

3.2 Development Permit with Variance Application No. 00080 for 701 Tyee Road

The City is considering a Development Permit with Variance Application for the final phase of the Railyards development and is comprised of two residential buildings above a shared underground parkade.

Applicant meeting attendees:

STEPHANE LAROYE
MEGAN WALKER

LAROYE ARCHITECT INC.
LADR LANDSCAPE ARCHITECTURE

Jim Handy provided the Panel with a brief introduction of the application.

Stephane Laroye provided the Panel with a detailed presentation of the site and context of the proposal, and Megan Walker provided the Panel with details of the proposed landscape plan.

The Panel asked the following questions of clarification:

- Previously the public plaza was primarily outside the bridge road easement and now is inside, can you comment on that and is it okay that it has moved?
 - The moving of the plaza is still going through its own approval process with the community
- What is the dimension of the open space between the current buildings and phase two?
 - Nine meters
- Did you have a different colour scheme for the smaller building?
 - Initially we wanted to go with charcoal because of phase one and phase two, but we decided to lighten it up with the white
- What is the thought process of how these two buildings come and together and what was your reasoning?
 - The developer believes the wood compliments the other building, but we can look at incorporating materiality better.
- If you illuminate the stairwell red, will it project into the units?
 - I think that is a very good point that they could cast some light across to units.
- Is there green roof?
 - Yes, there is a gathering terrace with resident planters and a dining area
- Between building two and the current property line there is a lot of space. Is there a reason it's not closer?
 - Yes, there is a setback line align that edge.
- Is there an option to ask for a variance on that setback or was there one requested?
 - There is a request for variance on some things, but it could be further discussed with the planning department.
- On the bay street façade plans, they read as flat. Do you envision it as flush or will there be some depth?
 - The developer found that as you cross the bay Street bridge, we anticipate the public being able to see the stairwell. We hoped to project in, with a different density of cladding, which will look significantly different.

Panel members discussed:

- Well considered presentation
- Concern of no termination aspect to the end of this project before the bridge
- Appreciation for the lighting towers
- Concern about the light tower's location
- Dislike of the saturation of one colour on the building
- Hoping the landscape aspect is well thought out
- Confusion of the Vic West entry courtyard and why it's separated
- Appreciation for the roof garden
- Missed opportunity to articulate bay street façade
- Would appreciate resolution of public plaza
- Concern the units will be uncomfortable
- Building two would benefit from have an angled component as to better connect it to Bay Street.
- Increasing courtyard size.

Motion:

It was moved by Carl-Jan Rupp, seconded by Stefan Schulson that Development Permit with Variance Application No. 00080 for 701 Tyee Road be approved with the following changes:

- Reconsideration of the expression of the end of the buildings as a gateway to Vic west and the railyard development, particularly the Bay street façade.
- Consideration of the overall use of materials and finishes, particularly the extensive use of dark colours on Building 2.
- Consideration of the overall architectural expression of the railyard development.
- Reconsideration of the unit layouts to take advantage of views, especially Bay Street and waterfront.
- Consideration of potential light overspill into residential units from the feature stairwell.
- Refinement of Vic West entry courtyard to be more contiguous of with the building entry courtyard.

Carried

For: Sorin Birliga, Carl-Jan Rupp, Brad Forth, Karen Sanders, Stefan Schulson, Elizabeth Balderston, Pamela Madoff

Opposed: Jessi-Anne Reeves