



## EXPLANATORY MEMO

### February 16, 2022 Advisory Design Panel Recommendations and Applicant Response DP 01-22 20816 45A Avenue

#### Advisory Design Panel Recommendations and Applicant Response

On February 16, 2022 the Advisory Design Panel (ADP) reviewed the DP 01-22 application, and provided the following recommendations (see attached minutes for further details):

1. Enhance separation between visitor parking space and 45A Avenue frontage
2. Review design of balcony separation screens to tie into broader project architecture and improve privacy
3. Adjust front yard fencing to separate units with shared entrance paths
4. Show drawing of north frontage including conceptual off-site landscaping
5. Consider alternative material to wood for south and east fencing
6. Consider additional 3<sup>rd</sup> floor glazing & design treatments (i.e. vent grille) along side elevations
7. Consider accessibility for delivery services to units
8. Consider the maintenance of landscaping in relation to the project's fee simple tenure

On February 23, 2022 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on March 1, 2022 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Enhance separation between visitor parking space and 45A Avenue frontage

The Panel recommended that the visitor parking space on the north end of the site be better separated from the public sidewalk it will abut. In response, the applicant has shifted its position away from the sidewalk slightly to create the room to plant a row of Wintercreeper shrubs as a green buffer between them.

2. Review design of balcony separation screens to tie into broader project architecture and improve privacy

While previously only the southernmost privacy screen was shown as aluminum, the other balcony dividers have been noted as being composed of solid plate aluminum as well to enhance privacy and maintain design consistency.

3. Adjust front yard fencing to separate units with shared entrance paths

All units with adjacent front entrance paths have had these paths divided with fencing down the middle to separate each unit's half.

4. Show drawing of north frontage including conceptual off-site landscaping

To better demonstrate the relationship between the proposed development and the future off-site upgrades to its north, the ADP recommended that the ultimate 45A Avenue cross-section be shown. In response, the applicant has added a sheet to the architectural plan set which illustrates the future landscaping of 45A Avenue and how it integrates with the project's site plan and elevation, with a sidewalk and a plant strip separating the site from an on-street parking lane and travel lane. This drawing is based on the road cross-section identified for 45A Avenue in the preliminary engineering requirements for this project. More detailed design of this public frontage and time of construction (i.e. as part of the development vs. in the future through a cash-in-lieu contribution) would be determined as part of the project's civil design review stage should the application receive Third Reading.

5. Consider alternative material to wood for south and east fencing

The south and east fencing has been updated to be composed of solid aluminum.

6. Consider additional 3<sup>rd</sup> floor glazing & design treatments (i.e. vent grille) along side elevations

The Panel recommended that additional design elements be added to the side elevations to animate their appearance. In response, the applicant has added vent grilles under the roof peaks to echo the treatment on the east and west elevations, and connected them with spandrel sections to the large windows below.

7. Consider accessibility for delivery services to units

The primary access mechanism for delivery services is envisioned to be for drivers to park in the on-site visitor parking space and walk the short distance around to the units' front doors on 208 Street. However, to accommodate additional delivery service flexibility, unit numbers will be shown on both the street and lane sides.

8. Consider the maintenance of landscaping in relation to the project's fee simple tenure

The ADP enquired about the maintenance of the project's landscaping, given that the development is proposed with fee-simple tenure where each unit is located on its own lot, along with its associated front yard and back lane portion. The applicant

clarified this arrangement by showing property lines on the landscape plans, which illustrates the position of each individual tree and shrub on every parcel. Each owner will be responsible for maintaining the plantings on their respective property.

#### Staff Commentary

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