

**Subject:** FW: Development Permit Application No. 000404

On Mar 15, 2016, at 6:41 PM, JIM/LINDA MCCONNAN > wrote:

Hi Jeremy ,

This is regarding the development permit for the final phase of the Railyards . The new plan for the last phase is quite good . However , the variance request for the north set back to be reduced from 3.5 meters to nil is unacceptable . This will result in the underground parking garage to be exposed 6 to 8 feet above grade on the property line on the ( north ) Gaudin Road side . The two storey Sky Homes will appear to be three storeys on the ( east ) Central Spur side . There is also an exposed garbage and recycling area adjacent to Gaudin Road . The Railyards Development Guidelines state that recycling and garbage areas be fully enclosed , all the other condos comply with these guidelines and are inside the parking garages .

Gaudin Road is now the main entrance to the development and we have noticed a significant reduction in traffic on Regatta Landing . The landscaping on the south side of Gaudin Road will be reduced to a wall , on the property line , and a garbage area . Jim Handy and Jonathan Tinney have recommended that council refer this to the Advisory Design Panel for review .

I am concerned that the variances will be granted and that a landscaped entrance to the Railyards will not be possible . This is a great development and we would like to be finished properly and to code . Would you please forward this to the rest of council and I would invite you and any other council members to meet with me on site , at your connivance , before the March 24 meeting to get a real look .

Cheers Jim McConnan 106-90 Regatta Landing

**Subject:** FW: Railyards

**From:** Rob Dangerfield <>  
**Date:** March 21, 2016 at 5:54:00 PM PDT  
**To:** <[councillors@victoria.ca](mailto:councillors@victoria.ca)>  
**Subject:** Railyards

Dear councillors

I object to some of the requests for variance by the developer for the next project currently proposed.

Specifically, the reduction of the set back on the south side of Gaudin Rd. from 3.5 meter to zero.

Large faces of exposed concrete wall along Gaudin Rd.

The garbage dumpsters outside the building parkade and on the street where there is 0 setback proposed.

The reduction of parking stalls internally, The residents will have a vehicle in an already congested area and will look at the few spots in the Central Spur crescent as available.

Rob Dangerfield

#401 - 90 Regatta Landing

## Christine Havelka

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**Subject:** FW: Development Permit Application No. 000404

**From:** Mariel Swann < >

**Date:** March 22, 2016 at 10:25:35 AM PDT

**To:** <[councillors@victoria.ca](mailto:councillors@victoria.ca)>

**Cc:** < >

**Subject:** Development Permit Application No. 000404

To whom it may concern:

As a unit owner in the first phase of the Railyards development, I am writing to say that I am in full agreement with the concerns of Jim McConnan (as stated below in his letter to Jeremy dated March 15<sup>th</sup>, 2016).

It seems unusual that the developer would do a project of this scale and agree to have the main entrance to the entire site as Jim has described below.

I would like to see some solutions to this problem and would be grateful if they were made available to all owners in the Railyards development.

As described below, the conditions of this entrance wouldn't be acceptable to the city in any other development (I hope). Why should it be allowed in this particular case?

Please explain.

Thanks-you

Mariel Swann

Unit #422 90 Regatta Landing

Hi Jeremy ,

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Cheers Jim McConnan 106-90 Regatta Landing

## Christine Havelka

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**From:** Public Hearings  
**Subject:** FW: Railyards Rezoning Concerns

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**From:** Ron Hawrysh [mailto:[Ron.Hawrysh@victoria.ca](mailto:Ron.Hawrysh@victoria.ca)]  
**Sent:** Thursday, March 24, 2016 8:04 AM  
**To:** Councillors <[Councillors@victoria.ca](mailto:Councillors@victoria.ca)>  
**Cc:** Public Hearings <[PublicHearings@victoria.ca](mailto:PublicHearings@victoria.ca)>  
**Subject:** Railyards Rezoning Concerns

Dear Council,

As a resident of the Railyards since the 1<sup>st</sup> phase, I wanted to express my concerns regarding some of the proposed variances sought by the builder for the final phase of the Railyards.

My main concern is the changes to the newly opened Gaudin Rd. This has become the main entry point into the Railyards community and the desired variances would not be consistent with the rest of the Railyards. All the other main roads in the community have pedestrian pathways that are landscaped - on both sides of the pathway - and many layers deep. With the reduction of the setback to nothing it changes the entire streetscape. It's certainly not in keeping with the existing Railyards community and would create an alley-like feel on the one side of the road. It certainly would create a disappointing and uninspired gateway to the community.

Overall the plan looks good and I look forward to the completion of what is a unique and quiet residential community in walking distance of everything that makes Victoria great.

Kind regards,

Ron Hawrysh

15-860 Central Spur Rd.  
The Railyards