



EXPLANATORY MEMO

November 6, 2024 Advisory Design Panel Recommendations and Applicant Response DP 07-24 20815 45A Avenue & 4560-4580 208 Street

Advisory Design Panel Recommendations and Applicant Response

On November 6, 2024 the Advisory Design Panel (ADP) reviewed the DP 07-24 application, and provided the following recommendations (see attached minutes for further details):

1. Provide a clearer tree plan (trees retained, removed, and added)
2. Review the tree species used in front yards to ensure they will not impact townhome foundations
3. Provide more design interest to end elevations and garage-level façades
4. Consider a more creative and less formal approach to the Building 4 yards
5. Expand accent paving within the internal lanes and review traffic calming measures (e.g. pathway crosswalks, elevated crosswalks/table)
6. Provide unit numbers and doorbells on garage side of blocks
7. Review kitchen and smoke alarm locations to prevent false alarms
8. Provide front yard fencing as close to the property line as possible
9. Incorporate additional permeable surfaces into the site as possible

The applicant submitted finalized revised architectural and landscape drawings on January 7, 2025 (both attached to the Development Permit). The applicant has responded to the ADP's recommendations in the following manner:

1. Provide a clearer tree plan (trees retained, removed, and added)

A clearer tree plan has been provided within the landscape architecture set identifying the trees proposed to be retained, removed, and added.

2. Review the tree species used in front yards to ensure they will not impact townhome foundations

The project landscape architect has considered this recommendation and confirmed that the tree species proposed will not impact building foundations at their proposed locations.

3. Provide more design interest to end elevations and garage-level façades

End elevations have been improved by providing additional windows and decorative vent grilles. The garage level façades have had unit numbers and lighting fixtures added to provide more visual interest at the ground floor.

4. Consider a more creative and less formal approach to the Building 4 yards

The Building 4 walkway has had its corners updated to curves and the backyards made larger to provide a less formal and more usable rear yard design.

5. Expand accent paving within the internal lanes and review traffic calming measures (e.g. pathway crosswalks, elevated crosswalks/table)

Crosswalks, finished with unit pavers, have been provided to connect the Building 4 walkway with the paths connecting to 208 Street. Speed humps have been provided before both these crosswalks to calm on-site traffic speeds.

6. Provide unit numbers and doorbells on garage side of blocks

Unit numbers have been provided over all garage doors. Doorbells have been kept only at principal entrances to avoid confusion over which door to answer.

7. Review kitchen and smoke alarm locations to prevent false alarms

The applicant acknowledges the recommendation of positioning smoke alarms so as to avoid false alarms associated with cooking and will incorporate it as part of the detailed Building Permit stage with their electrical consultant.

8. Provide front yard fencing as close to the property line as possible

Front yard fencing has been shifted to be right on the property line.

9. Incorporate additional permeable surfaces into the site as possible.

The applicant has responded that permeable surfaces have already been maximized on the site. The project will be required to meet City bylaws on stormwater management, including creating no net additional surface runoff.

Staff Commentary

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

In response to questions posed to staff at the ADP meeting, staff have the following responses:

1. Consider sidewalk design along 208 Street in terms of tree preservation and active transportation design

The new sidewalk and bicycle lane, which the applicant would be required to provide as part of the development's 208 Street frontage upgrades, will be designed to meet City standards and maximize the number of existing street trees being retained. This may include curving to create more distance from trees and being finished with low-impact surfacing (such as rubber) to protect root systems.

2. Seek opportunities to plant more coniferous trees, and spec columnar trees for boulevard (noting overhead wires)

Four coniferous trees, including two cypress and two spruce trees, are proposed within the on-site landscaping. Additional coniferous trees will be reviewed for the new City boulevards as part of the project's off-site landscaping in conjunction with City standards and applicable considerations such as overhead wires, sightlines, and maintenance.