



September 17, 2015

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

Attention: Mayor and Council

RE: ⁷⁰¹
~~801~~ Tyee Road, Lots H & I (Railyards)

The presentation was to review variances to a Development Permit for the initial construction of a 3-storey and 4-storey joined building. The final 7-storey building to be built once the first 2 buildings are built out (all strata title condominiums).

The project was presented by Joost Bakker Architect, of the Architectural Firm DIALOG, representing LeFevre & Company.

The architect provided a full set of electrical drawings to allow the Land Use Committee to view the entire project, which had not been viewed by the committee at any previous time.

The Land Use Committee did not have any objections to the proposed Development Permit variances but upon viewing the overall plans, expressed the following concerns:

- There is a lack of community gardens;
- There is a limited variety of housing, with a lack of larger units to support family housing;
- The roofs do not provide amenity areas, such as an active roof top garden;
- The park needs to be developed during the first phase, not left until the end;
- The project has no mixed use component (retail, commercial or community activity spaces);
- There does not appear to be accessible living units, units to facilitate "aging in place" or low income housing.

Please do not hesitate to contact me if there are any clarifications required for the above concerns

Yours truly,


Doran Musgrove, Architect
Chair,

Victoria West Land Use Committee