

Development Permit Conditions – Detailed Items to Address

Multi-family Residential Form and Character

1. Finalize building colour schemes for the two buildings with individual and complementary colour and texture palettes that also address the site conditions and are not overly dark.
2. Ensure all balconies use frosted glazing to screen balcony areas.
3. Submit lighting plans and specifications for building and landscape lighting addressing exterior lighting guidelines
4. Submit a signage plan and signage design details.
5. Confirm there is adequate waste/recycling/compost storage space to meet RMOW Solid Waste Bylaw No. 2139, 2017, and a solid waste management plan as defined in that Bylaw.
6. Identify snow storage areas and locate to avoid potential impacts on identified riparian/wetland areas.
7. Confirm RMOW acceptance of dedication of proposed surface parking area off of Mount Fee Road, and address on-going operation and maintenance (drawing CU-2).
8. Bus shelters to be provided at transit bus laybys – show on drawings. Design subject to review.
9. Incorporate detailed revisions for Valley trail signage at crosswalks and driveways – prioritize the Valley Trail – remove Valley trail stop sign and stop bars. Move “Cars Ahead” warning sign closer to driveway. Ensure “Stop” and “Pedestrians Ahead” sign for cars existing driveway.
10. Incorporate updated Valley Trail standard detail, to be provided by RMOW.
11. Provide product details and surface materials for the playground. Add bench(es) to playground area. Provide security for playground installation.
12. Provide details for the picnic shelter and amphitheatre. Provide security for installation.
13. Review use of precast concrete walls for landscape (drawing L-1.3).
14. On drawings L-2.1 and L-2.2, space groupings of deciduous trees to achieve full canopy.
15. On L-2.3, confirm temporary irrigation of restoration area; require specification on seeded area (exclude clover which is bear attractant); increase the number of conifers in this area to reduce perception of building mass adjacent to Riverside Trail, especially along Building A, where FSR is temporarily realigned, and at the north end of building B, consistent with wildfire guidelines.
16. Review street light design.
17. Further investigate curb cut locations for enhanced accessibility, including at building drop-off areas/laybys and crosswalks. At crosswalk Valley trail to be 3.0 metre wide concrete with tactile pad for crosswalk users. Valley Trail to slope down to concrete pad then back up again. Slopes to be gentle.
18. Review curves on accessibility ramp – address site topography and review design for accessibility best practices.
19. Consider accessible pathways from Building A to the picnic gazebo; consider the location and design of the accessible pathway to the entrance of Building B to enhance accessibility.
20. Accessible routes to be paved and use poured concrete versus unit pavers.
21. Confirm parking stall widths for accessible parking stalls.

Protection of Riparian Ecosystems and Sensitive Ecosystems

1. Further explore opportunities for pre-treatment of stormwater prior to entering storm sewer or discharge into natural water body receiving areas, including use of bio-swale design for ditch feature on Mount Fee Road, rain gardens, and integration of “Stormceptors” for storm drains in parking areas.
2. Conduct updated water quality sampling for the identified wetlands prior to commencement of construction and post-construction.

3. Confirm decommissioning of Black Tusk Forest Service Road and provide phasing plan for restoration.
4. Conduct further review of the location, extent and design of the Mount Fee Road surface parking area to further minimize any potential impacts on the adjacent wetland area and enhance the riparian buffer.
5. Identify locations for tree and vegetation protection fencing for sensitive areas along the edge of the realigned portion of the FSR and along the edge of the clearing for the Mount Fee Road extension, as well as the identified wetland areas.
6. Demarcate the boundaries of the Riparian Ecosystem Protection Area associated with the Cheakmus River corridor, the SPEA for Wetland #3 and the top of bank and buffer area for Wetland #2, with brightly coloured, secure snow fencing or equivalent for the duration that development activities are occurring on the lands.

Other

1. Provide updated Engineering Design Brief, provided by Engineer of Record for review.
2. Provide design rationale and proposed design for District Energy System (DES) for Mount Fee Road.
3. Confirm DES connection sizes to Parcel A to meet building load requirements.
4. Fire protection requirements and details to be confirmed at Building Permit. Confirm roof access for fire ladder units.
5. Provide a hazard tree assessment for trees located within falling distance of public spaces including the Valley Trail and Mount Fee Road extension.