



EXPLANATORY MEMO

Update on Development Permit Drawings

**RZ 03-20/DP 05-20/OCP 01-20
20689-99 Eastleigh Crescent**

Update to Ground Floor Design Along Eastleigh Crescent

Due to an error in calculating the Flood Construction Level (FCL) for this location relative to Logan Creek, the ground floor of the street-fronting units and entry lobby fronting Eastleigh Crescent needs to be raised above street level by approximately 1.7 metres in order to achieve the required FCL.

This requires the design along Eastleigh Crescent to be modified from the original design shown in the application drawings (see January 25, 2021 Public Hearing agenda), to incorporate raised ground floor units and patios that access the Eastleigh Crescent sidewalk through stairs, and a raised entry lobby that is accessed by stairs and an accessible ramp from the Eastleigh Crescent sidewalk. A ramp has also been added to provide access to the outdoor amenity area. These modifications do not change the proposed building height as presented at the Public Hearing; only the ground floor unit and lobby dimensions need to be modified to incorporate the raised ground floor.

The raised ground floor level creates a wall feature along Eastleigh Crescent, which the applicant has clad with brick and treated concrete with reveal lines to tie the wall design into the rest of the façade and add visual interest to the required wall. See Sheet SD1.51 in the applicant's attached architectural drawings for renderings.

This design update was presented to the Advisory Design Panel (ADP) as an information update at the June 29, 2021 ADP meeting. No comments were provided by the ADP.

Staff Commentary

Given that habitable floors in a building must be situated according to the FCL to ensure these floors do not get impacted in a flood event, these design updates needed to be made to this Development Permit application.

These design updates do not involve any changes to the proposed rezoning of the property and related zoning parameters (ie. density, height, setbacks, lot coverage, parking), as presented at the Public Hearing.

The applicant has worked with staff to add material and visual interest to the wall along Eastleigh Crescent and staff support approval of the Development Permit.