



EXPLANATORY MEMO

October 18, 2023 Advisory Design Panel Recommendations and Applicant Response DP 08-23 20619 & 20629 Eastleigh Crescent

Advisory Design Panel Recommendations and Applicant Response

On October 18, 2023 the Advisory Design Panel (ADP) reviewed the DP 08-23 application, and provided the following recommendations (see attached minutes for further details):

1. Ensure secure model of visitor bicycle rack is used (e.g. two lock point potential) and improve visibility of visitor bike racks from within building (e.g. bringing them onto podium level).
2. Review opportunity for additional street-fronting trees on site
3. Use an alternative fence material to chain link around the dog run area, including considering wood elements.
4. Review maneuverability of parking areas, including visitor parking spaces and bicycle room access between parking spaces.
5. Review use of sand in children's play area for accessibility and consider an alternative surface.
6. Consider reconfiguring the outdoor amenity area with fewer but larger programmed areas and simplifying the material palette.
7. Consider providing communal garden plots and/or edible plantings.
8. Consider more closely aligning colour palettes between building cladding and landscape materials.
9. Provide more design interest to the west parkade wall.
10. Review location of loading zone for usability.
11. Consider providing a rooftop amenity area.
12. Review Building Code compliance of courtyard exiting and elevator lobby.
13. Consider opportunities for shading on south-facing units.
14. Provide automatic doors for amenity spaces, both indoor and outdoor, and bicycle rooms.
15. Review accessibility of appliances in adaptable units (e.g. washers & dryers).
16. Consider the use of electric building systems (e.g. heat pumps and/or air conditioning).
17. Consider additional sound attenuation measures for units with elevator & living room-to-bedroom wall interfaces.
18. Provide electrical connections in bicycle rooms for e-bikes.
19. Consider providing a bicycle maintenance area.
20. Review and ensure security of the rear courtyard exit stair.

The applicant submitted finalized revised architectural and landscape drawings on December 5, 2023 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Ensure secure model of visitor bicycle rack is used (e.g. two lock point potential) and improve visibility of visitor bike racks (from within building (e.g. bringing them onto podium level)).

A larger two-lock-point model has been provided for the visitor bicycle rack and has been moved onto the podium level beside the building entrance.

2. Review opportunity for additional street-fronting trees on site.

After reviewing offset requirements for fire department connections, the existing utility pole, and the fire hydrant, a total of seven trees are now proposed along the building frontage on site, compared to two trees as part of the original design.

3. Use an alternative fence material to chain link around the dog run area, including considering wood elements.

The chain link fencing around the dog run area has been replaced with a welded wire mesh supported by a wooden frame and posts.

4. Review maneuverability of parking areas, including visitor parking spaces and bicycle room access between parking spaces.

The applicant reviewed the layout of their parking areas and accesses and was unable to increase the efficiency of the circulation pattern while maintaining the current number of parking spaces. The dimensions of the parking stalls and aisles are consistent with Zoning Bylaw requirements.

5. Review use of sand in children's play area for accessibility and consider an alternative surface.

The sand cover in the children's play area has been replaced with fully accessible recycled rubber tiles, which incorporate an alphabet search play feature.

6. Consider reconfiguring the outdoor amenity area with fewer but larger programmed areas and simplifying the material palette.

The open lawn space has been removed, with the dog run and children's play areas enlarged in its place. The ground surface material palette has also been simplified by reducing the total number of materials from eight to five.

7. Consider providing communal garden plots and/or edible plantings.

The exit walkway near the property's southeast corner has had its surrounding landscaping updated to be entirely composed of edible plantings, including gooseberry, blueberry, lingonberry, strawberry, oregano, and thyme.

8. Consider more closely aligning colour palettes between building cladding and landscape materials.

Hardscaping has been updated with grey-scale pavers and tiles to more closely match the building's black-and-white colour scheme.

9. Provide more design interest to the west parkade wall.

The west parkade wall has been broken up with an additional exit path and otherwise meets the City's Development Permit Area Guidelines by being landscaped and clad with brick where it rises and painted black at its base, with no exposed concrete visible.

10. Review location of loading zone for usability.

The design of the stairwell adjacent to the loading zone has been updated to replace the stairs from ground level to the raised visitor parking area with a ramp, which will allow for roll-up access onto the podium level with further direct access to the elevator vestibule.

11. Consider providing a rooftop amenity area.

The project design features 355 m² (3,821 ft²) of outdoor amenity space, which meets the City's existing Development Permit Area guidelines as well as the preliminary requirements being considered for the new Zoning Bylaw currently in development. While additional rooftop amenity space was considered, particularly on the north end of the 4th floor roof where the building steps back, staff recommended against it to prevent overlook and maintain the privacy of the townhome complex which neighbours the proposed development on that side.

12. Review Building Code compliance of courtyard exiting and elevator lobby.

The applicant has reviewed Building Code requirements and CPTED principles in the design of the courtyard and its accesses and has added a second exit stair accessed directly from the courtyard to bring it into compliance.

13. Consider opportunities for shading on south-facing units.

The applicant has reviewed this recommendation and determined the existing balcony insets and architectural frame elements provide sufficient shading.

14. Provide automatic doors for amenity spaces, both indoor and outdoor, and bicycle rooms.

Automatic door buttons will be provided for all amenity and bicycle rooms.

15. Review accessibility of appliances in adaptable units (e.g. washers & dryers).

The placement of appliances in all adaptable units has been reviewed and adjusted as necessary to ensure all are accessible (located side-by-side).

16. Consider the use of electric building systems (e.g. heat pumps and/or air conditioning).

In response to this recommendation, the applicant notes that all units will be air conditioning-ready and will be available for purchase with the option of having the air conditioning pre-installed.

17. Consider additional sound attenuation measures for units with elevator & living room-to-bedroom wall interfaces.

The applicant has advised that all wall details and assemblies will meet or exceed required sound transmission ratings in the Building Code through methods such as furring walls and staggered stud partition walls.

18. Providing electrical connections in bicycle rooms for e-bikes.

An electrical outlet will be provided for every 3-4 bicycle stalls.

19. Consider providing a bicycle maintenance area.

A bicycle maintenance area has been provided in the northwest bicycle room.

20. Review and ensure security of the rear courtyard exit stair.

The applicant has reviewed potential security issues with all exit stairs, building doors, and secured parking areas. Additional security fencing and gates have been provided where necessary to ensure full access control.

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. Review boulevard plant surface for animal waste resilience.

As part of frontage upgrades required of new development, the City, through standards outlined in the Design Criteria Manual, typically requires a boulevard planted with grass to be provided between the road surface and the sidewalk. The Advisory Design Panel raised questions about the durability of grass to animal waste, and whether another hardier plant surface should be considered.

Following review, staff is open to non-grass plantings and will work with the applicant to determine a mutually-agreeable drought-resistant and low-maintenance boulevard planting surface as part of the civil design stage.