



EXPLANATORY MEMO

June 9, 2021 Advisory Design Panel Recommendations and Applicant Response DP 05-21/RZ 04-21

Advisory Design Panel Recommendations and Applicant Response

On June 9, 2021 the Advisory Design Panel (ADP) reviewed the DP 05-21/RZ 04-21 application, and provided the following recommendations (see attached minutes for further details):

1. Update trellis structures over entries to provide better weather protection
2. Utilize solid, opaque and longer privacy screens on balconies and roof-top patios
3. Consider updating patio fencing adjacent to visitor parking spaces
4. Update design of visitor parking spaces
5. Use a surface treatment(s) on central driveway to create visual interest and discourage cutting through (paving, planters/landscaping)
6. Add more visual interest to garage doors (windows)
7. Utilize permeable surfaces wherever possible
8. Consider access doors to garage from ground floor office/storage space (not form and character, could be a code issue)
9. Ensure clear sightlines maintained from visitor parking spaces to lane
10. Utilize signage on 55A Avenue to clearly identify where units and their entrances are in complex
11. Show plantings and programming on roof top patios
12. Consider adding canopies over second-floor balconies

On June 14, 2021 staff met with the applicant to discuss these recommendations and the applicant submitted revised architectural and landscape drawings on June 18, 2021 (attached to the Rezoning Bylaw and Development Permit as a single document). The applicant has responded to the ADP's recommendations in the following manner:

1. Update trellis structures over entries to provide better weather protection

The Advisory Design Panel noted that the trellis structures over the entrance doors to the two units facing 55A Avenue could be redesigned to provide weather protection to residents. In response, the applicant has added solid overhangs 2 feet deep over top of the trellises.

2. Utilize solid, opaque and longer privacy screens on balconies and roof-top patios

To create additional privacy, the frosted glass barriers between the balconies have been replaced with aluminum screens. The dividers between the roof-top patios have been replaced with aluminum plate screens, with most being completely solid, and some including $\frac{3}{4}$ -inch gaps between slats to prevent wind-load issues.

3. Consider updating patio fencing adjacent to visitor parking spaces

The ADP recommended that the patio fencing for the units adjacent to visitor parking spaces be updated to provide additional privacy. The visitor parking spaces in question have been moved to other locations on the site, which removed this privacy concern and allowed these patios to be enlarged.

4. Update design of visitor parking spaces

In addition to privacy concerns, the Panel raised questions about the sightline impacts of parking spaces accessed directly off the public lane, as well as about them potentially blocking egress from the units to the north lane in an emergency situation. In response, one lane-accessed parking stall was moved to be parallel to the lane with access off the internal drive aisle on the site's north. The other lane-accessed space was moved to the front of the property, parallel to 55A Avenue and screened from it by aluminum fencing and shrub landscaping.

5. Use a surface treatment(s) on central driveway to create visual interest and discourage cutting through (paving, planters/landscaping)

To create additional visual interest to the internal drive aisle and clearly define it as a private access lane to discourage shortcutting between the public lane and 55A Avenue, the applicant has provided concrete paver strips on the drive aisle's ends where it meets these two public roads, along with two strips on its middle.

6. Add more visual interest to garage doors (windows)

Windows have been added to all garage doors.

7. Utilize permeable surfaces wherever possible

In addition to the existing permeable landscaped areas, the strips added into the internal drive aisle to create visual interest are composed of permeable pavers.

8. Consider access doors to garage from ground floor office/storage space (not form and character, could be a code issue)

Because this office space has access to the main living area, providing a door between it and the garage would introduce challenges with controlling carbon monoxide and require the office space to be sealed off from the rest of the living area. As such, the office space and garage were left as they are.

9. Ensure clear sightlines maintained from visitor parking spaces to lane

With the visitor parking spaces moved to be accessed from the internal drive aisle rather than the public lane, any potential sightline issues have been addressed. In addition, the applicant has reviewed and updated the landscape plans to ensure that plantings would not create sightline issues from the three visitor stalls.

10. Utilize signage on 55A Avenue to clearly identify where units and their entrances are in complex

In response to a comment from the Panel about the potential difficulty of emergency personnel accessing unit entrances when each unit has access to two sides, the applicant has proposed signage to be placed on both blocks to illustrate the location of each unit's front door.

11. Show plantings and programming on roof top patios

A landscape plan for the rooftop patios has been provided, showing cube planters filled with grass and lavender placed along the privacy screens between patios.

12. Consider adding canopies over second-floor balconies

The applicant has responded to this recommendation by noting that the second-floor balconies are partially covered by the projecting third floor and the overhanging building roof, and that canopies would reduce sunlight into the units. Staff also note that the second-floor balconies provide cover over the ground-floor patios, which creates a weather-protected private outdoor space for all units.

Staff Commentary

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