



EXPLANATORY MEMO

June 22, 2022 Advisory Design Panel Recommendations and Applicant Response DP 04-22 6141 200 Street

Advisory Design Panel Recommendations and Applicant Response

On June 22, 2022 the Advisory Design Panel (ADP) reviewed the DP 04-22 application, and provided the following recommendations (see attached minutes for further details):

1. Review additional noise mitigation measures for the patios, including the potential for vertical elements
2. Consider a refresh of the existing landscaped areas
3. Provide more design interest to the 200 Street elevation, and the wood façade adjacent to the seasonal patio in particular, such as through the use of branding, vertical landscaping, or additional architectural features
4. Review security of seasonal outdoor patio, including the use of physical barriers
5. Consider adjusting the accessible parking space-adjacent landscape strip, such as replacing it with a concrete seat wall
6. Provide an additional accessible parking space

On August 5, 2022 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on September 12, 2022 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review additional noise mitigation measures for the patios, including the potential for vertical elements

The ADP recommended that noise mitigation measures be reviewed to address the proximity of the outdoor patios to the intersection of 200 Street and the Langley Bypass. The applicant has responded by noting that the existing treatment of planters, patio umbrellas, and landscaping is believed to adequately mitigate street noise while avoiding excessively enclosing the patios.

2. Consider a refresh of the existing landscaped areas

The project's landscape plans include areas of existing landscaping that are proposed to remain in their current state which the ADP recommended be reviewed for potential enhancements. The applicant has responded by noting the

existing landscaped areas were relandscaped two years ago, and that they have remained sufficiently robust to not warrant further updates at this time.

3. Provide more design interest to the 200 Street elevation, and the wood façade adjacent to the seasonal patio in particular, such as through the use of branding, vertical landscaping, or additional architectural features

The 200 Street elevation has been updated to incorporate additional visual interest to this sidewalk-fronting façade. These changes include greater fenestration, enhanced vertical articulation to break up the length of the building, additional branding features, and the incorporation of black aluminum panels as a complement to the primary wood tone.

4. Review security of seasonal outdoor patio, including the use of physical barriers

The ADP raised questions about the security of the seasonal outdoor patio and the potential for trespassers accessing it after hours. The applicant has elected to maintain the low gated fencing surrounding the patio to balance controlling access while maintaining sightlines and an outdoor atmosphere to the patio. The applicant has also noted that the property is monitored by private security personnel 24 hours a day, and that any trespassing would be quickly identified and addressed.

5. Consider adjusting the accessible parking space-adjacent landscape strip, such as replacing it with a concrete seat wall

The ADP noted the landscape strip adjacent to the accessible parking spaces may be too narrow to support healthy plantings long-term. In response, the applicant increased its size to provide a more substantial growing area, accommodate a second row of shrubs, and discourage customers from walking through it.

6. Provide an additional accessible parking space

The applicant has added an additional accessible parking space to increase the number on the site from two to three.

Staff Commentary

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