

## ADVISORY DESIGN REVIEW COMMISSION

**Agenda** for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Thursday, May 10, 2018 at 5:45pm at 7400 Prospect Street.

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

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**Minutes** for the Advisory Design Review Commission of the Village of Pemberton held Thursday, January 25, 2018 at 5:45pm at 7400 Prospect Street.

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**MEMBER IN ATTENDANCE:** Tracy Napier (Chair)  
Caroline McBain  
Lisa Ames  
Woody Bishop (Chamber Representative)  
Annie Oja

**REGRETS:** Saad Hassan

**STAFF IN ATTENDANCE:** Lisa Pedrini, Senior Planner  
Tim Harris, Manager of Operations & Development Services  
Sheena Fraser, Manager of Corporate & Legislative Services (minutes)

**PROJECT REPRESENTATIVES:**

**Orion** Rod Nadeau  
Ryan Nadeau  
Dennis Maguire, Architect– by phone.

**GENERAL PUBLIC:** 0

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**1) CALL TO ORDER**

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

**2) MEMBERS & STAFF INTRODUCTIONS**

Lisa Pedrini, Senior Planner, welcomed everyone to the first meeting of the ADRC Commission for 2018. Pedrini noted that there are two new members on the Commission and extended a special welcome to Annie Oja and Lisa Ames.

Ms. Pedrini noted that the role of the ADRC is to provide recommendations to Council that will assist in their consideration of development applications, and that the Commission itself was not a decision maker. Recommendations should be based on the Village's policies and plans, in particular the Official Community Plan and its Development Permit Guidelines.

The Commission members and Staff introduced themselves. **Review of Other Applicable Village Policies:**

Sheena Fraser, Manager of Corporate and Legislative Services, advised that the Village has recently implemented a new process whereby all members of Village Committees or Commissions are required to review the Code of Conduct, Social Media Policy and Bullying & Harassment Policy and sign an acknowledgment form. Village policies apply to not only Council and Staff but volunteers such as those participating on Committees of Council. Commission members were asked to review the policies and sign and return the acknowledgment at their convenience.

Ms. Pedrini noted that as it is the beginning of a new year the Commission must elect a Chair and Vice-Chair.

**Commission Chair:**

Wood Bishop nominated Tracey Napier as Chair  
Lisa Ames seconded the nomination

Moved/Seconded

**THAT** Tracey Napier be appointed Chair of the ADRC for 2018.

**CARRIED**

**Commission Vice Chair:**

Tracey Napier nominated Woody Bishop  
Annie Oja seconded the nomination

Moved/Seconded

**THAT** Woody Bishop be appointed Vice-Chair of the ADRC for 2018.

**CARRIED**

**3) MINUTES**

Lisa Ames pointed out that she was unable to attend the December 4, 2017 meeting and would like her regrets noted for the record.

Moved/Seconded

**THAT** the minutes of the Advisory Design Review Commission Meeting, held Monday, December 4, 2017, be approved as amended.

**CARRIED**

Lisa Pedrini provided an update on the status of the DPA010-BC Hydro Field Office/Works Yard (1363 Aster Street) advising that Council approved the DPA with conditions in December. Pedrini further noted that revised DPA008 -

CRESTLINE (1422, 1426, 1430 Portage Road) was considered at the January Council meeting at which the DPA was approved with conditions. Ms. Pedrini thanked the Commission members for their guidance and work on these two referrals.

**4) MAJOR DEVELOPMENT PERMIT: DPA012 and DVP120  
ORION  
7350 Crabapple Court**

Ms. Pedrini introduced Rod and Ryan Nadeau, who were in attendance, and Dennis Mcguire, Architect, who was attending by conference call.

Rod Nadeau introduced the project noting that the building is very similar to the Radius project, built on Arbutus Street, but that some of the features had been improved upon as a result of learning from the construction of Radius. In particular, Mr. Nadeau noted the following:

- Modification of the design due to better insulation product
- Trusses will be made of wood rather than steel
- Balconies will be larger and cantilevered so the connection to the main building is easier
- The interior layout and living space will not change

Mr. Nadeau reviewed some of the differences between the two buildings and noted that some of these were as a result of the grade differential of the lots. In particular:

- Parking has been moved to the south end of the building rather than in front like Radius
- Building is taller by 1 meter as a result of the lower grade
- The entrance is different in that the port cochere is smaller and access is at grade
- Wood-grained steel siding on soffit has been replaced on the bump outs with a stucco, three different colours of stucco are being proposed
- The floor heights will vary slightly as a result of using timber instead of steel
- Energy performance in Orion will be increased by over 10% and this has been accomplished through insulation and the building will be passive house certified
- The windows have been recessed by 6 inches with stucco returns to create a better look
- 28 underground parking stalls (with garages and storage space) will be provided with the remainder outside, including 17 under a carport. The parking exceeds the requirements by one space.

- Carport roof will house additional solar panels as a means to achieving net zero energy use
- Bioswale in the middle of the parking will address site drainage and the intent is to achieve minimal overflow or infiltration into the Village's stormwater system
- Landscaping design includes use of native plants from BC as per the Village's Planting List with attention paid to drought tolerant shrubs and trees in order to conserve water
- A planter will be built as a means of breaking up the building lines and provide privacy
- Although a 1 meter variance has been requested the height of the building at completion will be a little lower than the Gateway building next door

The Commission members provided comment respecting the following:

- Height of the retaining wall and what it will look like between the Orion lot and the lot to the west (Gateway 2)
- Need for safety railings given the height of the retaining wall
- Access to the Village trails
  - Mr. Nadeau noted that consideration has been given to the current flow of foot traffic across the existing empty lot and as such a pathway has been established through the property to link directly to the Arn Canal Trail / Bridge and that it will flow through to Crabapple Court.
- Purpose of the height variance
  - Mr. Nadeau noted that due to the grade level of the lot, and the Flood Construction Level which is quite high, a height variance of 1 meter is required to avoid berming up around the building which would give the appearance of "a building on top of an ant hill"
- Location of the loading zone to allow for short term deliveries or moving trucks
- Location of snow dump and consideration of establishing a second snow dump area
- Impacts of snow on the balconies
  - Mr. Nadeau noted that most of the balconies are covered by a 4 foot wide overhang except for those in the bump out areas which will have a little less coverage (2 feet) but snow should not be an issue except for the top decks
  - Snow from top decks could be removed by shoveling into planter/landscaping below
- Concerns that a more robust landscaping plan is needed along the edge of the property bordering Portage Road to hide the parking area and along the edge of the property bordering the Arn Canal; desire to see this addressed with the use of more evergreens (shrubs and trees)

- Drainage and how this will be managed especially in winter if it warms up and snow blocks the drains
- Site circulation and the lack of an easily-identified turnaround; desire to see a designated turnaround area
- Parking garage circulation challenging and tight with no turn around area – drivers will be forced to back out; suggestion to keep the first 2 stalls on either side open to allow for turnaround
- Storage areas and expectations as to how those will be used – will there be enough space to store bikes etc.
  - 10'x8' storage rooms are also provided in several of the unit designs
- Questions respecting the use of stucco given its reputation
- Suggestion to add more community garden spaces or split the boxes to allow for more opportunities for residents to garden
- Artist rendering is deceiving as it suggests that there is green space where the current Gateway parking lot is located; desire to see this adjusted
- Car/bike/dog wash locations should be indicated
- Overall building design and colours are pleasing and it is a good use of the property considering the siting constraints
- Purpose of the picnic area and whether it could be replaced with a small playground

### **Development Permit Application (DPA012)**

Moved/Seconded

**THAT** the ADRC recommend to Council that the Development Permit Application (DPA012) be supported subject to staff working with the applicant to address the following concerns:

- Site Circulation;
- Development of a landscaping plan by a landscape professional that includes more robust plantings along Highway 99/Portage Road border as a means of screening the parking lot and along the Arn Canal border to create a better feel and more usable green space for families;
- Establishment of an interim fencing plan between the neighbouring property to the west to address the look and safety of the retaining wall.

**CARRIED**

### **Development Variance Permit (DVP120)**

Moved/Seconded

**THAT** the ADRC recommend to Council that the variance of one (1) meter to accommodate the height differential due to the grade of the lot be supported.

**CARRIED**

**5) NEXT MEETING**

Ms. Pedrini advised the Commission that it is anticipated that the ADRC will be meeting at least once a month due to the amount of development activity and interest the Village is seeing.

Discussion took place with respect to the best day and time for the Commission members to meet and it was agreed that Monday's at 6PM is the preferred day of the week and time. Thursdays was also noted as a second possibility.

**6) ADJOURNMENT**

At 7:14 p.m. the meeting was adjourned.

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Tracy Napier  
ADRC Chair

**Date:** May 10, 2018

**To:** Advisory Design Review Commission

**From:** Kristina Salin, K. Salin Land Planning/Lisa Pedrini, Senior Planner

**Subject:** Major Development Permit Application No. 011 - Pemberton Mobile Home Park

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The purpose of this report is to present to the Advisory Design Review Commission (ADRC) a Major Development Permit application for the addition and servicing of new mobile home pads at the Mount Currie View Mobile Home Park for review by the Commission and recommendations to Council. The subject project is legally described as Lot 8, DL 203, Plan 7619, and is located at 7370 Highway 99, Pemberton, BC.

## **BACKGROUND**

On April 24<sup>th</sup>, 2015, the Village received a Minor Development Application for landscaping improvements at the entrance to the mobile home park from the owner Derek Lee, Derek Lee Holdings. The submitted plan included a simple sketch with a planting list prepared by Pemberton Valley Nurseries. Upon review by the ADRC, this submission was not supported due to the sparseness of plantings, the species of the proposed plants (for example, lack of screening potential of the deciduous trees in the shoulder seasons and winter) and the absence of irrigation information.

Following the ADRC review, VOP informed the owners that the minor DP was not approved by the Manager of Operations and Development Services, and recommended that the applicant contact staff in order to determine a better way to bring forward an improved landscape plan, including the suggestion that the applicant contact a registered Landscape Architect to design and include a proposal for an irrigation plan.

A revised minor DP application was submitted by BCT Fencing on behalf of the owner and was reviewed by the ADRC in August of 2016.

It was Moved/Seconded:

**THAT** the ADRC supports the property owner's intention to make improvements to the entrance;

**AND THAT** the ADRC recommends that the property owner choose a hardy evergreen in order to ensure continuity with the existing cedar hedging (which if regularly maintained is capable of being quite attractive) and to create a year-round landscaped buffer between the Highway and the C-4 Zone;

**AND THAT** the applicant considers using a small portion of split rail fencing and berms to create an attractive landscaped feature at the right-hand corner of the entrance using the proposed plantings.



***AND THAT*** in lieu of the installation of an irrigation system, the applicant provide a one year bond for the survival of the landscaped materials (plantings and trees) and that the Village include a condition in the DP that the landscaping has to be maintained.

The ADRC further commented on the landscape plan and had the following comments:

- The existing buffer of overgrown cedar trees on Highway 99 could be improved with trimming and enhanced planting. Proposed trees were too high for the ROW.
- The proposed deciduous trees would not provide coverage all year long.
- There was some concern that improving the entrance brings a street view to what is mostly the parking area of the business.
- It may be more attractive to include mixed clusters of trees rather than individual trees evenly spaced and utilization of evergreens as a buffer would be a better option with a recommended height of 3-4 metres.
- The split fence was not unanimously favoured by the Commission. It was felt that the fencing did not adequately buffer the land uses.
- Planting would require irrigation
- A berm would enhance the proposed plantings in front of the fence to define them as flower beds.
- A small amount of fencing combined with flower beds at the right turn entrance would be a nice feature.
- The Commission reiterated that the purpose of the landscaped buffer is not about hiding the trailer park, but rather creating an attractive entrance that screens the commercial use and the large gravel parking area.
- Maintenance of landscaping is very important, so if irrigation is not proposed, alternatively, the Village might consider retaining a bond for a year's time to ensure the viability of the trees.

The agents were notified of the ADRC's decision on August 17, 2016 with the suggestion that they resubmit based on the Commission's suggested changes but the Village did not receive any further modifications.

On September 13, 2017 the Village received a Major Development Permit Application from Peter Annable, Agent on behalf of the owners, Pemberton Mobile Home Park Ltd., with respect to the addition and servicing of thirteen (13) new mobile home pads within Mount Currie View Mobile Home Park. Due to deficiencies in the original application, several iterations have since been received and reviewed by the Village's consultant with the intent of bringing forth a satisfactory application for the ADRC's review.

## **DISCUSSION & COMMENTS**

The property is designated as a Development Permit Area (DPA) for Form and Character in the Village's OCP (Bylaw 654, 2011) under DPA#7 – Gateway Commercial Development.

The property is zoned Residential Mobile Home Park MHP-1 as per the Village of Pemberton Zoning Bylaw 466, 2001 Section 305. A Mobile Home Park is further planned by Village of Pemberton Mobile Home Parks Bylaw 112, 1976.

## **DESCRIPTION OF THE PROPOSED DESIGN**

The revised proposal considers the need for an appealing gateway to the Village of Pemberton, a buffer of screening from the highway to the land use, required setbacks, and proximity to power lines in terms of planting. The proposed plan now demonstrates the location of all proposed mobile home pads, parking and landscape improvements. See Appendix D.

The plan submitted for this review includes the addition and servicing of thirteen (13) additional mobile home pads within the existing mobile home park. The plan also proposes some enhanced landscaping on the frontage of the property along Highway 99 in order to improve this entry area as requested by previous ADRC review. The plan demonstrates the suggested arrangement/location of plant material, and suggested plant species. The proposed planting scheme allows for a formula that could be repeated along the highway frontage in the event that BC Hydro thins the aging tree buffer. The planting incorporates low to medium trees and a flowering shrub. The plants were chosen in adherence with the *VOP Landscape Plants List* and BC Hydro's guide, '*Planting Near Power Lines*'.

The plans also indicate the proposed location of the mobile home pads and required parking. The use of the BC Hydro ROW has been secured and information is attached as Appendix E.

## **COMPLIANCE WITH ZONING BYLAW**

The subject property is zoned Residential Mobile Home Park (MHP-1). The following is an assessment of the proposal in the context to the Village of Pemberton Zoning Bylaw 466, 2001 Bylaw requirements:

- a) Use: Mobile Home Park is a permitted use in the MHP-1 zone;
- b) The proposal is below the maximum 20 mobile home pads per hectare; and fits with the minimum floor area of 29 m<sup>2</sup> for a mobile home space and the maximum floor area of 325 m<sup>2</sup>;
- c) All buildings are proposed to cover 17.1% of the site, below the maximum lot coverage of 40%;
- d) The proposal complies with the front, rear, exterior and interior lot line setbacks;
- e) The proposal complies with the 7.6 m maximum height requirements of the MHP-1 Zone;
- f) The proposal complies with Division 500 Off Street Parking, providing 26 parking spaces for 13 units.

**COMPLIANCE WITH MOBILE HOME PARKS BYLAW 112, 1976** The Village of Pemberton Zoning Bylaw 466, 2001 Section 305.1 a) notes, '*Notwithstanding any other provisions contained within this Bylaw, every use of land and every building or structure permitted with the MHP-1 zone shall conform with the regulations of the Village of Pemberton Mobile Home Parks Bylaw.*

The Village of Pemberton Mobile Home Parks Bylaw 112, 1976 Section 4.01 further necessitates an uninterrupted vegetative buffer of twenty-five (25) feet in depth within the

boundaries of the mobile home park. Section 5.02 outlines one (1) parking space requirement provided near each mobile home pad with the additional requirement of one space per every four mobile homes. Thus, the requirement for this application is 16 spaces.

## COMPLIANCE WITH DEVELOPMENT PERMIT GUIDELINES

The subject property is situated within Development Permit Area (DPA) No. 7 – Gateway Development. The Village established DPA No.7 in an effort to fulfill the following:

- Create a strong sense of arrival to the Pemberton Community through natural, landscaped and built gateway elements.
- Provide visual and physical cohesiveness that draws interest to the community.
- Present services and accommodations targeted to the travelling public that creates an attractive community identity and character.

Section 7.4.5.2 b) of the OCP outlines the guidelines for siting in the DPA No. 7. The development should be visible yet attractive from the highway; outdoor storage should not be visible from neighbouring properties, Highway 99 or other public roads.

Section 7.4.5.2 c) of the OCP then outlines the guidelines for landscaping in the DP No. 7. The proposed development is to be landscaped appropriately to ameliorate and provide an attractive entry into the Village from Highway 99 and other public roads. According to OCP, this can be achieved through the following:

- Incorporate landscaped areas within parking lots to break up large paved areas. The landscaping can also be used in the winter for snow storage areas.
- Provide a landscaped buffer between land uses
- Limit the use of fencing when not visible to public streets. Chain link fencing is not recommended
- Provide irrigation for all landscaped yards and open areas (excluding areas undisturbed in their natural state)

The following table summarizes Staff’s initial review of the application against the applicable DPA guidelines:

Applicable Guideline	Comments
<b>Guidelines: 7.4.5.2 (a)</b>	
Open Space: Incorporate Open Space for the purposes of outdoor seating, socializing and passive recreation of residents	The current plan does not incorporate any planned open space for the recreation of residents, however only 17.1% of the site will be covered by development, leaving a considerable amount of open space for communal recreation.
Open areas provide a vegetated buffer between the highway and other land uses as well as sound attenuation	The proposal maintains a densely planted landscape buffer to help reduce noise and soften visual impact of land use adjacent to Highway 99
<b>Guidelines: 7.4.5.2 (b)</b>	
Siting: the development should be visible	The development is located beyond the 25

<p>yet attractive from the highway; outdoor storage should not be visible from neighbouring properties, Highway 99 or other public roads</p>	<p>metre setback from the property boundary and views of the development will be available yet obscured by the planting buffer along Highway 99.</p>
<p><b><u>Guidelines: 7.4.5.2 (c)</u></b>        Landscaping: the development shall be landscaped as to provide an attractive entry form Hwy 99 and other public roads</p> <ul style="list-style-type: none"> <li>- Landscaping incorporated within parking lots to break up large paved areas/double as winter snow storage areas</li> <li>- A landscaped buffer is provided between land uses</li> <li>- The use of fencing is limited when not visible from public streets/chain link fence is not recommended</li> <li>- Irrigation is provided to all landscaped yards and open spaces (excluding undisturbed areas in their natural state)</li> </ul>	<p>The landscape buffer will be augmented with attractive plant material which will help to soften the visual impact of this land use along Highway 99. Fencing is not proposed for this plan. In lieu of installation of an irrigation system, a one-year bond for the survival of the landscaped materials (plantings and trees) is proposed and the Village of Pemberton will Village include a condition in the DP that the landscaping has to be maintained.</p>
<p><b><u>Guidelines: 7.4.5.2 (d)</u></b>        Circulation and Parking: vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of the development:</p> <ul style="list-style-type: none"> <li>- Access to service bays, loading docks and garbage/recycling dumpsters should not be directly visible from public view</li> <li>- Parking areas in the front yard setback are enhanced with landscaping</li> <li>- Short term parking and unloading areas are provided for accommodation uses</li> <li>- Parking areas are screened with landscaping and buildings</li> </ul>	<p>The landscape buffer is intended to obscure views to the development. There are no proposed loading docks, or service bays. There are no parking areas in the front yard setback. For every four new mobile homes, there will be one additional space provided which may act as short term parking and unloading areas for accommodation uses. The proposed parking spaces to accompany each mobile home are not screened with landscaping, but are screened by the structures. Similarly, each unit' garbage and recycling will be screened from the Highway by the units.</p>

**The Design Review Committee shall review the proposal against the guidelines and provide comments on compliance with the DPA No. 7 guidelines.**

Attachments:

- Appendix A – Site Plan**
- Appendix B – Zoning**
- Appendix C – Parking Plan**
- Appendix D – Landscape Plan**
- Appendix E – BC Hydro Approval**



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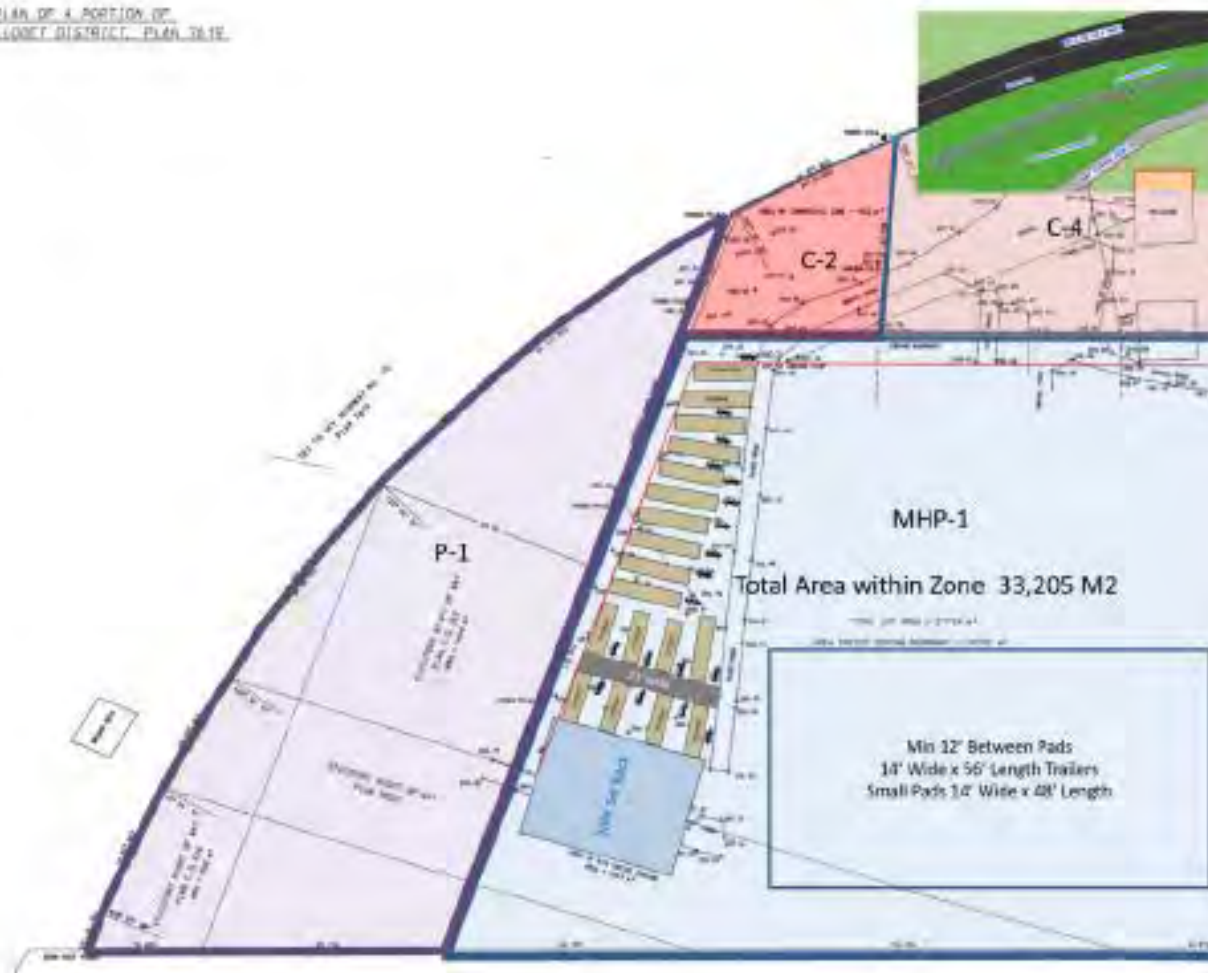
Kristina Salin Landscape Architect + Registered Professional Planner  
MCIP, RPP, MBCSLA  
Consulting Planner

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Lisa Pedrini, Village Planner

cc:Tim Harris, Manager of Operations and Development Services

TOPOGRAPHIC SURVEY PLAN OF A PORTION OF  
LOT 6, D.E. 203, LILLOOET DISTRICT, PLAN 2619.  
SHE. 1, 20  
COLLECTED FROM W.S. HENRI  
1911  
CONTAINS A PLAN AND PART  
OF THE SURVEY MADE BY  
W.S. HENRI IN 1911



**Appendix A-1: Air Photo with Proposed New Pad Placement**



### Appendix B – Zoning of the Site

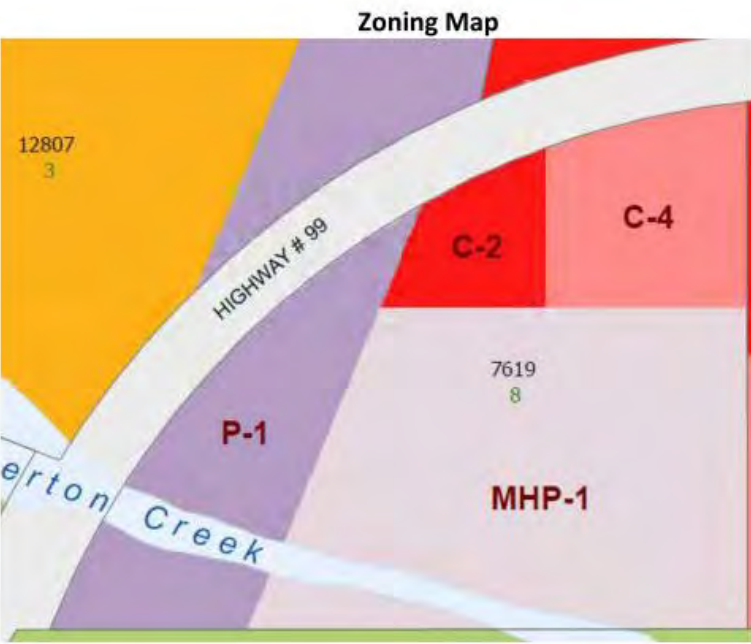
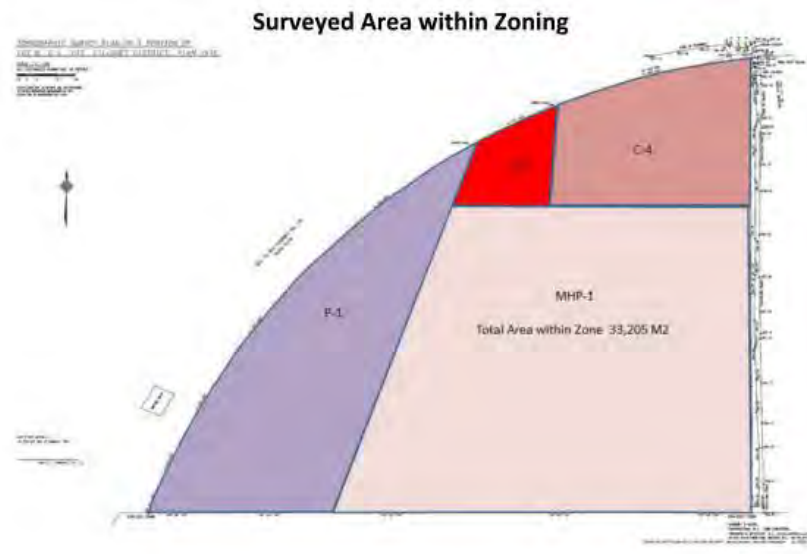
Area

33205 = 3.3205

Square metre      Hectare

20 X 3.3205 = 66.41 Pads

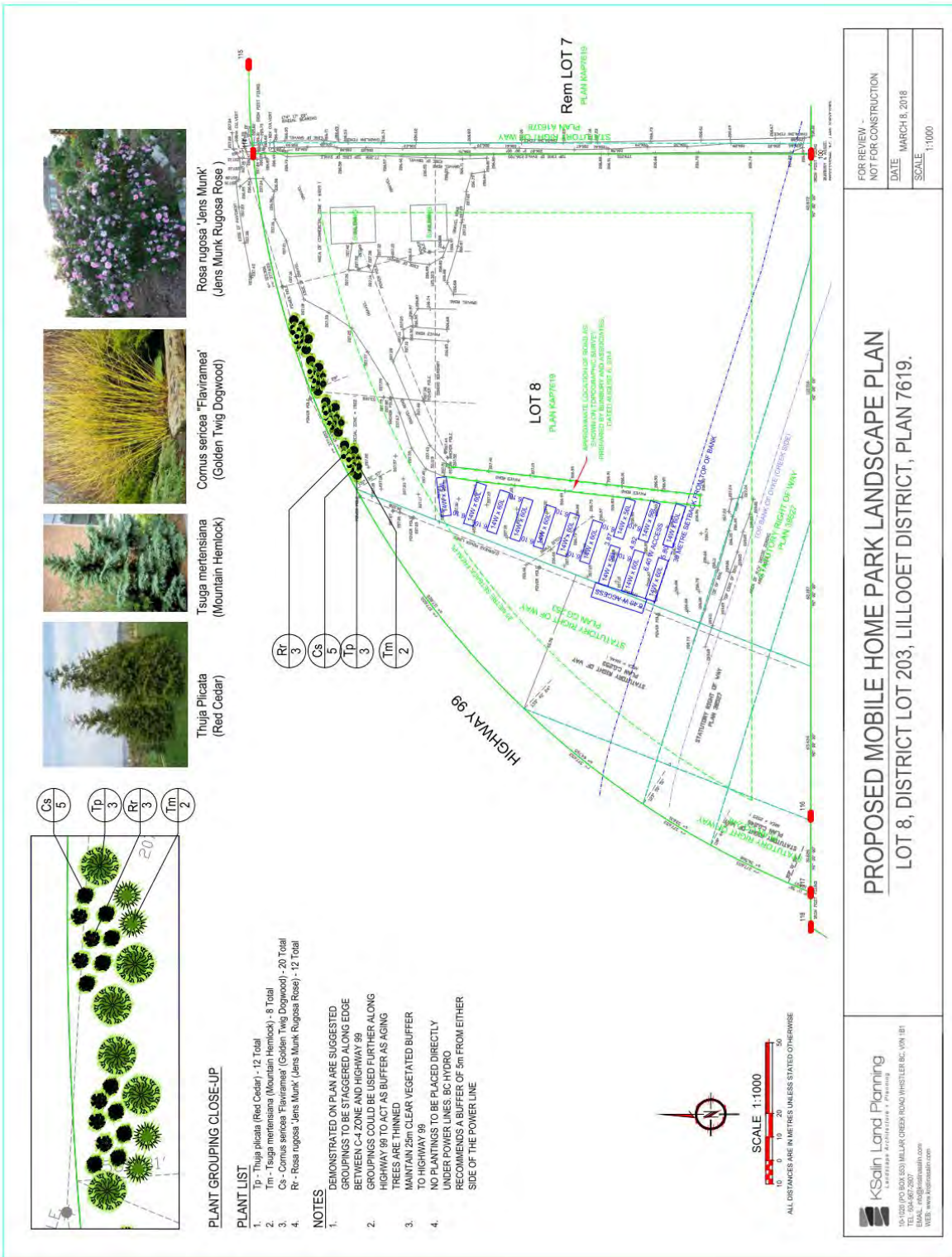
Existing - 45  
Vacant - 3  
New Pads - 13  
Total - 61







Stalls - 12' X 20'  
Red subject to Hydro approval



## BC HYDRO APPROVAL – Appendix E



**Properties**  
**Property Rights Services**  
Phone: 604-543-1596  
Fax: 604-543-1540  
E-mail: [vani.campbell@bchydro.com](mailto:vani.campbell@bchydro.com)

March 22, 2018  
Assignment: 1174815  
File: BCE 1062 Pt1  
Circuit/Str.: 2L001 64-03

VIA EMAIL: [pdannable@gmail.com](mailto:pdannable@gmail.com)

Pemberton Mobile Home Park Ltd  
c/o Peter Annable  
7370 Hwy 99  
Pemberton, BC

Dear Mr. Annable:

**Re:** Driveway and Parking (the “**Proposed Use**”)  
**Applicant:** Pemberton Mobile Home Park Ltd (the “**Applicant**”)  
**Right of Way Charge No:** 81765E (the “**Right of Way**”)  
**Legal Description:** Lot 8 District Lot 203 Lillooet District Plan 7619 (the “**Property**”)  
**Location:** 7370 Hwy 99, Pemberton BC  
**Drawing:** Proposed Mobile Home Park Landscape Plan and Pole Location drawing (the “**Drawing**”)

British Columbia Hydro and Power Authority (“**BC Hydro**”), as the holder of the Right of Way, has no objection to the Proposed Use located in the area shown on the attached Drawing provided the following terms and conditions are observed and met by the Applicant. These terms and conditions are BC Hydro’s requirements for safety, long-term security and operation of the electrical system.

1. If the Applicant is not the owner of the Property, the Applicant must also obtain permission for the Proposed Use from the owner of the Property.
2. The construction work for the Proposed Use must be completed by March 23, 2019. The Applicant (or the Applicant’s agent) must receive a prior written extension from BC Hydro if the construction work for the Proposed Use is not completed by this date.
3. At least 10 working days prior to commencing any activity on the Right of Way, the Applicant will contact Lower Mainland Transmission at 604-590-7644 to arrange for an on-site meeting. The on-site meeting is necessary because activity will take place near a high voltage 230kV electrical lines and related equipment. Prior to beginning work near powerlines, a BC Hydro representative must review and sign off on any forms that may be required, which could include without limitation WorkSafeBC’s form 30M33. Please note that issuance of any required forms, including 30M33, is in addition to and does not replace the requirements set out in this letter.
4. In accordance with the WorkSafe BC Occupational Health and Safety Regulation, persons and equipment must not come within 4.5 metres of the powerline conductor at any time (i.e. limits of approach).
5. The maximum height of vehicles, including load and reach, permitted on the Right of Way is 4.15 metres.

British Columbia Hydro & Power Authority,  
LMS-2 8475 128<sup>th</sup> Street, Surrey, BC V3W 0G1  
[bchydro.com](http://bchydro.com)

6. The Applicant is responsible for all costs of design alteration, modification, relocation and/or protection of BC Hydro's existing works which may be required as a result of the Proposed Use. The Applicant is also responsible for any damage to BC Hydro's infrastructure, including bridges and roads, caused by or attributable to the Proposed Use, or the activities of the Applicant or those for whom the Applicant is in law responsible.
7. To accurately determine the location of any and all underground services, the Applicant will contact BC One Call at 1-800-474-6886 or by cell phone at \*6886. If the exact location of any underground service is required, the Applicant will need to engage the services of a private locating company prior to digging.

Insurance

8. The Applicant must, at its sole cost and expense during the term of the Proposed Use and during such other period of time that the Applicant occupies the Right of Way, take out and maintain in full force and effect, the following insurance policies:
  - (a) Commercial General Liability insurance on an occurrence form for an amount not less than \$ 2 million per occurrence applying to the Proposed Use of the Applicant carried on, in and from the Right of Way and which coverage will include without limitation, liability assumed under contract, claims for personal injury, broad form property damage, non-owned automobile liability, and products and completed operations with respect to the occupancy by the Applicant of the Right of Way. Where such further risk exists, the policy shall provide coverage for 1) damage to existing structures, 2) voluntary medical payments of at least \$5,000 per injured person, 3) protective liability. The policy will name BC Hydro as an additional insured and will contain a cross liability and severability of interest clause.
  - (b) Automobile Liability Insurance of not less than \$ 2 million in any one accident, covering all licensed motor vehicles owned or leased by the Applicant and used in connection with its business relating to the Proposed Use.
  - (c) any other form of insurance as BC Hydro may reasonably require from time to time in amounts and for perils against which a prudent Applicant would protect itself in similar circumstances.
9. All policies of insurance referred to herein:
  - (a) will be considered primary with respect to the Proposed Use, and all deductibles and self-insured retentions will be borne by the Applicant;
  - (b) will include an undertaking by the insurers to notify BC Hydro, in writing, not less than 30 days prior to:
    - i. any cancellation or other termination thereof, or
    - ii. any change which restricts or reduces the coverage afforded thereby; and
  - (c) will be on policy forms satisfactory to BC Hydro and underwritten by insurers legally permitted to transact business in the province of British Columbia that are acceptable to BC Hydro.
10. If requested by BC Hydro, the Applicant agrees to provide BC Hydro with certificates of insurance that confirm compliance by the Applicant with the insurance requirements set out herein, including proof of renewal of each policy during the Proposed Use.

ASG#: 1174815 FILE: BCE 1062 Pt1

The Applicant will also comply with the schedule of terms and conditions attached to this letter. These terms and conditions are incorporated into and form a part of this letter. Please ensure that others involved with the Proposed Use adhere to all terms and conditions.

Please acknowledge that the Applicant understands and agrees to the foregoing terms and conditions by signing the duplicate of this letter in the space provided below and returning it to this office by April 22, 2018. Please keep the original for the Applicant's records. Please note that BC Hydro's consent to the Proposed Use will not be effective until this office receives a copy of this letter signed by the Applicant. **Accordingly, do not start any work or activities relating to the Proposed Use until we have received a signed copy of this letter.**

We would be pleased to answer any questions you may have about the Proposed Use or any other uses of the Right of Way. Please contact me at 604-543-1596 or [vani.campbell@bchydro.com](mailto:vani.campbell@bchydro.com).

Yours truly,



Vani Campbell  
Property Coordinator  
Property Rights Services

**Pemberton Mobile Home Park Ltd by its authorized signatory hereby accepts and agrees to the foregoing terms and conditions:**

 \_\_\_\_\_  
Signature

Derek Lee, President  
Print Name/Title

March 26/18  
Date

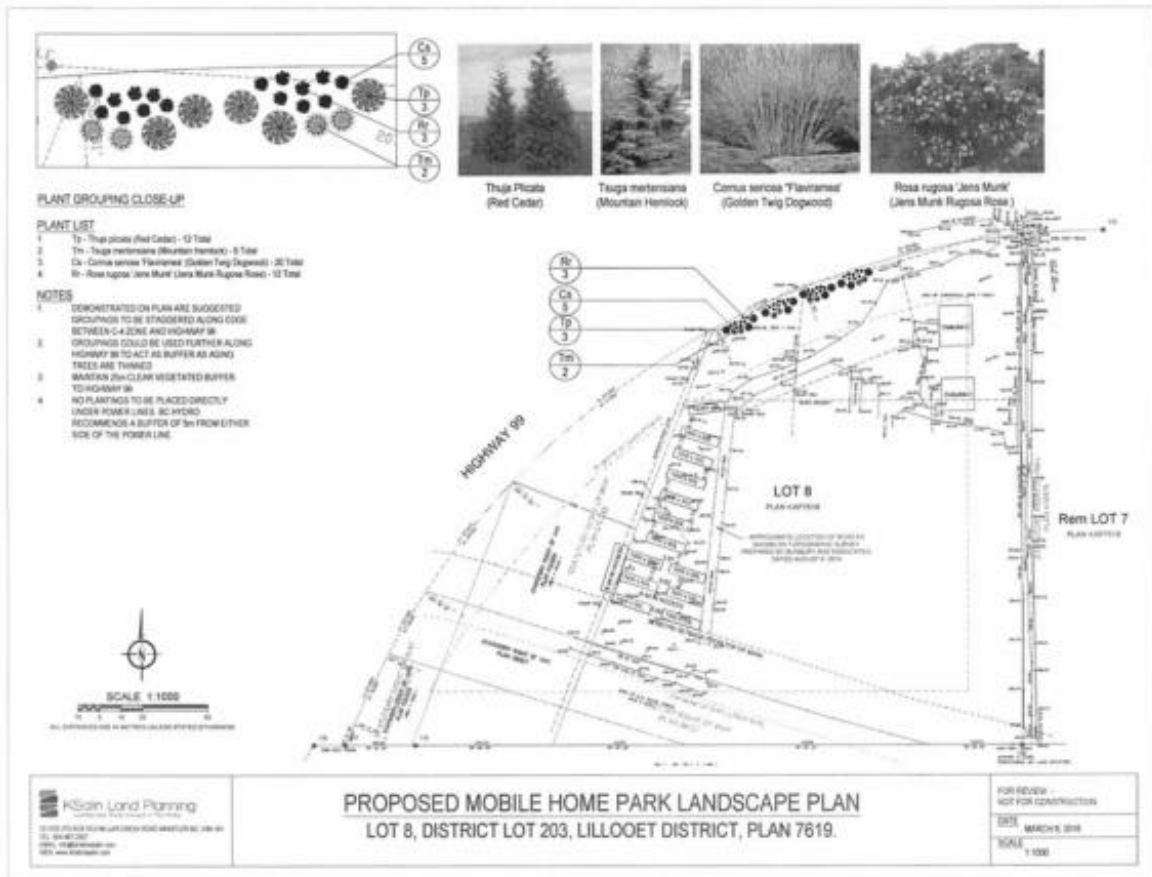
c: BCH, Lower Mainland Transmission  
BCH, Properties – K Proudlove

**BC Hydro Standard Terms and Conditions for All Compatible Uses of Rights of Way**

The following additional terms and conditions are incorporated into and form a part of the attached letter. Capitalized terms contained in this schedule not otherwise defined have the respective meanings ascribed to them in the attached letter.

1. These requirements are to be read together with the rights and obligations of the parties set out in the Right of Way registered against title to the Property. Nothing in the attached letter or this schedule shall be interpreted as limiting BC Hydro's rights pursuant to the Right of Way.
2. This letter applies to the interest of BC Hydro only. The Applicant must also obtain permits or consents from all other applicable parties with an interest in or jurisdiction over the Proposed Use and/or the Property (including without limitation, landowners, other charge holders and regulators).
3. The Applicant must comply and ensure compliance with all applicable legislation, regulations, guidelines, orders and standards, including without limitation all environmental laws and Part 19 Electrical Safety of the Occupational Health and Safety Regulation (a copy of this regulation is available at [www.WorkSafeBC.com](http://www.WorkSafeBC.com)).
4. BC Hydro will not be responsible for any damage to or interference with the Applicant's activities, equipment or the Proposed Use arising out of BC Hydro's activities or works pursuant to the Right of Way. The Applicant hereby releases each of BC Hydro and its officers, directors, employees, agents and contractors (collectively, the "BC Hydro Parties") from any and all claims, demands, actions and causes of action, proceedings, losses, damages, costs (including without limitation legal, consulting or other professional fees), fines, orders or expenses arising from any injuries (including injuries causing death), property damage or any other matter of whatsoever nature or kind (collectively, "Losses"), whether direct or indirect, whenever and howsoever arising which the Applicant or any of the Applicant's directors, officers, employees, contractors, agents, invitees, permittees or licensees, as the case may be, may suffer, incur or sustain on the Right of Way or in relation to the Proposed Use, except to the extent caused by the negligence of BC Hydro.
5. The Applicant assumes any and all risks and liabilities whatsoever, whether known or unknown, in relation to the Proposed Use and indemnifies BC Hydro from and against any and all Losses, whether direct or indirect, suffered or incurred by any of the BC Hydro Parties to the extent caused by or attributable to the Proposed Use, or any activity within the Right of Way by the Applicant or those for whom the Applicant is responsible at law. This indemnity will survive the expiry or termination of the agreement formed by the Applicant's acceptance of this letter, the Right of Way, and any other agreement entered into pursuant to this letter.
6. No part of the Proposed Use within the Right of Way may be enlarged, moved, or added to without the prior written agreement of BC Hydro. Uses or installations other than those contemplated in the attached letter require additional written agreement from BC Hydro.
7. BC Hydro may revoke its consent and terminate the agreement formed by the Applicant's acceptance of this letter if the Applicant or any of the Applicant's employees, agents or contractors fail to comply with the terms and conditions contained herein.
8. During the construction, existence, operation, maintenance or repair of the Proposed Use, as the case may be, the Applicant will take all steps necessary to protect BC Hydro's equipment and works within the Right of Way and will be responsible and will compensate BC Hydro for any damage to BC Hydro's equipment or works. If the Proposed Use impacts or interferes with any present or future BC Hydro works, the Applicant will, at the Applicant's expense, make any adjustments to the Proposed Use reasonably required by BC Hydro, or, upon receiving not less than 90 days' prior written notice from Hydro, relocate the Proposed Use to an alternate location approved by BC Hydro.
9. The Proposed Use must comply with all *Fire Services Act* (British Columbia) requirements, and the British Columbia Fire Code, including without limitation Section 3.3, Outdoor Storage. Section 3.3 prohibits the storage of specified wood products, flammable substances, and other potentially hazardous materials beneath electrical powerlines.

10. The following are not permitted within the Right of Way unless expressly authorized in writing by BC Hydro:
- log decking
  - blasting
  - burning
  - deposit of any fill material
  - buildings or portions of buildings, including foundations and eaves
  - stock piling of excavated, building or other material
  - storage or handling of flammable or explosive material
  - fueling of vehicles and equipment
  - regular or organized parking of vehicles
11. The Applicant acknowledges that minor levels of electrical induction may be experienced due to the proximity of electrical lines and agrees that BC Hydro shall not be liable or responsible for any effect or occurrence caused or contributed to by any such electrical induction.
12. BC Hydro's personnel must be able to access the Right of Way at all times. Interruption of the Applicant's activities and operations relating to the Proposed Use may be necessary for electrical line repair, maintenance, replacement or construction.
13. Landscaping within the Right of Way is restricted to low-growing trees, shrubs and plants not exceeding 3.0 metres in height at maturity. For vegetation immediately outside of the Right of Way, BC Hydro recommends that the Applicant not plant any vegetation that grows tall at maturity or grows with weak root systems that have a high probability of falling on BC Hydro's electrical works. BC Hydro (including its agents and contractors) shall have the right to remove any tall-growing trees, shrubs and plants from underneath and adjacent to BC Hydro's powerlines for line security and safety purposes from time to time.
14. Any metal fences within the Right of Way should be grounded.
15. The Applicant must not make any changes in ground elevations of more than 0.5 metres from the original grade of the Right of Way without the prior written consent of BC Hydro. The Proposed Use must not cause any deterioration of drainage patterns or soil stability within the Right of Way.
16. Upon the completion or removal of the Proposed Use, the Right of Way must be restored as closely as is practically possible to its original condition (or better) at the Applicant's expense.
17. Prior to assigning BC Hydro's consent to the Proposed Use contained in the attached letter, the Applicant must provide BC Hydro with the written agreement of any such assignee to be bound by these terms and conditions. Any purported assignment without such written agreement of the assignee will revoke BC Hydro's consent contained in this letter.
18. No obligation in this letter will be considered to have been waived by BC Hydro unless the waiver is in writing and signed by BC Hydro, regardless of BC Hydro's knowledge of any breach of such obligation or the passage of time.
19. If more than one person comprises the Applicant, then each such person is jointly and severally bound by the terms and conditions contained in the attached letter and this schedule of terms and conditions.





**Date:** May 10, 2018  
**To:** Advisory Design Review Commission  
**From:** Cameron Chalmers Consulting/Lisa Pedrini, Senior Planner  
**Subject:** Major Development Permit No. 013 – ‘Elevate @ Sunstone’

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## **PURPOSE**

The purpose of this report is to present to the Advisory Design Review Commission (ADRC) a Major Development Permit application for a multi-family residential townhouse project called “Elevate @ Sunstone” for review by the Commission and recommendations to Council.

## **BACKGROUND**

The Village received a Development Permit application from Urban West Architecture on behalf of Sunstone Ridge Developments Ltd. to develop a 52-unit multi-family residential townhouse project referred to as ‘Elevate @ Sunstone’ Townhouses. The subject property is Lot 5, District Lot 211, Lillooet Land District, Plan EPP72101, and is located at an unnamed “Road A” at the Sunstone Development. The property is designated as a Development Permit Area for Form and Character in the Village’s Official Community Plan (OCP) under Development Permit (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.

Sunstone is a multi-phase residential development that has been subject to approvals over a number of years. There are currently Tentative Approval Letters (TAL) issued for the first two phases of the development, which would yield 89 residential lots. The subject application represents the third phase of development, and the first phase of multi-family housing, with additional phases contemplated in the future on adjacent lands.

The application submission was received on April 23, 2018 and is currently being referred to internal Village departments for comment. It is unlikely the comments will have significant impact on the form and character and matters pertaining to the Development Permit Area Guidelines.

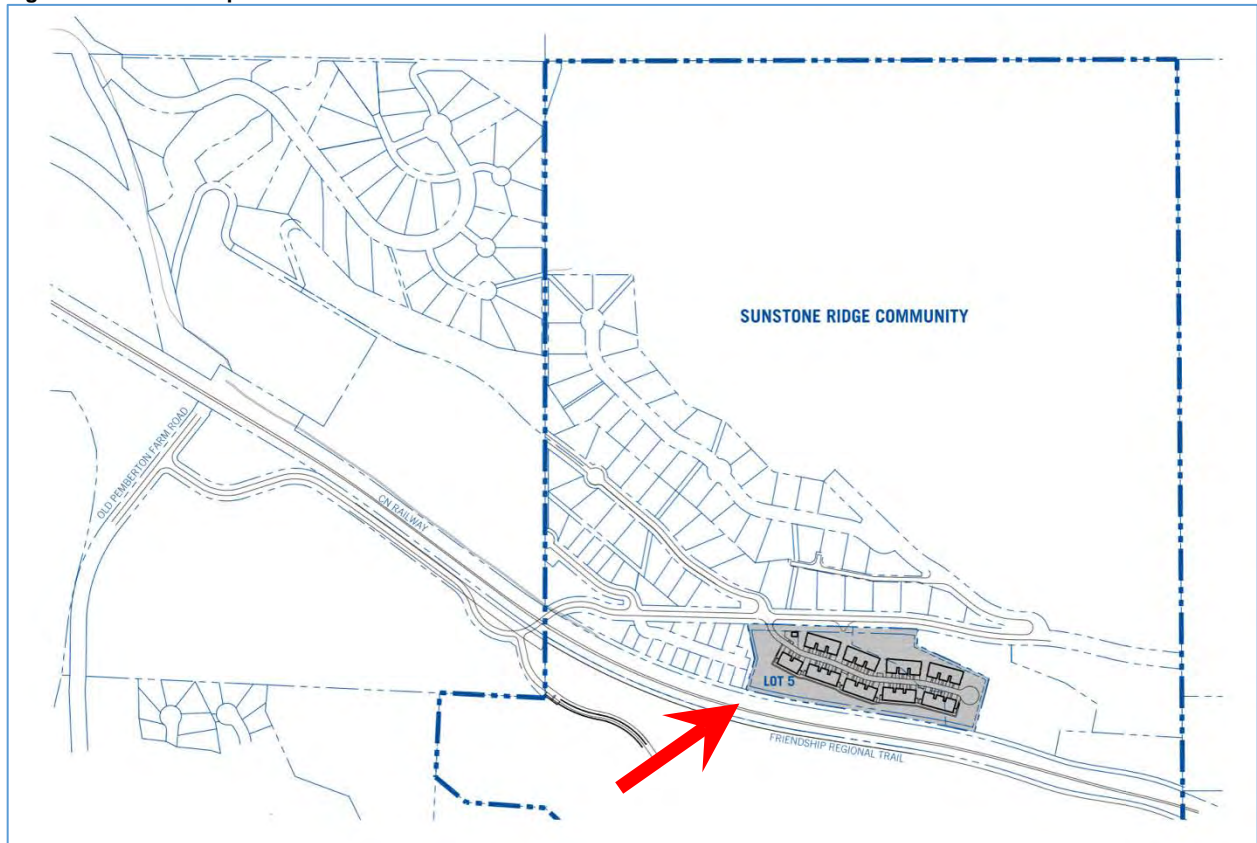
## **SITE DESCRIPTION**

The 2.7 ha site is located between the Village Centre and the Business Park, accessed from Highway 99 by Pemberton Farm Road East and Sabre Way. The internal road system will be developed contemporaneously with the first phase subdivision to provide access to the subject lands.

The lands are presently undeveloped, treed and have a prominent sloping aspect as a hillside site. The neighbouring properties are presently undeveloped, but the first phase subdivisions contemplate single detached lots, including a phase of small lots north and northwest of the subject lands. The property is bounded to the east by lands owned by the same owner for future phases, likely of multi-family townhouse development. The south boundary abuts the CN railway right-of-way, with a community pedestrian trail provided by Sunstone running parallel and north of the rail line and the Friendship Trail running south and parallel to the rail line.

A map of the subject property is shown below.

**Figure 1: Location Map**



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

**Figure 2: Development Permit Signage**



## BRIEF DESCRIPTION OF THE PROPOSAL

As illustrated in **Appendix A**, the proposal is to develop nine (9) different multi-family residential buildings consisting of a total of fifty-two (52) residential townhomes. Eighteen (18) of the units will be three-bedroom floorplans and thirty-four (34) will be two-bedroom units.

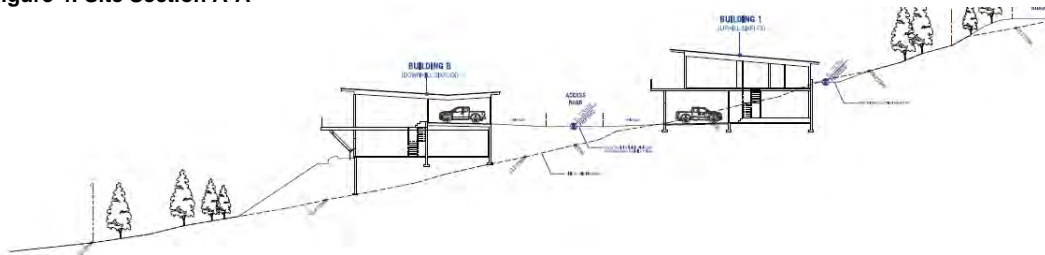
**Figure 3: Artist's Rendering**



The units range in size from approximately 1,670 sq. ft. to 1,707 sq. ft. for two-bedroom units, and 1,941 sq. ft. to 2,068 sq. ft. for three-bedroom units. The proposed site plan identifies eight (8) six-plex buildings and one (1) four-plex building. There is an additional refuse/recycling structure located near the entrance.

The site has been designed to accommodate the topography. The strata road will slope at an average of approximately 5%, with the two rows of units at significantly different elevations, creating a cascading effect down the hillside. The lower portion of the development site will require retention, and additional details have been sought on the form and character of the retention structure, as it will be visible from nearby properties and two (2) public trails.

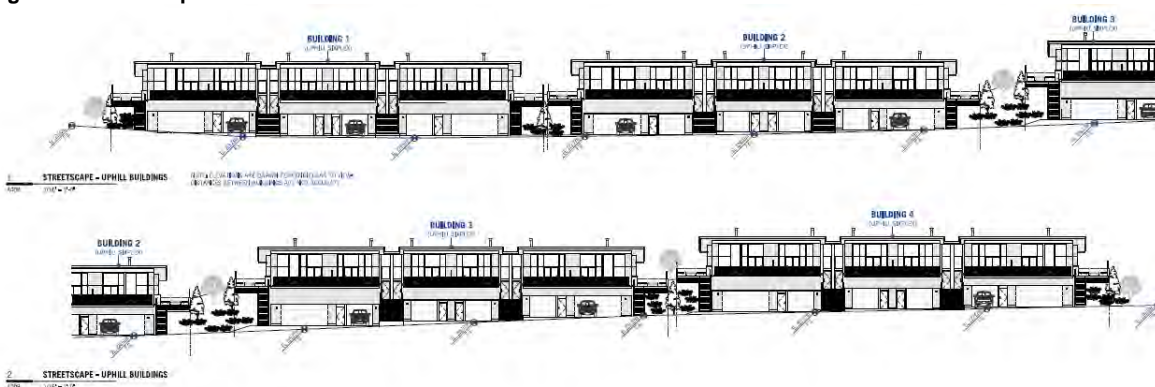
Figure 4: Site Section A-A



As the development covers 22% of the site, there is an opportunity to retain a portion of the existing vegetation and coniferous trees around the perimeter of the development area. The remainder of the site will be landscaped with a mix of flowering plants, grasses, and deciduous and coniferous tree plantings, as shown on the attached landscape plans.

Architectural features include butterfly and sloped roofing, extensive glazing, substantial deck areas, and prominent roof overhangs to soften the massing of the buildings and respond to the topography of the site and viewscape. The siting is intended to work with the contours of the site and minimize the visible impacts of the hillside development.

Figure 6: Streetscape Elevations



Materials include smooth finished concrete, Hardie board siding and metal roofing, creating a durable exterior in grey tones. Cedar soffits and wood exterior stair tread will soften the exteriors of the buildings through the use of wood.

Figure 7: Exterior Rendering



The Applicant advises that passive building design principles have been implemented to minimize energy usage and carbon footprint, referencing the south-facing glazing and deep roof overhangs to provide summer shading.

The landscaping similarly responds to the topography, providing exterior stairs between grades, outdoor spaces, and a range of plantings. A full Landscape Plan was submitted and is attached as **Attachment A**.

Figure 8: Landscape Concept - Overall Site Plan



Parking will be provided with single and double garages attached to each unit based on unit-type. The project also proposes driveway lengths that will accommodate additional parking in front of each unit. Accordingly, the application represents that two-bedroom units will each have two (2) parking spaces, and the three-bedroom units will have four (4) spaces, including the

driveway parking. In total, 140 parking spaces will be provided to accommodate the residential development. The Bylaw requirement for this project would be 109 spaces, resulting in a surplus of 31 parking spaces. Based on the surplus parking, the owner is seeking a variance to reduce the visitor parking standard from the thirteen (13) stalls required to three (3). Staff is reviewing the variance in conjunction with the development permit application.

Figure 5: Parking Plan



The Applicant has provided a design rationale, included as **Attachment B**.

## COMPLIANCE WITH ZONING BYLAW

### RTA-1

The subject property is zoned Residential Townhouse Amenity One (RTA-1). The following is an assessment of the proposal in the context of the Zoning Bylaw requirements:

- a) Townhouse is a permitted land use in the RTA-1 zone.
- b) The proposal is below the maximum 25 units/ha density permitted on the site, proposing 19 units/ha.
- c) The buildings cover 22% of the site, well below the maximum lot coverage of 40%, resulting in a floor area ratio (FAR) of 0.417, below the maximum 0.5 FAR.
- d) The building would comply with the front, rear, north interior and south interior lot line setback requirements.
- e) The buildings comply with the 10.5 metre maximum height requirements of the RTA-1 zone.
- f) The proposal exceeds the required townhouse parking standard of 109 residential parking spaces, providing 140 spaces. However, the Applicants are seeking a variance to the required visitor parking stalls. The bylaw requires 0.25 spaces of

visitor parking per unit, resulting in a total of thirteen (13) stalls and the proposal accommodates three (3) visitor stalls.

## 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.**

The following table summarizes Staff’s initial review of the application against the applicable DPA guidelines:

Applicable Guideline	Comments
<b>Objectives: 7.4.4.1</b>	
Create livable attractive neighbourhoods	The proposal represents a well-designed multiple-family development in an emerging neighbourhood.
Provide visual and physical cohesiveness that reflect our small-town character	The proposal is on a sloping site and responds well to mitigate the visual intrusiveness of the development at an appropriate scale.
<b>Guidelines: 7.4.4.2</b>	
a) Siting: minimize direct visual intrusion to surrounding homes, through balconies, decks, patios, screening, off-setting windows	The site is isolated and does not impact any existing development. As a sloping site, it utilizes the natural topography to inform building siting to minimize the visual impact of the development from surrounding areas. The building design incorporates oversized patios, large overhangs, and natural landscaping to further minimize the visual intrusion to neighbouring units.
b) Building Form: break up larger buildings; ensure form reflects the scale and character of area, provide sufficient and secured exterior accessed storage	The building form is directly informed by the sloping aspect of the site. The down-slope and up-slope buildings have been specifically designed to work with the topography on the site. This, coupled with the sloping roof forms, overhangs and decks will soften the scale of the project.

	<p>Each unit will have garage access, providing sufficient and secured storage from the exterior of the buildings. The contemporary design will reflect the character of an emerging neighbourhood.</p>
<p>c) Open Spaces: designed to accommodate passive and/or recreational activities</p> <ul style="list-style-type: none"> <li>• Outdoor open space for each unit</li> <li>• Fences only if they contribute to the attractiveness of neighbourhood and will be durable</li> </ul>	<p>The proposal covers 22% of the site, enabling opportunities for passive recreation and greenspace. The site topography limits options for active recreation. Each unit has substantial open space, and decks, with landscaped yards provided where suitable. The natural landscaping reduces the need for fencing. Feature walls will define portions of the site and screen exterior stairs. Retaining walls will be screened by native vegetation.</p>
<p>d) Circulation and Parking: internal and external circulation, parking and servicing is important:</p> <ul style="list-style-type: none"> <li>• Situate parking areas as minor component of site when viewed from street</li> <li>• Fully screen all exterior services, such as garbage within an enclosure and landscaping</li> </ul>	<p>Parking for the proposal is contained within garages, and driveways. There is a limited number of visitor stalls, and no parking areas are located in areas visible from surrounding streets. A variance request for visitor parking has been made to reduce the requirement from 13-3 stalls based on the oversupply of residential parking. Emergency access may be required to ensure safe circulation of emergency vehicles, and this will be determined by Village Staff. Garbage is proposed in a street-fronting location within an enclosure.</p>
<p>e) Streetscape Improvements and Landscaping: should provide amenities for residents and surrounding neighbourhood</p> <ul style="list-style-type: none"> <li>• Install landscaping along all properties lines, except access</li> <li>• Provide irrigation for all landscaped areas (except natural areas)</li> <li>• Utilize landscaping to provide definition for pedestrian corridors and defining private or semi-private spaces</li> </ul>	<p>There will be substantial natural vegetation remaining, particularly around the perimeter of the site to provide visual screening. Interior landscaping is ample and will provide a suitable streetscape. Soft and hard landscaping will define walkways and exterior stairways, including architecturally detailed feature walls. Cut and fill will be required over much of the site – even though the proposal responds very well to the topography. A</p>



<ul style="list-style-type: none"><li>• Accommodate grading on property, minimizing cut and fill, retaining walls are discouraged.</li><li>• Incorporate landscaped areas within parking lots to break up large paved areas and winter snow-storage areas.</li></ul>	<p>significant retaining wall is proposed on the western downslope portion and additional detail is needed to understand the approach to visual screening and architectural treatment to soften the visual impact.</p> <p>Limited parking areas are provided through the site but are appropriately screened by landscaping.</p>
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*Attachments:*

- A. *Architectural and Landscape Drawing Submission*
- B. *Applicant's Design Rationale*



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Cameron Chalmers Consulting  
Consulting Planner



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Lisa Pedrini, Senior Planner

cc. Tim Harris, Manager of Operations and Development Services

Revised April 23, 2018

**Village of Pemberton**

Box 100  
7400 Prospect Street  
Pemberton BC V0N 2L0

**RE: DP Application for 'Elevate at Sunstone' Townhouses – Lot 5 Sunstone Ridge**

Dear Lisa Pedrini,

Thank you for the opportunity to submit this development permit application for the 52-unit residential townhouse project at Sunstone Ridge in Pemberton, BC.

For our Development Permit Submission please find enclosed:

- o Development Permit Form (MDP13)
- o Application Requirements Checklist
- o Application Fee
- o Certificate of State of Title
- o Charges on Title
- o Owner's Agent Authorization Form
- o Site Profile
- o Architectural DP Drawing Package
- o Landscape DP Drawing Package dated April 10 "Issued for DP"
- o Description of proposed development, design rationale, compliance with Development permit guidelines and compliance with OCP policies.

The following documents will be submitted as noted:

- o Civil Engineering Design Drawing Package, including grading, servicing and utilities prior to development permit issuance

If you have any questions or require further clarification, please feel free to contact our office.



Justin Bennett, Architect AIBC  
Principal

**UWA** | Urban West Architecture Inc.

April 23, 2018

Attention: Village of Pemberton

## **'Elevate at Sunstone' Townhouses**

Lot 5, Sunstone Ridge, Pemberton BC

### **Project Description**

'Elevate at Sunstone' is a proposed 52-unit townhouse development in the newly formed community of Sunstone Ridge. The townhouse community is situated on a steep sloping site near the base of the mountain, south of Road A and just north of the CN Railway line providing southward views over the Pemberton Valley to Mt. Currie. The project is comprised of nine residential buildings (8 sixplexes and 1 fourplex) and one accessory building for garbage and recycling. The end units for each residential building are three bedroom units and the interior units are two bedrooms units for a total of 18 three bedrooms and 34 two bedrooms. All buildings are accessed off of a shared common road complete with a cul-de-sac providing safe distances for emergency vehicle maneuvering. Each townhouse unit has a driveway for access to an attached garage which also provides extra vehicle parking.

### **Design Rationale and Compliance with OCP and DP guidelines**

'Elevate at Sunstone' is a proposed townhouse community with a focus on outdoor living. The architecture is inspired by the simple forms of traditional mountain villages as well as the local tradition of west coast modern architecture.

The buildings are well set back from the lot lines and required setbacks in order to ensure a minimal visual impact from Road A and adjacent properties. All buildings are two storeys and heights are kept to a minimum by recessing the building forms into the hillside. The shared access road running through the site closely follows the existing contours so that the natural form of the mountainside is maintained. To ensure privacy to neighbouring lots, existing trees around the perimeter of the site will be maintained as much as possible. Furthermore, the balconies and outdoor living space views are directed to the south for maximum solar exposure while not overlooking neighbouring properties.

The buildings are organized in two rows of clustered sixplex buildings in order to break up the overall massing. The uphill sixplex takes the form of one low sloping roof opening to the southern view and tucking discreetly into the hillside behind. The downhill sixplex takes the form of a low slope butterfly roof with the uphill side opening to the shared access road for a welcoming street front and the downhill side opening up to the view. The only visible penetrations in the roofs are the fireplace chimney flues that will have a slim, simple profile that will tie into the modern cabin aesthetic. The majority of units have a shared entry facing the access road for a friendly and neighbourly design. The smaller building clusters provide more outdoor space – some units are able to have two generous outdoor areas; one at grade and one on a raised deck.

The proposed exterior building materials were selected for their high level of durability, suitability to the local climate and architectural appeal. They are characterized by a mix of charcoal stained siding with accents of smooth finish architectural concrete. All of the townhouses living space with large

areas of glazing oriented to the southern views, providing for a very open and contemporary feel. Generous roof overhangs with natural cedar soffits will provide a warm feel throughout the development.

The streetscape design has been carefully considered in order to create a calm and welcoming environment. A site monument will be located at the site entry to provide a “gateway” as visitors enter the site. The streetscape is generously landscaped and will provide varying experiences throughout the changing seasons. The garage doors facing the shared access road have been designed to match the color of the adjacent siding to assist with creating a calm streetscape.

Landscape plantings will include native and appropriate non-native plants that are adapted to site conditions, climate and design intent. The use of native vegetation promotes regional identity and a sense of place, supports biodiversity, reduces pesticide use, and supports water conservation by minimizing the use of potable water for irrigation. Filled slopes with plantings are designed to reduce the use of retaining / foundation walls. Plantings will be kept back from the curb edge of the shared access road in order to support their success in a snowy winter climate.

Passive building design principles have been implemented to minimize the energy usage and carbon footprint of the community. All of the south facing living spaces have large amounts of efficient glazing with deep six foot roof overhangs in order maximize summer shading and also to maximize low sun angle penetration in the winter. All units will be equipped with high performance heat recovery ventilators in order to provide an efficient and comfortable living environment. Garages will be pre-wired for electric vehicle charging stations.

Vehicle access to the site is provided through a shared access road connecting the townhomes, and gently meanders closely to the existing site topography. This road terminates with a cul-de-sac with safe distances for emergency vehicle maneuvering. Each townhouse unit has a driveway for access to an attached garage which also provides extra vehicle parking for multiple vehicles or guests.

Snow management has been considered by providing multiple snow dump zones along the length of the access road. A large, downhill sloping, south facing area has been provided at the end of the cul-de-sac as the primary snow dump area. All roof slopes have been directed away from the residential entries and sidewalk areas in order to ensure a safe pedestrian environment. In addition, light grey coloured metal roofing will help mitigate freeze thaw cycles as they reflect light and heat absorption.

Principles of “Crime Prevention Through Environmental Design” have been implemented through various landscape, building and lighting design strategies. The landscaping is designed to maintain clear sight lines from the access road to the unit entries. The uphill balconies overlook the shared access road to provide opportunities for natural surveillance.

Site lighting has been thoughtfully placed to ensure proper visibility at night while maintaining a low impact to neighbouring areas. Two streetlamps are proposed; one at the post office boxes to provide general lighting security near the entry and one streetlamp at the end of the cul-de-sac for security and to prevent loitering. The individual townhouses are animated with up/down light to highlight the addressing and the entries will also have up/down light to highlight the wood soffits and provide warmth at the main entrances.

## **Parking Variance**

We are requesting a variance on the quantity of required visitor parking spaces and accessible parking spaces given that the proposal far exceeds the required parking for residential units by 44 spaces (min. is 96 spaces and we are providing 140).

Each two-bedroom unit provides two parking spaces and each three-bedroom unit provides four parking spaces which exceeds the minimum ratios from Section 500. Because of this, visitor stalls have been reduced from the required 13 spaces to 3 spaces located along the access road.

The number of accessible parking spaces has been reduced from the required 4 spaces to 1 space along the access road because each individual driveway has the ability to allow for accessible parking. The 1 dedicated accessible parking space has been strategically placed towards the middle of the project and in the flattest portion of the site and access road. Either end of the road has steeper grading which means it would be very challenging getting in and out of a vehicle for a person with a disability.

'Elevate at Sunstone' is a proposed development that has been carefully designed in order to comply with the OCP policies, the zoning bylaw and the development permit guidelines. The design creates a safe and appealing townhouse community that respects the neighbouring properties and fits appropriately into its mountainside context.

If you have any questions or require further clarification please feel free to contact our office.

Best regards,

A handwritten signature in black ink that reads "Justin Bennett". The signature is written in a cursive, flowing style.

**Justin Bennett**, Architect AIBC  
Principal

**UWA** | Urban West Architecture Inc.



Box 100 | 7400 Prospect Street  
 Pemberton BC V0N 2L0  
 P: 604.894.6135 | F: 604.894.6136  
 Email: admin@pemberton.ca  
 Website: [www.pemberton.ca](http://www.pemberton.ca)

**DEVELOPMENT-GENERAL INFORMATION**

Application:  OCP Bylaw Amendment &/or Zoning Bylaw Amendment (Form OR13)  
 Development Permit (Form MDP13)  
 Major or Minor Development Permit (Form Minor DP)  
 Development Variance Permit (Form DVP13)  
 Temporary Use Permit (Form MDP13)  
 Subdivision, Bare Land Strata Approval & Strata Title Conversion (Form SUB13)  
 Antenna System Siting Review (Form ANT 13)

All Applications Please include Application Requirements Form (Checklist)

**SITE**

Civic Address: T.B.D. Legal Description: \_\_\_\_\_  
 PID: 030-329-655 Lot: 5  
(LOT 5 SUNSTONE RIDGE) District Lot(DL): 211 Plan: EPP72101

**OWNER(S)**

Owner Name(s): SUNSTONE RIDGE DEVELOPMENTS Ltd. Home: \_\_\_\_\_  
 Work: 604-689-6381  
 Mailing Address: 701-1155 ROBSON ST. Cell: \_\_\_\_\_  
VANCOUVER BC V6A 1B5 Email: nyalw@janspec.com

**OWNER(S) AGENT IF APPLICABLE**

Agent's Name: URBAN WEST ARCHITECTURE Work: 604-603-1332  
JUSTIN BENNETT ARCHITECTURE Fax: \_\_\_\_\_  
 Mailing Address: 807-402 WEST PENDER ST Cell: \_\_\_\_\_  
VANCOUVER BC V6B 1T6 Email: justin@uwardarchitecture.com

If applicable Please include Owner's Authorization

**X**  
 Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**X**  
 Authorized Agent Signature [Signature] Date 2018.04.10

COMMENTS: SEE ATTACHED COVER LETTER DATED 2018.04.10

Application No \_\_\_\_\_ Fee: \$ \_\_\_\_\_

**APPLICATION REQUIREMENTS FOR A MAJOR DEVELOPMENT PERMIT  
FORM AND CHARACTER OF DEVELOPMENT**

**1. Pre-Application Meeting**

It is strongly recommended that prior to submitting an application for a Major Development Permit, an applicant should meet with the Village of Pemberton's Development Services Department to review application requirements. The intent of the pre-application will be to confirm specific submission requirements for each proposal.

It is important to have the Village identify the information required for the application since any applications deemed incomplete by the Development Services Department will not be accepted and subsequently returned to the applicant.

**2. Submission Checklist**

- Complete Application Form (Form MDP13)
- Application Fee (in accordance with Development Procedures Bylaw No. 725, 2013)
- Certificate of State of Title or of Indefeasible Title (dated no more than thirty (30) days prior to submission of the application must accompany the application as a proof of ownership)
- Copy of Charges on Title (i.e. covenants, rights of way, statutory building schemes, etc)
- Owners Agent Authorization (if applicable)
- Site Profile (as per [http://www.env.gov.bc.ca/epd/remediation/site\\_profiles/index.htm](http://www.env.gov.bc.ca/epd/remediation/site_profiles/index.htm) )

**3. Property Information**

Legal Description:

LOT 5, DISTRICT LOT 211, PLAN EPP 72107

PID#: 030-329-655

Civic Address: TBD (LOT 5 SUNSTONE RIDGE)

Property Size\*: 2.79 ha

Current OCP Land Use and Development Permit Area Designation (Schedules B, C, K and L of the OCP Bylaw):

Current Zoning: RTA-1

Existing Use/Development on the Property: BARE LOT

Proposed Use/Development of the Property: RESIDENTIAL TOWNHOUSES

**APPLICATION FORM FOR A MAJOR DEVELOPMENT PERMIT (MDP13)**

I/We hereby make application under the provisions of Part 26 of the *Local Government Act* and the Village's Development Procedure Bylaw No. 725, 2012 for a Major Development for:

- Form and Character of Development
- Environmental Protection
- Land Constraints
- Enhancement of Agriculture.

The lands subject of the application are legally described as:

Lot: 5, Plan: EPP72101, District Lot: 211, LLD.

**THIS APPLICATION IS MADE WITH MY FULL KNOWLEDGE AND CONSENT**



Registered owner's signature

**AGENT**

2018.04.10

Date

Where the applicant is NOT the REGISTERED OWNER, the application must be signed by the REGISTERED OWNERS designated AGENT and proof thereof must be registered in the office of the Village of Pemberton.

**FOR OFFICE USE ONLY:**

Application/File No.: \_\_\_\_\_

Application Fee received \$ \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Date received: \_\_\_\_\_

\_\_\_\_\_

Signature of Official

*\*All plans shall be prepared at metric scale and dimensions*





Box 100 | 7400 Prospect Street  
Pemberton BC V0N 2L0  
P: 604.894.6135 | F: 604.894.6136  
Email: admin@pemberton.ca  
Website: www.pemberton.ca

**OWNER'S AUTHORIZATION OF AGENT – FORM C**

Building Permit No.: \_\_\_\_\_

**SITE**

The undersigned registered owner of land in the Village of Pemberton legally described as:

Civic Address:

Legal Description:

T.B.D.

PID: 030-329-655

Lot: 5

(LOT 5 SUNSTONE RIDGE)

District Lot (DL): 211

Plan: EPP72101

**OWNER(S)**

Owner Name(s): Sunstone Ridge Developments Ltd

Home: \_\_\_\_\_

Work: 604-689-6381

Mailing Address: 701-1155 Robson Street

Cell: \_\_\_\_\_

Vancouver BC Ltd V6E 1B5

Email: nyalw@janspec.com

**ACKNOWLEDGMENT**

Hereby authorizes: JUSTIN BENNETT - URBAN WEST ARCHITECTURE  
*Name of Agent\**

1. To apply for and obtain as my agent a building permit in respect of the land from the Village of Pemberton under the provisions of Building Bylaw No. 694, 2012;
2. To provide to the Village of Pemberton, as my agent, all information and documents required by the bylaw for such an application; and,
3. To execute and deliver to the Village of Pemberton, as my agent, the document entitled 'Acknowledgement of Owner or Owner's Agent'.

<u>Sunstone Ridge Developments Ltd</u>	<b>X</b> <u></u>	<u>April 5, 2018</u>
<i>Owners Name (PRINT)</i>	<i>Owner Signature Nyal Wilcox - VP</i>	<i>Date</i>

**\*NOTE:** An agent may not apply for or obtain a building permit on behalf of an owner without having provided a written authorization by the owner, in the form provided by the Village of Pemberton.

**X**  
\_\_\_\_\_  
*Building Inspector Signature* *Date*

**If more than one owner OR if owner is a company, please complete page over –  
Acknowledgement of Owner or Owner's Agent.**

## OWNER'S AUTHORIZATION OF AGENT – Con't

If property has more than one owner, please list all owners below:

<b>X</b>	
_____	_____
<i>First Owner Signature</i>	<i>Date</i>
<b>X</b>	
_____	_____
<i>2<sup>nd</sup> Owner Signature</i>	<i>Date</i>
<b>X</b>	
_____	_____
<i>3<sup>rd</sup> Owner Signature</i>	<i>Date</i>
<b>X</b>	
_____	_____
<i>4<sup>th</sup> Owner Signature</i>	<i>Date</i>
<b>X</b>	
_____	_____
<i>5<sup>th</sup> Owner Signature</i>	<i>Date</i>

**\*NOTE:** An agent may not apply for or obtain a building permit on behalf of an owner without having provided a written authorization by the owner, in the form provided by the Village of Pemberton.

If the owner is a company, please complete the following:

Company Name:                     Sunstone Ridge Developments Ltd.                     Limited No.:                     BC0857673                    

<u>                    Nyal Wilcox                    </u>	<b>X</b>	<u>                    April 5, 2018                    </u>
<i>Name of signing Officer (PRINT)</i>	<i>Signature of Officer</i>	<i>Date</i>
_____	<b>X</b>	_____
<i>Name of signing Officer (PRINT)</i>	<i>Signature of Officer</i>	<i>Date</i>
_____	<b>X</b>	_____
<i>Name of signing Officer (PRINT)</i>	<i>Signature of Officer</i>	<i>Date</i>
_____	<b>X</b>	_____
<i>Name of signing Officer (PRINT)</i>	<i>Signature of Officer</i>	<i>Date</i>

## SCHEDULE 1 Site Profile

Version 4.0

### Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

*If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.*

### ***Notes/Instructions:***

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (**P**arcel **I**dentifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (**P**arcel **I**dentification **N**umbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at [site@gov.bc.ca](mailto:site@gov.bc.ca). For questions on site profiles, please send a message to [siteprofiles@gov.bc.ca](mailto:siteprofiles@gov.bc.ca).

## I CONTACT IDENTIFICATION

### A. Name of Site Owner:

Last \_\_\_\_\_ First \_\_\_\_\_ Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company Sunstone Ridge Developments Ltd.

Owner's Civic Address 701-1155 Robson St

City Vancouver Province/State BC

Country Canada Postal Code/ZIP V6E 1B5

### B. Person Completing Site Profile (Leave blank if same as above):

Last Mclvor First Cam Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company \_\_\_\_\_

### C. Person to Contact Regarding the Site Profile:

Last Mclvor First Cam Middle Initial(s) \_\_\_\_\_ (and/or, if applicable)

Company \_\_\_\_\_

Mailing Address box 494

City Pemberton Province/State BC

Country Canada Postal Code/ZIP V0N 2L0

Telephone ( 604 935 - 8565 ) Fax ( \_\_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

## II SITE IDENTIFICATION

**Please attach a site location map**

### All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees 50 Minutes 19 Seconds 02.34 North

Longitude: Degrees 122 Minutes 44 Seconds 47.98 West

Please attach a map of appropriate scale showing the boundaries of the site.

### For Legally Titled, Registered Property

Site Street Address (if applicable) N/A

City Pemberton Postal Code V0N 2L0

**PID** numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

<u>PID</u>	<u>Legal Description</u>
030-929-655	Lot 5 DL 211 Plan EPP72101
_____	_____
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is:   1  

**For Untitled Crown Land**

**PIN** numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: \_\_\_\_\_

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

\_\_\_\_\_

**III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES**

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

**EXAMPLE**

<u>Schedule 2 Reference</u>	<u>Description</u>
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

*Please print legibly. Attach an additional sheet if necessary*

<u>Schedule 2 Reference</u>	<u>Description</u>
_____	Residential Development
_____	_____
_____	_____
_____	_____

<b>IV AREAS OF POTENTIAL CONCERN</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		×
<b>B.</b>	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		×
<b>C.</b>	Discarded barrels, drums or tanks?		×
<b>D.</b>	Contamination resulting from migration of substances from other properties?		×
<b>V FILL MATERIALS</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any deposit of</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		×
<b>B.</b>	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		×
<b>C.</b>	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		×
<b>VI WASTE DISPOSAL</b>			
	<b>Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Materials such as household garbage, mixed municipal refuse, or demolition debris?		×
<b>B.</b>	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		×
<b>C.</b>	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		×
<b>D.</b>	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		×
<b>E.</b>	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		×

<b>VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL</b>			
	<b>Are there currently or to the best of your knowledge have there been previously on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		✗
<b>B.</b>	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		✗
<b>VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES</b>			
	<b>Are there currently or to the best of your knowledge have there been previously on the site any</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		✗
<b>B.</b>	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		✗
<b>C.</b>	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		✗
<b>IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS</b>			
	<b>To the best of your knowledge are there currently any of the following pertaining to the site</b> (please mark the appropriate column opposite the question):	<b>YES</b>	<b>NO</b>
<b>A.</b>	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		✗
<b>B.</b>	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		✗
<b>C.</b>	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		✗
<b>X ADDITIONAL COMMENTS AND EXPLANATIONS</b>			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <p>✗</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>			

**XI SIGNATURES**

The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.


April 5, 2018  
 \_\_\_\_\_  
 Signature of person completing site profile Date completed: (YY-MM-DD)

**XII OFFICIAL USE**

**Local Government Authority**

Reason for submission *(Please check one or more of the following)* Soil removal   
 Subdivision application  Zoning application  Development permit  Variance permit  Demolition permit

Date received:	<u>Local Government contact :</u> Name _____ Agency _____ Address _____ _____ Telephone _____ Fax _____	Date submitted to Site Registrar:	Date forwarded to Director of Waste Management:
----------------	--	-----------------------------------	---

**Director of Waste Management**

Reason for submission *(Please check one or more of the following)*  
 Under Order  Site decommissioning  Foreclosure

Date received:	<u>Assessed by:</u> Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	Investigation Required?  YES NO	Decision date:
----------------	--	---------------------------------------	----------------

**Site Registrar**

Date received:	<u>Entered onto Site Registry by:</u>	SITE ID #:	Entry date:
----------------	---------------------------------------	------------	-------------



**TITLE SEARCH PRINT**

2018-04-05, 12:17:45

File Reference:

Requestor: Alice Prah

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** SECTION 98 LAND TITLE ACT

**Land Title District** KAMLOOPS  
Land Title Office KAMLOOPS

**Title Number** CA6503585  
From Title Number CA2625309

**Application Received** 2017-12-11

**Application Entered** 2017-12-22

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: SUNSTONE RIDGE DEVELOPMENTS LTD., INC.NO. BC0857673  
14185 RIO PLACE  
SURREY, BC  
V3S 0L2

**Taxation Authority** North Shore - Squamish Valley Assessment Area  
Pemberton, Village of  
Pemberton Valley Dyking District

**Description of Land**  
Parcel Identifier: 030-329-655  
Legal Description:  
LOT 5 DISTRICT LOT 211 LILLOOET DISTRICT PLAN EPP72101

**Legal Notations**  
HERETO IS ANNEXED RESTRICTIVE COVENANT CA1132532 OVER LOT 1  
PLAN EPP1353

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA3763325  
FILED 2014-06-05

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA4415324

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL  
GOVERNMENT ACT, SEE CA4415329

**TITLE SEARCH PRINT**

2018-04-05, 12:17:45

File Reference:

Requestor: Alice Prah

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT, SEE AGRICULTURAL LAND RESERVE PLAN NO. M11127

HERETO IS ANNEXED RESTRICTIVE COVENANT LB319180 OVER LOT 1 PLAN EPP1353

**Charges, Liens and Interests**

Nature:	COVENANT
Registration Number:	CA2219878
Registration Date and Time:	2011-10-05 09:54
Registered Owner:	VILLAGE OF PEMBERTON THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA2253671
Registration Date and Time:	2011-10-31 13:46
Registered Owner:	HSBC BANK CANADA
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA2253672
Registration Date and Time:	2011-10-31 13:46
Registered Owner:	HSBC BANK CANADA
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA2265131
Registration Date and Time:	2011-11-09 09:24
Registered Owner:	VILLAGE OF PEMBERTON
Remarks:	INTER ALIA MODIFIED BY CA6503563

Nature:	PRIORITY AGREEMENT
Registration Number:	CA2265132
Registration Date and Time:	2011-11-09 09:24
Remarks:	INTER ALIA GRANTING CA2265131 PRIORITY OVER CA533339, CA533340, CA2253671 AND CA2253672

Nature:	MODIFICATION
Registration Number:	CA6503563
Registration Date and Time:	2017-12-11 18:40
Remarks:	INTER ALIA MODIFICATION OF CA2265131

**TITLE SEARCH PRINT**

2018-04-05, 12:17:45

File Reference:

Requestor: Alice Prah

Nature: PRIORITY AGREEMENT  
Registration Number: CA6503564  
Registration Date and Time: 2017-12-11 18:40  
Remarks: INTER ALIA  
GRANTING CA6503563 PRIORITY OVER CA2253671 AND  
CA2253672

Nature: COVENANT  
Registration Number: CA6503577  
Registration Date and Time: 2017-12-11 18:40  
Registered Owner: VILLAGE OF PEMBERTON  
Remarks: INTER ALIA

Nature: RESTRICTIVE COVENANT  
Registration Number: CA6503578  
Registration Date and Time: 2017-12-11 18:40  
Remarks: INTER ALIA  
APPURTENANT TO PCL A ( DD W34182F PL A21 )  
DL 211 LD

Nature: PRIORITY AGREEMENT  
Registration Number: CA6503579  
Registration Date and Time: 2017-12-11 18:40  
Remarks: INTER ALIA  
GRANTING CA6503577 PRIORITY OVER CA2253671 AND  
CA2253672

Nature: PRIORITY AGREEMENT  
Registration Number: CA6503580  
Registration Date and Time: 2017-12-11 18:40  
Remarks: INTER ALIA  
GRANTING CA6503578 PRIORITY OVER CA2253671 AND  
CA2253672

Nature: EASEMENT  
Registration Number: CA6503589  
Registration Date and Time: 2017-12-11 18:40  
Remarks: INTER ALIA  
APPURTENANT TO LOT 8 EPP72101

Nature: PRIORITY AGREEMENT  
Registration Number: CA6503590  
Registration Date and Time: 2017-12-11 18:40  
Remarks: INTER ALIA  
GRANTING CA6503589 PRIORITY OVER CA2253671 AND  
CA2253672

**TITLE SEARCH PRINT**

2018-04-05, 12:17:45

File Reference:

Requestor: Alice Prah

**Duplicate Infeasible Title**                      NONE OUTSTANDING

**Transfers**    NONE

**Pending Applications**                              NONE

## PROJECT INFORMATION

<b>PROJECT NAME</b>	'ELEVATE AT SUNSTONE' TOWNHOUSES
<b>CIVIC ADDRESS</b>	T.B.D. (SUNSTONE RIDGE LOT 5, PEMBERTON BC)
<b>LEGAL ADDRESS</b>	PLAN EPP72101 DL 211 LLD, LOT 5
<b>P.I.D.</b>	030-329-655
<b>ZONING</b>	RTA-1
<b>SITE AREA</b>	295 117.7 sf (27 417.3 sm / 2.74 ha)
<b>PROPOSED USE</b>	RESIDENTIAL (PART 9, BCBC2012)
<b>ACCESSORY USE</b>	GARBAGE + RECYCLING

### GROSS BUILDING FLOOR AREA

BUILDING 1	14 102.0 sf ( 1 310.1 sm)
BUILDING 2	14 102.0 sf ( 1 310.1 sm)
BUILDING 3	14 102.0 sf ( 1 310.1 sm)
BUILDING 4	14 102.0 sf ( 1 310.1 sm)
BUILDING 5	14 119.2 sf ( 1 311.7 sm)
BUILDING 6	14 119.2 sf ( 1 311.7 sm)
BUILDING 7	14 119.2 sf ( 1 311.7 sm)
BUILDING 8	14 119.2 sf ( 1 311.7 sm)
BUILDING 9	9 772.8 sf ( 907.9 sm)
ACCESS. BLDG 1	429.0 sf (39.9 sm)
<b>TOTAL</b>	<b>123 086.6 sf ( 11 435.1 sm)</b>

### BUILDING LOT COVERAGE AREA

BUILDING 1	7 524.6 sf (699.1 sm)
BUILDING 2	7 524.6 sf (699.1 sm)
BUILDING 3	7 524.6 sf (699.1 sm)
BUILDING 4	7 524.6 sf (699.1 sm)
BUILDING 5	7 059.6 sf (655.9 sm)
BUILDING 6	7 059.6 sf (655.9 sm)
BUILDING 7	7 059.6 sf (655.9 sm)
BUILDING 8	7 059.6 sf (655.9 sm)
BUILDING 9	4 886.4 sf (454.0 sm)
ACCESS. BLDG 1	429.0 sf (39.9 sm)
<b>TOTAL</b>	<b>63 652.2 sf (5 913.5 sm)</b>

	<u>PERMITTED / REQUIRED</u>	<u>PROPOSED</u>
<b>LOT COVERAGE</b>	40% (118 047.1 sf / 10,966.9 sm)	22% (63 652.2 sf / 5 913.5 sm)
<b>SITE DENSITY</b>	68 UNITS (25 UNITS / ha)	52 UNITS (19 UNITS / ha)
<b>FLOOR AREA PER UNIT</b>	3 229.2 sf (300 sm)	2 634.2 sf ( 244.7 sm) TYPE 'A' UNITS 2 208.4 sf (205.7 sm) TYPE 'B' UNITS 2 713.2 sf (252.1 sm) TYPE 'C' UNITS 2 173.6 sf (201.9 sm) TYPE 'D' UNITS
<b>BUILDING HEIGHT</b>	34.4' (10.5 m)	28.6' (8.71m) UPHILL BUILDINGS 26.8' (8.13m) DOWNHILL BUILDINGS
<b>ACCESSORY BUILDING HEIGHT</b>	15.1' (4.6m)	11.6' (3.4m)
<b>RESIDENTIAL SETBACKS*</b>	(PER SECTION 303.3)	
FRONT	24.6' (7.5 m)	29.17' (8.89m) BUILDING 1
REAR	16.4' (5.0 m)	48.25' (14.71m) BUILDING 7
INTERIOR LOT (WEST)	9.8' (3.0 m)	91.53' (27.90m) BUILDING 9
INTERIOR LOT (NORTH)	9.8' (3.0m)	17.14' (5.22m) BUILDING 4
INTERIOR LOT (EAST)	9.8' (3.0 m)	106.03' (32.32m) BUILDING 4
INTERIOR LOT (EAST)	9.8' (3.0 m)	104.54' (31.86m) BUILDING 5
	*ONLY BUILDING NEAREST TO THE SPECIFIED SETBACK IS LISTED	
<b>ACCESSORY BUILDING 1 SETBACKS*</b>		
FRONT	24.6' (7.5 m)	28.98' (8.83m)
	*ONLY NEAREST SETBACK IS LISTED	
<b>PARKING</b>	(PER SECTION 500)	
(SEE A002 FOR CALCULATION)	96 RESIDENTIAL	140
	13 VISITOR	3
	109 TOTAL	143 TOTAL
	4 ACCESSIBLE PARKING	1



## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC

### PROJECT TEAM

**OWNER**  
SUNSTONE RIDGE DEVELOPMENTS  
CONTACT: CAM MCIVOR  
604.935.8565

**CONTRACTOR**  
JBR CONSTRUCTION LTD.  
300-8809 HEATHER ST  
VANCOUVER, BC V6P 3T1  
CONTACT: WARREN BARROW  
778.919.6526

**ARCHITECTURAL**  
URBAN WEST ARCHITECTURE INC.  
807-402 WEST PENDER STREET  
VANCOUVER, BC V6B 1T6  
CONTACT: JUSTIN BENNETT  
604.603.1332

**DESIGNER + INTERIORS**  
FOUNDATION CONSULTING INC.  
VANCOUVER, BC  
CONTACT: ROGER KOODOO  
604.307.1246

**LANDSCAPE**  
DURANTE KREUK LTD.  
102, 1637 W 5TH AVE  
VANCOUVER, BC V6J 1N5  
CONTACT: PETER KREUK  
604.684.4611

**STRUCTURAL**  
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2227 DOUGLAS RD  
BURNABY, BC V5C 5A9  
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**CIVIL**  
KAMPS ENGINEERING  
227-515 W PENDER ST  
VANCOUVER, BC V6B 6H5  
604 682 2020  
CONTACT: MIKE KAMPS  
604.682.2020

### DRAWING LIST

#### ARCHITECTURAL

**A000** PROJECT INFORMATION + DRAWING LIST  
**A001** PROJECT IMAGES  
**A002** PROJECT IMAGES  
**A003** ARCHITECTURAL FINISHES + MATERIALS

**A004** SITE CONTEXT  
**A005** SITE PLAN + PROJECT DATA  
**A006** LONG SITE SECTIONS + PROJECT DATA  
**A007** SITE CROSS SECTIONS  
**A008** STREETScape ELEVATIONS  
**A009** SITE SURVEY

**A100** UPHILL SIXPLEX BUILDING PLANS  
**A101** UPHILL SIXPLEX ROOF PLAN  
**A102** DOWNHILL SIXPLEX BUILDING PLANS  
**A103** DOWNHILL SIXPLEX ROOF PLAN  
**A104** DOWNHILL FOURPLEX BUILDING PLANS  
**A105** DOWNHILL FOURPLEX ROOF PLAN

**A200** UPHILL SIXPLEX ELEVATIONS  
**A201** UPHILL SIXPLEX ELEVATIONS  
**A202** DOWNHILL SIXPLEX ELEVATIONS  
**A203** DOWNHILL SIXPLEX ELEVATIONS  
**A204** DOWNHILL FOURPLEX ELEVATIONS  
**A205** DOWNHILL FOURPLEX ELEVATIONS

**A300** LONG BUILDING SECTION @ PATIO  
**A301** UPHILL SIXPLEX CROSS SECTIONS  
**A302** DOWNHILL SIXPLEX CROSS SECTIONS

**A400** UPHILL SIXPLEX - 'A' UNIT PLANS  
**A401** UPHILL SIXPLEX - 'B' UNIT PLANS  
**A402** DOWNHILL SIX + FOUR PLEX - 'C' UNIT PLANS  
**A403** DOWNHILL SIX + FOUR PLEX - 'D' UNIT PLANS

**A500** ACCESSORY BUILDING

#### LANDSCAPE

**L-1** OVERALL SITE PLAN  
**L-2** DETAIL SITE PLAN  
**L-3** DETAIL PLANTING PLAN  
**L-4** PLANTING PALETTE  
**L-5** PLANTING PALETTE CONTINUED  
**L-6** ILLUSTRATIVE SECTIONS

### PROJECT SALEABLE DATA

BUILDING TYPE	NUMBER OF EACH BUILDING TYPE	UNIT TYPE	UNIT DESCRIPTION	NUMBER OF EACH UNIT	SALEABLE AREA*		TOTAL SALEABLE AREA* OF EACH TYPE (sf)
					LEVEL	AREA (sf)	
UPHILL DESIGN	4	A: A1 = TYPICAL A2 = MIRRORED	END UNIT PRIVATE ENTRY PORCH 3-BED. + REC. ROOM 2 CAR GARAGE	8	LOWER LEVEL	758.6	15531.2
					UPPER LEVEL	1182.8	
					<b>TOTAL</b>	<b>1941.4</b>	
					<b>GARAGE**:</b>	586.1	
DOWNHILL DESIGN	16	B: B1 = TYPICAL B2 = MIRRORED	MIDDLE UNIT SHARED ENTRY PORCH 2-BED. + REC. ROOM 1 CAR GARAGE	16	LOWER LEVEL	656.6	26720.0
					UPPER LEVEL	1013.4	
					<b>TOTAL</b>	<b>1670.0</b>	
					<b>GARAGE**:</b>	467.6	
DOWNHILL DESIGN	4	C: C1 = TYPICAL C2 = MIRRORED	END UNIT PRIVATE ENTRY PORCH 3-BED. + REC. ROOM 2 CAR GARAGE	10	LOWER LEVEL	1353.4	20681.0
					UPPER LEVEL	714.7	
					<b>TOTAL</b>	<b>2068.1</b>	
					<b>GARAGE**:</b>	574.5	
DOWNHILL DESIGN	18	D: D1 = TYPICAL D2 = MIRRORED	MIDDLE UNIT SHARED ENTRY PORCH 2-BED. + REC. ROOM 1 CAR GARAGE	18	LOWER LEVEL	1084.2	30726.0
					UPPER LEVEL	622.8	
					<b>TOTAL</b>	<b>1707.0</b>	
					<b>GARAGE**:</b>	349.4	
<b>TOTAL =</b>	<b>9</b>	<b>4</b> (8 W/ MIRROR)		<b>52</b>			<b>93658.2</b>

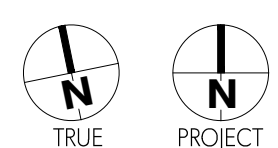
\* SALEABLE AREA IS CALCULATED TO THE LINE OF EXTERIOR SHEATHING OR FOUNDATION WALL FOR EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR WALLS (TOTAL AREA DOES NOT INCLUDE GARAGE)  
\*\* GARAGE INTERIOR AREA IS CALCULATED TO THE LINE OF INTERIOR FINISH (DRYWALL)

### URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT  
2018 04 04 ISSUED FOR REVIEW  
2018 03 29 ISSUED FOR REVIEW  
X 2018 02 21 ISSUED FOR REVIEW  
NO.



**'ELEVATE AT SUNSTONE' TOWNHOUSES**  
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A000

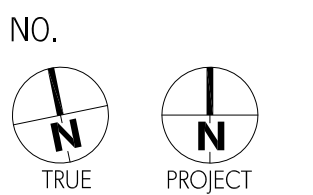
COVER SHEET &  
PROJECT INFORMATION

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
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### 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A001

PROJECT IMAGES



1 STREETVIEW LOOKING AT UPHILL UNITS

A001 NTS



2 UPHILL PATIO VIEW LOOKING AT DOWNHILL UNITS

A001 NTS

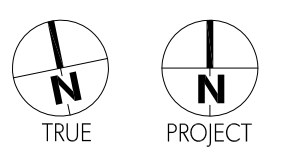
## URBAN WEST ARCHITECTURE

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NO.



### 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A002

PROJECT IMAGES



1 **STREET VIEW OF UPHILL & DOWNHILL UNITS**  
A002 NTS



2 **VIEW LOOKING NORTH AT DOWNHILL UNITS**  
A002 NTS

## CLADDING

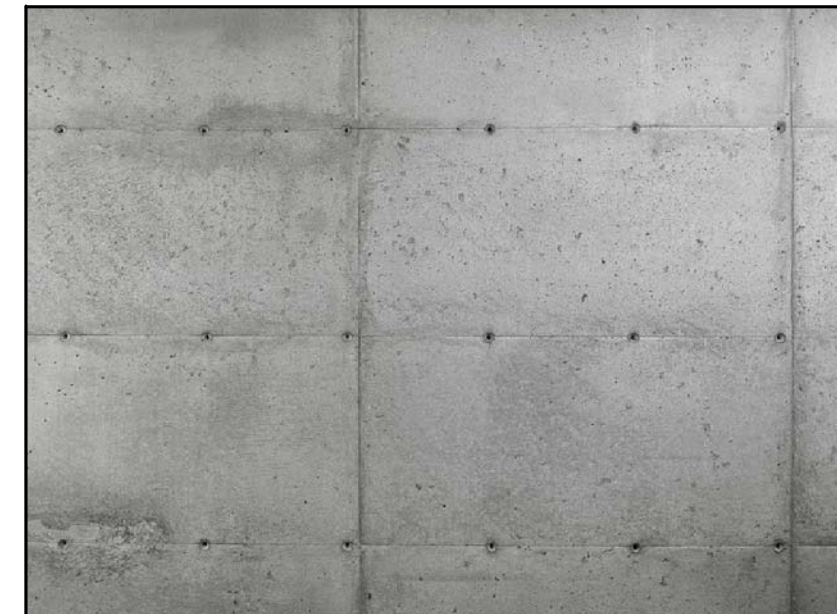
**CHARCOAL GREY HARDIE BOARD SIDING**  
HORIZONTAL + VERTICAL PRIMARY SIDING



**CHARCOAL GREY HARDIE BOARD PANEL SIDING**  
FEATURE / INFILL SIDING ABOVE WINDOWS



**NATURAL ARCHITECTURAL FINISH CONCRETE**  
ENTRY FOUNDATION WALLS



## ROOFING

**LIGHT GREY METAL ROOFING**  
STANDING SEAM



**WOOD SOFFIT**  
NATURAL CEDAR



## WINDOWS

**BLACK CURTAIN WALL WINDOW SYSTEM**  
ANODIZED ALUMINUM FRAME



**BLACK FRAME WINDOWS**  
VINYL FRAME



## ARCHITECTURAL ACCENTS

**BLACK METAL GUARDRAIL + WOOD DECKING**  
SIMPLE VERTICAL PICKET DESIGN



**NATURAL HEAVY TIMBER**  
STAIR TREADS + STRUCTURAL SUPPORT

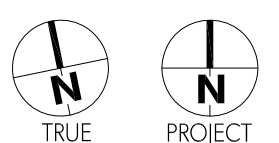


## URBAN WEST ARCHITECTURE

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## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

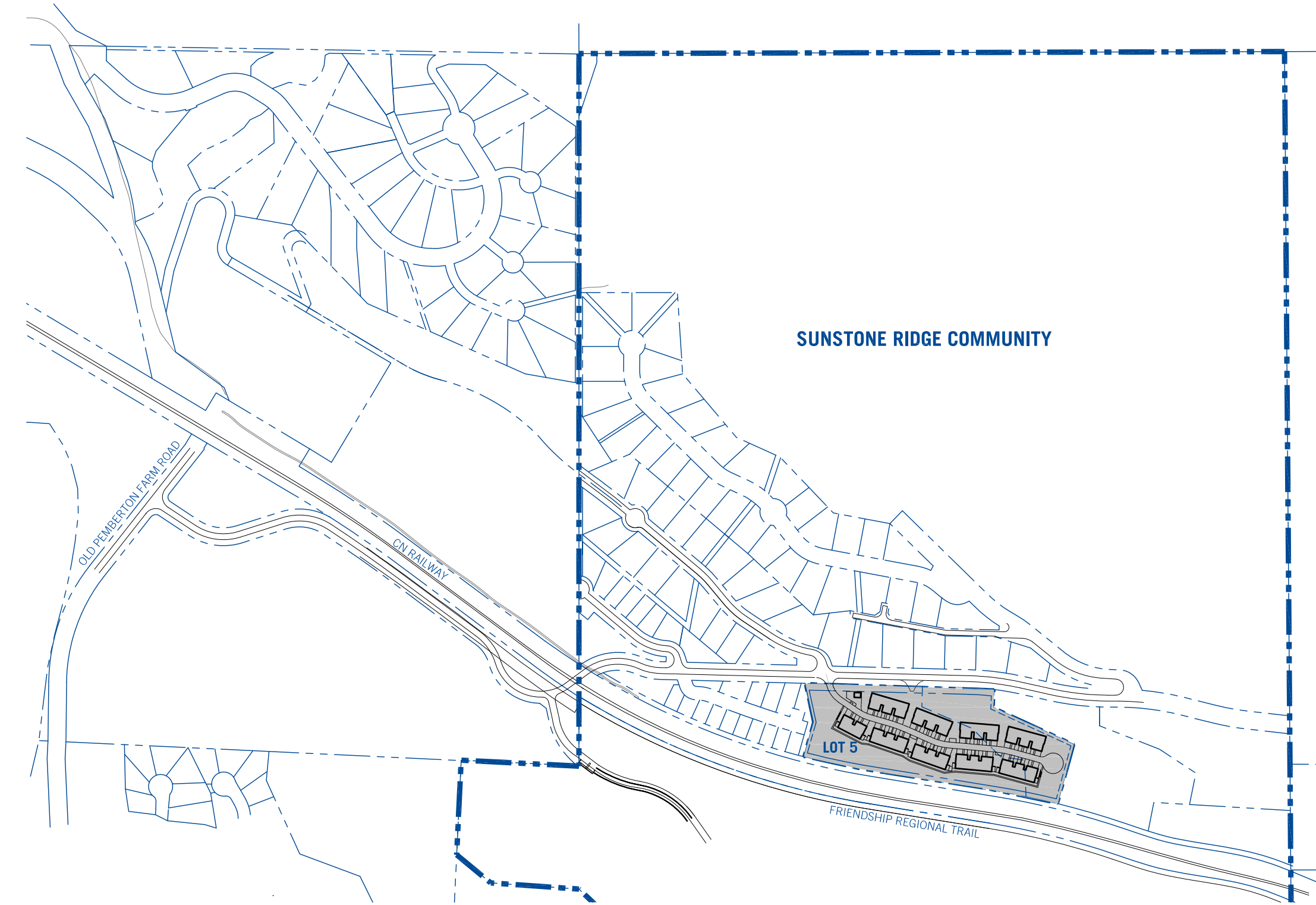
# A003

ARCHITECTURAL FINISHES  
+ MATERIALS





**1 LOCATION MAP**  
A004 NTS



**2 LOCATION CONTEXT**  
A004 NTS



**3 COMMUNITY PLAN**  
A004 1/128" = 1'-0"

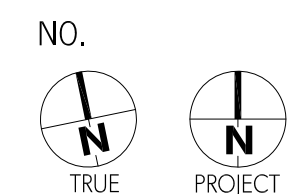
# UWA

**URBAN WEST ARCHITECTURE**

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**'ELEVATE AT SUNSTONE'  
TOWNHOUSES**

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A004

SITE CONTEXT



**1 SITE PLAN**  
A005 1/32" = 1'-0"

**LEGEND + GENERAL NOTES**

- BUILDING FOOTPRINT @ GRADE
- LOWER FLOOR
- UPPER FLOOR
- ROOF OUTLINE ABOVE
- DECK OUTLINE ABOVE
- PARKING STALL
- PRIMARY ENTRANCE
- 1** UNIT NUMBER
- (A1)** UNIT PLAN TYPE

**GENERAL NOTES**

- SEE LANDSCAPE DESIGN FOR ALL HARDSCAPING, FENCING, RETAINING, TREE PRESERVATION AREAS, PLANTINGS, AND SITE LIGHTING
- SEE CIVIL ENGINEERING FOR PROPOSED ROAD + DRIVEWAY DESIGN, LOT GRADING, STORM WATER MANAGEMENT, SNOW MANAGEMENT, AND UTILITIES

**GROSS BUILDING AREA\***

BUILDING TYPE	BUILDING AREA	NUMBER OF EACH BUILDING TYPE	SUB-TOTAL (sf)
UPHILL SIXPLEX	14102.0	4	56408.0
DOWNHILL SIXPLEX	14119.2	4	56476.8
DOWNHILL FOURPLEX	9772.8	1	9772.8
ACCESS. BLDG 1	429.0	1	429.0
<b>TOTAL</b>			<b>123086.6</b>

**TOTAL PROPOSED LOT COVERAGE\***

BUILDING TYPE	LOT COVERAGE	NUMBER OF EACH BUILDING TYPE	SUB-TOTAL (sf)
UPHILL SIXPLEX	7524.6	4	30098.4
DOWNHILL SIXPLEX	7059.6	4	28238.4
DOWNHILL FOURPLEX	4886.4	1	4886.4
ACCESS. BLDG 1	429.0	1	429
<b>TOTAL</b>			<b>63652.2</b>

**UNIT TYPES PER BUILDING**

	A1 + A2 3 BED	B1 + B2 2 BED	C1 + C2 3 BED	D1 + D2 2 BED
UPHILL SIXPLEX	2	4	-	-
DOWNHILL SIXPLEX	-	-	2	4
DOWNHILL FOURPLEX	-	-	2	2

**TOTAL UNIT SUMMARY**

BUILDING TYPE	NUMBER OF EACH	2 BEDROOM	3 BEDROOM
UPHILL SIXPLEXES	4	16	8
DOWNHILL SIXPLEXES	4	16	8
DOWNHILL FOURPLEXES	1	2	2
<b>SUB-TOTAL</b>		<b>34</b>	<b>18</b>
<b>TOTAL PROPOSED UNITS</b>	<b>=</b>	<b>52</b>	

**PARKING CALCULATION**

**RESIDENTIAL PARKING REQUIRED**  
 2-BEDROOMS = 34 (34 X 1.75) = 59.5  
 3-BEDROOMS = 18 (18 X 2) = 36  
 SUB-TOTAL = (59.5 + 36) = 95.5 = 96

**VISITOR PARKING REQUIRED**  
 NUMBER OF UNITS = 52 (52 X 0.25) = 13  
 TOTAL PARKING REQUIRED = (96 + 13) = 109

**ACCESSIBLE PARKING REQUIRED**  
 NUMBER OF REQ'D PARKING SPOTS = 109  
 ACCESSIBLE PARKING REQUIRED = 4

**PROPOSED PARKING PER UNIT TYPE**

UNIT	DRIVEWAY	GARAGE	# OF SPOTS PER UNIT TYPE
A	2	2	= 4
B	1	1	= 2
C	2	2	= 4
D	1	1	= 2

**PROPOSED RESIDENTIAL PARKING**

UNIT	# OF UNITS PER TYPE	# OF SPOTS PER UNIT TYPE	# OF SPOTS
A	8	4	= 32
B	16	2	= 32
C	10	4	= 40
D	18	2	= 36
		<b>SUB-TOTAL =</b>	<b>140</b>

**PROPOSED VISITOR PARKING**

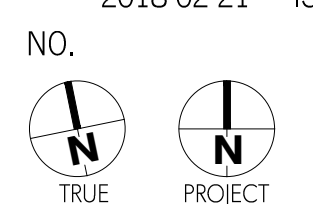
	REGULAR	ACCESSIBLE	# OF SPOTS
ACCESS ROAD	2	1	= 3
		<b>SUB-TOTAL =</b>	<b>3</b>
<b>TOTAL PROPOSED PARKING =</b>			<b>143</b>

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- 2018 03 23 ISSUED FOR REVIEW
- 2018 03 05 ISSUED FOR REVIEW
- 2018 02 21 ISSUED FOR REVIEW

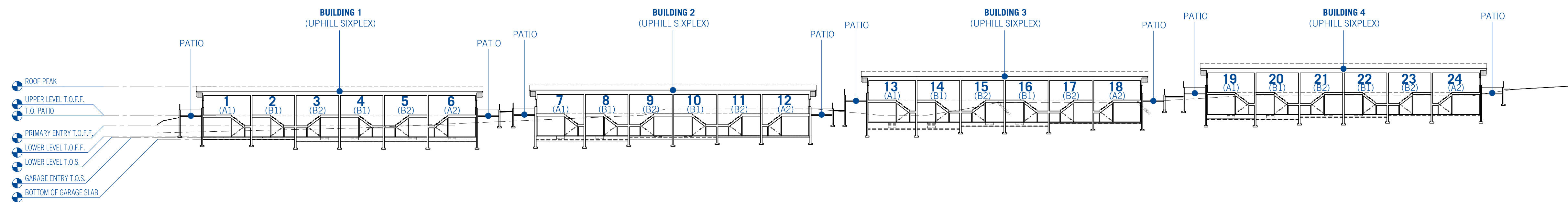


**'ELEVATE AT SUNSTONE'**  
**TOWNHOUSES**  
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A005

SITE PLAN +  
PROJECT DATA

\* SEE A100, A102, A104 + A500 FOR AREA CALCULATIONS

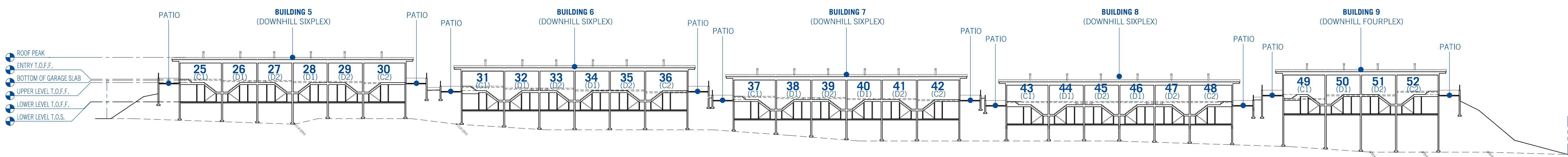
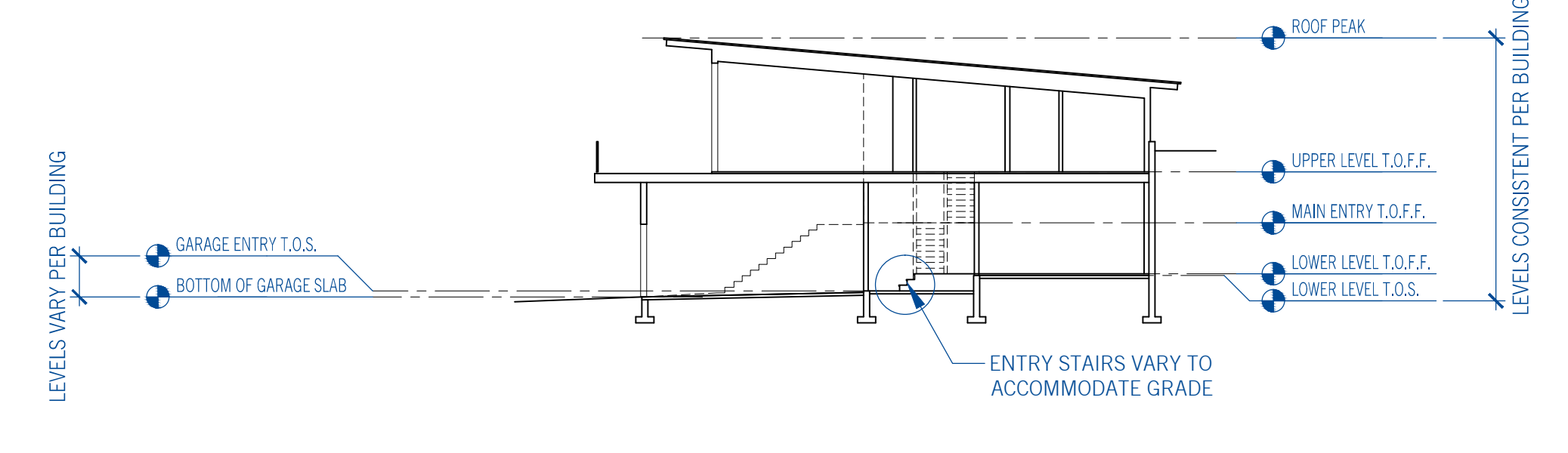


**1 SITE SECTION THROUGH UPHILL BUILDINGS**

A006 1/32" = 1'-0"

BUILDING #:		BUILDING 1			BUILDING 2			BUILDING 3			BUILDING 4		
UNIT #:		1 + 2			3 + 4 + 5 + 6			7 + 8			9 + 10		
<b>LEVELS:</b>													
ROOF PEAK		232.51			232.69			234.84			236.04		
UPPER LEVEL T.O.F.F.		228.35			228.18			230.33			231.53		
PRIMARY ENTRY T.O.F.F.		226.29			226.47			228.62			229.82		
LOWER LEVEL T.O.F.F.		224.57			224.75			226.90			228.1		
LOWER LEVEL T.O.S.		224.52			224.70			226.85			228.05		
GARAGE ENTRY T.O.S.		224.40	224.10	224.15	224.45	224.75	225.90	226.40	226.90	227.50	227.80	228.10	
BOTTOM OF GARAGE SLAB		224.20	223.90	223.95	224.20	224.55	225.70	226.20	226.70	227.30	227.60	227.90	
T.O. PATIO		221.87			228.05			230.21			231.41		
		(UNIT 1 + 6 ONLY)			(UNIT 7 ONLY)			(UNIT 12 ONLY)			(UNIT 13 ONLY)		

**UPHILL BUILDING SECTION DIAGRAM**

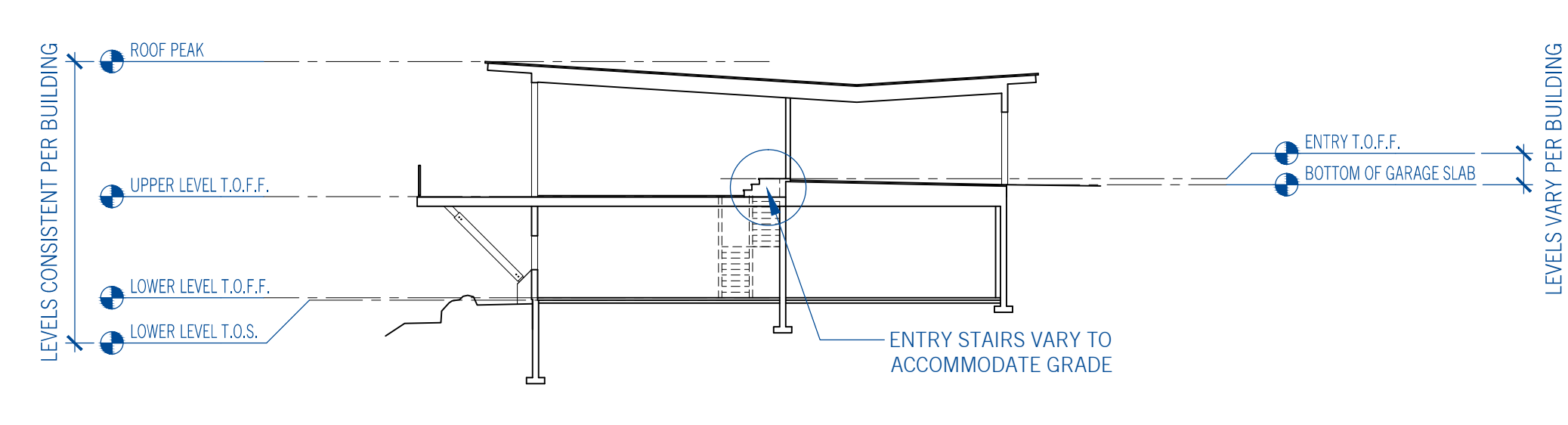


**2 SITE SECTION THROUGH DOWNHILL BUILDINGS**

A006 1/32" = 1'-0"

BUILDING #:		BUILDING 5				BUILDING 6				BUILDING 7				BUILDING 8				BUILDING 9						
UNIT #:		25				26 + 27				28 + 29				30				31				32 + 33		
<b>LEVELS:</b>																								
ROOF PEAK		231.95				230.50				228.90				227.98				229.80						
UPPER LEVEL T.O.F.F.		227.45				226.00				224.40				223.48				225.30						
ENTRY T.O.F.F.		228.05	227.82	227.64	227.45	226.79	226.46	226.13	225.8	225.00	224.77	224.59	224.40	224.05	224.60	225.25	225.90							
BOTTOM OF GARAGE SLAB		227.85	227.62	227.43	227.25	226.6	226.26	225.93	225.6	224.80	224.57	224.39	224.20	223.85	224.40	225.05	225.70							
LOWER LEVEL T.O.F.F.		224.02				222.57				220.97				220.05										
LOWER LEVEL T.O.S.		223.97				222.52				220.92				220.00										
T.O. PATIO		227.32	N/A	N/A	227.32	225.87	N/A	N/A	225.87	224.27	N/A	N/A	224.27	223.35	225.71	N/A	225.71							
		(UNIT 43 + 48 ONLY)																						

**DOWNHILL BUILDING SECTION DIAGRAM**

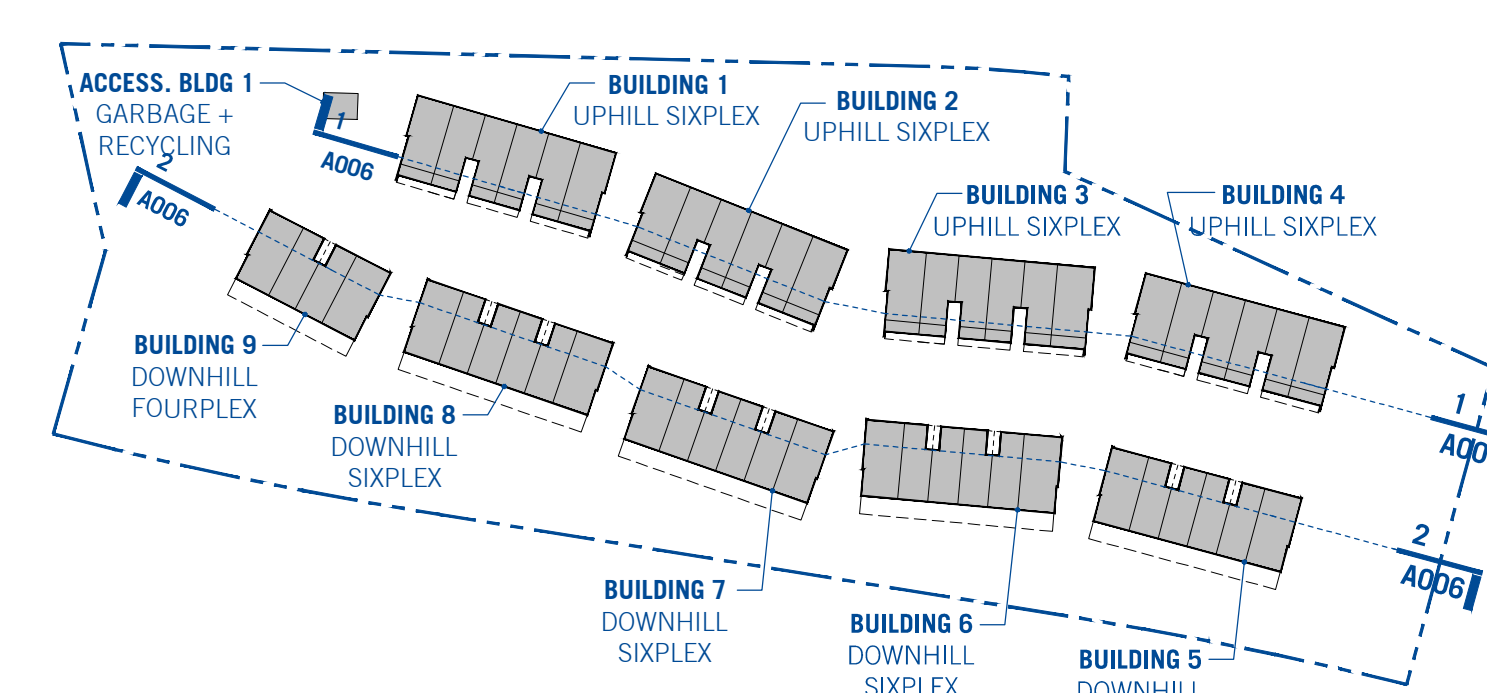


**3 SITE PLAN - SIGNAGE**

A006 1/64" = 1'-0"

**SIGNAGE LEGEND**

- A** MONUMENT SIGN  
DEMARCATING SITE ENTRY, PROJECT NAME AND ADDRESS. REFER TO LANDSCAPE FOR DESIGN.
- B** WAYFINDING SIGN  
INDICATING TOWNHOUSE LAYOUT OF SITE (MAP). REFER TO LANDSCAPE FOR DESIGN.
- C** SERVICE BUILDING SIGN  
INDICATING ACCESSORY BUILDING USE.
- D** NO PARKING SIGN  
INDICATING NO PARKING AT CUL-DE-SAC.
- ▲** TOWNHOUSE ADDRESSING  
SYMBOL DENOTES LOCATION OF UNIT NUMBERS (SIZE T.B.D.) ATTACHED AT SIDING AND POSITIONED BELOW AN EXTERIOR DOWN LIGHT.



**SECTION KEY PLAN**

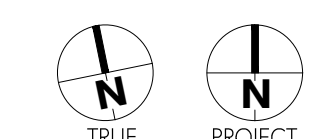
N.T.S.

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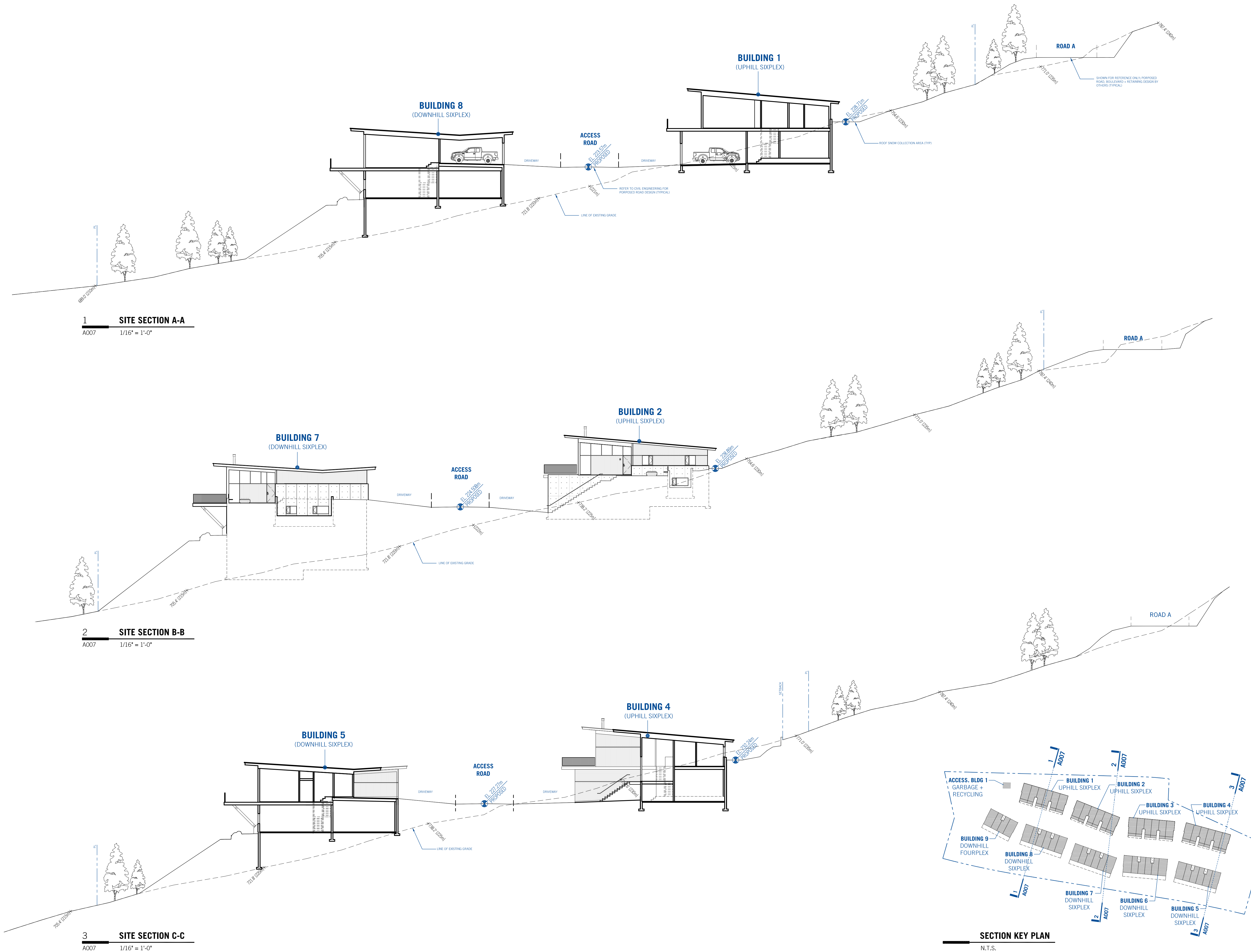


**'ELEVATE AT SUNSTONE' TOWNHOUSES**

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

**A006**

LONG SITE SECTIONS + PROJECT DATA

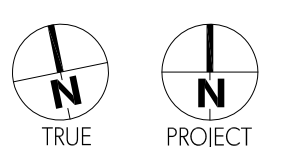


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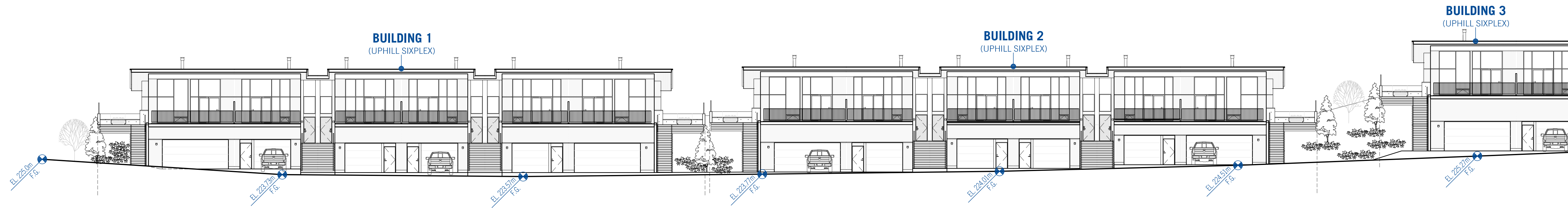


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

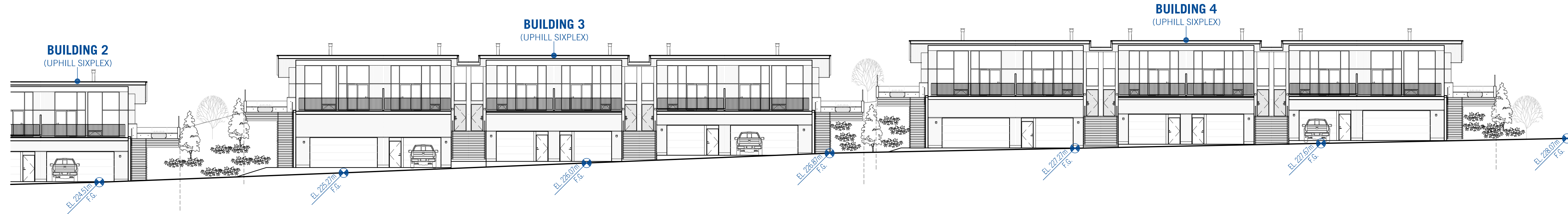
# A007

SITE CROSS SECTIONS

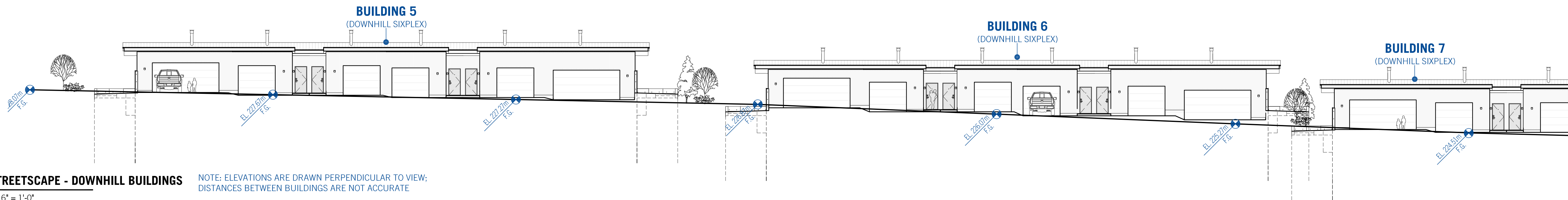


1 **STREETSCAPE - UPHILL BUILDINGS**  
A008 1/16" = 1'-0"

NOTE: ELEVATIONS ARE DRAWN PERPENDICULAR TO VIEW;  
DISTANCES BETWEEN BUILDINGS ARE NOT ACCURATE

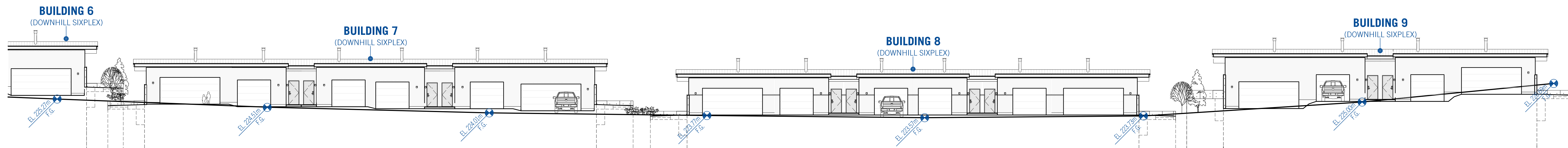


2 **STREETSCAPE - UPHILL BUILDINGS**  
A008 1/16" = 1'-0"

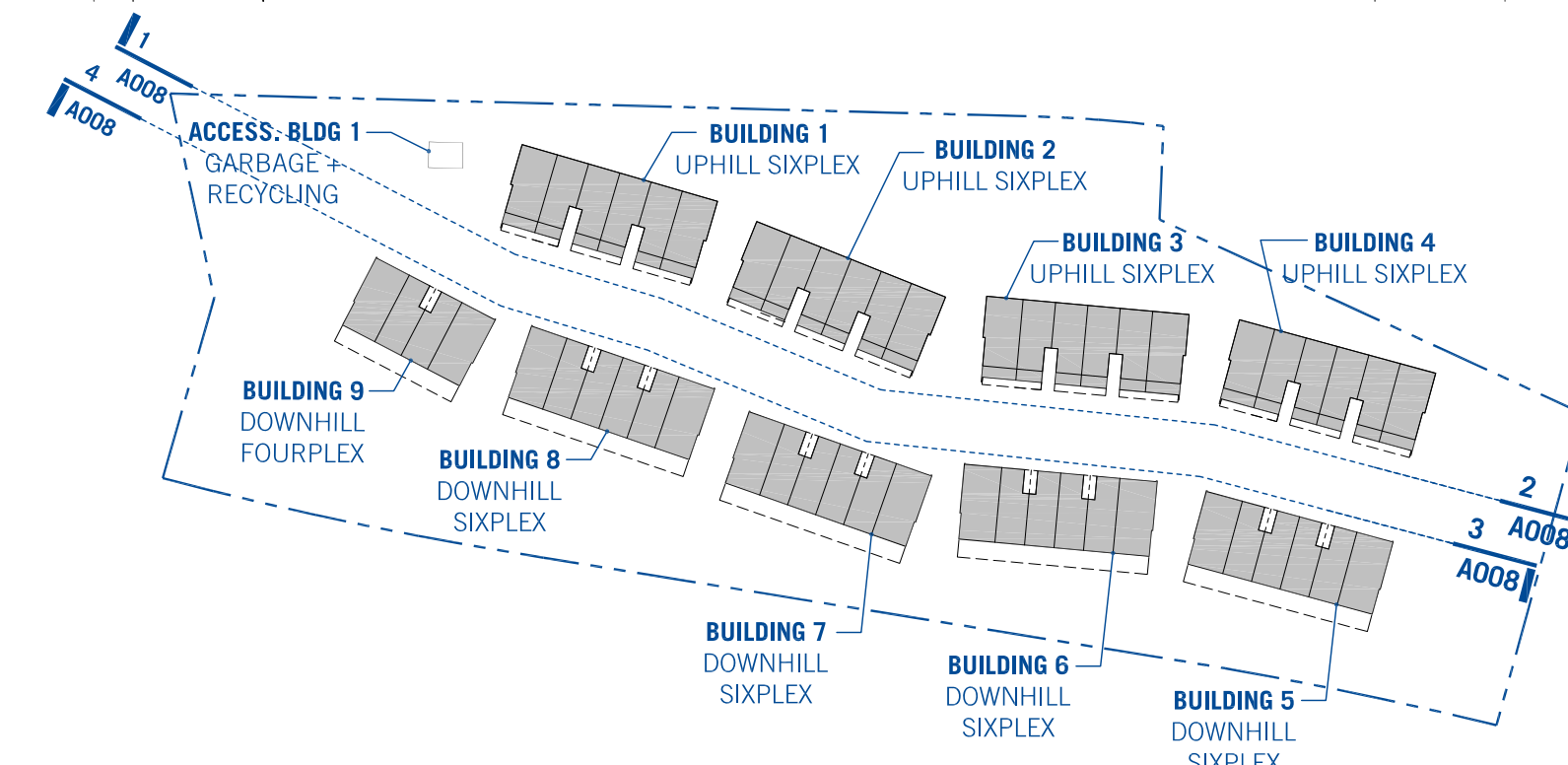


3 **STREETSCAPE - DOWNHILL BUILDINGS**  
A008 1/16" = 1'-0"

NOTE: ELEVATIONS ARE DRAWN PERPENDICULAR TO VIEW;  
DISTANCES BETWEEN BUILDINGS ARE NOT ACCURATE



4 **STREETSCAPE - DOWNHILL BUILDINGS**  
A008 1/16" = 1'-0"



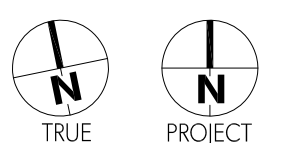
**SECTION KEY PLAN**  
N.T.S.

## URBAN WEST ARCHITECTURE

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X 2018 03 29 ISSUED FOR REVIEW  
NO.



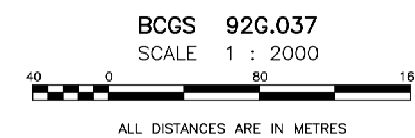
**'ELEVATE AT SUNSTONE'  
TOWNHOUSES**  
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A008

STREETSCAPE ELEVATIONS

SUBDIVISION PLAN OF LOT 2, DISTRICT LOT 211,  
LILLOOET DISTRICT, PLAN EPP1353  
PURSUANT TO SECTION 67 OF THE LAND TITLE ACT

PLAN EPP72101

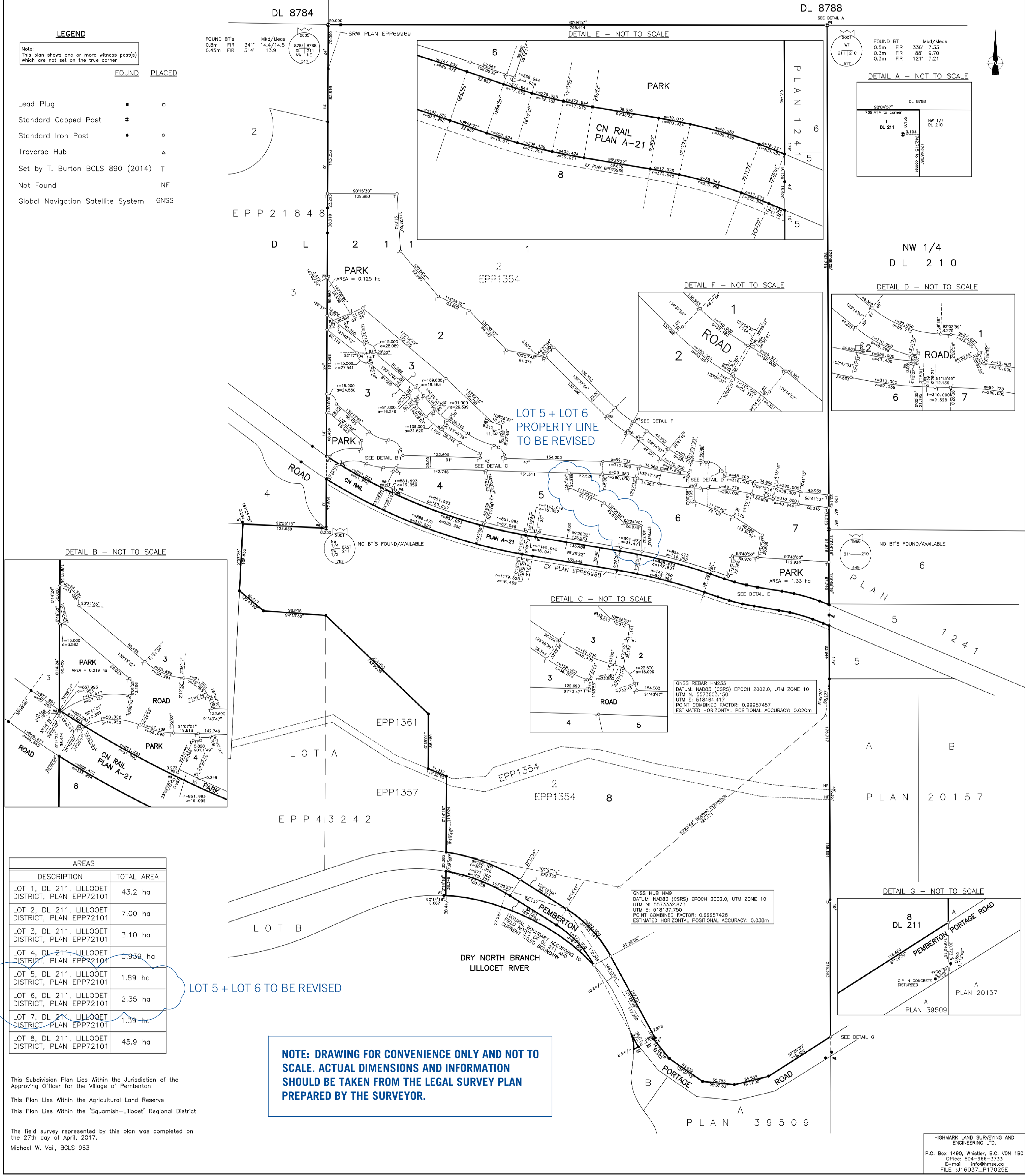


BCGS 926.037  
SCALE 1 : 2000  
ALL DISTANCES ARE IN METRES  
The rounded plot size of this plan is 11 1/8mm in height by 854mm in width (ANSI E size) when plotted at a scale of 1 : 2000  
Grid bearings are derived from GNSS observations and are referred to the central meridian of Zone 10 (123° W).  
The UTM coordinates and estimated network accuracy (0.030 metres) are derived from 23 hours of dual-frequency GNSS observations processed using Precise Point Positioning Service of Natural Resources Canada.  
This plan shows horizontal ground-line distances based on a mean ellipsoidal elevation of 200.00 metres. To obtain grid distances, multiply ground-line distances by the mean corrected factor of 0.99999724.  
Bearings to Bearing Trees are magnetic.

LEGEND

Note:  
This plan shows one or more witness post(s)  
which are not set on the true corner.

FOUND	PLACED
Lead Plug	■
Standard Capped Post	●
Standard Iron Post	•
Traverse Hub	△
Set by T. Burton BCLS 890 (2014)	T
Not Found	NF
Global Navigation Satellite System	GNSS



DESCRIPTION	TOTAL AREA
LOT 1, DL 211, LILLOOET DISTRICT, PLAN EPP72101	43.2 ha
LOT 2, DL 211, LILLOOET DISTRICT, PLAN EPP72101	7.00 ha
LOT 3, DL 211, LILLOOET DISTRICT, PLAN EPP72101	3.10 ha
LOT 4, DL 211, LILLOOET DISTRICT, PLAN EPP72101	0.939 ha
LOT 5, DL 211, LILLOOET DISTRICT, PLAN EPP72101	1.89 ha
LOT 6, DL 211, LILLOOET DISTRICT, PLAN EPP72101	2.35 ha
LOT 7, DL 211, LILLOOET DISTRICT, PLAN EPP72101	1.39 ha
LOT 8, DL 211, LILLOOET DISTRICT, PLAN EPP72101	45.9 ha

LOT 5 + LOT 6 TO BE REVISED

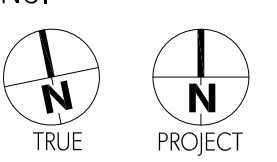
NOTE: DRAWING FOR CONVENIENCE ONLY AND NOT TO SCALE. ACTUAL DIMENSIONS AND INFORMATION SHOULD BE TAKEN FROM THE LEGAL SURVEY PLAN PREPARED BY THE SURVEYOR.

This Subdivision Plan Lies Within the Jurisdiction of the Approving Officer for the Village of Pemberton  
This Plan Lies Within the Agricultural Land Reserve  
This Plan Lies Within the "Squamish-Lillooet" Regional District  
The field survey re-assessed by this plan was completed on the 27th day of April, 2017.  
Michael W. Vol, BCLS 963

URBAN WEST ARCHITECTURE

VANCOUVER 807-402 WEST PENDER ST VANCOUVER BC V6B 1T6 T 604 603 1332  
VICTORIA 2822 PRIOR STREET VICTORIA BC V8T 3Y3 T 250 893 7517

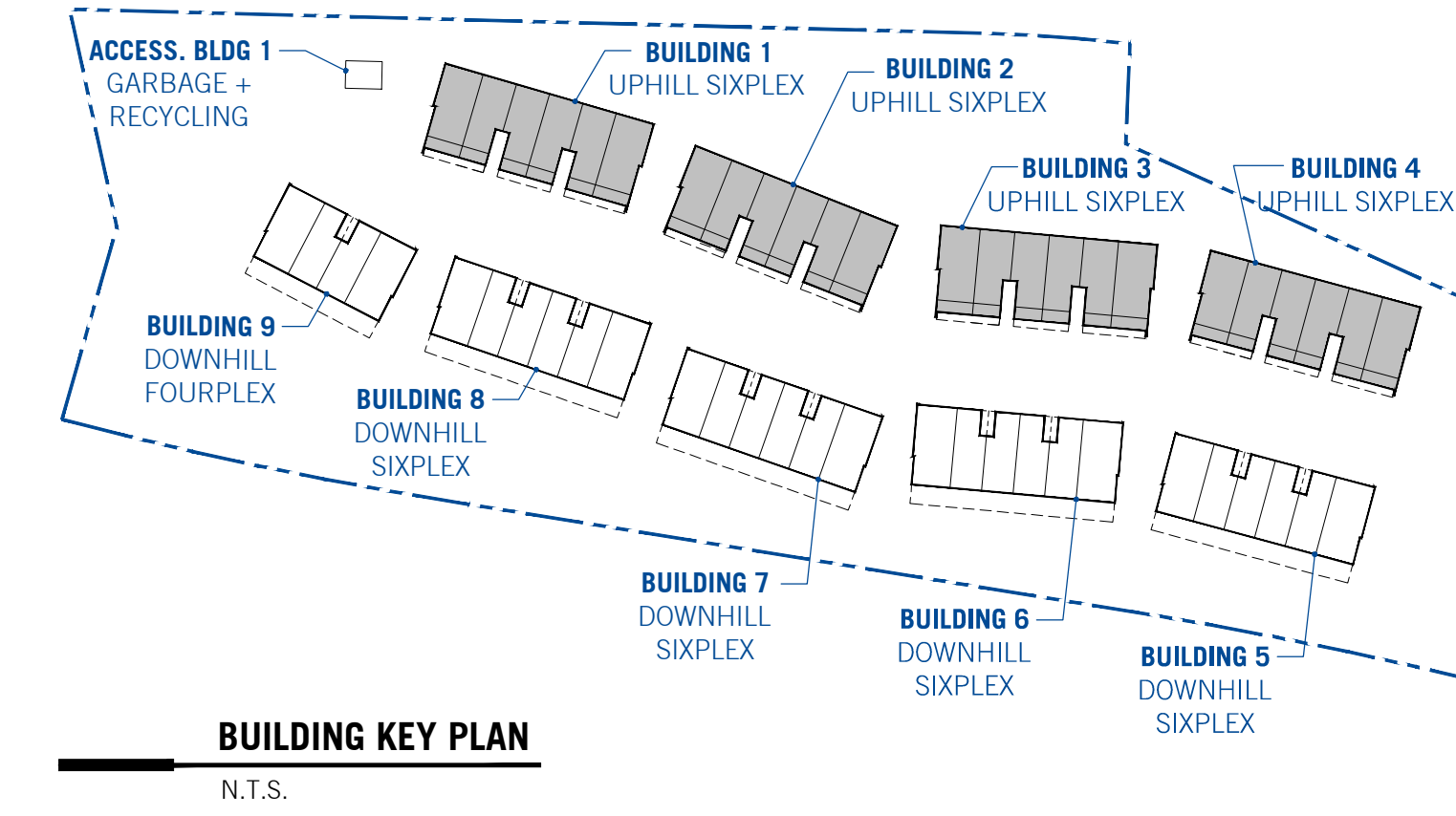
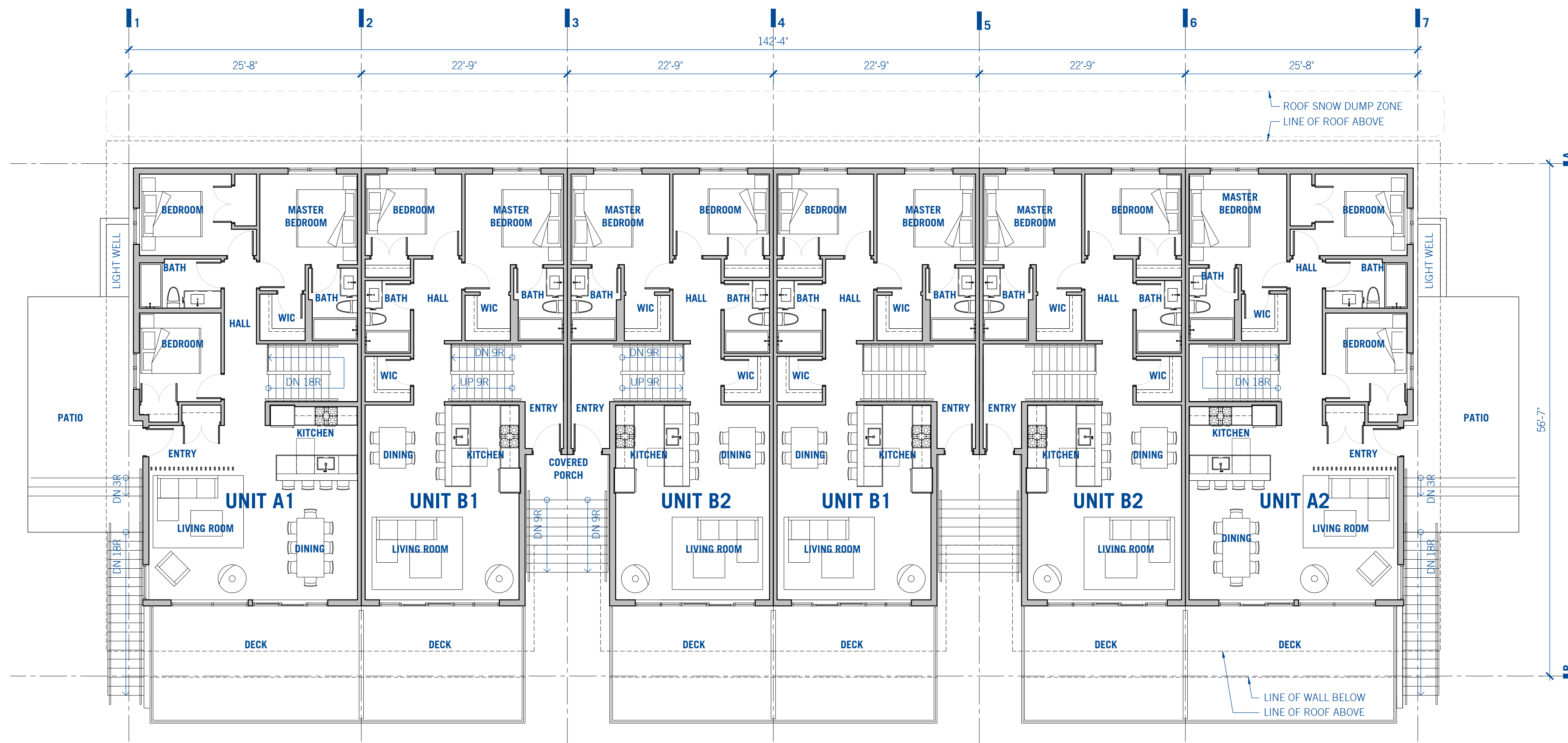
- 1 2018 04 10 FOR DEVELOPMENT PERMIT
- 2018 04 04 FOR REVIEW
- 2018 03 29 FOR REVIEW



'ELEVATE AT SUNSTONE' TOWNHOUSES  
LOT 5 SUNSTONE RIDGE, PEMBERTON BC 2018-002

# A009

SITE SURVEY

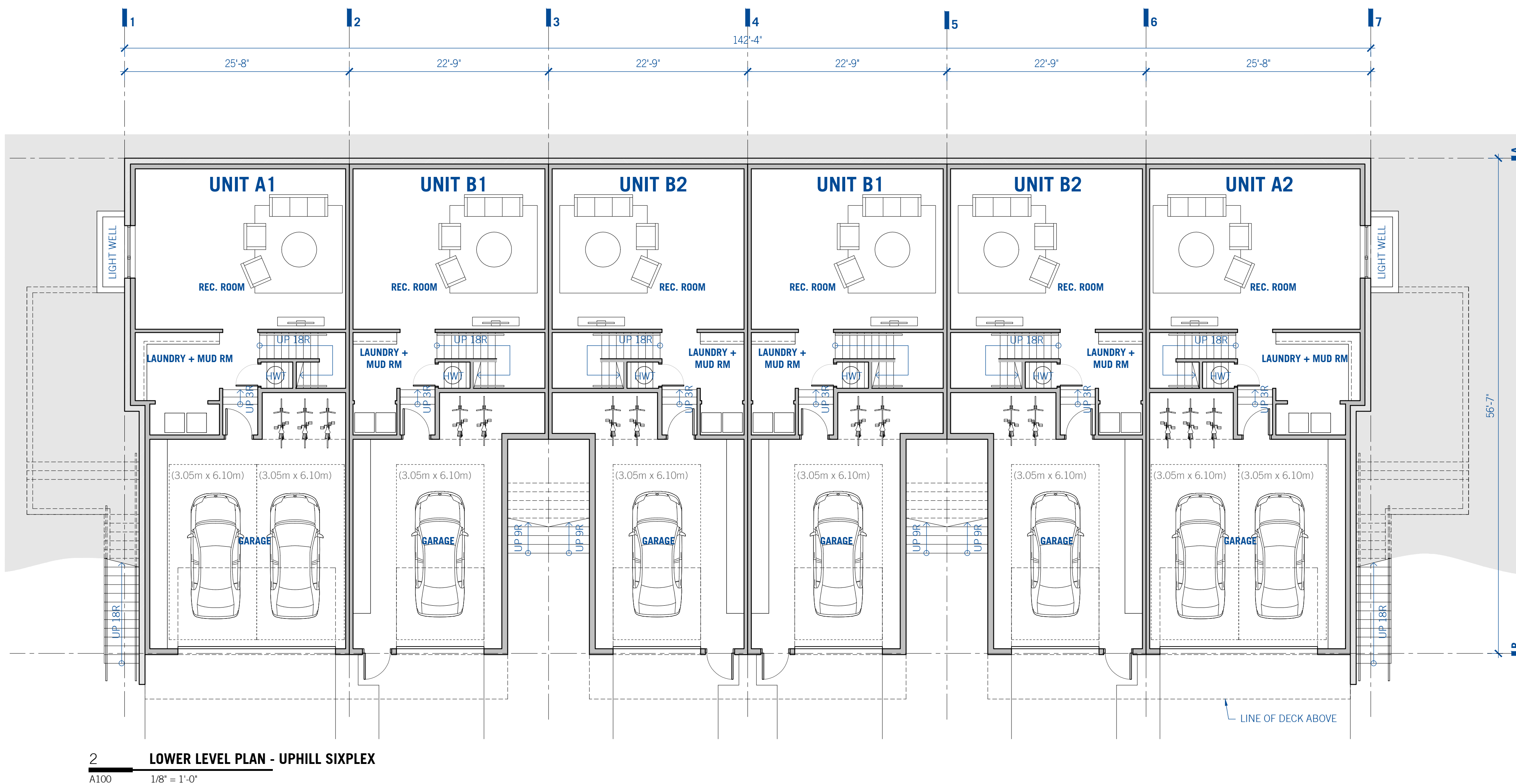


GROSS UNIT AREA*		
UNIT TYPE	LEVEL	UNIT GFA (sqft)
A	LOWER LEVEL	1411.5
	UPPER LEVEL	1222.7
	<b>TOTAL</b>	<b>2634.2</b>
B	LOWER LEVEL	1175.4
	UPPER LEVEL	1033
	<b>TOTAL</b>	<b>2208.4</b>

UPHILL SIXPLEX AREA PER BUILDING*			
UNIT	UNIT GFA	NUMBER OF UNIT TYPES PER BUILDING	SUB-TOTAL (sqft)
A	2634.2	2	5268.4
B	2208.4	4	8833.6
<b>TOTAL</b>		<b>6</b>	<b>14102.0</b>

\* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS

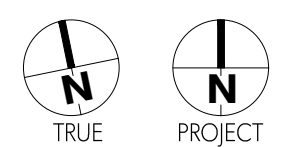


## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

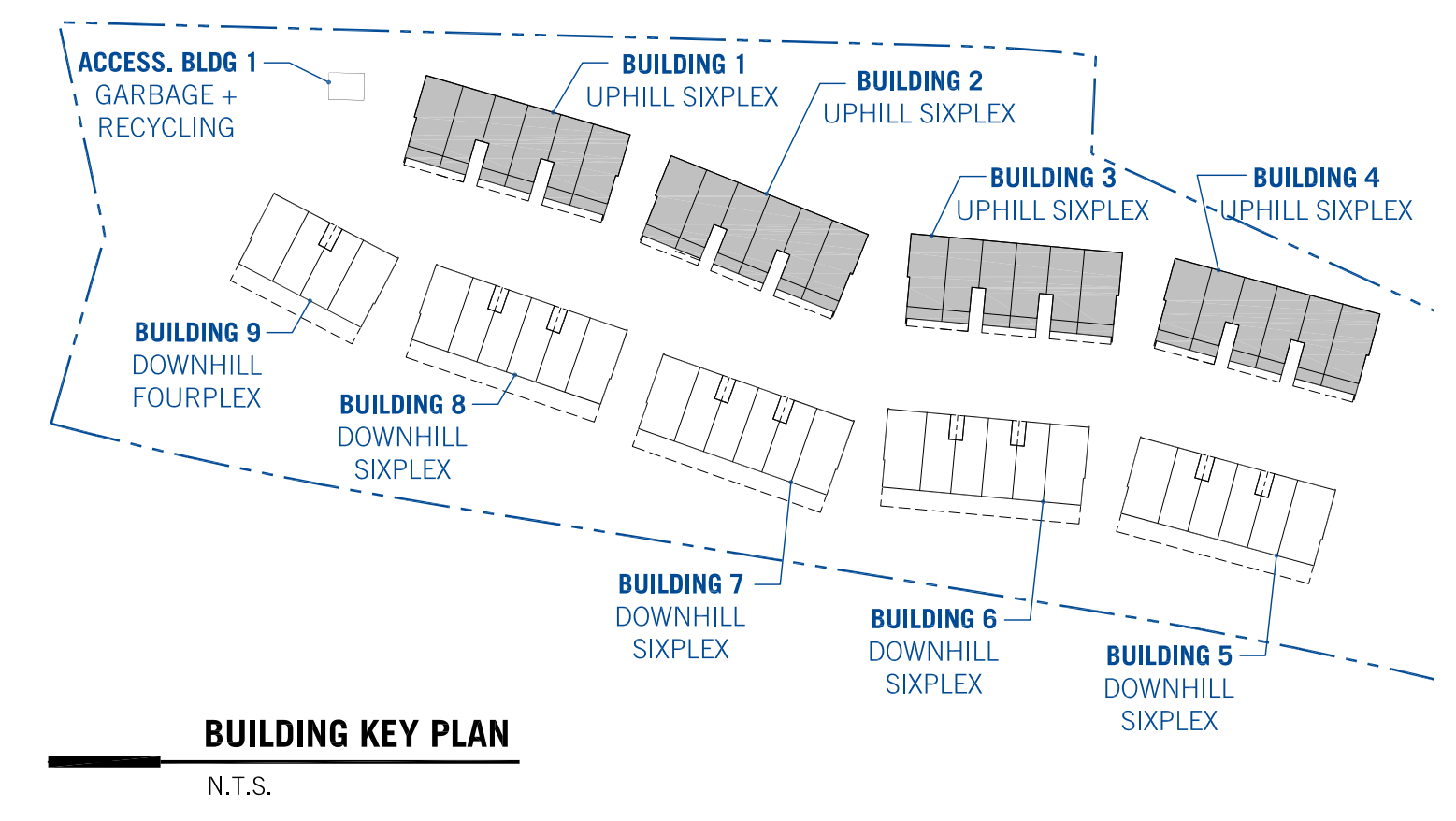
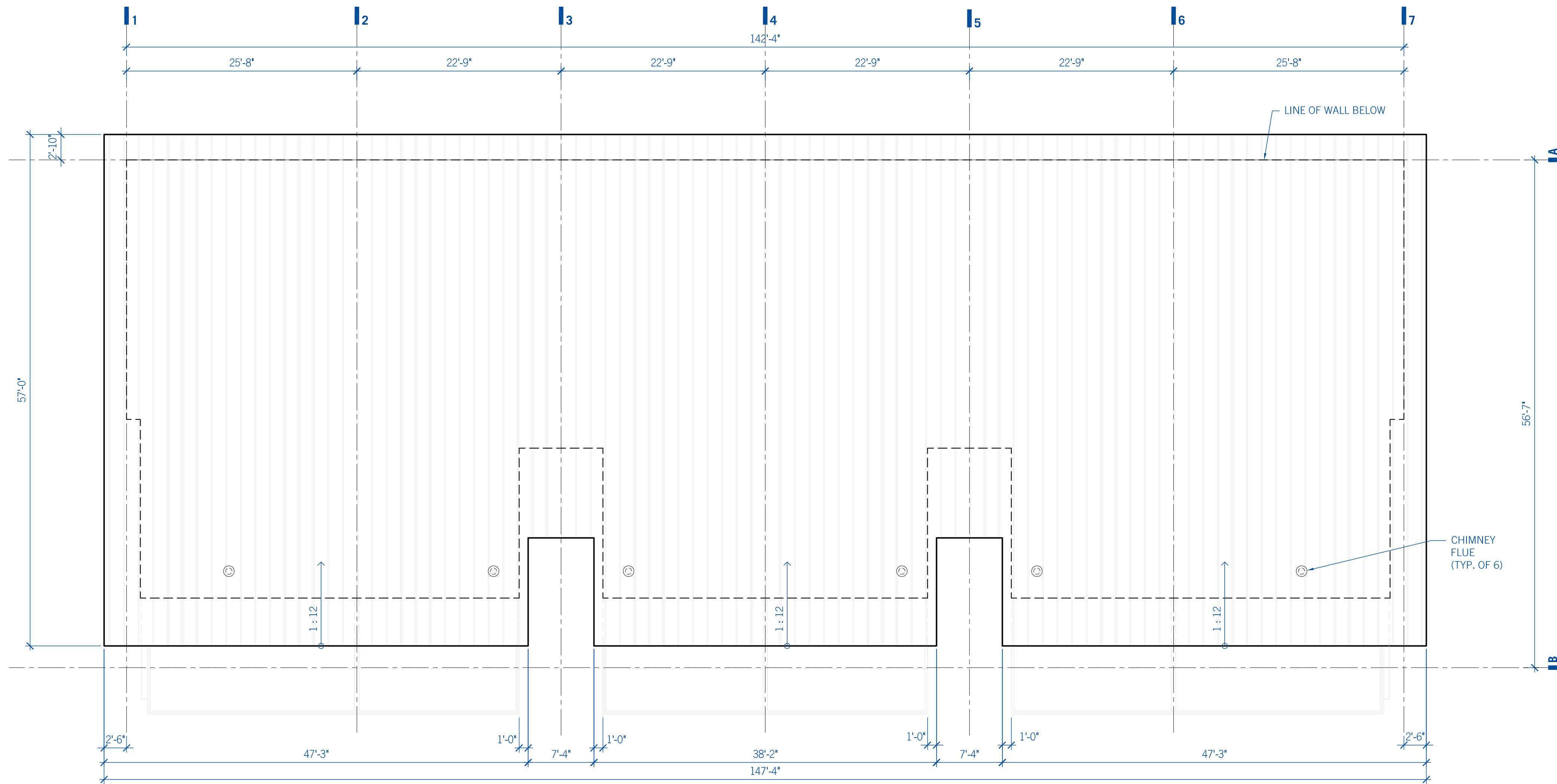
- 1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 22 ISSUED FOR REVIEW



**'ELEVATE AT SUNSTONE'**  
**TOWNHOUSES**  
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A100

UPHILL SIXPLEX  
BUILDING PLANS



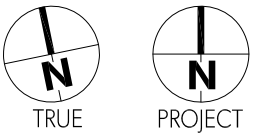
**1 ROOF PLAN - UPHILL SIXPLEX**  
A101 1/8" = 1'-0"

**URBAN WEST ARCHITECTURE**

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

2018 04 04 ISSUED FOR REVIEW  
2018 03 29 ISSUED FOR REVIEW  
X 2018 02 22 ISSUED FOR REVIEW  
NO.

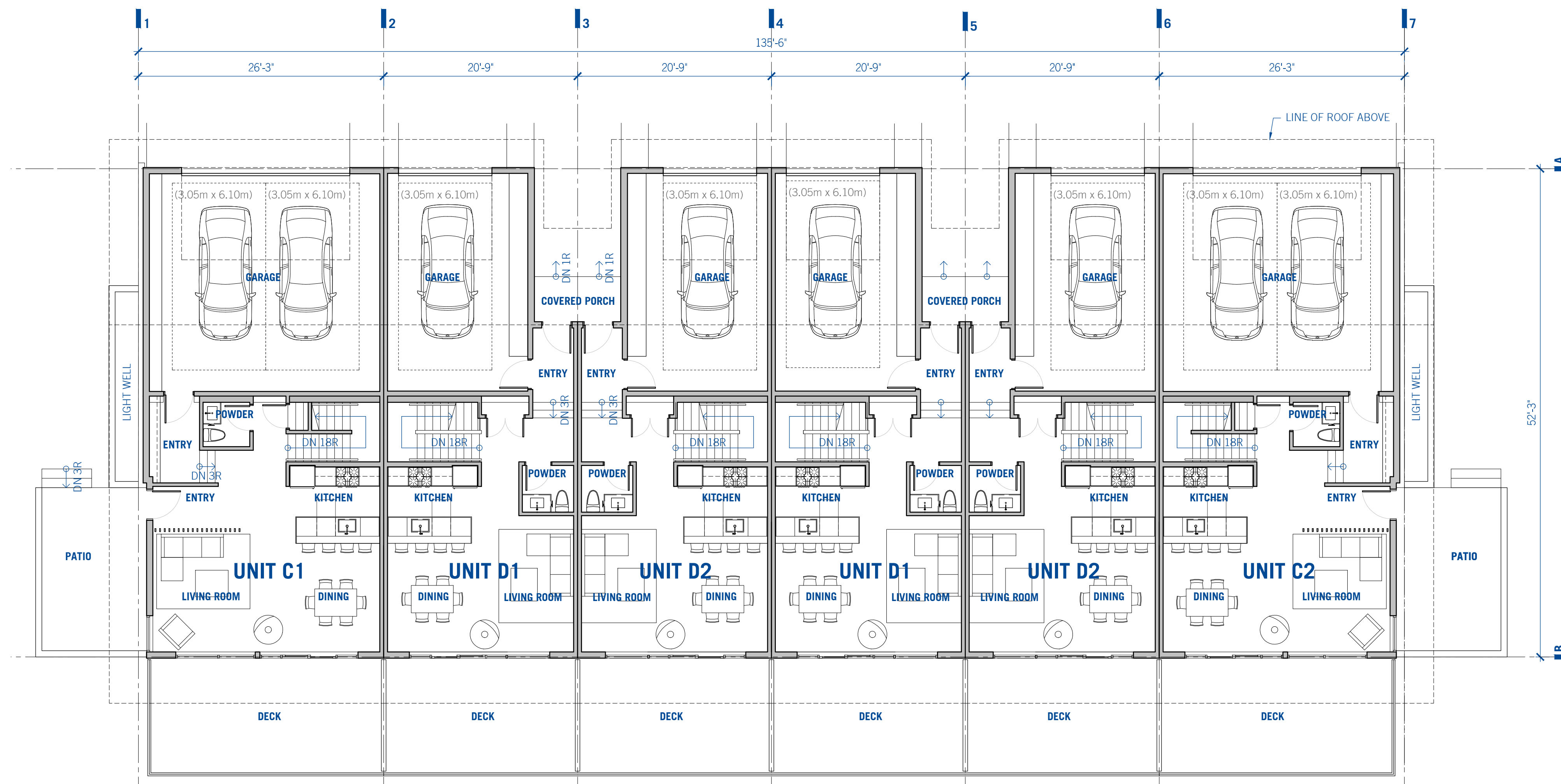


**'ELEVATE AT SUNSTONE' TOWNHOUSES**  
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

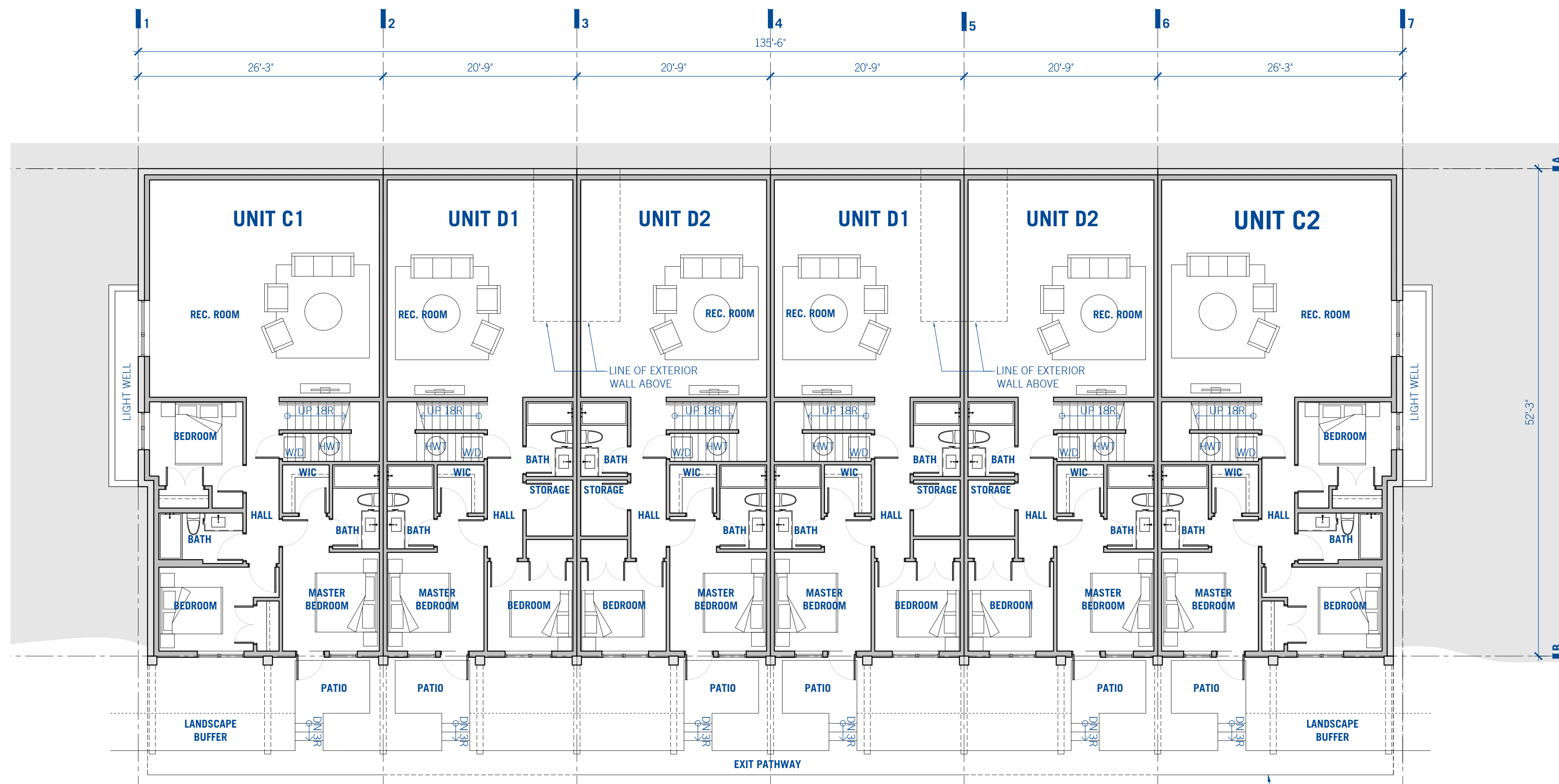
# A101

UPHILL SIXPLEX  
BUILDING PLANS

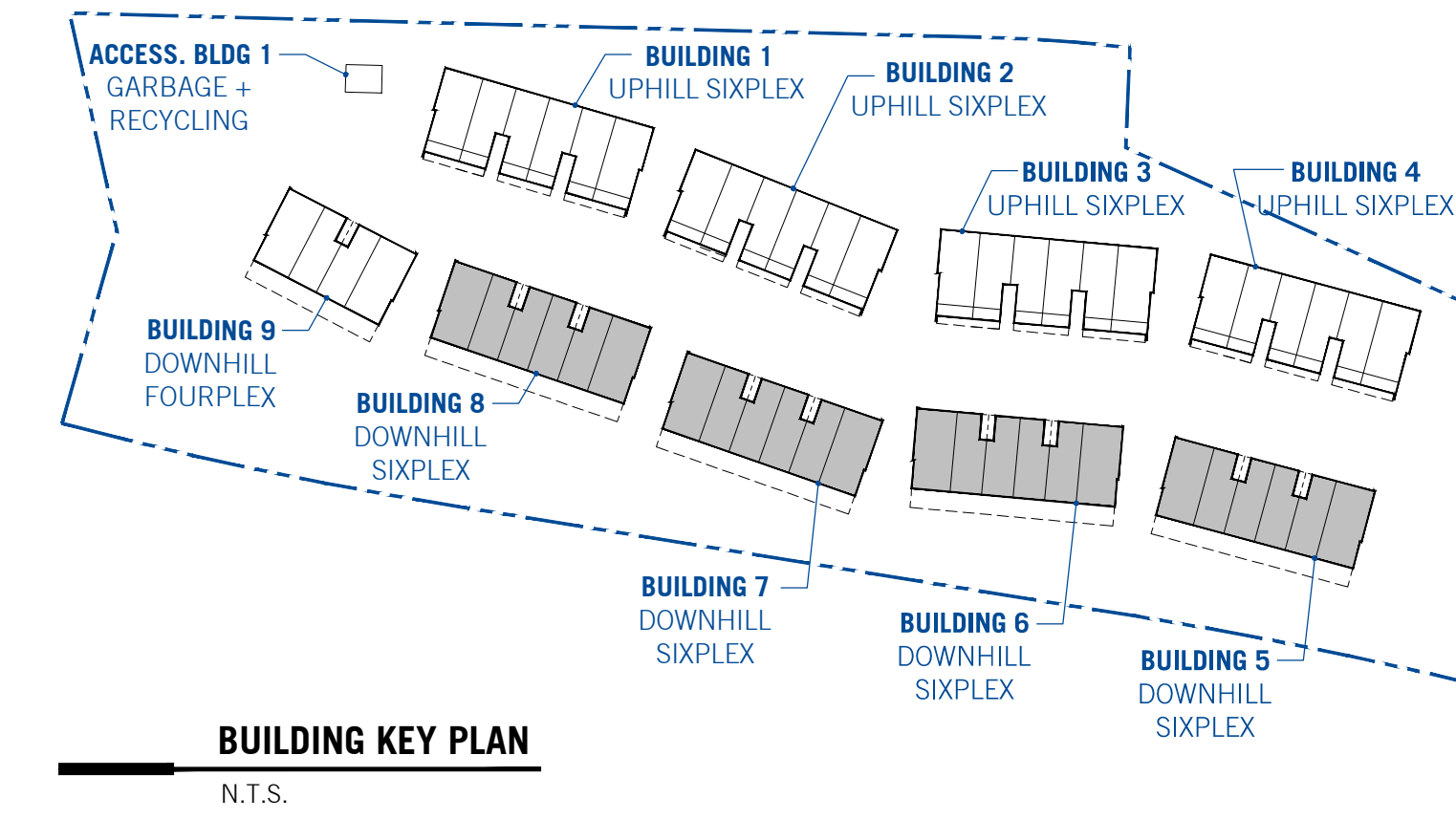




**1 UPPER LEVEL PLAN - DOWNHILL SIXPLEX**  
A102 1/8" = 1'-0"



**2 LOWER LEVEL PLAN - DOWNHILL SIXPLEX**  
A102 1/8" = 1'-0"



GROSS UNIT AREA*		
UNIT TYPE	LEVEL	UNIT GFA (sq)
C 3-BED	LOWER LEVEL	1356.6
	UPPER LEVEL	1356.6
	<b>TOTAL</b>	<b>2713.2</b>
D 2-BED	LOWER LEVEL	1086.6
	UPPER LEVEL	1086.6
	<b>TOTAL</b>	<b>2173.2</b>

DOWNHILL SIXPLEX AREA PER BUILDING*			
UNIT	UNIT GFA	NUMBER OF UNIT TYPES PER BUILDING	SUB-TOTAL (sq)
C	2713.2	2	5426.4
D	2173.2	4	8692.8
<b>TOTAL</b>		<b>6</b>	<b>14119.2</b>

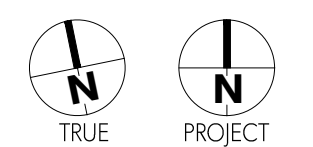
\* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

- 1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 22 ISSUED FOR REVIEW

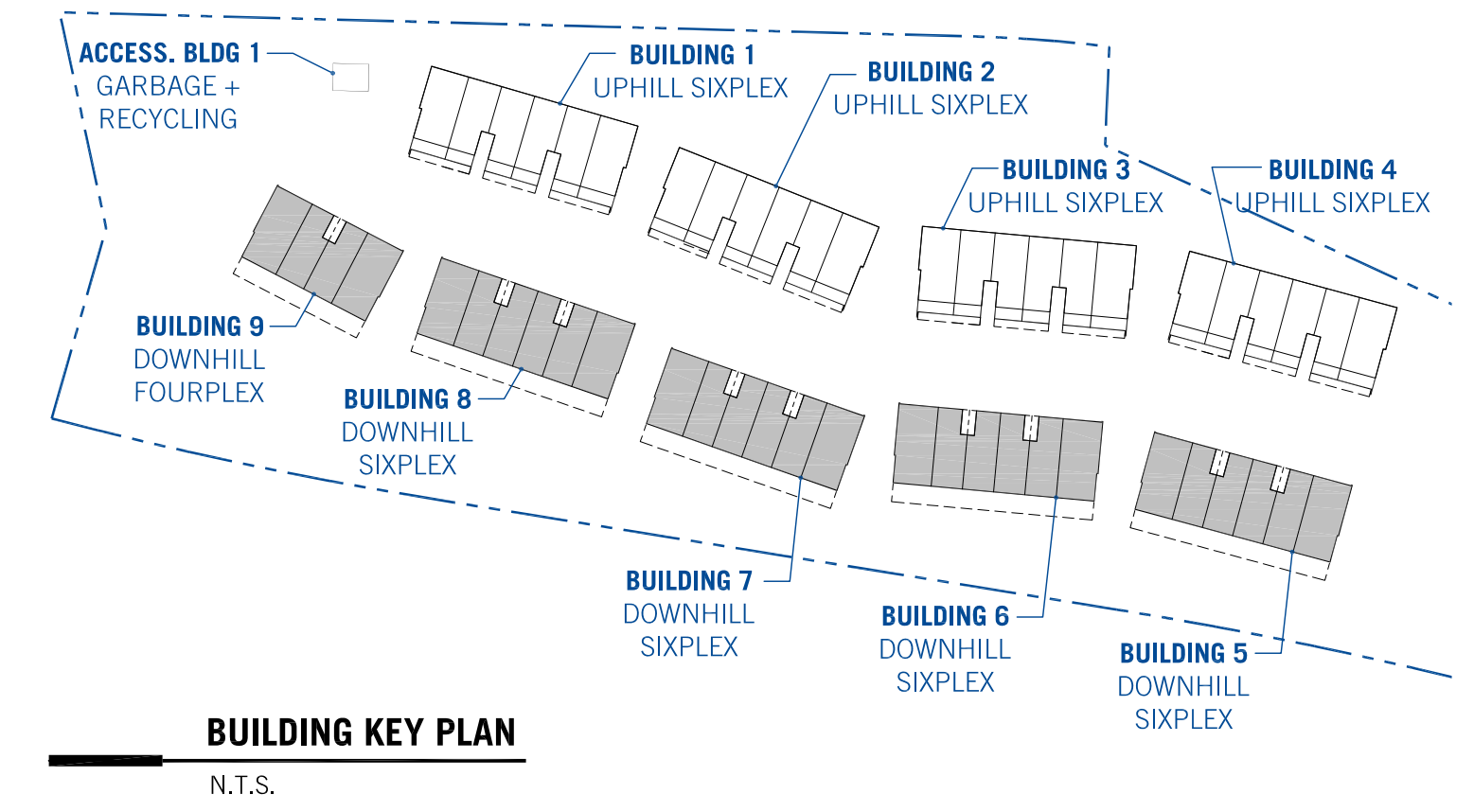
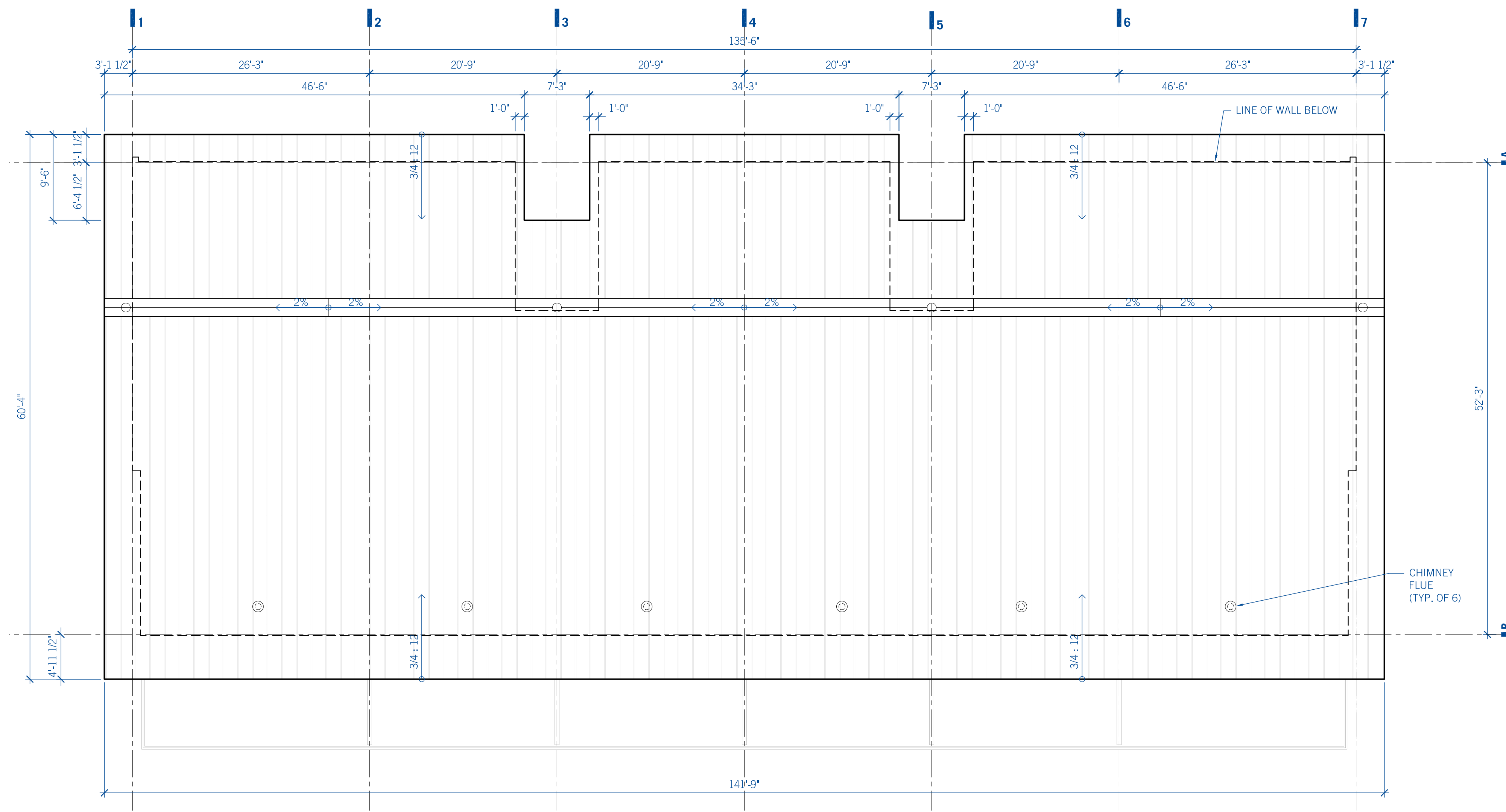


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A102

DOWNHILL SIXPLEX  
BUILDING PLANS



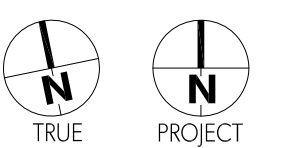
**1 ROOF PLAN - DOWNHILL SIXPLEX**  
A103 1/8" = 1'-0"

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT  
2018 04 04 ISSUED FOR REVIEW  
2018 03 29 ISSUED FOR REVIEW  
X 2018 02 22 ISSUED FOR REVIEW  
NO.

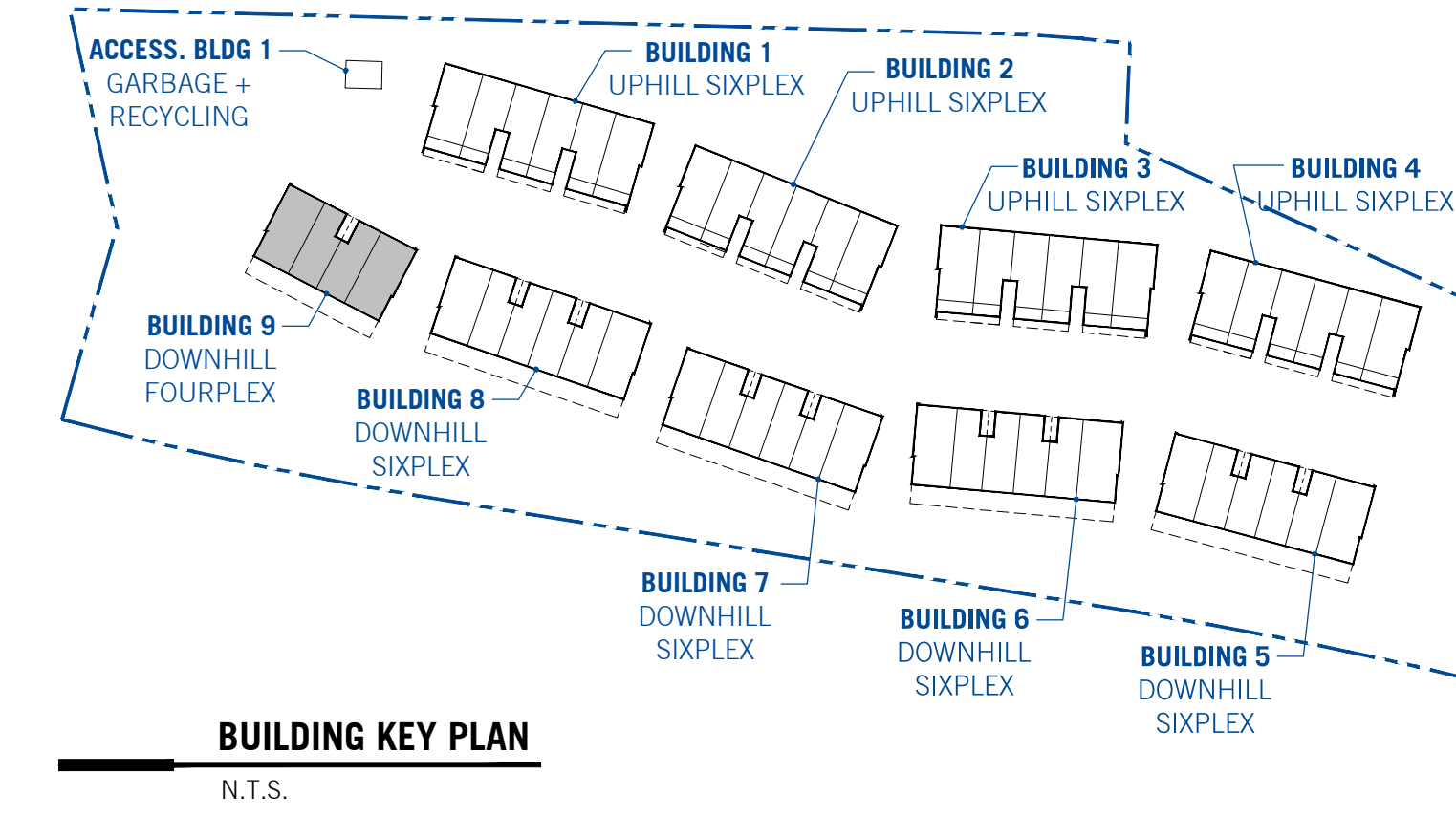
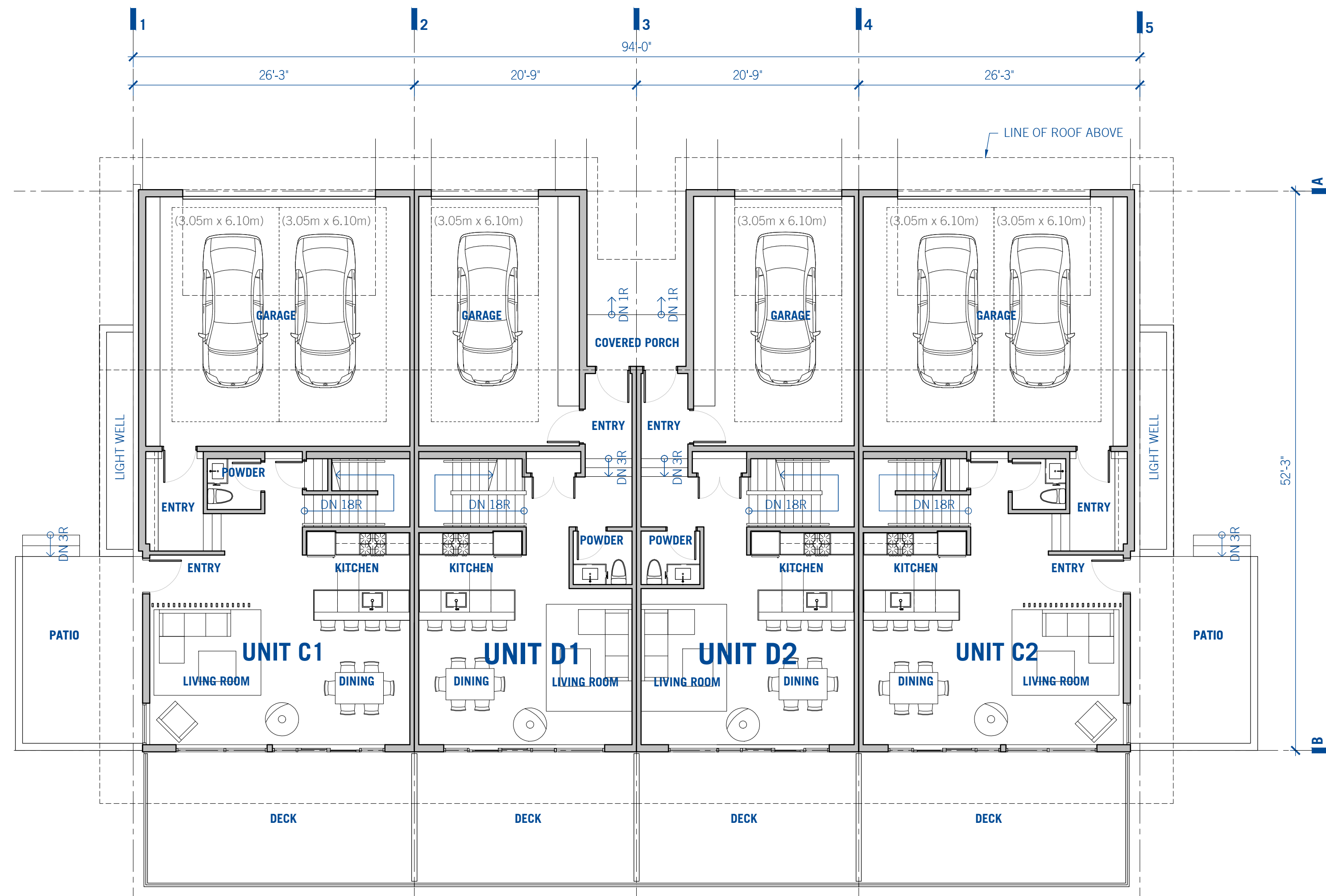


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A103

DOWNHILL SIXPLEX  
BUILDING PLANS



**GROSS UNIT AREA\***

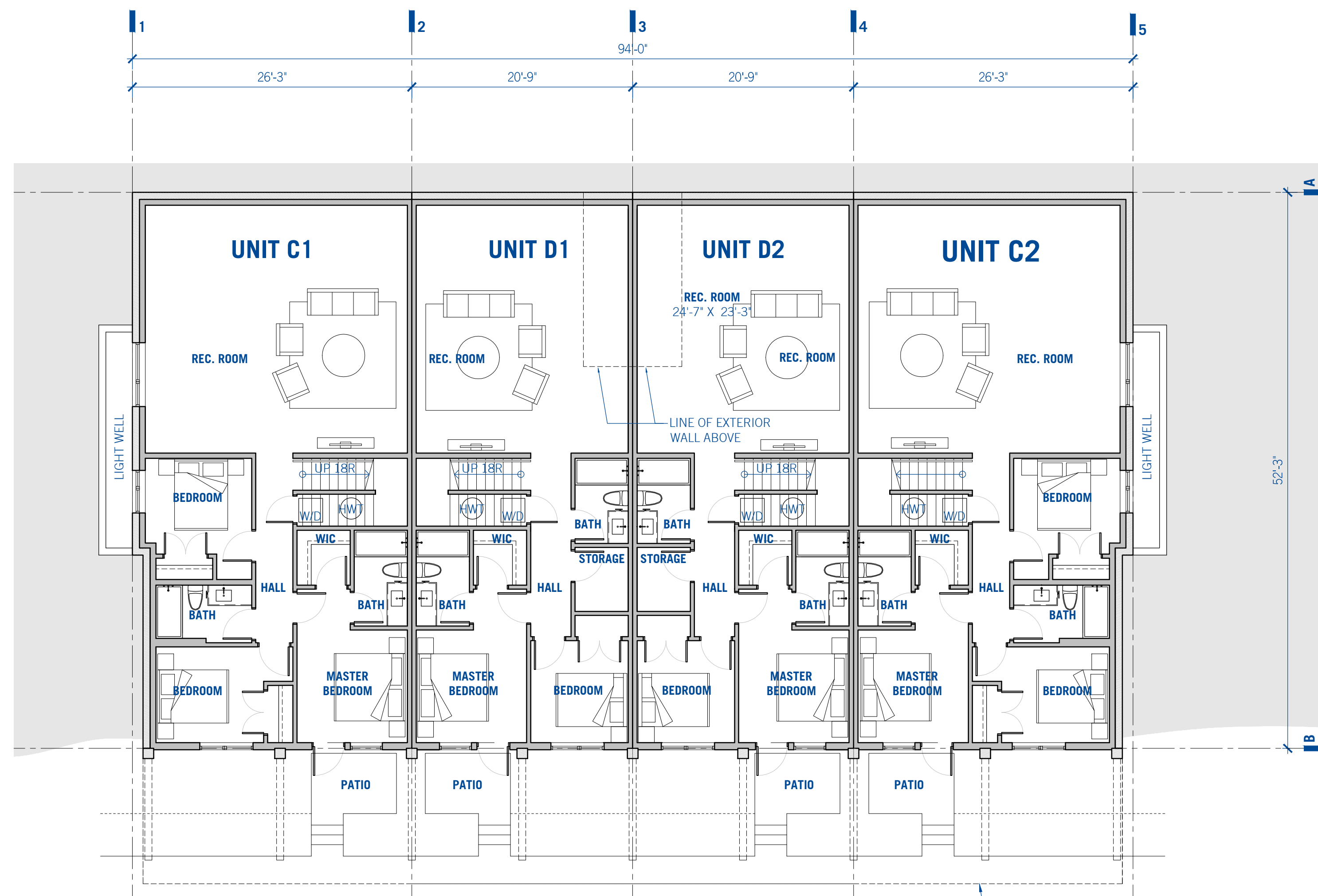
UNIT TYPE	LEVEL	UNIT GFA (sq)
C 3-BED	LOWER LEVEL	1356.6
	UPPER LEVEL	1356.6
	<b>TOTAL</b>	<b>2713.2</b>
D 2-BED	LOWER LEVEL	1086.6
	UPPER LEVEL	1086.6
	<b>TOTAL</b>	<b>2173.2</b>

**DOWNHILL FOURPLEX AREA PER BUILDING\***

UNIT	UNIT GFA	NUMBER OF UNIT TYPES PER BUILDING	SUB-TOTAL (sq)
C	2713.2	2	5426.4
D	2173.2	2	4346.4
<b>TOTAL</b>		<b>4</b>	<b>9772.8</b>

\* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS, FOUNDATIONS OR THE CENTRE OF PARTY WALLS

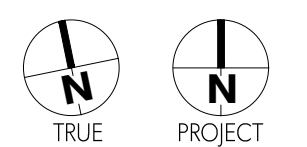


## URBAN WEST ARCHITECTURE

**VANCOUVER**  
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T 604 603 1332

**VICTORIA**  
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VICTORIA BC V8T 3Y3  
T 250 893 7517

- 1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
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  - 2018 03 29 ISSUED FOR REVIEW
  - X 2018 02 22 ISSUED FOR REVIEW
- NO.

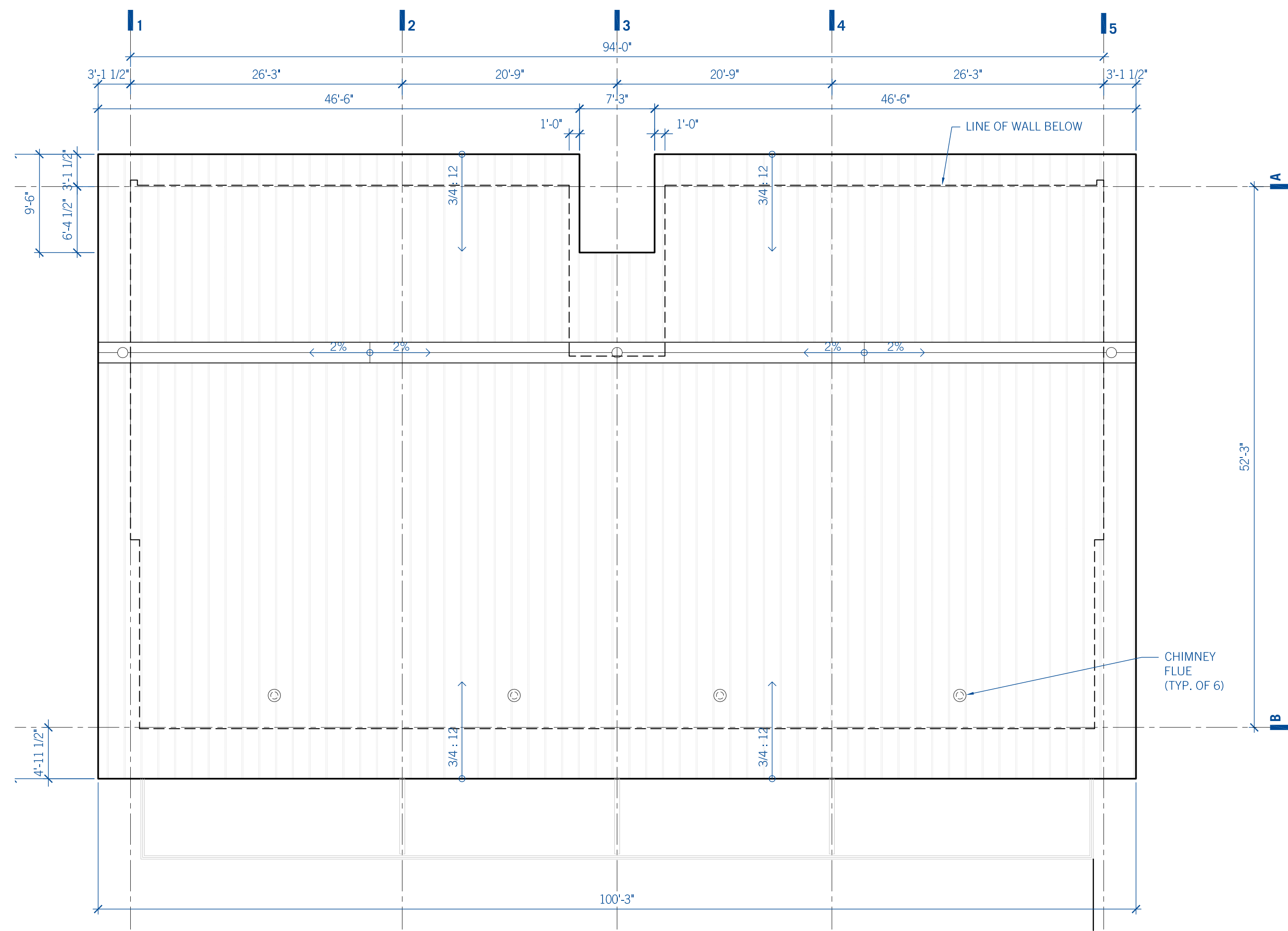


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

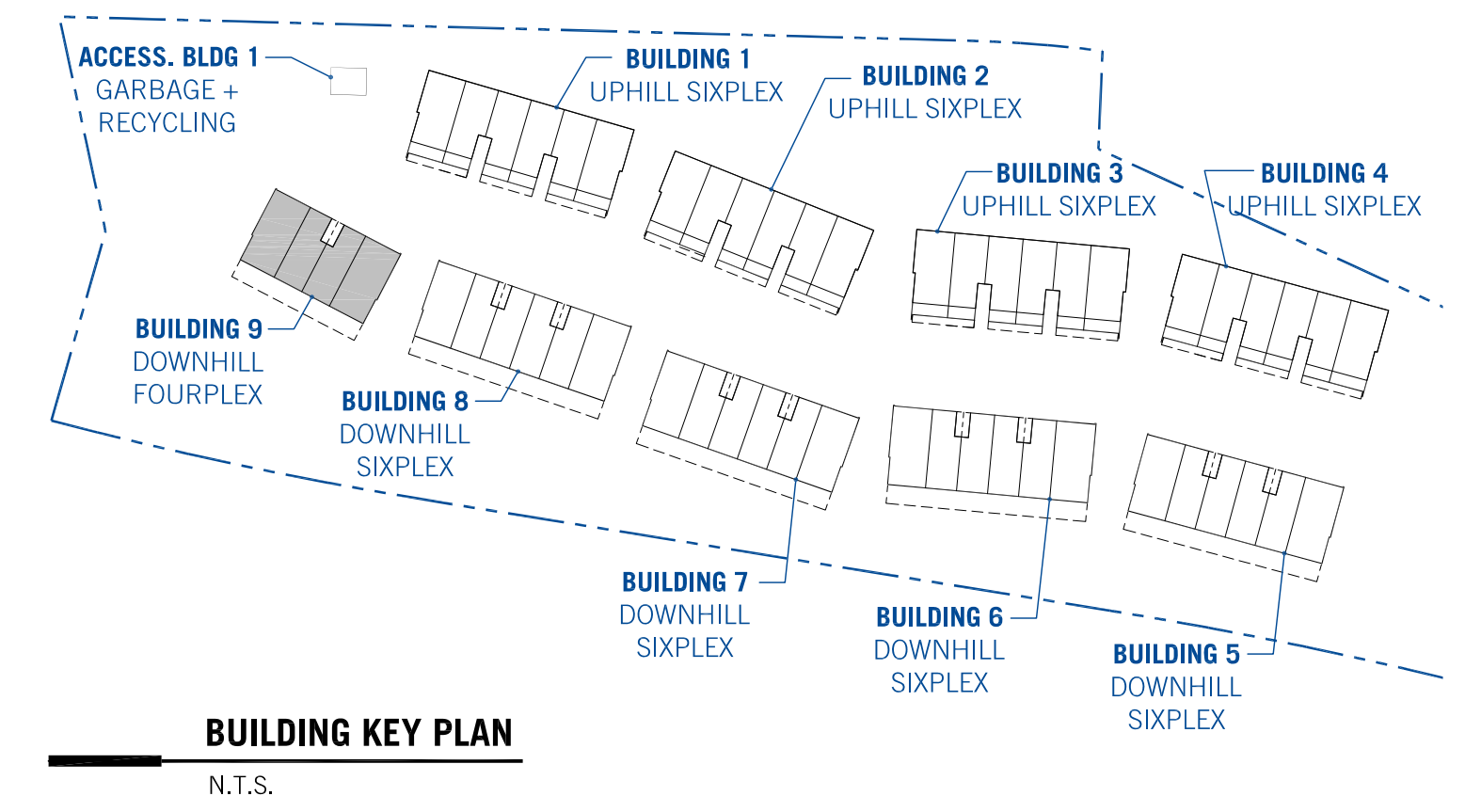
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A104

DOWNHILL FOURPLEX  
BUILDING PLANS



**1** ROOF PLAN - DOWNHILL FOURPLEX  
A105 1/8" = 1'-0"



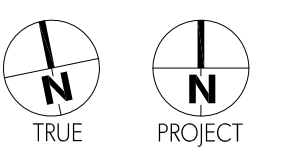
# UWA

**URBAN WEST ARCHITECTURE**

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

- I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 22 ISSUED FOR REVIEW



**'ELEVATE AT SUNSTONE'  
TOWNHOUSES**

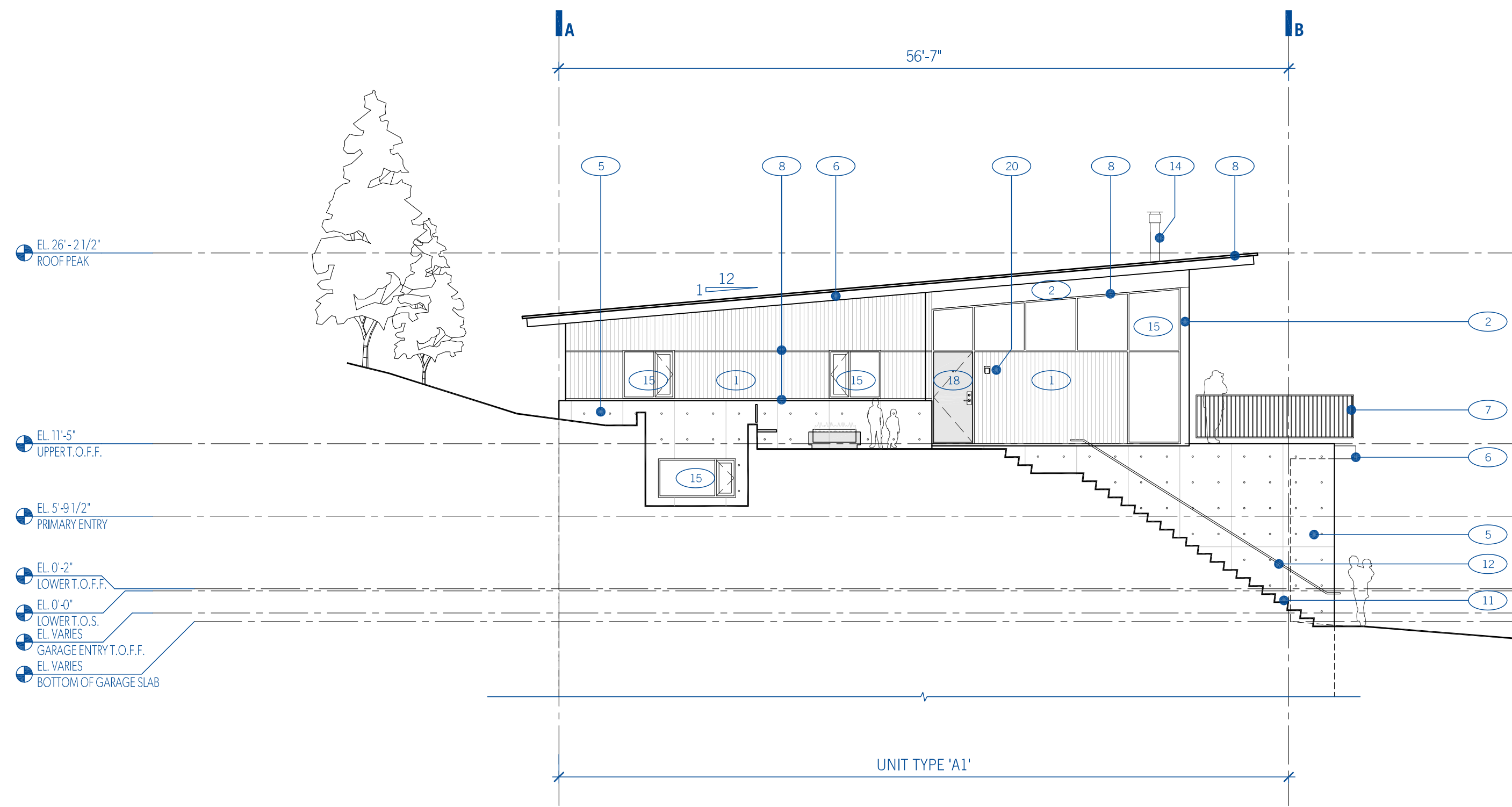
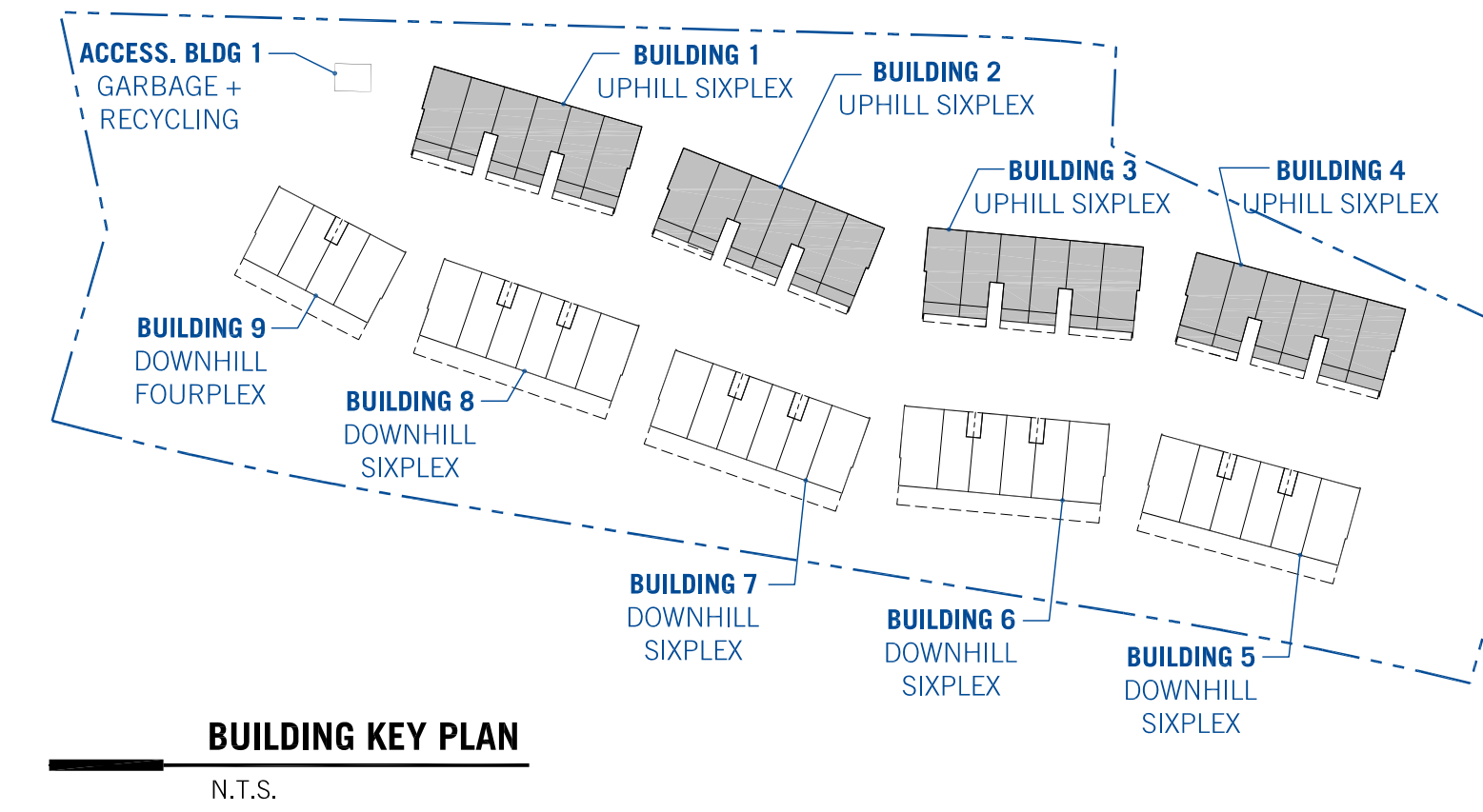
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A105

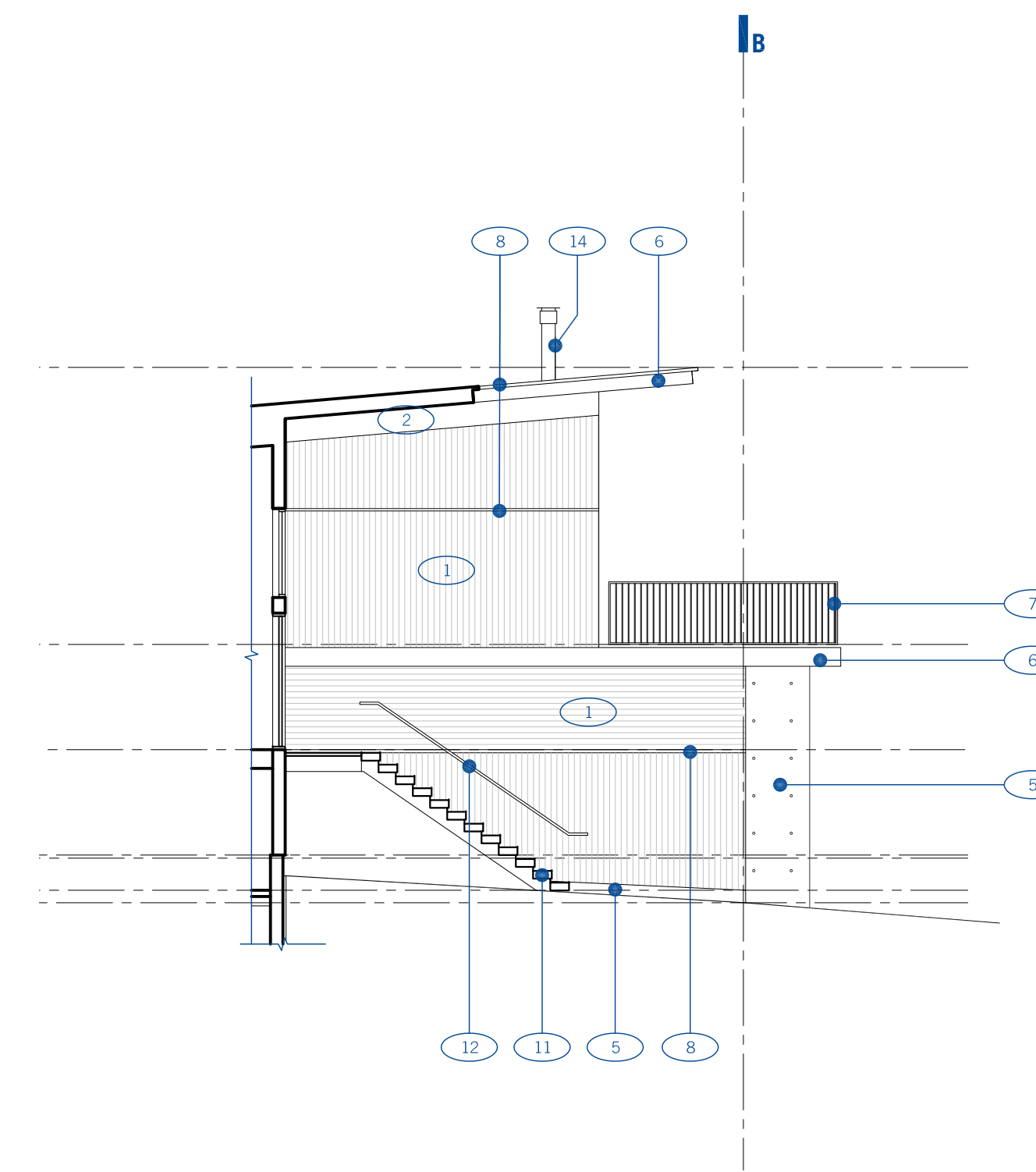
DOWNHILL FOURPLEX  
BUILDING PLANS

## EXTERIOR MATERIAL KEYNOTE

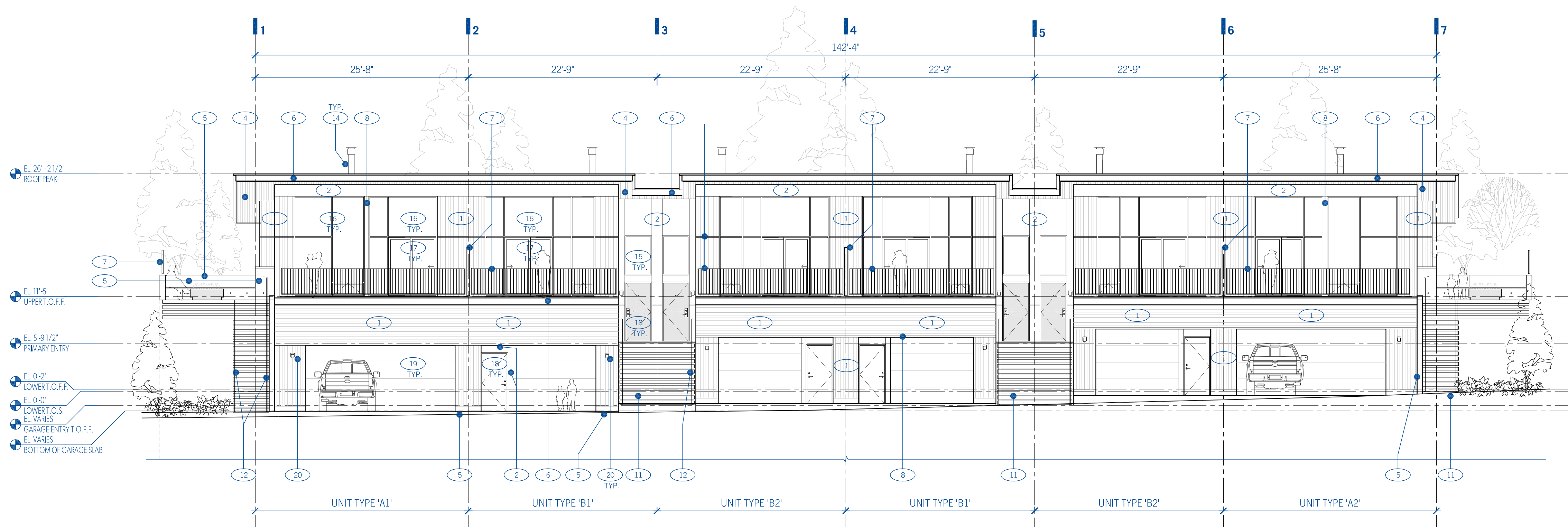
- 01 [HARDIE BOARD SIDING SYSTEM \(VERT. + HORIZ.\)](#)  
COLOR: CHARCOAL GREY / NATURAL
- 02 [HARDIE REVEAL PANEL SYSTEM](#)  
COLOR: CHARCOAL GREY
- 03 [PRE-FINISHED STANDING SEAM METAL ROOFING](#)  
COLOR: LIGHT GREY
- 04 [WOOD SOFFIT - CEDAR](#)  
COLOR: NATURAL
- 05 [ARCHITECTURAL CONCRETE](#)  
COLOR: NATURAL
- 06 [WOOD FASCIA](#)  
COLOR: CHARCOAL GREY
- 07 [ALUM. GUARDRAIL / FENCING](#)  
COLOR: GALVANIZED
- 08 [PREFINISHED METAL FLASHING](#)  
COLOR: CHARCOAL
- 09 [PREFINISHED METAL FLASHING](#)  
COLOR: LIGHT GRAY
- 10 [HEAVY TIMBER SUPPORT](#)  
COLOR: NATURAL STAIN
- 11 [EXTERIOR HEAVY TIMBER STAIR TREADS](#)  
COLOR: TBD
- 12 [WOOD HANDRAIL](#)  
COLOR: NATURAL
- 13 [ALUM DOWN PIPE](#)  
COLOR: CHARCOAL
- 14 [METAL CHIMNEY FLUE](#)  
COLOR: CHARCOAL GREY
- 15 [VINYL WINDOWS AND ACCORDION DOORS](#)  
COLOR: CHARCOAL GREY
- 16 [CURTAIN WALL WINDOW SYSTEM](#)  
COLOR: ANODIZED ALUM.
- 17 [WOOD SLIDING DOOR](#)  
COLOR: FIR / NATURAL STAIN
- 18 [FIBERGLASS DOOR](#)  
COLOR: TBD
- 19 [ALUM. OVERHEAD GARAGE DOOR](#)  
COLOR: CHARCOAL GREY
- 20 [EXTERIOR LIGHTING FIXTURE](#)  
COLOR: CHARCOAL GREY



**1 EAST ELEVATION - UPHILL SIXPLEX**  
A200 1/8" = 1'-0"



**2 EAST ELEVATION @ ENTRY - UPHILL SIXPLEX**  
A200 1/8" = 1'-0"



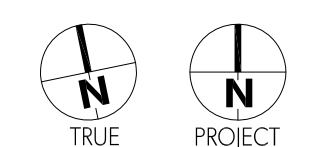
**3 SOUTH ELEVATION - UPHILL SIXPLEX**  
A200 1/8" = 1'-0"

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
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T 250 893 7517

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- X 2018 02 21 ISSUED FOR REVIEW



## 'ELEVATE AT SUNSTONE' TOWNHOUSES

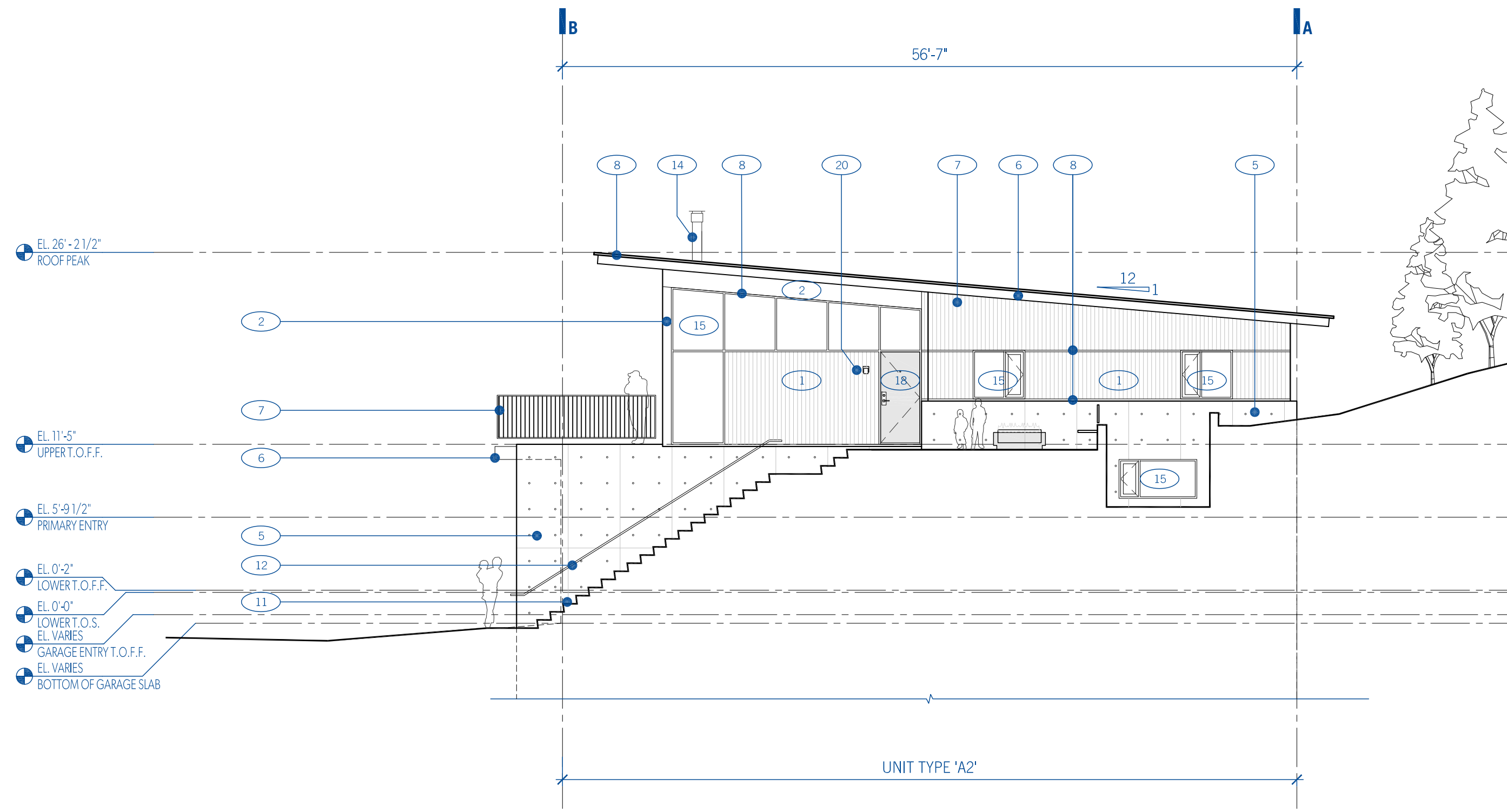
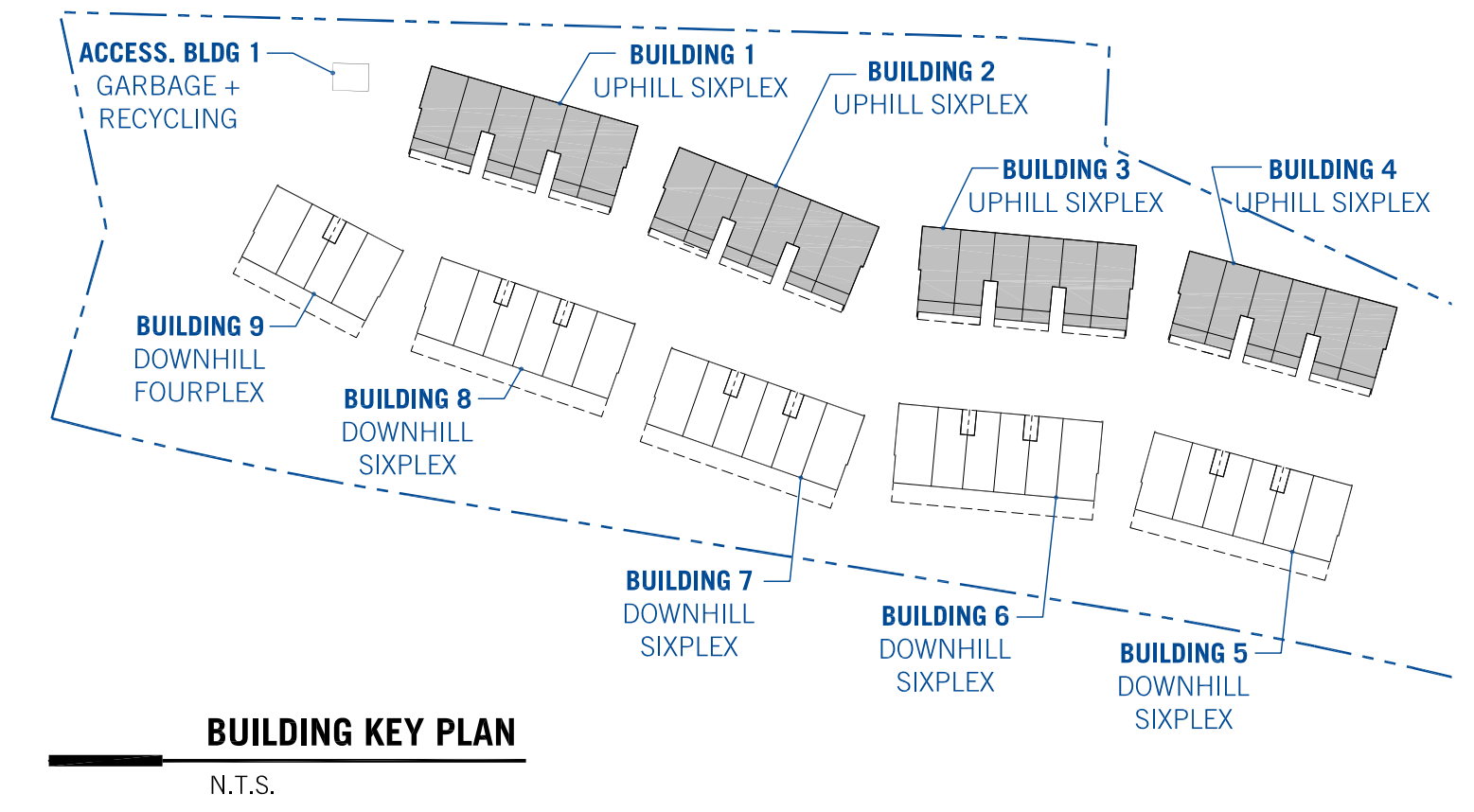
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A200

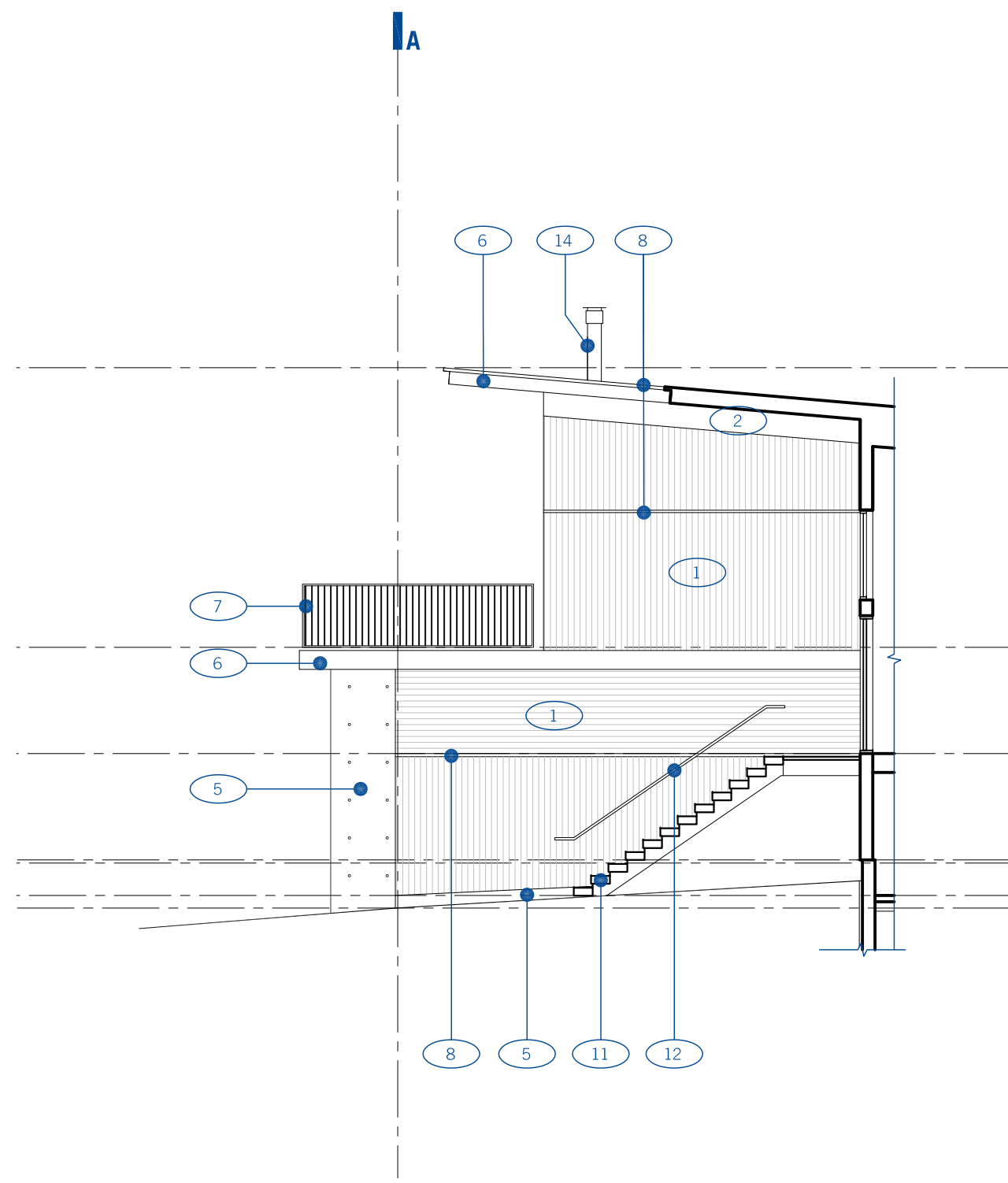
UPHILL SIXPLEX  
ELEVATIONS

## EXTERIOR MATERIAL KEYNOTE

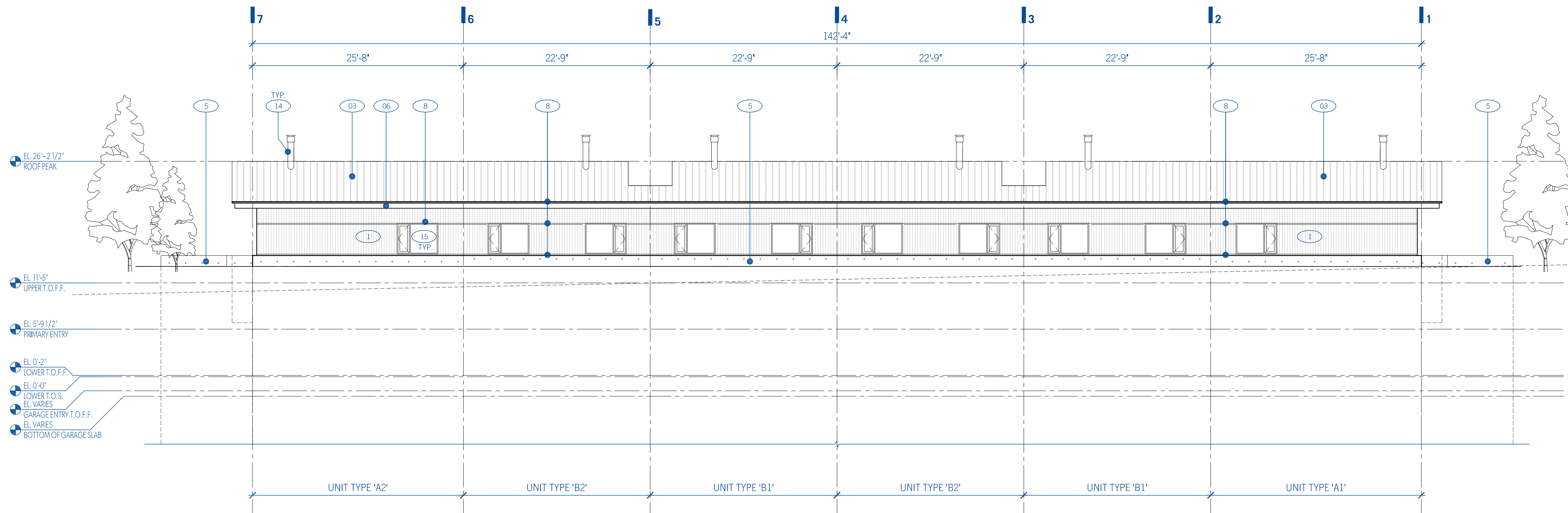
- 01 [HARDIE BOARD SIDING SYSTEM \(VERT. + HORIZ.\)](#)  
COLOR: CHARCOAL GREY / NATURAL
- 02 [HARDIE REVEAL PANEL SYSTEM](#)  
COLOR: CHARCOAL GREY
- 03 [PRE-FINISHED STANDING SEAM METAL ROOFING](#)  
COLOR: LIGHT GREY
- 04 [WOOD SOFFIT - CEDAR](#)  
COLOR: NATURAL
- 05 [ARCHITECTURAL CONCRETE](#)  
COLOR: NATURAL
- 06 [WOOD FASCIA](#)  
COLOR: CHARCOAL GREY
- 07 [ALUM. GUARDRAIL / FENCING](#)  
COLOR: GALVANIZED
- 08 [PRE-FINISHED METAL FLASHING](#)  
COLOR: CHARCOAL
- 09 [PRE-FINISHED METAL FLASHING](#)  
COLOR: LIGHT GRAY
- 10 [HEAVY TIMBER SUPPORT](#)  
COLOR: NATURAL STAIN
- 11 [EXTERIOR HEAVY TIMBER STAIR TREADS](#)  
COLOR: TBD
- 12 [WOOD HANDRAIL](#)  
COLOR: NATURAL
- 13 [ALUM DOWN PIPE](#)  
COLOR: CHARCOAL
- 14 [METAL CHIMNEY FLUE](#)  
COLOR: CHARCOAL GREY
- 15 [VINYL WINDOWS AND ACCORDION DOORS](#)  
COLOR: CHARCOAL GREY
- 16 [CURTAIN WALL WINDOW SYSTEM](#)  
COLOR: ANODIZED ALUM.
- 17 [WOOD SLIDING DOOR](#)  
COLOR: FIR / NATURAL STAIN
- 18 [FIBERGLASS DOOR](#)  
COLOR: TBD
- 19 [ALUM. OVERHEAD GARAGE DOOR](#)  
COLOR: CHARCOAL GREY
- 20 [EXTERIOR LIGHTING FIXTURE](#)  
COLOR: CHARCOAL GREY



**1 WEST ELEVATION - UPHILL SIXPLEX**  
A201 1/8" = 1'-0"



**2 WEST ELEVATION @ ENTRY - UPHILL SIXPLEX**  
A201 1/8" = 1'-0"



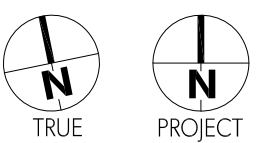
**3 NORTH ELEVATION - UPHILL SIXPLEX**  
A201 1/8" = 1'-0"

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
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VICTORIA BC V8T 3Y3  
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- I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
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## 'ELEVATE AT SUNSTONE' TOWNHOUSES

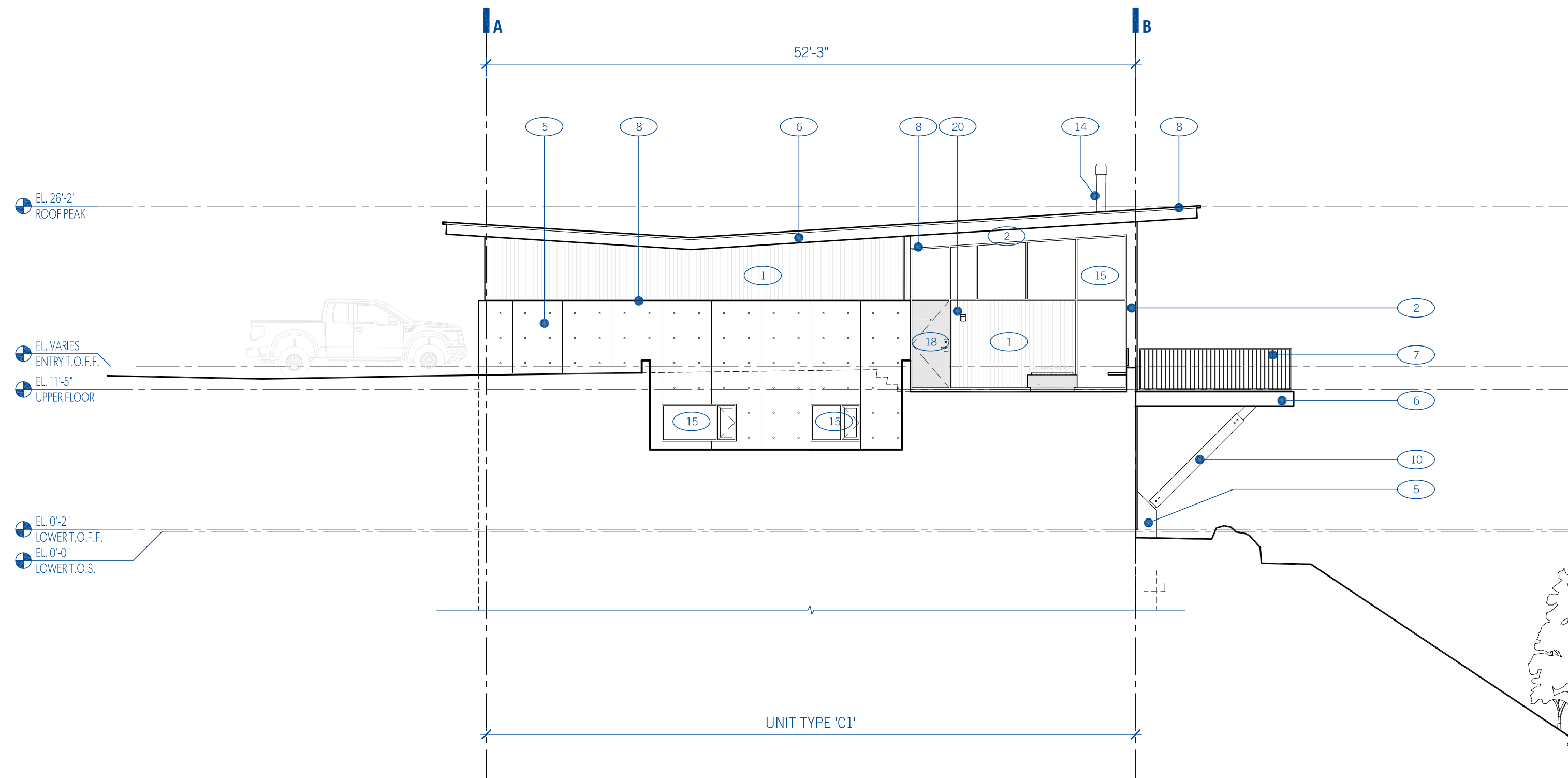
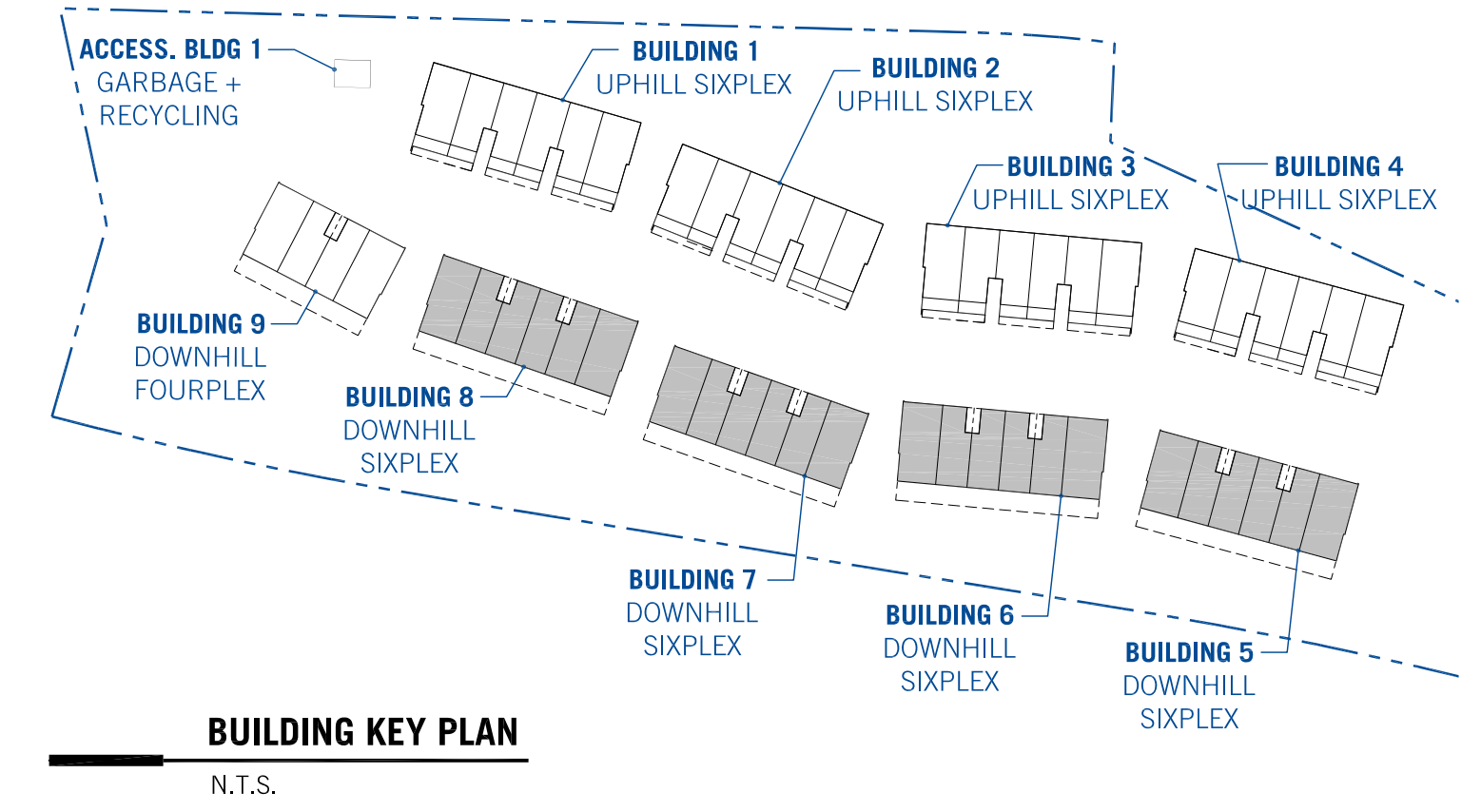
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A201

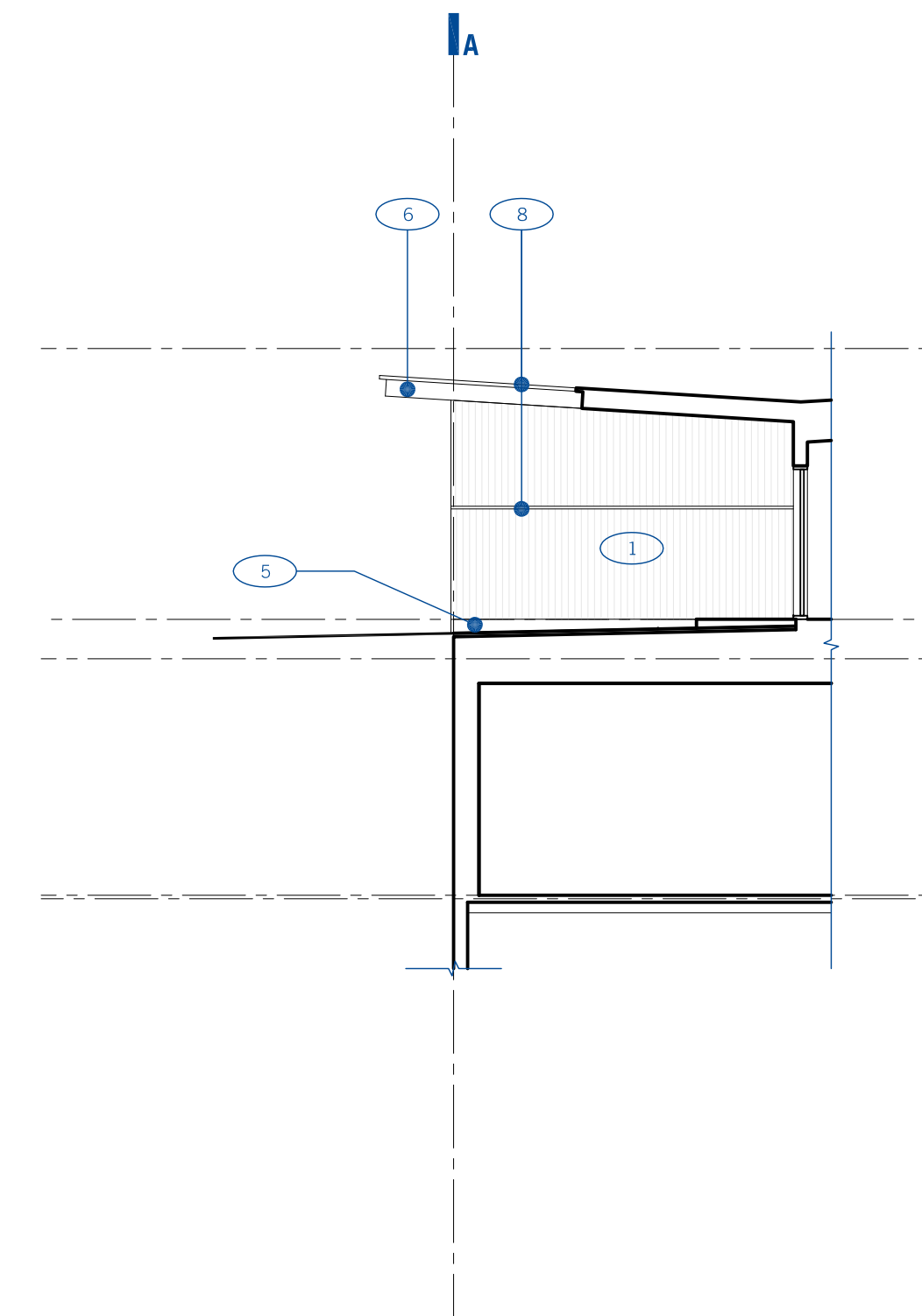
UPHILL SIXPLEX  
ELEVATIONS

## EXTERIOR MATERIAL KEYNOTE

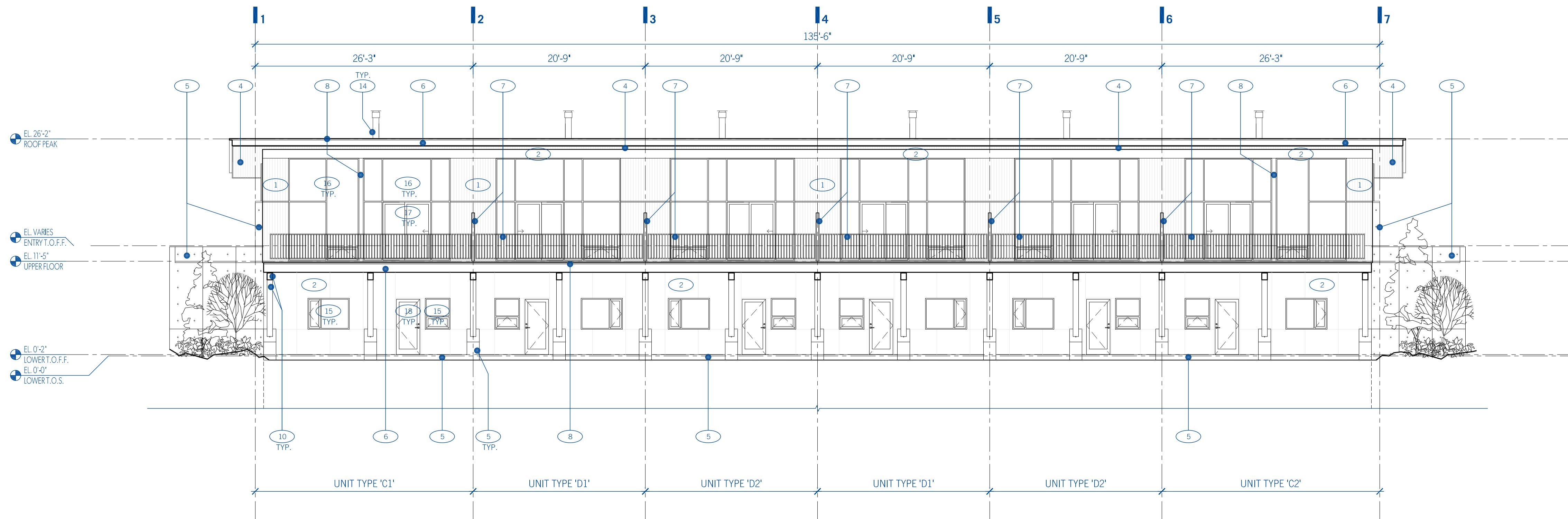
- 01 [HARDIE BOARD SIDING SYSTEM \(VERT. + HORIZ.\)](#)  
COLOR: CHARCOAL GREY / NATURAL
- 02 [HARDIE REVEAL PANEL SYSTEM](#)  
COLOR: CHARCOAL GREY
- 03 [PRE-FINISHED STANDING SEAM METAL ROOFING](#)  
COLOR: LIGHT GREY
- 04 [WOOD SOFFIT - CEDAR](#)  
COLOR: NATURAL
- 05 [ARCHITECTURAL CONCRETE](#)  
COLOR: NATURAL
- 06 [WOOD FASCIA](#)  
COLOR: CHARCOAL GREY
- 07 [ALUM. GUARDRAIL / FENCING](#)  
COLOR: GALVANIZED
- 08 [PREFINISHED METAL FLASHING](#)  
COLOR: CHARCOAL
- 09 [PREFINISHED METAL FLASHING](#)  
COLOR: LIGHT GRAY
- 10 [HEAVY TIMBER SUPPORT](#)  
COLOR: NATURAL STAIN
- 11 [EXTERIOR HEAVY TIMBER STAIR TREADS](#)  
COLOR: TBD
- 12 [WOOD HANDRAIL](#)  
COLOR: NATURAL
- 13 [ALUM DOWN PIPE](#)  
COLOR: CHARCOAL
- 14 [METAL CHIMNEY FLUE](#)  
COLOR: CHARCOAL GREY
- 15 [VINYL WINDOWS AND ACCORDION DOORS](#)  
COLOR: CHARCOAL GREY
- 16 [CURTAIN WALL WINDOW SYSTEM](#)  
COLOR: ANODIZED ALUM.
- 17 [WOOD SLIDING DOOR](#)  
COLOR: FIR / NATURAL STAIN
- 18 [FIBERGLASS DOOR](#)  
COLOR: TBD
- 19 [ALUM. OVERHEAD GARAGE DOOR](#)  
COLOR: CHARCOAL GREY
- 20 [EXTERIOR LIGHTING FIXTURE](#)  
COLOR: CHARCOAL GREY



**1 EAST ELEVATION - DOWNHILL SIXPLEX**  
A202 1/8" = 1'-0"



**2 EAST ELEVATION @ ENTRY - DOWNHILL SIXPLEX**  
A202 1/8" = 1'-0"



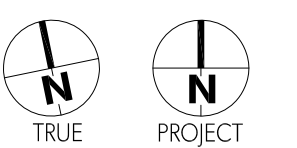
**3 SOUTH ELEVATION - DOWNHILL SIXPLEX**  
A202 1/8" = 1'-0"

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

- I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 21 ISSUED FOR REVIEW



## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

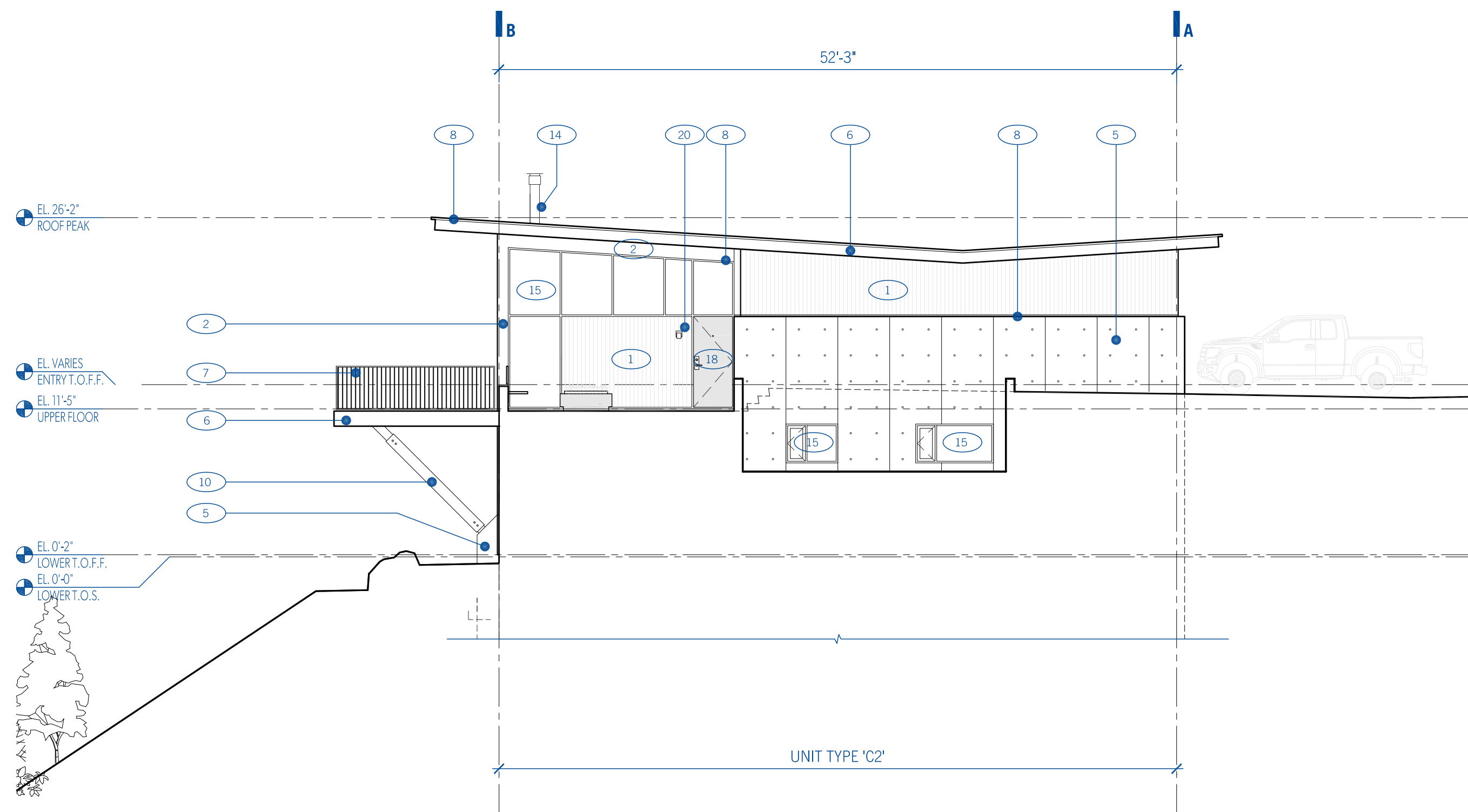
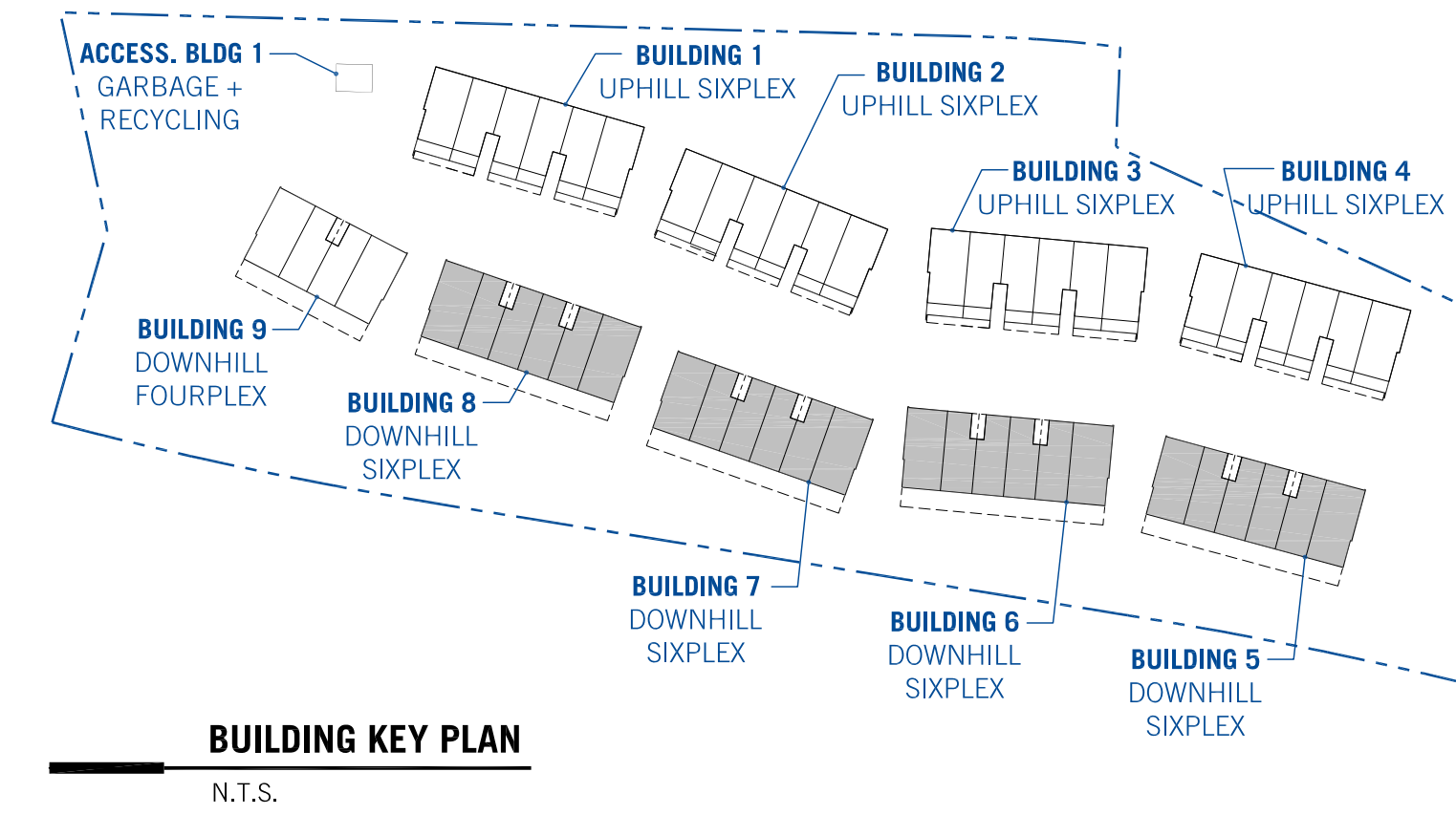
# A202

DOWNHILL SIXPLEX  
ELEVATIONS

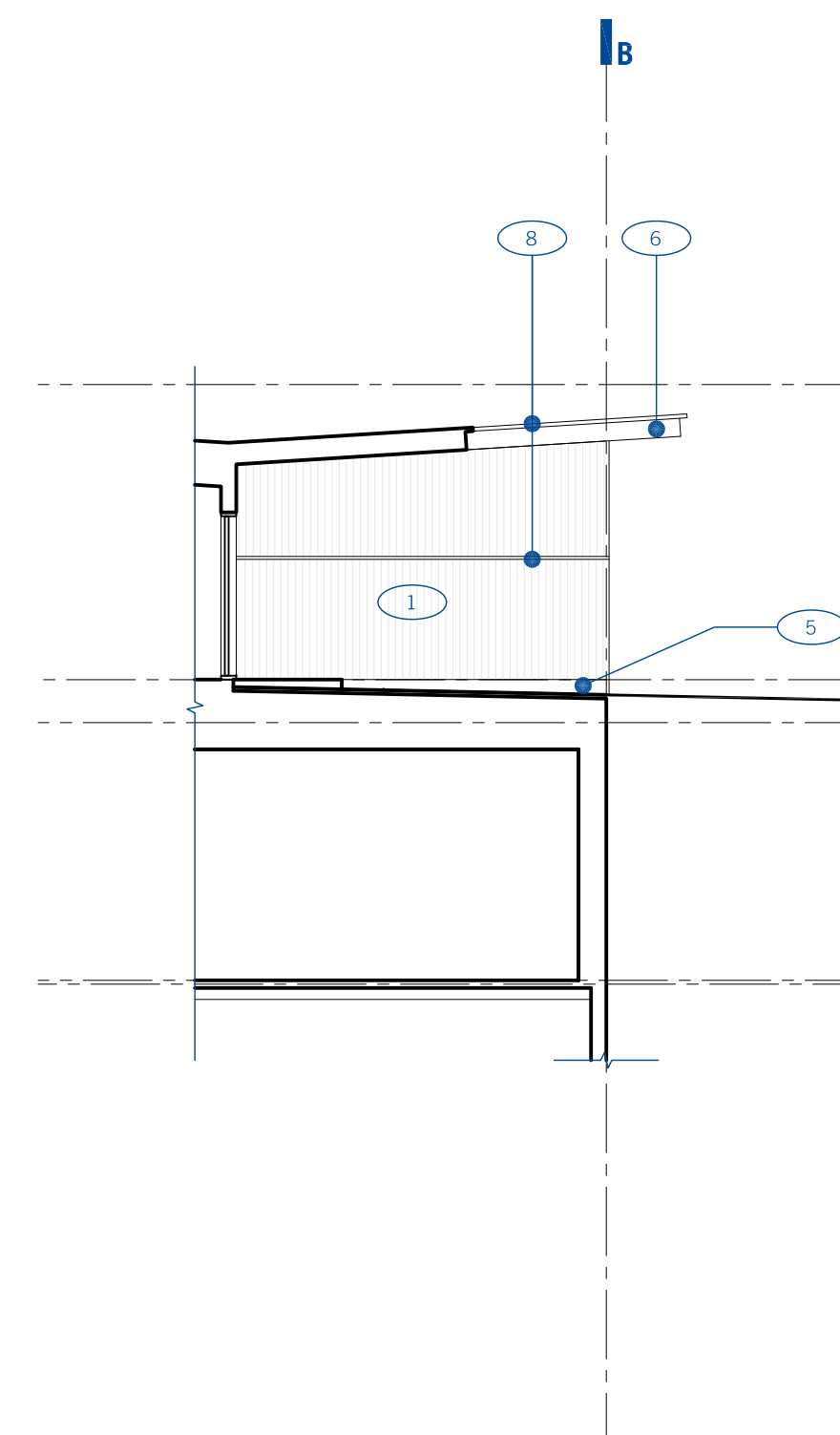
# UWA

## EXTERIOR MATERIAL KEYNOTE

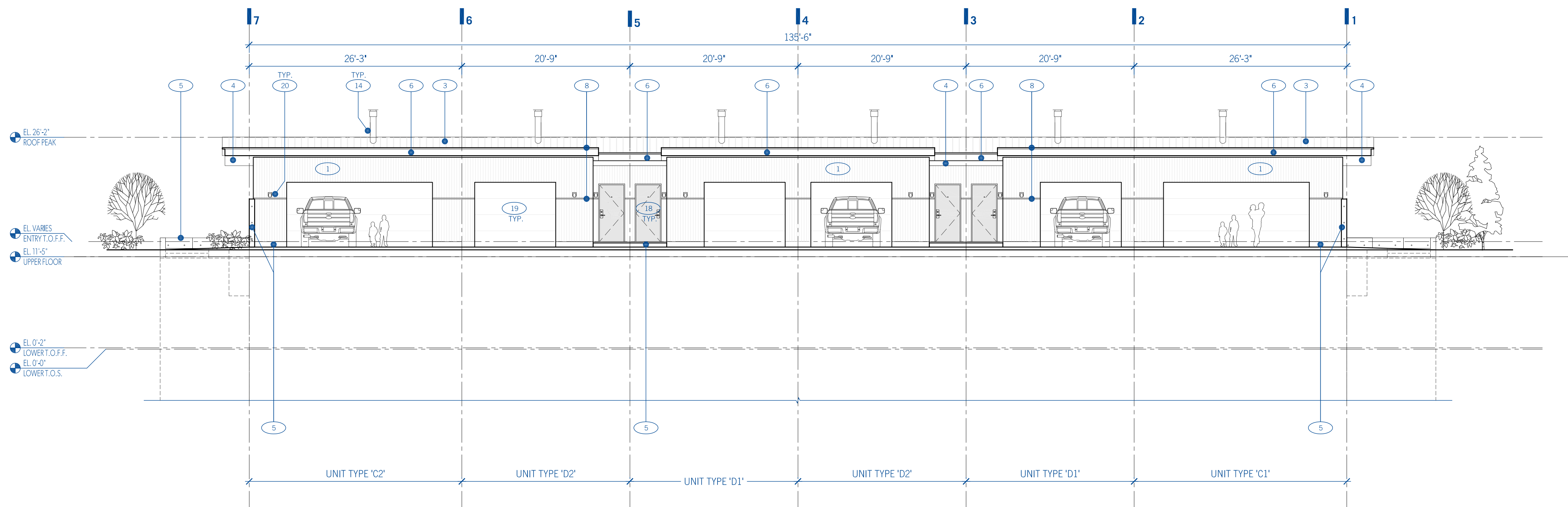
- 01 HARDIE BOARD SIDING SYSTEM (VERT. + HORIZ.)  
COLOR: CHARCOAL GREY / NATURAL
- 02 HARDIE REVEAL PANEL SYSTEM  
COLOR: CHARCOAL GREY
- 03 PRE-FINISHED STANDING SEAM METAL ROOFING  
COLOR: LIGHT GREY
- 04 WOOD SOFFIT - CEDAR  
COLOR: NATURAL
- 05 ARCHITECTURAL CONCRETE  
COLOR: NATURAL
- 06 WOOD FASCIA  
COLOR: CHARCOAL GREY
- 07 ALUM. GUARDRAIL / FENCING  
COLOR: GALVANIZED
- 08 PREFINISHED METAL FLASHING  
COLOR: CHARCOAL
- 09 PREFINISHED METAL FLASHING  
COLOR: LIGHT GRAY
- 10 HEAVY TIMBER SUPPORT  
COLOR: NATURAL STAIN
- 11 EXTERIOR HEAVY TIMBER STAIR TREADS  
COLOR: TBD
- 12 WOOD HANDRAIL  
COLOR: NATURAL
- 13 ALUM DOWN PIPE  
COLOR: CHARCOAL
- 14 METAL CHIMNEY FLUE  
COLOR: CHARCOAL GREY
- 15 VINYL WINDOWS AND ACCORDION DOORS  
COLOR: CHARCOAL GREY
- 16 CURTAIN WALL WINDOW SYSTEM  
COLOR: ANODIZED ALUM.
- 17 WOOD SLIDING DOOR  
COLOR: FIR / NATURAL STAIN
- 18 FIBERGLASS DOOR  
COLOR: TBD
- 19 ALUM. OVERHEAD GARAGE DOOR  
COLOR: CHARCOAL GREY
- 20 EXTERIOR LIGHTING FIXTURE  
COLOR: CHARCOAL GREY



**1 WEST ELEVATION - DOWNHILL SIXPLEX**  
A203 1/8" = 1'-0"



**2 WEST ELEVATION @ ENTRY - DOWNHILL SIXPLEX**  
A203 1/8" = 1'-0"



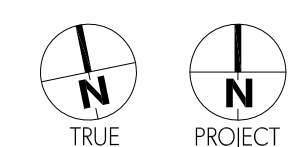
**3 NORTH ELEVATION - DOWNHILL SIXPLEX**  
A203 1/8" = 1'-0"

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

- I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 21 ISSUED FOR REVIEW



## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

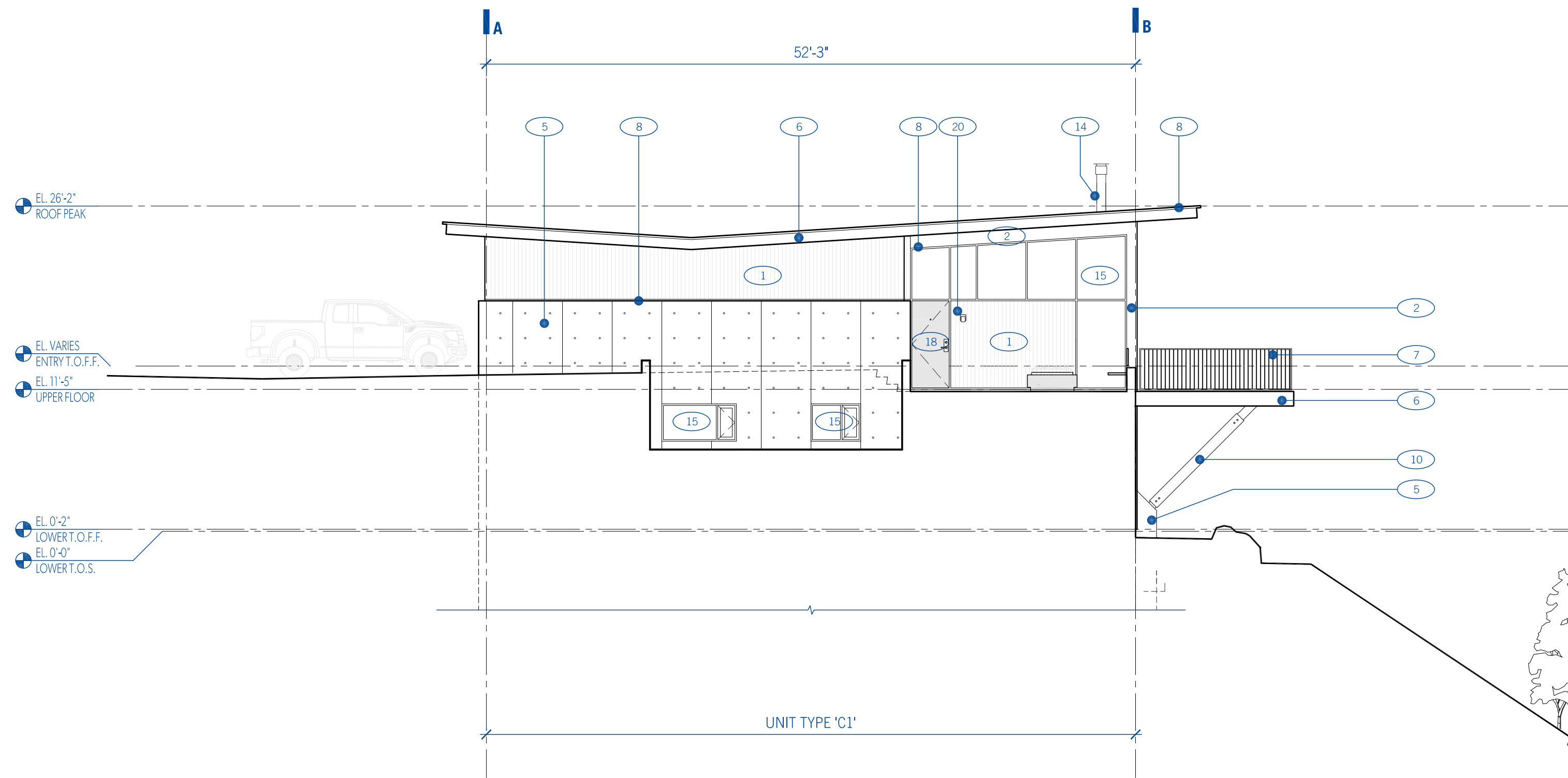
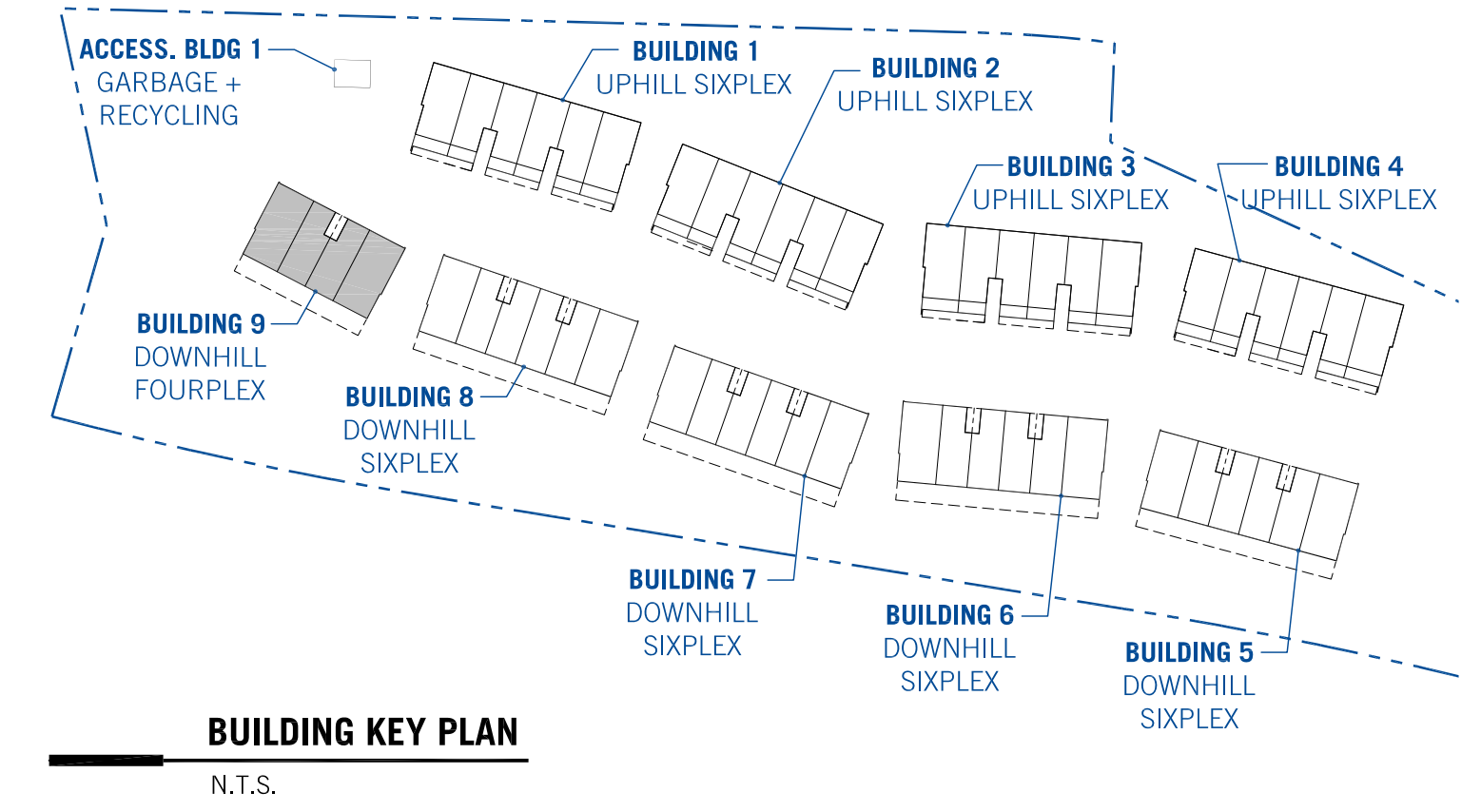
# A203

DOWNHILL SIXPLEX  
ELEVATIONS

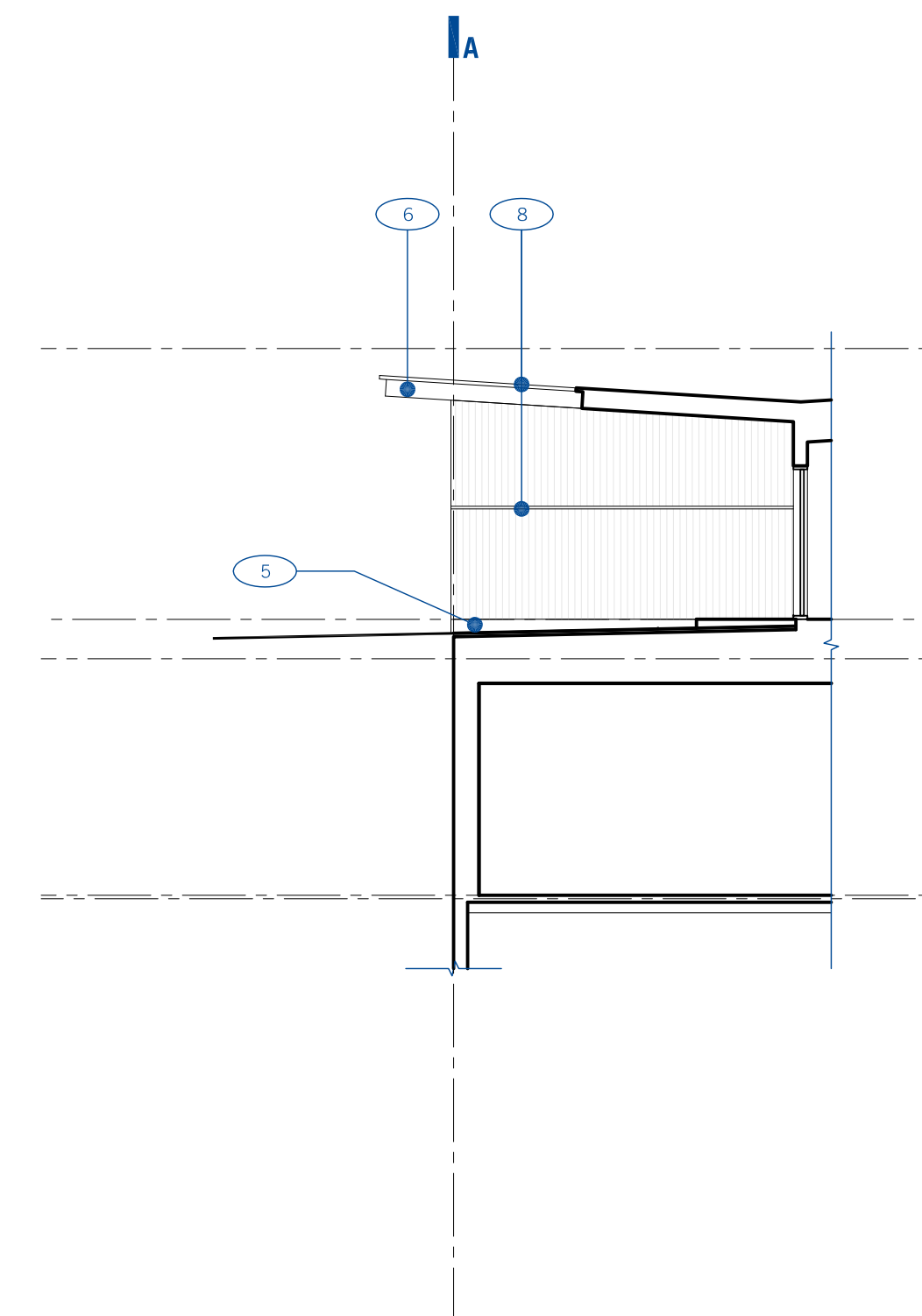


## EXTERIOR MATERIAL KEYNOTE

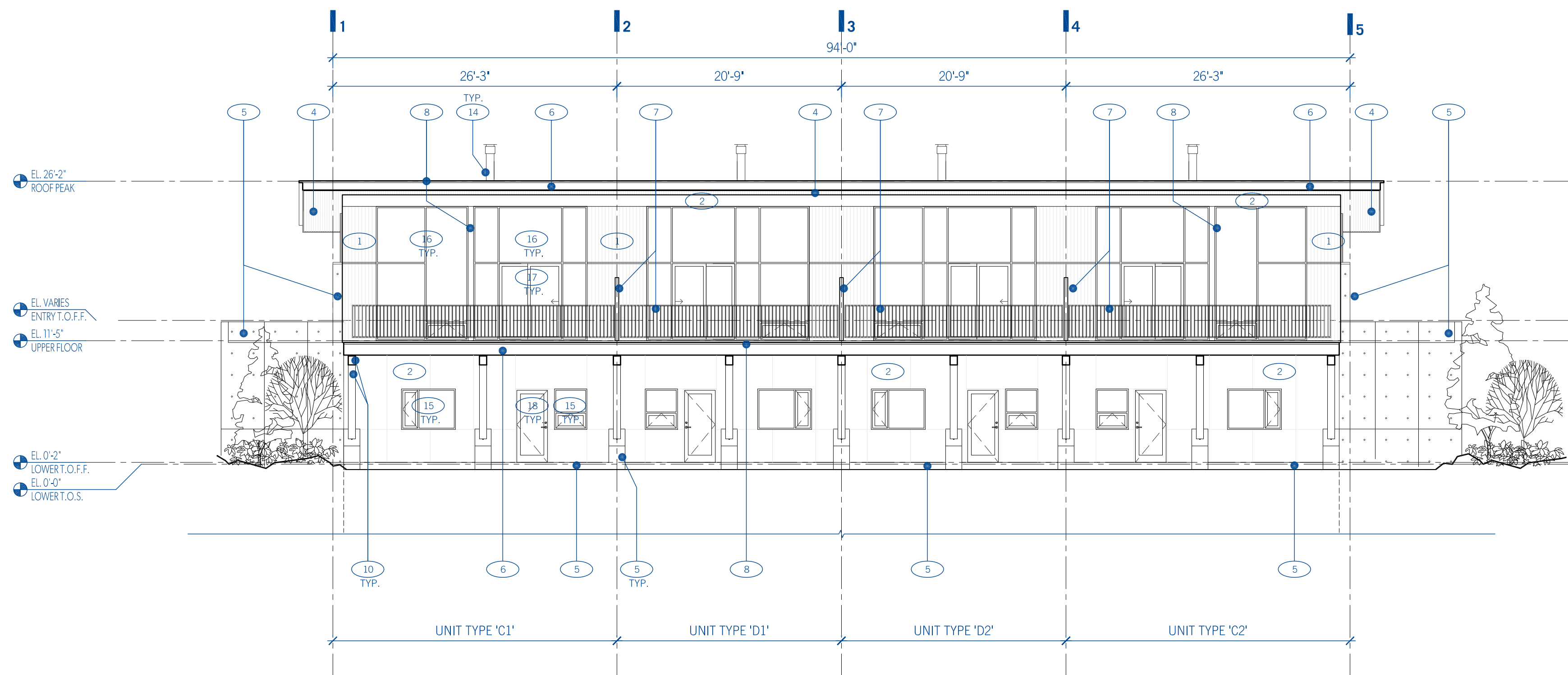
- 01 [HARDIE BOARD SIDING SYSTEM \(VERT. + HORIZ.\)](#)  
COLOR: CHARCOAL GREY / NATURAL
- 02 [HARDIE REVEAL PANEL SYSTEM](#)  
COLOR: CHARCOAL GREY
- 03 [PRE-FINISHED STANDING SEAM METAL ROOFING](#)  
COLOR: LIGHT GREY
- 04 [WOOD SOFFIT - CEDAR](#)  
COLOR: NATURAL
- 05 [ARCHITECTURAL CONCRETE](#)  
COLOR: NATURAL
- 06 [WOOD FASCIA](#)  
COLOR: CHARCOAL GREY
- 07 [ALUM. GUARDRAIL / FENCING](#)  
COLOR: GALVANIZED
- 08 [PRE-FINISHED METAL FLASHING](#)  
COLOR: CHARCOAL
- 09 [PRE-FINISHED METAL FLASHING](#)  
COLOR: LIGHT GRAY
- 10 [HEAVY TIMBER SUPPORT](#)  
COLOR: NATURAL STAIN
- 11 [EXTERIOR HEAVY TIMBER STAIR TREADS](#)  
COLOR: TBD
- 12 [WOOD HANDRAIL](#)  
COLOR: NATURAL
- 13 [ALUM DOWN PIPE](#)  
COLOR: CHARCOAL
- 14 [METAL CHIMNEY FLUE](#)  
COLOR: CHARCOAL GREY
- 15 [VINYL WINDOWS AND ACCORDION DOORS](#)  
COLOR: CHARCOAL GREY
- 16 [CURTAIN WALL WINDOW SYSTEM](#)  
COLOR: ANODIZED ALUM.
- 17 [WOOD SLIDING DOOR](#)  
COLOR: FIR / NATURAL STAIN
- 18 [FIBERGLASS DOOR](#)  
COLOR: TBD
- 19 [ALUM. OVERHEAD GARAGE DOOR](#)  
COLOR: CHARCOAL GREY
- 20 [EXTERIOR LIGHTING FIXTURE](#)  
COLOR: CHARCOAL GREY



**1 EAST ELEVATION - DOWNHILL FOURPLEX**  
A204 1/8" = 1'-0"



**2 EAST ELEVATION @ ENTRY - DOWNHILL FOURPLEX**  
A204 1/8" = 1'-0"



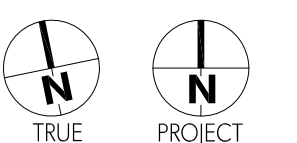
**3 SOUTH ELEVATION - DOWNHILL FOURPLEX**  
A204 1/8" = 1'-0"

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT  
2018 04 04 ISSUED FOR REVIEW  
X 2018 03 29 ISSUED FOR REVIEW  
NO.



## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

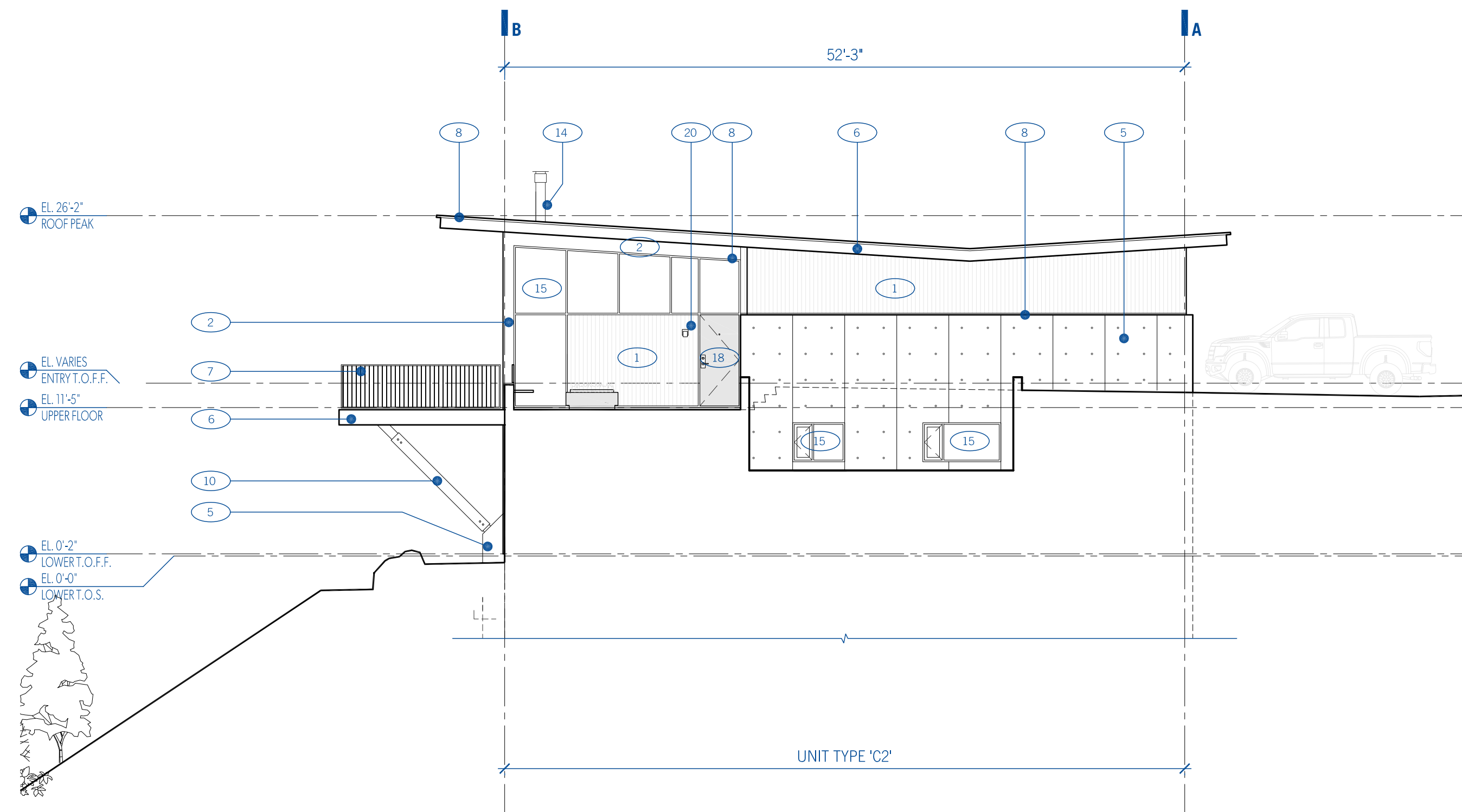
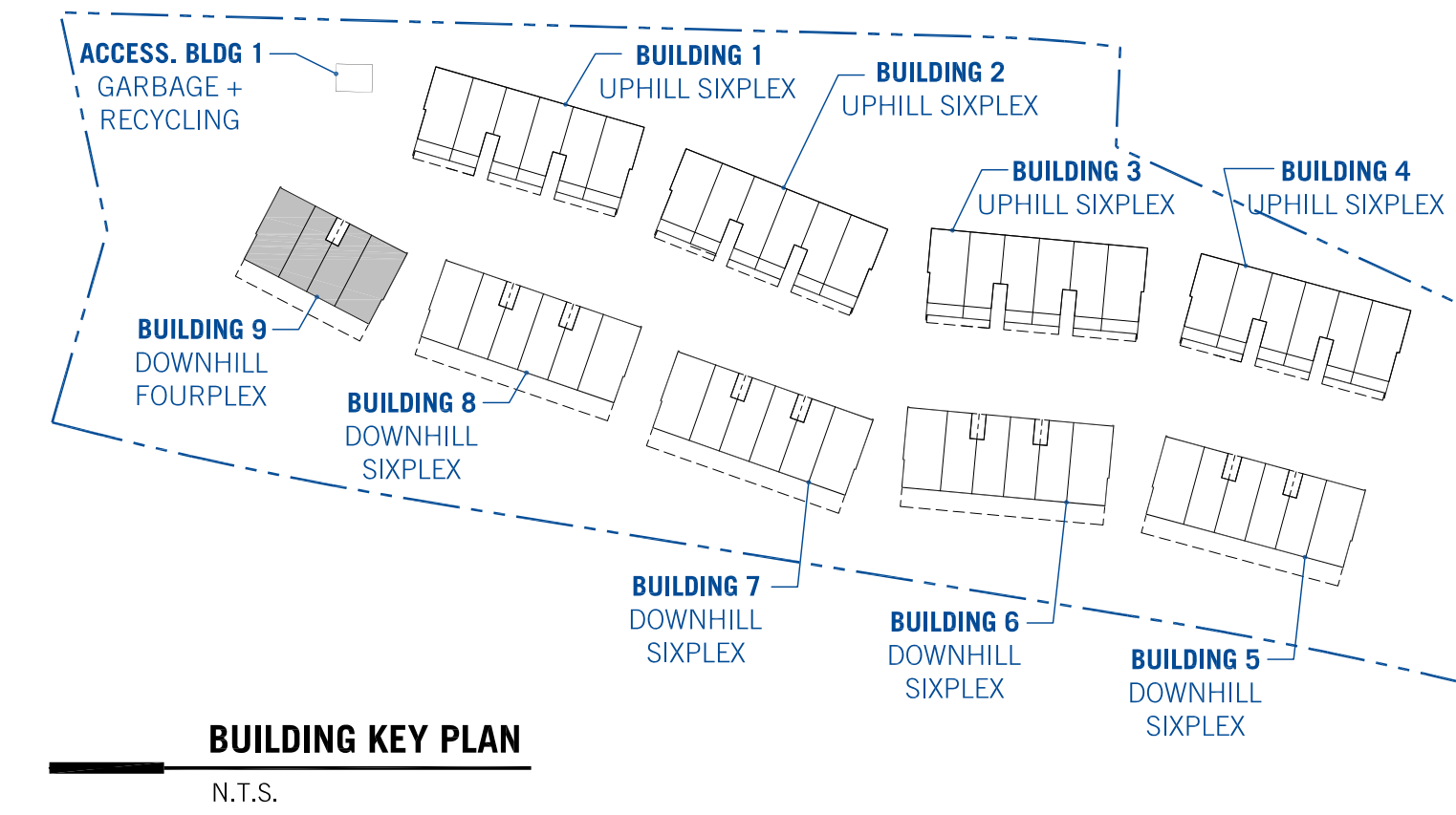
# A204

DOWNHILL FOURPLEX  
ELEVATIONS

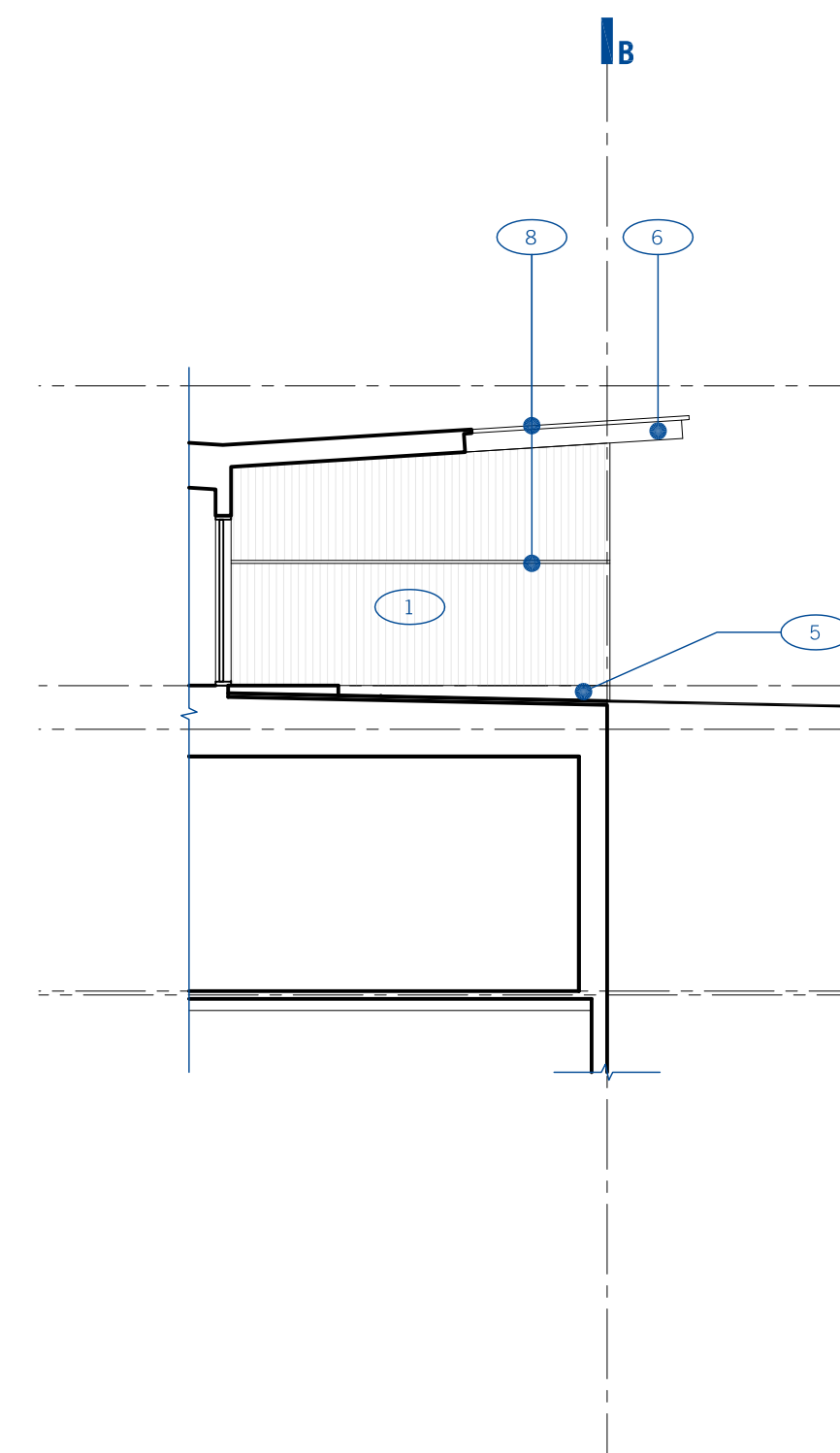
# UWA

## EXTERIOR MATERIAL KEYNOTE

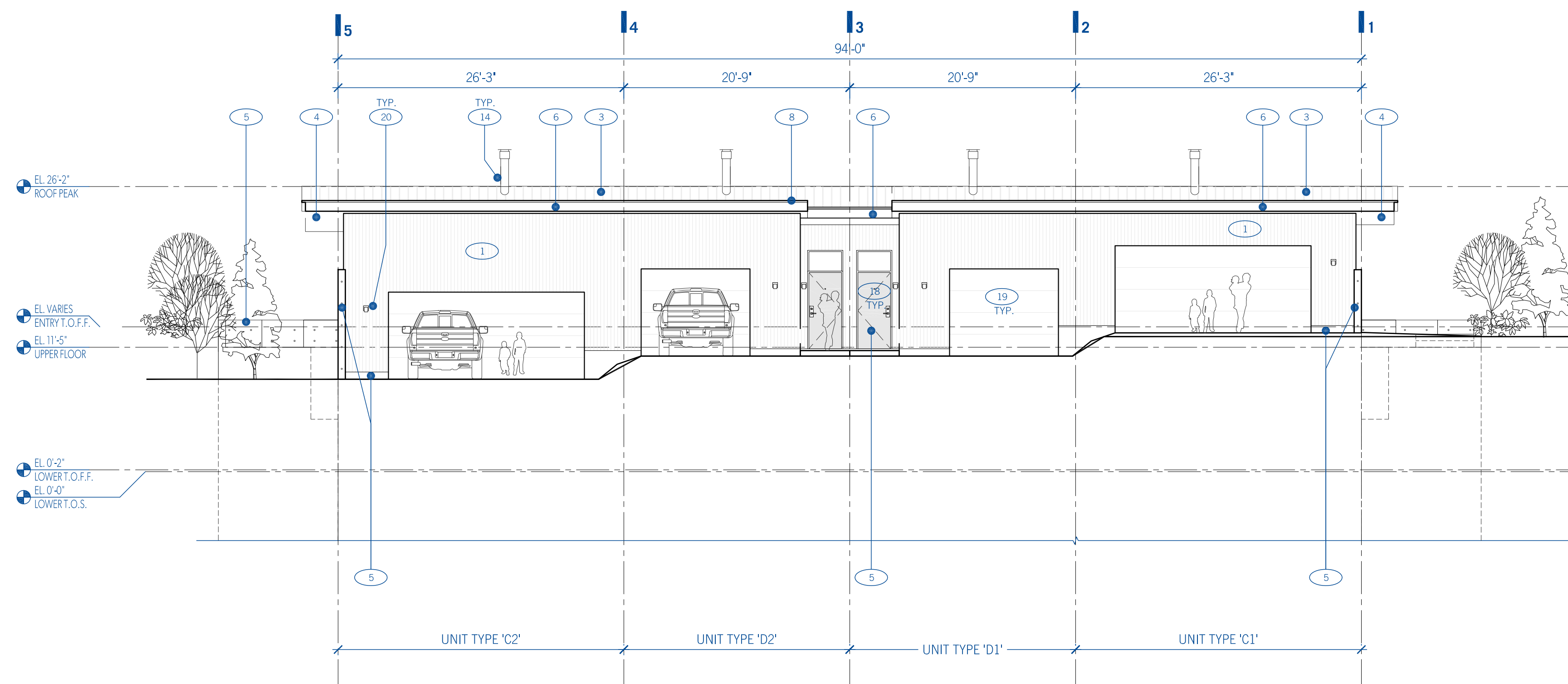
- 01 [HARDIE BOARD SIDING SYSTEM \(VERT. + HORIZ.\)](#)  
COLOR: CHARCOAL GREY / NATURAL
- 02 [HARDIE REVEAL PANEL SYSTEM](#)  
COLOR: CHARCOAL GREY
- 03 [PRE-FINISHED STANDING SEAM METAL ROOFING](#)  
COLOR: LIGHT GREY
- 04 [WOOD SOFFIT - CEDAR](#)  
COLOR: NATURAL
- 05 [ARCHITECTURAL CONCRETE](#)  
COLOR: NATURAL
- 06 [WOOD FASCIA](#)  
COLOR: CHARCOAL GREY
- 07 [ALUM. GUARDRAIL / FENCING](#)  
COLOR: GALVANIZED
- 08 [PREFINISHED METAL FLASHING](#)  
COLOR: CHARCOAL
- 09 [PREFINISHED METAL FLASHING](#)  
COLOR: LIGHT GRAY
- 10 [HEAVY TIMBER SUPPORT](#)  
COLOR: NATURAL STAIN
- 11 [EXTERIOR HEAVY TIMBER STAIR TREADS](#)  
COLOR: TBD
- 12 [WOOD HANDRAIL](#)  
COLOR: NATURAL
- 13 [ALUM DOWN PIPE](#)  
COLOR: CHARCOAL
- 14 [METAL CHIMNEY FLUE](#)  
COLOR: CHARCOAL GREY
- 15 [VINYL WINDOWS AND ACCORDION DOORS](#)  
COLOR: CHARCOAL GREY
- 16 [CURTAIN WALL WINDOW SYSTEM](#)  
COLOR: ANODIZED ALUM.
- 17 [WOOD SLIDING DOOR](#)  
COLOR: FIR / NATURAL STAIN
- 18 [FIBERGLASS DOOR](#)  
COLOR: TBD
- 19 [ALUM. OVERHEAD GARAGE DOOR](#)  
COLOR: CHARCOAL GREY
- 20 [EXTERIOR LIGHTING FIXTURE](#)  
COLOR: CHARCOAL GREY



1 **WEST ELEVATION - DOWNHILL FOURPLEX**  
A205 1/8" = 1'-0"



2 **WEST ELEVATION @ ENTRY - DOWNHILL FOURPLEX**  
A205 1/8" = 1'-0"



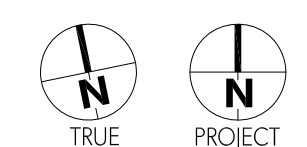
3 **NORTH ELEVATION - DOWNHILL FOURPLEX**  
A205 1/8" = 1'-0"

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

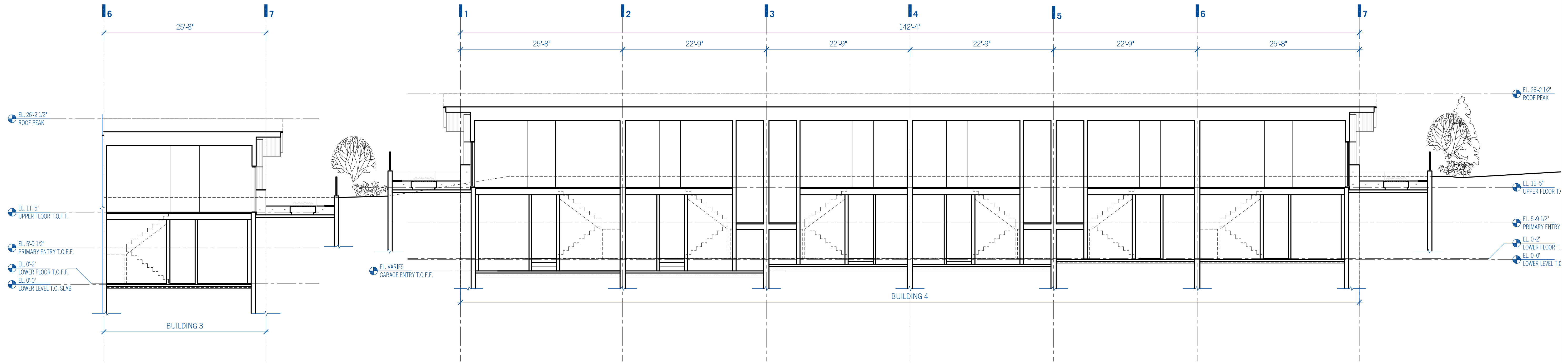
1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT  
2018 04 04 ISSUED FOR REVIEW  
X 2018 03 29 ISSUED FOR REVIEW  
NO.



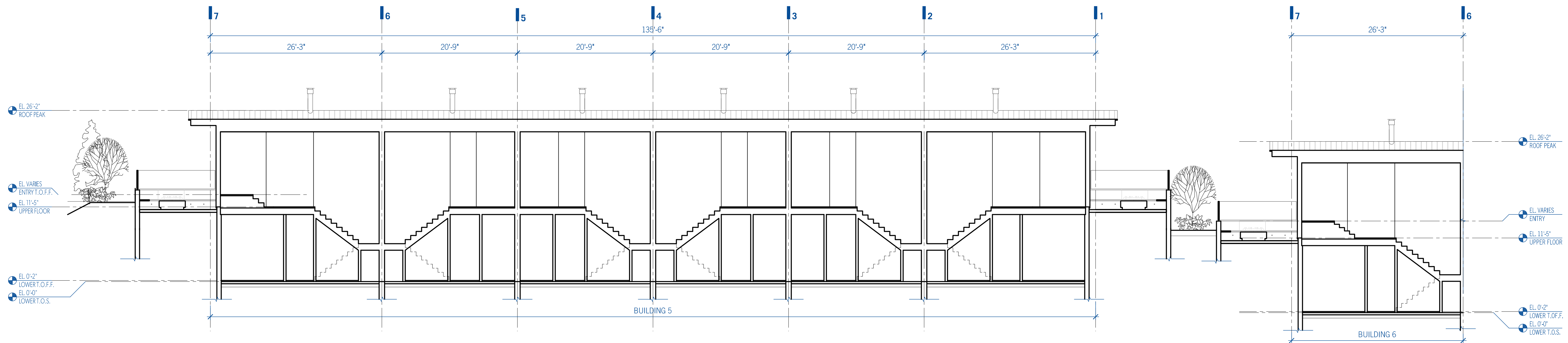
**'ELEVATE AT SUNSTONE'**  
**TOWNHOUSES**  
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A205

DOWNHILL FOURPLEX  
ELEVATIONS



**1 LONG SECTION - UPHILL SIXPLEX**  
A302 1/8" = 1'-0"



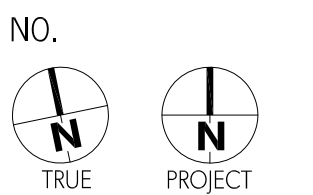
**2 LONG SECTION - DOWNHILL SIXPLEX**  
A30 1/8" = 1'-0"

## URBAN WEST ARCHITECTURE

VANCOUVER 807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

VICTORIA 2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT  
2018 04 04 ISSUED FOR REVIEW  
2018 03 29 ISSUED FOR REVIEW

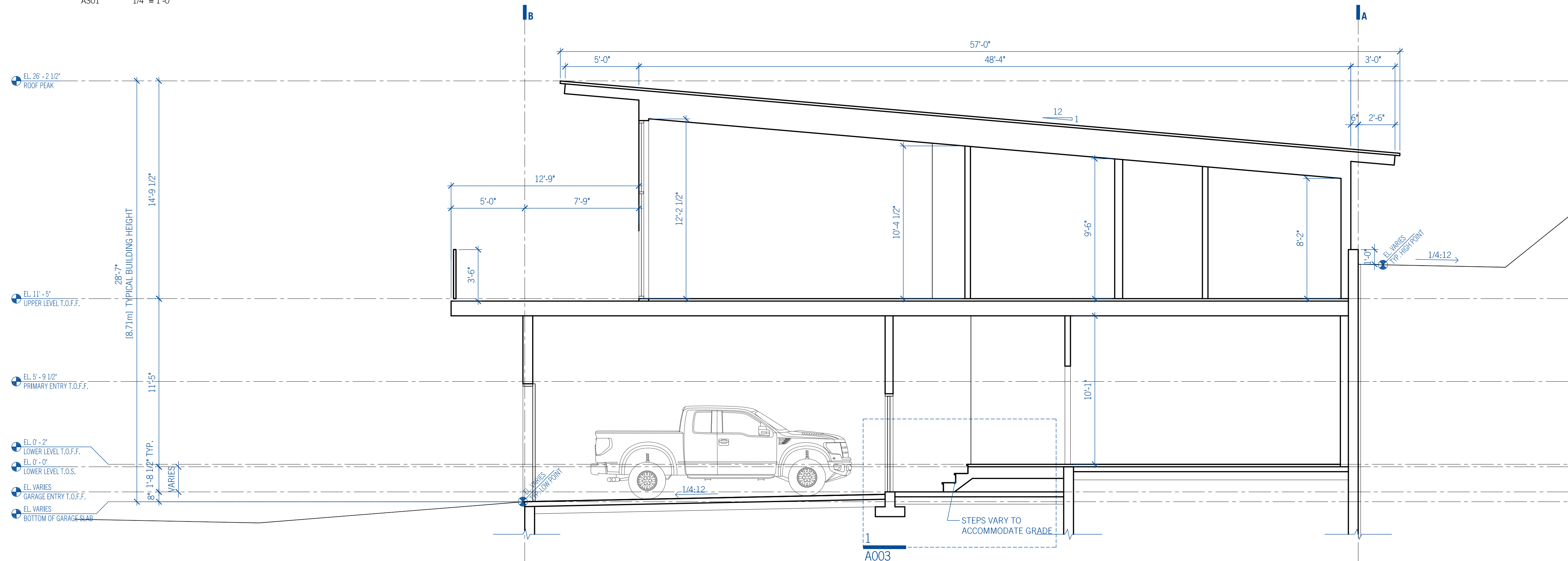
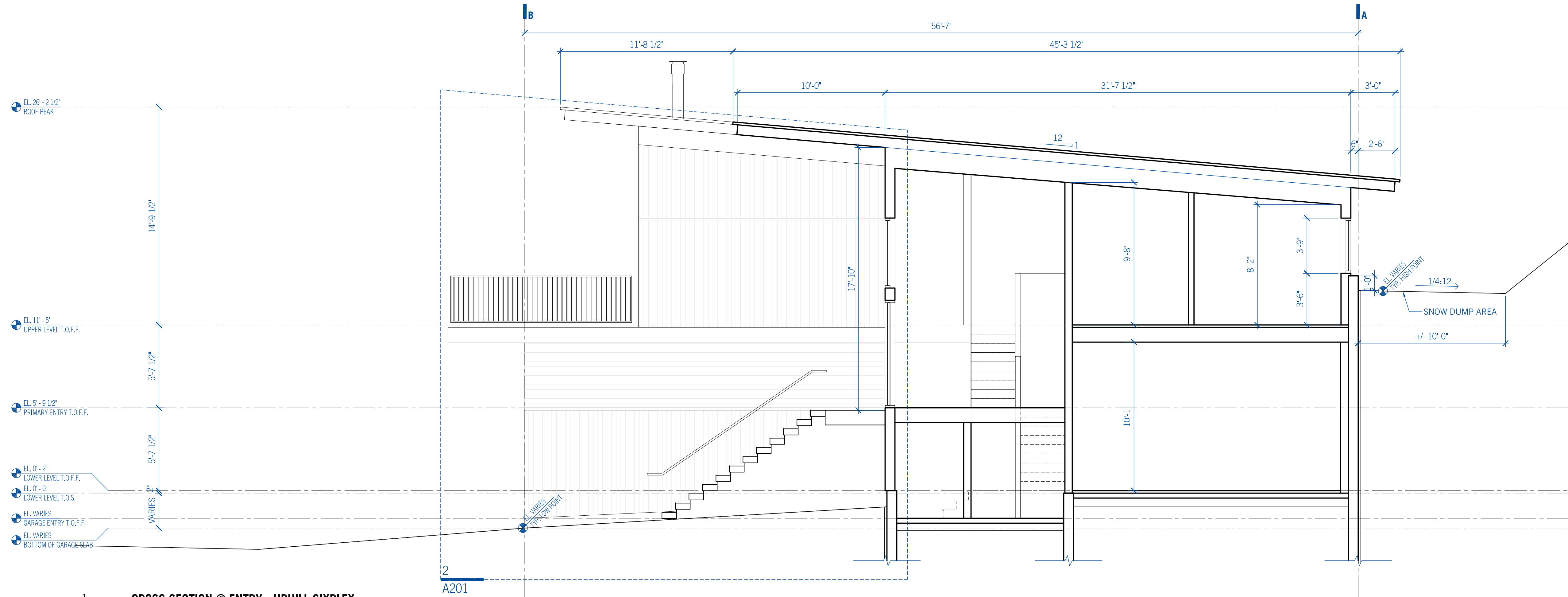


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A300

LONG BLDG SECTION  
UPHILL + DOWNHILL SIXPLEX

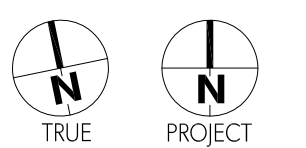


## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT  
2018 04 04 ISSUED FOR REVIEW  
X 2018 03 29 ISSUED FOR REVIEW  
NO.

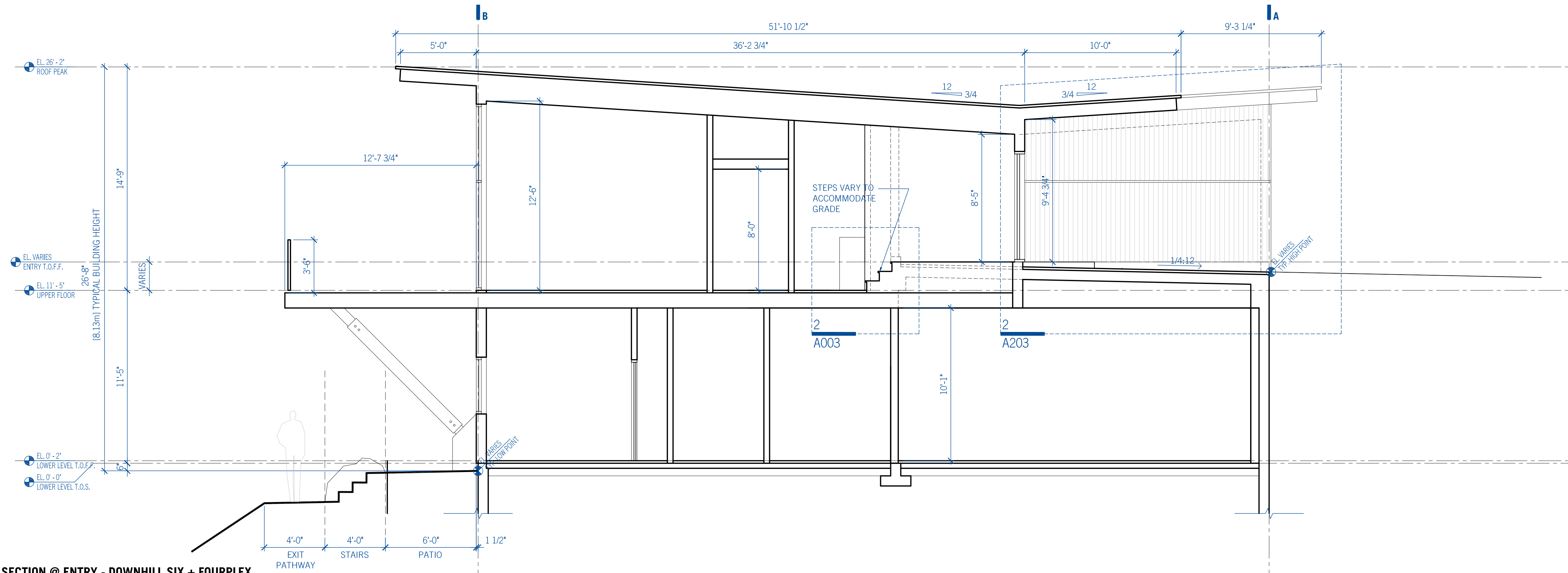


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

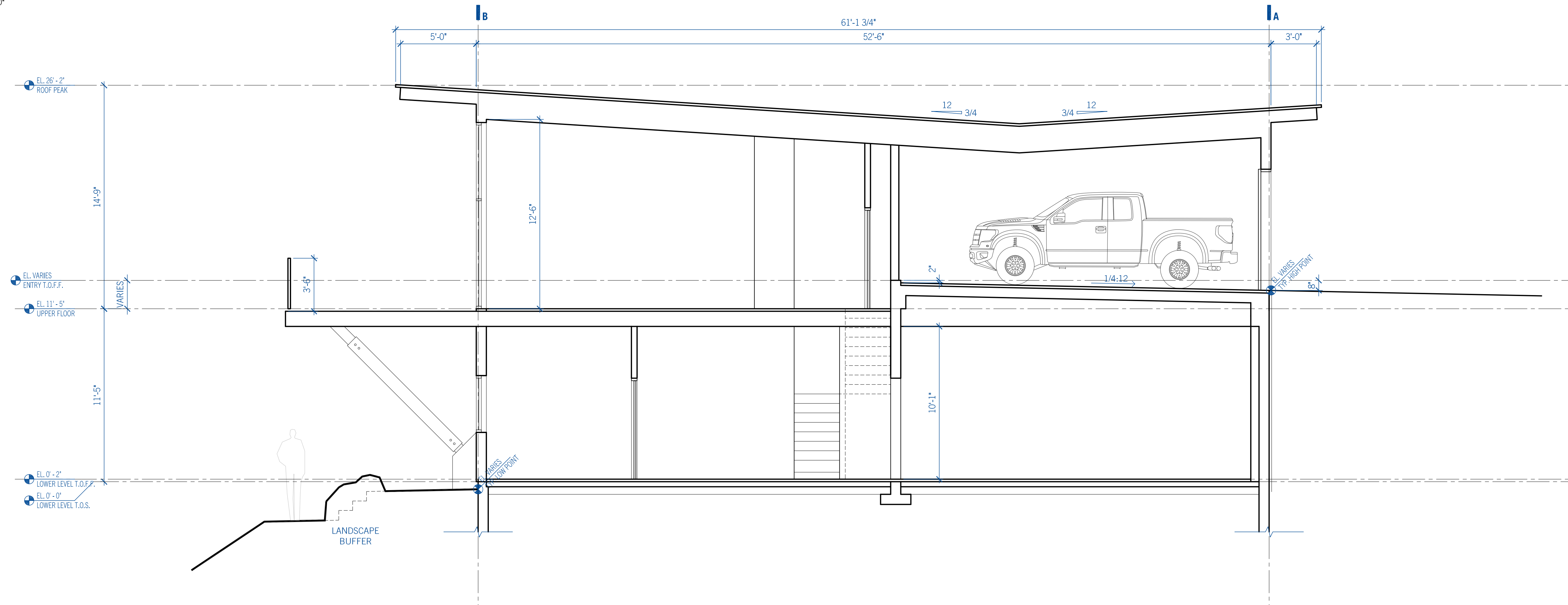
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A301

UPHILL SIXPLEX  
BUILDING SECTIONS



**1 CROSS SECTION @ ENTRY - DOWNHILL SIX + FOURPLEX**  
A302 1/4" = 1'-0"



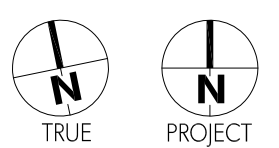
**2 CROSS SECTION @ GARAGE - DOWNHILL SIX + FOURPLEX**  
A302 1/4" = 1'-0"

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT  
2018 04 04 ISSUED FOR REVIEW  
2018 03 29 ISSUED FOR REVIEW  
X 2018 02 21 ISSUED FOR REVIEW  
NO.

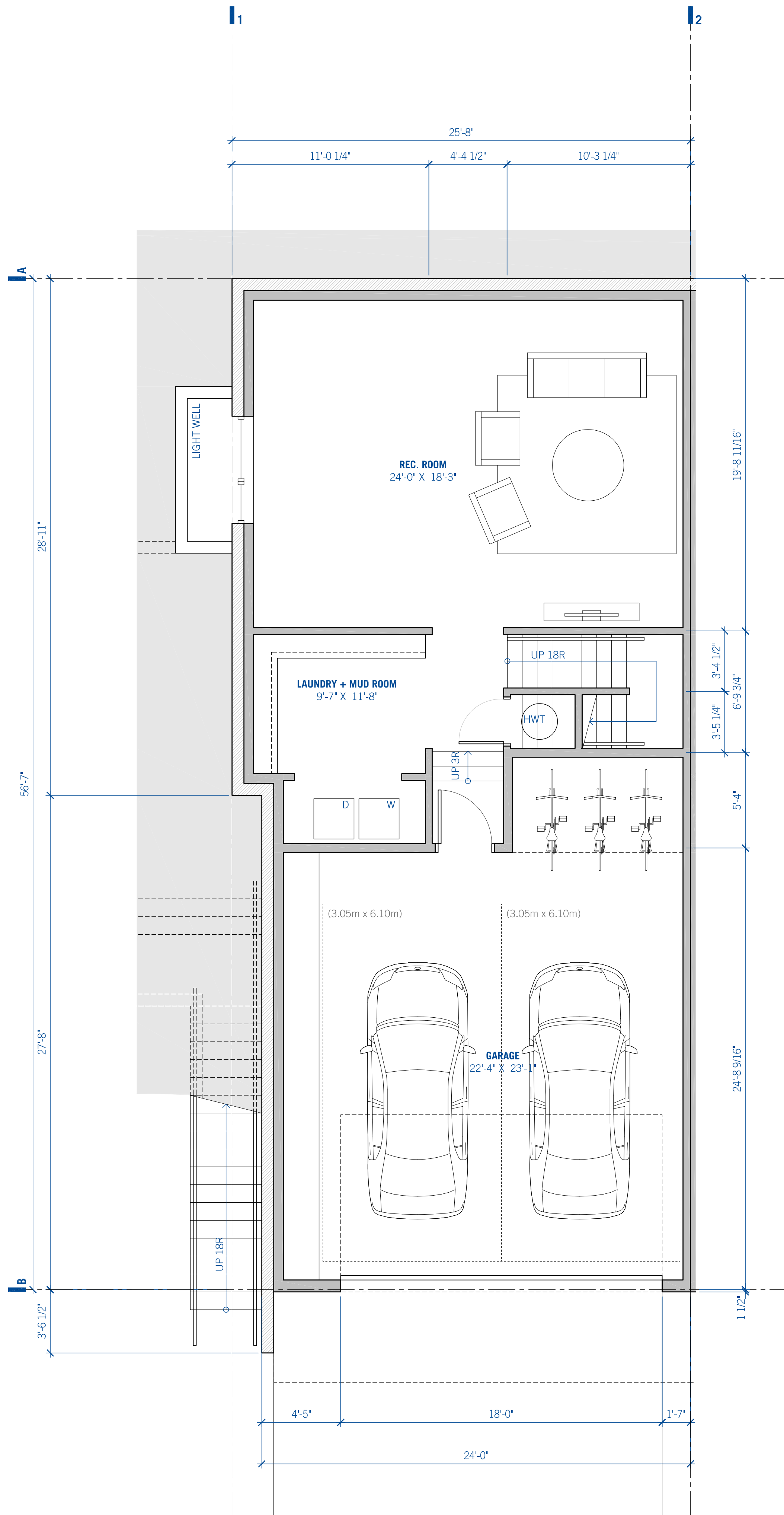


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

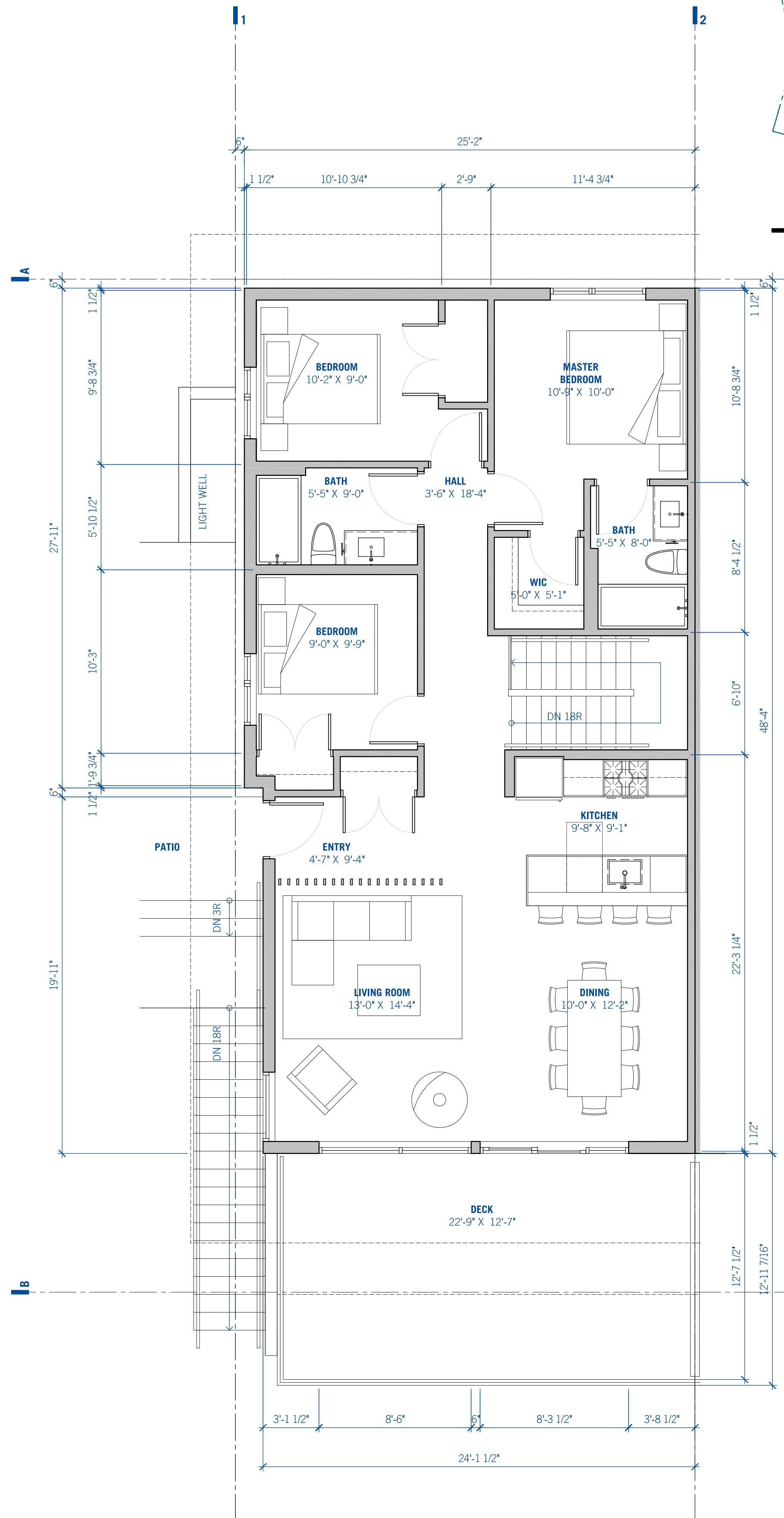
# A302

DOWNHILL SIX + FOURPLEX  
BUILDING SECTIONS



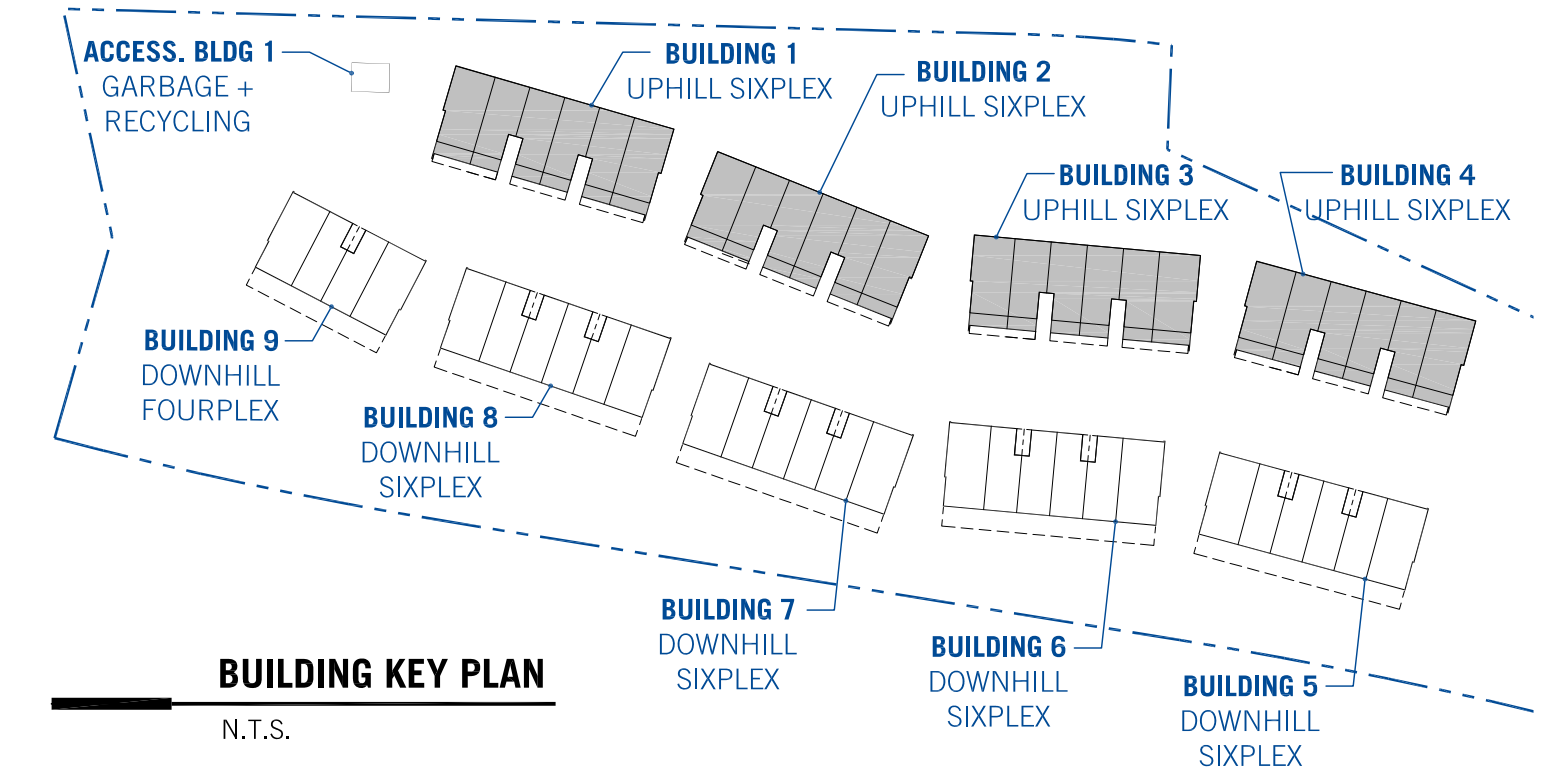
1 LOWER LEVEL PLAN - UNIT TYPE A1

A400 1/4" = 1'-0"

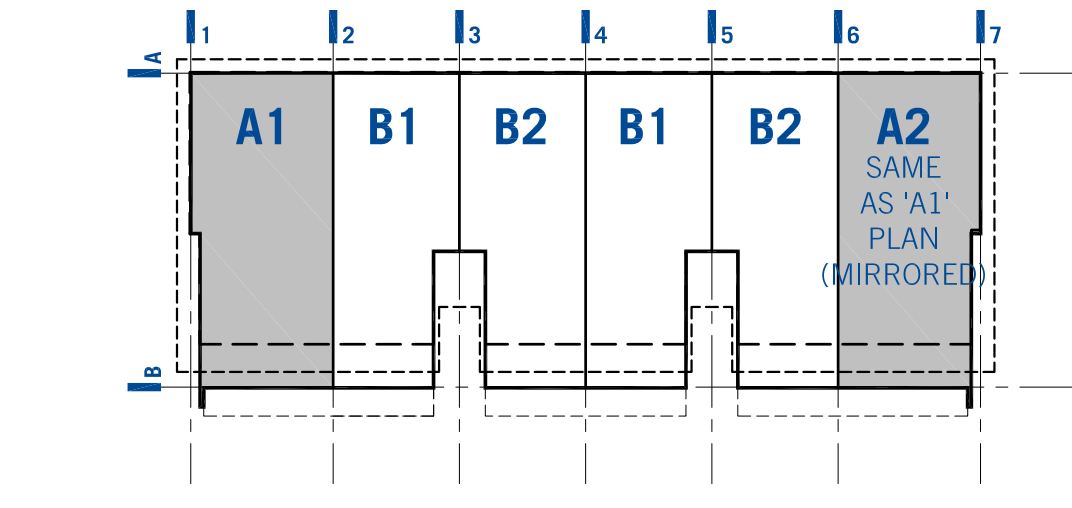


2 UPPER LEVEL PLAN - UNIT TYPE A1

A400 1/4" = 1'-0"



BUILDING KEY PLAN  
N.T.S.



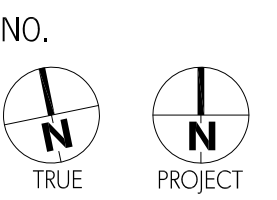
UNIT KEY PLAN  
N.T.S.

## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

- 1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 22 ISSUED FOR REVIEW

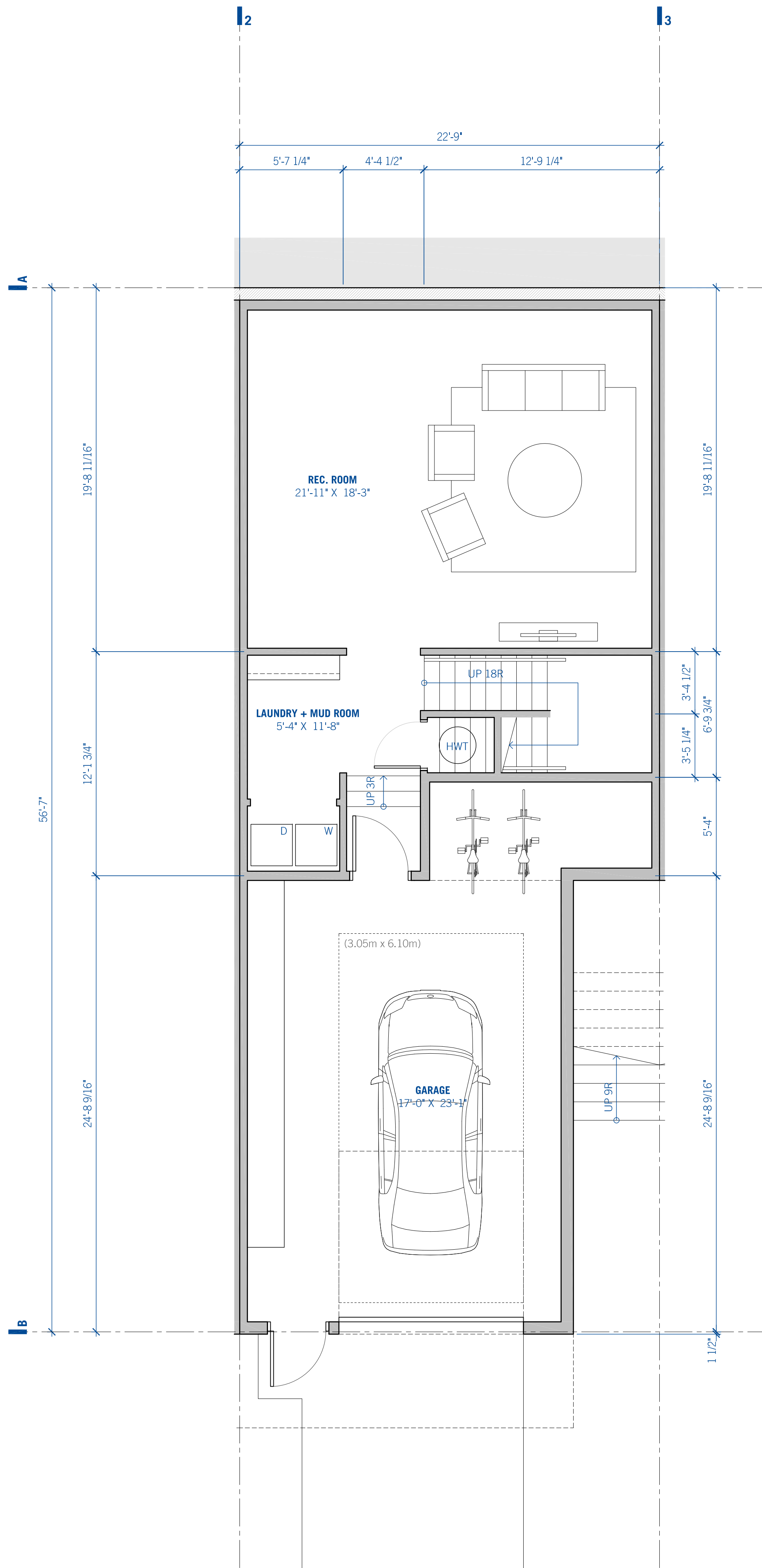


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

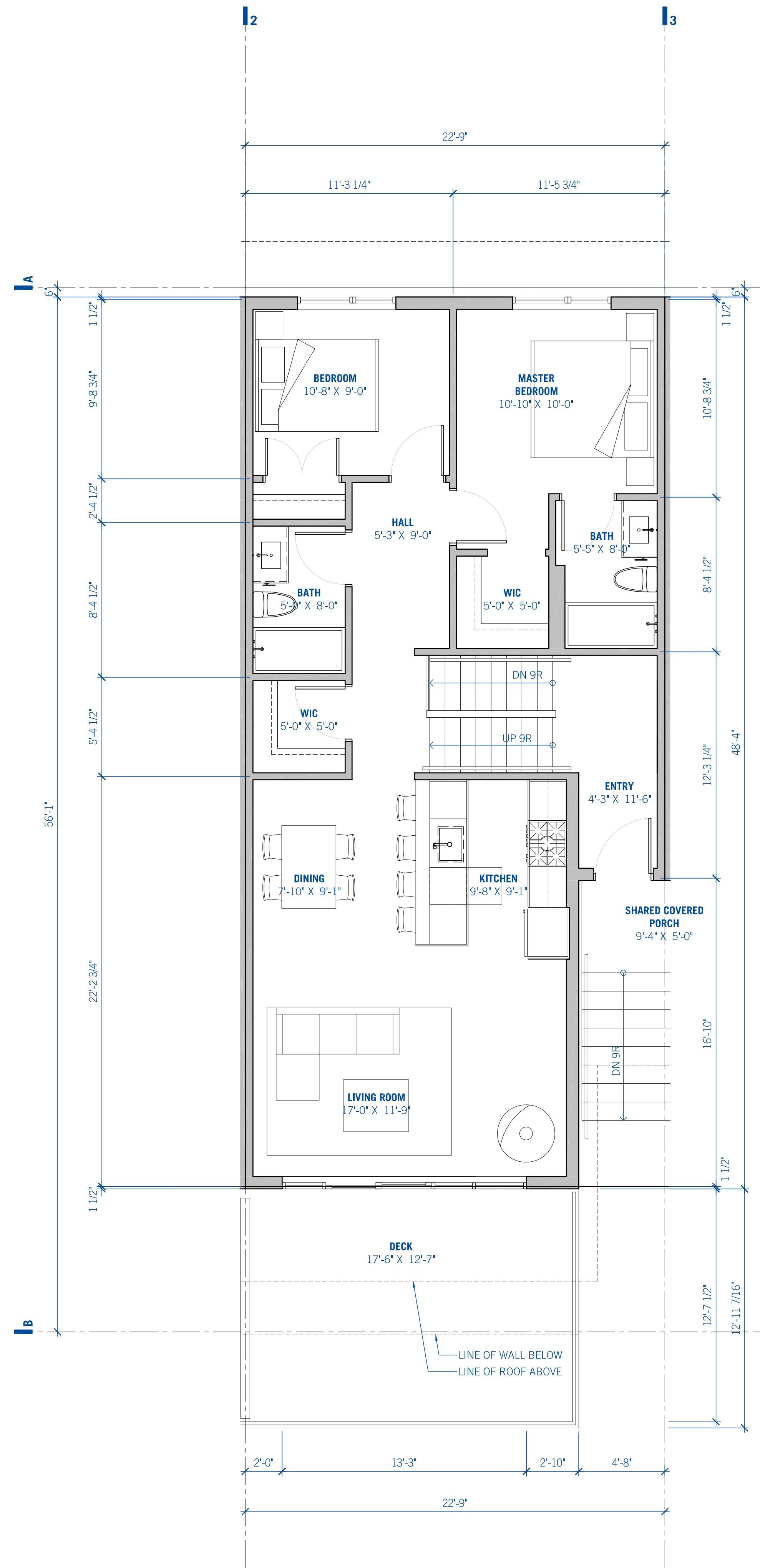
# A400

UPHILL SIXPLEX  
'A' UNIT PLANS



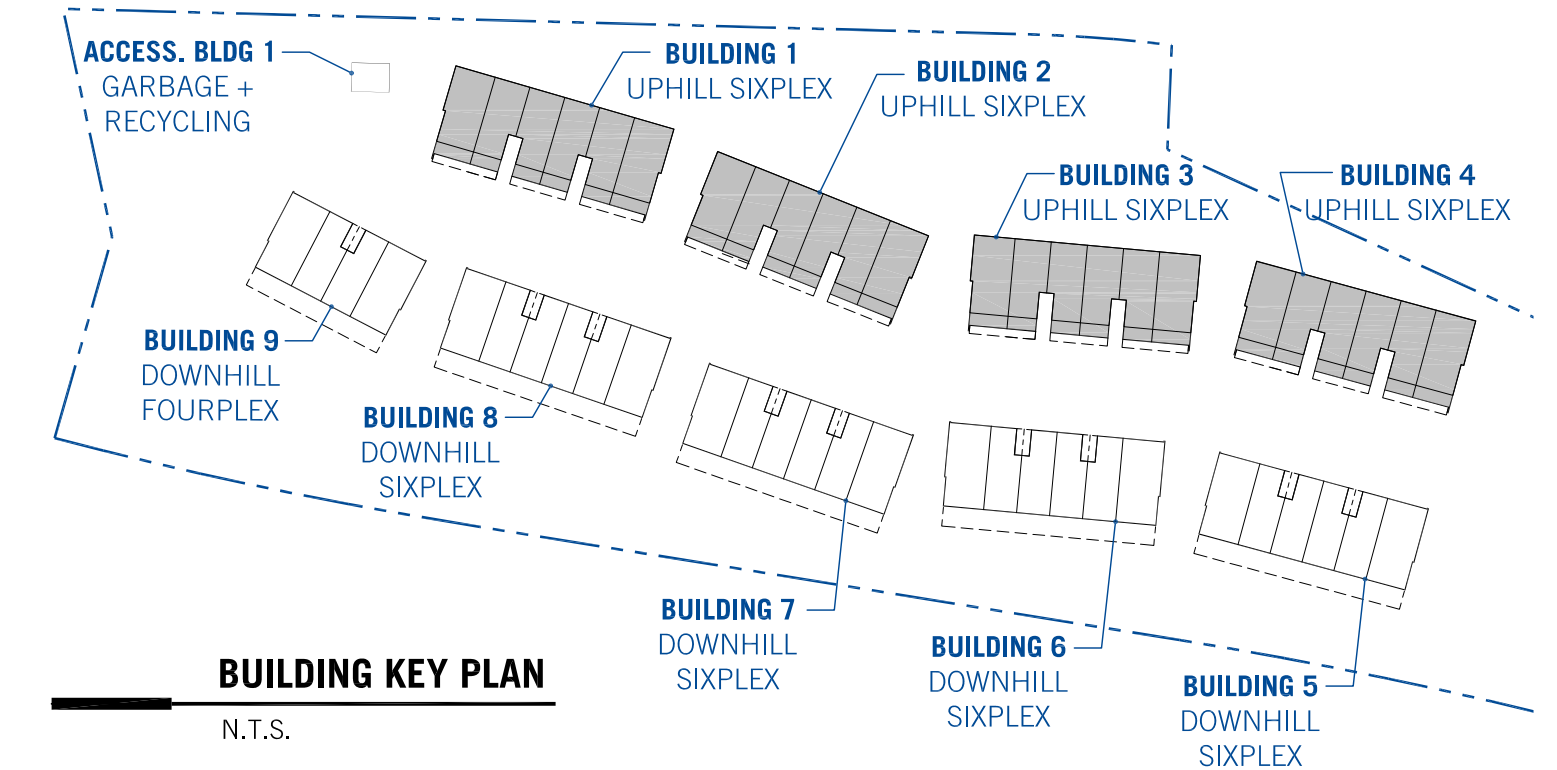
1 LOWER LEVEL PLAN - UNIT TYPE B1

A401 1/4" = 1'-0"



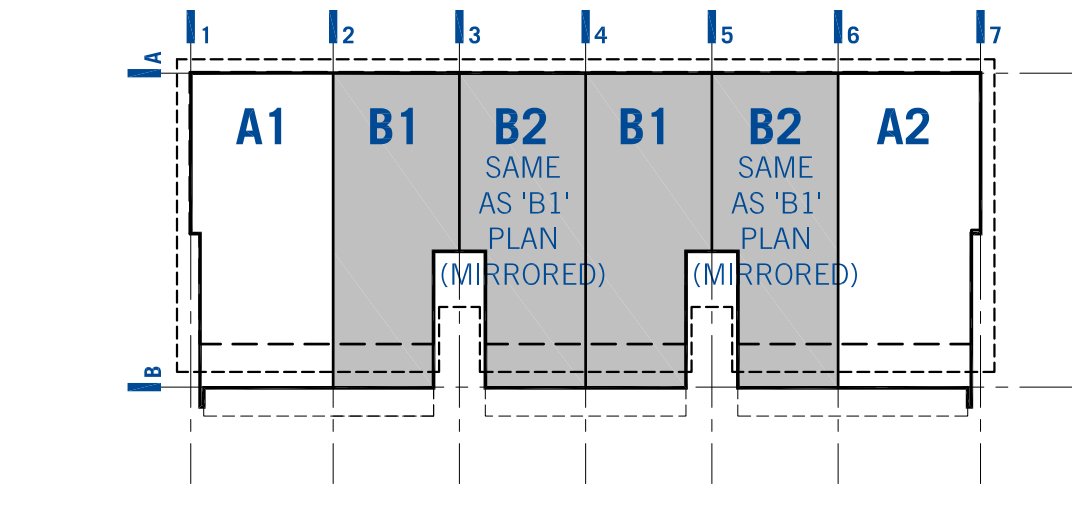
2 UPPER LEVEL PLAN - UNIT TYPE B1

A401 1/4" = 1'-0"



BUILDING KEY PLAN

N.T.S.



UNIT KEY PLAN

N.T.S.

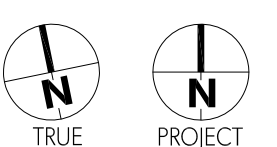
## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

- I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 22 ISSUED FOR REVIEW

NO.

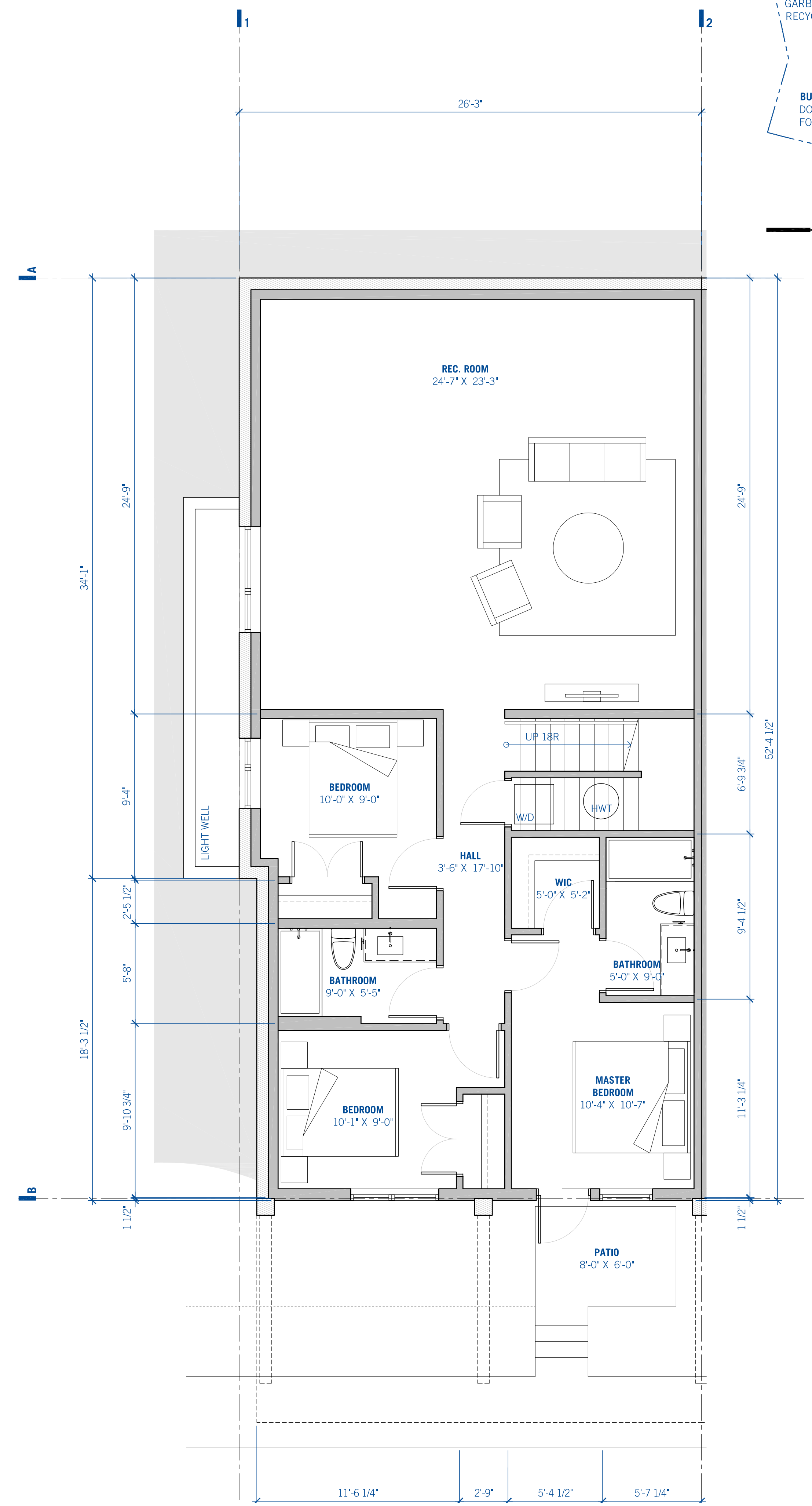
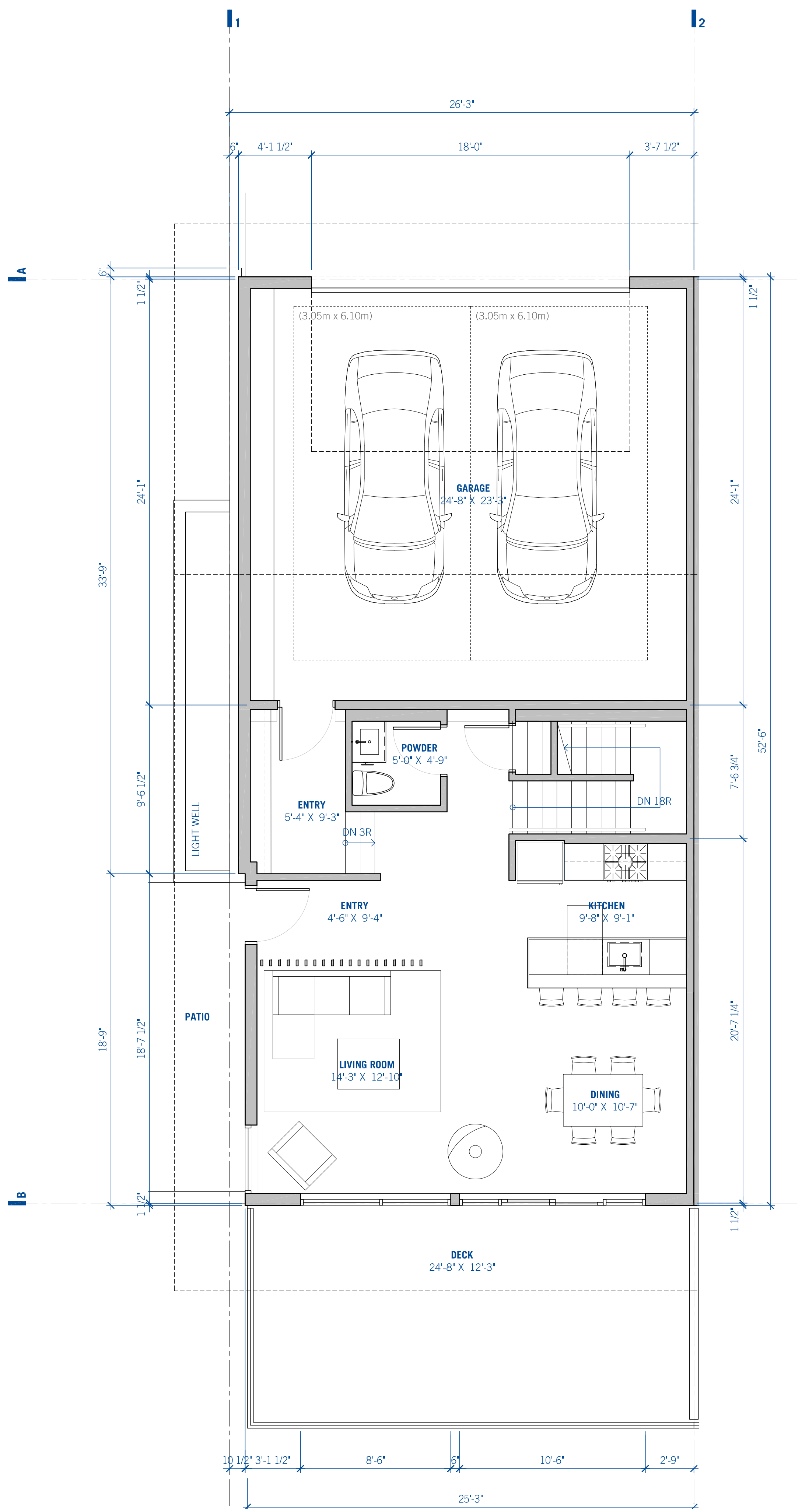
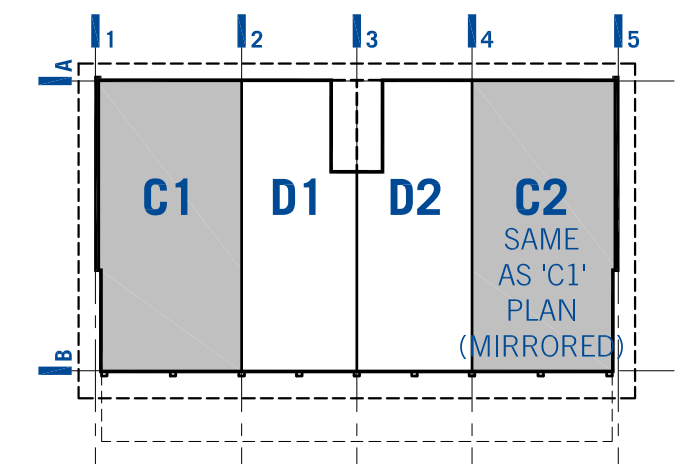
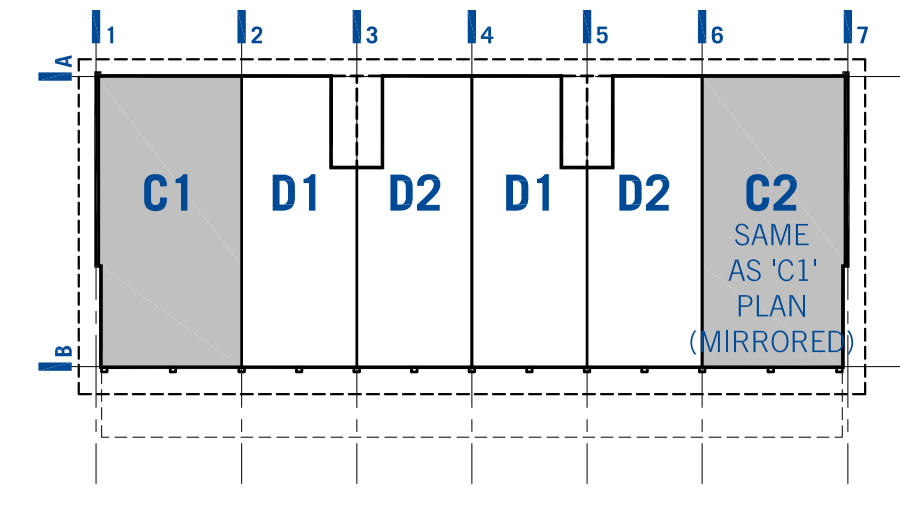
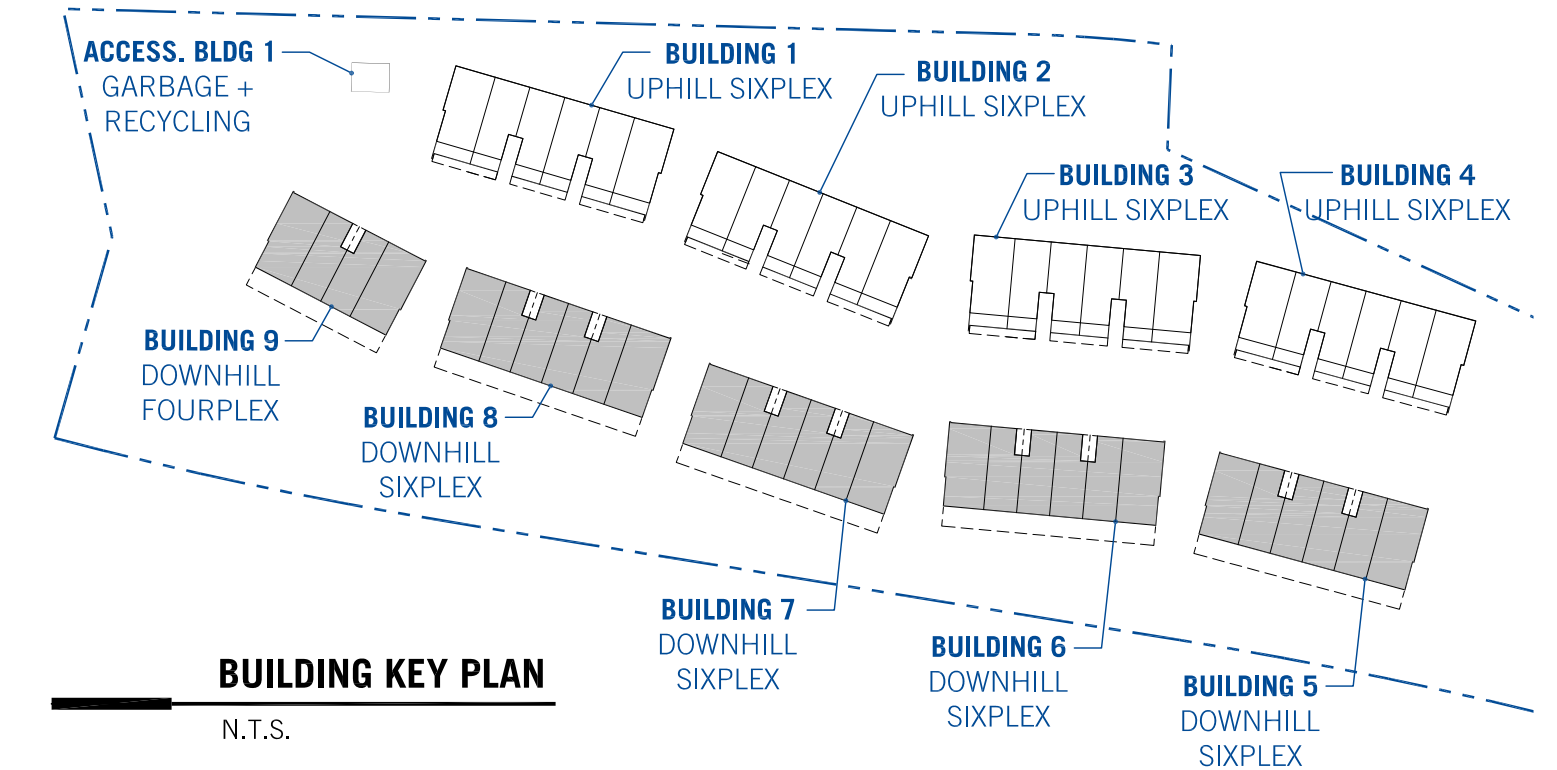


## 'ELEVATE AT SUNSTONE' TOWNHOUSES

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A401

UPHILL SIXPLEX  
'B' UNIT PLANS

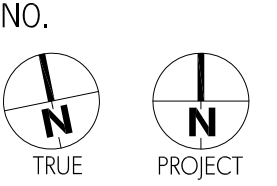


**URBAN WEST ARCHITECTURE**

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

- 1 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 22 ISSUED FOR REVIEW



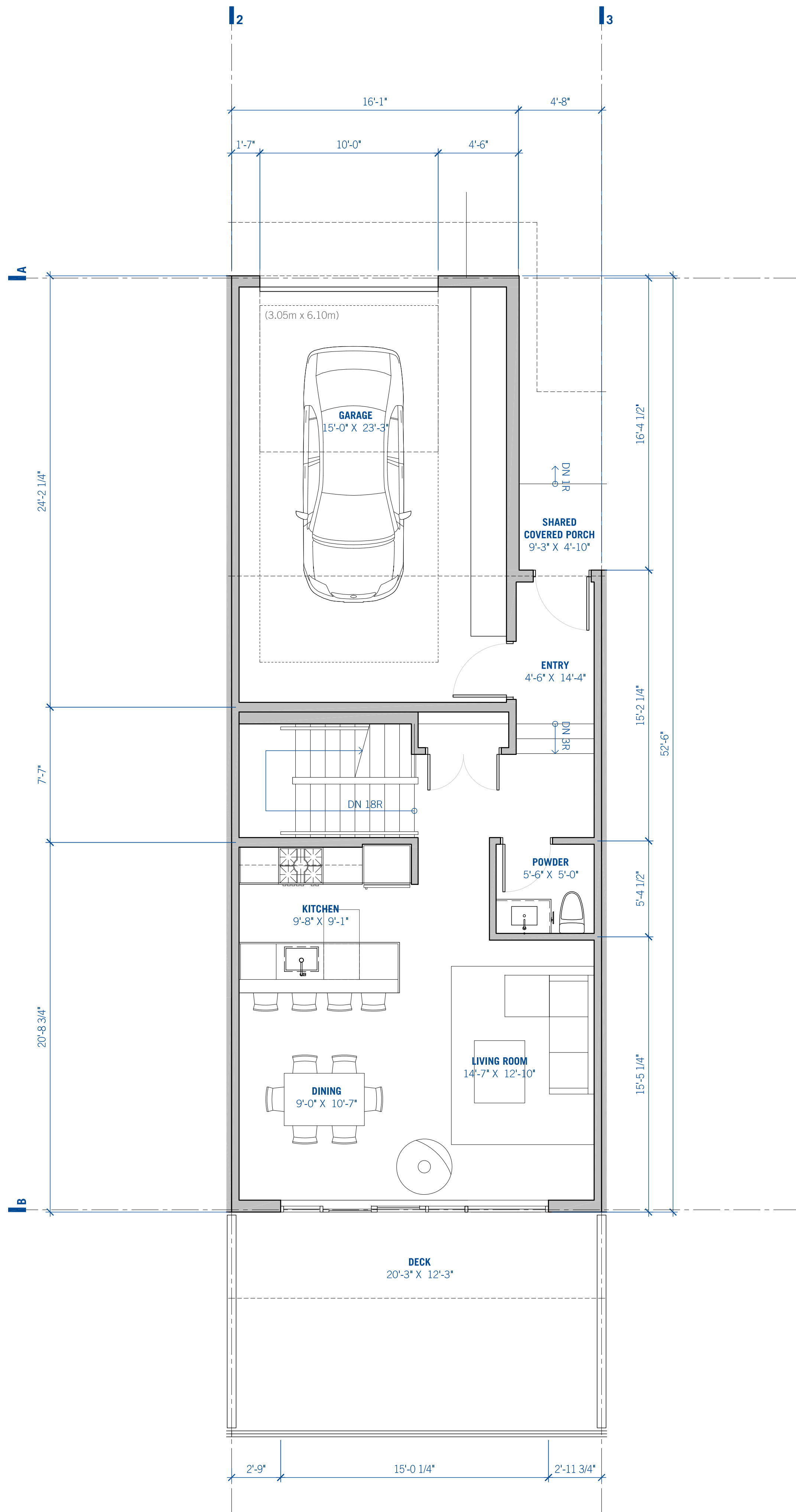
**'ELEVATE AT SUNSTONE' TOWNHOUSES**

LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

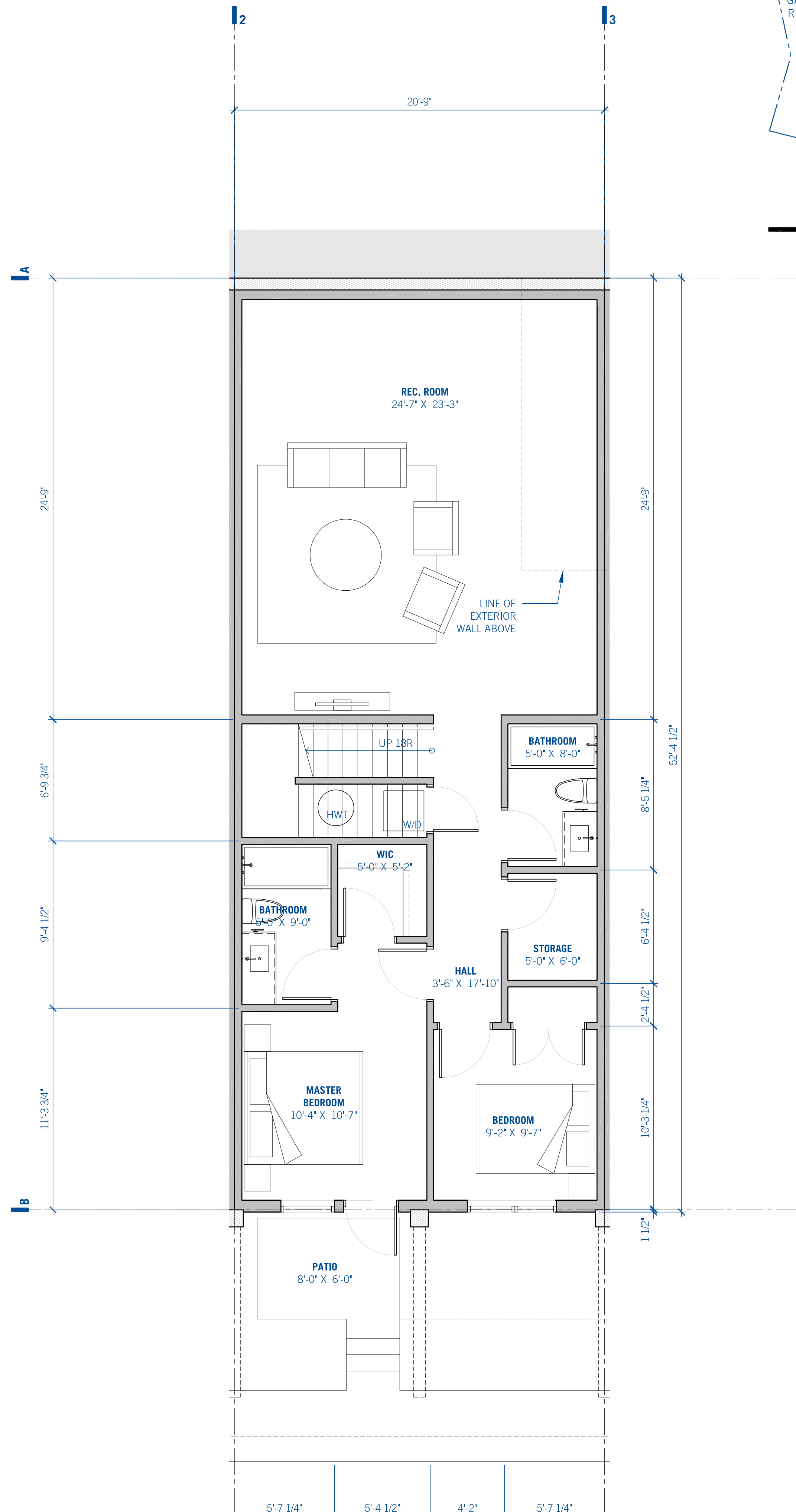
# A402

DOWNHILL SIX + FOURPLEX  
'C' UNIT PLANS

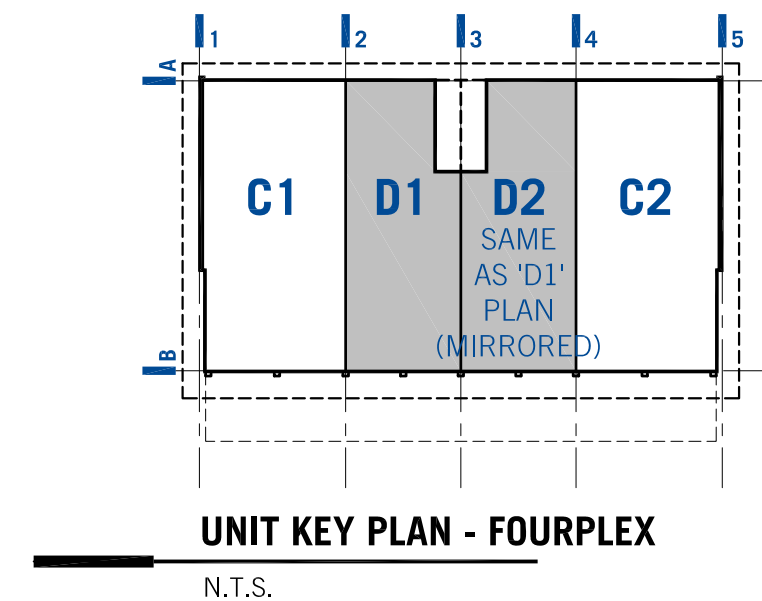
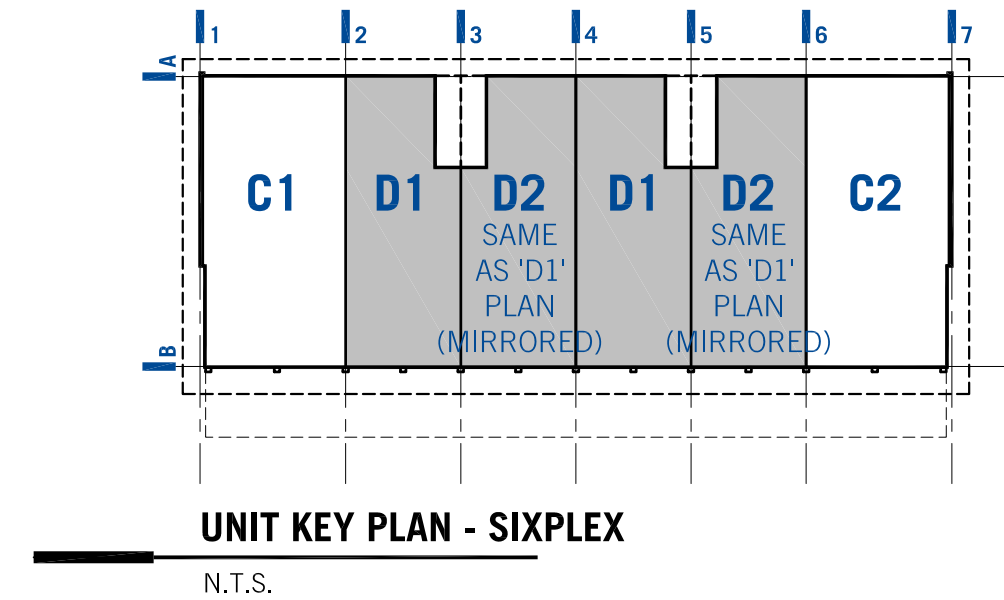
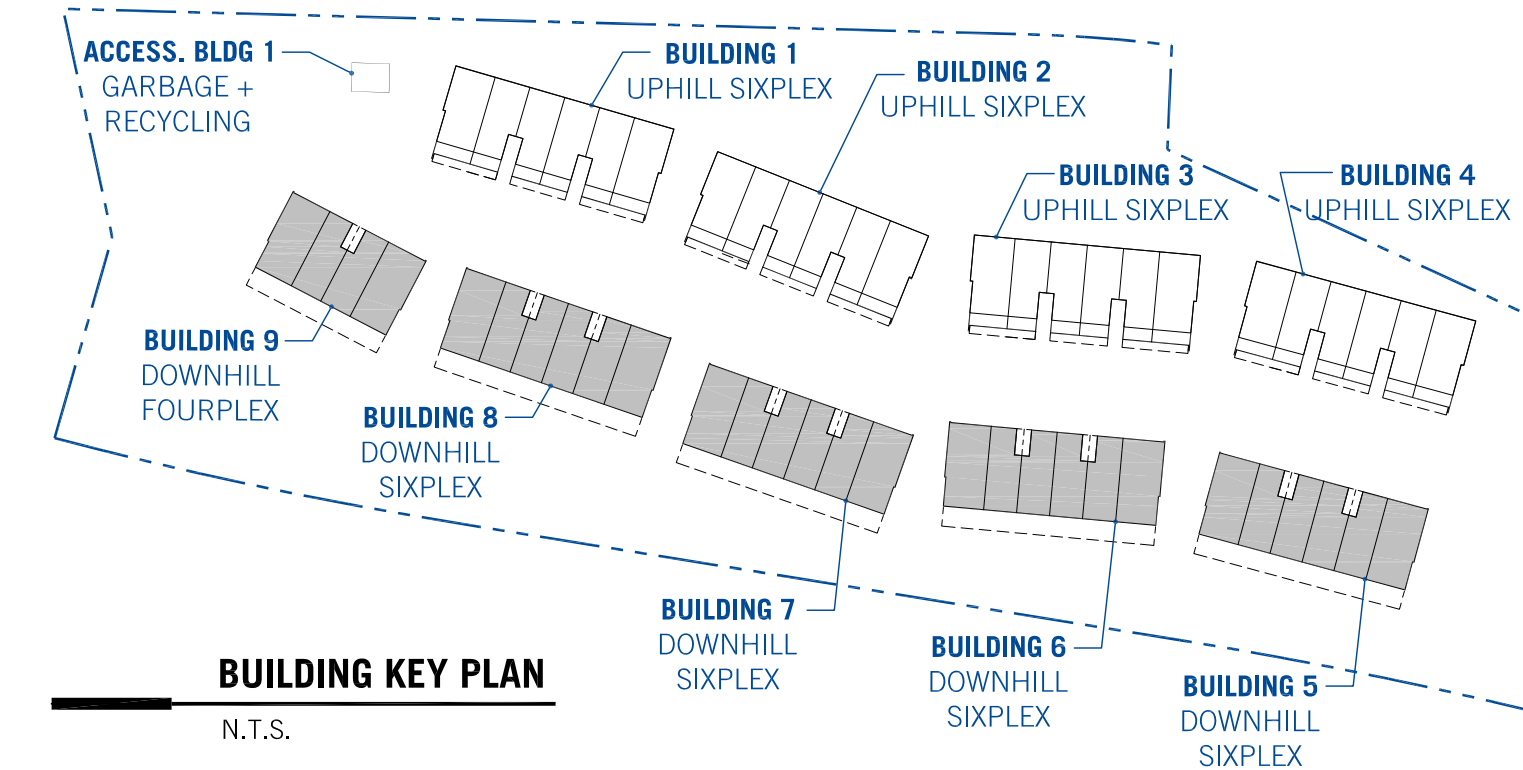




1 UPPER LEVEL PLAN - UNIT TYPE D1  
A403 1/4" = 1'-0"



2 LOWER LEVEL PLAN - UNIT TYPE D1  
A403 1/4" = 1'-0"

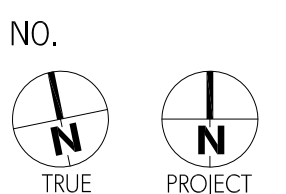


## URBAN WEST ARCHITECTURE

**VANCOUVER**  
807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

- I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 22 ISSUED FOR REVIEW



## 'ELEVATE AT SUNSTONE' TOWNHOUSES

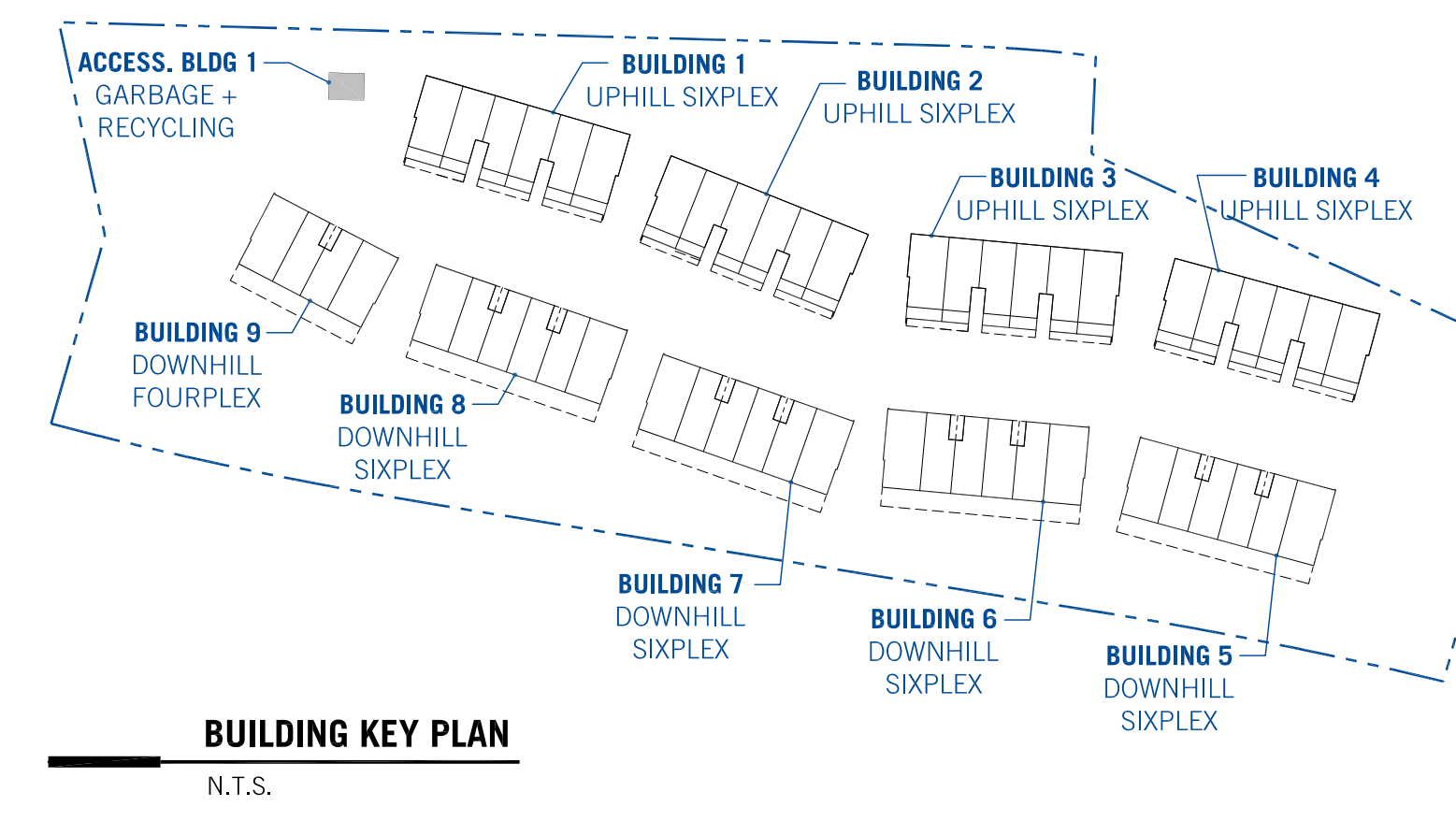
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A403

DOWNHILL SIX + FOURPLEX  
'D' UNIT PLANS

## EXTERIOR MATERIAL KEYNOTE

- 01 [HARDIE BOARD SIDING SYSTEM \(VERT. + HORIZ.\)](#)  
COLOR: CHARCOAL GREY / NATURAL
- 02 [HARDIE REVEAL PANEL SYSTEM](#)  
COLOR: CHARCOAL GREY
- 03 [PRE-FINISHED STANDING SEAM METAL ROOFING](#)  
COLOR: LIGHT GREY
- 04 [WOOD SOFFIT - CEDAR](#)  
COLOR: NATURAL
- 05 [ARCHITECTURAL CONCRETE](#)  
COLOR: NATURAL
- 06 [WOOD FASCIA](#)  
COLOR: CHARCOAL GREY
- 07 [ALUM. GUARDRAIL / FENCING](#)  
COLOR: GALVANIZED
- 08 [PRE-FINISHED METAL FLASHING](#)  
COLOR: CHARCOAL
- 09 [PRE-FINISHED METAL FLASHING](#)  
COLOR: LIGHT GRAY
- 10 [HEAVY TIMBER SUPPORT](#)  
COLOR: NATURAL STAIN
- 11 [EXTERIOR HEAVY TIMBER STAIR TREADS](#)  
COLOR: TBD
- 12 [WOOD HANDRAIL](#)  
COLOR: NATURAL
- 13 [ALUM DOWN PIPE](#)  
COLOR: CHARCOAL
- 14 [METAL CHIMNEY FLUE](#)  
COLOR: CHARCOAL GREY
- 15 [VINYL WINDOWS AND ACCORDION DOORS](#)  
COLOR: CHARCOAL GREY
- 16 [CURTAIN WALL WINDOW SYSTEM](#)  
COLOR: ANODIZED ALUM.
- 17 [WOOD SLIDING DOOR](#)  
COLOR: FIR / NATURAL STAIN
- 18 [FIBERGLASS DOOR](#)  
COLOR: TBD
- 19 [ALUM. OVERHEAD GARAGE DOOR](#)  
COLOR: CHARCOAL GREY
- 20 [EXTERIOR LIGHTING FIXTURE](#)  
COLOR: CHARCOAL GREY



**BUILDING KEY PLAN**

N.T.S.

**GROSS BUILDING AREA\***

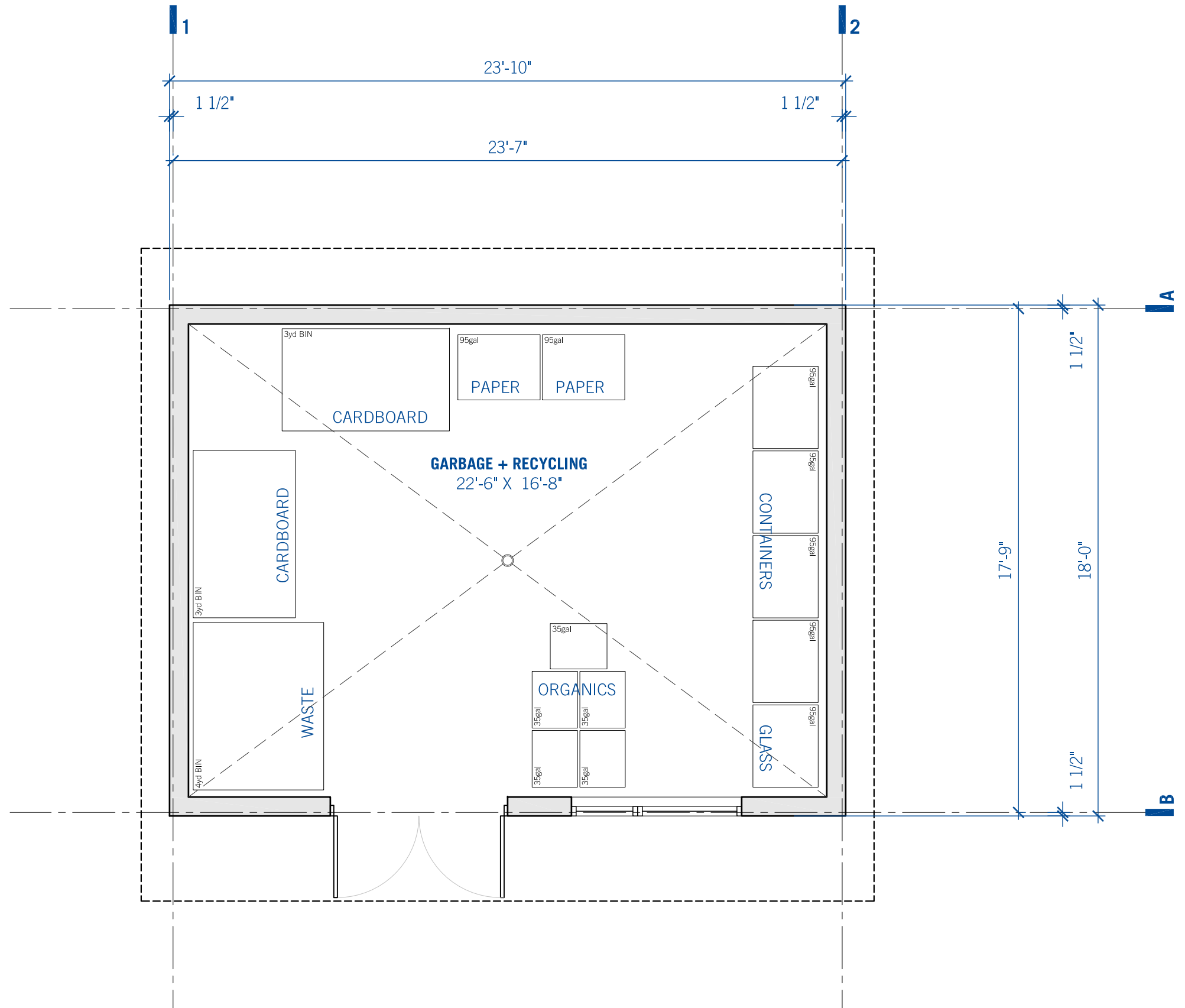
ACCESS. BLDG 1	LEVEL	GFA (sf)
	GARBAGE + RECYCLING	429.0
	<b>TOTAL</b>	<b>429.0</b>

**LOT COVERAGE\***

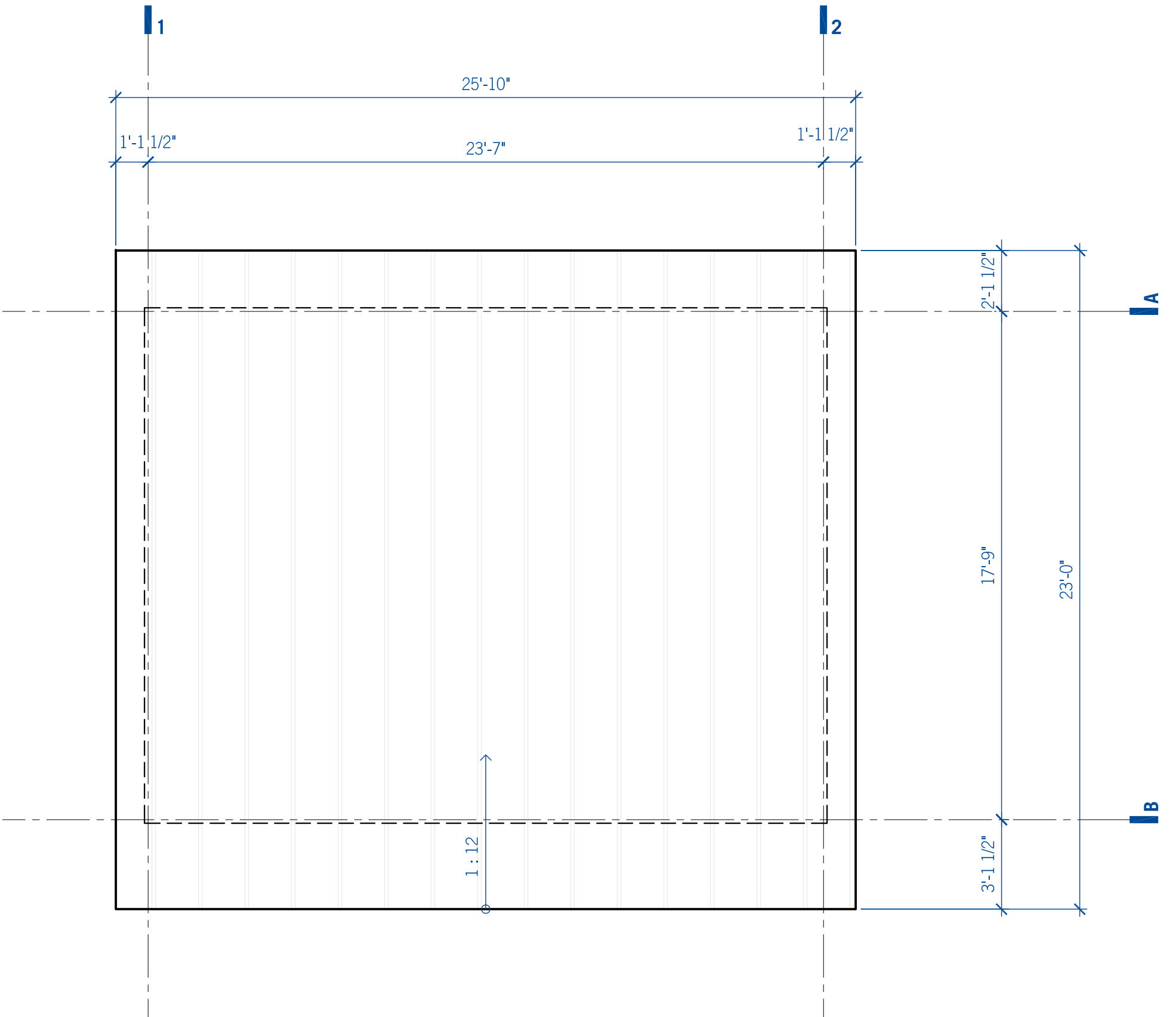
ACCESS. BLDG 1	LEVEL	Area (sf)
	GARBAGE + RECYCLING	429.0
	<b>TOTAL</b>	<b>429.0</b>

\* ALL AREAS ARE MEASURED TO THE OUTSIDE OF WALLS OR FOUNDATIONS



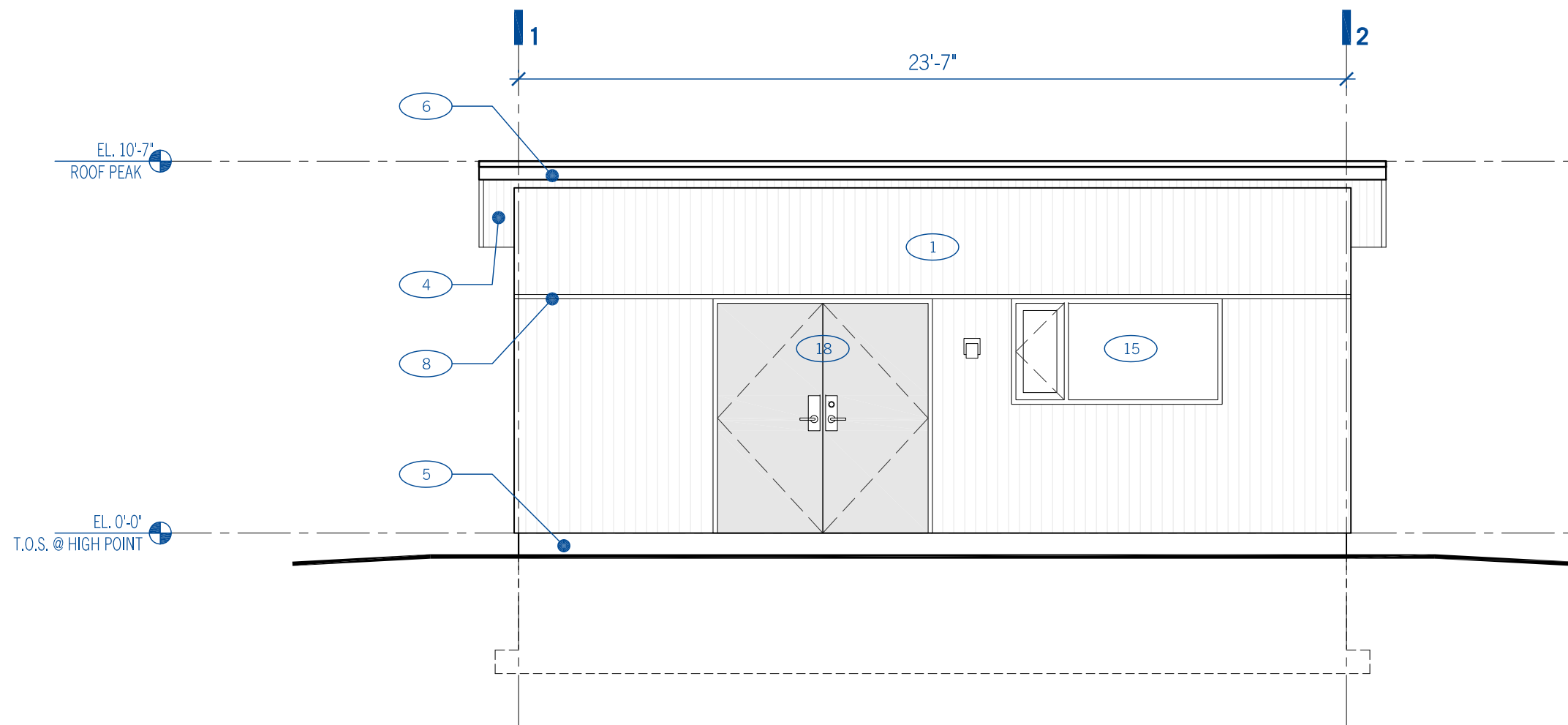
**1 FLOOR PLAN**

A500 1/4" = 1'-0"



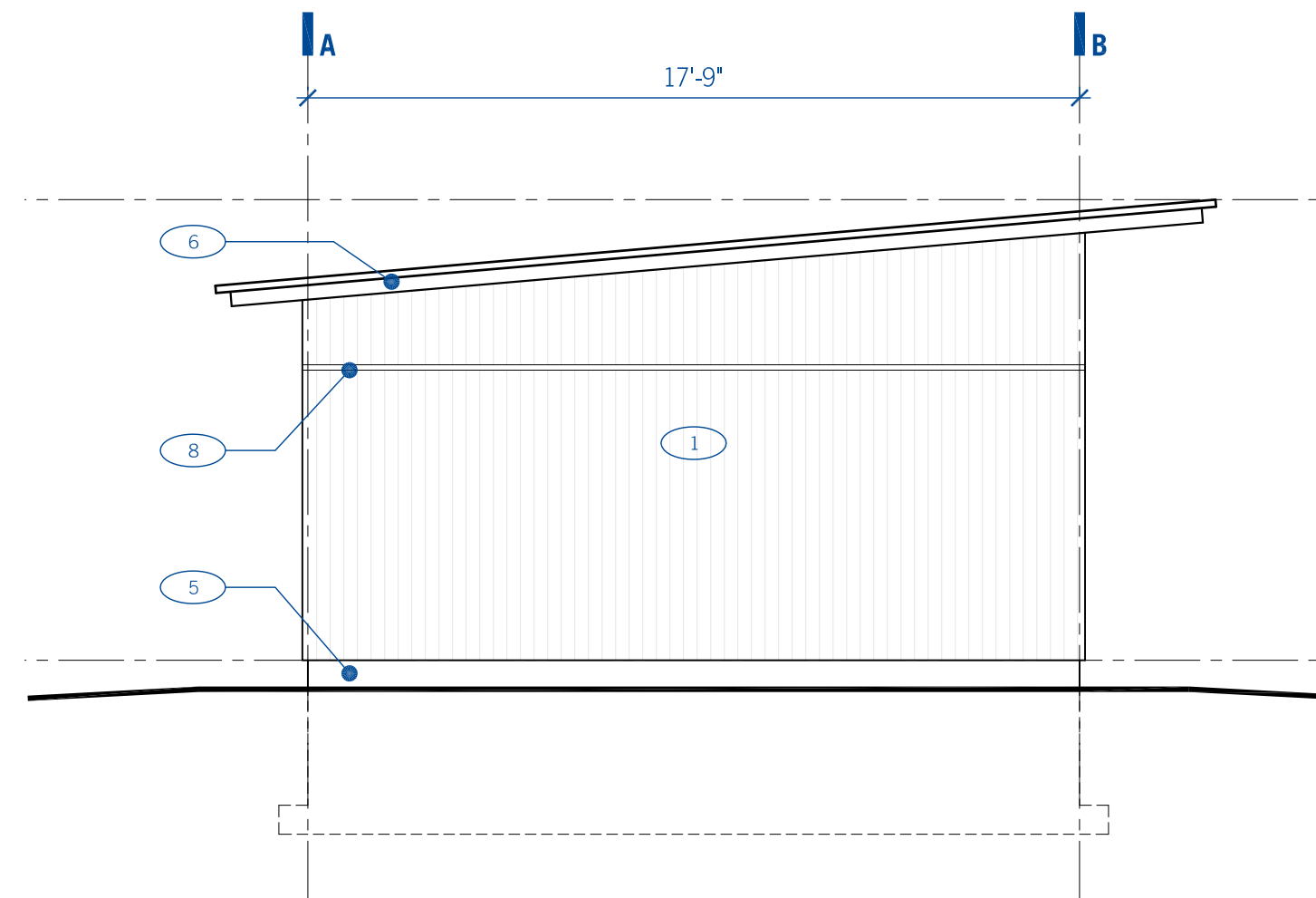
**2 ROOF PLAN**

A500 1/4" = 1'-0"



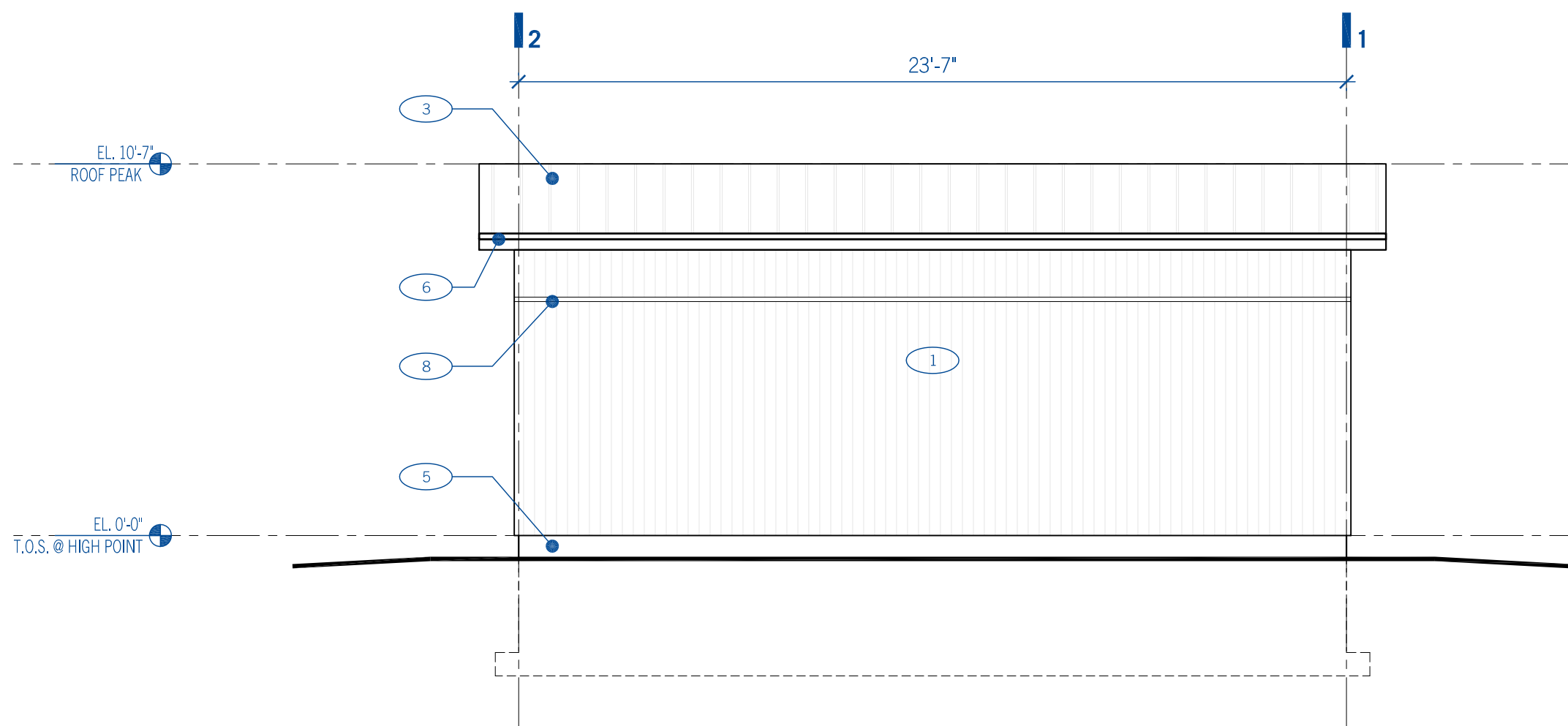
**3 SOUTH ELEVATION**

A500 1/4" = 1'-0"



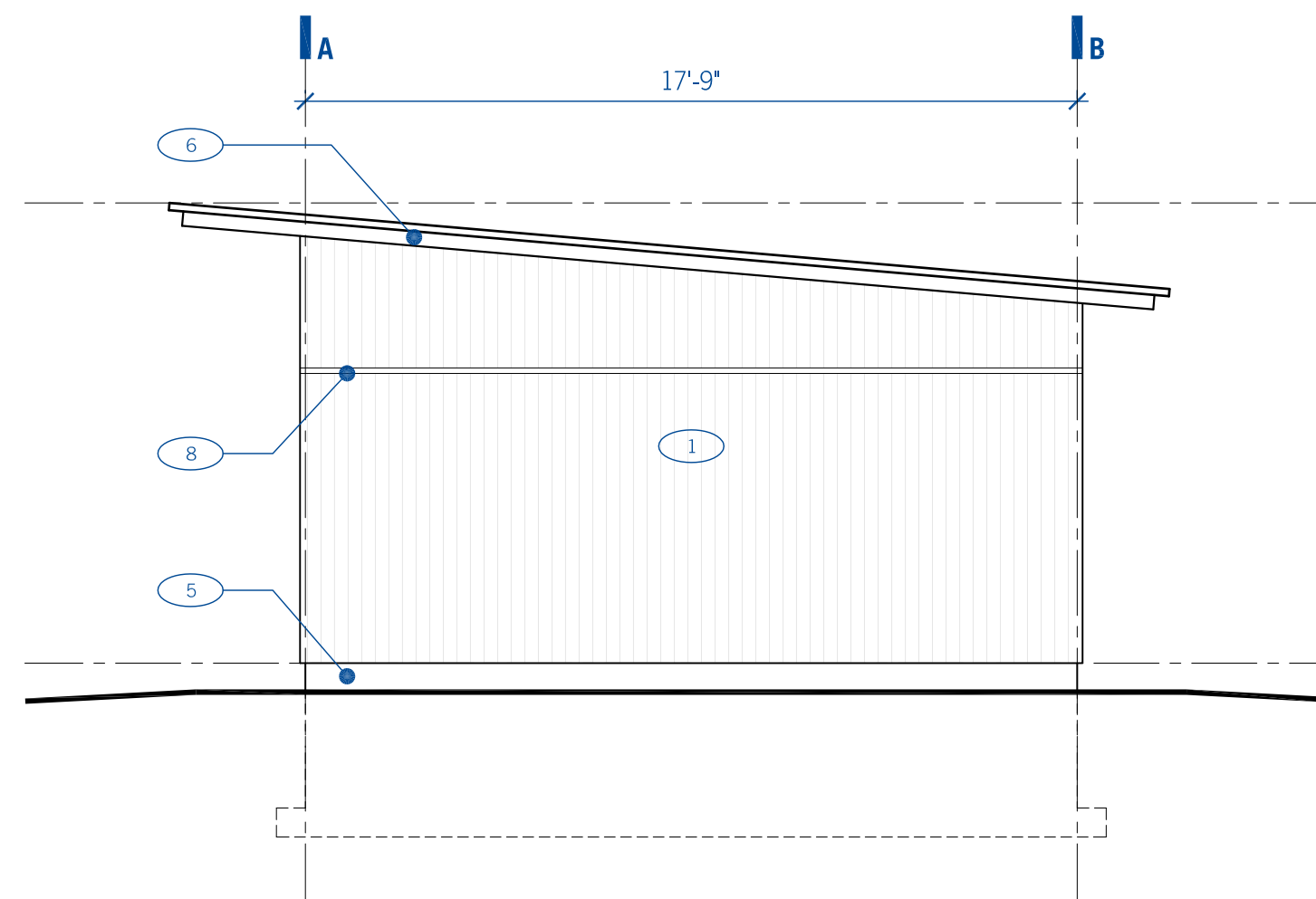
**4 WEST ELEVATION**

A500 1/4" = 1'-0"



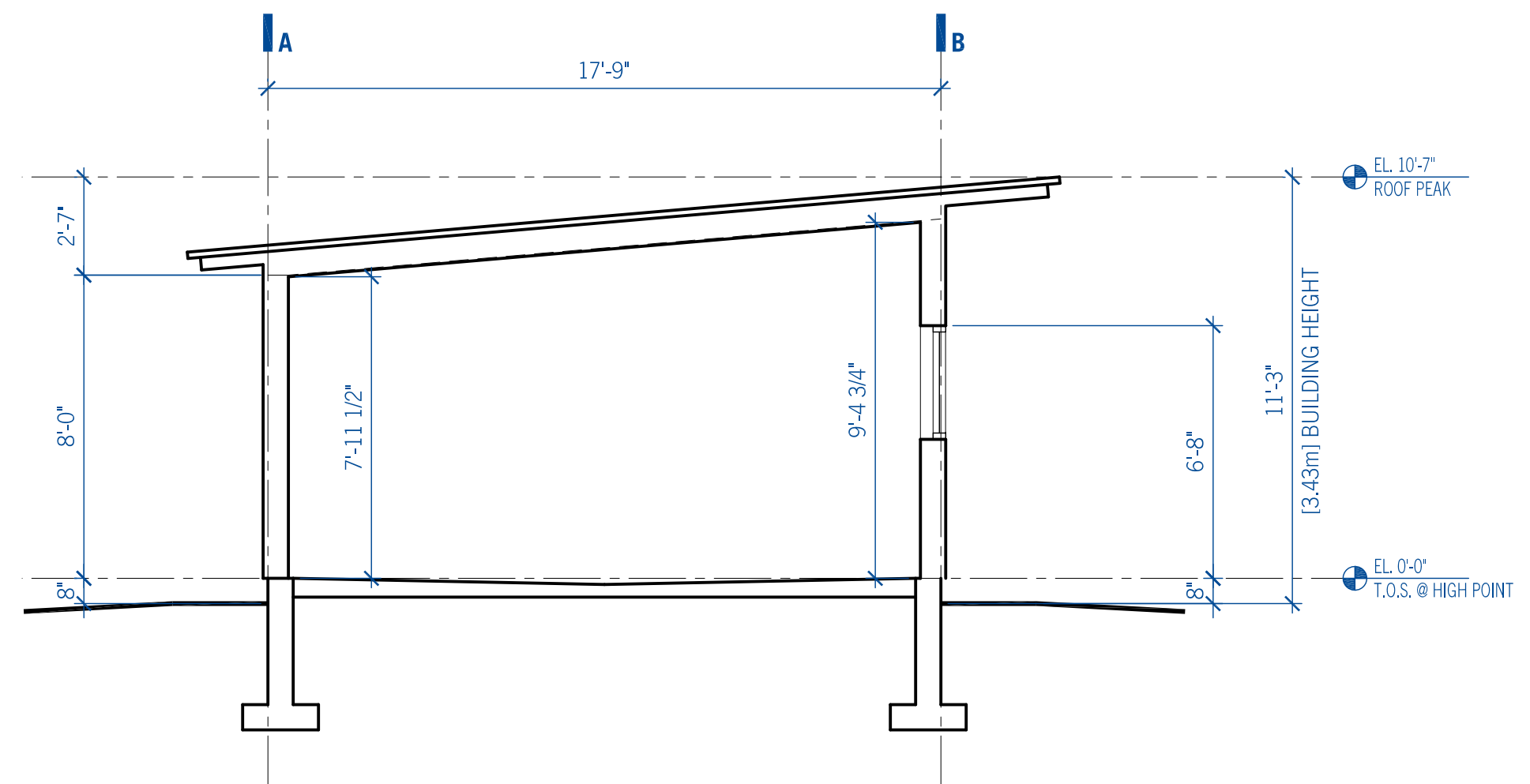
**5 NORTH ELEVATION**

A500 1/4" = 1'-0"



**6 EAST ELEVATION**

A500 1/4" = 1'-0"



**7 CROSS SECTION**

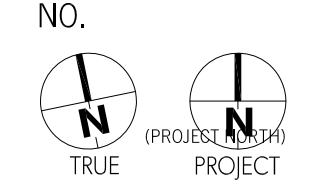
A500 1/4" = 1'-0"

## URBAN WEST ARCHITECTURE

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807-402 WEST PENDER ST  
VANCOUVER BC V6B 1T6  
T 604 603 1332

**VICTORIA**  
2822 PRIOR STREET  
VICTORIA BC V8T 3Y3  
T 250 893 7517

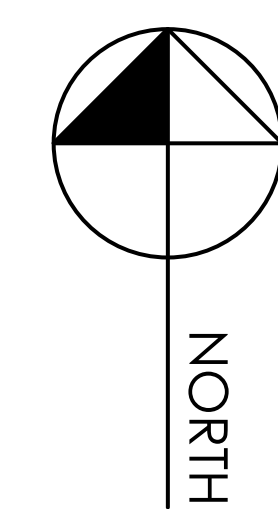
- I 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT
- 2018 04 04 ISSUED FOR REVIEW
- 2018 03 29 ISSUED FOR REVIEW
- X 2018 02 22 ISSUED FOR REVIEW



**'ELEVATE AT SUNSTONE'  
TOWNHOUSES**  
LOT 5 SUNSTONE RIDGE, PEMBERTON BC  
2018-002

# A500

ACCESSORY BUILDING #1



05  
04  
03  
02  
01 Apr 10, 2018 Issued for Prelim. DP Review  
NO.: DATE: ITEM:  
Revisions:

**durante kreuk**  
Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4611  
f: 604 684 0577  
www.dkl.bc.ca

**NOTES**

**General Notes**  
1. Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted.  
2. Refer to electrical drawings for all final landscape lighting layout and specifications.  
3. Refer to architectural and mechanical drawings for all drain locations and rim elevations.

**Soil Preparation and Placement Notes**  
1. All growing medium placed on project to meet or exceed BCNTA and B.C Landscape Standards latest edition.  
2. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. Minimum 1 litre physical sample.  
3. Submittals shall be made at least seven (7) days before.  
4. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.  
5. Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details.  
6. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.

**Planting Notes**  
1. All plants / planting to be per BCNTA and BCSLA standards.  
2. Plant selection subject to availability at the time of planting.  
3. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.  
4. All trees to be staked in accordance with BCNTA Standards.  
5. All plants to be sourced from nurseries certified free of P. ramorum.  
6. Plant sizes and related container classes are specified according to the B.C. Landscape Standards current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.  
7. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.

**Product and Material Notes**  
1. All materials to be as specified or pre-approved equivalent.  
2. All material and products to be installed per manufacturer's specifications.

**LEGENDS**

HARDSCAPE LEGEND				SOFTSCAPE LEGEND			
KEY	GRAPHIC	DESCRIPTION	DETAIL KEY	KEY	GRAPHIC	DESCRIPTION	DETAIL KEY
T-1		CIP Concrete Paving Colour: Integral coloured Finish: Light Broom Pattern: Saw-cut (as shown on L-1 Ground Plan)		T-6		Groundcover (Sod or Pachysandra)	
T-2		Asphalt Paving Colour: Integral coloured		T-7		Planting (Average #2 pots 46cm spacing)	
T-3		'UNILOCK 'Senzo' Concrete Unit Pavers Colour: 'Cremo' Size: 20 x 40 x 7 cm Pattern: Staggered Running Bond		T-8		Planting (Average #3 pots 76cm spacing)	
T-4		Decorative River Rock Size: 10-20 cm Colour: Natural		T-9		Hydroseeded Meadow Mix	
T-5		Decomposed Granite & Crushed Stone Fines Size: 1/2" minus Colour: Cream/Brown/Tan		T-10		Existing Planting	
		Stacked & Interior Mortared, 12' Stone Wall (Ht. Varies; Refer to +TW/BW on Detail Plan & Sections)		T-11		Structural Sod (At Seasonal Snow Dump)	

FURNISHING LEGEND			
KEY	GRAPHIC	DESCRIPTION	DETAIL KEY
		Large Retaining Boulders (Reclaimed/Stored During Excavation)	
		Step-Lights, 0.44m (18") Above FFE, Typ. See Electrical for further detail	
		Wall-Lights, 2.44m (8'-0") Above FFE, Typ. See Electrical/Architectural for further detail	
		Street-Lights See Electrical/Civil for further detail	

TREE LEGEND			
KEY	GRAPHIC	DESCRIPTION	DETAIL KEY
		Proposed Deciduous Trees   6cm cal./2.5m ht. (Refer to L-4 Planting List)	
		Proposed Coniferous Trees   3.0m ht. (Refer to L-4 Planting List)	
		Existing Trees to Remain Undisturbed (Refer to Arbourist Report)	

Project:  
**ELEVATE AT SUNSTONE**

**Lot 5 Sunstone Ridges,  
Pemberton BC**

Drawn by: JBT

Checked by: PK

Date: January 30, 2018

Scale: 1/32" = 1'-0"

Drawing Title:  
**Landscape Concept  
Overall Site Plan**

Project No.:  
**18004**

Sheet No.:

**ENTRY TYPICAL**

Monument Sign demarcating Site Entry & Addressing. Base to be standard feature wall detail (stacked stone), Sign to be atmospheric corten w/ raised lettering in contrasting material. Spot-lighting below

Street trees (Acer rubrum) in layered planting bed (4.5m/15'-0" o.c. typ.)

1.8m/6'-0" buffer of groundcover (Pachysanda) as buffer for Fire Dept. vehicular access. No trees within buffer.

Layered planting (Refer to Plant Palette, L4/5: 0.46m/18", typ.) around proposed buildings. Decorative river rock drain strip at facade where necessary

Hydroseeded native/local planting mix (T.B.D.) on excavated/filled slopes, typ.

(3) Mailboxes on CIP concrete pad. Street Light at Mail/Wayfinding

Wayfinding Sign indicating layout of site. Base to be standard feature wall detail (stacked stone), sign to be atmospheric corten w/ lettering in contrasting material. Spot-lighting below

Retaining Wall (stacked stone) w/planted slope between stairs & wall. Proposed grades at Stair landings to meet existing grades

**DOWNHILL TYPICAL**

Downhill Townhouse concrete exit path w/ large retaining boulder at concrete stair landings & layered planting along reinforced slope.

Feature wall (stacked stone) at patios, 1.08m/3'-6"ht. typ. above patio FFE. Height varies to meet proposed grade at lower level. typ.

Security gate w/ large boulders demarcating private patios below covered overhand of upper level. Decomposed granite/crushed stone to small strip of low planting at sloped drop to Downhill pedestrian concrete exit path, typ.

Conifer grouping (Picea omorika, Pseudotsuga menziesii) slightly East of Downhill patios typ. Hydroseeded below canopy to proposed retaining line, typ.

**D.H. TYPICAL**

Feature wall (stacked stone) at patios, 1.08m/3'-6"ht. typ. above patio FFE. w/ concrete unit pavers in warm colour. Stone wall drops at diving wall between buildings (Refer to sections L3), typ.

Deciduous tree (Acer palmatum 'Sango-kaku') in layered planting bed (Refer to Plant Palette, L4/5: 0.46m/18", typ.) between buildings, typ.

Ornamental deciduous tree (Rhus glabra) at stacked stone retaining wall at Downhill patios. Layered planting below, typ.

**UPHILL TYPICAL**

0.76m/2'-6" Decorative Drain Rock at Building Face w/ Hydroseeded Slope and conifers (Picea & Pseudotsuga) North of Uphill Units to line of excv., typ.

Snow Dump Area (S.D.A.) (1 of 5) along new roadway. Structural sodded lawn.

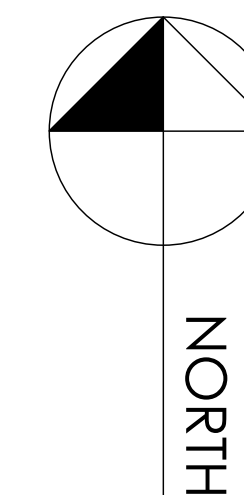
Large boulders retaining layered planting (Refer to L4/5) around Uphill patios, typ.

1.35m/4'-6" w paved paved walkway

Concrete Driveway (final material T.B.D.)

6" C.I.P. roll curb at Driveways/S.D.A.s/Parallel Parking

**Typical Streetscape:**  
1.8m/6'-0" Groundcover  
3.35m/11'-0" Low Layered Planting  
0.76m/2'-6" Decorative River Rock



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01 Apr 10, 2018 Issued for DP  
NO.: DATE: ITEM:  
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Project:  
**ELEVATE AT SUNSTONE**

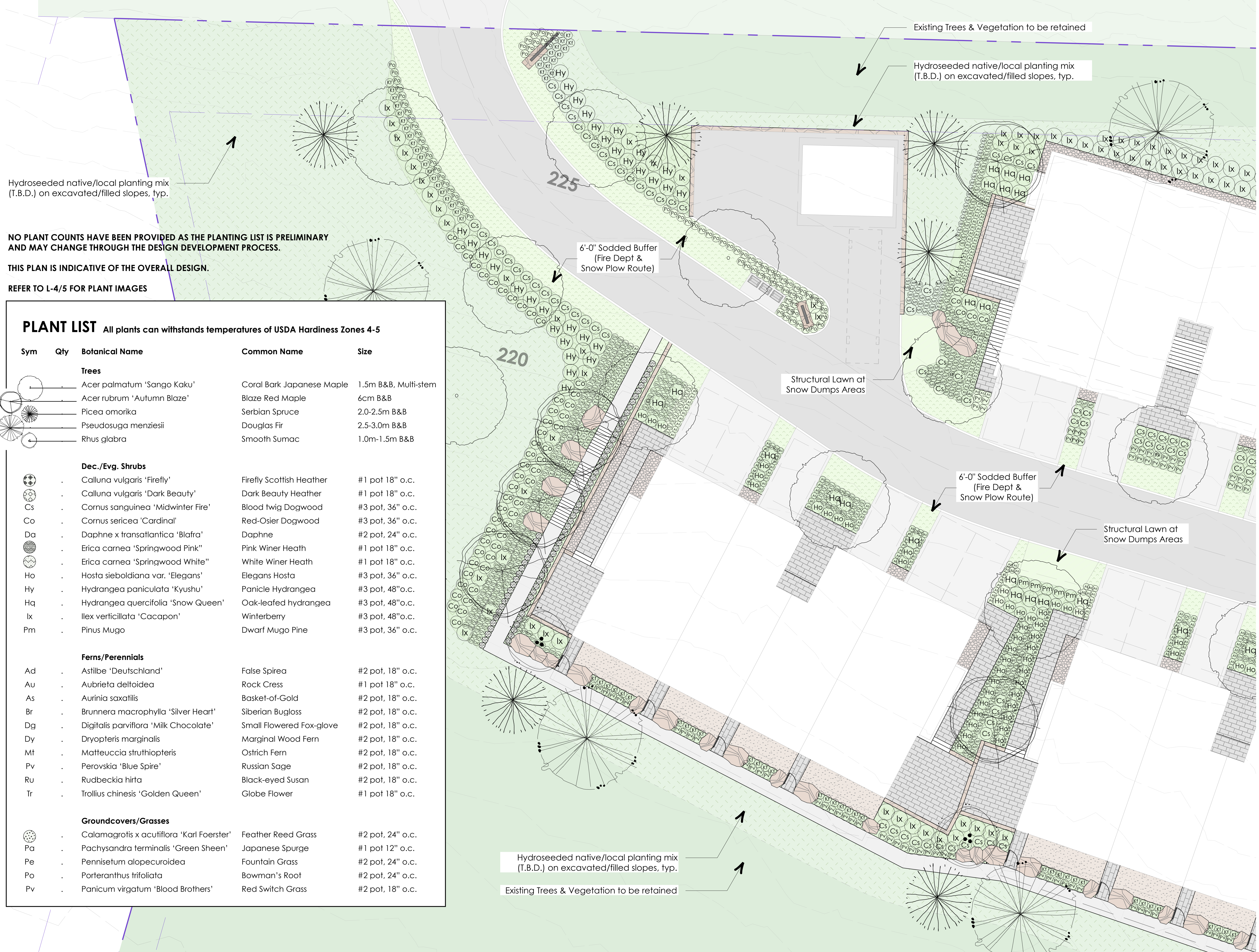
**Lot 5 Sunstone Ridges,  
Pemberton BC**

Drawn by: JBT  
Checked by: PK  
Date: January 30, 2018  
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Drawing Title:  
**Landscape Concept  
Detail Site Plan**

Project No.: **18004**

Sheet No.:



Hydroseeded native/local planting mix (T.B.D.) on excavated/filled slopes, typ.

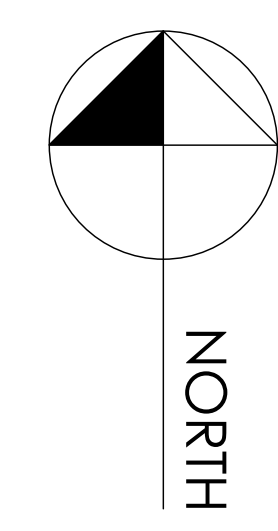
**NO PLANT COUNTS HAVE BEEN PROVIDED AS THE PLANTING LIST IS PRELIMINARY AND MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS.**

**THIS PLAN IS INDICATIVE OF THE OVERALL DESIGN.**

REFER TO L-4/5 FOR PLANT IMAGES

**PLANT LIST** All plants can withstand temperatures of USDA Hardiness Zones 4-5

Sym	Qty	Botanical Name	Common Name	Size
<b>Trees</b>				
		Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	1.5m B&B, Multi-stem
		Acer rubrum 'Autumn Blaze'	Blaze Red Maple	6cm B&B
		Picea omorika	Serbian Spruce	2.0-2.5m B&B
		Pseudotsuga menziesii	Douglas Fir	2.5-3.0m B&B
		Rhus glabra	Smooth Sumac	1.0m-1.5m B&B
<b>Dec./Evg. Shrubs</b>				
		Calluna vulgaris 'Firefly'	Firefly Scottish Heather	#1 pot 18" o.c.
		Calluna vulgaris 'Dark Beauty'	Dark Beauty Heather	#1 pot 18" o.c.
		Cornus sanguinea 'Midwinter Fire'	Blood twig Dogwood	#3 pot, 36" o.c.
		Cornus sericea 'Cardinal'	Red-Osier Dogwood	#3 pot, 36" o.c.
		Daphne x transatlantica 'Blafra'	Daphne	#2 pot, 24" o.c.
		Erica carnea 'Springwood Pink'	Pink Winer Heath	#1 pot 18" o.c.
		Erica carnea 'Springwood White'	White Winer Heath	#1 pot 18" o.c.
		Hosta sieboldiana var. 'Elegans'	Elegans Hosta	#3 pot, 36" o.c.
		Hydrangea paniculata 'Kyushu'	Panicle Hydrangea	#3 pot, 48" o.c.
		Hydrangea quercifolia 'Snow Queen'	Oak-leaved hydrangea	#3 pot, 48" o.c.
		Ilex verticillata 'Cacapon'	Winterberry	#3 pot, 48" o.c.
		Pinus mugo	Dwarf Mugo Pine	#3 pot, 36" o.c.
<b>Ferns/Perennials</b>				
		Astilbe 'Deutschland'	False Spirea	#2 pot, 18" o.c.
		Aubrieta deltoidea	Rock Cress	#1 pot 18" o.c.
		Aurinia saxatilis	Basket-of-Gold	#2 pot, 18" o.c.
		Brunnera macrophylla 'Silver Heart'	Siberian Bugloss	#2 pot, 18" o.c.
		Digitalis parviflora 'Milk Chocolate'	Small Flowered Fox-glove	#2 pot, 18" o.c.
		Dryopteris marginalis	Marginal Wood Fern	#2 pot, 18" o.c.
		Matteuccia struthiopteris	Ostrich Fern	#2 pot, 18" o.c.
		Perovskia 'Blue Spire'	Russian Sage	#2 pot, 18" o.c.
		Rudbeckia hirta	Black-eyed Susan	#2 pot, 18" o.c.
		Trollius chinensis 'Golden Queen'	Globe Flower	#1 pot 18" o.c.
<b>Groundcovers/Grasses</b>				
		Calamagrotis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot, 24" o.c.
		Pachysandra terminalis 'Green Sheen'	Japanese Spurge	#1 pot 12" o.c.
		Pennisetum alopecuroides	Fountain Grass	#2 pot, 24" o.c.
		Porteranthus trifoliata	Bowman's Root	#2 pot, 24" o.c.
		Panicum virgatum 'Blood Brothers'	Red Switch Grass	#2 pot, 18" o.c.



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01 Apr 10, 2018 Issued for DP  
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Project:  
**ELEVATE AT SUNSTONE**

**Lot 5 Sunstone Ridges,  
Pemberton BC**

Drawn by: JBT  
Checked by: PK  
Date: January 30, 2018  
Scale: 1/32" = 1'-0"

Drawing Title:  
**Landscape Concept  
Detail Planting Plan**

Project No.: **18004**

Sheet No.:

THE GENERAL RATIONALE OF THIS PALETTE IS TO:

- (A) RE-CREATE A 'MOUNTAIN LANDSCAPE' FEEL  
NATIVE PLANTS WILL BE COMBINED INTO A HYDROSEED MIX THAT WILL COVER MUCH OF THE EXCAVATED SLOPE  
THIS PLANTING PALETTE WILL BE USED TO CREATE LAYERED PLANTING AROUND TOWNHOME PATIOS & COMMON AREAS (ENTIRES/ PATHS/AMENITIES)
- (B) MEET TECHNICAL REQUIREMENTS OF A COLDER CLIMATE  
ALL PLANTS CAN WITHSTAND TEMPERATURES OF ZONES 4-5. PEMBERTON RANGES FROM 6A-7B)
- (C) MAINTAIN SIGHTLINES FROM TOWNHOME UNITS
- (D) CREATE A DYNAMIC RANGE OF INTEREST THROUGH ALL SEASONS
- (E) PROVIDE HABITAT FOR WILDLIFE

PLANTING PALETTE IS PRELIMINARY & MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS. REFER TO L-3 FOR DETAIL PLANTING PLAN W/ PRELIMINARY PLANT COUNTS

Trees & Groundcovers



**Picea omorika**  
Serbian Spruce



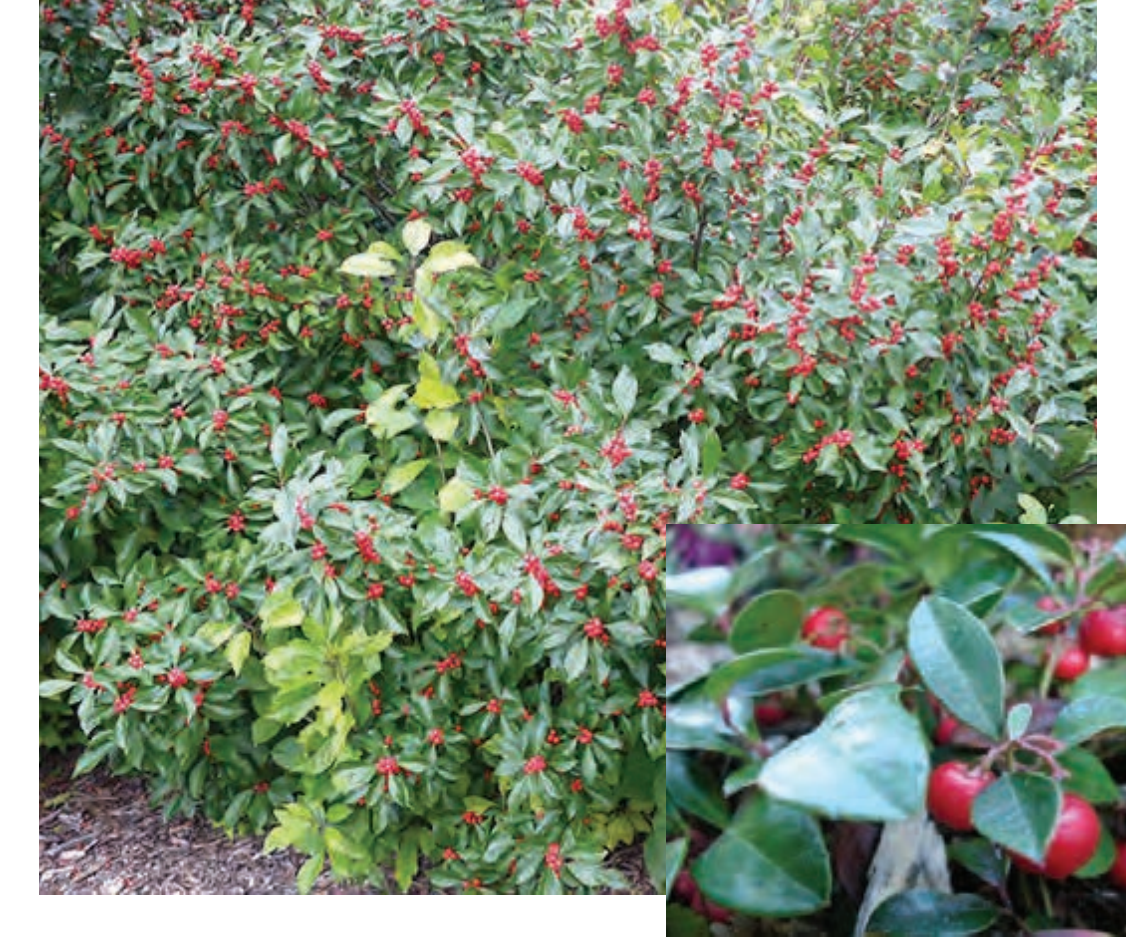
**Pseudotsuga menziesii**  
Douglas Fir



**Acer rubrum**  
Red Maple



**Pachysandra terminalis**  
Japanese Spurge



**Gaultheria procumbens**  
Wintergreen

Deciduous Shrubs



**Hydrangea paniculata 'Kyushu'**  
Panicle Hydrangea



**Hydrangea quercifolia 'Snow Queen'**  
Oak-leaved hydrangea



**Rhus Glabra**  
Smooth Sumac



**Ilex verticillata 'Cacapon'**  
Winterberry



**Cornus sericea 'Cardinal'**  
Red-Twig Dogwood

Evergreen Shrubs



**Pinus mugo**  
Dwarf Mountain Pine



**Daphne x transatlantica 'Blafra'**  
Daphne



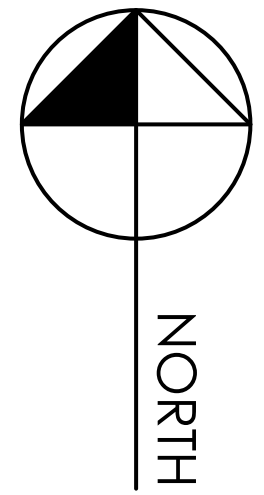
**Erica carnea 'Springwood Pink'**  
Springwood Pink Winter Heath



**Erica carnea 'Springwood White'**  
Springwood White Winter Heath



**Calluna vulgaris 'Firefly'**  
Scottish Heather 'Firefly'



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Project:  
**ELEVATE AT SUNSTONE**

**Lot 5 Sunstone Ridges,  
Pemberton BC**

Drawn by: JBT  
Checked by: PK  
Date: January 30, 2018  
Scale: As Noted

Drawing Title:  
**Landscape Concept  
Planting Palette**

Project No.: **18004**

Sheet No.:

Ferns/Perennials



**Dryopteris marginalis**  
Marginal Wood Fern



**Matteuccia struthiopteris**  
Ostrich Fern



**Perovskia 'Blue Spire'**  
Russian Sage



**Aubrieta deltoidea**  
Rock Cross



**Digitalis parviflora 'Milk Chocolate'**  
Small Flowered Fox-glove

Herbaceous Perennials



**Rudbeckia fulgida 'Goldsturm'**  
Black-Eyed Susan



**Trollius chinensis 'Golden Queen'**  
Globe Flower



**Astilbe 'Deutschland'**  
White Astilbe



**Hosta sieboldiana var. 'Elegans'**  
Elegans Hosta



**Brunnera macrophylla 'Silver Heart'**  
Siberian Bugloss

Ornamental Tree/Grasses



**Acer Palmatum 'Sango Kaku'**  
Coral Bark Japanese Maple



**Pennisetum alopecuroides**  
Fountain Grass



**Calamagrostis x acutiflora 'Karl Foerster'**  
Feather Reed Grass

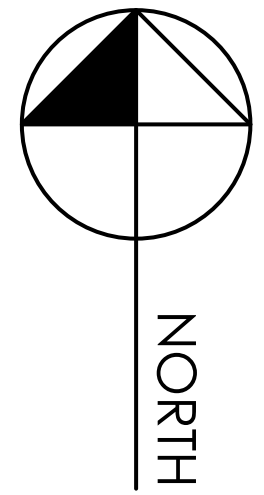


**Panicum virgatum 'Northwind'**  
Tall Switchgrass



**Porteranthus trifoliata**  
Bowman's Root

PLANTING PALETTE IS PRELIMINARY & MAY CHANGE THROUGH THE DESIGN DEVELOPMENT PROCESS. REFER TO L-3 FOR DETAIL PLANTING PLAN W/ PRELIMINARY PLANT COUNTS



05  
04  
03  
02  
01  
NO.: DATE: Apr 10, 2018 Issued for DP  
ITEM:

**durante kreuk**  
Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4811  
f: 604 684 0577  
www.dkl.bc.ca

Project:  
**ELEVATE AT SUNSTONE**

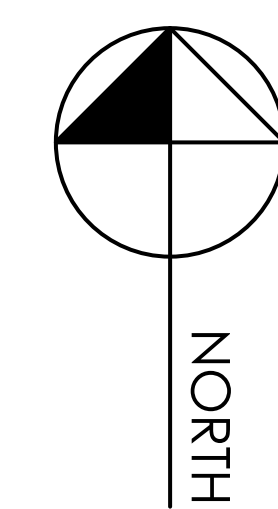
**Lot 5 Sunstone Ridges,  
Pemberton BC**

Drawn by: JBT  
Checked by: PK  
Date: January 30, 2018  
Scale: As Noted

Drawing Title:  
**Landscape Concept  
Planting Palette Cont.**

Project No.: **18004**

Sheet No.:



05  
04  
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01 Apr 10, 2018 Issued for DP  
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Revisions:

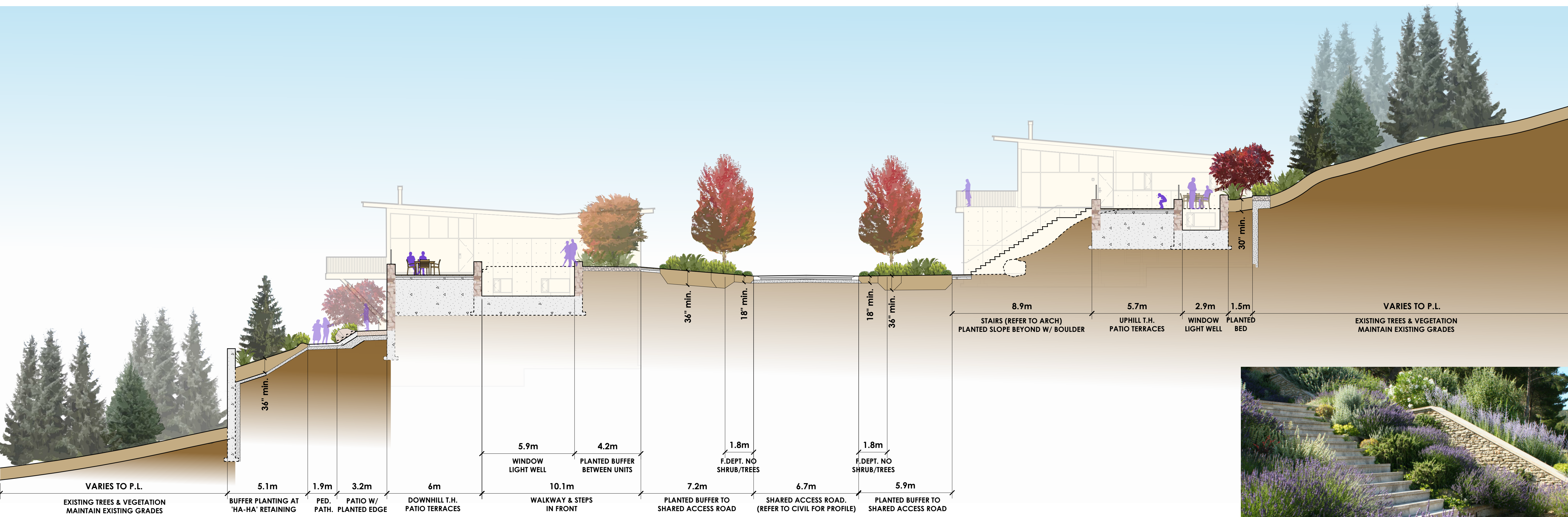


Project:  
**ELEVATE AT SUNSTONE**  
Lot 5 Sunstone Ridges,  
Pemberton BC  
Drawn by: JBT  
Checked by: PK  
Date: January 30, 2018  
Scale: 1/8" = 1'-0"

Drawing Title:  
**Landscape Concept  
Illustrative Sections**

Project No.:  
**18004**

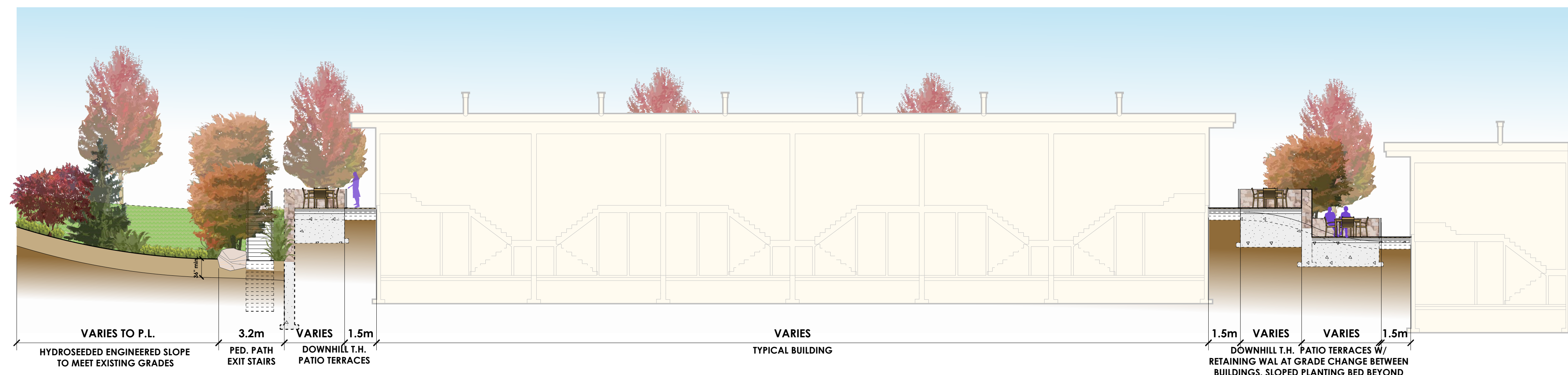
Sheet No.:



1- ILLUSTRATIVE SECTION NORTH/SOUTH



3- THEMATIC ELEMENT - STAIRS



2- ILLUSTRATIVE SECTION EAST/WEST



4- THEMATIC ELEMENT - WALL



**Date:** May 10, 2018  
**To:** Advisory Design Review Commission  
**From:** Lisa Pedrini, Senior Planner  
**Subject:** Minor Development Permit No. 109 – Former Centennial Café

The purpose of this report is to present to the Advisory Design Review Commission (ADRC) a Minor Development Permit application for exterior improvements to a commercial business located in DP Area No. 4 – Downtown Revitalization for review by the Commission and recommendations to Council.

**BACKGROUND**

A new owner has purchased the former Centennial Café located at 7439 Frontier Street on land legally described as the East 1.2 of Lot 2, Block 2, DL 203, LLD, Plan 1624. The Village received an application for a minor Development Permit and a Development Variance Permit from Matthew Prescott, Agent for 11424115 B.C. Ltd. for proposed improvements to the exterior façade on April 4, 2018. The application was referred to internal Village departments for comment before being presented to the ADRC for input.



**SITE DESCRIPTION**

The site is located on Frontier Street adjacent to the Frontier Street Pharmacy and the lane associated with the Elements Building and directly opposite the Pemberton Downtown Barn. The site is accessed from Frontier Street, with a loading space located on the north end of the building, with no off-street parking situated on the parcel.

The site is developed with a restaurant on the main level and a suite above the rear portion of the building. The neighbouring parcels are developed with commercial, mixed use (combined commercial / residential) and public uses.

**Figure 1: Current Streetscape**



**Figure 2: Development Notice**



## **BRIEF DESCRIPTION OF THE PROPOSAL**

As illustrated in Attachment A, the proposal is to renovate the exterior of the existing restaurant by adding the following improvements:

- new windows,
- new doors,
- new exterior paint (Sunfast stain on Cedar; Midnight Navy trim)
- new signage,
- a post and beam trellis over the existing patio, and
- an enclosure of the existing room overhang on the patio

**Figure 2: Conceptual Rendering**



**Figure 3: Colour Board**

The applicants have indicated their choice of exterior finishing as Sunfast Stain on Cedar for the trellis and trim and Midnight Navy as the main façade colour.



**Figure 4: Front Elevation**



## Design Rationale

The applicants provided a rationale for the proposed design as follows: it is felt that the upgrades will improve the overall look of the property and the entrance to the downtown. The design of the trellis mirrors the post and beam construction of the Downtown Community Barn, providing a welcoming atmosphere to showcase the mountain views and provide some shade from the elements.

## DISCUSSION AND COMMENTS

The renovation triggers a “*Minor Development Permit*”; approval of which has been delegated to the Manager of Operations and Development Services as per Development Procedures Bylaw 725, 2013, Section 10. A Minor Development Permit shall include only the following types of changes:

- Exterior repainting of an entire building, or an entire part of a building whereby the colours differ from the approved Development Permit or the existing colour;
- Landscaping changes or new landscaping, including both installation or planting materials (but not seasonal planting) and installation of permanent planters, guardrails, rock stacking and other hard landscaping (i.e., a trellis); Changes to not more than two (2) exterior building or roofing materials;
- Exterior lighting alterations or installation of additional exterior lighting;
- Non-structural exterior building repairs that alter the exterior appearance of the building;
- New exterior windows or doors that later the exterior appearance of the building;
- Additions to buildings or structures, where the total interior floor area is increased by 20 m<sup>2</sup> or less;
- New buildings or structures for storage or refuse or recycling facilities which conform to the Village requirements;
- New buildings or structures with a total interior floor area of 20 m<sup>2</sup> or less;
- Comprehensive sign plans and issuance of a development permit for the signs where a sign is consistent with the Village Sign Bylaw;
- Storage container approval and renewal, and
- Any other exterior changes to a property that the Manager deems to be minor in terms of its impact on the subject and adjacent properties.

Planning staff see this as an opportunity to work with the new owners, relocate the refuse containers, and improve the overall aesthetic and appeal of this downtown business. The colours and form of the improvements have been designed to resemble the adjacent Downtown Barn and enhance the small town character of the development.

### Compliance with Zoning

The subject property is zoned Town Centre Commercial (C-1). The following is an assessment of the proposal in the context of the Zoning Bylaw requirements:

- a) 'Restaurants' are a **permitted land use** in the C-1 zone;
- b) The building meets the **maximum height** restriction of the C-1 zone;
- c) The building complies with the front (0 m), rear (4.5m), west exterior and east interior **lot line setbacks** for principal buildings;
- d) The building predates the current Zoning Bylaw was adopted, and therefore does not meet the maximum lot coverage of 75%; and is therefore is protected by its lawful non-conforming status. Given that the proposal does not increase the non-conformance, there is no need to apply for a variance, unless the applicant wishes to do so.
- e) The required **parking provisions** for a 'Restaurant' are one (1) space for every three (3) seats. However, the Zoning Bylaw also refers to the requirement for one (1) space for every four (4) seats for similar uses such as a Lounge/Club or a Cinema/Theatre. And one (1) space for every four (4) seats in a restaurant or lounge associated with a Tourist Accommodation Use. Given the similarity of these uses, and inconsistencies with the current regulations, staff is supportive with the applicant's approach to seek a variance from one (1) space per three (3) seats to one (1) space per four (4) seats in a restaurant, and are proposing to formalize this as the new standard for restaurants in the C-1 Zone through the Draft Zoning Bylaw.

Based upon the varied requirement of one (1) off-street parking space per four (4) seats, an additional ten (10) parking stalls are required.

- f) The required **loading space** is one (1).

Because there is zero (0) off-street parking on this property, the required parking will be met through the Village's Payment in Lieu of Parking Provision. The applicants are proposing to purchase ten (10) additional parking spaces at a cost of \$7,500 per space as per the Village's bylaws.

### Compliance with the Form and Character Guidelines of DP Area No. 4

The following General Form and Character Guidelines are relevant to this application:

DP Guidelines	
<b>Building Form</b> Buildings need to create	

<p>pedestrian interest and memorable buildings by:</p> <ul style="list-style-type: none"> <li>• reflecting the scale of the downtown with varied yet harmonious façade elements, adding interest to the downtown's building form</li> <li>• provide a functional roof covering along pedestrian oriented frontages to provide protection from the weather;</li> <li>• coordinate adjoining buildings to maintain visual continuity of eave lines, materials, soffits and fascias</li> </ul>	<p>The Building Form is not changing; therefore the scale of this development remains the same. The only elements of the exterior façade that will change are the colour and upgrade of windows, doors and the addition of the deck trellis. The new windows and doors will provide better light, air flow and heat retention.</p> <p>The colours are attractive and the enhanced fascia of the building will create pedestrian interest and be harmonious with adjacent developments, especially the Community Barn.</p>
<p><b>Streetscape Improvements and landscaping</b></p> <ul style="list-style-type: none"> <li>• Include streetscape fixtures such as street lighting, benches, planters, garbage/recycling receptacles, bike racks, and landscaping features that are functional, attractive and durable.</li> <li>• Provide opportunities for sun and shade as well as protection from the elements such as wind, rain and snow.</li> </ul>	<p>-The changes proposed by this Development Permit are minor, and do not necessitate the same level of streetscape improvements as a major Development Permit or new build.</p> <p>-The applicants have proposed landscaping in the form of a Clematis and or Virginia Creeper vines and plants that will enhance the patio.</p> <p>-The patio trellis will provide limited protection from the elements; and is more of an aesthetic feature than a cover for weather protection.</p> <p>-The large internal entrance way continues to be covered providing protection from the elements.</p> <p>- The design would be improved by the provision of bike racks.</p>
<p><b>Circulation and Parking</b></p> <p>Accommodate internal and external vehicular circulation, parking and servicing when considering the functioning and accessibility of the project.</p> <ul style="list-style-type: none"> <li>• The primary function of the laneway is to service the accessing businesses. If appropriate, lanes have a secondary opportunity to provide pedestrian linkages, if safety and security can be addressed.</li> <li>• Access service bays, loading docks and garbage/recycling dumpsters from existing laneways and screen utilities from public view. Access should be achievable during all weather conditions.</li> <li>• Provide on-site (off-street) parking either accessed from the rear of the development (lane) or underground.</li> </ul>	<p>-The current footprint of the building does not provide adequate space for on-site parking due to the size of the lot. Therefore on-site circulation is not relevant.</p> <p>-Parking for this particular development has always been provided through the Village's payment in lieu of parking provisions. The previous owners had purchased spaces in the past, and the new owners will also be purchasing an additional ten (10) spaces at a cost of \$7,500 per space.</p> <p>-The loading bay and garbage/recycling dumpsters are located off the frontage of the building. The proposal intent is to relocate the garbage and recycling containers to the back of the loading area to be screened from view.</p>

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li>• Parking is not permitted within the front yard setback; however, the enhancement of on-street parking along the frontage of the building is encouraged.</li></ul> |  |
|---|--|

It is staff's opinion that the proposed changes substantially meet the DP guidelines and will result in an improved aesthetic, creating pedestrian interest at the street level. Therefore staff recommends that this minor development permit application be supported.

Staff would appreciate if the Advisory Design Review Committee members could share with the Village any concerns or comments regarding this minor Development Permit Application.

### **COMMUNICATIONS**

This application is being forwarded to the Village's Advisory Design Review Committee for their consideration as per the Development Procedures Bylaw, Schedule "K".

### **LEGAL CONSIDERATIONS**

Development Permit Areas as per Section 488 of the *Local Government Act*.

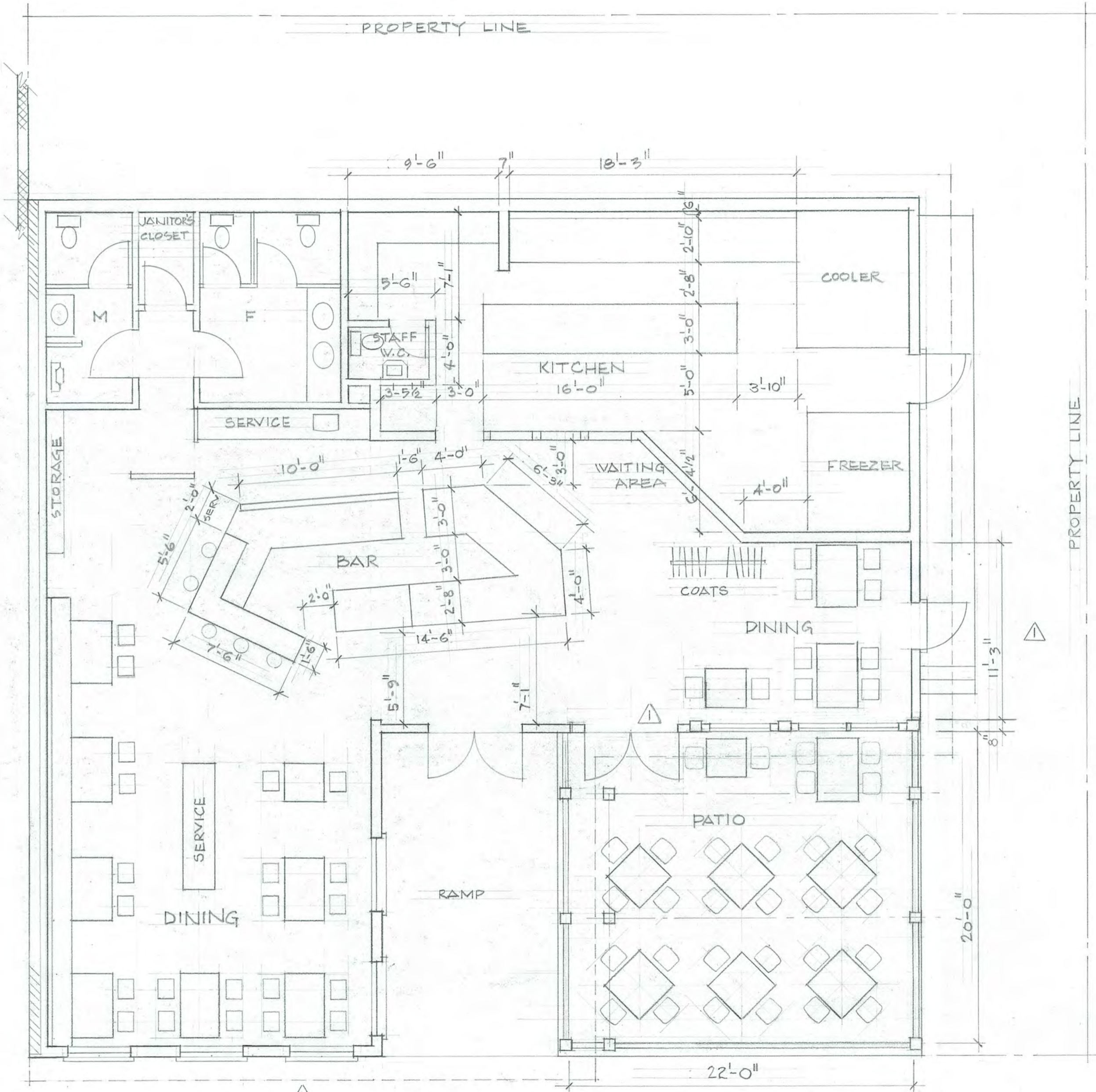
As per Bylaw 725, 2013 – Pemberton Development Procedures Bylaw – Section 10.1, Council has delegated the authority to issue Minor Development Permits to the Manager of Development Services.

Attachments:

Appendix A – Plans demonstrating proposed exterior improvements







1 GROUND FLOOR PLAN  
 A-1 SCALE: 3/16" = 1'-0"

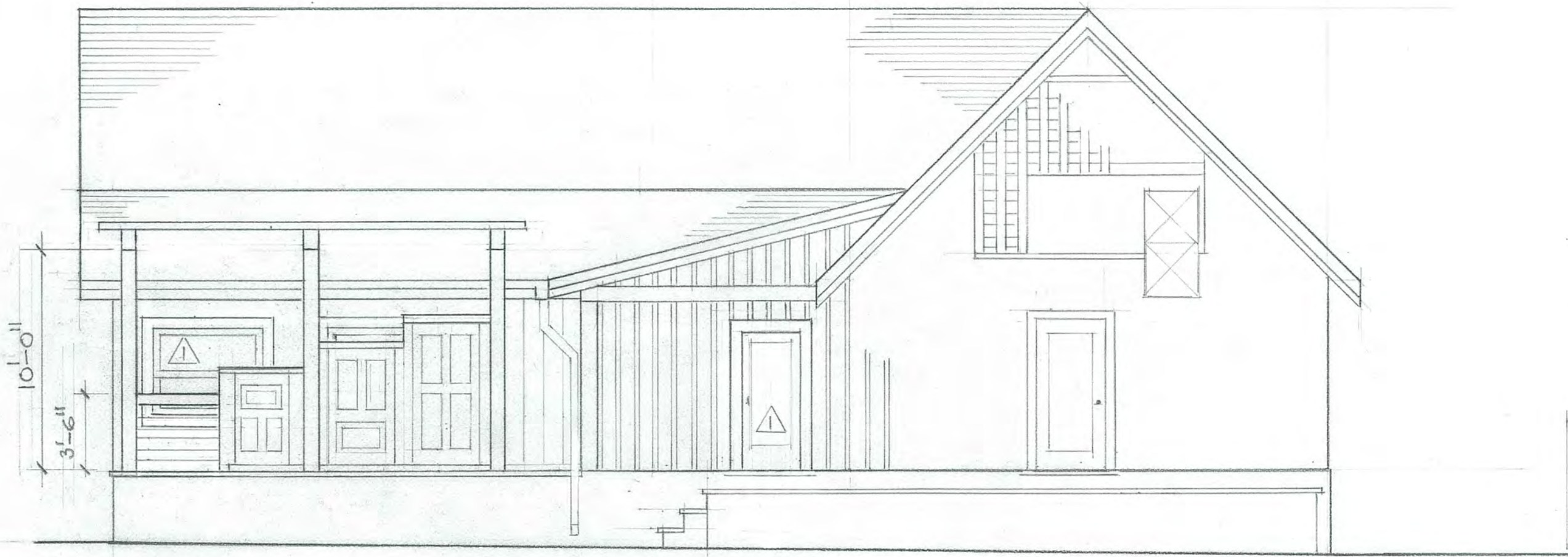
NOTES  
 INCREASED FLOOR AREA  
 = 6'-0" x 22'-6" = 135 sq ft = 12.54 M<sup>2</sup>

NO. REVISIONS	DATE
1	MAR 13 2018

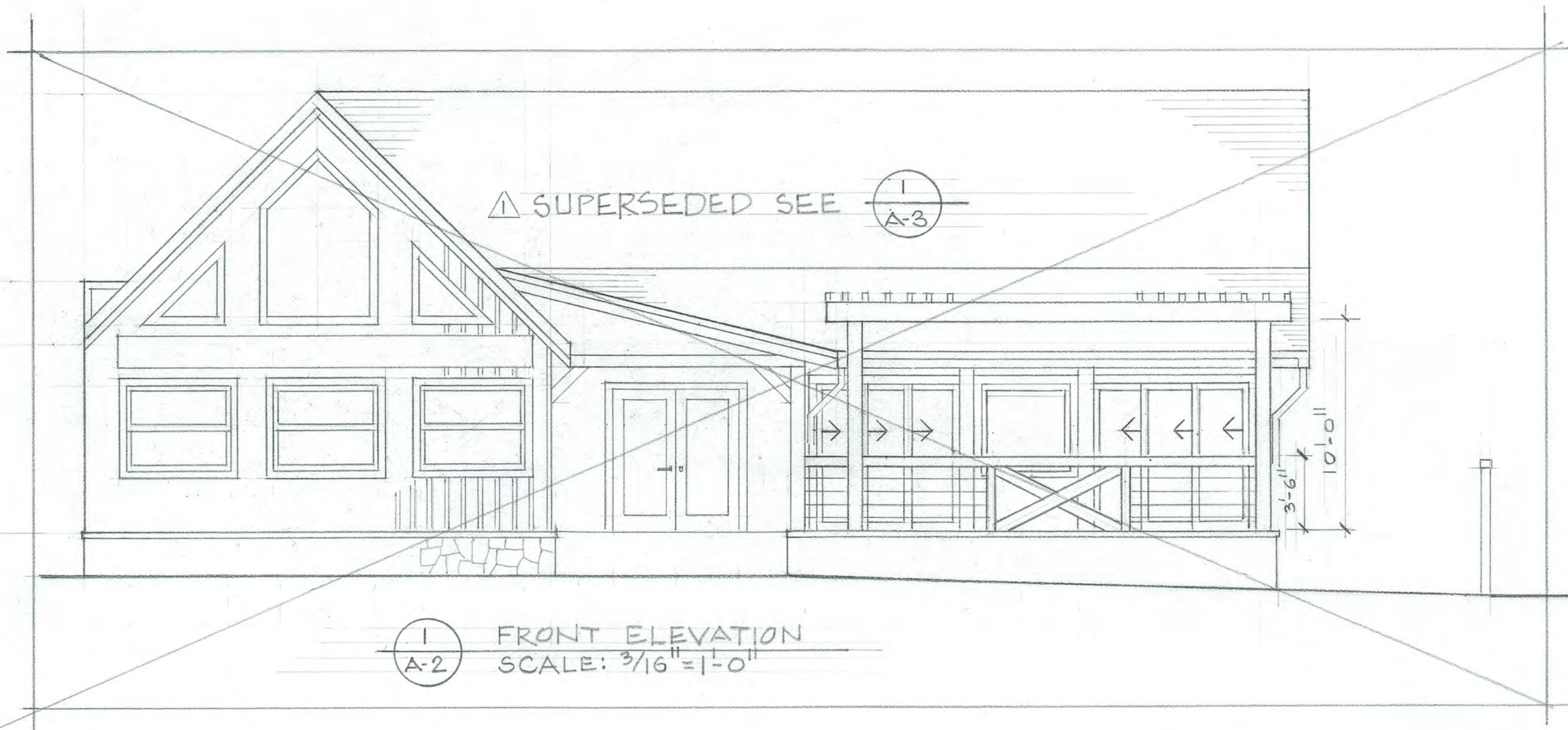
7439 FRONTIER ST.  
 PEMBERTON B.C.

GROUND FLOOR PLAN

DATE:		DWG.
FEB. 1 / 2018		AI
SCALE:		REV I
3/16" = 1'-0"		

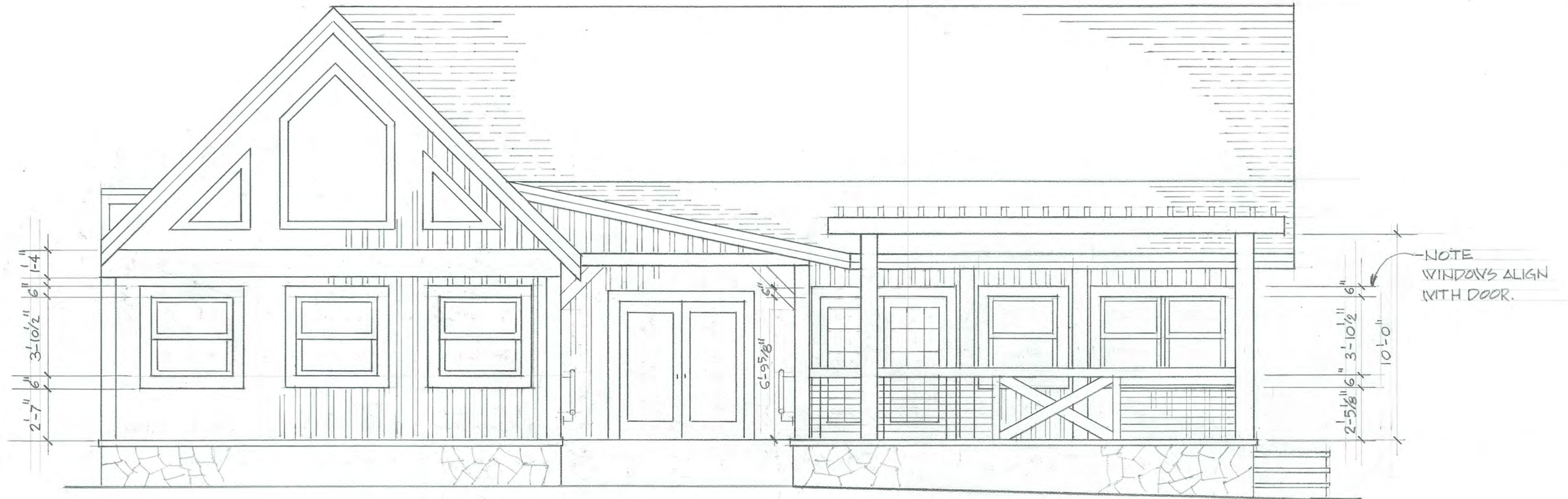


2 RIGHT SIDE ELEVATION  
A-2 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION  
A-2 SCALE: 3/16" = 1'-0"

1	ELEV 1/A-2 SUPERSEDED BY 1/A-3 ADDED EXIT DOOR, 6" TRIM	MAR 12 2018
NO.	REVISIONS	DATE
TOWN SQUARE RESTAURANT 7439 FRONTIER ST. PEMBERTON B.C.		
ELEVATIONS		
DATE:		DWG.
FEB 1/2018		A2
SCALE:		REV.1
3/16" = 1'-0"		



1 FRONT ELEVATION  
 A-3 SCALE 1/4" = 1'-0"

ALL DIMENSIONS MUST  
 BE VERIFIED ON SITE.

NO.	REVISIONS	DATE
0	1/A-3 SUPERSEDES 1/A-2 ISSUED FOR PERMIT	MAR 12 2018

7439 FRONTIER STREET  
 PEMBERTON, B.C.

FRONT ELEVATION

DATE: MAR. 12, 2018	DWG. A3
SCALE: 1/4" = 1'-0"	REVO