



EXPLANATORY MEMO

June 29, 2021 Advisory Design Panel Recommendations and Applicant Response DP 07-21/RZ 05-21/OCP 04-21 20137-39 Fraser Highway

Advisory Design Panel Recommendations and Applicant Response

On June 29, 2021 the Advisory Design Panel (ADP) reviewed the DP 07-21/RZ 05-21/OCP 04-21 application, and provided the following recommendations (see attached minutes for further details):

1. Provide complete floorplans for Council submission
2. Consider more varied brick pattern with colour accents to add interest to ground floor façade
3. Add increased visual interest to plaza pavement pattern/colour
4. Add a double row of trees along Fraser Highway and 201A Street
5. Highlight column in plaza with colour and lighting
6. Secure waste management and mail room areas
7. Use a decorative aluminum fencing material in the parkade
8. Consider a larger pedestrian area at the Fraser Highway and 201A Street intersection and potential expanded public realm along 201A Street
9. Integrate the future bus stop into the Fraser Highway frontage design to complement and enhance public realm and complement commercial uses
10. Use more shade tolerant trees on interior outdoor amenity deck, and taller shade providing trees on western outdoor amenity deck
11. Incorporate public art and/or seating elements in plaza

On June 30, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on July 6, 2021 (both attached to the Rezoning Bylaw and Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Provide complete floorplans for Council submission

Complete floorplans for all units are provided in the updated drawing submission.

2. Consider more varied brick pattern with colour accents to add interest to ground floor façade

The applicant has updated the brick pattern with texture and different patterning (i.e. smaller brick faces around ground floor commercial units) to provide more

interest at ground level, while retaining the dark gray colour throughout in order to emphasize the signage and window displays of the commercial units.

3. Add increased visual interest to plaza pavement pattern/colour

The applicant's Landscape Architect has provided a 'working drawing' design (see attached Landscape drawing titled 'Fraser Highway Plaza') that updates the corner plaza with a stamped pavement pattern delineated by concrete bands radiating out from the breezeway that connects the plaza to the commercial and visitor parking area within the site's interior. Light features have also been added to the plaza, embedded as light bars into the concrete bands and up-lights in tree grates, as a striking feature that will help to create a unique and eye-catching night-time gateway feature for this high-profile intersection. The night-time effect of these lighting features are shown on a conceptual basis on the front cover of the applicant's Architectural drawings.

This plaza is also bounded by additional trees that will provide definition and shade for the plaza space; these trees are also intended to be tall-limbed to provide greenery while retaining visibility to the commercial units and sightlines through the plaza. The plaza has also been designed to accommodate movable/removable chairs and tables for outdoor seating related to cafes and food-service uses that may occupy the adjacent ground-level commercial units.

Staff note that given that this plaza design directly interfaces with the future reconstructed street frontage on the City right-of-way, at this point in the process the working drawing design is intended to show the general plaza design and major planned plaza elements. This plaza design will need to be refined further and aligned with the civil design for the Fraser Highway and 201A Street frontages, and this process will likely result in adjustments to the plaza's stamped concrete and band pattern, as well as light bar and additional tree locations, to ensure a harmonized design between private property and City right-of-way and a landscape maintenance approach that is to the City's satisfaction. The applicant will work with staff on refining the plaza design and harmonizing it with the City's streetscape standards as a part of the Servicing Agreement and civil design stage following third reading of the applicable Bylaws. A finalized version of the plaza, which will reflect the current general plaza design elements shown in the applicable Landscape drawings, will be presented to Council prior to Bylaw adoption and Development Permit approval.

4. Add a double row of trees along Fraser Highway and 201A Street

While a double row of trees is not possible on Fraser Highway due to the underlying parkade structure (limits placement of the tree wells necessary for street trees) and

the need for adequate sidewalk width to accommodate higher pedestrian volumes between the street and commercial units and the transit stop, additional landscaping features have been added, including several new street trees within the existing street tree strip along Fraser Highway and 201A Street, as well as new trees lining the proposed plaza area (as described above), which creates a short stretch of double tree effect adjacent to the plaza and near the corner of Fraser Highway and 201A Street.

5. Highlight column in plaza with colour and lighting

The lighting proposed by the applicant in the landscape plans illuminates the corner column feature in the plaza, and will continue to be developed further in collaboration with staff as a part of plaza design refinement as described above.

6. Secure waste management and mail room areas

The applicant has advised that resident garbage and recycling facilities are located in the secured underground parkade and commercial waste facilities are located in a secured room adjoining the southwestern-most commercial unit. Garbage and recycling bins will only be brought up to the at-grade staging area along the lane for pick-up. The mail room is accessed through a fob-secured door, and includes windows into it from the elevator lobby for additional security.

7. Use a decorative aluminum fencing material in the parkade

The fencing separating the surface parking area from the back lane and the residential parking area from the visitor parking area at grade has been updated to be made of a powdered black aluminum.

8. Consider a larger pedestrian area at the Fraser Highway and 201A Street intersection and potential expanded public realm along 201A Street

The potential for a larger public realm and pedestrian area along 201A Street, including at the intersection with Fraser Highway, is supportable by staff. This item primarily involves City right-of-way area and does not affect the design or footprint of the building itself, and will be considered as part of the development of a Servicing Agreement and civil works design following third reading of the Bylaws. Staff note that this item will also be considered in conjunction with finalizing and harmonizing the proposed plaza on the applicant's property with the civil design for the street frontages and Fraser Highway/201A Street intersection, and further adjustments to the 201A Street frontage and corner curve location at Fraser Highway and 201A Street may be possible based on the outcomes of the applicant's required Transportation Impact Assessment (TIA). These adjustments

may also provide opportunities for a larger public realm along 201A Street, additional tree plantings and a redesigned 201A Street section. An update in this regard will be brought forward when the application is presented to Council prior to Bylaw adoption and Development Permit approval.

9. Integrate the future bus stop into the Fraser Highway frontage design to complement and enhance public realm and complement commercial uses

The existing bus stop on the Fraser Highway frontage is to be replaced with the new development. Staff will seek the creation of an enhanced bus stop facility, complete with a shelter structure and location that enhances and complements the public realm and landscape design and adjacent commercial uses, when the development is nearing completion.

10. Use more shade tolerant trees on outdoor amenity deck, and taller shade providing trees on western outdoor amenity deck

The applicant's Landscape Architect recommends maintaining the tree species as initially selected.

11. Incorporate public art and/or seating elements in plaza

As described above, the applicant has provided a plaza design that enables the location of moveable/removable chairs and tables within plaza, to provide seating opportunities for café/food services in close proximity to ground floor commercial units that will add pedestrian activity and urban vibrancy to this public open space.

Staff Commentary

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

Note: the applicant's architectural renderings of the building accurately depict the building design, façade, materials and colours, but staff note that the generic wooden planter boxes shown along the Fraser Highway and 201A Street frontages are a product of the applicant's building rendering software and do not accurately depict the proposed landscaping along these street frontages. Consult the applicant's Landscape drawings and Sheet SD2.01 in the Architectural drawings for the actual proposed landscaping. The architectural renderings will be updated to accurately depict the proposed landscaping.