



## EXPLANATORY MEMO

**September 15, 2021 Advisory Design Panel  
Recommendations and Applicant Response  
DP 09-21  
5370 & 5380 200 Street, 5371 & 5381 200A Street,  
20010 & 20020 Michaud Crescent, & 20031 53B  
Avenue**

### **Advisory Design Panel Recommendations and Applicant Response**

On September 15, 2021 the Advisory Design Panel (ADP) reviewed the DP 09-21 application, and provided the following recommendations (see attached minutes for further details):

1. Utilize alternate planter materials (instead of wood)
2. Consider improved interface and access path between dog run and outdoor kitchen
3. Update trellis to align with the form and character of building façade, and consider designing the trellis to provide cover for the outdoor kitchen
4. Show building footprint in context with other buildings
5. Consider additional landscaping on visitor parking deck and the site
6. Utilize alternate materials in synthetic turf area (soil bed and drainage)
7. Consider a unique façade variation at the corner of 200 and Michaud

On September 20, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on September 23, 2021 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Utilize alternate planter materials (instead of wood)

The ADP recommended the planter boxes' material be changed from wood to an alternative to maintain their long-term integrity. In response, the applicant has noted that planters in the common outdoor amenity areas will be made of concrete Allan Block to accommodate these areas' greater use, while planters in private unit patios are proposed as wood to look more natural and mitigate heat gain in the patios and the planter surfaces themselves. The wood planters will be pressure treated and stained to increase their durability and match the building's wood-tone siding. This development is proposed as a rental building and wood planter maintenance and upkeep will be the responsibility of the building owner.

2. Consider improved interface and access path between dog run and outdoor kitchen

In order to avoid conflicts between barbecue users and dog run users, the entrance to the dog run has been relocated from the southwest corner to the southeast corner away from the outdoor kitchen area.

3. Update trellis to align with the form and character of building façade, and consider designing the trellis to provide cover for the outdoor kitchen

A new trellis with a more contemporary design has been proposed, and will be stained to match the building's wood-tone siding. The trellis has been kept uncovered in order to reduce maintenance needs, but has been enlarged substantially to cover the entire outdoor kitchen area.

4. Show building footprint in context with other buildings

The footprints of the adjacent buildings (one existing and one under construction) have been shown on the context and site plans.

5. Consider additional landscaping on visitor parking deck and the site

The visitor parking area has been revised to accommodate a planter alongside the exit path from the building.

6. Utilize alternate materials in synthetic turf area (soil bed and drainage)

The ADP recommended that the synthetic turf be replaced by natural grass, particularly in the dog run area. In response, the applicant noted this item was reviewed carefully and that after considering several other materials they have decided to maintain the hardscaping and artificial turf in the dog area. Natural grass, pea gravel, and mulch were contemplated but were determined to be more prone to damage and odour, whereas the applicant notes synthetic turf is durable, washable, and lends itself to more effective maintenance and odour control.

7. Consider a unique façade variation at the corner of 200 and Michaud

In order to reduce the dominance of the horizontal plane of the building design, the corner feature has been adjusted to angle upward and create a strong focal point on this prominent intersection where the two building wings meet.

Staff Commentary

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