



EXPLANATORY MEMO

July 18, 2024 Advisory Design Panel Recommendations and Applicant Response DP 14-23 20220-20230 Michaud Crescent

Advisory Design Panel Recommendations and Applicant Response

On July 18, 2024 the Advisory Design Panel (ADP) reviewed the DP 14-23 application, and provided the following recommendations (see attached minutes for further details):

1. Consider redesigning the lobby entrance to integrate the stairs and ramp, including by shifting the location of the entry door, face the northeast landscape island, and move bicycle rack (preferably with two-point locking racks) closer to lobby entrance.
2. Consider design enhancements and variation to the roof line.
3. Consider colour palette adjustments (e.g. replacing tan material with greater use of wood grain siding, review extent of tan material along extruded frames for harmony, consider incorporating it more on the rear elevations, etc.)
4. Consider an alternative play feature that could be used by more children at a time.
5. Clarify the size of beds that could fit into bedrooms.
6. Incorporate Canada Post mailbox standards for security.
7. Look for potential improvements to walking bicycles through the building (e.g. reconfiguring locations, automatic doors, etc.)
8. Review use of enterphones at parkade entrances.
9. Ensure adequate sightlines are provided at intersection of south land and parkade accesses.
10. Review the interface of the west lane and its fronting units.
11. Clarify the intent of the office space.

The applicant submitted finalized revised architectural and landscape drawings on August 16, 2024 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Consider redesigning the lobby entrance to integrate the stairs and ramp, including by shifting the location of the entry door, face the northeast landscape island, and move bicycle rack (preferably with two-point locking racks) closer to lobby entrance.

The entrance and lobby area have been redesigned by removing an office room that was previously proposed and bringing the visitor bicycle rack up to the podium level. These changes allowed for larger glazed walls to be added to better visually

connect the lobby with the entry courtyard, allow for full visibility of the bicycles from inside, and update the landscaped area into a larger unified space.

2. Consider design enhancements and variation to the roof line.

A raised parapet has been added to the northwest corner of the building to break up the roof line and create a building peak.

3. Consider colour palette adjustments (e.g. replacing tan material with greater use of wood grain siding, review extent of tan material along extruded frames for harmony, consider incorporating it more on the rear elevations, etc.)

The tan material has been expanded to cover the entirety of the extruded framed, and additional tan extruded frames have been added on the rear of the building. Replacing some of these tan features was explored but found not to have been a design improvement. However, additional wood-tone materials have been incorporated into the building entrance soffits.

4. Consider an alternative play feature that could be used by more children at a time.

The play area has been updated with three new play features that will allow more children to use them at a time.

5. Clarify the size of beds that could fit into bedrooms.

The applicant has noted that all bedrooms can accommodate a queen-sized bed.

6. Incorporate Canada Post mailbox standards for security.

The applicant has committed to incorporating Canada Post mailbox standards.

7. Look for potential improvements to walking bicycles through the building (e.g. reconfiguring locations, automatic doors, etc.).

The ADP noted that some bicycle rooms would require the user to walk through multiple doors to get outside. The applicant has swapped the bicycle room with the most doors (originally just behind the lobby) with a storage room in the parkade, to allow its users to have more direct outdoor access through the elevator.

8. Review use of enterphones at parkade entrances.

An enterphone will be provided at the entrance to the raised parking area to enable its use by visitors. This brings the application's parking supply to 64 resident spaces and 3 visitor spaces, for a total of 67 spaces.

9. Ensure adequate sightlines are provided at intersection of south lane and parkade accesses.

The wall running alongside the underground parkade ramp has been lowered and pulled back from the lane intersection, and partially replaced with a railing for separation from the neighbouring building to the east.

10. Review the interface of the west lane and its fronting units.

The original design had lane-fronting units with stairs directly accessing the lane. In response to the ADP's questions on the usability of pedestrian connections to a lane that will not have a sidewalk, the applicant has removed these stairs and used this space for additional landscaping.

11. Clarify the intent of the office space.

A small office room that was originally proposed in the lobby has been removed.

Staff Commentary

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