



## EXPLANATORY MEMO

### April 3, 2024 Advisory Design Panel Recommendations and Applicant Response DP 13-23 20719-20731 Eastleigh Crescent

#### Advisory Design Panel Recommendations and Applicant Response

On April 3, 2024 the Advisory Design Panel (ADP) reviewed the DP 13-23 application, and provided the following recommendations (see attached minutes for further details):

1. Consider softer earth tone shade of terra cotta material (i.e. less bright/orange and more representative of true terra cotta).
2. Provide more information on the amenity pavilion roof treatment, including considering a green roof or amenity access.
3. Review height of private unit patio fences adjacent to the courtyard for the openness/privacy trade-off.
4. Replace private unit patio fences with a more durable material (e.g. parkade podium fence material, recycled composite, etc.).
5. Consider opportunities for trees with greater winter visual interest, including additional evergreen plantings.
6. Consider incorporating coloured tiles in the children's play area.
7. Provide more information on the logistics of waste & recycling pickup.
8. Review opportunities to improve solar access to outdoor amenity space, including considering rooftop amenity areas on the 4<sup>th</sup> or 5<sup>th</sup> floors.
9. Consider potential for greening the parking podium fencing.
10. Consider greater use of terra cotta colour on the Eastleigh Crescent and 208 Street elevations.
11. Provide more design attention to the north-facing wall on the 5<sup>th</sup> floor.
12. Provide more detail and drawings of the soffit materials.
13. Review the roof line for design harmony and interest.
14. Consider updating the southeast corner parkade exit stair to allow for exiting through the lobby.
15. Enhance the appearance of the entrance (e.g. deemphasizing the height of the brick wall, relocating utilities from east of the stairs, additional/enhanced landscaping, incorporating lighting into the podium wall, etc.).
16. Review the positioning of the amenity pavilion for courtyard usability and garden plot viability and accessibility, including seating.
17. Review the design of the fronting green at the corner of Eastleigh Crescent and 56 Avenue.
18. Review south-facing windows for shading.
19. Update parkade ramp configuration to allow for turnaround by visitors.

The applicant submitted finalized revised architectural and landscape drawings on April 24, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider softer earth tone shade of terra cotta material (i.e. less bright/orange and more representative of true terra cotta).

The applicant has advised that the terra cotta coloured material was inaccurately shown in the previous drawings, and that the correct shade is closer to real terra cotta. The drawings have been updated to better illustrate the true colour.

2. Provide more information on the amenity pavilion roof treatment, including considering a green roof or amenity access.

The amenity pavilion's roof has been decorated with rocks of different shades laid out to form a geometric pattern.

3. Review height of private unit patio fences adjacent to the courtyard for the openness/privacy trade-off.

Private unit patio fences have been lowered from 1.5 metres (5 feet) to 1.2 metres (4 feet) with a solid fence design (i.e. not see-through) to provide privacy while avoiding creating a sense of confinement. Fences at a 1.2 metre height for private patios and balconies are typical in other developments in the City.

4. Replace private unit patio fences with a more durable material (e.g. parkade podium fence material, recycled composite, etc.).

Private unit patio fences have been updated to be the same model/material as the fences used on the parkade podium. This is an aluminum fence panel with thin, vertical, laser-cut slits as a decorative feature.

5. Consider opportunities for trees with greater winter visual interest, including additional evergreen plantings.

More evergreen trees, shrubs, and perennials have been incorporated into the project landscaping, including adding two Red Tipped Norway Spruce trees.

6. Consider incorporating coloured tiles in the children's play area.

The previous children's play area flooring design, which was composed entirely of black rubber tiles, has been updated to add green and beige tiles to match the building's colour palette.

7. Provide more information on the logistics of waste & recycling pickup.

The outdoor parkade gate has been moved back from the entrance ramp to create direct access to the garbage room. A smaller “jitney” truck will drive up the ramp to the garbage room to pick up bins and move them to the loading area where they will be picked up by the garbage truck. This two-vehicle and two-step process is a common practice for waste and recycling pickup in apartment buildings.

8. Review opportunities to improve solar access to outdoor amenity space, including considering rooftop amenity areas on the 4<sup>th</sup> or 5<sup>th</sup> floors.

The amenity pavilion in the courtyard has been reconfigured from an L-shape to a rectangle and moved northwest to open more of the courtyard to sunlight.

The exposed 4<sup>th</sup> floor roof at the north of the property has been converted into large private decks for the adjacent apartment units. The applicant had considered using this space for an additional outdoor amenity area, but determined it to be unfeasible as it would require additional insulation which would increase the deck elevation and need a ramp connecting to it, for which there is not enough room.

The main (5<sup>th</sup> floor) roof will be pre-wired to facilitate future solar panel installation.

9. Consider potential for greening the parking podium fencing.

Additional greenery and fence softening has been incorporated in the parking podium by adding planter boxes with Holly and Hydrangea plants on the north.

10. Consider greater use of the terra cotta colour on the Eastleigh Crescent and 208 Street elevations.

The Eastleigh Crescent and 208 Street elevations have both been updated to incorporate more of the terra cotta colour, primarily by converting some of the extruded rectangular frames from their previous corrugated metal cladding.

11. Provide more design attention to the north-facing wall on the 5<sup>th</sup> floor.

The north-facing wall on the 5<sup>th</sup> floor has been broken up through the integration of new windows and doors.

12. Provide more detail and drawings of the soffit materials.

Soffit details have been added to the architectural set’s material board page.

13. Review the roof line for design harmony and interest.

The roof line design has been updated above the building entrance to remove the grey roof overhang from above the green rectangular frame, while raising the height of this frame to maintain emphasis on the entrance and line up with the height of the extruded metal frames further down the building's elevations.

14. Consider updating the southeast corner parkade exit stair to allow for exiting through the lobby.

The applicant has responded noting this change is not possible due to insufficient space and because the Building Code only allows for one exit to be through a lobby, with the lobby already hosting an exit from the second floor.

15. Enhance the appearance of the entrance (e.g. deemphasizing the height of the brick wall, relocating utilities from east of the stairs, additional/enhanced landscaping, incorporating lighting into the podium well, etc.).

Numerous updates were made to the entrance in line with this recommendation: the brick wall along the accessible ramp was lowered and replaced with a glass guardrail to maintain safety, the gas meters were relocated to the building's far northeast corner, the exit stair from the underground parkade was moved around the corner away from the entrance, and a large planting bed was provided in the space created by these adjustments.

16. Review the positioning of the amenity pavilion for courtyard usability and garden plot viability and accessibility, including seating.

The amenity pavilion was reshaped and moved to expand the continuous courtyard area. Following review of sunlight access to the garden plots, they were found to be unviable and were removed as part of a broader rationalization of the outdoor amenity area to provide more open space and reduce crowdedness.

17. Review the design of the fronting green at the corner of Eastleigh Crescent and 56 Avenue.

While the design of this fronting green is subject to change following further review and input from City Engineering, Parks, and Planning staff, a draft design was added to the landscape set to provide an example of how this space could be used.

18. Review south-facing windows for shading.

Following review, the applicant has advised they are comfortable with the existing design which has its patios and balconies inset to provide shading to the adjacent

rooms and extruded frame features providing additional shading in select locations. Additionally, the cooling requirements in the new (2024) BC Building Code will result in air conditioning being provided in all units.

19. Update parkade ramp configuration to allow for turnaround by visitors.

The outdoor parkade gate has been moved back from the entrance ramp to create a hammerhead-style turnaround.

Staff Commentary

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