



## EXPLANATORY MEMO

### July 21, 2021 Advisory Design Panel Recommendations and Applicant Response DP 06-21 20359 Langley Bypass

#### Advisory Design Panel Recommendations and Applicant Response

On July 21, 2021 the Advisory Design Panel (ADP) reviewed the DP 06-21 application, and provided the following recommendations (see attached minutes for further details):

1. Consider identifying pedestrian paths on parking lot surface (texture treatment/striping)
2. Swap accessible parking spot to locate closer to entrance
3. Consider outdoor amenity area for employees
4. Consider additional landscaping

On July 28, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on August 18, 2021 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider identifying pedestrian paths on parking lot surface (texture treatment/striping)

The ADP recommended that the parking lot be reconfigured to enable more convenient and comfortable pedestrian access between visitors' vehicles and the entrance, which is located on the southeast corner of the building. In response, the applicant has widened the gap between the building's eastern walls and the perpendicular parking spaces to create a 1.5-metre wide continuous travel path from the back parking area to the entrance. The applicant also added a painted crossing to delineate access from the southeastern ten stalls to the entrance across the drive aisle and alert drivers to customers that may be crossing.

2. Swap accessible parking spot to locate closer to entrance

The applicant has moved all three required accessible parking spots directly in front of the building entrance.

3. Consider outdoor amenity area for employees

The reconfigured parking lot enabled the provision of an employee outdoor amenity area on the east side of the building adjacent to the staff room.

4. Consider additional landscaping

Three additional landscaped areas have been introduced into the site plan on the southeast of the property featuring several shrub species and red maple trees. The shrubs are to be 0.6 m in height and the tree limbs will be 2.4 m above ground to allow for clear sightlines between the site entrance and the nearby parking stalls.

Staff Commentary

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