

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

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

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

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 Legislatives 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.

Tracy Napier
ADRC Chair