



LOW  
HAMMOND  
ROWE  
ARCHITECTS

## DPV/REZ | SUMMARY OF CHANGES

**MHS\_Alston Family Housing**  
**824/826 Alston Street, 210/212 and 220-222 Langford Street, Victoria BC**

Date of LHRA Summary: May 14, 2025

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### Re: MHS Alston Family Housing | Development Permit and Rezoning 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. A011-Site Plan Revisions:
  - a. Alston Street Frontage updated
  - b. PMT Relocated to Alston Street
  - c. Building overhang and deck above indicated with dimensions to property line
  - d. Accessory Building setbacks indicated
  - e. Project Data Sheet Updated
2. A011-Average Grade Calculations Revisions:
  - a. Additional Points provided at southwest corner
  - b. Accessory Building average grade calculations provided
3. A201 – Parkade Plan Revisions:
  - a. Dotted Lines removed at Bike Stalls
  - b. 2% slope for drainage indicated on parking stalls and drive aisles
4. A202 – Main Level Plan Revisions:
  - a. Open Site Space updated with new site area reduced due to road dedication.
  - b. Site Coverage updated with new site area reduced due to road dedication and to include concrete stairs and landings above adjacent landscaped grade.
  - c. Rear Yard Open Site Space Calculation added
5. A401 – Elevations:
  - a. Existing Grade at property line added to North and South Elevations
  - b. South Elevation – driveway ramp condition updated at west property line
  - c. North Elevation – PMT removed and new property line indicated
  - d. Average Grade updated
6. A402 - Elevations:
  - a. East Elevation – Existing Grade at property line indicated, new street frontage grading updated, and PMT location added.
  - b. West Elevation – Existing grade at property line indicated. Grading condition at south property line updated.
  - c. Average Grade updated
7. A421 - Sections:
  - a. Existing Grade line added to sections
  - b. Average Grade updated



8. A422 - Sections:
  - a. New north south section through courtyard added.
  - b. Accessory Building – Elevations added
9. A501 – Materials Board:
  - a. Rendering updated to show Alston Street Frontage Revisions
10. A502 - Perspectives:
  - a. Revised Renderings – Alston Street Frontage Revisions and PMT Relocation
11. A503 – Perspectives:
  - a. Revised Langford Street Elevation with PMT relocated and Alston Street Frontage Revisions

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

Jackson Low, Architect AIBC

To: Low Hammond Rowe Architects Inc.  
300-1590 Cedar Hill X Road  
Victoria BC, V8P 2P5

Cc:

RE: Development Permit Response Comments

Please see the following response to the comments provided as part of the Response to Application Review Summary (DPV00288):

Comment	Civil Item	Gwaii Response
<ul style="list-style-type: none"> <li>Please show a separate water service on the site servicing plan for irrigation for the proposed trees in the boulevard. Please have the water service teeing off from the main water lateral. Installation of the water service to be at the expense of the applicant. Irrigation will be for trees only.</li> <li>An irrigation sleeve will be required under any hard surfaces.</li> <li>Irrigation must meet the Standards for Irrigation Installation set out in the City of Victoria Supplementary Specifications for Street Trees and Irrigation, Schedule C, to Victoria Subdivision and Development Servicing Bylaw.</li> </ul>	C1	Irrigation Service showing connecting to the proposed main water lateral (for Street Trees Only). Irrigation sleeves have been added at crossing points of proposed hardscaping. Irrigation system (designed by others) to meet City of Victoria specifications and standards.
<ul style="list-style-type: none"> <li>Please shift BC Hydro conduit and other infrastructure out of the boulevard into the sidewalk or road. Ensure there is adequate spacing from other infrastructure as required.</li> </ul>	C2	Conceptual Hydro alignment updated to be within proposed sidewalk location and to suit proposed PMT location on east side of the building.
<ul style="list-style-type: none"> <li><i>Our standards for frontage improvements are located in the City of Victoria <a href="#">Subdivision and Development Servicing Bylaw</a>. The cross section for a local street is included in Schedule B1 of this bylaw and pasted below. For this portion of</i></li> </ul>	C3	Traffic calming curb extensions have been designed at the intersection of Alston Street and Langford Street as per MMCD STD. DWG. No. C15 (complete with 6.0m radii curb return). The vehicle path was analyzed using a Medium Single

<p><i>Alston a 9.0m roadway will be centred on the future highway. The west curb face will be offset 4.5m from the new property line on your frontage. While considering impacts and working around existing trees to be retained the sidewalk should be located adjacent the new property line to create a boulevard between the curb and sidewalk. To improve pedestrian universal accessibility, we request that you please increase the sidewalk to a minimum clear width of 1.8m for the length of your frontages.</i></p> <ul style="list-style-type: none"> <li><i>Traffic calming curb extensions will be required at the intersection of Langford and Alston. This curb extension will reduce the crossing distance for pedestrians crossing Alston at the intersection and slow traffic. Please have your civil designer review drawing C15 of the Master Municipal Construction Documents (MMCD) for additional information. A curb return of 6.0m or less should be considered at the intersection while ensuring a Medium Single Unit (MSU) truck can be accommodated.</i></li> </ul>		Unit (MSU) using Auto-Turn software.
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Please note the following additional revisions to the resubmission drawing:

Comment	Civil Item	Gwaii Response
N/A	C4	The proposed sanitary and drain services were shifted towards the east to better align with the service entry to the building.
N/A	C5	The proposed water service and vault was shifted towards the east to better align with the service entry to the building.
N/A	C6	As offset catch basin was added at the intersection of Alston Street and Langford Street connecting to the existing City storm system.
N/A	C7	Alston Street improvements illustrated as per Local Road Standard with tapers shown back to existing edge of roadway at the southern extent.



MDI LANDSCAPE ARCHITECTS INC.

2025.05.30

824/826 Alston Street, 210/212 and 220/22 Langford Street

MDI Landscape Response to Application Review Summary

REZ00887

DPV00288

### Transportation Review Comments

- 1 The standard right-of-way for a local street is 18.0m. To help achieve this width, a dedication of 1.39m will be required as a condition of building permit. Alternatively, if the applicant is supportable of a closure of Alston Street adjacent the site and willing to replace the need to construct standard local road frontage improvements with the alternative solution recommended by staff in a letter dated November 22, 2024 this dedication may not be required. Confirmation from the applicant if they are willing to be financially responsible for the design and construction of the alternative solution is required. This comment to be addressed on the drawing sheets to COTM.
- 2 To advance a Council motion passed on January 18, 2024 (linked below) and help implement Victoria West Local Area Plan objectives staff will recommend that as a condition of rezoning the applicant work with staff to realize a pedestrianized car free space preserving Alston Street for active transportation and green infrastructure. Staff will also recommend that as an alternate to standard frontage works the development be financially responsible for the design and construction of the pathway and green space. Proposed within a letter addressed to the applicant on November 22, 2024.
- 3 Please remove all parts of the building and the proposed PMT from the highway dedication. This condition may be removed if the alternative frontage works including the pathway on Alston are advanced. A plan revision is required.

### Applicant Response

The 1.39m dedication is now being provided. Landscape drawings are adjusted to accommodate this change.

Rev #

L1

Application is proceeding with 1.39m dedication option.

L1

The PMT has been moved to the Alston frontage.

L1

### Parks Division Comments

- 1 Applicant's project arborist to undertake exploratory excavation on the Alston St frontage to confirm if there is appropriate soil depth and volume for tree planting between the property line and the sewer main.
- 2 Include the following frontage improvements on Alston St:
  - o Remove trees M369 and M368.
  - o Grade changes on the boulevard must be minimized.
- 3 All new municipal trees shall be procured and planted by the applicant to City of Victoria standards.
- 4 Please ensure all servicing (water, storm, sanitary, gas, telecom, hydro, etc.) above and below ground on both private property and city property is reflected and labelled in accordance with the Civil Plan.
- 5 Chamaecyparis nootkanensis 'Pendula' trees count as a Part 1 medium tree due to the height at maturity reaching over 10 m. If they are to be counted as Part 1 replacement tree, please ensure soil volume and siting requirements are met.
- 6 It is recommended to select alternative tree species for Planting Areas 1, 2 and 3, in alignment with the "Right Tree, Right Place" planting principles. At maturity, Katsura (Cercidiphyllum japonicum) trees can reach a canopy spread of over 10 meters. Given the proximity of the proposed planting locations — approximately 1.7 meters from the building overhang, ~2 m from the building foundation, and ~3 m from overhead hydro lines, there is a considerable potential for future conflicts between the trees and the building/building overhang.

### Applicant Response

Proposed trees are now shown in the Alston Boulevard, with a note added to provide flexibility for adjustment based on soil depth. Trees M369 and M368 are now removed, however grade change on Alston is required to provide standard municipal sidewalk and boulevard. noted.

Rev #

L2

L2

Servicing is now shown on L0.02

L2

Trees are adjusted and Chamaecyparis is now counted as a Medium tree.

L3

Trees are adjusted.

L3