



## EXPLANATORY MEMO

### Advisory Design Panel Recommendations and Applicant Response DP 03-20 July 22, 2020

On July 22, 2020 the Advisory Design Panel (ADP) reviewed the DP 03-20 application, and provided the following recommendations (see attached minutes for further details):

1. Install privacy screens on balconies;
2. Improve the aesthetic of parkade wall, through vegetation and design, along Eastleigh Crescent frontage;
3. Add more colour and variation to parkade wall along rear lane (potentially including mural and/or creeping vegetation);
4. Add a covered structure over the seating area in the courtyard;
5. Use synthetic turf/material instead of grass in courtyard;
6. Incorporate more robust colours, variety and intensity on the building corner and facades;
7. Accentuate the brownstone look along Glover Road frontage (incorporating second storey with first storey);
8. Minimize light spill from lighting features;
9. Improve access to parkade garbage enclosure from accessible parking/lobby (adding second set of doors or swapped door location);
10. Improve and increasing overall variety and volume of on-site vegetation;
11. Provide direct stairwell access from residential levels to all parkade levels;
12. Review stairwell design, between parkade and front entrance, for safety;
13. Use larger units as adaptable units;
14. Install a play structure in the children's play area or garden plots.

Staff reviewed the ADP comments with the applicant in August 2020 and the applicant submitted revised drawings (attached to the Rezoning Bylaw and Development Permit) and a written response on September 28, 2020.

The applicant has responded to the ADP's recommendations in the following manner:

1. Install privacy screens on balconies parkade the entry area (stairs and ramp) on 200A Street

The applicant has installed privacy screens on side-by-side balconies and balconies directly adjacent to neighboring unit windows.

2. Improve the aesthetic of parkade wall, through vegetation and design, along Eastleigh Crescent frontage

The applicant notes the existing planting is very dense and requires no additional plant material, and revised the coloured renderings to better illustrate the extent of the existing landscaping and has also provided clarification on the stamped concrete finish.

3. Add more colour and variation to parkade wall along rear lane (potentially including mural and/or creeping vegetation)

The applicant has added a concrete reveal & painted pattern on these concrete walls.

4. Add a covered structure over the seating area in the courtyard

The applicant has added an arbour over the lounge area.

5. Use synthetic turf/material instead of grass in courtyard

The applicant has substituted synthetic turf for grass in the courtyard area.

6. Incorporate more robust colours, variety and intensity on the building corner and facades

The applicant's revised plans include the following changes to the façade and corner treatments:

- dropped fascia on residential & commercial entry frames
- more colour variation of Hardie Panel on large blank facades
- introduction of brick on some planter walls
- change in material of vertical banding on corner tower element
- painted concrete pattern on concrete wall along back lane
- stepped fascia on corner tower roof

7. Accentuate the brownstone look along Glover Road frontage (incorporating second storey with first storey)

The applicant believes that the exterior design changes (see Item 6. above) will sufficiently enhance the appearance without altering the building's massing.

8. Minimize light spill from lighting features

The applicant has affirmed that all of the light fixtures will be “dark sky compliant” and none of the exterior lighting will shine directly into adjacent unit windows.

9. Improve access to parkade garbage enclosure from accessible parking/lobby (adding second set of doors or swapped door location) (\*not building form and character)

The applicant has reviewed the parking layout and garbage room access and determined that it is not possible to add a door to the room without losing a parking stall. The applicant has chosen not to make any changes to this area.

10. Improve and increase overall variety and volume of on-site vegetation

The applicant believes that the existing landscape plan has ample plant material, but as noted above in item 2, the applicant has updated the colour renderings to better reflect the plan.

11. Provide direct stairwell access from residential levels to all parkade levels (\*not building form and character)

The applicant has determined that the suggested stairwell access cannot be provided without losing parking and has decided not to pursue this.

12. Review stairwell design, between parkade and front entrance, for safety (\*not building form and character)

The applicant has reviewed and reaffirmed the functionality of the stairwell noting also that the CPTED consultant report identified no concerns with the design.

13. Use larger units as adaptable units (\*not building form and character)

The applicant prefers to leave the adaptable unit sizes unchanged.

14. Install a play structure in the children’s play area or garden plots

The applicant has added a children’s play structure and play equipment to the courtyard amenity area in the southeast corner of the site.

Staff Commentary

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