

Christine Havelka

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

From: SPin K [
Sent: Friday, April 08, 2016 5:56 PM
To: Lisa Helps (Mayor) <mayor@victoria.ca>; Councillors <Councillors@victoria.ca>; Chris Coates <ccoates@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>
Subject: Development Permit Application n No. 000404 Railyards

Dear Decision Makers,

I have very serious 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,
Stephen Pink
#204 - 90 Regatta Landing
Victoria BC