



EXPLANATORY MEMO

February 3, 2021 Advisory Design Panel Recommendations and Applicant Response RZ 05-20/DP 07-20/OCP 02-20

Advisory Design Panel Recommendations and Applicant Response

On February 3, 2021 the Advisory Design Panel (ADP) reviewed the RZ 05-20 / DP 07-20 / OCP 02-20 application, and provided the following recommendations (see attached minutes for further details):

1. Add weather protection over elevator access;
2. Add weather protection/pergola for portion of rooftop deck;
3. Consider moving garbage room south along lane, and consider enhancing the garbage room design;
4. Consider making entrance more prominent (ie. 1.5 to 2 storey expression);
5. Consider making 6th floor amenity area larger;
6. Consider adding seating to amenity area on 2nd floor near play structure;
7. Provide additional warm colour materials on façade to contrast with white and grey materials;
8. Consider larger play structure for amenity space;
9. Shift accessible parking space closer to elevator;
10. Consider adding solar panels to supplement building energy use;
11. Address privacy issues on level 5 and 6 (hallway windows adjacent to elevator core, amenity areas).

On February 5, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted revised architectural and landscape drawings on March 1, 2021 (both attached to the Rezoning Bylaw and Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Add weather protection over elevator access

The Advisory Design Panel noted that elevator access on the building's rooftop deck could be uncomfortable in the elements, particularly for those with accessibility needs. In response, the applicant has added an enclosed elevator lobby with large windows and a transparent door to allow for weather protection while maintaining clear sightlines.

2. Add weather protection/ pergola for portion of roof deck

A large pergola has been provided over a new seating area on the rooftop deck.

3. Consider moving garbage room south along lane, and consider enhancing the garbage room design

The ADP recommended the garbage room be moved south along the lane to bring it closer to the building entrance for the convenience of residents, as well as to improve sightlines for vehicles using the parkade. It also recommended enhancing the garbage room design due to its visibility from across the lane.

The applicant responded by moving the garbage room south along the lane to be directly beside a building stairway and exit door and closer to the building's entrance on the site's southwest corner. The applicant also added design detail to the garbage room by incorporating alternating horizontal steel panels on its lane-facing wall and by adding a roof rafter in a wood-tone fibre cement panel, which matches the wood-tone accents used on the rest of the building.

4. Consider making entrance more prominent (ie. 1.5 to 2 storey expression)

The Panel noted the large wood-tone entrance lobby on the building's southwest corner could be further enhanced as a key feature by raising its height from the single storey design proposed. In response, the applicant raised the lobby's ceiling to a height of 1.5 storeys to make the feature larger and more prominent.

5. Consider making 6th floor amenity area larger

The applicant has enlarged the 6th floor rooftop deck from 151.6 m² to 166 m² and added a lounge area to provide more outdoor space.

6. Consider adding seating to amenity area on 2nd floor near play structure

The applicant has added a bench facing the 2nd floor play structure.

7. Provide additional warm colour materials on façade to contrast with white and grey materials

The Panel noted their appreciation of the wood-tone accents throughout the façade and the visual warmth they add to the predominantly white and grey building and recommended that additional warm-colour materials be used to further enhance this effect. In response, the applicant added wood-tone fibre cement panel to all

sides of the extruded accent walls, included additional accent walls, and changed the building entrance feature to be entirely clad in wood-tone aluminum siding.

8. Consider larger play structure for amenity space

The applicant has added a larger play structure on the 2nd floor outdoor deck.

9. Shifting accessible parking space closer to elevator

The applicant has moved an accessible parking space directly beside the elevator lobby, with the remaining accessible spaces directly across the drive aisle from it.

10. Consider adding solar panels to support building energy use

In response to this recommendation, the applicant noted that while the immediate installation of solar panels is not feasible, they have provided rough-ins and space for mechanical equipment to allow for the installation of solar panels in the future.

11. Address privacy issues on level 5 & 6 (hallway windows adjacent to elevator core, amenity areas)

The ADP noted that hallway windows directly across from the elevator core on levels 5 and 6 have direct sightlines out to private unit decks and recommended that adjustments be made to enhance the privacy of these units. In response, the applicant has changed the shape of these windows to be long, horizontal, and narrow, and positioned them 1.5 metres above the ground to reduce visibility out to private decks while maintaining natural light access into the building hallway.

Staff Commentary

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