



EXPLANATORY MEMO

November 22, 2023 Advisory Design Panel Recommendations and Applicant Response DP 11-23 6141 200 Street

Advisory Design Panel Recommendations and Applicant Response

On November 22, 2023 the Advisory Design Panel (ADP) reviewed the DP 11-23 application, and provided the following recommendations (see attached minutes for further details):

1. Update landscape design to emphasize west coast modern aesthetic (e.g. ferns and evergreens).
2. Consider updating the landscape strips in the parking lot to the west and north of the building, including replanting and widening them as possible.
3. Provide a double row of trees along the south property line, and provide additional trees elsewhere in the parking area (and provide sufficient soil volume for new trees).
4. Review the width of the sidewalks abutting the building's north and south, including using a letdown at the north garage door, and review pedestrian accessibility around the rest of the building perimeter.
5. Relocate the bicycle rack to be closer to the building entrance.
6. Utilize sound attenuation and security measures for the seasonal patio.
7. Provide more design interest and contrast on larger walls along the north and east elevations, including updating the north façade to mitigate the prominence of the garage door (e.g. additional variety, second floor fenestration, art) and using wood-tone vertical features and additional fenestration into the back-of-house area on the east (e.g. enlarging the horizontal band).
8. Update the material of the entry post on the building's northwest (e.g. wood post, cedar panels).
9. Consider an entry-specific ground surface material (e.g. pavers, flooring pattern spilling from interior outwards).
10. Provide more information on planting program's resilience to climate change.
11. Enhance river rock area on west of building with larger/taller boulders.
12. Provide more information on the building's lighting program, including providing a night rendering.
13. Review height of signage and update height and placement as necessary to provide visibility.

The applicant submitted finalized revised architectural and landscape drawings on December 6, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Update landscape design to emphasize west coast modern aesthetic (e.g. ferns and evergreens).

The landscape design has been updated to emphasize west coast modern plant species. This includes removing several flower and hedge plantings and adding more fern and evergreen plants including Mountain Pines and Hard Shield Ferns.

2. Consider updating the landscape strips in the parking lot to the west and north of the building, including replanting and widening them as possible.

The applicant has noted that their building site is within a larger commercial complex owned by a third party, and the landscape strips identified within this recommendation are outside their leasable area which requires property owner approval to make this change. This recommendation has been provided to the property owner for their review, but they were unable to provide a response in time for the subject application's consideration by Council. The applicant has agreed to incorporate this recommendation if approved by the property owner.

3. Provide a double row of trees along the south property line, and provide additional trees elsewhere in the parking area (and provide sufficient soil volume for new trees).

The applicant has noted that their building site is within a larger commercial complex owned by a third party, and the tree locations identified in this recommendation are outside their leasable area which requires property owner approval to make this change. This recommendation has been provided to the property owner for their review, but they were unable to provide a response in time for the subject application's consideration by Council. The applicant has agreed to incorporate this recommendation if approved by the property owner.

4. Review the width of the sidewalks abutting the building's north and south, including using a letdown at the north garage door, and review pedestrian accessibility around the rest of the building perimeter.

A review of pedestrian accessibility around the perimeter of the building found that adjustments were needed to the sidewalks on the building's north and south. The north sidewalk was updated by providing letdowns where the sidewalk ends at the garage door and replacing raised planters with in-ground plantings to create more clear space. The south sidewalk was widened to match the width of the existing sidewalk connecting diagonally on the property's southeast and extended west into

the parking lot with a letdown, to improve access both to the restaurant as well as to the rest of the shopping centre from the Langley Bypass and 200 Street corner.

5. Relocate the bicycle rack to be closer to the building entrance.

The bicycle rack was moved from building's northwest near its service area to the building's west, between the main parking area and the building's dining area.

6. Utilize sound attenuation and security measures for the seasonal patio.

With regard to sound attenuation, the applicant has replaced the concrete breeze block railings around the seasonal patios with taller glass railings to create a more effective sound barrier. These walls will further be screened by planters.

With regard to seasonal patio security, the applicant has responded noting that any loose items and furniture will be removed from the patio or locked in place as applicable. The applicant has also noted that the site is well surveilled, with 24/7 security patrols and restaurant staff on site between approximately 7AM and 1AM.

7. Provide more design interest and contrast on larger walls along the north and east elevations, including updating the north façade to mitigate the prominence of the garage door (e.g. additional variety, second floor fenestration, art) and using wood-tone vertical features and additional fenestration into the back-of-house area on the east (e.g. enlarging the horizontal band).

The north elevation has been updated by raising the height of the wood-tone person door into the garbage room, changing the garage door to use the same wood-tone material, and moving the building signage from the entry area fascia band to the corner of the two-storey building portion where it has been enlarged.

The east elevation has been updated by enlarging the horizontal window band to a height of 3 feet, which the applicant notes is the most possible due to the interior racking located along that wall just below the window band. In addition, a wood-tone bench has been added near the pick-up window, the corner signage has been enlarged, and an additional sign has been provided near the all-season patio.

8. Update the material of the entry post on the building's northwest (e.g. wood post, cedar panels).

Wood look screening has been provided around the entry post.

9. Consider an entry-specific ground surface material (e.g. pavers, flooring pattern spilling from interior outwards).

The ground surface material in the covered outdoor entry area has been updated with a square 4'x4' saw-cut pattern which mimics the tile pattern of the interior and contrasts with the rectangular concrete pattern on the rest of the building's exterior.

10. Provide more information on planting program's resilience to climate change.

The project's landscape architect has advised that the planting is selected from a native and drought tolerant plant palette with some additional selections to match the existing context. Additionally, they note that climate change will challenge some of the originally selected native species, and that these plants have been removed to allow for future climate resilience accordingly.

11. Enhance river rock areas on west of building with larger/taller boulders.

The applicant has responded that they cannot provide larger or taller boulders because the river rock areas host their uplighting fixtures which would be blocked by larger rocks. The importance of the lighting program was noted by the Advisory Design Panel for this project and noted as part of recommendation 12.

12. Provide more information on the building's lighting program, including providing a night rendering.

A night-time rendering has been added to the architectural drawing set. The applicant has also noted that the lighting design intent is to accentuate the wall textures and wood soffits and have the landscaping create a unique shadow pattern through the use of indirect wall-washing embedded into the river rock strip.

13. Review height of signage and update height and placement as necessary to provide visibility.

Signage has been enlarged and raised on the west elevation, enlarged on the east elevation with additional signage provided near the all-season patio, enlarged on the south elevation, and relocated and enlarged on the north elevation on the upper corner of the two-storey building portion.

Staff Commentary

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

In response to questions posed to staff at the ADP meeting, staff have the following responses:

1. Review storm pipe routing from detention pond.

The applicant has noted that the storm drain routing shown on the previous landscape plans was incorrect. The landscape drawings have been updated accordingly, showing that the pipe will not travel underneath the building.

2. Review safety and intent of detention pond.

The detention pond was a City requirement to retain the roof runoff and prevent it from putting additional demand on City storm water infrastructure. The pond's water levels will fluctuate with weather over the course of the year, but will have a maximum height of 0.6 metres. To maintain pedestrian safety around the pond, it will be bordered by kick rails where paths run along its sides.