



EXPLANATORY MEMO

December 11, 2024 Advisory Design Panel Recommendations and Applicant Response DP 15-23 20239-20249 54A Avenue

Advisory Design Panel Recommendations and Applicant Response

On December 11, 2024 the Advisory Design Panel (ADP) reviewed the DP 15-23 application, and provided the following recommendations (see attached minutes for further details):

1. Explore configuring all surface parking spaces to be accessed from the internal aisle
2. Enlarge balconies where possible
3. Consider reconfiguring unit floor plans to face common areas (i.e. living rooms) to the front lot line vs. the side lot line (e.g. southwest corner units)
4. Provide more design interest to the garbage building, especially to its roof (e.g. relationship to adjacent 2nd floor balcony)
5. Consider the feasibility of widening the exterior stairway to the main entrance
6. Review the configuration of the parkade elevator vestibule to improve access from accessible parking spaces
7. Provide more delineation between different activity areas on the rooftop patio, including adding an overhead shade structure and considering a barbecue area
8. Review usability of two-doored washrooms in 2-bedroom units
9. Look for opportunities to make the bicycle and storage rooms more efficient, to create more storage rooms and/or improve bicycle maneuverability
10. Consider additional sound attenuation between amenity rooms and adjacent units
11. Review the rear entrance area for design interest and contrast (e.g. brick column treatment)
12. Break up and add more variety to the façade of the west-facing wall near the northwest corner
13. Raise the front visitor bike rack onto the podium level and ensure the rack model is convenient and secure
14. Explore weather protection over the rear path to the lane
15. Use a heavy-duty door into the garbage building
16. Reconfigure the garbage room to provide access from within the aisle
17. Ensure adequate lighting at entrances and stairways
18. Incorporate Canada Post-recommended hardware
19. Confirm that the adaptable units have adequate door widths and include side-by-side washers/dryers where possible

The applicant submitted finalized revised architectural and landscape drawings on January 17, 2025 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Explore configuring all surface parking spaces to be accessed from the internal aisle

The surface parking area has been reconfigured to have all parking spaces take access from the internal aisle. The loading zone retains access from the lane in order to achieve its required height clearance.

2. Enlarge balconies where possible

A number of units have had their balconies enlarged.

3. Consider reconfiguring unit floor plans to face common areas (i.e. living rooms) to the front lot line vs. the side lot line (e.g. southwest corner units)

The southwest corner unit (unit plan "B") has been reconfigured to have its living room face the 54A Avenue front lot line and its bedrooms face the quieter side lot line.

4. Provide more design interest to the garbage building, especially to its roof (e.g. relationship to adjacent 2nd floor balcony)

The garbage building has been moved from the corner to near the centre of the property along the lane. This increases its separation from neighbouring properties. The garbage building has also had its colour updated to grey to better relate to the main building

5. Consider the feasibility of widening the exterior stairway to the main entrance

The main entrance exterior stairway has been widened.

6. Review the configuration of the parkade elevator vestibule to improve access from accessible parking spaces

The configuration of the parkade elevator vestibule and accessible parking spaces was reviewed and the existing layout was determined to be the most accessible and feasible.

7. Provide more delineation between different activity areas on the rooftop patio, including adding an overhead shade structure and considering a barbecue area

Roof overhangs have been provided from both stairways to create shade cover. The existing delineation between activity areas, as identified with planter boxes and pavers of different shades, was felt by the applicant to be sufficient.

8. Review usability of two-doored washrooms in 2-bedroom units

Unit plan “J”, which has two bedrooms and one washroom, was updated to remove the door between the washroom and one of the bedrooms and provide only one door into the washroom to prevent any potential conflicts and create more wall space.

9. Look for opportunities to make the bicycle and storage rooms more efficient, to create more storage rooms and/or improve bicycle maneuverability

The applicant reviewed the bicycle and storage room layouts for efficiency but found that additional storage rooms and improved bicycle maneuverability could not be provided without removing lockers or bicycle spaces, and as such has decided to keep the layouts as originally proposed. The aisle widths within these rooms meet Zoning Bylaw requirements.

10. Consider additional sound attenuation between amenity rooms and adjacent units

Additional sound attenuation measures between the amenity rooms and adjacent units, which exceed the requirements of the BC Building Code, will be explored at the more detailed Building Permit stage.

11. Review the rear entrance area for design interest and contrast (e.g. brick column treatment)

As a result of reconfiguring the surface parking area to have all spaces take access from the internal aisle, a short retaining wall was required at the lane property line. This retaining was clad with the brick treatment to replicate the brick podium on the building’s front elevation, with the columns kept their same grey colour to better relate to the building walls above.

12. Break up and add more variety to the façade of the west-facing wall near the northwest corner

The façade of the west-facing wall near the building’s northwest corner has had a second column of windows added to eliminate the previous large blank wall and continue the vertical rhythm provided along the rest of the west elevation.

13. Raise the front visitor bike rack onto the podium level and ensure the rack model is convenient and secure

The front visitor bicycle rack has been brought onto the podium level and the landscape architect has confirmed that the rack model is convenient and secure.

14. Explore weather protection over the rear path to the lane

Because the garbage building and its entrance door have been moved to be accessible from within the internal aisle, access between it and the building is now fully covered by the building's upper levels.

15. Use a heavy-duty door into the garbage building

A heavy-duty door will be used for the garbage building entrance.

16. Reconfigure the garbage room to provide access from within the aisle

The garbage building has had its entrance door moved to be accessible from within the internal drive aisle.

17. Ensure adequate lighting at entrances and stairways

The landscape architect has reviewed the lighting plan and confirmed it will provide adequate lighting at entrances and stairways.

18. Incorporate Canada Post-recommended hardware

Canada Post-recommended hardware will be used in the mail room.

19. Confirm that the adaptable units have adequate door widths and include side-by-side washers/dryers where possible

The project architect has confirmed that all door widths within the adaptable units meet the requirements of the BC Building Code. Side-by-side washer and dryers have been provided in 10 of the 15 adaptable units.

Staff Commentary

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