

## Christine Havelka

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

**From:** JIM/LINDA MCCONNAN

**Sent:** Tuesday, March 29, 2016 3:09 PM

**To:** Lisa Helps (Mayor); Councillors; lefevre

**Cc:** Ron; Alex Laird; Karen; Rose Hilton; mel e rowland; Lena Smith; Bill Larkin;

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

Good morning ,

Thank you for the pause Thursday night at the council meeting regarding Application Permit No. 000404 . I found it very interesting that initially no one wanted to move or second the motion , this has given us some hope . The last few days have raised more concerns about the application and the set back on the south side of Gaudin Road . An eight foot concrete wall , on the property line , with a " green metal gate " and a garbage driveway through the curb , boulevard and side walk to access the garbage room will turn the south side of Gaudin Road into a " back alley " . This is not consistent with the design plan and the landscaping aspects of our neighborhood . This is now our main entry point for both walking and driving into the Railyards .

The garage wall of Bonds 3 also extends eight feet above grade on Central Spur and was a concern for the planning department . The required setback allowed for landscaping to mask the wall and it looks good . If the required setback was maintained on the south side of Gaudin Road the landscape on the north side could be duplicated creating a beautiful gateway to the Railyards .

The idea of making something easy for garbage pick up does not make any sense . At 90 Regatta Landing we have two large green garbage containers and ten paper , glass and compost bins that are removed from our building every week . The idea of centralizing all garbage storage for all three buildings and the five Sky Homes in one area, the farthest away from all the buildings , does not make sense . The garbage pick up truck will have to make a turn on " No Parking " Gaudin Road and back into the garbage area and remove three buildings worth of garbage and recycling and put them out for pickup . This will disrupt both vehicle and pedestrian traffic . A more sensible solution would be to make a small garbage storage room for each building , less than two parking spots in size , that are easily accessible by both residents and the garbage pickup . The garbage pickup can be done through the parking garage as is done in all the other buildings . The bins could then be placed at the end of Central Spur for pickup , out of the way of traffic and parking .

The wasted space in the parking garage taken up by the required bicycle storage areas can be resolved by the installation of bicycle racks on the wall or the floor in front of every parking space giving more than the number required .

Please realize that the entire foot print of the two building lots is a single level parking garage , serving all three buildings and the five Sky Homes . The entire east side of the property facing the Galloping Goose and the Selkirk Waterway is an eight foot parking garage above grade . The landscaping for the site will primarily be on the garage roof top . We would like to see Central Spur finished , complete the parking garage wall along the east side of the building site and have that landscaping , path to the Goose and the tot park be completed . This would give everyone a great outlook and prospective buyers would be able to see how magnificent the Railyards have turned out . One of the best developments in Victoria . We have been waiting a long time for this to happen .

Councillors , before the next meeting please take a little time out of your very busy schedules to walk , bike or drive to our neighbourhood to see for yourselves what the visual impact of this variance will cause and why , as a community , we are so very concerned . Please don't make a decision based only on architectural presentations , please see for yourselves . The reduction of the 3.5 meter setback to nil will give the community a " black eye " that will last forever .

Sincerely Jim McConnan 106 - 90 Regatta Landing 250-479-4360

## Christine Havelka

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**From:** Public Hearings  
**Subject:** FW: Development Permit Application No. 000404

**From:** Court Fooks [  
**Sent:** Tuesday, March 22, 2016 9:24 AM  
**To:** Councillors <[Councillors@victoria.ca](mailto:Councillors@victoria.ca)>  
**Cc:** Laura Feeleus ; Jeremy Loveday (Councillor) <[jloveday@victoria.ca](mailto:jloveday@victoria.ca)>  
**Subject:** Development Permit Application No. 000404

I am writing to express some concerns about the variances proposed on the above noted Development Permit application. We are residents of the Railyards , Unit 1 868 Central Spur Road. First it is good to see the final phase of the Railyards development proceeding. Recently the addition of access to the development via Guadin Road has greatly improved traffic flow and it has become the main route into the Railyards.

At issue are variances which would allow for no clearance on the the Gaudin Road side and also result in a garbage and recycling area adjacent to Gaudin Road. Because Gaudin has become the main access, aesthetics along that route are of critical concern to all the residents. Currently no other portion of the development has exposed garbage and recycling centers. Also the no clearance variance along Gaudin Road would eliminate any possibility for landscaping in keeping with the rest of the Railyards.

We feel that the development has established guidelines for all the phases and we would like to see those guidelines maintained. The variances would not satisfy those guidelines.

Thank you for your kind attention...

Court Fooks and Laura Feeleus  
1 868 Central Spur Road

## Christine Havelka

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**From:** Public Hearings  
**Subject:** FW: Development Permit Application No. 000404

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**From:** Mariel Swann  
**Sent:** Tuesday, March 22, 2016 10:26 AM  
**To:** Councillors <[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 ,**

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

**Christine Havelka**

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

**From:** Rob Dangerfield  
**Sent:** Monday, March 21, 2016 5:54 PM  
**To:** Councillors <[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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**From:** Public Hearings  
**Subject:** FW: Railyards Rezoning Concerns

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**From:** Ron Hawrysh  
**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

## Christine Havelka

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**From:** Public Hearings  
**Subject:** FW: Development Permit Application No. 000404 - landscaped entrance

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**From:** Virginia Rego (hotmail)  
**Sent:** Monday, March 21, 2016 9:39 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** JIM/LINDA MCCONNAN <  
**Subject:** Re: Development Permit Application No. 000404 - landscaped entrance

On Mar 21, 2016, at 9:34 PM, Virginia Rego wrote:

Dear Jeremy,

My husband and I are happy owners/residents in 90 Regatta Landing, and support Jim's work on behalf of all the buildings in what is becoming a very livable and well-regarded neighbourhood. I would like to share a timely anecdote to add support to Jim's concern that the landscaped entrance may be at risk if the variances are granted.

This evening I was at the AGM for our other condo, 1156 Colville in Esquimalt, and some owners there were commenting on how nicely the Railyards are developing, and one person noted that when the first building went up a decade or so ago, likely ours, it seemed like an odd development that seemed a bit sketchy with nothing around it, and they were impressed with how it's looking now. Let's work together to keep this neighbourhood developing in the positive manner in which it was designed and not make changes that are undesirable to those that live here now, and will live here in the future.

And if I may add, I hope that residential zoned street parking is soon added to the mix as many of the street spots are used by people who park here then walk to their work across the bridges!

Thank you for letting me add my voice to the issue,

Sincerely,  
Virginia Rego  
105-90 Regatta Landing

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**From:** "JIM/LINDA MCCONNAN" >  
**To:** [jloveday@victoria.ca](mailto:jloveday@victoria.ca)  
**Sent:** Tuesday, March 15, 2016 6:41:42 PM  
**Subject:** Development Permit Application No. 000404

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 .

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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

## Christine Havelka

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**From:** Public Hearings  
**Subject:** FW: Development Permit Application n No. 000404

**From:** Mariel Swann  
**Sent:** Sunday, April 03, 2016 10:41 AM  
**To:** Lisa Helps (Mayor) <mayor@victoria.ca>; Councillors <Councillors@victoria.ca>; Chris Coates <ccoates@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>  
**Cc:**  
**Subject:** FW: Development Permit Application n No. 000404

To who it may concern,

Please know that I am in full agreement with the comments below that have been submitted by Jim McConnan from the Railyards development. I am also an owner at 90 Regatta Landing (unit 422) and I fail to understand why your council is even considering the acceptance of this Application Permit. Many owners who have bought into the Railyards development have put their trust in this developer that he will complete the project with the same integrity that has been used since it was first started. Our main entry point into the development should not feel like a "back alley". It is council's responsibility to stop this application from going through as it is and to request the developer provide better solutions that would meet a standard of quality that I'm sure the city would request in any other development.

Please keep me informed and please make your decision on behalf of hundreds of people who call the Railyards their home and community.

Thank-you,  
Mariel Swann  
Unit 422 90 Regatta Landing

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

Good morning ,

Thank you for the pause Thursday night at the council meeting regarding Application Permit No. 000404 . I found it very interesting that initially no one wanted to move or second the motion , this has given us some hope . The last few days have raised more concerns about the application and the set back on the south side of Gaudin Road . An eight foot concrete wall , on the property line , with a " green metal gate " and a garbage driveway through the curb , boulevard and side walk to access the garbage room will turn the south side of Gaudin Road into a " back alley " . This is not consistent with the design plan and the landscaping aspects of our neighborhood . This is now our main entry point for both walking and driving into the Railyards .

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other buildings . The bins could then be placed at the end of Central Spur for pickup , out of the way of traffic and parking .

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Councillors , before the next meeting please take a little time out of your very busy schedules to walk , bike or drive to our neighbour hood to see for yourselves what the visual impact of this variance will cause and why , as a community , we are so very concerned . Please don't make a decision based only on architectural presentations , please see for yourselves . The reduction of the 3.5 meter setback to nil will give the community a " black eye " that will last forever .

Sincerely Jim McConnan 106 - 90 Regatta Landing

## Christine Havelka

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**From:** Public Hearings  
**Subject:** FW: Development Permit with Variances Application No. 000404 for property known as 701 Tyee Road

-----Original Message-----

From: West Wakefield  
Sent: Wednesday, April 06, 2016 11:18 AM  
To: Public Hearings <PublicHearings@victoria.ca>  
Cc: Strata Council  
Subject: Development Permit with Variances Application No. 000404 for property known as 701 Tyee Road

Dear Review Panel:

In respect to the above mentioned property we have specific concerns regarding the variance application as we are residents of 797 Tyee.

Specifically:

### 1. PARKING

- ☐ reducing the overall parking from 185 stalls to 178 stalls
- ☐ reducing the parking from 50 stalls to 49 stalls for Phase 1
- ☐ reducing bicycle storage from 40 stalls to 28 stalls for Phase 1

As mentioned in past correspondence regarding Railyard variance applications the reduction of parking spaces puts more pressure on street parking in an area that already has tremendous problems. Indeed recent changes to parking regulation leaves little daytime parking for residents and in competition with commercial businesses on Tyee. I respect that the City of Victoria wants to be more green and have people use alternate modes of transportation but it is myopic to believe that ceding parking spaces will get people out of their cars.

### 2. SETBACKS

- ☐ reducing the north setback (Gaudin Road) from 3.5m to nil
- ☐ reducing the south setback from 4m to 3.5m
- ☐ reducing the south setback from 4m to nil for Phases 1 and 2

Reducing or removing all set backs is just poor planning practices for residential areas - this is not downtown Vancouver. Resident population densities have increased since we moved here in 2009. People compete for the small sidewalk widths and it is a safety issue to walk on the road (especially with unyielding commercial trucks and cyclists). Removing setbacks leave no room for people to manoeuvre baby carriages, leashed dogs, walking side by side and people in wheelchairs.

It is the responsibility of the City to serve all its residents and not just developers interests. Therefore we ask the Review Panel to reject this application.

Regards  
Robin Wakefield