

**Stephane Laroye Architect Inc.**

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12 April 2019

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) includes three phases with Phase 1 and Phase 2 constructed and occupied, and Phase 3, the final building of the Railyards Development, 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 a terraced building to increase the visible landscape treatment and larger patio amenities for the residents
- provide a tapered building which sits further west 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
- An increase of 28 residential units to a total of 94 that provide diverse and affordably-sized options with 60% studios, 32% 1 bedroom and 8% 2 or 3 bedroom all within the allowable FSR
- A housing agreement to ensure no restriction on rental
- A terraced design that significantly increases outdoor patio space that provides stunning views of the water and the city
- The addition of planting on the terraced patios and a green roof at street level visible from the Bay Bridge
- An increase of 25 parking stalls to a total of 116 parking stalls; fully meets the parking requirements
- An increase in bike parking that fully meets the Schedule C off-street parking bylaw

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 Design Guidelines
- Site planning to encourage the use of bikes or walking
- Protecting and maintaining the existing off-site trees along Tye 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 ASHREA 90.1 - 2010
- Use an Energy Model to inform the design to optimize and reduce energy use
- Use Heat Recovery Ventilators (HRV)
- 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

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