

Balsam

5455 Balsam Residential Development

Municipal Address: 5455 Balsam Street
Legal Description: Amended Lot 3, Lot 12, South 50
feet of Lot 4 of Lot 12 and Lot 5, 6, 7, 8, 9, of Lot 12,
All on Block 17, DL 526, NWD, Plan 3946

REZONING APPLICATION



BUILDING HIGHLIGHTS



NORTH EAST CORNER

BUILDING HIGHLIGHTS



SOUTH EAST CORNER

BALSAM STREET VIEW TO ROOF



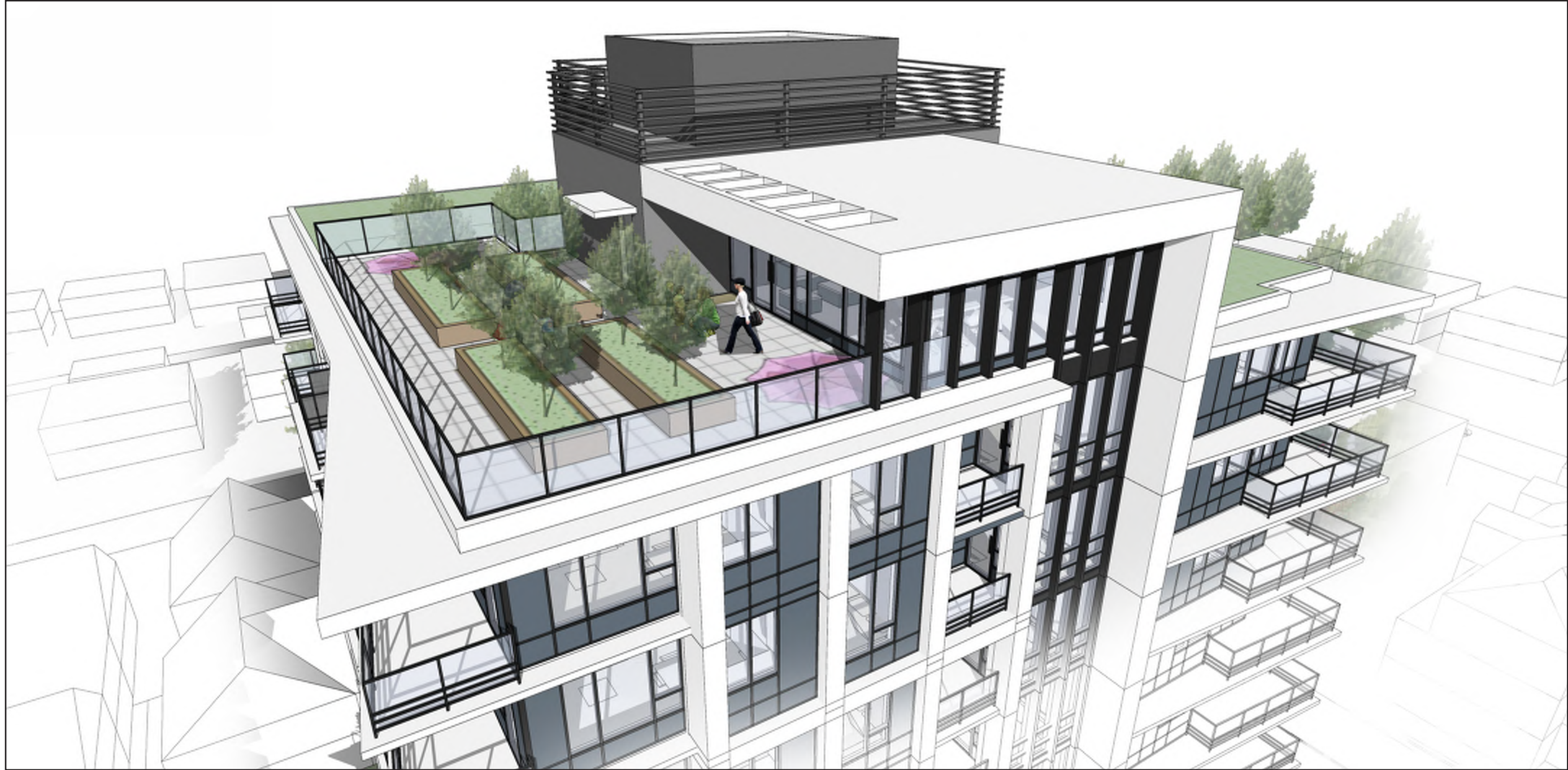
LANE STREET VIEW



AMENITY TERRACE AND COURTYARD



ROOFTOP AMENITY



LANDSCAPE LEVEL 1



BENCHES



NATURE PLAY PRECEDENT



TRELLIS

The Landscape strategy utilizes the 'Tower in the Park' typology, with many trees proposed throughout the site. Large existing trees on the north portion of the site, along with a walking trail and a children's nature-play pocket-park and many proposed trees provides the community with a natural park asset. The retained existing, mature trees help retain the character of the site and continue to be an asset for the neighborhood and habitat.

The courtyard in between both buildings provides a gathering/dining space with seating, a 50' turf field for play and a small refuge space with a trellis.



- Harvest Table
- Trellis
- Amenity Area
- Layered planting
- Urban Agriculture
- Green Roof
- Planting
- Mulch Path
- Natural Play