



EXPLANATORY MEMO

March 29, 2023 Advisory Design Panel Recommendations and Applicant Response DP 03-22 5360 204 Street

Advisory Design Panel Recommendations and Applicant Response

On March 29, 2023 the Advisory Design Panel (ADP) reviewed the DP 03-22 application, and provided the following recommendations (see attached minutes for further details):

1. Review elevations/façade treatments to:
 - a. Break up vertical design of stairway walls on north elevation and review the design of the aluminum “ribbon” as it wraps around the building corners for continuity, while keeping building design harmony in mind.
 - b. Incorporate curved building elements and additional design attention in more locations across the building, especially at ground level, lobby entrances, and within the interior courtyard area, including within landscaping features (planter boxes, paving pattern, etc.).
 - c. Review additional opportunities to break up the building’s massing through stronger building face articulation features.
 - d. Consider incorporating green tones into the elevations and simplifying the material and colour variation scheme.
 - e. Review opportunities to daylight more windows and balconies in relation to aluminum “ribbons” and consider using ribbons on south side for shading purposes.
2. Review rooftop amenity spaces for:
 - a. Varying rooftop amenity space programming/design to create more distinct activity spaces, including those oriented to adults (such as BBQ areas).
 - b. Provide more engaging play structures and add them to rooftop spaces to take advantage of sunlight.
 - c. Review shade/coverage opportunities on rooftop outdoor spaces to provide shelter from the sun and rain.
 - d. Provide more detail on the design/screening of the rooftop mechanical utilities, and/or consider heat pump systems.
 - e. Consider cross-access to rooftop amenity spaces between the strata and rental building wings.
 - f. Review design of community garden plots to enable roll-up use by people who use mobility devices and consider breaking up the plots into narrower rectangular forms to be more accessible.
3. Review the courtyard for:
 - a. Consider non-grass material for courtyard (not synthetic)

- b. Incorporate additional vertical elements (i.e. poles, deciduous trees, lighting, etc.) and additional activity opportunities into the courtyard to break up the void space and enhance separation between units facing each other, while being conscious of light access into units.
4. Review design of mail rooms for security and parcel delivery; consider getting in touch with Canada Post for advice.
5. Review potential sunlight impacts of aluminum “ribbon” material to avoid “spotlighting” impacts on surroundings.
6. Bring accessible parking stalls in as close as possible to elevator lobbies.
7. Consider use of electrical building systems vs fossil-fuel based, including opportunities for solar/geothermal energy, and the provision of air conditioning (not form and character).
8. Review security of fenestration into storage rooms (e.g. increasing opacity).
9. Enhance the design of the mechanical/electrical room pavilion and consider incorporating a green roof.
10. Review opportunity to consolidate bike storage rooms as much as possible.
11. Review building for sound attenuation opportunities, including bedroom-to-living room interfaces (not form and character).
12. Consider e-bike charging provisions (not form and character).
13. Consider deconstructing the existing building, vs demolishing, to improve project sustainability (not form and character).
14. Consider adding bike repair rooms (not form and character).
15. Ensure rental wing entrance is as attractive and inviting as that of the strata wing.

On April 11, 2023 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on June 7, 2023 (both attached to the Development Permit). The applicant has responded to the ADP’s recommendations in the following manner:

1. Review elevations/façade treatments to:
 - a. Break up vertical design of stairway walls on north elevation and review the design of the aluminum “ribbon” as it wraps around the building corners for continuity, while keeping building design harmony in mind.

Prominent frame features have been added and the aluminum “ribbon” features have been extended to wrap around the stairway walls to create more visual breaks along its height.

- b. Incorporate curved building elements and additional design attention in more locations across the building, especially at ground level, lobby entrances, and within the interior courtyard area, including within landscaping features (planter boxes, paving pattern, etc.).

The extension of the “ribbon” features to wrap around and soften the building corners, and the courtyard landscape design has been updated to mimic these curves by using curvilinear boundaries between different ground treatments and curved planter box delineators.

- c. Review additional opportunities to break up the building’s massing through stronger building face articulation features.

The “ribbon” and frame features have been simplified to break up the building’s massing more clearly as it rises in height.

- d. Consider incorporating green tones into the elevations and simplifying the material and colour variation scheme.

The “ribbon” and frame features have been simplified to create a more cohesive material and colour scheme. The incorporation of green tones was focused on landscaping in the courtyard and rooftop patio areas, rather than on the façades, to avoid complicating its colour pattern.

- e. Review opportunities to daylight more windows and balconies in relation to aluminum “ribbons” and consider using ribbons on south side for shading purposes.

The “ribbons” have been simplified and updated to avoid crossing any large window areas. They are also used throughout the building, including on the south side, as the ceiling for balconies below them and offer shade to these units, while working to maximize setbacks.

2. Review rooftop amenity spaces for:

- a. Varying rooftop amenity space programming/design to create more distinct activity spaces, including those oriented to adults (such as BBQ areas).

With the goal of encouraging interaction and connection between residents of both the strata and rental building wings, the applicant has decided to focus amenities on the shared ground-floor courtyard. The courtyard’s surface treatments and landscaping has been updated to create more distinct boundaries between activity spaces, such as playgrounds and barbecue stations, while rooftop patios have been maintained with more passive features such as garden plots and lounge areas.

- b. Provide more engaging play structures and add them to rooftop spaces to take advantage of sunlight.

The play area has been updated to provide an additional play structure, for three total, to provide more play options for children of different ages and abilities. All play structures have been kept in the ground floor courtyard to encourage greater interaction between children in both building wings.

- c. Review shade/coverage opportunities on rooftop outdoor spaces to provide shelter from the sun and rain.

More planters and trees have been added to the ground floor courtyard, while the rooftop spaces have been maintained per their original design. The applicant has noted that all rooftop amenity areas are lined with trees along their perimeters and will create a balance of shaded and sunny areas.

- d. Provide more detail on the design/screening of the rooftop mechanical utilities, and/or consider heat pump systems.

Rooftop mechanical units will be screened with light steel fencing matching the exterior metal cladding on the building. The applicant will be presenting additional details on this screening at the public hearing.

- e. Consider cross-access to rooftop amenity spaces between the strata and rental building wings.

The applicant has responded to this recommendation noting that, as a function of maintenance and ownership logistics and access control, they prefer to maintain the strata and rental rooftop amenity spaces separated from each other.

- f. Review design of community garden plots to enable roll-up use by people who use mobility devices and consider breaking up the plots into narrower rectangular forms to be more accessible.

The garden plot designs have been adjusted to allow better access to the entire planting area and to include attached bench seating on two sides.

3. Review the courtyard for:

- a. Consider non-grass material for courtyard (not synthetic)

The grass surface area in the courtyard has been reduced, and replaced with a rubberized surface for the children's play area and larger planter boxes hosting shrubs and trees.

- b. Incorporate additional vertical elements (i.e. poles, deciduous trees, lighting, etc.) and additional activity opportunities into the courtyard to break up the void space and enhance separation between units facing each other, while being conscious of light access into units.

Raised planter areas have been added to the courtyard to break up the various activity spaces and allow for trees to be added to act as vertical features and provide screening between units facing each other.

4. Review design of mail rooms for security and parcel delivery; consider getting in touch with Canada Post for advice.

Doors have been added to the mail rooms for additional security. Staff have provided more detailed Canada Post security reference materials to the applicant, which would be incorporated as part of the development of parcel delivery logistics with the future strata and rental operation.

5. Review potential sunlight impacts of aluminum “ribbon” material to avoid “spotlighting” impacts on surroundings.

The applicant has advised that the aluminum “ribbon’s” surface finish is not excessively reflective and will not cause “spotlighting” issues.

6. Bring accessible parking stalls in as close as possible to elevator lobbies.

The applicant has advised that, in aiming to maximize the supply of parking through as efficient a parkade layout as possible, the accessible stalls as originally proposed are as close to elevator lobbies as they can be, with all accessible stalls less than a maximum of 20 metres away from an elevator lobby.

7. Consider use of electrical building systems vs fossil-fuel based, including opportunities for solar/geothermal energy, and the provision of air conditioning (not form and character).

Air conditioning rough-in and wall openings will be provided to facilitate the future installation of air conditioning by residents. Conduit for solar panels will be provided on the roof to enable its future installation as well.

8. Review security of fenestration into storage rooms (e.g. increasing opacity).

Windows into storage rooms will be frosted to prevent visibility into them from the outside.

9. Enhance the design of the mechanical/electrical room pavilion and consider incorporating a green roof.

A curved ribbon pattern has been added on the pavilion's roof and a rectangular mosaic pattern has been added to its façade to mimic the design of the primary building.

10. Review opportunity to consolidate bike storage rooms as much as possible.

The applicant has advised that, as a result of maximizing the number of stalls, the bike storage rooms as originally proposed cannot be further consolidated without impacting the efficiency of the parkade.

11. Review building for sound attenuation opportunities, including bedroom-to-living room interfaces (not form and character).

The applicant has advised that they will meet the required Sound Transmission Class (STC) ratings between units as per the BC Building Code.

12. Consider e-bike charging provisions (not form and character).

Power outlets will be provided in the bicycle storage rooms.

13. Consider deconstructing the existing building, vs demolishing, to improve project sustainability (not form and character).

The applicant has advised that they do not feel that deconstructing the existing building would be viable for this site.

14. Consider adding bike repair rooms (not form and character).

Bike repair rooms will be added to the indoor amenity areas on the first floor, which will have direct access to the courtyard and exterior.

15. Ensure rental wing entrance is as attractive and inviting as that of the strata wing.

The entrance designs are identical for both the strata and rental building wings.

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. Review square footage and unit types of replacement rental units in relation to existing building.

The current building on site consists of 44 purpose-built rental units. Under Policy 1.16.1 of the City’s Official Community Plan, the proposed new development must replace any existing rental units at a minimum one-to-one ratio, with these replacement units secured by a Housing Agreement. At the ADP meeting, staff were asked to compare the size and unit types of the replacement rental units with the existing units. In response, staff can provide the following information:

	Unit Types	Unit Sizes (average)	Total Average Unit Size	Total Rental Square Footage
Existing Building (44 units)	1-bed: 44	1-bed: 590 ft²	590 ft ²	25,960 ft ²
Proposed Building (53 units)	Studio: 7 1-bed: 25 2-bed: 21	Studio: 417 ft² 1-bed: 560 ft² 2-bed: 791 ft²	606 ft ²	32,104 ft ²

Staff also note that the current Official Community Plan policy and Council Policy CO-81 (Tenant Relocation Plans) do not set requirements for unit types or areas for rental replacement units. However, the Tenant Relocation Plans Policy is planned to be updated, with more specific requirements for rental replacement units possible to include as part of that process.

2. Review Building Code requirements for accommodation of mobility devices within units.

Staff were asked if the Building Code includes requirements for accommodating mobility device (such as wheelchairs and scooters) storage within apartment units. The BC Building Code does not require any dedicated storage space within units, including adaptable units, for mobility devices, but does require adaptable units to have more clear spaces throughout the unit to allow for greater mobility, which often results in larger units with more room available. In addition, staff note the BC Building Code is currently under review, with enhanced accessibility measures being a focus of the upcoming updates and which may apply to this development.