



## EXPLANATORY MEMO

### September 11, 2024 Advisory Design Panel Recommendations and Applicant Response DP 09-23 5135 208A Street

#### Advisory Design Panel Recommendations and Applicant Response

On September 11, 2024 the Advisory Design Panel (ADP) reviewed the DP 09-23 application, and provided the following recommendations (see attached minutes for further details):

1. Reconfigure the path and backyard treatment to maintain privacy
2. Introduce more variety and an improved pedestrian experience in the driveway (e.g. greenery, surface treatment)
3. Update the stairs in the plan for accuracy and CPTED (e.g. hiding spots)
4. Strengthen the ground floor frontage (e.g. adding glazing)
5. Ensure soffit lights do not create a nuisance for neighbours
6. Consider incorporating more wood into the elevations for warmth, especially on west
7. Ensure the design does not turn its back on 208 Street

The applicant submitted finalized revised architectural and landscape drawings on December 13, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Reconfigure the path and backyard treatment to maintain privacy

Additional landscaping was provided between the path along the west fence line and the southern unit patio to create privacy buffering.

2. Introduce more variety and an improved pedestrian experience in the driveway (e.g. greenery, surface treatment)

The landscape bed at the southeast corner of the building has been expanded to reach the front entrance stairs and wrap around them to connect with the north side lawn and landscaping. The row of plantings along the south property line has also been extended further east and additional sod has been added at the entrance to soften the site and increase permeability.

3. Update the stairs in the plan for accuracy and CPTED (e.g. hiding spots)

The illustration of the indoor stairs has been updated to confirm no space under them is accessible.

4. Strengthen the ground floor frontage (e.g. adding glazing)

The ground floor frontage has been enhanced with glazing added through a glass garage entrance door to the south of the stairs and wood paneling provided around the northeast corner window.

5. Ensure soffit lights do not create a nuisance for neighbours

The applicant has confirmed that soffit lights will not cause glare issues for neighbours.

6. Consider incorporating more wood into the elevations for warmth, especially on west

More wood has been added to building exterior, including on the frontage corner and on the west elevation facing 208 Street to add visual interest and visually break up the north and south units from each other.

7. Ensure the design does not turn its back on 208 Street

The design has been refined to engage with 208 Street to the greatest extent possible in a challenging site context on a two-frontage, pie-shaped lot: the 208 Street side currently presents as a backyard condition, faces backyards on the opposite side of the street, and retains six existing City trees, while the opposite side of the site on 208A Street faces the fronts of the existing houses on the same cul-de-sac.

This design refinement includes an extended path to the gate allowing direct pedestrian access from the site to 208 Street, updated fencing that maximizes visual permeability where possible while maintaining privacy for private yards, and increasing visual interest to the 208 Street façade with added wood paneling.

Staff Commentary

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