



EXPLANATORY MEMO

April 14, 2021 Advisory Design Panel Recommendations and Applicant Response RZ 01-21/DP 02-21/OCP 01-21

Advisory Design Panel Recommendations and Applicant Response

On April 14, 2021 the Advisory Design Panel (ADP) reviewed the RZ 01-21/DP 02-21/OCP 01-21 application, and provided the following recommendations (see attached minutes for further details):

1. Remove/modify upstand wall around rooftop amenity to open up this space and accentuate SW corner (i.e. flat iron effect/architectural feature)
2. Increase the size of the rooftop amenity space and add programming and landscaping
3. Update lobby entrance area to provide improved visual and pedestrian access to/through breezeway
4. Include window features in elevator lobby on each storey (internal feature suggestion, not form and character)
5. Increase landscaping throughout the project by potentially modifying floorplate and floorspace
6. Consider additional outdoor amenity space adjacent to indoor amenity on 2nd storey, cantilevered over the surface parking lot
7. Increase vertical articulation of commercial frontage with material changes to create visual interest at grade level
8. Update façades to create a more subtle architectural expression (toned down horizontal striping colours and consider that the building expression is setting a precedent for future development and building design to the east)

On April 16, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on May 5, 2021 (both attached to the Rezoning Bylaw and Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Remove/modify upstand wall around rooftop amenity to open up this space and accentuate SW corner (i.e. flat iron effect/architectural feature)

The applicant has revised the architectural treatment of the building's southwest corner by adding a corner arch feature and by replacing a large central portion of

the upstand walls with a continuous glass railing to create a more prominent building corner and improve access to views, light, and air from the rooftop deck.

2. Increase the size of the rooftop amenity space and add programming and landscaping

The applicant advised that they were not able to increase the size of the rooftop amenity space due to constraints related to the BC Building Code. However, they have updated their plans to show the amenity area's landscaping with composite wood decking, dining and lounging furniture, and trees in large planters.

3. Update lobby entrance area to provide improved visual and pedestrian access to/through breezeway

The Advisory Design Panel noted that visual and pedestrian access between the elevator lobby, the breezeway, and the east surface parking area should be improved. In response, the applicant has widened the interior hallway between the breezeway and the elevator lobby and added windows to much of the hallway wall facing the east parking area. The connection between Fraser Highway and the west parking area was also enlarged to improve pedestrian access and visibility, and a gate has been added between the breezeway and east parking area.

4. Include window features in elevator lobby on each storey (internal feature suggestion, not form and character)

The elevator lobby on all residential floors has been widened to create room for windows added to the wall overlooking the second floor outdoor amenity area.

5. Increase landscaping throughout the project by potentially modifying floorplate and floorspace

The landscape plans have been updated to show increased landscaping along the Fraser Highway frontage and on the rooftop amenity deck. Additionally, a new outdoor amenity deck, with outdoor furniture and landscaped with shrubs and Japanese maple trees in large planters, was added on the second floor.

6. Consider additional outdoor amenity space adjacent to indoor amenity on 2nd storey, cantilevered over the surface parking lot

An outdoor amenity space adjacent to the second floor indoor amenity room has been added through a large deck over top of the east side parking area.

7. Increase vertical articulation of commercial frontage with material changes to create visual interest at grade level

Vertical dark grey composite metal panel “columns” have been added to the exterior of the commercial units to break up the glazed frontage into smaller components, provide visual interest at grade, and establish a material rhythm for people walking by the building.

8. Update façades to create a more subtle architectural expression (toned down horizontal striping colours and consider that the building expression is setting a precedent for future development and building design to the east)

The ADP commented that the initial design’s prominent red extruded horizontal fins on multiple storeys and strong alternating black and white vertical columns created an overly complex façade that may not easily relate to future development adjacent to the site. The panel also recommended that the façade colours be toned down to create a subtler architectural expression.

In response, the applicant has significantly adjusted the façade in a manner that maintains a horizontal expression but also softens and simplifies its appearance. The use of a single darker colour on the second floor enhances the cornice above the commercial units and provides a strong double-height horizontal expression at ground level that sets a solid pattern for ground floor designs in future buildings to the west and east. The extruded fins running between each storey have had their colour changed from red to grey to tone down their appearance, while the red top floor cornice colour remains in place to add a prominent horizontal line mirroring the horizontal band created by the building base and maintain a modern, urban boldness to the façade. The vertical elements between the base and roof have had their contrast minimized by changing their colours from black and white to grey and beige, which reduces their prominence and the complexity of the façade by drawing attention to the horizontal lines set by the building base and cornice.

Staff Commentary

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