



EXPLANATORY MEMO

October 16, 2024 Advisory Design Panel Recommendations and Applicant Response DP 05-24 20130-20150 53 Avenue & 20139-20152 52 Avenue

Advisory Design Panel Recommendations and Applicant Response

On October 16, 2024 the Advisory Design Panel (ADP) reviewed the DP 05-24 application, and provided the following recommendations (see attached minutes for further details):

1. Incorporate more visual variety into the landscaping (e.g. colour, evergreen & deciduous variety, etc.) to contrast the building's neutral colour palette.
2. Consider greater use of darker tones on the north elevation.
3. Provide more design interest, vertical elements, and weather protection (i.e. updating the trellis with a covering canopy) in the outdoor amenity.
4. Look for opportunities to enhance the landscape pad beside the PMT.
5. Consider providing two-sided elevators to improve access.
6. Provide more design attention to the west and southwest podium walls.
7. Improve washroom access for both indoor amenity rooms and the outdoor amenity space.
8. Review the design of the 5th floor roof for glare and visual appeal against adjacent 6th floor unit windows.
9. Ensure the southeast landscape area is consistently labeled as natural grass and ensure it is easily maintainable.
10. Make use of heavier duty doors and auto-open buttons into waste and bicycle rooms.
11. Consider e-bike charging and repair facilities in bicycle rooms.
12. Consider updating washer/dryers in adaptable units to be side-by-side for improved accessibility.
13. Consider additional noise mitigation measures for neighbouring units with living room-to-bedroom interfaces.

The applicant submitted finalized revised architectural and landscape drawings on November 8, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Incorporate more visual variety into the landscaping (e.g. colour, evergreen & deciduous variety, etc.) to contrast the building's neutral colour palette.

The share of flowering plants in the landscape palette has been increased, with attention given to their different flowering seasons, to provide additional colour variation and interest at different times of the year.

2. Consider greater use of darker tones on the north elevation.

The applicant has reviewed the north elevation and determined that it includes an effective mix of lighter and darker tones. It is noted that dark vertical sections line the insides of the indented balconies between the ground and top floors, and that these sections are covered by the angles shown in the renderings but visible on the elevation drawing.

3. Provide more design interest, vertical elements, and weather protection (i.e. updating the trellis with a covering canopy) in the outdoor amenity.

The outdoor amenity has been updated with a large trellis topped with a frosted glass ceiling for weather protection that covers the entire dining area. A small play structure has also been added.

4. Look for opportunities to enhance the landscape pad beside the PMT.

The landscape pad beside the PMT, which hosts an exhaust vent from the parkade, has been enhanced by moving the exhaust vent to the corner and planting the remaining area with hydrangea and rhododendron plantings.

5. Consider providing two-sided elevators to improve access.

Both elevators have been made two-sided.

6. Provide more design attention to the west and southwest podium walls.

The west and southwest podium walls have been changed from a cream colour to a darker grey colour that matches the brick veneer and cementitious panelling on the north and south façades and helps ground the building's base.

7. Improve washroom access for both indoor amenity rooms and the outdoor amenity space.

The washroom has been reconfigured to be accessed from the interior corridor to allow for its use by visitors of any of the amenity spaces.

8. Review the design of the 5th floor roof for glare and visual appeal against adjacent 6th floor unit windows.

The 5th floor roof will consist of SBS modified bitumen which will limit glare.

9. Ensure the southeast landscape area is consistently labeled as natural grass and ensure it is easily maintainable.

To account for maintenance and usability, the southeast landscape area, which acts as a private unit patio, has had its grass surface replaced with the same unit pavers used in all other patios. As part of this update, an additional landscaping bed of hydrangea and rhododendron plantings has also been provided to add further greenery and separation with the neighbouring patio.

10. Make use of heavier duty doors and auto-open buttons into waste and bicycle rooms.

Heavier duty doors and auto-open buttons will be provided for waste and bicycle rooms.

11. Consider e-bike charging and repair facilities in bicycle rooms.

Twenty electrical outlets and a set of tools will be added to the bicycle storage room to allow for charging and repairs.

12. Consider updating washer/dryers in adaptable units to be side-by-side for improved accessibility.

Noting that the other floor plans were not possible to reconfigure to provide side-by-side washers and dryers, they have been included in floor plans G and G1.

13. Consider additional noise mitigation measures for neighbouring units with living room-to-bedroom interfaces.

The applicant has advised that all wall assemblies will meet sound transmission requirements of the BC Building Code.

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 the intended HVAC system.

The applicant has advised that heating will be provided through electric baseboard heaters and cooling will be through split air conditioning units.