



EXPLANATORY MEMO

May 25, 2022 Advisory Design Panel Recommendations and Applicant Response DP 05-22 20121-20171 53 Avenue

Advisory Design Panel Recommendations and Applicant Response

On May 25, 2022 the Advisory Design Panel (ADP) reviewed the DP 05-22 application, and provided the following recommendations (see attached minutes for further details):

1. Consider sharing and/or strengthening the relationship of the outdoor amenity space with that of the adjacent development to the north
2. Consider moving resident accessible parking stall closer to elevator lobby
3. Review use of Dogwood trees for hardiness, and incorporate additional shade-tolerant tree species into landscaping
4. Consider use of wood mulch as ground cover for southwest communal garden plots
5. Consider shifting bike maintenance room to be adjacent to bike storage room and allowing access between them
6. Consider expanding size of elevator lobby in parkade and improving visibility into and out of it through additional fenestration, relocating or reconfiguring the electrical room as necessary
7. Consider providing additional communal garden plots
8. Consider providing outdoor amenity space, landscaping, and/or solar panels on the roof
9. Review maneuverability of exiting visitor parking area if all spaces are full

On June 1, 2022 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on June 21, 2022 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider sharing and/or strengthening the relationship of the outdoor amenity space with that of the adjacent development to the north

The Advisory Design Panel noted that, given that this development application and that directly north of it (20120-20170 53A Avenue) are being brought forward by the same developer/owner and have adjacent outdoor amenity spaces, it may be beneficial to have these spaces combined and shared between the two buildings, or designed in a way that has them relate to each other more deliberately.

Staff reviewed this possibility with the applicant, and it was determined that doing so would be impractical given that the two properties will be separate legal parcels. Sharing the outdoor space would result in significant Building Code issues and necessitate complex legal agreements on access and management, especially if the two properties came under separate ownership in the future.

To address this recommendation, the applicant has added a row of Ironwood trees on both the subject site and the northern site, with five trees on each property for a total of ten new trees, for a double row of trees in an alternating pattern straddling the property line that visually connects the two properties while retaining separate spaces. This overall approach is illustrated in the attached “Combined Site Plans” drawing, with the planting detail for the subject application shown in the landscape plans. This approach would require an amendment to the northern site’s landscape plans, which received Third Reading on December 13, 2021 (DP 11-21/RZ 09-21). Staff would bring these detailed updated plans forward to Council as a minor amendment when the application proceeds to consideration of Final Reading.

To further strengthen the relationship between the properties, the applicant has brought the two projects’ parkade walls flush with each other with equal height parapet walls meeting on the property line, topped by a short fence.

2. Consider moving resident accessible parking stall closer to elevator lobby

This recommendation refers to space 01 in the parkade plan. The applicant has elected to maintain this stall in place, as moving it closer to the elevator lobby would require the elimination of the adjacent west walkway due to exit width requirements, as this area could not double as both an egress and parking stall access strip. The applicant also notes that space 01 is a similar distance from the elevator lobby as space 10 on its east side.

3. Review use of Dogwood trees for hardiness, and incorporate additional shade-tolerant tree species into landscaping

Dogwood trees were included in the original landscape plans’ plant list in error, shown at a count of 0, and were not actually proposed for the project. This notation has now been removed. To address the recommendation for hardy, shade-tolerant tree species, the applicant has replaced the originally proposed Magnolia trees with Vine Maple trees, and has also added 5 new Ironwood trees.

4. Consider use of wood mulch as ground cover for southwest communal garden plots

Wood mulch has been provided as the ground cover for the garden plot area.

5. Consider shifting bike maintenance room to be adjacent to bike storage room and allowing access between them

The ground floor plan has been adjusted to have the indoor amenity access and bike maintenance room change places, effectively merging the maintenance room with the bike storage room and allowing free access between them.

6. Consider expanding size of elevator lobby in parkade and improving visibility into and out of it through additional fenestration, relocating or reconfiguring the electrical room as necessary

The parkade plan has been revised to add glazed walls and doors to both sides of the elevator lobby to enable clear sightlines. The electrical room has also been reduced in size to the minimum required to accommodate this.

7. Consider providing additional communal garden plots

Two additional garden plots have been provided to the communal garden area.

8. Consider providing outdoor amenity space, landscaping, and/or solar panels on the roof

Given the existing ample outdoor amenity area at grade, 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 where at-grade amenity areas are impractical. In addition, given the weight-related challenges associated with landscaping and solar panel provision on a wood-frame building, the applicant has decided to maintain the roof as proposed, with a highly reflective treatment to reduce heat gain.

9. Review maneuverability of exiting visitor parking area if all spaces are full

The visitor parking area has been revised to reconfigure the garbage and recycling area and create room in front of it for a vehicle to back into and turn out of.

Staff Commentary

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