

Advisory Design Panel Resolution/Comments and Applicant's Responses

Application 2023-255-DP in relation to the property located at 13285 Balsam Street was reviewed by the Advisory Design Panel (ADP) during their meeting on July 17, 2024. The ADP's resolution/comments (in **black**), and the applicant's responses (in **teal**), are below:

R/2024-ADP-019

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:

- Concern about the main entryway – one access point, with the potential for a lot of traffic, right beside the visitor and accessible parking stalls.
 - **Architect's Response:** The vehicle access to the townhome development has been carefully designed to accommodate fire fighter access and has been located to be min. 8.5m from the corner as requested by the city. The current access is required to function as a vehicle and fire access for the following two scenarios: 1. No road on the south is NOT built, and access needs to be within the property boundaries and needs to be connected to Balsam 2. The road on the south is built, and the access is designed to be directly connected to the new road.
 - **Civil Engineer's Response:** A single main entryway is sufficient for this size of residential townhouse development. It is anticipated that the highest traffic times will only be for a short period of time before and after standard work hours. The remainder of the day the volumes will be minimal. Access to and from the visitor/accessible parking stalls will operate just like a typical parking lot. In addition, on street parking is provided for the work/life units which are not anticipated to have a high volume of visitors.

Landscape Comments:

- Ensure whatever play structure is places in the play area has sufficient fall zone.
 - **Landscape Architect's Response:** Noted. The play structure has been shifted to allow for the sufficient fall zone

- Structural soil: Ensure structural soil zones align with tree locations.
 - **Landscape Architect's Response:** Noted. Structural soil is aligned with tree locations. The proposed potted trees have been switched to inground with structural soil.
- Recommend planting the proposed potted trees in the corner plaza inground with structural soil.
 - **Landscape Architect's Response:** The proposed potted trees have been switched to inground with structural soil.
- Areas of large swatches of gravel: Recommend considering whether more texture or interest can be included rather than just the proposed gravel.
 - **Landscape Architect's Response:** Boulders have been added throughout the swatches of gravel.
- Bike Rack: Concern about the placement of the bike rack. Appears to be located so it can only be single loaded, but 6 bike stalls are required. Ensure rack can be double loaded or add additional bike racks to meet bylaw requirement.
 - **Landscape Architect's Response:** Noted. The paving has been extended to allow for bike rack to be double loaded.
- Consider adding more seating to the wood deck area of the amenity space.
 - **Landscape Architect's Response:** Additional seating has been added.
- Consider including unit connections to the multi-use pathway.
 - **Landscape Architect's Response:** Due to the grade changes along most of the retaining wall unit connections won't be created to access the pathway. The pathway can be accessed at either side of the complex.
- Ensure details match plans. Detail for engineered wood fiber for playground but drawing shows a rubber finish.
 - **Landscape Architect's Response:** Noted. Details have been changed to match drawings.
- Recommend diversifying plant list (e.g. unproportionately high quantities of snowberry in comparison to all other proposed plants)
 - **Landscape Architect's Response:** Noted. Plant list has been diversified.

CARRIED