

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

---

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

---

- 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

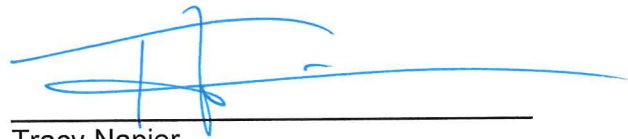
#### 4) NEXT MEETING

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.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above a solid black horizontal line.

Tracy Napier  
ADRC Chair