



EXPLANATORY MEMO

June 27, 2024 Advisory Design Panel Recommendations and Applicant Response DP 04-23 20139 53A Avenue

Advisory Design Panel Recommendations and Applicant Response

On June 27, 2024 the Advisory Design Panel (ADP) reviewed the DP 04-23 application, and provided the following recommendations (see attached minutes for further details):

1. Review usability of second door on south unit
2. Incorporate wayfinding on street frontage
3. Provide more context detail in architectural package
4. Consider pet relief area in space behind visitor parking space

The applicant submitted finalized revised architectural and landscape drawings on July 17, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Review usability of second door on south unit.

The Advisory Design Panel raised questions regarding the usefulness of the door directly facing 53A Avenue, as it leads directly into the garage and the same unit had a separate door on the lane side of the unit opening to the interior stair. In response, the applicant has replaced this door with a large window as a more usable feature that maintains an attractive face to the street.

2. Incorporate wayfinding on street frontage.

A wayfinding sign will be installed on the exterior fence near the intersection of 53A Avenue and the lane.

3. Provide more context detail in architectural package.

Renderings showing the proposal within the existing context have been added to the architectural set.

4. Consider pet relief area in space behind visitor parking space.

Due to the fee simple (non strata) tenure of the development, where each rowhome owner will own their own individual land parcel, a shared pet relief area is

considered undesirable. However, the area behind the visitor parking allows for the tree to enjoy more room, and additional plantings have been added along the 53A Avenue frontage with the removal of the front door and path.

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 mail delivery and waste pick-up

The applicant has reached out to Canada Post to determine how mail will be delivered (e.g. door-to-door, shared mail stand, etc.) but has not yet received a response. Staff will continue to work with the applicant to follow up on this item and will provide Council with this information at a future meeting once received.

As a small multi-unit development with fee simple properties, waste would be collected by the City's contractor (the same as single-detached homes). While the lane accessing these units will eventually be built out, it currently dead ends and, to support waste collection operations, residents would be required to bring their bins out to 53A Avenue.