

ADVISORY DESIGN REVIEW COMMISSION

Agenda for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Wednesday, August 10, 2016 at 5:30pm at 7400 Prospect Street.

	Report Total Pages
1. CALL TO ORDER	
2. MINUTES	
• Minutes of the ADRC Meeting of May 17, 2016	8
3. DEVELOPMENT PERMIT NO. DPA007 (DP Area No. 4 - Form & Character)	
Addition of two storey building/7414 Pioneer Street	15
• Memo to ADRC	
4. MINOR DEVELOPMENT PERMIT NO. DPm102- Revised Landscaping	
Mount Currie Mobile Home Park/7470 Hwy 99	11
• Memo to ADRC	
6. NEW BUSINESS	
7. NEXT MEETING	
8. ADJOURNMENT	

**VILLAGE OF PEMBERTON
ADVISORY DESIGN REVIEW COMMISSION MINUTES**

Minutes for the Advisory Design Review Commission of the Village of Pemberton held May 17, 2016 at 5:00pm at 7400 Prospect Street.

ADRC MEMBER IN ATTENDANCE:

Caroline McBain
Danielle Ellaway (formally Danielle Arsenault)
Sarah Allen
Bob Adams
Mark Mendonca

ADRC MEMBER REGRETS

Nicole Brink

STAFF IN ATTENDANCE:

Tim Harris –Manager of Operations & Development Services
Lisa Pedrini-Village Planner
Suzanne Bélanger-Project Coordinator

1) CALL TO ORDER

At 5:10pm the meeting was called to order.

2) MEMBERS UPDATE & ELECTION OF CHAIR

Members Update

At the In Camera meeting of December 15 2014, Council appointed Nicole Brink, Caroline McBain & Bob Adams to the ADRC for 2 year term to expire December 2017. Marc Mendonca was reappointed as the Chamber of Commerce representative for a one year term to expire in December 2016.

Other active members, Sarah Allen & Danielle Ellaway have terms that will expire December 2016.

It was noted that as per Bylaw 626, 2009 members of the ADRC should not be appointed for more than three (3) consecutive terms.

Election of Chair

Election of Chair and Vice Chair was held as there was a quorum in attendance.

Moved/Second

THAT Marc Mendonca be elected as the Chairperson of the Advisory Design Review Commission.

CARRIED

Moved/Second

THAT Bob Adams be re-elected as Vice-Chairperson of the Advisory Design Review Committee.

CARRIED

3) MINUTES

Moved/Seconded

THAT the minutes of the ADRC of March 5, 2014 be approved as circulated.

CARRIED

**4) DEVELOPMENT PERMIT: DPA006-Radius (Form and Character of a Dedicated Apartment Building)
7361 Arbutus**

Application Representatives:

Rod Nadeau-Owner of Vidorra Development
Phil Dugas-Project Coordinator
Dennis McGuire-Architect

The project architect gave an overview of the project's design:

- The building will have 45 rental units on three levels surrounded by three landscaped berms.
- The rear of the site will have:
 - 2 feet slope toward the existing Community Centre Park.
 - A community garden for the residents of the complex
- The units will be one, two and three bedroom units with the larger units located at the corners to take advantage of the additional windows.
- The ground floor units (at grade) will be desirable as they will offer private garden areas.
- The cantilevered balconies &/or roof overhangs (4 feet) will provide rain/sun protection on most units with the exception of the upper units which are located within the building bump out zones where the roof overhang will be 2 feet (see image below).



- The location of the site is within walking distance of Village amenities and public transportation.
- The site will offers amazing mountain views for approximately 70% of the units.
- Green garden spaces surround the building.
- The design of the structure is a simple rectangular shape to be cost effective.

- The internal staircase will provide an open inviting area to promote the use of the stairs and minimize the use of the proposed elevator (save energy).
- It is important to the developer to have a nice and bright project supporting healthy living and a sustainable lifestyle.
- The construction will follow strict sustainability standards which will be energy efficient using passive house technologies. The goal is to be a zero net energy building.
- The energy efficiency will be achieved in multiple ways:
 - 9" thick walls (great sound proofing)
 - Triple pain recessed glazed windows
 - Large window sizes 5' X5' & 8' wide X 7.3' high, promoting daylight penetration and minimizing the electrical consumption
 - Air handling unit (heat exchanger)
 - Flat roof with solar panels
 - Rain collecting system with storage tank for the residents' shared garden
 - Vinyl Plank Flooring (wood grain finish) which is durable and quiet
- The flat roof will facilitate snow management which will also provide additional insulation during the winter months.
- The materials used for construction will be innovative & low maintenance:
 - Durable stucco (Color=Benjamin Moore CC-546/taupe)
 - Paneltek steel siding (wood grain finish) from Cascadia Metals in espresso color
 - Charcoal Grey Fascia Boards
- The site will have a garbage building with a roof top recessed against the rear landscaping. The roof may be fenced and used as a roof top deck or as a green roof. Details to be confirmed.
- The underground parking area will offer twenty-eight oversize garage stalls (12' wide X 24' long) with the majority of the stalls having a garage door for all of the resident toys. Four underground stalls will be without garage doors. A typical parking stall is usually approximately 10' wide by 20' long.

The project owner/developer added the following details:

- The building goal is to promote sustainable living/healthy lifestyle
- The garden apartments would be most appropriate for seniors &/or families with children
- The cheapest energy is energy that you don't need.
- The building design and location take in consideration having the right size of a building with the right amount of parking spaces meeting today's goal of reducing car usage
- Two electrical cars will be provided as an amenity to the renters based on a user-fee.
- Two stalls with electrical connections will be available for private electrical car ownership.

The Village Planner commented that currently, the project is short 19 parking stalls overall as per the current Village Zoning Bylaw (No 466) requirements which will necessitate a development variance permit. The developer commented that other municipalities/towns have a much lower requirement for rental units, some as low as .58 spaces per rental. This project is offering 1.1 parking per unit + 4 spaces for electrical cars.

- The company is currently working with the British Columbia Institute of Technology (BCIT) on advanced energy modelling in order to maximize the durability of the construction. This innovative technology partnership will provide advanced/long lasting construction and make the ownership viable through low maintenance cost.
- The rental building will offer healthy living lifestyle managed by a professional landlord which will provide rental security through long term leases.
- Each unit will have a washer and dryer and a storage unit (8' x 10' approximately) within the rental space.

The Village Planner requested that further review of this application be postponed for a short while in order to discuss a minor Development Permit application submitted by the Pemberton Legion. The Legion representatives were on a tight timeline due to other personal commitments.

At 6:30pm, the applicants for the Radius Development stepped out for a break.

**5) DEVELOPMENT PERMIT: DPminor#106 - Royal Canadian Legion – Pemberton Branch 201
7440 Prospect Street/Change of exterior color**

Application Representatives:

Leslie Clark-Agent
Judy Jones

The Agent commented that the Legion was unaware of the Minor Development Permit application requirement to update the exterior color of the building, and offered an apology for this oversight.

The Village staff commended the Agent for their cooperation in quickly bringing forward an application package including color samples.

The commission members discussed the application and unanimously supported the color changes.

Moved/Seconded

THAT the ADRC recommend that the Manager of Operations and Development Services support the Minor Development Permit application to update the color scheme of the Royal Canadian Legion – Pemberton Branch 201.

CARRIED

The ADRC Commission members inquired as how to best communicate with the owners within Development Permit Areas the need to obtain a development permit to avoid enforcement after the fact.

Village staff discussed the challenges of providing information and commented that it is the goal of the Planning team to review the best communication tools to provide information to business owners &/or residents in the future.

Furthermore, members inquired as to the fee for such application for a non-profit organization like the Legion. The ADRC members commented that they would be supportive of waiving fees for non-profit group. The fee of \$350 (minor DP application) can only be waived by a decision from Council following the reception of a written request, and the Legion will be encouraged to make this request.

AT 6:45pm, the Radius Development team returned to the meeting.

**CONTINUED: DEVELOPMENT PERMIT: DPA006 - Radius
7361 Arbutus**

The developer provided the following additional information:

- The goal is to have the building be the most energy efficient rental building in Canada this year.
- The flooring will be a composite system which was previously built in the Mountain Edge building.

Discussion of the application followed. Members inquired about the rental cost of the apartments and if any units would be sold. The developer confirmed that the building will solely be a rental venture. It was noted that the landscape plan provided may potentially be revised. An ADRC member commented that some of the plants on the list may not be the best viable solution long term. Village staff commented that the Village has a plant list approved in 2011 which also may be revised in the near future, due to some of the plantings being bear and deer attractants.

The applicants were asked how the building would be run. They answered that the management of the building will be done in-house with a live-in caretaker.

- More details were provided regarding the energy efficiency of the building which will be confirmed through the review done by the professional engineers (mechanical, ventilation etc.) addressing these details through the building permit process.

The applicants were asked about the design of the building and its fit within the area. The design of the building is considered as a "Mountain Contemporary".

Questions were asked about how the car share would operate and how parking would be assigned. The parking stalls will be monitored & managed by the company through a user pay system. The electric car share cost will be #1.40 per minute/\$14 per hour/ \$80 per day.

The ADRC members made the following comments regarding the parking:

- There is some concern that residents could avoid the cost of securing on-site parking and choose instead to park elsewhere including on the Village streets.
- Parking stall No 9 does not appear to offer sufficient space to maneuver/park.

- Parallel parking stall length at the front of the building appears to be too short for parallel parking.
 - Confirmation of the handicap parking stall accessibility (ramp access path) was discussed. No concerns.
- The applicant mentioned that there is room on the land to accommodate all the parking required but by choice the developer prefers to provide green features to be forward thinking and create a pleasant neighborhood and development. It was mentioned that the Village's current parking requirements are based on backward thinking.
- Also, the applicant commented that as a traffic calming measure the entrance to the Radius Development could be narrower than the proposed 21 meter wide entrance.

The Village Planner explained that the Village's current Zoning Bylaw does not contemplate apartments in Section 508 – Off-Street Parking Requirements. However, there is a precedent for requiring 1.25 spaces per apartment under the CD-5 Zoning which applies to the Tiyata Development. It was recommended that the ADRC hold comment on the Parking Variance request as staff negotiates the requested parking variance with the applicants in order to come up with a more mutually agreeable number, as currently it is staff's opinion that the variance request is too high and will not be supported by Council as is.

Moved/Seconded

THAT the ADRC recommends that Council support the Development Permit (DPA006-Radius) for Form and Character of the Radius Apartment Building with the following conditions:

- Further landscaping review to maximize drought resistant plantings;
- Confirmation of correct parking stall sizes;
- That the applicants work with Village Planning Staff to come to a mutual agreement on the extent of the requested parking variance.

CARRIED

6) **NEW BUSINESS**

1.) **DPminor No 105 - PEMBERTON HOTEL (Shutters & Signage)**

Application Representatives:

De En De - Owner
Iouri Chtchelkanov-Construction Manager
Kosta De - Designer

The Village Planner explained that this application was sent to the ADRC members via an electronic referral earlier in May when at the time there were no other application(s) to warrant a meeting. In light of a meeting being scheduled to review the Radius Development, this application was brought forward as 'new business' to give the applicants the opportunity to hear from the ADRC members directly.

The owner of the Pemberton Hotel has been working hard to improve the façade of the Hotel.

Another Minor Development Permit was previously issued for exterior improvements to the façade including door treatments and new signage. The current application is for

additional Pub signage and window shutters. The Planner mentioned that the Pemberton Hotel's signage is currently in excess of what is permitted under the Sign Bylaw.

The members had the following comments:

- It appears that there is no consistency with the signage in the downtown area and this applicant should not be made to conform to the Sign Bylaw when other businesses are not in conformity. Village staff explained that enforcement is a challenge and most often what is enforced is based on a complaint basis. Also, the Sign Bylaw is very old and outdated, but it is expected to be updated and included in the upcoming new Zoning Bylaw Review.
- The shutters should be consistent with one of the colors of the building. The owner confirmed that the lighter shutter color represented in the drawing will match the wood of the doorway entrances.
- The size of the shutters should be proportional with the windows.
- The request for signage on the south east side (over the pub entrance) is acceptable, but not the two signs above the south east windows.
- The numbers of sign should be reviewed per business in a building as big as the Hotel and not the building as one operation which would permit additional signage for the different aspects of the building like the Liquor Store, Lobby and a future rental space on the Frontier Street frontage.
- The old red Liquor Store sign (small) should be removed as it is no longer relevant nor does it fit in with the new signage format.

Moved/Seconded

THAT the ADRC recommend that the Manager of Operations and Development Services support the Minor Development Permit application (DPm105) to update the window shutters and signage with the following conditions:

- that the lighter coloured shutters be installed to match the existing door treatments;
- Signage on the far right side of the Frontier Street frontage (old Liquor Store sign) be removed before any new additions are added.

CARRIED

2-GENERAL UPDATE OF DEVELOPMENT SERVICES

The Village Planner mentioned that the Development Service Department has been busy with multiple active applications/projects such as:

- Tiyata Village Subdivision (65 small lot residential subdivision)
- 580 Subdivision (single family Lots)
- Agricultural Parks Master Plan
- One Mile Lake Park Master Plan
- Zoning Bylaw/Sign Bylaw Review
- Community Amenity Policy Update

7) **NEXT MEETING**
TBA (as needed)

8) **ADJOURNMENT**

At 7:10 p.m. the meeting was adjourned.

This is a true and correct copy of a meeting of the Advisory Design Review Commission of the Village of Pemberton, held May 17, 2016.

Chair

DRAFT

Date: August 10, 2016
To: Advisory Design Review Commission
From: Lisa Pedrini, Planner
Subject: Major Development Permit No. 007 – Peter Cronin

The Village has received a Development Permit application from Pete Cronin/Judy Gartner to develop a combined commercial / residential building. The subject property is legally described as Lot 2, DL 203, Plan KAP72731, LLD and is located at 7414 Pioneer St. The location is identified on the attached drawing (**Appendix A**). The property is designated as a Development Permit Area for Form and Character in the Village's OCP under DP Area No. 4 – Downtown Revitalization.

The purpose of this report is to assist the Advisory Design Review Commission in its consideration of the application.

BACKGROUND

The site is currently being used as a residential lot with a legally non-conforming* single family residential house on the property. The 578 sq m site adjoins another legal non-conforming single residential dwelling on the south and an undeveloped lot on the north.

**A single residential dwelling is not an outright permitted use in the C-1 zone; which is why the present use of the lot is considered "legally non-conforming". Legally non-conforming use is a use that is not recognized in the Zoning Bylaw but which lawfully existed on the day the Zoning Bylaw was passed. As such the existing use of land, buildings or structures which are not permitted in the current zoning bylaw would be permitted to remain (or deemed legal) because the use pre-existed the adoption of the zoning bylaw which it today violates. If it is deemed that the use pre-existed the zoning, then the legally non-conforming use may be continued as a non-conforming use, provided the use is not or was not discontinued for a continuous period of 6 months. For seasonal uses, the use must not be discontinued as a result of normal seasonal practices.*

BRIEF DESCRIPTION OF THE PROPOSAL

The proposal is attached as **Appendix B** and **C**. As illustrated in the attachment, the proposal is to develop a two (2) storey Combined Commercial / Residential building containing one (1) 31 sq m Business and Professional Office Space on the first level, a single car garage (the total sq m of the first level is 59.8 sq m), with one (1) Residential Dwelling Unit located above the first level, measuring 46.24 sq m.

A Project Information Sign has been placed on the site as per Schedule G of the Village's *Development Procedures Bylaw No. 725, 2013*.



HAVE YOUR SAY **DEVELOPMENT PERMIT - DPA 007**
Lot 2, DL 203, Plan 9887

Pete Cronin, Property Owner, has applied for permission to develop this site for a Combined Commercial / Residential Use:

Land Use: Business Office / Garage with a one bedroom Residential Dwelling above
Gross Floor Area: 97.9 sq m
Number of Parking Spaces: 5
General Architectural Character: Contemporary

WANT MORE INFO?

Phone (604) 894.6135
Email admin@pemberton.ca
Website www.pemberton.ca

www.pemberton.ca

The proposed development has been designed to facilitate a sustainable lifestyle by allowing the owner to work from home. A rationale provided by the applicant is attached as **Appendix C**.

COMPLIANCE WITH ZONING BYLAW

The subject property is designated ‘Downtown’ as per the Village’s Official Community Plan and is zoned Downtown Commercial (C-1) as per the Village’s Zoning Bylaw. The following is an assessment of the proposal in the context of the Zoning Bylaw requirements:

- a) Combined Commercial / Residential Use is a **permitted land use** in the C-1 zone, subject to the requirements in Section 222 of the Village Zoning Bylaw No. 466, 2001. These requirements are shown below;

222 • Combined Commercial and Residential Dwelling Unit

(1) Where a lot is used for a combined Commercial and Residential use, unless otherwise specified herein, residential uses shall be permitted only in conformity with the following provisions:

- (a) if located within the same building, the commercial use shall be situated on the first storey with the residential use being situated above the first storey;
- (b) if located within separate buildings, the building containing the commercial use shall occupy not less than 75% of the street frontage with the residential use being situated to the rear of the commercial use;
- (c) the residential units have a completely separate outside entrance at ground level; and
- (d) the floor on which any residential dwelling units are located shall be used exclusively for residential purposes within all levels above the first.

(2) Where a lot is used for a combined commercial and residential use, unless otherwise specified herein, the type of commercial use shall be limited to the commercial uses that are specifically permitted in that particular zone.

- b) Combined Commercial / Residential Uses in the C-1 Zone must have a minimum lot size of 220 m² and a minimum lot width of 12 m. *The size of the subject property is 578 sq m.*

- c) The building would comply with the 10.5 meter **maximum height** restriction for Principal Buildings based upon a calculation of average finished grade. *The proposed height is 6.135 meters.*

(As the existing Single Residential Dwelling is not listed as a permitted use in the applicable zone, the home cannot be considered the Principal Building as per the definition in Zoning Bylaw No. 466, 2001 (Section 104 Definitions – Principal Building). Therefore, the new building becomes the Principal Building and is therefore able to be built to a maximum height of 10.5m.)

- d) The building would comply with the front, rear, north interior and south interior lot line **setback** requirements. *Front and rear set-backs of 4.5 m for Principal Building have been adhered to. Interior lot line setbacks are 0 m.*
- e) The on-site buildings cover 37.25% of the lot and therefore would comply with the 75% **maximum lot coverage** requirement.
- f) Based upon the requirement of 1.25 off-street parking spaces per each one (1) bedroom “townhouse” unit, 2 parking spaces per each single family dwelling unit, and 1 space per 28 sq m of Office use, 4.35 **off-street parking spaces** would be required. *As per the Zoning Bylaw Section 507 (a)¹, five (5 parking) spaces have been demonstrated on the site plan.*

Calculation of Required Parking

Permitted Use	Off-Street Parking Requirements	Total Parking Spaces
Single Residential Dwelling* (*legal non-conforming use)	2 spaces per dwelling unit	2
Office – Other	1 space per 28 m ² of gross floor area (31 m ²)	1.1
1 Bedroom (Townhouse Dwelling)	1.25 spaces per dwelling unit	1.25
		4.35 (5)

Given the legal non-conforming residential use on the property and the property’s C-1 Zoning, it has been challenging to find the best approach to solve some of the restrictions and take advantage of the opportunities afforded by this application. Staff has worked closely with the applicant on many iterations of the development proposal in order to find a way to make the development fit the Zoning Provisions and avoid the need for a variance. One such example is maximum height, as the per the C-1 Zone, Maximum Height of a Principal Building is 10.5 m, and Maximum Height of an Accessory Building/Structure is 4.5 m.

COMPLIANCE WITH DEVELOPMENT PERMIT GUIDELINES

The subject property is situated within Development Permit Area 4 – Downtown Revitalization. The Design Review Committee shall review the proposal, and provide comments on compliance with the DPA # 4 guidelines.

¹ Where the calculation of required spaces results in a fractional number, the nearest whole number above that calculated shall be provided.

The Building Form is contemporary and features a garage door facing the street, with a side entrance for the Business Office. It could be argued that the frontage of the building will not create pedestrian interest, since there are no windows or doors to draw attraction to the Business Office. However, this is a very short street that presently does not contain any other commercial uses (despite its C-1 Zoning) and given the lack of a sidewalk and the fact that the opposite side of the street backs onto the commercial uses facing Prospect Street (dentist office, RCMP building), there is very minimal to no pedestrian traffic on Pioneer Street.

The front entry to the residential development is facing Pioneer Street, with the unit gaining access off a stair case at the ground level. The Building does reflect the scale of the downtown given its adherence to the height requirements and does offer a varied façade element. It does not contain an interior mall or covered walkway. As there are no other commercial buildings on Pioneer Street, it is not possible to comment on whether the building is harmonious or coordinated with adjoining buildings in terms of eave lines, materials, soffits and fascias.

In terms of Streetscape Improvements, the Applicant has not proposed any streetscape enhancements. The Site Plan submitted, attached as **Appendix B**, shows vehicular access to the site would be gained off Pioneer Street. The first level office will have a parking garage accommodating one (1) vehicle.

Landscaping improvements (**Appendix D**) include the removal of three mature cedar trees (to make room for parking) and the addition of two (2) wood framed flower boxes as shown on the Landscaping Plan. The existing trees are known to be causing damage to the roof of the existing legally conforming single Residential Dwelling. Photos demonstrating the existing conditions on site are attached as **Appendix E**.

Given the current residential character of the street, the addition of a Combined Commercial / Residential Use development and the proposed landscaping improvements to 7414 Pioneer Street appear to fit and thus it adequately fulfills the DP guidelines for DP Area No. 4. It is staff's position that in this particular area of the downtown, home-based businesses or cottage industry² is suitable, and therefore it may be onerous to expect the property owner (in this circumstance) to undertake further improvements to the "commercial streetscape", in order to better conform to many of the DP Area 4 Guidelines.

However, if the Village wishes to see this area redevelop toward more typical downtown commercial use in the future (as per the provisions of its C-1 zoning), the Village could consider including conditions of the issuance of the DP to help facilitate this transition, like the addition of a sidewalk or other streetscape improvements.

COMPLIANCE WITH SIGN BYLAW

The Sign Bylaw establishes that **fascia signs** not have an area greater than 2 square meters, and that they not project further then 3 cm beyond the front face of the building. The applicant has not submitted its Building Sign Plan yet.

² a business or manufacturing activity carried on in a person's home.

https://www.google.ca/webhp?sourceid=chrome-instant&rlz=1C1ECWD_enCA465&ion=1&espv=2&ie=UTF-8#q=cottage%20industry%20definition

Memo to File
DP NO. 007
August 10, 2016
Page 5 of 6
Attachments:

- A) *Location Map*
- B) *Site Plan*
- C) *Building Plans*
- D) *Rationale*
- E) *Landscaping Plan*
- F) *Existing Conditions*

A handwritten signature in cursive script that reads "Lisa Pedrini". The signature is enclosed in a thin rectangular border.

Lisa Pedrini, Village Planner

cc. Tim Harris, Manager of Operations and Development Services

APPENDIX A – Location Map

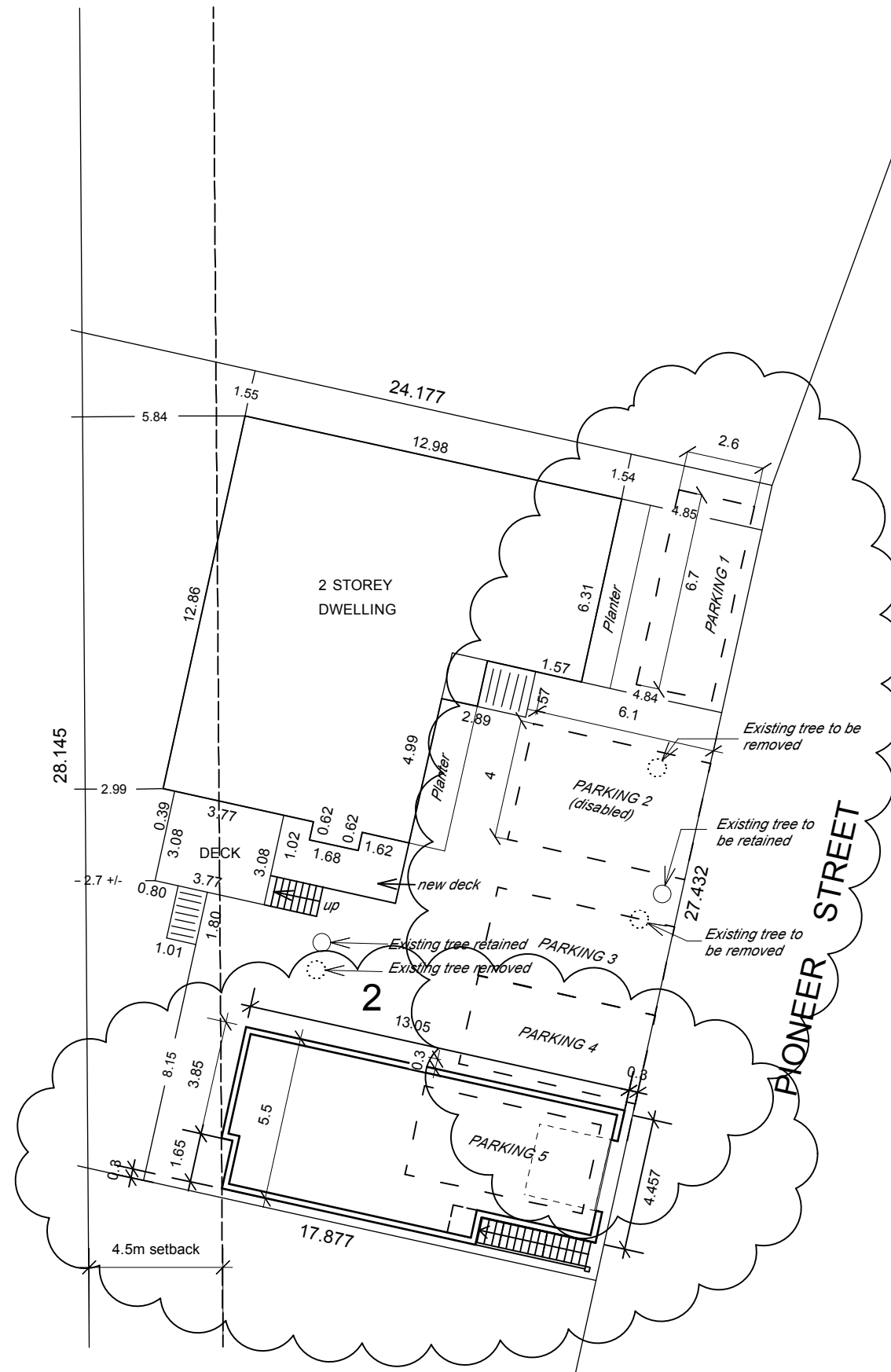


**APPENDIX B -
Site Plan**

PROJECT INFORMATION:

LEGAL ADDRESS: LOT 2, DL 203 PLAN 9887 LILLOOET DISTRICT
 LOT SIZE: 578 SM
 LOT COVERAGE (EXISTING): 24.3%
 LOT COVERAGE (PROPOSED): 37.25%
 FSR (EXISTING): 0.486
 FSR (PROPOSED): 0.696
 SUITE SIZE: 46.24 SM

WATER CONNECTION: AS EXISTING
 SEWER CONNECTION: AS EXISTING
 ELECTRICAL CONNECTION: AS EXISTING
 STORM DRAINAGE: PERIMETER DRAIN TO SOAKAWAY



EILEEN KEENAN

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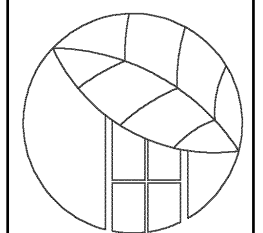
16/08/05 Setback/parking revised
 16/06/13 Title revised
 Issued/Revised

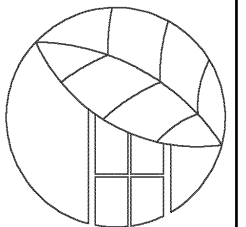
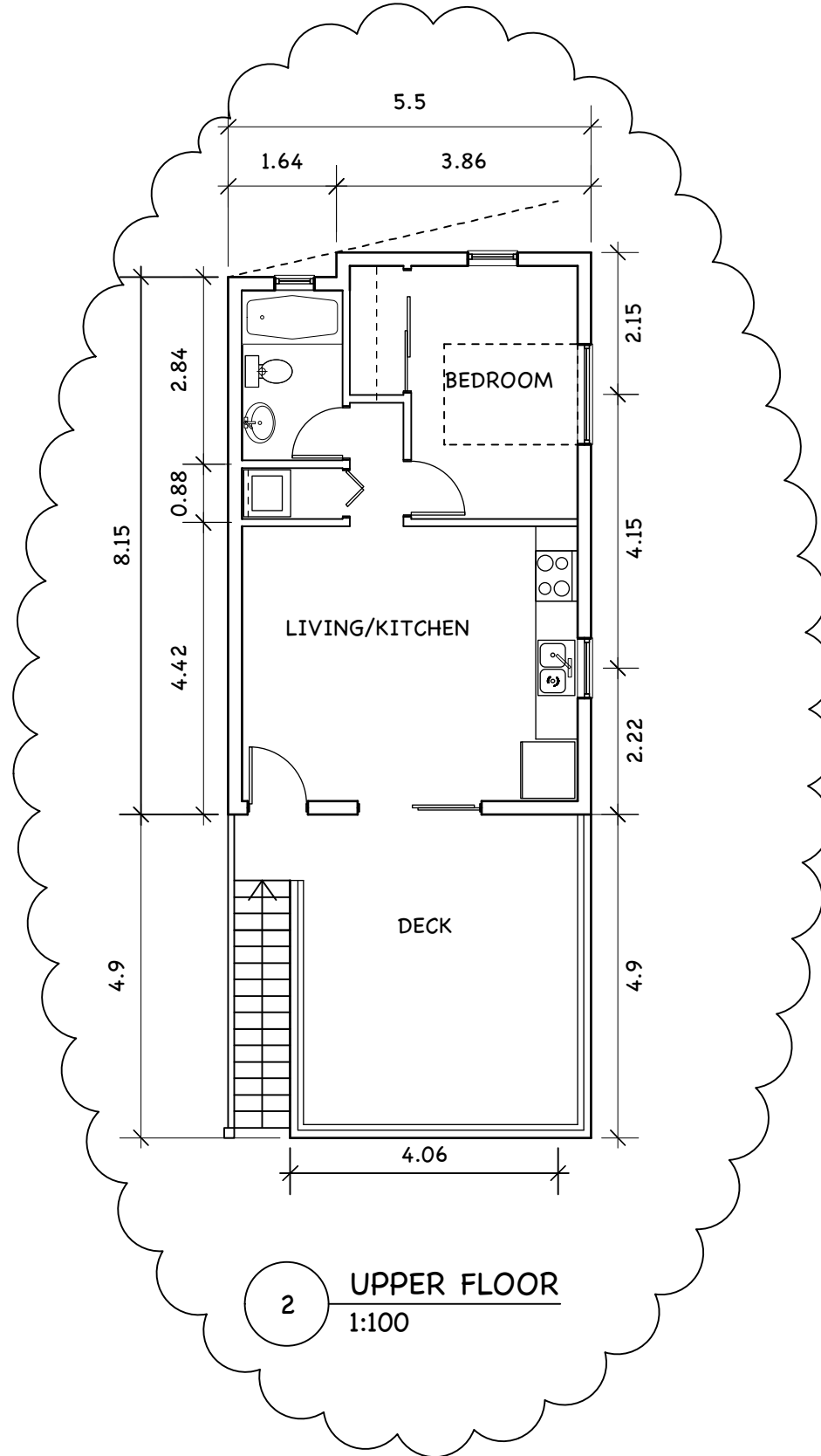
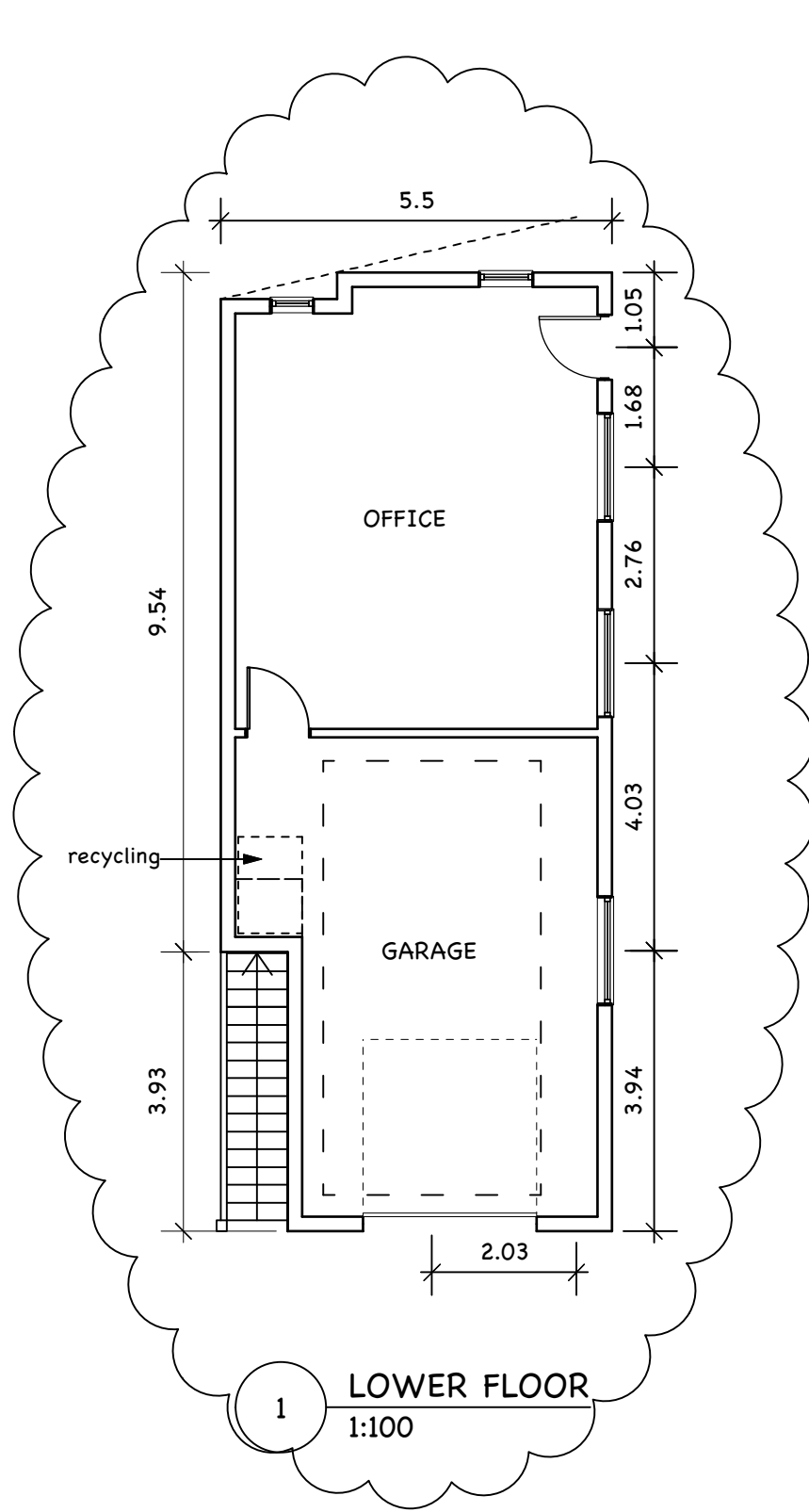
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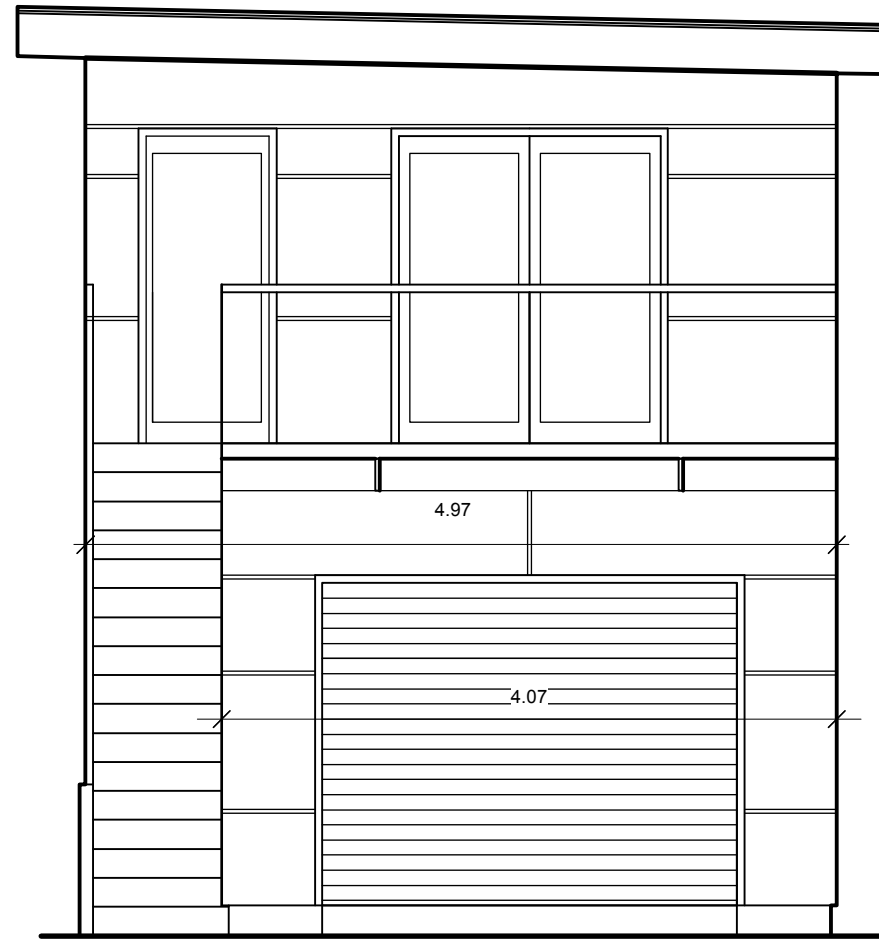
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BUSINESS & PROFESSIONAL OFFICE AND SUITE
 7414 Pioneer St.
 PEBERTON, BC
Site Plan

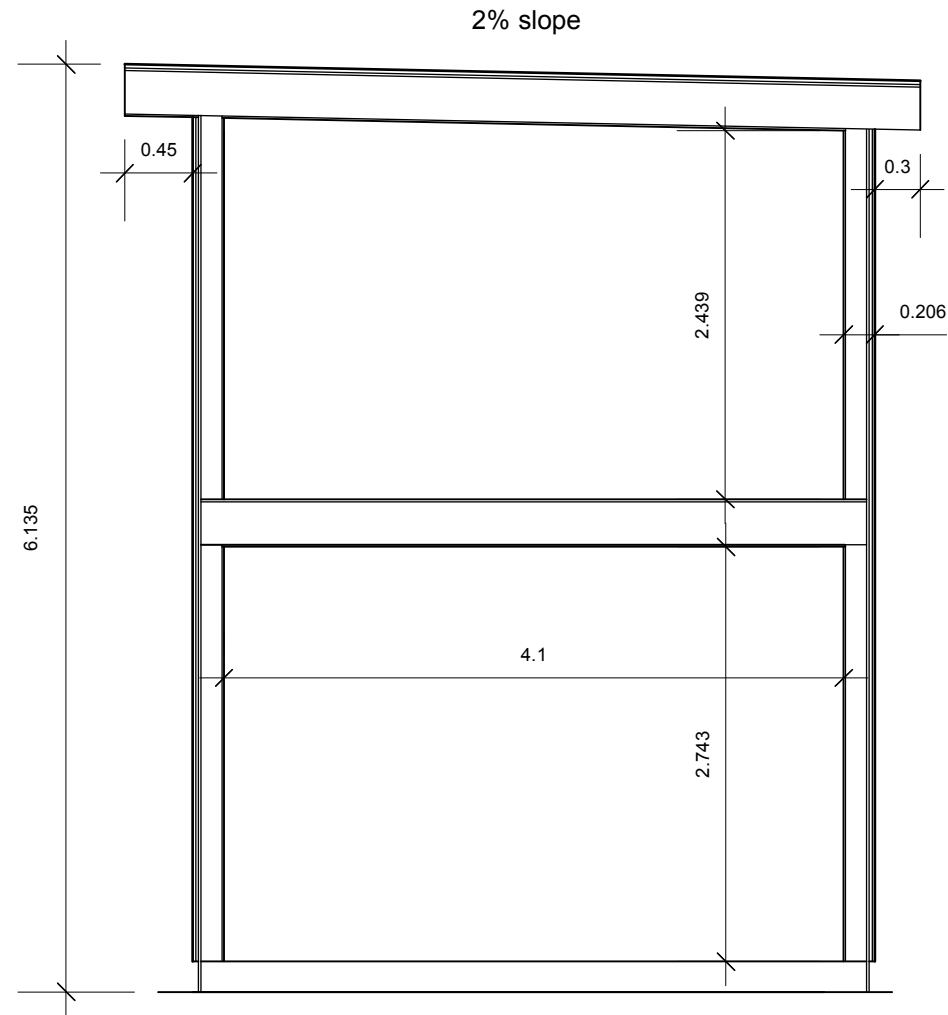
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1 STREET ELEVATION
1:50



2 CROSS SECTION
1:50

EILEEN KEENAN

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16/06/13 Title revised
Issued/Revised

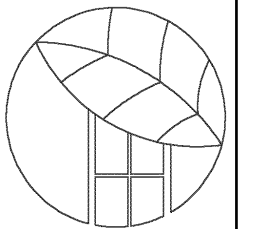
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DRAWN EK
SCALE 1:50

BUSINESS & PROFESSIONAL OFFICE AND SUITE
7414 Pioneer St.
PEMBERTON, BC

Section/Elevation

A 3.0



7414 Pioneer St Pemberton

Major Development Permit

The Project:

A two level building with a Professional Office at 59.8 sqm at ground level and a 38.1 sqm suite above.

The size of the project is 14.6m x 5m x 6.135m high.

Rational:

We have purchased our property in the C1 zone because it can accommodate our desire to live and work from home. To create jobs in Pemberton without the need to commute to Whistler lowers our carbon footprint as well we are investing into the local economy.

Our vision is to build a Professional office that can accommodate the business end of Pemberton DJ. The rental suite located above will help with making the office viable so we can live sustainably.

Building the Professional office and suite allows us the enjoyment and a reasonable financial return from our investment to our property.

The suite would be ideal for a local resident of Pemberton that would want close proximity to the downtown core. Hopefully one less car required.

We believe the proposed construction would not alter the character of the neighborhood. The size of the suite is in keeping with the surrounding buildings. We are keeping the build as small as we can overall, this is why we have gone with a flat roof. The suite will sit 5m back from the front property line. There are no windows on the south elevation (because of the fire wall) and the west elevation has two windows on the suite located high up to allow privacy of our neighbors.

We have two neighbors. The design of our project was created to have the less impact to them and their lifestyle. They have seen our plans and proposal and do not have any problems with the location, footprint, and finished building height.

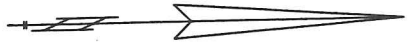
Our street has no vehicle traffic and very little pedestrian traffic. We feel there is very little visual impact to the downtown core and the residents of Pemberton.

Notes:

We have included some pictures of the impact the trees have on our roof. We are retaining half of the existing trees to make room for the Professional office/suite and parking. The removal of the trees will also help ease the damage that occurs to our roof.

7414 PIONEER ST
LANDSCAPE PLAN

F DISTRICT



RECEIVED
JUL 22 2016
VILLAGE OF PEMBERTON

2 Planter boxes for 7414 Pioneer St

Size 1 @ 5m x.6m

Size 1 @ 6m x .3m

Timber cost \$500

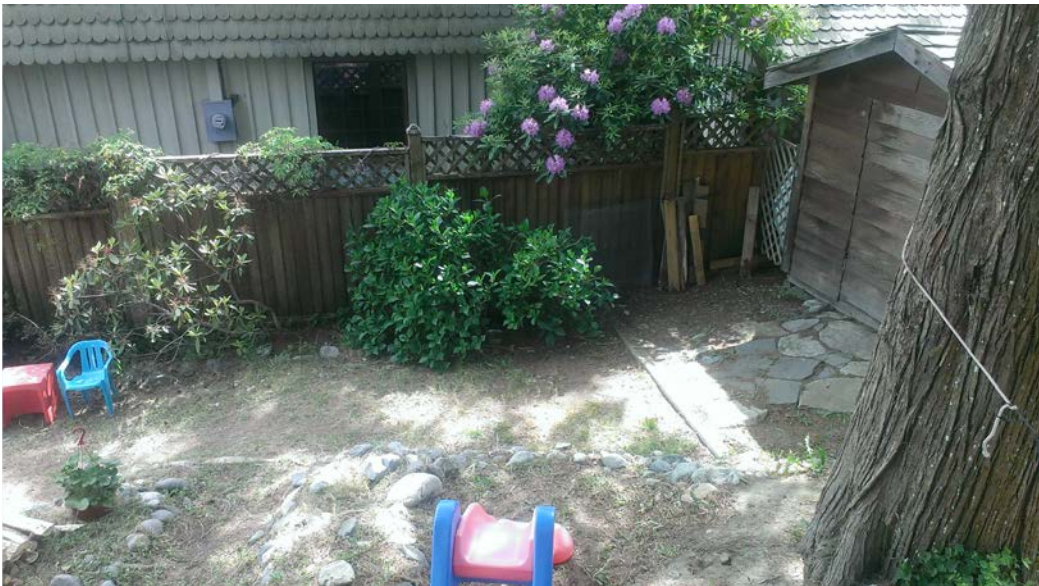
Soil cost \$100

Plants \$75

APPENDIX E -
Existing
Conditions







Fence has now been removed

Date: August 10, 2016

To: Advisory Design Review Committee

From: Lisa Pedrini, Planner

Subject: Minor Development Permit No. 102 – Revised Landscaping Plan

The Village of Pemberton has received a revised landscape plan from BCT Fencing Ltd. on behalf of Derek Lee (Prospero International Realty Ltd.) with respect to a Minor Development Permit application for landscaping improvements at the Mount Currie View Mobile Home Park. The subject project is legally described as Lot 8, DL 203, Plan 7619, and is located at 7370 Highway 99, Pemberton, BC (see Subject Property Map – **Appendix A**).

The property is designated as a Development Permit Area (DPA) for Form and Character in the Village's OCP (Bylaw 654, 2011) under DPA#7 – Gateway Commercial Development. Bylaw 725, 2013, *Pemberton Development Procedures Bylaws*, Section 10.2 (b) notes that "*landscape changes or new landscaping, including both installation of planting materials (but not seasonal planting) and installation of permanent planters, guardrails, rock stacking and other hard landscaping*" is deemed to require a Minor Development Permit.

BACKGROUND

In the spring of 2015, Derek Lee, owner of the Mount Currie View Mobile Home Park, contacted the VOP with plans to remove the treed buffer on the Highway 99 frontage of the parcel. He was informed by staff that this change necessitated the issuance of a minor Development Permit. As staff was aware that BC Hydro were also interested in removing the trees in this area due to their proximity to the power lines, it was suggested that Mr. Lee contact BC Hydro to explore the potential to work together in this area. However, the owners were not interested in pursuing this route, and were trying to incur the least amount of cost as possible while still trying to improve the landscaping of the land frontage on Hwy 99.

The Village received application for a minor DP on April 24, 2015. The plan submitted was a sketch including a planting list prepared by Pemberton Valley Nurseries, and did not include irrigation (see Report dated May 13, 2016 attached as **Appendix B**). The submission was reviewed by the ADRC and not supported due to issues with the sparseness of plantings, the types of plants proposed (for example, lack of screening potential of the deciduous trees in the shoulder seasons and winter) and the absence of irrigation.

As a result, Staff relayed the information back to the applicant that the DP minor was not approved by the Manager of Operations and Development Services, and advised that the applicant contact staff to discuss how to bring forward a more satisfactory landscaping plan, including recommendations that they use the services of a professional Landscape Architect to design the landscaping plan and include a proposal for irrigation.

DISCUSSION & COMMENTS

The Village established DPA#7 in an effort to fulfill the following:

- Create a strong sense of arrival to the Pemberton Community through natural, landscaped and built gateway elements.
- Provide visual and physical cohesiveness that draws interest to the community.
- Present services and accommodations targeted to the travelling public that creates an attractive community identity and character.

Section 7.4.5.2 c) of the OCP outlines the guidelines for landscaping in the DPA#7. The development shall be landscaped as to provide an attractive entry from Highway 99 and other public roads, specifically:

- Incorporate landscaped areas within parking lots to break up large paved areas. The landscaping can also be used in the winter for snow storage areas.
- Provide a landscaped buffer between land uses.
- Limit the use of fencing when not visible to public streets. Chain link fencing is not recommended.
- Provide irrigation for all landscaped yards and open areas (excluding areas undisturbed in their natural state).

BCT Fencing Ltd., a Squamish-based company that specializes in split rail fencing, submitted the attached Landscaping Plan on behalf of the owner (see **Appendix C**). The plan includes the removal of approximately 300' of overgrown unkempt cedar hedges, and replaced it with a 336' 5.5" premium split rail fence and accompanied plantings and deciduous trees. Staff would appreciate if the Advisory Design Review Committee members could review the attached plan and share with the Village any concerns or comments regarding this minor Development Permit Application at the August 11th meeting.

As per Village *Development Procedures Bylaw No. 725, 2013*, Section 13.1, the owner of the land will be required to give a security deposit, in the form of a cash deposit or irrevocable letter of credit, to ensure satisfactory completion of all conditions contained in the permit are met. The security shall be at a rate of 120% of the estimated cost. The proponent has not yet supplied the Village with a quote. Therefore, if/when the minor DP is supported for issuance, a security deposit must be submitted prior to the trees being removed.

COMMUNICATIONS

No communications with the public is needed. Staff will communicate with the applicants following the ADRC meeting.

LEGAL CONSIDERATIONS

Section 920 of the *Local Government Act* outlines Council's duties with respect to the issuance of a Minor Development Permit.

Bylaw 725, 2013 – Pemberton Development Procedures Bylaw – Section 10.1, Council has delegated the authority to issue Minor Development Permits to the Manager of Development Services.

Attachments:

Appendix A – Subject Property Map

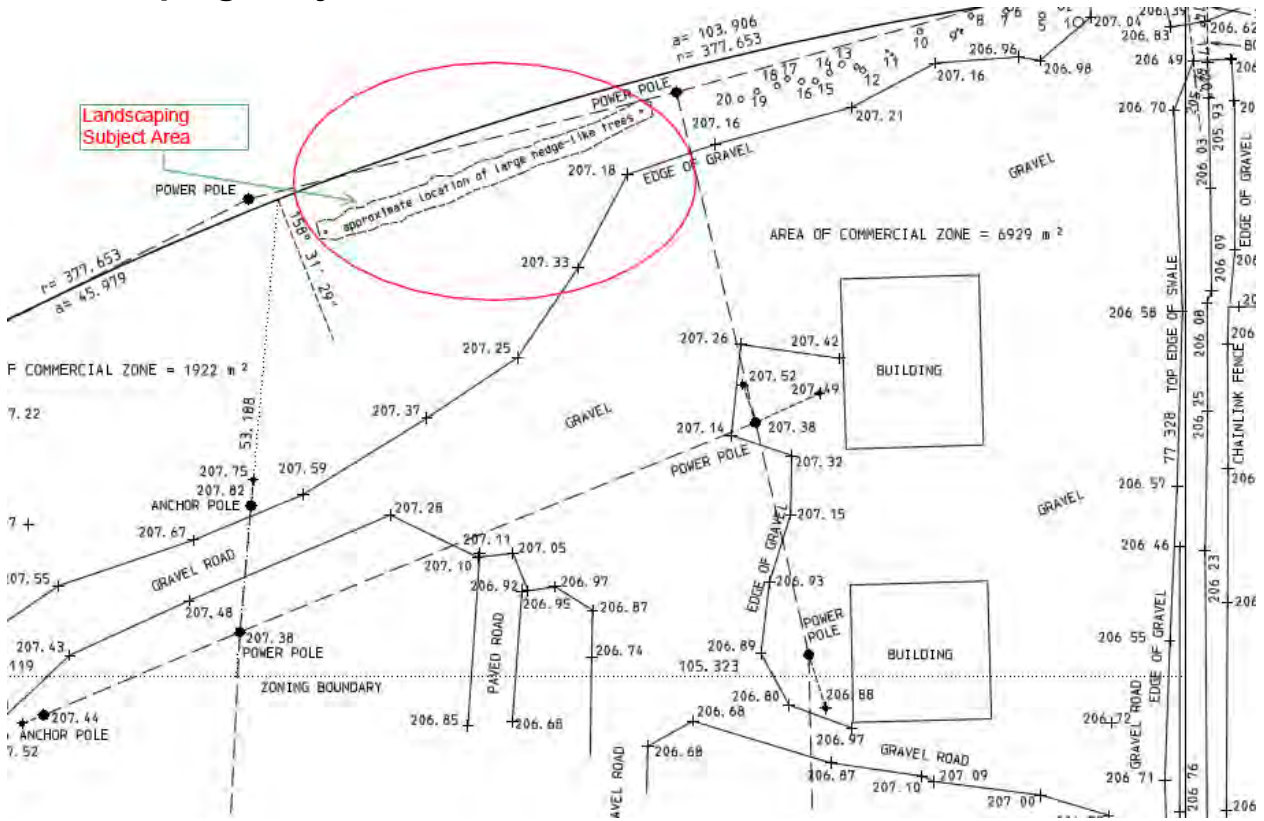
Appendix B – May 13, 2015 Staff Report and Attachments

Appendix C – Revised Landscaping Plan & Images of mature Dogwood Trees

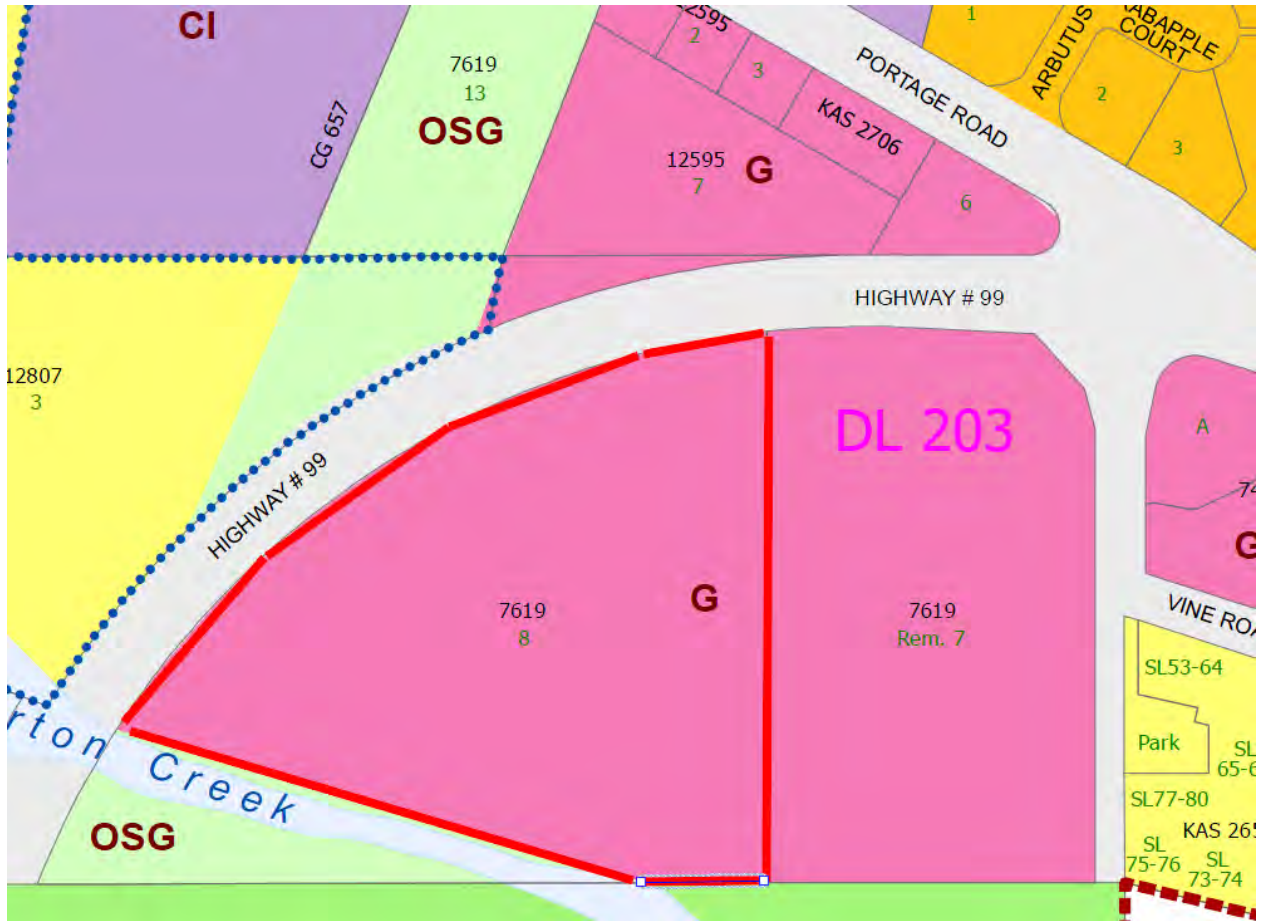
A handwritten signature in cursive script that reads "Lisa Pedrini". The signature is enclosed in a thin black rectangular border.

Lisa Pedrini
Planner

Landscaping Subject Area



Subject Property



BC Hydro has agreed to replace a certain number of trees, and the land owner also wishes to replace some of the landscaping; however, the owner has informed the Village that he cannot afford the burden of a full landscaping plan. Rather, he has worked with Pemberton Valley Nurseries to provide a specific plant list that concurs with the approved reference document entitled the Village of Pemberton Landscape Plant List – January 2011. The location of the plantings is reflected in the attached sketch, labelled Appendix B.

Staff has reviewed the DP guidelines and note that only two of the requirements directly relate to the application:

- Provide a landscaped buffer between land uses.
- Provide irrigation for all landscaped yards and open areas (excluding areas undisturbed in their natural state).

Staff feels that what the applicants have submitted in terms of a landscaping plan is the bare minimum in terms of details, but understand that the proponents are trying to work with staff to secure their DP with the least amount of cost as possible while improving the landscaping of the land frontage on Hwy 99 significantly. Could the ADRC comment if what they have shown suffices in this circumstance, even though they have not included details on proposed irrigation? We anticipate that irrigation would be dealt with in concurrence with a future Major Development Permit even though none is proposed at this time.

As per Village Development Procedures Bylaw No. 725, 2013, Section 13.1, the owner of the land will be required to give a security deposit, in the form of a cash deposit or irrevocable letter of credit, to ensure satisfactory completion of all conditions contained in the permit are met. The security shall be at a rate of 120% of the estimated cost. The proponent has supplied the Village for a quote in the amount of \$3250.00 + Taxes (\$3412.50). Therefore, if/when the minor DP is approved, a security deposit of \$ \$4095 must be submitted prior to the trees being removed.

COMMUNICATIONS

This application is being forwarded to the Village's Advisory Design Review Committee by email for comment.

LEGAL CONSIDERATIONS

Section 920 of the *Local Government Act* outlines Council's duties with respect to the issuance of a Minor Development Permit.

Bylaw 725, 2013 – Pemberton Development Procedures Bylaw – Section 10.1, Council has delegated the authority to issue Minor Development Permits to the Manager of Development Services.

Attachments:

Appendix A – Location Map

Appendix B – Landscaping Plan – Sketch Plan and Plant List

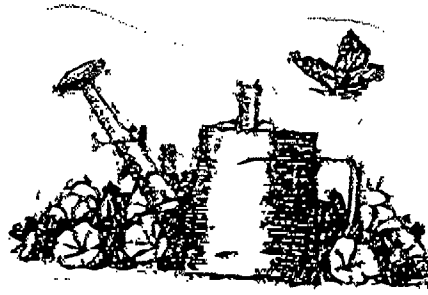
Appendix C - Pictures

Note to File – Minor DP 102
May 11, 2015
Page 3 of 3

A handwritten signature in cursive script that reads "Lisa Pedrini". The signature is enclosed in a thin black rectangular border.

Lisa Pedrini
Contract Planner

**DEMBERTON
VALLEY
NURSERIES**



**R.R. #2
8616 MEADOWS ROAD
DEMBERTON, E.C.
VON 2L2**

PHONE/FAX (604) 694-6505

NAME Derek Lee
ADDRESS 699-3477
PHONE 669-2921

DATE May 6/15

LANDSCAPE QUOTE

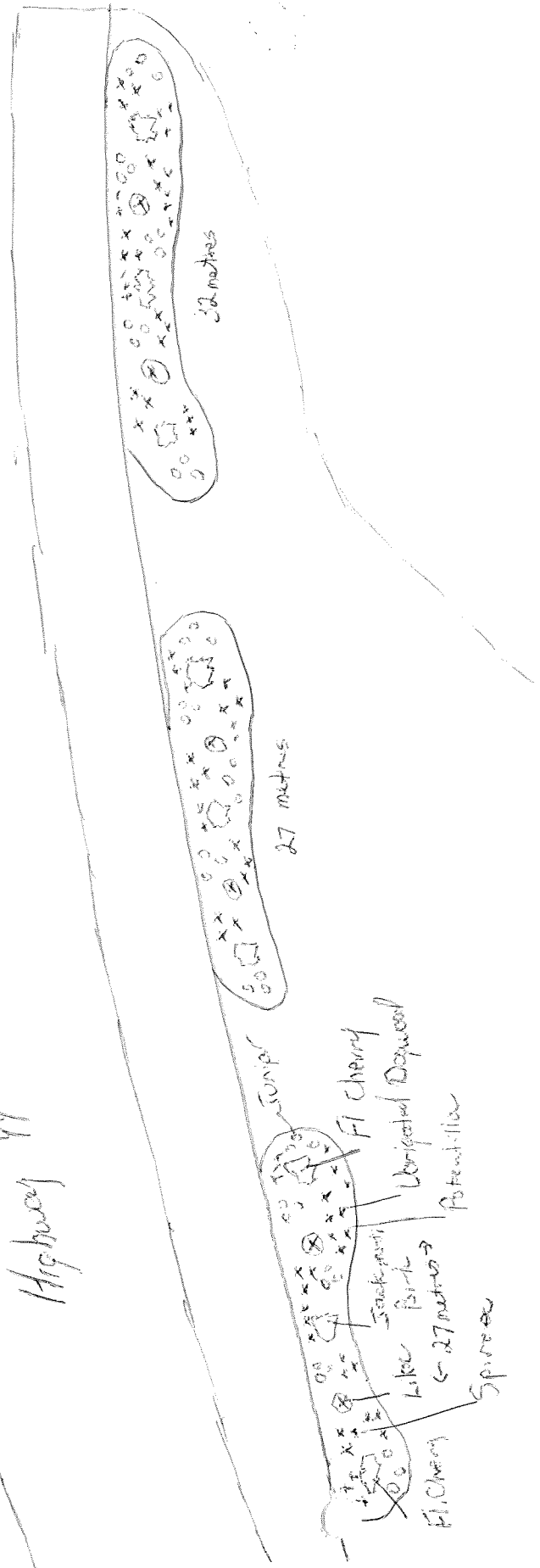
QUANTITY	SIZE	SPECIES	PRICE PER	TOTAL
6		Flowering Cherry		
3		Jackman's Birch		
6	15gal	Lilac		
45	3gal	Juniper		
39	2gal	Winged Dogwood		
72	3gal	Spirea		
72	2gal	Potentilla		
		Plant Material Cost		900.00
		Top Soil		1600.00
		Labor - Mulch		750.00
				3250.00
		Plus Taxes		

TOTAL: _____
HST: _____
TOTAL: _____

↑ North

Highway 99

Entry



- 6 F1 Cherry 2' each
- 3 Birch Jack-pots
- 6 15' Lilacs
- 45 3' Juniper
- 39 3' U. Redwood
- 72 2' Spirea
- 72 2' Potentilla

Silverhorn





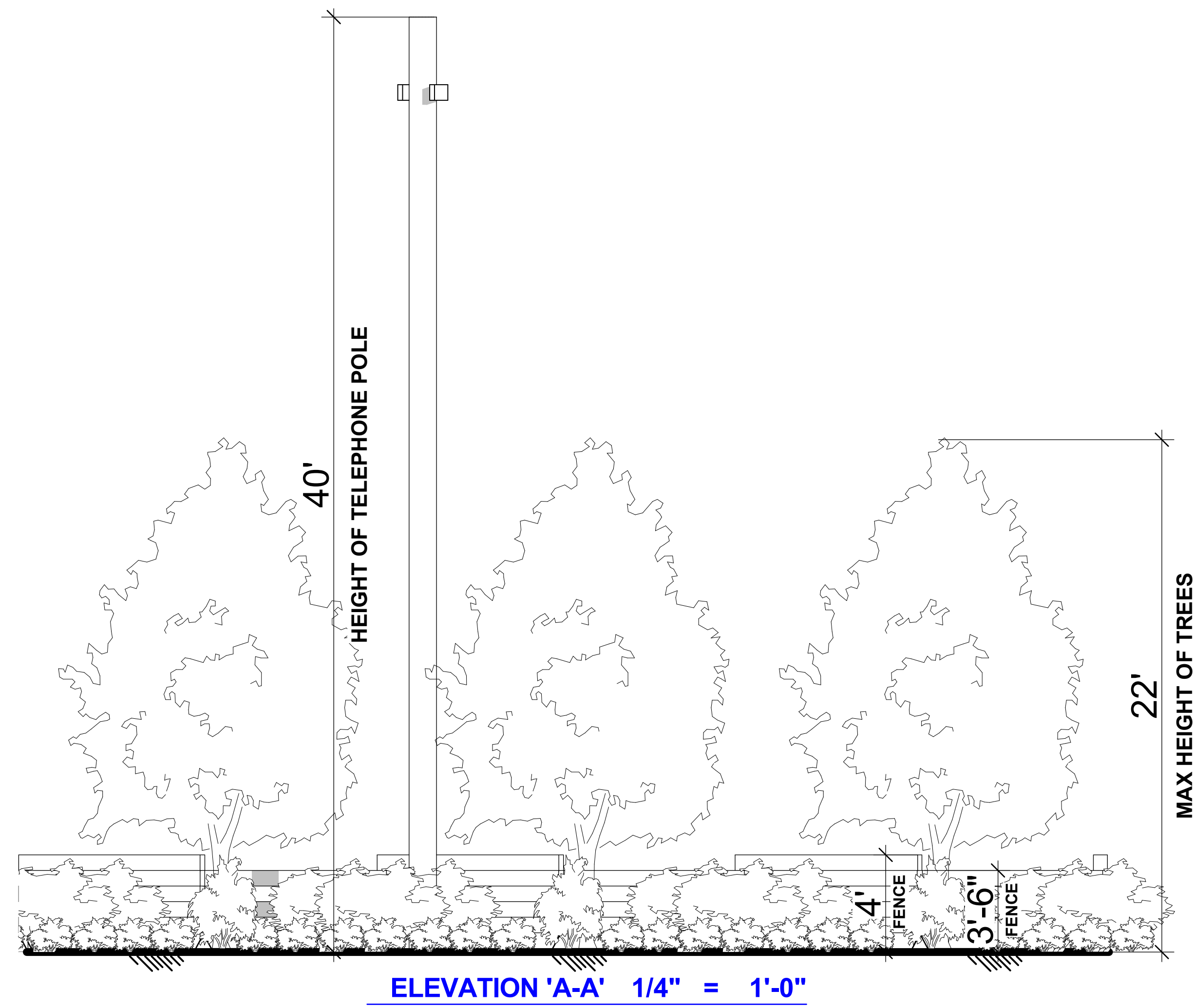
EXISTING



NEW PREMIUM SPLIT RAIL CEDAR FENCE



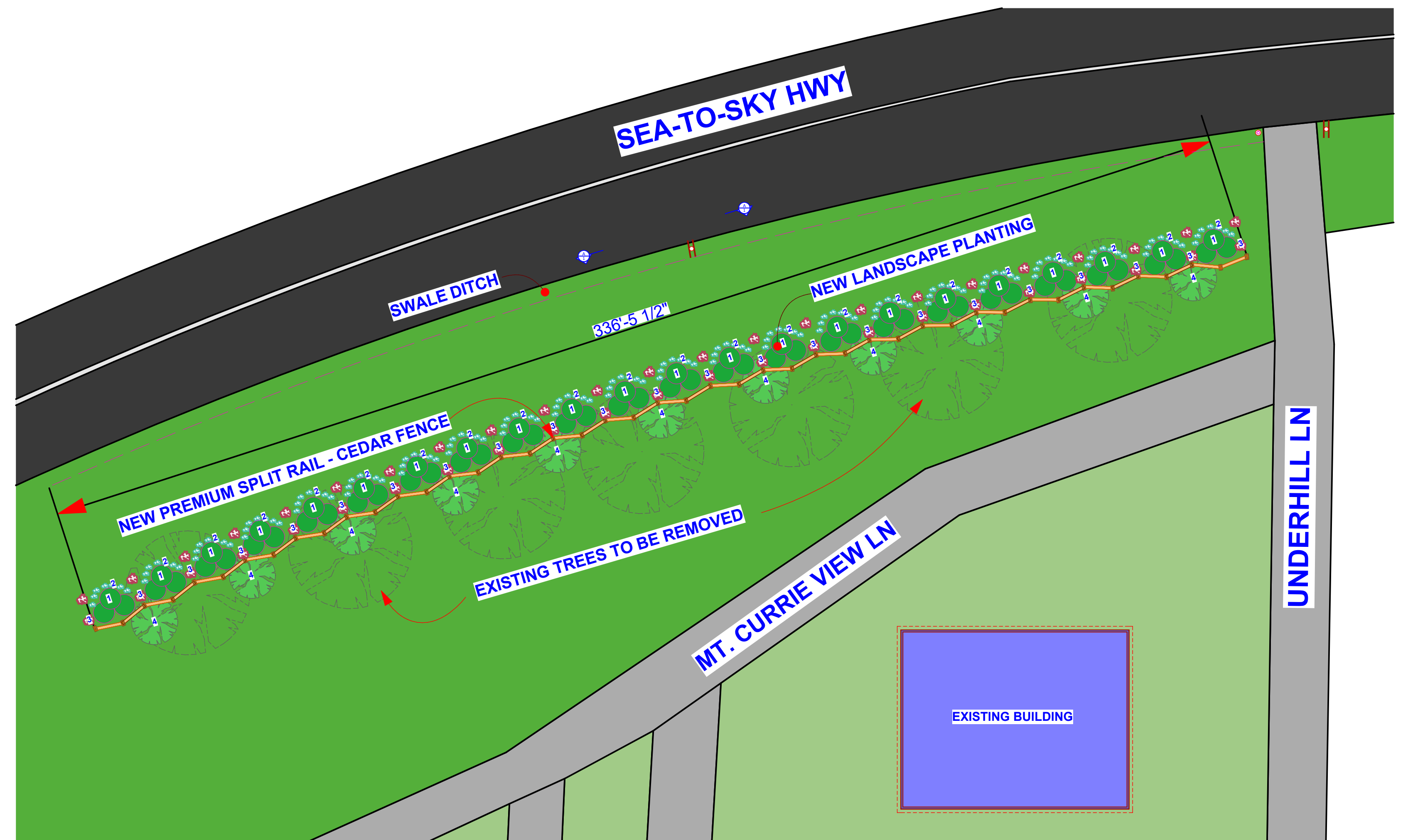
PROPOSED LANDSCAPING AND FENCE



ELEVATION 'A-A' 1/4" = 1'-0"

		1. COMPACTA MUGO PINE			3. PURPLE MAIDEN GRASS
		2. BLUE FESCUE			4. EDDIE'S WHITE WONDER DOGWOOD

NEW LANDSCAPE PLANTING LEGEND



SITE PLAN

JAMIE A. MARTIN DESIGN LTD.
 GRAPH-TECH DESIGN
 TEL 604-892-3755 EMAIL: graphtech@shaw.ca
 SQUAMISH BRITISH COLUMBIA
 WEB: jamiemartindesigns.com

NEW FENCE/ LANDSCAPING FOR SILVHORN AUTOMOTIVE,
 PEMBERTON, B.C.

Revised:	

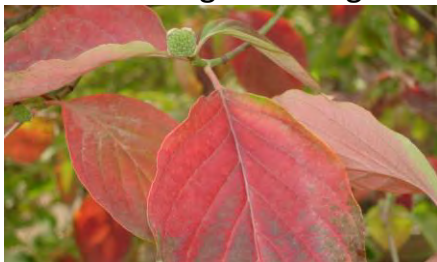
Scale: AS SHOWN
 Date: JULY 28, 2016
 Drawn by: J.M.
 Sheet:
 1.1 OF 1

Eddie's White Wonder' Dogwood

Cornus 'Eddie's White Wonder'



A hybrid between our native Dogwood – *Cornus nuttallii*, and *Cornus florida*, 'Eddie's White Wonder' is a heavily flowering deciduous tree with large, white, rounded bracts (flowers) that appear in spring. Summer foliage is dark green and is followed by rich red fall color.



Small, red fruits appear in winter that attract songbirds. This tree has upright, pyramidal growth with slightly pendulous branches. 'Eddie's White Wonder' Dogwood is easy to grow and resistant to anthracnose.

Foliage: Deciduous