

**Date:** December 4, 2017

**To:** Advisory Design Review Commission

**From:** Lisa Pedrini, Senior Planner

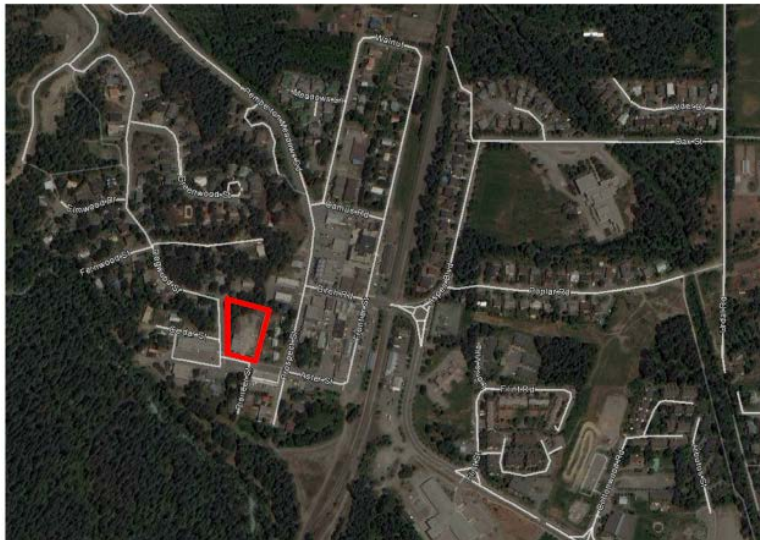
**Subject:** Revised Major Development Permit No. 010 – BC Hydro  
1363 Aster Street

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 viewsapes 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.

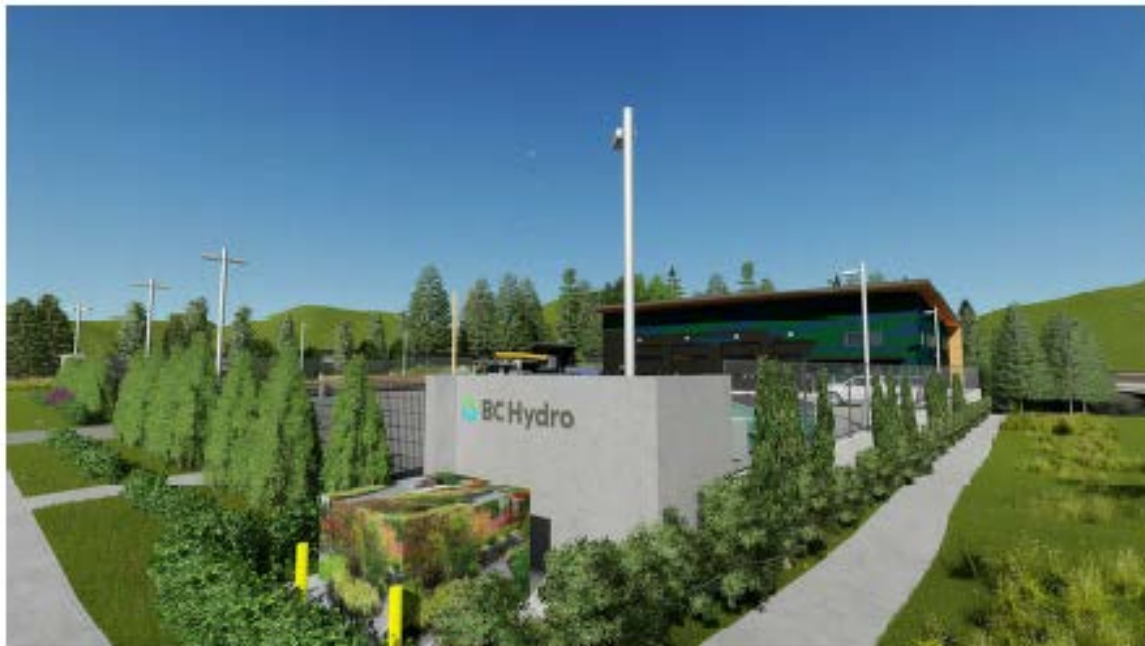


Figure B – View from Aster Street (southwest)

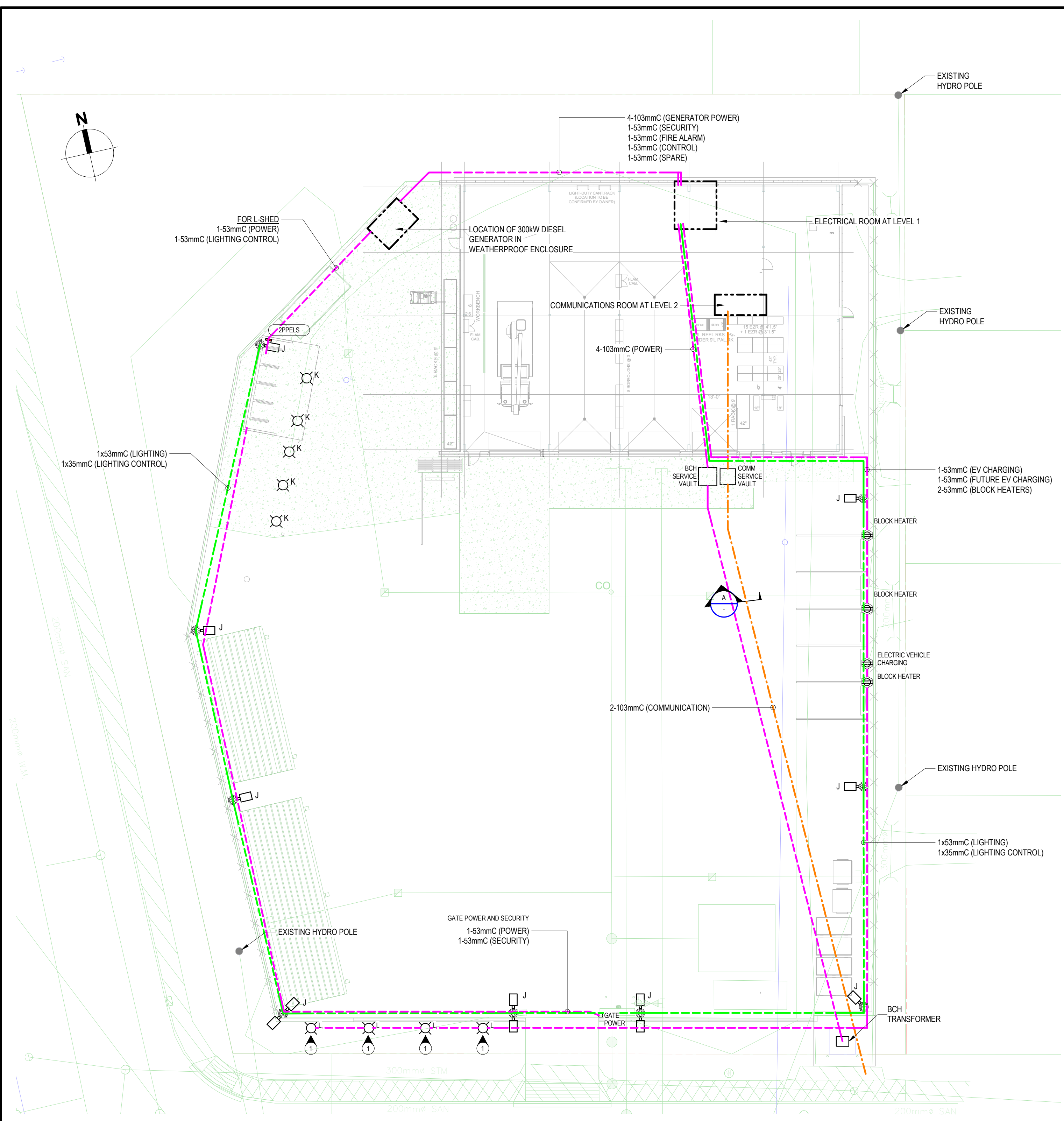
A 3-D representation of the project can be obtained by clicking on this link from Kasian Architecture: <https://www.insitevr.com/view/B1lb71Alt#4>

### *Attachments:*

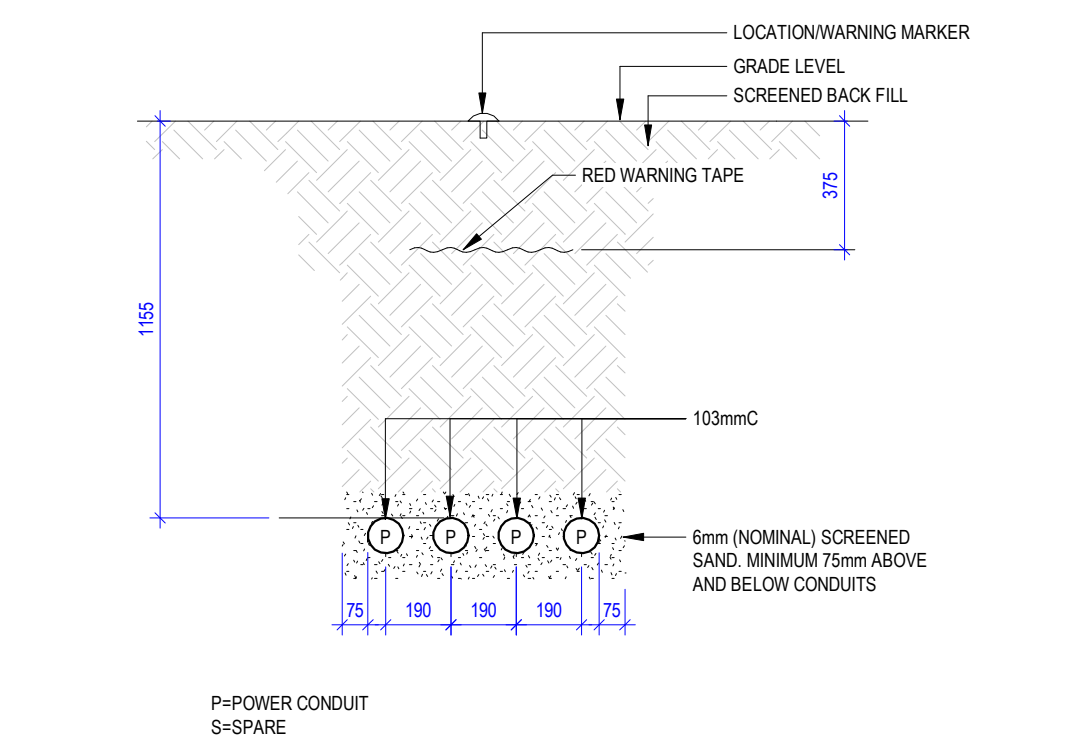
- A. Lighting Specifications*
- B. Revised Landscape Plan*
- C. Additional Conceptual Renderings*

Lisa Pedrini, Senior Planner

cc. Tim Harris, Manager of Operations and Development Services

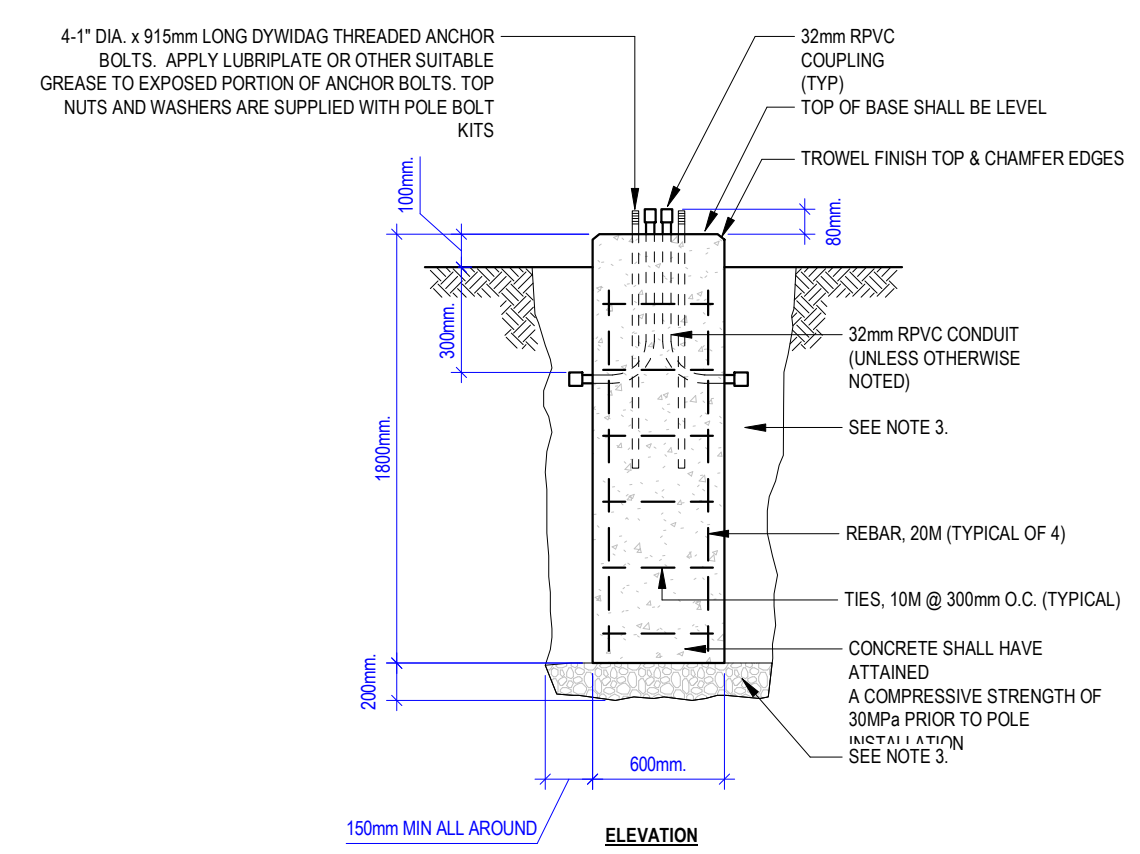
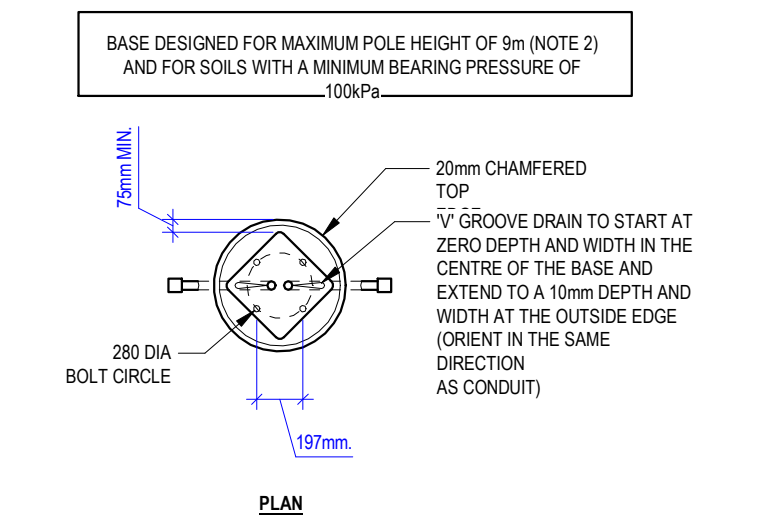


- KEY NOTES:**
- PROVIDE POWER FOR WALL WASH FIXTURES. SEE LUMINAIRE SCHEDULE.
- GENERAL NOTES:**
- THIS DRAWING IS ONLY A DIAGRAMMATIC REPRESENTATION OF UNDERGROUND CONDUIT. CONTRACTOR MUST ALLOW FOR ANY SITE CONDITION FOR RUNNING THE NUMBER OF CONDUITS SHOWN.
  - CONTRACTOR MUST ALLOW FOR PULLBOXES 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. HYDRO/TELLUS/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.



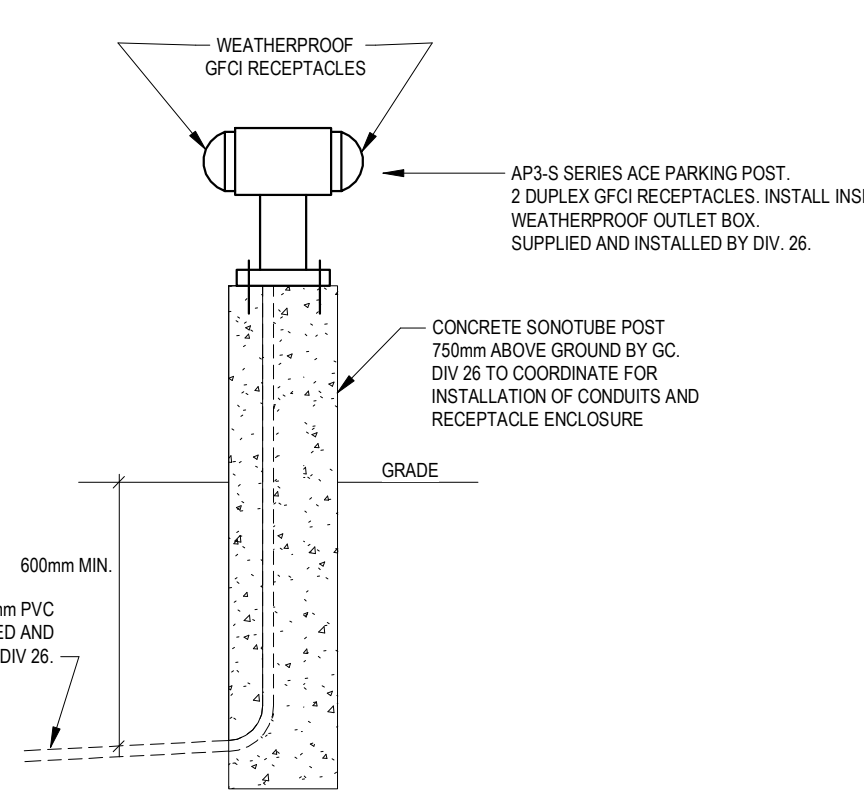
MAIN TRANSFORMER SECONDARY FEEDERS TO MAIN ELECTRICAL ROOM

**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



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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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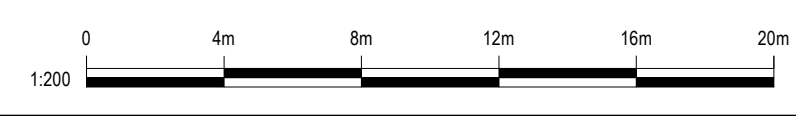
**PROJECT**  
PEMBERTON BC HYDRO FIELD OFFICE  
PEMBERTON, BC, CANADA














**DRAWING TITLE**  
SITE PLAN ELECTRICAL

**DRAWING ISSUE**  
ISSUED FOR 100% DD

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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	



LUMINAIRE SCHEDULE							
FIXTURE TYPE	DESCRIPTION	TYPICAL LOCATION	MANUFACTURER	MODEL	VOLTAGE	LIGHT SOURCE	IMAGE
A	RECESSED 2' x 2' 605mm W x 605mm L x 142mm H RATING: DRY OR DAMP LOCATION SHIELDING: ACRYLIC PANEL WITH HINGED ALUMINUM FRAME HOUSING: 22-GUAGE COLD ROLLED STEEL DRIVER: ELECTRONIC DRIVER WITH 0-10V, 10% DIMMING	OFFICE AREAS	LEDALITE LITHONIA METALUX	9722D1STLB36S11E APPROVE EQUAL APPROVE EQUAL	120 V	COLOUR TEMPERATURE: 3500K CRI > 80 3600 LUMENS	
B	RECESSED 4" ROUND DOWNLIGHT 264mm W x 329mm L x 123mm H RATING: WET LOCATION FINISH: COMFORT CLEAR DIFFUSE WITH POLISHED FLANGE HOUSING: GALVANIZED STAMPED STEEL DRIVER: ELECTRONIC DRIVER WITH 0-10V, 1% DIMMING	WASHROOMS	CALCULITE MARK ARCHITECTURAL NEO-RAY	FRAME: CARN ENGINE: CAL10835WZ10U TRIM: C4RDL.CDP APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 3500K CRI > 80 1000 LUMENS	
C	RECESSED 2' LINEAR 114mm W x 622mm L x 124mm H RATING: DRY OR DAMP LOCATION SHIELDING: ACRYLIC PANEL HOUSING: DIE-FORMED 20 GAUGE COLD-ROLLED STEEL DRIVER: ELECTRONIC DRIVER WITH 0-10V, 5% DIMMING	WASHROOMS	LEDALITE LITHONIA METALUX	39S8LBKQS4021IE APPROVED EQUAL APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 3500K CRI > 80 750 LUMENS	
CA	RECESSED 4" LINEAR 114mm W x 1220mm L x 124mm H RATING: DRY OR DAMP LOCATION SHIELDING: ACRYLIC PANEL HOUSING: DIE-FORMED 20 GAUGE COLD-ROLLED STEEL DRIVER: ELECTRONIC DRIVER WITH 0-10V, 5% DIMMING	WASHROOMS	LEDALITE LITHONIA METALUX	39S8LBKQS4021IE APPROVED EQUAL APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 3500K CRI > 80 750 LUMENS	
D	4" SEALED INDUSTRIAL 178mm W x 1270mm L x 127mm H RATING: WET LOCATION SHIELDING: ACRYLIC LENS HOUSING: ONE PIECE, MOLDED FIBERGLASS REINFORCED POLYESTER BODY DRIVER: ELECTRONIC DRIVER WITH 0-10V, 5% DIMMING	SERVICE SPACE & STORAGE	CFI METALUX LITHONIA	V2WLT35L8354UVV APPROVED EQUAL APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 3500K CRI > 80 3500 LUMENS	
EX	RUNNING MAN EXIT SIGN HOUSING: THERMOPLASTIC BATTERY: Ni-Cd TO PROVIDE 90 MINS. OF DURATION	ALL AREAS	BEGHELLI AIMLITE ECOGLO	BTMR2-LED-MR16 APPROVED EQUAL APPROVED EQUAL	120 V		
EX1	CEILING MOUNTED RUNNING MAN EXIT SIGN HOUSING: THERMOPLASTIC BATTERY: Ni-Cd TO PROVIDE 90 MINS. OF DURATION	ALL AREAS	BEGHELLI AIMLITE ECOGLO	VE-RM-SP-L APPROVED EQUAL APPROVED EQUAL	120 V		
F	EXTERIOR WALL PACK 111mm W x 193mm L x 98mm H RATING: WET LOCATION OR IP65 HOUSING: DIE CAST DRIVER: ELECTRONIC DRIVER WITH 0-10V, 10% DIMMING	EXTERIOR ENTRANCE	KEENE H.E. WILLIAMS LITHONIA	LPW7-8DGY APPROVED EQUAL APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 4000K CRI > 70 1154 LUMENS	
G	HIGH BAY 610mm W x 1191mm L x 94mm H RATING: DAMP LOCATION HOUSING: METAL HOUSING WITH POLYESTER POWDER FINISH DRIVER: ELECTRONIC DRIVER WITH 0-10V, 10% DIMMING	VEHICLE BAYS & WAREHOUSE	DAY BRITE CFI METALUX LITHONIA	FBX24L35-120-M-LFA APPROVED EQUAL APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 3500K CRI > 80 24000 LUMENS	
H	STAIRWELL WALL MOUNT 98mm W x 1191mm L x 155mm H RATING: DAMP LOCATION HOUSING: 20 GAUGE COLD ROLLED STEEL DRIVER: ELECTRONIC DRIVER WITH 0-10V, 10% DIMMING	STAIRWELL	CFI LITHONIA METALUX	SF4C42A3SUDZT APPROVED EQUAL APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 3500K CRI > 80 4200 LUMENS	
J	6METER POLE MOUNTD SITE LIGHTING IP66 DIE CAST ALUMINUM TYPE 3 DISTRIBUTION ELECTRONIC LED DRIVER WITH MOTION CONTROL SENSOR AND DIMMING	STAFF PARKING	PHILIPS COOPER LITHONIA	121-4-50LA-NW-120 APPROVED EQUAL APPROVED EQUAL	120 V	2500 LUMENS, 4000K, CRP-70 LED	
K	IP66 DIE CAST ALUMINUM ELECTRONIC LED DRIVER WITH MOTION CONTROL SENSOR AND 0-10V DIMMING	SHED AREA	CREE 304 SERIES PHILIPS MAX II	PKG-304-PS-HC-04-E-UL-BK-525-DIM-40K APPROVED EQUAL APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 4000K CRI > 80	
L	SEALED, DIE-CAST HOUSING WITH TSAINLESS STEEL FASTENERS - IP66, ANSI-3G 10% DIMMING DRIVER PREWIRED FOR 0-10V LOW VOLTAGE	WALL WASH EXTERIOR	H.E. WILLIAMS, INC PHILIPS LITHONIA	VF2-L57-WF-XX-XX-FVS-VFXX-DIM APPROVED EQUAL APPROVED EQUAL	120 V	COLOUR TEMPERATURE: 3000K	

GENERAL NOTES:  
1. FIRE ALARM CONNECTIONS TO THE SPRINKLER SYSTEMS TO BE DETERMINED UPON COORDINATION WITH SPRINKLER DESIGN. ALLOW FOR SPRINKLER "TIE-IN" COST ESTIMATION.



Kasian Architecture Interior Design and Planning Ltd  
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2	26-10-17	ISSUED FOR 100% DD	
1	14-07-17	ISSUED FOR 50% DD	

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVISED BY
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PROJECT  
**PEMBERTON BC HYDRO FIELD OFFICE**  
PEMBERTON, BC, CANADA

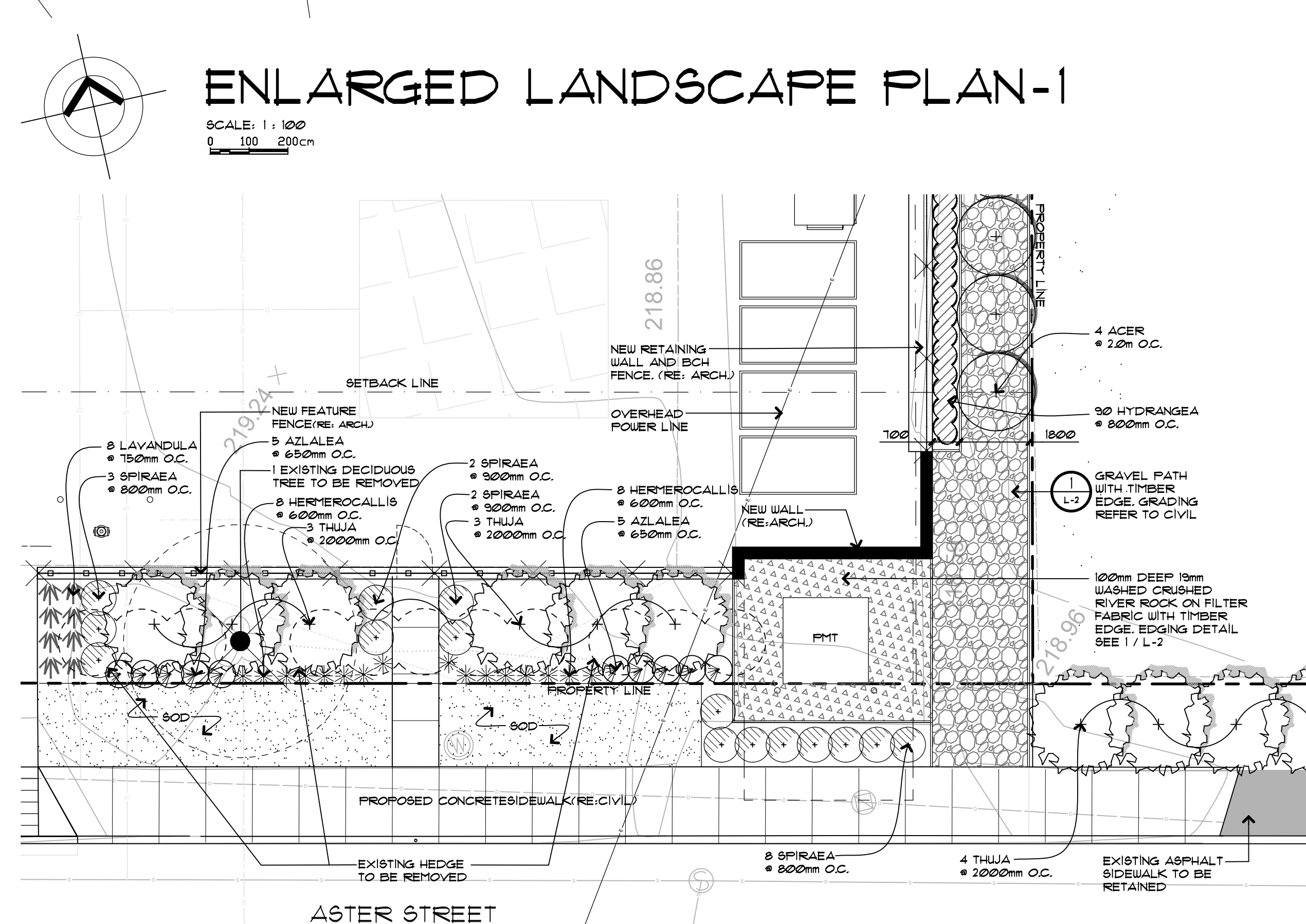
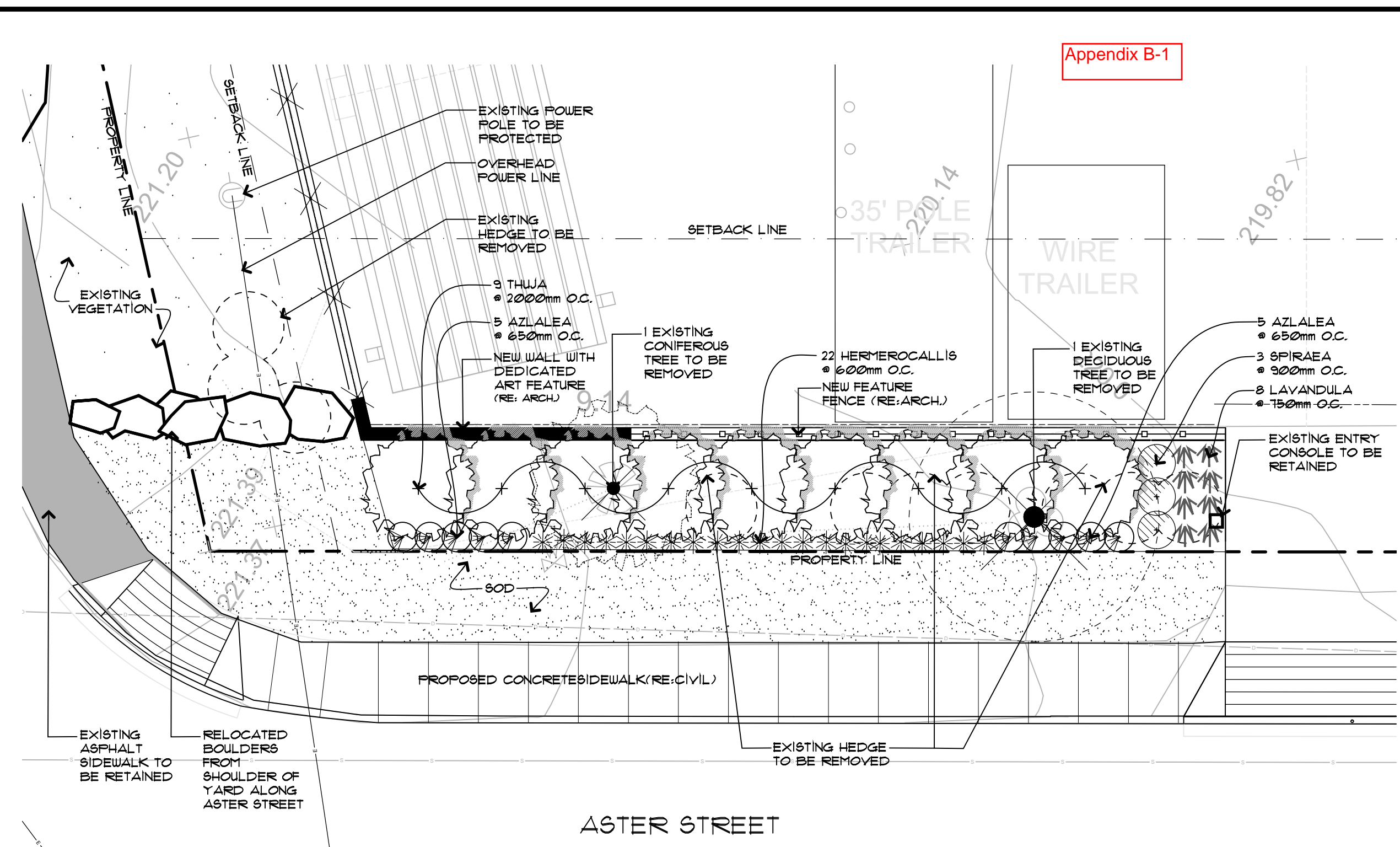
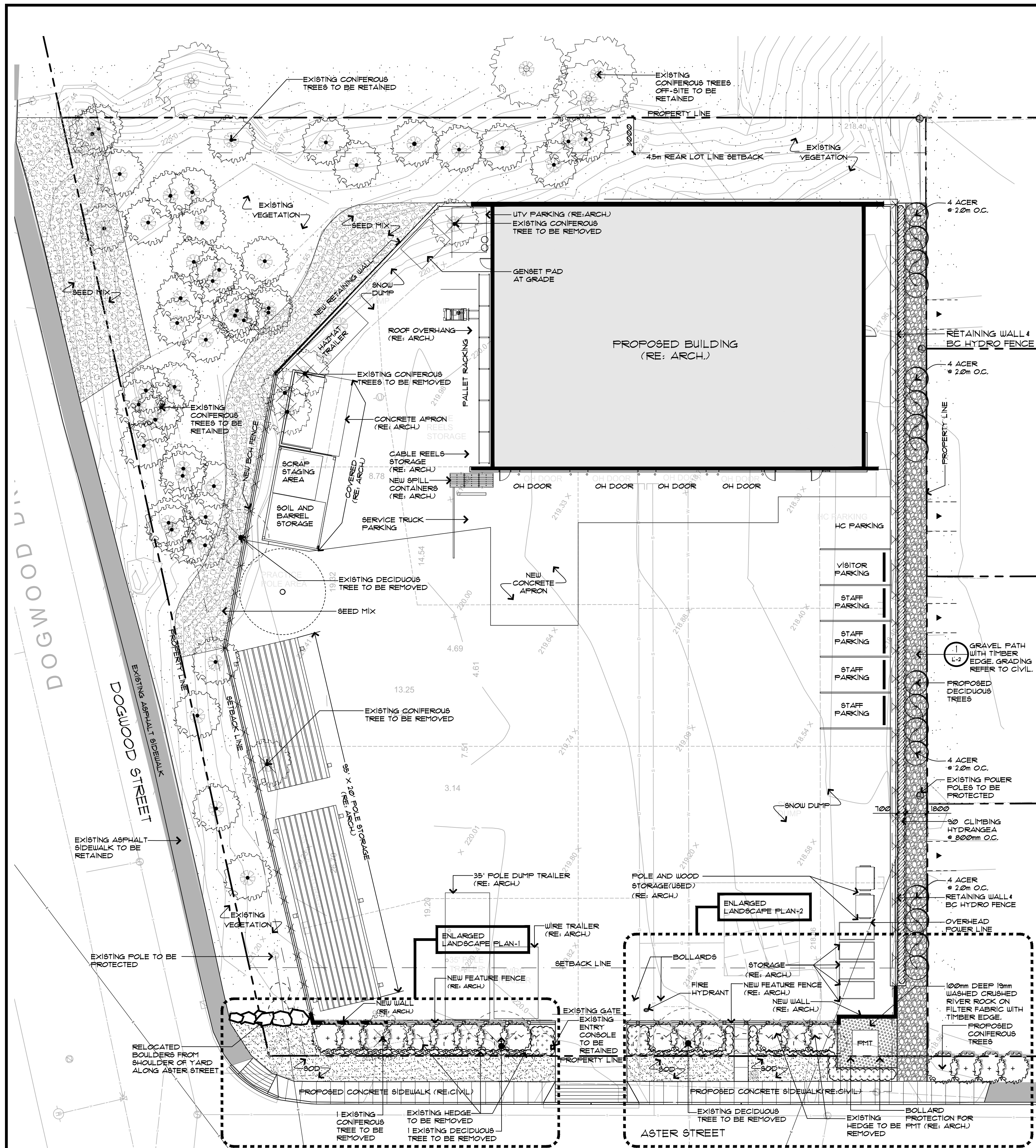
DRAWING TITLE  
**LIGHTING AND FIRE ALARM RISERS AND SCHEMATICS**

DRAWING ISSUE  
**ISSUED FOR 100% DD**

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PROJECT NO. 151-14182-00	PLOT DATE 26-10-17	DRAWN D.D.
SCALE N.T.S.	REVIEWED I.H.	

DRAWING NO. **E3-02** REVISION **2**



**LEGEND**

	PROPERTY LINE		EXISTING HEDGE TO BE REMOVED		EXISTING VEGETATION		EXISTING TREE TO BE REMOVED
	SETBACK LINE		PROPOSED PLANTING BED		SOD		EXISTING TREE TO BE RETAINED
	BCH FENCE		GRAVEL PATH		SEED MIX		PROPOSED TREE
	FEATURE FENCE		RELOCATED BOULDERS		CLIMBING HYDRANGEA		

**LANDSCAPE PLAN**  
 SCALE: 1:200  
 0 200 400cm

**ENLARGED LANDSCAPE PLAN-1**  
 SCALE: 1:100  
 0 100 200cm

**ENLARGED LANDSCAPE PLAN-2**  
 SCALE: 1:100  
 0 100 200cm

TOTAL NO. OF TREES REMOVED : 9  
 TOTAL NO. OF TREES RETAINED ON-SITE : 46  
 TOTAL NO. OF NEW TREES : 35

**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.

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

**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	100% DD FOR REVIEW	17/09/29
4	100% DESIGN DEVELOPMENT	17/10/26

ALL DIMENSIONS TO BE VERIFIED ON SITE

PROJECT NUMBER: **17096**

SCALE:	1:200
DATE:	2017/10/24

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 1 OF 12

# 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.

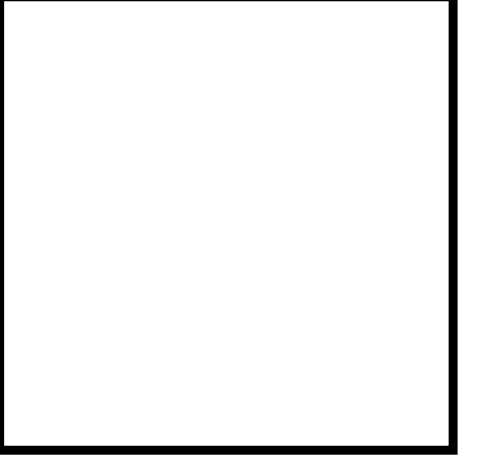
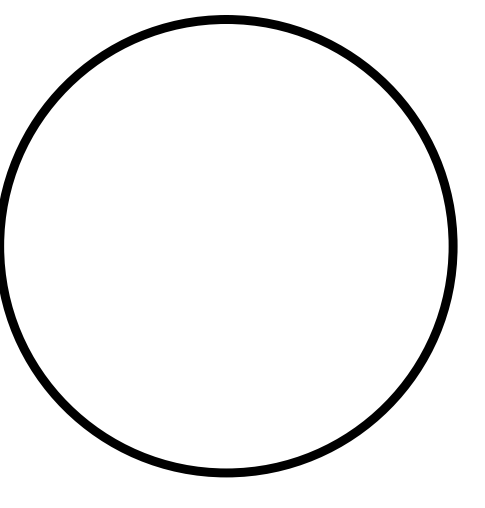
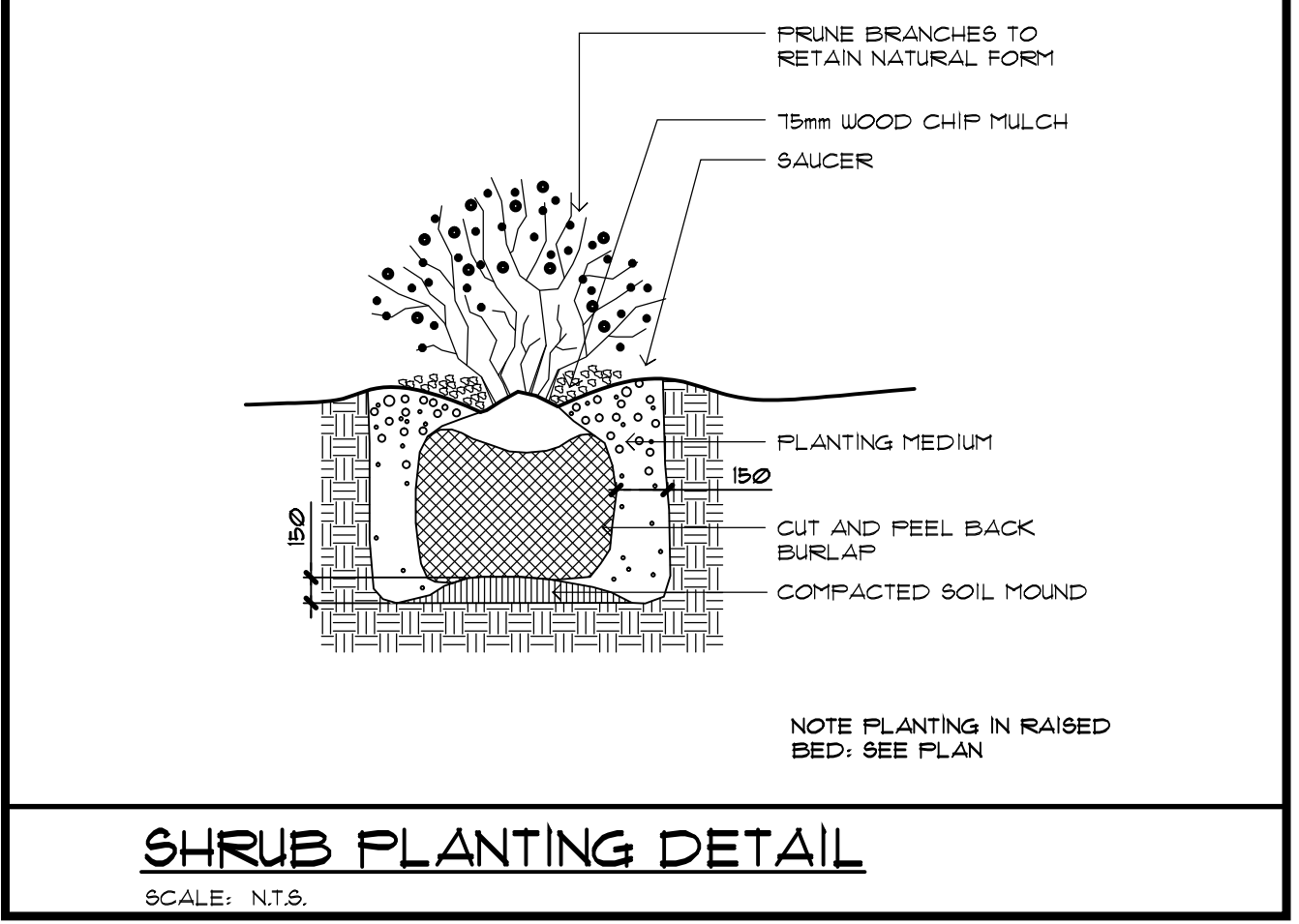
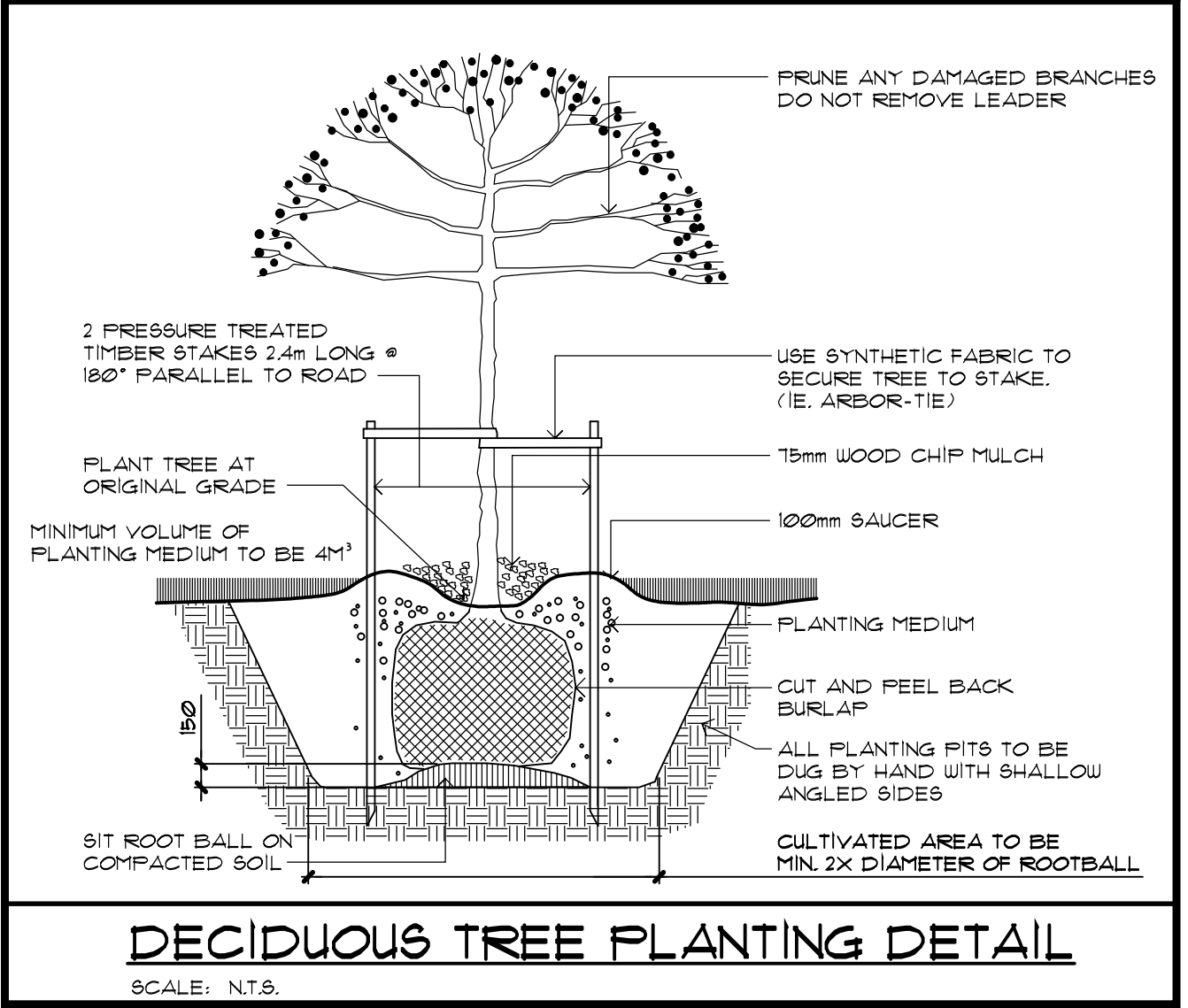
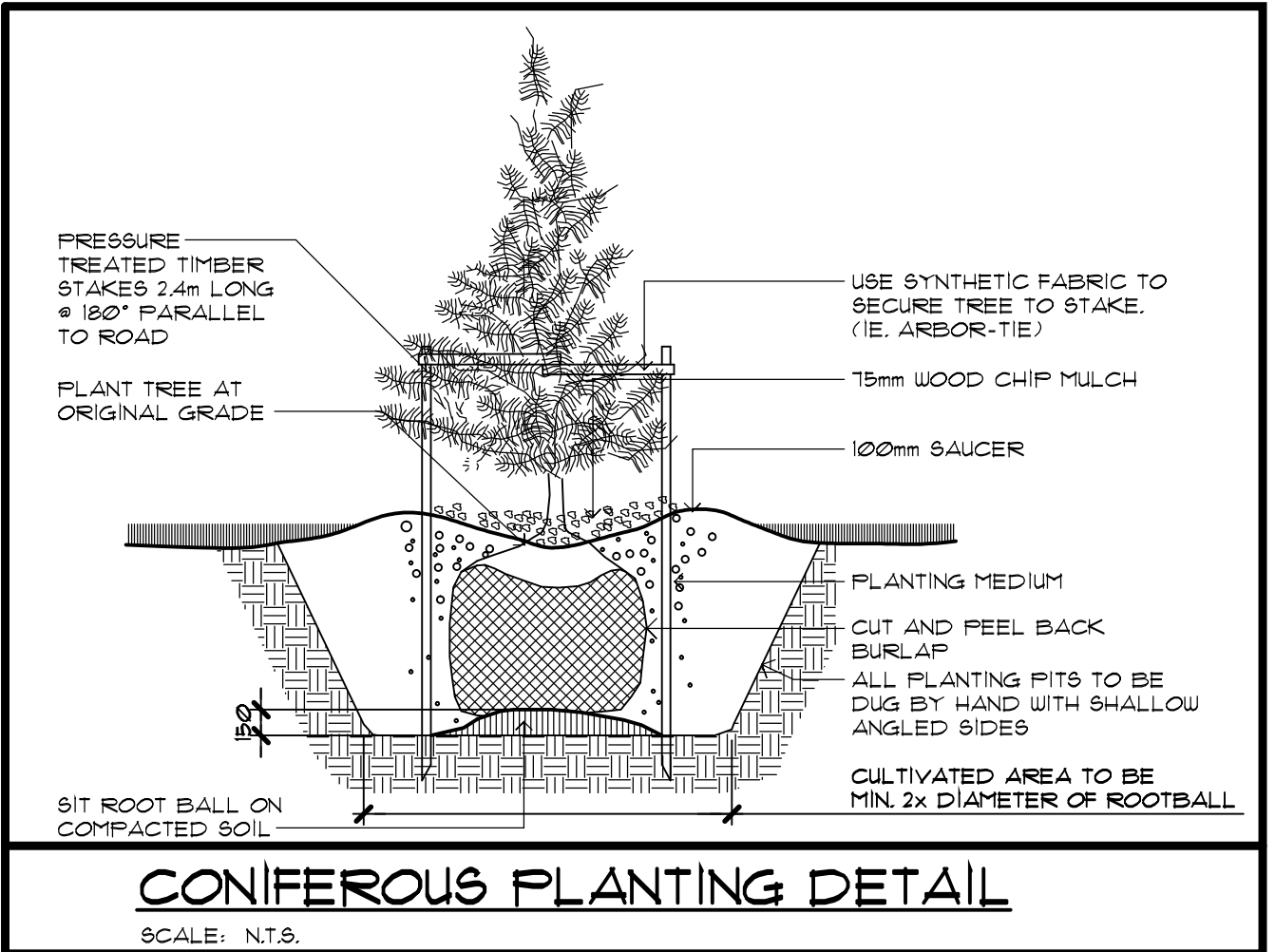
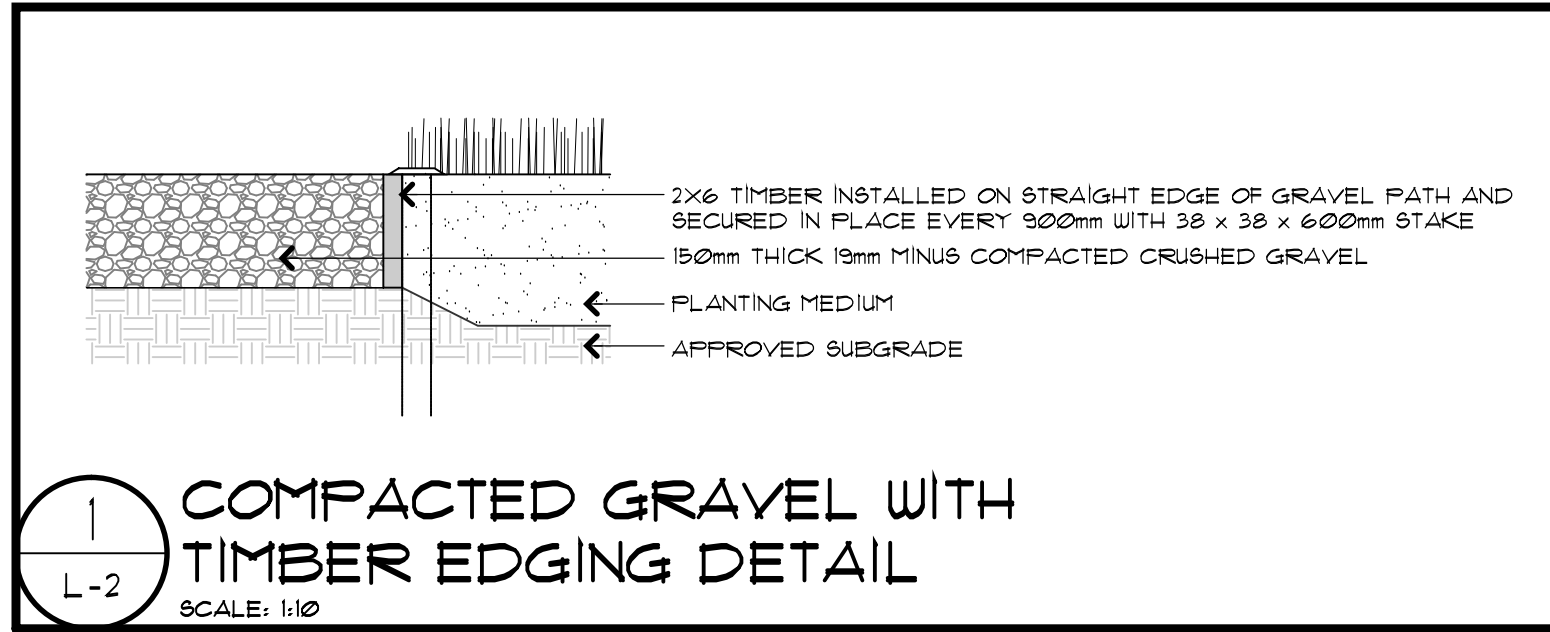
**NOTE:** PLANT LIST COUNTS ARE FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN WILL GOVERN.

**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		
90		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 GRASSED 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.



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

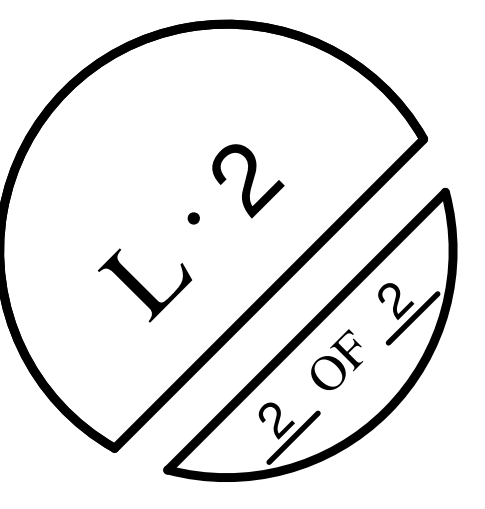
DRAWING NAME:  
**LANDSCAPE DETAILS**

NO.	REVISIONS / ISSUES	DATE
1	ISSUED FOR DP REVIEW	17/08/17
2	100% DD FOR REVIEW	17/09/22
3	DEVELOPMENT PERMIT	17/09/29
4	100% DESIGN DEVELOPMENT	17/10/26

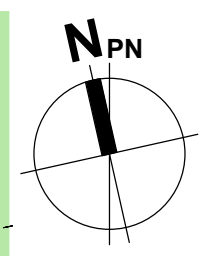
ALL DIMENSIONS TO BE VERIFIED ON-SITE

PROJECT NUMBER: 17096  
SCALE: 1:200  
DATE: 2017/10/24

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**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: 19%  
 Maximum Lot Coverage: 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

PROPOSED SITE PLAN





ASTER AND DOGWOOD



VIEW FROM ASTER ST.



SOUTH WEST CORNER



VIEW ACROSS ASTER ST.



MAIN YARD - SOUTH AND WEST FACADE