



EXPLANATORY MEMO

May 10, 2023 Advisory Design Panel Recommendations and Applicant Response DP 02-23 5404-5414 207 Street

Advisory Design Panel Recommendations and Applicant Response

On May 10, 2023 the Advisory Design Panel (ADP) reviewed the DP 02-23 application, and provided the following recommendations (see attached minutes for further details):

1. Review access to the garbage room from the exterior and whether window intended for use by individuals with disabilities to dispose of garbage can be reached if sitting in wheelchair/scooter.
2. Review security of rear garbage room and stairs from lane.
3. Update entrance design to be more prominent and welcoming, (ex. remove centre pillar) and review the usability of the lobby with regard to mail and parcel delivery, including consideration of Canada Post standards.
4. Consider providing an additional balcony to the 1-bedroom unit on the north elevation on the 7th floor.
5. Show soffit materials within renderings and material palette, especially on roof overhang and entrance canopy.
6. Review project for Building Code compliance, including accessibility, cladding combustibility, and exits into storage.
7. Review usability of upper level parkade ramps with regard to weather.
8. Consider additional bench and shade amenity on rooftop patio in the southern third and expand the landscape buffer between it and the central dining area.
9. Consider expanding roof ballast cover over more of the roof.
10. Consider locating communal planters on rooftop patio.
11. Consider additional decorative screening on north edge of northwest play area.
12. Add gate at stairs to northwest play area from the street.
13. Ensure barrier is provided on east edge of northwest play area to protect it from the parkade ramp.
14. Ensure washers and dryers and doors are illustrated within all units and consistent with adaptable unit designations (i.e. usability and compliance of stacked washers and dryers).
15. Consider provision of air conditioning along with incorporation of non-fossil fuel-based mechanical equipment (not form and character).
16. Consider possible animal waste management strategies.
17. Consider provision of more engaging play equipment.
18. Add spandrel or other glazing-simulating material on the rear parkade to further animate the land façade.

19. Consider noise mitigation strategies for units with bedroom-to-living room interunit walls (not form and character).
20. Provide hose bibb within communal garden area (not form and character).
21. Review rear lane for sightlines and maneuverability of parking spaces and parkade entrance ramps.

On May 12, 2023 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on June 12, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review access to the garbage room from the exterior and whether window intended for use by individuals with disabilities to dispose of garbage can be reached if sitting in wheelchair/scooter.

The design of the garbage room has been updated to provide a larger window to dispose of refuse from within the building. The garbage room has also been moved closer to the rear accessible ramp connection to the building to allow for more convenient access for residents using mobility devices to enter the garbage room from the lane.

2. Review security of rear garbage room and stairs from lane.

The Advisory Design Panel noted that, in the original plans, too much area near the garbage room (namely the accessible disposal window and the stairs accessing it) was unsecured. In response, the applicant has adjusted the design of this area to place an additional fob-accessed door on the exterior wall.

3. Update entrance design to be more prominent and welcoming, (ex. remove centre pillar) and review the usability of the lobby with regard to mail and parcel delivery, including consideration of Canada Post standards.

The entrance design has been update to remove the central pillar to create a more expansive and prominent entrance canopy. The vestibule and lobby have been widened and redesigned to be able to accommodate a seating area and separate mail and parcel delivery rooms.

4. Consider providing an additional balcony to the 1-bedroom unit on the north elevation on the 7th floor.

A balcony has been added to this unit.

5. Show soffit materials within renderings and material palette, especially on roof overhang and entrance canopy.

The applicant has provided additional renderings within the architectural plan set showing the proposed wood finish aluminum soffits on the roof overhangs and entrance canopy and has included the soffit material in the material palette.

6. Review project for Building Code compliance, including accessibility, cladding combustibility, and exits into storage.

The Advisory Design Panel noted several potential Building Code (Code) issues for the applicant to review. The applicant responded noting updates have been made to address Code exit requirements and that further, more detailed review will be undertaken with a Code consultant to ensure the proposed building meets the Code. Staff also note that, after completing the Development Permit and rezoning processes, all developments must go through a separate Building Permit process in which Building Division staff review building plans for strict adherence to the Code. Building Permits are not issued, and no construction can begin, without full compliance with the Code.

7. Review usability of upper level parkade ramps with regard to weather.

The Advisory Design Panel noted concerns with the exposed sections of the parkade ramps for potential usability issues related to rain, snow, or ice. In response, the applicant has provided a roof over the section of the exposed ramp along the eastern edge of the building, and provided in-floor radiant heating on the southern section which could not be enclosed due to setback requirements.

8. Consider additional bench and shade amenity on rooftop patio in the southern third and expand the landscape buffer between it and the central dining area.

The applicant has provided an additional bench in the southern third of the rooftop patio and expanded the planter box buffer between it and the central dining area from one row of shrubs to three. The applicant has elected to maintain the southern third of the rooftop as the unshaded and open section of the patio, and has instead provided one additional tree in the northern lounge area to create additional shade.

9. Consider expanding roof ballast cover over more of the roof.

The applicant has expanded the area of the decorative granular rock roof treatment to cover the entirety of the roof.

10. Consider locating communal planters on rooftop patio.

In consideration of enabling sunlight access to garden plots to support the growth of their plantings, the Advisory Design Panel recommended that communal

planters be included on the rooftop patio. The applicant has responded by adding three garden plots on the roof.

11. Consider additional decorative screening on north edge of northwest play area.

To maintain architectural compatibility, the applicant has elected to keep the north edge of the northwest play area as originally proposed, screened with a black powder-coated metal picket fence.

12. Add gate at stairs to northwest play area from the street.

A gate has been added between the street and the northwest play area.

13. Ensure barrier is provided on east edge of northwest play area to protect it from the parkade ramp.

The Advisory Design Panel noted that the design of the roof over the north parkade ramp may create climbing opportunities for children in the adjacent northwest play area. In response, the applicant has increased the height of the wall separating the play area from the parkade ramp roof to a height of eight feet.

14. Ensure washers and dryers and doors are illustrated within all units and consistent with adaptable unit designations (i.e. usability and compliance of stacked washers and dryers).

Washers and dryers have been illustrated in all floor plans, and adaptable units have had their washer and dryer configurations updated for them to be located side-by-side.

15. Consider provision of air conditioning along with incorporation of non-fossil fuel-based mechanical equipment (not form and character).

The building's electrical systems will be designed to accommodate the future installation of air conditioning by residents.

16. Consider possible animal waste management strategies.

The applicant has responded to this recommendation noting that, as there is no off-leash area proposed for the development, a designated animal waste station is not proposed.

17. Consider provision of more engaging play equipment.

The children's play area has been updated to replace the previous "truck" play feature with a more interactive gazebo feature.

18. Add spandrel or other glazing-simulating material on the rear parkade to further animate the lane façade.

Existing windows along the rear parkade wall have been enlarged and three more windows have been added to improve the appearance of this elevation and enhance the relationship between the building and the rear lane.

19. Consider noise mitigation strategies for units with bedroom-to-living room interunit walls (not form and character).

The applicant has advised that these walls will be designed above the minimum requirements of the Building Code, with an additional half-inch of sound insulation board.

20. Provide hose bibb within communal garden area (not form and character).

Hose bibbs have been provided at both the ground-floor and rooftop garden areas.

21. Review rear lane for sightlines and maneuverability of parking spaces and parkade entrance ramps.

The garbage room has been relocated which allows all nine lane-accessed parking spaces to avoid being located beside a wall the length of the stall. The parkade entrance ramp also does not have tall obstructions located beside it.