



EXPLANATORY MEMO

October 20, 2021 Advisory Design Panel Recommendations and Applicant Response DP 11-21 20120-20170 53A Avenue

Advisory Design Panel Recommendations and Applicant Response

On October 20, 2021 the Advisory Design Panel (ADP) reviewed the DP 11-21 application, and provided the following recommendations (see attached minutes for further details):

1. Consider play structure (ie. for 2 to 5 year age range) or additional landscaping in lieu of log structure;
2. Increase number of larger trees on podium level;
3. Consider extending edge of amenity solarium to the south;
4. Update entry points to amenity room and storage lockers to improve accessibility and usability (not form and character); and
5. Show combined bike and storage configuration examples on drawings (not form and character).

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 17, 2021 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider play structure (ie. For 2 to 5 year age range) or additional landscaping in lieu of log structure

The applicant has updated the landscaping on the southwest corner of the building by providing additional shrub screening between the play structure and the private unit patio to the east, adding two magnolia trees to its west along the parkade edge, and incorporating an additional communal garden plot to the north, while maintaining sufficient clearance around the play structure for its safe use.

2. Increase number of larger trees on podium level

Six new trees have been added to the podium level landscaping, including two providing shade over the children's play area, and another four magnolia trees that have been added to the south of the outdoor amenity area to provide a buffer between it, the edge of the podium, and the existing houses and any potential future redevelopment to the south.

3. Consider extending edge of amenity solarium to the south

The solarium connecting the indoor and outdoor amenity areas has been extended two feet to the south to provide a total enclosed area of ten feet in depth.

4. Update entry points to amenity room and storage lockers to improve accessibility and usability (not form and character); and

The entry points to the indoor amenity room and storage rooms have been adjusted to widen the clear area past the entrance doors.

5. Show combined bike and storage configuration examples on drawings (not form and character)

Enlarged storage locker diagrams have been provided to show conceptual configurations of bike storage and shelving space within the lockers.

Staff Commentary

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