



ADRC AGENDA

ADVISORY DESIGN REVIEW COMMISSION

Agenda for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Thursday September 10, 2020 at 5:00 pm via ZOOM Webinar ID: 838 4542 5346

	Page
1. CALL TO ORDER	
2. APPROVAL OF AGENDA	1
3. ADOPTION OF MINUTES	2
• Minutes of the ADRC Meeting of August 20, 2020	
4. MAJOR DEVELOPMENT PERMIT No. 013 – ‘Elevate at Sunstone’ – AMENDMENT	5
The attachments to the memo are available at the following Dropbox link:	
https://www.dropbox.com/sh/xw76wb2ztpqeite/AAChrPFBbbTX3vJDZ9acxZQa?dl=0	
5. NEXT MEETING	
6. ADJOURNMENT	

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

Minutes for the Advisory Design Review Commission Meeting of the Village of Pemberton held Thursday August 20, 2020 at 5:00 pm via ZOOM Webinar ID: 881 3592 2852

MEMBERS IN ATTENDANCE: Lisa Ames (Chair)
Lena Krake (Chamber Alternate)
Julie van Haeften
Jason Mathies

REGRETS: Brian Dorgelo
Allie Shiell

STAFF IN ATTENDANCE: Lisa Pedrini, Manager of Development Services
Joanna Rees, Planner
Gwendolyn Kennedy, Building & Planning Clerk

PROJECT REPRESENTATIVE: Lesley Clark, Pemberton Legion Branch 201 President

GENERAL PUBLIC: 0

1. ORIENTATION

2. CALL TO ORDER

At 5:11 p.m. the meeting was called to order.

3. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as circulated.

CARRIED

4. ADOPTION OF MINUTES

Moved/Seconded

THAT the minutes of the Advisory Design Review Commission meeting held May 7, 2020 be adopted as circulated.

CARRIED

5. MINOR DEVELOPMENT PERMIT – DPm#117, 7442 Prospect Street – The Royal Canadian Legion

Joanna Rees, Planner, presented a report summarizing the application submitted by The Royal Canadian Legion – Pemberton Branch 201 on July 23, 2020. The property is designated as a Development Permit (DP) area for Form and Character in the Village's Official Community Plan under DP Area No. 4 – Downtown Revitalization.

The subject lands are located at 7442 Prospect Street and are zoned Commercial, Town Centre (C-1). The surrounding uses are primarily commercial with some mixed residential.

The proposal is to enhance the entrance of the Royal Canadian Legion – Pemberton Branch 201 by renovating and relocating the cenotaph and adding hard landscaping to improve visual appeal and to protect the cenotaph from damage from the elements and snowplows.

The proposal meets the DP guidelines for DP Area No. 4 – Downtown Revitalization.

Commission members requested clarification regarding the impact on existing parking stalls, the type and location of planters that will serve to protect the cenotaph from damage, and the timeline for placement of the engraved paving stones.

Moved/Seconded

THAT the Advisory Design Review Commission recommends that the Manager of Development Services support the proposed Minor Development Permit No. 117, 2020 subject to the following conditions:

- a) that the proponents provide Staff with options for suitable planters that will withstand winter conditions and potential damage from snowplows;
- b) that the final hard-landscaping be installed within one (1) year of the permit being issued; and
- c) that temporary pavers be put in place until the engraved pavers can be installed.

CARRIED

6. STAFF UPDATES & NEXT MEETING

- a) Amendment, Development Permit No. 83 – Elevate at Sunstone:

A meeting will be scheduled once the amended application has been received. Tentative date is September 10 (second Thursday of September).

- b) Major Development Permit Application No. 87 – 7360 Crabapple Court – Mountain Side Collection:

The applicant, Coombs Development Corporation, submitted revised application materials on August 7, 2020 addressing the comments provided by the ADRC at the May 7, 2020 meeting. Staff have reviewed the submission and are satisfied with the changes. The application will not be presented to the ADRC for further review. All Commission comments will be noted and addressed in the Staff Report to Council.

7. ADJOURNMENT

At 5:43 p.m. the meeting was adjourned.

Lisa Ames
Chair

Date: September 10, 2020
To: Advisory Design Review Commission
From: Joanna Rees, Planner
Subject: Major Development Permit No.013 – ‘Elevate at Sunstone’ - Amendment

PURPOSE

The purpose of this report is to present to the Advisory Design Review Commission (ADRC) an amendment to Major Development Permit No.013 for the multi-family residential project “Elevate at Sunstone” to revise the development to accommodate 24 (twenty-four) residential buildings (1 fourplex and 23 duplexes) and one (1) accessory building. The subject property is designated in the Village’s Official Community Plan as Development Permit (DP) Area No. 6: Multi-Family and/or Commercial Development. This DP Area establishes guidelines with respect to the form and character of buildings and landscaping to provide visual and physical cohesiveness and create livable and attractive neighbourhoods. The ADRC is being asked to provide recommendations based on the Guidelines for DP Area No. 6.

BACKGROUND

On Tuesday June 26, 2018 Council authorized the issuance of Development Permit Application (DPA-013) Elevate at Sunstone Major DP, included as **Attachment A** to permit the development of a 52-unit multi-family residential townhouse project.

To date, Sunstone Ridge Development Ltd. (the Applicant) has commenced construction of the first townhouse building; however, through the sales and marketing phase, the Applicant reports there is limited demand for two-bedroom interior townhouse units. The proponents submit however, that there seems to be greater market demand for three bedroom end units. Accordingly, the Applicants approached the Village with the prospect of amending the existing approvals and the RTA-1 zone to facilitate the construction of a duplex multi-family project.

On June 16th 2020, Zoning Amendment Bylaw No. 883, 2020 was adopted to permit duplexes as a permitted Principal Use in the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone.

Additionally, to permit the proposed change from townhouses to duplexes, an amendment to the Development Permit No. 013 is required to assess the changes against the form and character guidelines of Development Permit Area No. 6 (Multi-family and/or Commercial Development) as contained in the Official Community Plan. The amended proposal will require approval by Council.

On July 16, 2020, a subdivision (boundary extension) application was submitted to the Village’s Approving Officer to amend the lot line between Lots A (Elevate) & B (adjacent vacant property) to increase the size of the subject property and permit a larger area for the Elevate at Sunstone

Development The application, shown in Figure 1, will be processed separately by the Approving Officer

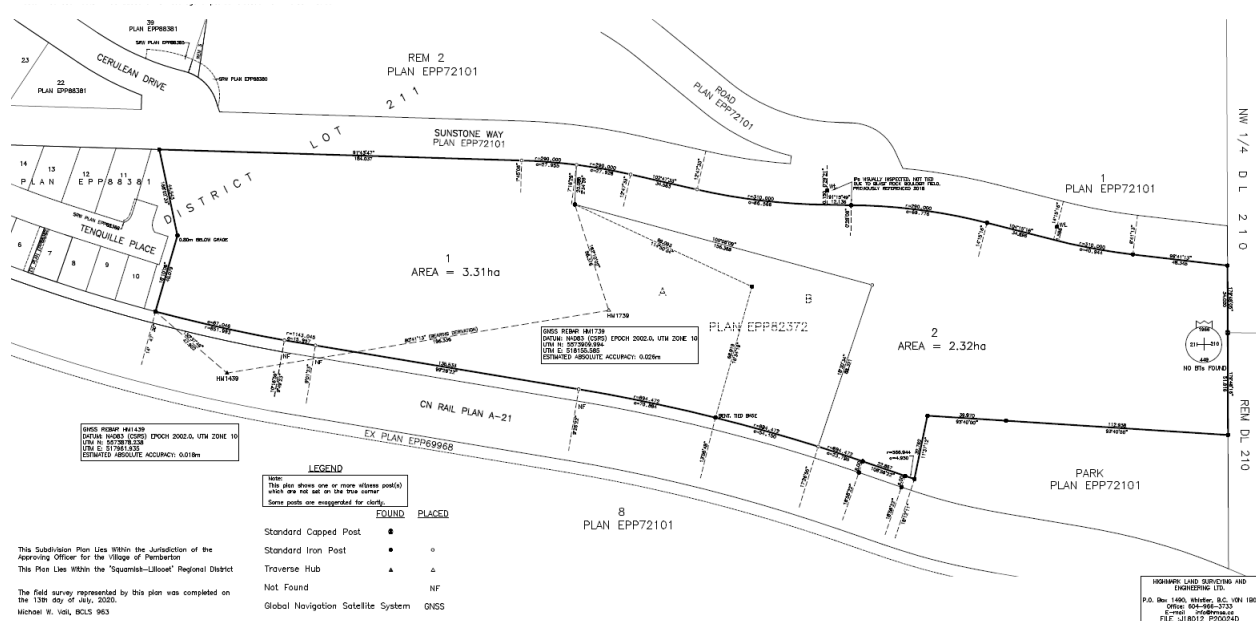


Figure 1: Lot Line Adjustment Plan

SITE DESCRIPTION

The subject property is Lot A, District Lot 211, Lillooet Land District, Plan EPP82372, and is located off Sunstone Way in 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. Following the lot line adjustment noted above, the subject property will measure 3.31 ha.

The subject lands are located on a significant slope and the proposed development provides southward views over the Pemberton Valley to Mt. Currie. One fourplex townhouse is currently being constructed on the site under DP No. 013.

Adjacent lands are zoned for residential uses. The neighbouring properties to the west are small lots where single detached homes are being constructed. The property is bounded to the east by lands owned by the same owner for future phases. 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 in Figure 2.

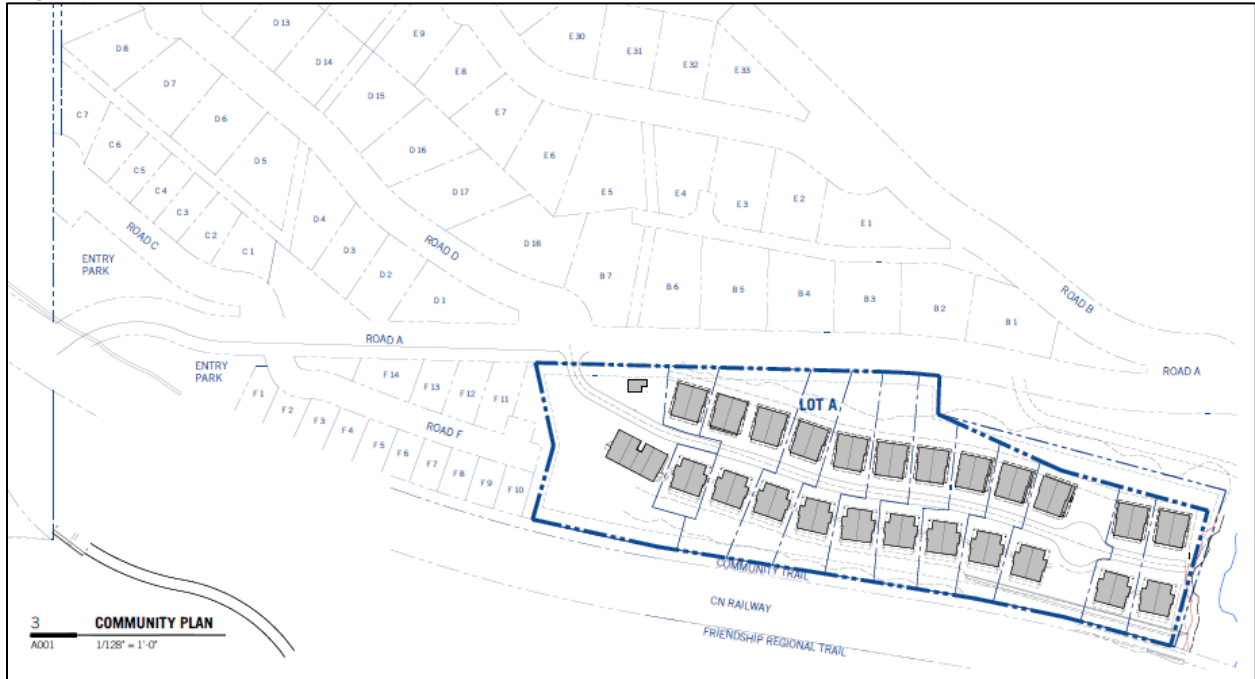


Figure 2: Location Map

DESCRIPTION OF THE PROPOSAL

Brief Description

The amended proposal is to develop twenty-four (24) multi-family residential buildings consisting of a total of fifty (50) residential units. The applicant has provided Architectural drawings, attached as **Attachment B**. One of the buildings is the existing four-plex under construction. The twenty-three (23) duplexes proposed are 2-storey, 3 bedroom plus a den. The duplexes range in size from 251 square metres to 263.7 square metres. An accessory building for garbage and recycling is to be located near the site 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 buildings at significantly different elevations, creating a cascading effect down the hillside shown in Figure 2.

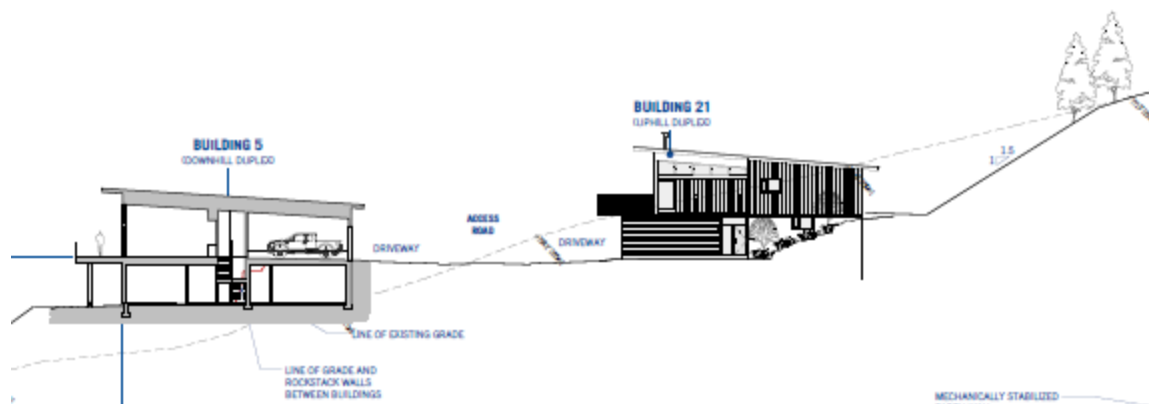


Figure 2: Example of cascading building siting to accommodate the natural topography.

Description of Form and Character

The applicant has advised that the proposed architectural design is inspired by the simple forms of traditional mountain villages and the local tradition of West Coast modern architecture. The applicants design rational is included as **Attachment B**. Architectural features include sloped metal roofs, extensive glazing, substantial deck areas, and prominent roof overhangs to soften the massing of the buildings, respond to the topography of the site, and protect viewsapes. The siting is intended to work with the contours of the subject lands and minimize the visible impacts of the hillside development. A digital rendering of the proposal is shown in Figure 3.



Figure 3: Example of cascading building siting to accommodate the natural topography.

Materials include fiber cement board and batten, cedar battens, Hardie board siding and metal roofing, creating a durable exterior in grey tones. Black window frames and metal guardrails will be used to complement the grey tones. Natural cedar soffits will soften the exteriors of the buildings through the use of wood. The materials board is shown in Figure 4.

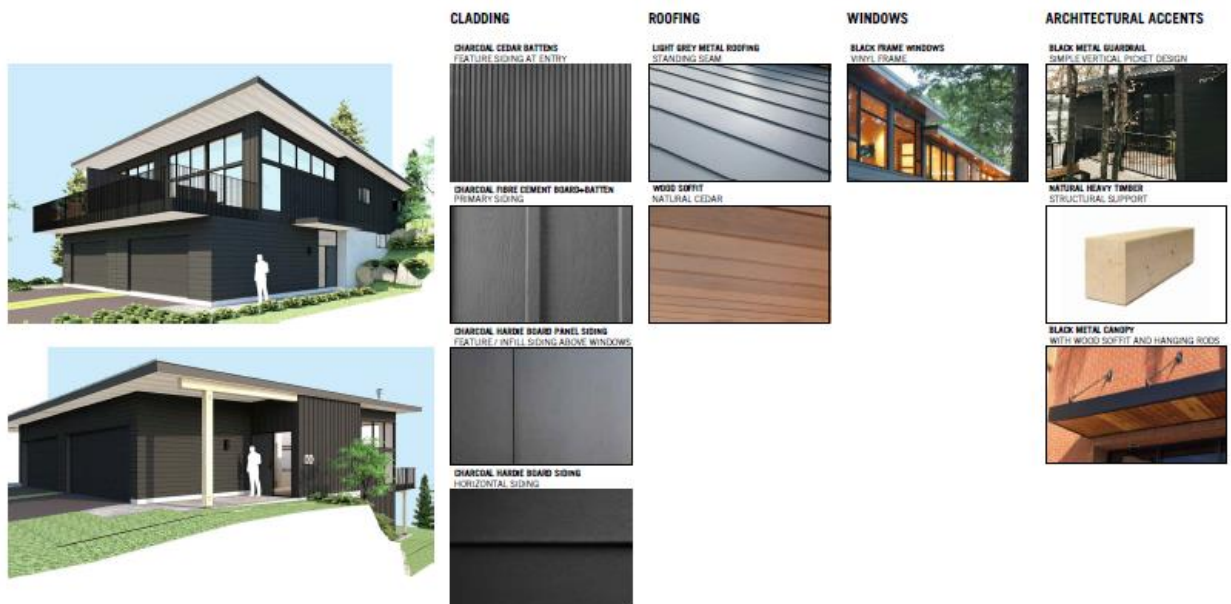


Figure 4: Materials Board

The applicant advises that passive building design principles have been implemented to minimize energy usage and carbon footprints, referencing the south-facing glazing and deep roof overhangs to provide summer shading. Garages will be pre-wired for electric vehicle charging stations.

Description of Landscape Approach

The proposed landscape plan includes a variety native and non-natives trees, shrubs, perennials and grasses considering the four seasons. The landscaping aims to support biodiversity, reduce pesticide use, and support water conservation by minimizing the use of water for irrigation. Existing vegetation on the perimeter of the site will be retained where possible. Planted slopes are designed to reduce the use of retaining walls. To address the southward slope, a two-tiered rock boulder retaining wall will be implemented and softened with landscaping.

Lighting is proposed throughout the site to illuminate addresses, entrances, visitor parking and open spaces. Lighting is limited to protect nighttime views. An illuminated site monument will be located at the site entry to provide a “gateway” as residents and visitors enter the site. A full Landscape Plan including lighting was submitted and is attached as **Attachment C**.

Revisions to the original Development Permit No.013

The following revisions identified by the Applicant have been made to the original DP application:

- Increased lot size to allow for additional dwellings beyond the cul de sac at the eastern edge of the property;
- Revised building types from six-plexes to duplexes except for the existing four-plex under construction;
- Replaced rock stack retaining walls with tiered landscaped boulder retaining walls;
- One sierra mechanically stabilized earth wall is proposed along the southeastern portion of the subject lands;
- The amount of plantings was reduced in favour of larger hydro seeded areas to reduce maintenance;
- The front entry design was revised from the common road; and
- Interior layouts were revised to reflect increased living space and bedroom sizes.

POLICY ANALYSIS

Zoning Bylaw No. 832, 2018

The subject property is zoned Residential Townhouse Amenity 1, Sunstone (RTA-1). The following is an assessment of the proposal in the context of the Zoning Bylaw No. 832, 2018 requirements:

- a) Townhouse and Duplex are permitted land uses in the RTA-1 zone.
- b) The proposal is below the maximum 25 units/ha density permitted on the site, proposing 15 units/ha.
- c) The proposed buildings cover 19.4% of the site, well below the maximum lot coverage of 40%.

- d) The proposed buildings comply with the front, rear, west interior, north interior and south interior lot line setback requirements.
- e) The proposed buildings comply with the 10.5 metre maximum height requirement.

Parking Analysis

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 duplex units will each have four (4) spaces, including the driveway parking. The fourplex will have twelve (12) spaces in total, including driveway parking. The development will have four (4) visitor spaces including one (1) accessible space. In total, 200 spaces will be provided to accommodate the residential development.

The Bylaw requirement for this project would be 101 spaces, resulting in a surplus of 99 parking spaces. Based on the surplus parking, the owner is seeking a variance to reduce the visitor parking standard from the twelve (12) stalls required to four (4). Staff is reviewing the variance in conjunction with the development permit application.

Parking Analysis					
Unit Type	Parking required	Number of dwelling units proposed	Total Parking required	Proposed Parking per unit	Total Proposed
Duplex	2 per dwelling unit	46	92	4 per dwelling unit	184
Townhouse	2 per dwelling unit	4	8	2 per dwelling unit (X2) 4 per dwelling unit (X2)	12
Visitor Parking	0.25 spaces per dwelling unit	50	13	N/A	4
Accessible Parking	Minimum 1 space	N/A	1	N/A	1
Totals			114		200
EV Parking	All multiple unit residential requiring at least ten (10) parking spaces shall provide one (1) electric vehicle for every ten (10) parking stalls required, which is readily accessible for charging a vehicle in a required parking space.			All Garages will be pre-wired for electric vehicle charging stations.	

Bicycle Parking	All multiple unit residential shall provide bicycle parking at a rate of 20% of the required vehicle parking		20 bicycle parking spaces		Bicycle storage can be facilitated within individual garages.
------------------------	--	--	---------------------------	--	---

HILLSIDE DEVELOPMENT DESIGN GUIDELINES

The proposal is generally compliant with the Village of Pemberton Hillside Design Guidelines.

Compliance with Village of Pemberton Hillside Development Guidelines	
Criterion	How proposed multi-family housing will be consistent with Village Objectives
Site and Subdivision Design	
Visual Impact	<ul style="list-style-type: none"> • Buildings will be built into the natural topography • Building siting will optimize view potential using lower rooflines and staggered placement • Lighting is limited and downwards facing to protect the dark sky and night-time views
Housing Diversity and Design	<ul style="list-style-type: none"> • The Four-plex and duplexes will contribute to housing diversity within the greater Sunstone neighbourhood • Buildings respond to the natural slope of the hillside with a stepped foundation • The building design promotes the conservation of energy and reduction of greenhouse gas emissions
Streetscape	<ul style="list-style-type: none"> • The road is accessible to emergency vehicles • The narrow and curved road encourages reduced vehicle speeds making it feel safe to be shared among pedestrians, cars and cyclists
Grading and Retaining	<ul style="list-style-type: none"> • The manufactured grade mimics natural slopes and the lot grading does not compromise visual objectives • The retaining walls located across the down-slope units are naturalized using boulders and screened with tiered landscaping
Geotechnical and Hydro-geological	<ul style="list-style-type: none"> • All roadworks structures and retaining structures will be designed and inspected by a professional geotechnical consultant • Post-development stormwater runoff is required to be controlled so as not to exceed pre-development levels
Landscaping	<ul style="list-style-type: none"> • Existing trees on the perimeter of the property will be retained where possible • Landscaping is designed to reduce maintenance and conserve water

COMPLIANCE WITH DEVELOPMENT PERMIT GUIDELINES

The subject property is situated within three Development Permit Areas No. 6 Multi-Family and/or Commercial Development. The DPA No. 6 guidelines address the form and character of multi-family buildings, and particularly address siting, building form, open spaces, circulation & parking, and streetscape improvements & landscaping. The guidelines can be found in the Village of Pemberton’s Official Community Plan, Section 7.0 – Development Permit Area Guidelines.

The Advisory Design Review Commission shall review the proposal against the guidelines and provide comments on compliance with DPA No. 6.

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

Development Permit Areas for the Form and Character of Development	
Applicable Guideline	Staff Comments
Objectives	
To provide a unifying and functional framework for quality and effectively integrated multi-family, mixed use (multi-family/commercial) and commercial development; and	The proposal represents a well-designed multiple-family development in an emerging neighbourhood.
Showcase the area’s natural features, heritage landmarks, open spaces and parks.	The proposal includes siting to optimize views to highlight the areas natural features.
Guidelines	
<p>a) Siting - Development should recognize and complement the site’s existing conditions, topography, natural vegetation, hydrology, solar exposure, site circulation and view corridors.</p> <ul style="list-style-type: none"> • Design for solar exposure to public and private spaces (summer shade and winter sun) and define and enhance the street edge in the placement and design of buildings and open spaces. • Provide a strong visual and physical relationships to pedestrian walkways and public spaces and provide opportunities for natural surveillance (eyes on the streets and open spaces). • Achieve privacy for residential units through inseting balconies, decks and patios, and screening. • Provide barrier free access. 	<p>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 and to preserve view corridors for future residents.</p> <p>The building design incorporates oversized patios, large overhangs, and natural landscaping to further minimize the visual intrusion to neighbouring units.</p> <p>Privacy walls are utilized between neighbouring balconies and patio spaces.</p>

<p>b) Building Form – Buildings are to be consistent with Pemberton’s small town character and reflect its rural traditions of strong, simple and functional building forms.</p> <ul style="list-style-type: none"> • Provide a cohesive design program for the development (i.e., structural, mechanical, lighting and landscaping). • Avoid blank walls which are visible from the street or parks which lack architectural detailing. • Reduce the mass and scale of buildings through design features such as variations in roof form, wall recesses/projections, texture/colour, vertical accents, windows, balconies, dormers and façade detailing. • Design buildings to positively address the public realm on street frontages and sidewalks. • Encourage decks, balconies and porches to provide sunny, usable outdoor spaces. • Create interest with the roof structure using architectural features such as chimneys, cupolas, towers and venting. Roof mounted equipment should be concealed from pedestrian viewpoints. • Provide visual variety along streetscapes by varying individual unit designs. • Face main entrances to the street, being clearly visible and directly accessible from the sidewalk. Entrances should reinforce proximity to grade level, particularly avoiding multi-storey features. Diminish the appearance of garage doors from public streets. • Preference for side by side, up and down or staggered unit configuration to maximize the number of units facing the street. • Create interest by varying use of the building’s scale, modulation, materials and colour in the placement and detailing of elements such as bay windows, entrances 	<p>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. The sloping roof forms, overhangs and decks will soften the scale of the project.</p> <p>Each unit will have garage access, providing sufficient and secured storage from the exterior of the buildings.</p> <p>The contemporary design will reflect the character of an emerging neighbourhood.</p> <p>Balconies are utilized on each unit to provide sunny, usable, outdoor space.</p> <p>The low sloping roof design ensures view corridors are maintained. The primary roof feature will be the fireplace chimney flues that will have a slim, simple profile.</p> <p>The main entrances on the downhill units face the street and are clearly visible and accessible from the sidewalk. The main entrances on the upsloping units are accessed from a side entrance accessed from the street.</p> <p>Visual variety along the streetscape is created by the different dwelling faces exposed due to grade variation.</p>
--	---

<p>lighting, graphics and street furnishings.</p>	
<p>c) Construction Materials – The building should be sufficiently durable to withstand Pemberton’s varied climate while also exhibiting quality construction and a small town character:</p> <ul style="list-style-type: none"> • Use exterior materials that have been traditionally applied and/or are durable for the area including stone, wood, brick, and glass. • Discourage the use of the following exterior building materials: vinyl siding, plywood, particle board and synthetic materials such as cultured stone. Stucco and tile for large areas should be discouraged. • Use well designed window treatments of articulated wood, stone or metal details. Relective or heavily tinted glass and snap-in muntin bars are not recommended. • Apply exterior building colours that complement nature’s spectrum; earth hues and the natural colours of foliage grass, sky and woods. • Brighter colours may be appropriate as accents such as doorways, window frames, signs, graphics, store fronts and/or displays. • Ensure approval of all playground and park infrastructure by the Canadian Standards Association. • Complement neighbouring roof lines/pitches. Brightly-coloured metal roofs are discouraged. • Anchoring buildings with continuous durable finishing providing a sense of permanence and protection from street level impacts. • Wood roofing (Class A) will not be permitted under any circumstances as per the Village’s Building Bylaw. • Use muted or natural roof colours where appropriate. 	<p>Building materials are generally hearty with the use of metal roofing and charcoal fibre cement board and batten as the primary siding.</p> <p>The application includes a mix of charcoal stained siding, muted light grey metal roods and black picket guardrails. Large roof overhands with natural cedar soffits will complement the charcoal colour scheme.</p>
<p>d) Streetscape Improvements and Landscaping – The development</p>	

<p>should provide amenities for residents and visitors, while also adding interest to the street and showcasing local businesses.</p> <ul style="list-style-type: none"> • Incorporate planting consistent with the Village’s standards contained within the Plant List. • Consider four season landscaping for both aesthetics and maintenance reasons. • Appropriately design, protect and select durable landscaping as not to be harmed by snow clearing or other maintenance works (i.e. sweeping). • Prioritize the retention of existing trees and vegetation • Accommodate grading on individual properties, minimizing cut and fills and discourage retaining walls. • Incorporate <i>Low Impact Development Techniques</i> into site, service and landscape planning. • Provide irrigation for all landscaped and open areas. • Incorporate landscaped areas within parking lots to break up large paved areas. The landscaped areas can also be used in the winter for snow storage. 	<p>The following species are not on the VOP Landscape Plant List:</p> <ul style="list-style-type: none"> • Picea omorika ‘Bruns’ • Stewart monadelpha • Cornus sericea ‘Cardinal’ • Hosta crispula • Astillbe ‘Deutschland’ • Callyna vulgaris ‘Firefly’ • Cotoneaster horizontalis • Erica carnea ‘Springwood Pink’ • Erica carnea ‘Springwood White’ <p>More information on the suitability of these plants to Pemberton’s climate zone is required.</p> <p>The landscaping has been designed to reduce maintenance and support water conservation.</p> <p>Existing trees around the perimeter of the site will be maintained as much as possible.</p> <p>Interior landscaping is ample and will provide a suitable streetscape.</p> <p>Cut and fill will be required over much of the site – even though the proposal responds very well to the topography retaining walls are proposed on the downslope portion between the down sloping units. The use of tiered boulders with plantings will reduce the visual impact.</p> <p>A sierra mechanically stabilized earth wall is proposed along the south eastern portion of the property. More information on what the visual impacts of this sierra wall is required.</p> <p>The visitor parking area is appropriately landscaped.</p>
<p>e) Circulation and Parking - A development’s accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of the project.</p> <ul style="list-style-type: none"> • Screen or camouflage from public view all exterior services including 	<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.</p>

<p>utility tanks, hydro transformers, gas installations, garbage and recycling containers, preferably with a durable fenced enclosure, landscaping or printed art or images.</p> <ul style="list-style-type: none"> • Ensure that garbage and recycling receptacles and dumpsters are provided and located within a lockable building (bear proof). • Accommodate efficient snow removal, including designated snow storage and drainage areas for access roads, loading and parking areas • Abide by the Village Construction Requirements as not to unsafely or inconveniently disrupt adjacent business operations or pedestrian movements during construction. 	<p>A cul de sac is included in the road design to allow for a truck turn around for emergency access vehicles.</p> <p>Garbage is proposed in a street-fronting location within an enclosure.</p>
<p>f) Snow Management – Site and building design shall mitigate the challenges related to freezing temperatures and precipitation. All developments shall manage snow through the site plan design and building form.</p> <ul style="list-style-type: none"> • Restrict snow from dumping or being dumped onto adjoining streets, sidewalks and right of ways. • Mitigate freeze / thaw cycle impacts including snow shed, roof drip, icicles, ice dams, and water infiltration. • Prevent roofs from shedding towards pedestrian walkways, points of entry and loading or parking areas. 	<p>Three snow dump zones are included along the length of the access road.</p> <p>The roofs of the uphill duplexes have been directed away from the residential entries and sidewalk areas. The roofs on the downhill building will contain heavy duty gutters and snow stops.</p> <p>The light grey coloured metal roofing will help mitigate freeze thaw cycles as they reflect light and heat absorption.</p>
<p>g) Lighting - Provide a lighting plan for new development. Fixtures on public roads shall be in accordance with Village Lighting Standards, while lighting on private property should be down shielded, as to illuminate only the desired display, pedestrian corridor, sign or building feature. Flashing, blinking or coloured lighting except for festival lighting is not supported.</p>	<p>Spotlights are utilized to illuminate the entrance sign.</p> <p>Two lit bollards are used to cast low light at the visitor parking.</p> <p>Two streetlamps are proposed; one at the post office boxes to provide general lighting security near the entry and one at the end of the cul-de-sac.</p> <p>The individual townhouses are animated with up/down light to highlight the addressing. The</p>

	<p>entries will also have up/down light to highlight the wood soffits.</p>
<p>h) Crime Prevention Through Environmental Design (CPTED) Principles - Development shall comply with the following principles:</p> <ul style="list-style-type: none"> • Provide clear border definition of controlled space. • Provide clearly marked transitional zones that indicate movement from public to semi-public to semi-private to private spaces. • Locate vehicle and pedestrian access points, gathering areas and loitering areas to locations with natural surveillance in order to increase safety and perception of safety of users, and increase risks (deterrent) to offenders. • Design and land use should relate to the context of on-site land uses and structures, immediate adjacencies, and the surrounding neighbourhood. • Site landscaping should have clear sight lines, prevent concealment, direct users safely, be permeable and maintain relationships (eyes on street). • Re-designate the use of space to provide natural barriers to conflicting activities. • Seek land use mix that promotes natural surveillance. • Overcome distance and isolation through improved communication, break-up large impersonal space, enhance sight lines, provide a range of land uses, and offer legitimate activity generators. • Avoid building designs, public amenities/services and street furniture that create excuses for loitering, nuisance and criminal behaviour. 	<p>The proposal appears to conform to generally accepted CPTED principles.</p> <p>The uphill balconies overlook the shared access road to provide opportunities for natural surveillance.</p> <p>Site lighting has been placed to ensure proper visibility at night while maintaining a low impact to neighbouring areas.</p> <p>The landscaping maintains clear sight lines from the access road to the unit entries.</p>
Development Permit Area No. 6 Multi-Family and/or Commercial Development	
Applicable Guideline Objectives	Comments

<ul style="list-style-type: none"> • Create livable and attractive neighbourhoods. • Provide visual and physical cohesiveness that reflect our small town character. 	
<p>Guidelines</p>	
<p>a) Siting – The site design should minimize direct visual intrusion to surrounding homes. Privacy can be achieved through inseting balconies, decks and patios, screening and/or off-setting windows.</p>	<p>See above.</p>
<p>b) Building Form – The development should break up larger buildings in to smaller units or clusters while ensuring that intensive residential developments reflect the scale and character of the area. Also provide sufficient and secured exterior accessed storage areas for each unit.</p>	<p>See above.</p>
<p>c) Open Spaces – The development should be designed to accommodate the appropriate passive and/or recreational activities of the neighbourhood and:</p> <ul style="list-style-type: none"> • Provide private outdoor open space for all units (i.e. patio, porch, deck, balcony, yard, etc.). • Consider fences only if they positive contribute to the attractiveness of the neighbourhood and will be durable over time. 	<p>The units are designed to create private outdoor space for all units. Up slope units feature large over hanging balconies. Down slope units feature both rear yard balconies and patio spaces</p>
<p>d) Circulation and Parking – The accommodation of internal and external vehicular circulation, parking and servicing is an important 49 consideration in the functioning and accessibility of a development.</p> <ul style="list-style-type: none"> • Situate residential parking areas, garages and driveways as a minor component of the site when viewed from the street. 	<p>See above.</p>

<ul style="list-style-type: none"> • Fully screen from public view all exterior services including utility installations, garbage and recycling containers, preferably with a durable fenced enclosure and landscaping. 	
<p>e) Streetscape Improvements and Landscaping - The development should provide amenities for residents and the surrounding neighbourhood.</p> <ul style="list-style-type: none"> • Install landscaping along all property lines, except where there is an access point. • Provide irrigation for all landscaped yards and open areas (excluding areas undisturbed in their natural state). • Utilize landscaping to provide definition for pedestrian corridors and defining private or semi-private spaces. • Accommodate grading on individual properties, minimizing cut and fills and discouraging retaining walls. • 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. 	<p>See above.</p> <p>All soft landscape areas are to be irrigated with a high efficiency design irrigation system.</p>

CONCLUSION

In summary, the amended proposal is generally compliant with the DPA guidelines.

It would be appropriate for the ADRC to provide any recommendations to Council in relation to the form and character, and suitability of the amended Landscape Plan as it sees fit in the form of a resolution as follows:

That the Advisory Design Review Committee recommends that Council support proposed amendment to Development Permit No. 013 “Elevate at Sunstone” subject to the following recommendations:

- {To be added}

Attachments:

- A. *Development Permit Application (DPA-013)- Elevate at Sunstone Major DP*
- B. *Architectural Drawings*
- C. *Design Rational*

D. Landscape Plan