

## ADVISORY DESIGN REVIEW COMMISSION

**Agenda** for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Wednesday, December 4th, 2017 at 5:45pm at 7400 Prospect Street.

	No. of Pages
<b>1. CALL TO ORDER</b>	
<b>2. MINUTES</b>	
• Minutes of the ADRC Meeting of October 11, 2017	5
<b>3. MAJOR DEVELOPMENT PERMIT APPLICATION (DPA010)</b>	10
BC Hydro Field Office-1363 Aster Street	
• Memo to ADRC-Revised landscaping & lighting plan	
<b>4. REVISED MAJOR DEVELOPMENT PERMIT APPLICATION (DPA008)-</b>	30
CRESTLINE (1422, 1426, 1430 Portage Road)	
• Memo to ADRC-Revised Application	
<b>5. NEW BUSINESS</b>	
<b>6. NEXT MEETING</b>	
<b>7. ADJOURNMENT</b>	

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

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**Minutes** for the Advisory Design Review Commission of the Village of Pemberton held Wednesday, October 11, 2017 at 5:30pm at 7400 Prospect Street.

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- MEMBER IN ATTENDANCE:** Tracy Napier (Chair)  
Caroline McBain  
Saad Hassan  
Bob Adams  
Nicole Brink
- REGRETS:** Woody Bishop (Chamber Representative)
- STAFF IN ATTENDANCE:** Lisa Pedrini, Village Planner  
Tim Harris, Manager of Operations & Development Services  
Sheena Fraser, Manager of Corporate & Legislative Services (minutes)
- PROJECT REPRESENTATIVES:** Sean Rodrigues, Project Manager, Properties - BC Hydro  
David Mate, Agent  
Michael Garforth, Kasian Architecture
- GENERAL PUBLIC:** 0
- 

**1) CALL TO ORDER**

At 5:52 pm the meeting was called to order.

**2) MINUTES**

Moved/Seconded

**THAT** the minutes of the Advisory Design Review Commission Meeting, held Wednesday, September 27, 2017, be approved as presented.

**CARRIED**

**3) MAJOR DEVELOPMENT PERMIT: DPA010-BC Hydro Field Office/Works Yard  
1368 Aster Street**

Mr. Bob Adams declared a conflict of interest, pursuant to section 100 (2) (a) and (b) of the Community Charter, as his company owns property adjacent to the subject property. Mr. Adams left the meeting at 5:53 p.m.

Lisa Pedrini, Village Senior Planner, provided background on the application noting that the applicant has also applied for a Zoning Amendment as the lands are currently legal non-conforming. As the subject property is also within a the Downtown Revitalization Development Permit area, it was recommended by the Advisory Land Use Commission (ALUC) that the Development Permit application process run concurrently with the rezoning process. Ms. Pedrini also noted that the Zoning Amendment Bylaw is currently at 1<sup>st</sup> reading and will be considered for second reading after the applicants have provided staff with input from the community gathering during a public open house

which is scheduled for Wednesday, October 18<sup>th</sup> from 5:00 – 6:30pm at the Community Centre.

The applicant was invited to present the project.

Mr. Michael Garforth, architect representing BC Hydro, presented an overview of the form and character of the proposed upgrades to the Field Office lands. It was noted that expansion of the current facility is required to meet the demands of increased staffing and new equipment (trucks) which require larger bays.

Mr. Garforth outlined the following:

- Siting of the new building (set at the back north east corner of the lot)
- Landscaping upgrades and changes
- Size of the building (2 stories)
- Additional aesthetic values (fencing and retaining wall materials and style)
- Building design (aim to maintain a clean form with no roof top units)

Discussion took place respecting the following:

- Impacts to the existing lane access (it was noted that this lane is on the BC Hydro property and that there are no easements or rights of way registered on Title)
- Impacts on parking on Prospect Street if the residents are no longer able to access through the back of their property
- Official Community Plan designation (is it consistent?). It was noted that it is.
- Fencing – desire to see something less industrial looking and more architectural in nature, option to use different materials than those presented especially along Aster Street
- Fencing and landscaping along the east side of the property – how best to screen this area so that it has less impact on the neighbours; is there a way to break up the long wall?
- Public Art – concern that BC Hydro is only providing the space, but not gifting the community with a piece of public art, and that nothing will be placed on the wall
- Lighting – both inside and outside the property – desire to see a more detailed lighting plan that includes fixtures etc. /night light – what will be the evening/winter lit experience?
- White utility box (Pad mounted transformer or PMT) at the entrance – concerns respecting curb appeal – options to screen with landscaping or wrap similar to what is done in Whistler with Chili Thom art
- Landscaping – types of trees, consider keeping the tall cedars along Aster as they screen the site well now, consider a mix of deciduous and conifers
- Security and safety and the impacts those requirements have on the design of the building and fencing
- Desire to make sure that the development of this site does not look too industrial given that it is in the downtown core – the proponents need to make efforts to ensure the application fits in the downtown and meets the DP guidelines, not the other way around

- Concerns about visuals from neighbouring properties and views from the downtown core (desire to see a 3D image)
- Desire to see the building be less industrial and monolithic but it was understood that there are several constraints given the use; the wood soffit was complemented as a welcome addition.

Moved/Seconded

THAT the Advisory Design Review Commission advises Council that it supports the project in principle with further consideration being given to the following:

- a) A lighting plan that includes specifications of fixtures, location of lights and denotes how the art wall will be lit;
- b) Revised landscape plan that proposes more visual interest and better screens the east side of the building.

CARRIED

As a result of further discussion, the resolution was reconsidered and the following motion was made:

Moved/Seconded

**THAT** the resolution noted above be rescinded.

**CARRIED**

Further discussion took place respecting the Commissions concerns and comments.

Moved/Seconded

**THAT** the Advisory Design Review Commission recommends to Council that BC Hydro Development Permit Application (DPA-010) be supported conditional on the applicant providing the following:

- a) A lighting plan that includes specifications of fixtures, location of lights and how the art wall will be lit;
- b) Revised landscape plan that proposes more visual interest and better screens the east side of the building;
- c) A 3D representation of the site and buildings in order to represent views from different areas of the downtown.

**AND THAT** the Advisory Design Review Commission would like an opportunity to review the revised plans prior to consideration by Council.

**CARRIED**

#### 4) **NEXT MEETING**

Ms. Pedrini provided an update to the Commission with respect to applications that are pending or expected to be made to the Village for other developments and the corresponding need for more ADRC meetings in the near future. The Commission members agreed that fewer agenda items per meeting for consideration is better than a full agenda as it allows for more time to better consider applications.



Discussion took place with respect to the best day of the week to hold meetings. Village staff will coordinate with current Commission members to determine a preferred day of the week.

**5) ADJOURNMENT**

At 7:42 pm the meeting was adjourned.

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Tracy Napier  
ADRC Chair

DRAFT

**Date:** December 4, 2017

**To:** Advisory Design Review Commission

**From:** Lisa Pedrini, Senior Planner

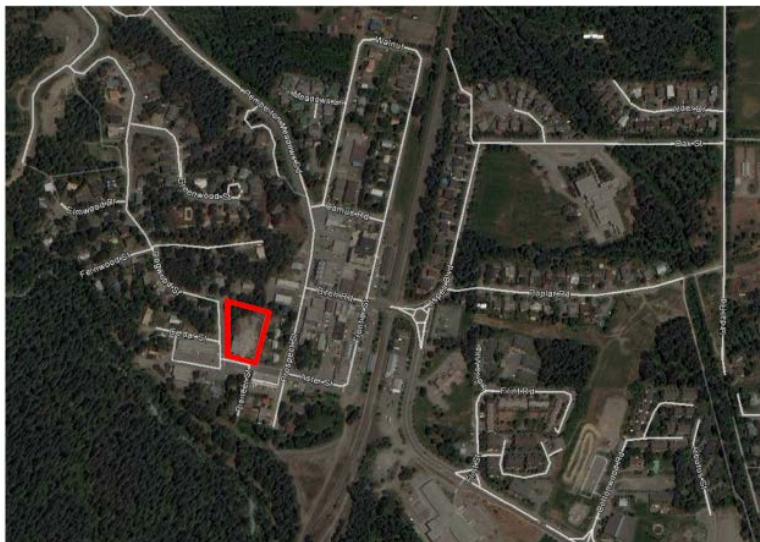
**Subject:** Revised Major Development Permit No. 010 – BC Hydro  
1363 Aster Street

The purpose of this memo is to allow the Advisory Design Review Commission (ADRC) to review the revised landscape plan, lighting plan and three-dimensional images of the proposed upgraded Field Office/Works Yard.

**BACKGROUND**

Staff presented a detailed report to the ADRC on October 11, 2017 outlining BC Hydro’s application for a Form and Character Development Permit (DP Area No. 4 – Downtown Revitalization) application for their property in Pemberton located at 1363 Aster Street. The DP application is being process in tandem with a rezoning application for the same property.

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



SITE LOCATION PLAN

The subject property is zoned C-1 (Town Centre Commercial). The site was developed over 60 years ago 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 but given that the property’s use as a public utility works yard is not permitted in the C-1 Zone; 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. 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)” to facilitate its future redevelopment.

As a result, 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. 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 reads 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 25<sup>th</sup>, 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**

A Development Permit application was received on September 29, 2017. The proposed design was reviewed by staff and referred to the Advisory Design Review Commission (ADRD) for feedback on the overall development concept and its adherence to the

Downtown Revitalization Guidelines. The Village's ADRC met on October 11, 2017 to review the BC Hydro Development Permit Application and passed the following resolution:

*Moved/Seconded*

**THAT** the Advisory Design Review Commission recommends to Council that BC Hydro Development Permit Application (DPA-010) be supported conditional on the applicant providing the following:

- a) A lighting plan that includes specifications of fixtures, location of lights and how the art wall will be lit;
- b) Revised landscape plan that proposes more visual interest and better screens the east side of the building;
- c) A 3D representation of the site and buildings in order to represent views from different areas of the downtown.

**AND THAT** the Advisory Design Review Commission would like an opportunity to review the revised plans prior to consideration by Council.

**CARRIED**

Subsequent to this meeting, BC Hydro heeded the ADRC's recommendations and presented a revised landscaping concept to the public when they held its Public Information Session on Thursday October 26, 2017.

Staff presented the results of the Public Information Session and the ADRC review to Council on November 21, 2017 with a recommendation that the rezoning application be considered for Second Reading and scheduling of a Public Hearing in order to hear back from the community with respect to the proposed zoning amendment required to facilitate the proposed upgrade.

The following (draft) resolution was passed by Council at their Regular Meeting No. 1460 held November 21, 2017:

*Moved/Seconded*

**THAT** Zoning Bylaw No. 466, 2001, Amendment (BC Hydro Field Office/Works Yard) Bylaw No. 821, 2017 as amended be given Second Reading.

**CARRIED**

*Moved/Seconded*

**THAT** a Public Hearing for Village of Pemberton Zoning Bylaw No. 466, 2001, Amendment (BC Hydro Field Office/Works Yard) Bylaw No. 821, 2017 be scheduled for 7 PM Tuesday, December 5th, 2017, at Council Chambers.

**CARRIED**

## **DISCUSSION AND COMMENTS**

### **Lighting Plan**

The applicants included the lighting specifications in their original DP application but these were not attached to the Staff memo to the ADRC dated October 11, 2017. The Electrical site lighting and schedule are attached as **Appendix A**. The applicants have advised that type J will be used for the site and sidewalk lighting and Type L for the feature wall.

## Revised Landscape Plan

A revised landscape plan has been submitted on with a design that BC Hydro feels is a more aesthetic fit to the existing and future streetscape. The revised Landscape Plan developed by Craven/Huston/Powers Architecture and Landscape Architecture is attached as **Appendix B-1**; a conceptual rendering of the improved landscaping produced by Kasian Architecture is attached as **Appendix B-2** (meant to be read in conjunction with B-1).

The property is currently screened by mature trees along Aster Street. The revised Landscape Plan proposes to add more landscaping along the eastern portion of the chain link fence as recommended by the ADRC. Planning staff ask that the ADRC review and comment on the proposed landscape placement and features of this plan.

## Detailed Viewscapes and 3D Representation

**Appendix C** shows various conceptual renderings of the project from different angles on Aster Street; the southwest view has been included below in Figure B.



Figure B – View from Aster Street (southwest)

A 3-D representation of the project can be obtained by clicking on this link from Kasian Architecture: <https://www.insitevr.com/view/B1lb71Alt#4>

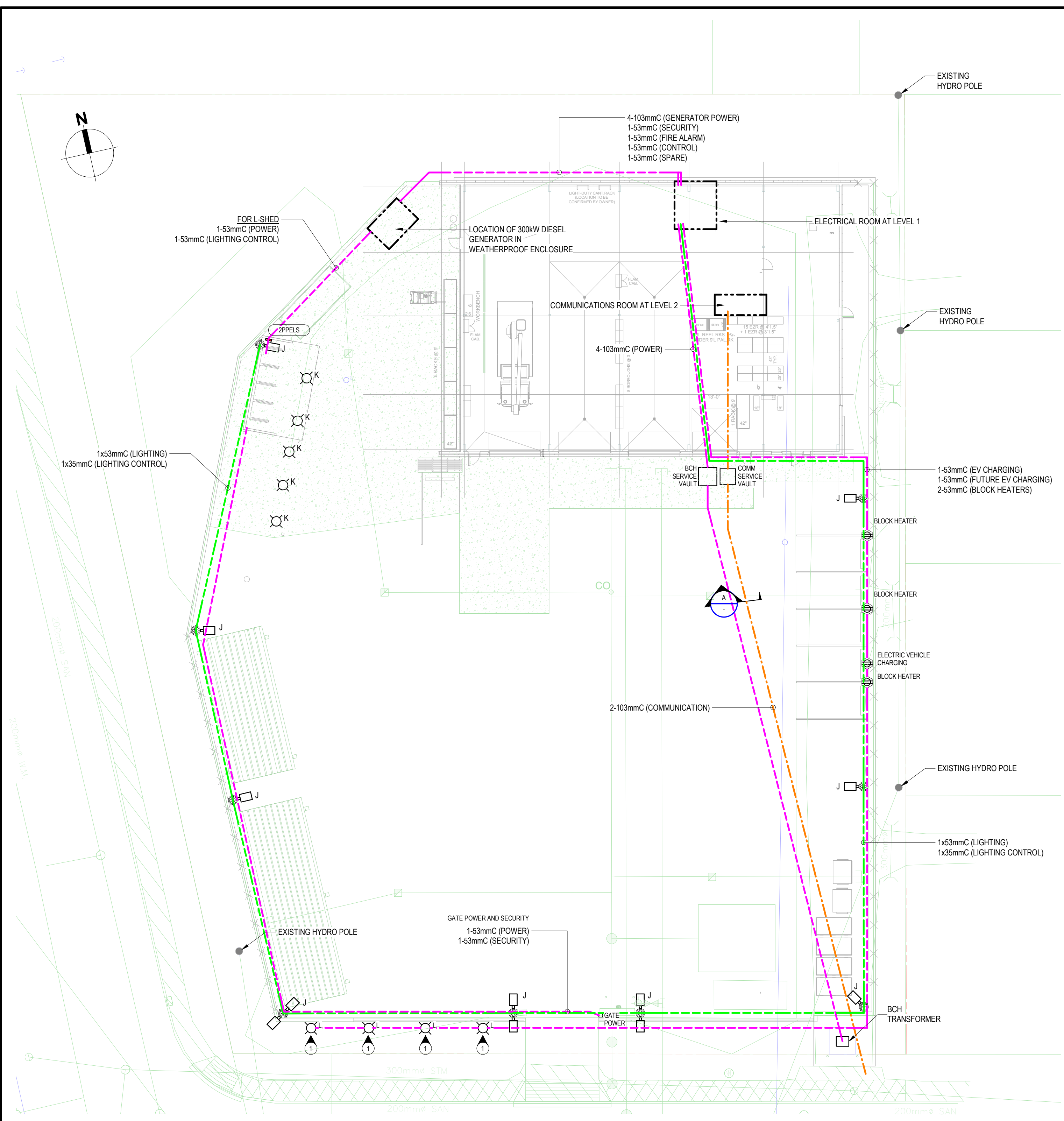
### *Attachments:*

- A. Lighting Specifications*
- B. Revised Landscape Plan*
- C. Additional Conceptual Renderings*

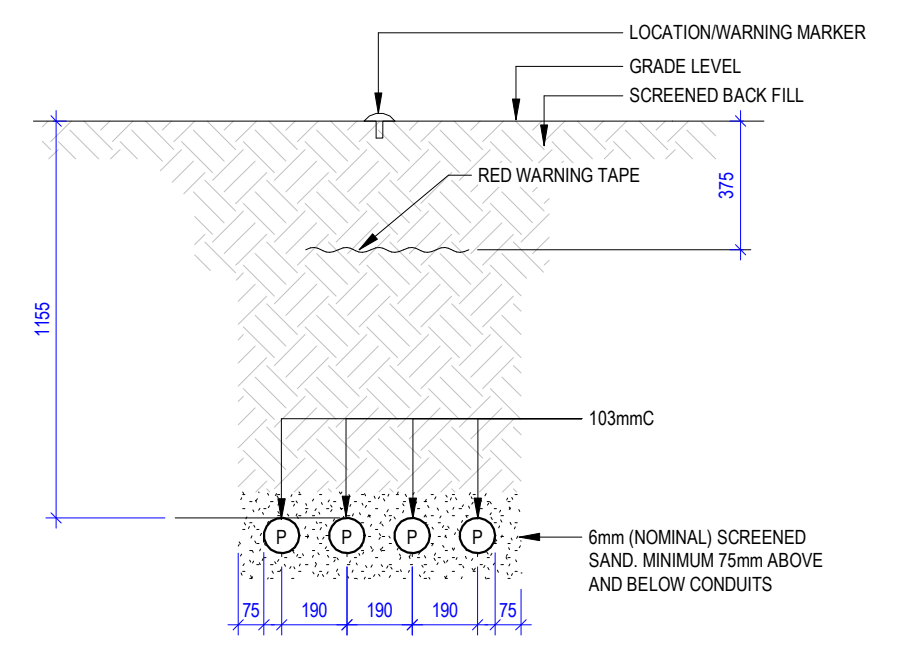
Lisa Pedrini, Senior Planner

cc. Tim Harris, Manager of Operations and Development Services



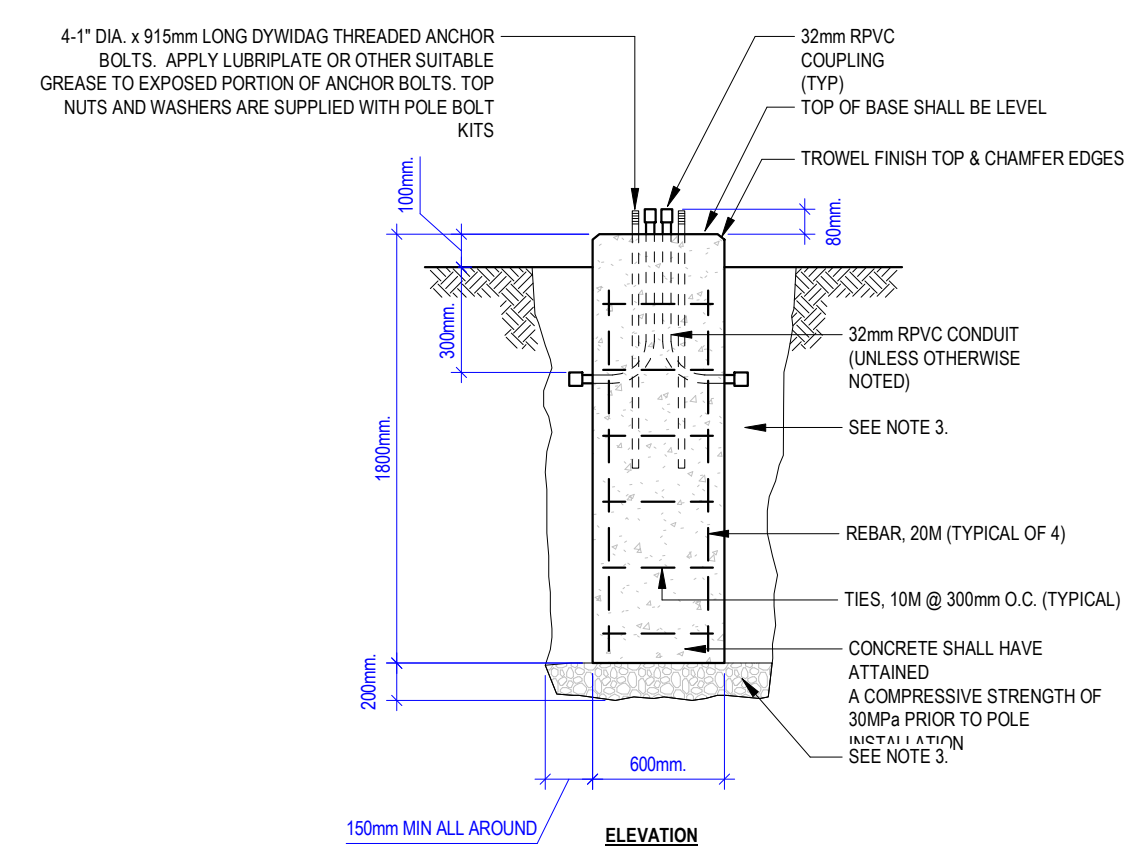
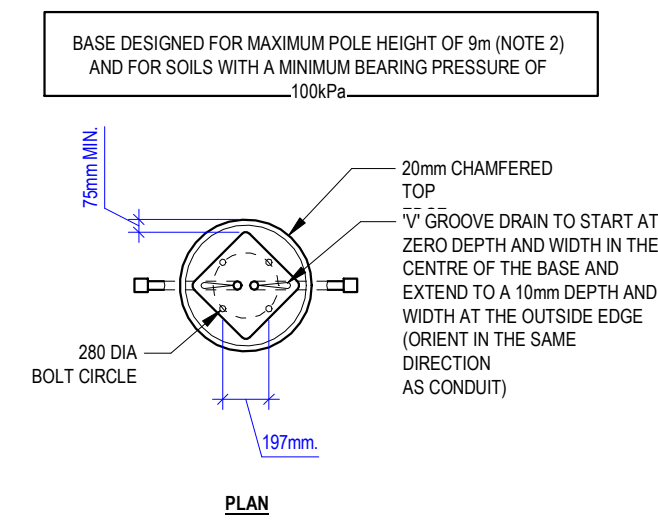


- KEY NOTES:**
- PROVIDE POWER FOR WALL WASH FIXTURES. SEE LUMINAIRE SCHEDULE.
- GENERAL NOTES:**
- THIS DRAWING IS ONLY A DIAGRAMMATIC REPRESENTATION OF UNDERGROUND CONDUIT. CONTRACTOR MUST ALLOW FOR ANY SITE CONDITION FOR RUNNING THE NUMBER OF CONDUITS SHOWN.
  - CONTRACTOR MUST ALLOW FOR PULLBOXES IN ORDER TO BE IN LINE WITH CANADIAN ELECTRICAL CODE (CEC).
  - COORDINATE WITH SECURITY DRAWINGS BY BMS FOR MOUNTING OF SECURITY CAMERAS ON LIGHTING POLES IF REQUIRED.
  - CONDUIT TO RUN 100mm BELOW GRADE UNLESS OTHERWISE SPECIFIED.
  - ALLOW FOR ONE ADDRESSABLE LIGHTING CONTROL SYSTEM FOR THE ENTIRE FACILITY, BOTH INDOOR AND OUTDOOR.
  - UNDERGROUND CONDUIT INSTALLATION FOR SERVICE PROVIDER'S CABLING MUST BE ACCEPTED BY THE SERVICE PROVIDER (B.C. HYDROTELLUS/SHAW).
  - ALLOW FOR 1 ADDITIONAL TYPE 'J' LIGHTING FIXTURE TO MOUNT ON A REMOTE POLE. INSTALLATION AND CONTROL BY OTHERS. COORDINATE WITH CONSTRUCTION MANAGEMENT.
  - COORDINATE WITH GEO-TECH REPORT WHILE EXCAVATING. CONSIDER THE FROST LEVEL FOR THE SITE.
  - ALLOW FOR GROUNDING OF THE POWER SYSTEMS.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE GROUNDING WT OF THE B.C. HYDRO TRANSFORMER. INSTALLATION MUST BE ACCEPTED BY B.C. HYDRO.

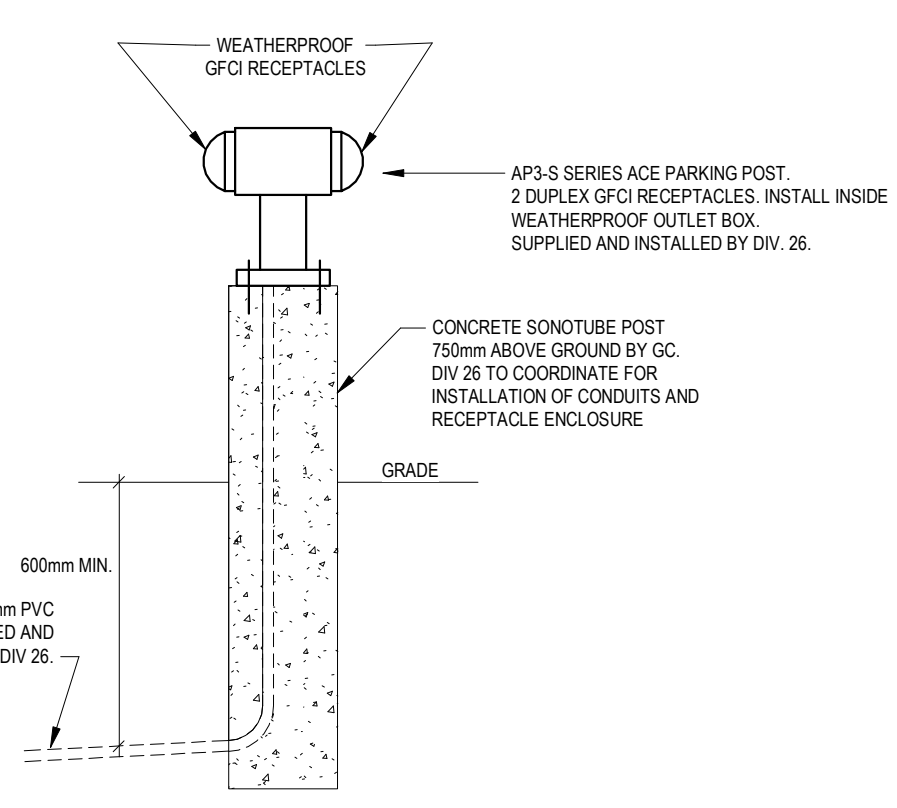


MAIN TRANSFORMER SECONDARY FEEDERS TO MAIN ELECTRICAL ROOM

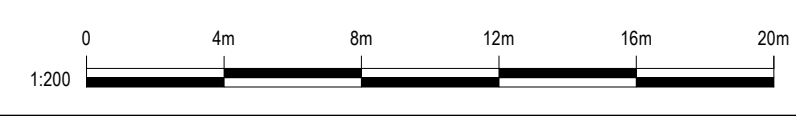
**A SECTION A UNDER GROUND CONDUIT DETAIL**  
1:20



- NOTES:**
- IN TRAFFIC AREAS PROVIDE PROTECTION BOLLARDS OR CURBED TRAFFIC ISLANDS.
  - THIS STANDARD IS APPLICABLE TO POLE TYPES.
  - FOR AGGREGATE BASE, FILL TYPES AND COMPACTION.



**B CAST IN PLACE CONCRETE BASE FOR LIGHTING POLES**  
1:1



1045 Howe Street, Suite 700  
Vancouver British Columbia V6Z 2A9  
T: 604-685-9381 | F: 604-683-8655  
www.wsp.com



**Kasian Architecture Interior Design and Planning Ltd**  
1500 West Georgia Street, Suite 1885  
Vancouver, BC Canada V6G 2Z9  
T: 604 683 4145 F: 604 683 2827  
www.kasian.com

2	26-10-17	ISSUED FOR 100% DD	
1	14-07-17	ISSUED FOR 50% DD	
REV.	YYYYMMDD	REVISION / DRAWING ISSUE	REV. W

CONSULTANT	
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PERMIT STAMP	
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SEAL	
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**PROJECT**  
PEMBERTON BC HYDRO FIELD OFFICE  
PEMBERTON, BC, CANADA

**DRAWING TITLE**  
SITE PLAN ELECTRICAL

**DRAWING ISSUE**  
ISSUED FOR 100% DD

**FOR REVIEW ONLY NOT FOR CONSTRUCTION**

PROJECT NO.	151-14182-00	PLOT DATE	26-10-17	DRAWN	D.D.
SCALE	As indicated	REVIEWED		I.H.	
DRAWING NO.	E1-100	REVISION		2	











# GENERAL NOTES:

- CONTRACTORS TO CONFIRM UNITS AND MEASUREMENTS.
- PREVENT DAMAGE TO ALL LANDSCAPING, BUILDINGS, STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES MAKE GOOD ALL DAMAGE TO SATISFACTION OF OWNER.
- PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
- DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
- LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
- CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
- PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
- PROVIDE TEMPORARY DRAINAGE AND PUMPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
- 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.
- AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

**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
<b>TREES</b>					
16		ACER X FREEMANII 'ARMSTRONG' / FREEMAN MAPLE	6cm CAL.	UB	
19		THUJA OCCIDENTALIS 'SMARAGD' / EMERALD CEDAR	3.0m HIGH	UB	
<b>SHRUBS</b>					
20		AZALEA JAPONICA 'GIRARD'S ROSE' / JAPANESE AZALEA	NO. 2 POT		
36		SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA	NO. 2 POT		
<b>GROUNDCOVERS / PERENNIALS / VINES</b>					
16		LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE ENGLISH LAVENDER	NO. 1 POT		
38		HELICTRICHON BERBERIVIRENS / BLUE OAT GRASS	NO. 1 POT		
30		HYDRANGEA ANOMALA FETIOLARIS / CLIMBING HYDRANGEA	NO. 1 POT		

## LANDSCAPE SPECIFICATIONS:

### FINISH GRADING

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

### TOPSOIL AND PLANTING MEDIUM

- PLANTING MEDIUM FOR PLANTINGS SHALL BE PRO MIX AS SUPPLIED BY THE ANSWER GARDEN PRODUCTS (604-836-6221) OR APPROVED EQUIVALENT.
- 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.
- SPREAD TOPSOIL AND PLANTING MEDIUM TO THE FOLLOWING DEPTHS:
  - 18" (450mm) FOR SHRUB BEDS
  - TREES AS PER DETAILS
- 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

- 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.
- TREES SHALL BE GUYED AS PER DETAILS.
- PRUNING SHALL BE DONE AS REQUIRED TO REMOVE DEAD OR INJURED
- 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.
- LANDSCAPE ARCHITECT TO NOTIFY OF FREE 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.
- SUBMIT CERTIFICATION TO L.A. THAT NURSERY OF SOURCE FOR ALL PLANT MATERIAL IS FREE FROM PHYTOPHTORA RAMORUM (SUDDEN OAK DEATH VIRUS)
- ALL PLANT MATERIAL IS TO BE THOROUGHLY WATERED TWICE WITHIN 24 HOURS OF BEING PLANTED.

### INSTALLATION

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

### SODDING

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

### SEEDING

- ALL AREAS TO BE SEEDED ARE TO RECEIVE 50mm OF GROWING MEDIUM AND BE SEEDED WITH GRASS SEED MIX NO. 1. GRASS SEED MIX NO. 1 SHALL BE RICHARDSON SEED 'NATIVE GRASS MIX' AND SEEDED AT 3kg/100 m<sup>2</sup>.

### BARK MULCH

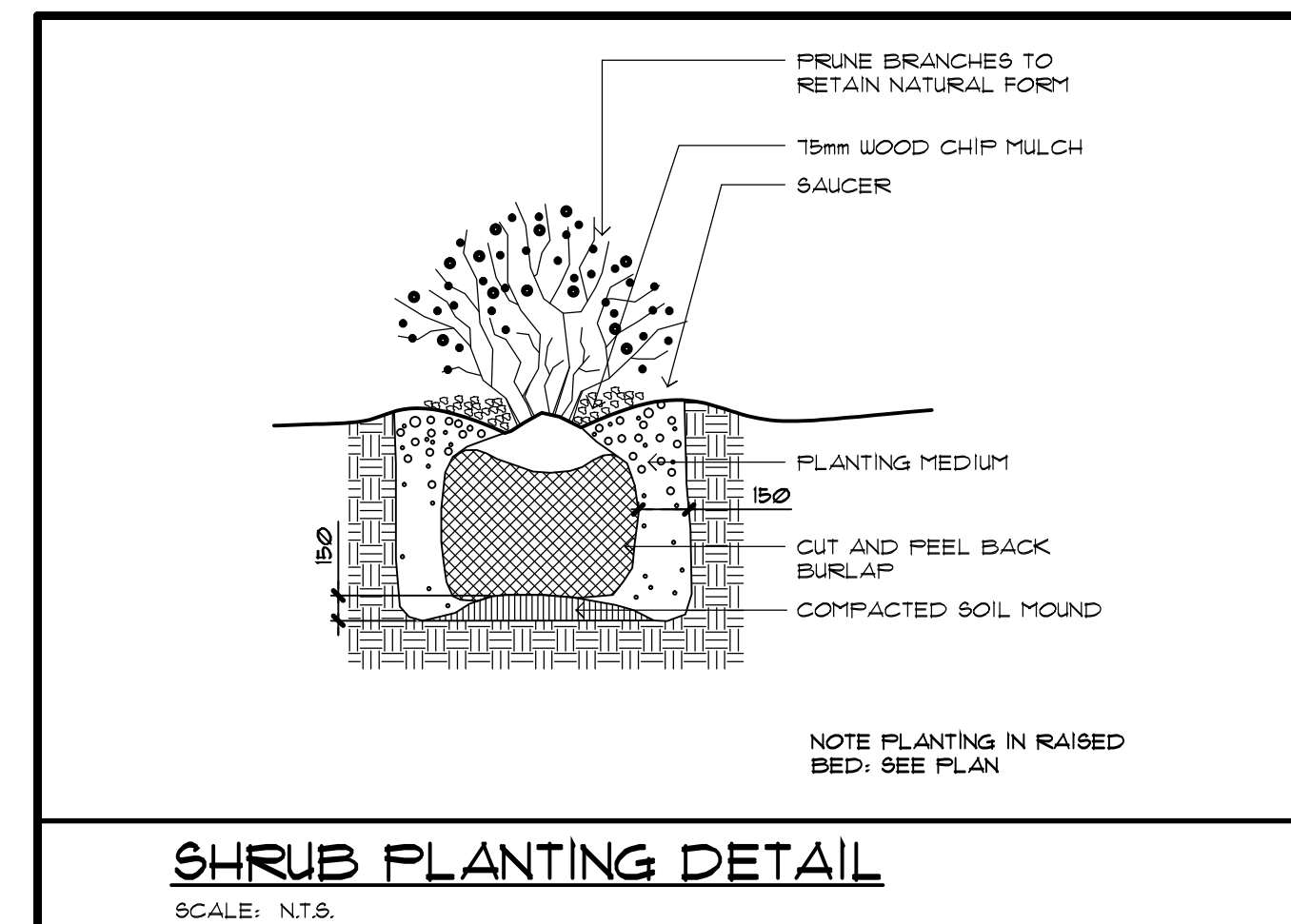
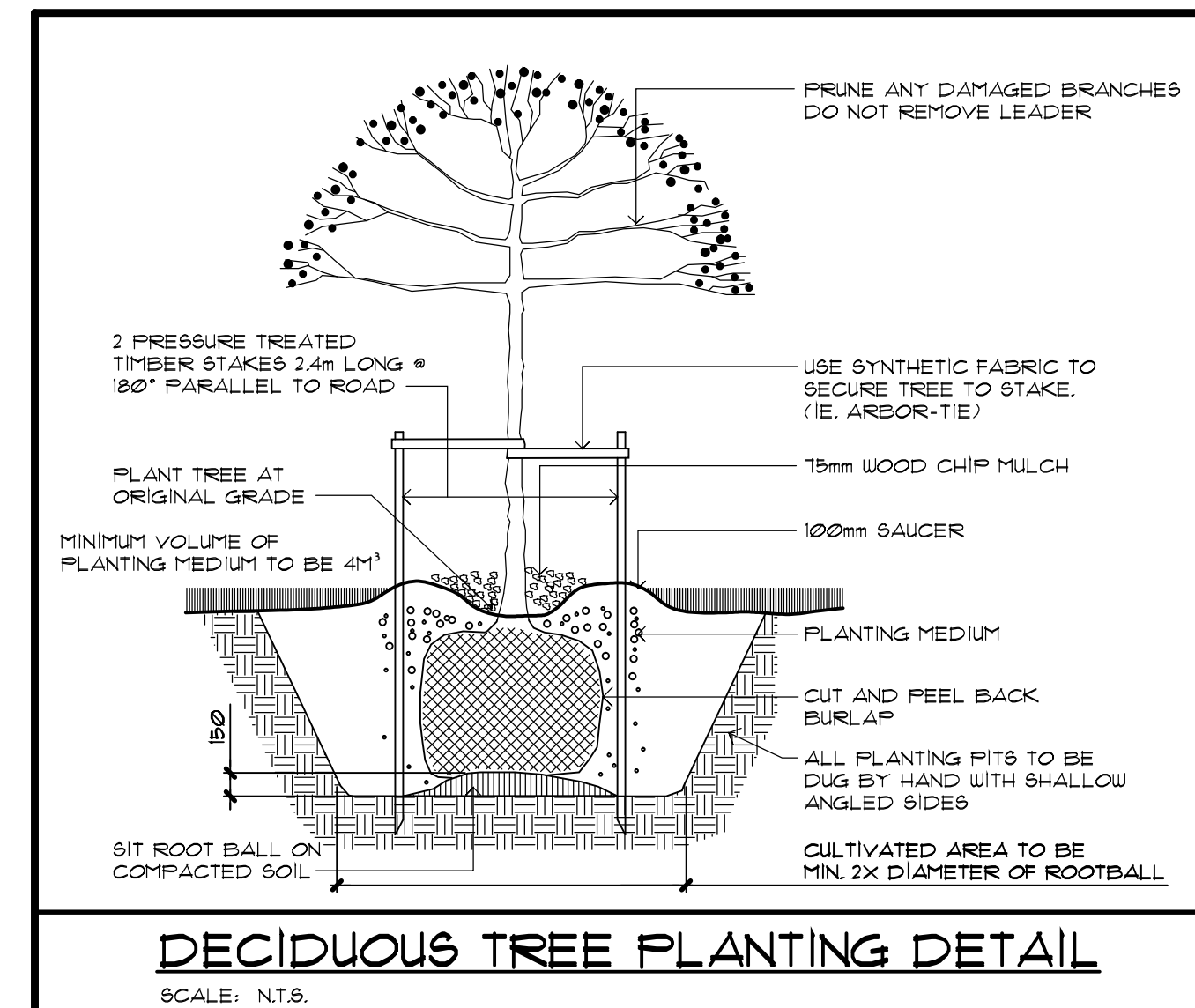
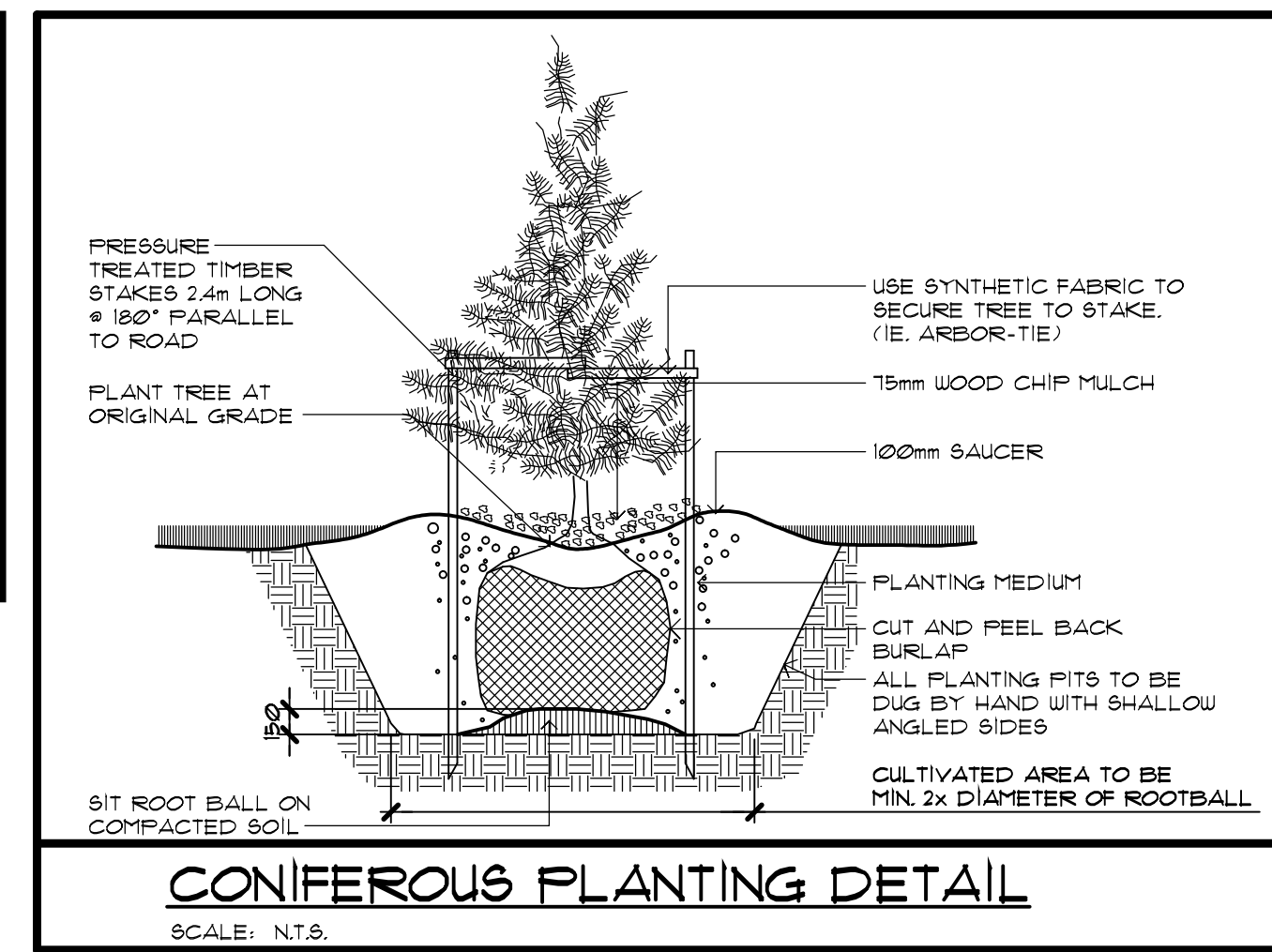
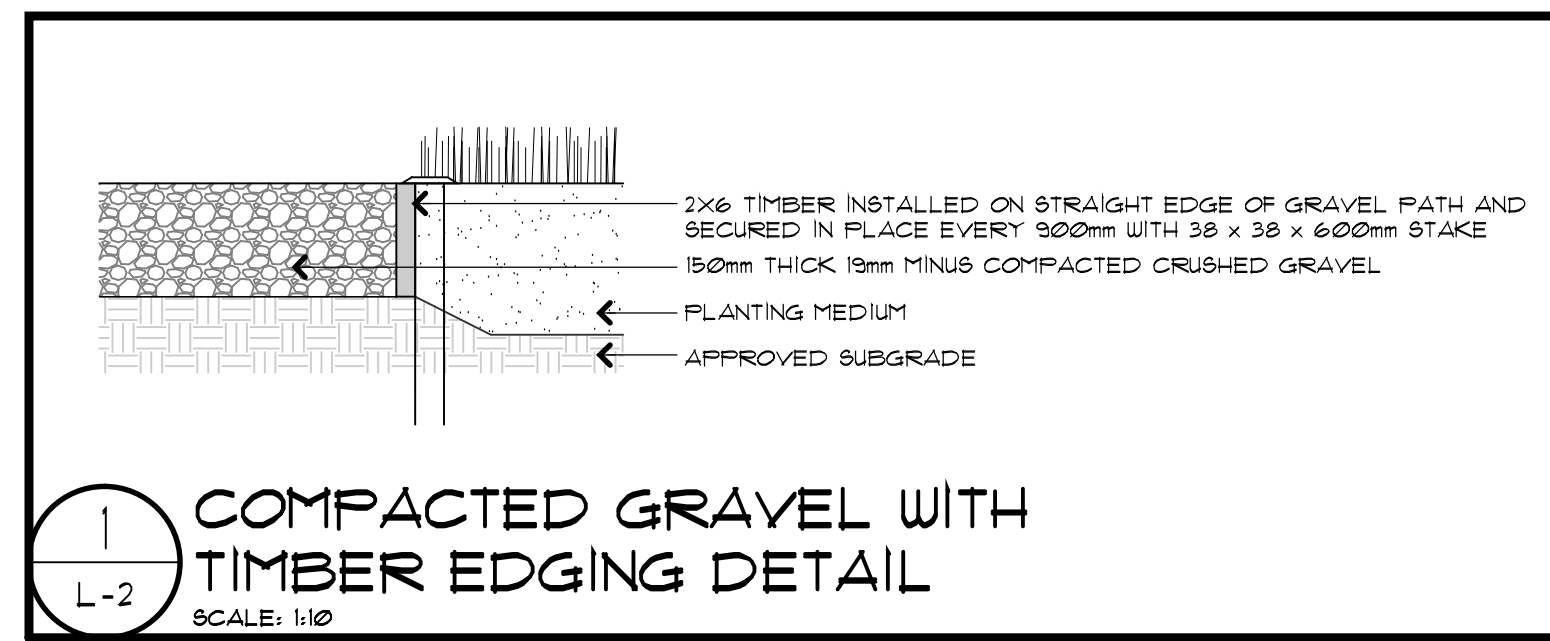
- BARK MULCH SHALL BE 25mm MINUS, FREE OF CHUNKS AND STICKS AT A DEPTH OF 100mm.

### MAINTENANCE

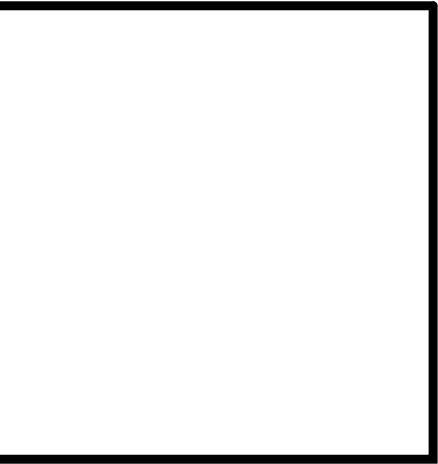
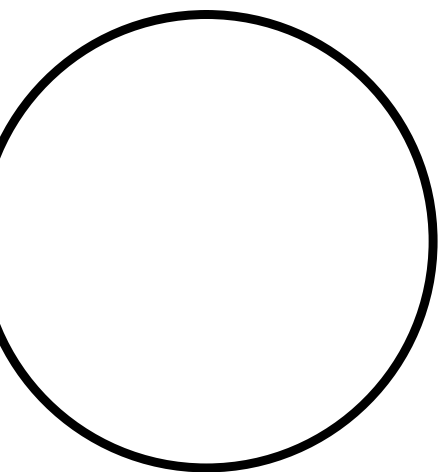
- MAINTENANCE SHALL CONTINUE UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT.

### GUARANTEE

- 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.



CRAVEN/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 DETAILS

NO.	REVISIONS / ISSUES	DATE
1	ISSUED FOR DP REVIEW	17/08/17
2	100% DD FOR REVIEW	17/09/23
3	DEVELOPMENT PERMIT	17/09/29
4	100% DESIGN DEVELOPMENT	17/10/26

ALL DIMENSIONS TO BE VERIFIED ON-SITE

PROJECT NUMBER: 17096

SCALE: 1:200

DATE: 2017/02/4

CONTRACTOR: CRAVEN/HUSTON/POWERS ARCHITECTS

CONTRIBUTOR: CRAVEN/HUSTON/POWERS ARCHITECTS

CONTRIBUTOR'S ADDRESS: 9355 YOUNG ROAD, CHILLIWACK, BC V2P 4S3

CONTRIBUTOR'S PHONE: 793-9445

CONTRIBUTOR'S FAX: 793-9445

CONTRIBUTOR'S EMAIL: info@chp.ca

CONTRIBUTOR'S WEBSITE: www.chp.ca

CONTRIBUTOR'S PROJECT NUMBER: 17096

CONTRIBUTOR'S PROJECT NAME: BC HYDRO PEMBERTON OPERATIONS FACILITY

CONTRIBUTOR'S PROJECT ADDRESS: 1363 ASTER ST, PEMBERTON, BC

CONTRIBUTOR'S PROJECT PHONE: 793-9445

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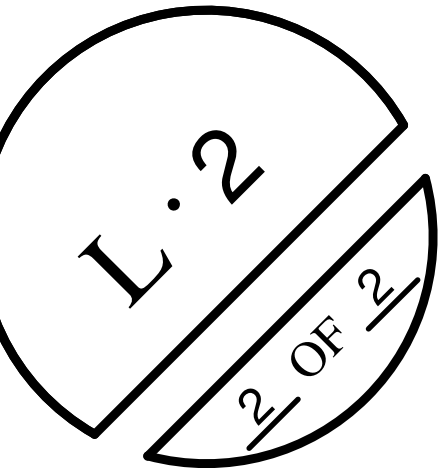
CONTRIBUTOR'S PROJECT PROJECT ADDRESS: 1363 ASTER ST, PEMBERTON, BC

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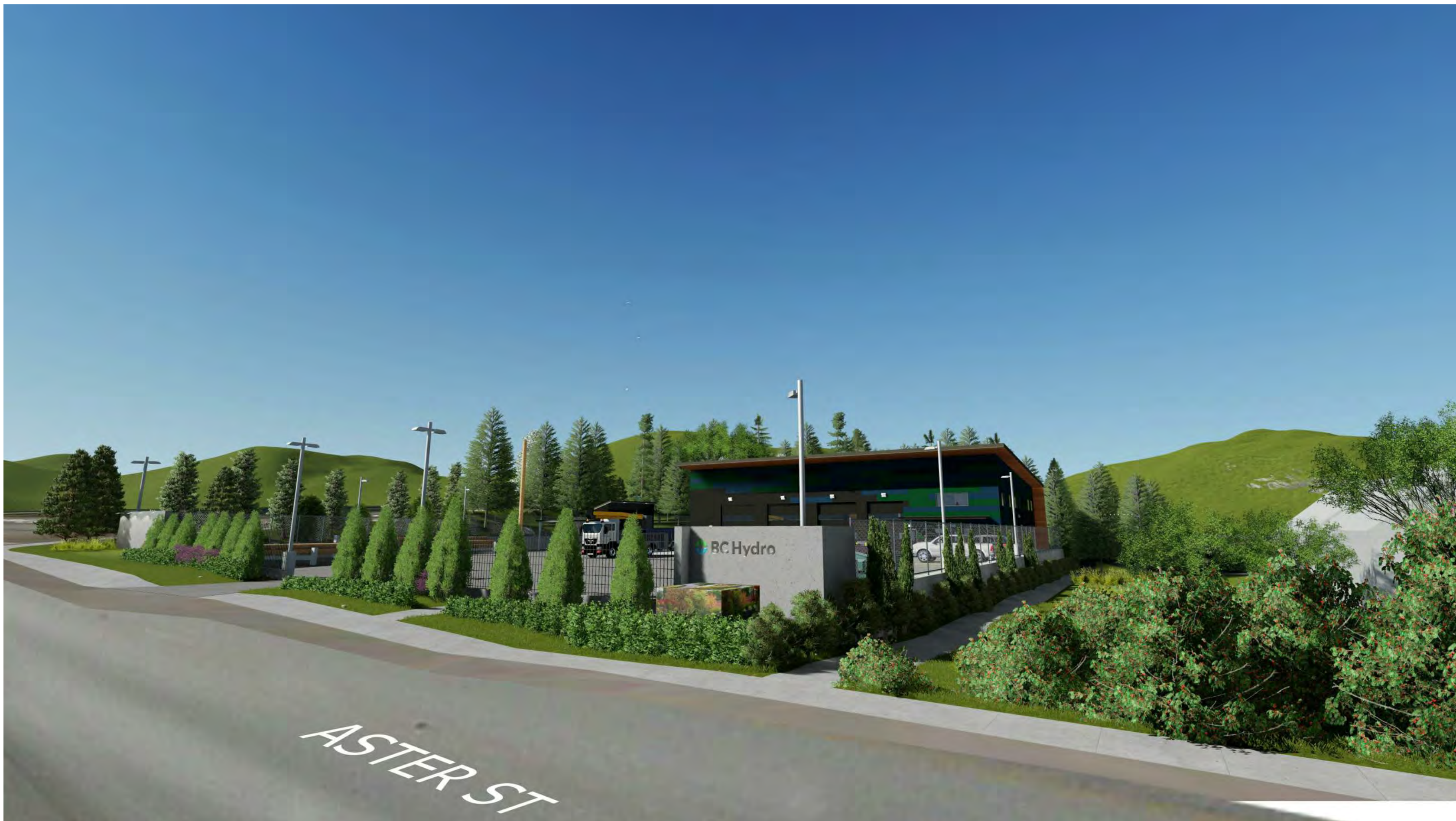
ASTER AND DOGWOOD



VIEW FROM ASTER ST.



SOUTH WEST CORNER



VIEW ACROSS ASTER ST.



MAIN YARD - SOUTH AND WEST FACADE



**Date:** December 4, 2017

**To:** Advisory Design Review Commission

**From:** Lisa Pedrini, Senior Planner  
James Klukas, Development Planner

**Subject:** Revision 2 of Major Development Permit No. 008 – Crestline

---

The purpose of this memo is to assist the Advisory Design Review Commission in its continued consideration of the Crestline townhouse project (1422, 1426 and 1430 Portage Road) Development Permit application.

## **BACKGROUND**

The application was first reviewed by the Village's Advisory Design Review Commission (ADRC) meeting on April 4, 2017. After extensive review of the application, the ADRC passed the following recommendation:

***THAT*** the Advisory Design Review Commission support the application subject to the following:

- *Clarification of Passive Certification*
- *Shadow Study*
- *Traffic Study*
- *Fire Department Concerns*
- *Loading & Moving Concerns*
- *Garbage Collection Concerns*
- *Confirmation of Storage for all units*
- *Bike Parking Strategy*
- *Snow Storage*
- *Revised Landscape Plan*
- *Lighting Scheme*
- *Any other concerns as per staff;*

***AND THAT*** the above additional information be presented to the ADRC for further review prior to the report to Council;

***AND THAT*** the Commission request full colour presentation boards in the future to assist in the Commission's review of the Application.

**CARRIED**

Following this ADRC meeting, the applicants amended their site plan to create more room (8 m) between the two rows of buildings, and came forth with new variance requests. The revised design was presented to the ADRC meeting on September 21, 2017.

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**

## **BRIEF DESCRIPTION OF THE REVISED PROPOSAL**

This application is a resubmission for the Crestline development, which was not supported by the Advisory Design Review Commission for several reasons mainly related to siting of the five townhouse buildings. Specifically, the September 27, 2017 Advisory Design Review Commission minutes note the following design-related concerns:

- The high number of variances requested and the increase in front and rear setback variances;
- The sun/shade exposure and the lack of a shadow study;
- The massing on the site overall, especially the frontage by the garbage room 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; and,
- Concerns over the requested rear variances negatively impacting any future development for the property at the rear.

As illustrated in the application package received on November 23<sup>rd</sup> and attached as **Appendix A**, the proposal is to develop two (2), three (3) storey residential stacked townhouse buildings containing a total of thirty-six (36) units<sup>1</sup> on a 2,864 square metre (30,830 square foot) site. There will be eighteen (18) residential units per building. In total, the development includes seventeen (17) one-bedroom townhouses; twelve (12) two-bedroom townhouses; and, seven (7) three-bedroom townhouses.

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<sup>1</sup> The previous application included 35 units.



VIEW OF NORTH WEST ELEVATION

Figure 1 – Conceptual Rendering – North West Elevation

The development proposal includes sixty-eight (68) private parking stalls situated in an underground parking garage. The proposed access is along the Portage Road frontage, directly across from Cottonwood Street. Portage Road is designated as an arterial road by the Ministry of Transportation and Infrastructure (MOTI), and as a result, there is a requirement for an access permit under Section 62 of the Transportation Act (*Authorization of use or occupation of provincial public highways*).

Most units will have access to a private rooftop patio incorporated into the roof structure. Ground floor units have yard spaces with patios and fences. Extensive landscaping and green space around the building will accentuate the at-grade aspects of the lowest habitable floor to afford privacy. There are sixteen (16) units with ground floor doors that lead directly to a private set of stairs to access second floor, two-level units.

The front entry to the residential development is facing Portage Road, with each unit gaining access off common outdoor sidewalks and breezeways between buildings.

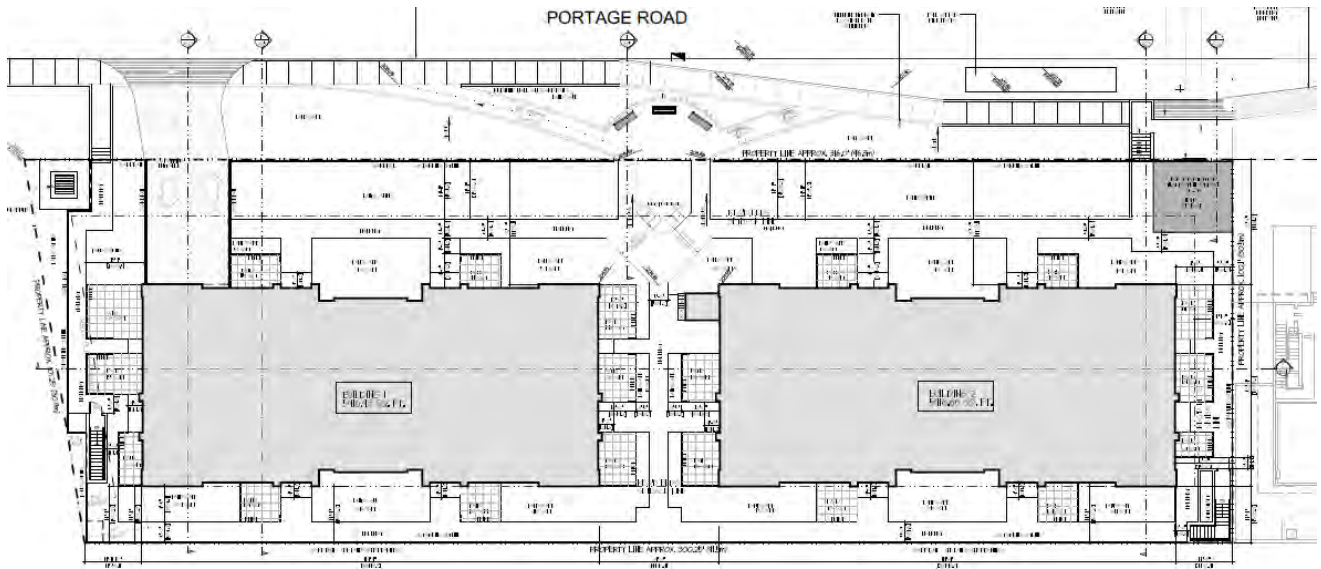


Figure 1 Site Plan

PLANT LIST	SYMBOL	PLANT NAME	SIZE	PLANT	PLANT
1	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
2	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
3	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
4	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
5	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
6	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
7	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
8	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
9	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
10	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
11	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
12	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
13	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
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15	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
16	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
17	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
18	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
19	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
20	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
21	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
22	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
23	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
24	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
25	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
26	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
27	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
28	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
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36	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
37	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD
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50	(Symbol)	DOGWOOD	12"	DOGWOOD	DOGWOOD



PLANT IMAGES

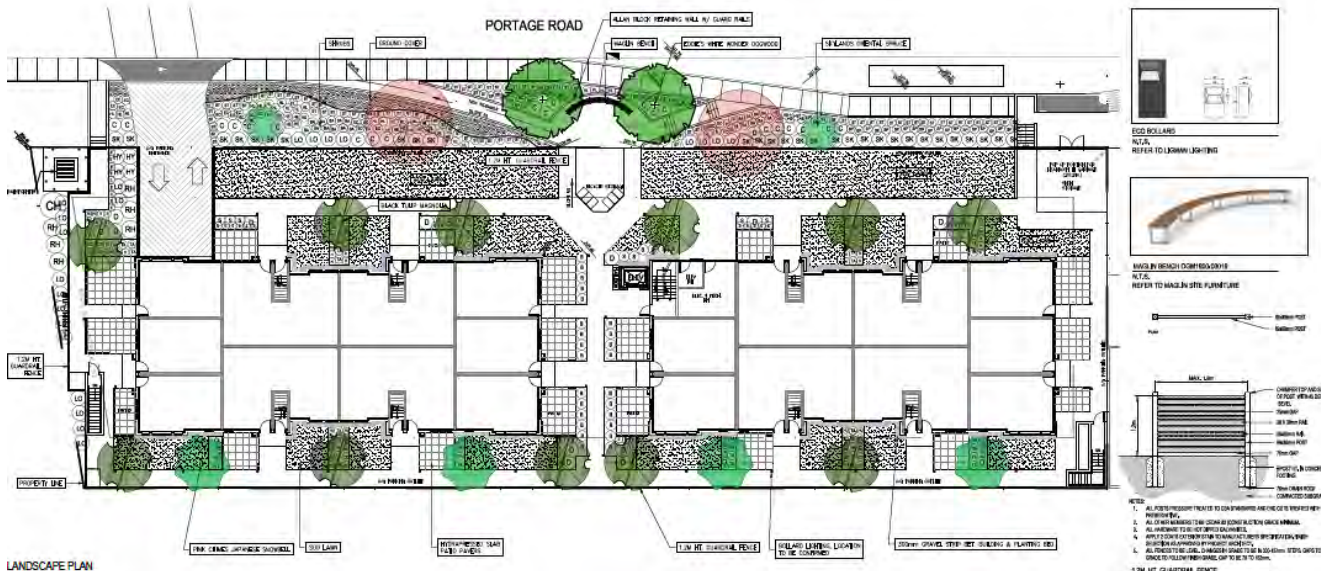


Figure 2 - Landscape Plan



The building is intended to be designed to use passive house technology, facilitate healthy living and ease of a sustainable lifestyle.

The building adheres to a quaint mountain rural theme and features a large gabled roof on the front buildings facing Portage Road. The building envelopes are simple rectangular shapes. The exterior finishes of the building include a combination of vertical siding, cedar shingles, rock columns and an exposed roof truss. The building will be built in a factory in Pemberton and assembled on site. The colour scheme would be deep red, slate and taupe.

### COMPARISION WITH FORMER DESIGN

The following images show a visual comparison of the new design with the former design.



Figure 4 – North East Elevation Conceptual Rendering: New Design (above) vs. Old Design (below)



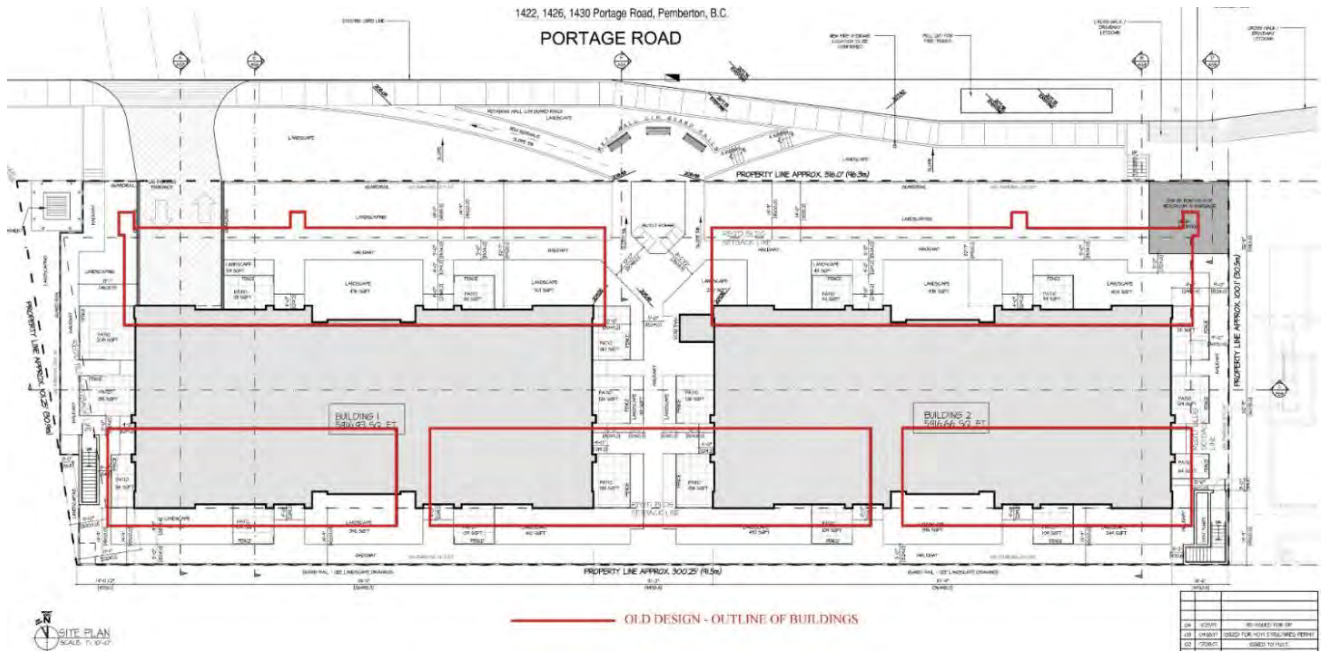


Figure 5 – Outline of Buildings on Site Plan: New Design vs. Old Design (red outline)



Figure 6 – Streetscape Elevation – New Design (above) vs. Old Design (below)

## COMPLIANCE WITH ZONING BYLAW

The subject property is zoned Portage Road Commercial (C-3). The following is an assessment of the proposal in the context of the Zoning Bylaw requirements:

- a) Townhouses are a **permitted land use** in the C-3 zone, as per Zoning Amendment Bylaw No. 612, 2008. For townhouse uses in the C-3 Zone, there must be a minimum lot size of 900 m<sup>2</sup> and a minimum lot width of 25 m. The proposal complies with these requirements.
- b) The building meets the 10.5-metre **maximum height** restriction based upon a calculation of average finished grade (measured as the top elevation of the parking garage). <sup>2</sup> The proposed building height is 30'10 ¾" (9.4m), as measured between average finished grade and the midpoint of the top gable.
- c) The residential buildings themselves comply with the zoning setbacks. The new building setbacks meet or exceed the setback requirements for the ground level building footprint and are displayed in the following table:

*Table 1 - Residential Building Setbacks*

<b>C-3 Zone</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
Min. Front Setback	4.5m	9.9m	0m
Min. Rear Setback	4.5m	4.5m	0m
Min. Side Setback	3.0m	4.47m	0m

Notwithstanding, the garbage room and the underground parking structure extend to the property line, with the underground parking structure extending to all property lines. Along the Portage Road frontage, there is a 6'0 (1.8m) difference between the existing street level and the average finished grade of the proposed development. For the garbage room, which extends 20' (6.1m) along the north property line, there is an 8'2" (2.5m) difference between the existing street level and the average finished grade of the proposed development, which can be conceptualized in Figure 7.



*Figure 7 – Average Finished Grade vs. existing Street Level*

The Ministry of Transportation and Infrastructure has a requirement for a 4.5m front setback along Portage Road (as it is a Provincial Road), and Ministry staff have recently advised that this setback applies to any type of structure. Therefore, due to the siting of the underground parking structure, the application would require a variance to allow a 0m front setback (plus additional Ministry permission for features such as stairs, pathways, a retaining wall, landscaping and a seating area within the public right-of-way).

<sup>2</sup> Note: Average finished grade is 1.8m higher than the street level.

Additionally, the Village of Pemberton Zoning Bylaw defines all setbacks as “the required minimum horizontal distance measured from the respective lot line or natural boundary to the nearest portion of the building or structure.” [Some jurisdictions have exemptions or different setback requirements for parking structures that extend above grade. For example, in the City of North Vancouver, underground parking structures have an exemption if the portion above existing grade is less than four feet above grade (1.2m) above grade. And, the City of Chilliwack has a different set of setback requirements for parking structures not exceeding 9’10” (3m) above grade. However, Pemberton’s bylaw does not currently contain such provisions but this could be something to consider under the current Zoning Bylaw review.]

Therefore, under the C-3 zoning, the requested parking structure setback variances would be as follows.

Table 2 - Parking Structure Setbacks

<b>C-3 Zone</b>	<b>Required</b>	<b>Proposed</b>	<b>Variance</b>
Min. Front Setback	4.5m	0.0m	4.5m
Min. Rear Setback	4.5m	0.0m	4.5m
Min. Side Setback	3.0m	0.0m	3.0m

- d) The two residential buildings and the garbage enclosure cover 40.7% of the lot and therefore would technically require a variance to comply with the 40% **maximum lot coverage** requirement.

**COMPLIANCE WITH DEVELOPMENT PERMIT GUIDELINES**

The subject property is situated within Development Permit Area No. 6 – Multi-Family and/or Commercial Development and Development Permit Area No. 2 – Land Constraints. The guidelines for DP Area No. 6 address such issues as siting, building form, open spaces, circulation & parking and streetscape improvements & landscaping. The guidelines for DP Area No. 2 address slope, flood and wildfire concerns (in this case only the flood provisions are applicable). The following is an assessment of the proposal based on the DP Area No. 6 and DP Area No. 2 guidelines.

The Design Review Committee shall review the proposal, and provide comments on compliance with the DPA No. 6 guidelines.

**I. DP Area No. 6 – Multi-Family and/or Commercial Development**

General and Specific Guidelines

**a. Siting**

The proposed development is sited so that all buildings have south facing windows to take advantage of natural heating and lighting. Shared sidewalks and breezeways permeate the whole site and connect it internally and externally.

The site is also designed to minimize visual intrusion between neighbouring units within the development and outside the property. Each unit has a combination of private patios, decks and/or yards.

### b. Building Form

The two (2) buildings are three (3) stories high and are designed with a quaint mountain rural aesthetic. The colours and building materials were chosen to mirror the theme and aesthetic portrayed by surrounding buildings to fit with the neighbourhood and reflect the Village’s desire to have buildings that vary in visual appearance and have interesting street frontages. A front elevation of the revised building form shown in comparison with the neighbouring development (Portage Station) is illustrated below.



Figure 4 – Streetscape Elevations: Portage Station (left), Crestline (right)

It is noted that the building has underground parking and three above grade floors, with the first floor higher than street level; as a result, the apparent building height is slightly higher than three (3) storeys.

### c. Construction Materials

A summary of the proposed exterior finishes is shown in the table below.

Table 3 – Exterior Finishes

EXTERIOR FINISHES		* ALL MATERIAL FLASHING TO BE 24ga.
NO.	MATERIAL	COLOUR
1	ASPHALT SHINGLE ROOFING	CHARCOAL COLOUR
2	HARDIE TRIM - SMOOTH TEXTURE	JAMES HARDIE "IRON GRAY"
3	DECORATIVE WOOD BRACES & FENCES	MAPLE WOOD STAIN
4	HARDI SHAKES	MAPLE WOOD STAIN
5	HARDI PANEL BOARD & BATTEN - SMOOTH TEXTURE	JAMES HARDIE "TRADITIONAL RED"
6	HARDIE WINDOW/DOOR TRIM - SMOOTH TEXTURE	MAPLE WOOD STAIN
7	HARDIE PANEL SIDING - SMOOTH TEXTURE	JAMES HARDIE "NIGHT GRAY"
8	DOUBLE GLAZING WINDOWS	INSULATED WHITE VINYL
9	EXTERIOR WOOD DOORS & FRAMES	MAPLE STAINED DOOR WITH 1/4 GLAZING
10	BALCONY WOOD POSTS & FENCES (NOT SHOWN)	MAPLE WOOD STAIN
11	EIFS COLUMN CAPS	COLOUR TO MATCH JAMES HARDIE "NIGHT GRAY"
12	STONE VENEER COLUMNS	CULTURED STONE - "BLACK RUNDLE"
13	CONCRETE BASE	STAINED TO MATCH JAMES HARDIE "NIGHT GRAY"
14	HARDI PANEL LAP SIDING - SMOOTH TEXTURE	JAMES HARDIE "TRADITIONAL RED"
15	EXTERIOR LIGHT FIXTURES @ SOFFIT (NOT SHOWN)	FACTORY FINISH - BLACK
16	METAL DOORS	PAINTED TO MATCH "NIGHT GRAY"

Building materials were chosen to complement the surrounding neighbourhood character and to withstand weather in all seasons. Building materials for exterior cladding include stone, Hardie Board, cedar and glass. Additional detail may be required in relation to the materials/design details for the wall adjacent to the landscaping along the frontage of the development. The roof lines on the front buildings complement neighbouring buildings.

**d. Landscaping**

The landscaping plan includes a variety of common ornamental and local plants that are incorporated into the overall site plan. Pemberton adopted a Landscape Plant List in 2011 that prioritizes local plants. While some of the proposed plants on the landscaping plan are not on the Pemberton Planting list, many are similar. It is recommended that the developer review the Village of Pemberton Plant List that was adopted in 2011 to ensure that native species are prioritized.

**e. Streetscape Improvements**

The landscaping that fronts Portage Road is within a Ministry of Transportation and Infrastructure (MOTI) road right-of-way. Proposed works within the right-of-way include stairs, pathways, a retaining wall, landscaping, and a seating area. The building owner/building strata corporation would be responsible for maintenance. MOTI permission is required for all works within the road right-of-way.

**f. Circulation and Parking**

The redesigned development meets the C-3 zone requirement and provides sixty-eight (68) parking spaces in an underground lot. The C-3 zone requires 1.25 off-street parking spaces per each one (1) bedroom townhouse unit, 1.75 parking spaces per each two (2) bedroom townhouse unit, 2 parking spaces per each three (3) bedroom townhouse unit and 0.25 parking spaces per townhouse unit for visitors. Based on these requirements, sixty-six (66) residential parking spaces would be required and are included in the underground parking garage. The redesigned development proposes sixty-eight (68) parking spaces.

*Table 4 – Required and Proposed Parking Spaces*

Type of Unit	Required Spaces per unit	Number of Units per type	Total Required Spaces	Total Spaces Provided
One Bedroom	1.25	16	20	
Two Bedroom	1.75	12	21	
Three Bedroom	2.0	8	16	
Visitor	0.25	36	9	
			<b>66</b>	<b>68</b>

The development includes a bike room in the north-west corner of the parking garage. There are twenty-six (26) secure bike parking stalls with the potential to have more bikes parked outside of the secure lockers. In addition, the development has bicycle racks with six spaces in front of the building for short-term and visitor use.

As with the previous version of the application there is a proposed loading pull-out along Portage Road to facilitate activities such as garbage collection and moving.

#### **g. Traffic Study**

The Ministry of Transportation and Infrastructure (MOTI) has indicated that a traffic impact assessment is not necessary for this site. However, permits are required for access to a controlled access highway, road works, and landscaping/sidewalks.

Most circulation around the site will be pedestrian and is accommodated by interconnected sidewalks and pathways. The main pedestrian access to the development is raised from the existing sidewalk level. A sloped access is proposed to reach the main on-site sidewalk.

#### **h. Garbage Collection**

The revised plan shows a garbage room that is 19'4" by 13'10". The room is slightly larger than recommended, and it does have room for all the required containers. The room opens to the collection pull out along Portage Road and is situated at grade.

#### **i. Snow management**

A snow storage area has been identified on the pop-up portion of the garbage room roof in the north-east corner of the site. The area is 19'4" by 13'10".

#### **j. Lighting**

A lighting plan for the buildings has not yet been provided, however list of exterior finishes on the Building Elevation drawings lists exterior light fixtures that will be installed in the soffits. It is still unclear what will be lit at night, so the developer should provide lighting plans to show where the soffit lights will be installed and indicate how the buildings will be lit. Lighting should be down shielded to illuminate only desired areas and reduce light pollution and energy use.

The Landscape Plan does indicate proposed locations of bollards to illuminate pedestrian pathways through the site.

#### **k. Crime Prevention through Environmental Design**

The spaces between buildings mimic the spacing between the development and the neighbouring building to the east which should provide adequate space between the buildings. However, the development is raised above street grade which reduces sightlines. Additionally, areas behind the buildings are not visible from the street. However, every unit has windows and doors that access and look on the shared spaces between and behind buildings giving good coverage from an "eyes-on-the-street" perspective. Adequate lighting and surveillance will add to the safety of the units and need to be installed to discourage criminal behaviour.

#### **l. Open Spaces**

Each unit has its own outdoor patio. Patios/yards are provided on the ground floor, and rooftop patios are provided as well for some upper storey units. The revised site plan provides significantly more open space to the front and rear of the proposed buildings, including walkways at the rear of the site.

**m. Clarification of Passive House Certification**

The new design still references the intention to build the development to Passive House Standards, with production at a factory in Pemberton.

**n. Shadowing**

The updated site design involves a reduced building height compared to the previous design, and it eliminates the ‘mews’ configuration with two rows of buildings on the site. As a result, there has been significant mitigation related to shadowing from the development.

**o. Confirmation of Storage for all Units**

The new plans show thirty-six (36) storage lockers to supply one for each unit in the development.

**II. DP Area No. 2 – Land Constraints**

DP Area No. 2 provisions are provided for information only, as review is not required by the Advisory Design Review Commission.

The proposed site is not within the slope hazard or wildfire hazard zones that have been identified on Map L – Land Constraints in the Official Community Plan (OCP). The proposed site does fall within the floodplain of the Lillooet River and Pemberton Creek.

Professional reports and certification will be required to ensure that the development meets the flood construction level for the Lillooet River and Pemberton Creek and that the development will be able to compensate for debris from the Lillooet River and Pemberton Creek.

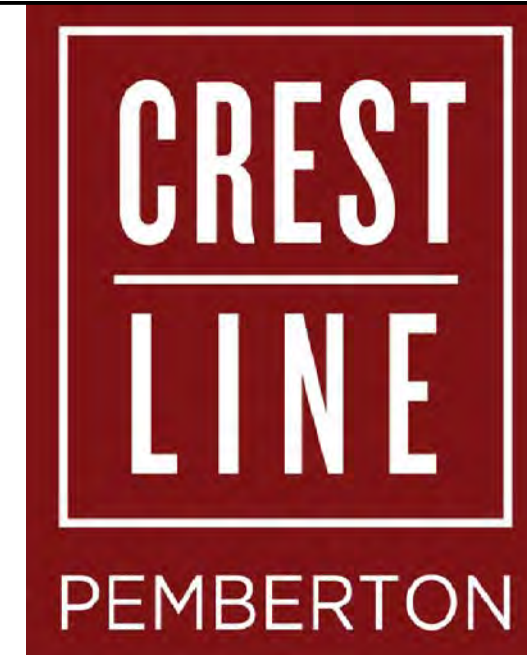
*Attachments:*

- A. *Revised Drawings*

Lisa Pedrini, Senior Planner  
James Klukas, Development Planner

cc. Tim Harris, Manager of Operations and Development Services





# CRESTLINE

1422, 1426, 1430 Portage Road, Pemberton, B.C.



## DRAWING LIST:

### ARCHITECTURAL:

- A0.00 COVER SHEET
- SURVEY
- CONTEXT PLAN
- CONTEXT PHOTOS
- RENDERINGS
- AS1 SITE / UNDERGROUND PARKING PLAN
- AS2 STREETScape
- AS3 SITE SECTIONS
- AS4 SITE SECTIONS
- AS5 SITE SECTIONS
- A01 BUILDING 1
- GROUND & SECOND FLOOR PLANS
- A02 BUILDING 1
- THIRD FLOOR & ROOF PLANS
- A03 BUILDING 1
- ELEVATIONS
- A04 BUILDING 2
- GROUND & SECOND FLOOR PLANS
- A05 BUILDING 2
- THIRD FLOOR & ROOF PLANS
- A06 BUILDING 2
- ELEVATIONS

### LANDSCAPE:

- L1 of 1 LANDSCAPE PLAN

### SURVEY:

- SURVEY PLAN
- FILE : 03001CRD
- 07212TN1

Issued for DP - November 23rd, 2017

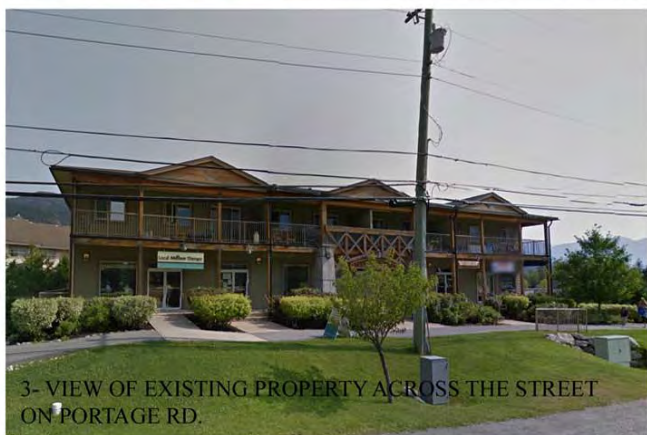




1- VIEW OF EXISTING PARK AND COMMUNITY CENTRE ACROSS THE STREET ON PORTAGE RD.



2- VIEW OF EXISTING ELEMENTARY SCHOOL ON PORTAGE RD.



3- VIEW OF EXISTING PROPERTY ACROSS THE STREET ON PORTAGE RD.



4- VIEW OF ADJACENT PROPERTY ON PORTAGE RD.



5- VIEW OF EXISTING GAS STATION ON SEA TO SKY HWY



6- VIEW OF VISITOR CENTRE ON SEA TO SKY HWY



7- VIEW OF EXISTING HOTEL ON ARBUTUS ST.



8- VIEW OF PROPOSED SITE ON PORTAGE RD.





VIEW OF NORTH EAST ELEVATION





VIEW OF NORTH WESTELEVATION





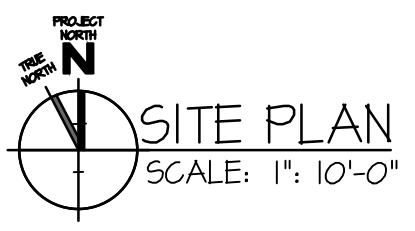
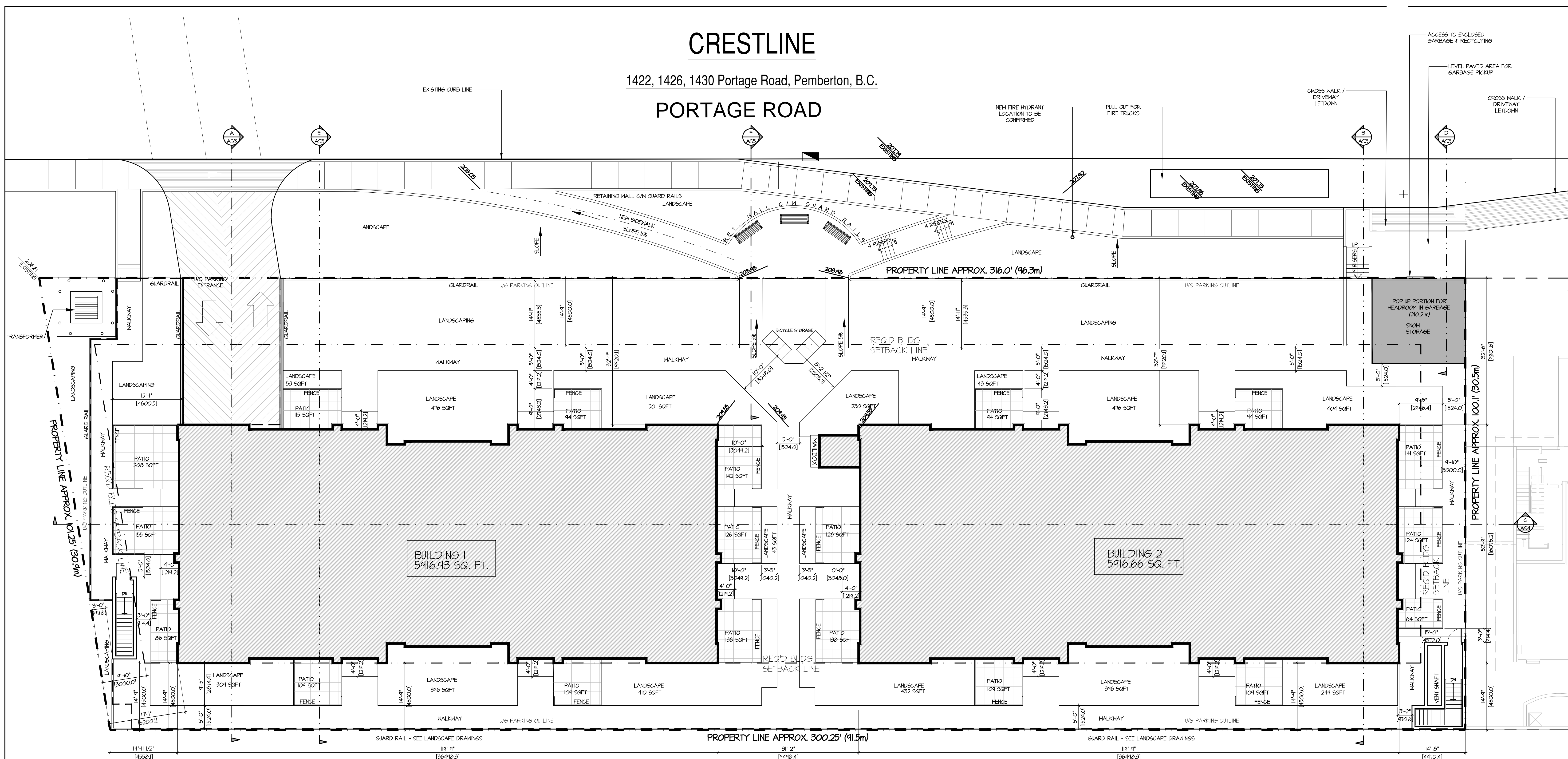
VIEW OF NORTH WEST ELEVATION



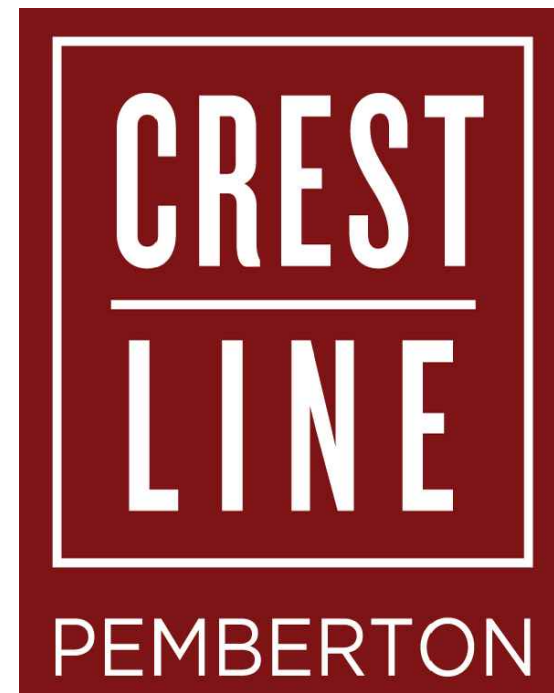
# CRESTLINE

1422, 1426, 1430 Portage Road, Pemberton, B.C.

## PORTAGE ROAD



REV	DATE	DESCRIPTION
04	11/23/11	RE-ISSUED FOR DP
03	09/18/11	ISSUED FOR MOTI STRUCTURES PERMIT
02	11/08/11	ISSUED TO M.O.T.
01	01/31/11	ISSUED FOR DP
REV	DATE	DESCRIPTION



CONSULTANT  
\_\_\_\_\_  
CONSULTANT SEAL



3707 1ST AVENUE  
BURNABY, BC V5C 3V6  
ADMIN@LOVICKSCOTT.COM  
P: 604 298 3700 F: 604 298 6081  
MEMBER OF THE AIBC, AAA, SAA, MAA & NWTAA

ARCHITECTURAL SEAL

DRAWN BY: AS  
APPROVED: LSA  
PROJECT: CRESTLINE  
1422, 1426, 1430 PORTAGE ROAD  
PEMBERTON, B.C.

DRAWING: SITE PLAN

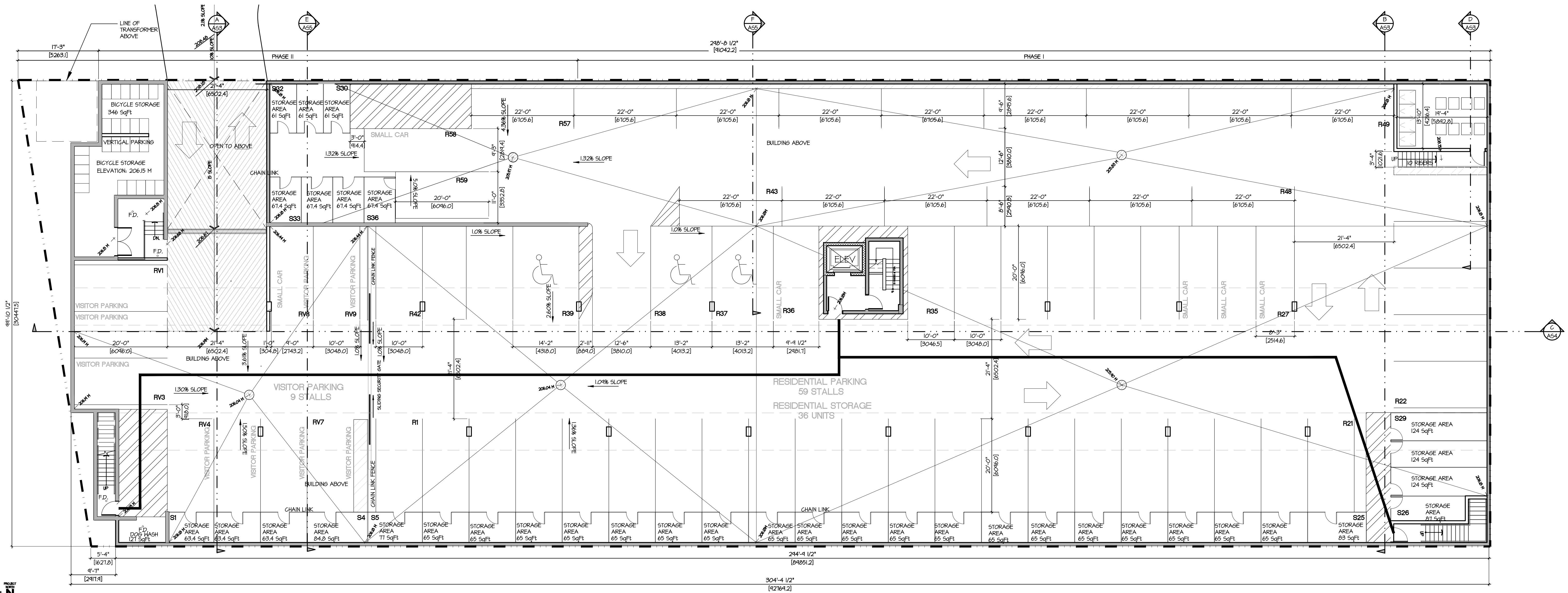
PROJECT NUMBER	DRAWING NUMBER
14-89	ASI
SCALE: 1" = 10'-0"	REVISION: 17 NOV 2011
DATE: OCT 2014	

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

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CRESTLINE 14-89





**UNDERGROUND PARKING PLAN**  
SCALE: 1" = 10'-0"

**SITE STATISTICS:**

LEGAL DESCRIPTION: LOTS 1, 2 & 3, DP 12545, DL 203

ADDRESS: PORTAGE RD, PEMBERTON, B.C.

ZONING: EXISTING: C3 - PORTAGE ROAD COMMERCIAL

SITE AREA: 30,830 Sq.Ft. (2,864 SM)

**BUILDING AREA (GROUND FLOOR):**

BUILDING 1:	18,176.09 Sq.Ft. (1,688.61 Sq. M)
BUILDING 2:	18,175.82 Sq.Ft. (1,688.59 Sq. M)
EXTERIOR STAIRS:	248 Sq. Ft. (23.04 Sq. M)
EXTERIOR ELEVATOR:	63.75 Sq. Ft. (5.92 Sq. M)
EXTERIOR GARBAGE:	388.7 Sq. Ft. (36.11 Sq. M)
<b>TOTAL BUILDING:</b>	<b>37,052.36 Sq.Ft. (3,442.27 Sq. M)</b>
<b>TOTAL UNITS:</b>	<b>36 (18 UNITS PER BUILDING)</b>

**SITE COVERAGE**

ALLOWABLE:	40%
PROPOSED:	12,534.08 Sq. Ft. x 100 = 40.7% *
	30,830 Sq. Ft.

**BUILDING HEIGHT**

ALLOWABLE:	10.5m (34.5')
PROPOSED:	4.42m (14.5')

**SETBACKS**

	REQUIRED	PROVIDED
FRONT (N) FROM BUILDING	14'-4" (4.3m)	32'-7" (9.9m)
FRONT (N) FROM GARBAGE	14'-4" (4.3m)	0'-0" (0m)
REAR (S)	14'-4" (4.3m)	14'-4" (4.3m)
SIDE (E)	9'-10" (3.0m)	14'-8" (4.41m)
SIDE (W)	9'-10" (3.0m)	14'-11 1/2" (4.56m)

**PARKING**

**CAR REQUIRED:**

TOWNHOUSE:

- 1 BEDROOM = 1.25 STALLS PER UNIT
- 2 BEDROOM = 1.75 STALLS PER UNIT
- 3 BEDROOM = 2 STALLS PER UNIT

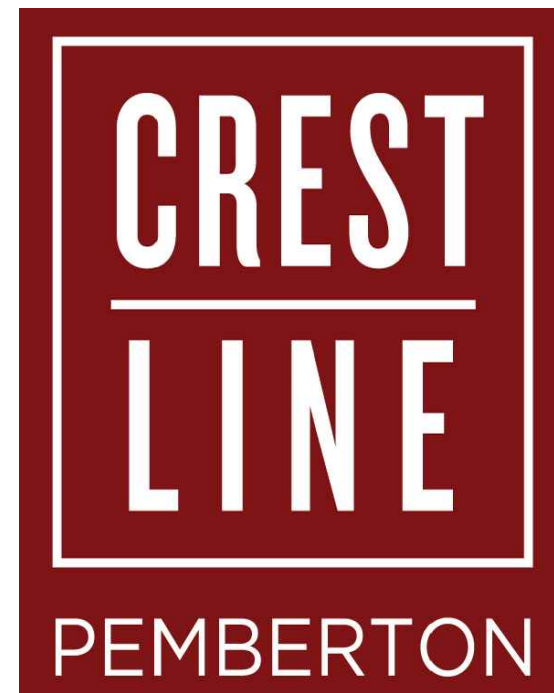
17 x 1.25 = 21.25  
12 x 1.75 = 21  
7 x 2.0 = 14  
**TOTAL = 57**

**VISITOR STALLS:**

0.25 STALLS PER UNIT  
36 UNITS x 0.25 = 9  
**TOTAL PARKING STALLS REQUIRED: 66**

**PROPOSED:**

UNDERGROUND P1  
RESIDENTIAL STALLS  
59 RESIDENTIAL STALLS (INCLUDING 3 HCAPP & 5 SMALL CAR)  
9 VISITOR STALLS (INCLUDING 1 SMALL CAR)  
**TOTAL PARKING STALLS: 68**  
**TOTAL STORAGE UNITS: 36**



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ARCHITECTURAL SEAL

3707 1ST AVENUE  
BURNABY, BC V5C 3V6  
ADMIN@LOVICKSCOTT.COM  
P: 604 298 3700 F: 604 298 6081  
MEMBER OF THE AIBC, AAA, SAA, MAA & NWTAA

REV	DATE	DESCRIPTION
04	11/23/11	RE-ISSUED FOR DP
03	09/18/11	ISSUED FOR MOTI STRUCTURES PERMIT
02	11/10/11	ISSUED TO M.O.T.
01	01/31/11	ISSUED FOR DP

DRAWN BY: AS APPROVED: LSA

PROJECT: **CRESTLINE**  
1422, 1426, 1430 PORTAGE ROAD  
PEMBERTON, B.C.

DRAWING: UNDERGROUND PARKING PLAN

PROJECT NUMBER	DRAWING NUMBER
14-89	AS1.a
SCALE	1" = 10'-0"
DATE	OCT 2014
REVISION	17 NOV 2011

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STREETSCAPE ELEVATION  
SCALE: 1/16" = 1'-0"

REV	DATE	DESCRIPTION
04	11/23/17	RE-ISSUED FOR DP
03	04/18/17	ISSUED FOR MOTI STRUCTURES PERMIT
02	11/08/17	ISSUED TO M.O.T.
01	01/31/17	ISSUED FOR DP



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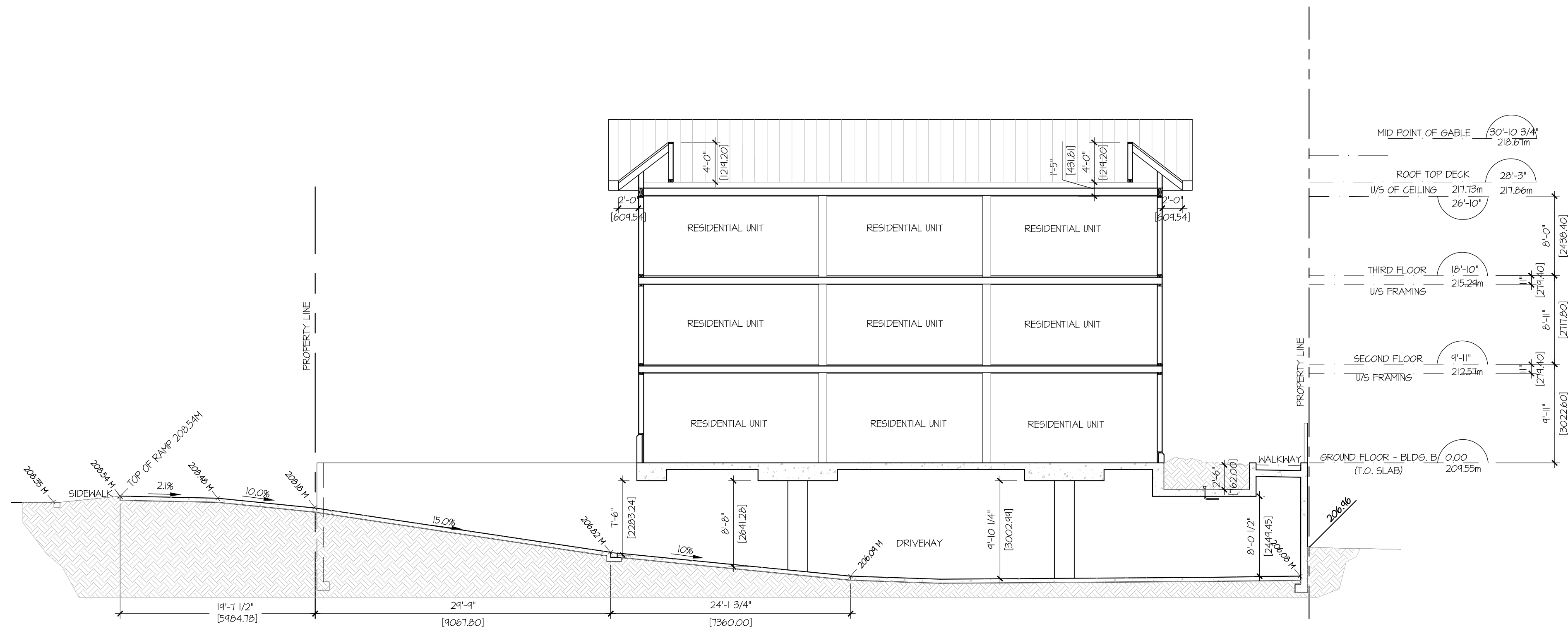
DRAWN BY: DS/AC APPROVED: LSA

PROJECT: **CRESTLINE**  
1422, 1426, 1430 PORTAGE ROAD  
PEMBERTON, B.C.

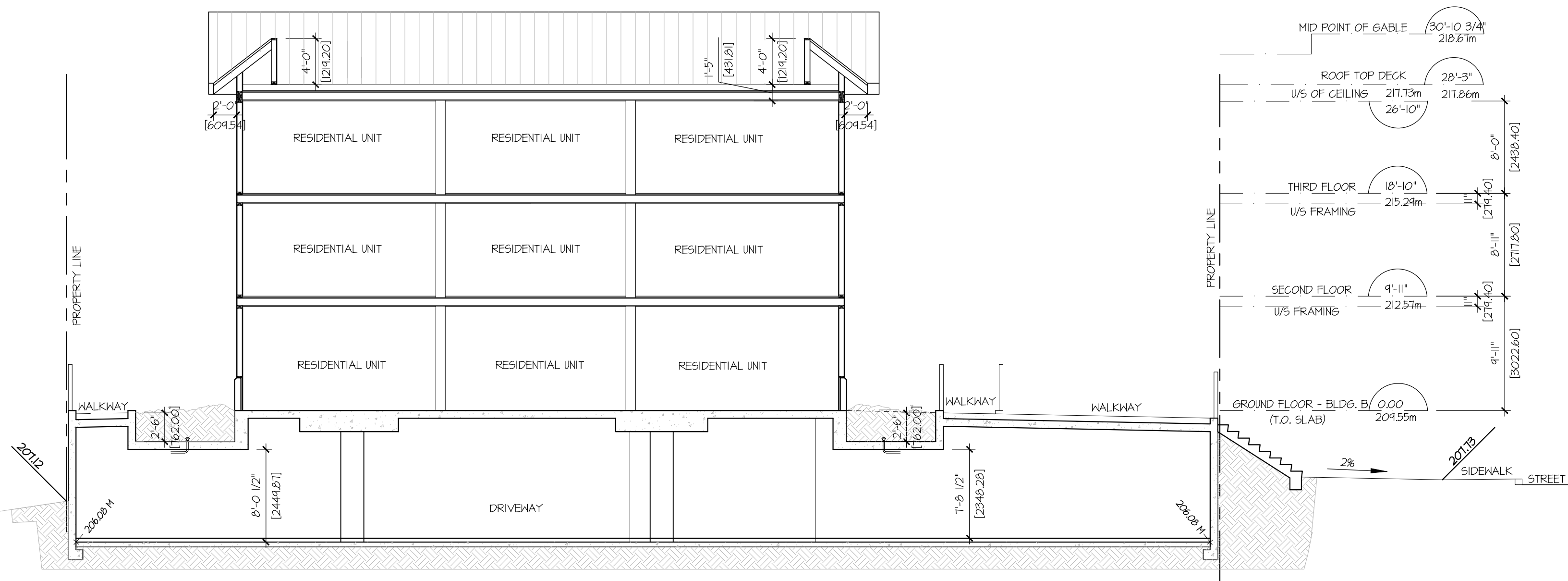
DRAWING: **STREETSCAPE**

PROJECT NUMBER	DRAWING NUMBER
14-89	AS2
SCALE: 1/16" = 1'-0"	
DATE: OCT 2014	REVISION: NOV 20 / 17

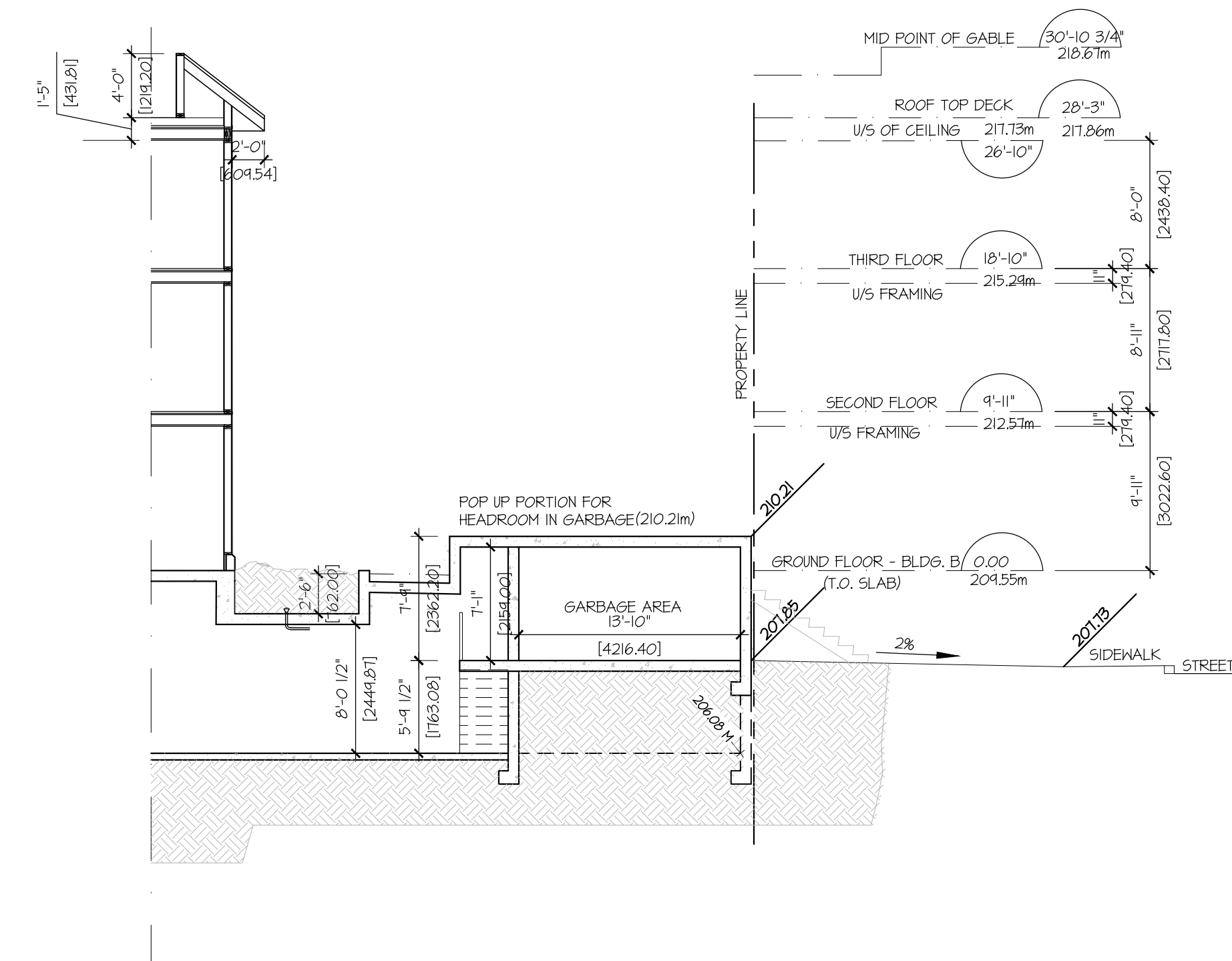
CRESTLINE 14-89



**A SITE SECTION A**  
ASI SCALE: 1/8" = 1'-0"



**B SITE SECTION B**  
ASI SCALE: 1/8" = 1'-0"



**D SITE SECTION D**  
ASI SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION
01	11/23/11	RE-ISSUED FOR DP

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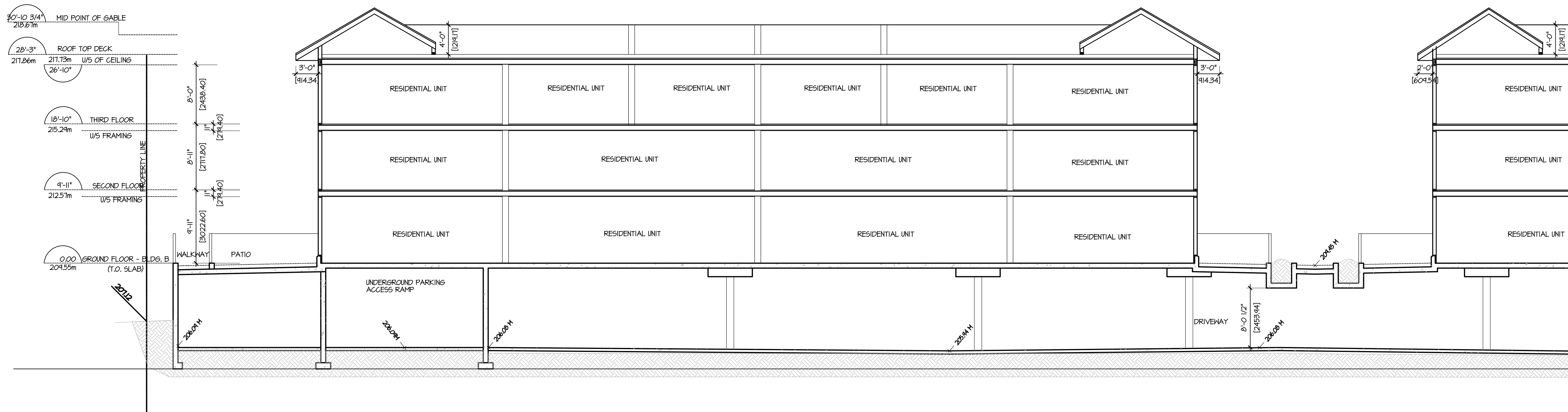
PROJECT: CRESTLINE  
1422, 1426, 1430 PORTAGE ROAD  
PEMBERTON, B.C.

DRAWING

SITE SECTIONS

PROJECT NUMBER	DRAWING NUMBER
14-89	AS3
SCALE: 1/16" = 1'-0"	
DATE: OCT 2014	REVISION: 17 NOV 2011





**C PARTIAL SITE SECTION C**  
AS1 SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION
01	11/23/17	RE-ISSUED FOR DP

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BURNABY, BC V5C 3V6  
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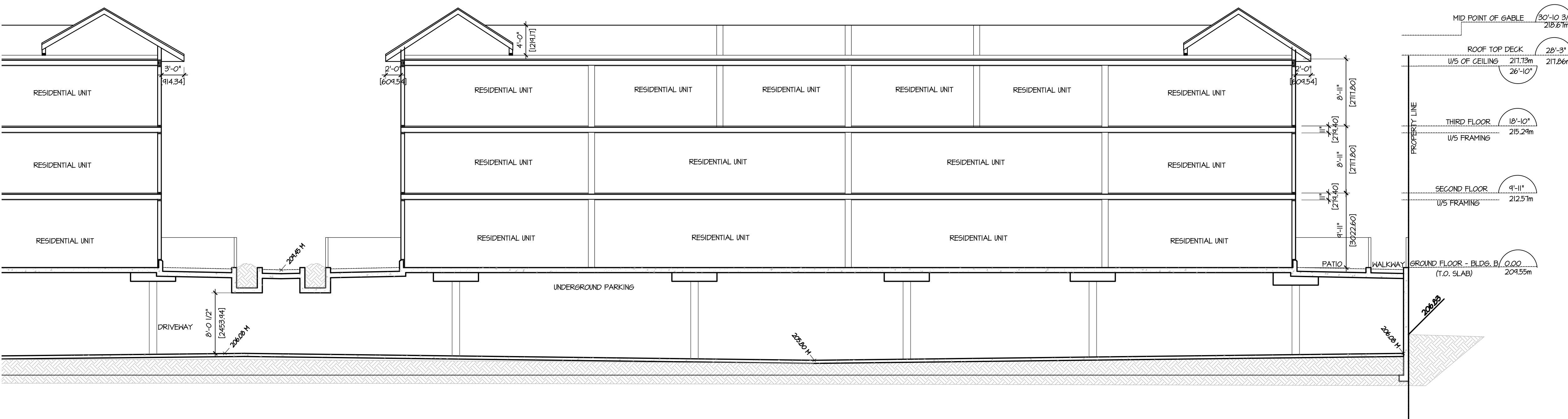
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PROJECT  
**CRESTLINE**  
1422, 1426, 1430 PORTAGE ROAD  
PEMBERTON, B.C.

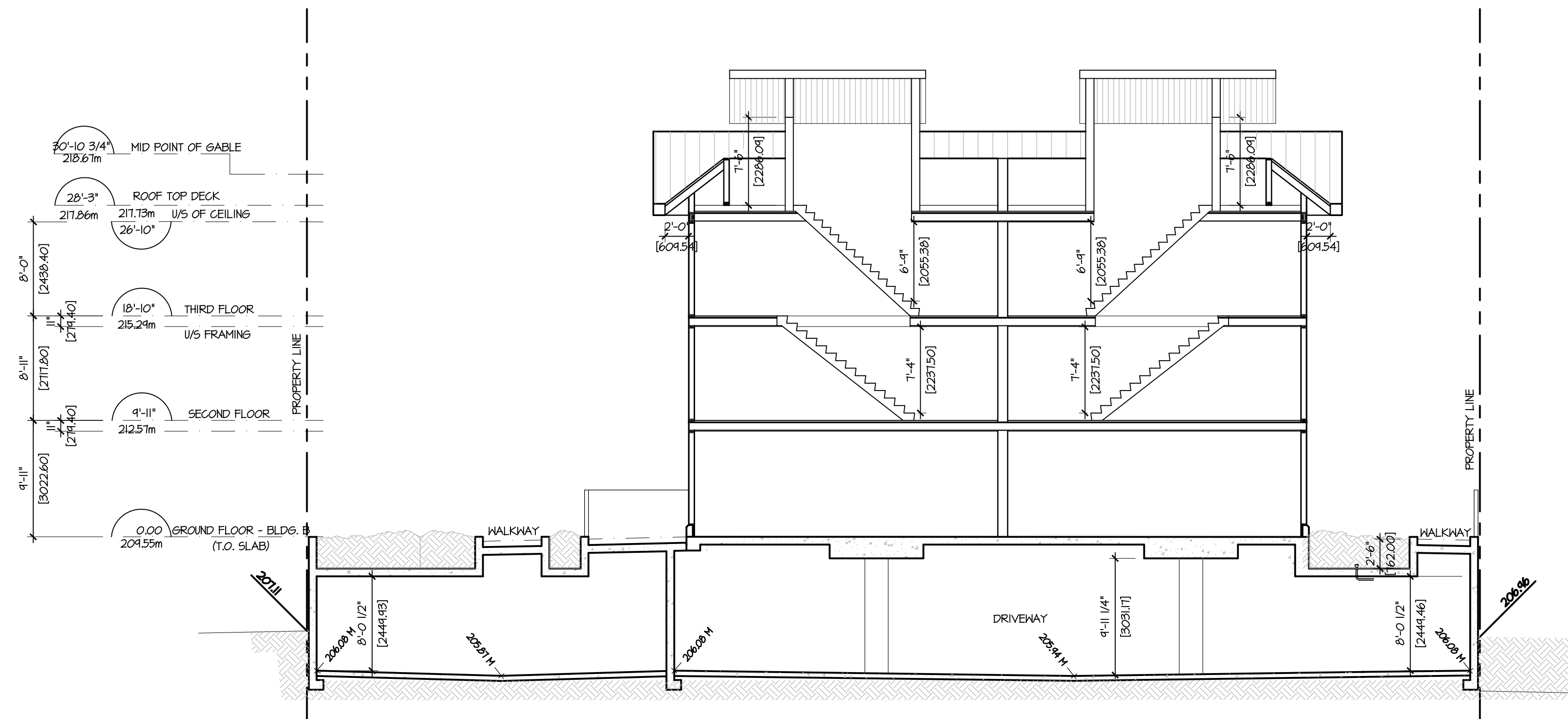
DRAWING

SITE SECTIONS

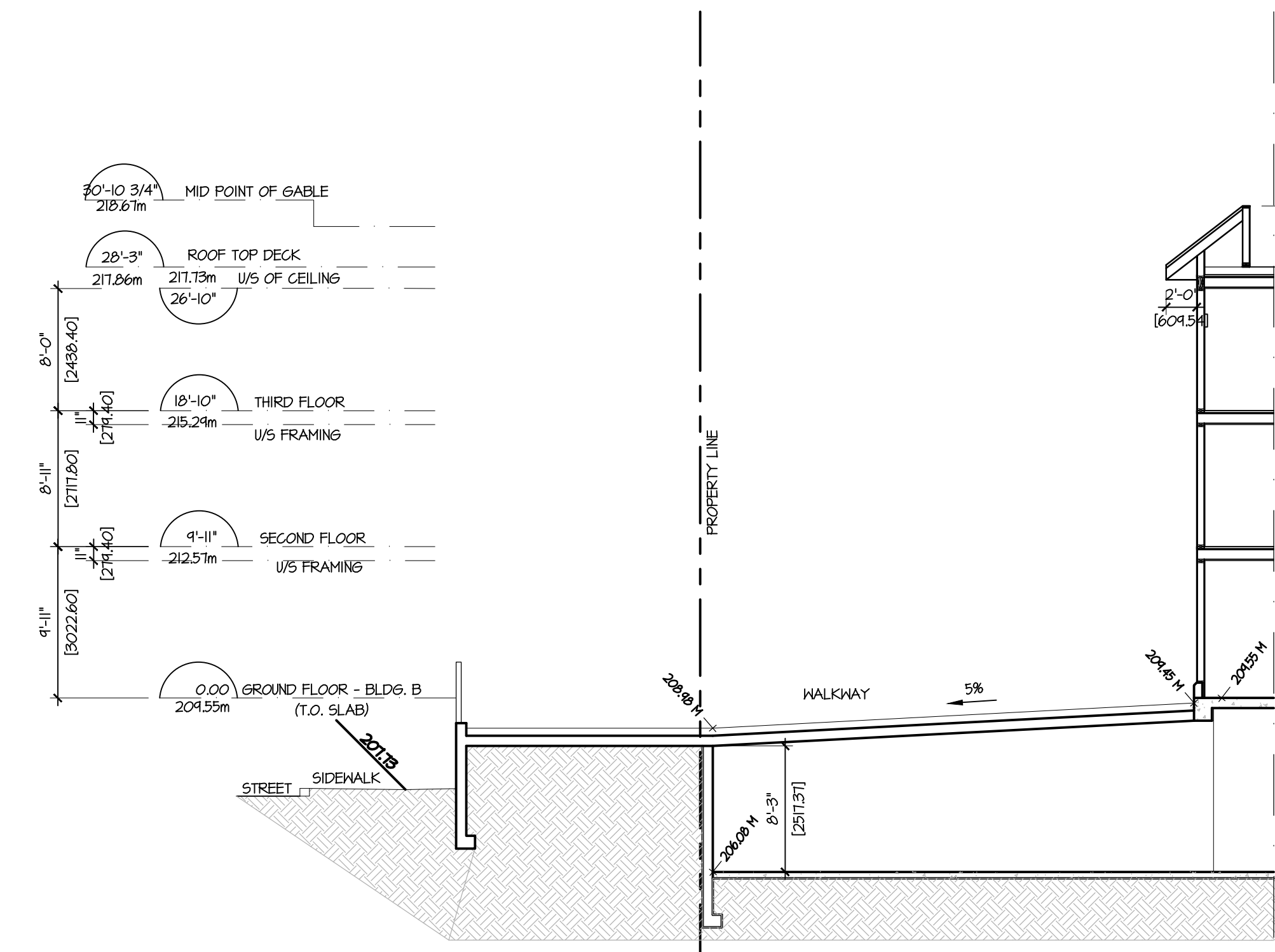
PROJECT NUMBER	DRAWING NUMBER
14-89	AS4
SCALE	1/16" = 1'-0"
DATE	OCT 2014
REVISION	17 NOV 2017



**C PARTIAL SITE SECTION C**  
AS1 SCALE: 1/8" = 1'-0"



**E SITE SECTION E**  
ASI SCALE: 1/8" = 1'-0"



**F SITE SECTION F**  
ASI SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION
01	11/23/17	RE-ISSUED FOR DP

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BURNABY, BC V5C 3V6  
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PROJECT: **CRESTLINE**  
1422, 1426, 1430 PORTAGE ROAD  
PEMBERTON, B.C.

DRAWING

SITE SECTIONS

PROJECT NUMBER: 14-89 DRAWING NUMBER: A55  
SCALE: 1/16" = 1'-0"  
DATE: OCT 2014 REVISION: 17 NOV 2017













**NORTH ELEVATION (BUILDING 1)**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION (BUILDING 1)**  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES		* ALL MATERIAL FLASHING TO BE 24ga.
NO.	MATERIAL	COLOUR
1	ASPHALT SHINGLE ROOFING	CHARCOAL COLOUR
2	HARDIE TRIM - SMOOTH TEXTURE	JAMES HARDIE "IRON GRAY"
3	DECORATIVE WOOD BRACES & FENCES	MAPLE WOOD STAIN
4	HARDI SHAKES	MAPLE WOOD STAIN
5	HARDI PANEL BOARD & BATTEN - SMOOTH TEXTURE	JAMES HARDIE "TRADITIONAL RED"
6	HARDIE WINDOW/DOOR TRIM - SMOOTH TEXTURE	MAPLE WOOD STAIN
7	HARDIE PANEL SIDING - SMOOTH TEXTURE	JAMES HARDIE "NIGHT GRAY"
8	DOUBLE GLAZING WINDOWS	INSULATED WHITE VINYL
9	EXTERIOR WOOD DOORS & FRAMES	MAPLE STAINED DOOR WITH 1/4 GLAZING
10	BALCONY WOOD POSTS & FENCES (NOT SHOWN)	MAPLE WOOD STAIN
11	EIJS COLUMN CAPS	COLOUR TO MATCH JAMES HARDIE "NIGHT GRAY"
12	STONE VENEER COLUMNS	CULTURED STONE - "BLACK RINDLE"
13	CONCRETE BASE	STAINED TO MATCH JAMES HARDIE "NIGHT GRAY"
14	HARDI PANEL LAP SIDING - SMOOTH TEXTURE	JAMES HARDIE "TRADITIONAL RED"
15	EXTERIOR LIGHT FIXTURES & SOFFIT (NOT SHOWN)	FACTORY FINISH - BLACK
16	METAL DOORS	PAINTED TO MATCH "NIGHT GRAY"

REV	DATE	DESCRIPTION
01	NOV 23/11	RE-ISSUED FOR DP

CONSULTANT SEAL

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DRAWN BY: AC APPROVED: LSA

PROJECT: CRESTLINE  
1422, 1426, 1430 PORTAGE ROAD  
PEMBERTON, B.C.

DRAWING

ELEVATIONS  
BUILDING 1

PROJECT NUMBER: 14-89 DRAWING NUMBER: A3  
SCALE: 1/4" = 1'-0"  
DATE: OCT 2014 REVISION: NOV 05 2014



**EAST ELEVATION (BUILDING 1)**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION (BUILDING 1)**  
SCALE: 1/8" = 1'-0"











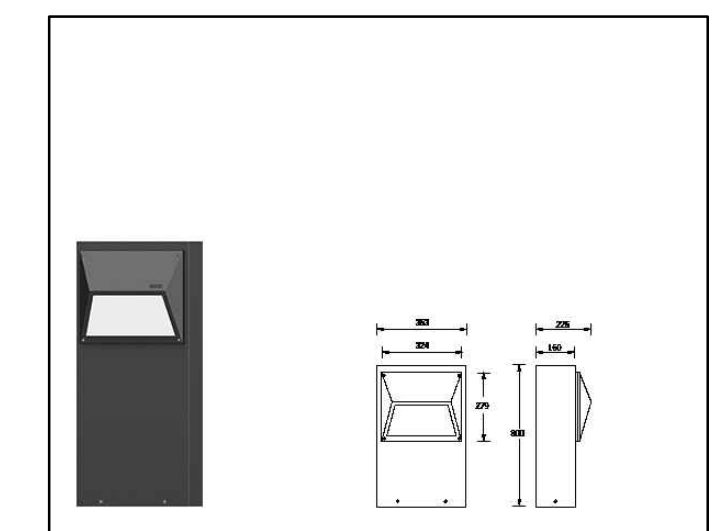
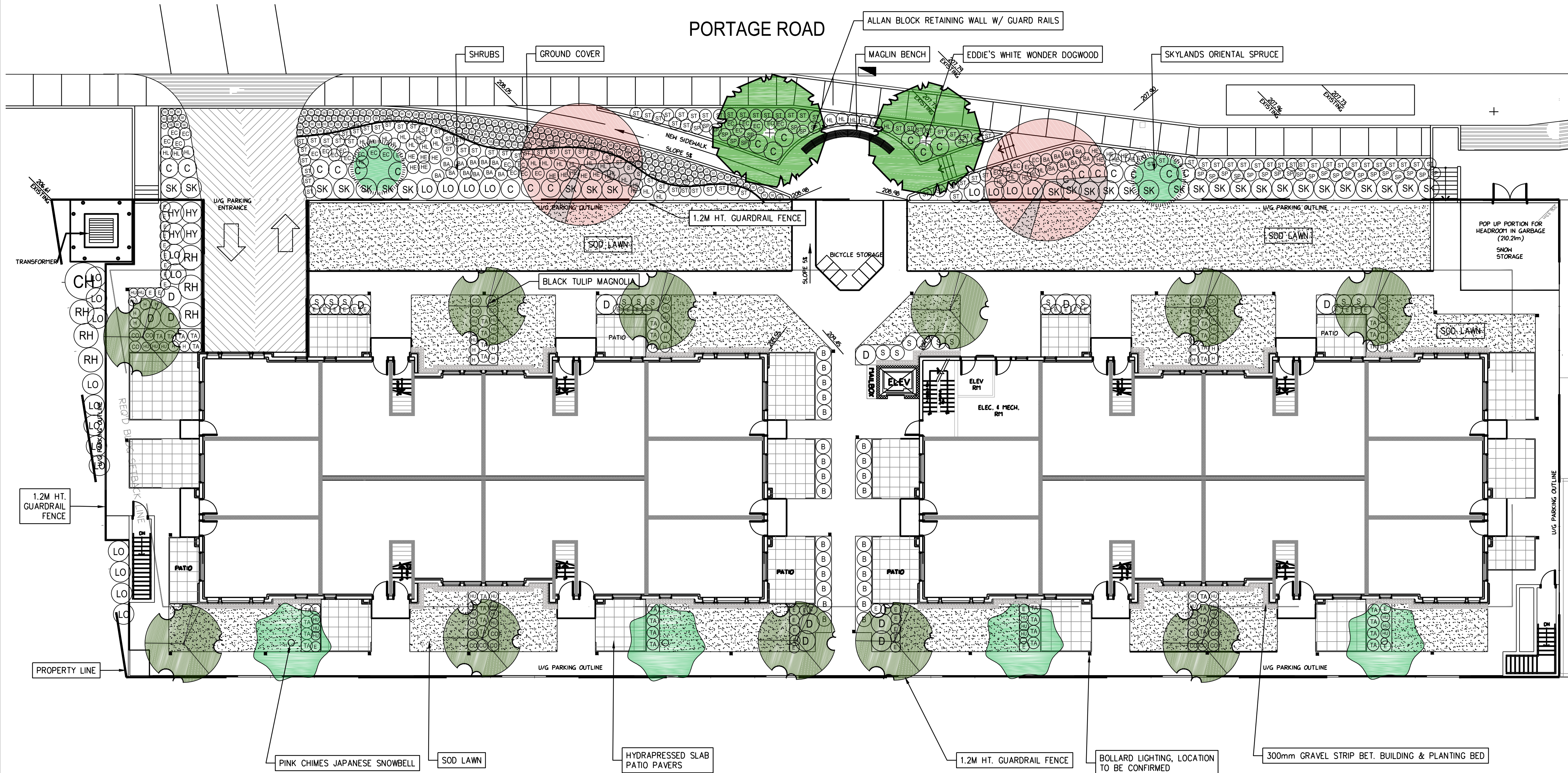




KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
<b>TREE</b>						
(P)	2	CERCIS CANADENSIS 'FOREST PANSY'	PURPLE LEAF EASTERN REDBUD	6CM CAL.	SEE PLAN	B+B WIRE BASKET
(C)	2	CORNUS NUTTALLII	PACIFIC DOGWOOD	2.5m HT.	SEE PLAN	B+B WIRE BASKET
(M)	11	MAGNOLIA 'BLACK TULIP'	BLACK TULIP MAGNOLIA	2.5m HT.	SEE PLAN	B+B WIRE BASKET
(S)	2	PICEA ORIENTALIS 'SKYLANDS'	SKYLANDS ORIENTAL SPRUCE	2.5m HT.	SEE PLAN	B+B WIRE BASKET
(J)	4	STYRAX JAPONICUS 'PINK CHIMES'	PINK CHIMES JAPANESE SNOWBELL	2.5m HT.	SEE PLAN	B+B WIRE BASKET
<b>SHRUBS</b>						
(B)	25	BUXUS SEMPERVIRENS	BOXWOOD	#3 POT	700mm	CONTAINER
(D)	22	CORNUS SERICEA	REDOUSER DOGWOOD	#3 POT	700mm	CONTAINER
(K)	21	CORNUS SERICEA 'KELSEY'	KEYSEYI REDOSIER DOGWOOD	#2 POT	700mm	CONTAINER
(L)	1	CHIMENOMILES JAPONICA 'ORANGE DELIGHT'	ORANGE FLOWERING QUINCE	#5 POT	SEE PLAN	CONTAINER
(N)	12	DAPHNE TRANSATLANICA 'SUMMER ICE'	SUMMER ICE DAPHNE	#3 POT	700mm	CONTAINER
(O)	22	LONICERA NITIDA BAGGESENS GOLD	HONEYSUCKLE BAGGESENS GOLD	#3 POT	700mm	CONTAINER
(R)	6	RHODODENDRON GATAWBIENSE BOURSALT	RHODODENDRON: PURPLE	#7 POT	1200mm	CONTAINER
(T)	16	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	#3 POT	700mm	CONTAINER
(U)	29	SKIMMIA KALEIOSCOPE	JAPANESE SKIMMIA	#3 POT	700mm	CONTAINER
(V)	30	SPIRAEA BIMALDA GOLDFLAME	GOLDFLAME SPIREA	#2 POT	700mm	CONTAINER
(W)	45	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.5M HT.	800mm	CONTAINER
<b>GROUND COVER</b>						
(E)	50	EPIMEDIUM PERRALCHICUM FROHNLEITEN	BARRENWORT	4" POT	700mm	CONTAINER
(F)	208	SAGINA SUBULATA	SCOTCH MOSS	4" POT	350mm	CONTAINER
<b>GRASS</b>						
(G)	36	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2POT	800mm	CONTAINER
(H)	104	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#2POT	800mm	CONTAINER
<b>PERENNIAL</b>						
(I)	19	BAPTISIA 'PURPLE SMOKE'	WILD INDIGO	#1POT	600mm	CONTAINER
(J)	29	ECHINACEA MAMA MIA	MAMA MIA CONEFLOWER	#2POT	600mm	CONTAINER
(K)	20	HOSTA JUNE FEVER	JUNE FEVER PLANTAIN LILY	#2POT	800mm	CONTAINER
(L)	17	HEMEROCALLIS 'INWOOD'	INWOOD DAYLILY	#1POT	600mm	CONTAINER
(M)	49	HEUCHERA 'FOREVER PURPLE'	FOREVER PURPLE CORAL BELLS	#1POT	600mm	CONTAINER



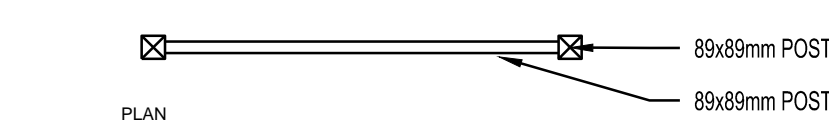
PLANT IMAGES



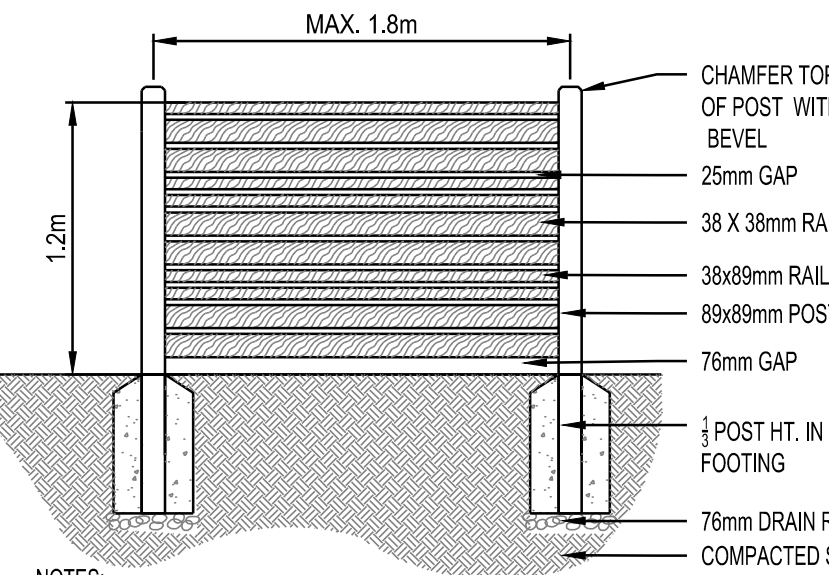
ECO BOLLARD  
N.T.S.  
REFER TO LIGMAN LIGHTING



MAGLIN BENCH OGM1900-00016  
N.T.S.  
REFER TO MAGLIN SITE FURNITURE



89x89mm POST  
89x89mm RAIL  
PLAN



- NOTES:
- ALL POSTS PRESSURE TREATED TO CSA STANDARDS AND END CUTS TREATED WITH PRESERVATIVE.
  - ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
  - ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
  - APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  - ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 300-457mm STEPS. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 76 TO 152mm.
- 1.2M HT. GUARDRAIL FENCE  
N.T.S.

CLIENT  
PEMBERTON LANDING LIMITED  
PARTNERSHIP

111-3823 HENNING DRIVE,  
BURNABY, BC V5C 6P3

PROJECT  
1422, 1426, 1430  
PORTAGE ROAD,  
PEMBERTON, B.C.



No.	DESCRIPTION	DATE	BY
7	NEW SITE PLAN	16/11/17	RH
6	REMOVED BUS STOP	25/09/17	
5	RE-ISSUED FOR DP	26/08/2017	RH
4	NEW SITE PLAN AND PLANT SUBS.	21/08/2017	RH
3	RE-ISSUED FOR DP	18/07/2017	RH
2	ISSUED FOR DP	25/01/2017	RH
1	ISSUED FOR REVIEW	03/11/2016	RH

DESTROY ALL PRINTS BEARING PREVIOUS No.  
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DESIGN CREW SEAL  
surveyed by  
drawn by RH  
designed by RH  
checked by BA

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LANDSCAPE ARCHITECTS  
SPORTS FACILITY DESIGNERS

DRAWING TITLE  
**LANDSCAPE  
PLAN**

AS SHOWN

project no. 16-853  
date November 3, 2016  
scale AS SHOWN

L1 / 1

ISSUED FOR DP

LANDSCAPE PLAN  
SCALE: 1:150