



EXPLANATORY MEMO

March 13, 2024 Advisory Design Panel Recommendations and Applicant Response DP 12-23 20256-20272 54A Avenue

Advisory Design Panel Recommendations and Applicant Response

On March 13, 2024 the Advisory Design Panel (ADP) reviewed the DP 12-23 application, and provided the following recommendations (see attached minutes for further details):

1. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces.
2. Consider widening 6th floor balcony covers to ensure they, at a minimum, match the width of balconies.
3. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.)
4. Review the height and design of the fence between the courtyard and the rear lane for security.
5. Review location of the intercom at the rear lane to ensure the courtyard is fully secure.
6. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes.
7. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow and ice build-up.
8. Review opportunities to bring more light into smaller, centrally-located units.
9. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts.
10. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. "pavilion in a park", trellised area, green roof, etc.).
11. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area.
12. Incorporate more detail on indoor amenity programming in drawings.
13. Add solar shading to south-side windows.
14. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines.
15. Consider interventions to discourage vehicle drop-off on the lane.
16. Consider a children's play area within the outdoor amenity space.
17. Provide information on the minimum bed size which would fit within unit dens.

18. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

The applicant submitted finalized revised architectural and landscape drawings on April 22, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Ensure accessible entrances and hardware are provided on accesses to the building, amenity areas, storage lockers, and other shared spaces.

Accessibility hardware will be provided to all spaces as required by the Building Code, as well as to the garbage room.

2. Consider widening 6th floor balcony covers to ensure they, at a minimum, match the width of balconies.

The covers have been updated to have the full width of the balconies protected.

3. Review opportunities to provide more design interest to the central top on the north elevation (e.g. extending/adding balcony covers, adding a cornice, etc.).

In addition to the increased size of the balcony covers, the wood-tone soffit pattern has been updated to a horizontal orientation to contribute to a more prominent edge along the building top.

4. Review the height and design of the fence between the courtyard and the rear lane for security.

The courtyard fencing has been raised from 1.2 metres to 1.8 metres to enhance security, while also updating the design to an aluminum picket fence to prevent a walled-off feeling within the outdoor amenity area due to the increased height.

5. Review location of the intercom at the rear lane to ensure the courtyard is fully secure.

The rear intercom has been moved from the building entrance to the gate into the courtyard, which will restrict unauthorized access.

6. Confirm lighting along the rear lane, visitor parking stalls, and accessible ramp, add lighting along the parkade ramp walls, and consider possible pedestrian safety enhancements along the rear and side lanes.

Lighting has been maintained within the accessible ramp, integrated into bollards and building walls along the rear visitor parking spaces, and incorporated down

the parkade ramp wall. In accordance with the City's engineering standards, City lighting will not be provided along the rear lane. Pedestrian lane safety will be enhanced through the added visitor parking lighting and the upgrading and widening of the lane to be completed as part of this development.

7. Consider potential of reducing the slope of the accessible ramp, expanding its turning radius, and providing coverage to prevent snow and ice build-up.

The accessible ramp has been extended to reduce its slope from 8.33% to a grade of 7%. The turning radius and weather protection were reviewed and the existing landing area and roof overhangs were determined to be sufficient by the applicant.

8. Review opportunities to bring more light into smaller, centrally-located units.

The applicant reviewed opportunities to let in more light to the inside corner units, with the primary options being enlarging windows and extending the unit out in place of the balcony. Enlarging the window was determined to be unfeasible as the window is already provided at the maximum possible size to maintain structural integrity. Expanding the unit to replace the balcony was also determined by the applicant to be undesirable, as it would remove the unit's private outdoor space. It is also noted that these inside units are south-facing and will have their inside corner location mitigated through consistent solar exposure.

9. Update renderings to more accurately show mirrored panel balcony guardrails, and review potential of light glare and other negative impacts.

The applicant has clarified that the balcony guardrails are composed of black metal railings and fiber cement panels. The balcony dividers are frosted glass. Aluminum composite paneling, with a silver mirror finish, is proposed only on the entrance fascia board and is not expected to create glare given its northern exposure.

10. Add garbage enclosure, fencing, and dog run to massing models and renderings, and give the garbage enclosure greater consideration as a design feature (e.g. "pavilion in a park", trellised area, green roof, etc.).

Three renderings have been added to show the garbage enclosure, rear fencing, and dog run at the rear of the building, and the massing model has been updated to show these features as well. Renderings without these features have also been maintained to better show the appearance of the main building.

The garbage enclosure's design was updated to match the main building, with the cladding material changed to grey fibre cement panelling.

11. Consider rotating the southeast exit stair or repositioning it to provide adjacent units more exterior wall and window area.

After review, the applicant has determined the southeast exit stair cannot be rotated or repositioned without significant impacts to parkade circulation or structural seismic design, and the stair has been kept as previously proposed.

12. Incorporate more detail on indoor amenity programming in drawings.

The indoor amenity areas have been delineated into distinct spaces and had descriptions of their use added to the floor plans.

13. Add solar shading to south-side windows.

The applicant felt that window canopies would clash with the design of the south side of the building. In place of this, south-side windows have been replaced with a solar-reflective glass to reduce the amount of glare entering units. In addition, the new BC Building Code (BCBC 2024 adopted in March 2024) includes new cooling requirements, which will result in this building providing air conditioning within all units.

14. Review opportunities to improve circulation between the building and the various activity areas in the courtyard, with consideration to desire lines.

An additional path between the west and east sides of the courtyard has been provided to improve circulation.

15. Consider interventions to discourage vehicle drop-off on the lane.

The lanes and street fronting the site would be upgraded to the City's modern engineering standards as part of the development, which are not intended to accommodate stopping on the lane. These upgrades include the widening of 54A Avenue along the site frontage to allow for two-way vehicle travel with a separate parking lane, which is expected to be the more convenient option for vehicle drop-off, compared to having to turn and maneuver through the back lanes.

16. Consider a children's play area within the outdoor amenity space.

A children's play area has been provided in the rooftop amenity area, which includes a play house, play mounds, and a bright blue rubberized surface.

17. Provide information on the minimum bed size which would fit within unit dens.

Unit dens would be able to fit a twin bed.

18. Review noise transfer mitigation measures, including between the rooftop patio and the units below, and between units with living room-to-bedroom interfaces.

All noise mitigation measures will be provided in accordance with BC Building Code 2024 requirements.

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. Provide more information on adaptable unit requirements.

The British Columbia Building Code defines “adaptable dwelling unit” as “a dwelling unit designed and constructed with some accessible features and which accommodates the future modification to provide more accessible features”.

Adaptable units include special requirements including:

- Accessible paths of travel of 0.85-1.0 metres wide within the unit;
- Minimum door widths of 0.85 metres for entries to the units and adaptable rooms;
- A minimum of one adaptable bedroom, with minimum turning radii and clearances, including in relation to closets;
- A minimum of one adaptable bathroom, with minimum clearances, reinforced walls to allow the future installation of grab bars, and plumbing systems that accommodate the future installation of accessible sinks and showers/bathtubs; and
- Minimum clearances in the kitchen, with a continuous counter between the cooktop and sink, and a plumbing system that accommodates the future installation of an accessible kitchen sink.

Stacked appliances, such as washers and dryers, are permitted within adaptable units.

The City’s OCP currently requires 20% of single-level units within apartment buildings to be provided as adaptable. On March 10, 2025, the BC Building Code will be updated to require 100% of units to be adaptable in large apartment buildings and all ground-floor units to be adaptable in small apartment buildings. Definitions of “large” and “small” buildings have not yet been provided.