



EXPLANATORY MEMO

May 29, 2024 Advisory Design Panel Recommendations and Applicant Response DP 02-24

5302 200 St, 20030 53A Ave, & 20011-20031 53 Ave

Advisory Design Panel Recommendations and Applicant Response

On May 19, 2024 the Advisory Design Panel (ADP) reviewed the DP 02-24 application, and provided the following recommendations (see attached minutes for further details):

1. Review the design and programming of the rooftop patio for a more interesting layout (e.g. more curvilinear, textures, colours), reduced reliance on garden plots (i.e. water feature), weather protection, and the potential of expanding its area.
2. Review the potential of relocating the visitor accessible stalls to be closer to the lobby and avoid a crossing of the parkade ramp, including by considering a separate garbage room and shifting the lane alignment.
3. Review the potential of relocating the underground accessible stalls to be closer to the lobby (e.g. shifting west, swapping with storage lockers)
4. Consider security improvements to the mail room (e.g. fobbed door, visibility between mail room and lobby)
5. Provide more information on wayfinding
6. Consider incorporating more wood-tone materials into the façade (especially on north)
7. Review the design of the garbage room for greater design interest
8. Consider updating the entry column material from cementitious panel
9. Review Building Code opportunity to eliminate entry vestibule on southwest corner
10. Consider a greater diversity of programming in the ground floor outdoor amenity space and enhancing security (i.e. taller planters, fencing, gate)
11. Review opportunities to enhance the entrance experience from 53A Avenue (e.g. signage, PMT screening, etc.) and improve vehicle and pedestrian maneuverability
12. Provide more design interest to the west façade on the upper four floors.
13. Provide more information on sound attenuation against exterior noise.
14. Provide more information on storage volume in the Unit E locker room, with bicycle storage considered.

The applicant submitted finalized revised architectural and landscape drawings on July 2, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review the design and programming of the rooftop patio for a more interesting layout (e.g. more curvilinear, textures, colours), reduced reliance on garden plots (i.e. water feature), weather protection, and the potential of expanding its area.

A curved bench has been added to add curvilinearity to the rooftop patio layout, and other furniture, such as tables and chairs, have been updated with red colour to incorporate more colour. Overhangs have been added just outside the doors to the stairway and elevator lobby and one additional tree, for a total of 6, has been provided to address weather protection. The patio's area has been kept at 192 m² (2,065 ft²), which exceeds the City's minimum amenity area requirements.

2. Review the potential of relocating the visitor accessible stalls to be closer to the lobby and avoid a crossing of the parkade ramp, including by considering a separate garbage room and shifting the lane alignment.

Upon review of this recommendation, the applicant determined that it would not be feasible, due to conflict with vehicle (especially loading zone) maneuverability and maintaining access to the garbage room. To address pedestrian crossing of the parkade ramp, a more visible distinct pedestrian path has been provided and a light warning system, triggered by vehicles at the bottom of the ramp, has been added to alert pedestrians to potential crossing vehicles.

3. Review the potential of relocating the underground accessible stalls to be closer to the lobby (e.g. shifting west, swapping with storage lockers).

Two of the four underground accessible stalls have been relocated to be closer to the west elevator lobby.

4. Consider security improvements to the mail room (e.g. fobbed door, visibility between mail room and lobby).

The mail room has been rotated to face the lobby and be visible from 53 Avenue.

5. Provide more information on wayfinding.

Wayfinding signage will be provided outside the front lobby directing visitors and deliveries to the site's rear off 53A Avenue.

6. Consider incorporating more wood-tone materials into the façade (especially on north).

The column near the garbage room on the building's north side has been updated to a wood-tone material.

7. Review the design of the garbage room for greater design interest.

The applicant has noted that the design of the garbage room was intended to be muted to maintain a focus on the entry lobby, but has updated the garbage room's colour to darker grey to create contrast with the cream-coloured floors above.

8. Consider updating the entry column material from cementitious panel.

The applicant has elected to maintain the entry column material as is.

9. Review Building Code opportunity to eliminate entry vestibule on southwest corner.

The applicant has committed to reviewing the Building Code implications of eliminating the southwest entry vestibule in more detail at the Building Permit design stage, and removing it if deemed feasible at that time.

10. Consider a greater diversity of programming in the ground floor outdoor amenity space and enhancing security (i.e. taller planters, fencing, gate).

More information has been provided on the ground floor amenity spaces. The indoor amenity has been split into a gym and party room, with a door added to provide access from both spaces to the outdoors. The outdoor amenity area has been reconfigured to remove the tables and chairs near the gym and provide outdoor exercise space. All ground floor unit patios and the ground floor outdoor amenity space have had gates added.

11. Review opportunities to enhance the entrance experience from 53A Avenue (e.g. signage, PMT screening, etc.) and improve vehicle and pedestrian maneuverability.

The 53A Avenue entrance experience has been enhanced through building signage set in front of the PMT to act as screening, along with the design updates to the garbage room and nearby column noted above. Pedestrian access has been improved through the vehicle detection system at the crossing of the parkade ramp. An initial review of vehicle maneuverability found the surface lot design to be adequate, but there will be further opportunities for review and refinement at the civil and Building Permit stages.

12. Provide more design interest to the west façade on the upper four floors.

An extruded strip has been provided on the upper four floors of the west façade near the windows to add more design interest to this area while maintaining focus on the raised wood-tone corner entry feature.

13. Provide more information on sound attenuation against exterior noise.

At the time of writing, an acoustical study is in progress and, once complete, will identify the noise conditions of the site and the required mitigation measures against them, such as thicker windows. The results of the study are expected to be available close to the time of the application's consideration by Council of 1st and 2nd Readings and the applicant will be prepared to speak to them.

14. Provide more information on storage volume in the Unit E locker room, with bicycle storage considered.

The volume of the storage room in Unit E is 11.36 m³. Based on the bicycle parking dimension requirements in the City's Zoning Bylaw, a bicycle takes up approximately 1.2 m³ of space. As such, Unit E's storage room volume, with the space taken up by a bicycle excluded, is approximately 10 m³.

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 53 Avenue frontage design, including opportunities for on-street parking and loading.

The 53 Avenue frontage will be expanded with a 2.1 metre dedication provided by the subject development. The detailed frontage will be designed and constructed based on the City's design standards in the Design Criteria Manual, which implements the Transportation Plan's multi-modal vision and intersection upgrade plans. While this design will be finalized as part of the civil process, which is typically completed in between third and final readings, initial concept work shows that this frontage will be upgraded with the addition of a sidewalk, protected bike lane, and treed boulevard. Due to safety considerations and intersection service improvements, including the addition of a separate left-turn lane, on-street parking cannot be accommodated along this frontage, but will be available immediately to the east along the frontage of the neighbouring property at 20054 53A Avenue.

2. Review boulevard planting materials in the Design Criteria Manual (DCM).

City staff is actively considering opportunities for sustainability improvements to boulevard planting materials and will consider grass alternatives as part of a future update to the Design Criteria Manual.