



## EXPLANATORY MEMO

### February 16, 2022 Advisory Design Panel Recommendations and Applicant Response DP 14-21 5494-5508 Brydon Crescent & 19890 55A Avenue

#### Advisory Design Panel Recommendations and Applicant Response

On February 16, 2022 the Advisory Design Panel (ADP) reviewed the DP 14-21 application, and provided the following recommendations (see attached minutes for further details):

1. Employ a warmer/darker colour for the south and east podium fencing
2. Review design relationship between roof line and corner pop-ups to better integrate them with each other
3. Consider opportunities for rooftop landscaping/amenity space
4. Consider warmer/darker materials and colours along building's middle portions
5. Consider opportunities for improved access between underground accessible parking spaces and elevator lobby (i.e. moving stalls, adding lobby doors)
6. Consider more active/engaging children's play structure
7. Consider increased perennial and hedge landscaping and variety, along with larger canopy trees
8. Provide lighting at covered surface parking stalls to address potential CPTED concerns
9. Consider opportunities for a more attractive east parkade wall treatment as it relates to the neighbouring property
10. Incorporate additional landscaping along the south edge of the surface parking area and consider opportunities for additional permeable paving to assist with stormwater runoff management

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 14, 2022 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Employ a warmer/darker colour for the south and east podium fencing

The Panel noted that the original light-coloured fencing lining the edge of the surface parking level overly contrasted with the tones making up the building's façades. In response, the applicant has updated the fencing colour to use a warmer maroon tone that aligns with the wood siding on the proposed elevations.

2. Review design relationship between roof line and corner pop-ups to better integrate them with each other

The ADP noted that the corner roof lines projected excessively beyond the building walls and recommended that these elements be better integrated. The applicant responded by noting that this appearance was the result of a rendering issue, and the renderings have been updated to better reflect the more moderate overhangs (approximately two feet past the balcony edges) shown in the elevation drawings.

3. Consider opportunities for rooftop landscaping/amenity space

Given the existing ground-level outdoor amenity area which connects directly to the indoor amenity room, the applicant has elected not to provide additional rooftop amenity space. Staff note that rooftop patios are more commonly provided on denser projects in more urban locations with less available surface area at grade. While the inaccessible roof and wood-frame construction also make rooftop landscaping unfeasible, the applicant has compensated for this by providing additional trees and plantings on the surface parking deck.

4. Consider warmer/darker materials and colours along building's middle portions

The building's front façade has been updated to show greater colour variation with warmer materials along its middle, with additional wood siding provided above the main entrance and darker accents added on the third and fourth floors rising from the brick portions below contributing to a clearer base-middle-top elevation.

5. Consider opportunities for improved access between underground accessible parking spaces and elevator lobby (i.e. moving stalls, adding lobby doors)

The underground parkade plan has been reconfigured to move the accessible stalls closer to the elevator lobby and accommodate a pathway between the east and west drive aisles to provide more convenient access to it.

6. Consider more active/engaging children's play structure

The applicant reviewed the potential for an alternative play structure but found it was unfeasible within the existing designated play area, which limits the structure's size to accommodate a safe clear area, noting that any needed increase to the play area's size would compromise the functionality of the rest of the outdoor amenity space. Given the unit composition of the building (77% studio or 1-bedroom) and the resident demographics it is expected to accommodate, the applicant prefers to maintain the existing distribution of outdoor amenity programming and the play structure as originally proposed.

7. Consider increased perennial and hedge landscaping and variety, along with larger canopy trees

The applicant has noted that the tree canopies are already being provided at their largest as the tree sizes are limited by them being planted over the parkade. However, a new tree species has been added through two additional trees being provided on the south edge of the surface parking level, with further landscaping variety incorporated by diversifying the shrub types lining the internal walkway.

8. Provide lighting at covered surface parking stalls to address potential CPTED concerns

Lighting has been added on the underside of the ceiling above the covered surface parking stalls and rough-ins have been provided for future CCTV installation.

9. Consider opportunities for a more attractive east parkade wall treatment as it relates to the neighbouring property

In addition to painting the east and south parkade walls to eliminate any exposed concrete, a reveal pattern has been added to them to improve their appearance.

10. Incorporate additional landscaping along the south edge of the surface parking area and consider opportunities for additional permeable paving to assist with stormwater runoff management

The width of the planters along the south of the surface parking area has been increased to accommodate a third row of shrubs and two Red Shine Maple trees to enhance the separation with the neighbouring townhouses, add more greenery to the parking area, and reduce the heat island effect through solar screening.

Due to the parkade covering much of the property the opportunities for permeable paving are limited. However, the applicant will be collecting all stormwater runoff on the property and directing it to an on-site detention tank.

Staff Commentary

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