



EXPLANATORY MEMO

October 18, 2023 Advisory Design Panel Recommendations and Applicant Response DP 08-22 4503 & 4513 200 Street

Advisory Design Panel Recommendations and Applicant Response

On October 18, 2023 the Advisory Design Panel (ADP) reviewed the DP 08-22 application, and provided the following recommendations (see attached minutes for further details):

1. Update renderings to illustrate accurate design and context (landscaping, balcony dividers)
2. Require an update to the street-fronting façade to better engage 200 Street, especially in central white space, including to bring down the apparent height (e.g. greater use of wood, brick, blue accent colours, considering window ornamentation, horizontal breaks)
3. Consider solar panels on roof (installed or pre-wired)
4. Consider more depth articulation to break up the block volumes
5. Review shading features on south-facing elevation and rain shelter on north (consider blue accents), including consulting with an energy advisor
6. Update surface materials in the central lane for place-making and to demarcate vehicle and pedestrian space
7. Provide protection between visitor parking spaces and buildings
8. Update landscape plans to remove garbage enclosure notation
9. Consider a broader window flashing
10. Ensure lighting design does not create a nuisance for neighbouring properties
11. Consider measures to improve the durability of the in-lane landscaping.
12. Update the lane sidewalk to include a curb, while maintaining single slab design for Fire Rescue access
13. Consider garage doors with integrated person-doors and include unit addressing and wayfinding in internal lane
14. Replace wood fencing with a more durable material, including communication with neighbours
15. Provide more information on heat pump equipment configuration and location
16. Provide a sample room layout in the smallest bedroom
17. Provide enhanced sound attenuation measures on 200 Street-facing units

The applicant submitted finalized revised architectural and landscape drawings on January 4, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Update renderings to illustrate accurate design and context (landscaping, balcony dividers)

The renderings have been updated to more accurately show the project design (including landscaping and balcony dividers) from what was shown at the ADP meeting, as well as the surrounding context (including neighbouring houses, fencing, surrounding trees, and the new street frontage to be constructed as part of the project.)

2. Require an update to the street-fronting façade to better engage 200 Street, especially in central white space, including to bring down the apparent height (e.g. greater use of wood, brick, blue accent colours, considering window ornamentation, horizontal breaks).

The 200 Street elevation has been updated with a number of interventions to improve visual interest and reduce the size of blank walls. This included replacing spandrel with two windows (in the middle of the building on the first and second floor), adding side lights to the entry doors, reducing the roof pitch to bring down the building height, widening the brick and siding-clad building ends, incorporating more prominent window frames, increasing the size of roof and window overhangs, and incorporating wood by adding cedar brackets to the third floor overhangs.

3. Consider solar panels on roof (installed or pre-wired).

The project will include the conduiting required to facilitate the future installation of solar panels if desired by the strata.

4. Consider more depth articulation to break up the block volumes.

The change in roof pitch and incorporation of features such as additional overhangs and brackets helps break up the massing of the townhome blocks.

5. Review shading features on south-facing elevation and rain shelter on north (consider blue accents), including consulting with an energy advisor.

3'-deep aluminum window shades have been provided over the south-facing windows on the 3rd floor. On the north elevations, the existing roof overhangs were determined to provide sufficient water protection for the façades.

6. Update surface materials in the central lane for place-making and to demarcate vehicle and pedestrian space.

Decorate paver strips have been added on both edges of the central lane along the garage entrances to improve its appearance and better connect it to the paver-finished driveways on both the east 200 Street and west lane sides.

7. Provide protection between visitor parking spaces and buildings.

Bollards have been added between the visitor parking spaces and the buildings to protect them from damage. This required shifting the buildings slightly (20 centimetres) to the east toward 200 Street to create room for the bollards, which results in the front setback being reduced from 3 to 2.8 metres. This setback reduction is supported by staff due to the large frontage upgrades which would be constructed by this development, including the addition of a bike lane and treed boulevard. The addition of these street features would result in a distance of 8-9 metres between the building faces and street curb/road surface, which is considered sufficient to allow a slight setback modification and meeting of this ADP recommendation.

8. Update landscape plans to remove garbage enclosure notation.

The landscape plans have been updated to remove the garbage enclosure notation which was previously shown in error on the mailboxes.

9. Consider a broader window flashing.

Wider window frames have been added and broader shed roofs have been provided over the windows to enhance their design impact.

10. Ensure lighting design does not create a nuisance for neighbouring properties.

Lighting is only proposed near the walkways to the unit entrances along the north and south edges of the property. The proposed fixtures are low-profile and focused on the walkways and subject building and will not spill over on adjacent properties.

11. Consider measures to improve the durability of the in-lane landscaping.

In response to this recommendation, the landscape architect has confirmed that the plants proposed between the unit garages are durable and low maintenance.

12. Update the lane sidewalk to include a curb, while maintaining single slab design for Fire Rescue access.

A 6" high rollover curb has been provided between the west lane and its sidewalk.

13. Consider garage doors with integrated person-doors and include unit addressing and wayfinding in internal lane.

The applicant elected not to include person-doors integrated into the garage doors, which staff note have little-to-no precedent in other townhome projects elsewhere in their region and may have maintenance and cost implications. To improve wayfinding, unit numbers will be provided on both the front door and garage sides.

14. Replace wood fencing with a more durable material, including communication with neighbours.

The applicant has connected with their neighbours to advise them of their development application and proposed fencing. Wood fencing has been retained on the north and south ends of the lane to the west, as this fencing will be removed as part of the extension of this lane through future development. All other wood fencing has been replaced with a metal fence, including along the rear lane.

15. Provide more information on heat pump equipment configuration and location.

The applicant is proposing to use a combination of a heat pump and a condenser. The heat pumps will be located in the furnace rooms in the unit garages and condenser units will be located on the unit patios. These condenser units will use slim models and will be mounted to the exterior walls to reduce their visibility.

16. Provide a sample room layout in the smallest bedroom.

A sample room layout has been provided in the smallest bedroom on sheet A-2.2 (page 16) of the architectural & landscape package and shows a twin bed. Other rooms will be able to accommodate larger beds, including queen and king beds.

17. Provide enhanced sound attenuation measures on 200 Street-facing units.

The applicant has retained an acoustical consultant to perform a noise level study to inform sound attenuation requirements with the intent of exceeding the minimum Building Code requirement.

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 design treatment of the final condition of the private lane & 200 Street intersection.

The subject application will be accessed by a temporary lane, running east-west, connecting to 200 Street and will also be dedicating a lane to the City, running north-south, along the west edge of the property. When this west City lane is extended north and connects to 45A Avenue as part of the redevelopment of the two properties to the north of the subject site, the private lane connecting to 200 Street will be closed.

Given this approach, the Panel requested additional information be provided on the treatment and appearance of this lane where it connects to 200 Street and, more specifically, whether it and its driveway could be reconstructed to be in line with the City's standard frontage design requirements.

Following review between Development Services, Fire Rescue, and Engineering staff, it's been determined that the lane's connection to 200 Street would not be reconstructed once this access is closed, as it will continue to be required by the City's Fire Rescue Service for emergency access. As such, the curb cut and private lane connection will remain and bollards will be installed by the City, using funds to be provided by the applicant, near the property line to prevent general traffic access.