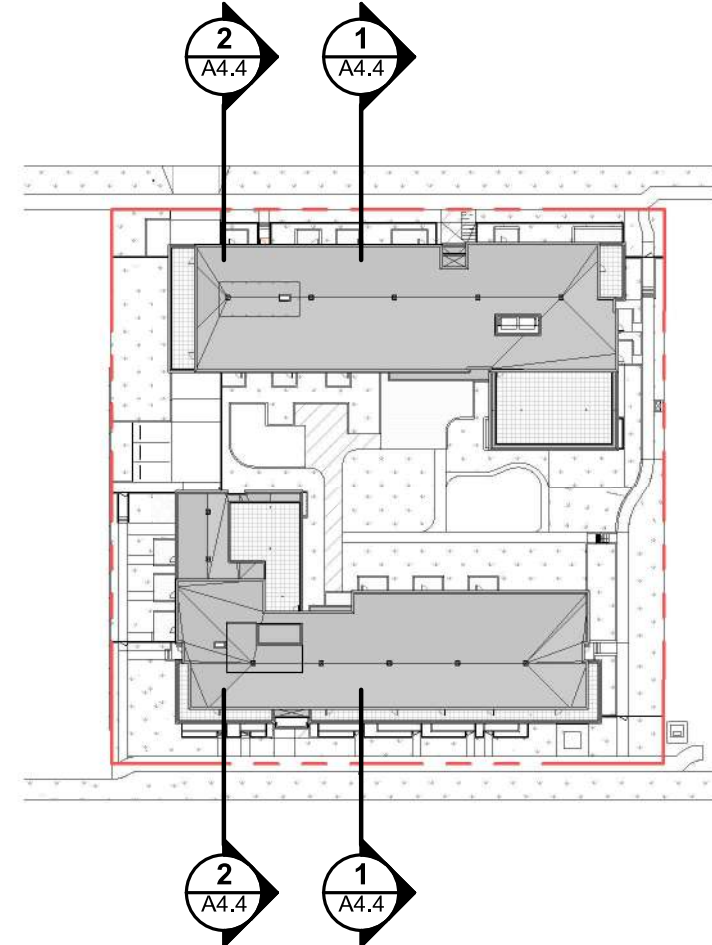
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A4.4

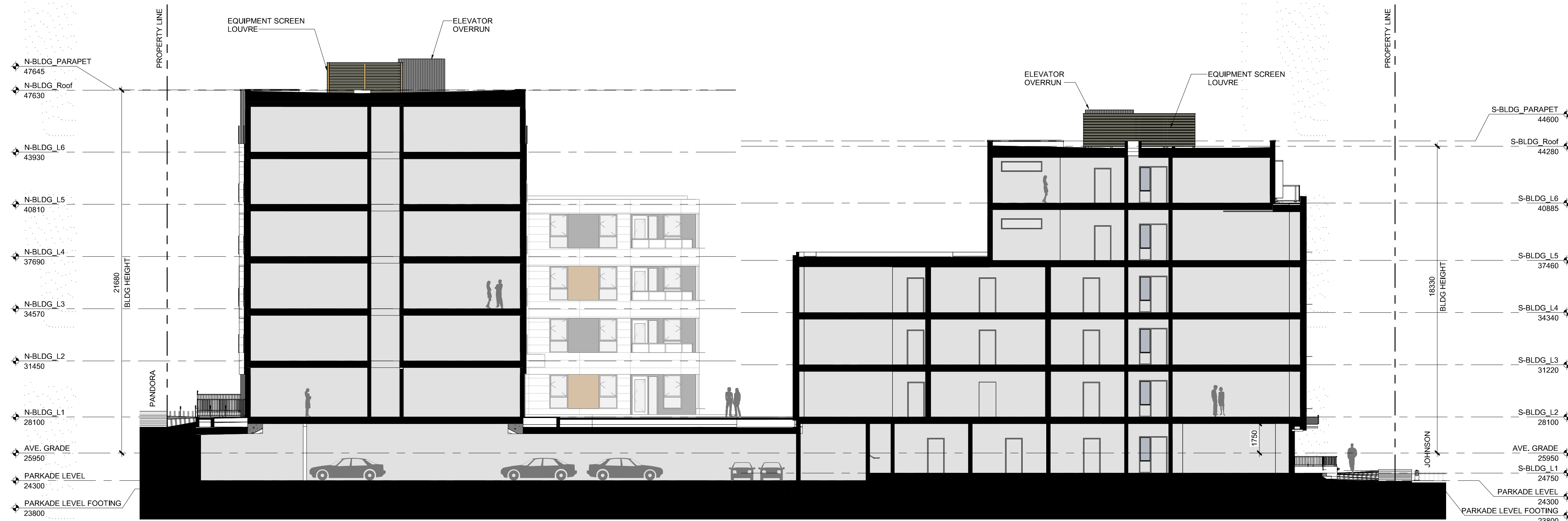
Sheet in set: 1 Revision

File name 2301\_CRHC Johnson St\_CENTRAL.RVT

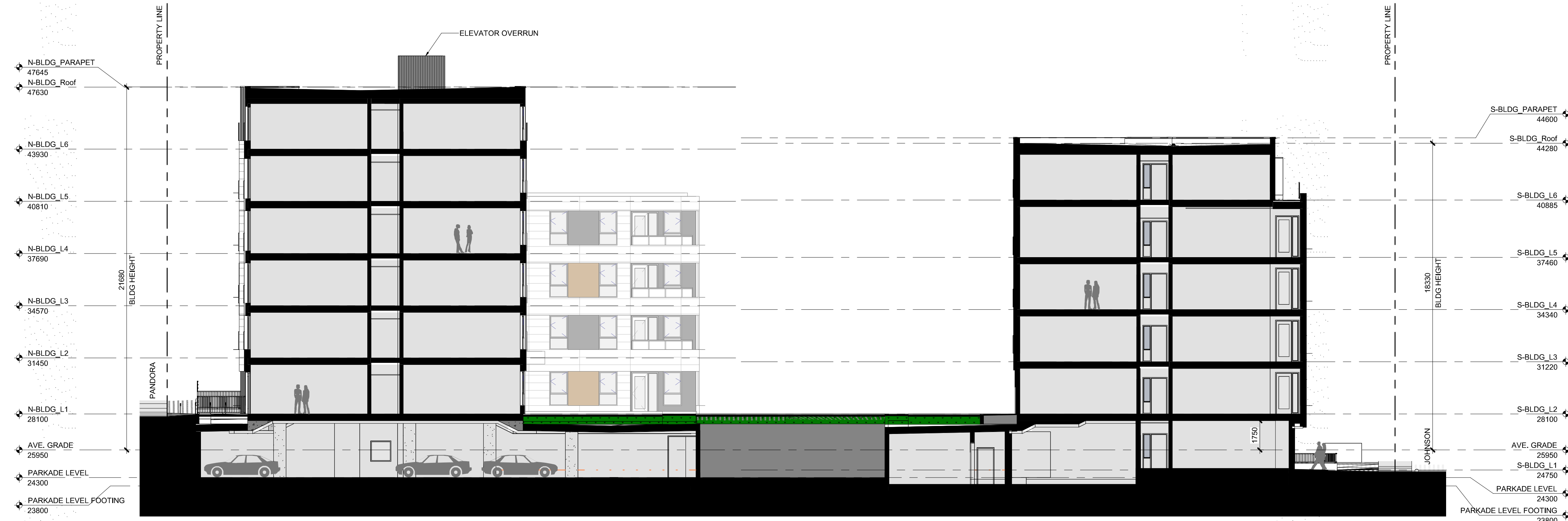
Plot date 2025-01-15 10:07:39 AM



3 KEY PLAN - SECTIONS  
1 : 1000

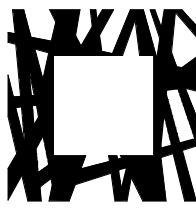


2 BUILDING SECTION 2 - VIEW EAST  
1 : 150



1 BUILDING SECTION 1 - VIEW EAST  
1 : 150



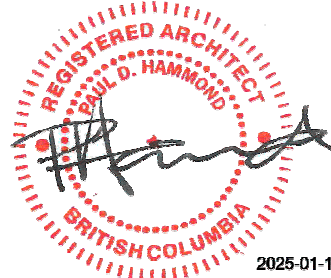


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No	Date	Revised
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D 2025-01-15 ISSUED FOR DDP RESUBMISSION 02  
C 2024-11-25 ISSUED FOR DDP RESUBMISSION  
B 2024-11-08 ISSUED FOR 50% CD REVIEW  
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No	Date	Issued
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Principal in charge PH Drawn By KL

Scale Reviewed By PH

Project number 2301

Sheet title

SUN STUDY

Sheet number

A4.5

Sheet in set: 1 Revision

File name 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date 2025-01-15 9:57:55 AM



WINTER SOLSTICE 3PM



FALL EQUINOX 3PM



SUMMER SOLSTICE 3PM



WINTER SOLSTICE 12NOON



FALL EQUINOX 12NOON



SUMMER SOLSTICE 12NOON



WINTER SOLSTICE 9AM

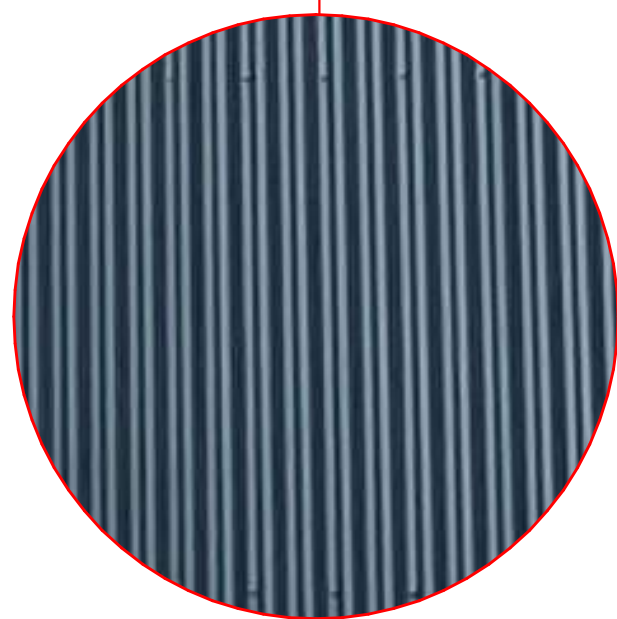


FALL EQUINOX 9AM

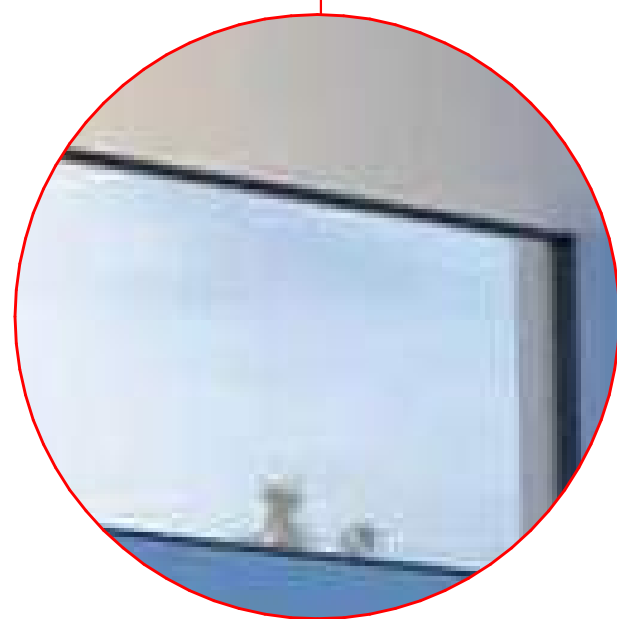


SUMMER SOLSTICE 9AM

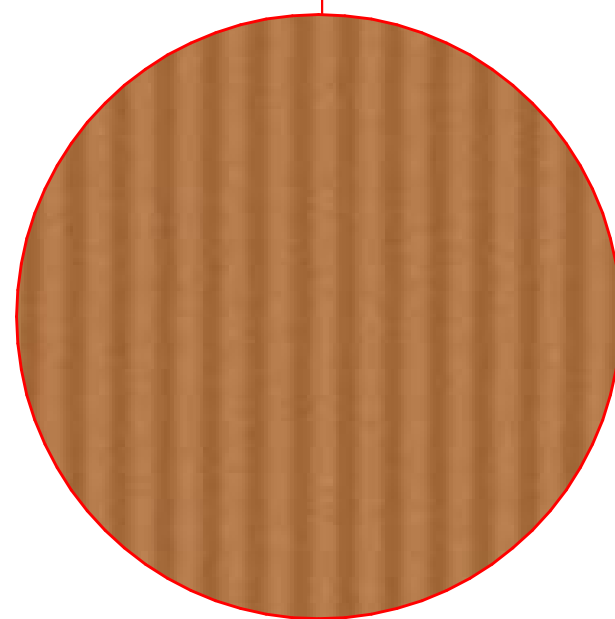




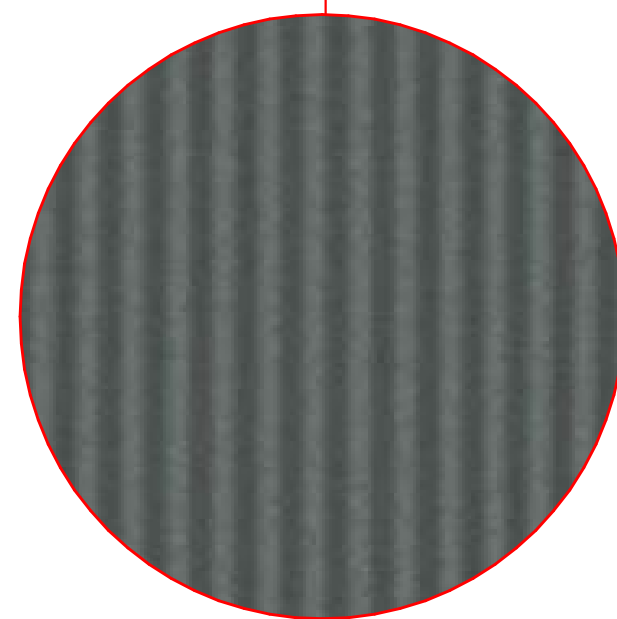
Corrugated Metal: Charcoal



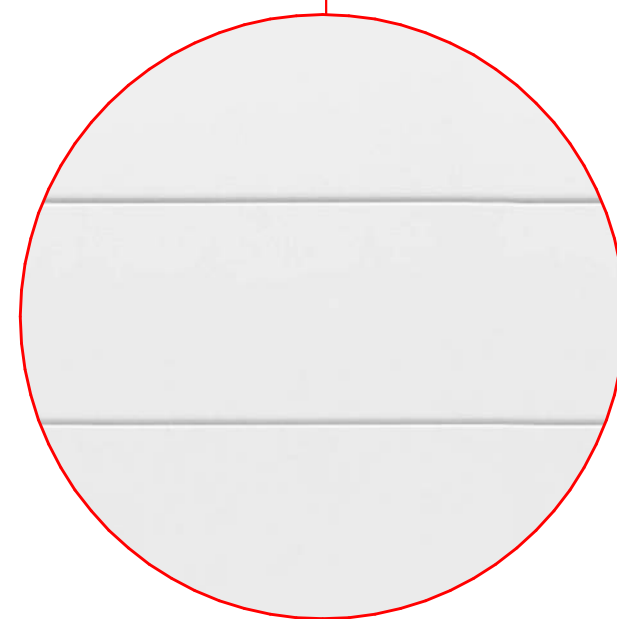
Railing Glazing



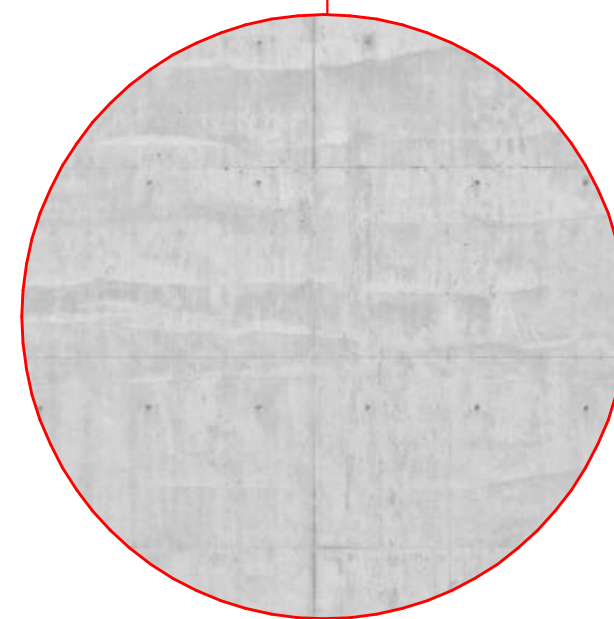
Cementitious Fibre Board:  
Warm Colour



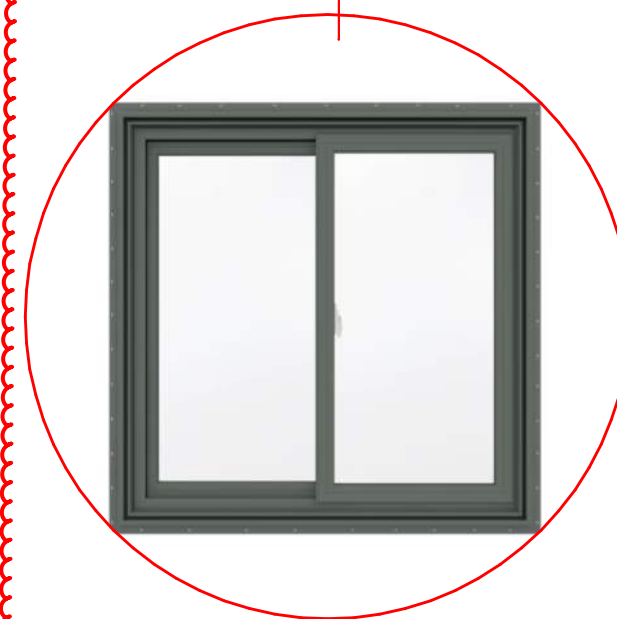
Cementitious Fibre Board:  
Charcoal



Cementitious Fibre Board:  
Warm-Off White Colour

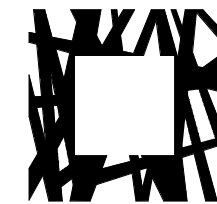


Architectural Concrete



Gray Vinyl Window

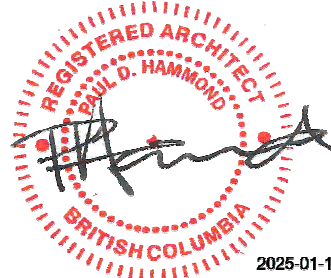
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PLOT DATE: 2025-01-15 1:28:54 PM



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1132 & 1138 Johnson Street, Victoria BC

No	Date	Revised
D	2025-01-15	ISSUED FOR DDP RESUBMISSION 02
C	2024-11-05	ISSUED FOR DDP RESUBMISSION
B	2024-11-06	ISSUED FOR 50% CD REVIEW
A	2024-09-19	ISSUED FOR DELEGATED DEVELOPMENT PERMIT

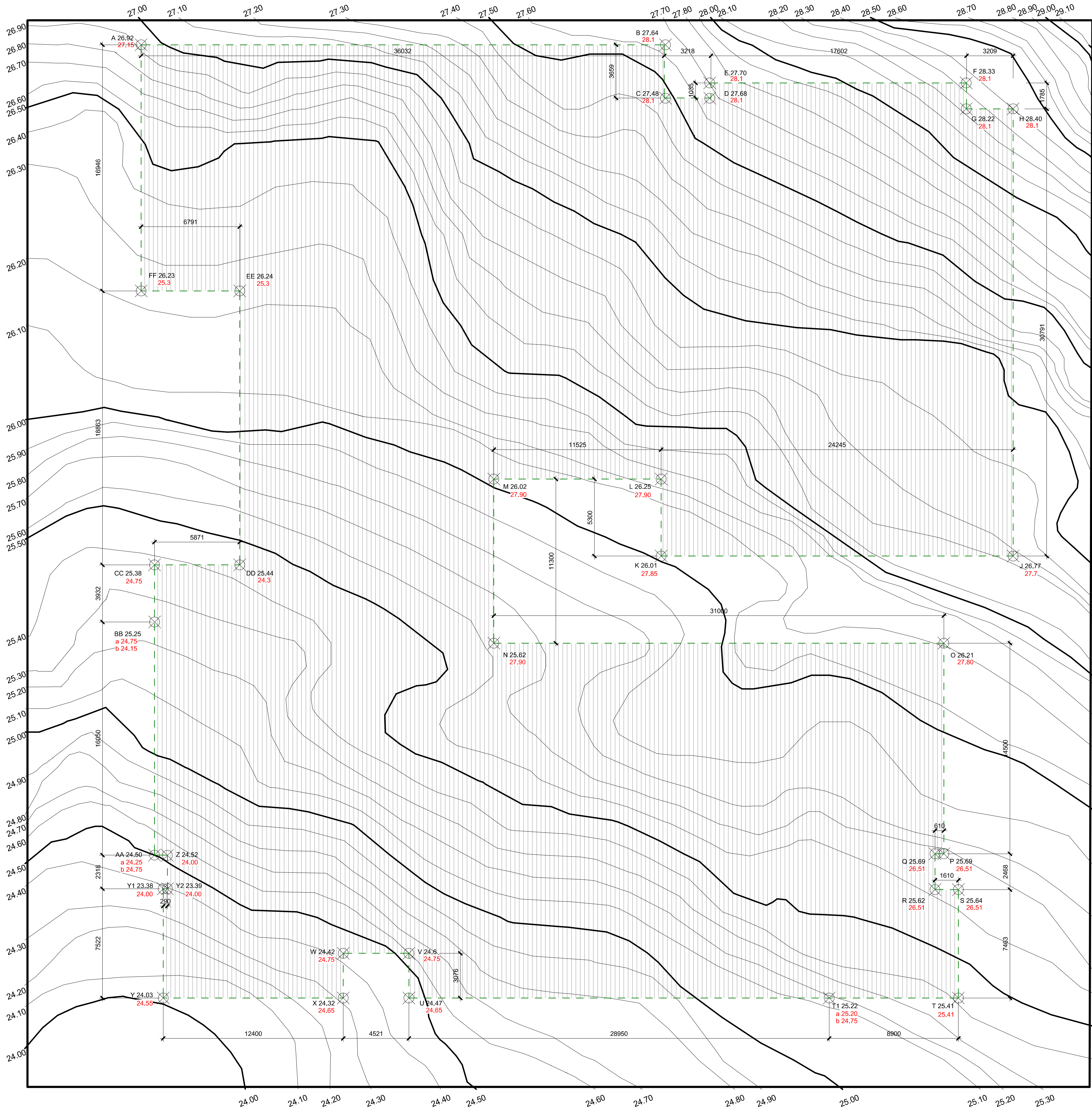
No	Date	Issued
Principal in charge	PH	Drawn By KL
Scale	1 : 2	Reviewed By PH
Project number	2301	
Sheet title		

MATERIALS BOARD

Sheet number	A4.6
Sheet in set	1
Revision	
File name	2301_CRHC Johnson St_CENTRAL.RVT
Plot date	2025-01-15 1:28:54 PM



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PLOT DATE: 2025-01-15 9:57:58 AM



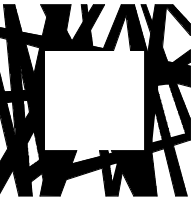
2301\_CRHC VOG - 1132 JOHNSON STREET  
19-Sep-24

L1	27.95 m	PANDORA ST
L0	24.75 m	JOHNSON ST
P1-r	27.5 m	PARKADE ROOF
P1	24.3 m	UG PARKADE

Grade Points(m. - Geodetic)				Average Height		Distance	Calculation
Existing	Proposed			a	b		
							d x avg height
A	26.92	27.15	A TO B	( 26.92 + 27.64 )	/2 = 27.28	36.032	982.95
B	27.64	28.10	B TO C	( 27.64 + 28.78 )	/2 = 28.21	3.659	103.22
C	27.48	28.10	C TO D	( 27.48 + 28.10 )	/2 = 27.79	3.218	89.43
D	27.68	28.10	D TO E	( 27.68 + 27.70 )	/2 = 27.69	1.035	28.66
E	27.70	28.10	E TO F	( 27.70 + 28.10 )	/2 = 27.90	17.602	491.10
F	28.33	28.10	F TO G	( 28.10 + 28.10 )	/2 = 28.10	1.785	50.16
G	28.22	28.10	G TO H	( 28.10 + 28.10 )	/2 = 28.10	3.209	90.17
H	28.40	28.10	H TO J	( 28.10 + 26.77 )	/2 = 27.44	30.791	844.75
J	26.77	27.70	J TO K	( 26.77 + 26.01 )	/2 = 26.39	24.245	639.83
K	26.01	27.85	K TO L	( 26.01 + 26.25 )	/2 = 26.13	5.300	138.49
L	26.25	27.90	L TO M	( 26.25 + 26.02 )	/2 = 26.14	11.525	301.21
M	26.02	27.90	M TO N	( 26.02 + 25.62 )	/2 = 25.82	11.300	291.77
N	25.62	27.90	N TO O	( 25.62 + 26.21 )	/2 = 25.92	31.000	803.37
O	26.21	27.80	O TO P	( 26.21 + 25.69 )	/2 = 25.95	14.500	376.28
P	25.69	26.51	P TO Q	( 25.69 + 25.69 )	/2 = 25.69	0.610	15.67
Q	25.69	26.51	Q TO R	( 25.69 + 25.62 )	/2 = 25.66	2.468	63.32
R	25.62	26.51	R TO S	( 25.62 + 25.64 )	/2 = 25.63	1.610	41.26
S	25.64	26.51	S TO T	( 25.64 + 25.41 )	/2 = 25.53	7.463	190.49
T	25.41	25.41	T TO T1a	( 25.41 + 25.20 )	/2 = 25.31	6.889	174.33
T1a	25.22	25.20	T1a TO T1b	( 25.20 + 24.85 )	/2 = 25.03	0.000	0.00
T1b	25.22	24.85	T1b TO T2a	( 24.85 + 24.47 )	/2 = 24.66	28.950	713.91
U	24.47	24.65	U TO V	( 24.47 + 24.60 )	/2 = 24.54	3.076	75.47
V	24.60	24.75	V TO W	( 24.60 + 24.42 )	/2 = 24.51	4.521	110.81
W	24.42	24.75	W TO X	( 24.42 + 24.32 )	/2 = 24.37	3.076	74.96
X	24.32	24.65	X TO Y	( 24.32 + 24.03 )	/2 = 24.18	12.400	299.77
Y	24.03	24.55	Y TO Z	( 24.03 + 24.00 )	/2 = 24.02	7.522	180.64
Y1	24.03	24.00	Y TO Z	( 24.00 + 24.00 )	/2 = 24.00	0.290	6.96
Y2	24.03	24.00	Y TO Z	( 24.00 + 24.00 )	/2 = 24.00	2.318	55.63
Z	24.52	24.00	Z TO Aaa	( 24.00 + 24.25 )	/2 = 24.13	1.700	41.01
AAa	24.50	24.25	AAa TO AAb	( 24.25 + 24.50 )	/2 = 24.38	0.000	0.00
ABa	24.50	24.75	ABa TO BBa	( 24.50 + 24.75 )	/2 = 24.63	16.049	395.21
BBa	25.25	24.75	BBa TO BBb	( 24.75 + 24.15 )	/2 = 24.45	0.000	0.00
BBb	25.25	24.15	BBb TO CC	( 24.15 + 24.75 )	/2 = 24.45	3.932	96.14
CC	25.38	24.75	CC TO DD	( 24.75 + 24.30 )	/2 = 24.53	5.871	143.99
DD	25.44	24.30	DD TO EE	( 24.30 + 25.30 )	/2 = 24.80	18.863	467.80
EE	26.24	25.30	EE TO FF	( 25.30 + 25.30 )	/2 = 25.30	6.791	171.81
FF	26.23	25.30	FF TO A	( 25.30 + 26.92 )	/2 = 26.11	16.946	442.46
						346.546	8993.01

Average Grade:  $\frac{8993.01}{346.55} = 25.95 \text{ m}$

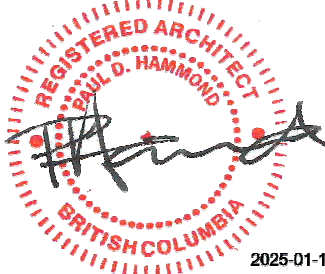
LEGEND:	
T 00.00	EXISTING AVERAGE GRADE
00.00	PROPOSED AVERAGE GRADE



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CRHC  
Capital Region Housing Corporation

Capital Region Housing Corporation  
Village On The Green -  
Affordable Rental Housing

1132 & 1138 Johnson Street, Victoria BC

No	Date	Revised
D	2025-01-15	ISSUED FOR DDP RESUBMISSION 02
C	2024-11-05	ISSUED FOR DDP RESUBMISSION
B	2024-11-04	ISSUED FOR 50% CD REVIEW
A	2024-09-19	ISSUED FOR DELEGATED DEVELOPMENT PERMIT
No	Date	Issued
Principal in charge	PH	Drawn By KL
Scale	As indicated	Reviewed By PH
Project number	2301	
Sheet title	AVERAGE GRADE CALCULATIONS	

A5.1

Sheet in set: 1

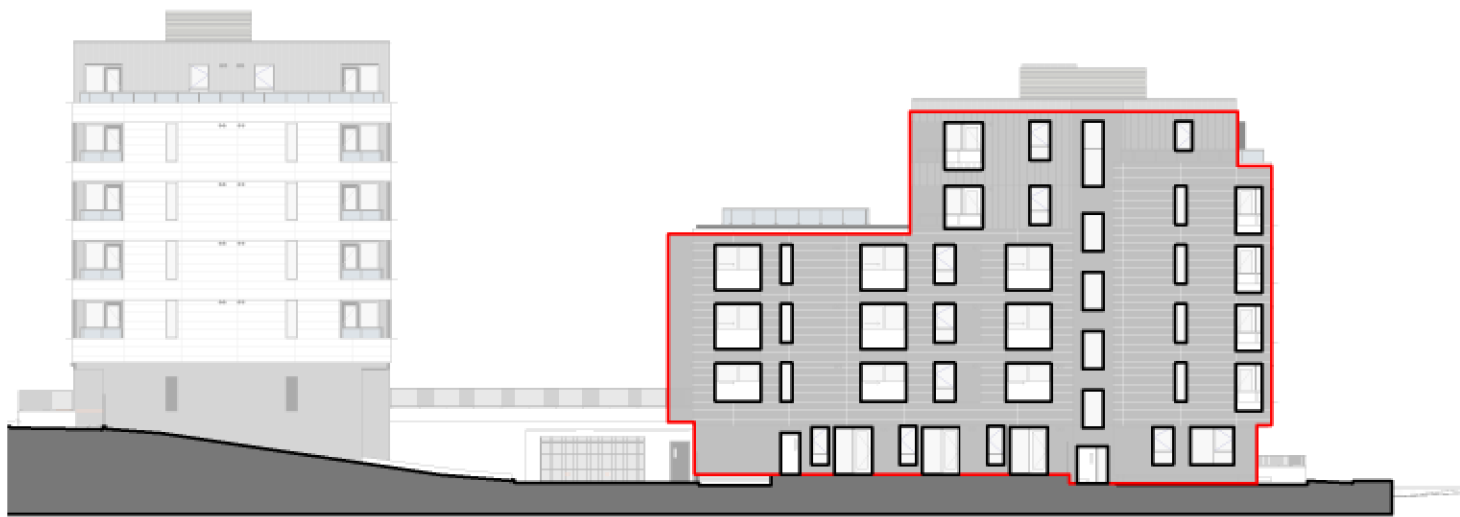
Revision

File name: 2301\_CRHC Johnson St\_CENTRAL.RVT

Plot date: 2025-01-15 9:57:58 AM



FILE PATH: C:\Users\lewin\Documents\2301\_CRHC Johnson St\_Central\_Levin\lra.ca\vt  
PLOT DATE: 2025-01-15 2:36:55 PM



**WEST FACE**  
EXPOSED BUILDING FACE  
525.04 m<sup>2</sup>  
UNPROTECTED OPENINGS  
139.6 m<sup>2</sup>  
SETBACK DISTANCE: +/- 8.7 m  
UNPROTECTED AREA ALLOWED 8m+: 94.6%  
PERCENT UNPROTECTED OPENINGS: 26%

8 S-BLDG\_WEST FACE ELEVATION - CODE  
A5.2 1 : 400



**WEST FACE**  
EXPOSED BUILDING FACE  
258.29 m<sup>2</sup>  
UNPROTECTED OPENINGS  
64.52 m<sup>2</sup>  
SETBACK DISTANCE: +/- 7.7 m  
UNPROTECTED AREA ALLOWED 7.7m: 77.2%  
PERCENT UNPROTECTED OPENINGS: 25%

4 N-BLDG\_WEST FACE ELEVATION - CODE  
A5.2 1 : 400



**NORTH FACE**  
EXPOSED BUILDING FACE  
153.38 m<sup>2</sup>  
UNPROTECTED OPENINGS  
30.72 m<sup>2</sup>  
SETBACK DISTANCE: +/- 8 m  
UNPROTECTED AREA ALLOWED 8m: 82%  
PERCENT UNPROTECTED OPENINGS: 19%  
**NORTH FACE RECESSED**  
EXPOSED BUILDING FACE  
685.78 m<sup>2</sup>  
UNPROTECTED OPENINGS  
214.69 m<sup>2</sup>  
SETBACK DISTANCE: +/- 14.67 m  
UNPROTECTED AREA ALLOWED 9m+: 100%  
PERCENT UNPROTECTED OPENINGS: 30%

7 S-BLDG\_NORTH FACE ELEVATION - CODE  
A5.2 1 : 400



**NORTH FACE**  
EXPOSED BUILDING FACE  
1106.61 m<sup>2</sup>  
UNPROTECTED OPENINGS  
350.19 m<sup>2</sup>  
SETBACK DISTANCE: +/- 16.6 m  
UNPROTECTED AREA ALLOWED 9m+: 100%  
PERCENT UNPROTECTED OPENINGS: 32%

3 N-BLDG\_NORTH FACE ELEVATION - CODE  
A5.2 1 : 400



**EAST FACE**  
EXPOSED BUILDING FACE  
286.22 m<sup>2</sup>  
UNPROTECTED OPENINGS  
58.82 m<sup>2</sup>  
SETBACK DISTANCE: +/- 8.2 m  
UNPROTECTED AREA ALLOWED 8.2m: 85.6%  
PERCENT UNPROTECTED OPENINGS: 20%

6 S-BLDG\_EAST FACE ELEVATION - CODE  
A5.2 1 : 400



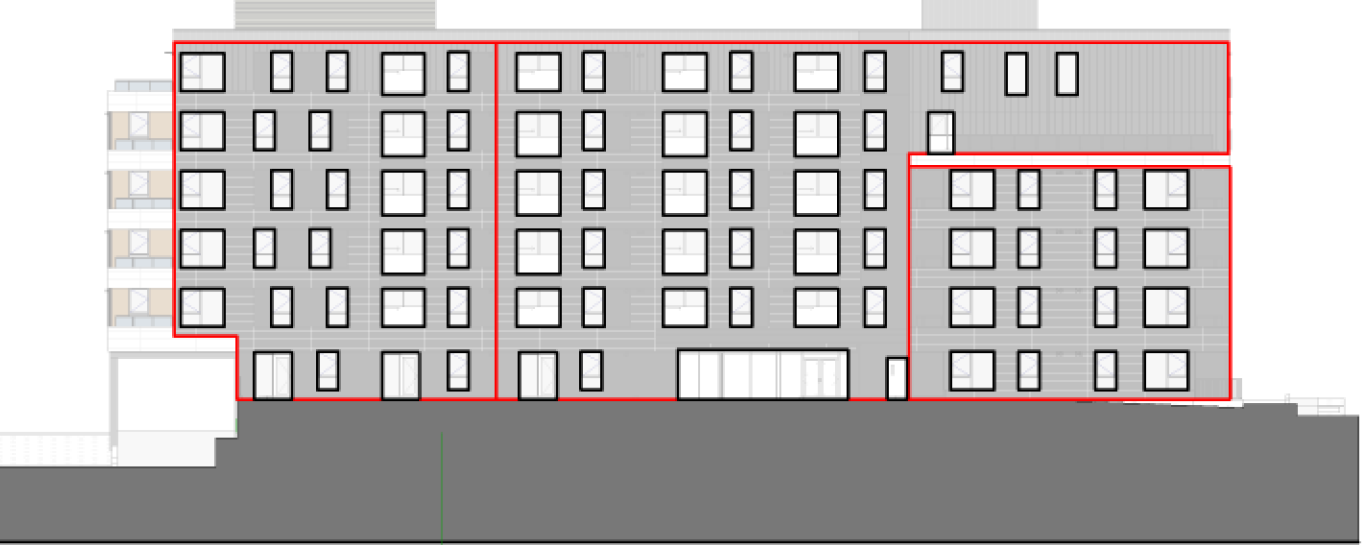
**EAST FACE**  
EXPOSED BUILDING FACE  
397.5 m<sup>2</sup>  
UNPROTECTED OPENINGS  
110.85 m<sup>2</sup>  
SETBACK DISTANCE: +/- 5.2 m  
UNPROTECTED AREA ALLOWED 5.2m: 42.4%  
PERCENT UNPROTECTED OPENINGS: 28%

2 N-BLDG\_EAST FACE ELEVATION - CODE  
A5.2 1 : 400



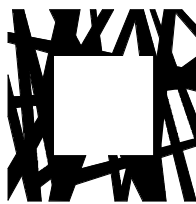
**SOUTH FACE**  
EXPOSED BUILDING FACE  
1055.37 m<sup>2</sup>  
UNPROTECTED OPENINGS  
306.65 m<sup>2</sup>  
SETBACK DISTANCE: +/- 16.7 m  
UNPROTECTED AREA ALLOWED 9m+: 100%  
PERCENT UNPROTECTED OPENINGS: 30%

5 S-BLDG\_SOUTH FACE ELEVATION - CODE  
A5.2 1 : 400



**SOUTH FACE**  
EXPOSED BUILDING FACE  
209.87 m<sup>2</sup>  
UNPROTECTED OPENINGS  
55.76 m<sup>2</sup>  
SETBACK DISTANCE: +/- 9.5 m  
UNPROTECTED AREA ALLOWED 9m+: 100%  
PERCENT UNPROTECTED OPENINGS: 28%  
**SOUTH RECESSED PART 1**  
EXPOSED BUILDING FACE  
512.5 m<sup>2</sup>  
UNPROTECTED OPENINGS  
152.87 m<sup>2</sup>  
SETBACK DISTANCE: +/- 14.67 m  
UNPROTECTED AREA ALLOWED 9m+: 100%  
PERCENT UNPROTECTED OPENINGS: 31%  
**SOUTH RECESSED PART 2**  
EXPOSED BUILDING FACE  
311.63 m<sup>2</sup>  
UNPROTECTED OPENINGS  
96.91 m<sup>2</sup>  
SETBACK DISTANCE: +/- 8.2 m  
UNPROTECTED AREA ALLOWED 8.2: 85.6%  
PERCENT UNPROTECTED OPENINGS: 33%

1 N-BLDG\_SOUTH FACE ELEVATION - CODE  
A5.2 1 : 400



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No	Date	Revised
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D 2025-01-15 ISSUED FOR DDP RESUBMISSION 02  
C 2024-11-05 ISSUED FOR DDP RESUBMISSION  
B 2024-11-06 ISSUED FOR 50% REVIEW  
A 2024-09-19 ISSUED FOR DELEGATED DEVELOPMENT PERMIT

No	Date	Issued
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Principal in charge	PH	Drawn By	KL
Scale	1 : 400	Reviewed By	PH
Project number	2301		
Sheet title			

## BUILDING CODE ANALYSIS

Sheet number			
<b>A5.2</b>			
Sheet in set:	1	Revision	
File name	2301_CRHC Johnson St_CENTRAL.RVT		
Plot date	2025-01-15 2:36:55 PM		