



EXPLANATORY MEMO

November 10, 2021 Advisory Design Panel Recommendations and Applicant Response DP 13-21 19701-19729 55A Avenue

Advisory Design Panel Recommendations and Applicant Response

On November 10, 2021 the Advisory Design Panel (ADP) reviewed the DP 13-21 application, and provided the following recommendations (see attached minutes for further details):

1. Review maintenance access to outdoor patios;
2. Review need/design of pergola in amenity area (shaded area);
3. Improve access between north parking space/aisle area and elevators in parkade;
4. Review access to bike storage area to improve access between bike storage and elevators in parkade; and
5. Consider increased e-bike use and bike maintenance in the design of the bike storage area.

On November 16, 2021 staff met with the applicant to discuss these recommendations, and the applicant submitted finalized revised architectural and landscape drawings on December 6, 2021 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review maintenance access to outdoor patios

The Advisory Design Panel sought clarification that all outdoor patios and podium-level landscaping was accessible for maintenance. In response, the applicant revised their landscape plans to provide clear access paths through the landscaped areas along the building's perimeter.

2. Review need/design of pergola in amenity area (shaded area)

The ADP recommended that the design of the outdoor amenity area pergola be reviewed to ensure it does not unnecessarily shade the dining area it covers, which is already offered shade through its position on the north side of the building. In response, the applicant has changed the pergola's roof material from metal to plexiglass to allow natural light to come through.

3. Improve access between north parking space/aisle area and elevators in parkade

The applicant adjusted the parking space layout to add a pathway between the north drive aisle and the elevator lobby, which is located in the south drive aisle.

4. Review access to bike storage area to improve access between bike storage and elevators in parkade

The applicant has adjusted the parking space layout to add a second entrance to the bike storage room to provide direct access between it and the elevator lobby.

5. Consider increased e-bike use and bike maintenance in the design of the bike storage area

The applicant has shown roughed in provisions for future electric bike charging infrastructure installation in the bike storage room. They have also added a bike maintenance room directly across from the bike storage room.

Staff Commentary

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