

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

Appendix A

Minutes for the Advisory Design Review Commission of the Village of Pemberton held April 4, 2017 at 5:00pm at 7400 Prospect Street.

MEMBER IN ATTENDANCE: Caroline McBain
Nicole Brink
Tracy Napier
Saad Hassan
Woody Bishop (Chamber Representative)

ADRC MEMBER REGRETS: Bob Adams

STAFF IN ATTENDANCE: Tim Harris –Manager of Operations & Development Services
Lisa Pedrini-Village Planner
James Klukas- Urban Systems Consultant
Suzanne Belanger-Operations & Development Services
Coordinator

PROJECT REPRESENTATIVES: Andrea Scott-Lovick & Scott Architect Ltd
Stephen Duke-Pemberton Landing GP LTD
Rich Roberts- Pemberton Landing GP LTD

GENERAL PUBLIC: 1

1) CALL TO ORDER

At 5:07pm the meeting was called to order.

2) ELECTION OF CHAIR AND CO-CHAIR

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

Moved/Second

THAT Tracy Napier be elected as the Chairperson of the Advisory Design Review Commission.

CARRIED

Moved/Second

THAT Nicole Brink be elected as Vice-Chairperson of the Advisory Design Review Commission.

CARRIED

3) MINUTES

Moved/Seconded

THAT the minutes of the ADRC Meeting of August 10, 2016 be approved as circulated.

CARRIED

4) DEVELOPMENT PERMIT: DPA008-CRESTLINE

1422, 1426 & 1430 Portage Road

The Project Architect, Andrea Scott, provided a brief PowerPoint presentation to highlight some aspects of the project, specifically:

- Two (2) townhouse buildings on road frontage and three (3) townhouse buildings at the rear of the lot containing a total of 35 units.
- Five (5) to nine (9) residential units per building:
 - Eleven (11) one-bedroom townhouses
 - Fourteen (14) two-bedroom townhouses
 - Ten (10) three-bedroom townhouses
- 68 parking spaces located in an underground parking garage.
- Elevator from parking to ground level
- Property access driveway off Portage would be aligned with Cottonwood Drive as per the Ministry of Transportation & Infrastructure (MOTI) request.
- Three zoning variance requests:
 - site coverage= from 40% to 43.8% to accommodate passive house wall technology
 - maximum building height=from 10.5 m to 11.3 m to accommodate gable roof lines
 - Front, rear and side-yard setbacks

The Village Consultant presented further considerations of the Development Permit application from the Village's perspective:

- The project design adheres to quaint mountain rural theme and fits nicely with the neighbouring properties.
- The passive house technology proposed is a positive aspect of this development and is encouraged.
- Typically, development of this scale when compared to similar projects in Vancouver have:
 - back alley/lane access which facilitate fire protection and property access.
 - 120 feet depth versus existing 100 feet depth
 - Front and rear building separation of 8 m vs. 6 m proposed
- Portage Road is designated an arterial road by MOTI and therefore an access permit will be required from MOTI to address any concerns. Further review of MOTI setbacks will be needed as the Ministry requires a 4.5m frontage on a highway. Currently, the applicants have proposed 4.34m. A traffic management plan/study will be required.
- Further consideration is also needed in regard to:
 - Fire Prevention site access
 - adjacent properties which may have access issues.
 - access of larger type vehicles such as garbage removal, moving vans, contractor's trucks, etc.
 - Snow Management

The members discussed the application & the Pemberton Landing (PL Ltd.) representatives provided clarifications as applicable:

- The design concept seems appropriate for the neighbourhood. The scale of the buildings is broken up to reduce massing.
- No rental units are proposed. All units will be market housing.

- Concerns were expressed in regard to:
 - Access to the property and possible congestion on the arterial road due to moving trucks &/or property contractors (i.e. refuse etc.). A Traffic Impact Study was conducted sometime around 2007 which will be updated for the purpose of this application.
 - Length of driveway proposed is approximately 50' (to be confirmed). Driveway width is 21'.
 - access to adjacent land. The PL Ltd. representatives believe that the parcel situated south of the subject property has received approval for right-in/right out from MOTI (to be confirmed).
 - Units being shaded from Daylight.
- The parking development/contribution on Village tenure (under the BC Hydro Statutory Right of Way (West of the property) will be non-exclusive public parking.
- No parking for electrical cars proposed.
- Parking storage but no bicycle parking proposed.
- Twenty-six (26) storage units in the underground parking are being proposed, currently 10'x20' but some may be reduced/split to provide storage to all units.
- Water infiltration concerns as seen in previous year at Portage Station (East of subject property). The developer mentioned that the height variance is due to flood protection concerns.
- Outdoor spaces. All units will have outdoor spaces. Either at ground level with patios or others with roof decks.
- No shadow study has been conducted.
- Landscape plan seems appropriate with the exception of Huckleberry bushes which are a bear attractant.
- Is Passive Technology being used as part of the construction or is the Developer hoping to achieve Passive Certification? It was discussed that there is danger in misusing the Passive Home terminology if not certified. Currently, the developer does not know if Passive Certification will be possible due to some cost prohibitive aspects. The developer mentioned that 10" walls as passive technology will still be superior to minimum code requirements.
- Building will be heated by baseboards. No gas connection proposed.
- There is no commercial units in this development. The market has more demand for affordable housing. Price point market price will most likely be somewhere from \$300,000 to \$400,000 per unit. Price will be determined by market value.
- Three (3) public benches are proposed at the crest of the east and west pedestrian access ramp.
- Timeline for construction= preload expected to be completed in June. Hoping to start construction shortly after.

It was Moved/Seconded

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

5) NEW BUSINESS

- Development inquiries have been multiplying since the beginning of 2017.
- Tiyata Ridge is continuing the infrastructure improvements & residential construction is expected to start this year.
- The Ridge Development is also working on their site infrastructure.
- The Village is currently evaluating options for soccer fields located east of Pemberton Farm Road East.
- The Friendship Trail Bridge construction is expected to start this summer.

6) NEXT MEETING

TBA

7) ADJOURNMENT

At 6:25pm p.m. the meeting was adjourned.

This is a true and correct copy of a meeting of the Advisory Design Review Commission of the Village of Pemberton, held April 04, 2017

Chair

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

Minutes for the Advisory Design Review Commission of the Village of Pemberton held Wednesday September 27, 2017 at 5:30pm at 7400 Prospect Street.

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

1) CALL TO ORDER

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

2) MINUTES

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

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

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

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

<i>Passive Certification</i>	The developer will be seeking full Passive House Certification, however the outcome is still unknown
<i>Shadow Study</i>	No shadow study was conducted due to the increase between the two buildings from 6m to 8m.
<i>Traffic Study</i>	The Ministry of Transportation and Infrastructure (MoTI) has indicated that a traffic study is not necessary for this site.

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

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

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

* Due the passive house design

The Commission members discussed the application at length:

- All members thanked the applicant for providing revisions as requested.

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

It was Moved/Seconded

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

CARRIED

OPPOSED: One member

Discussion regarding the project resumed which prompted the following recommendation:

It was Moved/Seconded

THAT the previous recommendation be rescinded and;

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

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

CARRIED

OPPOSED: One member

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

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

Graham Haywood (Applicant Representative) joined the meeting.

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

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

The Commission members discussed the application:

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

It was Moved/Seconded

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

CARRIED

The SLRD Applicant Representative left the meeting.

5) **REVIEW OF DRAFT SIGN BYLAW**

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

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

- Sign construction and maintenance
- Compliance with BC Building Code
- Fees
- Define the signs that do not require permits and the prohibited signs.
- Divide the Village into 5 zones (i.e. Residential, Commercial, Industrial & Airport, Comprehensive Development Areas, Agricultural)

It was Moved/Seconded

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

CARRIED

6) NEXT MEETING

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

7) ADJOURNMENT

At 8:30pm the meeting was adjourned.

This is a true and correct copy of a meeting of the Advisory Design Review Commission of the Village of Pemberton, held September 27, 2017

Chair



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

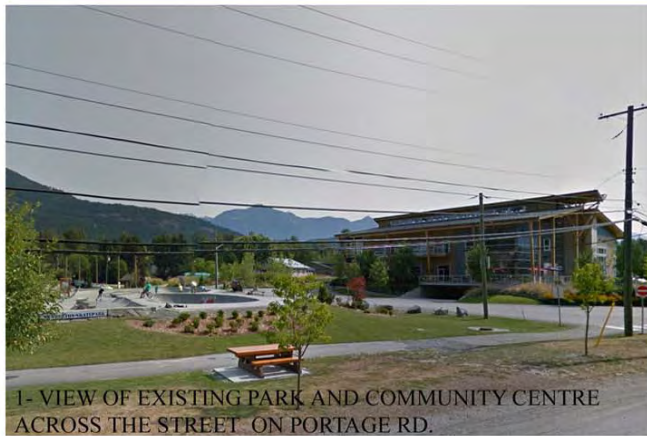
LANDSCAPE:

L1 of 1 LANDSCAPE PLAN

SURVEY:

SURVEY PLAN
FILE : 03001CRD
07212TN1

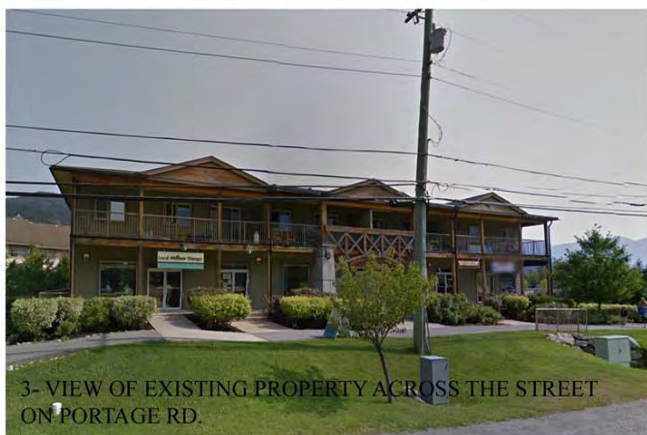




1- VIEW OF EXISTING PARK AND COMMUNITY CENTRE ACROSS THE STREET ON PORTAGE RD.



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 WEST ELEVATION

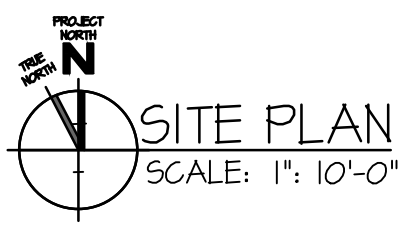
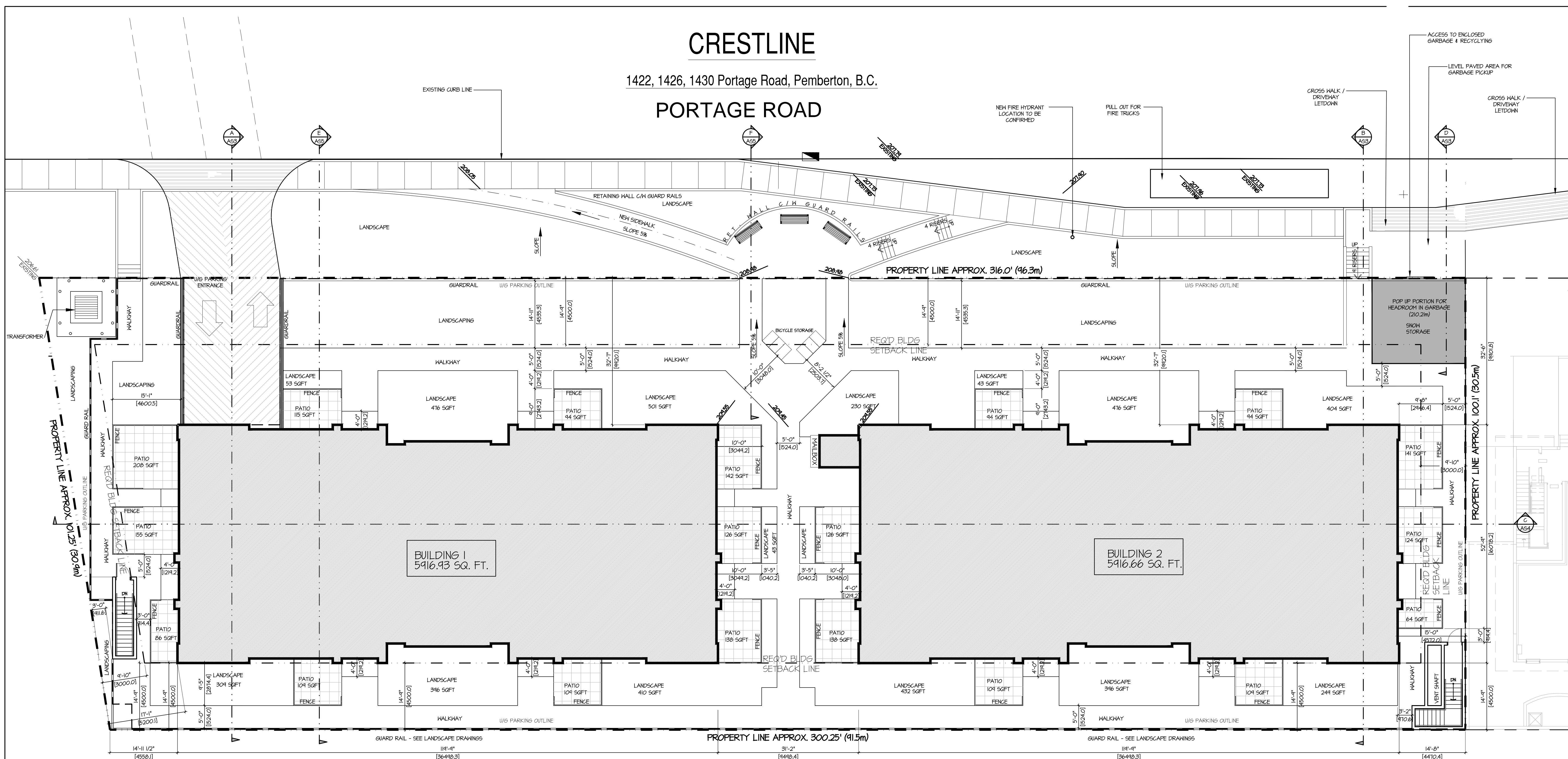


VIEW OF NORTH WEST ELEVATION

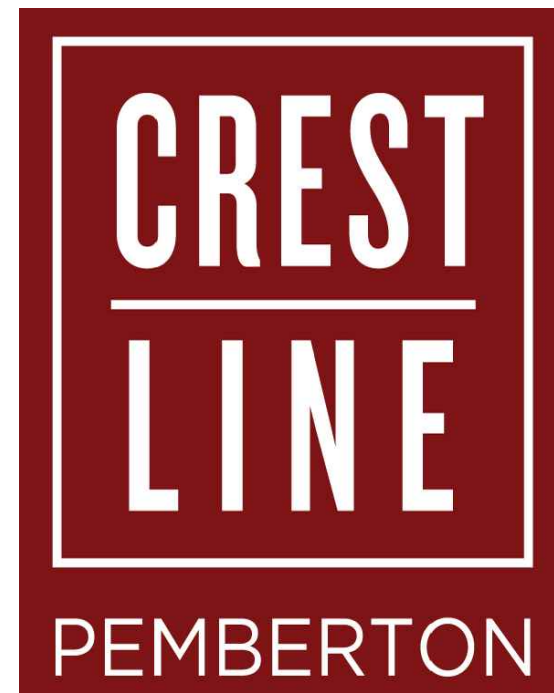
CRESTLINE

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.

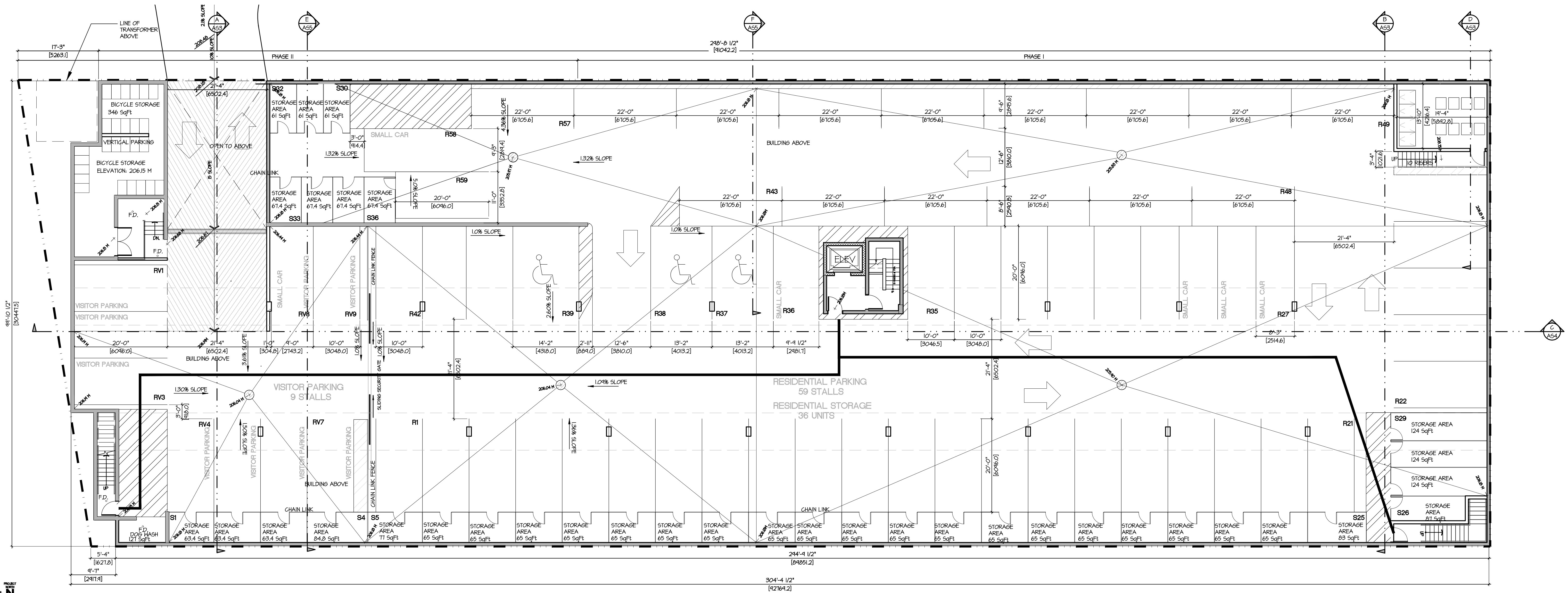
DRAWING: SITE PLAN

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

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

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

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)
TOTAL BUILDING:	37,052.36 Sq.Ft. (3,442.27 Sq. M)
TOTAL UNITS:	36 (18 UNITS PER BUILDING)

SITE COVERAGE

ALLOWABLE:	40%
PROPOSED:	12,534.08 Sq. Ft. x 100 = 40.1% *
	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

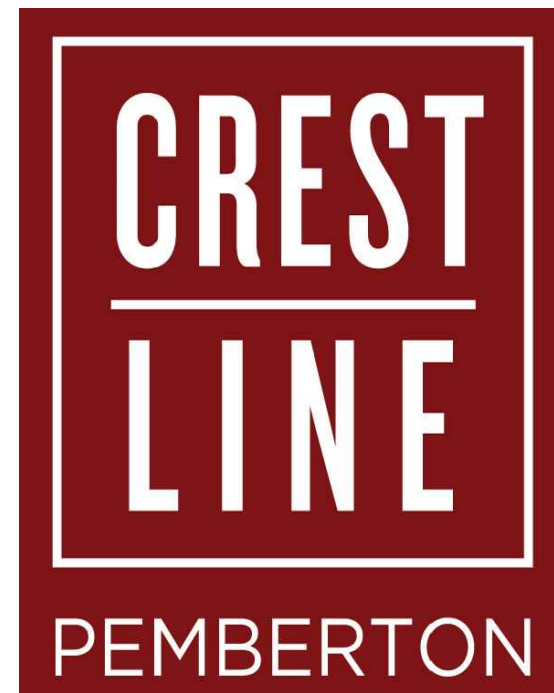
PROPOSED:

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



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

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.

UNDERGROUND PARKING PLAN

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

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

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.



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

DRAWN BY: DS/AC
APPROVED: LSA

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

DRAWING: **STREETSCAPE**

PROJECT NUMBER: 14-89
DRAWING NUMBER: A52

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

DATE: OCT 2014
REVISION: NOV 20 / 17



CONSULTANT

CONSULTANT SEAL

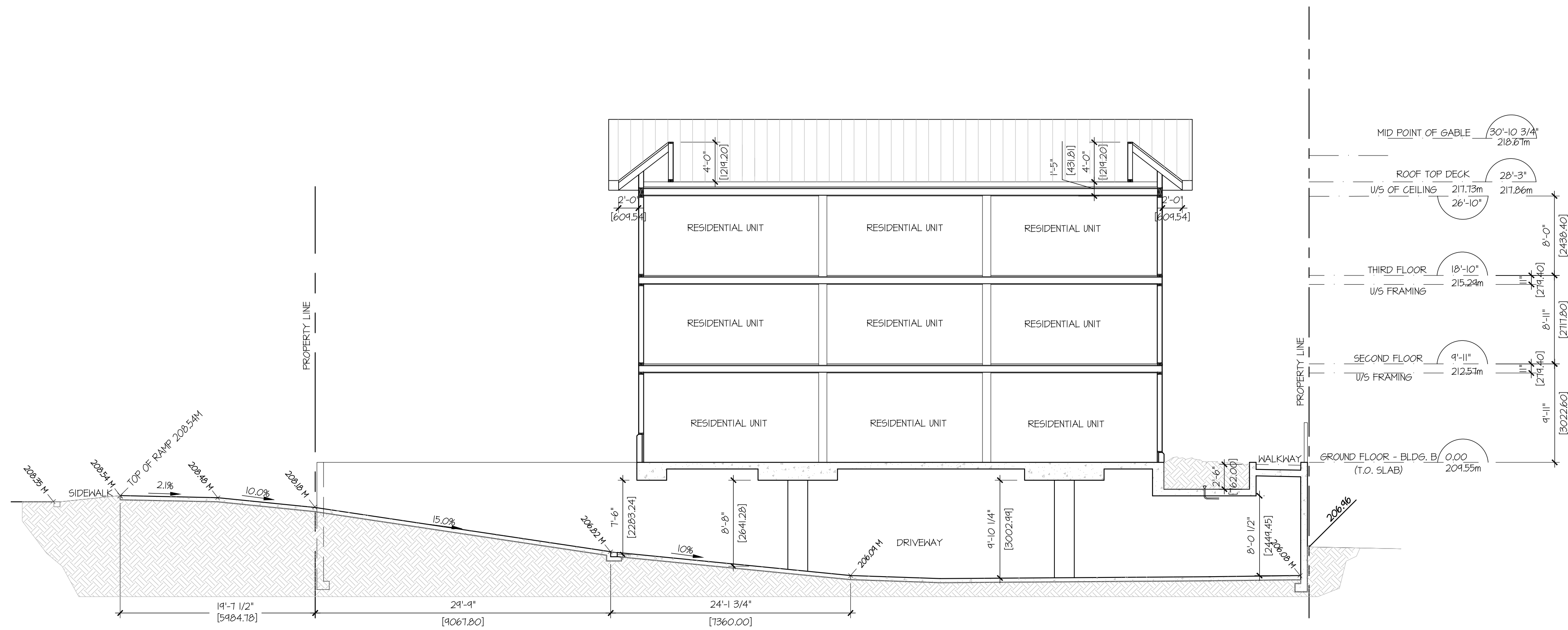


3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
P: 604 298 3700 F: 604 298 6081
MEMBER OF THE AIBC, AAA, SAA, MAA & NWTAA

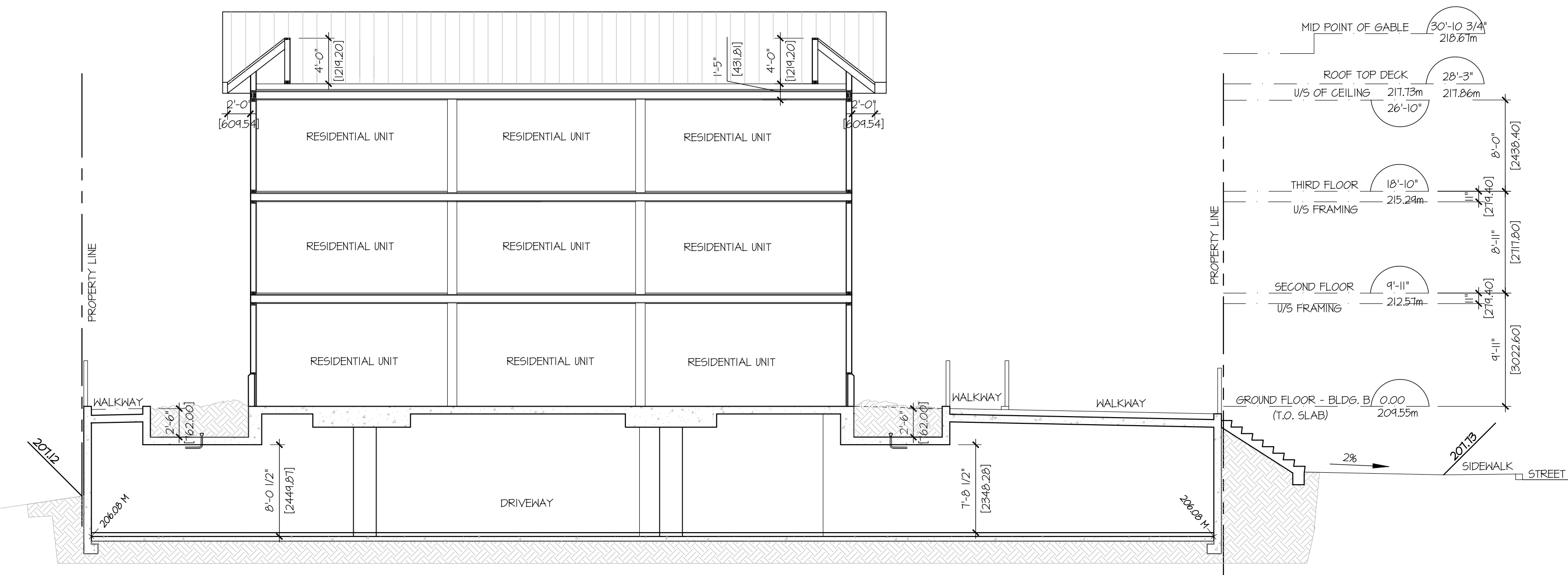
ARCHITECTURAL SEAL

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

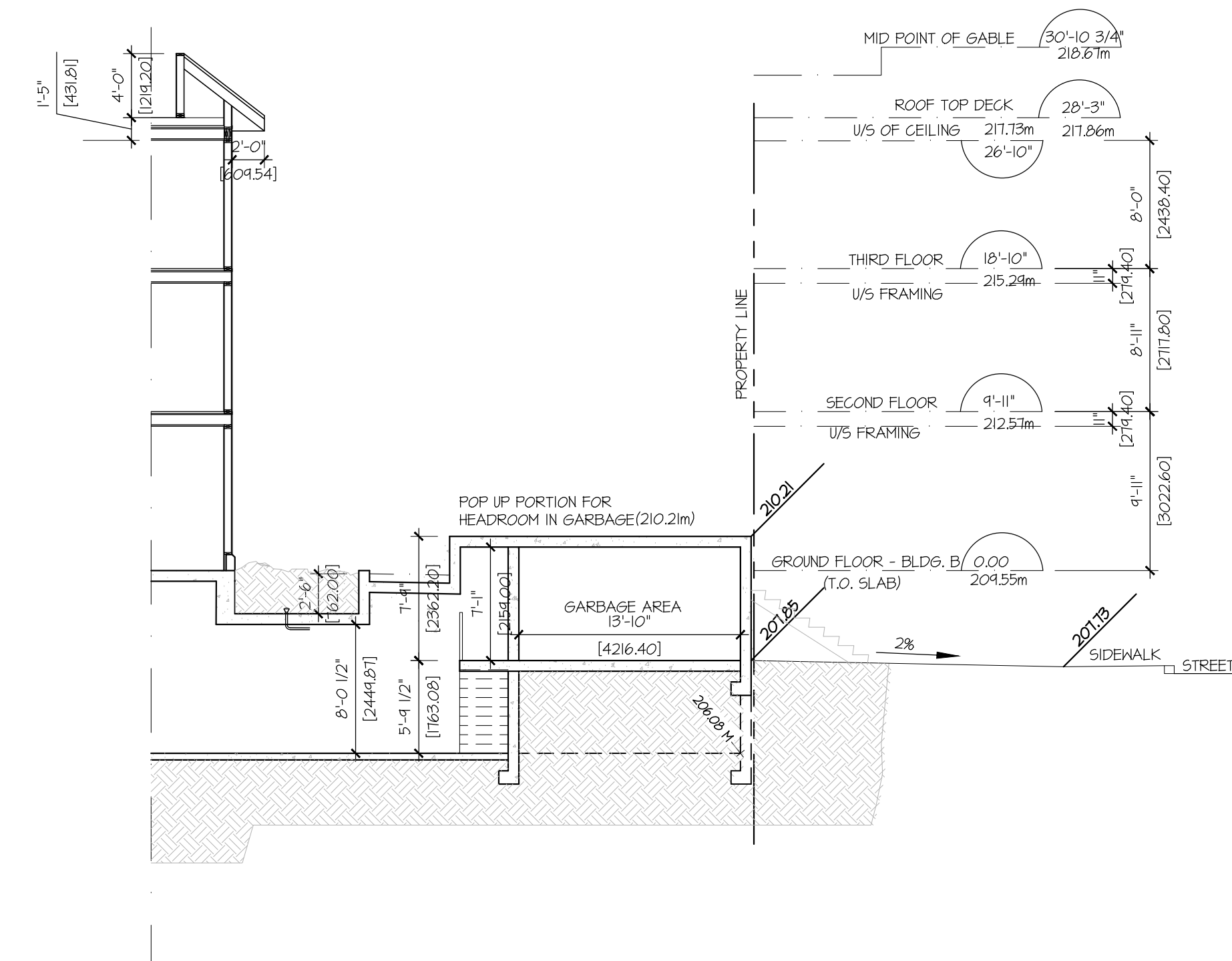
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



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

CONSULTANT

CONSULTANT SEAL

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

ARCHITECT



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

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: AS APPROVED: LSA

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

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

CONSULTANT

CONSULTANT SEAL

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

ARCHITECT



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

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: AS PROJECT: LSA
APPROVED BY: LSA

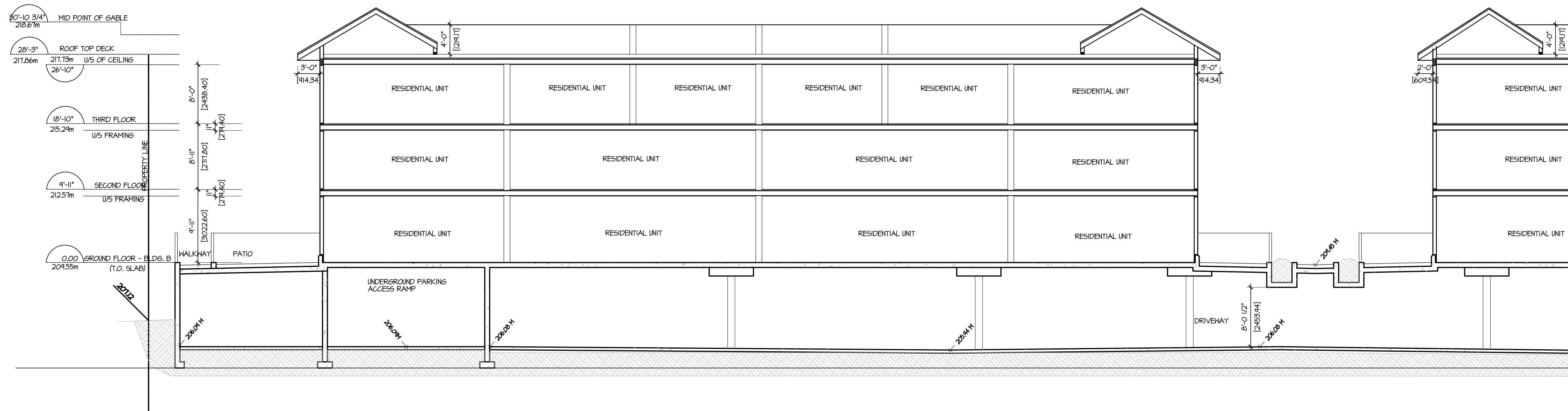
CRESTLINE
1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.

DRAWING

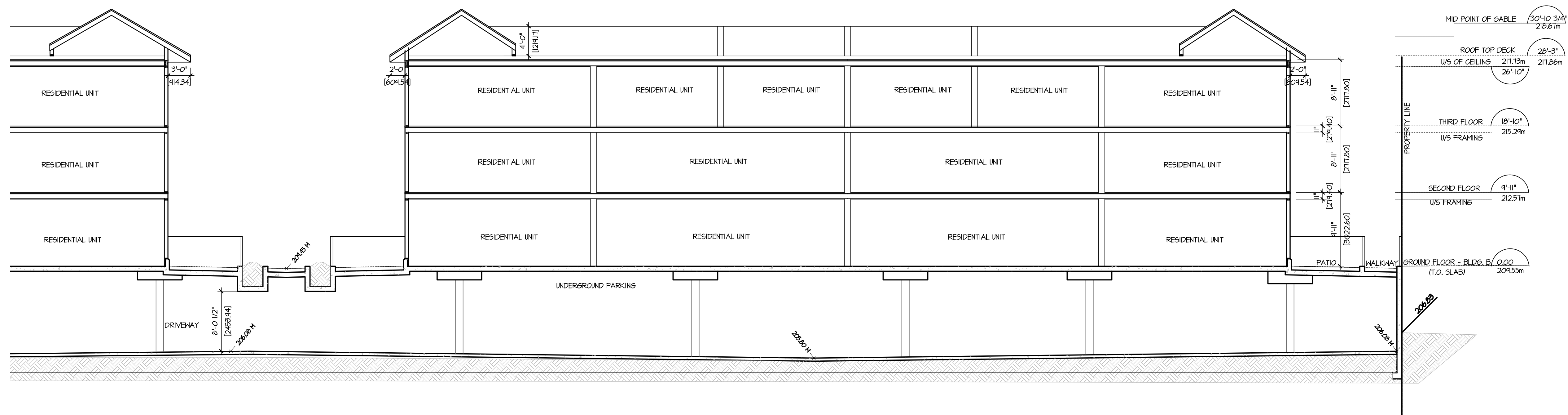
SITE SECTIONS

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

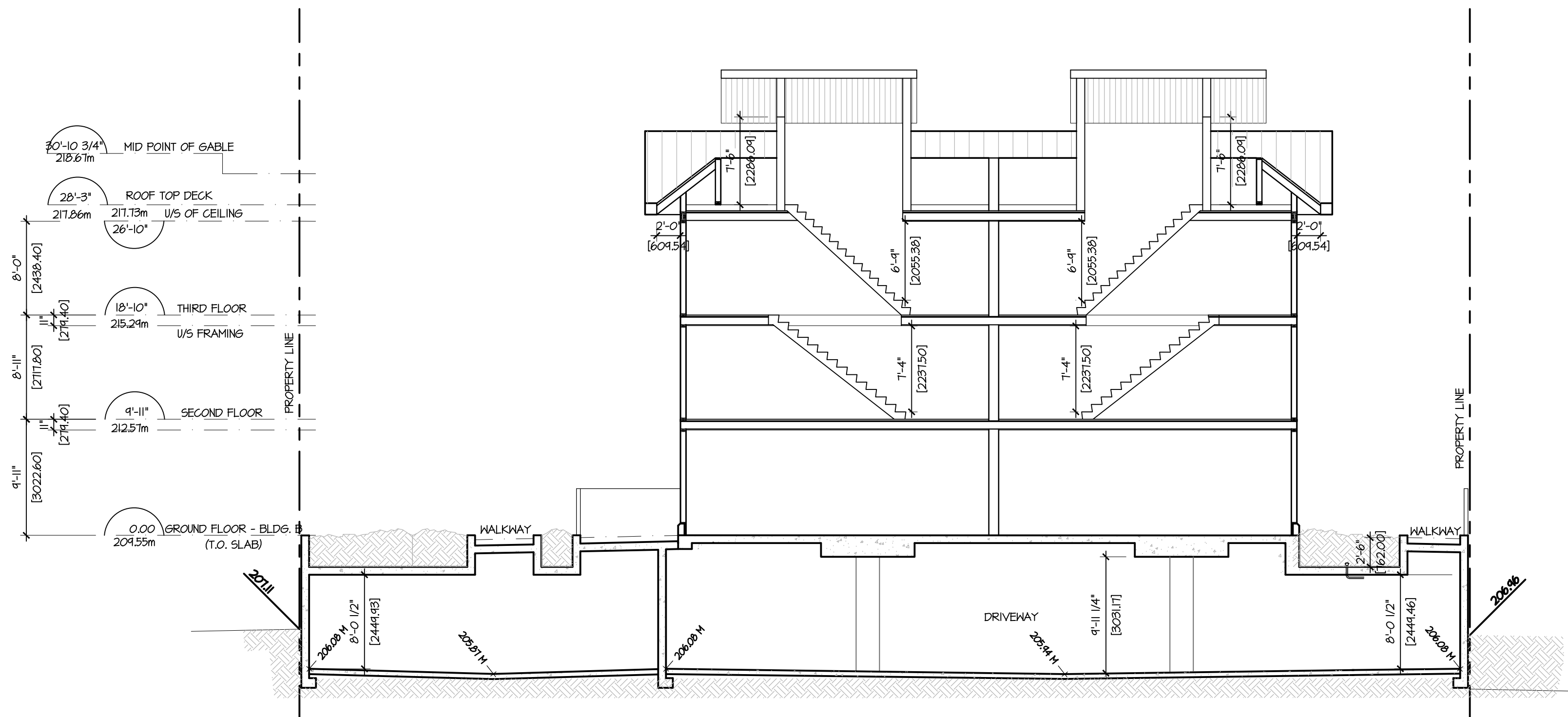
CRESTLINE 14-89



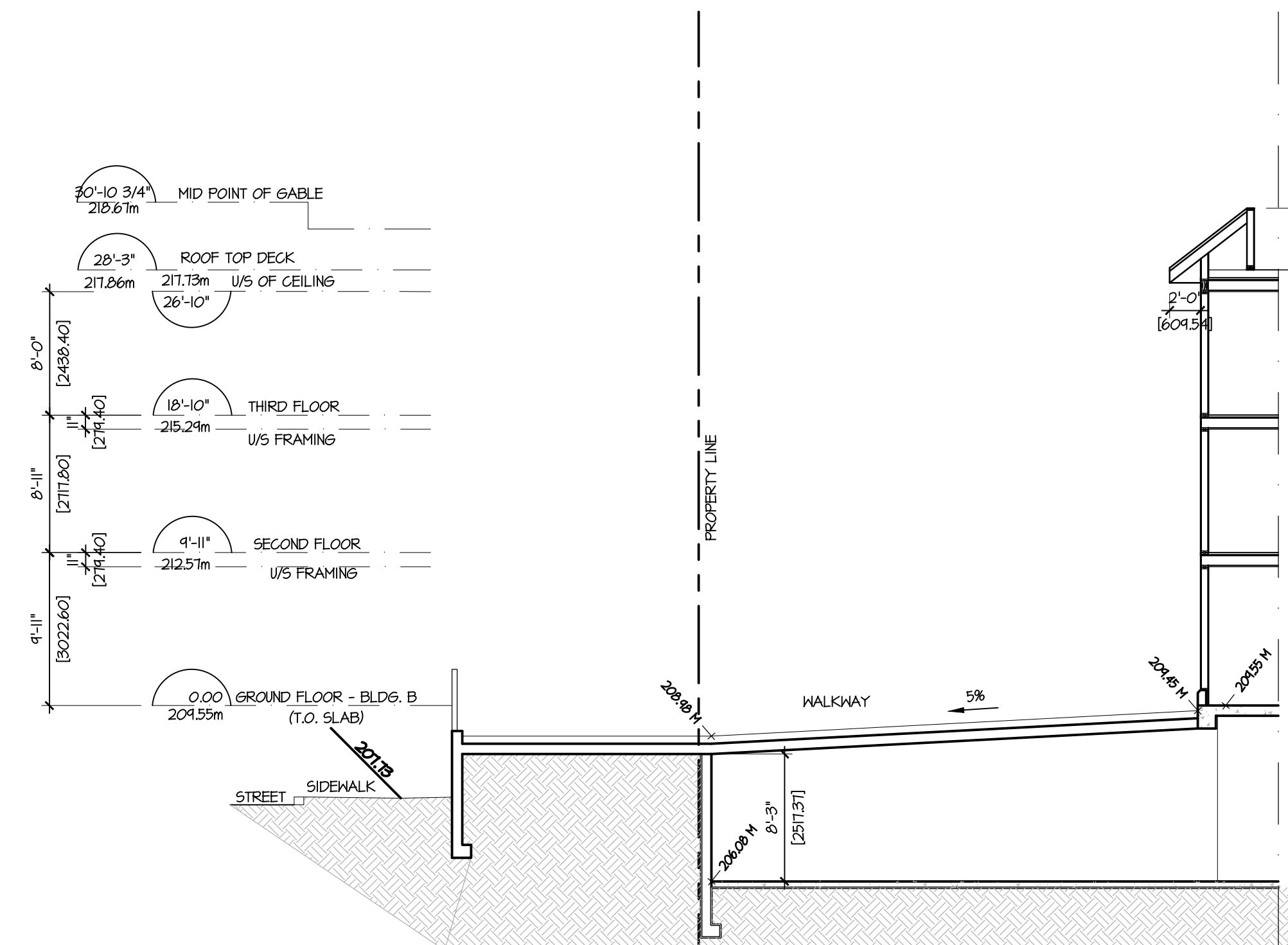
C PARTIAL SITE SECTION C
AS1 SCALE: 1/8" = 1'-0"



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

CONSULTANT

CONSULTANT SEAL

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



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

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: AS APPROVED: LSA

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

DRAWING: **SITE SECTIONS**

PROJECT NUMBER	DRAWING NUMBER
14-89	AS5
SCALE	DATE
1/16" = 1'-0"	OCT 2014
REVISION	DATE
	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

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



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

COPYRIGHT LOVICK SCOTT ARCHITECTS LTD. THIS MATERIAL IS AN INSTRUMENT OF SERVICE AND REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF LOVICK SCOTT ARCHITECTS LTD. REPRODUCTION OR RE-USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT AND NAME OF LOVICK SCOTT ARCHITECTS LTD. INFORMATION SHOWN IS FOR USE ON THE DESIGNATED PROJECT ONLY.

DRAWN BY: AC APPROVED: LSA

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

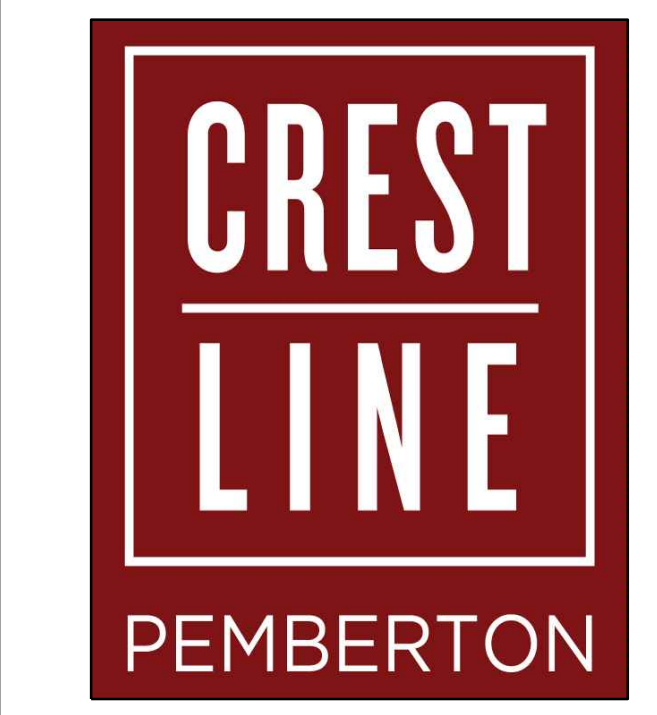
DRAWING: ELEVATIONS BUILDING 1
PROJECT NUMBER: 14-89 DRAWING NUMBER: A3
SCALE: 1/4" = 1'-0"
DATE: OCT 2014 REVISION: NOV 05 2014



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



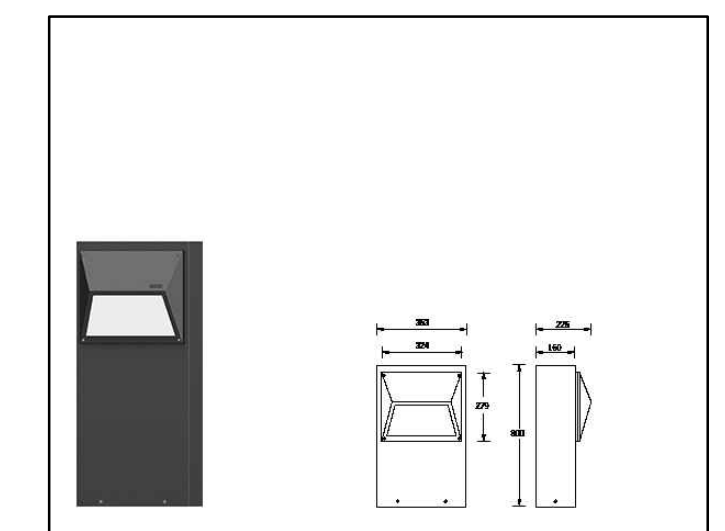
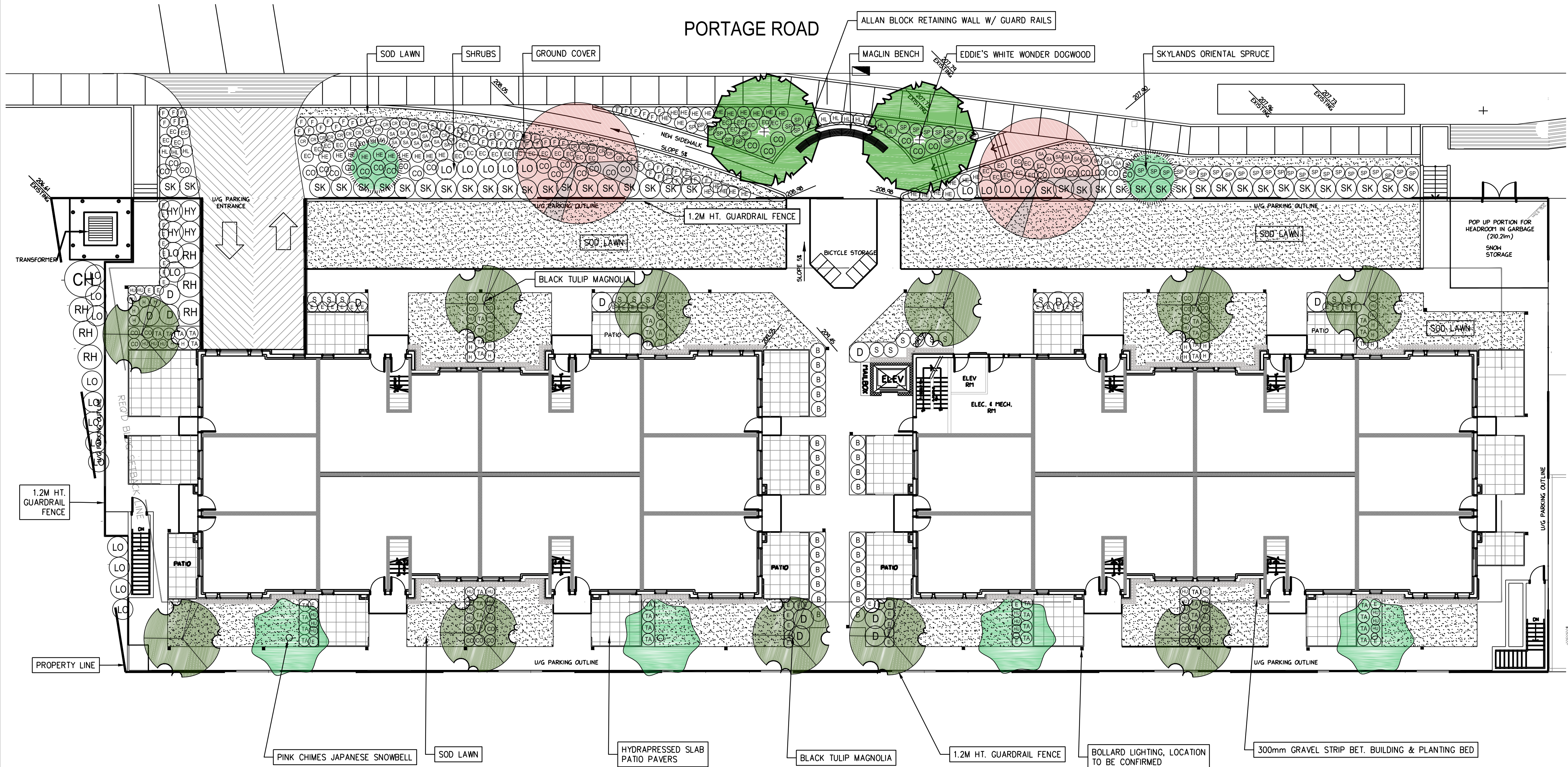
SOUTH ELEVATION (BUILDING 1)
SCALE: 1/8" = 1'-0"



KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	PEMBERTON PLANT LIST	FIRE RESISTANT
TREE								
2		CERCIS CANADENSIS 'FOREST PANSY'	PURPLE LEAF EASTERN REDBUD	6CM CAL.	SEE PLAN	B-WIRE BASKET		YES
2		CORNUS NUTTALLII	PACIFIC DOGWOOD	2.5m HT.	SEE PLAN	B-WIRE BASKET	YES	YES
11		MAGNOLIA 'BLACK TULIP'	BLACK TULIP MAGNOLIA	2.5m HT.	SEE PLAN	B-WIRE BASKET		
2		PICEA ORIENTALIS 'SKYLANDS'	SKYLANDS ORIENTAL SPRUCE	2.5m HT.	SEE PLAN	B-WIRE BASKET		
4		STYRAX JAPONICUS 'PINK CHIMES'	PINK CHIMES JAPANESE SNOWBELL	2.5m HT.	SEE PLAN	B-WIRE BASKET		
SHRUBS								
25		BUXUS SEMPERVIRENS	BOXWOOD	#3 POT	700mm	CONTAINER		
54		CORNUS SERICEA 'KELSEY'	KELSEY REDOSIER DOGWOOD	#2 POT	700mm	CONTAINER		
1		CHIMENOMILES JAPONICA 'ORANGE DELIGHT'	ORANGE FLOWERING QUINCE	#5 POT	700mm	CONTAINER		
12		DAPHNE TRANSATLANICA 'SUMMER ICE'	SUMMER ICE DAPHNE	#3 POT	700mm	CONTAINER		
23		LONICERA NITIDA BAGGESENS GOLD	HONEYSUCKLE BAGGESENS GOLD	#3 POT	700mm	CONTAINER		YES
6		RHODODENDRON CATAWBIENSE BOURSALT	RHODODENDRON, PURPLE	#7 POT	1200mm	CONTAINER		
16		SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	#3 POT	700mm	CONTAINER		
40		SKIMMIA KALEIOSCOPE	JAPANESE SKIMMIA	#3 POT	700mm	CONTAINER		
41		SPRAEA BIMALDA GOLDFLAME	GOLDFLAME SPIREA	#2 POT	700mm	CONTAINER		YES
45		TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.5M HT.	600mm	CONTAINER		
GROUND COVER								
50		EPIMEDIUM PERRALCHICUM FROHNLEITEN	BARRENWORT	4" POT	700mm	CONTAINER	YES	YES
62		FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	4" POT	350mm	CONTAINER	YES	YES
GRASS								
11		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2POT	800mm	CONTAINER		
PERENNIAL								
23		COREOPSIS VERTICILLATA 'GOLDEN SHOWERS'	GOLDEN SHOWERS TICKSEED	#1POT	600mm	CONTAINER	YES	YES
38		ECHINACEA MAMA MIA	MAMA MIA CONEFLOWER	#2POT	600mm	CONTAINER	YES	YES
20		HOSTA JUNE FEVER	JUNE FEVER PLANTAIN LILY	#2POT	800mm	CONTAINER	YES	YES
34		HEMEROCALLIS 'BLACK EYED STELLA'	BLACK EYES STELLA DAYLILY	#1POT	600mm	CONTAINER	YES	YES
49		HELICHERA 'FOREVER PURPLE'	FOREVER PURPLE CORAL BELLS	#1POT	600mm	CONTAINER	YES	YES
22		SALVIA X SUPERBA 'MISS INDIGO'	MISS INDIGO SAGE	#1POT	600mm	CONTAINER	YES	YES



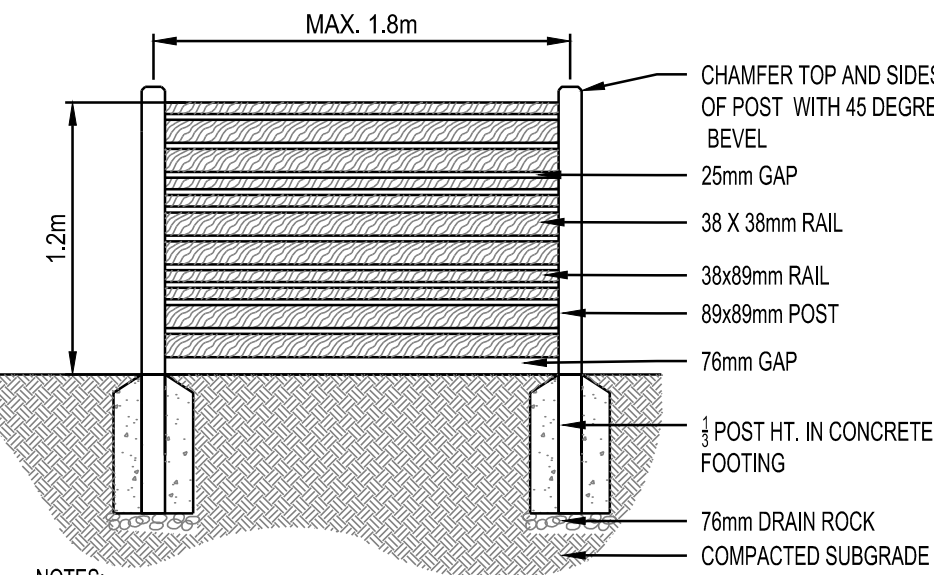
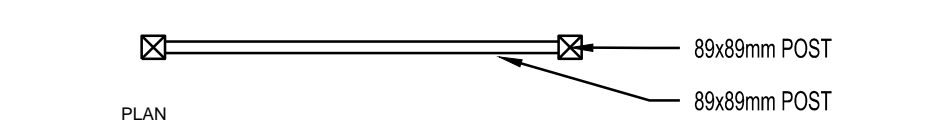
PLANT IMAGES



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



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



NOTES:
 1. ALL POSTS PRESSURE TREATED TO CSA STANDARDS AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. 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.

No.	DESCRIPTION	DATE	BY
8	FIRE RESISTANT PLANTS	04/12/17	RH
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.
 This drawing must not be reproduced without the written permission of R.F. Binnie & Associates Ltd.
 This drawing is not to be used for construction unless it is stamped "ISSUED FOR CONSTRUCTION" and signed by R.F. Binnie & Associates Ltd. It is the contractor's responsibility to ensure that they are in possession of the latest revision of this drawing.

DESIGN CREW SEAL
 surveyed by
 drawn by RH
 designed by RH
 checked by BA

BINNIE
 Your Challenges. Our Solutions. Build with Binnie.
 R.F. BINNIE & ASSOCIATES LTD.
 205 - 4946 Canada Way,
 Burnaby, BC V5G 4H7
 TEL 604 420 1721
 BINNIE.com

LANDSCAPE ARCHITECTS
 SPORTS FACILITY DESIGNERS

DRAWING TITLE
LANDSCAPE PLAN

#101 – 38026 Second Avenue, Squamish, BC V8B 0C3 T: 604.815.4646 F: 604.815.4647

December 4, 2017

Our Reference: 30387

Village of Pemberton

PO Box 100
7400 Prospect Street
Pemberton, BC V0N 2L0

Attention: Lisa Pedrini, Village Planner

Dear Madam:

Reference: Review Comments for Development Permit Application – Crestline (DPA008)

ISL Engineering & Land Services has completed our review of the development permit drawings noted as “**Issued for DP – November 23, 2017**” for the above mentioned project. The following items should be considered as requirements for this project:

Part of the development permit application process requires an evaluation of the water and sanitary sewer servicing be completed for this project. Pursuant to the Village’s Subdivision and Development Control Bylaw, the Village of Pemberton requires the Developer to cover the Village’s engineering consultant’s cost to update and evaluate both the water and sanitary system models as they pertain to any proposed works. These computer models must be maintained by the Village to ensure the existing infrastructure is adequately sized to supply sufficient capacity for the developing community.

The following information is to be provided in a package for evaluation:

- Water demands and sanitary design flows anticipated for the development
- Fire flow calculations based on Fire Underwriters Survey under a Professional Engineer’s seal.

Offsite sanitary and water infrastructure improvements may be required once the design flows have been provided to the Village and the existing systems including pipe networks, pump stations, forcemains and other related infrastructure have been evaluated.

Additional comments include the following:

1. A Stormwater Management Report will be required as part of development of this site. The report shall include capacity calculations of stormwater runoff from onsite and all offsite drainage with regards to all existing and proposed facilities affected. Drainage facilities that provide stormwater treatment shall be used as part of this development (such as bioswales if supported by geotechnical analysis) and oil and grit separators. Such facilities would be supported by LEED principles. Offsite improvements may be required as determined by the Development Engineer as necessary; the presence of infrastructure offsite does not necessarily imply that there is available capacity.
2. The site plan should be expanded to adequately illustrate all existing utilities and road features within a minimum of 30m of the development property lines including paintlines, sidewalks, letdowns, streetlights signs, neighbouring buildings and landscape features. The existing water service location shall be shown the site plan.
3. The existing sidewalk fronting the development has numerous existing driveway letdowns and some damaged panels. Driveway letdowns that will not function as such must be replaced with barrier curb/gutter and sidewalk and any damaged sidewalk panels must be replaced.
4. A Geotechnical report is required for the site including geotechnical design for proposed building loads. Among other items, the report is to make comments on the stability of existing infrastructure due to recent site improvements.
5. Extensive private retaining walls with landscaping is shown within the existing ROW. This will require a variance from Village of Pemberton and approval from MOTI for encroachment into the ROW.
6. Relocation of existing sanitary sewer may be required as the proposed retaining and landscape works within the ROW will significantly impact the ability for the Village to make any future repairs to the existing sewer. Applicant is to provide recommendations and design to address conflict with existing sanitary sewer.
7. Applicant to provide a video inspection of the existing sanitary sewer to confirm the existing condition.
8. No underground servicing is shown in the drawing package. Future submissions will need to include underground servicing and the Village will require that all improvement works including but not limited to water, storm and sanitary infrastructure along with all road works, shall be designed and submitted to meet the highest of the following three standards:
 - Village of Pemberton Subdivision and Development Control Bylaw
 - Master Municipal Construction Documents (MMCD), latest edition
 - Sound engineering practice with approval by the Village.
9. All design and construction drawings and any construction cost estimate submitted to the Village shall be prepared by a Professional Engineer registered in the Province of British Columbia and in good standing.

10. Upon acceptance of the proposed offsite works and services, a detailed construction cost estimate will be required by the Village of Pemberton and will form as the basis for the Servicing Agreement and any bonding requirements. The Developer will be required to enter into a Servicing Agreement with the Village of Pemberton for all site improvement works as outlined in the current Subdivision and Development Control Bylaw

11. The Development application shall include a completed traffic impact study that should, among other items, address impacts to the intersections of Portage Road with Cottonwood Road and Highway 99. A traffic impact study will need to consider existing and proposed traffic flows, pedestrian safety, development access, loading/unloading activities and parking circulation. Ultimate scope of the study shall be approved by the Village and MOTI prior to commencement of the works.

The above comments do not necessarily represent a complete list of the development requirements. Should the applicant proceed with this concept, additional requirements may be imposed. Please do not hesitate to contact the undersigned if you would like to discuss this application further.

Yours truly,



Richard Avedon-Savage, P.Eng.,
Senior Engineer

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

Minutes for the Advisory Design Review Commission of the Village of Pemberton held Monday, December 4, 2017 at 5:30pm at 7400 Prospect Street.

- MEMBER IN ATTENDANCE:** Tracy Napier (Chair)
Caroline McBain
Saad Hassan
Bob Adams
Julie Kelly (Chamber Representative)
Annie Oja
- REGRETS:** Nicole Brink
- STAFF IN ATTENDANCE:** Lisa Pedrini, Village Planner
Tim Harris, Manager of Operations & Development Services
Sheena Fraser, Manager of Corporate & Legislative Services (minutes)
- PROJECT REPRESENTATIVES:**
- BC Hydro** Sean Rodrigues, Project Manager, Properties - BC Hydro
David Mate, Agent
Michael Garforth, Kasian Architecture
- Crestline** Andrea Scott, Lovick Scott Architects Ltd.
Stephen Duke, Alture Properties
- GENERAL PUBLIC:** 0
-

1) CALL TO ORDER

At 5:47 pm the meeting was called to order.

2) MINUTES

Moved/Seconded

THAT the minutes of the Advisory Design Review Commission Meeting, held Wednesday, October 11, 2017, be approved as presented.

CARRIED

Lisa Pedrini, Senior Planner welcomed Julie Kelly, who was representing the Chamber of Commerce in the absence of Woody Bishop, and Annie Oja who is newly appointed to the ADRC and formerly served on both the ALUC and ADRC.

At 5:50 p.m. 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 BC Hydro subject property. Mr. Adams left the meeting at 5:51 p.m.

3) MAJOR DEVELOPMENT PERMIT: DPA010-BC Hydro Field Office/Works Yard

1363 Aster Street
Revised landscaping & lighting plan

Ms. Pedrini introduced the Development Permit Application and asked Michael Garforth to present the updated information to the application on behalf of BC Hydro related to landscaping and a lighting plan as requested by the ADRC at the October 11th meeting.

Mr. Garforth provided a rendering of the lighting scheme as it would look in the evening to address the concerns raised by the ADRC about lighting impacts. The lighting plan identifies that Type J will be used for the site and sidewalk (with some higher intensity lighting at the north/west corner of the lot) and Type L will be used for the feature wall.

Mr. Garforth presented a revised landscape plan that included better spacing of the cedars along Aster Street and the addition of more trees along the east side of the property to act as a screen between the Works Yard and the adjacent properties. The pad mounted transformer (PMT) is shown as being wrapped and this work has been included in a grant program facilitated by BC Hydro.

The Commission had questions related to the following:

- Clarity respecting the wrapping or covering of the PMT

Mr. Rodrigues advised that BC Hydro has a grant program that provides funds to wrap PMT's. In this regard, Jerry Muir, Community Relations Manager, has applied for this funding on the Village's behalf and included this project in particular in the next grant in-take. The beautification of PMT's is not part of the project budget but has been accounted for through the above noted grant program.

At 5:59 p.m. Mr. Saad Hassan joined the meeting.

Staff will follow up with Jerry Muir, Community Relations Manager, BC Hydro with respect to the status of the grant application to ensure that if the Development Permit is issued this matter is addressed.

- Clarity with respect to the irrigation of the landscaped area

Staff noted that this will be a condition of the Development Permit should it be issued.

- Suggestion that there should be a mix of deciduous and confers along the east fence to provide for better screening in the winter months when the deciduous trees are bare
- Suggestion that the shrubs around the PMT be evergreen varieties rather than deciduous to ensure the PMT is screened year round

Moved/Seconded

THAT the BC Hydro Field Office/Works Yard Development Permit be supported;

AND THAT the applicant be requested to consider a mix of deciduous and confers along the east fence and around the PMT.

CARRIED

Chair Tracey Napier thanked the proponents for providing the Commission with further review and updated plans respecting the landscaping and lighting.

At 6:07 p.m. the BC Hydro delegation left the meeting and Mr. Bob Adams returned to the meeting and took his place at the table.

**4) REVISED MAJOR DEVELOPMENT PERMIT APPLICATION (DPA008)-
CRESTLINE (1422, 1426, 1430 Portage Road)**

Andrea Scott, Architect, provided an overview of the revised design plans for the Crestline Development on Portage Road. The following changes have been made:

- The number of buildings on the site have been reduced to two (2) from five (5).
- The height of the building has been reduced while maintaining the Flood Construction Level requirements and it is now the same height as Portage Station next door.
- The front setback has been revised from zero to 9.9 meters which provides more space for front landscaping
- The new renderings show the building design from both the east and west sides as opposed to just front facing which provides a better view of what the building will look like from those directions

- The garbage feature remains but has been dressed up to better camouflage the space

Discussion took place respecting the following:

- The need to establish landscaping or screening to hide the PMT located in the north/west corner of the property.

The proponents advised that they are waiting referral comments from BC Hydro with respect to options for screening and/or landscaping. It is the intention that the PMT will be hidden from view.

- Garbage enclosure pops up at grade which will require a Variance from both the Ministry of Transportation & Infrastructure and the Village of Pemberton.

The proponents advised that MOTI has supported the at grade garbage container.

- Enhancement of the space between Portage Station (concrete wall) and Crestline on the east side of the building.

The proponents advised that they would look at addressing this through planting of some form of creeping vine or plant.

- Addressing accessibility concerns with respect to the bench (seating area) located at the front of the property.

The proponents will add a back and arm rests to the bench.

Chair Tracy Napier thanked the proponents for taking into consideration the concerns and comments provided by the ADRC at the last meeting and addressing the issues of massing and improvements to the building and landscape design.

Moved/Seconded

THAT the Crestline Development Permit Application be supported;

AND THAT consideration be given to incorporating the following into the design/landscape plan:

- Screening of the PMT (north/west corner)
- Creeping evergreen plantings in the north/east side of the building to cover the pop up garbage enclosure

- Adding accessibility components (back and arm rests) to the bench located at the front of the property along the walkway

CARRIED

At 6:35 p.m. the Crestline Delegation left the meeting.

Ms. Pedrini thanked Mr. Adams for serving on the ADRC and noted that the new ADRC members will be welcomed at the first meeting in the new year – the date of which has not yet been confirmed.

Ms. Pedrini also provided the ADRC with an update on various developments advising that an application has been received from Innovation Building for Radius 2 on Crabapple and from the property owners of the Mount Currie View Mobile Home Park for new pads.

An update was also provided on the Wye Lands and the ADRC was advised that the Village has not yet received a Development Permit application but anticipates that one will be received in the spring.

Ms. Pedrini advised that there is the potential of the development of an affordable housing project on the vacant lot on Crabapple and Arbutus. The Commission members raised concern with respect to traffic flows and the impact of so much development in the area of Arbutus and Portage Road.

5) NEXT MEETING

The meeting date for the next meeting has not been established.

6) ADJOURNMENT

At 6:51 p.m. the meeting was adjourned.

Tracy Napier
ADRC Chair