



EXPLANATORY MEMO

July 13, 2022 Advisory Design Panel Recommendations and Applicant Response DP 07-22 5302 200 Street, 20030 53A Avenue, & 20011-20031 53 Avenue

Advisory Design Panel Recommendations and Applicant Response

On July 13, 2022 the Advisory Design Panel (ADP) reviewed the DP 07-22 application, and provided the following recommendations (see attached minutes for further details):

1. Review opportunities to revise the north and west elevations to create a more cohesive façade with additional visual interest on the northwest façade
2. Enhance balcony weather protection
3. Provide more opaque balcony separation screens for additional privacy
4. Improve the accessibility of the outdoor area to the north
5. Move accessible parking spaces closer to elevator lobby
6. Consider the comparative benefit of the green roof in relation to solar panels (including pre-wiring) and other heat gain mitigation, and review it for financial, operational, and maintenance feasibility
7. Consider providing venting/ducting to facilitate portable air conditioner installation by residents
8. Review sound attenuation enhancement opportunities, with regard to street noise as well as between units with living room/bedroom interfaces and overhead decks and consistent with applicable OCP DP guidelines

On July 18, 2022 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on August 24, 2022 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review opportunities to revise the north and west elevations to create a more cohesive façade with additional visual interest on the northwest façade

The ADP recommended that the building façades be updated, particularly on the west elevation facing 200 Street to provide a more engaging frontage, on the north elevation to harmonize the large variety of materials and patterns, and on the northwest corner where the two elevations meet.

In response, the applicant has updated the northwest corner by incorporating two additional window columns and adding sliding doors leading to secondary balconies on the west elevation to present a livelier façade to 200 Street.

On the north elevation, the applicant has simplified the material palette to create a more clearly legible base-middle-top expression.

2. Enhance balcony weather protection

The building design includes two large sixth-floor decks serving as the balconies for their adjacent units, which are not fully covered by the building roof above. All other balconies are fully covered. In response to this recommendation, the applicant has extended the building roof to cover more of the deck area, while still leaving some uncovered area for use in sunny weather.

3. Provide more opaque balcony separation screens for additional privacy

The applicant has confirmed that all side-by-side balconies are separated with fully opaque screens running the entire depth of the balconies.

4. Improve the accessibility of the outdoor area to the north

The outdoor amenity area as presented to the ADP included a set of steps running down from the amenity area to the walkway connecting west to 200 Street. In response to this recommendation, the applicant has removed these steps and converted the walkway into a gentle ramp to resolve this elevation difference, thereby enabling full accessibility between the outdoor amenity and the walkway.

5. Move accessible parking spaces closer to elevator lobby

The two furthest resident accessible parking spaces have been moved from the first to the second parkade level to place them closer to the elevator lobby.

6. Consider the comparative benefit of the green roof in relation to solar panels (including pre-wiring) and other heat gain mitigation, and review it for financial, operational, and maintenance feasibility

The ADP deliberated on the relative benefit of green roofs compared to other roof-top heat island effect mitigation options, including their operational and financial implications, and recommended that the applicant review these considerations further to determine the preferred option. The applicant has responded by noting that green roofs are an effective heat gain and solar intensity mitigator and that they've considered their green roof's maintenance requirements by providing stair access to the roof, a steppingstone access route throughout the lawn, and two hose bibbs to allow for regular and effective maintenance.

7. Consider providing venting/ducting to facilitate portable air conditioner installation by residents

Each unit will have an operable window within the balcony door to enable the fitting of a window seal and therefore allow for portable air conditioner setup.

8. Review sound attenuation enhancement opportunities, with regard to street noise as well as between units with living room/bedroom interfaces and overhead decks and consistent with applicable OCP DP guidelines

The applicant has responded to this recommendation by noting that an acoustical consulting firm has been hired to identify sound attenuation measures for this building, including to address street noise as well as inter-unit sound transfer.

Staff Commentary

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