



## EXPLANATORY MEMO

### October 20, 2021 Advisory Design Panel Recommendations and Applicant Response DP 10-21 5364-5380 198 Street & 19824 54 Avenue

#### Advisory Design Panel Recommendations and Applicant Response

On October 20, 2021 the Advisory Design Panel (ADP) reviewed the DP 10-21 application, and provided the following recommendations (see attached minutes for further details):

1. Utilize a richer, warmer palette of colours and tones and materials across the townhouse units/groupings, ie. wood accents;
2. Increase/accentuate articulation on building faces to differentiate massing and floorplate of individual units (step/stagger the units in plan view);
3. Consider updating the rooflines at the ends of the townhouse groups to reduce apparent massing;
4. Increase width of east-west sidewalk through site and use distinct paving pattern to highlight sidewalk location across driveway;
5. Ensure clear sightlines for accessible parking space near 54 Avenue;
6. Ensure addressing enables efficient emergency response access;
7. Install 6 foot durable privacy fence along east property line; and
8. Consider additional taller landscaping to provide some screening of patios from 198 Street for TH3 Block.

On October 22, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on November 18, 2021 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Utilize a richer, warmer palette of colours and tones and materials across the townhouse units/groupings, ie. wood accents

The building façades have been updated to make greater use of warmer materials, with wood-tone cement board siding added on the corners and ends of the townhouse blocks as well as around and above the individual unit entrances to provide greater distinction between them and showcase a richer colour palette.

2. Increase/accentuate articulation on building faces to differentiate massing and floorplate of individual units (step/stagger the units in plan view)

The existing massing articulation has had its features, such as columns and frame extrusions, further varied in depth to contribute additional visual interest to the building elevations and accentuate the individual units.

3. Consider updating the rooflines at the ends of the townhouse groups to reduce apparent massing

The lengths of the roof overhangs on the ends of the townhouse blocks have been reduced from 3'6" to 2'0" to project less past the block sides to create greater visual separation between the buildings and thereby reduce overall apparent massing.

4. Increase width of east-west sidewalk through site and use distinct paving pattern to highlight sidewalk location across driveway

Through reconfiguring the locations of the townhouse blocks and parking spaces, additional open space has been created. This has allowed the walkway running through the site to be widened by 1 foot to a total width of 5 feet and an outdoor amenity area to be added, which features a children's play structure, a bench, and a Dawyck Gold Beech tree. The walkway has also been highlighted through the use of concrete pavers to distinguish it from the asphalt lane.

5. Ensure clear sightlines for accessible parking space near 54 Avenue

The landscaping between the accessible parking space and 54 Avenue has been reduced in height and pulled back from the corner to ensure clear sightlines.

6. Ensure addressing enables efficient emergency response access

In order to facilitate emergency response access to the units, which have entrance doors accessed from private walkways on the opposite sides of the building from the lane, a unit access diagram has been provided at the north entrance of the site to map unit numbers and their respective entrance locations.

7. Install 6 foot durable privacy fence along east property line

A 6-foot vinyl fence has been provided along the length of the east property line. A vehicle and pedestrian gate has also been incorporated into this fence at 53A Avenue to restrict access through the site to 53A Avenue for non-residents while maintaining emergency access through a lock box program. This gate is anticipated to be removed when the 53 Avenue access through the property to the south is closed in the future and the redevelopment of properties to the east occurs.

8. Consider additional taller landscaping to provide some screening of patios from 198 Street for TH3 Block

1-metre high Hick's Yews have been provided along the TH3 townhouse block frontage to provide additional privacy screening from 198 Street. The other two blocks to the south, TH4 & TH5, benefit from a retaining wall that provides greater separation from the street.

Staff Commentary

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