



EXPLANATORY MEMO

June 7, 2023 Advisory Design Panel Recommendations and Applicant Response DP 01-23 20214 & 20224 54A Avenue

Advisory Design Panel Recommendations and Applicant Response

On June 7, 2023 the Advisory Design Panel (ADP) reviewed the DP 01-23 application, and provided the following recommendations (see attached minutes for further details):

1. Review the rooftop amenity area to:
 - a. Update roof paver colour to support solar reflectivity
 - b. Consider adding more communal garden plots to rooftop patio, including roll-up, accessible plots
 - c. Show shade structures adjacent to stairwells on rooftop, and consider adding more shade structures and greenery, while acknowledging sun access need of communal garden plots (i.e. creating shade over barbecue and seating areas)
 - d. Consider strengthening the separation between the various activity areas on the rooftop patio through the use of planters and other features
 - e. Consider using an alternate plant species for the demising planters on the rooftop patio
2. Review on and off-site landscaping to:
 - a. Review opportunities to plant additional trees, including street trees, and update renders to show intended trees
 - b. Review alternatives to grass cover for street boulevard
 - c. Make outdoor space beside the indoor amenity space accessible to users
3. Review the building design to:
 - a. Consider moving balcony of unit H1 to be accessed from living room, with consideration given to how it affects the corner entrance feature
 - b. Consider adding windows to indoor amenity room
 - c. Add more design interest to the garbage room, including considering incorporating a green roof
 - d. Show dividers between individual units' balconies on the fifth and sixth floors
 - e. Review design of the narrowest northwest balcony walls and black window railings for harmony with the overall building architecture
 - f. Consider opportunity for extruded box features to provide solar shading to units, especially on south side
 - g. Consider mitigation measures to avoid growth of vines and moss on north elevation

4. Review storage lockers and bicycle parking to:
 - a. Consider opaque material for storage locker walls to prevent visibility into them (not form and character)
 - b. Re-illustrate bicycle storage in storage rooms to demonstrate usability (not form and character)
 - c. Incorporate bicycle maintenance area (not form and character)
5. Review building and site circulation to:
 - a. Review opportunities to improve access to garbage room, including shortening the distance, and providing roof cover
 - b. Provide automatic door buttons as appropriate throughout building (not form and character)
 - c. Review sightlines for rear lane parking spaces
6. Consider additional sound attenuation measures for units with living room-to-bedroom interfaces (not form and character)
7. Review Canada Post mail room standards and look to incorporate
8. Paint interior walls and columns of parkade white

On June 13, 2023 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on July 4, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review the rooftop amenity area to:

- a. Update roof paver colour to support solar reflectivity

The primary colour of the roof-top amenity area pavers has been selected as light grey to support higher solar reflectivity, with two small areas of darker grey pavers used to demarcate specific activity areas.

- b. Consider adding more communal garden plots to rooftop patio, including roll-up, accessible plots

The number of communal garden plots has been doubled from nine to eighteen, and three plots with greater maneuvering space around them have been identified as accessible.

- c. Show shade structures adjacent to stairwells on rooftop, and consider adding more shade structures and greenery, while acknowledging sun access need of communal garden plots (i.e. creating shade over barbecue and seating areas)

Canopies have been provided connected to both stair accesses to the rooftop, with a smaller structure beside the northeast stairs protecting a tool

storage bench and green waste bins and a larger structure beside the southern stair and elevator providing shade over a seating and dining area. The communal garden plots have been repositioned to the northwest corner of the amenity area to maximize solar access.

- d. Consider strengthening the separation between the various activity areas on the rooftop patio through the use of planters and other features

The overall layout of the rooftop patio has been reconfigured, with shade structures, additional planters, and the addition of a secondary paver colour incorporated to more clearly differentiate between the various activity areas.

- e. Consider using an alternate plant species for the demising planters on the rooftop patio

The ADP noted that the plant species identified for the demising planters on the rooftop patio, Creeping Yew, may be overly sensitive and that a hardier shrub should be considered. In response, the applicant has replaced this plant species with Japanese Holly.

2. Review on and off-site landscaping to:

- a. Review opportunities to plant additional trees, including street trees, and update renders to show intended trees

Two Japanese Stewartia trees have been added to the landscaping plan, along the west edge of the parkade ramp between it and the neighbouring apartment building, for a total of thirteen trees on site. The street tree planting plan will be coordinated with the City's Engineering Department as part of the civil review stage of the application, to maximize the number of street trees while providing the necessary space for utilities and complying with the tree spacing requirements in the City's Design Criteria Manual.

- b. Review alternatives to grass cover for street boulevard

The ADP recommended that a ground cover other than grass be considered for the public boulevard along the site's frontage to enhance local biodiversity. The applicant has tentatively proposed Emerald Carpet, a low-lying small-leaf planting, as the ground cover, and Salal shrubs encircling the street tree bases. These alternatives will be considered by the Engineering Department as part of the civil review stage of the application to maintain compliance with the intent of the City's Design Criteria Manual.

- c. Make outdoor space beside the indoor amenity space accessible to users

A door has been provided on the northwest corner of the indoor amenity room to allow access to a treed patio area outside.

3. Review the building design to:

- a. Consider moving balcony of unit H1 to be accessed from living room, with consideration given to how it affects the corner entrance feature

To maintain the double-height appearance of the corner entrance feature, the balcony of the subject unit has been kept in place, with the interior floorplan reconfigured to locate the living room adjacent to the balcony.

- b. Consider adding windows to indoor amenity room

Three windows have been added to the indoor amenity room.

- c. Add more design interest to the garbage room, including considering incorporating a green roof

The garbage room has been designed with the same colour and reveal line pattern of the apartment building to improve its appearance. The applicant has decided to forego a green roof on the garbage room due to the maintenance requirements that would come with it.

- d. Show dividers between individual units' balconies on the fifth and sixth floors

Dividers have been shown between the subject balconies in all renders.

- e. Review design of the narrowest northwest balcony walls and black window railings for harmony with the overall building architecture

The applicant has adjusted the colour of the northwest balcony walls, along with the other balcony walls, from sage green to cream to create a clearer contrast between these two primary colours in the project's material palette. The black window railings have been maintained, with the applicant determining that they best fit their desired design vision.

- f. Consider opportunity for extruded box features to provide solar shading to units, especially on south side

The applicant has decided to maintain the extruded box features as they are to maintain proportionality with the overall elevations.

- g. Consider mitigation measures to avoid growth of vines and moss on north elevation

The primary materials in use on the north elevation are cementitious panel and brick, both of which are sturdy and commonly used in apartment buildings elsewhere in the City. Under a typical maintenance regime, the growth of any vegetation on these walls will be prevented.

4. Review storage lockers and bicycle parking to:

- a. Consider opaque material for storage locker walls to prevent visibility into them (not form and character)

At the ADP meeting, the applicant noted that the storage lockers would be walled with a dense wire fencing, which the Panel recommended be reviewed for potential replacement by a fully solid material that prevents others from seeing the contents of a locker. The applicant has responded noting that, from a CPTED perspective, visibility into lockers may be preferred as it allows others to see if any suspicious activity is occurring within a locker. As such, storage locker walls have been maintained as originally proposed. Staff note that, with wire fencing, locker owners are able to hang tarps on the walls to prevent visibility inside if desired.

- b. Re-illustrate bicycle storage in storage rooms to demonstrate usability (not form and character)

The bicycle storage diagrams have been reviewed for accuracy and usability, and the unit C storage room has been updated to more clearly illustrate the usable storage area outside the necessary access to the washer and dryer machines.

- c. Incorporate bicycle maintenance area (not form and character)

A bicycle maintenance room has been added in the parkade, and a bicycle washing area has been added in the surface visitor parking area.

5. Review building and site circulation to:

- a. Review opportunities to improve access to garbage room, including shortening the distance, and providing roof cover

The garbage room location and access has been maintained as originally proposed, as other configurations do not allow the efficient accommodation of the PMT, visitor parking spaces, loading zone, and access ramp along the rear lane. Staff note that the upper floors of the building cover most of the access path to the rear garbage room, with approximately twelve metres of the route to the garbage room entrance left uncovered.

- b. Provide automatic door buttons as appropriate throughout building (not form and character)

Automatic door buttons will be provided as necessary, with detailed design to be provided at the Building Permit application stage should the subject rezoning and Development Permit applications be approved by Council. The Building Permit drawings will be reviewed by the City's Building Division staff for compliance with the BC Building Code.

- c. Review sightlines for rear lane parking spaces

The sightlines of the rear lane parking spaces have been reviewed by the applicant's civil engineering consultant and determined to be adequate.

6. Consider additional sound attenuation measures for units with living room-to-bedroom interfaces (not form and character)

The applicant has responded by noting the inter-unit walls will be designed and constructed in accordance with the BC Building Code.

7. Review Canada Post mail room standards and look to incorporate

In response to this ADP recommendation, staff provided the applicant with a mail room security bulletin produced by Canada Post. The applicant has reviewed the bulletin and will be incorporating its recommendations into their mail room design.

8. Paint interior walls and columns of parkade white

The applicant has confirmed they will paint the interior walls and columns of the parkade white.

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 acceptability of rooftop fire pit with Fire Rescue Department

Staff connected with the Fire Rescue Department on this matter, who noted that fire pits were permissible subject to conditions, one of which is that a fire pit must be located on a hard surface. Given that the applicant is proposing a rubber paver surface for the rooftop amenity area where the fire pit was proposed, the fire pit would not comply. Accordingly, the fire pit has been replaced with a coffee table.