



EXPLANATORY MEMO

March 12, 2025 Advisory Design Panel Recommendations and Applicant Response DP 08-24 4505-4535 200A Street

Advisory Design Panel Recommendations and Applicant Response

On March 12, 2025, the Advisory Design Panel (ADP) reviewed the DP 08-24 application, and provided the following recommendations (see attached minutes for further details):

1. Review the possibility of screening the Pad-Mounted Transformer (PMT) from 200 Street
2. Incorporate Canada Post security standards into the mailbox hardware
3. Consider expanding the use of the fluted composite wood wall paneling, including on the rear elevations
4. Consider increasing the height and adjusting the design of select roof gables and façade projections to add more variation and consistency
5. Review opportunities to harmonize and add more gable ends to the east elevation of Building 4
6. Consider enlarging the west-facing second-floor window on Building 4
7. Consider adjusting interior floor plans to avoid having two doors between bedrooms and en-suite washrooms
8. Review the interior stairs to ensure their maneuverability for large furniture
9. Explore alternative play features and more engaging surfacing materials in the outdoor amenity space, consider reprogramming it, and review fencing for safety and security
10. Consider relocating the northwest bicycle rack
11. Review measures to improve the convenience of rear garage door access and deliveries (e.g. unit numbers, signage)
12. Review the herringbone pavers within the accessible parking space for accessibility
13. Review the 200 Street unit entrances for usability (e.g. stepping stones)
14. Review the configuration of the interior stairs, study nooks, and powder rooms area within the tandem units for usability and flow
15. Locate smoke alarms in locations that avoid falsely triggering them
16. Ensure upside-down U-shape bicycle racks are used

The applicant submitted finalized revised architectural and landscape drawings on May 13, 2025 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review the possibility of screening the Pad-Mounted Transformer (PMT) from 200 Street

Screening the PMT will not be possible due to BC Hydro standards.

2. Incorporate Canada Post security standards into the mailbox hardware

Mailbox hardware will be in accordance with Canada Post security standards.

3. Consider expanding the use of the fluted composite wood wall paneling, including on the rear elevations

The width of the wood paneling has been widened to 2 feet beside all front doors to highlight these entrances. The garage doors have been changed from a dark grey colour to a warm brown colour to mimic the wood material appearance on the rear elevations.

4. Consider increasing the height and adjusting the design of select roof gables and façade projections to add more variation and consistency

This recommendation primarily focused on the west elevation where one unit does not have a gable end roof due to lack of clearance from an existing large tree that is being retained. In response to this recommendation, the project architect considered a number of alternatives but all were found to be less visually appealing than the original design and, as such, no changes were made.

5. Review opportunities to harmonize and add more gable ends to the east elevation of Building 4

A gable end has been added to an additional unit on the east elevation of Building 4. As the building faces on the other units within this building are stepped back at the 3rd floor, additional gable ends were not possible to add.

6. Consider enlarging the west-facing second-floor window on Building 4

The subject window, which faces the internal lane, is located within a washroom and therefore chosen by the applicant to not to be enlarged.

7. Consider adjusting interior floor plans to avoid having two doors between bedrooms and en-suite washrooms

The doors between the sleeping area and the closet were removed to leave only one door to the en-suite washroom.

8. Review the interior stairs to ensure their maneuverability for large furniture

The applicant has confirmed the proposed stair widths are typical and compliant with the BC Building Code and will be able to accommodate moving furniture.

9. Explore alternative play features and more engaging surfacing materials in the outdoor amenity space, consider reprogramming it, and review fencing for safety and security

The outdoor amenity area has been reprogrammed into a social gathering space, with a picnic table, bench, and paver surfacing. Fencing has been adjusted to open up this space to the internal path but maintain separation from the public walkway.

10. Consider relocating the northwest bicycle rack

As part of ongoing civil engineering work and design, it was determined that a new City water main, travelling through the site and secured by a right-of-way, would be required between 200 and 200A Streets. To create sufficient clearance space around this main between Buildings 1 and 2, Building 2 was shifted northward into the space where the bicycle rack was previously located. This bicycle rack has now been moved into the additional space created between the two buildings.

11. Review measures to improve the convenience of rear garage door access and deliveries (e.g. unit numbers, signage)

Unit numbers have been added above all garage doors to facilitate wayfinding and deliveries.

12. Review the herringbone pavers within the accessible parking space for accessibility

The accessible parking space has been updated to asphalt to create a smooth jointless surface.

13. Review the 200 Street unit entrances for usability (e.g. stepping stones)

Stepping stones leading to unit entrances along 200 Street have been replaced with continuous concrete paths.

14. Review the configuration of the interior stairs, study nooks, and powder rooms area within the tandem units for usability and flow

Different units had slightly different dimensions and configurations and, where the study nooks were too small to be usable, have been replaced with shelving to create additional storage.

15. Locate smoke alarms in locations that avoid falsely triggering them

The applicant has committed to locating smoke alarms accordingly.

16. Ensure upside-down U-shape bicycle racks are used

Bicycle racks have been updated to an upside-down U-shape model.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.