



EXPLANATORY MEMO

September 15, 2021 Advisory Design Panel Recommendations and Applicant Response DP 08-21 19959, 19971, & 19985 – 56 Avenue; 5643 & 5647 – 200 Street

Advisory Design Panel Recommendations and Applicant Response

On September 15, 2021 the Advisory Design Panel (ADP) reviewed the DP 08-21 application, and provided the following recommendations (see attached minutes for further details):

1. Create more pedestrian connections between plazas/paths along buildings and public sidewalks, with accessible access where possible
2. Consider creating a plaza/user amenity area further to the west side of project (away from noisier 200th Street frontage)
3. Consider adding a public art piece/significant feature at corner plaza (200/56)
4. Add more landscaping in the parking areas between Building A and B, along building faces and on 3rd floor patio. Consider use of structural soil to enable plantings/trees in parking areas.

On September 20, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on September 24, 2021 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Create more pedestrian connections between plazas/paths along buildings and public sidewalks, with accessible access where possible

In order to improve pedestrian connectivity between the buildings and the public sidewalks, several pedestrian connections have been added between the building doors and parking areas and both 200 Street and 56 Avenue.

2. Consider creating a plaza/user amenity area further to the west side of project (away from noisier 200th Street frontage)

A third landscaped amenity area has been provided on the site's northwest, featuring a picnic table and chairs intended for use by employees in the building.

3. Consider adding a public art piece/significant feature at corner plaza (200/56)

A feature art piece has been added to the corner plaza at 200 Street and 56 Avenue, with coloured steel I-beams marking the City's industrial heart.

4. Add more landscaping in the parking areas between Building A and B, along building faces and on 3rd floor patio. Consider use of structural soil to enable plantings/trees in parking areas.

An additional landscaping island has been added to the parking area between Buildings A and B, and potted plantings have been shown on the third storey patio.

Staff Commentary

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