



## EXPLANATORY MEMO

### January 19, 2022 Advisory Design Panel Recommendations and Applicant Response DP 15-21 20032 & 20038 56 Avenue

#### Advisory Design Panel Recommendations and Applicant Response

On January 19, 2022 the Advisory Design Panel (ADP) reviewed the DP 15-21 application, and provided the following recommendations (see attached minutes for further details):

1. Provide weather-protective coverage over all 6<sup>th</sup> floor balconies
2. Provide covered area on rooftop patio (over tables and/or barbecue area) for weather protection
3. Provide greater variety of seating options on rooftop patio
4. Consider adding more or differently shaped/sized garden plots and spreading them out more widely over rooftop patio
5. Consider using larger windows on side (east and west) building frontages
6. Provide more plant material variety (with more robust trees) on rooftop patio to create an “outdoor room” effect
7. Consider alternate parking layout for parallel parking spaces
8. Consider additional landscaping along the back of the parking area (such as support columns)
9. Provide additional design detail to the glass wall feature beside the front entrance
10. Consider non-fossil fuel heating/cooling approach (*not form and character*)
11. Consider using electric air conditioning to allow for cooling and noise mitigation through closed windows (*not form and character*)
12. Consider noise attenuation opportunities to insulate units from street noise and rooftop patio (*not form and character*)
13. Illustrate bike placement in storage lockers
14. Consider making garbage room accessible from within the building
15. Consider expanding on/incorporating additional sustainability measures into the project (i.e. permeable hardscaping)

On January 28, 2022 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on February 3, 2022 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Provide weather-protective coverage over all 6<sup>th</sup> floor balconies

A weather-protective canopy has been extended across both sides of the building over all 6<sup>th</sup> floor balconies.

2. Provide covered area on rooftop patio (over tables and/or barbecue area) for weather protection

A covered trellis has been provided on the rooftop patio, and the landscape plans have been adjusted to place the barbecue and picnic table area beneath it.

3. Provide greater variety of seating options on rooftop patio

The variety of seating options has been expanded to place lounge chairs under tree cover, in addition to the previously-proposed picnic tables and benches.

4. Consider adding more or differently shaped/sized garden plots and spreading them out more widely over rooftop patio

The Advisory Design Panel noted that the rooftop garden plots may provide more interest to the amenity area with more variety in their design. In response, the garden plot area has been adjusted to position them in a more engaging pixelated manner compared to the previous grid pattern. The applicant has also noted that they prefer to maintain the planters close together to keep any dirt in one area and have all plots close to the garden shed, potting bench, and compost bin.

5. Consider using larger windows on side (east and west) building frontages

The applicant has elected to maintain the side window configurations as originally proposed in order to maintain a more functional interior, as the windows' narrow shape and high location helps create space for bed positioning inside. Additionally, staff note that the windows as proposed support privacy between this building and those that neighbour it, as they prevent visibility in or out of them while maintaining light access into the units and contributing to more attractive side elevations.

6. Provide more plant material variety (with more robust trees) on rooftop patio to create an "outdoor room" effect

A second tree species (Red Jewel Flowering Crabapple) has been added to the rooftop patio, and the planters they are placed in have been spaced slightly further apart to create a greater leaf canopy width. The landscape architect also noted that both tree species used were selected for their hardiness with regard to drought and growth in planter boxes, and that the feasibility of larger planters and trees is limited by weight considerations on this wood-frame building.

7. Consider alternate parking layout for parallel parking spaces

The applicant has reviewed the potential for reconfiguring the parking layout to improve the convenience of the parallel parking spaces but no alternatives were possible due to the site geometry, parking requirements, and structural considerations involved in the underground column placement. Staff note that the parallel stall lengths are proposed at 6.7 metres, which meet the Zoning Bylaw requirement and are 1.2 metres longer than the standard space length requirement to account for the additional maneuverability needs of parallel parking.

8. Consider additional landscaping along the back of the parking area (such as support columns)

An ornamental grass strip over 2 feet in depth has been added along the entire south edge of the parkade past the wheel stops of the surface parking spaces.

9. Provide additional design detail to the glass wall feature beside the front entrance

The applicant has confirmed that a lighting feature will be located in the entrance lobby at this location and will be visible through the glass wall.

10. Consider non-fossil fuel heating/cooling approach (*not form and character*)

The applicant has confirmed that all dwelling units will be equipped with electric heating and cooling systems.

11. Consider using electric air conditioning to allow for cooling and noise mitigation through closed windows (*not form and character*)

The applicant has confirmed that all units will have electric air conditioning.

12. Consider noise attenuation opportunities to insulate units from street noise and rooftop patio (*not form and character*)

The rooftop patio roof pavers are expected to dampen noise due to their thickness, while the provision of air conditioning will allow residents to keep their windows closed in the summer to mitigate street noise. Additionally, the applicant has confirmed they will hire an acoustical consultant to ensure all noise levels meet BC Building Code requirements, and will continue to study the feasibility of additional noise attenuation measures, including triple-glazed windows.

13. Illustrate bike placement in storage lockers

Bicycles have been illustrated in all storage lockers to show how they could be positioned along with residents' other belongings. Staff note that the Zoning Bylaw requirement for storage is 1 locker per unit and 0.5 spaces per unit for bicycle parking and that, as a result, only half of the storage lockers are required to be able to comfortably accommodate a bicycle.

14. Consider making garbage room accessible from within the building

The applicant has considered this recommendation and elected to maintain the garbage room layout as originally proposed, as adding a door would remove usable space from the garbage room and increase resident traffic past the two units located across the hallway from it.

15. Consider expanding on/incorporating additional sustainability measures into the project (i.e. permeable hardscaping)

The applicant has noted that they will be incorporating several additional sustainability measures into the project, including providing permeable paving in walkways, private and rooftop patios, and the entrance driveway, employing a high-albedo roof material with a high solar reflectance index, and using high U-value glass for windows and doors.

Staff Commentary

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