



## EXPLANATORY MEMO

### June 9, 2021 Advisory Design Panel Recommendations and Applicant Response DP 04-21/RZ 03-21/OCP 03-21

#### Advisory Design Panel Recommendations and Applicant Response

On June 9, 2021 the Advisory Design Panel (ADP) reviewed the DP 04-21/RZ 03-21/OCP 03-21 application, and provided the following recommendations (see attached minutes for further details):

1. Provide additional on-site outdoor amenity space (i.e. roof-top, or parking deck through reducing parking spaces)
2. Improve privacy for ground floor patios adjacent to building entrance and parking ramp entrance
3. Consider updating landscaping in narrow areas (i.e. plantings vs grass, easier maintenance)
4. Consider additional installed EV chargers and rough-ins, including in the visitor parking/ground floor
5. Ensure combined storage areas are usable and practical (not form and character)
6. Utilize solid opaque privacy screens between patios/balconies
7. Ensure security is considered for mail room placement/design, including by employing a CCTV system
8. Update fencing material on ground floor parking deck (no chain-link fencing, suggest aluminum)
9. Consider increased weather protection over balconies on 5<sup>th</sup> floor below indoor amenity spaces
10. Provide landscaping in the surface parking area to soften its appearance

On June 14, 2021 staff met with the applicant to discuss these recommendations and the applicant submitted revised architectural and landscape drawings on June 22, 2021 (both attached to the Rezoning Bylaw and Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Provide additional on-site outdoor amenity space (i.e. roof-top, or parking deck through reducing parking spaces)

The Advisory Design Panel noted that the building would benefit from outdoor amenity space. In response, the applicant has provided an outdoor deck extending from the indoor amenity space on the second floor.

2. Improve privacy for ground floor patios adjacent to building entrance and parking ramp entrance

The Panel noted that several ground floor units had limited privacy from the building entrances and parkade ramp. In response, the applicant revised the patio design of the ramp-adjacent unit to allow for a landscaped buffer to be placed between it and the ramp. The landscaping around the units near the building entrances has also been updated to improve privacy.

3. Consider updating landscaping in narrow areas (i.e. plantings vs grass, easier maintenance)

The ADP noted that some narrow landscaped areas may be difficult to maintain, and recommended that lower-maintenance landscaping be used. In response, the applicant has refined the landscape design to ensure ease of maintenance.

4. Consider additional installed EV chargers and rough-ins, including in the visitor parking/ground floor

The applicant has added 4 additional EV chargers in the visitor parking area which, in addition to the 2 in the underground resident parking area, add up to a total of 6 throughout the development. Additionally, all other parking spaces will have roughed-in ducting to allow for easier EV charger installation in the future.

5. Ensure combined storage areas are usable and practical (not form and character)

The ADP noted that with some storage areas also including washer and dryer machines, their usability may be reduced, depending on their configuration. In response, the applicant has reviewed all storage areas and adjusted those necessary to ensure convenient and unobstructed access to storage space.

6. Utilize solid opaque privacy screens between patios/balconies

The building will make use of dark frosted glass screens between patios to reduce visibility and improve privacy.

7. Ensure security is considered for mail room placement/design, including by employing a CCTV system

At this time, the applicant has not yet decided whether they will retain ownership of the building to rent or sell the strata units. A CCTV system will be roughed in, and will be completed by either the applicant or the strata post-construction.

8. Update fencing material on ground floor parking deck (no chain-link fencing, suggest aluminum)

In order to improve security, the Advisory Design Panel recommended that the chain-link fencing separating the residential parking area from the visitor parking area on the ground-floor parking deck be replaced with a more durable fencing material, such as aluminum. The applicant has responded by replacing the chain-link fencing with black aluminum fencing.

9. Consider increased weather protection over balconies on 5<sup>th</sup> floor below indoor spaces

Balconies have been added to the 6<sup>th</sup> floor, which will provide cover over the 5<sup>th</sup> floor balconies below them. The 6<sup>th</sup> floor balconies themselves will be covered by the overhanging building roof.

10. Provide landscaping in the surface parking area to soften its appearance.

The applicant has removed 5 visitor parking spaces to create room for additional landscaping. This new area on the western edge of the surface parking area has now been landscaped with a variety of shrub and tree species.

This approach reflects a variance from general provisions in the Zoning Bylaw to reduce the number of visitor parking stalls from 23 to 18. This reduces the parking rate used from 0.2 visitor spaces per unit to 0.16 spaces per unit. In the draft new Zoning Bylaw, a rate of 0.15 visitor spaces per unit is being considered for projects in the SkyTrain Shoulder area, as this one is, which would result in a minimum of 17 visitor spaces required of this development. As such, this approach is consistent with the regulations currently under consideration in the new Zoning Bylaw.

#### Staff Commentary

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