



EXPLANATORY MEMO

Advisory Design Panel Recommendations - RZ 01-20/DP 01-20 April 29, 2020

On April 29, 2020 the Advisory Design Panel (ADP) reviewed the RZ 01-20 / DP 01-20 application, and provided the following recommendations (see attached minutes for further details):

1. Upgrade the entry area (stairs and ramp) on 200A Street;
2. Consider massing of corner elements to add a more robust look;
3. Consider more colour on façade;
4. Widen corridor between courtyard and lobby, and add additional bathroom to amenity space; and
5. Review turn radius in parkade.

On April 30, 2020 staff met with the applicant to discuss these recommendations, and the applicant submitted revised drawings (attached to the Rezoning Bylaw and Development Permit) on May 4, 2020. The applicant has responded to the ADP's recommendations in the following manner:

1. Upgrade the entry area (stairs and ramp) on 200A Street
ADP discussion noted that the building entrance design on the 200A Street frontage could be upgraded to better match the design of the 200 Street frontage (which has 15-foot-wide stairs, for example) and present a grander, more welcoming entrance. Staff followed up with the applicant with an initial idea to upgrade the 200A entrance, by way of widening of the current 11-foot-wide entry stairs through moving the accessible ramp to the south. However, the applicant noted that moving the ramp to the south and widening the stairs to match the 200th staircase would be technically difficult, due to the location of a required storm water retention vault to the south and underground parkade to the north. Staff worked with the applicant to upgrade entrance area by instead pulling back the landscaping north of the stairs, adding enhanced parkade wall treatment and signage in lieu of this landscaping, and adding more paved area connecting the stairs to the sidewalk. This approach widens the entry to the staircase and opens up the staircase/sidewalk interface to create a visually broader, more welcoming entry. Through some minor adjustments the applicant was also able to slightly increase the width of these entry stairs (to 12 feet wide).
2. Consider massing of corner elements to add a more robust look

In response to this ADP recommendation the applicant has increased the thickness of the trim boards along the top edges of the roof and corners, to

create a more robust roof/cornice line. These trim boards are now 24 inches thick; previously the trim boards were 17 inches thick.

3. Consider more colour on the facade

ADP discussion noted a desire to add more colour variety to the building façade, although it was acknowledged by the ADP that specific colour direction could not be provided and that the applicant's colour scheme is part of the overall design concept. Staff also note that the OCP DP Guidelines do not include specific direction regarding the colour of building façades. In response the applicant added a dark coloured brick material to the façade of the amenity room, at the east end of the central courtyard, to provide more variety and improve the look of the façade.

4. Widen corridor between courtyard and lobby, and add additional bathroom to amenity space

Although this item was included in the ADP recommendation, given it is not a form and character item (ie. it is an interior design element) the ADP's intent was to only request the applicant consider widening the corridor and adding a bathroom. Following the ADP meeting, the applicant noted they did consider this suggestion, but decided to maintain the current interior design, as the corridor location is necessary to service a stairwell and provide enough floorspace for a usable amenity room and gym, and that an additional bathroom is not necessary given the anticipated volume of users. The applicant also noted that the corridor and entrance between the lobby and courtyard is intended for resident use only, hence the 'low key' entrance design and location in the courtyard. The applicant has, however, improved screening in the vicinity of the courtyard entrance to protect the privacy of an adjacent dwelling unit.

5. Review turn radius in parkade

The applicant has reviewed vehicle turn radius in the parkade to ensure there are functional turning movements between the visitor and resident parking sections.

Staff Commentary

Staff support the updates made by the applicant in response to ADP recommendations.