

## Responses to ADP recommendations:

Following up on this, the finalized recommendations passed by the ADP last night, and for discussion in our meeting, were as follows:

1. **Provide softer edge at southwest property line, and review opportunities to soften the west property line elsewhere (e.g. permeable fencing, landscaping, etc.), including potentially rerouting the west sidewalk to the east of the parkade ramps**

The previous partial sidewalk to the west side of the parking ramp is removed and replaced with a landscape buffer. The previous walkway is rerouted to the east side of the parking ramp. Semi Transparent Fences and hedges are added to soften the west property line

*The opaque fence and semi-transparent fence are differentiated on the landscape drawing. The opaque fence will stop at the edge of the upper parking area. They will be made from the same material with different fence member spacing. Refer to the first page for images of the two fencing design.*

2. **Consider incorporating additional/larger canopy trees and native and coniferous plant species into landscape plans while maintaining hardiness and original Japanese theme**

The following shrubs and ground covers included in our landscape plant list are of native origins:

- 1 - Comus Sericea 'Kelseyi'
- 2 - Philadelphus lewisii
- 3 - Symphoricarpos albus
- 4 - Vaccinium Ovatum
- 5 - Comus canadensis

Larger canopy trees will be discussed with the engineering department while going over the requirements of the landscape for streetscape.

3. **Review the loading zone for location beside the accessible parking stall, access to buildings, and consider providing one additional loading zone**

The loading space location has been adjusted with parking layout. Now the loading space has extra space around.

4. **Reposition the underground accessible parking stalls to be closer to each elevator lobby**

Parking layout is updated. Now four of the accessible parking stalls are closer to the west elevator and the other six are closer to the east.

*The drive aisle also has been adjusted so the "crosswalk" between the west accessible stalls and the west elevator lobby is not required.*

5. **Look to provide additional visual interest/texture to the elevations (i.e. making greater use of metal cedar siding), especially on interior elevations**  
Updated. The choice of colour and material of cladding has been adjusted to create visual interest. Integrated additional metal cedar soffits in the upper soffit areas.
6. **Consider rearranging the ground floor units and indoor amenity areas to improve livability**  
The unit design of the three front units on the first floor are updated. Now they all have deeper private patios and landscape screenings. In addition, these units have better entry door locations in relation to the lobby, amenity area, and other ancillary spaces.
7. **Show location of mail/package rooms, and consider Canada Post standards in their design**  
A Mailbox and a package room are added in the first floor lobby area of each building.
8. **Enhance design of underground parkade ramp "cage"**  
The previous chain link fence is removed. Instead, painted stainless steel mesh will be installed. The partial painting will apply the color theme and logo of this project, and aim for creating a more vibrant and symbolic language in the front entry area.
9. **Consider opportunities to screen the PMT and garbage staging area**  
Incorporated a "Fence with Vines", However, in order to potentially screen the FRONT facing Eastleigh will require BC Hydro's involvement will be required.
10. **Provide more shrub plantings in ground floor grass patios**  
We have incorporated a Soil Mound in order to provide shrubs for the East Ground floor units
11. **Relocate visitor bike parking areas and replace with additional landscaping**  
Visitor bike parkings are moved to the front of the indoor amenity area. Additional Planter with hedges have been added in place of the visitor bike areas.

- 12. Ensure accessible route is provided through the entire length of the courtyard**  
*Accessible route is provided through the entire length of the courtyard to ensure the minimum pathway width is no less than 1.5m.*
- 13. Provide benches in children's play area**  
*Benches in children's play area have been provided.*
- 14. Consider additional sound attenuation measures for inter-unit walls with living room/kitchen-to-bedroom interfaces (not form and character)**  
*Walls of all inter-units will be built to comply with or exceed the sound attenuation requirements of the latest BC Building Code. A note is added on unit plans.*  
  
*For Unit C8 and C9 on the 5th and 6th floor which has kitchen and bedroom share a wall, the wall with sound transmission will be built as class higher than what's required by the Building Code. More detailed design will be conducted in BP phase.*
- 15. Ensure all appliances in adaptable units are accessible**  
*Turning area with a 1.5m diameter is shown in all adaptable unit plans.*  
*Washer and dryers are updated as side by side for all adaptable units.*
- 16. Review rental and adaptable unit selection for unit type variety (i.e. number of bedrooms) (not form and character)**  
*21 rental units will be required for the project, including 17 one-bedroom units and 4 two-bedroom units. Please refer to the statistics.*  
*34 adaptable units will be provided for the project, including 2 one-bedroom + den and 32 two-bedroom units.*
- 17. Consider opportunities to provide more direct access between the visitor parking area and east building**  
*Signage will be provided to show directions for visitors. The door to the north side of the visitor parking area will be used as an alternative entry to the court yard area. Visitors can pass through the central courtyard area, and then to the Building 2.*
- 18. Provide more information on maintenance logistics of landscaping along north property line**  
*Our property fence is set back from the PL by 1 meter, for tree retention purpose. The north landscaping area can't be accessed unless from the adjacent property. We propose to remediate construction disturbance to this area by planting native shrubs (*Philadelphus lewisii*). The native plant species should require little or no maintenance.*

- 19. Replace all artificial turf with non-synthetic material**  
Pea Gravel has been specified for the Dog Off-Leash Area
- 20. Review outdoor areas adjacent to indoor amenity spaces to align with indoor uses (i.e. workout space outside the gym, seating areas outside the library)**  
Rubber Play Surface has been added outside the Gym. Seating area has been specified outside the library area.
- 21. Consider use of non-fossil fuel-based heating/cooling systems (not form and character)**  
*non-fossil fuel-based heating/cooling systems will be considered. After discussed with the mechanical engineers, details will be specified in BP stage.*
- 22. Consider installation of air conditioning within rental units at opening (not form and character)**  
Air conditioner will be provided for all rental units. Details will be specified in BP stage.
- 23. Ensure a high-albedo roof surface is provided**  
A high-albedo roof will be provided. Details will be specified in BP stage.
- 24. Adjust landscaping around the accessible entrance ramp to ensure safety and adequate sightlines**  
Lanscaping has been correctly coordinated with Architectural drawings. Ramp is now visible from the sidewalk
- 25. Provide additional design interest on the stepped-back roofs, including considering additional privacy enhancements on the north**  
Light-coloured and high –reflectivity roof material will be provided.
- 26. Confirm provision of electrical plugs within bicycle rooms**  
All bicycle rooms will have electrical connections, plug numbers and locations will be specified in BP stage.
- 27. Storage doors to open out where it can.**  
The doors have been adjusted.