



ADRC AGENDA

ADVISORY DESIGN REVIEW COMMISSION

Agenda for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Wednesday, October 11th, 2017 at 5:30pm at 7400 Prospect Street.

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

Minutes for the Advisory Design Review Commission of the Village of Pemberton held September 27, 2017 at 5:00pm at 7400 Prospect Street.

- MEMBER IN ATTENDANCE:** Caroline McBain
Tracy Napier (Chair)
Saad Hassan
Bob Adams
Woody Bishop (Chamber Representative)
- ABSENT:** Nicole Brink
- STAFF IN ATTENDANCE:** Lisa Pedrini-Village Planner
Tim Harris-Manager of Operations & Development Services
James Klukas- Village Planning Consultant
Suzanne Belanger-Operations & Development Services
Coordinator
- PROJECT REPRESENTATIVES:** Andrea Scott-Lovick & Scott Architect Ltd
Stephen Duke-Pemberton Landing GP LTD
Trevor Cinnamon- Pemberton Landing GP LTD
Graham Haywood-SLRD Project & Research Coordinator
- GENERAL PUBLIC:** 0
-

1) CALL TO ORDER

At 5:40pm the meeting was called to order.

2) MINUTES

It was noted that the Minutes of the ADRC meeting of May 23, 2017 were approved by electronic circulation last May.

3) REVISED MAJOR DEVELOPMENT PERMIT: DPA008-Crestline Development
1422, 1426, 1430 Portage Road

A first application was reviewed by the Village's Advisory Design Review Commission at the April 4, 2017 meeting where the Committee requested that additional information to be submitted.

The Village Planning Consultant provided a brief overview of the revised proposal as received on August 25, 2017:

The revised application provided the following details:
(for full revised submission details please refer to the Memo to the ADRC)

<i>Passive Certification</i>	The developer will be seeking full Passive House Certification, however the outcome is still unknown
<i>Shadow Study</i>	No shadow study was conducted due to the increase

	between the two buildings from 6m to 8m.
<i>Traffic Study</i>	The Ministry of Transportation and Infrastructure (MoTI) has indicated that a traffic study is not necessary for this site.
<i>Fire Department Concerns</i>	A fire safety review and independent fire protection analysis would need to be completed prior to the issuance of a building permit. It will be reviewed at a staff level by the Chief Building Officer and the Village Building Inspector to make sure the fire prevention plan meets the BC Building Code requirements.
<i>Loading & Moving Concerns</i>	New loading/pull-out area is proposed along Portage using the MoTI right of way. The ministry will consider the proposed setback variance subject to support from the Village. The pull-out will not be designated as a bus stop due to conflict between users.
<i>Garbage Collection</i>	Garbage room was relocated and offers a larger space to meet the development's refuse and recycling needs.
<i>Storage</i>	35 storage units are proposed, one (1) per unit
<i>Bike Parking Strategy</i>	A bike room was added to the parking garage and bike rack to the upper area
<i>Snow Storage</i>	A snow storage area is designated on the western edge of the site. There was no snow shed analysis completed.
<i>Revised Landscape Plan</i>	The revised plan has removed the bear attractant material (huckleberries) and has refined the plant list to meet the Village's preferred species. No landscaping at the rear due to a variance setback request of 3m. The front landscaping elevation may warrant some terracing due to the change of elevation.
<i>Lighting Scheme</i>	Low level bollard will be installed following the review from a professional electrical consultant at the building permit stage.

Furthermore the consultant gave an overview of the compliance with the Village Zoning Bylaw:

C-3 Zone	Required	1st Proposed	Revision	Variance
Min. Front Setback	4.5m (from nearest point of building)	4.34m (main building face)	3.65m (main bldg.) 2.3m (architectural feature - columns)	-0.85m (main building face) -2.2 m (architectural feature)
Min. Rear Setback	4.5m	4.34m	3m	-1.5m
Min. Side Setback	3.0m	2.76m 3.0 m	same	-0.24m
Maximum Height	10.5m	11.3m	11.3m	+0.8m
Lot Coverage	40%	43.8%*	same	+3.8%

* Due the passive house design

The Commission members discussed the application at length:

- All members thanked the applicant for providing revisions as requested.
- All members agreed that new & affordable housing is much needed in the community.
- All members agreed that the overall building form is attractive.
- Concerns were voiced over the trade-off to accommodate the revisions, more specifically:
 - The high number of variances requested & the increase in front and rear lot yard setback variances
 - The sun/shade exposure and the lack of a shadow study
 - Potential traffic/congestion due to the number of cars that would be leaving the development in the morning given its high density on to an already busy primary road which could worsen as development continues rapidly in the area.
 - The massing on the site overall, especially the frontage especially by the garbage doors which creates a 9' wall at the sidewalk edge.
 - The lack of a rear access to assist with firefighting.
 - The small courtyards at the rear with 6' high fencing
 - Concerns over the requested rear yard variances negatively impacting any future development for the property at the rear.

It was Moved/Seconded

THAT the Advisory Design Review Commission recommends to Council that Council do not support the application as presented.

CARRIED **OPPOSED: One member**

Discussion regarding the project resumed which prompted the following recommendation:

It was Moved/Seconded

THAT the previous recommendation be rescinded and;

THAT the Advisory Design Review Commission recommends to Council that Council do not support the application as presented based on concern with:

- The multiple number of variances requested
- The massing of the development which in their opinion does not reflect the scale & character of the area.

CARRIED **OPPOSED: One member**

The Village Consultant James Klukas and the Applicant Representatives left the meeting at 7:35pm.

4) MAJOR DEVELOPMENT PERMIT APPLICATION-DPA009 SLRD OFFICE
1350 Aster Street

Graham Haywood (Applicant Representative) joined the meeting.

Lisa Pedrini, Village Senior Planner, provided an overview of the application:

- The application is to expand and renovate the SLRD office. The property is jointly owned by the Village (72%) & the Squamish Lillooet Regional District (28%)
- Additional land at the rear of the existing building was recently acquired from BC Rail Properties to accommodate the expansion.
- The expansion is as follow:
 - Upper floor expansion of the south east side
 - Lobby reception are on the west side
 - New permanent storage at grade below the new upper floor
- The subject property is split zoned P-1 (Public) and C-1 (Town Centre Commercial) and the proposed development meets the intent of both zones with the exception of:
 - The Parking Design Criteria which requires hard surfacing. The applicant wishes to maintain the current asphalt and gravel\ therefore they are requesting a variance from Section 509 (a) (i) of Zoning Bylaw No. 466, 2001.-

The Commission members discussed the application:

- The proposal is consistent with the form & character of the existing building.
- There is no concern over the gravel parking area due to its secluded/private location.

It was Moved/Seconded

THAT the Advisory Design Review Commission recommend to Council to support the SLRD Major Development Permit application to facilitate an expansion to the offices at 1350 Aster Street as presented, including support for the parking variance request.

CARRIED

The SLRD Applicant Representative left the meeting.

5) **REVIEW OF DRAFT SIGN BYLAW**

The Village Planner gave an overview of the Draft Sign Bylaw:

- The current bylaw is 22 years old (adopted in 1995) and even though it still serves the Village well, but the standards/products/practices have changed.
- A consultant has been contracted to develop the new Sign Bylaw and his review including conducting a gap analysis to compare the current bylaw against various pieces of Legislation and the current Village of Pemberton Official Community Plan.
- The draft bylaw will be presented to the Community at an open house in November of this year.
- The main aspects of the review will be focused on:
 - Reformatting
 - Revise and update the definitions)

- Expand the permitted uses (i.e. sandwich board, mural signs etc.)
- Outlining the various requirements:
 - Specific sign regulations
 - Sign construction and maintenance
 - Compliance with BC Building Code
 - Fees
- Define the signs that do not require permits and the prohibited signs.
- Divide the Village into 5 zones (i.e. Residential, Commercial, Industrial & Airport, Comprehensive Development Areas, Agricultural)

It was Moved/Seconded

THAT the Advisory Design Review Commission supports the Draft Sign Bylaw as presented.

CARRIED

6) NEXT MEETING

The next meeting will be Wednesday October 11th, 2017 at 5:30pm.

7) ADJOURNMENT

At 8:30pm 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 September 27, 2017

Chair

Date: October 11, 2017

To: Advisory Design Review Commission

From: Lisa Pedrini, Senior Planner

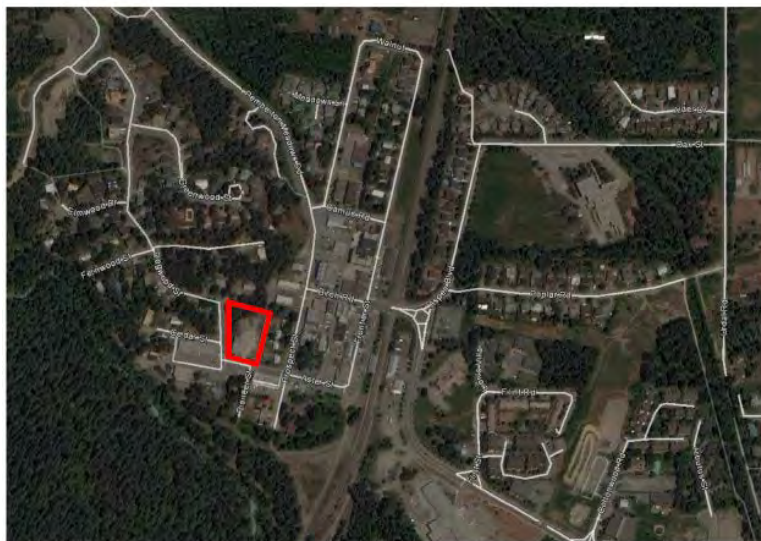
Subject: Major Development Permit No. 010 – BC Hydro
1363 Aster Street

The purpose of this memo is to assist the Advisory Design Review Commission (ADRC) in its consideration of a Form and Character Development Permit (DP) for a property within the Village’s DP Area No. 4 – Downtown Revitalization. The subject property is the BC Hydro Field Office/Works Yard at the northeast corner of Aster Street and Dogwood Street.

BACKGROUND

BC Hydro has been operating a works yard on their property in Pemberton located at 1363 Aster Street in Pemberton’s downtown area since the 1950’s. The size of the property is approximately 5,200m² (0.517 ha). The property boundary encompasses the area currently used as the back lane (St. David’s Lane) that informally provides rear access to the four adjacent residential lots along Prospect Street. The location of the development is shown below in Map A.

MAP A – BC HYDRO FIELD OFFICE/WORKS YARD: LOCATION MAP



SITE LOCATION PLAN

The site contains numerous older buildings and structures built over 60 years ago, and have been used as a storage and workshop facility for BC Hydro vehicles and equipment. The

current facility no longer meets BC Hydro's operational needs and safety standards as the field office building is in poor condition and requires upgrades to meet the present building code.

MAP B – BC HYDRO FIELD OFFICE/WORKS YARD: EXISTING CONDITIONS



The subject property is designated “Downtown” in the Village of Pemberton Official Community Plan (OCP). The Downtown Designation includes ‘a diversity of uses such as residential, commercial, services, mixed use, civic, institutional, assembly, parks and open spaces, light industrial and transportation and utilities uses.’ The present use conforms to the OCP. As per the OCP, the property is also designated as a Development Permit Area No. 4 – Downtown Revitalization.

The subject property is zoned “Town Centre Commercial (C-1)” in the Village Zoning Bylaw No. 466, 2001. However, the property’s use as a public utility works yard is not one of the permitted uses in the C-1 Zone; therefore the use and building are both considered legal non-conforming.

A historical review of previous zoning bylaws revealed that this use was explicitly permitted under the “Public (P1)” as a “public utility use” in the former Zoning Bylaw No. 247, 1989 and the original Zoning Bylaw No. 152, 1983. With the adoption of Zoning Bylaw 466 in 2001, the subject property’s zoning changed from “Public (P-1)” to “Town Centre Commercial (C-1)”, presumably to eventually cease the public utility use in this location in the future and facilitate its future redevelopment into a permitted use. The intent of the C-1 Zone in Zoning Bylaw 466, 2001 is to “accommodate uses usually found in a town centre.”

The applicants were advised that in order for BC Hydro to redevelop the site they must seek an amendment to the Zoning Bylaw to explicitly permit the ‘utility use’ at this location due to its legal

non-conforming status. The *Local Government Act* stipulates that a non-conforming use cannot be extended (enlarged) and may remain only if the use does not change or cease to exist for longer than six (6) months.

A rezoning application was received by the Village of Pemberton on February 14, 2017. The application was reviewed by the Advisory Land Use Commission on May 29, 2017 when a recommendation of conditional support was passed. The ALUC resolution read as follows:

Moved/Seconded

THAT the ALUC recommends that Council support a site specific zoning amendment to the C-1 Zone to allow an electric utility works yard & field office subject to the following conditions:

- That the use explicitly excludes communication tower &/or electrical sub-station;
- That the new building be built to a high architectural standard in keeping with Form and Character Development Permit Guidelines for the downtown (DP Area #4 - Downtown Revitalization);
- That BC Hydro and the Village work together to improve the traffic flow at the intersection of Aster Street and Dogwood Street;
- And That Council consider holding the amendment at third reading until they are satisfied the site, architectural, and landscape plans for the subject property meet the Village's Form & Character Guidelines for Downtown Revitalization.

CARRIED

At the Regular Council Meeting No. 1455 held Tuesday July 25th, the following resolution was passed by Council:

Moved/Seconded

THAT Zoning Amendment (BC Hydro Field Office) Bylaw No. 821, 2017 receive First Reading.

AND THAT Second Reading of Zoning Bylaw No. 466, 2001, Amendment (BC Hydro Field Office) Bylaw No. 821, 2017 not be considered until the Applicant:

- Holds a public information session or staff supported online engagement strategy seeking public sentiment on the proposed development, at their own expense, and forwards the consultation results to the Village Planner;
- Submits a Development Permit/Development Variance Application outlining refined detail with respect to the form and character of the proposed Field Office and the nature of its parking requirement variance request;
- Agrees to enter into a Land Use Agreement and works with staff to develop a Draft Covenant that outlines negotiated Community Amenity Contributions before Third Reading.

CARRIED

As such the applicants submitted a Major Development Permit Application on September 29th, 2017. A Project Information Sign will be placed on the site as per Schedule "G" of the Village's *Development Procedures Bylaw No. 725, 2013*.

 **DEVELOPMENT PERMIT - DPA010**
Lot 5, DL 203, LLD, Plan 31658

David Maté, Agent for BC Hydro, has applied for permission to redevelop the existing Works Yard to improve operations and modernize the Field Office for public utility uses. BC Hydro has also made application to rezone the subject property to allow this use to continue in the C-1 Zone, as it is currently legally non-conforming.

Land Use: Works Yard - Field Office/Covered & Open Storage
Gross Floor Area: 914 m² (9838.21 sq. ft.)
Parking Spaces: 7
Architectural Character: Modern Industrial

WANT MORE INFO? Contact Lisa Pedrini, Senior Planner
Phone: 604.894.6135 x234
Email: lpedrini@pemberton.ca

www.pemberton.ca

BRIEF DESCRIPTION OF THE PROPOSAL

As illustrated in **Attachment A**, the proposal to redevelop the Field Office includes demolishing the existing buildings and developing a new 914 m² two (2) storey administration building with a warehouse, three (3) truck bays, and a covered storage shed at the rear of the site. More details on the proposal can be found in Attachment A.

FIGURE 2 - CONCEPTUAL RENDERINGS



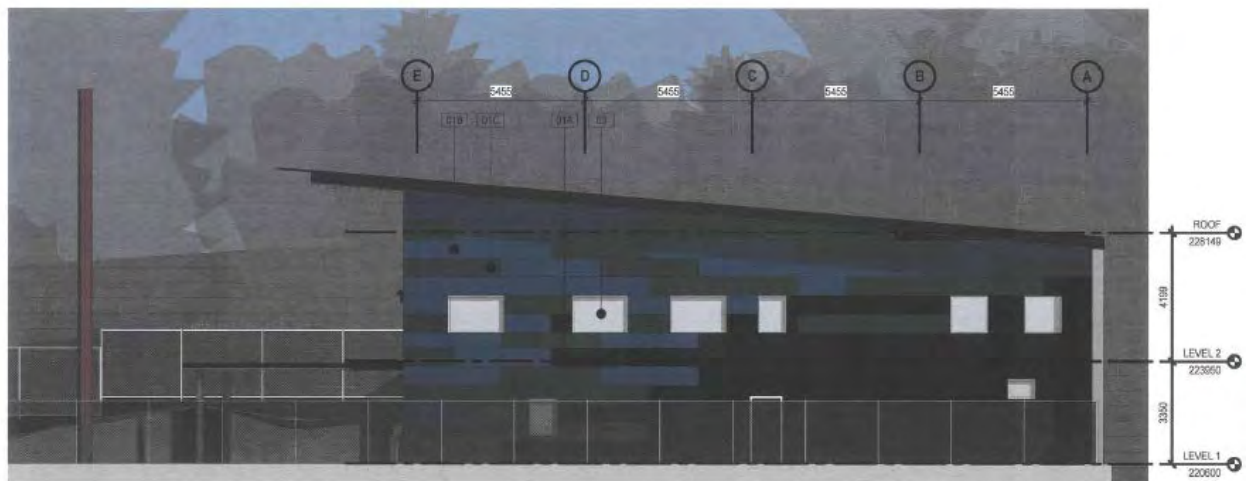
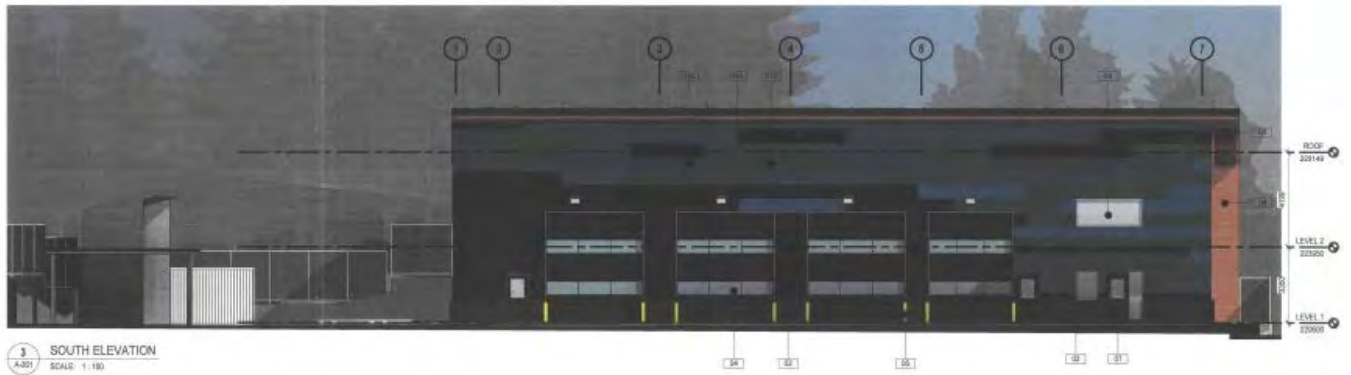
MAIN YARD - SOUTH AND WEST FACADE

SCALE: NTS



SOUTH WEST CORNER
SCALE: NTS

FIGURE 3 – FRONT & EAST ELEVATIONS



2 EAST ELEVATION
SCALE: 1:100

The building has been designed to current Building Code standards for most components but will exceed the current Building Code to seismically meet BC Hydro's much higher standards for Post-Disaster. From an energy perspective, the building will be designed to meet intensity of 100kWh/m2/year and shadow LEED™ certification. This entails using LED lighting, low-flow plumbing fixtures, higher levels of building insulation and durable materials that require less maintenance and replacement.

The building has a simple, modern industrial form and a colour scheme of blue, green and dark grey as demonstrated on their Colour Board shown below as Figure 4 below.

FIGURE 4 - EXTERIOR FINISHES



No.	Material	Colour
01A	Pre-finished metal panel (horizontal)	Field Colour - Granite
01B	Pre-finished metal panel (horizontal)	Accent colour - Spruce
01C	Pre-finished metal panel (horizontal)	Accent Colour - Hemlock
01D	Pre-finished metal panel (vertical)	Field Colour - Granite
02	Split-Face Concrete Masonry Unit	Charcoal
03	Window Unit	n/a
04	Overhead Door c/w 2 Rows Glazing	Field Colour - Granite
05	4' Steel Bollard	Yellow

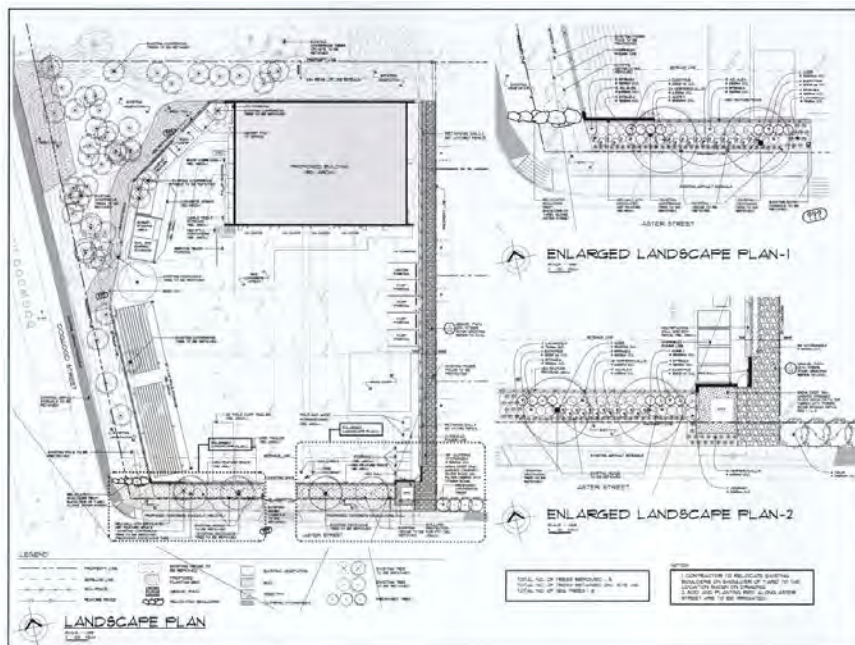
06	Metal Soffit with Wood Finish	Light Brown
07	Painted Hollow Metal door in painted pressed Steel Frame	Granite
08	Covered Racking c/w Plywood Backing against Building	not indicated
10	Roof Panel System	Slate Grey

FIGURE 5 – PROPOSED SITE PLAN



A landscaping plan has been provided and is attached as part of Appendix A.

FIGURE 6 - LANDSCAPE PLAN



COMPLIANCE WITH ZONING BYLAW

The subject property is zoned Town Centre Commercial (C-1). The following is an assessment of the proposal in the context of the Zoning Bylaw requirements:

- a) As noted above, public utility use is not a **permitted land use** in the C-1 zone; therefore the proponents will need to successfully rezone the property before the Development Permit Application would be considered and a Permit issued.
- b) The building meets the 10.5-metre **maximum height** restriction based upon a calculation of average finished grade. The proposed maximum height is 9.5 m.
- c) The building complies with the front (0 m), rear (4.5m), west exterior and east interior **lot line setbacks** for principal buildings; and the front, rear (3 m), exterior and interior lot line setback requirements.
- d) The building complies with the 75% **maximum lot coverage** requirement. The proposed lot coverage is 19%.
- e) The **parking provisions** have been met by this proposal. Based upon the requirement of one (1) off-street parking space per each 28 m² of gross floor area, six (6) parking stalls are required. Seven (7) parking spaces have been included on the site plan. One (1) handicap space is required and has been provided.
- f) The required **loading spaces** are two (2). Three (3) have been provided.

COMPLIANCE WITH DEVELOPMENT PERMIT GUIDELINES

The subject property is situated within Development Permit Area No. 4 – Downtown Revitalization. The guidelines for DP Area No. 4 address such issues as building form, streetscape improvements and landscaping, circulation and parking, and signage. The following is an assessment of the proposal based on the DP Area No. 4. The guidelines are provided as **Attachment B**.

The Design Review Committee shall review the proposal, and provide comments on compliance with the DPA No. 4 guidelines.

DP Area No. 4– Downtown Revitalization General and Specific Guidelines

a) Building Form

The two (2) storey building is a simple functional building form with a monopitched roof that slopes away from the public streets with no rooftop units. The south-east corner of the building has been identified as the most prominent and forms the main entrance to the building. The roof extends beyond the building to create a warm wood-type soffit which wraps the north and east wall and returns to grade on the north side.

The project site is bounded on the north-west corner by an existing rocky outcrop and mature stand of trees. The new building has been purposely sited near the rear of the

property into the treed hillside, with storage sheds tucked into the north-west edge screened by the tall trees and hillside as much as possible.

The building façade is clad with metal panelling above a base of split face masonry. The metal panel colours are sky blue, forest green and dark grey, oriented horizontally to articulate the façade with the colours focussed in density towards the south east corner to highlight the building entrance.

The overhead doors on the south façade are expressed with two rows of glazing and the solid panels are coloured similarly to match the surrounding façade. This helps to reduce the appearance of the garage doors from the street and downplay their prominence in the building elevation.

A combination of concrete block and chain-link fence will surround the site on three sides, with an alternative to chain-link being proposed for the front entry gate.

Building materials were chosen to complement the Development Permit Guidelines and be durable throughout the seasons. Colours were chosen to reflect nature's spectrum (earth, foliage, grass, sky and woods) as per the OCP and create pedestrian interest.

b) Streetscape Improvements and Landscaping

The purposeful siting of the building at the rear of the site, rather than at the front lot line (which is allowed at 0m in the C-1 zone), serves to improve the look from the street. The public face of the site along Aster Street will be addressed with a decorative fence, bookended with two (2) architectural, board formed concrete walls.

At the Dogwood and Aster Street intersection, the design includes a prominent architecturally finished wall that can be used for housing public art on either a permanent or changing basis. The other end will support identifying signage, as shown in Figure 7.

A necessary PMT (pad-mounted transformer) will be located at the south east corner within the private property set-back and will be clad with decorative film as a further public art opportunity. The plans also include a new concrete sidewalk with wheelchair let-down along Aster Street and improved lighting levels.

FIGURE 7 – FRONT CONCRETE WALL



VIEW FROM ASTER ST.
SCALE: NTS

The applicants have been asked to provide 3D modelling and perspectives from the middle / front of the property to give the ADRC a better idea of the views from Aster Street.

The majority of the site storage has been tucked away in the north-west corner of the site, screened by tall trees and the change in elevation. While the buildings have been purposely sited to retain as many trees as possible, a few small caliper trees will be removed and ~~and~~ replaced at a 2:1 ratio.

No public open space is contemplated as part of this development given its restricted use.

The landscaping plan will be explained by the applicants in more detail at the meeting.

c) Circulation and Parking

Access to the site remains in the same location off Aster Street. The development is restricted to BC Hydro employees and by their standards requires security fencing around the perimeter to keep trespassers out. Circulation of work vehicles has been taken into account in the siting of the development. The development proposal includes seven (7) at grade parking stalls for employees situated along the east and will be visible from the street. The applicants have indicated improved lighting, but whether this lighting falls on the parking areas has not been indicated.

FIGURE 8 – PARKING AREA AND EASTERN FENCE



The application also includes the development of a public pathway along the eastern edge of the property, basically providing access to the informal trail that climbs the slope to the United Church. As such, the vehicle lane access to the four properties on Prospect is now proposed to be removed and replaced with this pedestrian trail.



28 September 2017

Village of Pemberton
Box 100 – 7400 Prospect Street
Pemberton, BC V0N 2L0

Attention: Tim Harris, Manager of Operations & Development Services

Subject: BC Hydro's Project at 1363 Aster Street, Development Permit Application

Dear Mr. Harris:

Please find attached BC Hydro's Development Permit Application in respect for our property located at 1363 Aster Street. We are committed to supporting the long term needs of the community and value our continued relationship. As such, we have put our best foot forward.

We confirm BC Hydro's application is made without prejudice to any powers, rights and immunities BC Hydro may have under the Hydro and Power Authority Act (RSBC 1996) Chapter 212, or otherwise. BC Hydro also advises that based on these powers, rights and immunities this application should not be construed as an ongoing agreement by BC Hydro to apply for similar permits or any other regulatory permits of the Village of Pemberton with respect to the subject project/ development or any other projects/developments of BC Hydro.

We look forward to working with you and the community, shoulder to shoulder, towards receiving your final approval of our application.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "S. Rodrigues", written over a faint circular stamp.

Sean F. Rodrigues Architect AIBC MRAIC
Project Manager

604-699-9004

sean.rodriques@bchydro.com

Encl. Development Permit Application



BC Hydro Pemberton Field Building Design Rationale

For almost 60 years, BC Hydro has been a proud member of the Pemberton community as an employer, a customer, a service provider, a neighbor and a financial contributor. We look forward to continuing a strong and collaborative relationship with the community on this project and those that follow.

Project Drivers

BC Hydro has a commitment to deliver reliable, clean and affordable power to all of our customers. We take this mandate seriously and endeavour to instill these principals in all facets of our business so that we can offer the best possible value to our customers, the rate payers. Our existing facility was first built in the early 1960's and no longer meets the operational needs of the business. Key issues driving this redevelopment include:

- insufficient indoor and outdoor space;
- poor condition of the buildings including limited structural capacity and building code issues;
- workplace safety concerns; and
- operational challenges that impede timely service to customers

Site Selection Process

The Pemberton field building works in concert with our Whistler, Squamish and Lillooet facilities to support a regional response to operational requirements for a population of approximately 38,000 in the Sea to Sky corridor, Bridge River Valley and Lillooet. Part of this strategy requires BC Hydro to have a presence north of "suicide hill" and south of Mt. Currie so that we can maintain coordinated service through all seasons. While this operational strategy has not changed over the half century, the equipment and technology of power distribution have changed as the needs of the communities we serve along the corridor have also evolved. For example, our trucks are larger, equipment is bigger and our operational requirements and safety standards are more robust.

In addition, our new standards also require our field buildings to remain operational after natural disaster strikes so that we can respond to crises in a timely fashion. Our post-disaster response plan requires that, where possible, our field buildings to be out of the flood plain, out of areas with soils susceptible to liquefaction and away from fractured, talus rock slopes.

Further, in the interest of maintaining high value and affordability for all rate payers, BC Hydro has a defined project budget. This requires a holistic view of all project costs to be measured against risk-value registers. Following a comprehensive analysis of over fifty potential sites, BC Hydro determined that the existing site best satisfied all of the requirements listed above.

Building Design Rationale

The proposed redevelopment of the Field office is a combined 2-storey 914 square meter administration building with a warehouse, three truck bays, and a covered storage shed. The facility is situated in the central core of Pemberton surrounded by light commercial and residential use lands. The site is currently zoned for C-1 Town Center Commercial. Based on the site location and zoning, a Development Permit and Rezoning application is required for redevelopment. The rezoning application seeks to rezone the property to the appropriate M-1 Industrial zone.

The proposed development is sensitive to the surrounding sites and guided by both the functional requirements for a field office as well as spatial and aesthetic requirements of the Pemberton Official Community Plan (OCP) and Downtown Enhancement Strategy. A review of the applicable Village of Pemberton guidelines indicates a desire for developments to showcase Pemberton's heritage, culture and artistic character through use of public artwork display, welcoming signage, consistent storefront design, four-season greening; and to showcase Pemberton's natural assets through creation of views, consideration of solar exposure (summer and winter), respect of existing vegetation and trees, and to complement existing topographic conditions. This project site is bounded on the north-west corner by an existing rocky outcrop and mature stand of trees, the intent is to maintain that natural condition and to nestle the building into the north edge of the site and retain as many existing trees as possible. The public face of the site along Aster St. will be addressed with a decorative fence, bookended with two architectural, board-formed concrete walls. One wall will have the ability to host public art at the prominent corner of Aster Street and Dogwood Drive, and the other wall will support identifying signage. A PMT located at the south-east corner of the site could be clad with decorative film as a further public art opportunity.

With regards to building form, the Pemberton OCP indicates a desire to maintain the consistency of the small-town character with simple, functional building forms with no intent for a specific architectural style or theme. Further, the OCP directs to avoid blank walls and to reduce the mass and scale of buildings with variations to the form, colour, texture and other façade detailing, and to diminish the impact of roof mounted equipment. This also reduces the appearance of garage doors from public streets. The materials indicated in the OCP call for durable exterior materials, avoiding vinyl, synthetics, and large areas of stucco or tile. Colours should reflect nature's spectrum (earth, foliage, grass, sky and woods).

In response to the Pemberton OCP, the new BC Hydro building will be a simple form with a monopitch roof that slopes away from the public streets with no rooftop units. It was identified that the south east corner of the building is the most prominent and forms the main entrance to the building. The roof extends beyond the building to create a warm wood-type soffit which wraps the north and east walls and returns to grade on the north side. This frames a metal panel clad façade that is grounded with a base of split face masonry. The metal panel colours of sky and green tones are set in a field colour of dark grey. The coloured panels are oriented horizontally to articulate the façade and the colours focus in density towards the south east

corner to highlight the building entrance. The overhead doors on the south façade are expressed with two rows of glazing and the solid panels are coloured similarly to the surrounding façade. Likewise, exterior doors are also coloured to match the siding in order to downplay their prominence in the building elevation.

The new Field Building is designed to the current building code standards for most components but will exceed the current building code to seismically meet the much higher standards for Post-Disaster, dictated in the next building code. From an energy perspective, the building will be designed to meet an energy intensity of 100kWh/m²/year and shadow LEED™ certification, which also exceeds the current building code requirements. What this means is that the building will make use of LED lighting, low-flow plumbing fixtures, higher levels of building insulation and durable buildings that require less maintenance and replacement over the long term. Finishes and furniture will have high recycled content and low amounts of volatile organic compounds.

At the Dogwood Drive and Aster Street intersection the BC Hydro design includes a prominent, architecturally finished wall that can be used for housing public art on either a permanent or changing basis, a new concrete sidewalk with wheelchair let-down along Aster Street and improved lighting levels.

The majority of all site storage has been tucked away in the northwest corner of the site, screened by the tall trees and hillside as much as possible. To stabilize the slope from a post-disaster perspective, a short retaining wall is planned here. The few small caliper trees that are removed will be donated to the local community and replaced at a 2:1 ratio. Because the building is likewise nestled back into the treed hillside, it can only be viewed primarily from the south and east. From Dogwood Drive and the neighboring church to the north, it is fully screened by the retained dense tree canopy.

BC Hydro is also following a Crime Prevention Through Environmental Design (CPTED) principle which is defined as a multi-disciplinary approach to deterring criminal behaviour through environmental design.

Community Benefits

- A fresh, new post-disaster building and graded yard
- Ability to house new, larger trucks that cannot otherwise be located in Pemberton (ie. maintain response time)
- Enhanced landscape design and architectural fencing along Aster Street
- Improved street and area lighting
- Dedicated wall for the display of public art
- Pathway along east side of property
- Tree replacement (2:1 ratio)

Flood Control Level

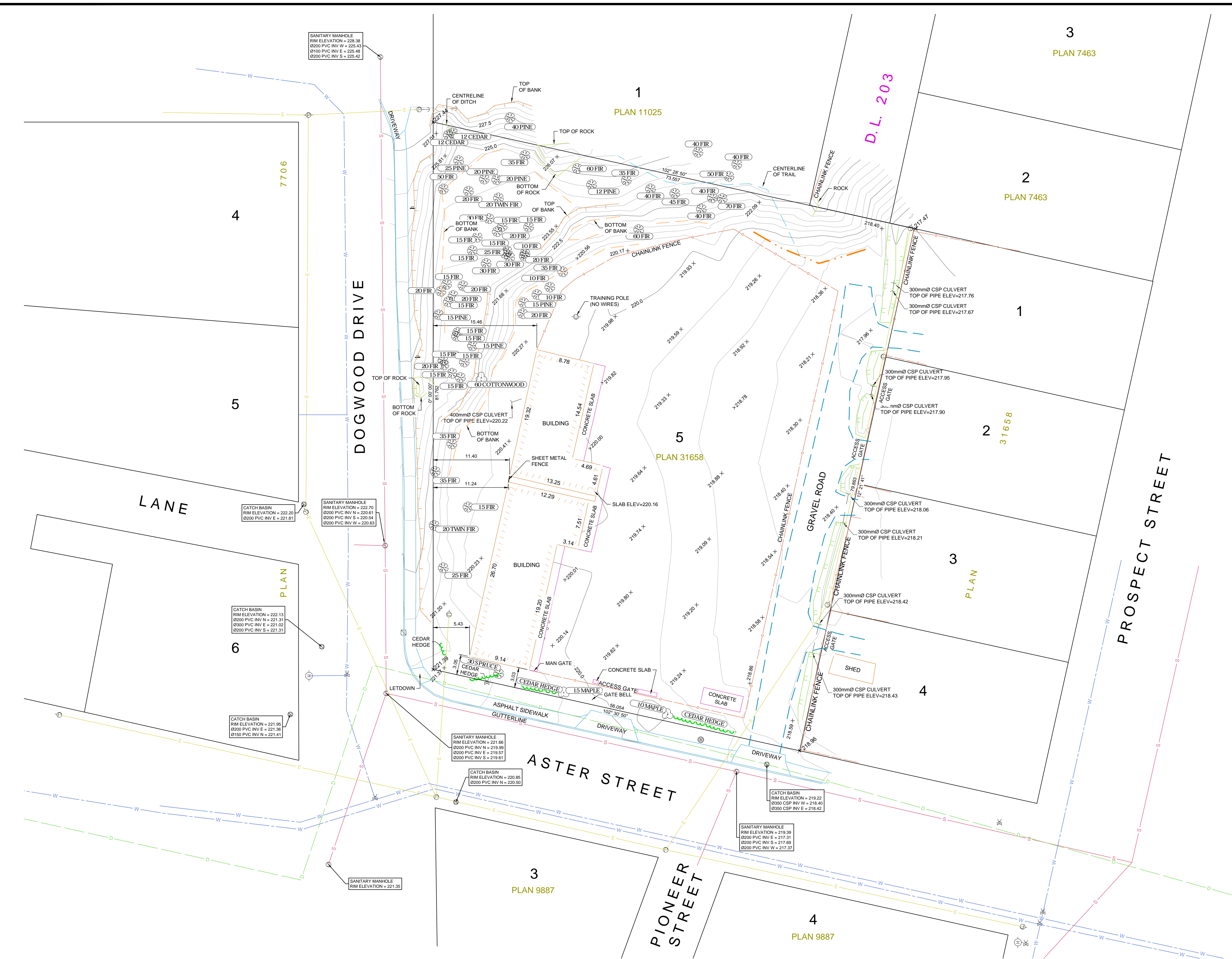
In accordance with the OCP and rezoning guidelines, and attached to this application, BC Hydro has conducted a Flood Control Level assessment. This analysis has identified the site to be in the alluvial fan of Pemberton Creek. Meeting the requirements of the 1:500 year flood, the building must be raised to a geodetic elevation of 220.6 meters; an elevation approximately 1m above the Aster Street vehicle entrance. This further supports the desire to place the building at the rear of the site so that there is a low

Storm Water Management

As part of BC Hydro's design, all storm water will be collected and managed on site utilizing a slow percolation cistern in combination with an oil-water separator that recharges the ground water. By significantly reducing the amount of water being discharged into Village's storm system (and delaying the discharge of what little remains to off peak times), BC Hydro is reducing its environmental footprint and its load on the Village's infrastructure.

Traffic Impact

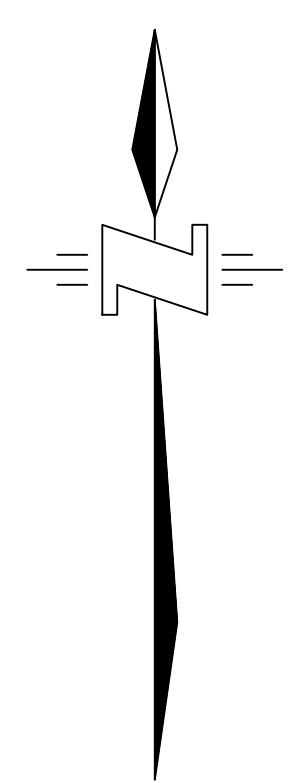
In accordance with the rezoning guidelines and attached to this application, BC Hydro has conducted a Traffic Impact Study. Typical of many of our smaller field buildings, the Pemberton field building has a fulltime crew of 4 people which can increase by 1-3 staff throughout the week. Further, we have changed our operations and have eliminated the delivery of the very large, 100 foot poles to this site. The much shorter 40 and 50 foot poles will continue to be delivered in standard sized trucks; however, we have changed the way in which we operate to have just in time delivery and less on-site storage other than emergency spares. As a result, we will have only 7 parking stalls on the site, deliveries will be made into one of three truck bays and there is no significant impact to existing traffic patterns in the community because all truck manoeuvring can be accommodated off the street and within the site.



LEGEND

	BOLLARD
	CATCH BASIN (TOP INLET)
	CULVERT
	FIRE HYDRANT
	GUY WIRE
	CATCH BASIN ROUND
	MANHOLE - SANITARY
	OVERHEAD LINES
	SANITARY PIPES - UNDERGROUND
	WATER PIPES - UNDERGROUND
	STORM PIPES - UNDERGROUND
	SIGN POST
	POLE - HYDRO
	POLE - HYDRO/TELEPHONE POLE
	TREE - CONIFEROUS Ø(cm)
	TREE - DECIDUOUS Ø(cm)
	DRILLED WELL
	TOP OF DITCH
	BREAKLINE

- NOTES:**
- LOCAL GROUND COORDINATES ARE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS TO BRITISH COLUMBIA ACTIVE CONTROL STATION WSLR (WHISTLER). TO CONVERT TO UTM ZONE 10 (NAD83 CSRS):
FIRST APPLY THE FOLLOWING SHIFT:
NORTHING: 5,500,000
EASTING: 500,000
THEN MULTIPLY BY THE COMBINED SCALE FACTOR OF: 0.99956976
 - ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD28.
 - THIS PLAN SHOWS GROUND MEASURED DISTANCES. TO COMPUTE GRID LEVEL DISTANCES, MULTIPLY GROUND DISTANCES BY A COMBINED FACTOR OF 0.999569764
 - TREE DIAMETER SHOWN ARE IN CENTIMETRES.
 - THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON SEPTEMBER 15-16TH & 19TH, 2016.
 - CONTOUR INTERVAL IS 0.5m.
 - BUILDING MEASUREMENTS SHOWN FROM SIDING.
 - PARCEL DIMENSIONS ARE DERIVED FROM PLAN KAP31658. PROPERTY BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES AND PROPERTY CORNERS.
 - UNDERLYING UTILITIES & SERVICES ARE APPROXIMATE AND MUST BE VERIFIED IN FIELD. MCELHANEY ASSUMES NO RESPONSIBILITY TO ITS ACCURACY. SPOT ELEVATIONS SHOWN ARE SURFACE ELEVATIONS AND DO NOT REPRESENT THE DEPTH OF THE LOCATED UTILITIES.
 - STORM AND WATER UTILITY LINEWORK ARE APPROXIMATE AND REFERENCED TO DRAWINGS: "SKMBT_C284e16102612350.pdf" AND "SKMBT_C284e16102612360.pdf" RECEIVED FROM CLIENT



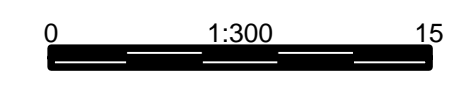
Rev	Date	Description	Surv	Drawn	App'd
3	2016-10-31	REVISED CIVIC ADDRESS	-	KM	BB
2	2016-10-26	ADDITIONAL UTILITIES	LS	KM	BB
1	2016-10-13	RESOLVED BOUNDARIES	LS	CG	BB
0	2016-09-27	INITIAL SUBMISSION	BCR	CG	BB


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ORIGINAL DWG SIZE: ANSI D (22" x 34")
ALL DIMENSIONS ARE IN METRES





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Canada V0N 1B1
Tel 604 932 5426

Approved Sealed

MMM GROUP LIMITED
1045 HOWE STREET, SUITE 700, VANCOUVER, BC V6Z 2A9

**TOPOGRAPHIC SURVEY PLAN OF LOT 5
D.L. 203 LILLOOET DISTRICT PLAN 31658
BC HYDRO PEMBERTON FIELD OFFICE**
CIVIC ADDRESS: 1363 ASTER STREET / PID: 003-621-791
PEMBERTON, BC

Drawing No.	
V-01	
Project Number	Rev.
2113-03098-00	3



BC HYDRO PEMBERTON OPERATIONS FACILITY

1363 ASTER ST, PEMBERTON, BC, CANADA

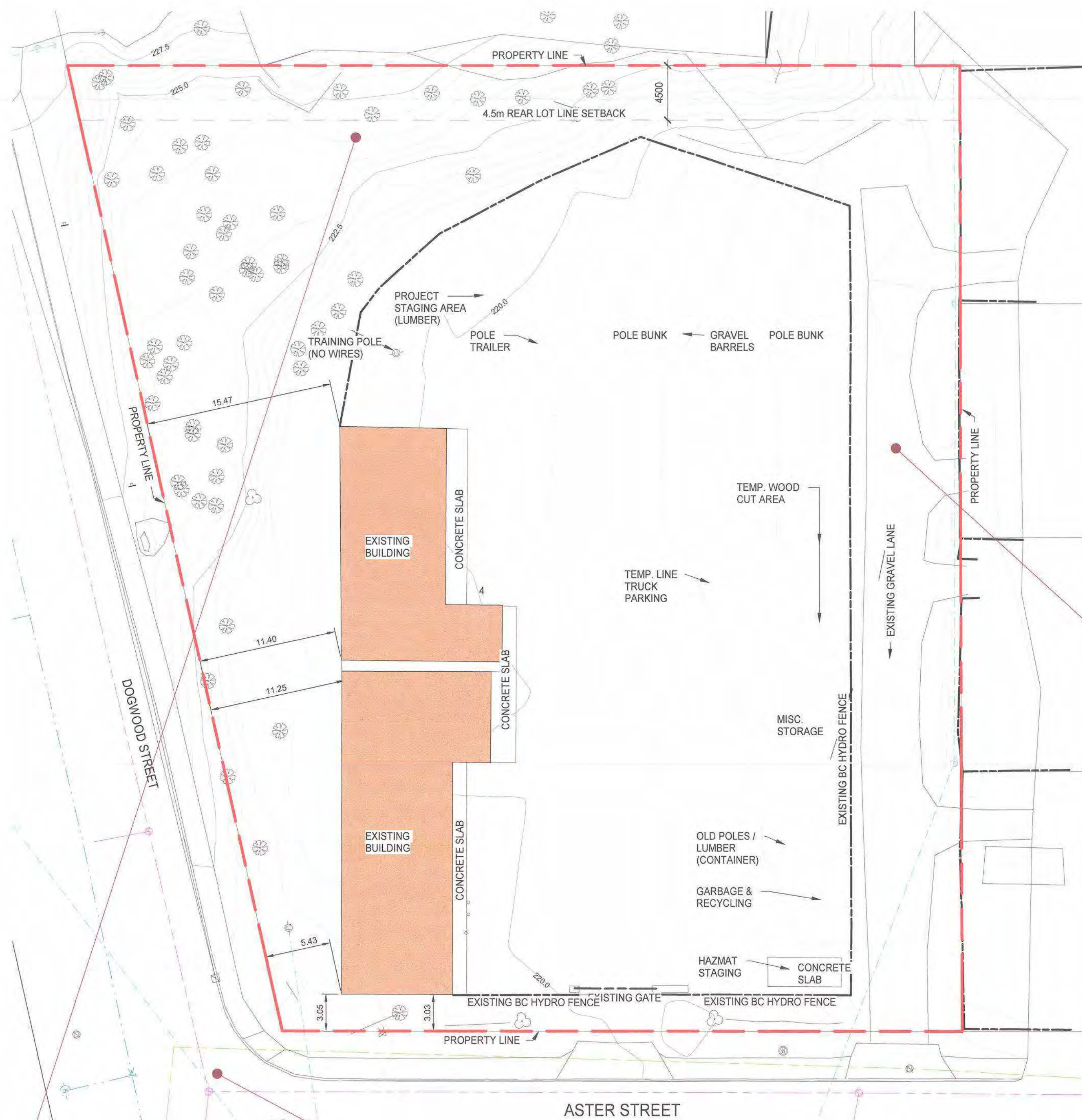
ISSUED FOR DEVELOPMENT PERMIT
2017-09-29



ARCHITECTURAL DRAWING LIST	
NUMBER	SHEET NAME
A-000	COVER PAGE
A-101	EXISTING SITE PLAN AND CONTEXT
A-105	SITE PLAN - DEVELOPMENT PERMIT
A-111	LEVEL 1 PLAN
A-112	LEVEL 2 PLAN
A-201	EXTERIOR ELEVATIONS
A-801	EXTERIOR VIEWS



PROJECT NO.	180283	PLOT DATE	2017-09-29
DRAWING NO.	A-000		



1 EXISTING SITE PLAN
A-101 SCALE: 1 : 250



2 CONTEXT PLAN
A-101 SCALE: 1 : 3500

- LEGEND:**
- PROPERTY LINE
 - SETBACK LINE
 - FENCE
 - EXISTING STORM PIPE (UNDERGROUND)
 - EXISTING OVERHEAD LINE
 - EXISTING WATER PIPE (UNDERGROUND)
 - EXISTING SANITARY PIPE (UNDERGROUND)

D	2017-09-29	ISSUED FOR DEVELOPMENT PERMIT	
C	2017-06-14	50% DESIGN DEVELOPMENT	
B	2017-03-27	100% SCHEMATIC DESIGN	
A	2016-11-07	50% SCHEMATIC DESIGN	
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PROJECT
PEMBERTON BC HYDRO FIELD OFFICE
1363 ASTER ST, PEMBERTON, BC, CANADA

DRAWING TITLE
EXISTING SITE PLAN AND CONTEXT

DRAWING ISSUE
ISSUED FOR DEVELOPMENT PERMIT

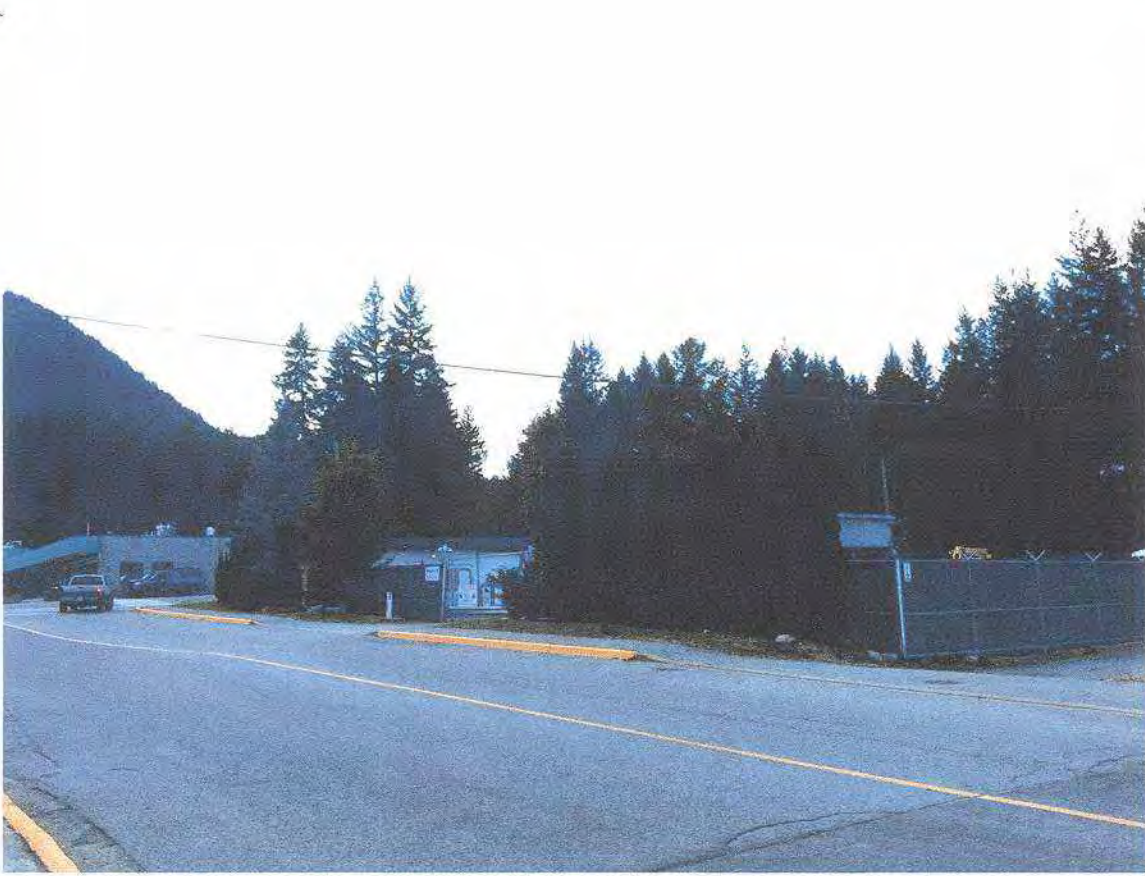
PROJECT NO.	PLOT DATE	DRAWN	HS
180283	2017-09-29	REVIEWED	MG
DRAWING NO.	SCALE	REVISION	
A-101	As indicated		D



01. VIEW OF EXISTING PROPERTY FROM NORTH SLOPE



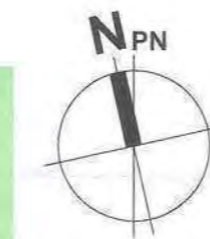
02. VIEW OF EXISTING PROPERTY FROM SOUTH WEST CORNER



03. VIEW OF EXISTING PROPERTY FROM SOUTH EAST CORNER



04. VIEW OF EXISTING EAST FENCELINE



PROJECT DATA

ZONING: C-1 Town Center Commercial

LOT SIZE: 5,174 S.M.

SETBACKS:

- 0m from front parcel line
- 0m from interior side parcel line
- 0m from exterior side parcel line
- 4.5m from rear parcel line for principal building
- 3.5m from rear parcel line for accessory structure

BUILDING HEIGHT:

- Maximum Height of Principal Building: 10.5 m
- Maximum Height of Accessory Structures: 4.5 m
- Proposed Building Height: 9.5 m

BUILDING FLOOR AREAS:

- Level 1: 717 sm
- Level 2: 197 sm
- Total Main Building: 914 sm

- Proposed Floor Area Ratio: 17.7%
- Maximum Density/ FAR: 200%

SITE COVERAGE:

- Proposed Main Building (including canopies and overhang): 905 sm
- Proposed Transformer Storage: 22 sm
- Proposed Staging Storage: 46 sm
- Total Building Area (Coverage): 973 sm

Proposed Coverage:

- Maximum Lot Coverage: 19%
- 75%

PARKING PROVISION:

- Workspace/office gross floor area: 152 sm
- Required stalls (1 stall per 28 sm of gross area): 6
- Provided stalls: 7
- H/C PARKING: 1 required and provided

LOADING PROVISION:

- Required Loading: 2
- (Industrial: 2 for 500 m2 to 2,500 sm of gross floor area)
- Provided Loading Bays (truck bays): 3

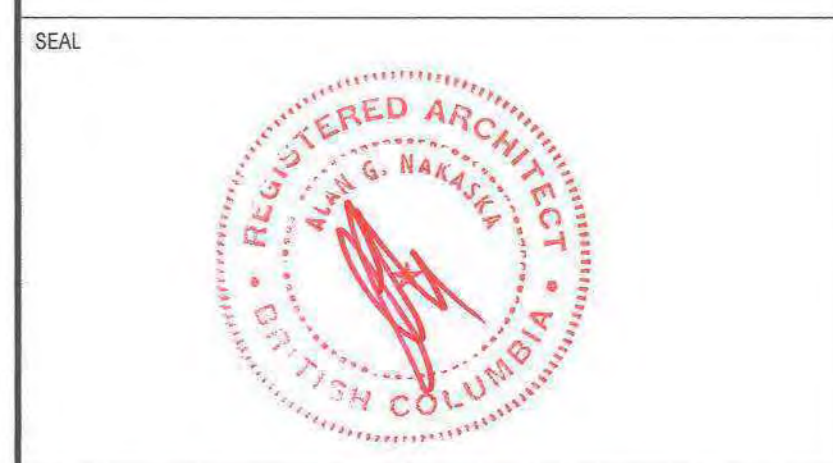


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A	2017-09-29	ISSUED FOR DEVELOPMENT PERMIT		

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 1363 ASTER ST, PEMBERTON, BC, CANADA

DRAWING TITLE
SITE PLAN - DEVELOPMENT PERMIT

DRAWING ISSUE
ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	180283	PLOT DATE	2017-09-29	DRAWN	Author
SCALE	1:200	REVIEWED		CHECKER	
DRAWING NO.	A-105	REVISION			A

1 SITE PLAN
 A-105 SCALE: 1:200

C	2017-09-29	ISSUED FOR DEVELOPMENT PERMIT	
B	2017-06-14	50% DESIGN DEVELOPMENT	
A	2017-03-27	100% SCHEMATIC DESIGN	
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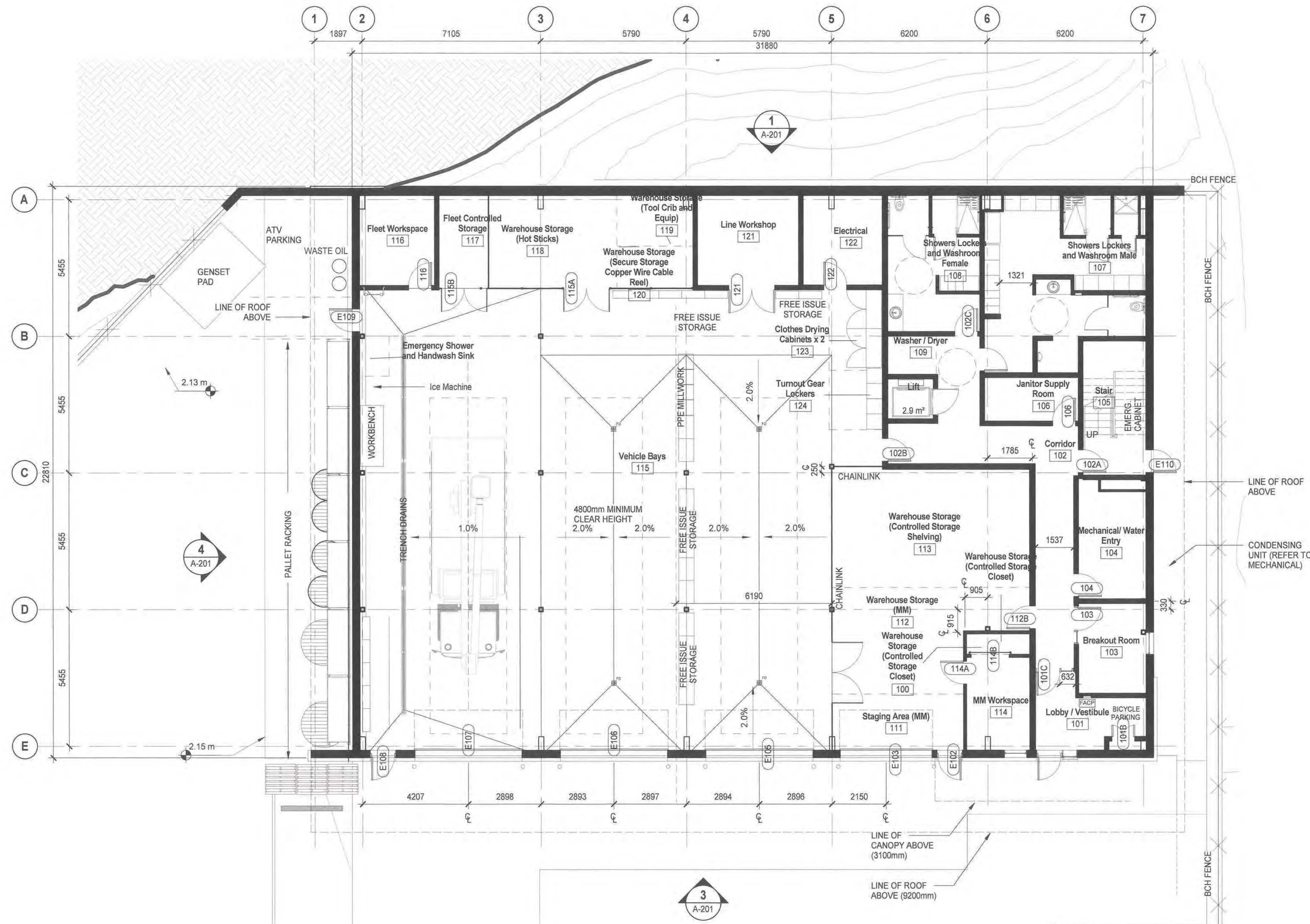
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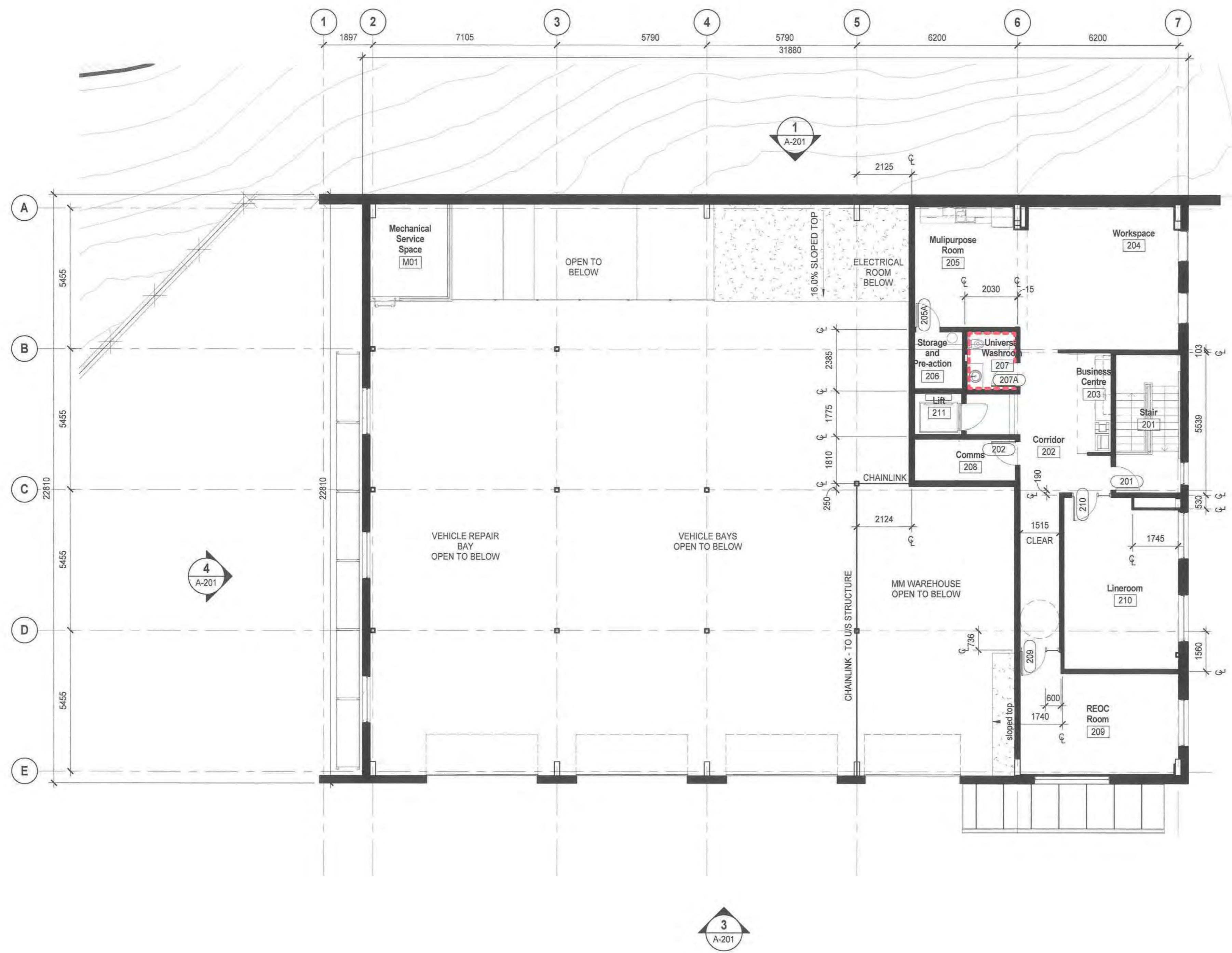
DRAWING TITLE
LEVEL 1 PLAN

DRAWING ISSUE
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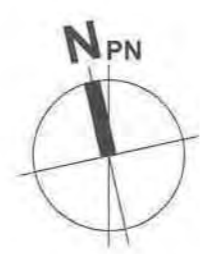
PROJECT NO.	PLOT DATE	DRAWN	MG
180283	2017-09-29	MG	
DRAWING NO.	SCALE	REVIEWED	MG
A-111	1 : 100		
		REVISION	C



1 LEVEL 1 FLOOR PLAN
A-111 SCALE: 1 : 100



1 LEVEL 2 FLOOR PLAN
A-112 SCALE: 1:100



B	2017-09-29	ISSUED FOR DEVELOPMENT PERMIT	
A	2017-06-14	50% DESIGN DEVELOPMENT	
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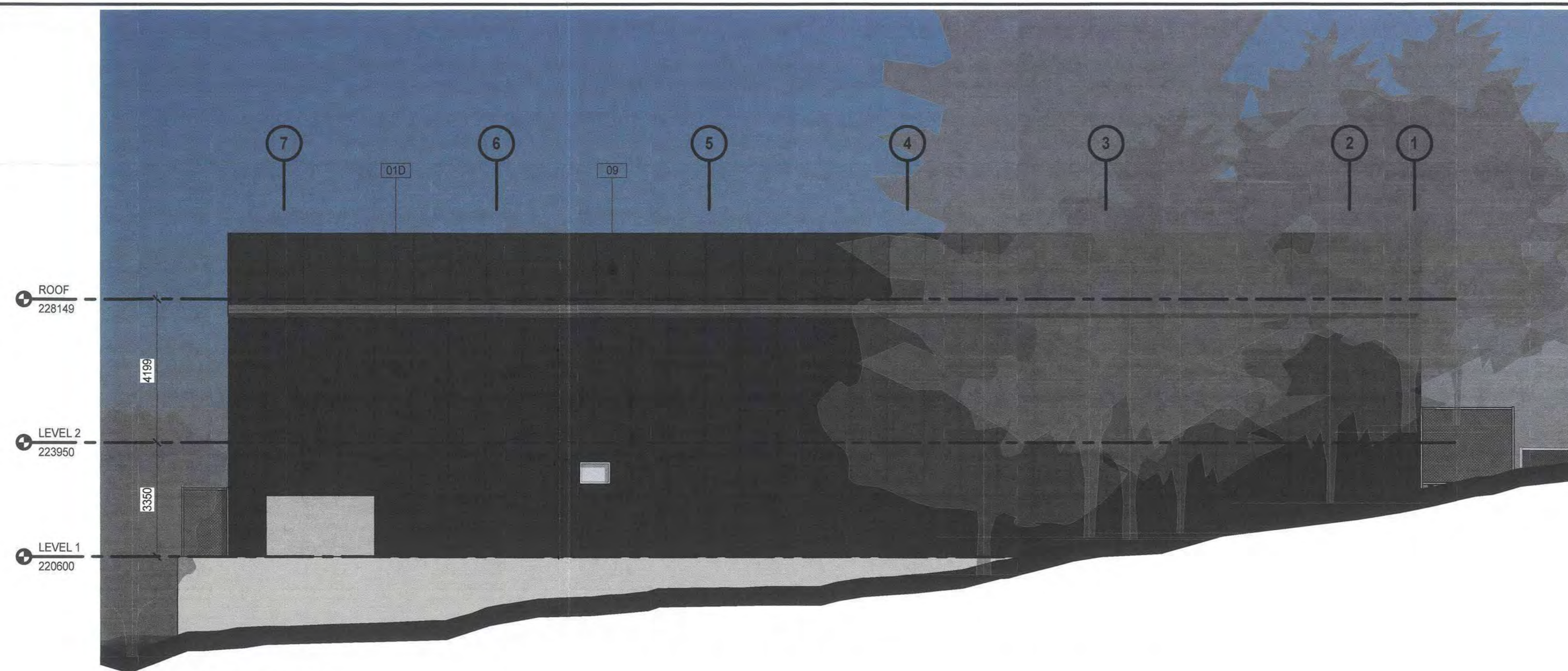
PROJECT
PEMBERTON BC HYDRO FIELD OFFICE
1363 ASTER ST, PEMBERTON, BC, CANADA

DRAWING TITLE
LEVEL 2 PLAN

DRAWING ISSUE
ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN	MG
180283	2017-09-29		
SCALE	1:100	REVIEWED	MG

DRAWING NO.	REVISION
A-112	B



1 NORTH ELEVATION
A-201 SCALE: 1:100

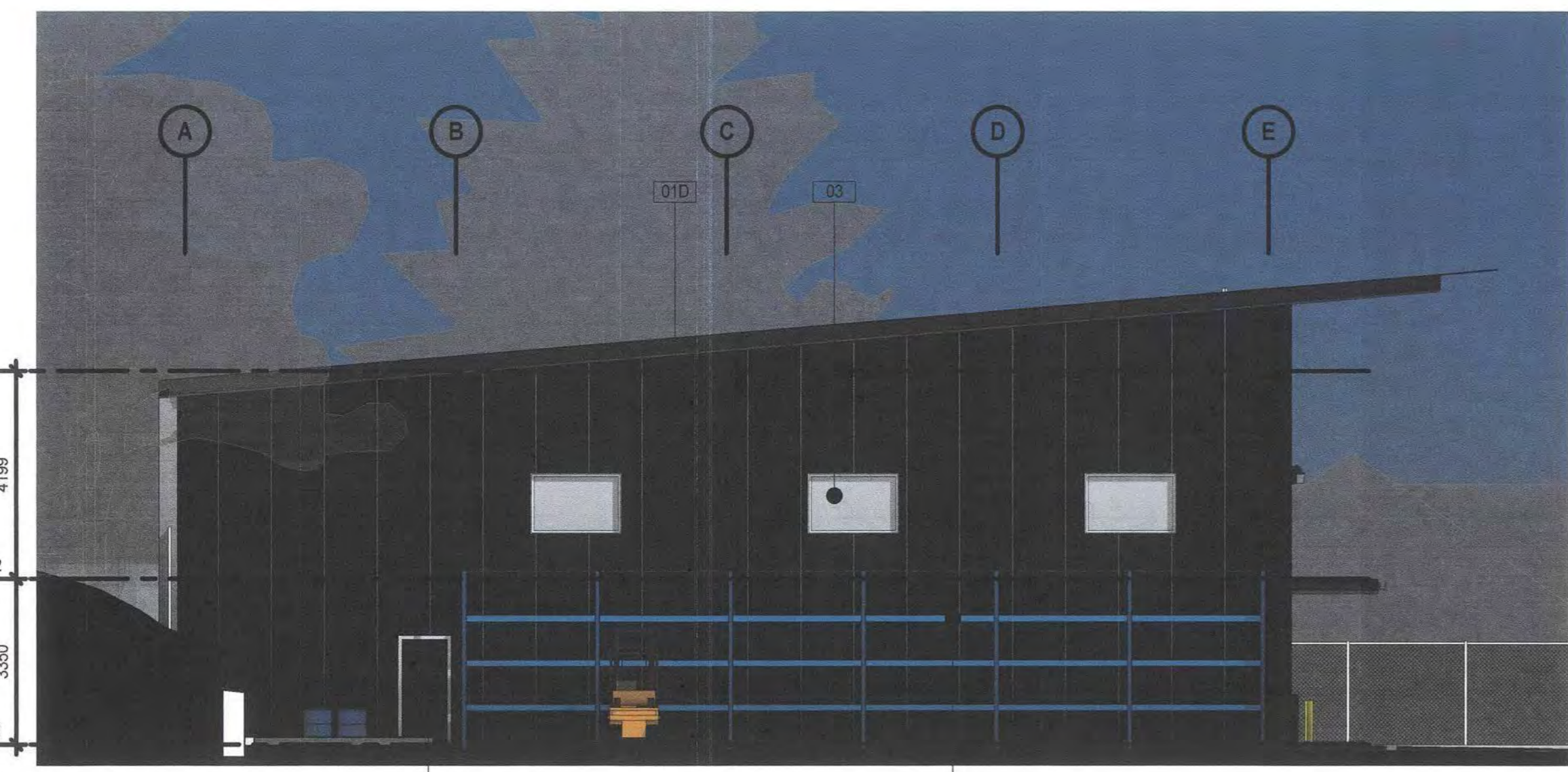
EXTERIOR FINISH MATERIAL LEGEND	
TAG	DESCRIPTION
01A	PRE-FINISHED INSULATED METAL PANEL SYSTEM (HORIZONTAL) - FIELD COLOUR - GRANITE
01B	PRE-FINISHED INSULATED METAL PANEL SYSTEM (HORIZONTAL) - ACCENT COLOUR - SPRUCE
01C	PRE-FINISHED INSULATED METAL PANEL SYSTEM (HORIZONTAL) - ACCENT COLOUR - HEMLOCK
01D	PRE-FINISHED INSULATED METAL PANEL SYSTEM (VERTICAL) - FIELD COLOUR - GRANITE
02	SPLIT-FACE CONCRETE MASONRY UNIT
03	WINDOW UNIT
04	OVERHEAD DOOR C/W 2 ROWS GLAZING. COLOUR TO MATCH FIELD COLOUR
05	4' STEEL BOLLARD
06	METAL SOFFIT WITH WOOD FINISH
07	PAINTED HOLLOW METAL DOOR IN PAINTED PRESSED STEEL FRAME
08	COVERED RACKING C/W PLYWOOD BACKING AGAINST BUILDING
09	INSULATED ROOF PANEL SYSTEM - SLATE GREY

EXTERIOR FINISH SELECTION

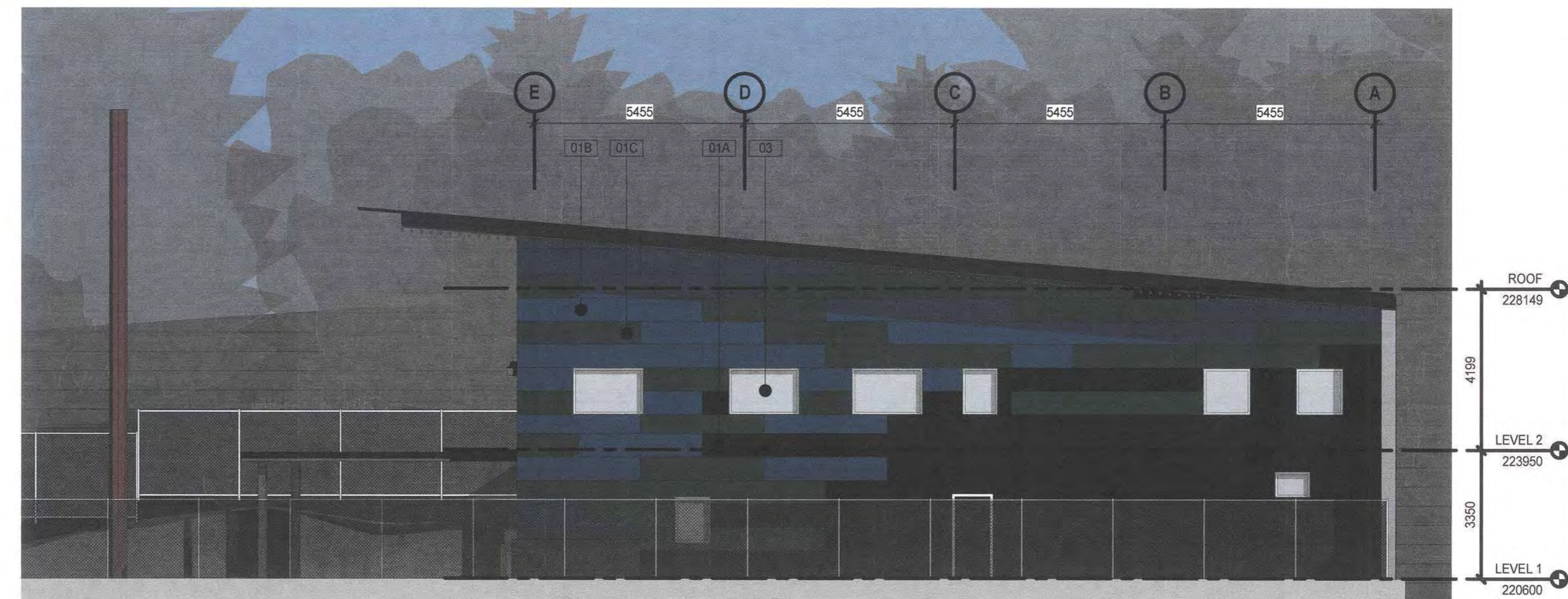
- 
 GRANITE / DARK BRONZE
 INSULATED METAL PANEL
 FLAT NON-EMBOSSED FINISH
 FIELD WALL COLOUR
 (01A) - SOUTH AND EAST ELEVATION
 HORIZONTAL 610MM HIGH PANELS
 (01D) - NORTH AND WEST ELEVATION
 VERTICAL 1065MM WIDE PANELS
- 
 SPRUCE / REGAL BLUE
 INSULATED METAL PANEL
 FLAT NON-EMBOSSED FINISH
 ACCENT COLOUR (01B)
 HORIZONTAL 610MM HIGH PANELS
- 
 HEMLOCK / EVERGREEN
 INSULATED METAL PANEL
 FLAT NON-EMBOSSED FINISH
 ACCENT COLOUR (01C)
 HORIZONTAL 610MM HIGH PANELS
- 
 LIGHT BROWN
 WOOD STRIPS
 SOFFIT COLOUR (06)
- 
 SPLIT-FACE MASONRY
 CHARCOAL COLOUR
 EXTERIOR WALL BASE (02)



3 SOUTH ELEVATION
A-201 SCALE: 1:100



4 WEST ELEVATION
A-201 SCALE: 1:100



2 EAST ELEVATION
A-201 SCALE: 1:100

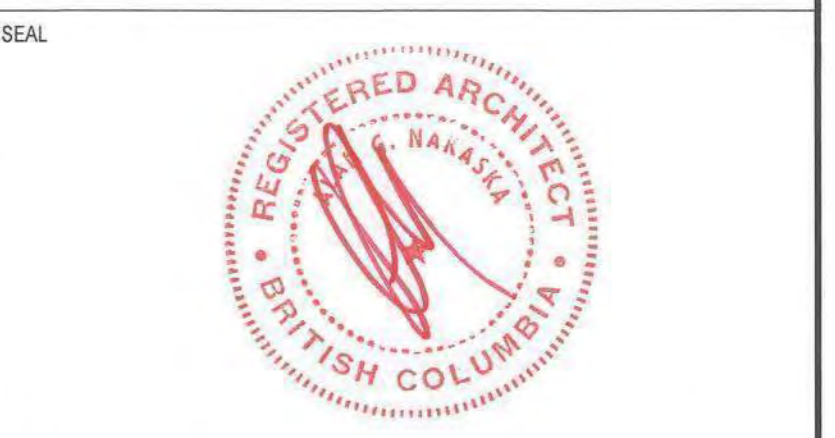


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C	2017-09-29	ISSUED FOR DEVELOPMENT PERMIT			
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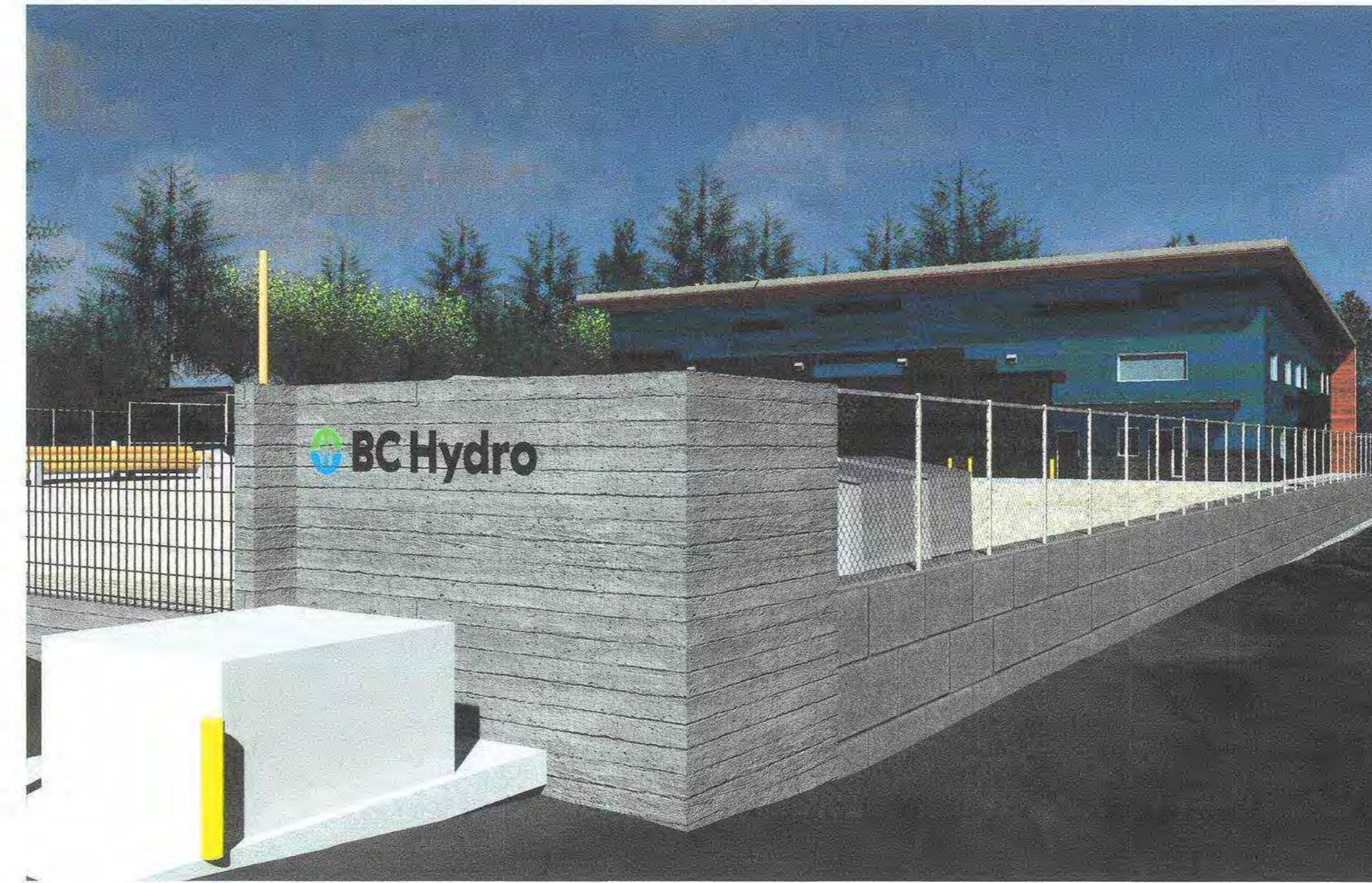
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EXTERIOR ELEVATIONS

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ISSUED FOR DEVELOPMENT PERMIT

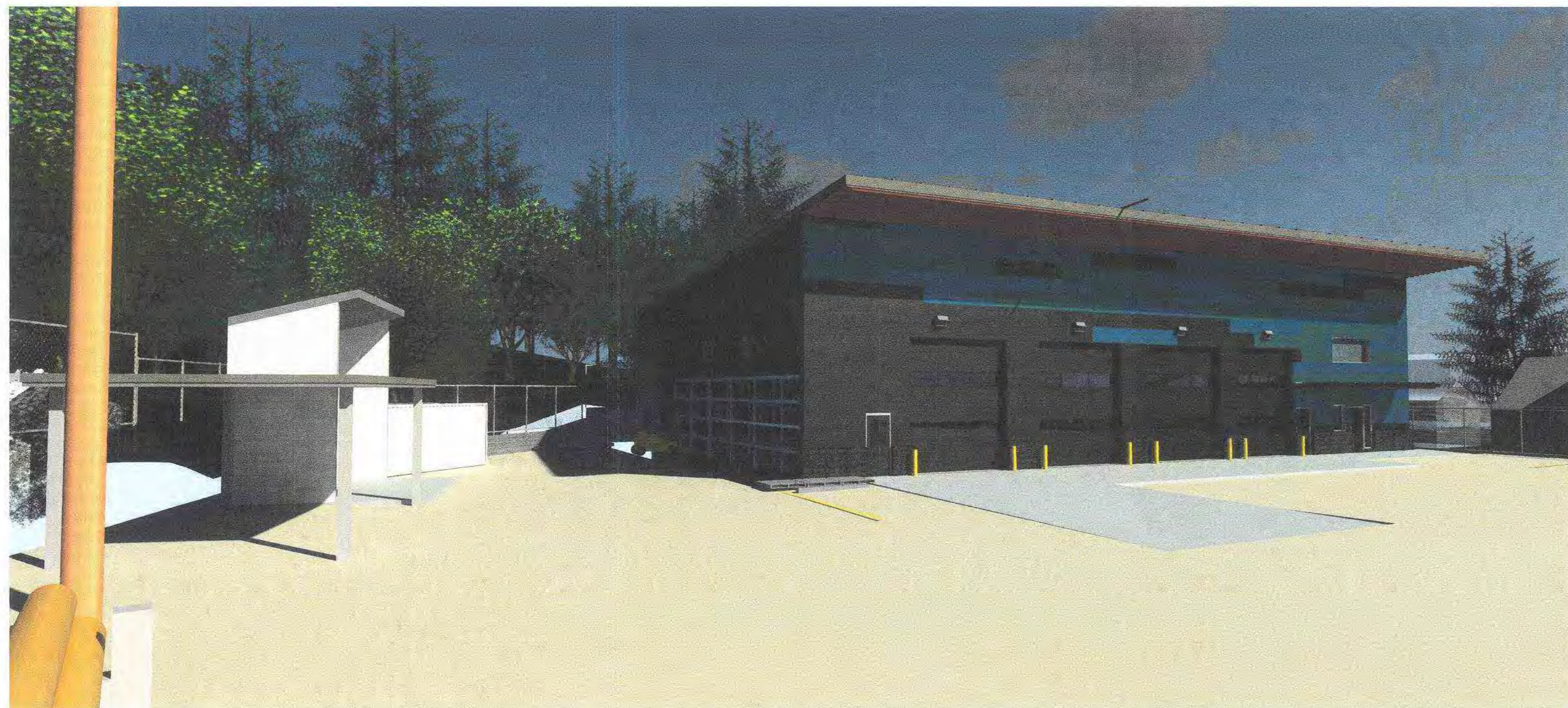
PROJECT NO.	PLOT DATE	2017-09-29	DRAWN	VD
180283	SCALE	As indicated	REVIEWED	MG
DRAWING NO.	A-201		REVISION	C



SOUTH WEST CORNER
SCALE: NTS



VIEW FROM ASTER ST.
SCALE: NTS



MAIN YARD - SOUTH AND WEST FACADE
SCALE: NTS



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	2017-03-27	100% SCHEMATIC DESIGN	
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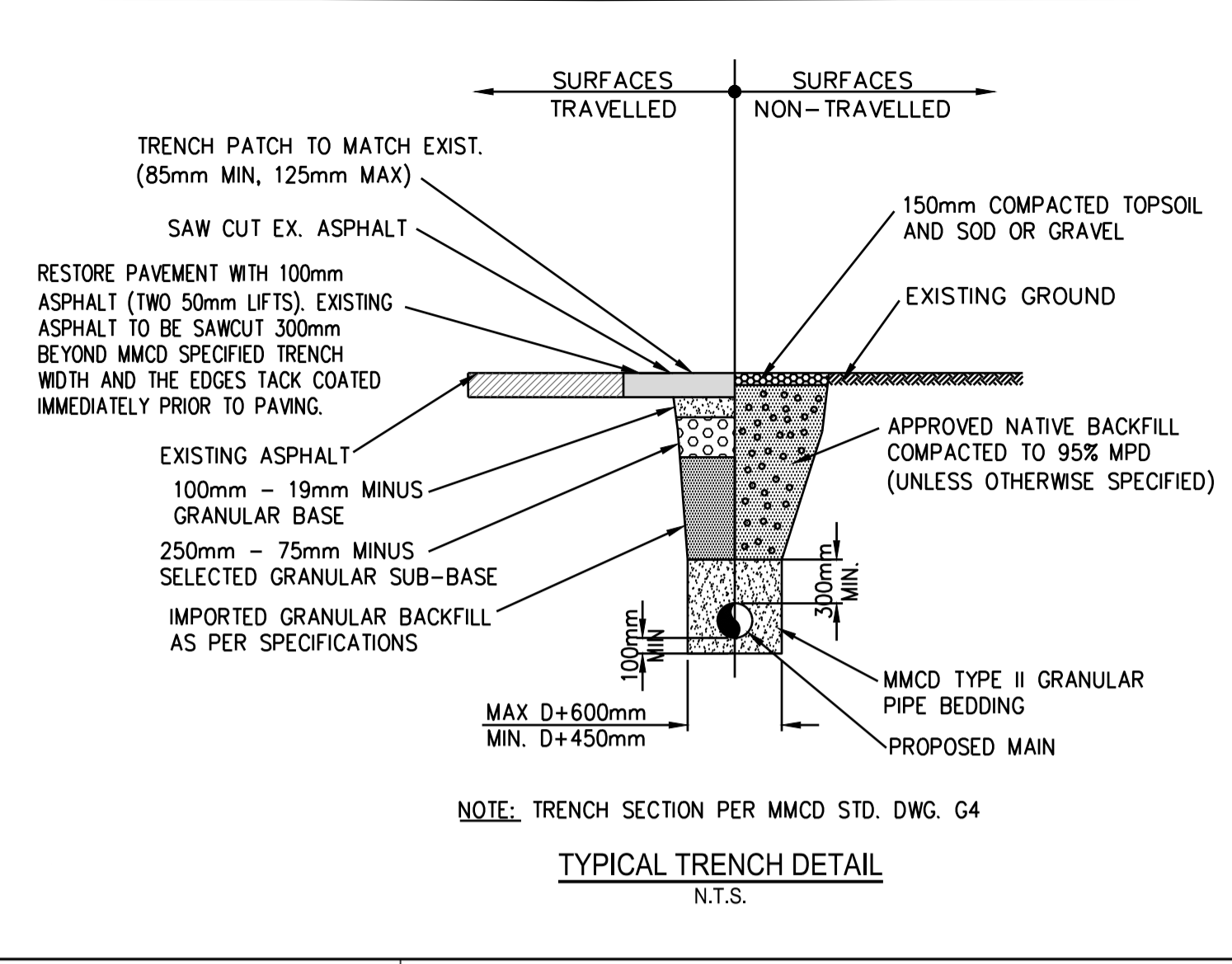
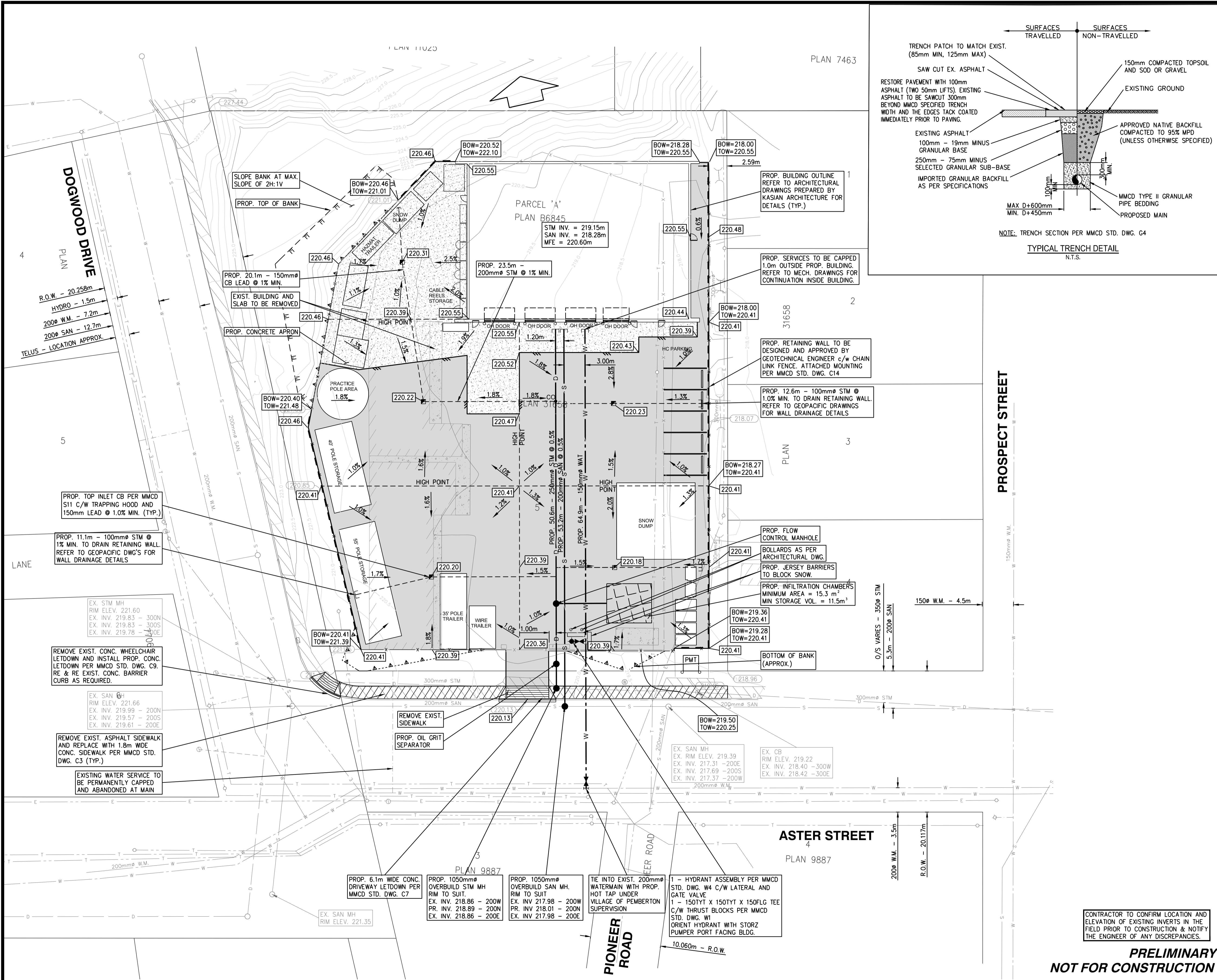
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PROJECT
PEMBERTON BC HYDRO FIELD OFFICE
1363 ASTER ST, PEMBERTON, BC, CANADA

DRAWING TITLE
EXTERIOR VIEWS

DRAWING ISSUE
ISSUED FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	DRAWN	MG
180283	2017-09-29	REVIEWED	MG
	SCALE		
	NTS		
DRAWING NO.	A-801		REVISION
			C



BENCHMARK:
ELEVATIONS ARE IN METERS AND ARE REFERRED TO GEODETIC DATUM CVD28

SURVEYED BY:
MCELHANEY ASSOCIATES
LAND SURVEYING
LTD.

CIVIC ADDRESS:
1470 ASTER STREET
PEMBERTON BC
V0N2L1

LEGAL DESCRIPTION:
LOT 5
D.L. 203 LILLOOET DISTRICT PLAN 31658

SCALE:
0 1:250 12m

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DATE	REVISION	DESCRIPTION
09/29/2017	6	ISSUED FOR DEVELOPMENT PERMIT
09/25/2017	5	REVISED SITE PLAN
06/09/2017	4	ISSUED FOR 50% DETAILED DESIGN
03/13/2017	3	ISSUED FOR RE-ZONING
02/27/2017	2	REVISED SITE PLAN
02/02/2017	1	ISSUED FOR CLIENT REVIEW
03/11/2016	0	ISSUED FOR 50% SCHEMATIC DESIGN

ISSUED: M/D/Y
REVISION: DESCRIPTION

PROJECT:
**PEMBERTON BC HYDRO
FIELD OFFICE**

CLIENT:
**WSP CANADA
LIMITED**

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DATE: 2016-10-31	SEAL:
DRAWN: SF	
DESIGN: SB	
CHECKED: BL	
SCALE: 1:250m	

SHEET TITLE:
**SITE GRADING
PLAN**

DRAWING NO.: SG	REV: 6
RFB JOB No. 16-0906	SHEET 1 OF 4

**PRELIMINARY
NOT FOR CONSTRUCTION**

CONTRACTOR TO CONFIRM LOCATION AND ELEVATION OF EXISTING INVERTS IN THE FIELD PRIOR TO CONSTRUCTION & NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

GENERAL NOTES

- ALL ON-SITE SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE B.C. BUILDING CODE, THE B.C. PLUMBING CODE, AND PASS THE INSPECTION OF THE VILLAGE OF PEMBERTON BUILDING DEPARTMENT. ALL WORKS CONSTRUCTED WITHIN THE PROPOSED AND EXISTING MUNICIPAL RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE VILLAGE OF PEMBERTON STANDARDS AND CONSTRUCTION SPECIFICATIONS AND SHALL BE CARRIED OUT UNDER THEIR INSPECTION.
- THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM ALL AUTHORITIES AND AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE LOCATIONS OF THE EXISTING UTILITIES, AS SHOWN ON THE DESIGN DRAWINGS, ARE APPROXIMATE ONLY AND THIS INFORMATION MAY NOT BE FULLY ACCURATE OR COMPLETE. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY OR MUNICIPALITY TO OBTAIN ACCURATE/COMPLETE LOCATIONS OF ALL EXISTING SANITARY SEWERS, STORM SEWERS, WATERMANS, GAS MAINS, ELECTRICAL AND/OR TELEPHONE AND/OR CATV CABLES AND CONDUITS, SERVICE PIPES, POLES, POSTS, AND ALL OTHER STRUCTURES, WHETHER ABOVE OR UNDERGROUND, OR WHICH APPEAR IN THE EXCAVATION, WITHIN THE ENTIRE AREA OF THE PROPOSED WORKS. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES AT ALL TIE-IN POINTS, AT ALL POINTS WHERE A CONFLICT MAY ARISE DURING THE CONSTRUCTION OF THE PROPOSED WORKS, AND TO CONFIRM DESIGN ELEVATIONS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER FOR DIRECTIONS. THE CONTRACTOR SHALL ASSUME ALL COSTS AND EXPENSES THAT MAY OCCUR FOR DAMAGES, SUPPORT OF AND REPAIR TO SUCH PLANT BY REASON OF THE NEGLIGENCE OF HIS OPERATIONS. (EXISTING UTILITIES SHOWN ARE DERIVED FROM AS-BUILT INFORMATION AND ALL UTILITIES MAY NOT BE NECESSARILY SHOWN.)
- THE CONTRACTOR SHALL RESTORE THE EXISTING PAVEMENT ACROSS ALL TRENCH EXCAVATIONS TO ORIGINAL CONDITION OR BETTER AND THE FINISHED PAVEMENT SHALL BLEND IN SMOOTHLY WITH THE EXISTING PAVEMENT.
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR EXISTING SERVICES AND ANY SERVICES DISTURBED ARE TO BE REPLACED TO THE SATISFACTION OF THE VILLAGE OF PEMBERTON OR OTHER APPROVING AGENCIES.
- ANY MATERIAL SUBSTITUTION AND/OR DESIGN CHANGE MUST OBTAIN WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL SURVEY MONUMENTS, BENCHMARKS, AND LEGAL PINS MUST BE PROTECTED AND ANY DAMAGE CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING IMPROVEMENTS SHALL BE RESTORED TO THE SATISFACTION OF THE VILLAGE OF PEMBERTON. IN SPECIAL CASES, THE VILLAGE OF PEMBERTON MAY REQUIRE WRITTEN ACCEPTANCE BY THE AFFECTED PROPERTY OWNERS FOR RESTORATION WORKS PERFORMED BY THE CONTRACTOR.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS AND LAYOUT DIMENSIONS.
- STORM, SANITARY AND WATER SERVICE CONNECTIONS INCLUDING SANITARY CLEANOUTS AND WATER SERVICE CURB STOPS REQUIRED IMMEDIATELY OUTSIDE THE PROPOSED BUILDINGS SHALL BE TERMINATED 1.0 METRES FROM THE BUILDINGS BY THE "ON-SITE" CONTRACTOR OR AS APPROVED BY THE BUILDING DEPARTMENT. CONTINUATION BY BUILDING PLUMBING CONTRACTOR SHALL INCLUDE ANY STORM SUMPS REQUIRED IMMEDIATELY OUTSIDE THE PROPOSED BUILDINGS.
- THE CONTRACTOR SHALL CONFIRM WITH THE MECHANICAL ENGINEER PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS, ELEVATIONS, AND SIZE OF THE SERVICE CONNECTIONS TO THE PROPOSED BUILDINGS.
- FOR LANDSCAPING DETAILS AND DIMENSIONS, SEE THE LANDSCAPE ARCHITECT'S DRAWINGS.
- THE DEVELOPER SHALL RETAIN A GEOTECHNICAL CONSULTANT TO CONFIRM THE ADEQUACY OF THE PROPOSED ROAD STRUCTURE AND CONDITIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS FOR WORKING ON PRIVATE PROPERTY.

ROADWORKS NOTES

- SUBGRADE AND GRANULAR BASE MATERIALS SHALL BE COMPACTED TO AT LEAST 95% OF THEIR MODIFIED PROCTOR DRY DENSITY UNLESS OTHERWISE NOTED.
- ALL LOOSE AND ORGANIC MATERIAL SHALL BE EXCAVATED AND REMOVED FROM THE ROADWAY.
- THE CRUSHED GRANULAR BASE COURSE SHALL BE TESTED IN AN APPROVED MANNER PRIOR TO THE PLACEMENT OF THE PROPOSED CONCRETE CURB AND GUTTER AND ROAD PAVEMENT.
- ALL VALVES BOXES, MANHOLES, JUNCTION BOXES, ETC. WITHIN THE ROAD RIGHT OF WAY SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED.
- LOCATIONS OF DRIVEWAYS, WHEELCHAIR RAMPS, ETC. SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION OF THE PROPOSED CONCRETE CURB AND GUTTER.
- CHANGES IN GRADE SHALL BE FORMED WITH SMOOTH CURVES.
- THE CONTRACTOR SHALL SAWCUT THE EXISTING PAVEMENT WHERE INDICATED ON THE DRAWING OR AS DIRECTED BY THE ENGINEER.

STORM SEWER NOTES

- STORM SEWER SHALL BE NON-REINFORCED CONCRETE PIPES CONFORMING TO ASTM DESIGNATION C-14 CLASS 3 OR REINFORCED PIPES CONFORMING TO ASTM DESIGNATION C-76 CLASS 3 OR POLYVINYLCHLORIDE (PVC) PIPES WITH A MINIMUM SDR 35 SPECIFICATION.
- STORM SEWER MANHOLES SHALL BE 1050mm DIAMETER UNLESS NOTED OTHERWISE
- CATCH BASINS SHALL BE INSTALLED AS PER MMCD STD. DWG. S11. CATCH BASIN LEADS SHALL BE 200mm DIAMETER PVC PIPE WITH A MINIMUM SDR 35 SPECIFICATION UNLESS OTHERWISE NOTED.
- CATCH BASIN RIM ELEVATIONS SHALL BE SET 25mm BELOW THE FINISHED GUTTER LINE GRADE. THE GUTTER AND ROAD SURFACE ARE TO BE SHAPED TO FORM A DISH AROUND THE INLET.
- REFER TO ROAD DESIGN DRAWINGS FOR CATCH BASIN LOCATIONS AND ELEVATIONS.
- ALL WYES SHALL BE MANUFACTURED.
- THE CONTRACTOR SHALL BE RESPONSIBLE IN ENSURING THAT THE FINISHED RIM ELEVATION OF THE STORM SEWER MANHOLES MATCH THE FINISHED ROAD GRADES AND ELEVATIONS.
- THE STORM SERVICE CONNECTIONS SHALL BE AT 1.5% MINIMUM UNLESS OTHERWISE NOTED.
- EXISTING INVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CATCH BASIN MANHOLES SHALL BE A STANDARD MANHOLE AS PER MMCD STD. DWG. S11, EXCEPT THE LID SHALL BE A DOBNEY FOUNDRY TYPE C39 GRATE OR APPROVED EQUIVALENT AND HAVE A 600mm DEEP SUMP.
- LAWN BASINS SHALL BE INSTALLED AS PER DETAIL "B". LAWN BASIN LEADS SHALL BE 100mm DIAMETER PVC PIPE WITH A MINIMUM SDR 28 SPECIFICATION UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES

- SANITARY SEWER SHALL BE NON-REINFORCED CONCRETE PIPES CONFORMING TO ASTM DESIGNATION C-14 CLASS 3 OR REINFORCED CONCRETE PIPES CONFORMING TO ASTM DESIGNATION C-76 CLASS 3 R POLYVINYLCHLORIDE (PVC) PIPES WITH A MINIMUM SDR 35 SPECIFICATION.
- SANITARY SEWER MANHOLES SHALL BE 1050mm DIAMETER UNLESS OTHERWISE NOTED.
- ALL WYES SHALL BE MANUFACTURED.
- THE CONTRACTOR SHALL BE RESPONSIBLE IN ENSURING THAT THE FINISHED RIM ELEVATION OF THE SANITARY SEWER CLEANOUTS MATCH THE FINISHED ROAD GRADES AND ELEVATIONS.
- SANITARY SERVICE CONNECTIONS SHALL BE AT 2.0% MINIMUM UNLESS OTHERWISE NOTED.
- EXISTING INVERTS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- SANITARY SERVICE CONNECTIONS AND TIE-INS SHALL BE INSTALLED BY THE CONTRACTOR FROM THE MAIN TO THE PROPERTY LINE INCLUDING THE INSPECTION CHAMBER AT THE PROPERTY LINE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PEMBERTON PRIOR TO THE COMMENCEMENT OF TIE-IN CONNECTION PROCEDURES. TIE-INS AND CONNECTIONS SHALL BE COORDINATED WITH THE VILLAGE OF PEMBERTON. TIE-INS AND CONNECTIONS TO THE EXISTING SANITARY SEWER SHALL BE PERFORMED BY THE VILLAGE OF PEMBERTON AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL EXPOSE THE TIE-IN LOCATIONS FOR THE VILLAGE'S CREWS. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS REQUIRED TO COMPLETE THE TIE-INS.

WATERMAIN NOTES

- ALL WATERMANS SHALL BE DUCTILE IRON PIPE (CLASS 50) AWWA C151 (CEMENT MORTAR LINED TO AWWA C104) OR POLYVINYLCHLORIDE (PVC) PIPE SDR18 AWWA C900 (CLASS 150 OR BETTER).
- THE MINIMUM COVER OF THE PROPOSED WATERMAIN SHALL BE 1.8 METRES.
- THE MINIMUM GRADE OF THE PROPOSED WATERMAIN SHALL BE 0.1%
- GATE VALVES SHALL BE MCAVITY OR APPROVED EQUIVALENT GATE VALVE CONFORMING TO AWWA STANDARD C500 56.7 kg CONSTRUCTION.
- THRUST BLOCKS SHALL BE IN ACCORDANCE WITH MMCD STD. DWG. W1. THE CONTRACTOR SHALL CONFIRM THRUST BLOCK END AREAS WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONFIRM THE WATERMAIN WORKING PRESSURE WITH THE ENGINEER PRIOR TO PRESSURE TESTING.
- PRESSURE TESTING, CHLORINATION AND FLUSHING SHALL BE PERFORMED TO THE MINISTRY OF HEALTH AND AWWA STANDARDS AND TO BE PAID BY THE CONTRACTOR. ALL TESTING TO BE WITNESSED BY A VILLAGE OF PEMBERTON REPRESENTATIVE.
- ASSURANCE OF PROTECTION OF THE WATERMAIN:
 - A) 0.5 METRE VERTICAL SEPARATION OF THE WATERMAIN FROM ANY STORM OR SANITARY SEWER – WITH THE WATERMAIN BEING ABOVE;
 - B) 3.0 METRES HORIZONTAL SEPARATION OF THE WATERMAIN FROM ANY STORM OR SANITARY SEWER;
 WHERE THE ABOVE IS NOT POSSIBLE THE FOLLOWING MEASURES ARE TO BE TAKEN:
 - A) WHEN THE WATERMAIN IS CLOSER THAN 0.5 METRE TO A SEWER (STORM OR SANITARY) BUT ABOVE THE SEWER THE WATERMAIN MUST BE LAID IN SUCH A MANNER THAT CROSSING IS MADE MIDWAY BETWEEN JOINTS ON A FULL LENGTH OF WATERMAIN. IF THIS IS NOT ATTAINABLE THE JOINTS ARE TO BE WRAPPED WITH HEAT SHRINK PLASTIC OR PACKED WITH COMPOUND AND WRAPPED WITH TAPE.
 STANDARDS:
 - ANSI/AWWA C214 (FACTORY APPLIED)
 - ANSI/AWWA C209 (FIELD APPLIED)
 - ANSI/AWWA C217-90 (PETROLEUM TAPE)
 - ALL MATERIALS USED ARE TO HAVE ZERO HEALTH HAZARD
- WHEN THE WATERMAIN IS BENEATH THE SEWER THERE SHALL BE A MINIMUM 300mm SEPARATION. THE CROSSING SHALL BE MADE MIDWAY ON A FULL LENGTH OF WATERMAIN PIPE. THE WATERMAIN JOINTS ARE TO BE SHRINK WRAPPED OR TAPE WRAPPED. (ABOVE STANDARDS)
- WHEN 3.0 METRES HORIZONTAL SEPARATION IS UNATTAINABLE, ALL WATERMAIN JOINTS ARE TO BE WRAPPED. (ABOVE STANDARDS)
- WATER SERVICE CONNECTIONS SHALL BE INSTALLED BY THE CONTRACTOR FROM THE MAIN TO THE PROPERTY LINE INCLUDING THE CURB STOP OR WATER VALVE AT THE PROPERTY LINE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PEMBERTON PRIOR TO THE COMMENCEMENT OF TIE-IN CONNECTION PROCEDURES. TIE-INS AND CONNECTIONS SHALL BE COORDINATED WITH THE VILLAGE OF PEMBERTON. TIE-INS AND CONNECTIONS TO THE EXISTING WATERMAIN SHALL BE PERFORMED BY THE VILLAGE OF PEMBERTON AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR SHALL EXPOSE THE TIE-IN LOCATIONS FOR THE VILLAGE'S CREWS. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS REQUIRED TO COMPLETE THE TIE-INS.

BENCHMARK:
ELEVATIONS ARE IN METERS AND ARE REFERRED TO GEODETIC DATUM CVD28

SURVEYED BY:
MCELHANEY ASSOCIATES
LAND SURVEYING
LTD.

CIVIC ADDRESS:
1470 ASTER STREET
PEMBERTON BC
V0N2L1

LEGAL DESCRIPTION:
LOT 5
D.L. 203 LILLOOET DISTRICT PLAN 31658

SCALE:
AS SHOWN

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09/29/2017	2	ISSUED FOR DEVELOPMENT PERMIT
09/25/2017	1	REVISED SITE PLAN
06/09/2017	0	ISSUED FOR 50% DETAILED DESIGN

ISSUED: M/D/Y	REVISION	DESCRIPTION
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PROJECT:
**PEMBERTON BC HYDRO
FIELD OFFICE**

CLIENT:
**WSP CANADA
LIMITED**



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R.F. BINNIE & ASSOCIATES LTD.
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Squamish, BC V8B 0G2
TEL 604 892 8222
BINNIE.com

DATE: 06/07/17

SEAL:

DRAWN: LS

DESIGN: SB

CHECKED: BL

SCALE: AS SHOWN



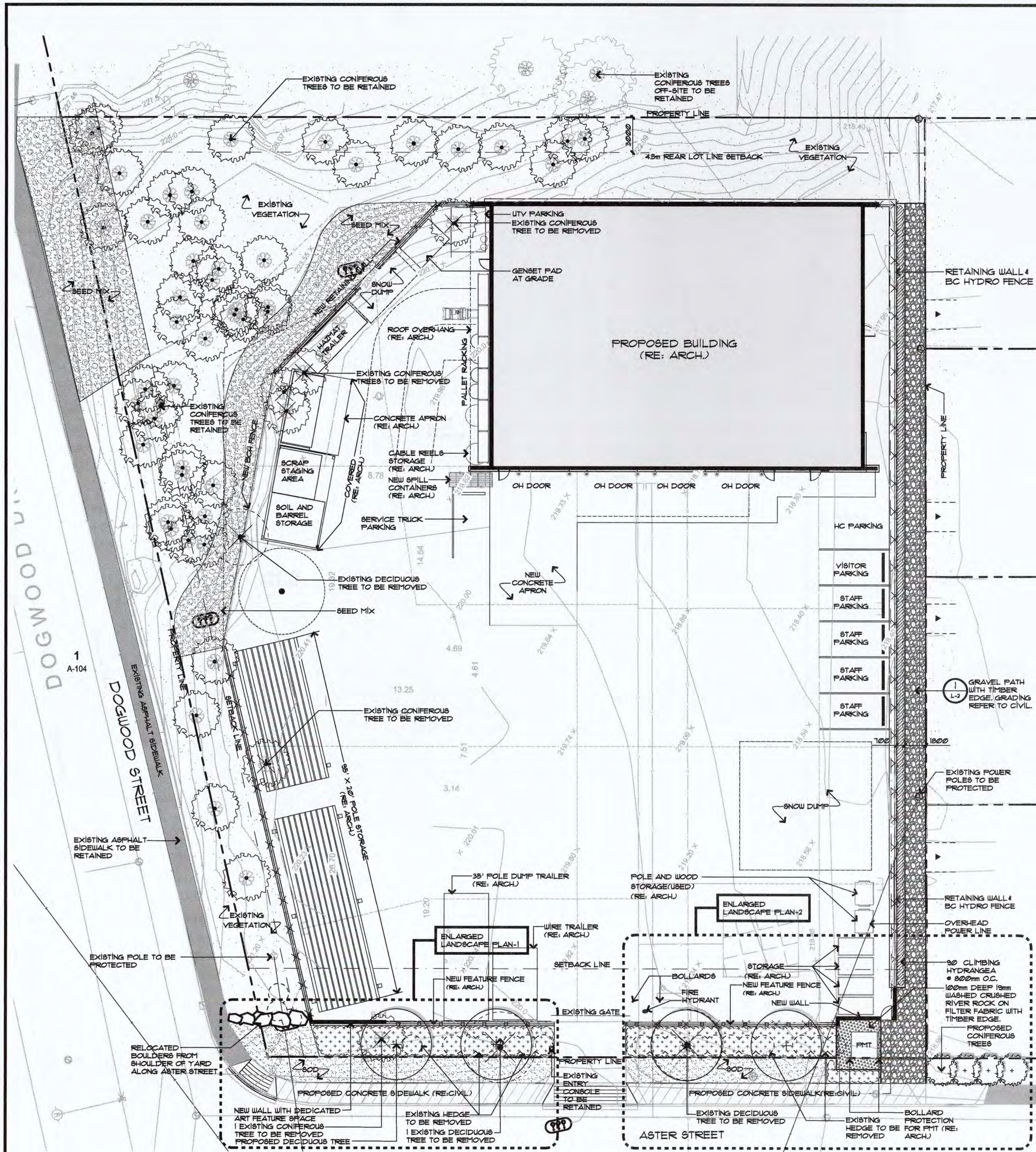
SHEET TITLE:
**GENERAL
NOTES**

DRAWING NO.:
D1

REV.
2

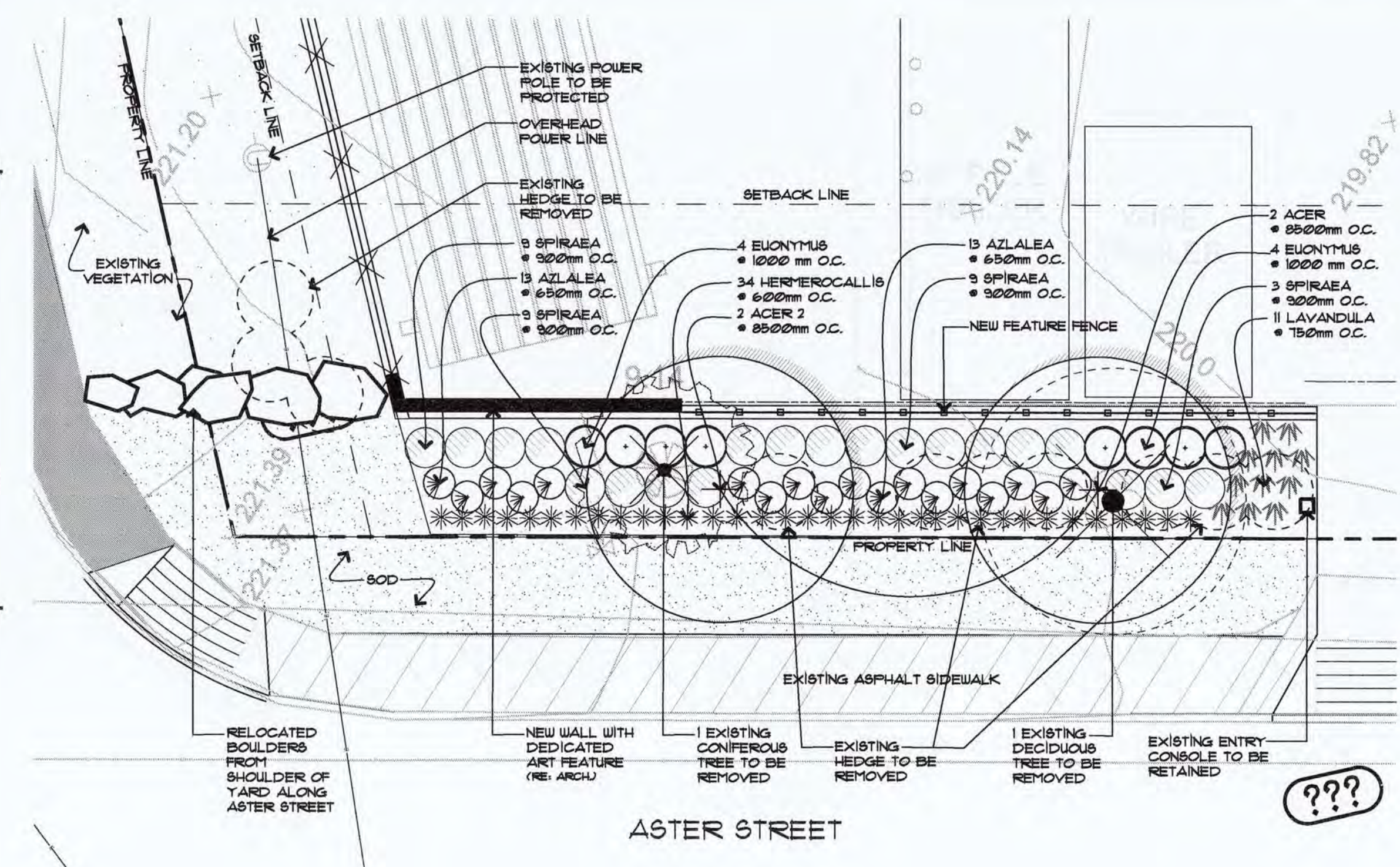
RFB JOB No. 16-0906

SHEET 4 OF 4



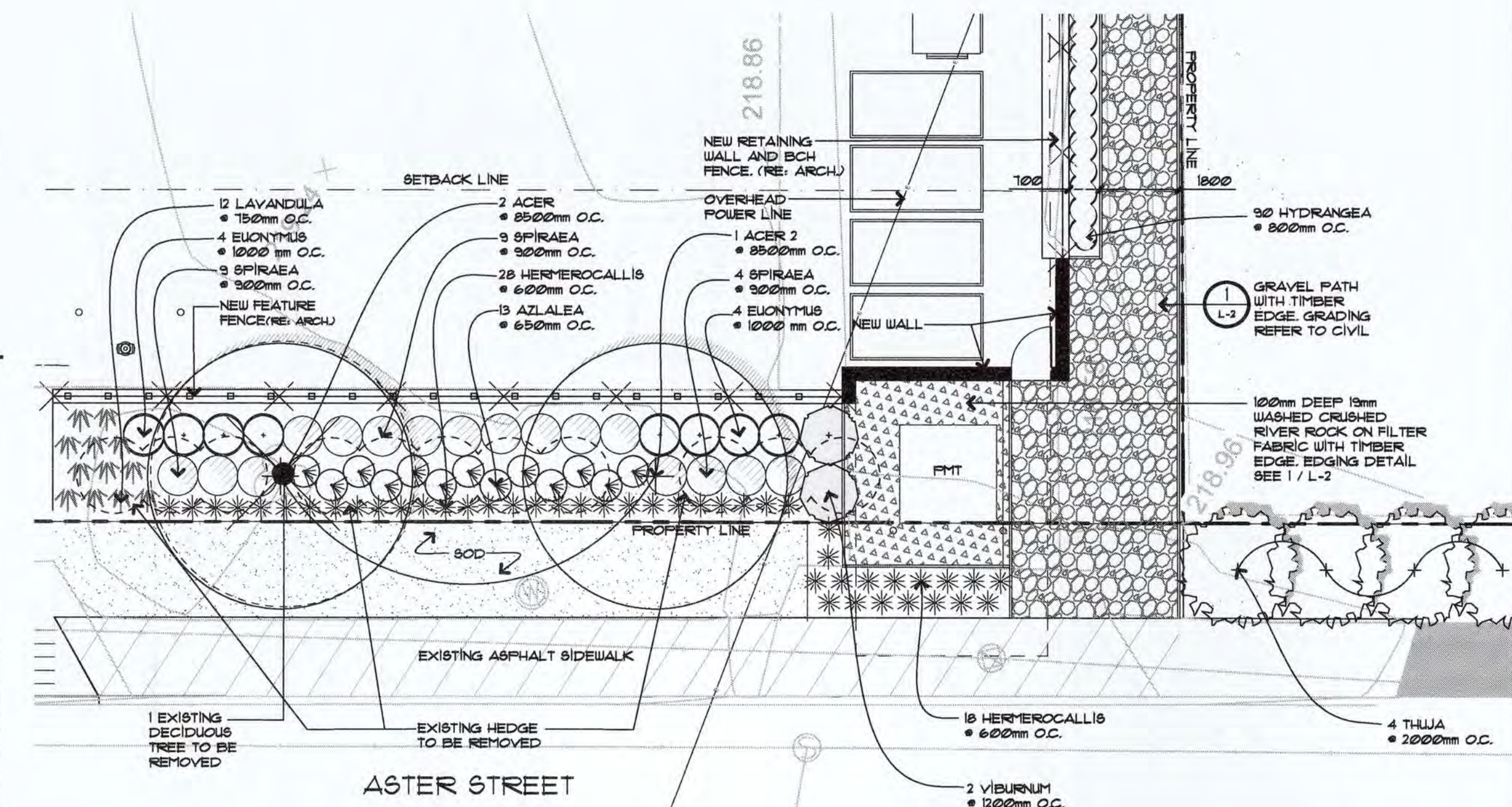
LANDSCAPE PLAN

SCALE: 1:200
0 200 400cm



ENLARGED LANDSCAPE PLAN-1

SCALE: 1:200
0 100 200cm



ENLARGED LANDSCAPE PLAN-2

SCALE: 1:200
0 100 200cm

TOTAL NO. OF TREES REMOVED : 9
TOTAL NO. OF TREES RETAINED ON-SITE : 46
TOTAL NO. OF NEW TREES : 8

NOTES:
1. CONTRACTOR TO RELOCATE EXISTING BOULDERS ON SHOULDER OF YARD TO THE LOCATION SHOWN ON DRAWING.
2. SOD AND PLANTING BED ALONG ASTER STREET ARE TO BE IRRIGATED.

GRAVEN/HUSTON/POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK B.C., V2P 4S3 TEL: 793-9445



PROJECT NAME:
BC HYDRO PEMBERTON OPERATIONS FACILITY
1363 ASTER ST
PEMBERTON, BC

DRAWING NAME: LANDSCAPE PLAN

NO.	REVISIONS / ISSUES	DATE
1	ISSUED FOR DP REVIEW	17/08/17
2	100% DD FOR REVIEW	17/09/22
3	DEVELOPMENT PERMIT	17/09/29

PROJECT NUMBER: 17096

SCALE:	1:200
DATE:	2017/09/20

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GENERAL NOTES:

1. CONTRACTORS TO CONFIRM UNITS AND MEASUREMENTS.
2. PREVENT DAMAGE TO ALL LANDSCAPING, BUILDINGS, STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES MAKE GOOD ALL DAMAGE TO SATISFACTION OF OWNER.
3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
7. PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
8. PROVIDE TEMPORARY DRAINAGE AND PUMPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION. TAKE MEASURES TO RE-ROUTE TRAFFIC OR WARN VISITORS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

PLANT LIST

NOTE: PLANT LIST COUNTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

NOTE: NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND FRASER VALLEY.

QTY	SYM.	LATIN / COMMON NAME	SIZE	ROOTS	REMARKS
TREES					
4		ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	6cm CAL.	UB	1.8M STANDARD
4		THUJA OCCIDENTALIS 'EMERALD' / EMERALD CEDAR	3.0m HIGH	UB	
SHRUBS					
31		AZALEA JAPONICA 'GIRARD'S ROSE' / JAPANESE AZALEA	NO. 2 POT		
16		EUONYMUS ALATUS 'COMPACTA' / BURNING BUSH	NO. 9 POT		
2		VIBURNUM PLICATUM 'TOPEMONT' / SUMMER SNOWFLAKE	NO. 9 POT		
36		SPIRAEA JAPONICA 'GOLD FLAME' / GOLD FLAME SPIRAEA	NO. 2 POT		
GROUND COVERS / PERENNIALS / VINES					
23		LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER	NO. 1 POT		
80		HELICTRICHON BERMERYRENSE / BLUE OAT GRASS	NO. 1 POT		
80		HYDRANGEA ANOMALA PETIOLARIS / CLIMBING HYDRANGEA	NO. 1 POT		

LANDSCAPE SPECIFICATIONS:

FINISH GRADING

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND SERVICES.
2. SUBGRADE TO BE COMPACTED TO 85% STANDARD PROCTOR DENSITY.
3. SUBGRADE SHALL BE SCARIFIED TO 6" MINIMUM DEPTH PRIOR TO PLACEMENT OF TOPSOIL.
4. REMOVE ALL MISCELLANEOUS ROCKS AND STONES OVER 2" IN DIAMETER.

TOPSOIL AND PLANTING MEDIUM

1. PLANTING MEDIUM FOR PLANTINGS SHALL BE PRO MIX AS SUPPLIED BY THE ANSWER GARDEN PRODUCTS (624-856-622) OR APPROVED EQUIVALENT.
2. TOPSOIL FOR GRASSSED AREAS TO MEET THE REQUIREMENTS OF THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTRACTOR IS RESPONSIBLE FOR TESTING TOPSOIL AND PROVIDING TEST RESULTS TO THE L.A.
3. SPREAD TOPSOIL AND PLANTING MEDIUM TO THE FOLLOWING DEPTHS:

18" (450mm) FOR SHRUB BEDS
TREES AS PER DETAILS

4. FERTILIZER AND CHEMICAL ADDITIVES SHALL BE AS REQUIRED TO OBTAIN THE STANDARDS FOR GROWING MEDIUM AND TOPSOIL AS SET OUT IN THE B.C. LANDSCAPE STANDARD, BCNTA, BCSLA, LATEST EDITION.

PLANT MATERIALS

1. ALL PLANT MATERIALS SHALL BE NURSERY GROWN CONTAINER STOCK AND COMPLY WITH THE STANDARDS OF THE B.C. LANDSCAPE STANDARD, BCNTA, BCSLA, LATEST EDITION WITH RESPECT TO SIZE, GRADING AND QUALITY.
2. TREES SHALL BE GUYED AS PER DETAILS.
3. PRUNING SHALL BE DONE AS REQUIRED TO REMOVE DEAD OR INJURED.
4. ALL SHRUBS ARE TO BE PLANTED IN A CONTINUOUS BED WITH A MINIMUM OF 3" COMPOSTED BARK MULCH UNDER TREES AND SHRUBS AND 2" UNDER GC.
5. LANDSCAPE ARCHITECT TO NOTIFY OF PRE INSPECTION OF TREES AT NURSERY PRIOR TO SHIPPING. LANDSCAPE ARCHITECT MAY WAIVE THIS INSPECTION AT THEIR DISCRETION, BUT THAT DOES NOT WAIVE THE LANDSCAPE ARCHITECT'S RIGHT TO REJECT PLANTS AT SITE.
6. SUBMIT CERTIFICATION TO L.A. THAT NURSERY OF SOURCE FOR ALL PLANT MATERIAL IS FREE FROM PHYTOPHTORA RAMORUM (SUDDEN OAK DEATH VIRUS)
7. ALL PLANT MATERIAL IS TO BE THOROUGHLY WATERED TWICE WITHIN 24 HOURS OF BEING PLANTED.

INSTALLATION

1. THE CONTRACTOR SHALL NOTIFY CITY AND LANDSCAPE ARCHITECT FOR INSPECTION AFTER COMPLETION OF PLANTING.

SODDING

1. SOD TO BE FROM CANADA No. 1 SEED FOR KENTUCKY BLUEGRASS / FESCUE SOD, GROWN FROM IMPROVED KENTUCKY BLUEGRASS AND FESCUES GRASS.

SEEDING

1. ALL AREAS TO BE SEEDED ARE TO RECEIVE 50mm OF GROWING MEDIUM AND BE SEEDED WITH GRASS SEED MIX NO 1. GRASS SEED MIX NO1 SHALL BE RICHARDSON SEED 'NATIVE GRASS MIX' AND SEEDED AT 3kg/100 m².

BARK MULCH

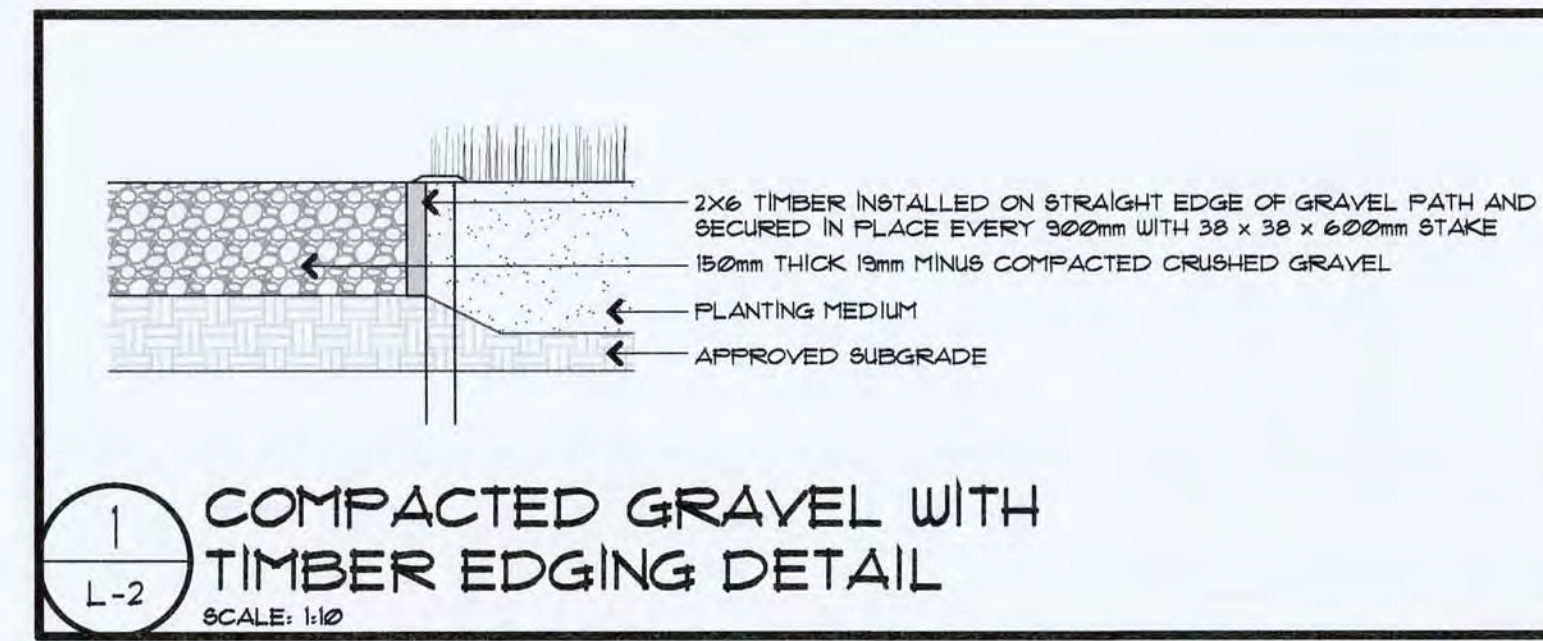
1. BARK MULCH SHALL BE 25mm MINUS, FREE OF CHUNKS AND STICKS AT A DEPTH OF 100mm.

MAINTENANCE

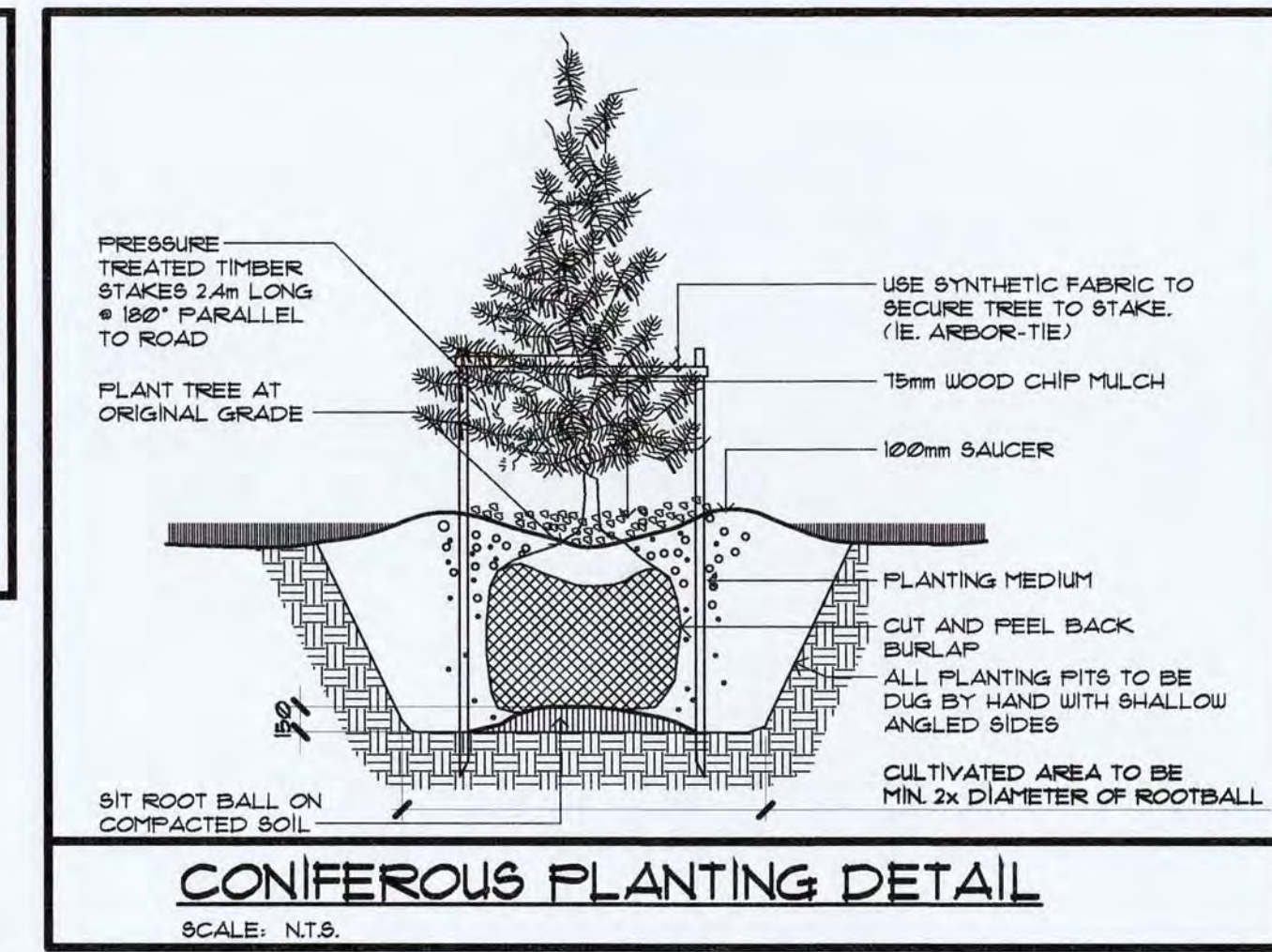
1. MAINTENANCE SHALL CONTINUE UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT.

GUARANTEE

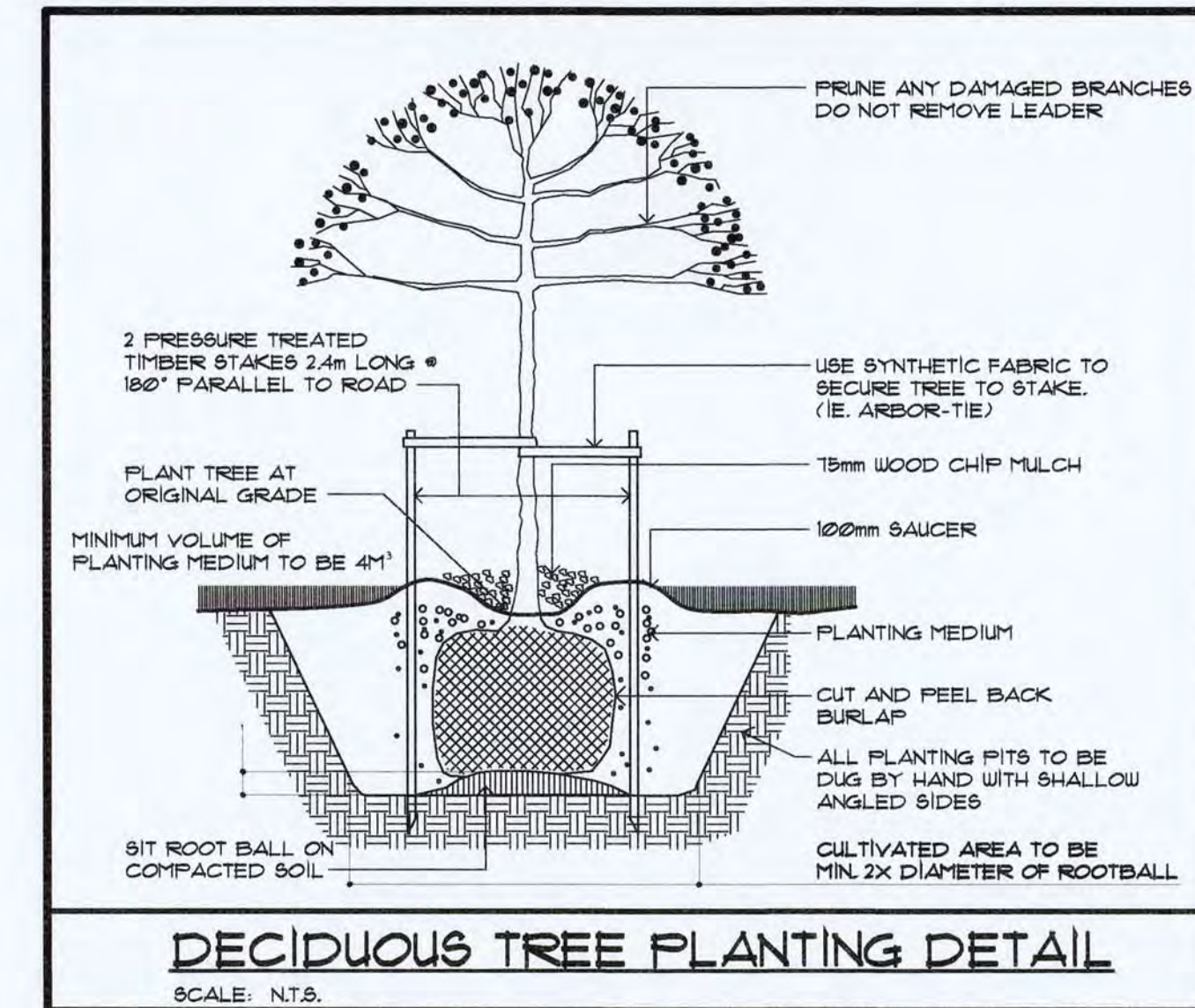
1. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF FIVE YEARS. IF PLANTED IN LATE FALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEAR FROM FOLLOWING SPRING.



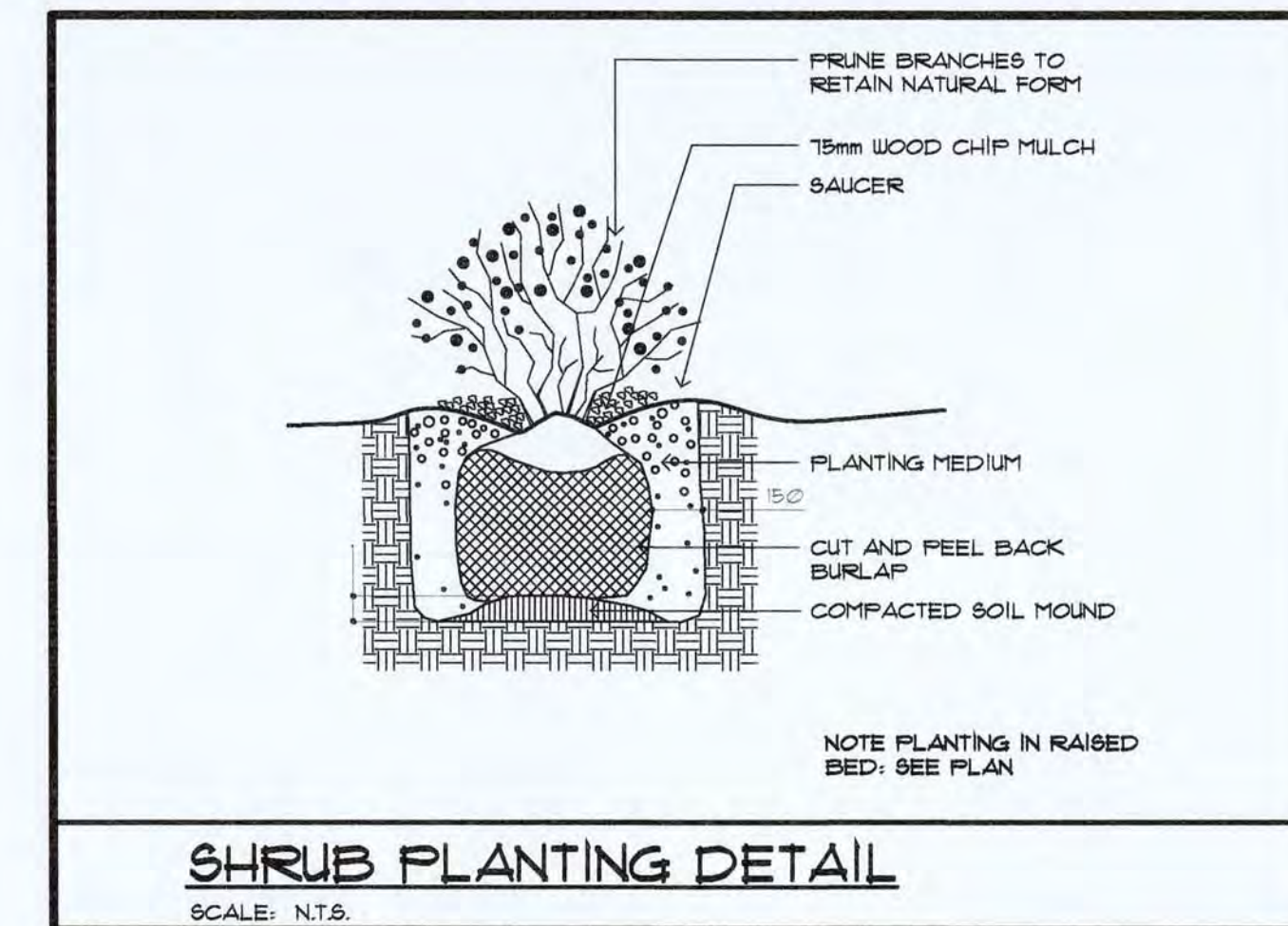
1
L-2
SCALE: 1:10
**COMPACTED GRAVEL WITH
TIMBER EDGING DETAIL**



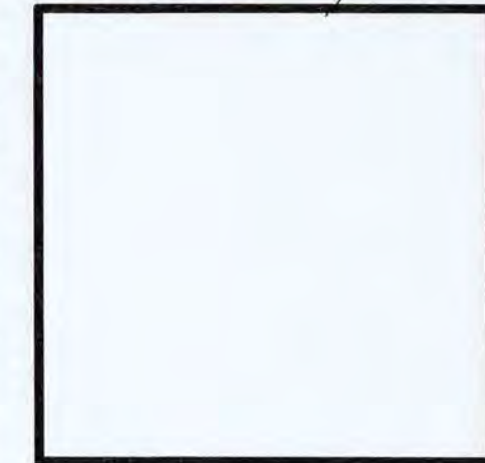
CONIFEROUS PLANTING DETAIL
SCALE: N.T.S.



DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



SHRUB PLANTING DETAIL
SCALE: N.T.S.



PROJECT NAME:
**BC HYDRO PEMBERTON
OPERATIONS FACILITY**
1363 ASTER ST
PEMBERTON, BC

DRAWING NAME:
LANDSCAPE DETAILS

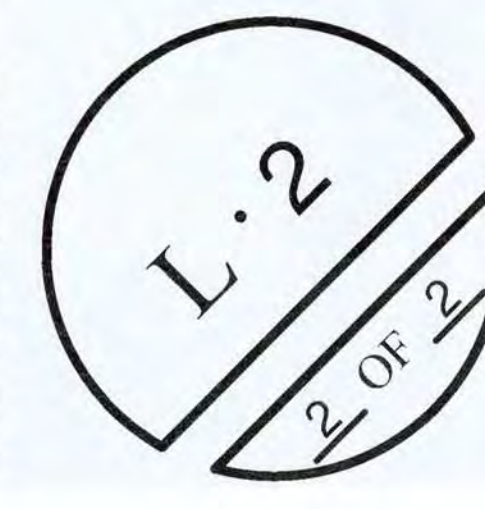
NO.	REVISIONS / ISSUES	DATE
1	ISSUED FOR DP REVIEW	17/08/17
2	100% DD FOR REVIEW	17/09/23
3	DEVELOPMENT PERMIT	17/09/28

PROJECT NUMBER: **17096**

SCALE: 1:200

DATE: 2017/09/28

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7.0 Development Permit Guidelines

7.4 Development Permit Areas for the Form and Character of Development (Development Permit Areas 4, 5 & 6)

In accordance with Section 919.1 and 920 of the **Local Government Act**, Development Permits are required for areas which are hereby established and designated on Map C as DPA#4 (Downtown Revitalization), DPA #5 (Intensive Residential), DPA #6 Multi-family and/or Commercial Development, and DPA#7 (Gateway Commercial Development). This plan establishes both general form and character development permit objectives and guidelines that are applicable to each of DP#4, DP#5, DP#6 and DP#7 and then objectives and guidelines specific to each such development permit area.

7.4.1 General Form & Character Requirements

The Development Permit includes requirements respecting the form and character of the development.

7.4.1.1 General Form & Character Objectives

- To provide a unifying and functional framework for quality and effectively integrated multi-family, mixed use (multi-family/commercial) and commercial development; and
- Showcase the area's natural features, heritage landmarks, open spaces and parks.

7.4.1.2 General Form & Character Guidelines

The following general guidelines apply to DP#4 (Downtown Revitalization), DP#5 (Intensive Residential), DPA#6 (Multi-family and/or Commercial Development) and DP#7 (Gateway Development) and have incorporated specific directions related to site design, building form, landscaping, snow management, vehicle circulation, parking and servicing:

- a) Siting** - Development should recognize and complement the site's existing conditions, topography, natural vegetation, hydrology, solar exposure, site circulation and view corridors.
- Design for solar exposure to public and private spaces (summer shade and winter sun) and define and enhance the street edge in the placement and design of buildings and open spaces.
 - Provide a strong visual and physical relationships to pedestrian walkways and public spaces and provide opportunities for natural surveillance (eyes on the streets and open spaces).
 - Achieve privacy for residential units through inset balconies, decks and patios, and screening.
 - Provide barrier free access.



What is a Defensible Zone?

A defensible zone is a space to protect buildings from approaching wild fire and to reduce the potential for a building fire to spread to the adjacent forest and shall be provided by the builder and maintained by the owner. Defensible zones shall ensure that:

- Annual grasses within 10 meters of buildings should be mowed to 10cm or less.
- Ground litter and downed trees should be removed annually.
- Any over storey trees retained within this zone should be away from the immediate area of the building and should be thinned and pruned to prevent fire from being carried towards the building.
- Remove the live and dead branches to a minimum of 2.5m (8 feet) from the ground.
- Tree cover within this zone should be restricted to low flammable deciduous species.
- Individual trees and shrubs may be kept if the vegetation does not readily transmit fire to the building.

Source: *Village of Pemberton Building Bylaw*



7.0 Development Permit Guidelines

b) Building Form - Buildings are to be consistent with Pemberton's small town character and reflect its rural traditions of strong, simple and functional building forms. It is not the intent that the Village adopt a specific architectural style or theme.

- Provide a cohesive design program for the development (i.e. structural, mechanical, lighting and landscaping).
- Avoid blank walls which are visible from the street or parks which lack architectural detailing
- Reduce the mass and scale of buildings through design features such as variations in roof form, wall recesses/projections, texture/colour, vertical accents, windows, balconies dormers and facade detailing.
- Design buildings to positively address the public realm on street frontages and sidewalks.
- Encourage decks, balconies and porches to provide sunny, usable outdoor spaces.
- Create interest with the roof structure using architectural features such as chimneys, cupolas, towers and venting. Roof mounted equipment should be concealed from pedestrian viewpoints.
- Provide visual variety along streetscapes by varying individual unit designs.
- Face main entrances to the street, being clearly visible and directly accessible from the sidewalk. Entrances should reinforce proximity to grade level, particularly avoiding multi-storey features. Diminish the appearance of garage doors from public streets.
- Preference for side by side, up and down or staggered unit configuration to maximize the number of units facing the street.
- Create interest by varying use of the building's scale, modulation, materials and colour in the placement and detailing of elements such as bay windows, entrances, lighting, graphics and street furnishings.

c) Construction Materials - The building should be sufficiently durable to withstand Pemberton's varied climate while also exhibiting quality construction and a small town character:

- Use exterior materials that have been traditionally applied and/or are durable for the area including stone, wood, brick, and glass.
- Discourage the use of the following exterior building materials: vinyl siding, plywood, particle board and synthetic materials such as cultured stone. Stucco and tile for large areas should be discouraged.
- Use well designed window treatments of articulated wood, stone or metal details. Reflective or heavily tinted glass and snap-in muntin bars are not recommended.
- Apply exterior building colours that complement nature's spectrum; earth hues and the natural colours of foliage, grass, sky and woods: Brighter colours may be appropriate as accents such as doorways, window frames, signs, graphics, store fronts and/or displays.
- Ensure approval of all playground and park infrastructure by the Canadian Standards Association.
- Complement neighbouring roof lines/pitches. Brightly-coloured metal roofs are discouraged.
- Anchoring buildings with continuous durable finishing providing a sense of permanence and protection from street level impacts.
- Wood roofing (Class A) will not be permitted under any circumstances as per the Village's Building Bylaw.
- Use muted or natural roof colours and where appropriate

d) Streetscape Improvements and Landscaping - The development should provide amenities for residents and visitors, while also adding interest to the street and showcasing local businesses.

- Incorporate planting consistent with the Village's standards contained within the Plant List.
- Consider four season landscaping for both aesthetics and maintenance reasons.
- Appropriately design, protect and select durable landscaping as not to be harmed by snow clearing or other maintenance works (i.e. sweeping).
- Prioritize the retention of existing trees and vegetation.

- Accommodate grading on individual properties, minimizing cut and fills and discourage retaining walls.
- Incorporate **Low Impact Development Techniques** into site, service and landscape planning
- Provide irrigation for all landscaped and open areas
- Incorporate landscaped areas within parking lots to break up large paved areas. The landscaped areas can also be used in the winter for snow storage.

e) Circulation and Parking - A development's accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of the project.

- Screen or camouflage from public view all exterior services including utility tanks, hydro transformers, gas installations, garbage and recycling containers, preferably with a durable fenced enclosure, landscaping or printed art or images.
- Ensure that garbage and recycling receptacles and dumpsters are provided and located within a lockable building (bear proof).
- Accommodate efficient snow removal, including designated snow storage and drainage areas for access roads, loading and parking areas.
- Abide by the Village Construction Requirements as not to unsafely or inconveniently disrupt adjacent business operations or pedestrian movements during construction.

f) Snow Management - Site and building design shall mitigate the challenges related to freezing temperatures and precipitation.

All developments shall manage snow through the site plan design and building form.

- Restrict snow from dumping or being dumped onto adjoining streets, sidewalks and right of ways.
- Mitigate freeze / thaw cycle impacts including snow shed, roof drip, icicles, ice dams, and water infiltration.
- Prevent roofs from shedding towards pedestrian walkways, points of entry and loading or parking areas.

g) Lighting - Provide a lighting plan for new development. Fixtures on public roads shall be in accordance with Village Lighting Standards, while lighting on private property should be down shielded, as to illuminate only the desired display, pedestrian corridor, sign or building feature. Flashing, blinking or coloured lighting except for festival lighting is not supported.

h) Crime Prevention Through Environmental Design Principles

Development shall comply with the following principles:

- Provide clear border definition of controlled space.
- Provide clearly marked transitional zones that indicate movement from public to semi-public to semi-private to private spaces.
- Locate vehicle and pedestrian access points, gathering areas and loitering areas to locations with natural surveillance in order to increase safety and perception of safety of users, and increase risks (deterrent) to offenders.
- Design and land use should relate to the context of on-site land uses and structures, immediate adjacencies, and the surrounding neighbourhood.
- Site landscaping should have clear sight lines, prevent concealment, direct users safely, be permeable and maintain relationships (eyes on street).
- Re-designate the use of space to provide natural barriers to conflicting activities
- Seek land use mix that promotes natural surveillance.
- Overcome distance and isolation through improved communication, break-up large impersonal space, enhance sight lines, provide a range of land uses, and offer legitimate activity generators.
- Avoid building designs, public amenities/services and street furniture that create excuses for loitering, nuisance and criminal behaviour.



What is Low Impact Development?

An ecologically friendly approach to site development and storm water management that aims to mitigate development impacts on land, water and air (www.lowdevelopmentimpacts.org)



7.0 Development Permit Guidelines

7.4.2 Development Permit No. 4 - Downtown Revitalization

The Village encourages enhancements and redevelopment of the downtown area to provide a more vibrant environment for businesses, residents and visitors.

7.4.2.1 Objectives

The Village of Pemberton has established DPA#4 - Downtown Revitalization, in an effort to fulfill the following:

- Enhance Pemberton's authentic identity by providing a framework for the character and form of buildings, landscaping, streetscapes and circulation.
- Create a strong sense of arrival to the Pemberton community through natural and built gateway elements.
- Accommodate and integrate infrastructure needs with parking and transit
- Showcase and enhance the surrounding natural features, heritage landmarks, open spaces and parks.

7.4.2.2 Guidelines

The Development Permit Guidelines for commercial areas for revitalization have incorporated specific directions related to: building form; streetscape improvements and landscaping; circulation and parking; and signage and lighting.

a) Building Form - Buildings need to create pedestrian interest and memorable buildings by:

- Reflect the scale of the downtown with varied yet harmonious façade elements, adding interest to the downtown's building form.
- Avoid interior malls.
- Provide a functional roof covering along pedestrian oriented frontages to provide protection from the weather.
- Setback covered walkways from the face of upper stories; or extend partially or fully into the public realm.
- Coordinate adjoining buildings to maintain visual continuity of eave lines, materials, soffits and fascias. Either avoid the exposure of party walls or consider them as an important design feature.

- Accommodate as part of the roof fascia and the column design: flat signs; signs on brackets; banners on brackets; and exterior lights (with the appropriate scale and detail).
- Extend rooflines into the public right of way for aesthetics and weather protection, yet ensure it does not in conflict with emergency vehicle or pedestrian access and is secured through an encroachment agreement.



b) Streetscape improvements and landscaping - These enhancements provide amenities for residents and visitors, adding interest to the street and showcasing local businesses.

- Include streetscape fixtures such as street lighting, benches, planters, garage/recycling receptacles, bike racks, and landscaping features. These installations shall be in accordance with Village Streetscape Specifications and be functional, attractive and durable.
- Provide sidewalk extensions (“bump outs”) at the intersections of Birch and Frontier Streets, Aster and Frontier Streets, Prospect and Frontier Streets and Birch and Prospect Streets. These spaces should be activated, where appropriate, for landscaping, seating and public art (but not interfere with pedestrian or vehicle movement).
- Provide opportunities for sun and shade as well as protection from the elements such as wind, rain and snow.

- Encourage site enhancements such as water features, public art, flags, banners and signs, provided they are consistent with village requirements (i.e. sign bylaw).
- Permit the installation and maintenance of fixtures (signs, tables, chairs and planters) on public property subject to the encroachment agreement from the Village and/or the Ministry of Transportation.

c) Circulation and Parking - A developments accommodation of internal and external vehicular circulation, parking and servicing is an important consideration of the functioning and accessibility of the project.

- Recognize that the primary function of a laneway is to service the accessing businesses. If appropriate, lanes have a secondary opportunity to provide pedestrian linkages, if safety and security issues can be addressed.
- Access service bays, loading docks and garbage/recycling dumpsters from existing laneways and screen utilities from public view. Access should be achievable during all weather conditions.
- Provide on-site parking either accessed from the rear of the development (lane) or underground. Parking is not permitted within the front yard setback, however, the enhancement of on-street parking along the frontage of the building is encouraged.

d) Signage - The installation of signs is intended to provide for business identification and safe travel but also contributes to an active and attractive streetscape.

- Provide a comprehensive sign program to ensure that the signs are integrated into and complement the project and the downtown.
- Ensure that signs are in accordance with the Village's Sign Bylaw. Variances to the Bylaw may be considered by Council.



Drawings from Downtown Enhancement Workshops



7.0 Development Permit Guidelines

7.4.3 Development Permit No. 5 - Intensive Residential

7.4.3.1 Objectives

The Village of Pemberton has established DPA#5 - Intensive Residential to ensure that neighbourhoods embrace and accommodate a mix of residential densities to facilitate livable, cohesive and compatible neighbourhoods.

7.4.3.2 Guidelines

a) Siting - The site design should minimize direct visual intrusion to surrounding homes. Privacy can be achieved through inset balconies, decks and patios, screening and/or off-setting windows.

b) Building Form - The development should break up larger buildings into smaller units or clusters while ensuring that intensive residential developments reflect the scale and character of the area.

c) Open Spaces - The development should be designed to accommodate the appropriate passive and/or recreational activities of the neighbourhood and:

- Provide private outdoor open space for all units (i.e. patio, porch, deck, balcony, yard, etc).
- Consider fences only if they positively contribute to the attractiveness of the neighbourhood and will be durable over time.

d) Circulation and Parking - Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street.

7.4.4 Development Permit No. 6 - Multi-family and/or Commercial Development

7.4.4.1 Objectives

The Village of Pemberton has established DPA#6 - Multi-family and/or Commercial Development in an effort to fulfill the following:

- Create livable and attractive neighbourhoods.
- Provide visual and physical cohesiveness that reflect our small town character.

7.4.4.2 Guidelines

a) Siting - The site design should minimize direct visual intrusion to surrounding homes. Privacy can be achieved through inset balconies, decks and patios, screening and/or off-setting windows.

b) Building Form - The development should break up larger buildings into smaller units or clusters while ensuring that intensive residential developments reflect the scale and character of the area. Also provide sufficient and secured exterior accessed storage areas for each unit.

c) Open Spaces - The development should be designed to accommodate the appropriate passive and/or recreational activities of the neighbourhood and:

- Provide private outdoor open space for all units (i.e. patio, porch, deck, balcony, yard, etc).
- Consider fences only if they positively contribute to the attractiveness of the neighbourhood and will be durable over time.

d) Circulation and Parking - The accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of a development.

- Situate residential parking areas, garages and driveways as a minor component of the site when viewed from the street.
- Fully screen from public view all exterior services including utility installations, garbage and recycling containers, preferably with a durable fenced enclosure and landscaping.

e) Streetscape Improvements and Landscaping - The development should provide amenities for residents and the surrounding neighbourhood.

- Install landscaping along all property lines, except where there is an access point.
- Provide irrigation for all landscaped yards and open areas (excluding areas undisturbed in their natural state).
- Utilize landscaping to provide definition for pedestrian corridors and defining private or semi-private spaces.
- Accommodate grading on individual properties, minimizing cut and fills and discouraging retaining walls.
- 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.

7.4.5 Development Permit No. 7 - Gateway Development

7.4.5.1 Objectives

The Village of Pemberton has established DPA#7 - Gateway Development, 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 create an attractive community identity and character.

7.4.5.2 Guidelines

a) Open Spaces - Development should be designed to incorporate open space for the purposes of outdoor seating, socializing and passive recreation of residents or the travelling public. The open areas can also provide a vegetated buffer between the highway and other land uses as well as for sound attenuation.

b) Siting - The development should be visible yet attractive from the highway; outdoor storage should not be visible from neighbouring properties, Highway 99 or other public roads.

c) Landscaping -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).



d) Circulation and Parking - Vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of a development, whereby:

- Access to service bays, loading docks and garbage/recycling dumpsters should not be directly visible from public view. Access should be achievable during all weather conditions.
- Enhance parking areas with landscaping in the front yard setback
- Provide short term parking and unloading areas for accommodation uses.
- Screen parking areas and car staging (drive-throughs) to public street with landscaping and buildings.