



EXPLANATORY MEMO

December 1, 2020 Advisory Design Panel Recommendations and Applicant Response RZ 03-20/DP 05-20/OCP 01-20

Advisory Design Panel Recommendations and Applicant Response

On December 1, 2020 the Advisory Design Panel (ADP) reviewed the RZ 03-20 / DP 05-20 / OCP 01-20 application, and provided the following recommendations (see attached minutes for further details):

1. Ensure snow management keeps accessible and other parking spaces clear;
2. Consider additional fenced parking areas on surface parking level;
3. Utilize secure fencing materials (discourage chain link fencing);
4. Provide access between indoor amenity room to outdoor amenity area;
5. Ensure parkade area is well-lit;
6. Add additional benches, seating and garden plots in amenity area;
7. Utilize reflective roof materials; and
8. Encourage additional installed EV stalls.

On December 4, 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 December 10, 2020. The applicant has responded to the ADP's recommendations in the following manner:

1. Ensure snow management keeps accessible and other parking spaces clear

Given the use of a surface-level parkade as part of the project, the ADP raised concerns about the usability of the parking lot, and accessible stalls in particular, in winter conditions and recommended that they be maintained to keep them clear of snow. In response, the applicant noted that the accessible stalls are located directly beside the lobby and under the raised portion of the building, which will shelter them and prevent any snow build-up from occurring. Additionally, the applicant noted that strata documents will include a snow clearing requirement.

2. Consider additional fenced parking areas on surface parking level

The applicant has enclosed the surface parking resident section with fencing and has designed the entry ramp from the street to be able to accommodate the future installation of a gated fence securing the visitor parking if deemed necessary.

3. Utilize secure fencing materials (discourage chain link fencing)

The ADP discussed the importance of separating the resident parking area from the publicly-accessible visitor section with strong attractive fencing materials that can withstand tampering. In response, the applicant has proposed the fencing separating these two areas of the surface parking level to be black aluminum and similar in appearance to the parkade railings.

4. Provide access between indoor amenity room to outdoor amenity area

The northeast-facing indoor amenity room wall located against the outdoor amenity area has been redesigned as a large doored window wall to provide direct access between the indoor and outdoor amenities.

5. Ensure parkade area is well-lit

The applicant has confirmed the parkade area will be well-lit, with this to be incorporated into the design development of the project. The applicant also noted that lighting will be provided twenty-four hours a day.

6. Add additional benches, seating and garden plots in amenity area

The landscape design has been updated to provide 6 garden plots and 3 additional benches, in addition to the two patio tables and three benches already provided.

7. Utilize reflective roof materials

The applicant has confirmed that the building will utilize a sheet membrane roofing system with light-coloured materials to reflect sunlight and reduce heat gain.

8. Encourage additional installed EV stalls

The development is providing six Level 2 electric vehicle (EV) stalls, or four more than typically requested. Additionally, the remainder of parking stalls will be provided with electrical rough-in infrastructure to accommodate the installation of additional charging stations in the future and the applicant has indicated they will be considering additional EV stalls as deemed necessary.

Staff Commentary

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