

# JENSEN GROUP A · R · C · H · I · T · E · C · T · S INC.

Architecture • Urban Design • Master Planning • Development Consultants • Facility Studies

April 22, 2025

Email: Town of View Royal  
Development Services  
45 View Royal Avenue  
Victoria, BC V9B 1A6

Mayor & Council

**Re: Our Place Society, Women's Therapeutic Recovery Community  
94 Talcott Road, Development Permit Application for New Garden and Riparian  
Alterations**

The interior alterations to the former administration and intake area of the Corrections Facility are now complete and the Women's Therapeutic Recovery Community residents are now moving in.

Two program elements were outstanding to complete the project:

**1. Exterior Enclosed Garden**

An exterior enclosed garden space is an essential component of the therapeutic recovery program and funding is now available to create these necessary spaces. To create the garden, it is necessary to remove parking spaces which are surplus to requirements. The garden area will be confined to areas previously developed.

With the creation of the garden the parking remaining will provide space for 33 vehicles. Minimum parking requirements for both the Men's and Women's program plus the remaining Corrections use is 27 parking stalls. Fire Truck access space will be maintained.

The new garden will provide a safe and secure area for use by the residents and provide not only recreation areas with water features but raised beds for vegetables, a sheltered gathering space for all residents, a dining/barbecue space, and a covered smoking area. In addition, there are areas for bird feeders and birdbaths, beehives, and rabbit hutches.

**2. Access to Building: Riparian Development Permit Area**

To facilitate access to the north side of the building for kitchen deliveries and maintain access for Fire Truck we are requesting a minor infringement of the riparian area within the 30m setback from Craigflower Creek. Although the Provincial Riparian Areas Protection Regulations do not apply for the institutional use of the property the Town of View Royal's Natural Watercourses and Shoreline DPA does apply. The protection, controls and monitoring of this area are outlined in the Swell Environmental Report.

We hope this is sufficient information for your purposes at present but please don't hesitate to call with questions. We look forward to an approval for this outdoor work to finalize completion of the Women's Therapeutic and Recovery project.

Yours very truly,  
**JENSEN GROUP ARCHITECTS INC.**

Don Brown, Architect AIBC  
DB/kj

