



EXPLANATORY MEMO

July 21, 2021 Advisory Design Panel Recommendations and Applicant Response DP 03-21/RZ 02-21/OCP 02-21 5324-5326 & 5334-5336 198 Street

Advisory Design Panel Recommendations and Applicant Response

On July 21, 2021 the Advisory Design Panel (ADP) reviewed the DP 03-21/RZ 02-21/OCP 02-21 application, and provided the following recommendations (see attached minutes for further details):

1. Update the roof design (require overhangs, consider a flatter roof/resolve pitched/flat roof intersection)
2. Consider updating the door materials/colours (brighter expression)
3. Consider a varied colour palette for each townhouse block
4. Consider balconies or Juliette windows on second floor along internal driveway, and over the electrical room
5. Update ground floor windows along 198 to add more differentiated ground floor elevation
6. Consider additional back patio screening between back yard areas (Blocks 2 and 3), and additional screening along 198 Street for patios (Blocks 1) – retain 4 foot high fence along street front with higher screening intervals
7. Replace/update the entire east fence
8. Utilize more durable fencing material along project edges
9. Provide rendering to show proposed building at corner of 198/53

On August 5, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on August 27 and 30, 2021 (both attached to the Rezoning Bylaw and Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Update the roof design (require overhangs, consider a flatter roof/resolve pitched/flat roof intersection)

In all locations where pitched roof elements ended in line with the roofs, the pitched roofs have been extended beyond them by a foot.

2. Consider updating the door materials/colours (brighter expression)

The doors have been updated to an alternating colour scheme of teal and light grey to contribute a brighter colour expression and diversity to the façades.

3. Consider a varied colour palette for each townhouse block

The applicant has responded noting that given the small size of the proposed development, a varied colour palette for each block may create a cluttered appearance. However, the new alternating door colours are intended to help address this comment by adding variety and visual interest to the block façades.

4. Consider balconies or Juliette windows on second floor along internal driveway, and over the electrical room

The applicant has added Juliette balconies along the internal driveway on the third floor of all units, noting that implementing them in the second floor living rooms would restrict the space and configurations available for furniture placement. A balcony has been added over the electrical room on the northwest-most unit.

5. Update ground floor windows along 198 to add more differentiated ground floor elevation

Ground floor windows along 198 Street have been adjusted and made larger to enhance the façade and create a stronger connection between the townhouses and street. As these windows are located in the units' garages, they will be provided with obscured glass to maintain security.

6. Consider additional back patio screening between back yard areas (Blocks 2 and 3), and additional screening along 198 Street for patios (Blocks 1) – retain 4 foot high fence along street front with higher screening intervals

The ADP recommended that fence heights throughout the project be increased in order to provide more outdoor privacy for residents. In response, the applicant has raised the fence height between units to 2 metres and utilized a horizontally slatted aluminum design. Along 198 Street 1.2 metre high horizontally slatted aluminum fencing is provided, with higher (about 1.5 metres high) laser cut panel intervals along 198 Street to further add visual interest and light and air access. The slats in these aluminum fences are separated with minimal gaps (12.5 mm) at the bottom and middle and gradually widen at the top (37.5 mm) in order to maintain privacy between patios while allowing for light and air access.

7. Replace/update the entire east fence

The applicant has confirmed they will provide a new fence along their shared property lines through agreements with neighbouring property owners when possible, or by installing new fencing on site abutting existing fencing if the relevant neighbours do not want it replaced.

8. Utilize more durable fencing material along project edges

This recommendation was made in response to the applicant's original wood fencing proposal with concern for its appearance and potential future deterioration. In response, all edge fencing material has been updated to aluminum.

9. Provide rendering to show proposed building at corner of 198/53

A rendering of the proposal from the southwest perspective at the corner of 198 Street and 53 Avenue has been provided in the updated architectural plan set.

Staff Commentary

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