



## EXPLANATORY MEMO COUNCIL MEETING FOLLOW-UP

**5030-5064 208 Street & 20845 50A Avenue  
Development Permit 10-23  
Zoning Bylaw Amendment Bylaw No. 3271**

### Information Requested at Council Meeting

The purpose of this memo is to provide clarification on points and questions raised at the Council meeting held on May 13, 2024 regarding the proposed redevelopment of 5030-5064 208 Street & 20845 50A Avenue.

#### 1. Trades parking during construction

In response to questions about where trades vehicles will be parked during the construction of this development, the applicant has noted that the townhome complex (which consists of 7 separate buildings) would be constructed in phases, with Building 6 to be constructed last and used as the trades vehicle parking area during the construction of the rest of the buildings. When Building 6 is under construction, Phase 7 is not yet expected to be occupied and the lane between these two buildings, along with visitor parking stalls, would be used for trades parking. An updated architectural set has been provided, with a construction parking plan included as sheet A.1.1a.

#### 2. Façade updates

In response to comments received at the Council meeting, the applicant has updated the side elevations of the two buildings adjacent to 50A Avenue which are visible from the street. These updates consisted of centering and symmetrizing the windows and adding two windows to the side elevation facing the new walkway to Nicholas Park, with these new windows located on the set back third storey portion to avoid privacy impacts. These updates are illustrated on sheets A.3.1 and A.3.7 of the architectural set, as well as in the renderings.

#### 3. Outdoor amenity area programming

In response to comments received at the Council meeting, the applicant has provided revised landscape plans which updated the intended function of the outdoor amenity area as a more passive lawn with a greater number and variety of shrubs and grasses and a boulder provided in a drain rock apron to serve as a pet relief area.

#### 4. Transportation management

A Transportation Impact Assessment (TIA) will be required to be completed before the application returns to Council for consideration of approval. As part of the TIA, staff

will require the existing intersection of 208 Street and 50A Avenue to stay open to all vehicle movements and for the applicant to contribute financially to the future upgrade of this crosswalk to a pedestrian-activated signal. The TIA will also be required to review the need for any future upgrades to the crosswalk at 208 Street and 51 Avenue.