



Council Update Report

For the Meeting of April 14, 2016

To: Council

Date: April 8, 2016

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Development Permit with Variances Application No. 000404 for 701 Tyee Road (Railyards) - Update**

EXECUTIVE SUMMARY

The purpose of this report is to respond to Council's request of March 24, 2016, that the applicant provide additional details relating to the proposed garbage holding area and exposed parkade wall adjacent to Gaudin Road.

The applicant has provided detailed colour elevations and renderings of these elements of the proposal and, in response to concerns raised at the meeting of Council held on March 24, 2016, the applicant has proposed the following design revisions:

- removal of the garbage holding area
- additional landscaping at the corner of Gaudin Road and Central Spur Road
- additional boulevard landscaping.

The staff recommendation, for Council's consideration, has been amended to reflect the submission of the revised plans and is included below.

RECOMMENDATION

That Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000404 for 701 Tyee Road in accordance with:

1. Plans date stamped February 9 and plans showing the removal of the garbage holding area and additional landscaping date stamped April 8, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. reduce the north setback (Gaudin Road) from 3.5m to nil
 - b. reduce the south setback from 4m to nil for Phases 1 and 2
 - c. reduce the south setback from 4m to 3.5m
 - d. increase the height in DA-H from 24m to 25.49m for Phase 2
 - e. increase the height in DA-J from 31m to 33m for Phase 3
 - f. reduce parking from 50 stalls to 49 stalls for Phase 1
 - g. reduce parking from 185 stalls to 178 stalls
 - h. reduce bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1
3. The Development Permit lapsing two years from the date of this resolution.

4. The amendment to the *Railyards Master Development Agreement* being registered on title, to the satisfaction of staff.
5. Garbage facilities being provided within the building to the satisfaction of staff.
6. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, in a form satisfactory to staff."

Respectfully submitted,


Jim Handy, Senior Planner
Development Agreements
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: April 8, 2016

List of Attachments

- Correspondence from applicant dated April 8, 2015
- Revised plans dated April 8, 2016

Jim Handy

From: Joost Bakker [REDACTED] >
Sent: Friday, Apr 8, 2016 10:11 AM
To: Jim Handy
Cc: Stephane Laroye
Subject: Raiyards - Lot H&J
Attachments: Raiyards-PublicHearing2_20160407_sm.pdf

Jim,

Attached please find our text and revised drawings.

The text describes the variances requested and previously presented to council. We have revised item 2a only based on concerns raised at the public hearing on March 24, 2016.

The drawings illustrate the changes which we have made:

- removal of garbage holding area
- reduction in length of lower wall on Gaudin
- removal of curb crossing.
- introduction of more landscaping at corner of Gaudin and Central Spur.
- more median landscape

It should be noted that the bulk of the building is within the required 3.5 m setback.

We have provided you renderings to illustrate that this north facade of the development will contribute to a dynamic and beautiful entry to the Raiyards project.

Variances:

2a Reduce the north setback (Gaudin Road) from 3.5 m to nil

The north elevation of the project is layered with landscaping, from the street trees and landscaped boulevard to the green screened wall to the glass guard and courtyard beyond providing a green gateway to the Raiyards Development. The buildings are set back 3.5m and only the parkade wall setback is reduced. The average grade along the setback will expose an average of 5' of wall which will be layered with green screen planting, street trees and a landscaped boulevard. The standby garbage enclosure has been removed from the north elevation.

2b Reduce the south setback from 4m to nil for Phases 1 and 2

We have requested the setback be relaxed to allow for the single building to be built in two phases.

2c Reduce the south setback from 4m to 3.5m

We have requested a small corner setback for only the corner of the building to better create the gateway to VicWest.

2d increase height in DA-H from 24m to 25.49m for Phase 2

We have requested a height relaxation to create the unique gateway architecture; the relaxation is only for the parapets.

2e Increase height in DA-J from 31m to 33m for Phase 3

We have requested a height relaxation to allow for an angled architectural expression in the parapets.

2f Reduce parking from 50 stalls to 49 stalls for Phase 1
The request is to allow for phasing.

2g Reduce parking from 185 stalls to 178 stalls
We are providing more than the required 185 stalls but many are in a tandem formation which are not counted in the bylaw.

2h Reduce bicycle storage (Class 1) from 40 stalls to 28 stalls for Phase 1
The request is to allow for phasing but bike parking will be more than adequate in phase 2 with more direct, convenient access to Tyee Road.

If you have further questions please contact us.
We will provide you with our slide presentation shortly.

Regards,

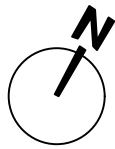
Joost

Joost Bakker BA BArch Architect AIBC AAA OAA SAA FRAIC RCA
PRINCIPAL

MAIN [REDACTED]
DIRECT [REDACTED]
406 - 611 Alexander Street Vancouver, BC V6A 1E1

DIALOG

dialogdesign.ca



ISSUED FOR

- A 28 JAN/15 DEVELOPMENT PERMIT
- B 14 AUG/15 DEVELOPMENT PERMIT REVISIONS
- C 09 DEC/15 DEVELOPMENT PERMIT REVISIONS

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DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

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Tel: (250) 380-4900

SEAL

RAILYARDS, LOT H & J

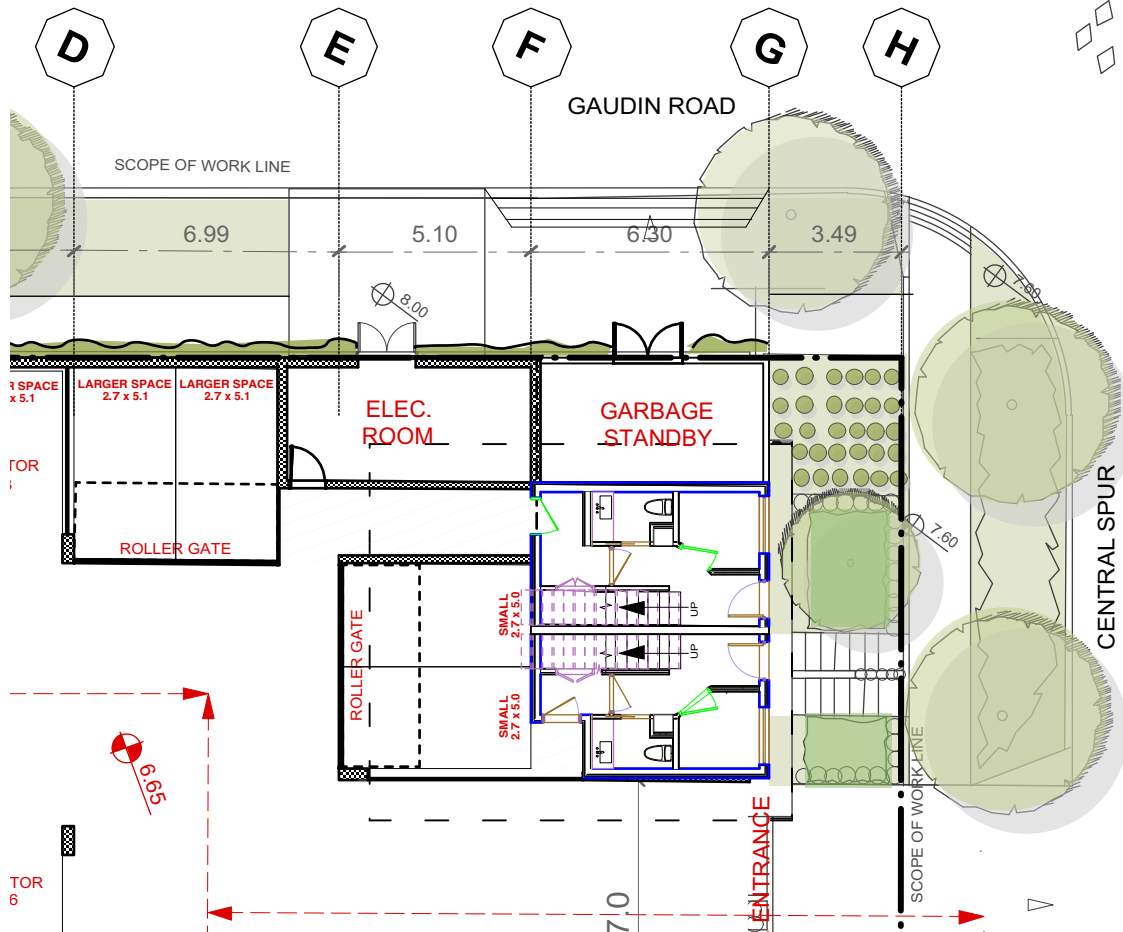
VICTORIA, BC

**ENLARGED PARKADE PLAN
LEVEL P1**

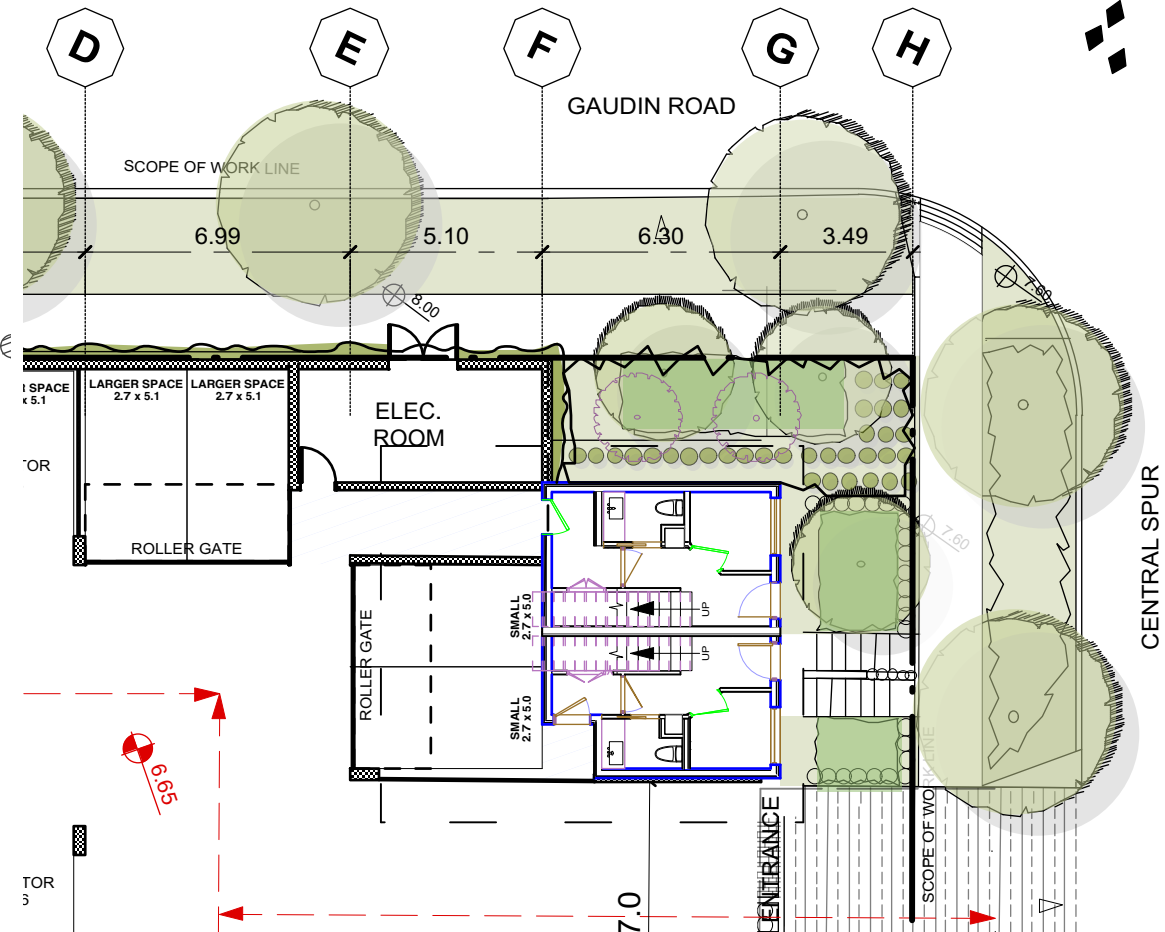
DRAWN: AG / MC
PLOT DATE: 16-4-7

CHECKED: MC

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ENLARGED PARKADE PLAN - BEFORE
SCALE: 1:250 1



OVERALL PARKADE PLAN - AFTER
SCALE: 1:250 2

- 1 - Removed screened standby garbage enclosure
- 2 - Extended the green screen around the electrical room
- 3 - Added a street tree and removed curb cut
- 4 - Added additional planting at the corner

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RAILYARDS, LOT H & J

VICTORIA, BC

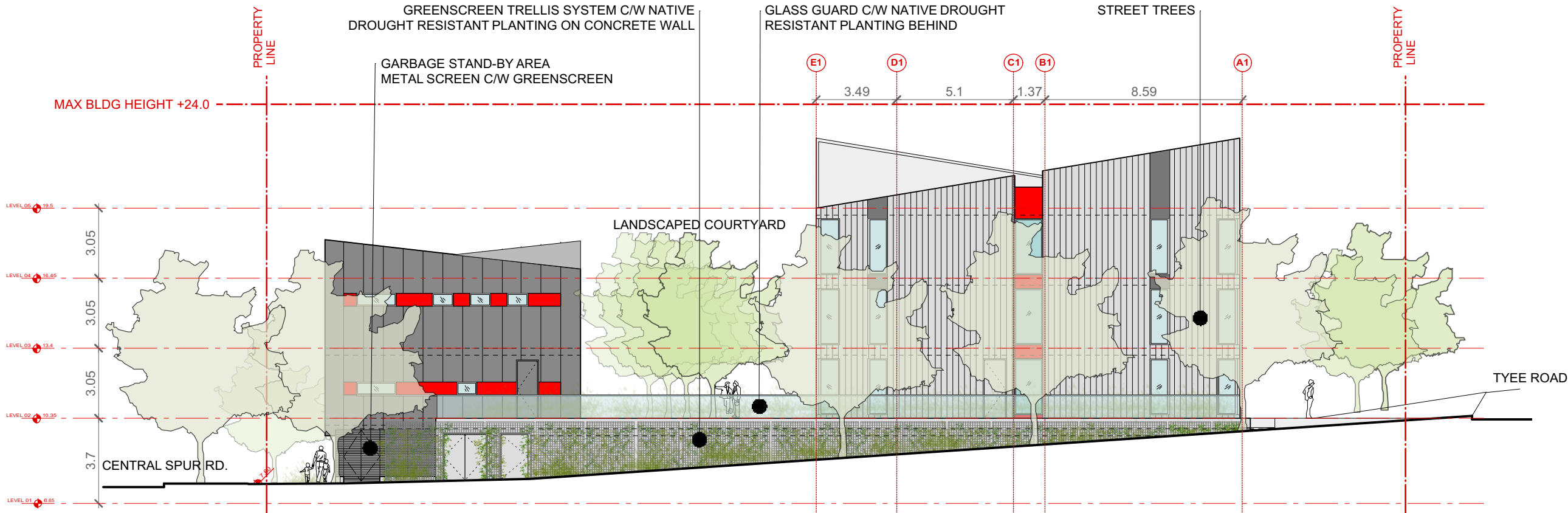
NORTH ELEVATION

BLDG 1

DRAWN: AG
PLOT DATE: 16-4-6

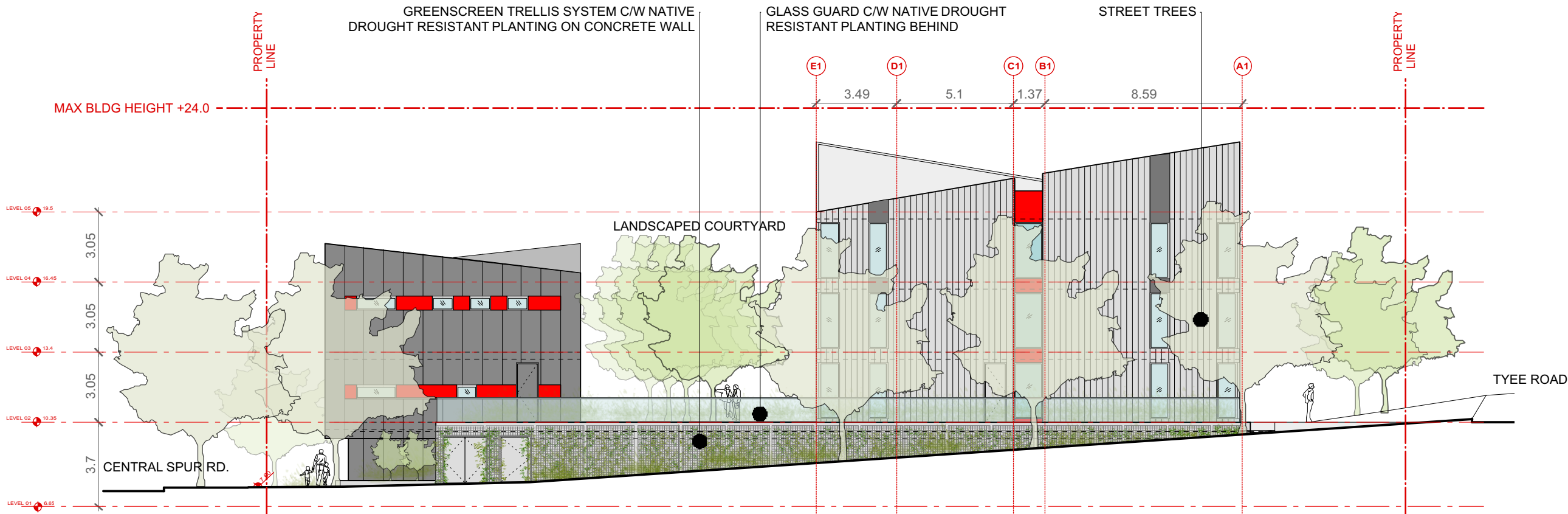
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ELEVATION ALONG GAUDIN ROAD - BEFORE

1



ELEVATION ALONG GAUDIN ROAD - AFTER

2

- 1 - Removed screened standby garbage enclosure
- 2 - Extended the green screen around the electrical room
- 3 - Added additional planting at the corner

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RAILYARDS, LOT H & J

VICTORIA, BC

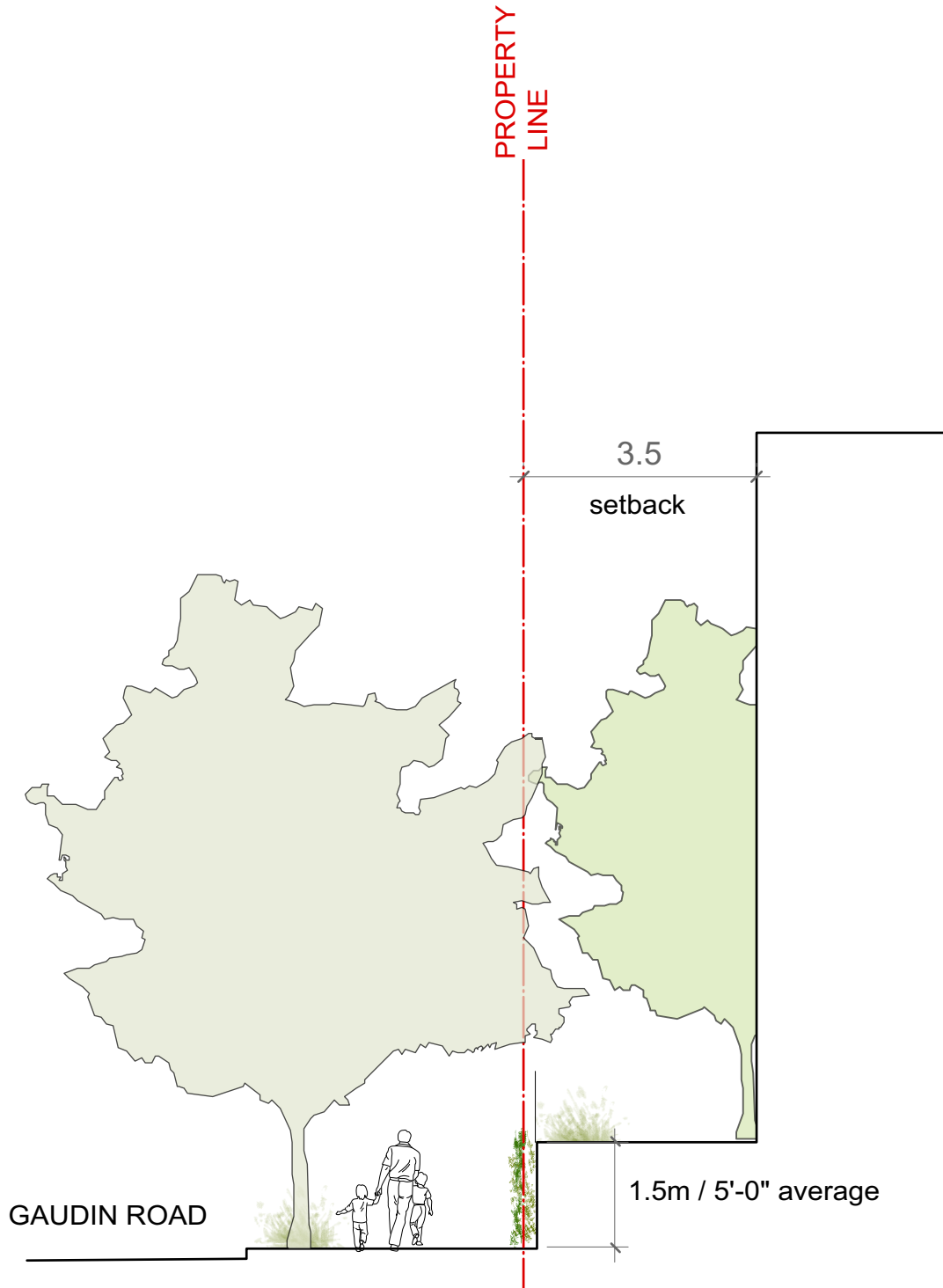
BUILDING SECTION

BLDG 1

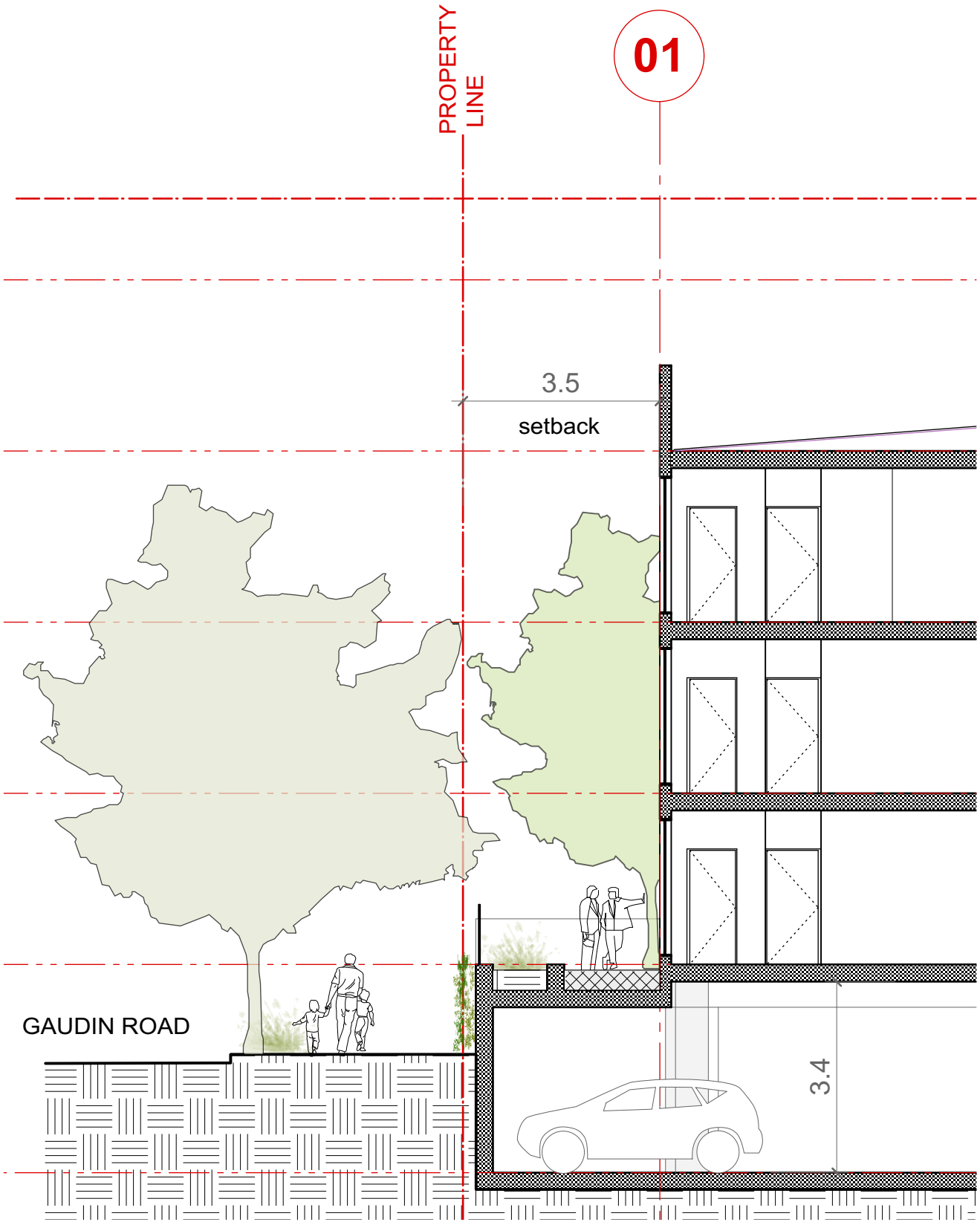
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BUILDING PROFILE AT GAUDIN ROAD 2
SCALE: 1:100



BUILDING SECTION AT GAUDIN ROAD 1
SCALE: 1:100



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RAILYARDS, LOT H & J

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RENDERING

BLDG 1

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VIEW DOWN GAUDIN ROAD

1



VIEW DOWN GAUDIN ROAD 1

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RENDERING

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