



## EXPLANATORY MEMO

### December 1, 2020 Advisory Design Panel Recommendations and Applicant Response RZ 04-20/DP 06-20

#### Advisory Design Panel Recommendations and Applicant Response

On December 1, 2020 the Advisory Design Panel (ADP) reviewed the RZ 04-20 / DP 06-20 application, and provided the following recommendations (see attached minutes for further details):

1. Consider and mitigate noise impact of elevator beside bedrooms;
2. Consider alternate accessible ramp design to reduce travel distance to main entrance or provide accessible parking closer to the ramp (ie. on-street parking space option);
3. Ensure path between south entrance and parkade access stairs is covered;
4. Confirm exiting from parkade complies with BC Building Code;
5. Ensure path from ramp access to south entrance is covered from elements;
6. Lower stairwell windows to reflect actual construction outcome;
7. Ensure renderings reflect actual constructed façade and materials;
8. Provide clear transition between brick building base and siding above;
9. Consider improved consistency of materials at entrance (ie. use of brick);
10. Add vegetation to amenity spaces on 5<sup>th</sup> floor and ground floor amenity area (ie. add another tree);
11. Improve sightlines for visitor parking stalls;
12. Consider ways to provide additional natural light into units; and
13. Consider an additional visitor parking stall underground (accessible space).

On December 7, 2020 staff met with the applicant to discuss these recommendations and the applicant submitted revised architectural drawings on December 21, 2020 and revised landscape drawings on January 13, 2021 (both attached to the Rezoning Bylaw and Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider and mitigate noise impact of elevator beside bedrooms

The applicant has confirmed that they will be complying with the Sound Transmission Class (STC) requirements as set forth in the BC Building Code.

2. Consider alternate accessible ramp design to reduce travel distance to main entrance or provide accessible parking closer to the ramp (ie. on-street parking space option)

Due to the small size of the site, changing the location or configuration of the accessible ramp was not viable. However, the path between the ramp and the nearest building entrance has been covered to provide weather protection, and an accessible visitor parking stall has been provided in the underground parkade.

3. Ensure path between south entrance and parkade access stairs is covered

This path has been covered by a glass roof laid on top of a trellis.

4. Confirm exiting from parkade complies with BC Building Code

The applicant has confirmed parkade exits will comply with the BC Building Code.

5. Ensure path from ramp access to south entrance is covered from elements

This path has been covered by a fiber cement panel-clad awning extruding from the building between the first and second storey.

6. Lower stairwell windows to reflect actual construction outcome

The Advisory Design Panel noted that the position of stairwell windows in the architectural plans may not be feasible and therefore the drawings may not illustrate the actual appearance of the building once constructed. In response, the applicant has updated their plans to more accurately position these windows.

7. Ensure renderings reflect actual constructed façade and materials

The Advisory Design Panel made a general recommendation to ensure the architectural renderings accurately reflect the appearance of the building's façade and materials once constructed. The applicant has updated their plans as necessary to confirm this in response.

8. Provide clear transition between brick building base and siding above

The applicant has added a black horizontal reveal line between the facade's brick base and white fiber cement siding above to provide a more definitive transition between them.

9. Consider improved consistency of materials at entrance (ie. Use of brick);

The Advisory Design Panel identified an imbalanced appearance in the original building entrance design, specifically with the interplay between the wood-tone metal and brick façade materials. In response, the applicant has updated the design to use only wood-tone metal siding at the entrance and change the siding of the two floors directly above the entrance from brick to grey fiber cement panels.

10. Add vegetation to amenity spaces on 5<sup>th</sup> floor and ground floor amenity area (ie. add another tree)

The two fifth floor outdoor amenity areas have each been programmed with movable planter beds and pots featuring grasses, lavender, and Green Japanese Maple trees. The ground floor amenity area was left unchanged given its existing inclusion of community gardens and variety of greenery.

11. Improve sightlines for visitor parking stalls

The applicant has confirmed that they have updated their plans as advised.

12. Consider ways to provide additional natural light into units

The Advisory Design Panel suggested that more natural light could be provided to units by adding interior windows between the units and hallway to take advantage of the hallway's exterior windows. The applicant has advised this is unfeasible, but that units will be well-lit with windows provided on the building's other three sides.

13. Consider an additional visitor parking stall underground (accessible space)

The Advisory Design Panel noted a concern with visitor access to the building for those with accessibility needs, due to the site size and configuration resulting in a design with the visitor parking stalls and accessible ramp being located on opposite sides of the building. The Panel recommended that an additional accessible parking stall be provided underground and reserved for visitor use to provide shorter travel distances for visitors. The applicant has added this parking stall.

Staff Commentary

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