



## EXPLANATORY MEMO

### July 19, 2023 Advisory Design Panel Recommendations and Applicant Response DP 06-23 19948 55A Avenue

#### **Advisory Design Panel Recommendations and Applicant Response**

On July 19, 2023 the Advisory Design Panel (ADP) reviewed the DP 06-23 application, and provided the following recommendations (see attached minutes for further details):

1. Provide one accessible stall with a Level II EV charger.
2. Move drive aisle in underground parkade to avoid accessible parking space users having to cross it to the elevator vestibule.
3. Look to reconfigure amenity space for usability, including either providing a larger children's play area (potentially at ground floor) or removing it, providing more community garden plots (including in private patios, with hose bibbs and drains, especially on south-facing units), and providing more functional indoor amenity spaces (consolidation, uses, and direct access from corridors to outdoor areas).
4. Consider opportunities to incorporate more greenery and permeability on the site (i.e. parkade frontage, east loading zone/garbage/PMT area, raised parking area, etc.).
5. Move visitor bicycle spaces on top of the parkade podium and replace with extended planters.
6. Consider incorporating more brick into the façade treatments.
7. Provide lighting at ground-floor unit entrance stairs and entry rock gardens.
8. Consider additional sound attenuation measures for units with bedroom-to-living room interfaces.
9. Update floor plans to ensure all units have doors.
10. Make use of high-quality pavers in shared and private patios, and provide more design attention to these surface treatments.
11. Consider greater use of vertical features within the second-floor outdoor amenity (i.e. hops, vines, non-vegetation elements).
12. Update plans, elevations, and renderings to show true colours, soffit treatments, fire wall, and loading/garbage area.
13. Revise design of loading zone to ensure maneuverability, safety, and prevent users from driving over sidewalk to reach it.
14. Provide more durable and privacy-supporting balcony screens (i.e. wood alternative) and provide more detail on their design and appearance, while avoiding an excessive feeling of enclosure.
15. Provide more information on maintenance access to south landscaping strip.

16. Ensure opaque fencing is provided to west and south to prevent headlight glare into neighbouring properties.
17. Consider providing a bicycle maintenance area.
18. Incorporate Canada Post equipment standards into mail room design.
19. Ensure appliances in adaptable units are accessible.
20. Review alternative to grass cover in City boulevard, in coordination with City's Engineering Department.

On July 27, 2023 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on August 31, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Provide one accessible stall with a Level II EV charger.

One accessible stall has been provided with a Level II EV charger.

2. Move drive aisle in underground parkade to avoid accessible parking space users having to cross it to the elevator vestibule.

The north-south drive aisle in the underground parkade has been moved to put all accessible parking stalls on the same side as the elevator vestibule.

3. Look to reconfigure amenity space for usability, including either providing a larger children's play area (potentially at ground floor) or removing it, providing more community garden plots (including in private patios), and providing more functional indoor amenity spaces (consolidation, uses, and direct access from corridors to outdoor areas).

The amenity spaces have been reconfigured by replacing the ground floor barbecue area with a lounge area with more green space and seating adjacent to the indoor party room, replacing the children's play area with a pip rubberized surface adjacent to the gym, providing 7 garden plots within private patios and 7 additional plots in the outdoor amenity area, and providing a dedicated hallway to the outdoor amenity space to allow for direct access.

4. Consider opportunities to incorporate more greenery and permeability on the site (i.e. parkade frontage, east loading zone/garbage/PMT area, raised parking area, etc.).

Additional green spaces have been provided through extended planters along the extruded parkade frontage, additional planting beds around the loading zone, the PMT, and the vehicle ramp to the raised parking area, and a sod lawn in the ground-floor outdoor amenity area.

5. Move visitor bicycle spaces on top of the parkade podium and replace with extended planters.

The visitor bicycle parking spaces have been moved on top of the parkade podium near the main building entrance, and the previous bicycle parking locations have been replaced with extended planters.

6. Consider incorporating more brick into the façade treatments.

More brick has been provided on the lower four storeys flanking the main entrance.

7. Provide lighting at ground-floor unit entrance stairs and entry rock gardens.

Lighting has been provided at the ground-floor unit entrance stairs and within the rock gardens beside the main building entrance.

8. Consider additional sound attenuation measures for units with bedroom-to-living room interfaces.

The applicant has committed to constructing walls between units with bedroom-to-living room interfaces with additional sound attenuation, above the minimum requirements of the Building Code.

9. Update floor plans to ensure all units have doors.

All floor plans have been reviewed and updated to ensure entry doors are shown in all units.

10. Make use of high-quality pavers in shared and private patios, and provide more design attention to these surface treatments.

The applicant has confirmed that all pavers proposed are of a high quality. A second paver model, with a different dimensional and shade pattern, has been added to the main entrance courtyard and both outdoor amenity areas to provide more design interest to these spaces.

11. Consider greater use of vertical features within the second-floor outdoor amenity (i.e. hops, vines, non-vegetation elements).

A trellis has been added to the second-floor outdoor amenity area.

12. Update plans, elevations, and renderings to show true colours, soffit treatments, fire wall, and loading/garbage area.

The applicant has reviewed and revised the architectural drawings to ensure the visibility of the fire wall, soffit treatments, and loading/garbage area, and has corrected the appearance of the materials and colours to display

13. Revise design of loading zone to ensure maneuverability, safety, and prevent users from driving over sidewalk to reach it.

The positioning of the loading zone has been reconfigured to allow for easier access from the lane and prevent access over the sidewalk to it. More detailed design of the adjacent lane, road, and associated features such as curbs, gutters, and sidewalks will take place as part of the project's civil review process, to the satisfaction of the City's Engineering, Parks, and Environment Department.

14. Provide more durable and privacy-supporting balcony screens (i.e. wood alternative) and provide more detail on their design and appearance, while avoiding an excessive feeling of enclosure.

Wood balcony dividers have been replaced with frosted glass to improve durability and maintain privacy while retaining light access to avoid an enclosed feeling.

15. Provide more information on maintenance access to south landscaping strip.

The applicant has advised that the plant species proposed for the south landscaping strip will only require minor pruning. This landscaping strip will also be irrigated, which will reduce maintenance needs.

16. Ensure opaque fencing is provided to west and south to prevent headlight glare into neighbouring properties.

Opaque fencing has been provided at the west and south edges to prevent headlight glare into neighbouring properties.

17. Consider providing a bicycle maintenance area.

A bicycle maintenance area has been provided on the parkade podium near the main building entrance.

18. Incorporate Canada Post equipment standards into mail room design.

The applicant has committed to meeting Canada Post mail room standards.

19. Ensure appliances in adaptable units are accessible.

Appliances in all adaptable units have been reviewed to ensure their accessibility, including by revising any stacked washer/dryers to place them side by side.

20. Review alternative to grass cover in City boulevard, in coordination with City's Engineering Department.

The applicant has identified bee turf or microclover mix with fescue as potential alternatives to grass in the City boulevard. These options will be considered with the City's Engineering, Parks, and Environment Department as part of the civil design process for adherence to City requirements to determine acceptability.

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. Provide more information on the specifications of the fire pit, and review with the City's Fire Rescue Department.

Due to the reconfiguration of amenity spaces, a fire pit is no longer proposed.