



Stephane Laroye Architect Inc.

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18 February 2021

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

Re: 701 Tyee Road DPV00080 – Final building of the Railyards Development

We have addressed the Advisory Design Panel's comments held on 27 May 2020 regarding the Development Permit (DP) application for 701 Tyee Road (DPV00080). We have addressed all comments and revised the design accordingly. The following is a summary of our response and revisions.

1. ADP comment: *Reconsideration of the expression of the end of the buildings as a gateway to Vic West and the Railyards development, particularly the Bay Street façade*
Response: The massing has been revised to better turn the corners and address the community, and have proposed expressive, playful roofs that directly reference the existing Railyards community. We also propose to add signage to mark the entry to The Railyards which faces Tyee and Bay. Refer to drawings A0.10-12 and A5.01-03
2. ADP comment: *Consideration of the overall use of materials and finishes, particularly the extensive use of dark colours on Building 2*
Response: We have removed all dark colours and propose contemporary industrial colours used throughout The Railyards, fully complying with the Design Guidelines. Refer to drawings A0.09-12, A0.14 and A5.01-03
3. ADP comment: *Consideration of the overall architectural expression of the Railyards development*
Response: The proposed design reinforces the industrial character of The Railyards by providing playful roofs, contemporary industrial colour and massing that fully complies with the Design Guidelines. Refer to drawings A0.09-12 and A5.01-03
4. ADP comment: *Reconsideration of the unit layouts to take advantage of views, especially Bay Street and waterfront*
Response: We have revised the unit layouts to take advantage of the views, particularly the upper floors and the 3-level units facing The Goose. Refer to drawings A0.09, A0.11-12 and A2.04-09
5. ADP comment: *Consideration of potential light overspill into residential units from the feature stairwell*
Response: We have removed the feature stairwells to avoid this issue. Refer to drawings A0.09-12, A2.04-09 and A5.01-03
6. ADP comment: *Refinement of Vic West entry courtyard to be more contiguous with the building entry courtyard*
Response: The proposed building entry is contiguous with the Vic West Entry Plaza while remaining unique and identifiable. Refer to drawings A0.11 and A2.06.

Revisions to the previous submission dated 28 April 2020:

- A. Revised unit sizes, unit mix (approximately 90% 2-bedroom and 10% studio) and quantity (from 95 units to 38 units);
- B. Propose 14 ground-oriented units which is 36% of the proposed units;
- C. Renamed the project to Skyhomes;
- D. The project is a single phase and the MDA will not be revised;
- E. Removed the rooftop amenity patios, to provide expressive roofs, and the amenity room, and expanded the outdoor landscaped amenity space; and,
- F. Overall design is more modest in scale, in keeping with The Railyards;

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

Respectfully,

Stephane Laroye Architect Inc.
Per:



Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA
Principal

CC. Jim Handy, City of Victoria
Chris Lefevre, The Railyards Development Inc.