



EXPLANATORY MEMO

November 2, 2022 Advisory Design Panel Recommendations and Applicant Response DP 06-22 20644 Eastleigh Crescent

Advisory Design Panel Recommendations and Applicant Response

On November 2, 2022 the Advisory Design Panel (ADP) reviewed the DP 06-22 application, and provided the following recommendations (see attached minutes for further details):

1. Provide more visual interest (texture, colour, mural, horizontal banding, geometric pattern, etc.) to party wall to reduce its apparent massing.
2. Provide 1 additional accessible parking space, preferably near elevator lobby.
3. Consider providing a kitchenette/lounge space in indoor amenity (not form and character)
4. Ensure full and consistent access to outdoor amenity space is provided from building interior (i.e. hallway connection between internal corridor and courtyard).
5. Extend outdoor courtyard deck further south, incorporating communal garden spaces and considering the installation of a dog relief area, and providing adequate perimeter fence heights.
6. Provide visual surveillance into bike storage rooms.
7. Review accessibility of entrance doors to garbage room.
8. Review garbage pickup logistics to avoid blocking vehicle throughways.
9. Consider adding metal guards to bottom of doors to garbage room to prevent damage to doors (not form and character).
10. Consider sound transfer attenuation measures between neighbouring units with bedroom/living room interfaces (not form and character).
11. Consider adding a bike repair room (not form and character).
12. Review storage and charging of electric mobility devices (e-bikes, scooters, etc.) (not form and character).
13. Consider use of electric energy for building systems.
14. Provide more detail on children's play structure, and ensure there is enough room in playground area to accommodate various play features safely; consider relocating play area to centre of courtyard.
15. Consider providing a green roof or rooftop solar panels.
16. Review opportunities for unit air conditioning provision/installation (not form and character).

The applicant has responded to the ADP's recommendations in the following manner:

1. Provide more visual interest (texture, colour, mural, horizontal banding, geometric pattern, etc.) to party wall to reduce its apparent massing.

Pilasters, along with more varied colours and materials, have been incorporated into the party wall to create more texture and visual interest, and break the area up into slimmer vertical strips.

2. Provide 1 additional accessible parking space, preferably near elevator lobby.

An additional accessible parking space has been provided in the underground parkade level, beside the existing accessible parking spaces, to increase the total number of resident accessible spaces from 10 to 11.

3. Consider providing a kitchenette/lounge space in indoor amenity (not form and character).

A kitchenette with a sink and dishwasher has been provided in the middle indoor amenity room.

4. Ensure full and consistent access to outdoor amenity space is provided from building interior (i.e. hallway connection between internal corridor and courtyard).

A dedicated hallway between the internal corridor and courtyard has been added to allow residents to access the courtyard without passing through an indoor amenity room.

5. Extend outdoor courtyard deck further south, incorporating communal garden spaces and considering the installation of a dog relief area, and providing adequate perimeter fence heights.

The courtyard deck has been extended by over 3.5 metres to cover more of the parking area below. Additionally, a community garden area has been added and the railing along the courtyard podium edge has been extended to a 1.06-metre height above the planter boxes.

6. Provide visual surveillance into bike storage rooms.

Windows have been added into the walls of the bike storage rooms located in the underground parkade.

7. Review accessibility of entrance doors to garbage room.

The applicant has confirmed that the existing layout provides the required clearances at both doors to ensure accessibility.

8. Review garbage pickup logistics to avoid blocking vehicle throughways.

Waste pickup operations have been accommodated by a turn-around area in the underground parkade for trucks picking up bins and carts, and by a staging area provided beside the parkade entry ramp outside for receiving by the larger truck.

9. Consider adding metal guards to bottom of doors to garbage room to prevent damage to doors (not form and character).

Metal guards will be added to garbage room doors.

10. Consider sound transfer attenuation measures between neighbouring units with bedroom/living room interfaces (not form and character).

Partition walls will be designed and built to meet Sound Transmission Class requirements.

11. Consider adding a bike repair room (not form and character).

A bike repair station has been added in the southwest bike room in the underground parkade.

12. Review storage and charging of electric mobility devices (e-bikes, scooters, etc.) (not form and character).

The layout of the southwest bike room in the underground parkade has been updated to create additional storage lockers for scooters.

13. Consider use of electric energy for building systems.

The applicant has noted that the use of electric energy will be discussed with their engineers during the Building Permit process. The building will be required to meet the energy step code requirements of the BC Building Code.

14. Provide more detail on children's play structure, and ensure there is enough room in playground area to accommodate various play features safely; consider relocating play area to centre of courtyard.

The children's play equipment has been simplified and reconfigured to provide adequate clearance between structures for safety, and has been shifted in further from the courtyard edge, which is now lined with the communal garden plots.

15. Consider providing a green roof of rooftop solar panels.

A high-reflectivity white roofing membrane will be used to minimize the heat island effect and the roof will be pre-ducted to allow for future solar panel installation.

16. Review opportunities for unit air conditioning provision/installation (not form and character).

Pre-ducting has been incorporated in all units to allow for the future installation of air conditioning. Additionally, the building will be required to meet the interior temperature requirements of the BC Building Code.

Staff Commentary

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