

Advisory Design Panel's Resolution/Comments and Applicant's Responses

Application 2021-320-DP in relation to the properties located at 12209, 12219, 12231, 12241, and 12251 222 Street and 22190 123 Avenue was reviewed by the Advisory Design Panel (ADP) during their meeting on February 19, 2025. The ADP's resolution/comments (in **black**), and the applicant's responses (in **teal**), are below:

R/2025-ADP-007

It was moved and seconded

That the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow up.

Architectural Comments:

- Only buildings with an active Development Permit before March 8, 2024, can be exempt from the BCBC 2024 adaptability provisions and comply with BCBC 2018 adaptability provisions, provided the Building Permit application is submitted before March 8, 2027. The building must still comply with all other BCBC 2024 provisions, including accessibility.
 - **Architect's Response:** Per Provincial Information Bulletin B24-10-R (attached), there are 3 criteria a project can meet to be eligible for an extension relative to the application of the new adaptable dwelling (and seismic) sections of the 2024 BC Building Code (only one of which involves a DP application). As this project complies with the provisions of this bulletin, it will be considered an instream application and exempt from those BCBC 2024 adaptable unit provisions provided we make a Building Permit application by March 8, 2027. The building will comply with the BCBC 2024 at the time of application for building permit, including all requirements for common area accessibility. These items will be shown with dimensions, notations, etc. as required as part of the building permit architectural drawing set.
- Door leading into parking garage should open outwards.
 - **Architect's Response:** Agreed. We have gone back and reviewed plans again following the ADP and can find no instance where any of the perimeter parkade doors do not swing outward (which is the direction of exit travel).
- Consider relocating the exit stair window to be further away from other window openings.
 - **Architect's Response:** As the windows for the stair and the adjacent units sit in the same plane, they meet at an angle of 180 degrees which means that the code doesn't consider them to expose onto one another (ref BCBC 3.2.3.13 and 3.2.3.14 both of which apply to walls forming an angle less than

135 degrees). We believe the inclusion of windows in stairs improves the exterior façades and due to the configuration of the stairs and adjacent units, there is no reasonable way to increase separation without just making all windows smaller. We would generally not want to reduce windows in a case where there is no issue to address. As is commonly the case, windows are evaluated per 3.2.3.13 based on final exit paths/exit facilities at the time of Building Permit application and any exposure issues are normally addressed via sprinkler protection to the windows (which would be an alternative solution).

Landscape Comments:

- Consider whether guardrail/fence, as shown in Section B/L2.0, is necessary.
 - **Landscape Architect's Response:** Not on the higher planter, but required on the lower planter.
- Consider more diverse play spaces to increase play value.
 - **Landscape Architect's Response:** Play surfacing for the 0-2 age group is switched to artificial turf as a harmless surface for crawlers. Each play area has a play structure that is suitable for the age group.
- Consider reducing the quantity of lavender as the lifespan is quite short.
 - **Landscape Architect's Response:** All lavender planting will be replaced with Dianthus Perennial and Miniature Hollyhock.
- Ensure that upper podium planters can be accessed and maintained by Strata.
 - **Landscape Architect's Response:** Ladder access points will be installed within the planters on the western and eastern sides of Building 1 and will be utilized by the strata to access the upper podium for maintenance.
- Review tree size requirements (minimum 6.0cm cal, and 2.0ht for replacement trees) and mountain ash planting locations.
 - **Landscape Architect's Response:** Tree caliper revised. Mountain ash was proposed for street trees. City to provide preferred street tree species.

CARRIED