



EXPLANATORY MEMO

January 15, 2025 Advisory Design Panel Recommendations and Applicant Response DP 09-24 5080 & 5096 208 Street

Advisory Design Panel Recommendations and Applicant Response

On January 15, 2025 the Advisory Design Panel (ADP) reviewed the DP 09-24 application, and provided the following recommendations (see attached minutes for further details):

1. Consider wider driveway aprons along lane to narrow lane asphalt width (to reduce apparent width of lane driving surface and better delineate space between buildings)
2. Review interior door placement and swing on ground floors to reduce conflicts
3. Review interior corridor width and stairwell design to maintain ability to move furniture, including mattresses, around corners
4. Review north elevation of Building 8 and south elevation of Building 9 to add more façade variety and visual interest
5. Consider additional façade variety under top of large gable on Building 9
6. Review design of pedestrian access from 208 Street into site, and design this access in a way that doesn't include public park access from 208 Street
7. Consider stairwell placement at garage level, involving moving the entry door further into the unit to create more landing space where the entry door opens to the lane
8. Consider depth of façade variation on top floor of Building 8 (bedrooms)
9. Provide basic 'u-shaped' design bike racks
10. Consider grouping townhomes together to make turnaround larger
11. Remove plantings in laneway/apron areas
12. Review and fix alignment in elevations on all Buildings to match floorplans as necessary.

The applicant submitted finalized revised architectural and landscape drawings on February 10, 2025 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider wider driveway aprons along lane to narrow lane asphalt width (to reduce apparent width of lane driving surface and better delineate space between buildings)

The lane width and driveway aprons have been kept at their existing dimensions to meet City requirements on accommodating convenient fire truck access without obstructions.

2. Review interior door placement and swing on ground floors to reduce conflicts

The ground floor door placements have been adjusted to eliminate the conflict between the front entry door and the door from the garage into the corridor.

3. Review interior corridor width and stairwell design to maintain ability to move furniture, including mattresses, around corners

The applicant has reviewed the width of internal corridors and stairwells and confirmed that they will accommodate the movement of furniture through them. Corridors and stairs are provided at a width of approximately 1.0 metres, which exceeds the BC Building Code requirement of 0.86 metres.

4. Review north elevation of Building 8 and south elevation of Building 9 to add more façade variety and visual interest

Both subject elevations have been updated to add visual interest with the addition of extruded frame features. The other end elevations have also been enhanced with larger board and batten panel sections.

5. Consider additional façade variety under top of large gable on Building 9

To address the blank wall on the large gable of both buildings, the applicant has split up these elevations into additional smaller gables to create more articulation and visual interest and improve the individual identification of each unit.

6. Review design of pedestrian access from 208 Street into site, and design this access in a way that doesn't include public park access from 208 Street

The access from 208 Street into the site is fenced and gated and will appear as a private access, not as a potential public access route.

7. Consider stairwell placement at garage level, involving moving the entry door further into the unit to create more landing space where the entry door opens to the lane

The internal stairs have been shifted further away from the entry door to create a greater internal landing area.

8. Consider depth of façade variation on top floor of Building 8 (bedrooms)

The applicant has reviewed the façades of the top floors and determined that they could not be varied further within the existing structural layout.

9. Provide basic 'u-shaped' design bike racks

Basic U-shape bike racks will be provided and are identified within the landscape plans.

10. Consider grouping townhomes together to make turnaround larger

In consideration of both the BC Building Code and the City's Development Permit Area guidelines which seeks to avoid overly-long townhome blocks, the townhome groups have been left as originally proposed. The turnaround is longer than a standard parking space and is accessed from a wide internal lane which will allow for sufficient room for vehicles to maneuver in.

11. Remove plantings in laneway/apron areas

The landscape architect has confirmed the viability of the plantings within the laneway and, with the goal of providing beautification and greenery within this space, has elected to maintain them.

12. Review and fix alignment in elevations on all Buildings to match floorplans as necessary

All elevations have been reviewed and corrected to ensure they match floor interior floor plans (e.g. window size and locations, etc.).

Staff Commentary

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

In response to questions posed to staff at the ADP meeting, staff have the following responses:

1. Engage Parks staff regarding the possibility of planting new trees in Nicholas Park parallel to fence line, and providing gate access to the Park for residents in complex (along west side of Park)

Development Services staff have been in communication with Parks staff regarding the planting of new trees in Nicholas Park along the fence line of this development application. This initiative does appear to be viable and will continue to be developed prior to consideration of the application's approval.