

**F.1.a.c**

**701 Tyee Road - Development Permit with Variances  
Application No. 00080 (Victoria West)**

**Moved By** Councillor Andrew

**Seconded By** Councillor Thornton-Joe

That Council, subject to the execution of a Housing Agreement ensuring that no restrictions are placed on the rental of dwelling units within this building, to the satisfaction of the Director of Sustainable Planning and Community Development, and after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00080 for 701 Tyee Road, in accordance with:

1. Plans date stamped April 27, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce front (west) setback from 2m to nil for parking levels 1 and 2
  - ii. reduce side (south) setback from 3.5m to nil for parking levels 1 and 2.
3. The Development Permit lapsing two years from the date of this resolution.”

**CARRIED UNANIMOUSLY**

**E.3     701 Tyee Road - Development Permit with Variances Application No. 00080 (Victoria West)**

Committee received a report dated May 20, 2021 from the Director of Sustainable Planning and Community Development to present Council with information, analysis and recommendations for a Development Permit with Variances Application No. 00080 to construct approximately 38 dwelling units in a six-storey multi-unit residential building, and recommending that it move forward to an opportunity for public comment.

**Moved By** Councillor Andrew  
**Seconded By** Councillor Alto

That Council, subject to the execution of a Housing Agreement ensuring that no restrictions are placed on the rental of dwelling units within this building, to the satisfaction of the Director of Sustainable Planning and Community Development, and after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00080 for 701 Tyee Road, in accordance with:

1. Plans date stamped April 27, 2021.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
  - i. reduce front (west) setback from 2m to nil for parking levels 1 and 2
  - ii. reduce side (south) setback from 3.5m to nil for parking levels 1 and 2.
3. The Development Permit lapsing two years from the date of this resolution.”

*Committee discussed:*

- *Concerns ensuring that amenities are delivered in a timely matter*

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report

### For the Meeting of June 3, 2021

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**To:** Committee of the Whole **Date:** May 20, 2021

**From:** Karen Hoes, Director, Sustainable Planning and Community Development

**Subject:** Development Permit with Variances Application No. 00080 for 701 Tyee Road (Railyards)

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### RECOMMENDATION

That Council, subject to the execution of a Housing Agreement ensuring that no restrictions are placed on the rental of dwelling units within this building, to the satisfaction of the Director of Sustainable Planning and Community Development, and after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00080 for 701 Tyee Road, in accordance with:

- a. Plans date stamped April 27, 2021.
- b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce front (west) setback from 2m to nil for parking levels 1 and 2
  - ii. reduce side (south) setback from 3.5m to nil for parking levels 1 and 2.
- c. The Development Permit lapsing two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 701 Tyee Road. The proposal is to construct approximately 38 dwelling units in a six-storey multi-unit residential

building as the final phase of the Railyards development. The proposed variances are a result of the underground parkade level projecting above existing grade in the side and front setback areas.

The following points were considered in assessing this application:

- the application has a contemporary-industrial design which is complimentary to the previous Railyards Phases and is generally consistent with the *Railyards Development Guidelines*
- the proposal is consistent with the *Victoria West Neighbourhood Plan*
- the proposed setback variances are considered supportable because they will not have a significant impact on neighbouring properties or the public street.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for a six-storey, multi-unit residential building on the final undeveloped portion of the Railyards development. Specific details include:

- a contemporary-industrial design with subtle sawtooth rooflines
- exterior building materials include: corrugated metal cladding, fibre cement siding, metal roof overhangs, glass guard rails, exterior concrete finish and painted louvres
- a primary building entrance located at the corner of Tyee Road and Bay Street
- approximately 38 dwelling units, the majority of which are two-bedroom (28 units) or one-bedroom units (6 units). The remaining four dwelling units are studios.
- all of the dwelling units have access to private decks or patios
- the applicant has voluntarily agreed to enter into a Housing Agreement to ensure that no restrictions are placed on the rental of dwelling units, which will be strata titled
- 55 vehicle parking stalls (including 4 visitor stalls), situated in an underground parkade accessed from Central Spur Road
- 48 secure, long-term bicycle storage spaces and 6 stalls for visitor bicycles.

The proposed variances to reduce the front (west) setback from 2m to nil and reduce side (south) setback from 3.5m to nil are a result of an underground parkade level projecting 1.41m above existing grade in the front (Tyee Road) and 2.68m above existing grade in the side (south) setback areas.

### **Sustainability Features**

As indicated in the applicant's letter dated April 29, 2021, the following sustainability features are associated with this application:

- 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
- interior finishes with low VOC
- meet or exceed ASHREA 90.1 - 2010
- Energy Recovery Ventilators (ERV)
- high-efficiency condensing boilers
- conserve water by using low-flush toilets and low-flow plumbing fixtures
- provide appliances that are Powersmart
- condensing dryers



- LED light fixtures
- landscaping with drought tolerant, non-invasive and native plant species.

### Active Transportation Impacts

The application proposes a publicly accessible pathway, linking Tyee Road to Central Spur Road and the Galloping Goose Trail, which supports active transportation.

### Public Realm Improvements

The following public realm improvements (to be installed prior to Occupancy Permit) are proposed and are required by the Railyards Master Development Agreement (MDA):

- the construction of a park (referred to as “Bridges Park”) and “tot lot” between Central Spur Road and the Galloping Goose Trail
- a pathway that can accommodate pedestrians and bicycles from Central Spur Road, through Bridges Park, to the Galloping Goose Trail
- the construction of a “parkette,” public footpaths, and neighbourhood signage (collectively referred to as “Victoria West Entry Park”) at the corner of Bay Street and Tyee Road.

### Accessibility Impact Statement

As indicated in the applicant’s letter dated April 29, 2021, the following accessibility features are associated with this application:

- barrier free access and useability of all common areas including mailboxes, elevator controls and bicycle storage room
- all common area doors will be accessible or be provided with a power operator
- an accessible parking stall is located within the parkade, adjacent to the elevator.

The above measures also respond to the *Railyards Development Guidelines* which seek to ensure that barrier free access is provided throughout the Railyards development.

### Existing Site Development and Development Potential

The site is located within Development Area J of the CD-5 Zone, Railyards Residential Commercial District, which permits apartments, live/work, and park uses with a maximum floor space ratio (FSR) of 2.35:1.

### Data Table

The following data table compares the proposal with the existing CD-5 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard DA-J, CD-5 Zone
Site area (m <sup>2</sup> ) – minimum	3010	3010
Density (Floor Space Ratio) – maximum	1.63	2.35

Zoning Criteria	Proposal	Zone Standard DA-J, CD-5 Zone
Total floor area (m <sup>2</sup> ) – maximum	4,913.08	7073.5
Height (m) – maximum	30.94	31
<b>Setbacks (m) – minimum</b>		
Front	<b>0 *</b>	2
Rear	4	3.5
Side (north)	n/a	4
Side (south)	<b>0 *</b>	3.5
Vehicle Parking – minimum	51	48
Visitor parking – minimum	4	4
<b>Bicycle parking stalls – minimum</b>		
Long Term	48	48
Short Term	6	6

## Relevant History

On April 14, 2016, Council approved a Development Permit with Variances Application (DPV000404) for the final phase of development at the Railyards. This development comprised of three sub-phases, with the final construction being a seven-storey, multi-residential building at the corner of Tyee Road and Bay Street. The first two sub-phases of development have been constructed and the applicant is seeking approval of a revised design for the final building.

This Development Permit with Variance Application was presented to Committee of the Whole on June 6, 2019 and Council subsequently adopted a motion on June 13, 2019 to move the application forward to an Opportunity for Public Comment. However, the applicant chose to withdraw the application to reconsider the project design and the mix of dwelling unit types. The revised proposal is the subject of this report.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on March 4, 2021, the application was referred for a 30-day comment period to the Victoria West CALUC. A response was received from the CALUC and it attached to this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 13: Core Songhees. The applicable Design Guidelines are the *Railyards Development Guidelines*. The proposal is consistent with these guidelines as follows:

- the proposed design generally reflects the industrial nature of the site and is complimentary to the completed phases of the Railyards development
- the building with the highest residential density is located adjacent to the Point Ellice Bridge
- subtle sloping and saw-tooth roof forms are proposed
- a canopy is provided at the main building entrance
- all motor vehicle parking is provided underground
- glazing and balconies are provided on the east elevation to take advantage of water views
- architectural features, such as balconies and recesses, have been used to articulate the proposed building
- the proposed material palette is consistent with the recommended wall cladding materials listed in the Design Guidelines
- a mix and range of unit types and sizes are proposed
- the proposal contributes to the public park system in the Victoria West Neighbourhood by providing a park, children's play area and several public footpaths through and adjacent to the site.

Staff consider that the proposal is generally consistent with the design guidelines applicable for this development permit area.

### Local Area Plans

The subject site is located in the Victoria West Neighbourhood; therefore, the *Victoria West Neighbourhood Plan* (2018) is applicable. The proposal is consistent with the Neighbourhood Plan as follows:

- the Railyards is recognized as part of a Master Planned Area, where development will continue to be guided by existing MDAs, Comprehensive Development Zones and Design Guidelines
- a number of development features are identified within the Railyards development including buildings reflecting a contemporary-industrial aesthetic, a children's play lot, a bicycle and pedestrian connection to the Galloping Goose Regional Trail and a small entry plaza at the Bay Street / Skinner Street intersection.

### Proposed Variances

The application proposes to reduce the front (west) setback from 2m to nil and reduce side (south) setback from 3.5m to nil. These variances are due to the slope of the site and would only be required for portions of the underground parking which project above the existing grade. The underground parkade level would project approximately 1.41m above existing grade in the front (Tyee Road) and 2.68m above existing grade in the side (south) setback areas. The proposed grades would be higher than existing grades which would help obscure this portion of the building from view, however, portions may remain visible, particularly on the Bay Street elevation.

Staff consider these variances supportable because they will not have a significant impact on neighbouring properties or the public street.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This permit application was received prior to October 24, 2019, so it falls under Tree Preservation Bylaw No. 05-106 as adopted on December 15th, 2005.

There are 90 new trees proposed for this development both on and off site. The on-site landscaping will add 22 trees, under-planted with extensive shrub plantings. An additional 68 trees were committed to be planted as part of the MDA Amenity Areas to be constructed prior to the completion of this project. These trees are proposed to be planted in the Victoria West Entry Park MDA Amenity Area, Bridges Park and Tot Lot, and as part of the landscaping on the Bridge Dedication Area and will become part of the City's tree inventory.

There are currently no trees located on the subject property. A Construction Impact Assessment and Tree Management Plan prepared by Talbot and Associates and updated February 19th, 2021, identified six City-owned trees which are located adjacent to the subject lot. All six trees will be protected and retained through the project.

The six City-owned trees include four trees that are located in the MDA Bridge Dedication Area: a multi-stemmed horse chestnut (calculated diameter at breast height (DBH): 18cm), a multi-stemmed fruiting cherry (calculated DBH: 60cm), a Western red cedar with a DBH of 51cm and a multi-stemmed big leaf Maple (calculated DBH: 38cm). Two Horse Chestnut trees (65cm and 60cm DBH) located on the Tyee Road boulevard are also identified to be retained.

At the time of the MDA in 2016, the total operational impact of this project was estimated at approximately \$41,950. This was the anticipated cost associated with maintaining the additional landscape amenities through all phases of the project. The impact to the ongoing operational costs associated with the public landscape built through this phase of the project are still unknown. Staff will review the updated costs once further details of the changed landscape are known and present as part of future financial planning processes.

### **Tree Impact Summary**

<b>Tree Type</b>	<b>Total</b>	<b>To be Removed</b>	<b>To be Planted</b>	<b>Net Change</b>
On-site trees, bylaw protected	0	0	0	0
On-site trees, non-bylaw-protected	0	0	22	+22
Municipal trees	6	0	68	+68
Neighboring trees, bylaw-protected	0	0	0	0
<b>Total</b>	<b>6</b>	<b>0</b>	<b>90</b>	<b>+90</b>

## Advisory Design Panel

The Advisory Design Panel (ADP) reviewed the proposal at the meeting of May 27, 2020. The minutes from the meeting are attached for reference, and the following motion was carried:

*“That Development Permit with Variance Application No. 00080 for 701 Tyee Road be approved with the following changes:*

- *Reconsideration of the expression of the end of the buildings as a gateway to Vic west and the railyard development, particularly the Bay street façade.*
- *Consideration of the overall use of materials and finishes, particularly the extensive use of dark colours on Building 2.*
- *Consideration of the overall architectural expression of the railyard development.*
- *Reconsideration of the unit layouts to take advantage of views, especially Bay Street and waterfront.*
- *Consideration of potential light overspill into residential units from the feature stairwell.*
- *Refinement of Vic West entry courtyard to be more contiguous with the building entry courtyard.”*

In response to the ADP’s comments, the applicant has made a number of revisions to the project design which are explained in detail in the applicant’s letter dated February 18, 2021 and can be summarized as follows:

- the massing was revised to better address the plaza
- rooflines were revised to be more in keeping with The Railyards context
- signage was added to mark the entry to The Railyards
- dark colours were removed and replaced with contemporary industrial materials and finishes
- unit layouts were revised to take advantage of the views
- feature stairwells were removed.

## Housing Agreement

The applicant has voluntarily agreed to enter into a Housing Agreement to ensure that no restrictions are placed on the rental of dwelling units, which will be strata titled. The staff recommendation includes appropriate wording to secure this agreement.

## Railyards Master Development Agreement

The Railyards MDA requires that the following community amenities be completed prior to the proposed building being occupied:

- Bridges Park and Tot Lot
- Victoria West Entry Park
- Pedestrian Pathway.

The design of the above amenities was approved in conjunction with the previous Development Permit approval and is shown on the approved development plans in the MDA. The City has already committed to the maintenance of these amenities and the costs associated with this will be brought forward for consideration with future budget discussions once it is built.

## CONCLUSIONS

The proposal to construct a six-storey residential strata building is generally consistent with the *Victoria West Neighbourhood Plan* and *Railyards Design Guidelines*. The proposed contemporary design generally reflects the industrial nature of the site and compliments the completed phases of the Railyards development. Staff consider the setback variances for the parkade levels to be supportable because they will not have a substantial impact on the adjacent properties or public streets. Staff recommend that the application be moved forward to an Opportunity for Public Comment and that Council consider approving the proposal.

## ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00080 for the property located at 701 Tyee Road.

Respectfully submitted,

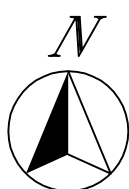
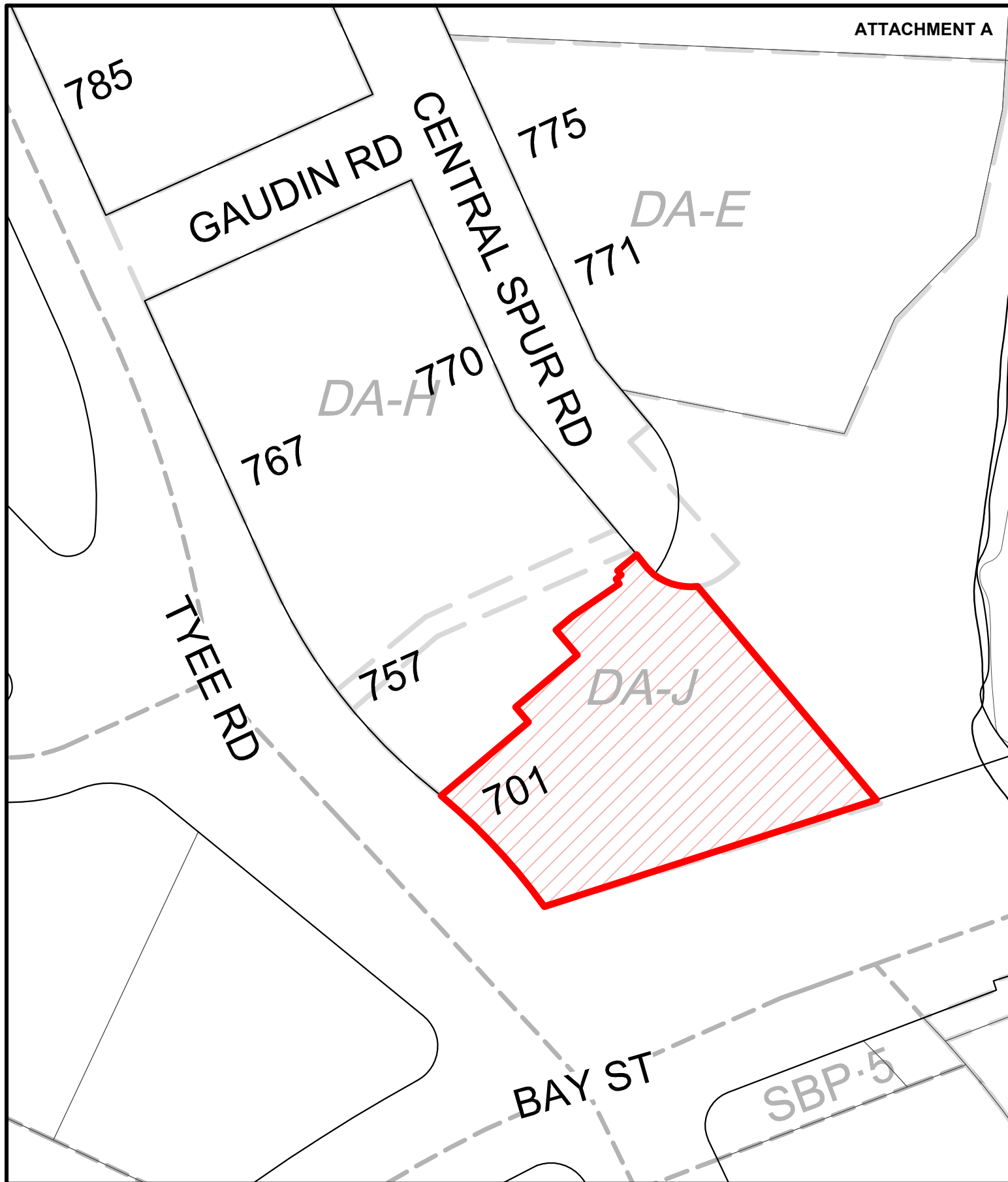
Jim Handy  
Senior Planner – Development Agreements  
Development Services Division

Karen Hoesel, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## List of Attachments

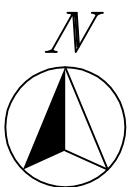
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 27, 2021
- Attachment D: Letter from applicant to Mayor and Council dated April 29, 2021
- Attachment E: Advisory Design Panel meeting minutes from May 27, 2020
- Attachment F: Letter from applicant responding to ADP comments dated February 18, 2021
- Attachment G: Letter from CALUC dated March 30, 2021
- Attachment H: Correspondence.



701 Tyee Road (Phase 3)  
Development Permit with Variance #00080







701 Tyee Road (Phase 3)  
Development Permit with Variance #00080







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SKYHOMES  
at THE RAILYARDS

SEAL



Project Summary

Skyhomes is an expressive gateway to Victoria West and the Railyards community becoming of the final phase of the Railyards Master Plan Development. It features generous family oriented units, playful and expressive roof-lines, and contemporary industrial materials and colours. Skyhomes is a two part design separated by a spacious courtyard. The north-eastern portion is a row of 5 multi-level skyhomes fronting bridges park which feature ground oriented patios and entries, 2nd level living and balconies, 3rd floor bedrooms and roof top patios. The south-western portion of the building is a 6 storey multi-residential building, which features 2 level units at grade (facing the courtyard and the Tyee rd) with 4 levels of generous units above.

The extensively planted courtyard proves both privacy for the ground level suites while connecting visually to phase 1 and 2 courtyards. A public multi-use pathway links Panorama to the shopping area at Tyee Road and Bay Street. This passes through Victoria West Entry Park, down to Bridges Park and Tot lot and on to the 55 km Galloping Goose Trail.

Project Summary.  
38 Residential units.  
Building 1 includes 33 units with 9 - 2 level - 2 bedroom skyhomes, 4 - Studio units, 20 - 2 bedroom units.  
Building 2 includes 5 - 3 level 2 bedroom units with ground floor flex space and roof top patios.  
Below grade parking includes 49 required stalls, 4 visitor stalls and 2 additional stalls for a total of 55 stalls  
Total gross floor area of both buildings is: 45,864 sq.ft.

M	Re-issued for Development Permit	19 Apr 2021
L	Re-issued for Development Permit	18 Feb 2021
K	Re-issued for Building Permit	28 May 2020
J	Re-issued for Development Permit	28 April 2020
I	Re-issued for Development Permit	01 April 2020
H	Re-issued for Building Permit	18 Dec 2019
G	Re-issued for Development Permit	09 Dec. 2019
F	Re-issued for Development Permit	12 April 2019
E	Issued for Building Permit	29 Nov 2018
D	Re-issued for Development Permit	20 Sept. 2018
C	Re-issued for Development Permit	29 Aug. 2018
B	Re-issued for Development Permit	03 July 2018
A	Issued for Development Permit	04 May 2018
No.	Description	Date

PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC


DRAWING  
Coversheet

SLA Inc.  
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This drawing is not to be used for construction until issued for that purpose by the Architect.  
Prior to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification.

DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 12	SLA
Project Number	PROJECT NO

A0.00





# Revisions

Received Date:  
April 27, 2021



M	Re-issued for Development Permit	19 Apr 2021
L	Re-issued for Development Permit	18 Feb 2021
K	Re-issued for Building Permit	28 May 2020
J	Re-issued for Development Permit	28 Apr 2020
I	Re-issued for Development Permit	01 Apr 2020
H	Re-issued for Building Permit	18 Dec 2019
G	Re-issued for Development Permit	09 Dec 2019
F	Re-issued for Development Permit	12 April 2019
E	Issued for Building Permit	29 Nov 2018
D	Re-issued for Development Permit	20 Sept. 2018
C	Re-issued for Development Permit	29 Aug. 2018
B	Re-issued for Development Permit	03 July 2018
A	Issued for Development Permit	04 May 2018
No.	Description	Date

PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

DRAWING  
Project Stats

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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 12	SLA
Project Number	PROJECT NO



Zoning Summary

**Legal Address:**  
"SUBDIVISION PLAN OF LOT A, DISTRICT LOT 119, ESQUIMALT DISTRICT, PLAN VIP74947 EXCEPT THAT PART IN PLANS VIP76024, VIP77618, VIP84119, VIP88377, VIP89279 AND EPP35998"

**Civic Address:** "701 Tyee Road, Victoria, BC"  
**Zoning:** CD-5 Railyards Residential Commercial District  
**Permitted Area:** "DA-H, DA-J"  
**Total Site Area:** 7985 sq.m. (H+J)  
**Lot J Area:** 3010 sq.m. (J)  
**Allowable Height:** 31.00m (J) (Geodetic)  
**Proposed Height:** 30.94m  
**Allowable FSR:** 2.35 (J)  
**Proposed FSR:** 1.63

Code Summary

Refer to LMDG Fire Protection and Life Safety Building Code Outline Report dated 29 November 2018.

Project Team

**Developer**  
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250-380-4900 T

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Drawing List

A0.00	Coversheet
A0.01	Project Stats
A0.02	Site Plan Existing
A0.03	Site Plan Proposed
A0.04	Site plan - Phase 2 Areas
A0.05	Context Elevations
A0.06	Average Grade
A0.07	Overall Areas
A0.08	Overall Areas
A0.09	Artistic Renderings
A0.10	Artistic Renderings
A0.11	Artistic Renderings
A0.12	Artistic Renderings
A0.13	Public Easement Views
A0.14	Materials
A0.15	Shadow Studies
A2.04	Level 1 Plan (P2)
A2.05	Level 2 Plan (P1)
A2.06	Level 3 Plan (Tyee)
A2.07	Levels 4
A2.08	Levels 5
A2.09	Levels 6-8
A2.10	Roof Plan
A5.01	South & East Elevations
A5.02	North & West Elevation
A5.03	Courtyard Elevations
A6.01	Building Section
A6.02	Building Section
Total: 28	

Area Summary

Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	166 SF
Level 1 (Parking Entry)	Stor.	178 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	186 SF
		1746 SF

Level 2	Residential	3247 SF
		3247 SF

Level 3 (Tyee Grade)	Residential	3713 SF
Level 3 (Tyee Grade)	Residential	1830 SF
Level 3 (Tyee Grade)	Residential	3247 SF
Level 3 (Tyee Grade)	Circulation	1171 SF
		9960 SF

Level 4	Circulation	153 SF
Level 4	Circulation	166 SF
Level 4	Residential	1838 SF
Level 4	Residential	3505 SF
Level 4	Residential	128 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	135 SF
Level 4	Circulation	110 SF
		6450 SF

Level 5	Residential	2912 SF
Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
		6111 SF

Level 6	Residential	2920 SF
Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
		6120 SF

Level 7	Residential	2920 SF
Level 7	Residential	2341 SF
Level 7	Circulation	858 SF
		6120 SF

Level 8	Residential	2912 SF
Level 8	Residential	2340 SF
Level 8	Circulation	859 SF
		6111 SF

Grand total		45864 SF
-------------	--	----------

Gross Floor Area Summary	
Phase 2*	7020 SF
Phase 3	45864 SF
Grand Total	52,884 SF
* Portion within Lot J	

Units

Unit Type Count	
Unit Type	Count
Tyee 2 SH	3
Studio	4
Goose SH	5
Courtyard SH	6
2 Bed	20
38	

Parking Requirements  
CD-5 Zone 12.5.6 (d & e)

**Parking Requirements**  
1.0 stall per Unit below 46sm = 4 Stalls  
1.3 stalls per Unit Above 46sm  
or 1 Bedroom = 44 Stalls  
Total Required: = 48 Stalls

**Accessible Parking Requirements**  
BCBC 2012 3.8.3.4.(2)  
After 50 stalls 1.0 per 50 stalls = 1 Stalls

**Visitor Parking Requirements**  
1.0 per 10 Units = 4 Stalls

Vehicle Parking Summary

Vehicle Parking Summary	
Type	Provided
Residential	
Accessible Stall	1
Regular Stall	50
51	
Visitor	
Regular Stall	4
4	

Bicycle Requirements  
Schedule C 80-159

**Bicycle Parking Requirement**  
Long Term Parking  
1.0 per Unit below 46sm = 4 Stalls  
1.25 per Unit Above 46sm = 43 Stalls  
Total Required: = 47 Stalls

Min. 50% Horizontal = 24 Stalls

**Short Term Parking**  
0.1 per Unit = 4 Stalls

Bicycle Parking Summary

Bicycle Parking Summary	
Stall Type	Count
Residential	
Bicycle Stall (Horizontal)	26
Bicycle Stall (Vertical)	22
48	
Grand total	48

Storage Locker Summary

Storage Locker Summary	
Type	Count
Storage Locker	34

\* Goose facing skyhomes have storage provided within unit



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No.	Description	Date

PROJECT  
Skyhomes at the Railyards

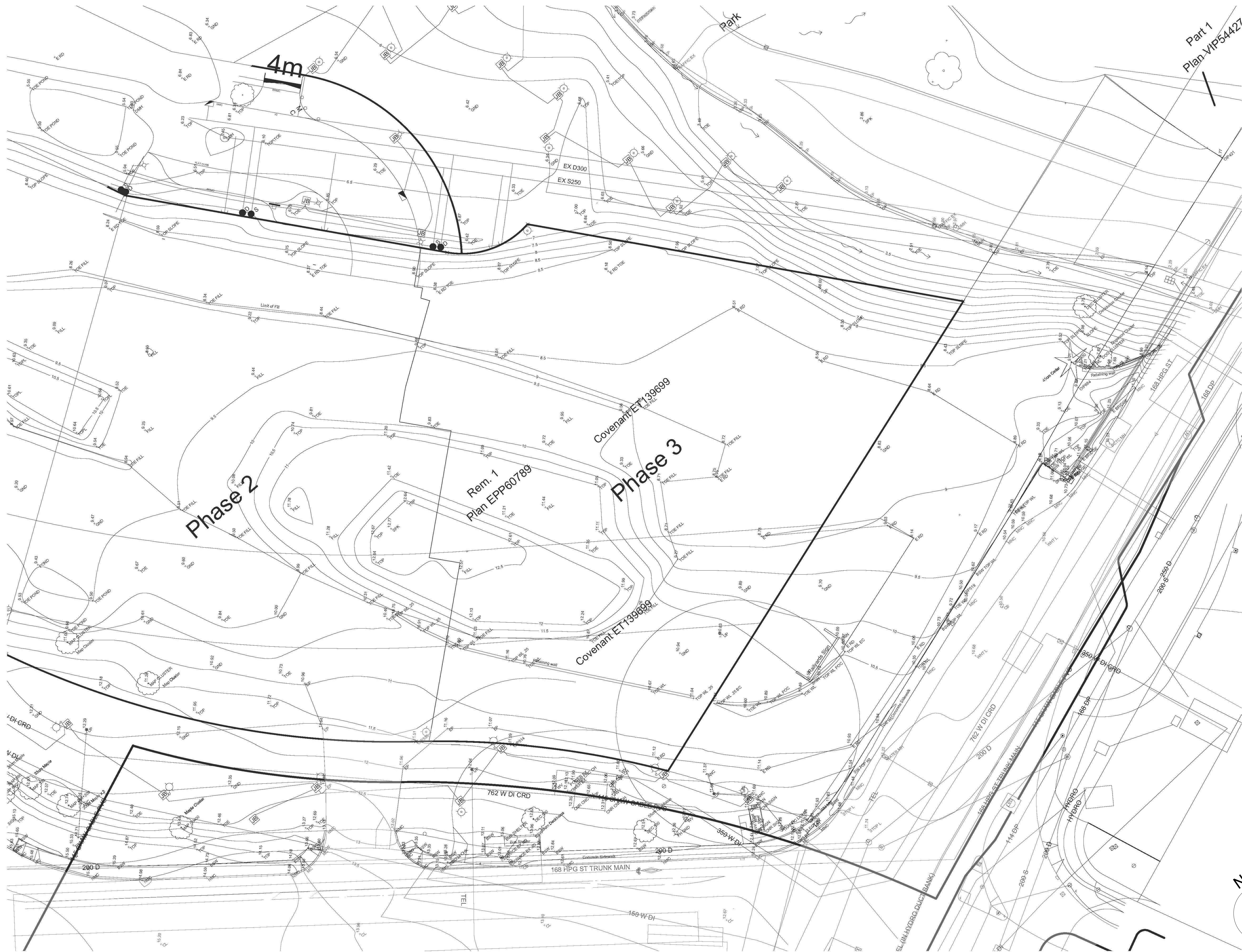
701 Ytee Rd,  
Victoria, BC

DRAWING  
Site Plan Existing

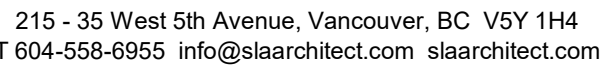
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Project Number	PROJECT NO

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## SEAL

No.	Description	Date
N	Re-issued for Development Permit	19 Apr 2021
M	Re-issued for Development Permit	02 Mar 2021
L	Re-issued for Development Permit	18 Feb 2021
K	Re-issued for Building Permit	28 May 2020
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A	Issued for Development Permit	04 May 2018

## PROJECT

## Skyhomes at the Railyards

701 Tyee Rd,  
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## DRAWING

## Site Plan Proposed

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<b>SCALE</b> As indicated	<b>REVIEWED</b> SLA
<b>Project Number</b>	<b>PROJECT NO</b>

## A0.03



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ARCHIVE\1915-SKYHOMES-DP 20210515 detached detached.rvt





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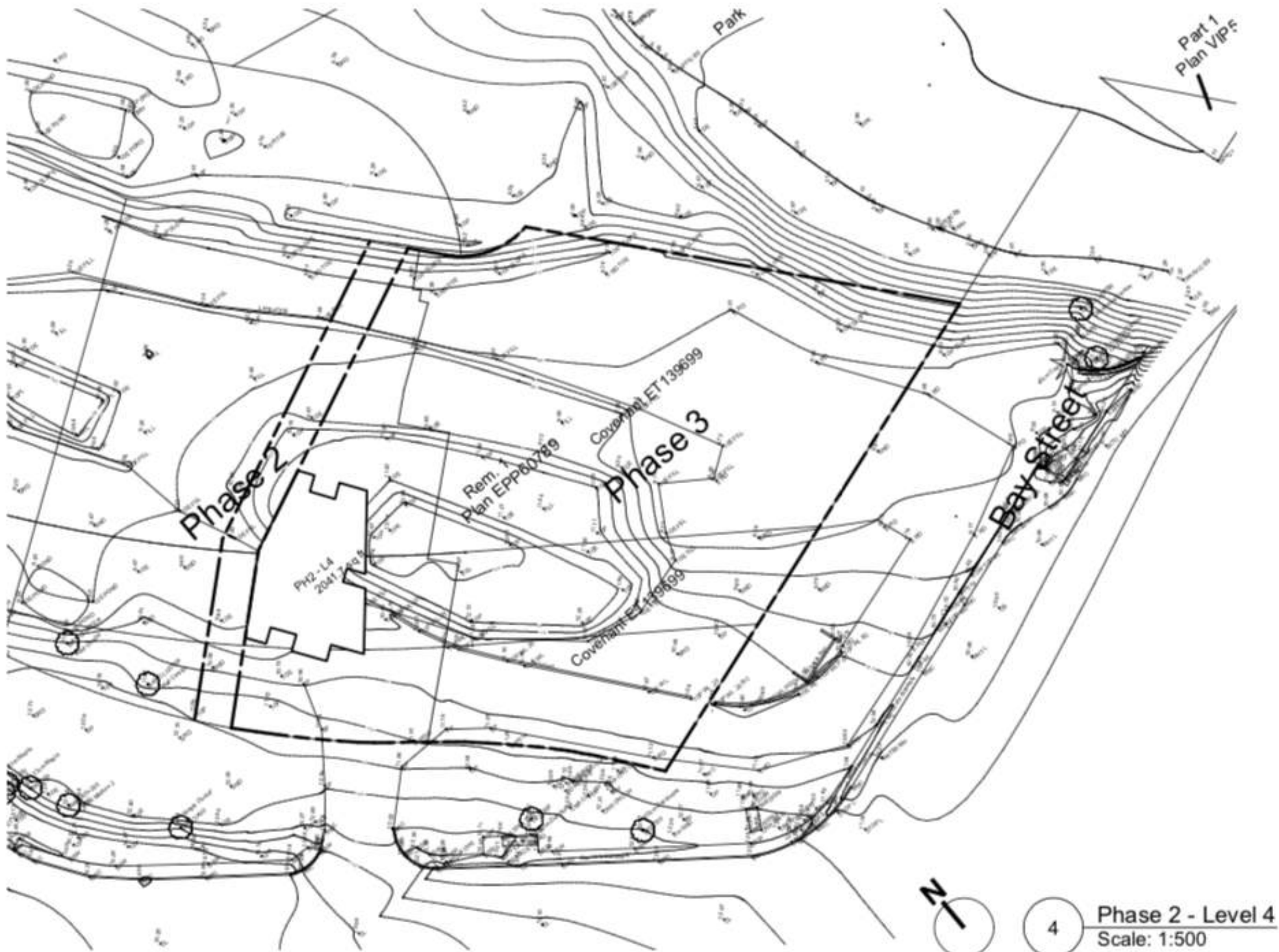
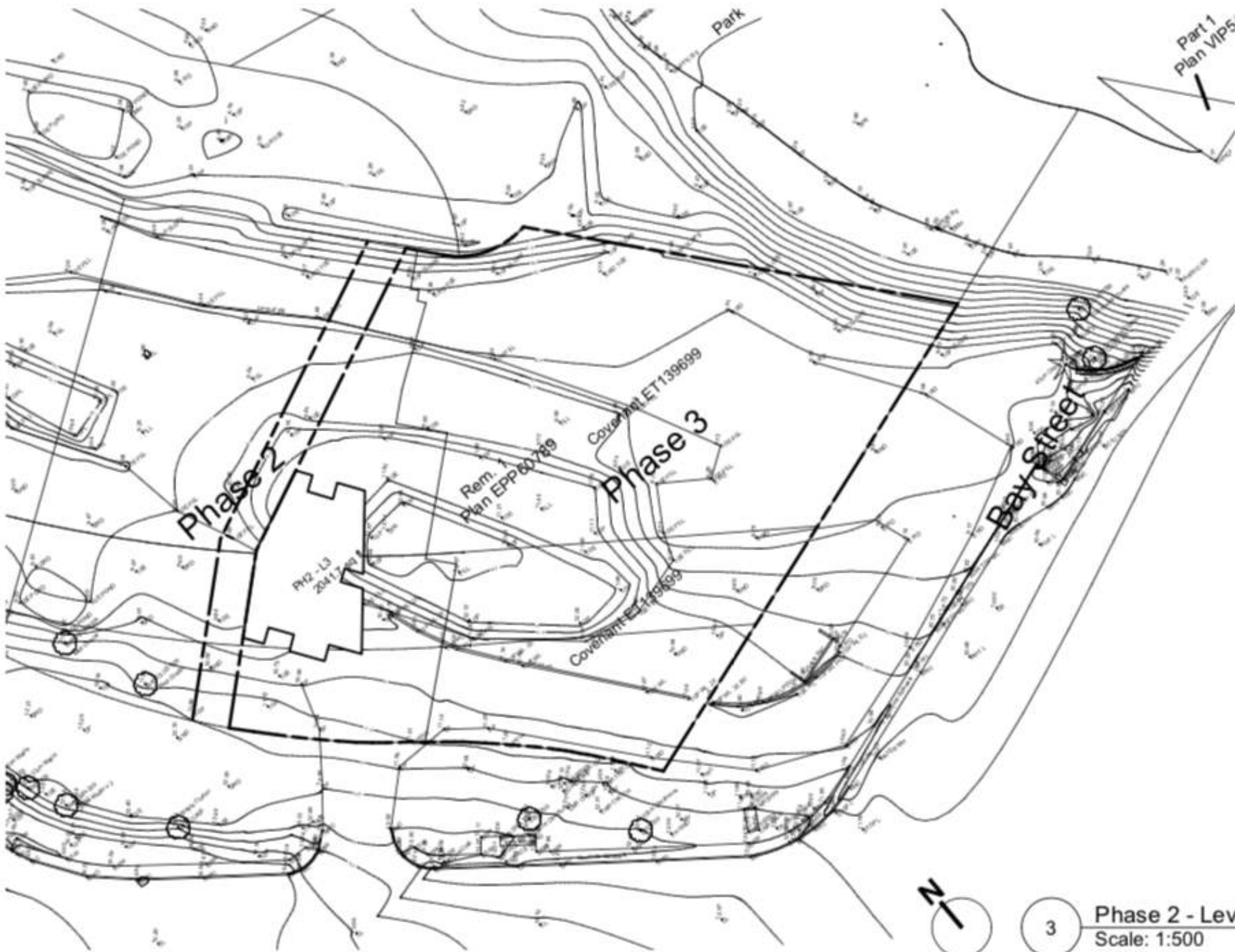
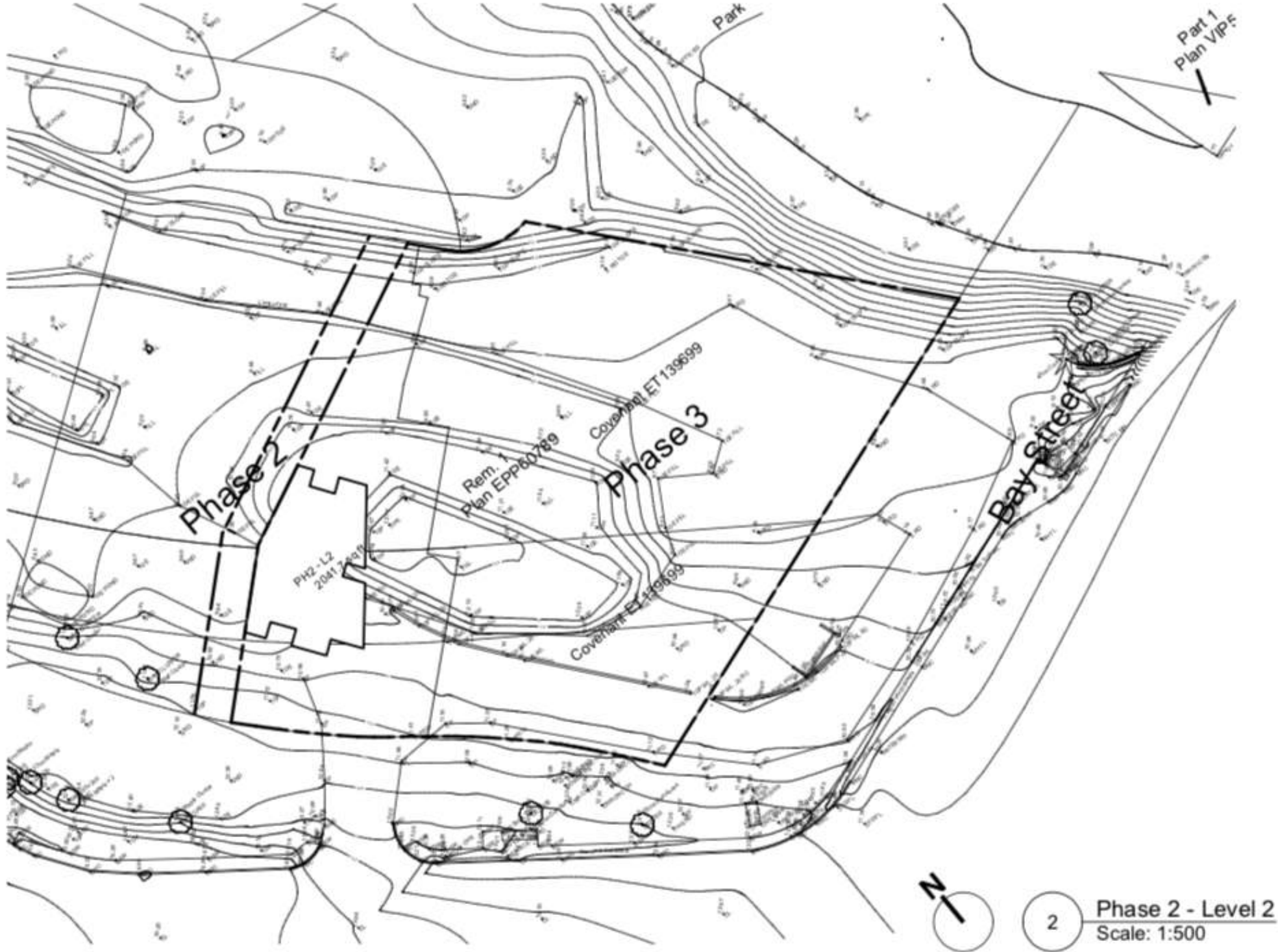
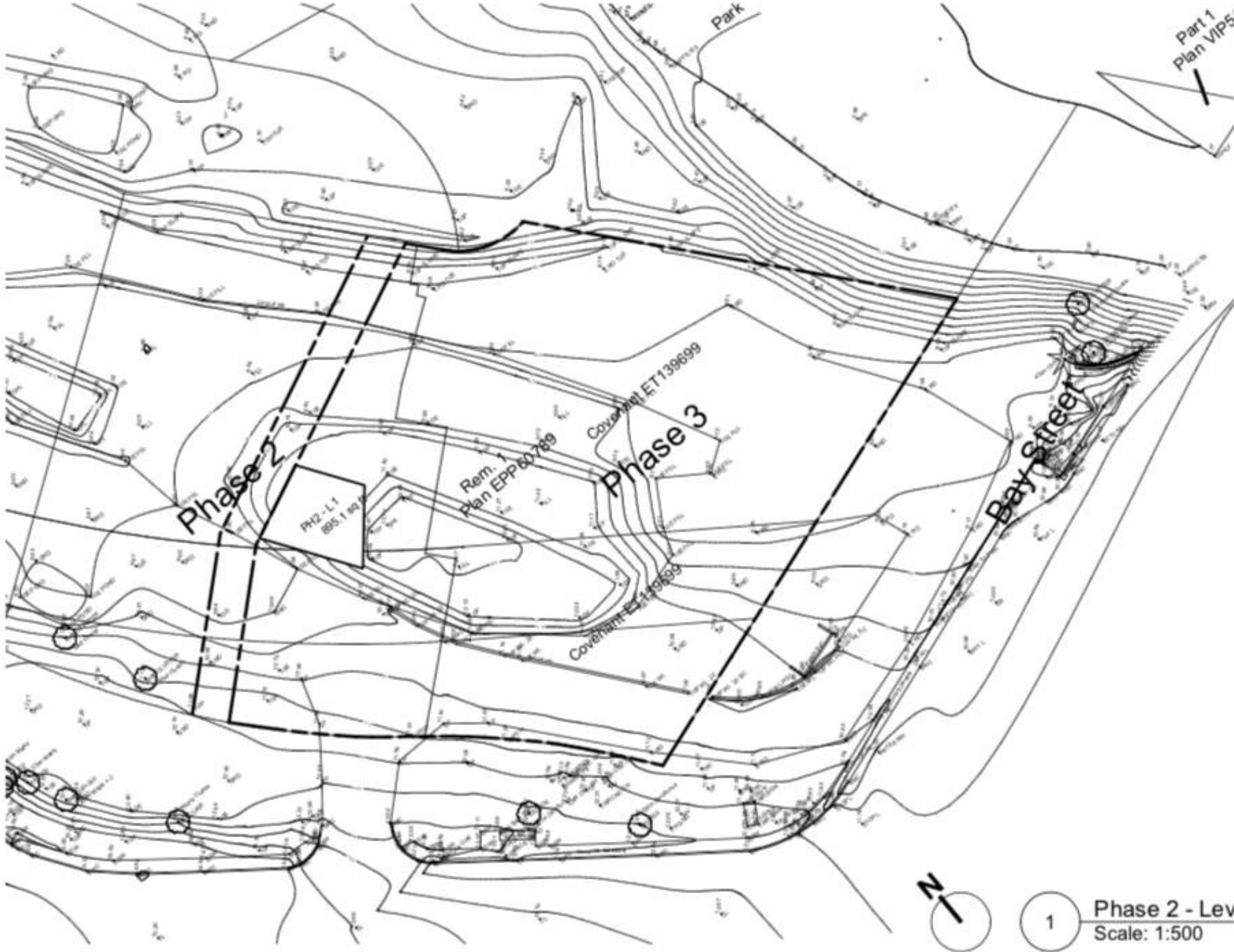
# SKYHOMES

at THE RAILYARDS

SEAL

## Phase 2 Floor Areas

(within Lot J)	
PH2 - L1	895.1 sq.ft.
PH2 - L2	2,041.7 sq.ft.
PH2 - L3	2,041.7 sq.ft.
PH2 - L4	2,041.7 sq.ft.
Total	7020.2 sq.ft.



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PROJECT  
Skyhomes at the Railyards

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DRAWING  
Site plan - Phase 2 Areas

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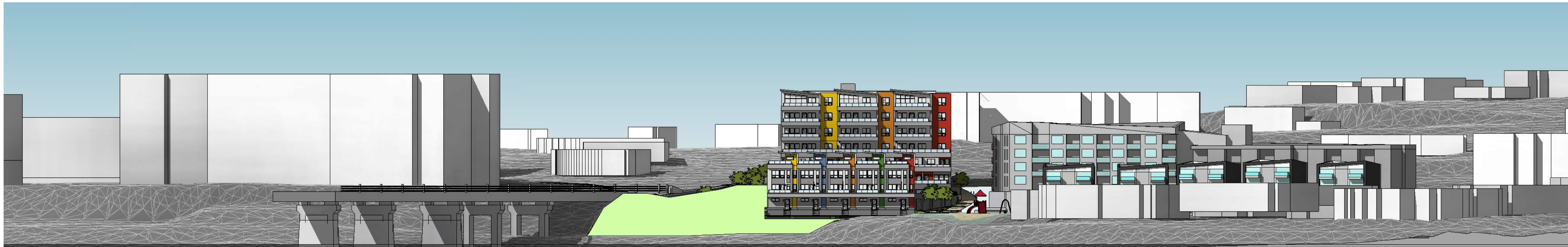


SKYHOMES  
at THE RAILYARDS

SEAL



1 Bay Street Context Elevation  
1 : 500



2 Central Spur / Harbour  
Context Elevation  
1 : 500



3 Tyee Street Context  
Elevation  
1 : 500

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PROJECT  
Skyhomes at the Railyards

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DRAWING  
Context Elevations

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# SKYHOMES

at THE RAILYARDS

SEAL

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PROJECT  
Skyhomes at the Railyards

701 Ytee Rd,  
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DRAWING  
Average Grade

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## AVREAGE GRADE SUMMARY

### PHASE 3 BUILDING 1

Grade Points			
Grade Point A:	11.52	Grade Point E:	12.46
Grade Point B:	12.6	Grade Point F:	12.46
Grade Point C:	12.6	Grade Point G:	9.79
Grade Point D:	11.3		

Calculations			
Grade Points	Avreage of Points	Distance B/W Grades Pts.	Totals
Point B&C:	12.6	x 58.50 m	737.10
Point C&D:	11.95	x 10.42 m	124.52
Point E&F:	11.88	x 33.29 m	395.49
Point G&A:	12.46	x 10.30 m	<u>128.34</u>
			1385.44

Avreage Grade For Buidling 1:

12.31

### PHASE 3 BUILDING 2

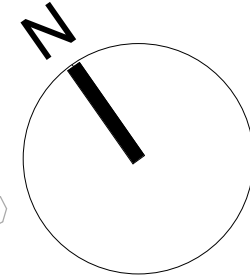
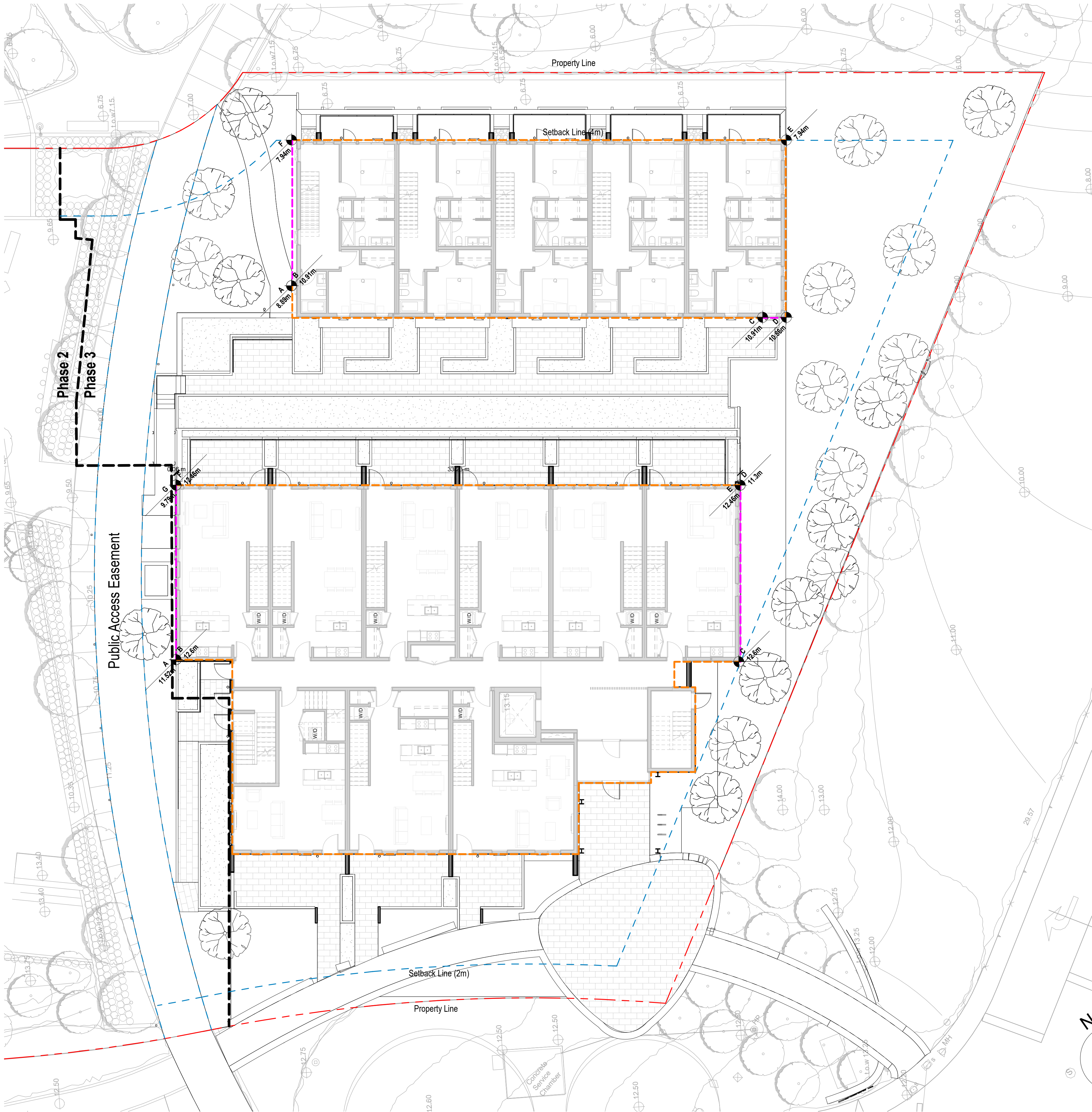
Grade Points			
Grade Point A:	8.9	Grade Point E:	7.94
Grade Point B:	10.91	Grade Point F:	7.94
Grade Point C:	10.91		
Grade Point D:	10.86		

Calculations			
Grade Points	Avreage of Points	Distance B/W Grades Pts.	Totals
Point B&C:	10.91	x 29.70 m	324.03
Point C&D:	10.885	x 1.36 m	14.80
Point D&E:	9.4	x 10.46 m	98.32
Point E&F:	7.94	x 29.16 m	231.53
Point F&A:	8.42	x 8.60 m	<u>72.41</u>
			741.10

Avreage Grade For Buidling 2:

9.35

Phase 1 Avreage Grade	10.6
Phase 2 Avreage Grade	11.6
Phase 3 Avreage Grade	10.83







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**SKYHOMES**  
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**PROJECT**  
Skyhomes at the Railyards

701 Ytee Rd,  
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**DRAWING**  
Overall Areas

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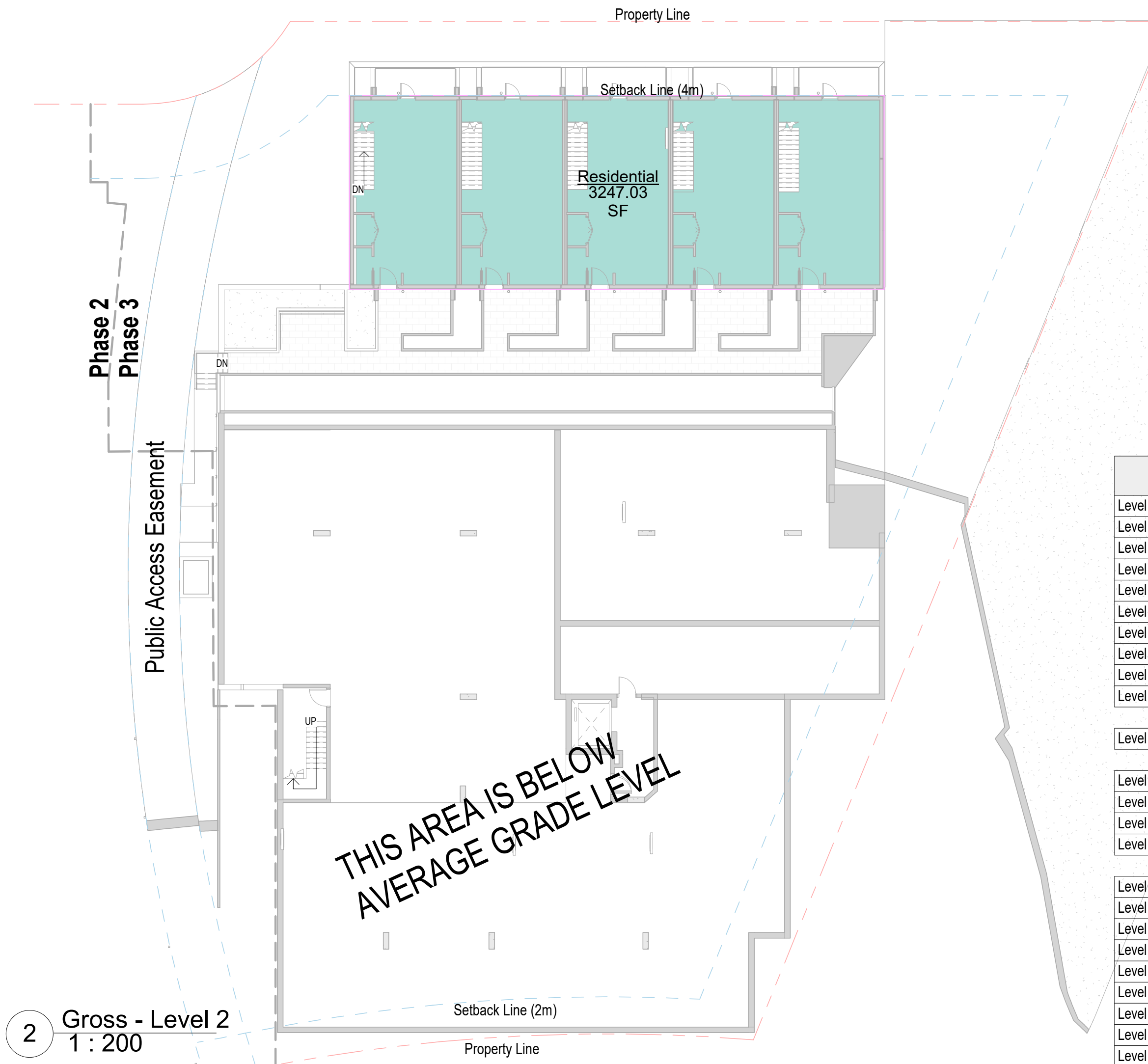
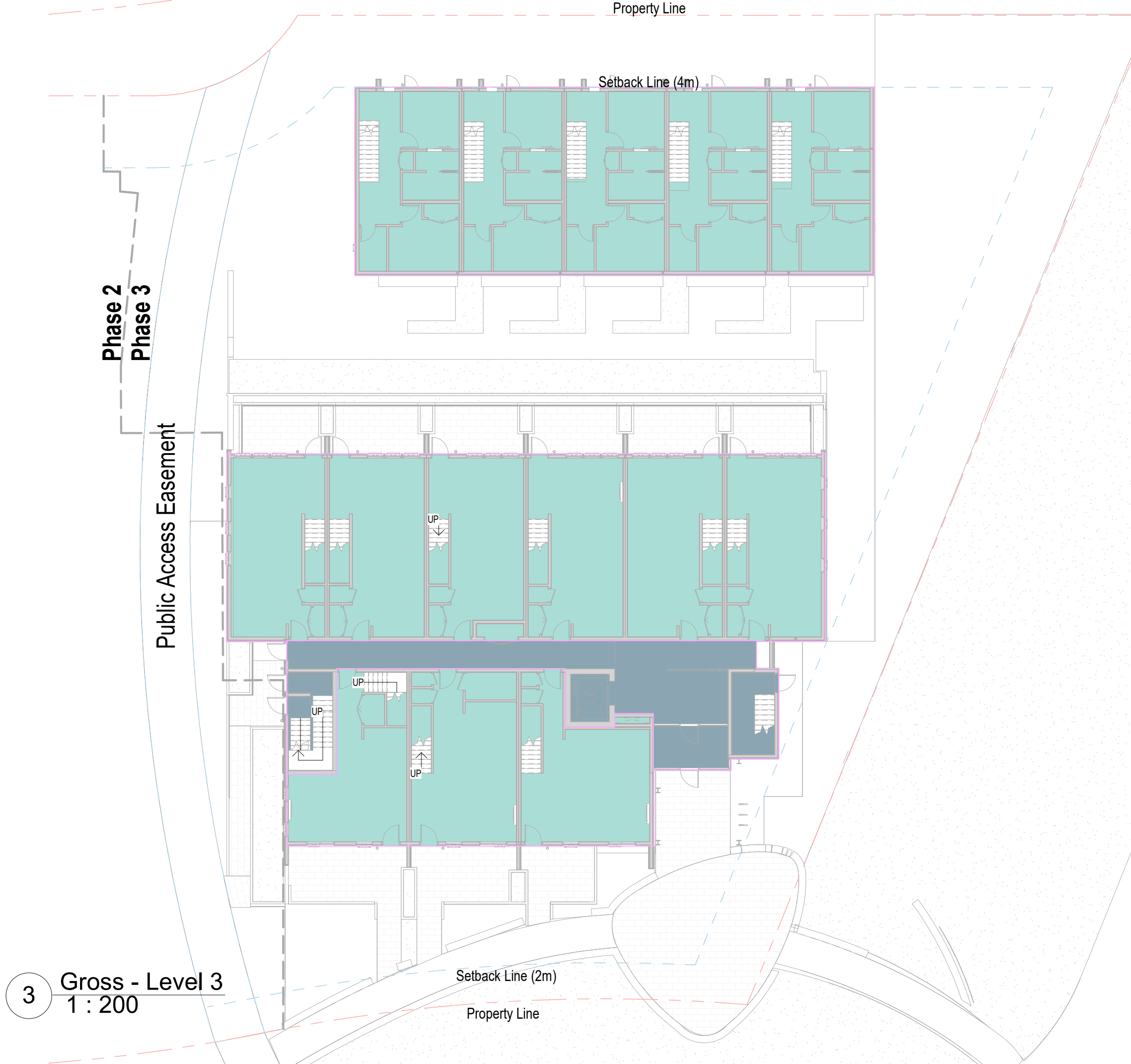
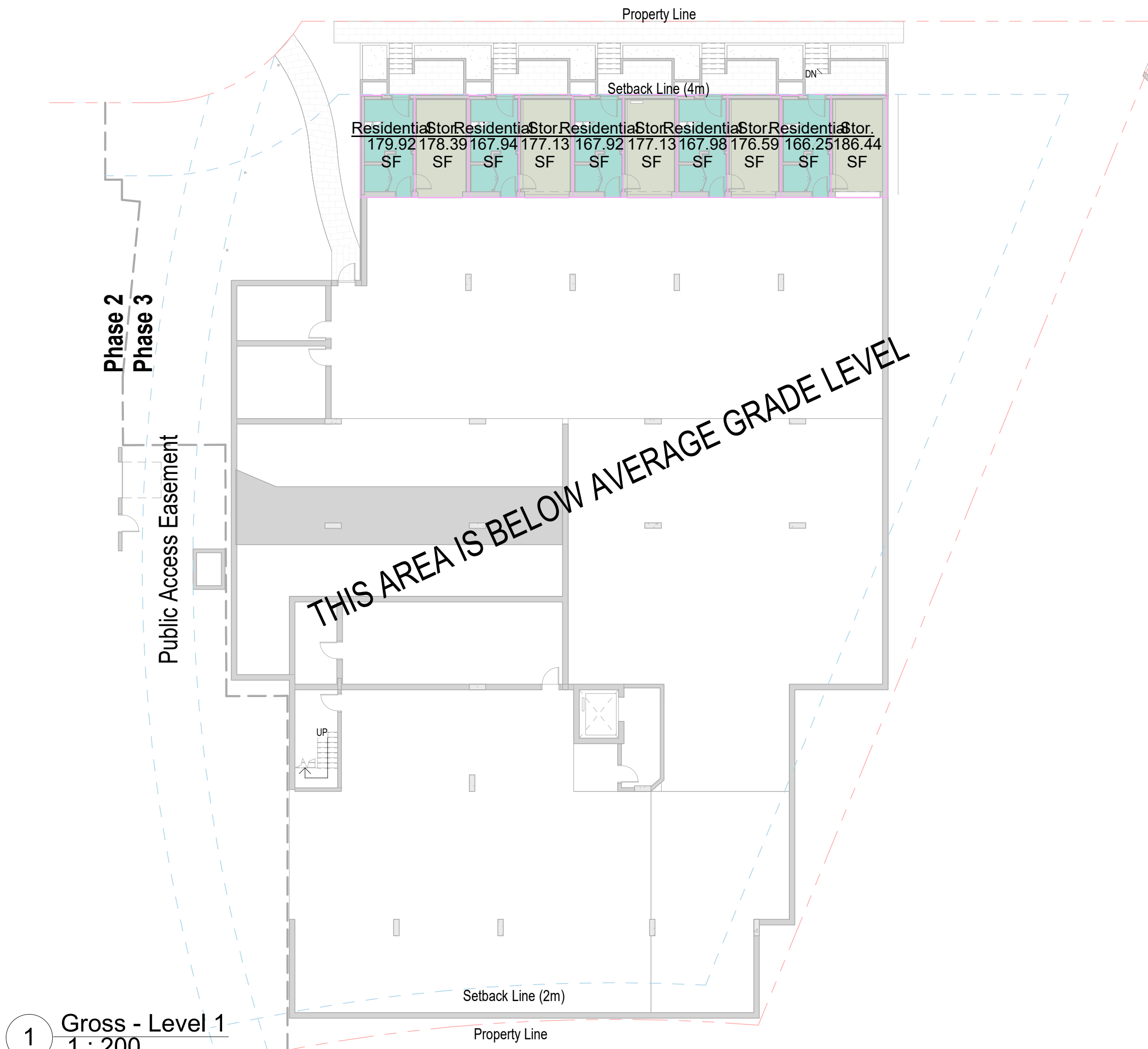
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<b>SCALE</b> 1 : 200	<b>REVIEWED</b> SLA
Project Number	PROJECT NO

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Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	168 SF
Level 1 (Parking Entry)	Residential	166 SF
Level 1 (Parking Entry)	Stor.	178 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	177 SF
Level 1 (Parking Entry)	Stor.	186 SF
		1746 SF

Level 2	Residential	3247 SF
		3247 SF
Level 3 (Tyee Grade)	Residential	3713 SF
Level 3 (Tyee Grade)	Residential	1830 SF
Level 3 (Tyee Grade)	Residential	3247 SF
Level 3 (Tyee Grade)	Circulation	1171 SF
		9960 SF

Level 4	Circulation	153 SF
Level 4	Circulation	156 SF
Level 4	Residential	1838 SF
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Level 4	Residential	128 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	142 SF
Level 4	Residential	135 SF
Level 4	Circulation	110 SF
		6450 SF

Level 5	Residential	2912 SF
Level 5	Residential	2341 SF
Level 5	Circulation	858 SF
		6111 SF

Level 6	Residential	2920 SF
Level 6	Residential	2341 SF
Level 6	Circulation	858 SF
		6120 SF

Level 7	Residential	2912 SF
Level 7	Residential	2341 SF
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		6120 SF

Level 8	Residential	2912 SF
Level 8	Residential	2340 SF
Level 8	Circulation	859 SF
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Grand total		45864 SF

Gross Floor Area Summary		
Phase 2*		7020 SF
Phase 3		45864 SF
Grand Total		52,884 SF
* Portion within Lot J		





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# SKYHOMES

at THE RAILYARDS

SEAL

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PROJECT  
Skyhomes at the Railyards

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DRAWING  
Overall Areas

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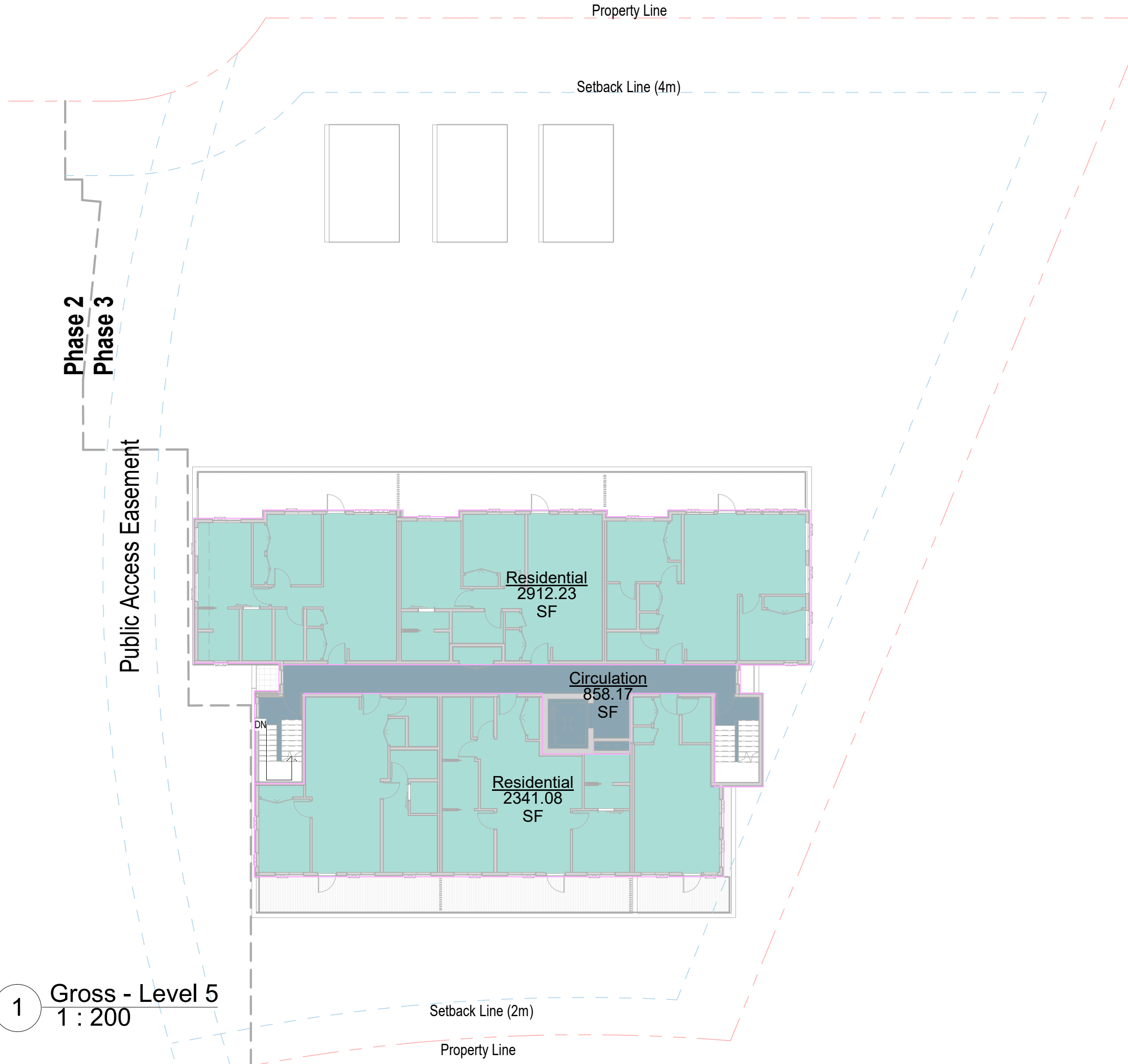
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SCALE	REVIEWED
1 : 200	SLA
Project Number	PROJECT NO

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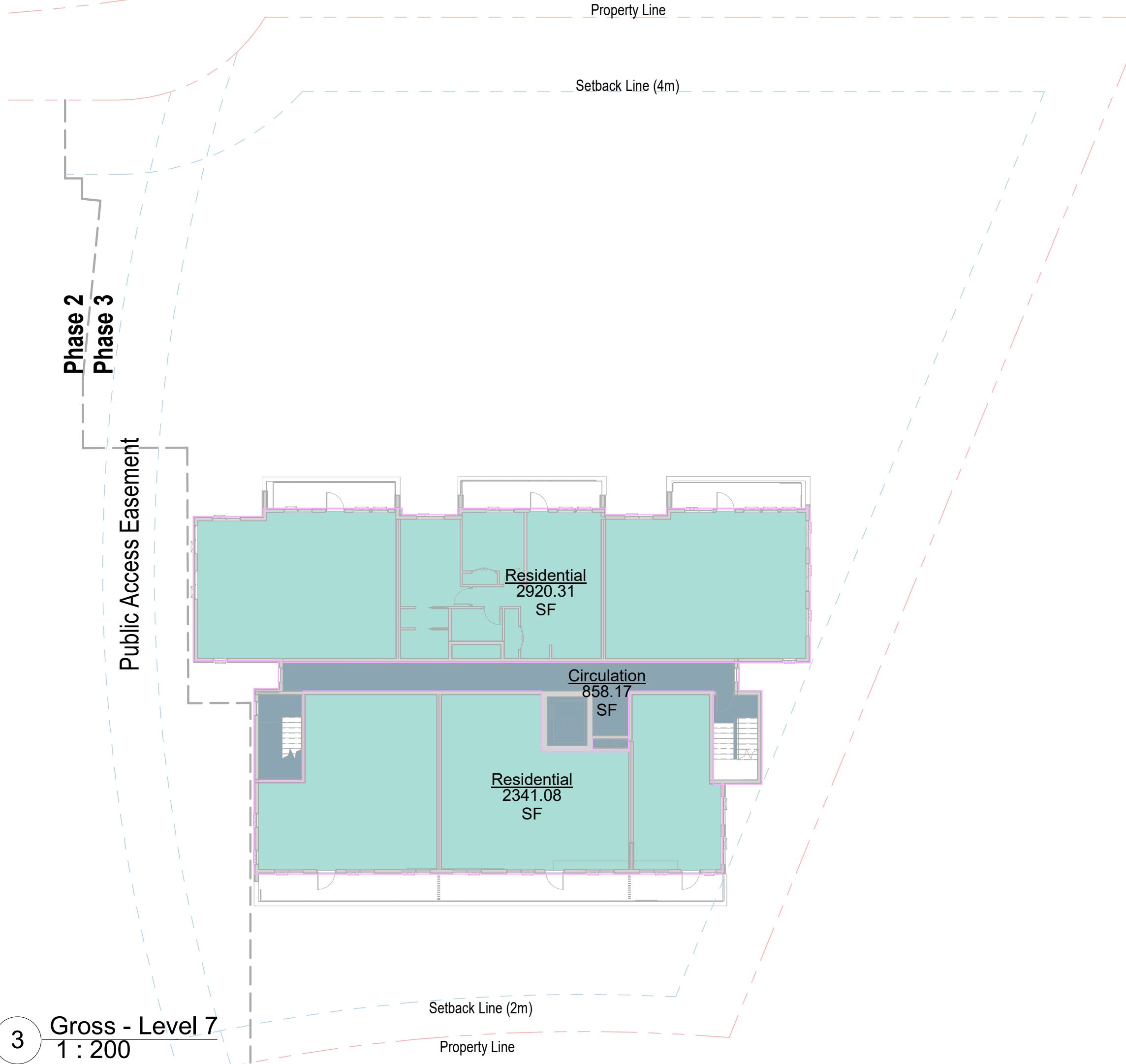


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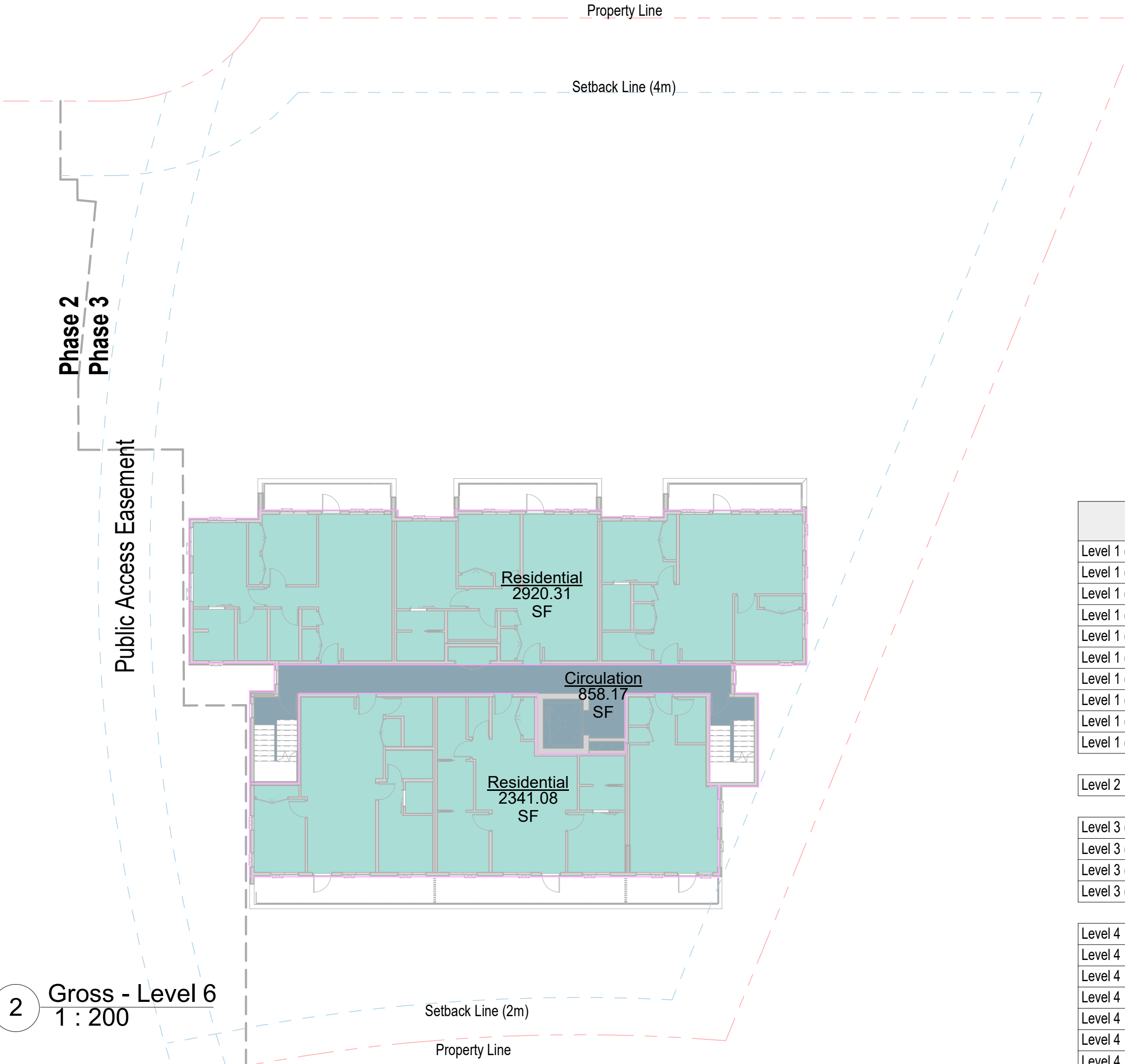
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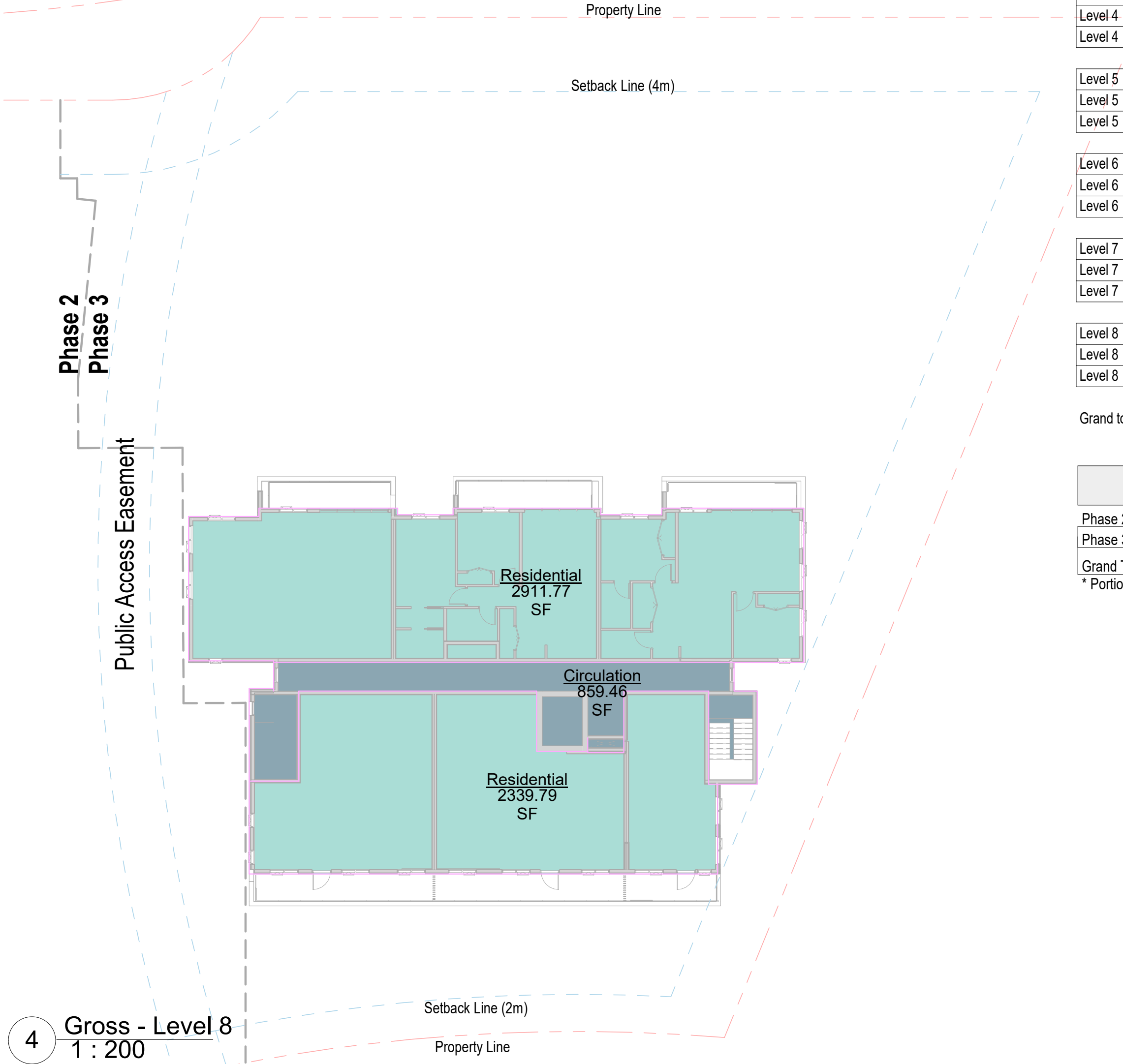
1 Gross - Level 5  
1 : 200



3 Gross - Level 7  
1 : 200



2 Gross - Level 6  
1 : 200



4 Gross - Level 8  
1 : 200

Gross Floor Area Total		
Level 1 (Parking Entry)	Residential	180 SF
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Level 1 (Parking Entry)	Residential	168 SF
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Level 6	Residential	2341 SF
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Grand total		45864 SF

Gross Floor Area Summary		
Phase 2*		7020 SF
Phase 3		45864 SF
Grand Total		52,884 SF
* Portion within Lot J		





AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING WEST FROM GALLOPING GOOSE TRAIL



AERIAL VIEW LOOKING SOUTH FROM BRIDGES PARK



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## SKYHOMES

at THE RAILYARDS

SEAL

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PROJECT  
Skyhomes at the Railyards

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DRAWING  
Artistic Renderings

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SKYHOMES  
at THE RAILYARDS

SEAL



VIEW LOOKING NORTH FROM TYEE ROAD AND BAY STREET



VIEW LOOKING NORTH FROM TOP OF PATH NEAR TYEE ROAD



VIEW LOOKING SOUTH FROM SHARED PATH

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No.	Description	Date

PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

DRAWING  
Artistic Renderings

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SLA	Issue Date
SCALE	REVIEWED
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A0.10





SKYHOMES  
at THE RAILYARDS

SEAL



VIEW LOOKING SOUTH FROM END OF CENTRAL SPUR



AERIAL VIEW LOOKING WEST



VIEW LOOKING NORTH FROM VIC WEST PLAZA



VIEW LOOKING NORTH WEST FROM TYEE ROAD AND BAY STREET AT DUSK

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PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
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SLA	Issue Date
SCALE	REVIEWED
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Project Number	PROJECT NO

A0.11







VIEW LOOKING WEST FROM BAY STREET BRIDGE DECK



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# SKYHOMES

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SEAL

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PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
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SLA	Issue Date
SCALE	REVIEWED
	SLA

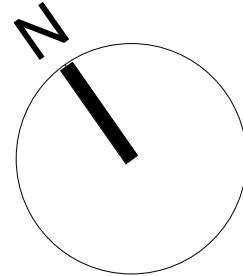
Project Number PROJECT NO

A0.12



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LOOKING SOUTH WEST AT BASE OF PATH



VIEW FROM PUBLIC EASEMENT PATH LOOKING NORTH NEAR COURTYARDS



VIEW LOOKING NORTH EAST ALONG PATH NEAR TYEE ROAD



PERSPECTIVE SECTION SHARED PATHWAY



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## SKYHOMES

at THE RAILYARDS

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PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
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DRAWING  
Public Easement Views

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SLA	Issue Date
SCALE	REVIEWED
	SLA
Project Number	PROJECT NO

A0.13



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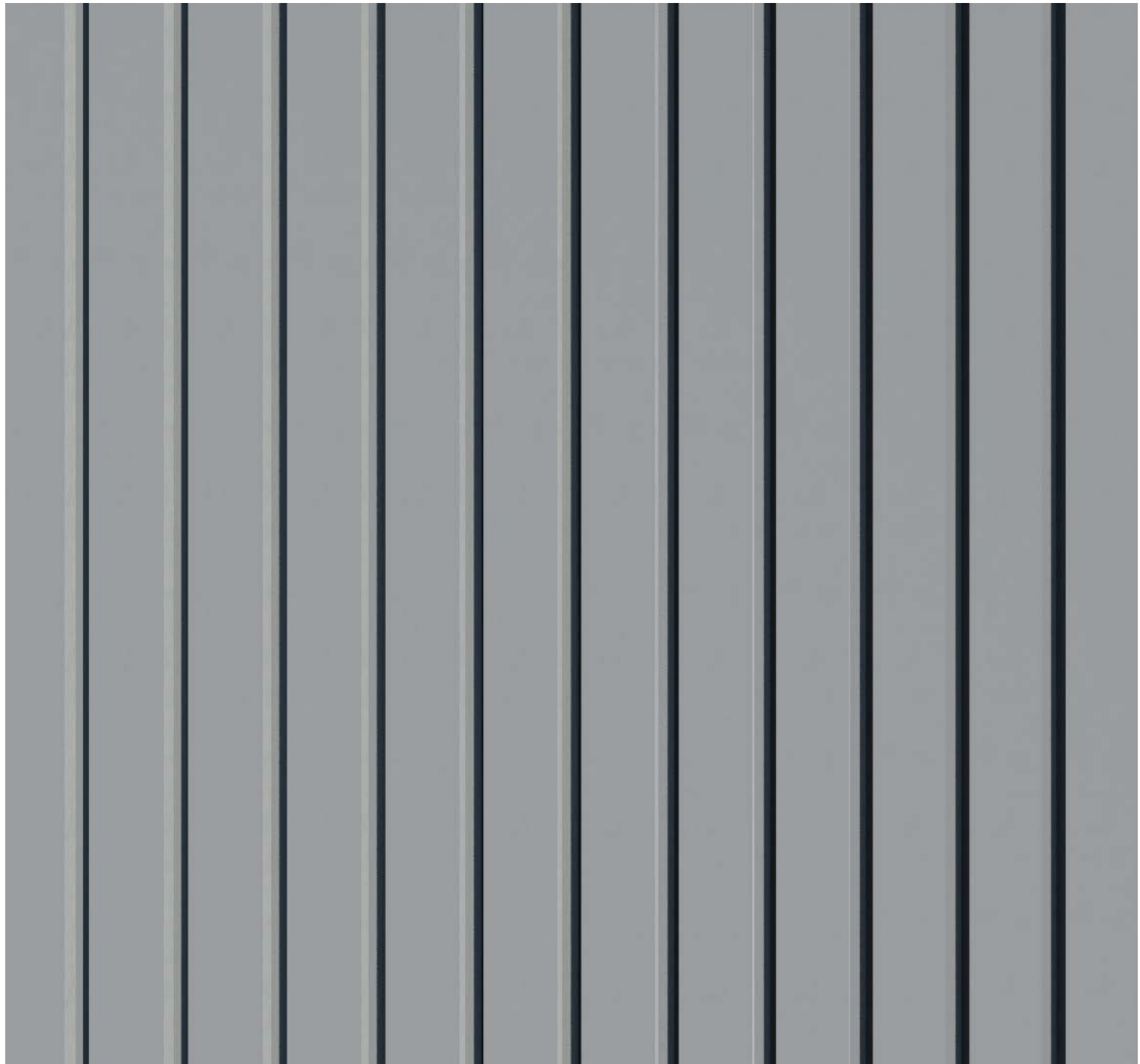
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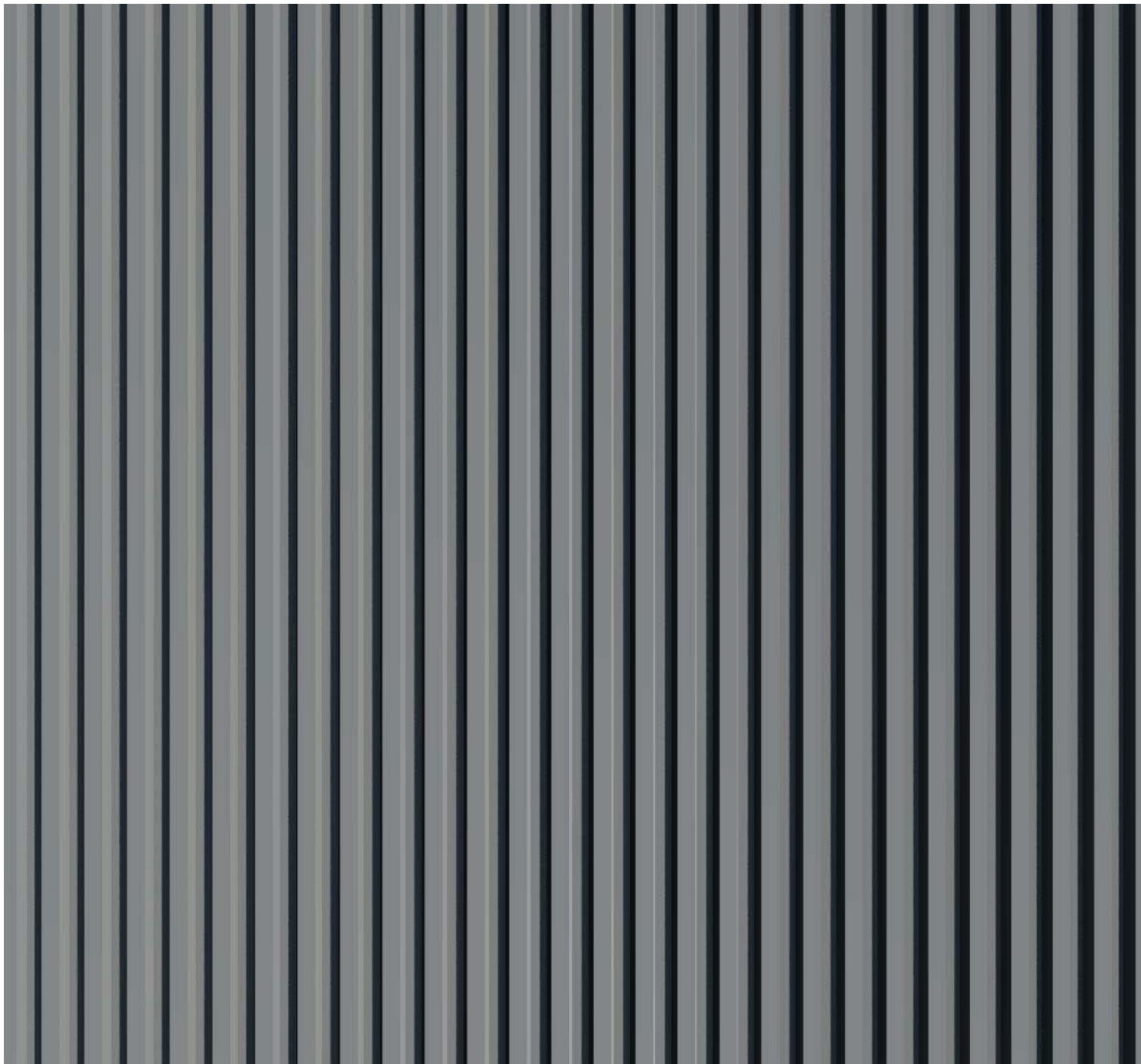




1.



2.



3.

MATERIAL LEGEND	
NO.	Mataterial
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
7	Horizontal Fiber Cement Siding - Orange
8	Horizontal Fiber Cement Siding - Red
9	Metal Roof Overhang
10	Glass Guards Rails
11	Exterior Concrete Finish
12	Painted Louvers
13	Cap Flashing - Charcoal
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage



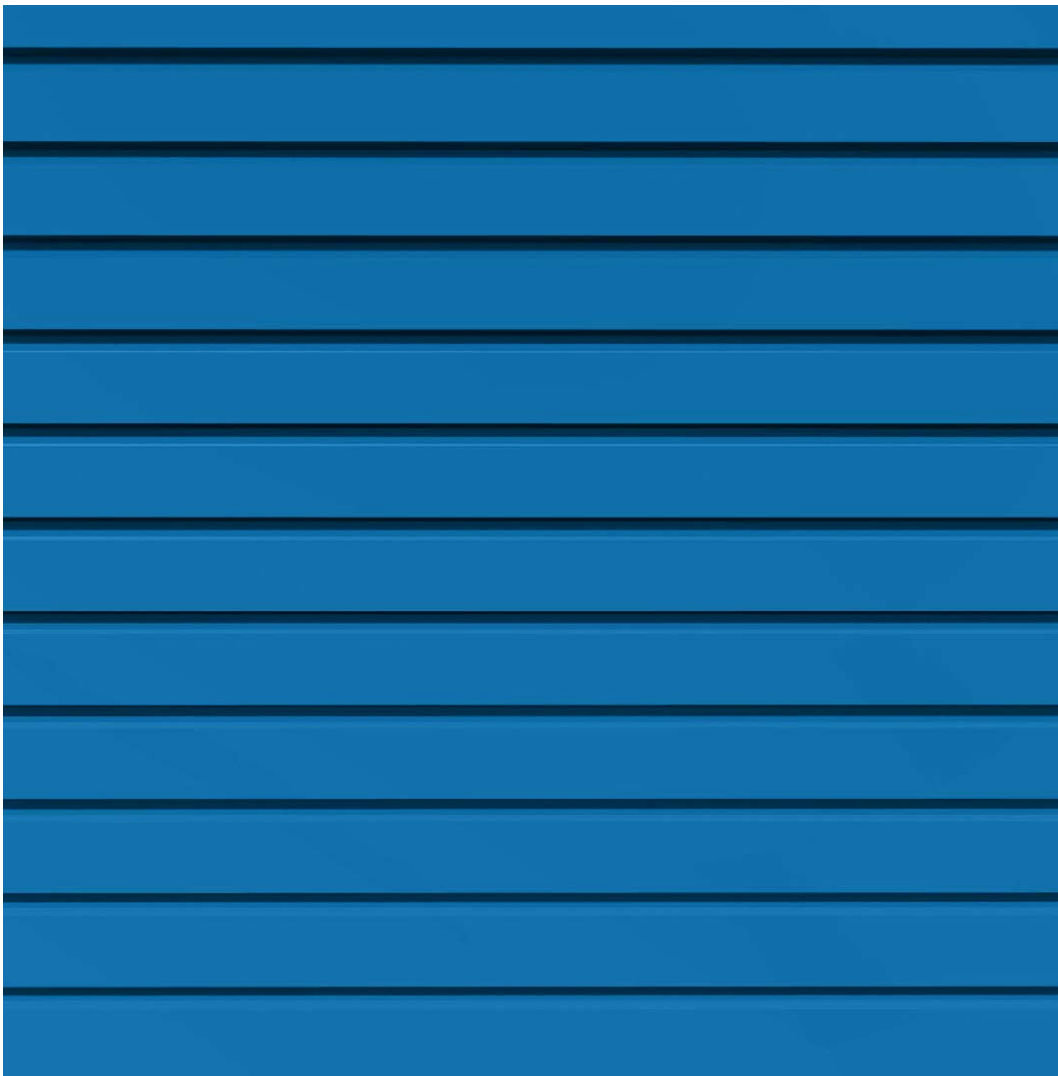
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SKYHOMES  
at THE RAILYARDS

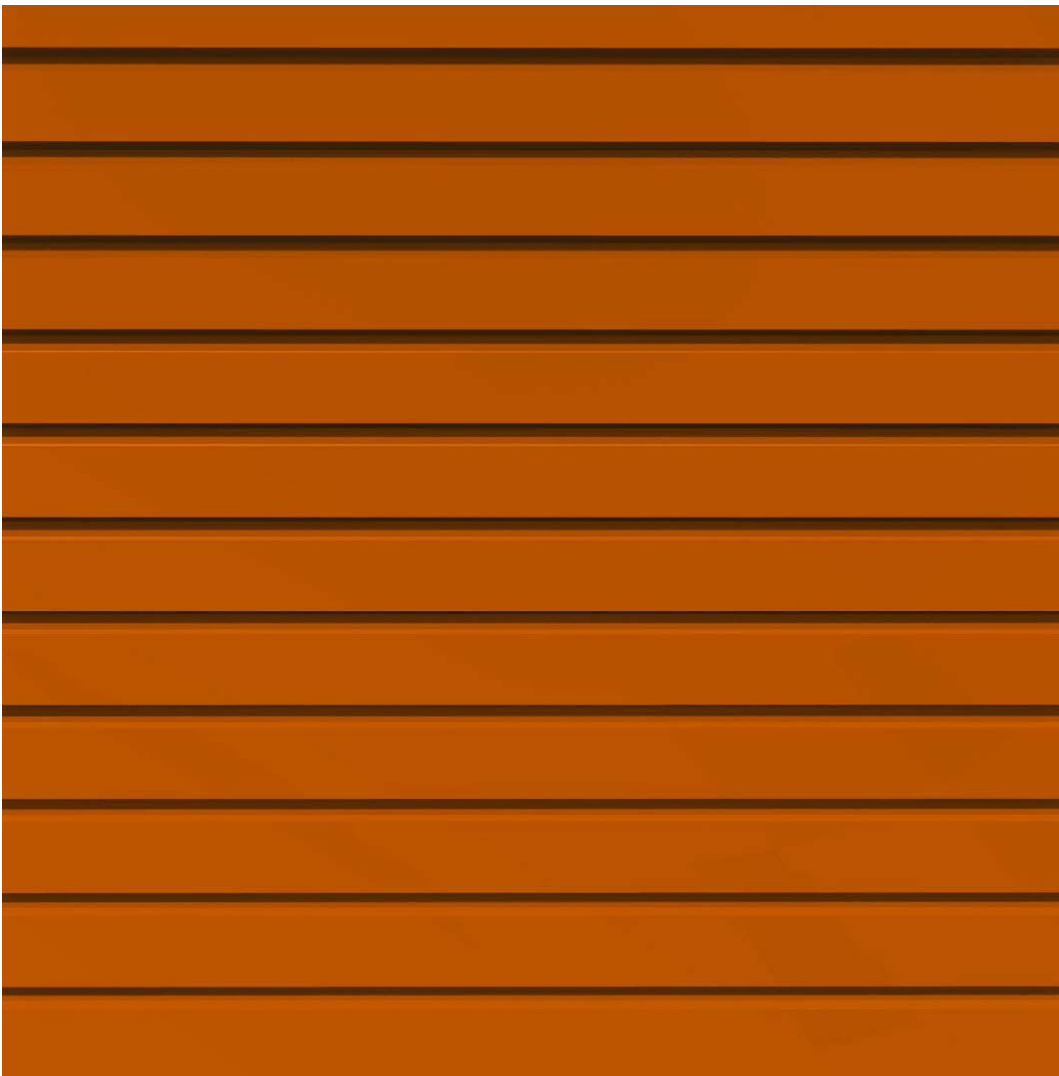
SEAL



4.



5.



6.



7.



8.



11.

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PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

DRAWING  
Materials

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Project Number	PROJECT NO

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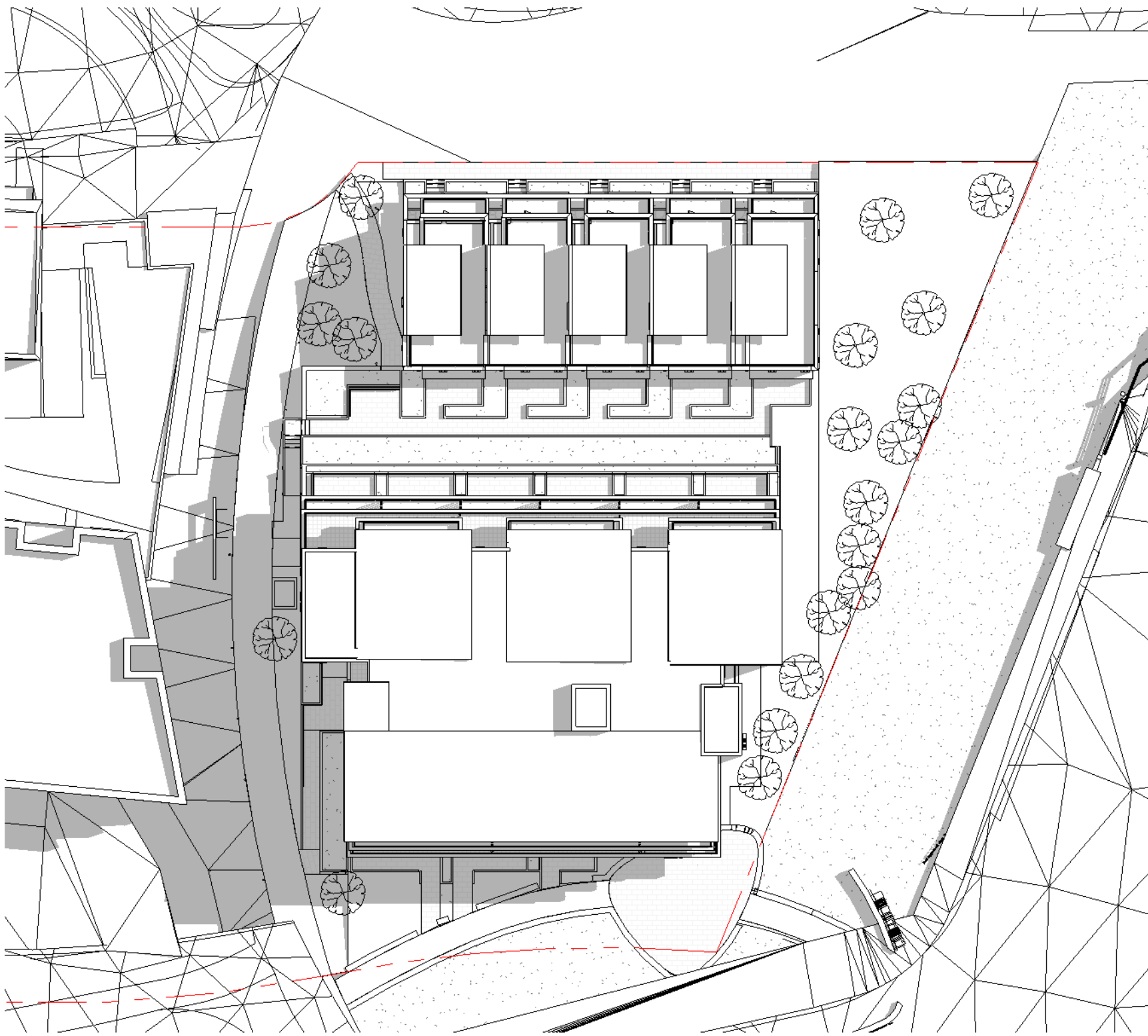
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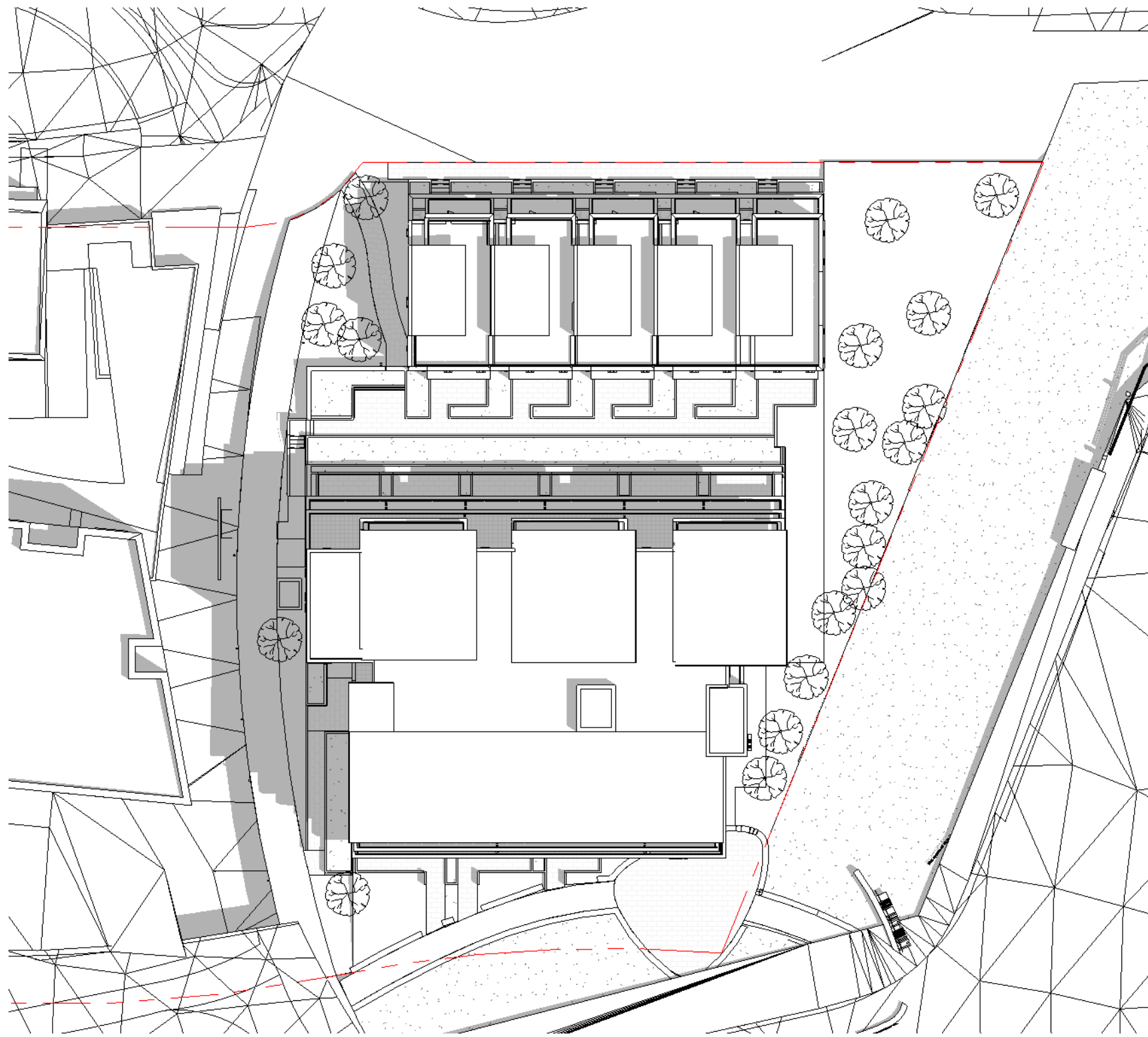


SKYHOMES  
at THE RAILYARDS

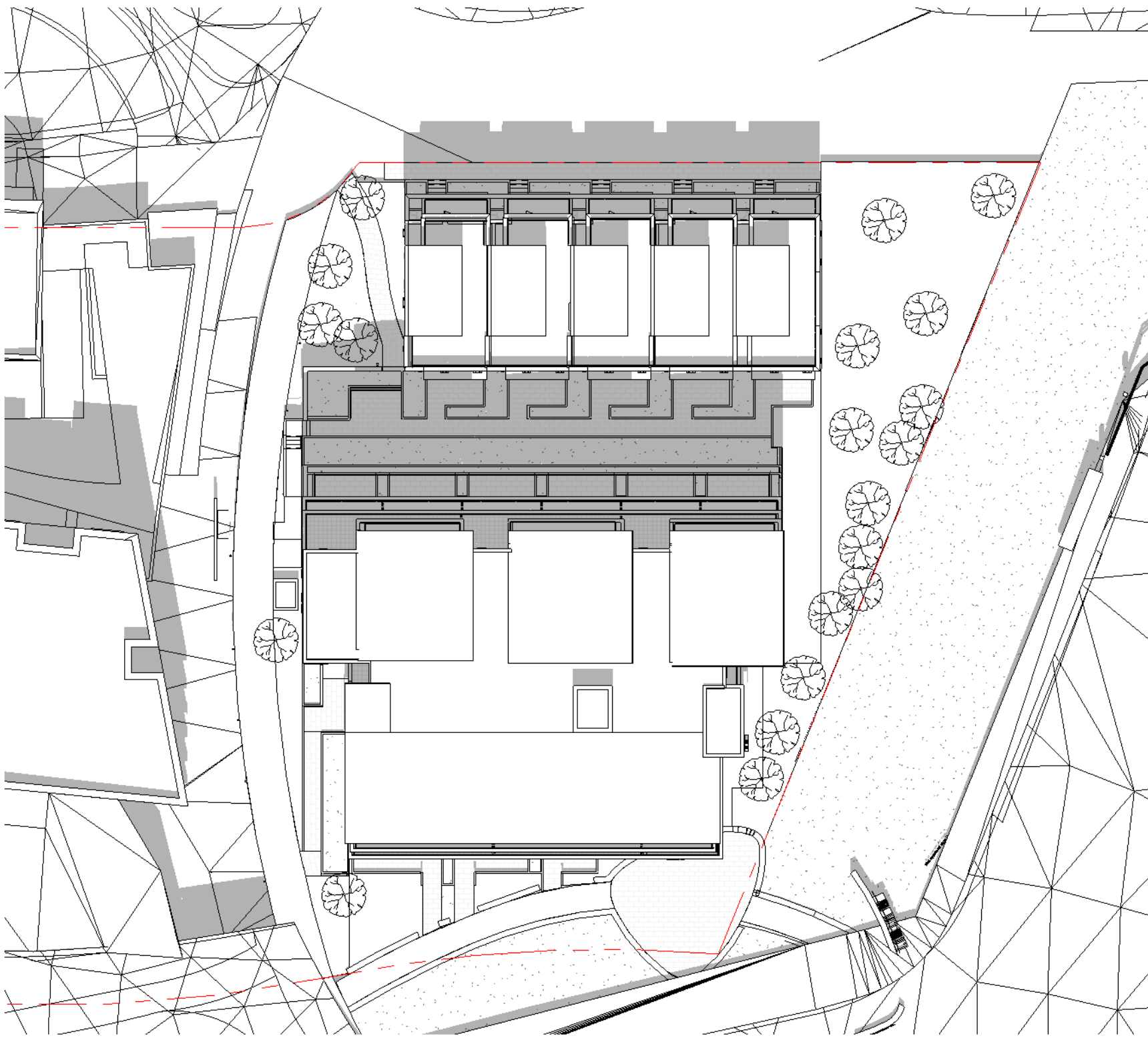
SEAL



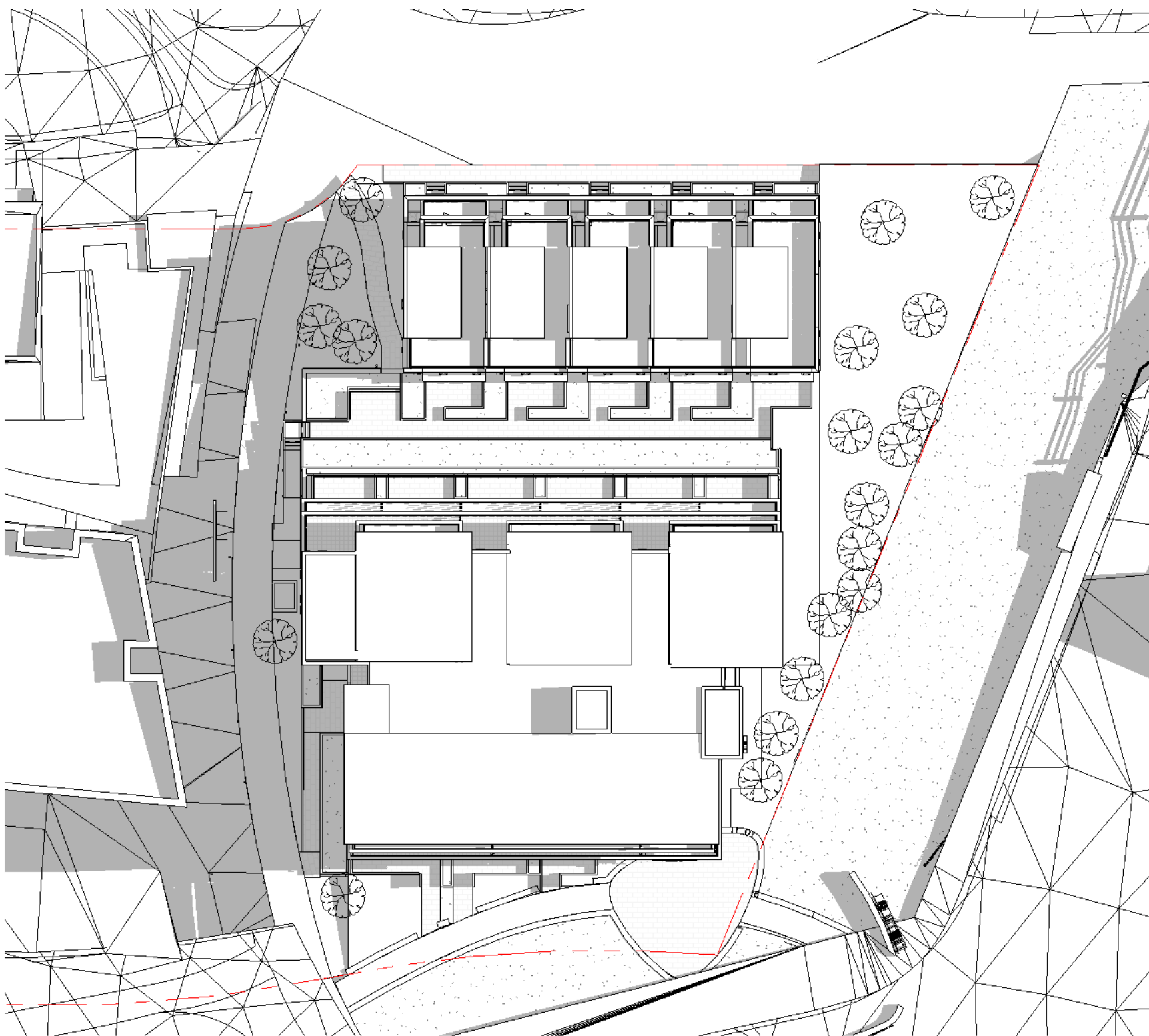
Shadow Study - June 21st  
(10am)  
1 : 350



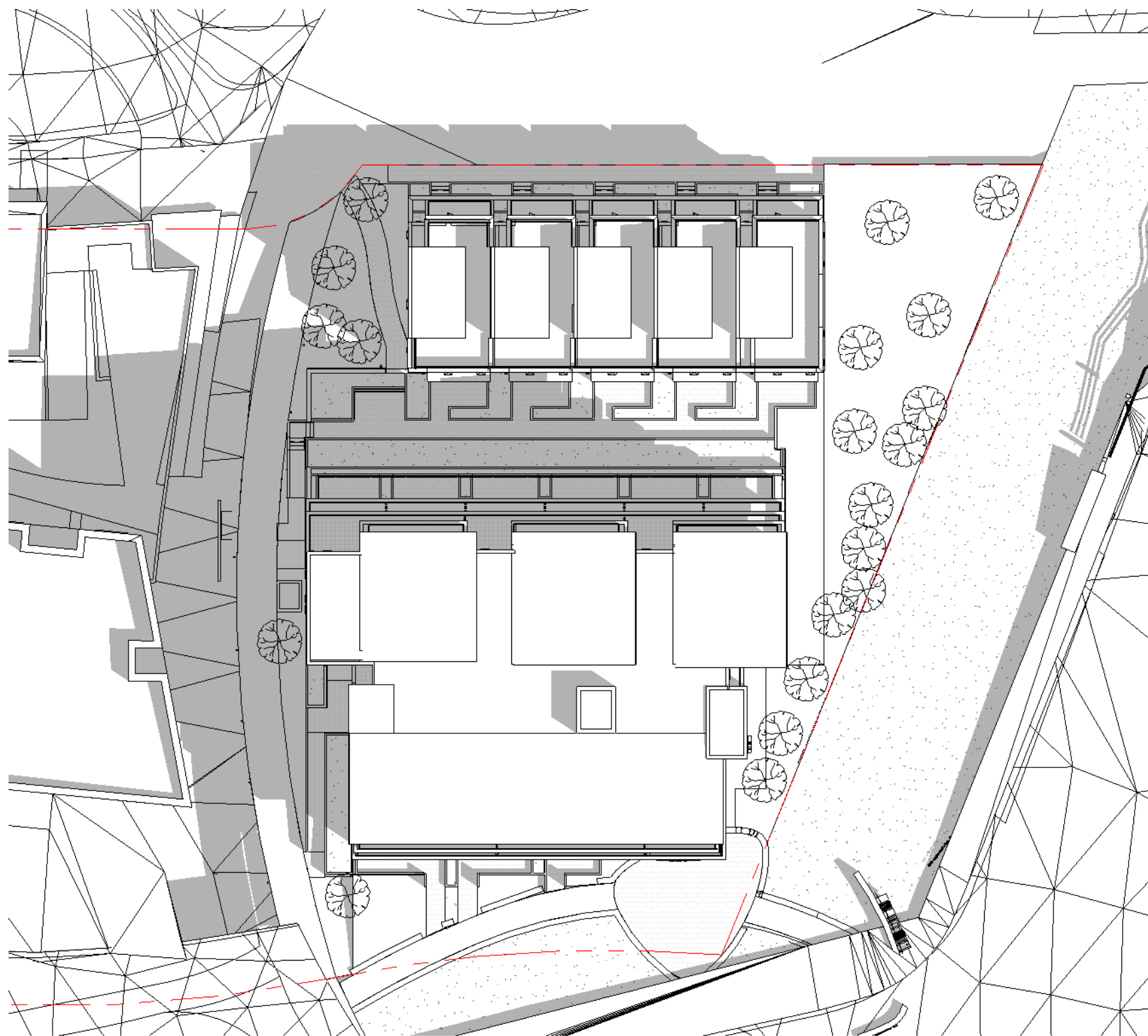
Shadow Study - June 21st  
(12pm)  
1 : 350



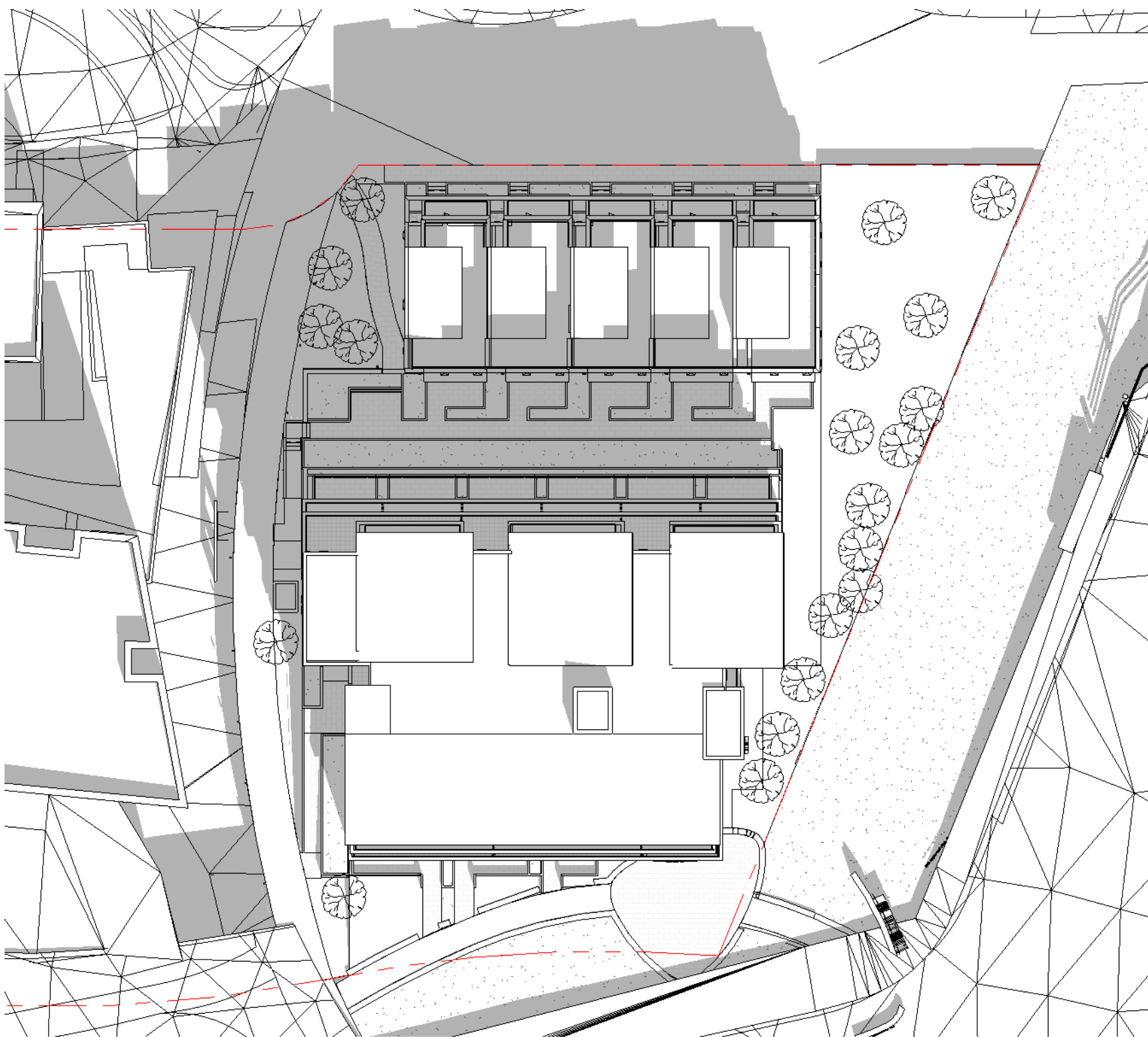
Shadow Study - June 21st  
(2pm)  
1 : 350



Shadow Study - Sept / March  
21st (10am)  
1 : 350



Shadow Study - Sept / March  
21st (12pm)  
1 : 350



Shadow Study - Sept / March  
21st (2pm)  
1 : 350

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PROJECT  
Skyhomes at the Railyards

701 Ytee Rd,  
Victoria, BC

DRAWING  
Shadow Studies

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SCALE	1 : 350	REVIEWED	SLA
Project Number	PROJECT NO		





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**SKYHOMES**  
at THE RAILYARDS

SEAL

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**PROJECT**  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

**DRAWING**  
Level 1 Plan (P2)

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<b>SCALE</b> 1 : 125	<b>REVIEWED</b> SLA

Project Number PROJECT NO

**A2.04**



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### Parking Requirements

CD-5 Zone 12.5.6 (d & e)

**Parking Requirements**  
1.0 stall per Unit below 46sm = 4 Stalls  
1.3 stalls per Unit Above 46sm or 1 Bedroom = 44 Stalls  
Total Required = 48 Stalls

### Accessible Parking Requirements

BCBC 2012 3.8.3.4.(2)  
After 50 stalls 1.0 per 50 stalls = 1 Stalls

### Visitor Parking Requirements

1.0 per 10 Units = 4 Stalls

### Parking Provided

Regular Stalls = 55  
Accessible Stalls = 1  
Total Provided = 56

### Bicycle Requirements

Schedule C 80-159 (Table 2)

### Bicycle Parking Requirement

Long Term Parking  
1.0 per Unit below 45sm = 4 Stalls  
1.25 per Unit Above 45sm = 42.5 Stalls  
Total Required: = 47 Stalls

Min. 50% Horizontal = 24 Stalls

### Short Term Parking

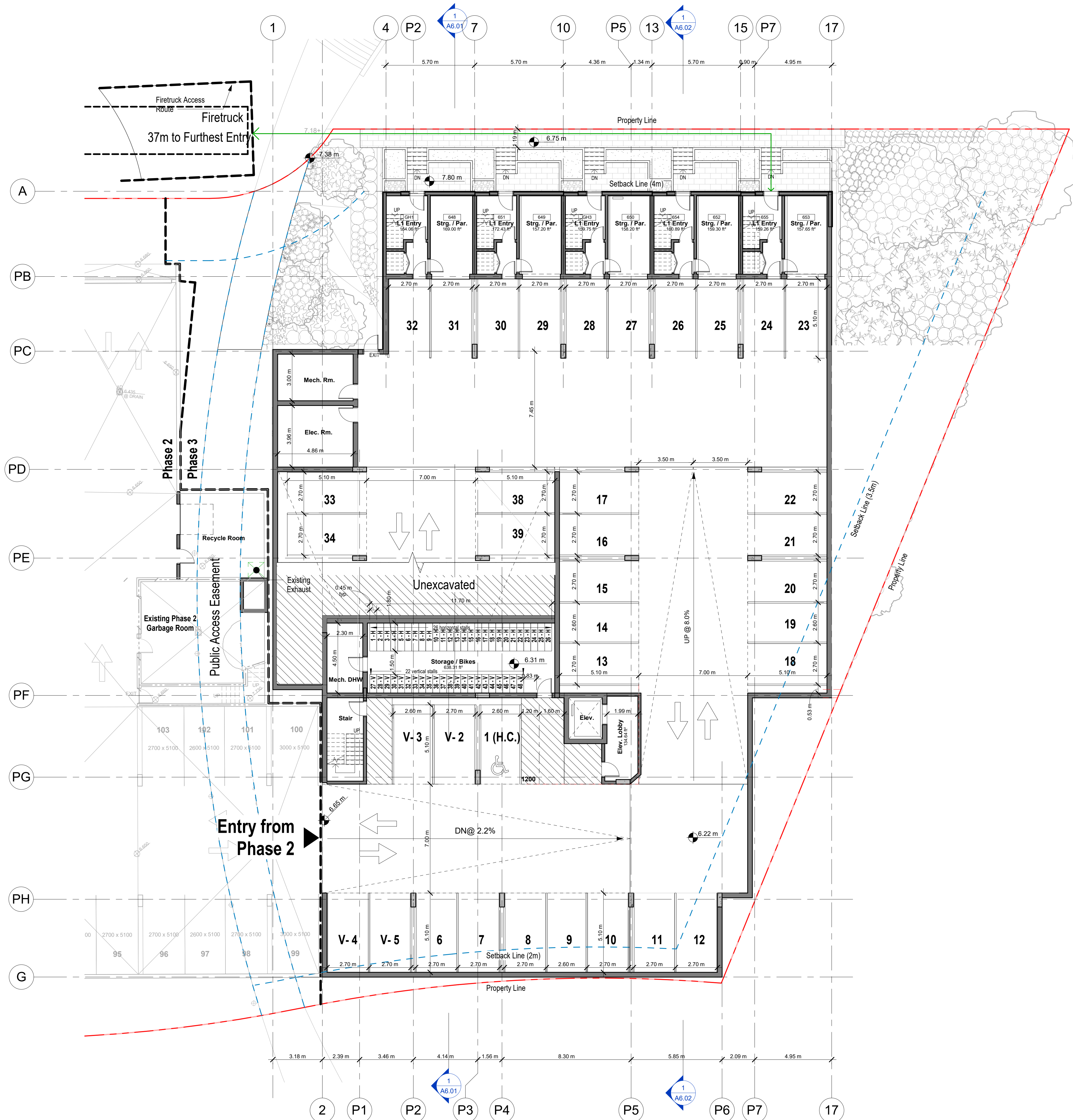
Greater of 6 per building or 0.1 per Unit = 6 Stalls  
Total Provided: = 6 Stalls

### Unit Type Count

Unit Type	Count
Tyee 2 SH	3
Studio	4
Goose SH	5
Courtyard SH	6
2 Bed	20
	38

### Vehicle Parking Summary

Type	Provided
Residential	
Accessible Stall	1
Regular Stall	50
	51
Visitor	
Regular Stall	4
	4



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# SKYHOMES

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PROJECT  
Skyhomes at the Railyards

701 Ytee Rd,  
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DRAWING  
Level 2 Plan (P1)

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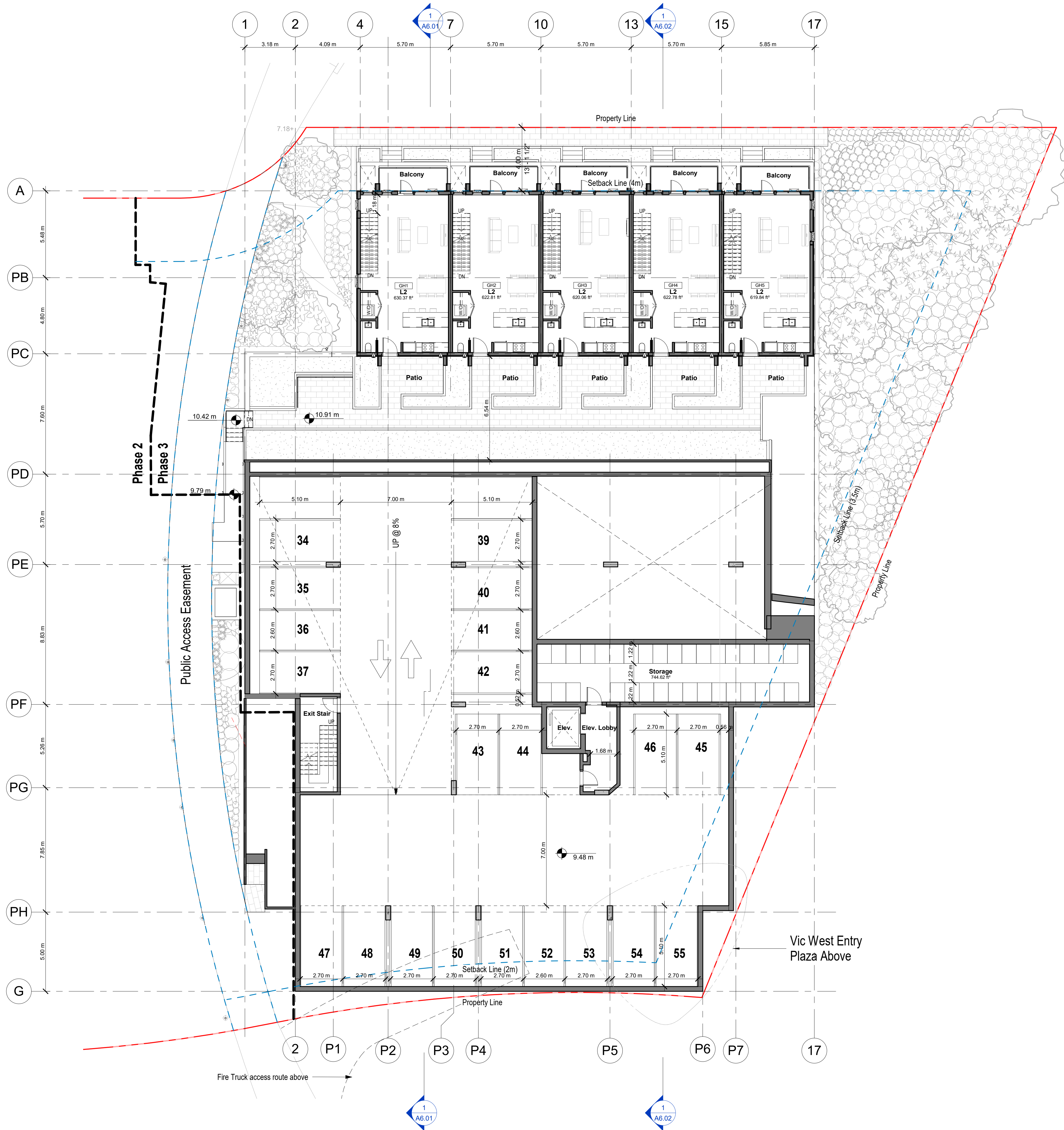
DRAWN	SLA	DATE	Issue Date
SCALE	1 : 125	REVIEWED	SLA
Project Number	PROJECT NO		

A2.05



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## SKYHOMES

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PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

DRAWING  
Level 3 Plan (Tyee)

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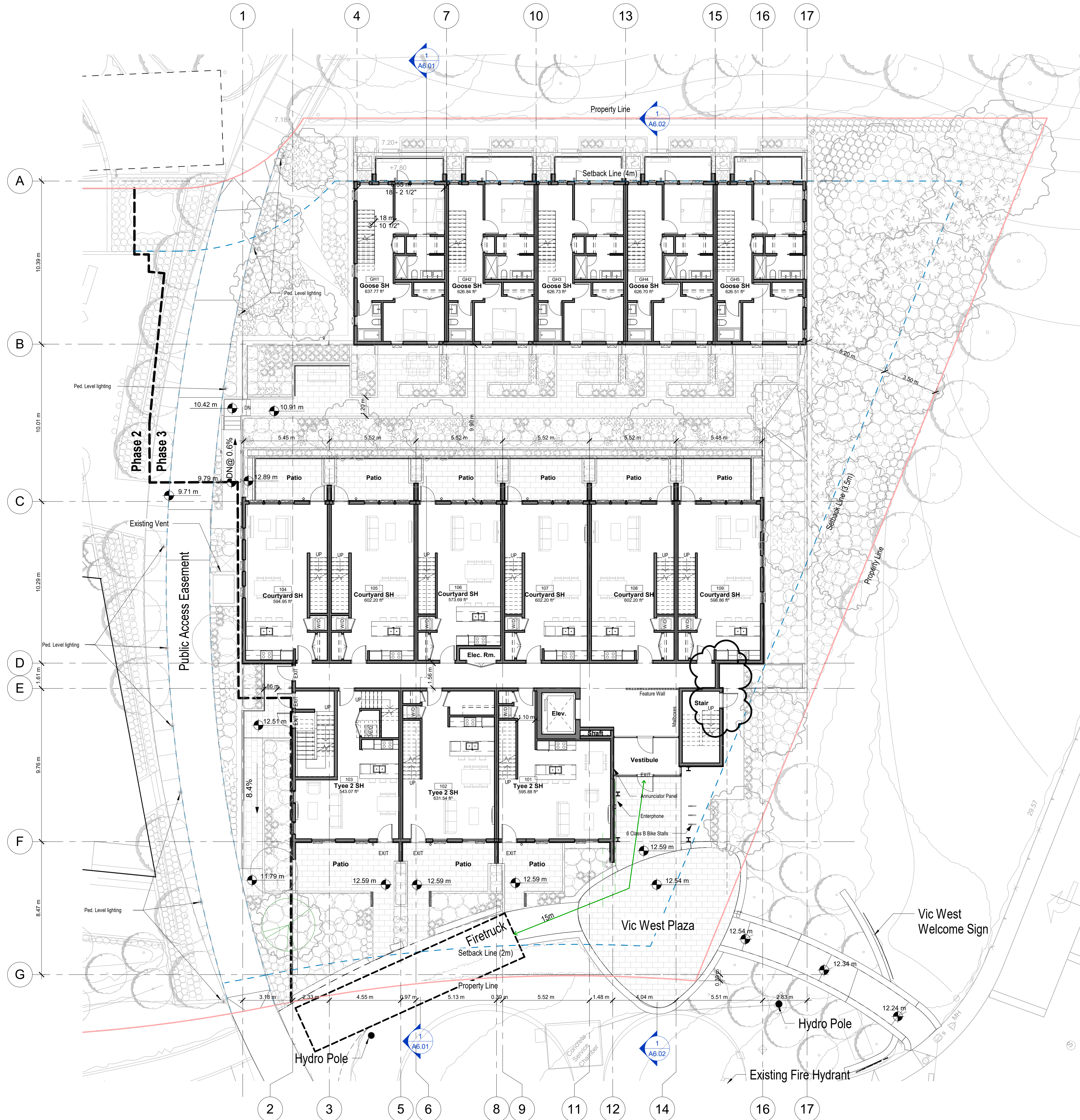
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SCALE	1 : 125	REVIEWED	SLA
Project Number		PROJECT NO	

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PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
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DRAWING  
Levels 4

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SCALE	1 : 125	REVIEWED	SLA

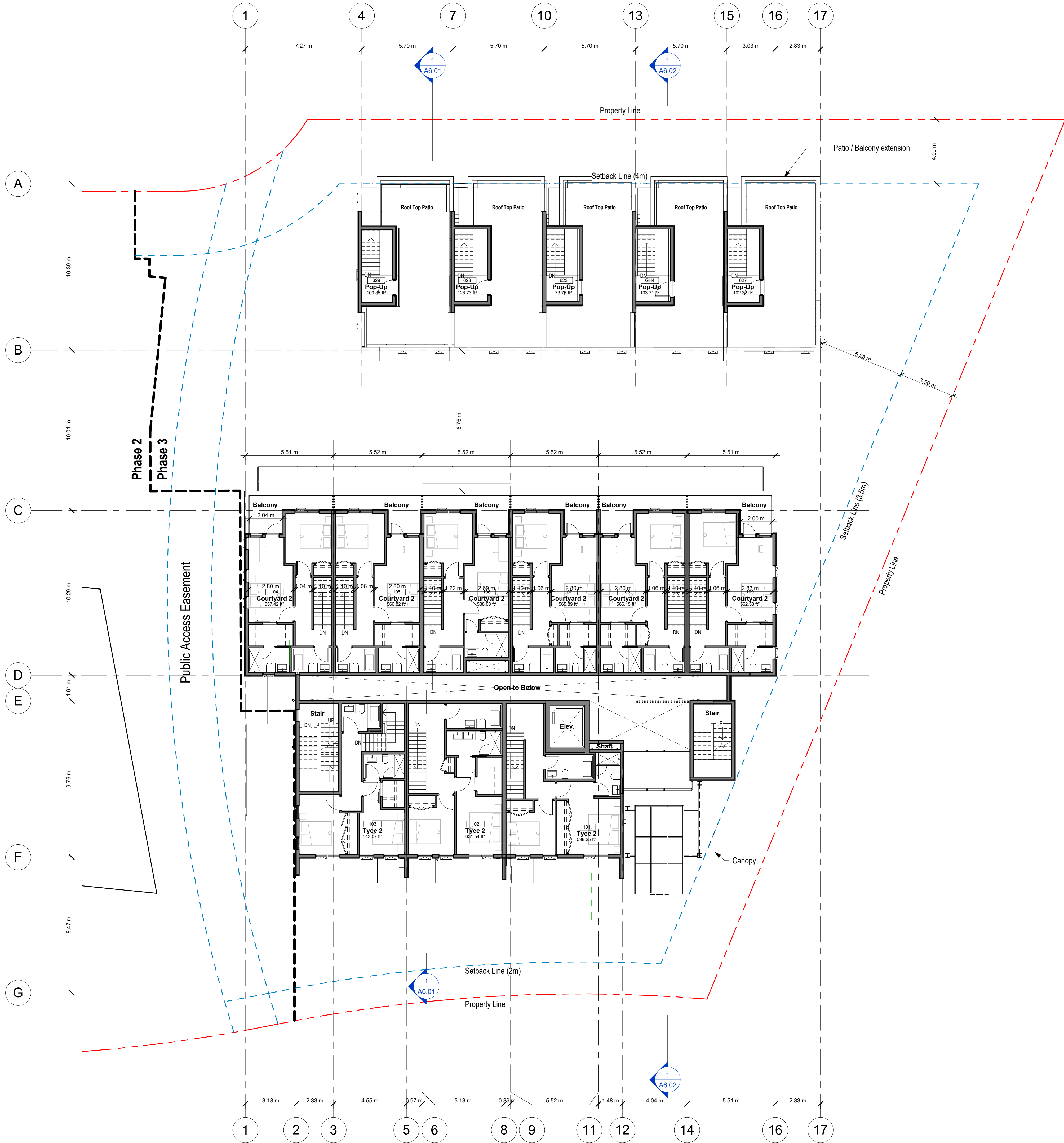
Project Number PROJECT NO

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PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

DRAWING  
Levels 5

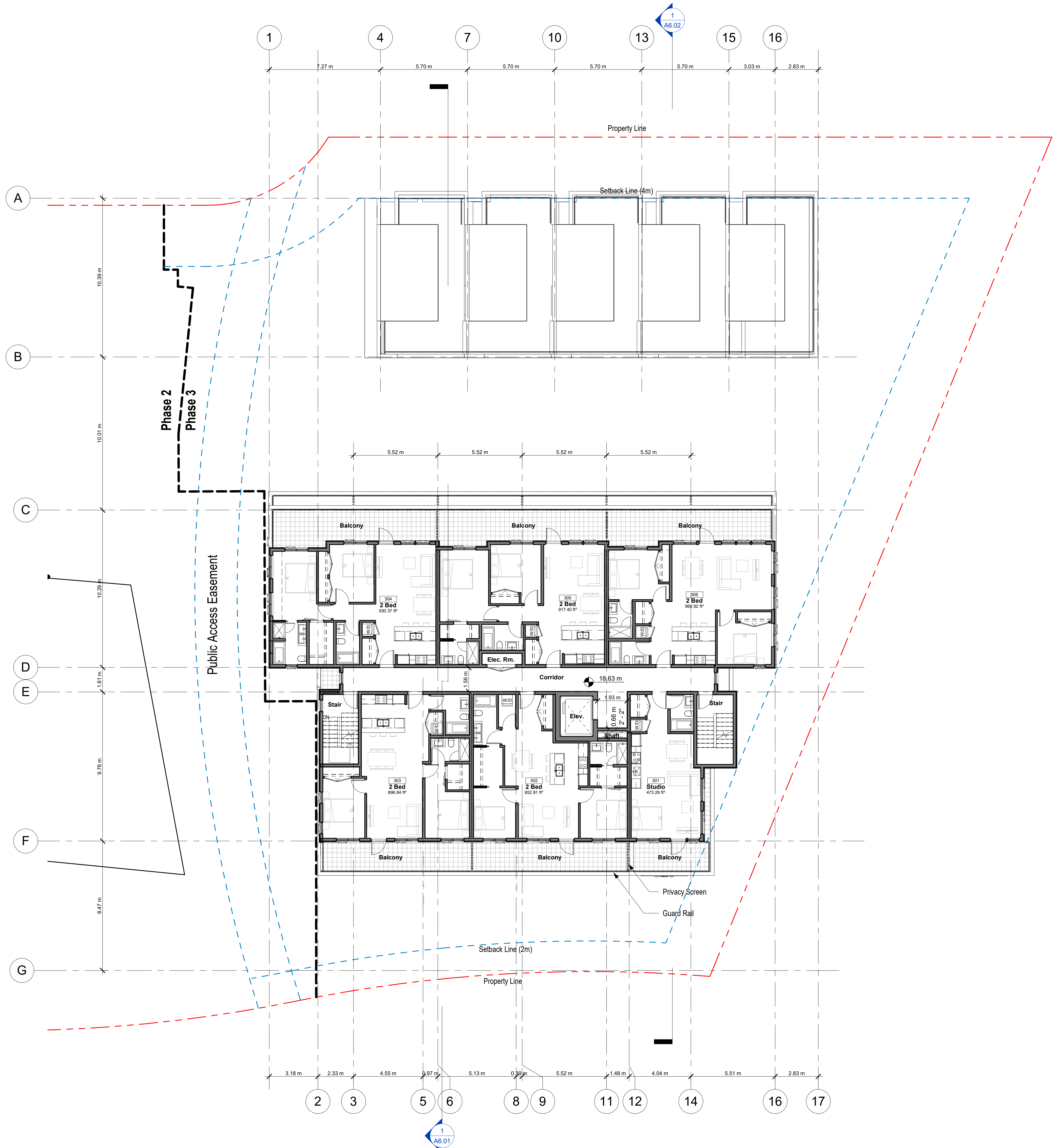
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Project Number	PROJECT NO		

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PROJECT  
Skyhomes at the Railyards

701 Ytee Rd,  
Victoria, BC

DRAWING  
Levels 6-8

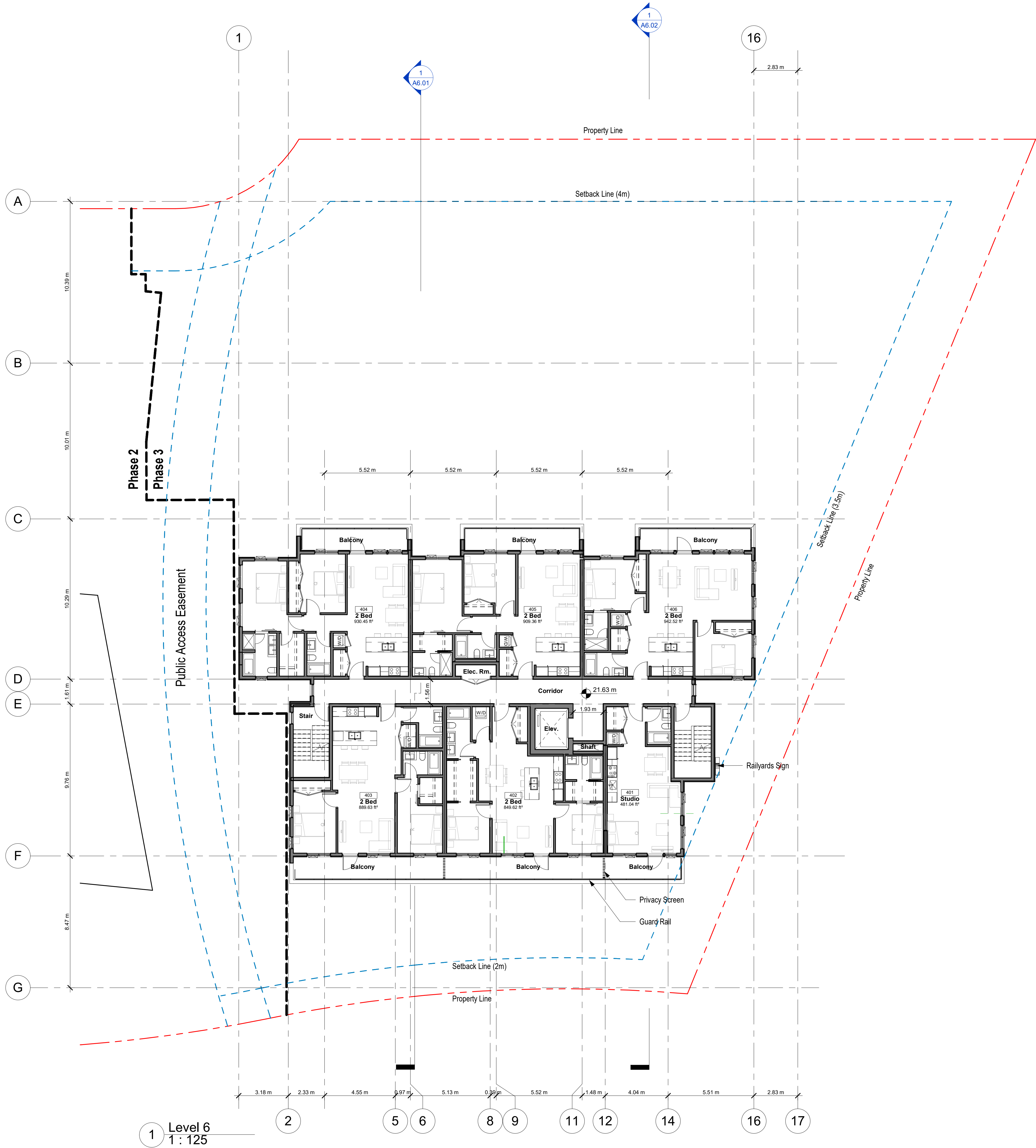
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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA
Project Number	PROJECT NO

A2.09



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# SKYHOMES

at THE RAILYARDS

SEAL

N	Re-issued for Development Permit	19 Apr 2021
M	Re-issued for Development Permit	02 Mar 2021
L	Re-issued for Development Permit	18 Feb 2021
K	Re-issued for Building Permit	28 May 2020
J	Re-issued for Development Permit	28 April 2020
I	Re-issued for Development Permit	01 April 2020
H	Re-issued for Building Permit	18 Dec 2019
G	Re-issued for Development Permit	09 Dec. 2019
F	Re-issued for Development Permit	12 April 2019
E	Issued for Building Permit	29 Nov 2018
D	Re-issued for Development Permit	20 Sept. 2018
C	Re-issued for Development Permit	29 Aug. 2018
B	Re-issued for Development Permit	03 July 2018
A	Issued for Development Permit	04 May 2018
No.	Description	Date

PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

DRAWING  
Roof Plan

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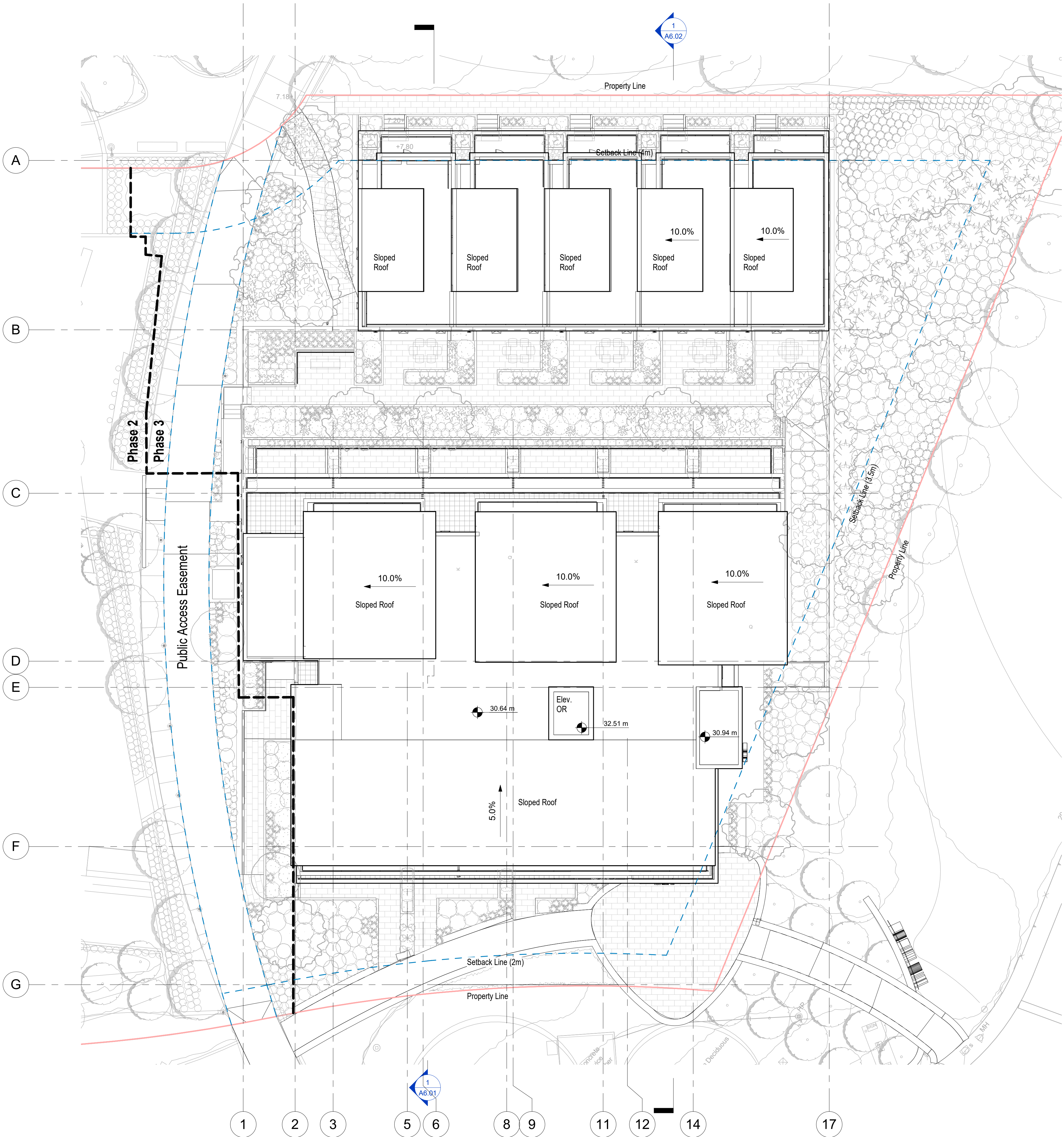
DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA
Project Number	PROJECT NO

A2.10



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1 Roof (level 9)  
1 : 125



MATERIAL LEGEND	
NO.	Mataterial
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
7	Horizontal Fiber Cement Siding - Orange
8	Horizontal Fiber Cement Siding - Red
9	Metal Roof Overhang
10	Glass Guards Rails
11	Exterior Concrete Finish
12	Painted Louvers
13	Cap Flashing - Charcoal
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage

GRADING LEGEND	
Finished Grade (FG)	—————
Survey Existing Grade (EG)	- - - - -
Average Grade (AG)	- - - - -
Note: All grades taken along Property Line or Phase Line.	



1 South Elevation  
1 : 125



2 East Elevation  
1 : 125



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**SKYHOMES**  
at THE RAILYARDS

SEAL

No.	Description	Date
M	Re-issued for Development Permit	19 Apr 2021
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D	Re-issued for Development Permit	20 Sept. 2018
C	Re-issued for Development Permit	29 Aug. 2018
B	Re-issued for Development Permit	03 July 2018
A	Issued for Development Permit	04 May 2018

**PROJECT**  
Skyhomes at the Railyards

701 Tye Rd,  
Victoria, BC

**DRAWING**  
South & East Elevations

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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
As indicated	SLA
Project Number	PROJECT NO

A5.01

Issued for DP - Apr 19, 2021



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MATERIAL LEGEND	
NO.	Material
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
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13	Cap Flashing - Charcoal
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage

GRADING LEGEND	
Finished Grade (FG)	—————
Survey Existing Grade (EG)	- - - - -
Average Grade (AG)	—————
Note: All grades taken along Property Line or Phase Line.	

1 North Elevation  
1 : 125



2 West Elevation  
1 : 125



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## SKYHOMES

at THE RAILYARDS

SEAL

No.	Description	Date
M	Re-issued for Development Permit	19 Apr 2021
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B	Re-issued for Development Permit	03 July 2018
A	Issued for Development Permit	04 May 2018

PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

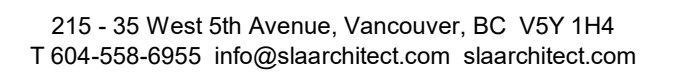
DRAWING  
North & West Elevation

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DRAWN	SCALE	DATE	Issue Date
SLA	As indicated	REVIEWED	SLA
Project Number		PROJECT NO	

A5.02





## SEAL

Re-issued for Development Permit	19 Apr 2021
Re-issued for Development Permit	18 Feb 2021
Re-issued for Building Permit	28 May 2020
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Re-issued for Development Permit	01 April 2020
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Re-issued for Development Permit	29 Aug. 2018
Re-issued for Development Permit	03 July 2018
Issued for Development Permit	04 May 2018

## PROJECT

### kyhomes at the Railyards

01 Tyee Rd,  
Victoria, BC

## COURTYARD ELEVATIONS

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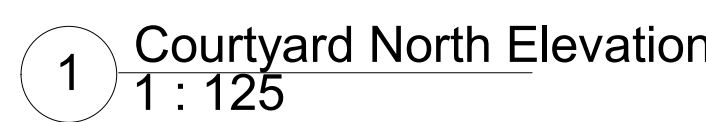
Upon commencement of the work the contractor shall: verify dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification.

RAWN SLA	DATE Issue Date
SCALE As indicated	REVIEWED SLA
Project Number	PROJECT NO

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ARCHIVE\1915 SKYHOMES DP 20210515 detached detached.p



MATERIAL LEGEND	
NO.	Material
1	Horizontal Corrugated Metal Cladding - White
2	Vertical Corrugated Metal Cladding - Light grey / Galvanized
3	Vertical Corrugated Metal Cladding - Charcoal
4	Horizontal Fiber Cement Siding - Yellow
5	Horizontal Fiber Cement Siding - Green
6	Horizontal Fiber Cement Siding - Blue
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13	Cap Flashing - Charcoal
16	Painted Metal Door With Glass
17	Hollow Core Metal Door - Fire Rated
18	Painted Metal - Yellow
19	Signage

Finished Grade (FG) —————

Survey Existing Grade (EG) - - - - -

Average Grade (AG) - - - - -

Note: All grades taken along Property Line or Phase Line.





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## SKYHOMES

at THE RAILYARDS

SEAL

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A	Issued for Development Permit	04 May 2018
No.	Description	Date

PROJECT  
Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

DRAWING  
Building Section

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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA
Project Number	PROJECT NO

A6.01



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Section - North/South @  
West  
1 : 125

SKYHOMES  
at THE RAILYARDS

SEAL

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## PROJECT

Skyhomes at the Railyards

701 Tyee Rd,  
Victoria, BC

## DRAWING

Building Section

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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 125	SLA

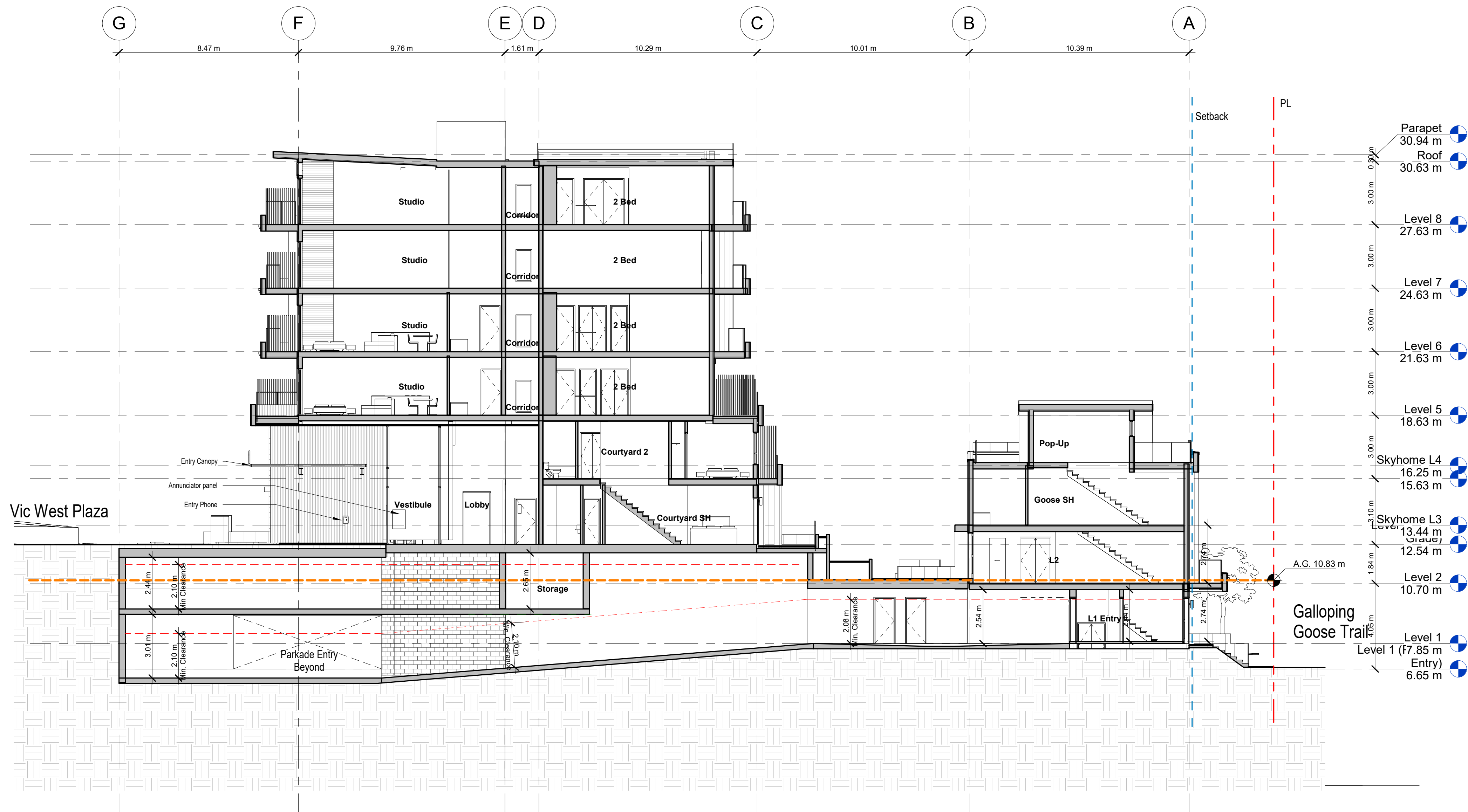
Project Number PROJECT NO

A6.02



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Recommended Nursery Stock

<b>Trees</b> Total: 22	<b>Botanical Name</b> Acer griseum Acer palmatum 'Sango Kaku' Liriodendron tulipifera Parrotia persica Pyrus calleryana 'Capital' Stewartia pseudocamellia	<b>Common Name</b> Paperbark Maple Coral Bark Japanese Maple Tulip Tree Persian Ironwood Capital Flowering Pear Japanese Stewartia	<b>Size</b> 4 cm cal. #7 pot, 2mH 6cm cal. 6cm cal. #10 pot, 4cm cal. 6cm cal.
<b>Large Shrubs</b> Total: 164	<b>Botanical Name</b> Fatsia japonica Hydrangea arborescens 'Annabelle' Mahonia aquifolium Prunus lusitanica Ribes sanguineum 'King Edward VII' Taxus x media 'Hicksii'	<b>Common Name</b> Japanese Fatsia Annabelle Hydrangea Tall Oregon Grape Portuguese Laurel King Edward VII Flowering Currant Hick's Yew	<b>Size</b> #7 pot #7 pot #5 pot 1.5m ht. standard #7 pot 1m H
<b>Medium Shrubs</b> Total: 353	<b>Botanical Name</b> Azalea 'Snowbird' Cornus sericea 'Arctic Fire' Daphne x transatlantica 'Summer Ice' Hydrangea macrophylla 'Lanarth White' Lonicera pileata Nandina domestica 'Moon Bay' Rhododendron 'Nova Zembla'	<b>Common Name</b> Snowbird Azalea Dwarf Red Twig Dogwood Summer Ice Daphne Lanarth White Hydrangea Box leaf honeysuckle Heavenly Bamboo Nova Zembla Rhododendron	<b>Size</b> #2 pot #3 pot #2 pot #7 pot #3 pot #5 pot #5 pot
<b>Small Shrubs</b> Total: 476	<b>Botanical Name</b> Azalea 'Snowbird' Erica x darleyensis 'Kramer's Rote' Gaultheria shallon Mahonia repens Rosa rugosa 'Snow Pavement'	<b>Common Name</b> Snowbird Azalea Kramer's Rote Heather Salal Creeping Oregon Grape Snow Pavement Series Rose	<b>Size</b> #2 pot #1 pot #1 pot #1 pot #2 pot
<b>Perennials, Annuals and Ferns</b> Total: 319	<b>Botanical Name</b> Blechnum spicant Carex tumulicola Nasella tenuissima Polystichum munitum	<b>Common Name</b> Deer Fern Berkeley Sedge Mexican Feather Grass Sword Fern	<b>Size</b> #1 pot #1 pot #1 pot #1 pot
<b>Groundcovers</b> Total: 150	<b>Botanical Name</b> Rubus calycinoides	<b>Common Name</b> Creeping Bramble	<b>Size</b> SP3
<b>Vines</b> Total: 17	<b>Botanical Name</b> Hydrangea anomala petiolaris	<b>Common Name</b> Climbing Hydrangea	<b>Size</b> #7 pot

- Notes:
1. All work to be completed to current BCSLA Landscape Standards
  2. All soft landscape to be irrigated with an automatic irrigation system



Tulip Tree - Liriodendron tulipifera



Persian Ironwood - Parrotia persica



Flowering Pear - Pyrus calleryana



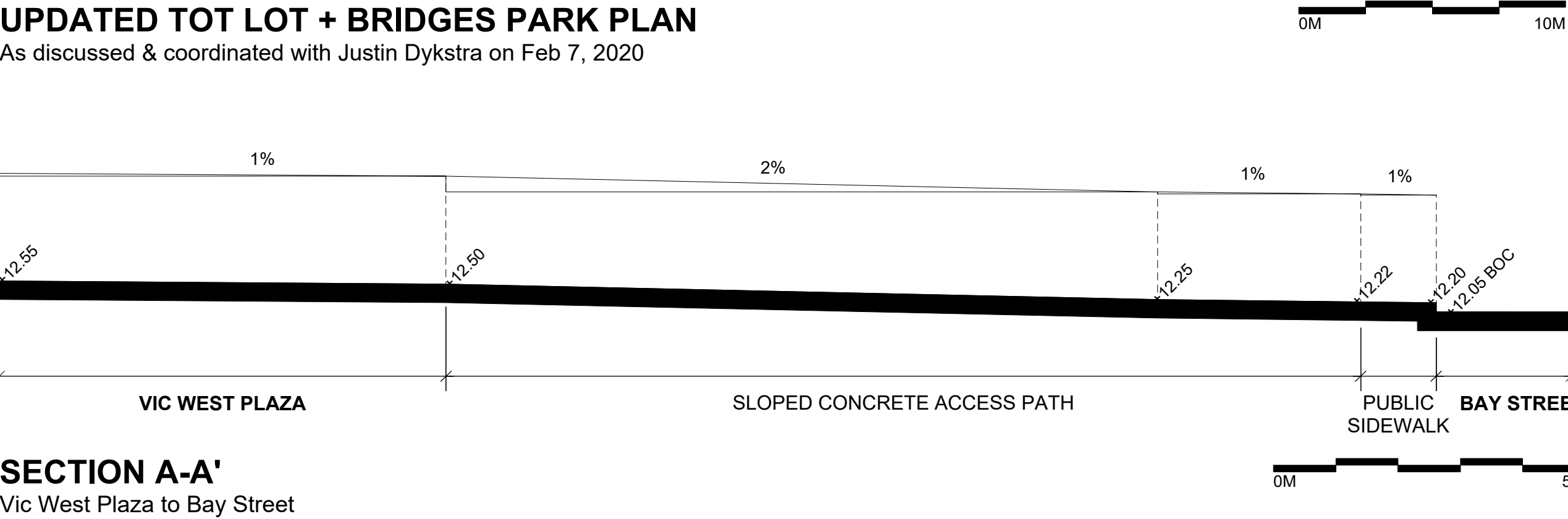
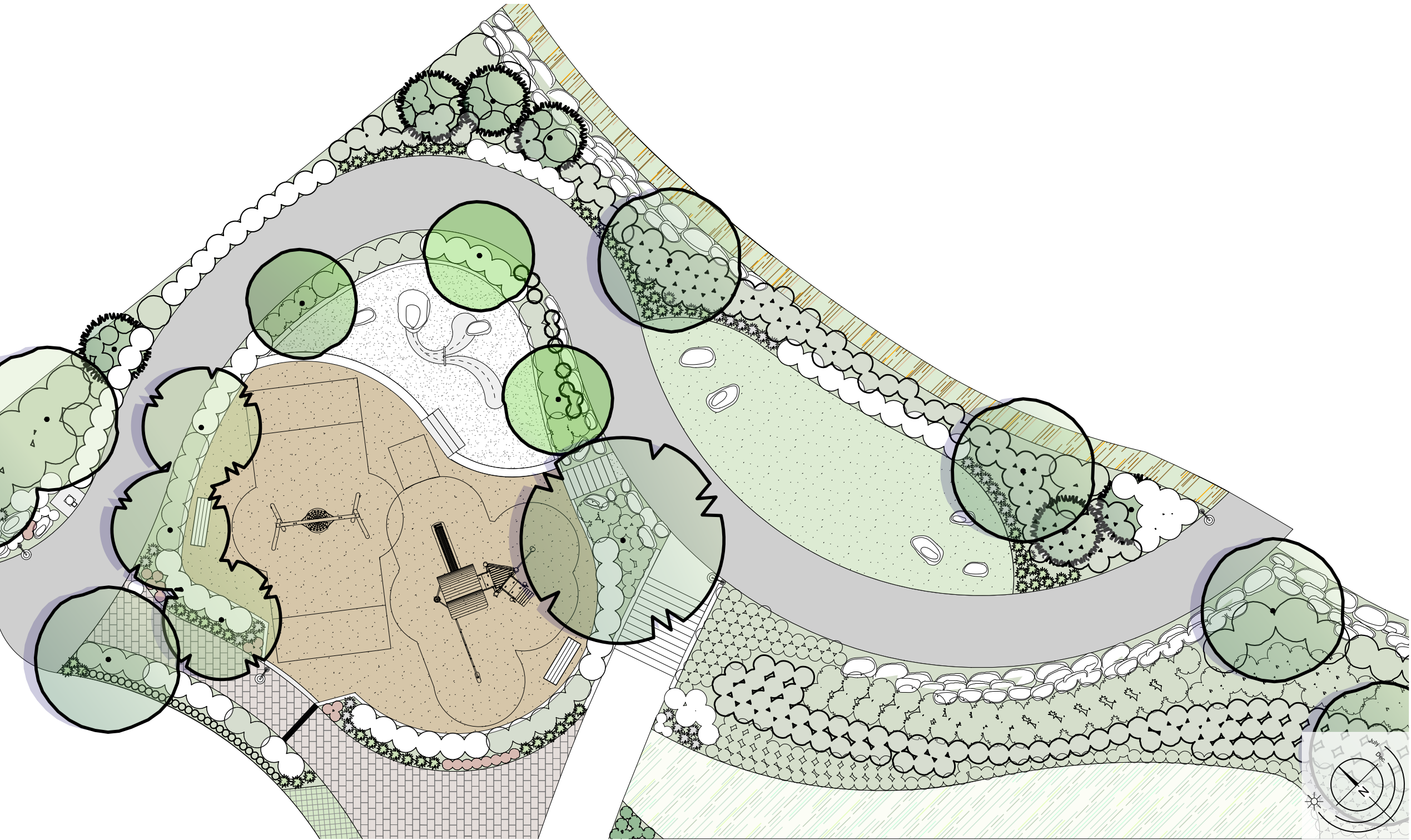
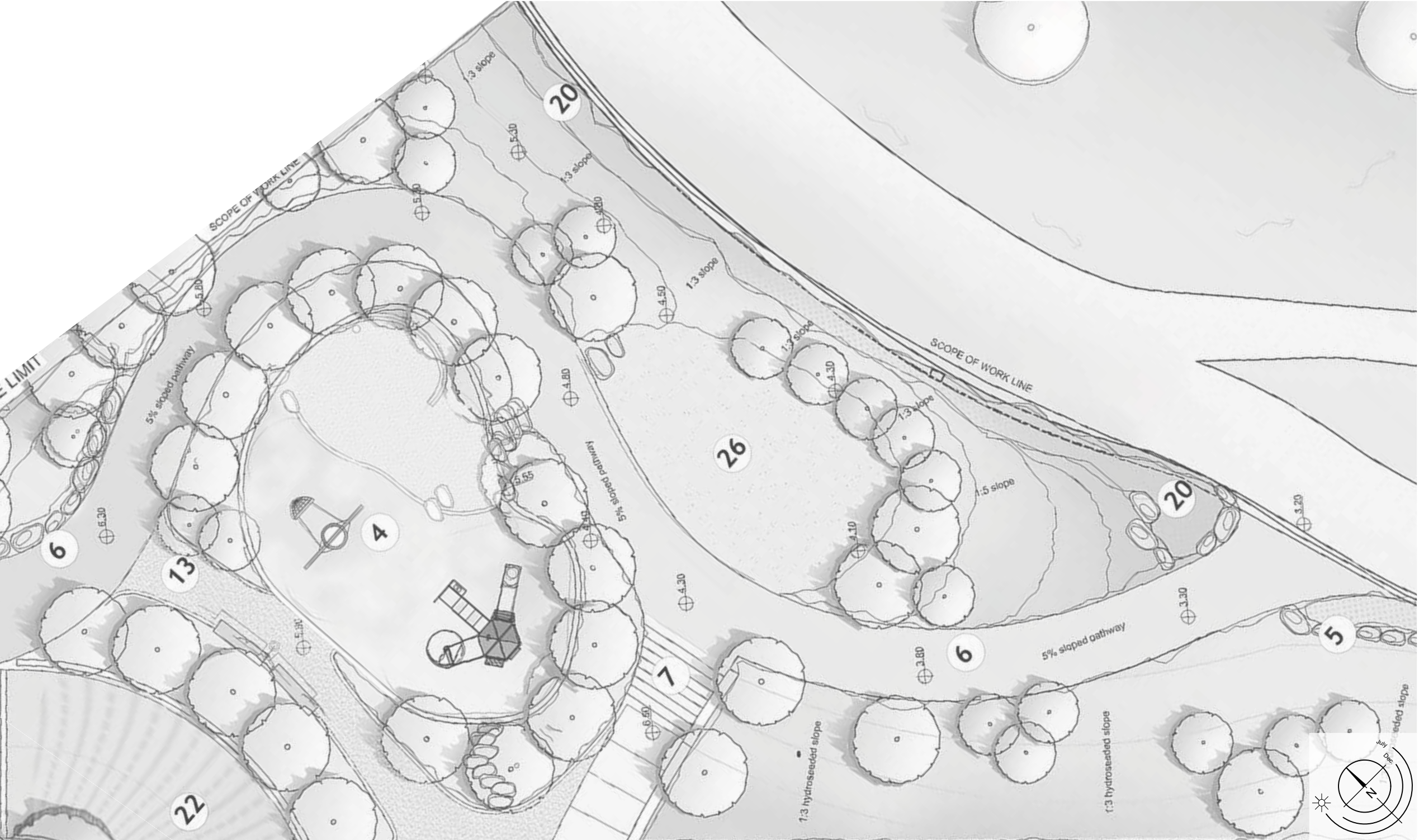
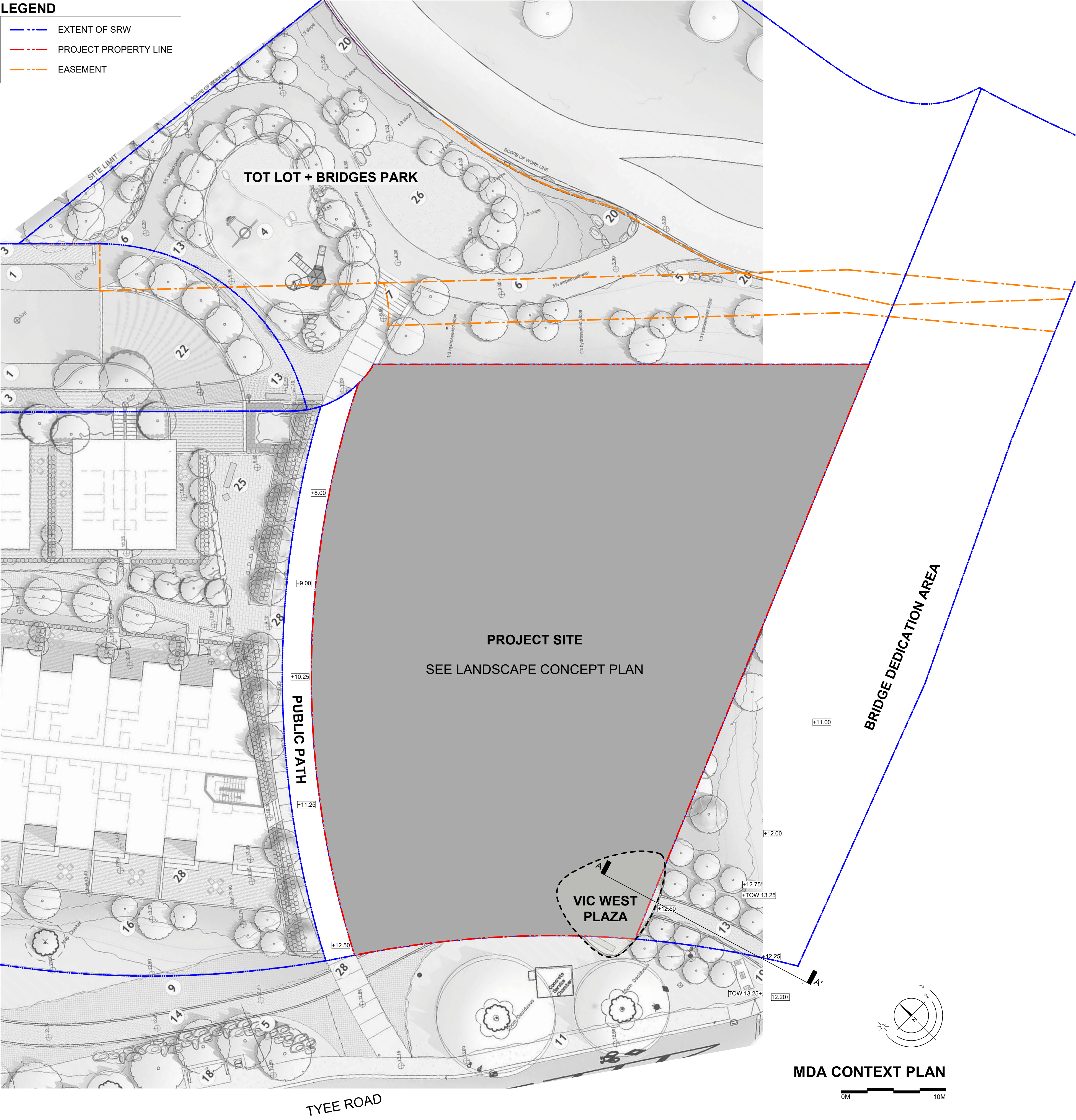
Paperbark Maple - Acer griseum



Japanese Stewartia - Stewartia pseudocamellia

# Skyhomes | Landscape Concept Plan





# Skyhomes | MDA Context Plan + Bridges Park Plans





## Stephane Laroye Architect Inc.

215 – 35 West 5<sup>th</sup> Avenue  
Vancouver, BC V5Y 1H4  
O: 604-558-6955

---

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 Tyee Road – Final building of the Railyards Development**

Dear Mayor and Council,

We provide the following executive summary:

1 – The approved Development Permit at 701 Tyee 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



### 3.2 Development Permit with Variance Application No. 00080 for 701 Tyee Road

The City is considering a Development Permit with Variance Application for the final phase of the Railyards development and is comprised of two residential buildings above a shared underground parkade.

Applicant meeting attendees:

STEPHANE LAROYE  
MEGAN WALKER

LAROYE ARCHITECT INC.  
LADR LANDSCAPE ARCHITECTURE

Jim Handy provided the Panel with a brief introduction of the application.

Stephane Laroye provided the Panel with a detailed presentation of the site and context of the proposal, and Megan Walker provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Previously the public plaza was primarily outside the bridge road easement and now is inside, can you comment on that and is it okay that it has moved?
  - The moving of the plaza is still going through its own approval process with the community
- What is the dimension of the open space between the current buildings and phase two?
  - Nine meters
- Did you have a different colour scheme for the smaller building?
  - Initially we wanted to go with charcoal because of phase one and phase two, but we decided to lighten it up with the white
- What is the thought process of how these two buildings come and together and what was your reasoning?
  - The developer believes the wood compliments the other building, but we can look at incorporating materiality better.
- If you illuminate the stairwell red, will it project into the units?
  - I think that is a very good point that they could cast some light across to units.
- Is there green roof?
  - Yes, there is a gathering terrace with resident planters and a dining area
- Between building two and the current property line there is a lot of space. Is there a reason it's not closer?
  - Yes, there is a setback line align that edge.
- Is there an option to ask for a variance on that setback or was there one requested?
  - There is a request for variance on some things, but it could be further discussed with the planning department.
- On the bay street façade plans, they read as flat. Do you envision it as flush or will there be some depth?
  - The developer found that as you cross the bay Street bridge, we anticipate the public being able to see the stairwell. We hoped to project in, with a different density of cladding, which will look significantly different.

Panel members discussed:

- Well considered presentation
- Concern of no termination aspect to the end of this project before the bridge
- Appreciation for the lighting towers
- Concern about the light tower's location
- Dislike of the saturation of one colour on the building
- Hoping the landscape aspect is well thought out
- Confusion of the Vic West entry courtyard and why it's separated
- Appreciation for the roof garden
- Missed opportunity to articulate bay street façade
- Would appreciate resolution of public plaza
- Concern the units will be uncomfortable
- Building two would benefit from have an angled component as to better connect it to Bay Street.
- Increasing courtyard size.

**Motion:**

It was moved by Carl-Jan Rupp, seconded by Stefan Schulson that Development Permit with Variance Application No. 00080 for 701 Tyee Road be approved with the following changes:

- Reconsideration of the expression of the end of the buildings as a gateway to Vic west and the railyard development, particularly the Bay street façade.
- Consideration of the overall use of materials and finishes, particularly the extensive use of dark colours on Building 2.
- Consideration of the overall architectural expression of the railyard development.
- Reconsideration of the unit layouts to take advantage of views, especially Bay Street and waterfront.
- Consideration of potential light overspill into residential units from the feature stairwell.
- Refinement of Vic West entry courtyard to be more contiguous of with the building entry courtyard.

**Carried**

For: Sorin Birliga, Carl-Jan Rupp, Brad Forth, Karen Sanders, Stefan Schulson, Elizabeth Balderston, Pamela Madoff

Opposed: Jessi-Anne Reeves



## Stephane Laroye Architect Inc.

215 – 35 West 5<sup>th</sup> Avenue  
Vancouver, BC V5Y 1H4  
O: 604-558-6955

---

18 February 2021

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

### Re: 701 Tyee Road DPV00080 – Final building of the Railyards Development

We have addressed the Advisory Design Panel's comments held on 27 May 2020 regarding the Development Permit (DP) application for 701 Tyee Road (DPV00080). We have addressed all comments and revised the design accordingly. The following is a summary of our response and revisions.

1. ADP comment: *Reconsideration of the expression of the end of the buildings as a gateway to Vic West and the Railyards development, particularly the Bay Street façade*  
Response: The massing has been revised to better turn the corners and address the community, and have proposed expressive, playful roofs that directly reference the existing Railyards community. We also propose to add signage to mark the entry to The Railyards which faces Tyee and Bay. Refer to drawings A0.10-12 and A5.01-03
2. ADP comment: *Consideration of the overall use of materials and finishes, particularly the extensive use of dark colours on Building 2*  
Response: We have removed all dark colours and propose contemporary industrial colours used throughout The Railyards, fully complying with the Design Guidelines. Refer to drawings A0.09-12, A0.14 and A5.01-03
3. ADP comment: *Consideration of the overall architectural expression of the Railyards development*  
Response: The proposed design reinforces the industrial character of The Railyards by providing playful roofs, contemporary industrial colour and massing that fully complies with the Design Guidelines. Refer to drawings A0.09-12 and A5.01-03
4. ADP comment: *Reconsideration of the unit layouts to take advantage of views, especially Bay Street and waterfront*  
Response: We have revised the unit layouts to take advantage of the views, particularly the upper floors and the 3-level units facing The Goose. Refer to drawings A0.09, A0.11-12 and A2.04-09
5. ADP comment: *Consideration of potential light overspill into residential units from the feature stairwell*  
Response: We have removed the feature stairwells to avoid this issue. Refer to drawings A0.09-12, A2.04-09 and A5.01-03
6. ADP comment: *Refinement of Vic West entry courtyard to be more contiguous with the building entry courtyard*  
Response: The proposed building entry is contiguous with the Vic West Entry Plaza while remaining unique and identifiable. Refer to drawings A0.11 and A2.06.



Revisions to the previous submission dated 28 April 2020:

- A. Revised unit sizes, unit mix (approximately 90% 2-bedroom and 10% studio) and quantity (from 95 units to 38 units);
- B. Propose 14 ground-oriented units which is 36% of the proposed units;
- C. Renamed the project to Skyhomes;
- D. The project is a single phase and the MDA will not be revised;
- E. Removed the rooftop amenity patios, to provide expressive roofs, and the amenity room, and expanded the outdoor landscaped amenity space; and,
- F. Overall design is more modest in scale, in keeping with The Railyards;

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

CC. Jim Handy, City of Victoria  
Chris Lefevre, The Railyards Development Inc.

March 30th, 2021

Development Services  
City of Victoria

**Re: 701 Tyee Road - Phase 3 – Horizon (DVP No. 00080)**

The Victoria West Community Association Land Use Committee would like to provide feedback on the revised plans for 701 Tyee Rd. The Committee was in general agreement that the proposed changes are an improvement and would be a welcome addition to the community.

The committee supports the updated design presented and has the following comments:

1. There was discussion surrounding the “Welcome to Vic West” sign, located at the southern corner of the site. The CALUC would like the VicWest Association to be included in the Municipal design process as we hope to encourage similar signs at other major entry points into the community.

Please let us know if you would like further clarification.

Sincerely,

VWCA Land Use Committee Co-Chairs

Alyssa Beurling  
[abeurling@victoriawest.ca](mailto:abeurling@victoriawest.ca)

James Munro  
[jmunro@victoriawest.ca](mailto:jmunro@victoriawest.ca)

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**From:** [REDACTED]  
**Sent:** March 14, 2021 7:50 PM  
**To:** Jim Handy  
**Subject:** Railyards - phase 3

Dear Mr. Handy,

I am a resident of the Railyards (Horizon II). I was thrilled to see the revised design that was submitted in February 2021 for phase 3 of the Railyards. In my opinion, this is a drastic improvement over previous designs, particularly as there will be far more 2-bedroom units and far fewer studio units. This is much more in keeping with the Railyards community. In addition, the new design appears to bring the outward appearance of the two new buildings of phase 3 into closer alignment with the rest of the Railyards.

I hope that Council will approve this most recent design.

Best regards,  
Matt Eisenbrandt