



## EXPLANATORY MEMO

### Proposed Land Exchange Description

#### November 4, 2020 Advisory Design Panel Recommendations and Applicant Response RZ 02-20/DP 04-20/LUC 04-20

#### **Proposed Land Exchange and Community Garden Improvement**

The applicant is proposing a land exchange as a part of this rezoning application, to create a through-lane between 56th Avenue and Michaud Crescent that connects 20222 56<sup>th</sup> Avenue to Michaud Crescent, and simultaneously expand the existing Michaud Park Community Garden (20237 Michaud Crescent).

This involves rezoning a 188.8 square metre strip of land on the east side of 20237 Michaud Crescent from P1 (Public Institutional/Recreation) to C1 (Downtown Commercial) and transferring this strip to 20222 56<sup>th</sup> Avenue to create the through-lane, and rezoning a 188.8 square metre portion of the 20222 56<sup>th</sup> Avenue property from C1 to P1 and transferring this rezoned portion to 20237 Michaud Crescent to enable expansion of the Community Garden. Should the rezoning Bylaw receive Third Reading from Council, the land exchange will be facilitated through a subdivision application prior to adoption of this Bylaw. The proposed through-lane strip along the east side of the existing Community Garden property generally aligns with an existing access easement. This strip/easement is currently surfaced as a gravel pedestrian path between the 20222 56<sup>th</sup> property and Michaud Crescent and does not contain garden plots or related features.

Staff note that while 20222 56<sup>th</sup> Avenue is already zoned C1, which enables that applicant to develop a high density project (371 units per hectare or 150 units per acre) with only a Council-approved Development Permit (DP), the proposed through-lane will provide improved pedestrian, vehicle and fire truck access to the new building.

This proposed land exchange will create a benefit to the City and community, by expanding the Community Garden to the north onto land that currently belongs to the applicant. This expansion will create enough new land area to add eleven more garden plots to the Community Garden, bringing the plot total up to 29 from the current 18. The applicant will fund the construction of the new garden area and eleven new plots and provide an additional six garden plots to the City, to be located off-site at the direction of the Engineering, Parks and Environment Department.

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

On November 4, 2020 the Advisory Design Panel (ADP) reviewed the RZ 02-20 / DP 04-20 / LUC 04-20 application, and provided the following recommendations (see attached minutes for further details):

1. Update loading space off of parkade entrance (consider a parallel space) to improve sightlines;
2. Ensure bike parking on P1 is secured;
3. Provide more landscaping along lane;
4. Consider paving treatment and traffic calming along lane;
5. Increase variety of landscaping and planting material on site;
6. Maintain public access through the site and require owner maintenance of the lane;
7. Ensure the actual façade elevations reflect the proposed drawings and materials;  
and
8. Provide additional façade details for SW facing 6<sup>th</sup> floor amenity space

On November 9, 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 November 13, 2020. The applicant has responded to the ADP's recommendations in the following manner:

1. Update loading space off of parkade entrance (consider a parallel space) to improve sightlines

The ADP noted that the loading space beside the parkade ramp could create potential conflicts and sightline issues between vehicles accessing the parkade, vehicles using the loading space, and pedestrians using the through-lane sidewalk, and recommended that the design of the loading space be updated to improve sightlines (including suggesting a parallel parking configuration).

In response and following further analysis the applicant noted that, due to space constraints, a parallel parking loading space was not possible. However the applicant has updated the loading space design to improve visibility between lane users, by way of adding a curb letdown, angling down the wall between the loading space and the parkade ramp, widening the loading space out (including where the space meets the lane sidewalk), and reducing the height of the planters around it.

2. Ensure bike parking on P1 is secured

The ADP noted that the P1 bike parking area would be visible from the through lane and might be vulnerable to theft. To protect against bike theft the applicant has moved bike storage areas on the P1 level out of the line of sight of the lane and parkade entrance to prevent bikes from being noticed by passersby. Staff also note that the parkade will be secured by an electronic access-controlled gate.

3. Provide more landscaping along lane

The applicant provided updated landscape plans showing additional planting material along the east side of the through-lane and more planting species in the planters along the west side of the lane. The applicant has also noted that the landscaping will be irrigated, and has provided architectural drawings that better illustrate the full breadth of landscaping proposed (attached to this Memo).

4. Consider paving treatment and traffic calming along lane

The applicant has agreed to incorporate traffic calming along the through-lane, with specific measures (i.e. lane features/pavement treatments) to be determined as part of the Servicing Agreement process and prior to rezoning Bylaw adoption.

5. Increase variety of landscaping and planting material on site

The applicant has increased the number of groundcover and shrub species from seven to twelve, and these are reflected on the revised landscape plans.

6. Maintain public access through the site and require owner maintenance of the lane

Although this is not a recommendation that pertains to form and character, staff note that public access along the through-lane and between 56<sup>th</sup> Avenue and Michaud Crescent will be maintained by a right of way, in favour of the City, registered on the 20222 56<sup>th</sup> Avenue property (there is also an existing access easement that aligns with the proposed through-lane). The lane will also be privately-owned as part of the same parcel as the apartment building and, therefore, the property owner will be fully responsible to perform maintenance on it such as pavement repairs and snow removal.

7. Ensure the actual façade elevations reflect the proposed drawings and materials

To ensure the constructed building and its materials accurately reflect the colours and design shown in the architectural plans as discussed by the ADP, the applicant has confirmed that all elevations reflect the correct materials to be used. Additionally, all reveal lines between material panels are rendered in detail in the plans and will be incorporated into the construction document package.

8. Provide additional façade details for SW facing 6<sup>th</sup> floor amenity space

The ADP inquired with the applicant if the 6<sup>th</sup> floor amenity space will appear as currently illustrated when it is actually constructed. In response, the applicant provided more detail by showing additional reveal lines on the exterior cladding and adding two interior support columns along the glass south wall. Further construction details will be provided later in the approval process.

Staff Commentary

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

*Attachments*

**Landscaping Detail along through-lane (looking south/southwest)**

