



## EXPLANATORY MEMO

### October 16, 2024 Advisory Design Panel Recommendations and Applicant Response DP 06-24 5360 204 Street

#### Advisory Design Panel Recommendations and Applicant Response

On October 16, 2024 the Advisory Design Panel (ADP) reviewed the DP 06-24 application, and provided the following recommendations (see attached minutes for further details):

1. Provide more detail on indoor and outdoor amenity programming (e.g. adequate washrooms, plumbing/kitchen facilities, furniture, colour, considering community gardens, expanding the courtyard, courtyard weather protection, etc.).
2. Update the courtyard design to more closely align with the building character, including more of the architectural theme in the play space and more design attention to the barbecue area.
3. Review fencing and landscaping between the outdoor amenity space and parking for separation and headlight glare.
4. Consider opportunities for more evergreen plantings.
5. Review turnaround opportunities in the strata visitor parking area.
6. Look to make the rental bicycle parking room easier to access.
7. Consider moving/replacing parallel parking spaces.
8. Review elevator accessibility between the parking and residential levels (e.g. two-sided elevators).
9. Consider adding entry closets to all units.
10. Review accessibility between loading zones and elevators.
11. Provide more information on exterior lighting, including to highlight landscaping.
12. Enhance the pathway to the rental entrance (e.g. landscaping, paving, etc.).
13. Review the colour cohesion and hierarchy of balcony fascias.
14. Make use of heavier duty doors and auto-open buttons into waste and bicycle rooms.
15. Ensure the north perimeter treatment (e.g. wall, fencing) protects the adjacent buildings from headlight glare.
16. Provide more visual interest on the service room exteriors.
17. Ensure the perimeter exit path is secure.
18. Look into further enhancing the design of the building and site entrances.
19. Consider additional noise mitigation measures for neighbouring units with living room-to-bedroom interfaces.
20. Confirm the design of the dedication area on 204 Street.

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. Provide more detail on indoor and outdoor amenity programming (e.g. adequate washrooms, plumbing/kitchen facilities, furniture, colour, considering community gardens, expanding the courtyard, courtyard weather protection, etc.).

Accessible washrooms have been added to three indoor amenity rooms, and two amenity rooms (in the strata and rental wings) have been provided with kitchens. The outdoor courtyard has been widened, incorporated weather protection and several new benches, and has added three additional trees for a total of six.

2. Update the courtyard design to more closely align with the building character, including more of the architectural theme in the play space and more design attention to the barbecue area.

The widened courtyard has been reconfigured into a more rectilinear layout that more closely reflects the building's quadrangular architecture. The children's play area has retained some of the original design's curvilinearity while incorporating colours from the building's façade. A frosted glass-covered trellis has been located at the barbecue area to provide weather protection over it and the dining area.

3. Review fencing and landscaping between the outdoor amenity space and parking for separation and headlight glare.

The courtyard's perimeter landscaping has been updated with cedar hedging to better separate it from the vehicle court. This vehicle court has also had its parking spaces removed, and has been left only for loading and Fire Rescue access, which will reduce the number of vehicles maneuvering past it.

4. Consider opportunities for more evergreen plantings.

43 Emerald Arborvitae cedar trees have been added to increase the presence of evergreen plantings within the project landscaping.

5. Review turnaround opportunities in the strata visitor parking area.

A parking stall at the end of the visitor parking area has been converted to a turnaround spot to make vehicle exiting easier if all stalls are occupied.

6. Look to make the rental bicycle parking room easier to access.

The gates that previously separated rental and strata parking areas have been removed, which will make access to the bicycle parking rooms easier.

7. Consider moving/replacing parallel parking spaces.

The parking levels have been reconfigured to remove all parallel parking spaces. The total number of parking spaces has been reduced from 348 to 328, including the elimination of the stalls in the outdoor courtyard for the expansion of the outdoor amenity area. This reduction is possible due to the development's location within a Transit Oriented Area. The number of units proposed remains at 283.

8. Review elevator accessibility between the parking and residential levels (e.g. two-sided elevators).

The applicant reviewed elevator accessibility between the parking and residential levels and has determined that it is well served under the current configuration, which includes a two-sided elevator in the rental wing.

9. Consider adding entry closets to all units.

The applicant has reviewed and determined that all units have closets in reasonable proximity to entrances.

10. Review accessibility between loading zones and elevators.

The outdoor amenity area design has been revised to create a clear widened path between the loading zones, through the building, and the nearby elevators.

11. Provide more information on exterior lighting, including to highlight landscaping.

The applicant will provide exterior lighting information as part of their Building Permit application after coordination with landscape and electrical consultants.

12. Enhance the pathway to the rental entrance (e.g. landscaping, paving, etc.).

The pathway to the rental entrance has been updated with a unique paving pattern.

13. Review the colour cohesion and hierarchy of balcony fascias.

In response to this recommendation, the north elevation, primarily around the rental wing entrance, has been updated to provide a more harmonious pattern of colours and projections.

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

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

15. Ensure the north perimeter treatment (e.g. wall, fencing) protects the adjacent buildings from headlight glare.

A solid aluminum fence has been added at the turn along the northern edge of the property to protect the neighbouring buildings to the north from headlight glare.

16. Provide more visual interest on the service room exteriors.

Landscaping, including Rhododendron, Hydrangea, Lilac, and Asian Boxwood plantings, has been added around the service room perimeter to enhance its appearance and soften its edges.

17. Ensure the perimeter exit path is secure.

Security gates have been added to secure the perimeter exit path.

18. Look into further enhancing the design of the building and site entrances.

The design of the building and site entrances has been enhanced through some of the previously noted updates, including revisions to the rental entrance elevations, pedestrian path improvements, and additional landscaping.

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

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

20. Confirm the design of the dedication area on 204 Street.

The western 1.2 metres of the property will be dedicated to the City with a 3.6-metre-wide multi-use path extending to the new property line. There will be no softscaping of this dedication area.

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.