



EXPLANATORY MEMO

May 12, 2021 Advisory Design Panel Recommendations and Applicant Response RZ 08-20/DP 09-20/OCP 04-20

Advisory Design Panel Recommendations and Applicant Response

On May 12, 2021 the Advisory Design Panel (ADP) reviewed the RZ 08-20 / DP 09-20 / OCP 04-20 application, and provided the following recommendations (see attached minutes for further details):

1. Consider enabling resident access to grassed areas on east and south side (by reconfiguring patios/access to patios);
2. Add an outdoor play structure and other programming in the outdoor amenity and BBQ area;
3. Add plantings/screening in outdoor amenity area to improve privacy for adjacent unit patios;
4. Consider adding balcony door canopies for penthouse units;
5. Consider softening lane (north) side of parkade with landscaping at crest of parkade that grows over exposed wall and/or utilize brick/stamped treatment; also ensure any exposed east parkade wall from street side view is treated with brick as well;
6. Add some vertical definition to BBQ area (i.e. vertical elements, pergola, trees);
7. Increase depth of outdoor amenity patio (i.e. extend north into common outdoor area), and ensure privacy of adjacent private patios is maintained;
8. Consider unique, contemporary landscaping types to complement modern architecture (create additional landscape interest);
9. Ensure in-unit storage space as identified is usable for general and bike storage and other uses (not form and character);

On May 18, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted revised architectural and landscape drawings on May 27, 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 enabling resident access to grassed areas on east and south side (by reconfiguring patios/access to patios)

The applicant has retained resident access to the north outdoor amenity area only in order to provide one central gathering place for all residents. Additionally, the

applicant noted that the east and south side grassed areas are narrow and long in their configuration and would not provide recreational benefit, and that the patios along them could not be reconfigured without changes to the interior suite layouts.

2. Add an outdoor play structure and other programming in the outdoor amenity and BBQ area

A low-impact and low-height children's play space made up of natural elements has been provided in the outdoor amenity area. Communal garden plots have also been added between the barbecue area and the parkade ramp, with additional seating and planting provided around the barbecue area.

3. Add plantings/screening in outdoor amenity area to improve privacy for adjacent unit patios

A variety of shrub species and trees have been added on the perimeter of the barbecue area to delineate it from the grassed outdoor amenity area, as well as to provide separation and privacy between it and the units across from it. Additional plantings have also been added around the newly expanded outdoor amenity patio to screen it from the units to its sides.

4. Consider adding balcony door canopies for penthouse units

The applicant explored the potential addition of canopies above the balcony doors of the penthouse units, but determined they are not necessary due to the expected weather protection that will be provided by the roof overhang above the balcony and effective building envelope detailing in compliance with the BC Building Code.

5. Consider softening lane (north) side of parkade with landscaping at crest of parkade that grows over exposed wall and/or utilize brick/stamped treatment; also ensure any exposed east parkade wall from street side view is treated with brick as well

While landscaping over the north parkade wall was determined to be unfeasible due to the safety fence preventing plantings from being located on its top edge, the applicant has adjusted their plans to show the parkade painted in a light grey and treated with architectural reveal lines to improve and soften its appearance.

The east parkade wall will be nearly flush with the parkade wall of the building under construction directly neighbouring it to the east, and will not be visible from the street. A fence will be added between the two parkades both on the southern street frontage and the northern lane frontage to close this small gap, with the northern fence including a gate to allow for maintenance access to these walls.

6. Add some vertical definition to BBQ area (i.e. vertical elements, pergola, trees)

Trellises have been added on the southern edges of the barbecue area to provide clearer definition between it and the grassed outdoor area, with seating added beneath them to further define and program the barbecue area.

7. Increase depth of outdoor amenity patio (i.e. extend north into common outdoor area), and ensure privacy of adjacent private patios is maintained

The outdoor amenity patio has had its depth extended to the north by four feet to a total of twelve feet deep at the shallowest point. Shrub and tree species added at its sides have been chosen to maintain the privacy of the adjacent private patios while retaining sightline opportunities onto the outdoor area.

8. Consider unique, contemporary landscaping types to complement modern architecture (create additional landscape interest)

More contemporary flowering shrubs have been incorporated into the landscaping, with peonies and irises incorporated throughout the site. Magnolia trees have also been added, with four of them placed in the outdoor amenity area.

9. Ensure in-unit storage space as identified is usable for general and bike storage and other uses (not form and character)

The usability of in-unit storage rooms has been reviewed, with one unit's floor plan adjusted accordingly by separating the storage room and washer/dryer machines into separate spaces to ensure the usability of both.

Staff Commentary

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