



EXPLANATORY MEMO

April 14, 2021 Advisory Design Panel Recommendations and Applicant Response DP 08-20/RZ 06-20

Advisory Design Panel Recommendations and Applicant Response

On April 14, 2021 the Advisory Design Panel (ADP) reviewed the DP 08-20/RZ 06-20 application, and provided the following recommendations (see attached minutes for further details):

1. Consider increasing balcony size (deeper dimensions)
2. Consider adding balcony covers to uncovered balconies

On April 16, 2021 staff met with the applicant to discuss these recommendations and the applicant submitted revised architectural and landscape drawings on April 20, 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 increasing balcony size (deeper dimensions)

The applicant has increased the size of the balconies on the white “tower” portions of the building by minimizing the detail of the parapet to provide additional usable space within the same exterior envelope. On the charcoal “podium” building portions the applicant has widened the balconies by over two feet.

2. Consider adding balcony covers to uncovered balconies

The ADP noted that several balconies on the charcoal “podium” portions of the building were open to the sky and recommended that the applicant consider providing cover over them. In response, the applicant has added a two-foot deep overhang over these balconies. The depth of these covers is limited by structural constraints, but the applicant has committed to working to further increase their size as much as feasible as detailed design work continues on the project.

Staff Commentary

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