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12 April 2019

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

Re: 701 Tye Road DPV00080

We have addressed the Advisory Design Panel's comments held on 25 July 2018 regarding the Development Permit (DP) application for 701 Tye Road (DPV00080). We have addressed all comments and revised the design accordingly. The following is a summary of our response and revisions. *****Note: the orientation of the building has been changed to project north rather than on cardinal axis*****

1. **ADP comment:** *Re-examine the east façade (project north façade) to express the organizational element behind the cascading proportions.*
Response: We have aligned the vertical fins on every floor on the north and south façades and carried up the walls so that the cascading proportions are kept within the vertical partitions. In addition, the strategic use of privacy screens as well as planters provides life to the individual balconies. Refer to drawings A2.2, A2.3 and A4.3.
2. **ADP comment:** *Develop the southeast corner façade to help define the change in design language from the more formal, industrial proportions of the west façade (project south façade).*
Response: We have removed the returning balcony to create a smoother transition to the vertical charcoal reveal. Through the delicate spacing of the windows, we lightly carry the cascading window language to the east façade and when nearing the charcoal reveal the pattern begins to become more rationalized. Refer to drawings A2.1 and A4.3.
3. **ADP comment:** *Reconsider the relationship of the second floor (from Tye = Level 4) balcony to the main entrance.*
Response: By reshuffling the unit mix on the fourth floor, the lobby has now become a double-height space with curtain wall glazing. The canopy design has been reconsidered and through the creation of the double height space, the overhang of the building provides a more significant public entrance. Refer to drawings A1.5, A2.1, A2.2 and A4.2.
4. **ADP comment:** *Reconsider the second floor unit design to improve tenant access.*
Response: We acknowledge the connectivity issues with these proposed units which have been changed to provide more achievable studio/micro units for first time buyers. However, we (and the developer) maintain that these are fantastic, unique and affordable units that provide significant amenity as a trade-off for their apparent disconnection from the front lobby. Refer to drawing A1.2 and A1.3.

These include:

- Direct access to their parking spaces;
- Direct connection to the Galloping Goose, parks and waterfront from the end of their corridor;
- Privileged view of the park space and waterfront;
- Exclusivity with only 5 units on their level;

- More glazing than the average unit as their proportions are wider than levels 3-9; and,
 - Modest units, kept at a scale and price to suite the average buyer.
5. ADP comment: *Increase the amount of greenspace on the third floor patios to visually enhance the outlook for residents.*
Response: We have increased the green roof area from approximately 1,000 sq.ft. to 3,000 sq.ft. or a 300% increase. Refer to drawings A1.4 and Landscape Plan.
6. ADP comment: *Explore the materiality of the east façade (project north façade) to support the architectural purpose.*
Response: In addition to the vertical fin walls that provide a rigor and order to the north and south façades, we have introduced a charcoal base, Levels 1 + 2, that provide the foundation on which the rest of the building sits. Levels 1 + 2 are now in keeping with the adjacent townhomes in Phases 1 + 2 in both colour and height. We have established a consistent language along the east façade as well as the west façade where the window rhythm erodes around the corners until the vertical reveal. Furthermore, the horizontal bands wrap around the southeast and northwest until they run into the vertical fin walls on the north and south façades. Refer to drawings A2.1-4 and A4.3.
7. ADP comment: *Reconsider the size and proportion of the balconies for livability.*
Response: We have considered the size of the balconies and feel they are reasonable and generous with minimum dimensions of approximately 5'x10' with many being much larger.
8. ADP comment: *Review the Vic West Plaza entrance for accessibility for cyclists and pedestrians, including access to the bus stop, to create a more welcoming space.*
Response: The developer is willing to re-open the Master Development Agreement (MDA) to address this comment. We will work closely with Staff to re-design Vic West Plaza, including reviewing the grades, to ensure a welcoming public space and better identify for the building entry. A concept sketch by LADR Landscape Architects has been provided to Staff on 24 August 2018. We have also enhanced the main entrance by proposing a two storey atrium clad in a vertical weathering steel sunscreen, making wayfinding easier for the public as well as a more spacious and welcoming atrium for the building. Refer to drawings A2.1-2, A4.2, and landscape drawings.
9. ADP comment: *Consider stronger alignment to the Railyards Development Guidelines.*
Response: In revisiting the Railyards Community, we explored the patterns and languages we could find to suit our project. We propose to reinforce the contemporary industrial façades of Phase 1 + 2, as well as many other buildings in the Railyards, which feature a play between recessed and cantilevered balconies. This provides a more consistent language for the east, south, and west façades. These changes accomplish the following:
- Allows us to reference some of the detailing language present in the greater Railyards development and bridging between Phase 1 + 2 to the rest of the community;
 - Sloping of the east and west parapets to create a butterfly profile similar to the expressive roofs of the Railyards;
 - Using galvanized corrugated metal throughout the building is consistent and reminiscent of the Railyard's industrial qualities and provides a uniform material, with careful articulation of joints to provide a hierarchy similar to the remainder of the Railyard's Development;
 - Matching the charcoal base, Levels 1 + 2, with the adjacent Phases 1 + 2 for continuity;
 - Use of weathering steel for all ground-based planters, balcony planters and the main entrance sunscreen to reinforce the industrial heritage of the site; and,
 - Use of wooden texture in the soffits and vertical fin walls to soften the balconies and bring a lighter quality as seen around the Railyards.
- Refer to drawings A2.1-4 and A4.3.
10. A) Comments from Permits & Inspections
- o Vestibule required at elevator lobby 3.3.5.4(1) **Complete**
 - o No service (sprinkler room) is permitted in an exit 3.4.4.4(7) **Complete**
 - o Dead end corridors longer than 6m that is severing more than suite is not permitted 3.3.1.9.(7) - AS proposed SEE LMDG Code Analysis Report (April 11 2018) **See LMDG draft code report**

- 8th floor - dead end corridors exceed 6m 3.3.1.9(7) - AS proposed [See LMDG draft code report](#)
 - Suite doors in dead end corridors to comply with Table 3.1.8.15 - AS proposed [See LMDG draft code report](#)
 - Min corridor with is 1100mm with service closet doors in the open position 3.3.1.9(2) [Understood](#)
 - Roof - min 550 x 900 roof access hatch & fixed ladder required [Complete](#)
- B) Comments from Fire
- Dead corridors not to exceed 6m [See LMDG draft code report](#)
 - Lower level parkade needs a second set of stairs [Complete](#)

Overall in summary, revisions to the previous submission dated 20 September 2018:

- A. Revised unit sizes, mix and count for achievability and affordability;
- B. Introduction of vertical partitions (fin walls) on the North and South elevations, revised balconies/patios, and revised guards to metal pickets;
- C. The material palette has been simplified to achieve a contemporary industrial aesthetic in keeping with the Railyards and a charcoal base designed to visually tie Phases 1, 2&3; and,
- D. Revised entrance to become a beacon for the public and added an industrial weathering steel screen.

Please do not hesitate to call if you wish to review this letter in detail 604-558-6955

Respectfully,

Stephane Laroye Architect Inc.

Per:



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Principal

CC. Jim Handy, City of Victoria

Chris Lefevre, The Railyards Development Inc.