



EXPLANATORY MEMO

July 5, 2023 Advisory Design Panel Recommendations and Applicant Response DP 03-23 20659-20679 Eastleigh Crescent

Advisory Design Panel Recommendations and Applicant Response

On July 5, 2023 the Advisory Design Panel (ADP) reviewed the DP 03-23 application, and provided the following recommendations (see attached minutes for further details):

1. Provide softer edge at southwest property line, and review opportunities to soften the west property line elsewhere (e.g. permeable fencing, landscaping, etc.), including potentially rerouting the west sidewalk to the east of the parkade ramps.
2. Consider incorporating additional/larger canopy trees and native and coniferous plant species into landscape plans while maintaining hardiness and original Japanese theme.
3. Review the loading zone for location beside the accessible parking stall, access to buildings, and consider providing one additional loading zone.
4. Reposition the underground accessible parking stalls to be closer to each elevator lobby.
5. Look to provide additional visual interest/texture to the elevations (i.e. making greater use of metal cedar siding), especially on interior elevations.
6. Consider rearranging the ground floor units and indoor amenity areas to improve livability.
7. Show location of mail/package rooms, and consider Canada Post standards in their design.
8. Enhance design of underground parkade ramp "cage".
9. Consider opportunities to screen the PMT and garbage staging area.
10. Provide more shrub plantings in ground floor grass patios.
11. Relocate visitor bike parking areas and replace with additional landscaping.
12. Ensure accessible route is provided through the entire length of the courtyard.
13. Provide benches in children's play area.
14. Consider additional sound attenuation measures for inter-unit walls with living room/kitchen-to-bedroom interfaces (not form and character).
15. Ensure all appliances in adaptable units are accessible.
16. Review rental and adaptable unit selection for unit type variety (i.e. number of bedrooms) (not form and character).
17. Consider opportunities to provide more direct access between the visitor parking area and east building.
18. Provide more information on maintenance logistics of landscaping along north property line.

19. Replace all artificial turf with non-synthetic material.
20. Review outdoor areas adjacent to indoor amenity spaces to align with indoor uses (i.e. workout space outside the gym, seating areas outside the library).
21. Consider use of non-fossil fuel-based heating/cooling systems (not form and character).
22. Consider installation of air conditioning within rental units at opening (not form and character).
23. Ensure a high-albedo roof surface is provided.
24. Adjust landscaping around the accessible entrance ramp to ensure safety and adequate sightlines.
25. Provide additional design interest on the stepped-back roofs, including considering additional privacy enhancements on the north.

On July 7, 2023 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on July 19, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Provide softer edge at southwest property line, and review opportunities to soften the west property line elsewhere (e.g. permeable fencing, landscaping, etc.), including potentially rerouting the west sidewalk to the east of the parkade ramps.

The previous sidewalk to the west of the parkade ramps has been relocated to the east and replaced with landscaping and semi-transparent fencing to soften the property boundary at the southwest, where it's most visible from the street, while maintaining opaque fencing to the north to prevent headlight glare from the raised parking area from creating a nuisance to the neighbouring building.

2. Consider incorporating additional/larger canopy trees and native and coniferous plant species into landscape plans while maintaining hardiness and original Japanese theme.

The applicant is providing five different plant species of native origin within their landscape plans, representing 36% of all proposed plantings. Several coniferous species are also incorporated into the project landscaping, including Japanese Black Pines, Littleleaf Boxwoods, and Hill's Yews. The applicant will also be working with the City's Engineering Department to look to maximize the canopy size of on-street boulevard trees provided as part of the development.

3. Review the loading zone for location beside the accessible parking stall, access to buildings, and consider providing one additional loading zone.

The number of loading zones has been maintained at one, which is consistent with the draft loading requirements staff is considering for the new Zoning Bylaw

currently in development. The loading zone's location has been updated to be located directly beside an access path to the buildings.

4. Reposition the underground accessible parking stalls to be closer to each elevator lobby.

The accessible parking stalls underground have been repositioned to place four of them closer to the west building's elevator lobby and the remaining six closer to the east building's elevator lobby. The drive aisle has also been moved to avoid the need for accessible stall users to cross it on the way to the elevator lobbies.

5. Look to provide additional visual interest/texture to the elevations (i.e. making greater use of metal cedar siding), especially on interior elevations.

The elevation designs have been updated to introduce more contrast between the various materials and shades, and greater use of metal cedar has been incorporated into the building soffits to provide more warmth to the colour palette.

6. Consider rearranging the ground floor units and indoor amenity areas to improve livability.

The south-facing ground floor units and nearby indoor amenity areas have been reconfigured to provide larger private patios for these units.

7. Show location of mail/package rooms, and consider Canada Post standards in their design.

Mail and package rooms have been shown in the lobby areas of both buildings, and the applicant has been provided with a Canada Post security bulletin for their consideration at the Building Permit stage.

8. Enhance design of underground parkade ramp "cage".

The "cage" created by fencing around the ramp providing access to the underground parking area has been updated by replacing the previous chain link fencing with a stainless steel mesh which will be used as a signage opportunity for the development by being painted with a branded colour theme.

9. Consider opportunities to screen the PMT and garbage staging area.

A fence with climbing vines has been placed on the inside edges (north and east) of the PMT, which will also screen the garbage staging area from the street. Additional screening on the west and/or south of the PMT will also be pursued in collaboration with the City's Engineering Department and BC Hydro.

10. Provide more shrub plantings in ground floor grass patios.

Shrub planting areas, at a width of five shrubs, have been provided on the edges of the ground floor units' grass patios.

11. Relocate visitor bike parking areas and replace with additional landscaping.

Visitor bike parking areas have been moved from street level to the top of the raised parking podium to provide more landscaping along the street frontage.

12. Ensure accessible route is provided through the entire length of the courtyard.

A fully accessible walking and rolling route 1.5 metres in width has been provided through the entire length of the courtyard.

13. Provide benches in children's play area.

Three benches have been provided in the children's play area.

14. Consider additional sound attenuation measures for inter-unit walls with living room/kitchen-to-bedroom interfaces (not form and character)

The applicant has advised that inter-unit walls will be built to comply or exceed the sound attenuation requirements of the BC Building Code. For units C8 and C9 on the 5th and 6th floors specifically, where the inter-unit wall is shared by a bedroom and kitchen, the wall will be built at a sound transmission class higher than required by the BC Building Code.

15. Ensure all appliances in adaptable units are accessible.

The applicant has updated the appliances shown in the adaptable units to ensure they are accessible.

16. Review rental and adaptable unit selection for unit type variety (i.e. number of bedrooms) (not form and character)

The distribution of the 21 rental units has been updated to provide 10 one-bedroom units and 11 two-bedroom units. The distribution of the 34 adaptable units has been updated to provide 2 one-bedroom + flex units and 32 two-bedroom units.

17. Consider opportunities to provide more direct access between the visitor parking area and east building.

The applicant has advised that due to the site configuration and need to accommodate a parking area, two buildings, and maximizing the size of the courtyard between them, the access provided between the visitor parking area and east building is as direct as possible. In response to the recommendation, the applicant will include wayfinding signage to facilitate access within the site, including around the west side of the west building and north of the visitor parking area to travel through the central courtyard.

18. Provide more information on maintenance logistics of landscaping along north property line.

The applicant has advised that the plant species (Mock Orange) selected for planting along the north property line is a native species which will have minimal-to-no maintenance requirements.

19. Replace all artificial turf with non-synthetic material.

Artificial turf was previously proposed within the dog play area and has been replaced with pea gravel.

20. Review outdoor areas adjacent to indoor amenity spaces to align with indoor uses (i.e. workout space outside the gym, seating areas outside the library).

A rubber play surface has been added outside the gym to provide an outdoor area for resting or low-intensity activities such as yoga. A seating area has been provided outside the library.

21. Consider use of non-fossil fuel-based heating/cooling systems (not form and character).

The applicant has advised that they will consider this recommendation with their mechanical engineers at the Building Permit stage.

22. Consider installation of air conditioning within rental units at opening (not form and character).

The applicant has confirmed that air conditioners will be provided in all rental units.

23. Ensure a high-albedo roof surface is provided.

High-albedo roof surfaces have been provided on all roofs.

24. Adjust landscaping around the accessible entrance ramp to ensure safety and adequate sightlines.

Landscaping has been updated to provide clear sightlines between the accessible entrance ramp and the street.

25. Provide additional design interest on the stepped-back roofs, including considering additional privacy enhancements on the north.

To maximize the solar reflectivity of the stepped-back roofs, their finishing has been maintained as a single light colour. Additional privacy enhancements, such as fencing, on the north stepped-back roofs have not been provided, as the roof itself will prevent sightlines down from the upper two storeys and additional fencing could increase the building's apparent height from the neighbouring property.

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. Confirm provision of electrical plugs within bicycle rooms.

Electrical plugs will be provided within both bicycle rooms, with the specific number and locations of plugs to be specified at the Building Permit stage.