

ADVISORY DESIGN REVIEW COMMISSION

Agenda for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Thursday, January 25, 2017 at 5:45pm at 7400 Prospect Street.

	Total Pages
1. CALL TO ORDER	
2. MEMBERS & STAFF INTRODUCTION Appointment of Chair & Co-Chair <ul style="list-style-type: none">• Bylaw 626	6
3. MINUTES <ul style="list-style-type: none">• Minutes of the ADRC Meeting of December 4, 2017	5
4. DEVELOPMENT PERMIT APPLICATION (DPA008)-Orion (Formally known as Radius 2) <ul style="list-style-type: none">• Memo to ALUC	32
5. NEW BUSINESS	
6. NEXT MEETING	
7. ADJOURNMENT	

THE VILLAGE OF PEMBERTON
BYLAW NO. 626, 2009
Advisory Planning Commissions Bylaw

WHEREAS pursuant to Section 898 (1) of the *Local Government Act* a Council may, by bylaw, establish an advisory planning commission to advise council on matters respecting land use, community planning or proposed bylaws and permits under Divisions 2, 7, 9 and 11 of the *Local Government Act*,

AND WHEREAS pursuant to Section 898 (3) of the *Local Government Act* a bylaw establishing an advisory planning commission must provide for the commission's composition, method for the appointment of members, the procedures governing the commission's conduct and referral of matters to be considered;

THEREFORE BE IT RESOLVED that the Municipal Council of the Village of Pemberton enacts an Advisory Planning Commission Bylaw as follows:

1. This Bylaw may be cited as the "ADVISORY PLANNING COMMISSIONS BYLAW NO. 626, 2009".

2. The Village hereby establishes two distinct Advisory Planning Commissions known as: "Design Review APC" and "Land Use APC".

3. Composition

(1) The "Design Review APC" shall be composed of six (6) members. One (1) member shall be a Director of the Pemberton and District Chamber of Commerce as selected by this organization.

(2) The background and qualifications of the remaining five (5) members of the "Design Review APC" should provide design and development expertise that is appropriate to the Pemberton context. Council should make best efforts to appoint the following professionals and/or community members with specific knowledge of:

- architectural design;
- community planning;
- construction/development; and
- landscape design.

(3) Two thirds ($2/3^{\text{rds}}$) of the individuals appointed as members to the "Design Review APC" shall be qualified as follows:

- a resident of the Village; or
- a resident of Squamish Lillooet Regional District's Area C; or
- a property owner in the Village for a minimum of one year.

- (4) The “Land Use APC” shall be composed of six (6) members.
- (5) The background and qualifications of the members should be reflective of an array of interests and perspectives within the Pemberton community. Council should make best efforts to balance the make-up of the “Land Use APC” and appoint members that have specific knowledge in one or more of the following areas:
 - agriculture;
 - children and youth;
 - environment stewardship;
 - land development/ construction;
 - local education;
 - recreation;
 - seniors/accessibility; and
 - tourism.
- (6) All individuals appointed as members to the “Land Use APC” shall be qualified as follows:
 - a resident of the Village; or
 - a resident of Squamish Lillooet Regional District’s Area C; or
 - a property owner in the Village for a minimum of one year.

4. Appointments

- (1) Members of the “Design Review APC” and “Land Use APC” shall be appointed by council for a term of two years. Appointments will be staggered by one year and members will be appointed in conjunction with council’s committee appointments that occur annually in December. Notwithstanding, the inaugural Commission will appoint half of its members to a one year term to facilitate staggered appointments in the future.
- (2) Members of the “Design Review APC” and the “Land Use APC” should not be appointed to more than three (3) consecutive terms.
- (3) Council may assign a member of council to both the “Design Review APC” and the “Land Use APC”, however, the council representative is not considered a member of the Commissions and therefore shall not be eligible to be an official (voting) member, but may attend in a resource capacity between council and the Commissions.
- (4) All members of the “Design Review APC” and the “Land Use APC” shall serve without remuneration, but may be paid reasonable and

necessary expenses that arise directly out of the performance of their duties.

5. Procedures for Governing Conduct

(1) Members of the “Design Review APC” and “Land Use APC” shall abide by the following Code of Ethics:

- attend all meetings except for reasons beyond their control, whether or not they feel that they have any useful input into the subjects under discussion;
- accept that if they miss more than three (3) meetings in any twelve (12) month period, they may be asked to resign;
- make best efforts to become fully informed of the possible effects of decisions related to proposed developments, policy or guidelines amendments or other specific planning directions; and
- hold themselves free of any conflicts of interest.

Any member who fails to adhere to the Code of Ethics will be asked to resign from the respective Commission.

(2) Meetings of the “Design Review APC” and the “Land Use APC”:

- shall be held in a timely manner as needed to address issues that arise from time to time or as referred by the Village;
- may set a regular meeting date and time, if deemed necessary;
- shall be open to the public;
- shall provide notice posted on the Village Notice Board and website, at least twenty-four hours in advance of the meeting, indicating the day, hour and place of the meeting;
- shall have a Village appointed Recording Secretary to keep the minutes of all meetings. The minutes shall be legibly recorded, signed by the chair or member presiding, and open for public inspection in accordance with the *Local Government Act*.
- may make rules by majority resolution, as it sees fit to govern its conduct noting that in so doing the intent is that in general the rules of parliamentary debate shall apply: members will address the chair, motions will be made and seconded, the Chairperson will call the question and the vote will be recorded.

- (3) The Chairperson of the “Design Review APC” and the “Land Use APC” shall be elected by vote of the members at the first meeting of the year.

The Chairperson:

- shall preside, when present, at any meeting and generally shall fulfill all of the duties usually performed by the Chairperson; and
 - shall have the same right of voting as the other members of the “Design Review APC” or “Land Use APC” and in case of an equality of votes for and against the question, the question is resolved in the negative and the Chairperson shall so declare.
- (4) The “Design Review APC” and the “Land Use APC” may elect one (1) of its members to be Vice-Chairperson, who in the absence of the Chairperson shall preside at meetings of the Commissions. In case the Chairperson is absent from a meeting and no Vice-Chairperson has been elected, the members present, if a quorum is present, shall elect one (1) of their members to act as Chairperson of that meeting.
- (5) Four (4) voting members constitutes a quorum for each the “Design Review APC” or the “Land Use APC”. A quorum is required to undertake:
- the transaction of business, and the decision;
 - all acts whatsoever authorized or required to be done, except as otherwise provided for; and
 - all questions of adjournment and others that may come before the Commissions.
- (6) Applicants for a particular bylaw amendment or permit are entitled to be given notice, attend and be heard at the corresponding Commission meetings.

6. Matters for Referral

- (1) The “Design Review APC” shall review and provide council with recommendations on matters respecting Village design related issues particular to the following:
- Development permit and development variance permit applications;
 - Reports and policy analysis, notably development permit applications and guidelines;

- Planning and design documents (i.e. Official Community Plan, Village Vision and Zoning Bylaw), rezoning applications and reports that specifically relate to the form and character of a building, outdoor spaces and landscaping; and
 - Any other matters referred by council.
- (2) The “Land Use APC” shall review and provide Council with recommendations on matters respecting land use, community planning, major policy issues and proposed land use bylaws, permits and other applicable regulations, particular to the following:
- Reports and policy analysis including community and neighbourhood planning, housing, and economic development;
 - Applications for amendment of the Official Community Plan and Zoning Bylaw;
 - Major development applications; and
 - Any other matters referred by council.

7. Reporting Procedure

- (1) The “Design Review APC” shall:
- provide input at early stages in the design review process, the timing of which will be determined on a case by case basis by the Manager of Development Services.
 - provide recommendations and comments with respect to matters outlined in Paragraph 6 (1) of this Bylaw. Recommendations shall be in the form of formal resolutions and shall be specific in their direction. The recommendations will be used by Village staff and their consultants when discussing a project with an applicant, and may be used by council when making decisions on development applications.
- (2) The “Land Use APC” shall
- provide input at early stages with regard to community planning and land use matters, the timing of which will be determined on a case by case basis by the Manager of Development Services.
 - provide recommendations and comments to the Village with respect to the matters outlined in Paragraph 6(2) of this Bylaw. Recommendations shall be in the form of formal resolutions and shall be specific in their direction. The recommendations will be used by Village staff and their consultants when discussing a

project with an applicant, and may be used by council when making decisions on land use and community planning issues.

- (3) Council will inform the “Design Review APC” and the “Land Use APC” of its decisions, yet council is in no way bound to the advice or recommendations of the commissions. Decisions not conforming to the “Design Review APC” and/or “Land Use APC” recommendations may be further discussed by the commissions should it be deemed appropriate or necessary by council.

8. Staff Resources and Support

- (1) The Manager of Development Services or their designate shall serve as a resource person.
- (2) The Manager of Development Services shall appoint a Recording Secretary to document the minutes of the meetings.

9. General

- (1) If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.
- (2) This bylaw may not be amended or repealed and substituted unless Council first gives notice in accordance with section 94 of the *Community Charter*.

READ A FIRST TIME this 20th day of January, 2009

READ A SECOND TIME this 20th day of January, 2009

READ A THIRD TIME this 20th day of January, 2009

RECONSIDERED, FINALLY PASSED and ADOPTED this 3rd day of February, 2009

Mayor

Administrator

**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

Date: January 25, 2018
To: Advisory Design Review Commission
From: Lisa Pedrini, Senior Planner
Subject: Major Development Permit No. 012 – Orion (Radius 2)

The Village has received a Development Permit application from Rod Nadeau on behalf of BC1065774 (Vidorra Developments Ltd.) to develop a multi-family residential apartment building. The subject property is Lot 4, DL 203, LLD, Plan KAP72731, and is located at 7350 Crabapple Court. The property is designated as a Development Permit Area for Form and Character in the Village’s OCP under DP Area No. 6 – Multi-family and/or Commercial Development. The purpose of this report is to assist the Advisory Design Review Commission in its consideration of the application

BACKGROUND

Lot 4 is a previously serviced lot which has been regraded with engineered fill. The subject property is accessed off Crabapple Court cul de sac, and has undeveloped lots on the north and west side (Lot 3 & Lot 5). The Arn Canal Dyke Reserve sits to the east of the proposed Orion Development with Portage Road to the south. There is existing commercial and residential development nearby.



A Project Information Sign has been placed on the site as per Schedule G of the Village's *Development Procedures Bylaw No. 725, 2013*.



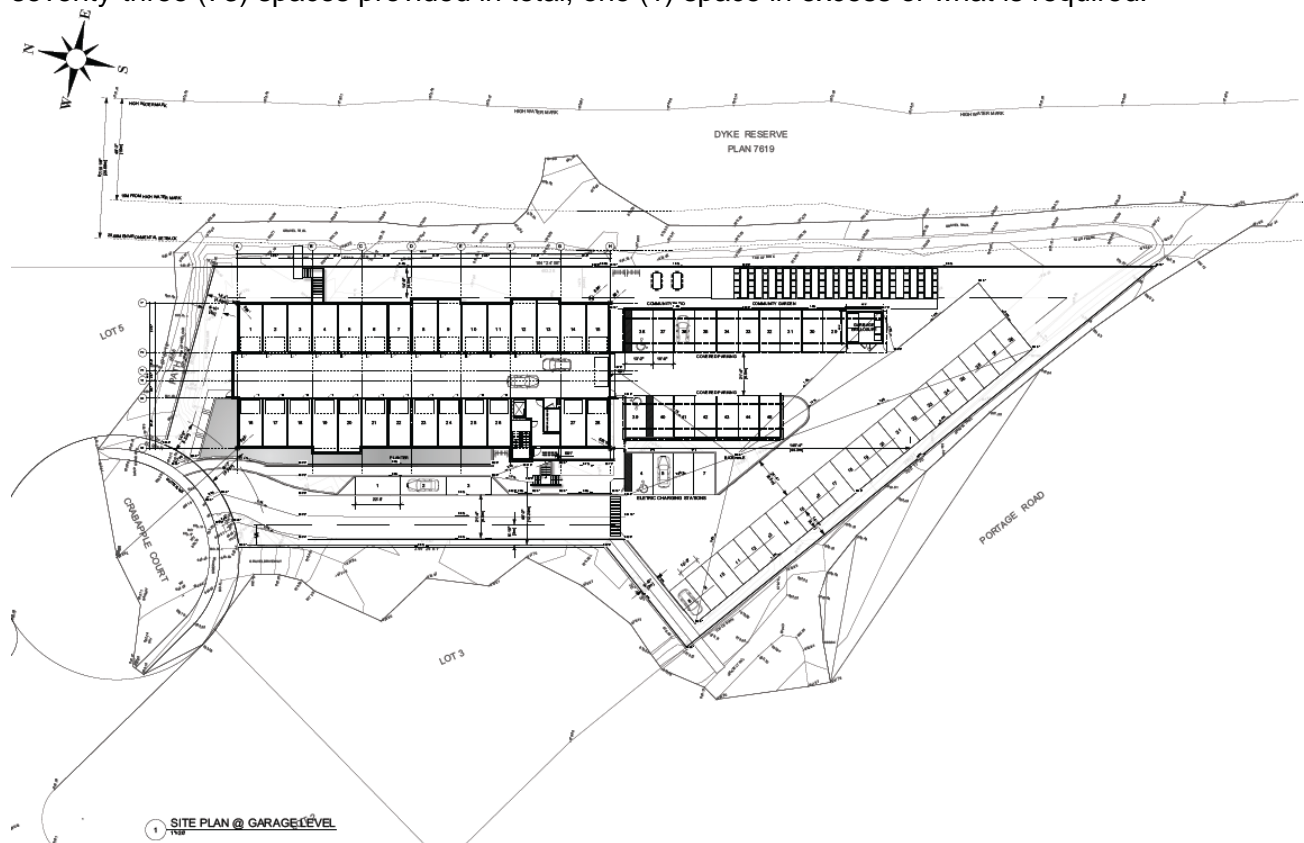
BRIEF DESCRIPTION OF THE PROPOSAL

As illustrated in **Appendix A**, the proposal is to develop a four (4) storey multi-family residential apartment building containing three (3) stories of residential use founded on a flood resistant concrete parking garage. The building will contain forty-five (45) units and the building area will be 13,064 square feet, slightly larger than the Radius development, which has a building area of 12,934 square feet square feet.



There will be fifteen (15) residential units per floor, consisting of a combination of one bedroom, one plus den, two bedrooms, and two plus den apartments. The three habitable floors are above the local flood plain. The parking garage is partially below grade due to the natural slope of the lot and the height above flood plain required for the main floor. Because of this, the applicants are seeking a variance to maximum building height, due to the natural grade being lower than the flood plain. The intention is to berm and landscape up against the garage wall to lower the building's apparent height, especially at the cul de sac end. Extensive fill, landscaping and green space around the building will accentuate the at grade aspects of the lowest habitable floor to afford privacy. The Landscape Plan is attached as **Appendix B**.

The parking garage will offer twenty-eight (28) private (enclosed) garage spaces situated underground, which will be available on a user pay basis. The remainder of the parking spaces is indicated as surface parking, seventeen (17) of which are covered by carports. There will be seventy-three (73) spaces provided in total, one (1) space in excess of what is required.



The front entry to the residential development is facing Crabapple Court, with vehicular access to the site from Crabapple Court with the driveway sloping gradually down the length of the building to the visitor parking, surface and carport parking at the south end of the lot. Like Radius, there will be an internal stairwell located at the front, with large exterior windows to maximize daylight and views. An elevator and an entry ramp provide accessibility to all levels. The architectural style of the building is mountain contemporary design. The building envelope is simple rectangular shape, with articulated bump outs and cantilevered balconies to add interest and privacy. There will be balconies for all units with aluminum railings and glass panels.

The building is placed on the site strategically to maximize green space and parking. The exterior skin will be durable rain screened stucco in three different colours. The colour scheme will be evident on the colour board that will be presented at the ADRC meeting. Additional renderings demonstrating the siting are attached as **Appendix C**.

The building will be built to strict feature sustainability standards, as further described in **Appendix D**, featuring rooftop solar panels, airtight double wall construction, high performance, energy efficient hot water, air sourced heat pump/air conditioning units and passive house standard windows. The final product will be close to zero net energy use building.

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) An Apartment is a **permitted land use** in the C-3 zone, as per Zoning Amendment Bylaw No. 642, 2010. Apartments in the C-3 Zone must have a minimum lot size of 900 m² and a minimum lot width of 25 m.
- b) The building does not comply with the 10.5 meter **maximum height** restriction based upon a calculation of average finished grade. As a result, the applicants have applied for a one (1) meter variance.
- c) The building would comply with the front, rear, north interior and south interior lot line **setback** requirements.
- d) The building covers 24.6% of the lot and therefore would comply with the 40% **maximum lot coverage** requirement.
- e) Based upon the requirement of 1.25 off-street parking spaces per each one (1) bedroom “townhouse” unit, 1.75 parking spaces per each two (2) bedroom “townhouse” unit, and 0.25 parking space per “townhouse” unit for visitors, seventy-seven (71.5) **residential parking spaces** would be required; seventy-three (73) have been provided.

COMPLIANCE WITH DEVELOPMENT PERMIT GUIDELINES

The subject property is situated within Development Permit Area No. 6 – Multi-Family and/or Commercial Development. The guidelines address such issues as siting, building form, open spaces, circulation & parking and streetscape improvements & landscaping. The guidelines can be found in the Village’s Official Community Plan, Bylaw 654, 2011, Section 7.0 – General Form and Character Guidelines (p. 44) and Section 7.4.4 – DP Area # 6 (p. 49) by following this link: <https://www.pemberton.ca/public/download/documents/36999>

The Design Review Committee shall review the proposal against the guidelines, and provide comments on compliance with the DPA # 6 guidelines.

COMPLIANCE WITH SIGN BYLAW

The Sign Bylaw establishes that **fascia signs** not have an area greater than 2 square meters, and that they not project further then 3 cm beyond the front face of the building. The applicant has not submitted its Comprehensive Building Sign Plan yet.

Attachments:

- A. *Architectural Drawings*
- B. *Landscape Plan*
- C. *Additional Renderings*
- D. *Sustainability Features*



Lisa Pedrini, Senior Planner

cc. Tim Harris, Manager of Operations and Development Services

Unit Count Summary				
Unit Type	Description	Qty	Bedrooms Per Unit	Total Bedrooms
A	1 Bedroom + Den	13	1	13
B	1 Bedroom + Den	11	1	11
C	1 Bedroom + Den	4	1	4
D	1 Bedroom	3	1	3
E	2 Bedroom + Den	6	2	12
F	1 Bedroom + Den	3	1	3
G	1 Bedroom	1	1	1
H	1 Bedroom	2	1	2
I	2 Bedroom + Den	2	2	4
Total Units		45		53
Occupant Load				
2 Persons Per Bedroom = 53 x 2 = 106				

Zoning Regulations Under Current Bylaw	Off Street Parking Required Per Unit	No. Of Units	Total Number Of Spaces Required
One Bedroom	1.25	6	7.5
One Bedroom + Den	1.25	31	38.75
Two Bedroom + Den	1.75	8	14
Visitor Parking	0.25	45	11.25
		Total	71.5

OVERALL BUILDING AREA	
FLOOR LEVEL	GROSS AREA Sq. ft.
Garage Level	12,660
First Floor	12,893
Second Floor	13,064
Third Floor	13,064
TOTAL	51,681

Unit List 45 Units					
Unit Number	Unit Type	Bedrooms	Dens	Bathrooms	Gross Unit Area Sq.ft.
101	TYPE A	1	1	1	780
102	TYPE A	1	1	1	780
103	TYPE A	1	1	1	780
104	TYPE B	1	1	1	840
105	TYPE E	2	1	1	942
106	TYPE F	1	1	1	654
107	TYPE E	2	1	1	942
108	TYPE G	1		1	543
109	TYPE A	1	1	1	780
110	TYPE B	1	1	1	840
111	TYPE A	1	1	1	780
112	TYPE B	1	1	1	840
113	TYPE C	1	1	1	637
114	TYPE D	1		1	445
115	TYPE C	1	1	1	633
201	TYPE A	1	1	1	780
202	TYPE B	1	1	1	840
203	TYPE A	1	1	1	780
204	TYPE B	1	1	1	840
205	TYPE E	2	1	1	942
206	TYPE F	1	1	1	654
207	TYPE E	2	1	1	942
208	TYPE H	1		1	713
209	TYPE A	1	1	1	780
210	TYPE B	1	1	1	840
211	TYPE A	1	1	1	780
212	TYPE B	1	1	1	840
213	TYPE C	1	1	1	637
214	TYPE D	1		1	443
215	TYPE I	2	1	1	872
301	TYPE A	1	1	1	780
302	TYPE B	1	1	1	840
303	TYPE A	1	1	1	780
304	TYPE B	1	1	1	840
305	TYPE E	2	1	1	942
306	TYPE F	1	1	1	654
307	TYPE E	2	1	1	942
308	TYPE H	1	1	1	713
309	TYPE A	1	1	1	780
310	TYPE B	1	1	1	840
311	TYPE A	1	1	1	780
312	TYPE B	1	1	1	839
313	TYPE C	1	1	1	637
314	TYPE D	1		1	445
315	TYPE I	2	1	1	872



CONTACT INFORMATION

REGISTERED OWNER:
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 email:chaltenengineering@shaw.ca

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BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
 BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

Building Description
 4 Storey Building - Parking Garage Below 3 Storey Residential

Building Classification
 3.2.2.50 Group "C" Up To 6 Storeys, Sprinklered
 Building Area is less than 1,800 m²
 Combustible Construction Permitted
 Floor Assemblies Shall Be 1 Hour Fire Rated
 Loadbearing Walls And Columns Not Less Than 1 Hour Fire Rating
 Parkade Floor Assemblies And Walls To Be 1.5 Hour Fire Rated

PEMBERTON BYLAW SUMMARY

ZONING	C3	
Building Height	Permitted/Required 34.4 ft / 10.5m	Proposed 37'8" / 11.47m
Building Setbacks		
North Interior Lot Line	3.0	4.66m
South Lot Line	4.5m	44.3m
East Lot Line	4.5m	4.5m
West Interior Lot Line	3.0m	12.73m
Parking		
Handicap Surface	3	3
Surface		42
Parking Garage		28
Total Parking		73
Lot Area		53,121 sq.ft.
Building Area		13,064 sq.ft.
Lot Coverage	40%	24.60%
Gross Building Area		51,962 sq.ft.
FSR		0.98

PROJECT DESCRIPTION

CIVIC ADDRESS:
 7350 Crabapple Court
 Pemberton B.C.

LEGAL DESCRIPTION:
 Lot 4, D.L. 203, Lillooet District, Plan KAP72731

LIST OF DRAWINGS

- ARCHITECTURAL**
- A-000 General Data
 - A-001 Images & Context Photos
 - A-101 Site Plan
 - A-103 Survey Plan
 - A-200 Garage Plan
 - A-201 First Floor Plan
 - A-202 Second Floor Plan
 - A-203 Third Floor Plan
 - A-204 Roof Plan
 - A-400 West & North Elevations
 - A-401 East & South Elevations
 - A-500 Building Sections

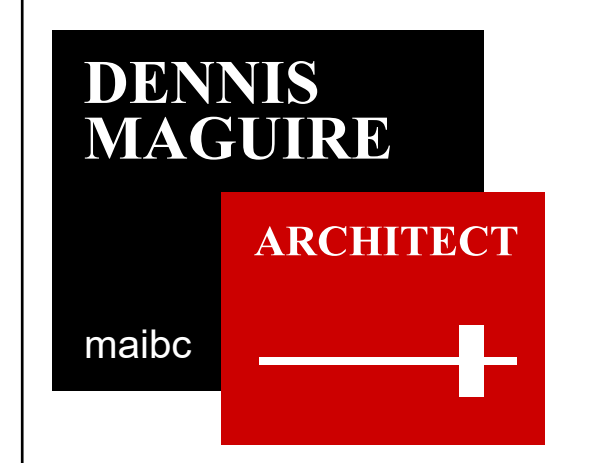
LANDSCAPE

- L1 Landscape Plan

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

Scale:



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Project Title:
**Radius 2
 7350 Crabapple Court
 Pemberton B.C.**

Sheet Title:
General Data

Date	Scale
Nov 15-17	As Noted
Partner in Charge	Sheet Number
Dennis Maguire	A-000
Drawn by	Tom Kennedy
Reviewed by	
Project ID:	



RENDER 1 - FROM PARKING LOT FACING NORTH TO CRABAPPLE CT.



RENDER 2 - FROM DRIVEWAY FACING SOUTH TO FRONT ENTRY



RENDER 3 - FROM PARKING LOT FACING NORTH TO FRONT ENTRY



RENDER 4 - SOUTHEAST CORNER OF BUILDING



RENDER 5 - NORTHEAST CORNER OF BUILDING



RENDER 6 - NORTHWEST CORNER OF BUILDING



IMAGE 1 - END OF ARBUTUS FACING NORTH



IMAGE 5 - FACING INTO CRABAPPLE CT. FROM ARBUTUS

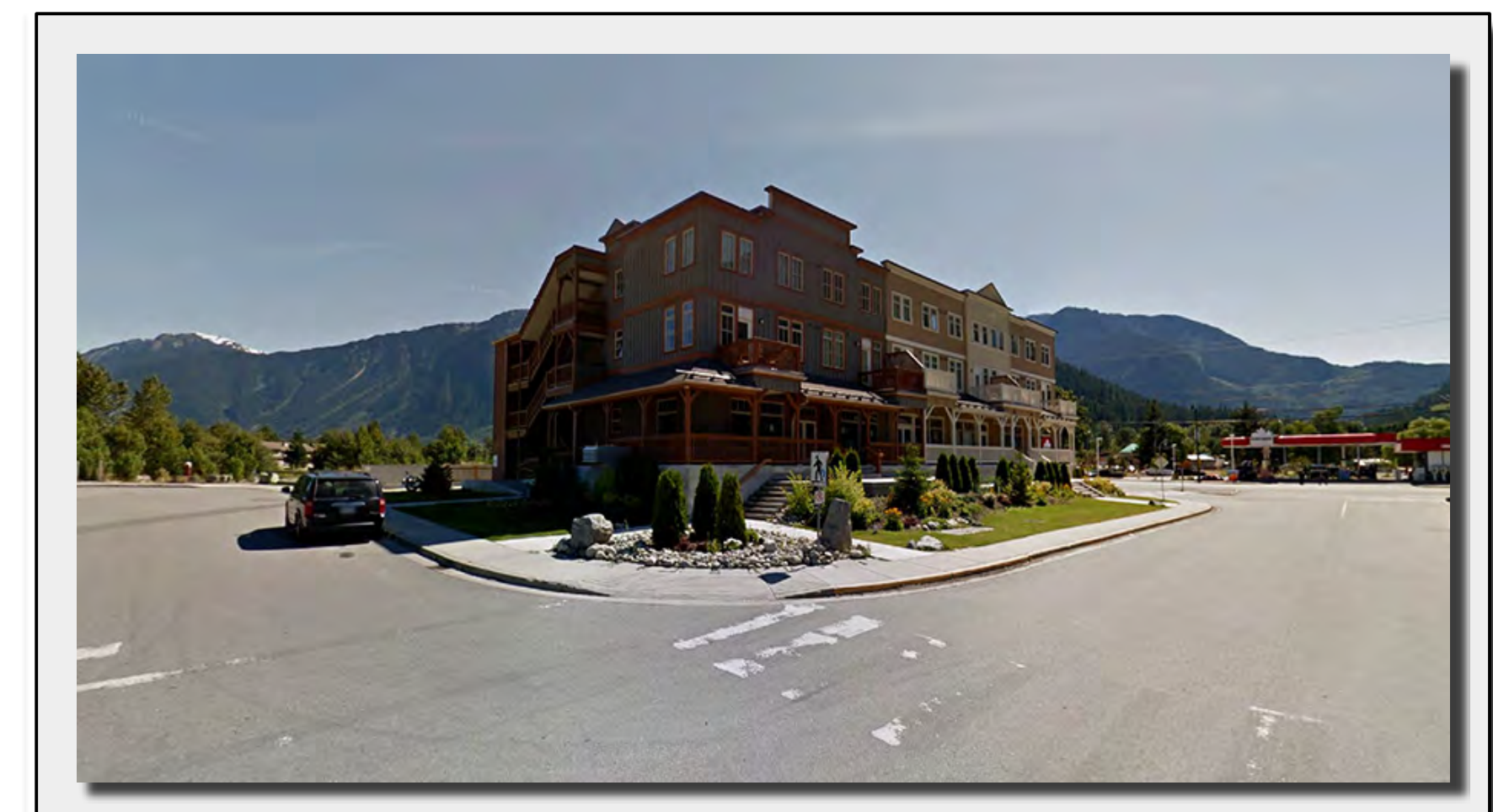


IMAGE 6 - FACING EAST TO CORNER OF ARBUTUS AND CRABAPPLE

No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

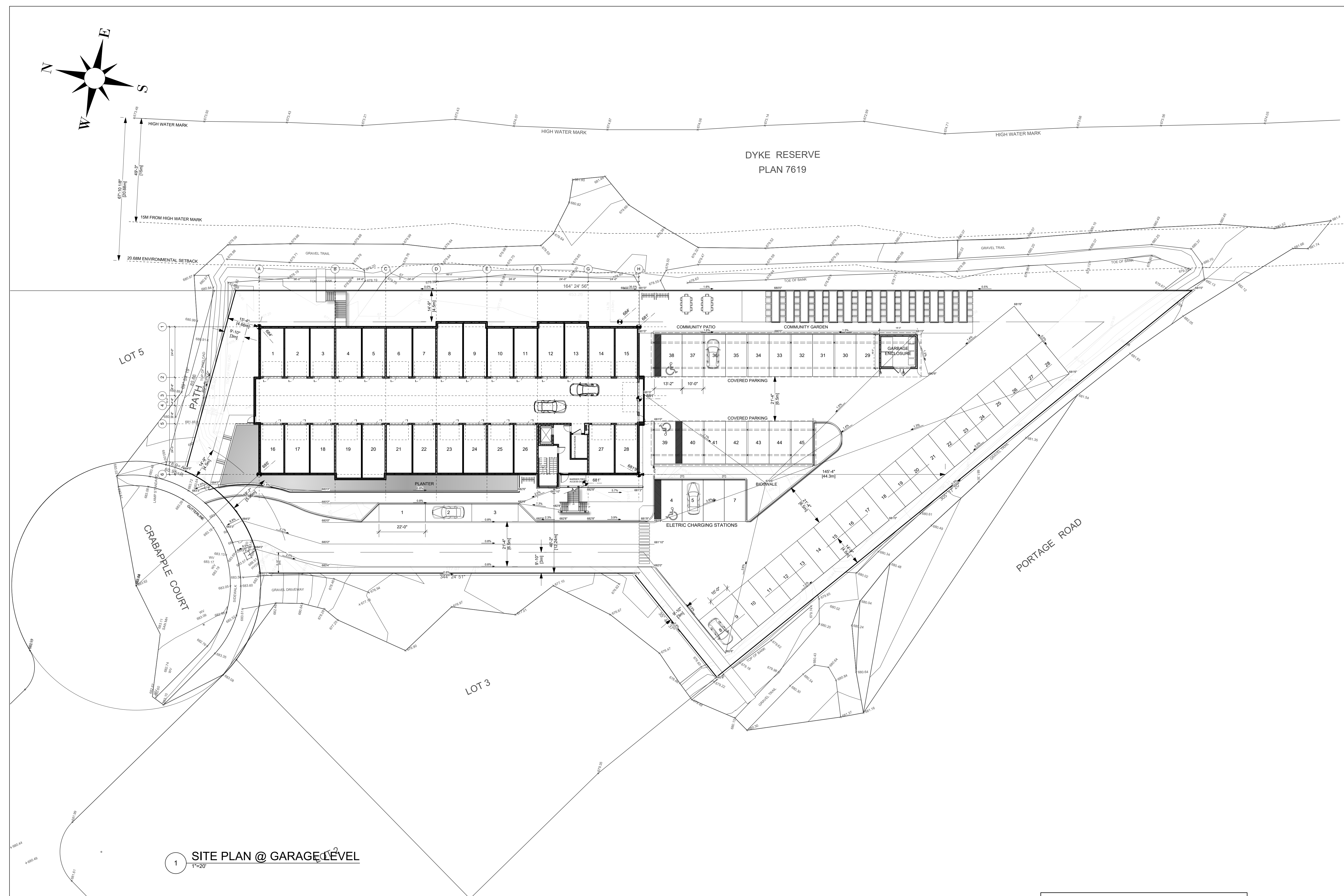
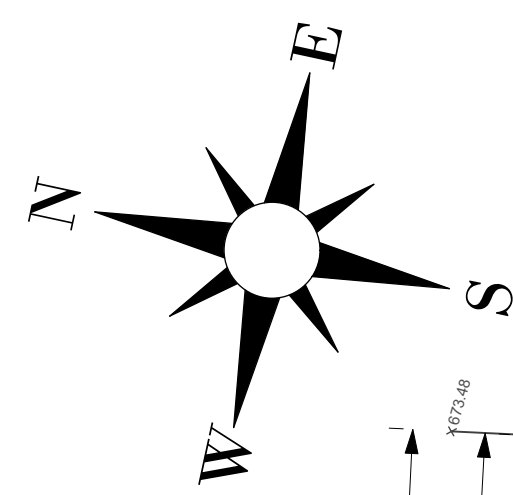
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7350 Crabapple Court
Pemberton B.C.**

Sheet Title:
Images & Context Photos

Date: Nov 15-17	Scale: As Noted
Partner in Charge: Dennis Maguire	Sheet Number: A-001
Drawn by: Tom Kennedy	
Reviewed by: 	
Project ID: 	

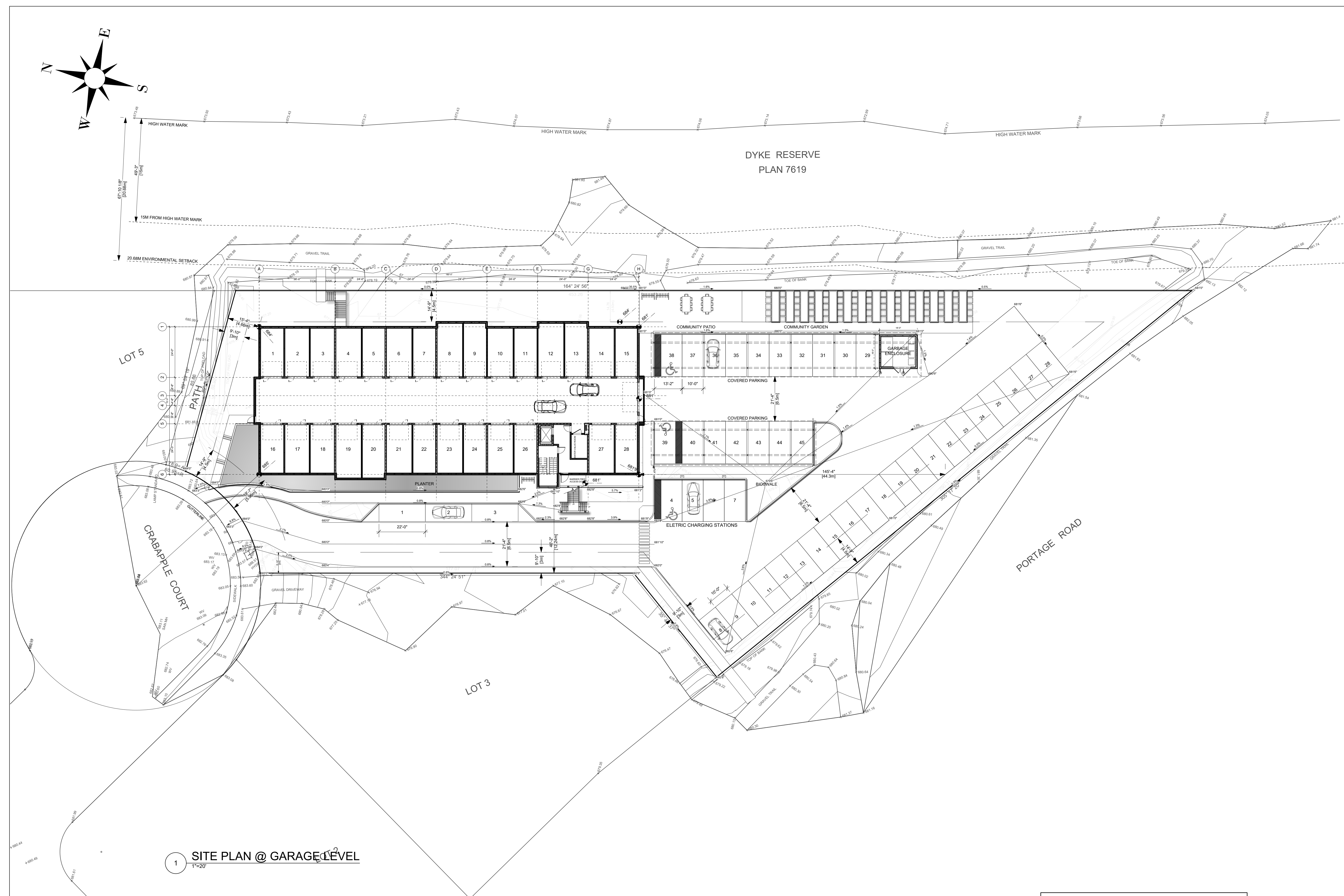
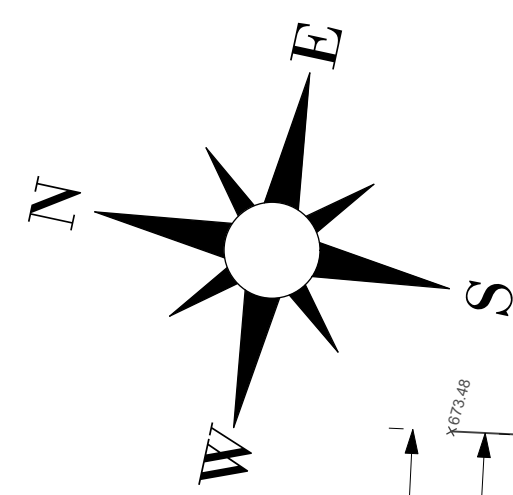


1 SITE PLAN @ GARAGE LEVEL
1"=20'

ESTIMATED AVERAGE GRADE AT BUILDING CORNERS
685+684+681+681.75=682.93'

NOTE:
ALL SITE PLAN DATA BASED UPON SITE SURVEY PROVIDED BY:
DOUG BUSH SURVEY SERVICES LTD.
UNIT 18, 1370 ALPHA LAKE ROAD WHISTLER B.C. VON 1B1
JOB #16008
ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
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<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: Site Plan</p>			
Date:	DEC 7-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-101
Drawn by:	Tom Kennedy	Reviewed by:	
Project ID:			



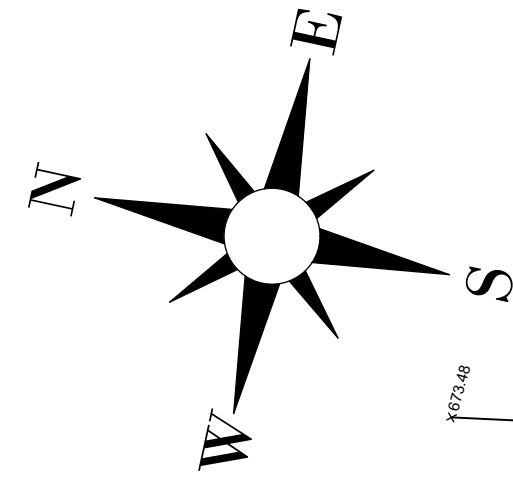
1 SITE PLAN @ GARAGE LEVEL
1"=20'

DYKE RESERVE
PLAN 7619

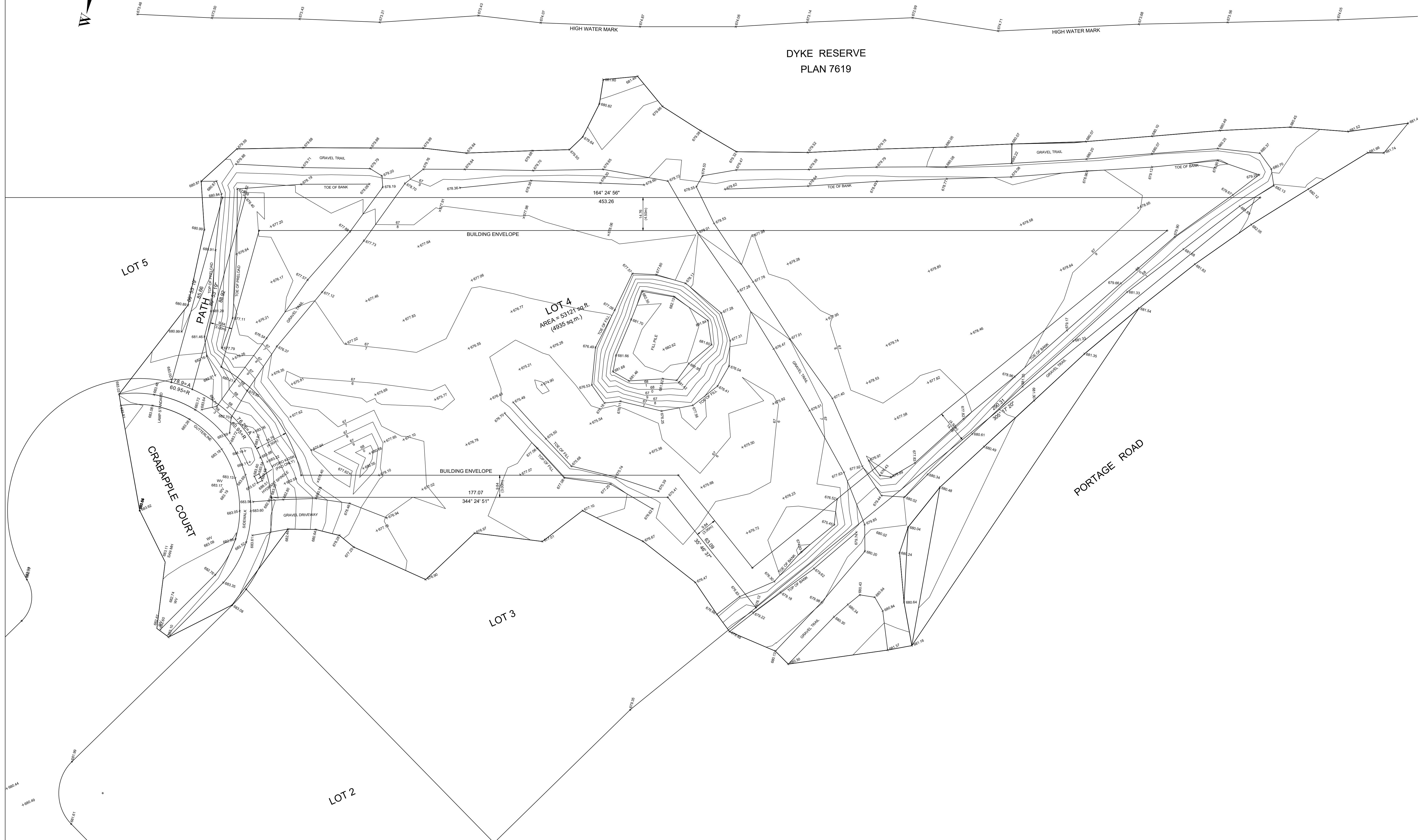
ESTIMATED AVERAGE GRADE AT BUILDING CORNERS
685+684+681+681.75=682.93'

NOTE:
ALL SITE PLAN DATA BASED UPON SITE SURVEY PROVIDED BY:
DOUG BUSH SURVEY SERVICES LTD.
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JOB #16008
ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION.

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
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<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: Site Plan</p>			
Date:	DEC 7-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-101
Drawn by:	Tom Kennedy	Reviewed by:	
Project ID:			



DYKE RESERVE
PLAN 7619



No.	Date	Appr	Revision Notes

No.	Date	Issue Notes

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ARCHITECT
maibc 

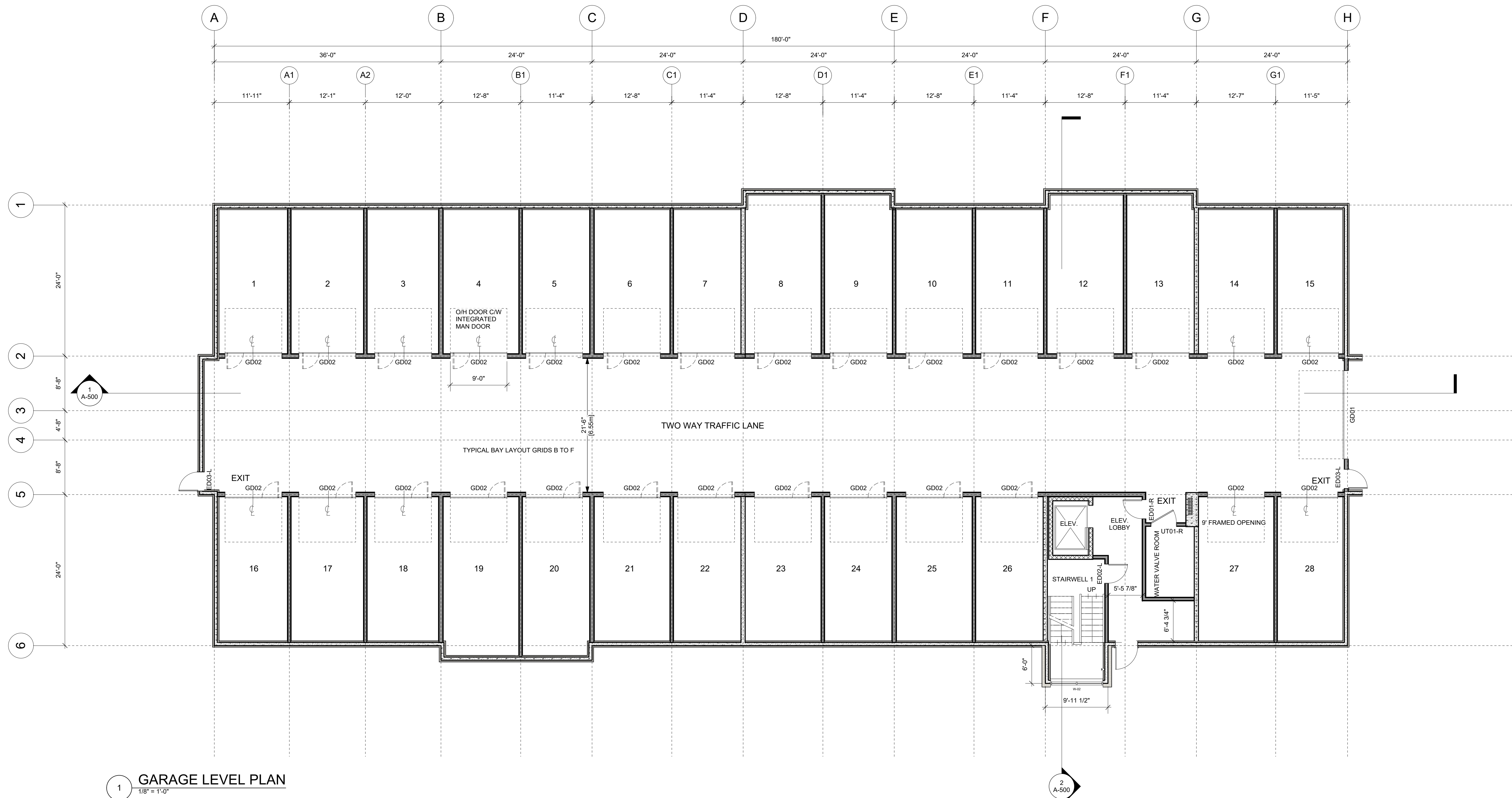
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Project Title:
**Radius 2
7350 Crabapple Court
Pemberton B.C.**

Sheet Title:
Survey Plan

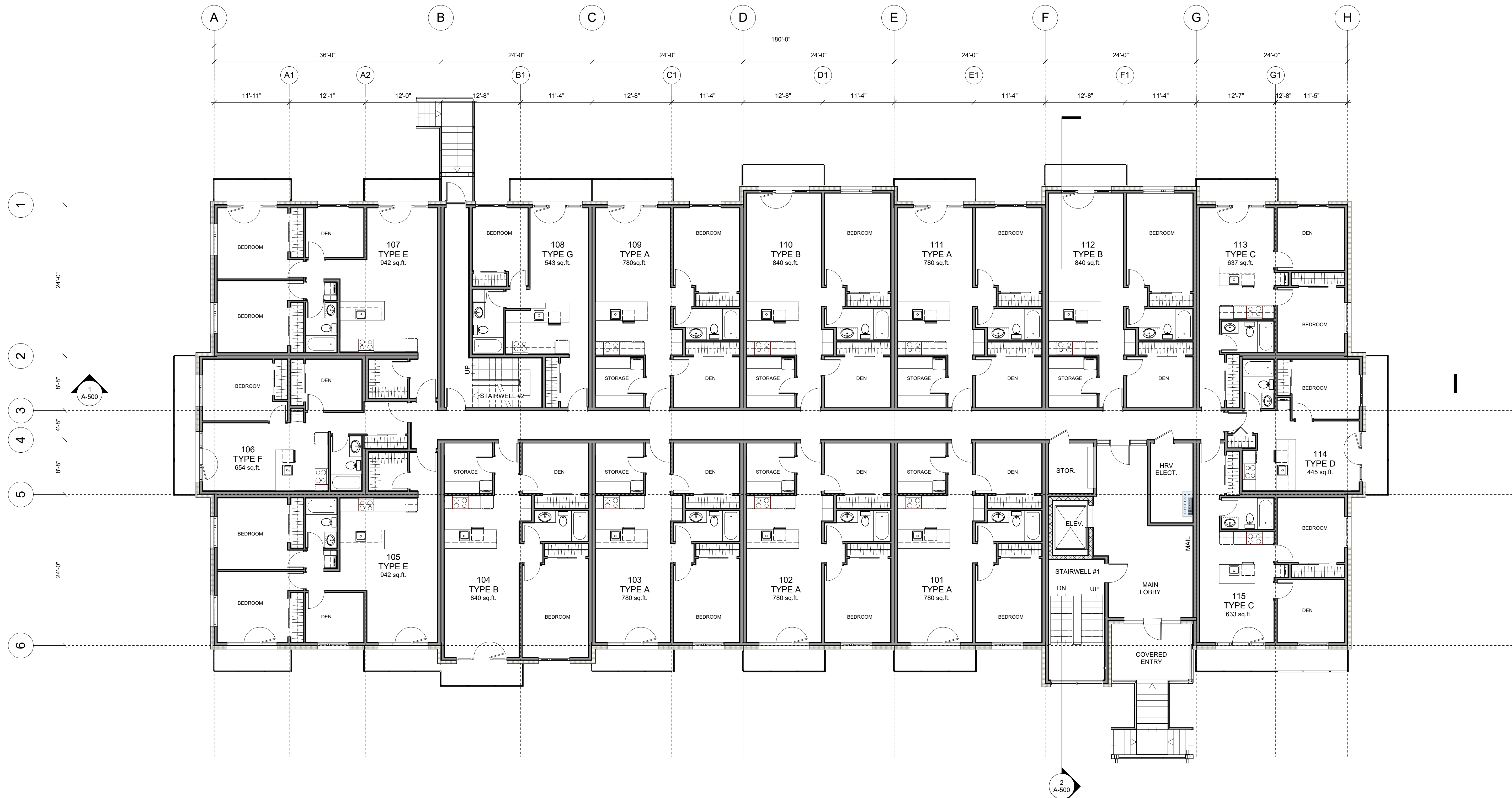
Date: Nov 15-17	Scale: As Noted
Partner in Charge: Dennis Maguire	Sheet Number: A-102
Drawn by: Tom Kennedy	
Reviewed by: 	
Project ID: 	

DOUG BUSH SURVEY SERVICES Ltd.
Douglas J. Bush, ASct, RSIS
Applied Science Technologist (Geomatics)
Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V0N 1B1
Phone 932-3314 / Fax: 932-3039 E-mail:
doug@dbss.ca / http://dbss.ca

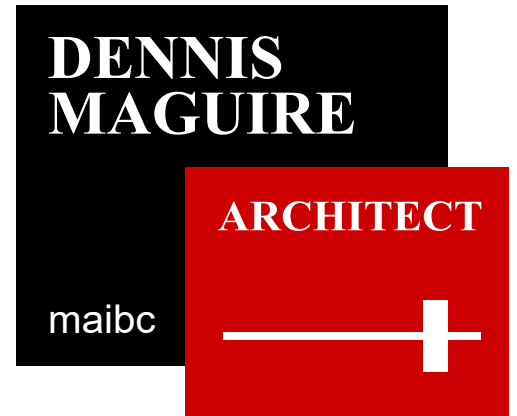


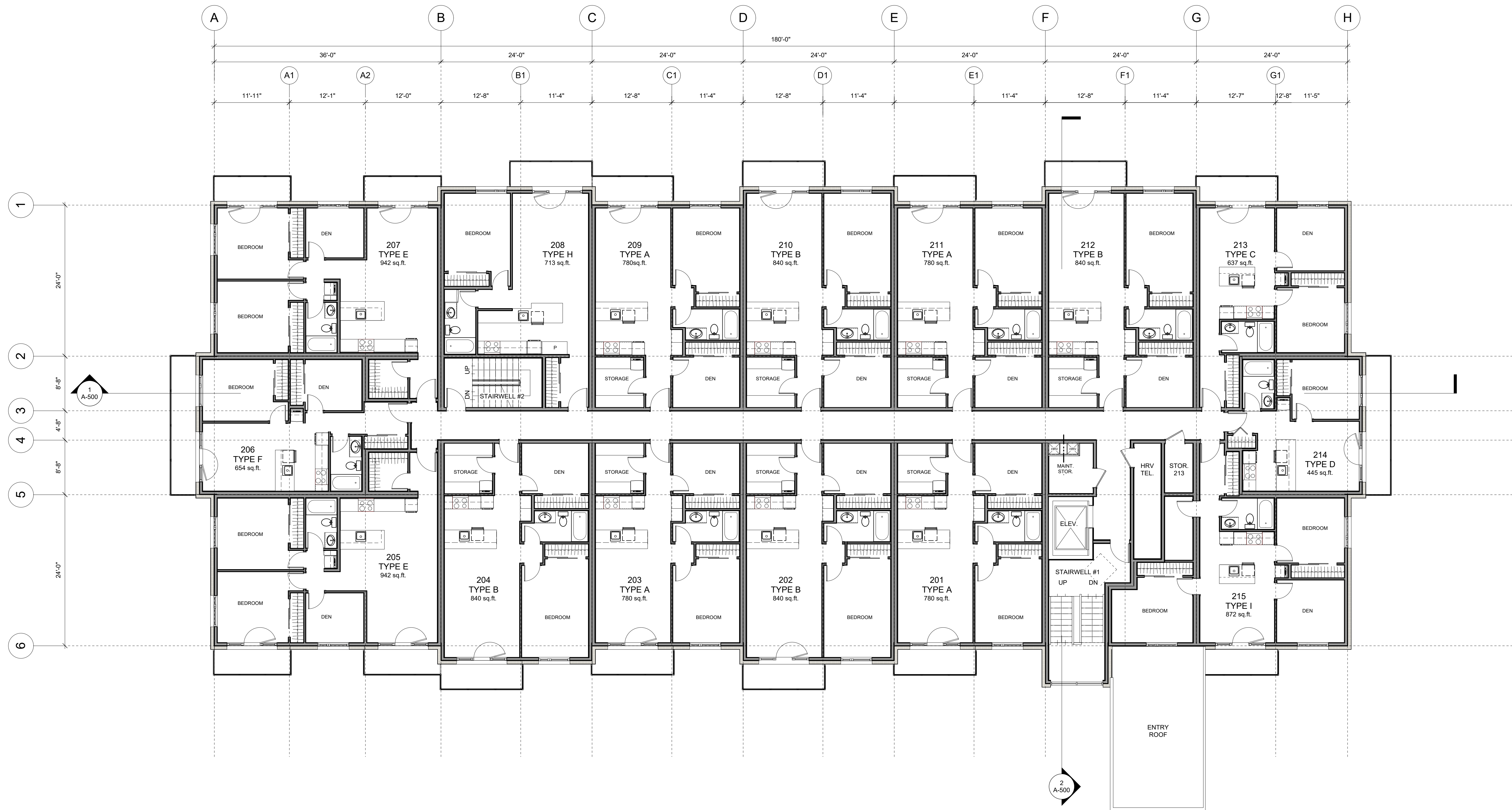
1 GARAGE LEVEL PLAN
1/8" = 1'-0"

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
#14-1005 Alpha Lk. Rd Whistler, BC, VON 1B1 T: 604-902-0702 dmaguire7777@gmail.com www.dmaguire.ca			
Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.			
Sheet Title: Garage Plan			
Date:	Nov 15-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-200
Drawn by:	Tom Kennedy		
Reviewed by:			
Project ID:			

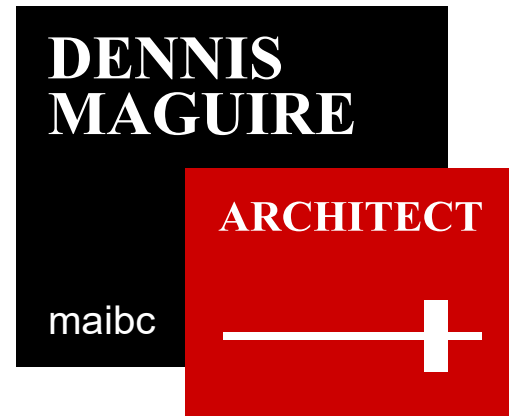


1 FIRST FLOOR PLAN
1/8" = 1'-0"

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
			
<p>#14-1005 Alpha Lk. Rd Whistler, BC, VON 1B1 T: 604-902-0702 dmaguire7777@gmail.com www.dmaguire.ca</p>			
<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: First Floor Plan</p>			
Date:	Nov 15-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-201
Drawn by:	Tom Kennedy		
Reviewed by:			
Project ID:			



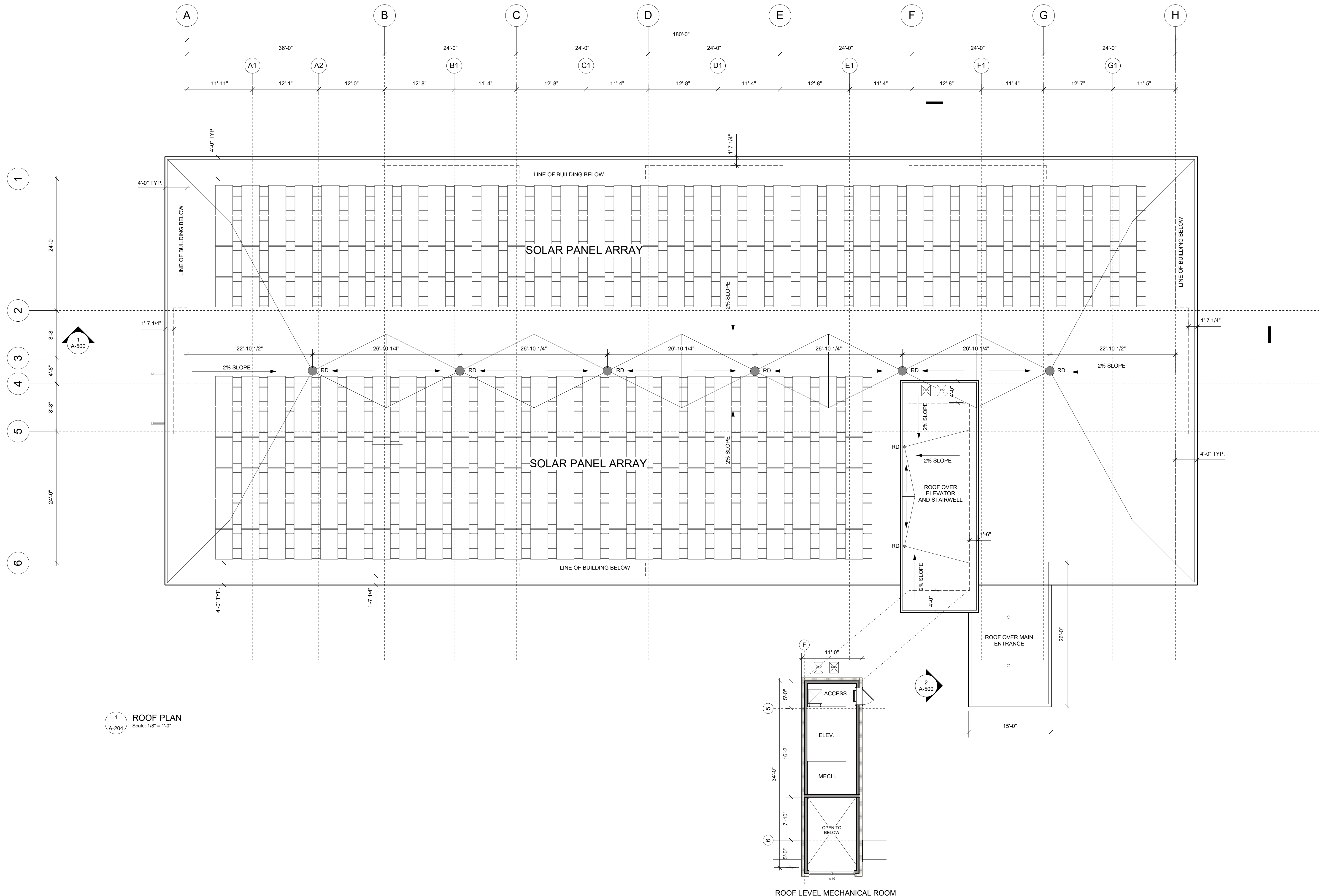
1 SECOND FLOOR PLAN
1/8" = 1'-0"

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
			
<p>#14-1005 Alpha Lk. Rd Whistler, BC, V0N 1B1 T: 604-902-0702 dmaguire7777@gmail.com www.dmaguire.ca</p>			
<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: Second Floor Plan</p>			
Date:	Nov 15-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-202
Drawn by:	Tom Kennedy	Reviewed by:	
Project ID:			



1 THIRD FLOOR PLAN
1/8" = 1'-0"

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
<p>#14-1005 Alpha Lk. Rd Whistler, BC, VON 1B1 T: 604-902-0702 dmaguire7777@gmail.com www.dmaguire.ca</p>			
<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: Third Floor Plan</p>			
Date:	Nov 15-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-203
Drawn by:	Tom Kennedy	Reviewed by:	
Project ID:			

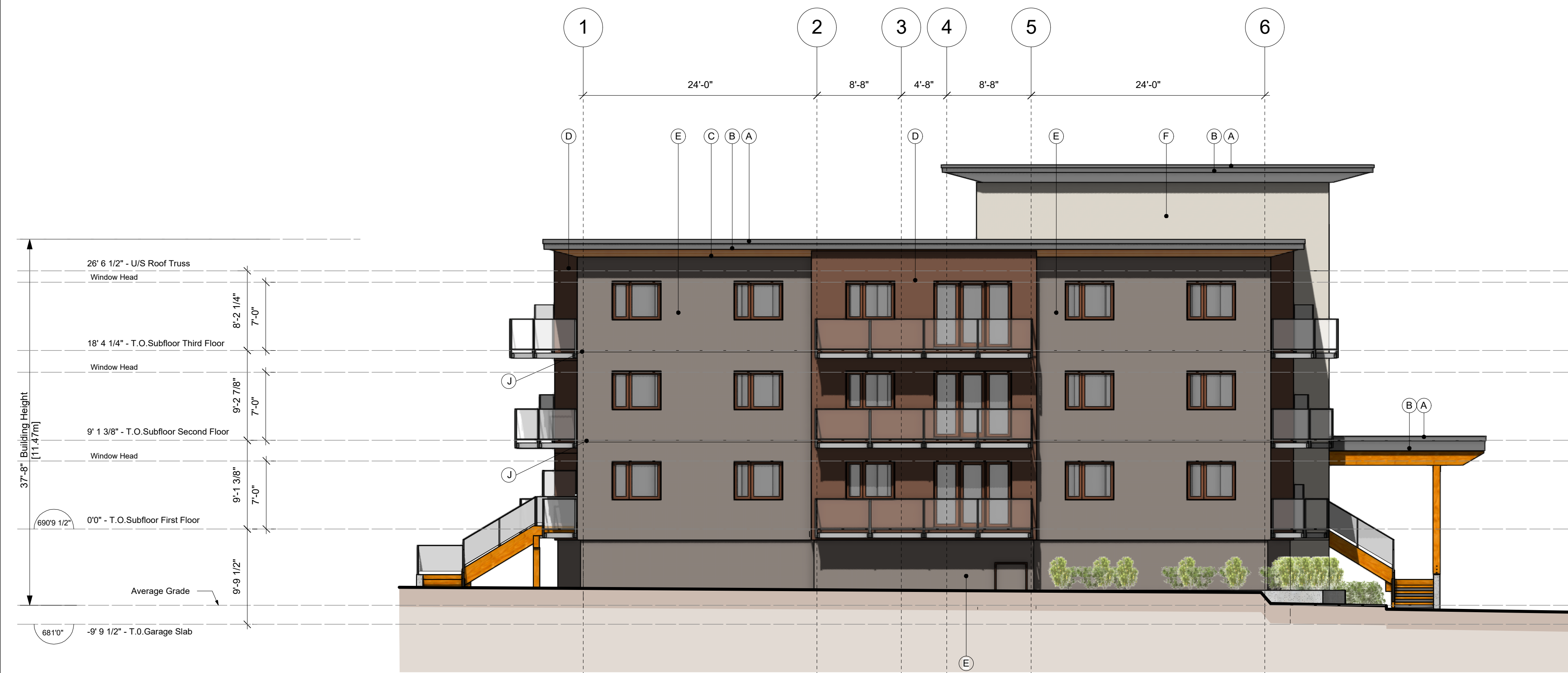


1 ROOF PLAN
Scale: 1/8" = 1'-0"

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
<p>DENNIS MAGUIRE ARCHITECT maibc</p> <p>#14-1005 Alpha Lk. Rd Whistler, BC, VON 1B1 T: 604-902-0702 dmaguire7777@gmail.com www.dmarchitect.ca</p>			
<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: Roof Plan</p>			
Date:	Nov 15-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-204
Drawn by:	Tom Kennedy	Reviewed by:	
Project ID:			



1 WEST - FRONT ELEVATION
1/8" = 1'-0"



2 NORTH - SIDE ELEVATION
1/8" = 1'-0"

NAFS
All Windows and Doors & Skylights
Must Meet NAFS Canadian Supplement Requirements
Province: British Columbia
Location: Pemberton
Building Height : 10m or below
Terrain : Open
Class : Multi-Residential

Minimum performance grade (PG) = 25 Open-PG35 (based on 10m height)
Minimum positive design pressure = 1200 PA
Minimum negative design pressure = 1200 PA
Minimum water penetration test pressure = 260 PA
Minimum Canadian air infiltration/exfiltration = A2

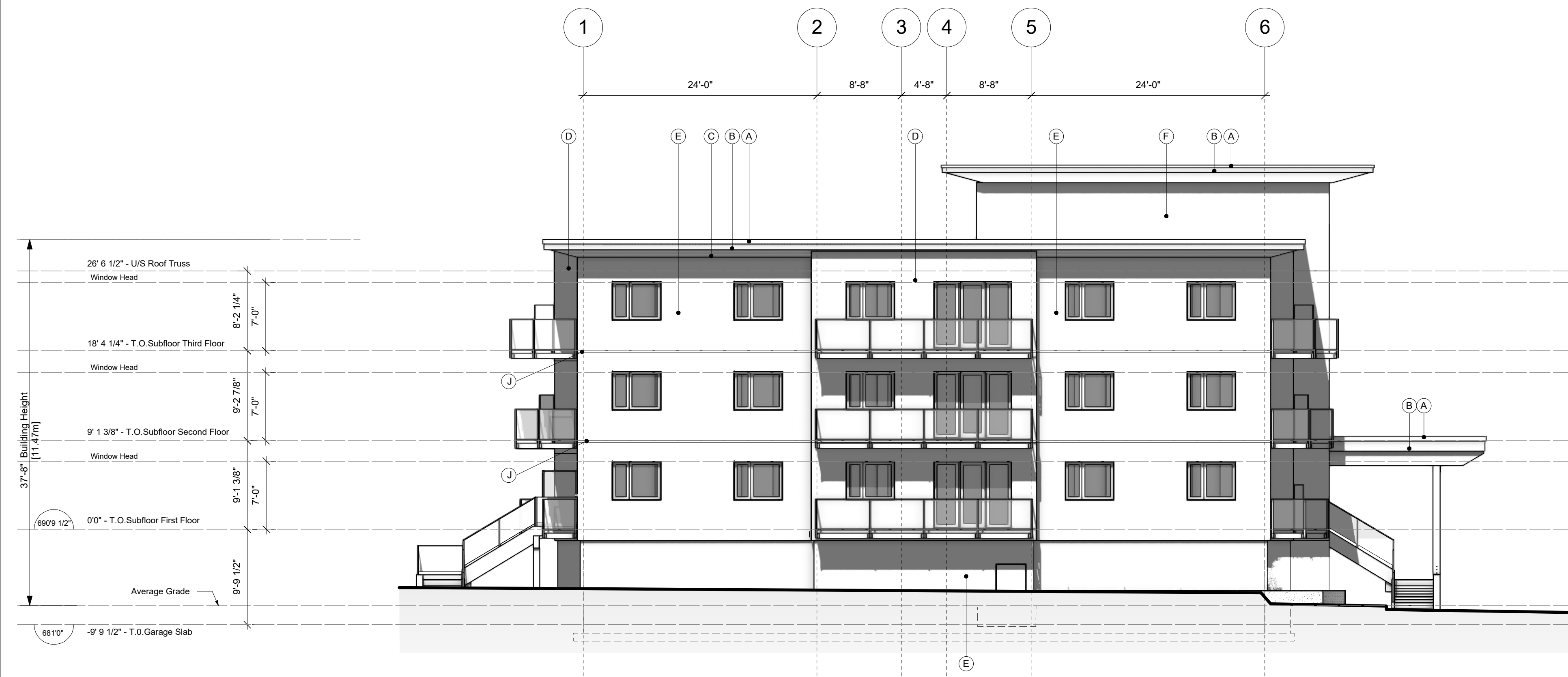
MATERIAL LEGEND:

- A - PREFINISHED METAL CAP FLASHING
- B - PREFINISHED METAL FASCIA PANEL
- C - WOOD GRAIN METAL SOFFIT PANEL
- D - STUCCO COLOUR #1 - BUMP OUTS
- E - STUCCO COLOUR #2 - MAIN BODY
- F - STUCCO COLOUR #3 - STAIR TOWER
- G - STOREFRONT WINDOW SYSTEM
- H - C.I.P. CONCRETE
- J - PREFINISHED METAL THROUGH WALL FLASHING

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
<p>Seal:</p> <div style="display: flex; align-items: center;"> <div style="text-align: center;"> <p>DENNIS MAGUIRE</p> <p>maibc</p> </div> <div style="text-align: center; margin-left: 20px;"> <p>ARCHITECT</p> </div> </div> <p>#14-1005 Alpha Lk. Rd Whistler, BC, V0N 1B1 T: 604-902-0702 dmaguire7777@gmail.com www.dmaguire.ca</p>			
<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: West & North Elevations</p>			
Date:	Nov 15-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-400C
Drawn by:	Tom Kennedy	Reviewed by:	
Project ID:			



1 WEST - FRONT ELEVATION
1/8" = 1'-0"



2 NORTH - SIDE ELEVATION
1/8" = 1'-0"

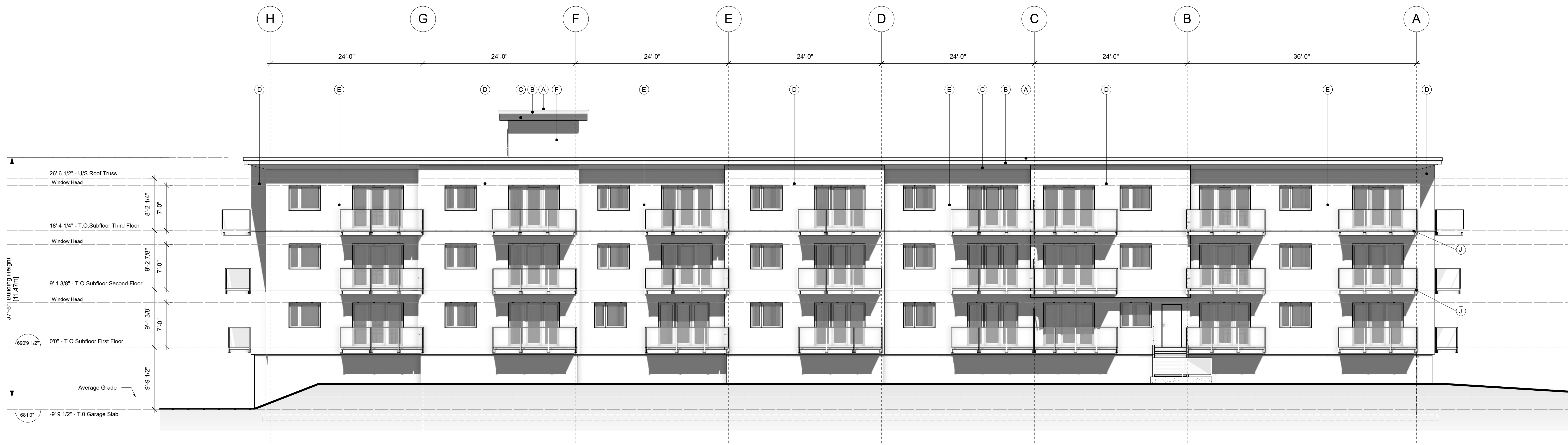
NAFS
All Windows and Doors & Skylights
Must Meet NAFS Canadian Supplement Requirements
Province: British Columbia
Location: Pemberton
Building Height : 10m or below
Terrain : Open
Class : Multi-Residential

Minimum performance grade (PG) = 25 Open-PG35 (based on 10m height)
Minimum positive design pressure = 1200 PA
Minimum negative design pressure = 1200 PA
Minimum water penetration test pressure = 260 PA
Minimum Canadian air infiltration/exfiltration = A2

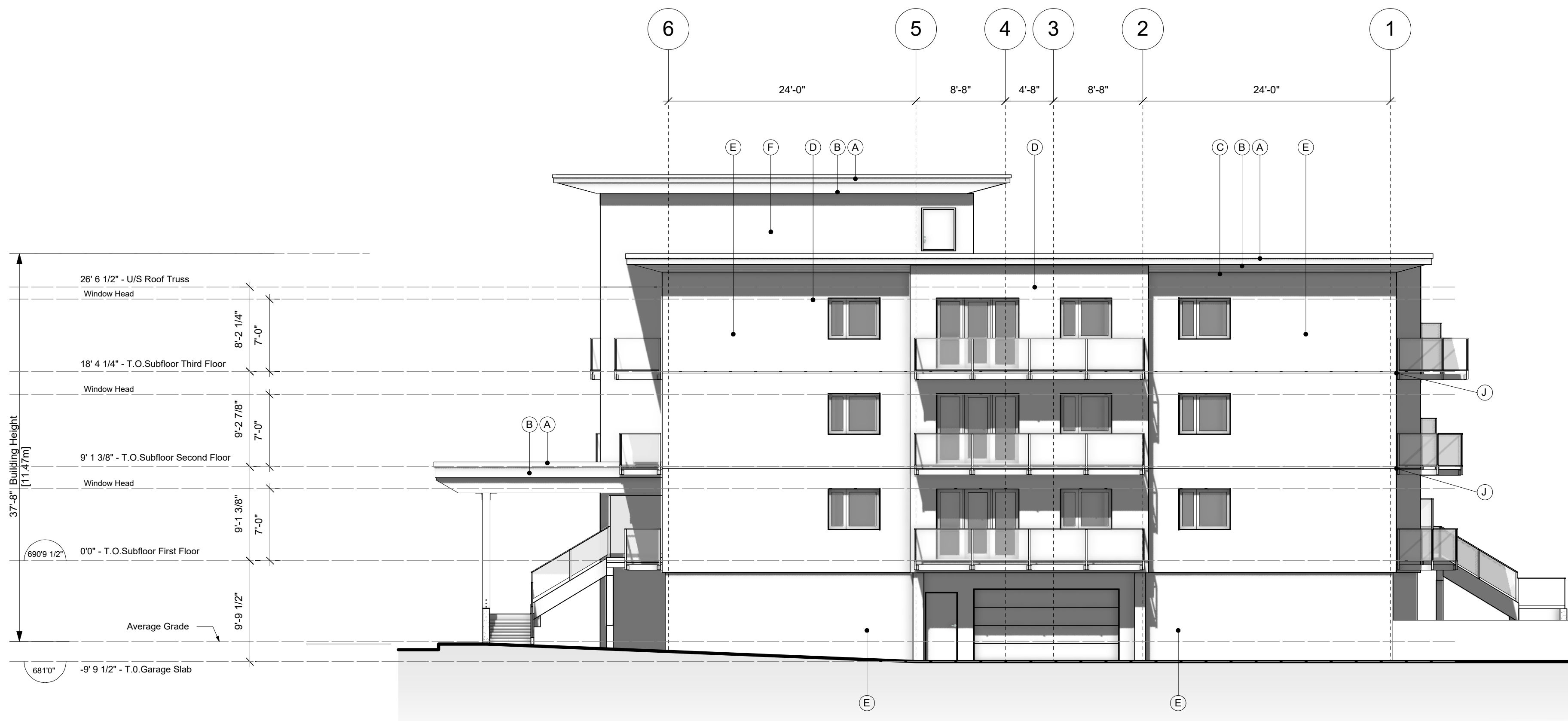
MATERIAL LEGEND:

- A - PREFINISHED METAL CAP FLASHING
- B - PREFINISHED METAL FASCIA PANEL
- C - WOOD GRAIN METAL SOFFIT PANEL
- D - STUCCO COLOUR #1 - BUMP OUTS
- E - STUCCO COLOUR #2 - MAIN BODY
- F - STUCCO COLOUR #3 - STAIR TOWER
- G - STOREFRONT WINDOW SYSTEM
- H - C.I.P. CONCRETE
- J - PREFINISHED METAL THROUGH WALL FLASHING

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
<p>#14-1005 Alpha Lk. Rd Whistler, BC. V0N 1B1 T: 604-902-0702 dmaguire7777@gmail.com www.dmarchitect.ca</p>			
<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: West & North Elevations</p>			
Date:	Nov 15-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-400
Drawn by:	Tom Kennedy	Reviewed by:	
Project ID:			



1 EAST - REAR ELEVATION
1/8" = 1'-0"



3 SOUTH - SIDE ELEVATION
1/8" = 1'-0"

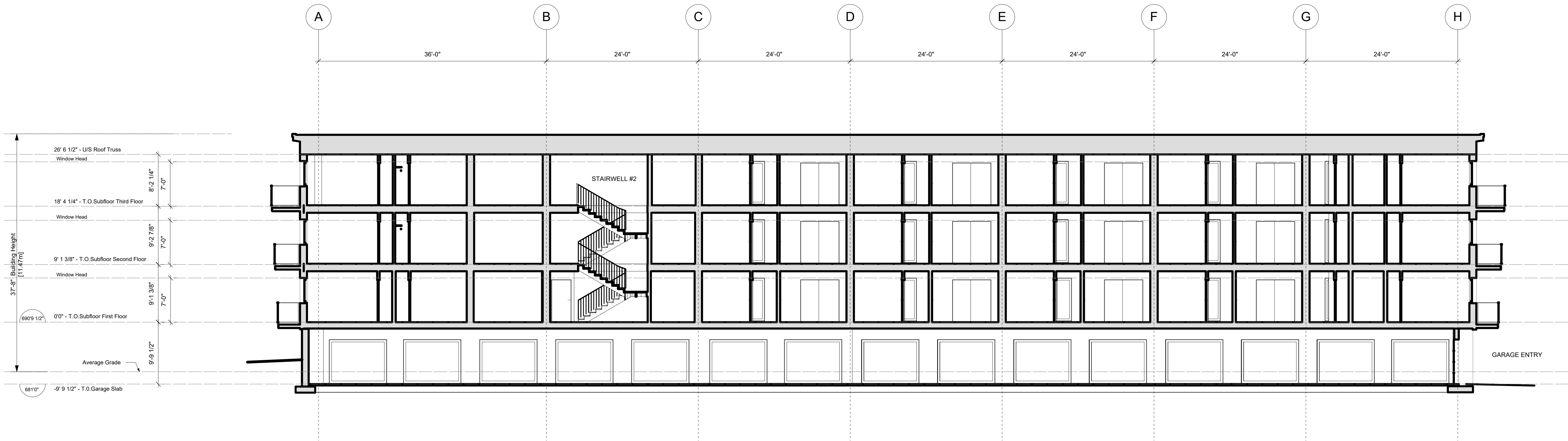
NAFS
 All Windows and Doors & Skylights
 Must Meet NAFS Canadian Supplement Requirements
 Province: British Columbia
 Location: Pemberton
 Building Height : 10m or below
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 Class : Multi-Residential

Minimum performance grade (PG) = 25 Open-PG35 (based on 10m height)
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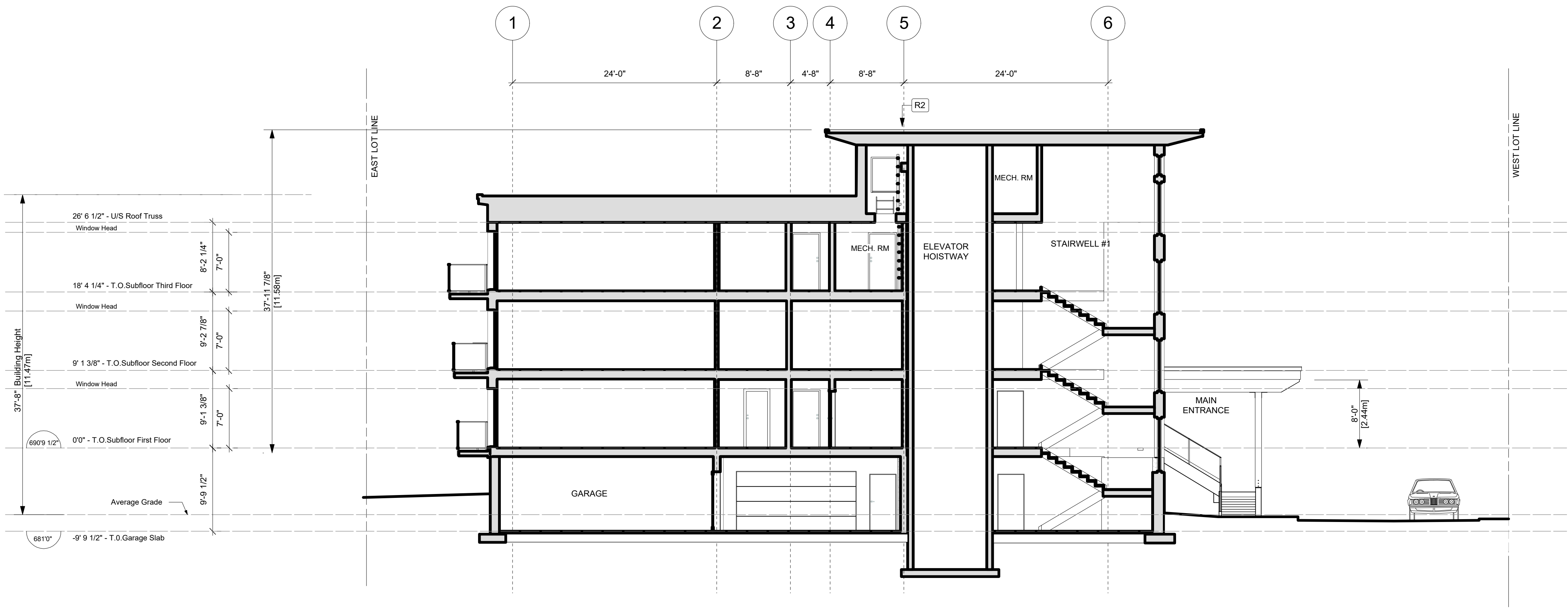
MATERIAL LEGEND:

- A - PREFINISHED METAL CAP FLASHING
- B - PREFINISHED METAL FASCIA PANEL
- C - WOOD GRAIN METAL SOFFIT PANEL
- D - STUCCO COLOUR #1 - BUMP OUTS
- E - STUCCO COLOUR #2 - MAIN BODY
- F - STUCCO COLOUR #3 - STAIR TOWER
- G - STOREFRONT WINDOW SYSTEM
- H - C.I.P. CONCRETE
- J - PREFINISHED METAL THROUGH WALL FLASHING

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
#14-1005 Alpha Lk. Rd Whistler, BC. V0N 1B1 T: 604-902-0702 dmaguire7777@gmail.com www.dmaguire.ca			
Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.			
Sheet Title: East & South Elevations			
Date:	Aug 29-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-401
Drawn by:	Tom Kennedy		
Reviewed by:			
Project ID:			



1 NORTH-SOUTH SECTION
1/8" = 1'-0"



2 EAST-WEST SECTION
1/8" = 1'-0"

No.	Date	Appr	Revision Notes
No.	Date	Issue Notes	
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<p>Project Title: Radius 2 7350 Crabapple Court Pemberton B.C.</p>			
<p>Sheet Title: Building Sections</p>			
Date:	Nov 15-17	Scale:	As Noted
Partner in Charge:	Dennis Maguire	Sheet Number:	A-500
Drawn by:	Tom Kennedy		
Reviewed by:			
Project ID:			



















Radius 2

7350 Crabapple Court

Green



Building Initiatives

Radius 2 is designed to far exceed the BC Building Code. The many areas we have achieved this are listed below.

Walls;	Code would be R22 Batt 2x6 walls. Radius R42 Double wall with 6" of out-sulation to reduce thermal bridging in the building envelope. An exterior vapour open liquid applied air/water barrier under the rain screened out-sulation, R22 batt insulation in the stud walls, vapour barrier paint on the inside drywall. This wall make up allows the inside of the wall to dry to the inside and the outside portion of the wall to dry to the out side.
Airtight;	No Code Requirement. Average new BC Home 4.5 Air Changes per Hour. Radius 2, 0.6 air changes per hour.

- Ventilation; Code with intermittent ventilation bathroom fans with no heat recovery. Radius 2 ERV with 85% heat recovery designed at 20CFM per bedroom and living room. The ERV will be run on a continuous basis for a healthy home ventilation rate. An ERV is used instead of an HRV to prevent too low a humidity in the air during the winter months. A Higher than usual ventilation rate has been designed for a healthier home and to prevent drying the air too much through ventilation the ERV was selected.
- Hot Water; Code is an Electric tank or a mid efficient gas hot water. Radius will use a high performance SunPump that will produce water at about a 500% efficiency for the power it consumes. This is made in BC with locally developed technology.
- Heat; Code has many options with a minimum efficiency of about 80%. Radius 2 will use the sun for free and an air sourced heat pump at 250% efficiency for primary heat with small baseboard heaters with digital thermostats as backup heat for only the coldest days of the year. Anticipated savings of 85% on space heating above code performance.
- Windows; The windows will meet the Passive House standard of .8 U value. This is roughly 3 times better than code approved windows. Windows are the largest source of heat loss, well insulated windows can contribute significantly to the comfort of a home.
- Lights; All lights will be energy saving LED bulbs. The windows are larger than most buildings to allow more natural light in the units. Exterior lighting and the parkade will be on motion sensors so that they do not run all day and night when not needed.
- Materials; All materials will be sourced first locally, then from BC, then from Canada. We have great building materials and technology in BC and Canada to build the best homes in the world. We need to take advantage of what we have at home.
- Cooling; No code requirement. Radius will have an energy efficient air sourced heat pump AC unit supplying the ventilation air with cooling in the hot days of summer. There will be a flush mode where during the cooler nights the ventilation will supply cool air with no additional cooling or energy added.
- Roof; Radius will use roughly double the insulation of a code building. The roof will be a white TPO, (thermoplastic membrane) membrane to reflect heat in the cooling months to reduce the cooling required and not overheat the attic.
- Garden; Radius will have a community garden for those gardeners who want to grow some food or flowers.
- Storm drainage; Radius will employ a Bio Swale pond to infiltrate most of the storm water into the ground on the site. Only the major storm events will see water going to the storm system.
- Foundation; Radius will use ICF walls for an energy efficient wall system in the parkade.
- Durability; Radius will use durable finishes like stucco and metal and vinyl windows for the exterior finishes to reduce the amount of maintenance required to keep the building looking

great. This will save energy in the future from not having to use resources for maintenance.

Solar; Radius will take advantage of the sun in 3 ways. The passive solar gains to heat the building, the SunPump solar water heating and the photovoltaic solar panels to generate renewable electricity on site.

Location; Radius' location is one of it's most sustainable features. By being within walking distance of many services including schools, coffee shops, Recreational center and gym, parks and trails people living at Radius 2 will not be car dependent. Their overall energy footprint will be much less than anyone living away from the center of town.

