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29 April 2021

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

Attn: Mayor and Council

Re: Application to Amend the Development Permit for 701 Tye Road – Final building of the Railyards Development

Dear Mayor and Council,

We provide the following executive summary:

1 – The approved Development Permit at 701 Tye Road (April 2016) included three phases with Phase 1 and Phase 2 constructed and occupied. Phase 3 is the final building of the Railyards Development, a buildout that has encompassed 18 years, and is addressed in the proposed amendment.

2 – The rationale to amend the Development Permit is to:

- provide a more expressive gateway to Victoria West and the Railyards community
- provide a signature building as proposed in the Design Guidelines
- provide two buildings to frame and extend the courtyard found in Phases 1 and 2
- provide a low building on the north to maximize sun access to Bridges Park and Tot Lot
- provide a design that supports a safe public multi-use pathway from the Victoria West Entry Park to Bridge Park and Tot Lot to the Galloping Goose Trail by following CPTED principles
- provide the amount of parking required by the parking bylaw

3 – Details of the amended permit application:

- A design and quality worthy of the final building of the Railyards Development
- A decrease of 106 residential units to a total of 38 units with 90% 2 bedroom family-oriented and 10% studio units, all well below the allowable FSR
- A housing agreement to ensure no restriction on rental
- An extensively planted courtyard-based design with large patios and balconies that increases outdoor amenity space and provides stunning views of the water and the city
- A decrease of 36 parking stalls to a total of 55 parking stalls; fully meets the parking requirements
- The bike parking fully meets the Schedule C off-street parking bylaw
- Request for a variance to permit the below-grade parking structure to project above existing grade but below proposed finished grade within the setback

4 – We confirm that the amenity obligations under the Master Development Agreement (MDA) are duly met. We received recommendations from the Advisory Design Panel and will work closely with Staff to review and revise the MDA.

5 – We confirm compliance with:

- Zoning, including use, floor space ratio (FSR), bike and vehicular parking including the Schedule C off-street parking bylaw
- Official Community Plan
- Victoria West Official Community Plan
- Neighbourhood Transportation Plan
- Harbour Plan
- Railyards Design Guidelines

6 – The proposed amendment will include the following green building features:

- Efficient use of land, as recommended in the Railyards Design Guidelines
- Site planning to encourage the use of bikes or walking
- Protecting and maintaining the existing off-site trees along Tyee Road
- Landscaping with drought tolerant, non-invasive and native plant species
- Using light coloured roofing and pavers to reduce the heat island effect
- Sourcing resource efficient materials including metal cladding that will use 25-35% recycled content of which 20% is post-consumer recycled content
- Using interior finishes with low VOC
- Meet or exceed ASHRAE 90.1 - 2010
- Use Energy Recovery Ventilators (ERV)
- Use high efficiency condensing boilers
- Conserve water by using low-flush toilets and low-flow plumbing fixtures
- Provide appliances that are Powersmart
- Use condensing dryers
- Use LED light fixtures

7 – The proposed amendment will include the following accessibility features:

- The project provides an accessible environment including barrier-free access and useability of all common areas including, at a minimum, mailboxes, elevator controls and bike room
- All common area doors will be accessible or be provided with a power operator
- Barrier-free parking stall in the parkade is located adjacent to the elevator
- We will maintain a 5% slope for the ramp/pathway from Central Spur and Bridges Park & Tot Lot down to The Goose

We are confident that the proposed amendment is a significant improvement on the approved Development Permit and will provide a stronger gateway to Victoria West and the Railyards community while also maximizing sun access for the Bridges Park and Tot Lot.

Please do not hesitate to call if you wish to review this letter in detail 604-558-6955

Respectfully,

Stephane Laroye Architect Inc.

Per:



Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal