

# CONTEXT PLAN



### Notes:

- The proposed Schematic layout design is based on preliminary assessment of known and probable constraints at the time of writing. Drawings are preliminary only and are subject to approvals from the authorities having jurisdiction.
- These drawings are the exclusive property of Peter K. Chu Architecture Inc. and may not be produced whole or in part without the expressed written consent of Peter K. Chu Architecture Inc.

# PROJECT DATA

**LEGAL DESCRIPTION:** Lot 1, District Lot 7926, Lillooet District, Plan KAP77917 & Lot A, District Lot 203, Lillooet District, Plan EPP46258

**ZONE:** Commercial, Town Center C1  
**LOT AREA:** 31666.2 sm (34052 sf)

**LOT COVERAGE (15.1.6(a)):** Allowable: 75%  
 .75(31666.2 sm) = 23749.65 sm (255639.1 sf)

**DENSITY (15.1.4):** Allowable: 2.00  
 2.00(31666.2 sm) = 63332.4 sm (681704.3 sf)

**YARD REQUIREMENT (15.1.6):** Minimum Front Yard: 0.0m(0.0 ft)  
 Required: Rear Yard: 4.5m(14.8 ft)  
 Interior Side Yard: 0.0m(0.0 ft)  
 Exterior Side Yard: 0.0m(0.0 ft)

**HEIGHT (15.1.6.(f)):** Allowable: 10.5m (34.4 ft)  
 Proposed: 10.25m (33.7 ft)

**PARKING:**

A) Townhouse Dwelling  
 i) Two Bedroom  
 Required: 1.75 spaces/dwelling unit  
 68 units x 1.75 spaces/unit = 119 spaces  
 Proposed: 161 spaces  
 ii) Visitor Parking  
 Required: 0.25 spaces/dwelling unit  
 68 units x 0.25 spaces/unit = 17 spaces  
 Proposed: 23 spaces

B) Commercial  
 Required: 1 space/28 sq.m.  
 545 sq.m. / 28 sq.m./space = 19 spaces  
 Proposed: 19 spaces

C) Small Car Parking  
 33% of required spaces

D) Disability Parking  
 Required: 1 space  
 Proposed: 1 space

**LOADING:** Required: 1 space for the 300 sm to 500 sm (Commercial use only)  
 1 space

**Minimum Parking Space Dimensions:**  
 Regular Spaces: 3.05m(10.0') x 6.1m(20.0')  
 Parallel: 2.6m(8.53') x 6.7m(22.0')  
 Small Car Space: 3.05m(10.0') x 4.6m(15.09')  
 Disabled Persons: 4.0m(13.12') in width

# UNIT TYPES

UNIT A	49
UNIT B	19
<b>TOTAL UNITS</b>	<b>68</b>
COMMERCIAL	10
AMENITY BUILDING	1
CARETAKERS SUITE	1

# PROJECT SUMMARY

Building Name	AREA			NUMBER OF UNITS	PARKING				Provided					
	Floor Area(sq.m.)				Required		Commercial		Residential	Visitors	Commercial			
	Residential	Commercial	Amenity		Off-Street	Visitors	1 space/28 sq.m.	Residential				Visitors	Commercial	
				2BR	2Br - 1.75	3Br - 2.0	0.25							
Block A1	850.0			6	10.5	1.5				18				
Block A2	850.0			6	10.5	1.5				18				
Block A3	850.0			6	10.5	1.5				18				
Block A4	850.0			6	10.5	1.5				18				
Block A5	710.0			5	8.75	1.25				15				
Block A6	430.0			3	5.3	0.8				10				
Block A7	570.0			4	7.0	1				10				
Block A8	850.0			6	10.5	2.6				18				
Block A9	990.0			7	12.25	3.1				18				
Block B1	1065.0	160.0	110.0	7	12.3	3.1	5.7			7				
Block B2	1275.0	210.0		8	14.0	3.5	7.5			8				
Block B3	800.0	130.0		5	8.75	2.2	4.6			10				
<b>Total</b>	<b>10090.0</b>	<b>500.0</b>	<b>110.0</b>	<b>4835.0</b>	<b>69</b>	<b>10</b>	<b>121</b>	<b>23</b>	<b>18</b>	<b>168</b>	<b>24</b>	<b>20</b>		

Note:  
 Areas noted are approximate only and must be confirmed by a Professional Land Surveyor.

# PROJECT DIRECTORY

**MUNICIPAL AUTHORITY:** The Village of Pemberton  
 Box100  
 Pemberton, BC V0N 2L0

Contact:  
 Lisa Pedrini  
 TEL: 604.894.6135 (ext. 234)  
 FAX: 604.894.6136  
 E-MAIL: lpedrini@pemberton.ca

Contact:  
 Cameron Chalmers  
 E-MAIL: cameron@cameronchalmers.com

**CLIENT:** City Star Properties Inc.  
 #2 - 5550 Hastings Street  
 Burnaby, BC V5B 1R3

Contact:  
 Piero Ferronato  
 TEL: 604.299.7708  
 CELL: 604.328.7277  
 E-MAIL: piero@alpjgroup.ca

Contact:  
 Vincent Donegan  
 TEL: 604.966.4996  
 E-MAIL: vinctdonegan@shaw.ca

**ARCHITECT:** Peter K. Chu Architecture Inc.  
 #710 - 1155 West Pender Street  
 Vancouver, BC V6E 2P4

Contact:  
 Peter Chu  
 TEL: 604.298.7063  
 E-MAIL: pkchu@lynx.net  
 E-MAIL: dta\_vida@telus.net

**LANDSCAPE ARCHITECT:** Keith Koroluk Landscape Architect  
 #5-1017 West 7th Avenue  
 Vancouver, BC V6H 1B2

Contact:  
 Keith Koroluk  
 TEL: 604.738.0803  
 E-MAIL: landarch@telus.net

Peter K. Chu Architecture Inc.

### CONSULTANT:

**PROJECT:** Proposed Townhouse & Commercial Development  
 Harmony Reach Village  
 Lot 1, Prospect Street  
 Pemberton, BC

**DRAWING TITLE:** Project Data  
 Context Plan

<b>DATE:</b>	<b>JOB NO:</b> 18-20	<b>DRAWN:</b> V.G.
Nov. 30 2018	<b>CHECKED:</b> P.C.	<b>SCALE:</b> AS NOTED

REVISIONS:	NO	DATE	DESCRIPTION
	1	Nov. 30, 2018	Issued for General Review
	2	Dec. 18, 2018	Issued for Development Permit
	3	Dec. 20, 2018	Re-issued for Development Permit
	4	Feb. 11, 2019	Re-issued for Development Permit
	5	Aug. 21, 2019	Re-issued for Development Permit



**Peter K. Chu Architecture Inc.**  
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 1155 West Pender Street,  
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 E-Mail: pkchu@lynx.net

CONSULTANT:

PROJECT: Proposed Townhouse & Commercial Development  
 Harmony Reach Village  
 Lot 1, Prospect Street  
 Pemberton, BC

DRAWING TITLE: Site Plan

DATE:	JOB NO:	DRAWN:
Nov. 30 2018	18-20	V.G.
	CHECKED:	SCALE:
	P.C.	AS NOTED

NO	DATE	REVISIONS:
4	May 31, 2019	Re-issued for General Review
5	June 3, 2019	Re-issued for General Review
6	June 4, 2019	Re-issued for General Review
7	June 26, 2019	Re-issued for General Review
8	July 2, 2019	Re-issued for General Review
9	Aug 21, 2019	Re-issued for Development Permit
10	Sept. 25, 2019	Re-issued for Development Permit

1 Site Plan  
 A1 Scale: 1:375







1 Exterior Side Elevation  
A4 Scale: 1:100



2 Front Elevation  
A4 Scale: 1:100

**LEGEND**

1. HORIZONTAL METAL SIDING
2. PAINTED WOOD TRIM
3. METAL GUARDRAIL
4. PAINTED WOOD FASCIA
5. VINYL FRAMED SLIDING DOOR
6. PREFINISHED METAL FLASHING
7. DIRECTIONAL FLOOD LIGHTING
8. WOOD DOOR WITH GLAZING
9. METAL OVERHEAD DOOR
11. VINYL FRAMED WINDOW
12. METAL PRIVACY SCREEN
13. SOLID WOOD DOOR
14. VENTED VINYL SOFFIT
15. HORIZONTAL CEMENT BOARD SIDING
16. HARDI PANEL CEMENT BOARD
17. CEMENT BOARD REVEAL



3 Rear Elevation  
A4 Scale: 1:100



4 Interior Side Elevation  
A4 Scale: 1:100



5 Side Elevation (Block A8 North)  
A4 Scale: 1:100

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**CONSULTANT:**

**PROJECT:**  
 Proposed Townhouse &  
 Commercial Development  
 Harmony Reach Village  
 Lot 1, Prospect Street  
 Pemberton, BC

**DRAWING TITLE:**  
 Block A Elevations

<b>DATE:</b>	<b>JOB NO:</b>	<b>DRAWN:</b>
July 2 2019	18-20	V.G.
	<b>CHECKED:</b>	<b>SCALE:</b>
	P.C.	AS NOTED

REVISIONS:		NO	DATE	ISSUED FOR
1	July 2, 2019	Issued for General Review		
2	Aug 21, 2019	Re-issued for Development Permit		



1 South Elevation (Block B1)  
A5 Scale: 1:100



2 West Elevation (Block B1)  
A5 Scale: 1:100



3 West Elevation (Block B2)  
A5 Scale: 1:100

**LEGEND**

1. HORIZONTAL METAL SIDING
2. PAINTED WOOD TRIM
3. METAL GUARDRAIL
4. PAINTED WOOD FASCIA
5. VINYL FRAMED SLIDING DOOR
6. PREFINISHED METAL FLASHING
7. DIRECTIONAL FLOOD LIGHTING
8. WOOD DOOR WITH GLAZING
9. METAL OVERHEAD DOOR
11. VINYL FRAMED WINDOW
12. METAL PRIVACY SCREEN
13. SOLID WOOD DOOR
14. VENTED VINYL SOFFIT
15. HORIZONTAL CEMENT BOARD SIDING
16. HARDI PANEL CEMENT BOARD
17. CEMENT BOARD REVEAL
18. ALUMINUM STOREFRONT DOOR
19. ALUMINUM STOREFRONT
20. SIGNAGE
21. MAILBOXES



4 North Elevation (Block B1)  
A5 Scale: 1:100



5 East Elevation (Block B1)  
A5 Scale: 1:100

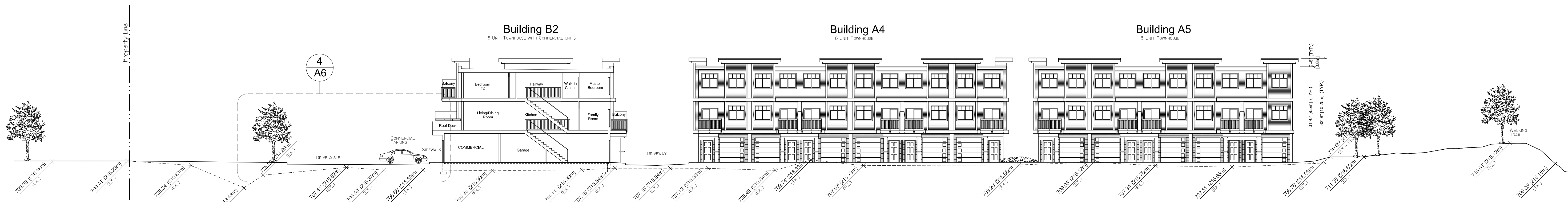
CONSULTANT:

PROJECT:  
Proposed Townhouse &  
Commercial Development  
Harmony Reach Village  
Lot 1, Prospect Street  
Pemberton, BC

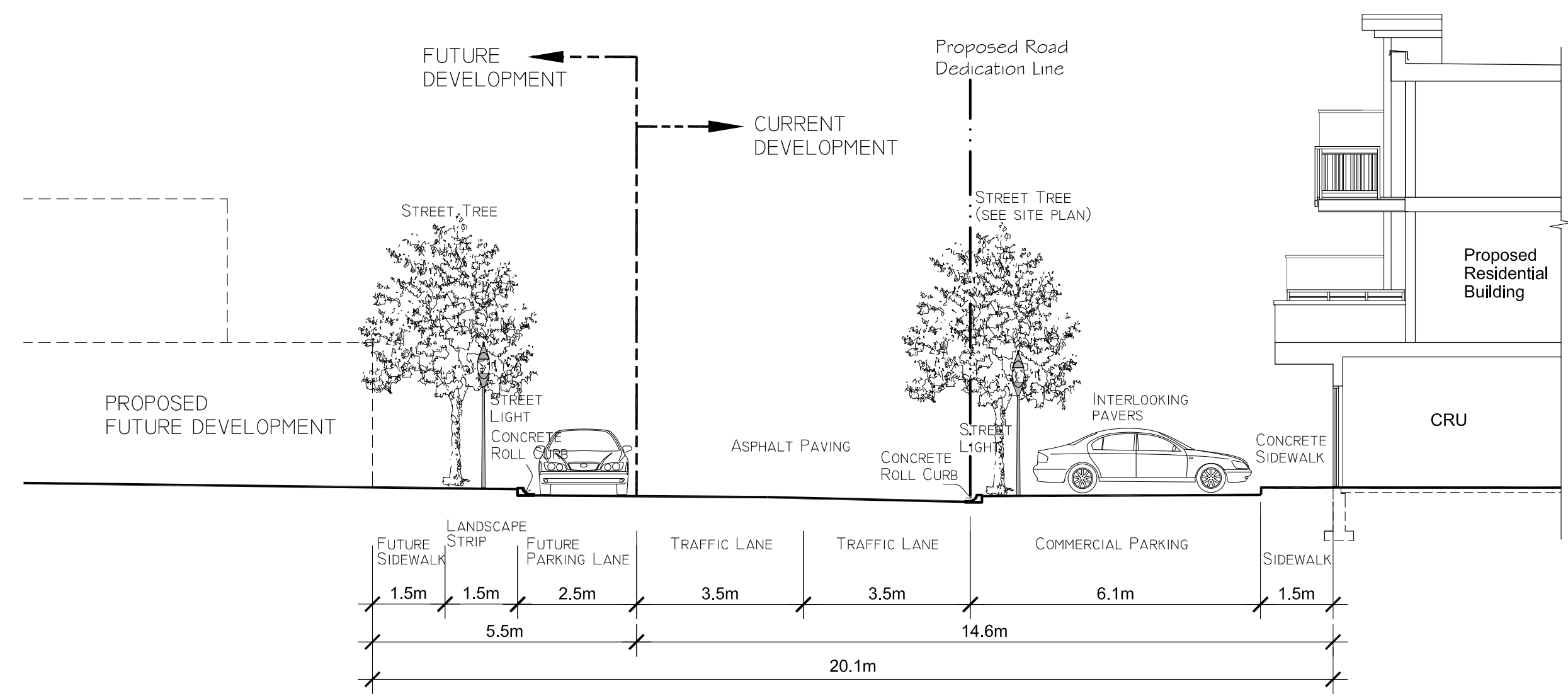
DRAWING TITLE:  
Block B  
Elevations

DATE:	JOB NO:	DRAWN:
Aug. 2 2019	18-20	V.G.
CHECKED:	SCALE:	
P.C.	AS NOTED	

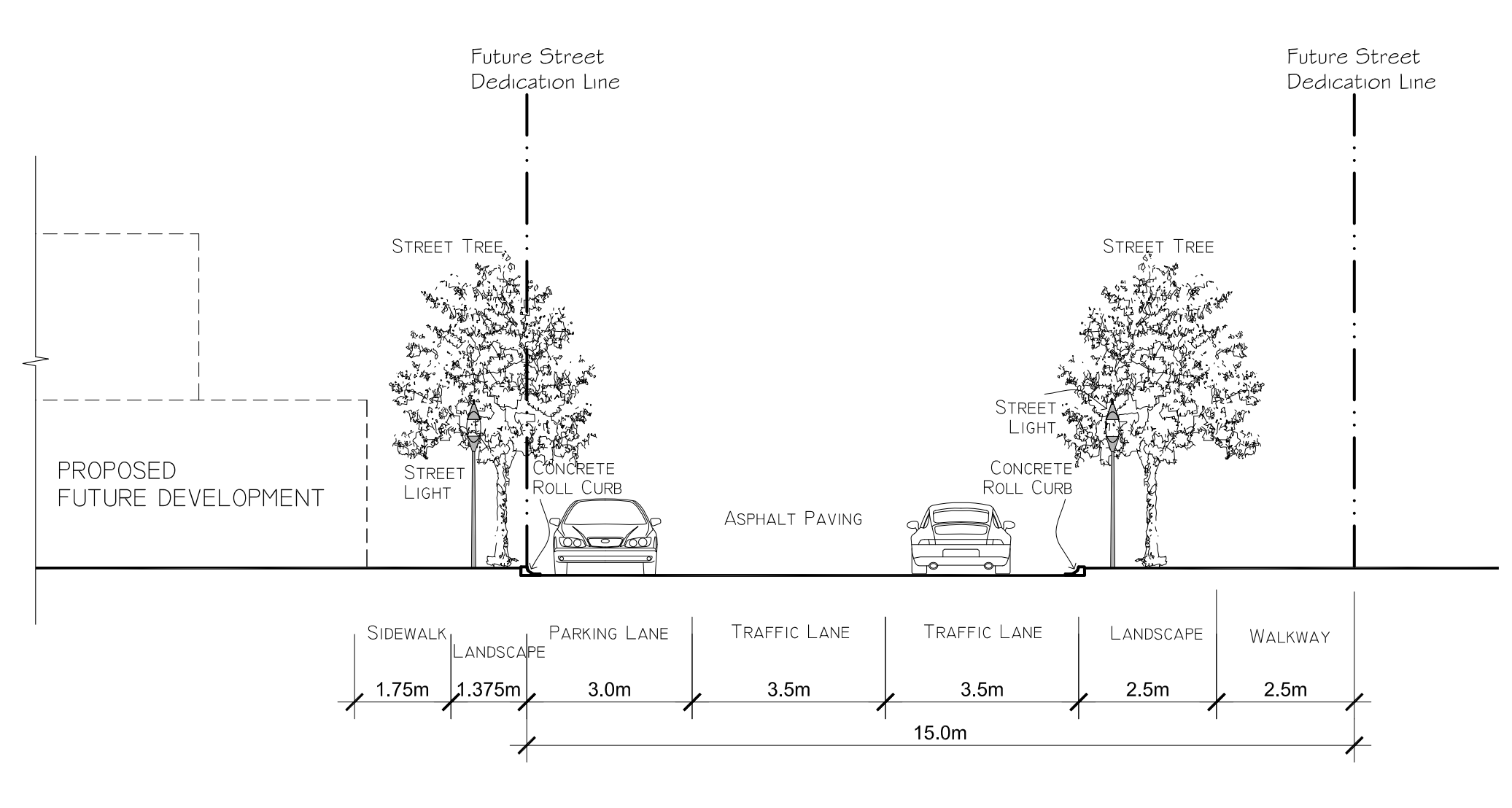
NO	DATE	REVISIONS:
1	Aug. 2, 2019	Issued for General Review
2	Aug. 14, 2019	Re-issued for General Review
3	Aug. 21, 2019	Re-issued for Development Permit



1 Section A-A  
Scale: 1:200



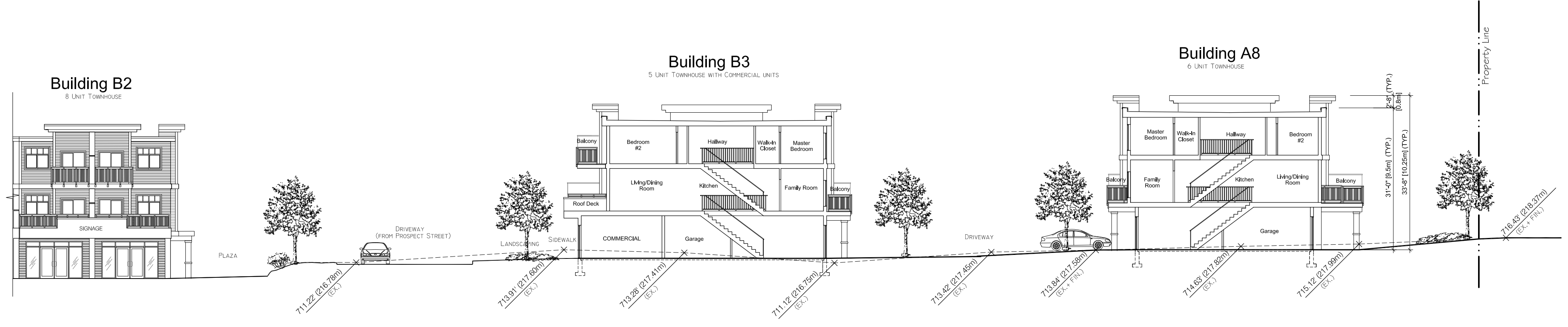
4 Site Cross Section Detail  
Scale: 1:100



5 Section D-D  
Scale: 1:100



2 Section B-B  
Scale: 1:200



3 Section C-C  
Scale: 1:200

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CONSULTANT:

PROJECT:  
Proposed Townhouse &  
Commercial Development  
Harmony Reach Village  
Lot 1, Prospect Street  
Pemberton, BC

DRAWING TITLE:  
Site Cross Sections

DATE:	JOB NO:	DRAWN:
Aug. 21 2019	18-20	V.G.
	CHECKED:	SCALE:
	P.C.	AS NOTED

NO	DATE	REVISIONS:
1	Aug. 21, 2019	Issued for Development Permit
2	Sept. 25, 2019	Re-issued for Development Permit





# PEMBERTON VILLAGE TOWNHOMES

## PLANT LIST for PEMBERTON VILLAGE TOWNHOMES, PEMBERTON, BC

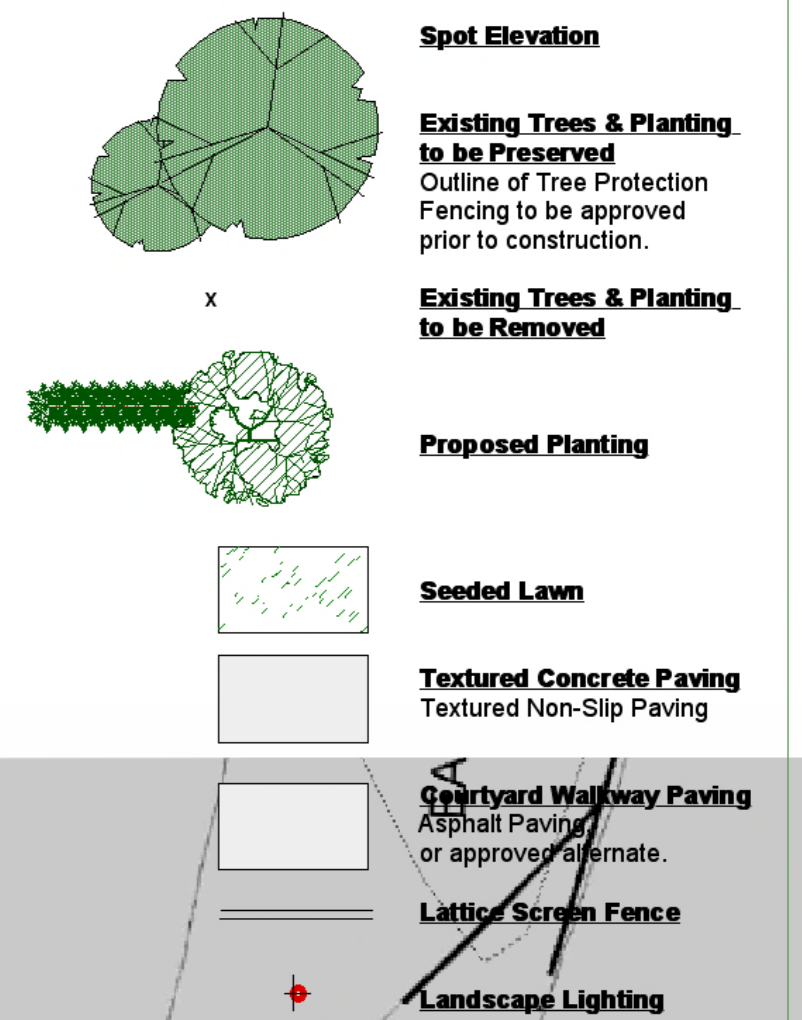
Qty Trees	Key	Botanical Name/Common Name	Size/Description
23	A	Acer macrophyllum/Big Leaf Maple	4.0cm cal. B&B
12	B	Acer circinatum/Vine Maple	#7 pot
34	C	Acer rubrum Armstrong/Red Maple	4.0cm cal. B&B
20	D	Comus kousa chinensis/Kousa Dogwood	4.0cm cal. B&B
3	E	Amelanchier grandiflora Princess Diana/Saskatoon	1.5m ht. B&B
4	H	Thuja plicata excelsa/Western Red Cedar	1.2m ht. B&B
645	I	Thuja occidentalis Smaragd/Emerald Cedar	1.0m ht. B&B
4	J	Pseudotsuga menziesii/Douglas Fir	1.2m ht. B&B

Qty Shrubs	Key	Botanical Name/Common Name	Size/Description
81	L	Azalea Hardy Northern Lights/Azalea	#1 pot
90	O	Cornus stolonifera/Redtwig Dogwood	#2 pot
6	P	Philadelphus/Snow Dwarf	#2 pot
648	R	Prunus x cistena/Purple Leaf Sand Cherry	#2 pot
786	S	Spiraea bumalda Anthony Waterer/Spiraea	#2 pot
128	T	Potentilla fruticosa Abbotswood/Potentilla	#2 pot
36	U	Cornus flavirameaera/Redtwig Dogwood	#1 pot
36	V	Rosa Meidiland Scarlet/Meidiland Rose	#1 pot
18	W	Symphoricarpos albus/Snowberry	#2 pot
60	X	Euonymus alatus compacta/Burning Bush	#2 pot
24	Y	Polysticum munitum/Sword Fern	#1 pot
12	Z	Blechnum spicant/Deer Fern	#1 pot

Qty Groundcovers, Vines, Perennials, & Grasses	Key	Botanical Name/Common Name	Size/Description
590	AA	Arctostaphylos Vancouver Jade/Kinnikinnick	10cm pot
2,126	BB	Cornus canadensis/Bunchberry	10cm pot
12	CC	Parthenocissus tricuspidata veitchii/Boston Ivy	#2 pot, stkd
1,332	DD	Gaultheria shallon/Salal	10cm pot
18	FF	Papaver lapponicum spp./Alpine Poppy	#1 pot
18	GG	Castilja miniata/Scarlet Paintbrush	#1 pot
18	II	Achillea millefolium Queen Cerise/Yarrow	#1 pot
36	LL	Rudbeckia goldsturm/Black-Eyed Susan	#2 pot
18	MM	Lilium columbianum/Tiger Lily	#1 pot
18	NN	Lupinus subalpinus/Subalpine Lupine	#1 pot
24	OO	Carex vulpinoidea/Fox Sedge	#1 pot
180	PP	Linnaea borealis/Twinflower	10cm pot

- Note:**
- 1.0 All landscaping and plant material shall be in accordance with BC SLA/BCLNA Standards.
  - 2.0 All landscaping and planting on City property shall be approved by Village of Pemberton, BC Parks Department & Engineering Department, prior to planting.
  - 3.0 Refer to LANDSCAPE SPECIFICATIONS.

## LEGEND



**PETER K. CHU ARCHITECTURE INC.**  
710-1155 West Pender St., Vancouver, B.C.  
Canada 604.298.7063 pkchu@lynx.net

**KEITH KOROLUK, LANDSCAPE ARCHITECT**  
5-1017 West 7th Avenue, Vancouver, B.C.  
Canada 604.738.0803 V6H 1B2

NO.	ISSUE / REVISION	DATE
5.0	Client Review	30 Sept 2018
4.0	Client Review	28 Sept 2018
3.0	Client Review	28 Nov 2018
2.0	Client Review	21 Nov 2018
1.0	Client Review	15 Nov 2018

**PROPOSED TOWNHOMES & COMMERCIAL DEVELOPMENT**  
**HARMONY REACH VILLAGE**  
LOT 1, PROSPECT STREET  
PEMBERTON, BC

MATCH LINE L1.01 B

Property Line



**LEGEND**

- Spot Elevation
- Existing Trees & Planting to be Preserved
- Existing Trees & Planting to be Removed
- Proposed Planting
- Seeded Lawn
- Textured Concrete Paving
- Courtyard Walkway Paving
- Lattice Screen Fence
- Landscape Lighting

**PETER K. CHU ARCHITECTURE INC.**  
710-1155 West Pender St., Vancouver, B.C.  
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pkchu@lynx.net

**KEITH KOROLUK, LANDSCAPE ARCHITECT**  
5-1017 West 7th Avenue, Vancouver, B.C.  
Canada 604.738.0803  
MCSLA MBCSLA

5.0 Client Review 30 Sept 2019  
4.0 Client Review 25 Sept 2019  
3.0 Client Review 28 Nov 2018  
2.0 Client Review 21 Nov 2018  
1.0 Client Review 18 Nov 2018

NO. ISSUE / REVISION DATE

PROPOSED TOWNHOMES & COMMERCIAL DEVELOPMENT  
**HARMONY REACH VILLAGE**  
LOT 1, PROSPECT STREET  
PEMBERTON, BC

**LANDSCAPE PLAN**  
Scale: 1:250  
Date: 14 Nov 2018  
**L1.01 B**

**PLANT LIST for PEMBERTON VILLAGE TOWNHOMES, PEMBERTON, BC**

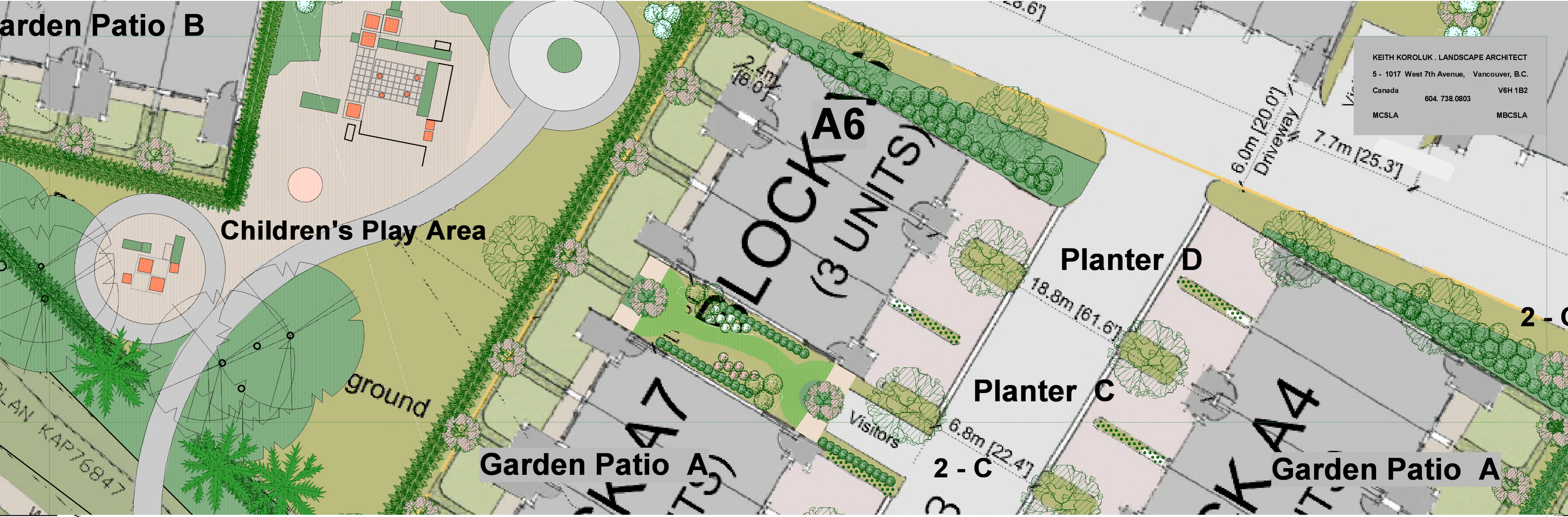
Qty Trees	Key	Botanical Name/Common Name	Size/Description	Qty Shrubs	Key	Botanical Name/Common Name	Size/Description	Qty Groundcovers, Vines, Perennials, & Grasses	Key	Botanical Name/Common Name	Size/Description
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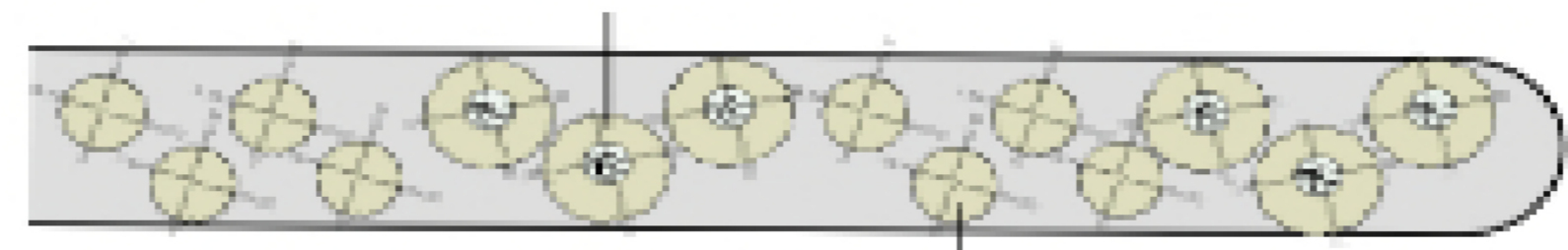
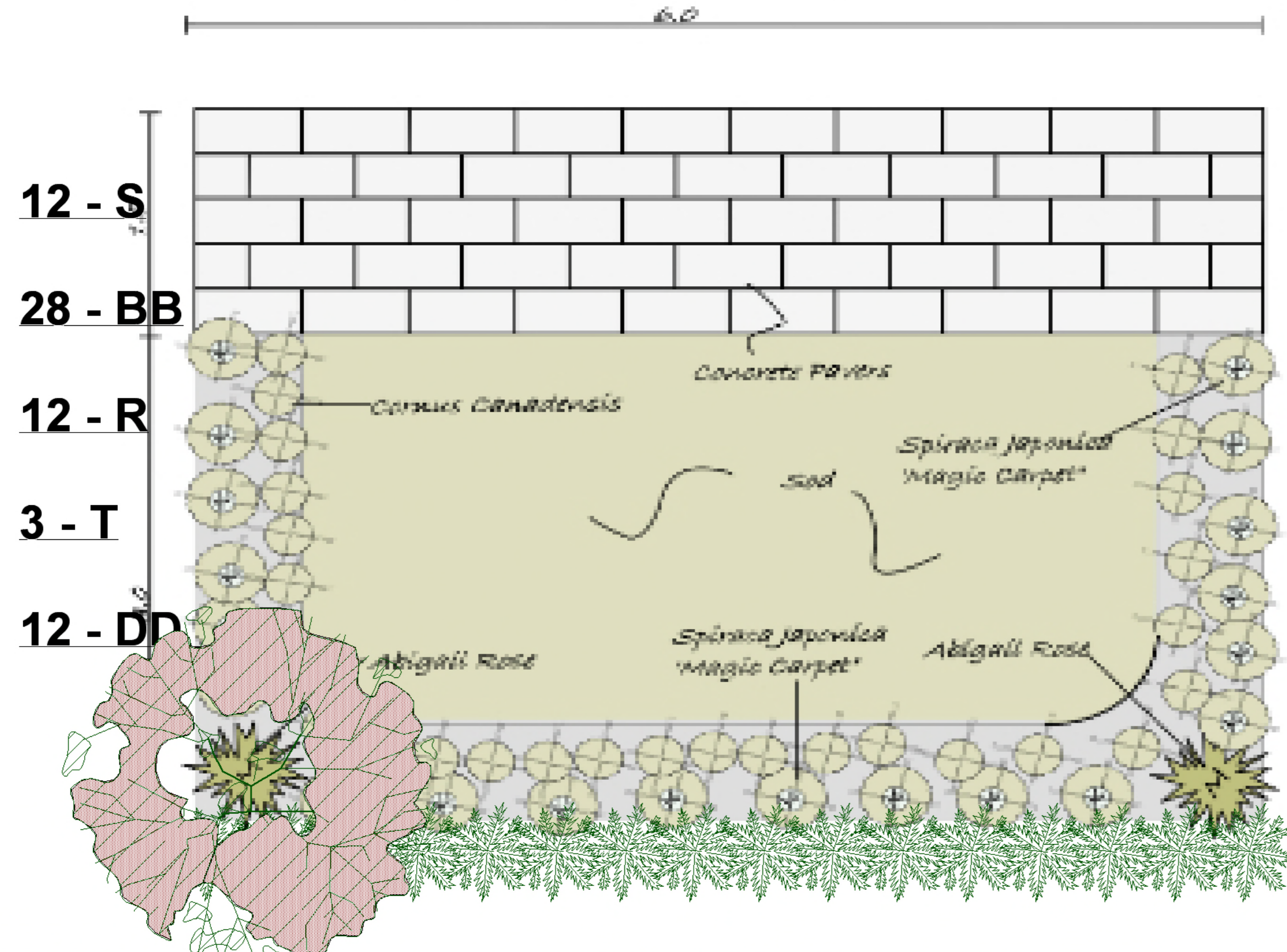
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# Garden Patio B

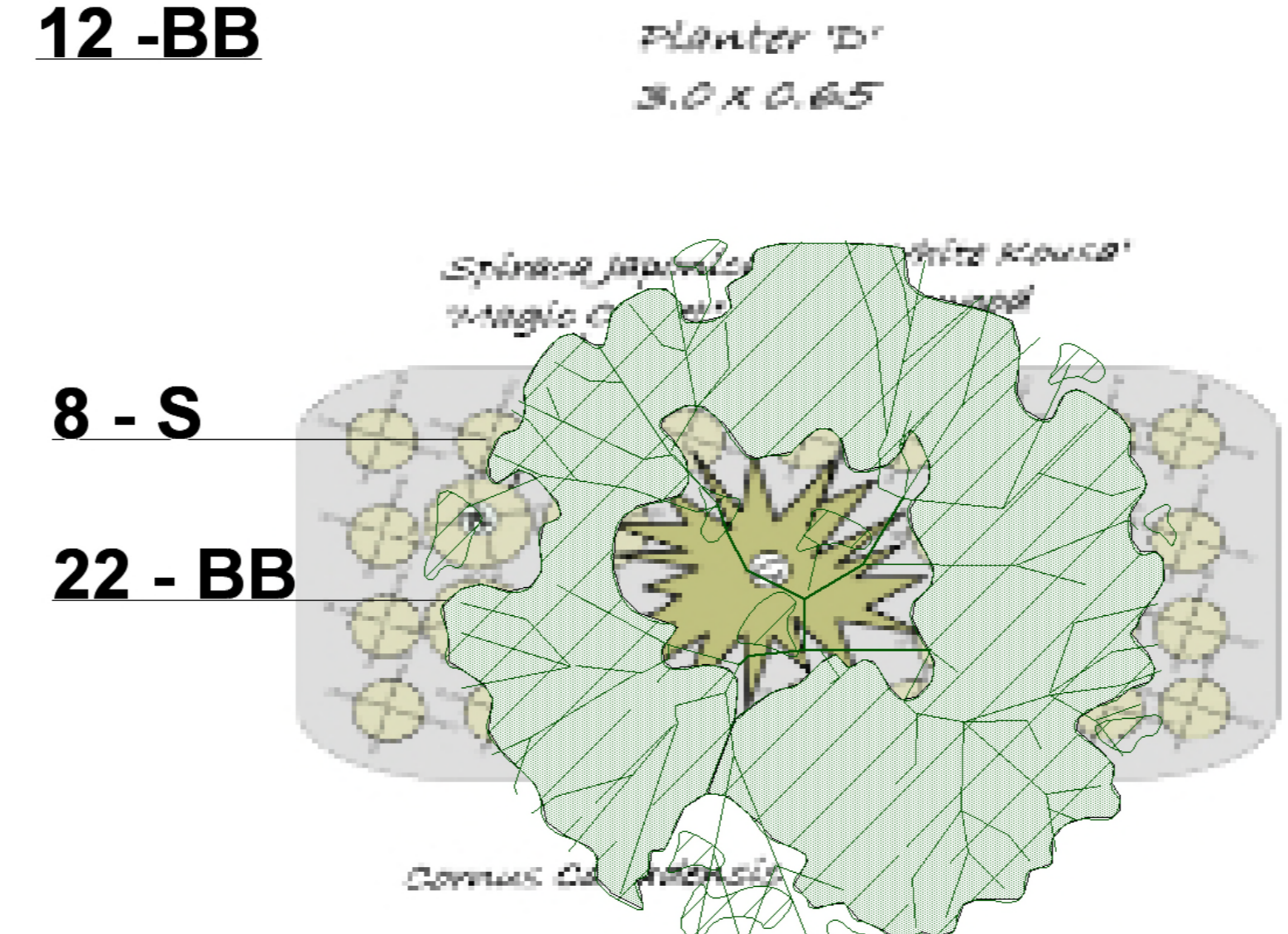
KEITH KOROLUK . LANDSCAPE ARCHITECT  
 5 - 1017 West 7th Avenue, Vancouver, B.C.  
 Canada 604. 738.0803 V6H 1B2  
 MCSLA MBCSLA



## Garden Patio A

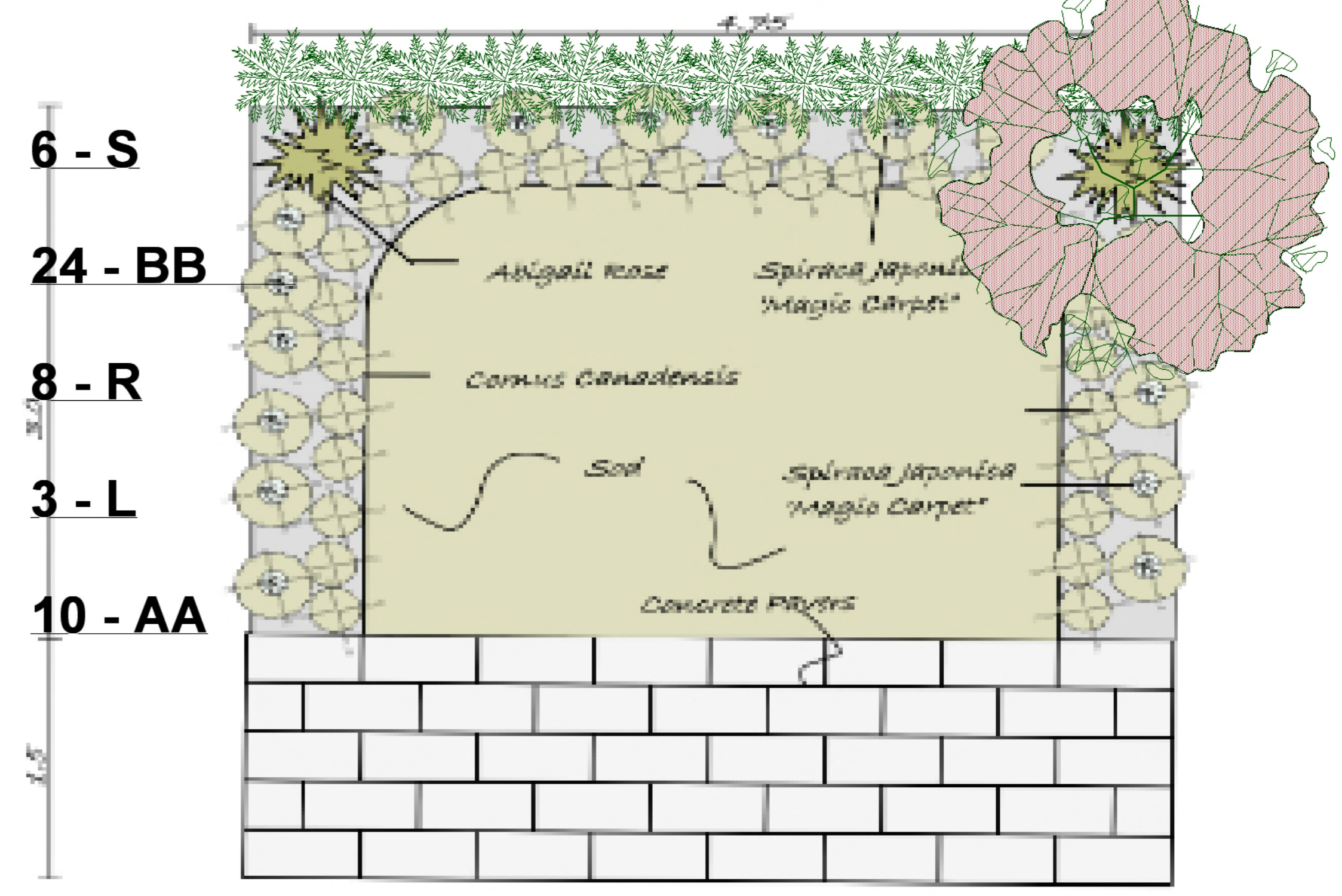


## Planter D



## Planter C

## Garden Patio B







Site Servicing Plan

Vincent Donagan & Associates 1474 Kilmer Road, North Vancouver Ph: 604-982-4336 Email: vincent@donagan.ca			Project: Proposed Townhome Development Pemberton Village, B.C. Scale: 1:200 Date: Aug 18 Drawing Title: Site Servicing Plan		Sheet No: 841 Project No: C1 Date: Jul 2018	
1	Sept '18	Issd. For DP				
REV	DATE	REMARKS				