



ADRC AGENDA

ADVISORY DESIGN REVIEW COMMISSION

Agenda for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Thursday April 15, 2020 at 5:00 pm via ZOOM Webinar ID: 894 1192 6987

	Page
1. CALL TO ORDER	
2. APPROVAL OF AGENDA Recommendation: THAT the Agenda be approved as presented.	1
3. ADOPTION OF MINUTES a) ADRC Meeting, September 10, 2020 Recommendation: THAT the minutes of the ADRC Meeting of September 10, 2020 be approved as presented.	2
4. MAJOR DEVELOPMENT PERMIT No. 090 – “Tenquille Building” – 7454 Prospect Street	5
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 September 10, 2020 at 5:00 pm via ZOOM Webinar ID: 838 4542 5346

MEMBERS IN ATTENDANCE*: Allison Shiell (Acting Chair)
Lena Krake (Chamber Alternate)
Julie van Haeften
Jason Mathies
Brian Dorgelo

REGRETS: Lisa Ames

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

PROJECT REPRESENTATIVES: Cam McIvor, Applicant
Justin Bennet, Architect
J.B. Taylor, Landscape Architect

GENERAL PUBLIC: 0

****ALL COMMISSION MEMBERS AND STAFF ATTENDED ELECTRONICALLY***

A RECORDING OF THE MEETING WAS MADE AVAILABLE TO THE PUBLIC AND MEDIA

1. CALL TO ORDER

At 5:03 p.m. Joanna Rees called the meeting to order.

2. APPOINTMENT OF ACTING CHAIR

Moved/Seconded

THAT Jason Mathies be appointed Acting Chair in the absence of Chair Lisa Ames.
CARRIED

2

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

At 5:07 p.m. Acting Chair Jason Mathies left the meeting.

3. APPOINTMENT OF ACTING CHAIR

Moved/Seconded

THAT Allison Shiell be appointed Acting Chair in the absence of Acting Chair Jason Mathies.

CARRIED

At 5:10 p.m. Allison Shiell assumed the Chair.

4. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as circulated.

CARRIED

5. ADOPTION OF MINUTES

Moved/Seconded

THAT the minutes of the Advisory Design Review Commission meeting held August 20, 2020 be adopted as circulated.

CARRIED

6. MAJOR DEVELOPMENT PERMIT No. 013 – 'Elevate at Sunstone' - AMENDMENT

Joanna Rees, Planner, presented a report summarizing the application submitted by Sunstone Ridge Development Ltd. to amend Major Development Permit No. 013., issued on June 26, 2018, permitting the development of a 52-unit multi-family residential townhouse project.

Project representatives Cam McIvor and Justin Bennet provided additional information on the proposed amendment, highlighting the reduced lot coverage, increased unit parking, improved entry experience, and lower-maintenance landscaping. Mr. Bennet observed that attention has been paid to the spaces between the duplexes to maximize view opportunities and to lend a village like aesthetic to the development.

Moved/Seconded

THAT the Advisory Design Review Commission recommends that Council support the proposed amendment to Major Development Permit No. 013 'Elevate at Sunstone'.

CARRIED

7. NEXT MEETING

If required, the next ADRC meeting will be October 8, 2020.

8. ADJOURNMENT

At 5:32 p.m. the meeting was adjourned.

Allison Shiell
Acting Chair

Date: April 15, 2021

To: Advisory Design Review Commission (ADRC)

From: Mark Barsevskis Consulting Planner

Subject: Major Development Permit Application No. 90 – Tenquille Building – 7454 Prospect Street

PURPOSE

The Village of Pemberton received a Development Permit application on March 9, 2021 from Tom Fitzgerald, the owner of 1261451 BC Ltd (Fitzgerald Building Company) to permit development of a mixed use building on the subject property at 7454 Prospect Street.

The three (3) storey mixed-use building would include:

- Two (2) commercial units on the ground floor fronting onto Prospect Street (gross floor area (GFA) 43.8 m²)
- Ten (10) residential units on the 2nd and 3rd floors (GFA 869.4 m²)
- Modern contemporary architectural character

The subject property is located within the Village’s Development Permit (DP) Area No. 4. – Downtown Revitalization. This DP Area establishes guidelines with respect to the form and character of buildings, landscaping, streetscapes, and circulation to encourage enhancements and redevelopment of the downtown area. The ADRC is being asked to provide recommendations based on how the Commission feels the submission meets the Guidelines for DP Area No. 4. – Downtown Revitalization.

SITE DESCRIPTION

The subject lands are legally described as Lot 10 Block 3, District Lot 202 & 203, Lillooet District, Plan 1624. The subject lands are municipally referenced as 7454 Prospect Street as shown in **Appendix A**. The lands are approximately 809 square metres (0.08 Hectares/0.20 acres) and are presently vacant.

Official Community Plan Designation: Downtown
Zoning: Commercial, Town Centre (C-1)

Surrounding Land Uses:

Direction	Land Use
North	Commercial
East	Single-family residential
South	Multi-family residential
West	Public Park (Pemberton Heritage Museum)

The site is currently covered with preload. The western edge of the preload is retained with a concrete lock block wall two rows high (1.5m). The site is also vegetated with some small trees and grass.

DESCRIPTION OF THE PROPOSAL

As illustrated in the Architectural Drawings attached as **Appendix B**, the proposal is to develop a three (3) storey mixed-use building. There will be two (2) commercial units on the ground floor fronting onto Prospect Street (GFA 43.8 m²) and a total of ten (10) residential units on the 2nd and 3rd floors (GFA 869.4 m²). The floor plans include seven (7) 1 Bedroom + Den and three (3) 2 Bedrooms unit designs. The parking garage will be accessed via the rear laneway partly below the residential units at ground level. There are proposed surface spaces behind the building on the subject property before entering the garage as well. Living spaces are located on the 2nd and 3rd levels to ensure all habitable space is above the flood construction level. The applicant ensures the building will be built using sustainability standards meeting or exceeding all new Step Code requirements.

The site is located close to public amenities, bus routes and footpaths. Green design initiatives include one (1) Level 3 electrical vehicle charger, wood frame construction except for exterior walls on property line (noncombustible construction required), bicycle parking provided at the front of the building and high walkability to community amenities.

The primary consideration for the DP is for form and character of the buildings and the landscaping.

Description of Form and Character

The applicant has advised that the proposed architectural design is modern contemporary architectural character, and will feature a palette of colours found in the natural landscape, including shades of bronze, brown, grey, and black. Dark corrugated metal (dark bronze) makes up most of the façade of the top two floors which contain the residential units. The façade of the ground floor commercial spaces will have large expanses of glass windows, complimented with light solid wood-stained accent post and beam work at the main entrance. Black is used as an accent colour around the windows and trim. The applicant has provided a material board as part of the submission which is attached as **Appendix C**.

A central corridor will lead to the staircase and elevator to access the residential units. Therefore, the building frontage along the street will include one building entrance to access the residential units internally, and glass frontages and two (2) individual commercial entrances at ground level, with balconies and windows along the second and third floors.

Exterior lighting has been chosen to reduce light trespass. The entrance will have soffit pot lights and two (2) wall sconces on both sides of the main doors. Both commercial entrances will have soffit pot lights. All covered balconies will have soffit pot lights. Rear parking area will have motion sensor lighting.

Description of Landscape Approach

The Landscape Plan submitted by the applicant is attached as **Appendix D**. The proposed landscape plan includes some frontage landscaping in the form of two (2) proposed finished concrete planters consisting of grasses and perennials and two (2) Red Maple proposed trees.

Automatic irrigation is to be installed. There is no proposed landscaping at the side property lines due to the 0m building setback or rear lane areas due to the proposed parking.

POLICY ANALYSIS

Zoning Bylaw No. 832, 2018

The subject property is zoned Commercial, Town Centre (C-1). The following is an assessment of the proposal in the context of the Zoning Bylaw No. 832, 2018 requirements:

Regulations	Required	Proposed
C1-Zone	Mixed Use Building permitted	Mixed Use Building
Maximum FAR	2.50	1.40
Maximum Lot Coverage	100%	apprx. 85%
Minimum Front Setback	0m	0m
Minimum Rear Setback	4.5m	4.5+ m
Minimum Interior Side Setback	0m	0m
Minimum Exterior Side Setback	0m	0m
Maximum Building Height, Principal	10.5m	10.5m
Parking Spaces	18	15 (+ 3 cash in lieu)
Bicycle Parking (20% of the required parking spaces)	4	A bicycle rack will be installed at the front of the building

The proposal does meet the required minimum parking standard of 18 parking spaces as per the Village of Pemberton Zoning Bylaw No. 832, 2018, since the applicant is proposing 15 parking spaces, and providing cash-in-lieu for the additional 3 required commercial parking spaces. Cash-in-lieu is permitted as per Section 8.8 of the Village of Pemberton Zoning Bylaw No. 832, 2018; therefore the reduction in parking spaces does not require a variance.

The proposal does not meet the required number of off-street commercial loading spaces. The required number of off-street loading spaces is one (1) as per the Village of Pemberton Zoning Bylaw No. 832, 2018 and the applicant request to have zero (0) off-street commercial loading spaces. A variance is being requested to permit the zero (0) off-street commercial loading spaces request, which will be considered by Council.

Development Permit Guidelines

The subject property is situated within Development Permit Area No. 4. – Downtown Revitalization. The DPA No. 4 Guidelines are for commercial revitalization areas and have incorporated specific directions related to: building form; streetscape improvements and landscaping; circulation and parking; and signage and lighting. 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 DP Guidelines and provide comments on compliance with DPA No. 4. The following table summarizes Staff's initial review of the application against the applicable DPA guidelines:

General Development Permit Area - Form and Character Guidelines	
Applicable Guideline	Comments
Objectives	
<i>To provide a unifying and functional framework for quality and effectively integrated multi-family, mixed use (multi-family/commercial) and commercial development</i>	The proposal creates a comprehensive multi-family building that is integrated into the existing downtown urban fabric.
<i>Showcase the area's natural features, heritage landmarks, open spaces and parks.</i>	<p>The proposal includes pedestrian connections (extending the sidewalk) on Prospect Street.</p> <p>The façade of the ground floor commercial spaces will have large expanses of glass windows looking across to the Pemberton Museum and open space.</p>
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"> • <i>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.</i> • <i>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).</i> • <i>Achieve privacy for residential units through inset balconies, decks and patios, and screening.</i> • <i>Provide barrier free access.</i> 	<p>The front of the building faces west and will get the afternoon sun.</p> <p>The site is organized with multiple pedestrian access points from Prospect Street and the rear laneway into the parking area or garage.</p> <p>The building is oriented towards Prospect Street, providing opportunities for natural surveillance with 'eyes on the street'.</p> <p>Residential units will have moderate privacy, each with its own balcony.</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"> • <i>Provide a cohesive design program for the development (i.e., structural, mechanical, lighting and landscaping).</i> • <i>Avoid blank walls which are visible from the street or parks which lack architectural detailing.</i> 	<p>The proposal demonstrates an organized design.</p> <p>Visual variety along the streetscape is provided with unit sizes, and a variety of colour and building façade materials.</p> <p>The covered balconies have been designed as individual balconies as opposed to continuous ones to allow for separation between adjacent neighbours and also to</p>

<ul style="list-style-type: none"> • <i>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.</i> • <i>Design buildings to positively address the public realm on street frontages and sidewalks.</i> • <i>Encourage decks, balconies and porches to provide sunny, usable outdoor spaces.</i> • <i>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.</i> • <i>Provide visual variety along streetscapes by varying individual unit designs.</i> • <i>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.</i> • <i>Preference for side by side, up and down or staggered unit configuration to maximize the number of units facing the street.</i> • <i>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 lighting, graphics and street furnishings.</i> 	<p>allow a sense of ownership of each unit's outdoor space.</p> <p>The building has been designed to positively address the public realm and street frontage along Prospect Street, with planters, bicycle rack and large windows on the ground floor commercial units.</p> <p>The garage and the majority of the parking are oriented to the rear of building to diminish the appearance of garages or parking structures from the Prospect Street interface.</p>
<p>c) Construction Materials – <i>The building should be sufficiently durable to withstand Pemberton's varied climate while also exhibiting quality construction and a small town character:</i></p> <ul style="list-style-type: none"> • <i>Use exterior materials that have been traditionally applied and/or are durable for the area including stone, wood, brick, and glass.</i> 	<p>Building materials include wood, light metal siding, and finished concrete.</p> <p>The colour palette includes shades of bronze, brown, grey and black.</p>

<ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> • <i>Apply exterior building colours that complement nature's spectrum; earth hues and the natural colours of foliage, grass, sky and woods.</i> • <i>Brighter colours may be appropriate as accents such as doorways, window frames, signs, graphics, store fronts and/or displays.</i> • <i>Ensure approval of all playground and park infrastructure by the Canadian Standards Association.</i> • <i>Complement neighbouring roof lines/pitches. Brightly-coloured metal roofs are discouraged.</i> • <i>Anchoring buildings with continuous durable finishing providing a sense of permanence and protection from street level impacts.</i> • <i>Wood roofing (Class A) will not be permitted under any circumstances as per the Village's Building Bylaw.</i> • <i>Use muted or natural roof colours where appropriate.</i> 	<p>Dark corrugated metal (dark bronze) makes up most of the façade of the top two floors which contain the residential units.</p> <p>The façade of the ground floor commercial spaces will have large expanses of glass windows, complimented with light solid wood-stained accent post and beam work at the main entrance. Black is used as an accent colour around the windows and trim.</p>
<p>d) Streetscape Improvements and Landscaping – <i>The development should provide amenities for residents and visitors, while also adding interest to the street and showcasing local businesses.</i></p> <ul style="list-style-type: none"> • <i>Incorporate planting consistent with the Village's standards contained within the Plant List.</i> • <i>Consider four season landscaping for both aesthetics and maintenance reasons.</i> • <i>Appropriately design, protect and select durable landscaping as not to be harmed by snow clearing or other maintenance works (i.e. sweeping).</i> • <i>Prioritize the retention of existing trees and vegetation</i> • <i>Accommodate grading on individual properties, minimizing cut and fills and discourage retaining walls.</i> 	<p>The landscape plan attached to the DP submission includes an appropriate level of landscaping for ornamentals and open spaces.</p> <p>The following species that are proposed within the concrete containers are currently not on the VOP Landscape Plant List:</p> <ul style="list-style-type: none"> • Agastache x 'Black Adder' - Anise-Hyssop • Allium cernum -Nodding Onion • Seslaria autumnalis - Autumn Moor Grass <p>The landscaping considers four seasons.</p> <p>Automatic irrigation is to be installed.</p> <p>The proposed groundcover beneath the proposed street trees will be grass.</p>

<ul style="list-style-type: none"> • Incorporate Low Impact Development Techniques 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>There is no mention of site enhancements such as public seating.</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 utility tanks, hydro transformers, gas installations, garbage and recycling containers, preferably with a durable fenced enclosure, landscaping or printed art or images. • 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>The parking garage is accessible via the alleyway and is partly below the residential units at ground level. There is also some surface spaces behind the building next to the one (1) required loading bay.</p> <p>Waste containers will be located inside the garage in an area of 15.6 feet wide x 20 feet in length.</p> <p>A bike rack station is proposed at the front of the property with a minimum of 4 spots.</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>The building flat roof design will prevent snow accumulation on the surrounding grounds and will also prevent any snow slide onto any pedestrian areas (i.e. frontage sidewalk).</p> <p>The rear alleyway access path and exposed parking areas will be cleared by a contractor chosen by the strata management team in collaboration with the current alleyway users.</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</p>	<p>Exterior lighting has been chosen to reduce light trespass and help protect the night sky.</p>

<p><i>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.</i></p>	<p>The entrance will have soffit pot lights and two wall sconces on both sides of the main doors.</p> <p>Both commercial entrances will have soffit pot lights.</p> <p>All covered balconies will have soffit pot lights.</p> <p>Rear parking area will have motion sensor lighting.</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>i) Site Alteration– Mitigate the impacts of a new development specifically related</p>	<p>The Village to address this during the construction stage.</p>

<p><i>to site clearing, preloading and ongoing construction activities, by:</i></p> <ul style="list-style-type: none">• <i>landscaping, screening or fencing the site should be provided, if the site works include the removal of an existing vegetated buffer to a public road;</i>• <i>identifying the routing of any pedestrian/sidewalk detours and temporary construction and emergency service access (if applicable also achieve approval from the Ministry of Transportation and Infrastructure);</i>• <i>identifying the location of any construction offices and related parking (preference to locate within existing development, limit use of temporary trailers);</i>• <i>indicating the location of storage areas and type of materials to be stored, as well as garbage/waste/recycling containers. Such storage shall not be attractants to wildlife; and</i>• <i>identifying a timeline for the completion of mitigation works outlined above that may include posting security to guarantee the proposed site alteration enhancements prior to the issuance of the Development Permit.</i>	
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Development Permit Area No. 4 Downtown Revitalization	
Applicable Guideline	Comments
Objectives	
<ul style="list-style-type: none"> • <i>Enhance Pemberton's authentic identity by providing a framework for the character and form of buildings, landscaping, streetscapes and circulation.</i> • <i>Create a strong sense of arrival to the Pemberton community through natural and built gateway elements.</i> • <i>Accommodate and integrate infrastructure needs with parking and transit.</i> • <i>Showcase and enhance the surrounding natural features, heritage landmarks, open spaces and parks.</i> 	
Guidelines	
<p>a) Building Form - <i>Buildings need to create pedestrian interest and memorable buildings by:</i></p> <ul style="list-style-type: none"> • <i>Reflect the scale of the downtown with varied yet harmonious façade elements, adding interest to the downtown's building form.</i> • <i>Avoid interior malls.</i> • <i>Provide a functional roof covering along pedestrian oriented frontages to provide protection from the weather.</i> • <i>Setback covered walkways from the face of upper stories; or extend partially or fully into the public realm.</i> • <i>Coordinate adjoining buildings to maintain visual continuity of eave lines, materials, soffits and fascias. Either avoid the exposure of party walls or consider them as an important design feature.</i> • <i>Accommodate as part of the roof fascia and the column design: flat signs; signs on brackets; banners on brackets; and exterior lights (with the appropriate scale and detail).</i> • <i>Extend rooflines into the public right of way for aesthetics and weather protection, yet ensure it does not in</i> 	<p>The proposal demonstrates an organized design.</p> <p>Visual variety along the streetscape is provided with unit sizes, and a variety of colour and building façade materials.</p> <p>The covered balconies have been designed as individual balconies as opposed to continuous ones to allow for separation between adjacent neighbours and also to allow a sense of ownership of each unit outdoor space.</p> <p>A functional roof covering is provided along the pedestrian oriented frontages to provide protection from weather.</p> <p>The building has been designed to positively address the public realm and street frontage along Prospect Street, with planters, bicycle rack and large windows on the ground floor commercial units.</p> <p>The garage and the majority of the parking are oriented to the rear of building to diminish the appearance of garages or parking structures from the Prospect Street interface.</p>

<p><i>conflict with emergency vehicle or pedestrian access and is secured through an encroachment agreement</i></p>	
<p>b) Streetscape improvements and landscaping – <i>These enhancements provide amenities for residents and visitors, adding interest to the street and showcasing local businesses.</i></p> <ul style="list-style-type: none"> • <i>Include streetscape fixtures such as street lighting, benches, planters, garage/recycling receptacles, bike racks, and landscaping features. These installations shall be in accordance with Village Streetscape Specifications and be functional, attractive, and durable.</i> • <i>Provide sidewalk extensions (“bump outs”) at the intersections of Birch and Frontier Streets, Aster and Frontier Streets, Prospect and Frontier Streets and Birch and Prospect Streets. These spaces should be activated, where appropriate, for landscaping, seating and public art (but not interfere with pedestrian or vehicle movement).</i> • <i>Provide opportunities for sun and shade as well as protection from the elements such as wind, rain and snow.</i> • <i>Encourage site enhancements such as water features, public art, flags, banners and signs, provided they are consistent with village requirements (i.e. sign bylaw).</i> • <i>Permit the installation and maintenance of fixtures (signs, tables, chairs and planters) on public property subject to the encroachment agreement from the Village and/or the Ministry of Transportation.</i> 	<p>The landscape plan attached to the DP submission includes an appropriate level of landscaping for ornamentals and open spaces.</p> <p>The following species that are proposed within the concrete containers are currently not on the VOP Landscape Plant List:</p> <ul style="list-style-type: none"> • Agastache x 'Black Adder' - Anise-Hyssop • Allium cernuum -Nodding Onion • Sesleria autumnalis - Autumn Moor Grass <p>The landscaping considers four seasons.</p> <p>Automatic irrigation is to be installed.</p> <p>The proposed groundcover beneath the proposed street trees will be grass.</p> <p>There is no mention of site enhancements such as public art, flags, banners, water features.</p>
<p>c) Circulation and Parking - <i>A developments accommodation of internal and external vehicular circulation, parking and servicing is an important consideration of the functioning and accessibility of the project.</i></p>	<p>The parking garage is accessible via the alleyway and is partly below the residential units at ground level. There is also some surface spaces behind the building next to the one (1) required loading bay.</p> <p>Waste containers will be located inside the garage in an area of 15.6 feet</p>

<ul style="list-style-type: none"> • <i>Recognize that the primary function of a laneway is to service the accessing businesses. If appropriate, lanes have a secondary opportunity to provide pedestrian linkages, if safety and security issues can be addressed.</i> • <i>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.</i> • <i>Provide on-site parking either accessed from the rear of the development (lane) or underground. Parking is not permitted within the front yard setback, however, the enhancement of on-street parking along the frontage of the building is encouraged.</i> 	<p>wide x 20 feet in length.</p> <p>A bike rack station is proposed at the front of the property and will accommodate 4+ bicycles.</p>
<p>d) Signage – <i>The installation of signs is intended to provide for business identification and safe travel but also contributes to an active and attractive streetscape.</i></p> <ul style="list-style-type: none"> • <i>Provide a comprehensive sign program to ensure that the signs are integrated into and complement the project and the downtown.</i> • <i>Ensure that signs are in accordance with the Village’s Sign Bylaw. Variances to the Bylaw may be considered by Council.</i> 	<p>The applicant’s have not chosen to include their comprehensive sign plan at the time of DP since it is unknown which businesses will be occupying the at-grade commercial spaces. All new signs will follow the VOP Sign Bylaw No. 380, 1995.</p>

CONCLUSION

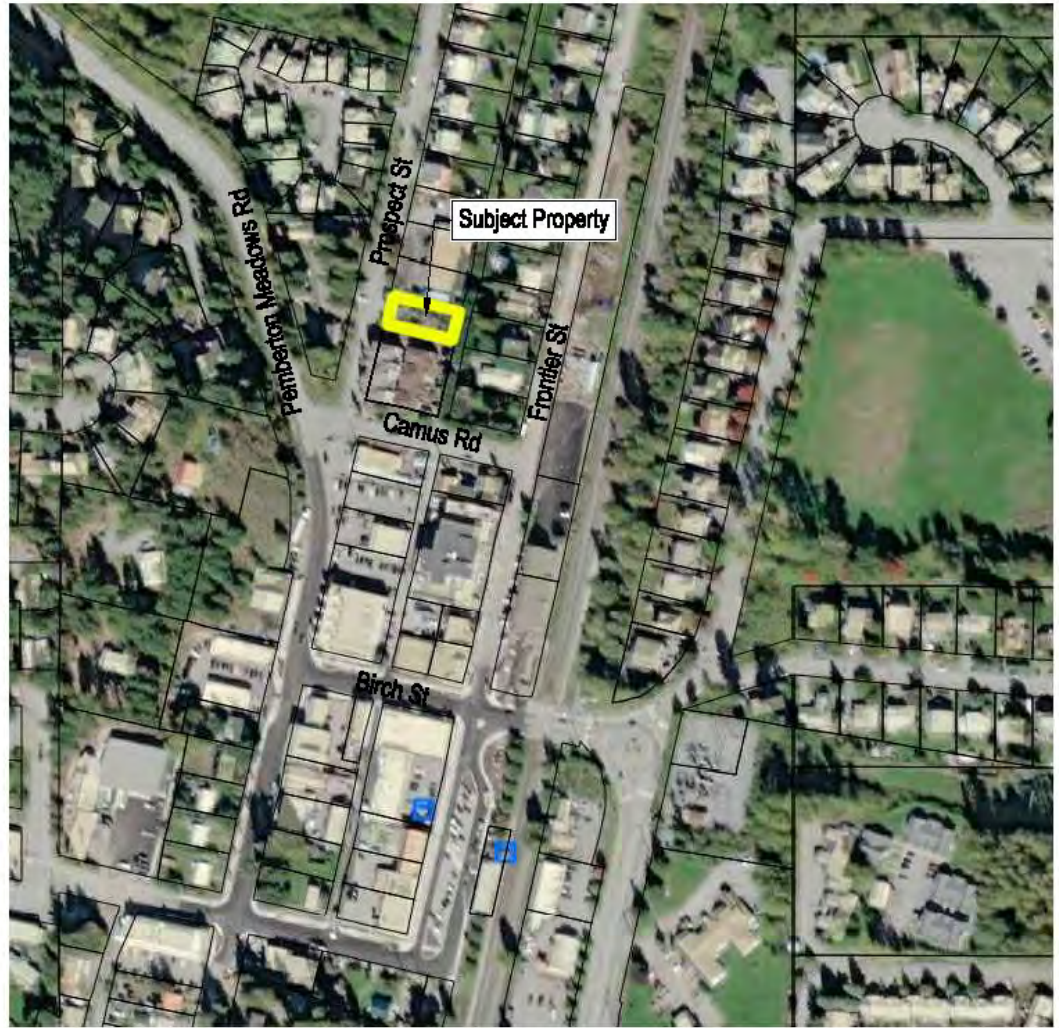
In summary, the proposal is generally compliant with the DPA guidelines. It would be appropriate for the ADRC to provide any recommendations to Council it sees fit in the form of a resolution as follows:

THAT *the Advisory Design Review Committee recommends that Council support proposed Development Permit No. 90, 7454 Prospect Street, subject to the following recommendations: {To be added}*

Attachments:

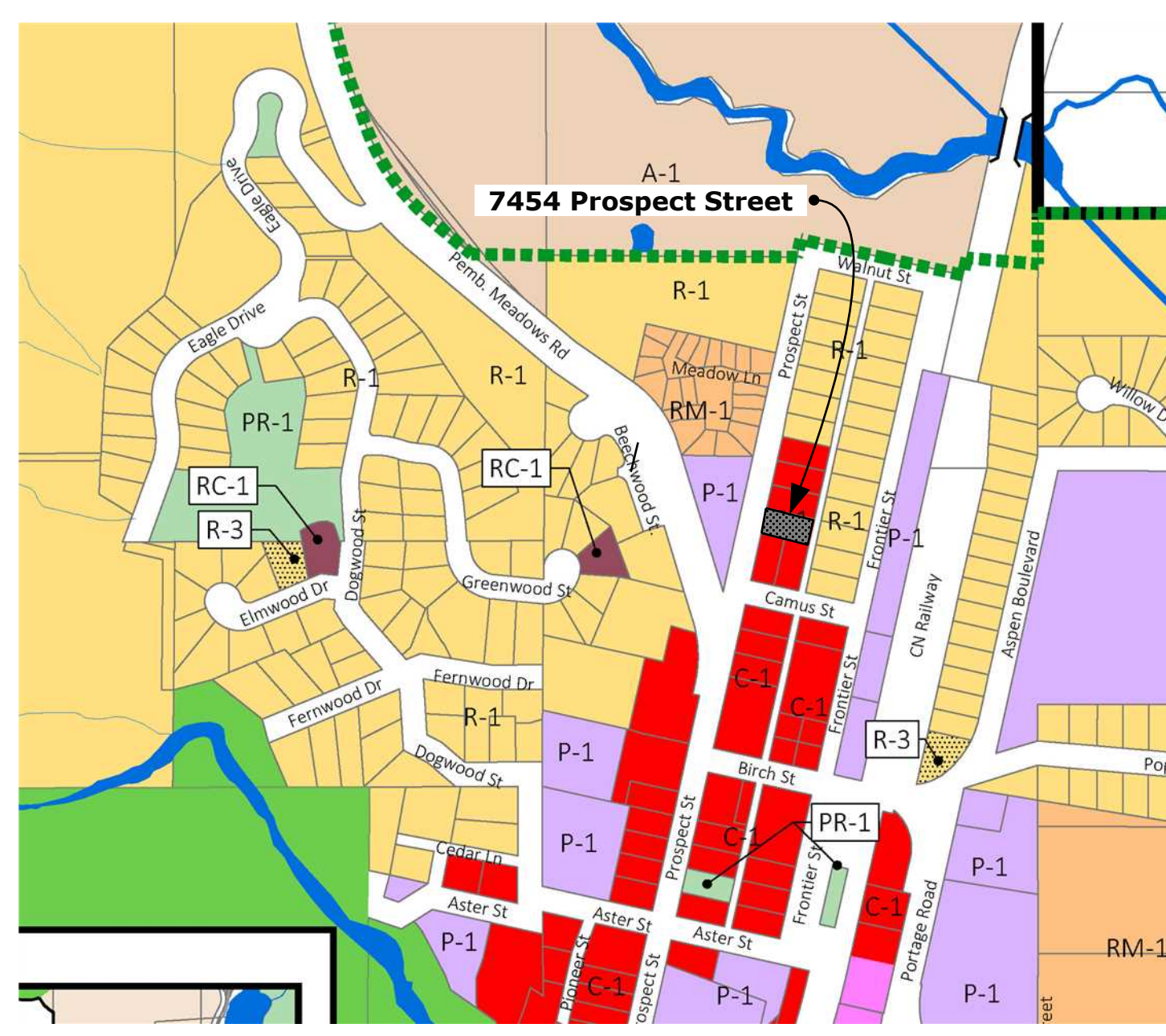
- A. Location Map
- B. Architectural Drawings
- C. Colour and Materials Board
- D. Landscape Plan

Appendix A: Location Map





AREA SUMMARY:		SF	SM	Reqd Parking
APT 101	2 Bedroom	980	91.0	1.75
APT 102	2 Bedroom	937	87.1	1.75
APT 103	1 Bedroom+Den	858	79.7	1
APT 104	1 Bedroom+Den	782	72.7	1
APT 105	1 Bedroom+Den	1,024	95.1	1
		4,580	426	6.5
TOTAL RESIDENTIAL SPACE		9,358	869.4	
VISITOR PARKING				2.5
TOT.BLDG AREA (FOOTPRINT)		6,436	598.0	
UPPER FLR FSR		5,365	498.5	
MIDDLE FR FSR		5,413	502.8	
LOWER LEVELS			0.0	
COMMERICAL		471	43.8	3
LOBBY&COMMON		985	91.5	
TAL BLDG. FSR		12,234	1136.6	
INTERIOR PARKING		3,019		
TOTAL PARKING REQUIRED				18
TOTAL PARKING PROVIDED ON SITE				15



CONTEXT: DOWNTOWN PEMBERTON, BC

PROJECT DESCRIPTION:
 LEGAL DESCRIPTION: LOT 10 BLOCK 3 DISTRICT LOTS 202 AND 203, LILLOOET DISTRICT, PLAN 1624 PID: 11,506,652 PLAN ID: 11,506,652
 GLOBAL ID: 435656a5-011e-4e00-946a-b5d57ff22947
 ZONING: C1, OUTRIGHT USE, MIXED USE BUILDING, PART 9, BCBC 2018
 SEE ATTACHED CODE ANALYSIS BRIEF BY EPS LTD. CODE CONSULTANTS
 NEW BUILDING ON BARE LAND LOT, WOOD CONSTRUCTION EXCEPT FOR WALLS CLOSE TO P.L.
 TOP TWO FLOORS CONTAIN 10 CONDO UNITS,
 LOWER LEVEL TWO COMMERCIAL SPACES AND COMMON STORAGE AND PARKING AREAS.

- DRAWING INDEX:**
- A00 COVER PAGE
 - A0 SITE PLAN SURVEY
 - A1 LOWER LEVELS PLAN
 - A2 MIDDLE LEVELS PLAN
 - A3 TOP LEVELS PLAN
 - A4 ROOF PLAN
 - A5 ELEVATIONS: STREET & ALLEY
 - A6 ELEV&SECT: NORTH & SOUTH, LONG SECTION
 - A7 LOBBY PERSPECTIVES
 - A8 EXTERIOR PERSPECTIVES
 - A9 INTERIOR PLAN PERSPECTIVES

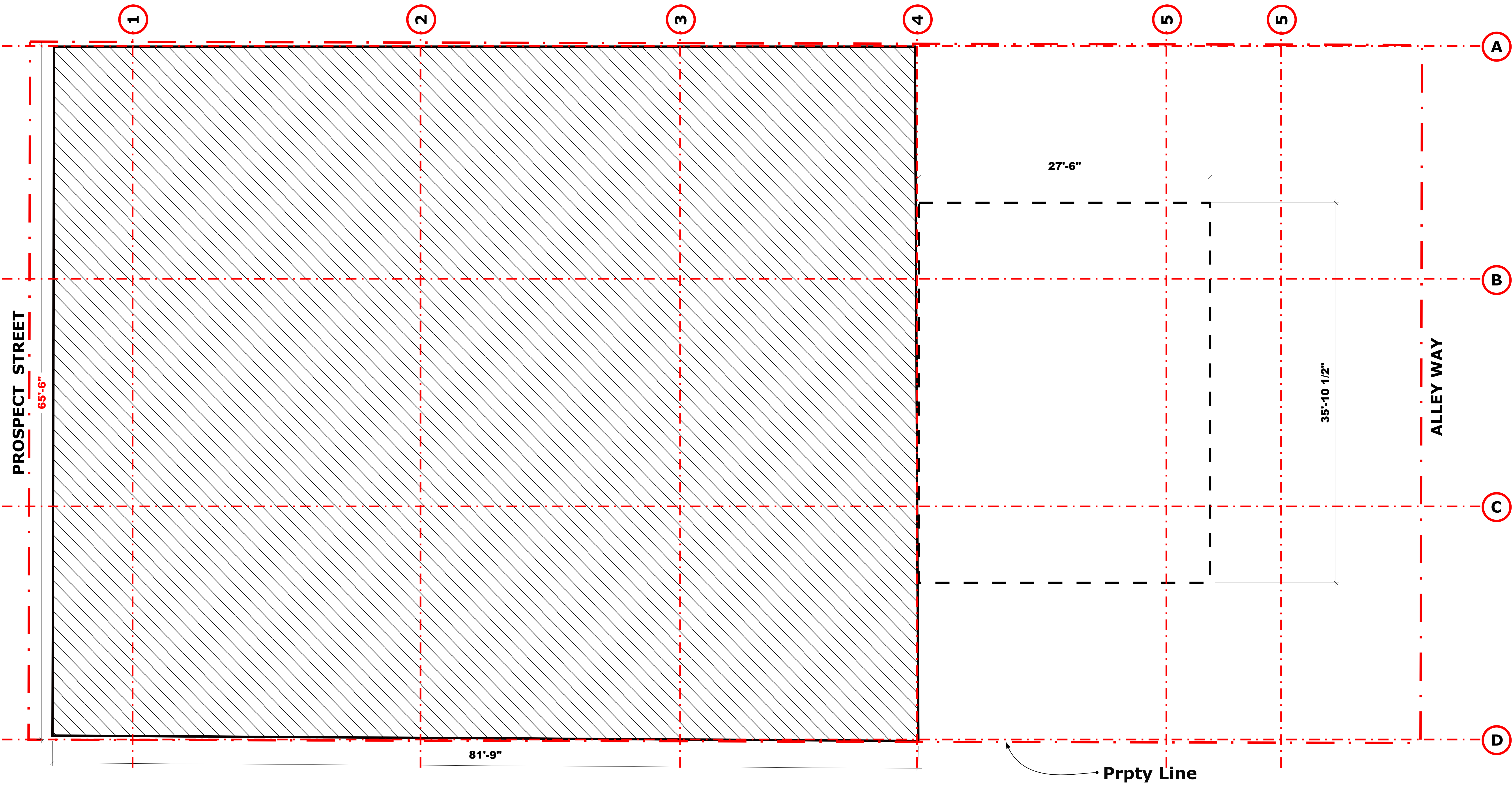
7454 Prospect Street Commercial Bldg.

Note: All dimensions are to be checked on site and any discrepancies reported to this office asap.

DENNIS MAGUIRE ARCHITECT

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 www.dmaguire.ca

February 18, 2021 **A00**



Site Plan scale: 1/4" = 1'-0"



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PLAN SHOWING TOPOGRAPHY AND SITE FEATURES SITUATED UPON LOT 10, BLOCK 3, D.L.'S 202 & 203, LILLOOET DISTRICT, PLAN 1624

PEMBERTON MEADOWS ROAD

PARK
PEMBERTON MUSUEM

PROSPECT STREET

CAMUS STREET

PARCEL A

EXISTING FOUNDATION
STRATA PLAN KAS3758

COMMON PROPERTY

EXISTING FOUNDATION

EXISTING COLUMNS

LOT 10
AREA = 809.4m²

7454 PROSPECT STREET

LOT 9

LOT 8

LOT 7

EXISTING BUILDING
'NAPA'

LANE

LANE

SAN MH
RM ELEV = 211.30
SOUTH INV. 0.30 DIA = 208.75
EAST INV. 0.30 DIA = 209.74
WEST INV. 0.30 DIA = 209.88
N/N INV. 0.10 DIA = 210.08/210.05

CATCHBASIN
RM ELEV = 211.32
EAST INV. 0.30 DIA = 210.11

CATCHBASIN
RM ELEV = 210.44
N INV. 0.25 DIA = 209.74

CATCHBASIN
RM ELEV = 210.00
E INV. 0.30 DIA = 209.25

STORM MANHOLE
RM ELEV = 210.43
W INV. 0.15 DIA = 209.71
S INV. 0.15 DIA = 209.71
E INV. 0.30 DIA = 209.58

STORM MANHOLE
RM ELEV = 210.79
NW INV. 0.20 DIA = 208.67
SW INV. 0.20 DIA = 208.70

CATCHBASIN
RM ELEV = 210.67
SE INV. 0.30 DIA = 209.85

CATCHBASIN
RM ELEV = 210.53
SE INV. 0.30 DIA = 209.62

CATCH BASIN
RM ELEV = 210.19
S INV. 1.0 DIA = 208.64
E INV. 0.30 DIA = 208.86

STORM MANHOLE
RM ELEV = 210.23
SW INV. 0.30 DIA = 209.33

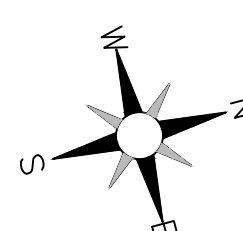
SAN MH
RM ELEV = 209.06
N INV. 0.30 DIA = 208.64
E INV. 0.10 DIA = 208.71
S INV. 0.10 DIA = 208.71

CATCHBASIN
RM ELEV = 209.93
N INV. 0.30 DIA = 208.90

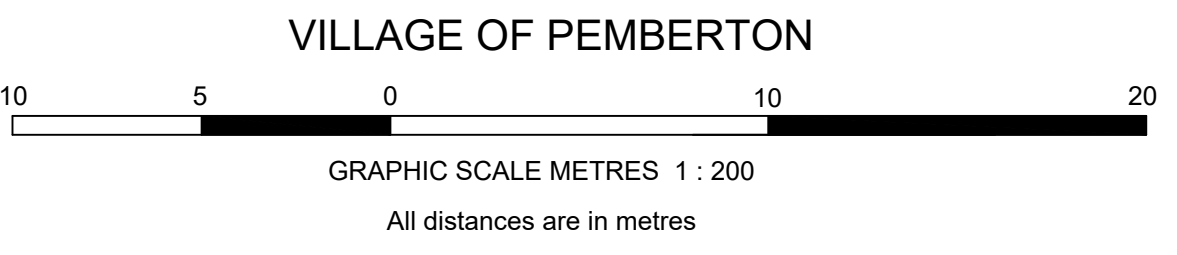
STORM MANHOLE
RM ELEV = 209.19
W INV. 0.30 DIA = 208.85
N INV. 0.30 DIA = 208.80
S INV. 0.30 DIA = 208.90

OIL SEPARATOR
RM ELEV = 209.54

MANHOLE SURVEYED 2010,
NO LONGER VISIBLE
POSSIBLY PAVED OVER NOW.?



- NOTE:
- FIELD SURVEY COMPLETED JANUARY 13, 2021
 - x123.45 DENOTES SPOT ELEVATION IN METRES
 - BEARINGS ARE DERIVED FROM L.T.O. RECORDS
 - PROPERTY DIMENSIONS ARE FROM L.T.O. RECORDS
 - CONTOURS ARE AT 0.5m INTERVALS



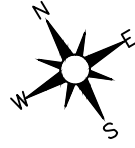
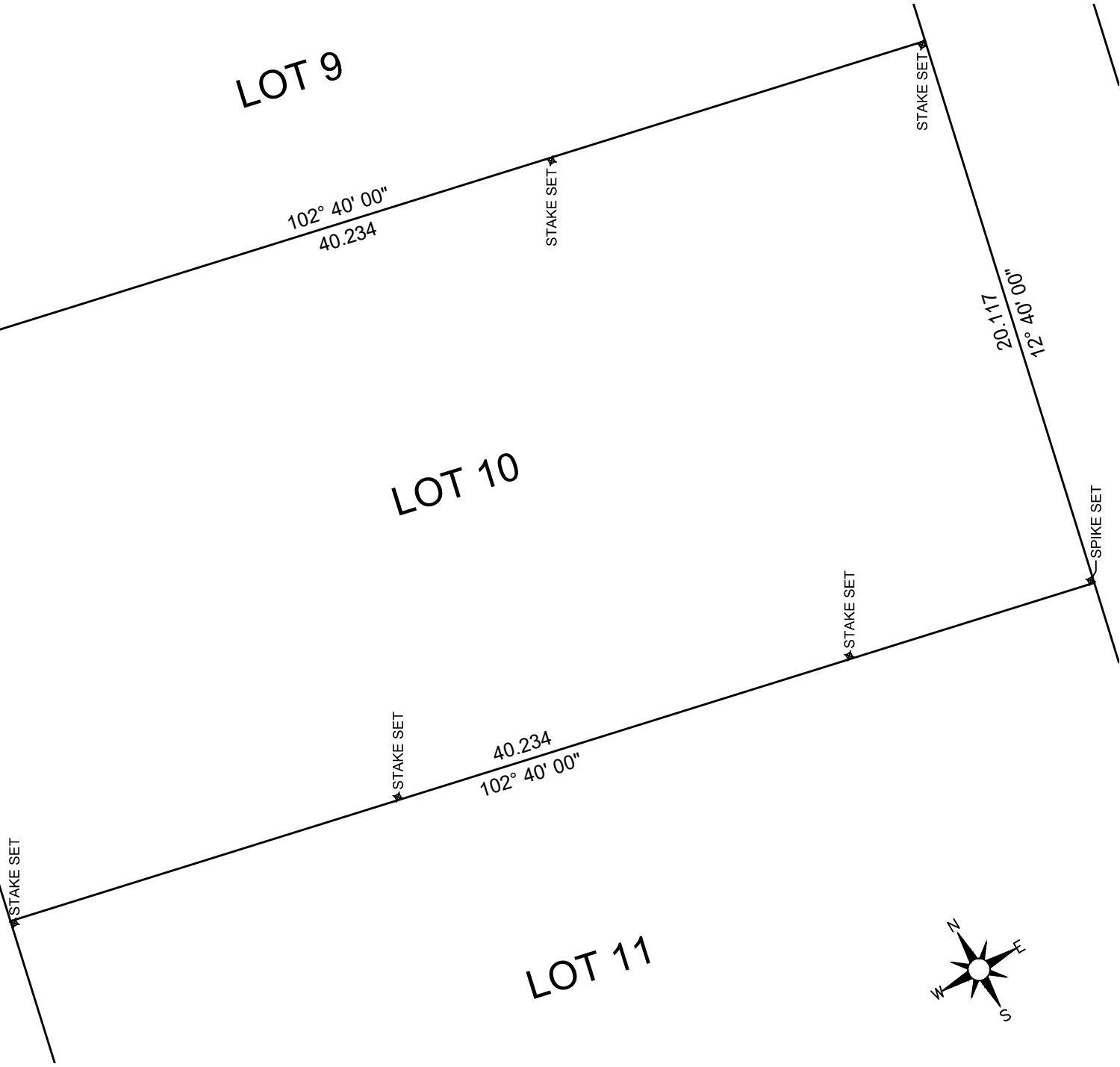
DOUG BUSH SURVEY SERVICES Ltd. Douglas J. Bush, ASCT, RSIS Applied Science Technologist (Geomatics) Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V8E 0H9 Phone 932-3314 / Fax: 932-3039 E-mail: doug@dbss.ca / http://dbss.ca	Revision :	Notes: ELEVATIONS ARE GEODETIC CVD28 DERIVED FROM WATER RESOURCES MONUMENT NO. 1088 LOCATED ON THE WEST SIDE OF THE PEMBERTON MEADOWS HIGHWAY IN D.L. 202 ELEVATION USED = 211.324 METRES	Plan date: February 1, 2021 Files: 04211.CRD P.I.D.: 011-506-652	Client: FITZGERALD CONSTRUCTION Project: 7454 PROSPECT STREET	Certified Correct. Douglas J. Bush ASCT, RSIS Applied Science Technologist (Geomatics) This 19th day of January, 2021	SCALE: 1:200 JOB NO.: J21017 DWG.: 21010D_METRIC SHEET:
---	------------	---	--	--	--	--

G:\PROJECTS\PROJECT FILES\2021\PEMBERTON SURVEY\2021010D.DWG 04211.CRD Plotted on February 1, 2021 at 11:44:49 AM

**PLAN SHOWING THE LOCATION OF STAKES SET UPON LOT 10,
BLOCK 3, D.L.'S 202 & 203, LILLOOET DISTRICT, PLAN 1624**

PROSPECT STREET

211.53
BENCHMARK
EAST END OF HYDRANT (1)
12° 40' 00"
20.1117

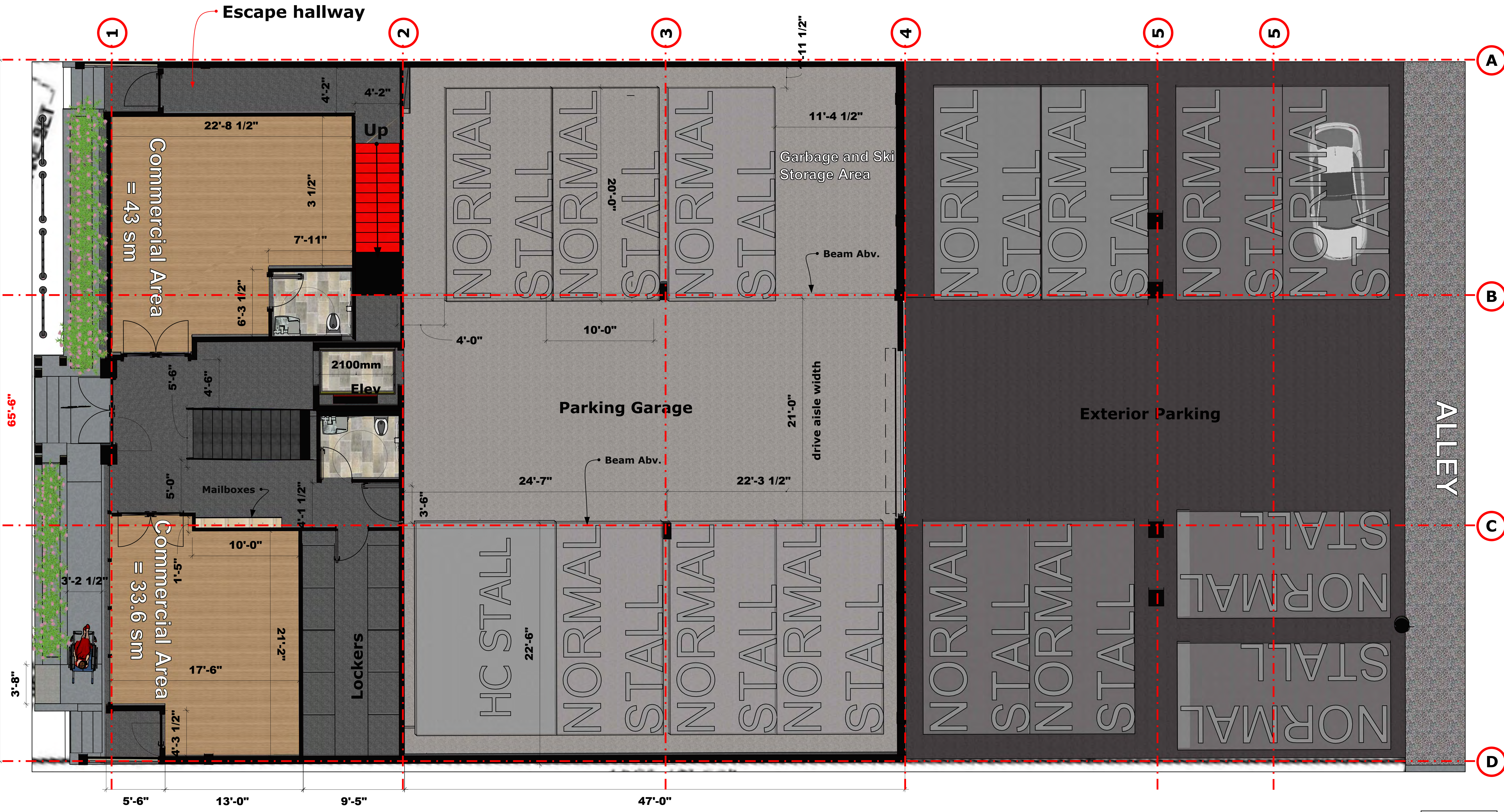


NOTE : - STAKES SET ARE FOR VIEWING PURPOSES ONLY AND
DO NOT DEFINE THE TRUE LEGAL BOUNDARY.

The location of the features certified by this plan
has been determined from existing survey monumentation
and does not purport to be a location certified in
relation to the property boundaries.

This 10th Day of July, 2020

SCALE 1:200 All Distances are in Metres	ISSUED TO: FITZGERALD CONSTRUCTION
CIVIC ADDRESS: 7454 PROSPECT STREET	PROPERTY DIMENSIONS ARE FROM LAND TITLE OFFICE RECORDS
PROPERTY IDENTIFIER 011-506-652	© 2020 Doug Bush Survey Services Ltd. All Rights Reserved. No reproductions or distribution permitted. No responsibility accepted for unauthorized use.
<p>DOUG BUSH SURVEY SERVICES Ltd. UNIT 18, 1370 ALPHA LAKE RD, WHISTLER, B.C. V8E 0H9 PHONE 932-3314 / FAX 932-3039 dougb@dbs.s.ca</p>	FILE NO. J20229
	PLAN NO. 20132B



Ground Floor Plan scale: 1/4" = 1'-0"

7454 Prospect Street Commercial Bldg.

Note: All dimensions are to be checked on site and any discrepancies reported to this office asap.

DENNIS MAGUIRE ARCHITECT

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February 18, 2021 **A1**



Midlevel Floor Plan scale: 1/4" = 1'-0"

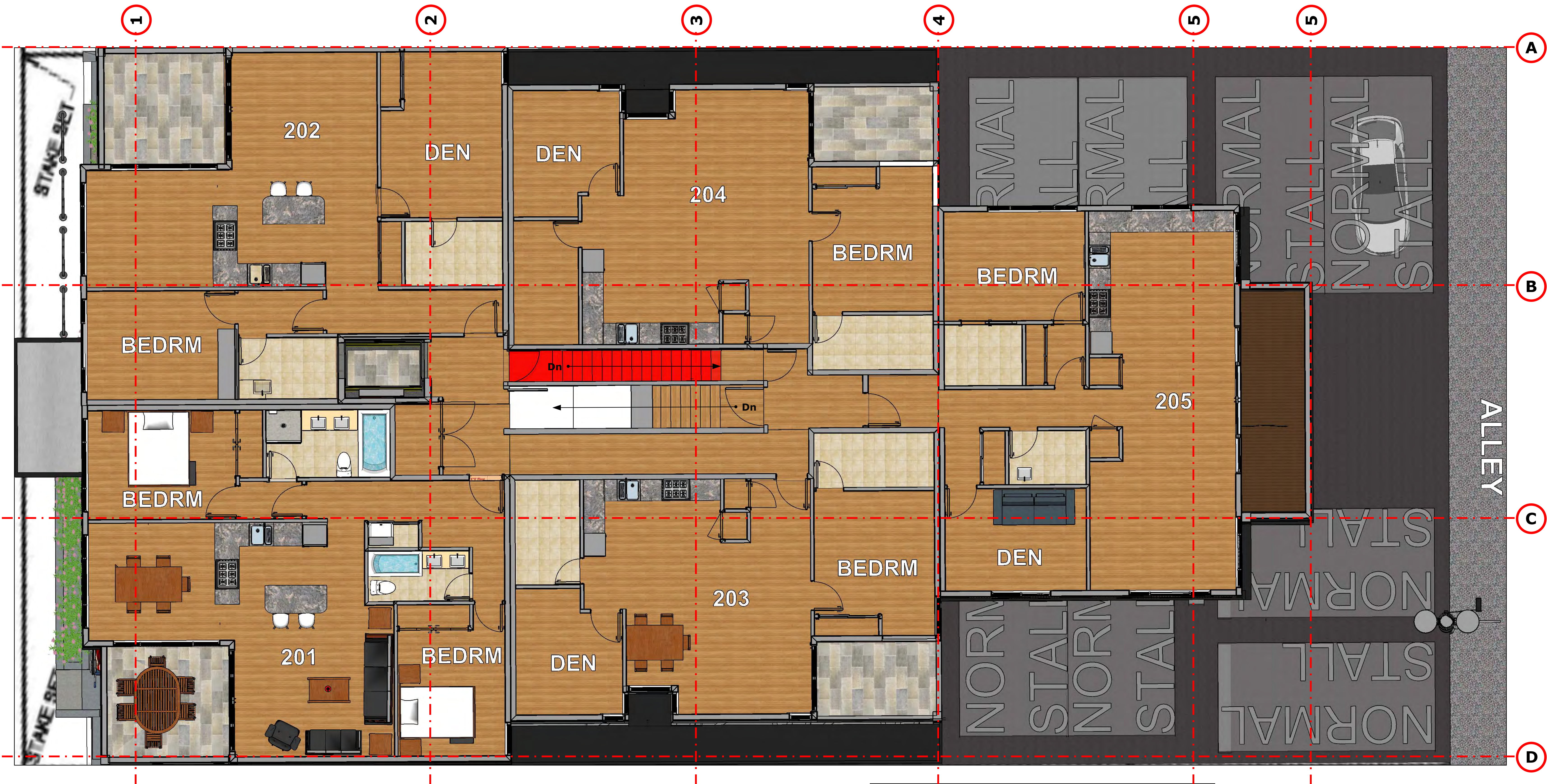
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February 18, 2021 **A2**



Upper Level Floor Plan scale: 1/4" = 1'-0"

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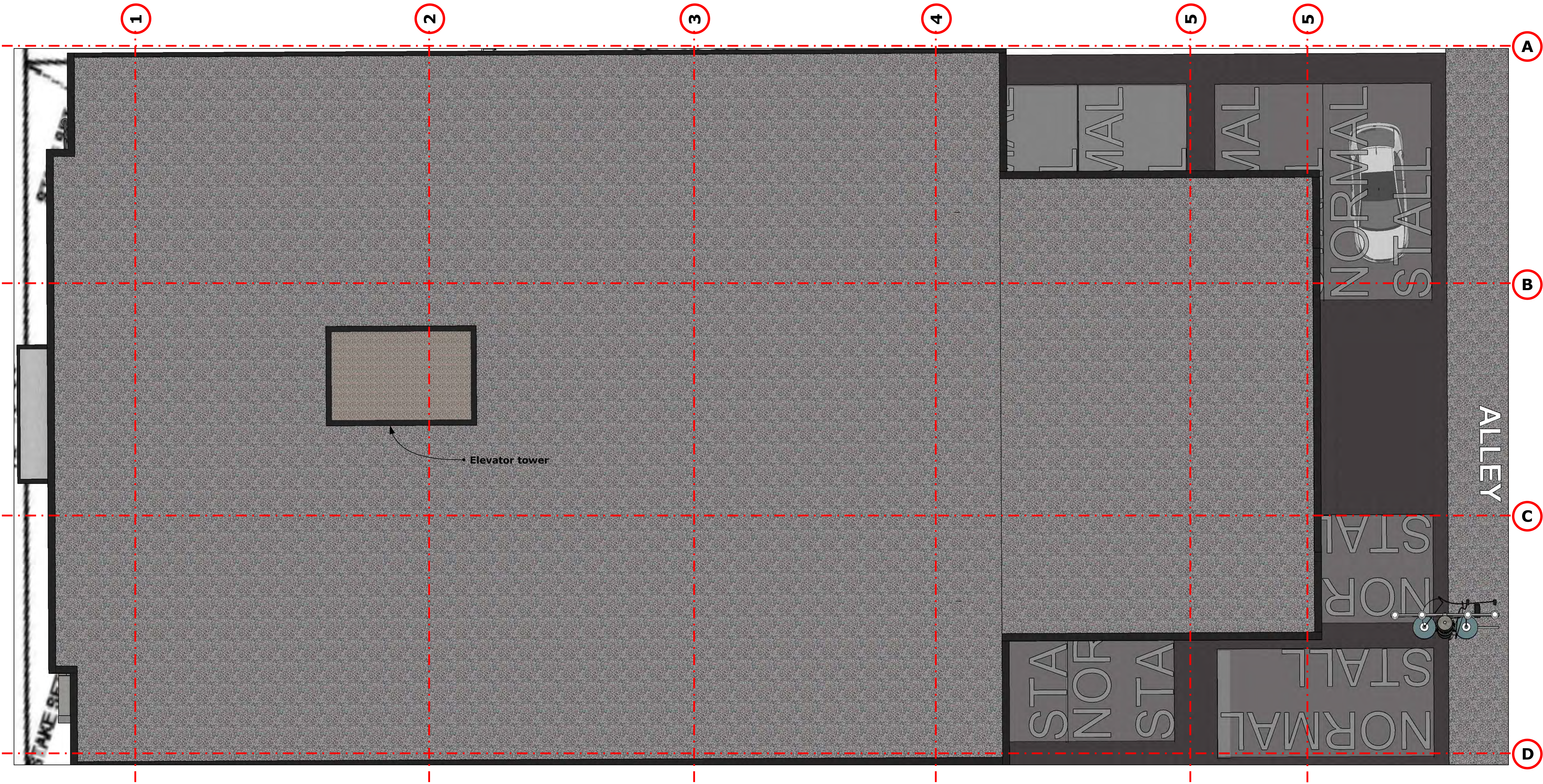
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February 18, 2021

A3



Roof Plan scale: 1/4" = 1'-0"

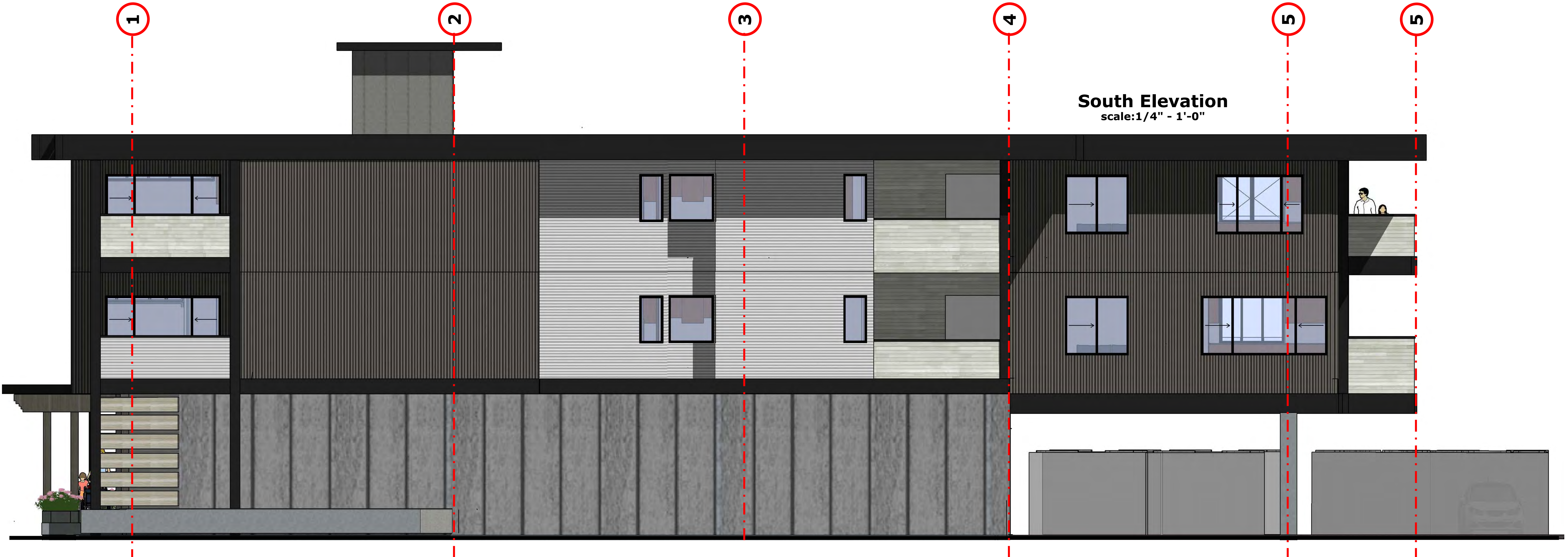
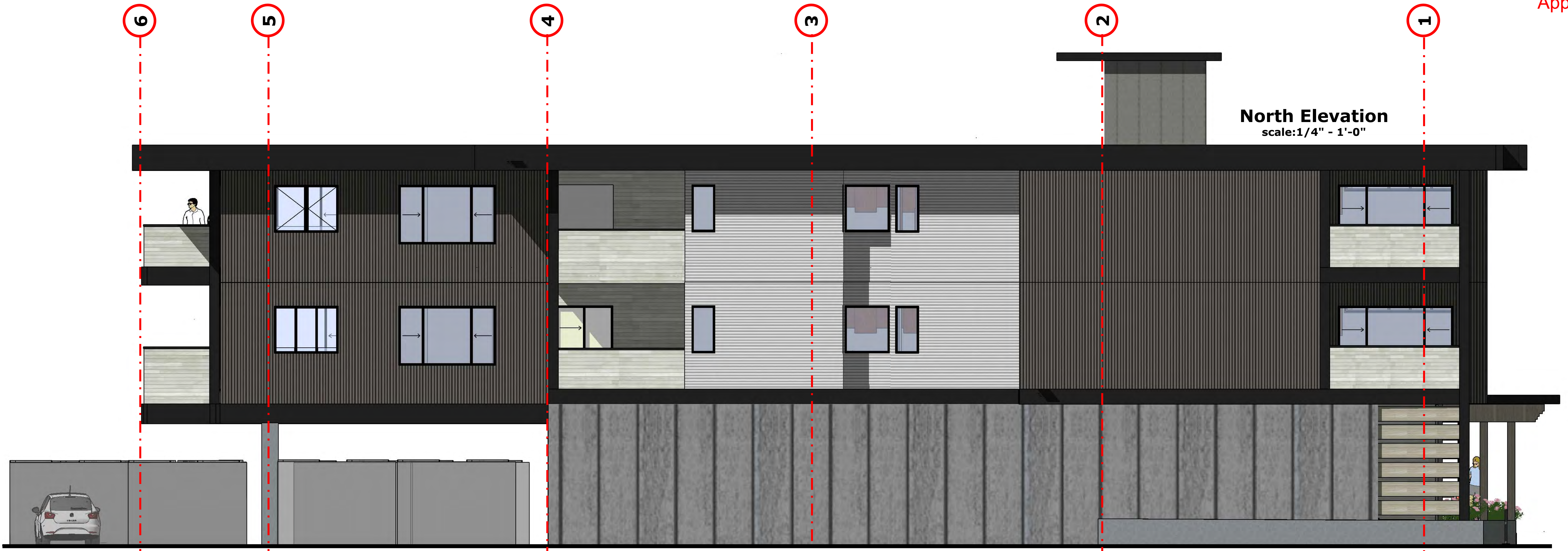
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February 18, 2021 **A4**



7454 Prospect Street Commercial Bldg.

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DENNIS MAGUIRE ARCHITECT

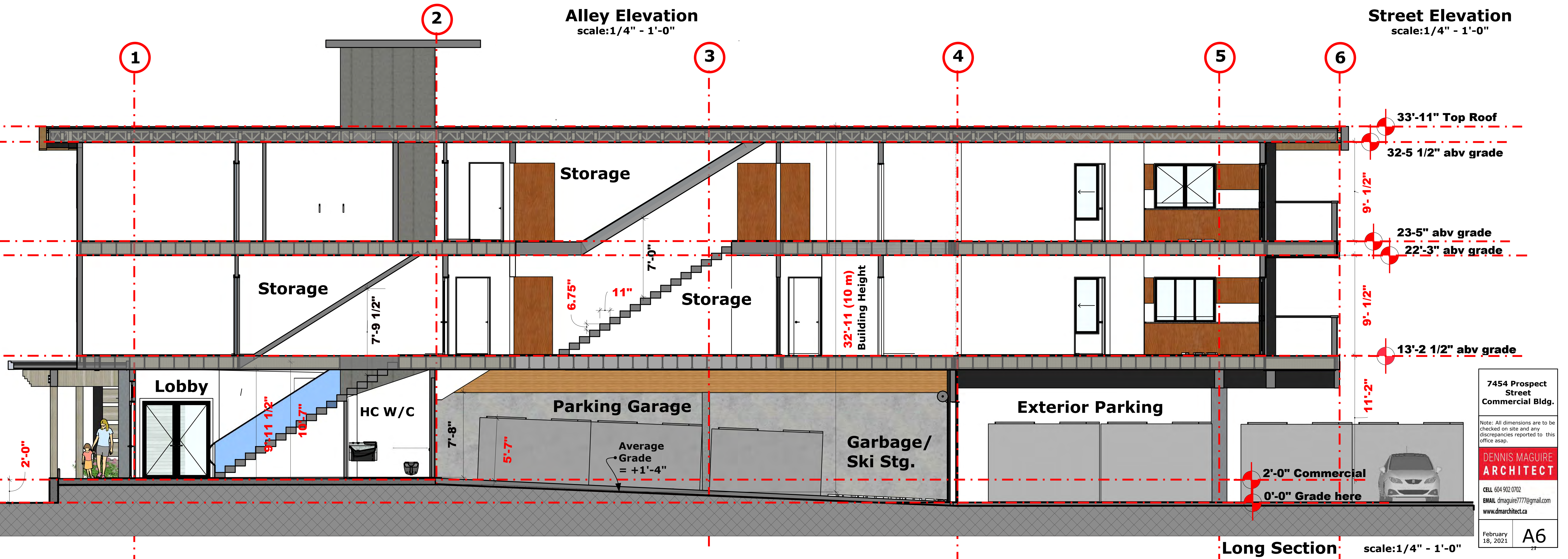
CELL 604 902 0702
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www.dmachitect.ca

February 18, 2021 **A5**



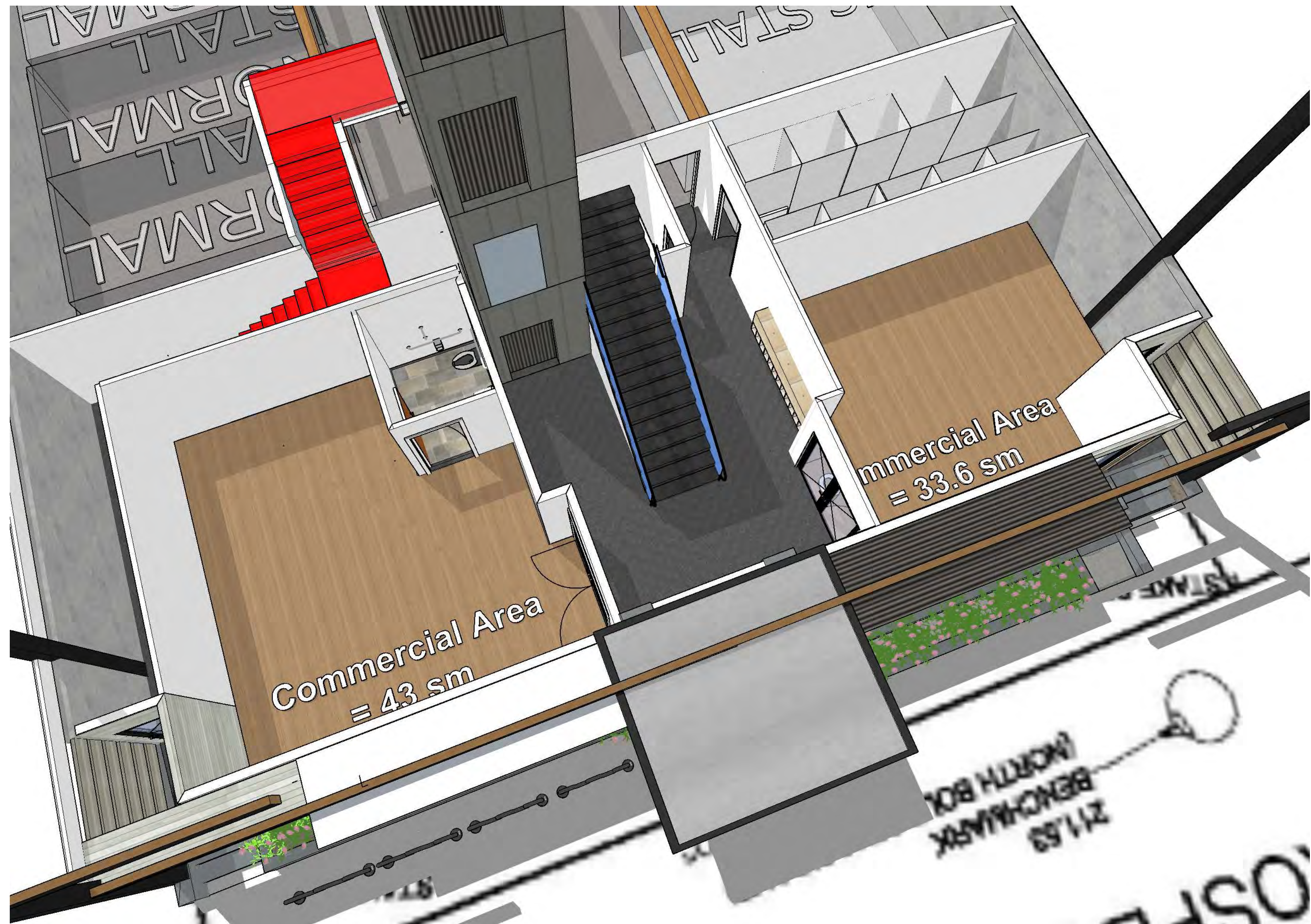
Alley Elevation
scale: 1/4" = 1'-0"

Street Elevation
scale: 1/4" = 1'-0"



Long Section scale: 1/4" = 1'-0"

7454 Prospect Street Commercial Bldg.
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Lobby & Commercial Spaces



Lobby Interior Perspective



HC WC Under Main Stair



Street Facade Perspective



Aerial Perspective from Rear



Alley Facade Perspective



Rear Perspective

7454 Prospect Street Commercial Bldg.

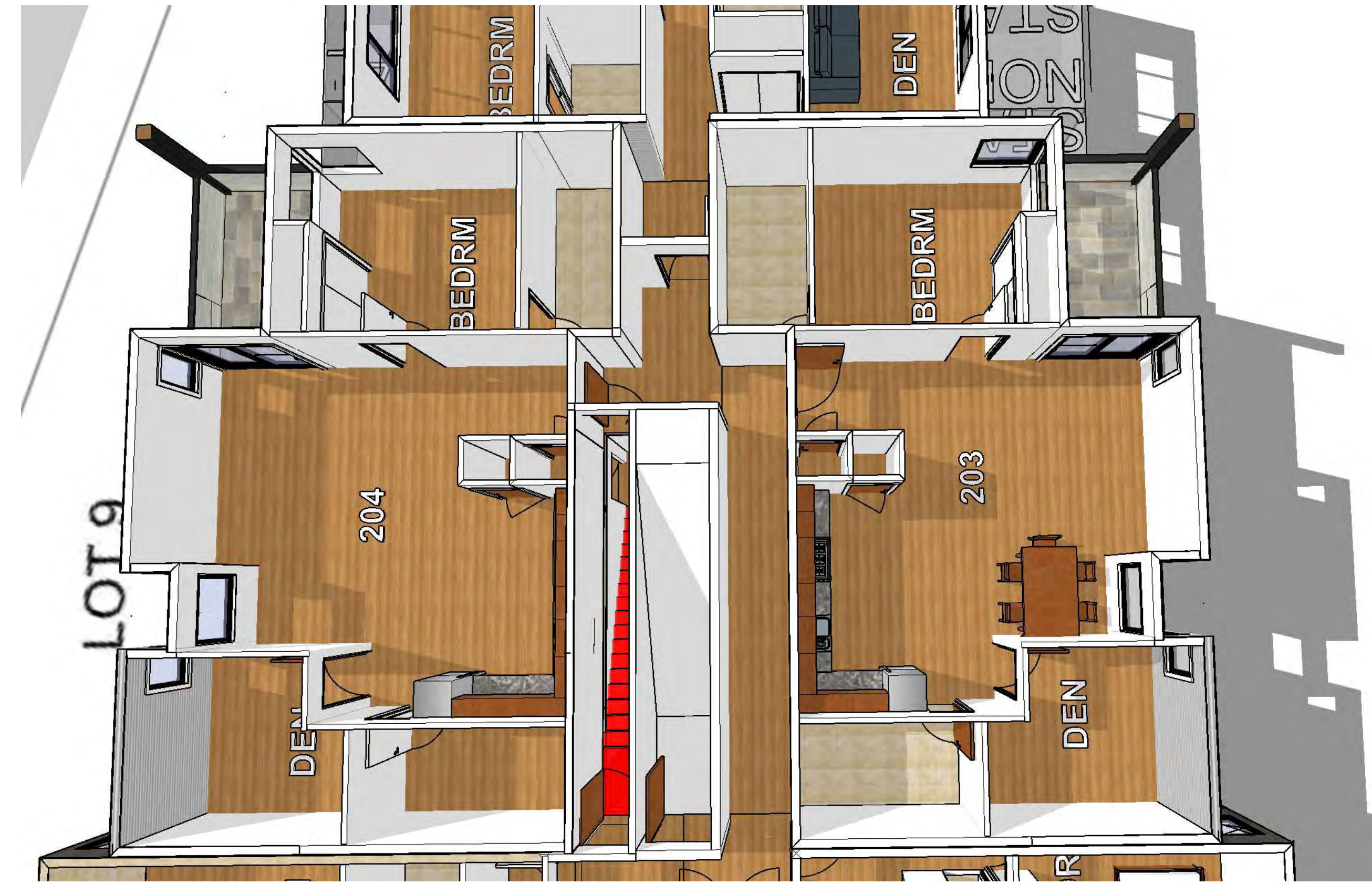
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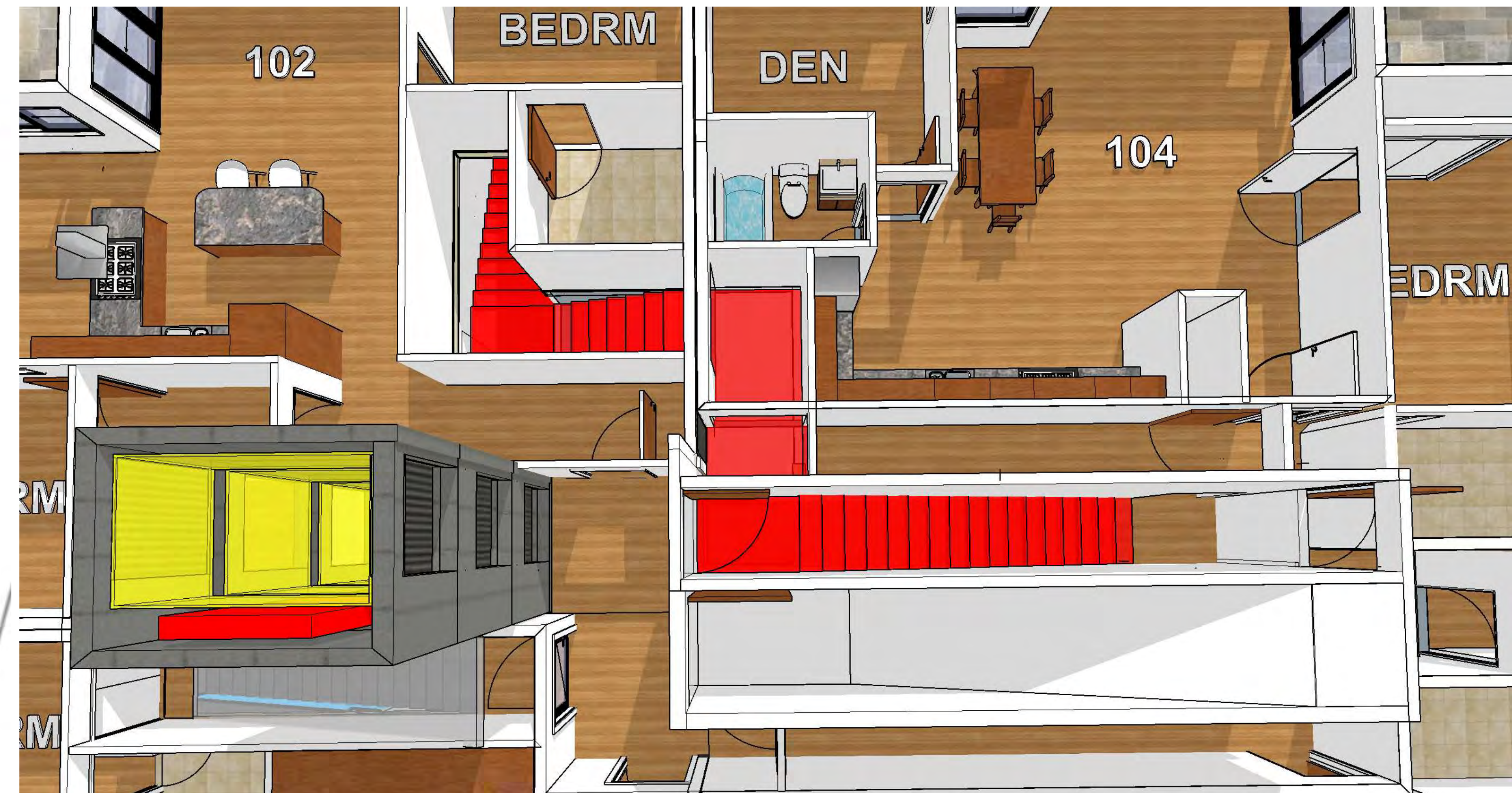
Street facing units



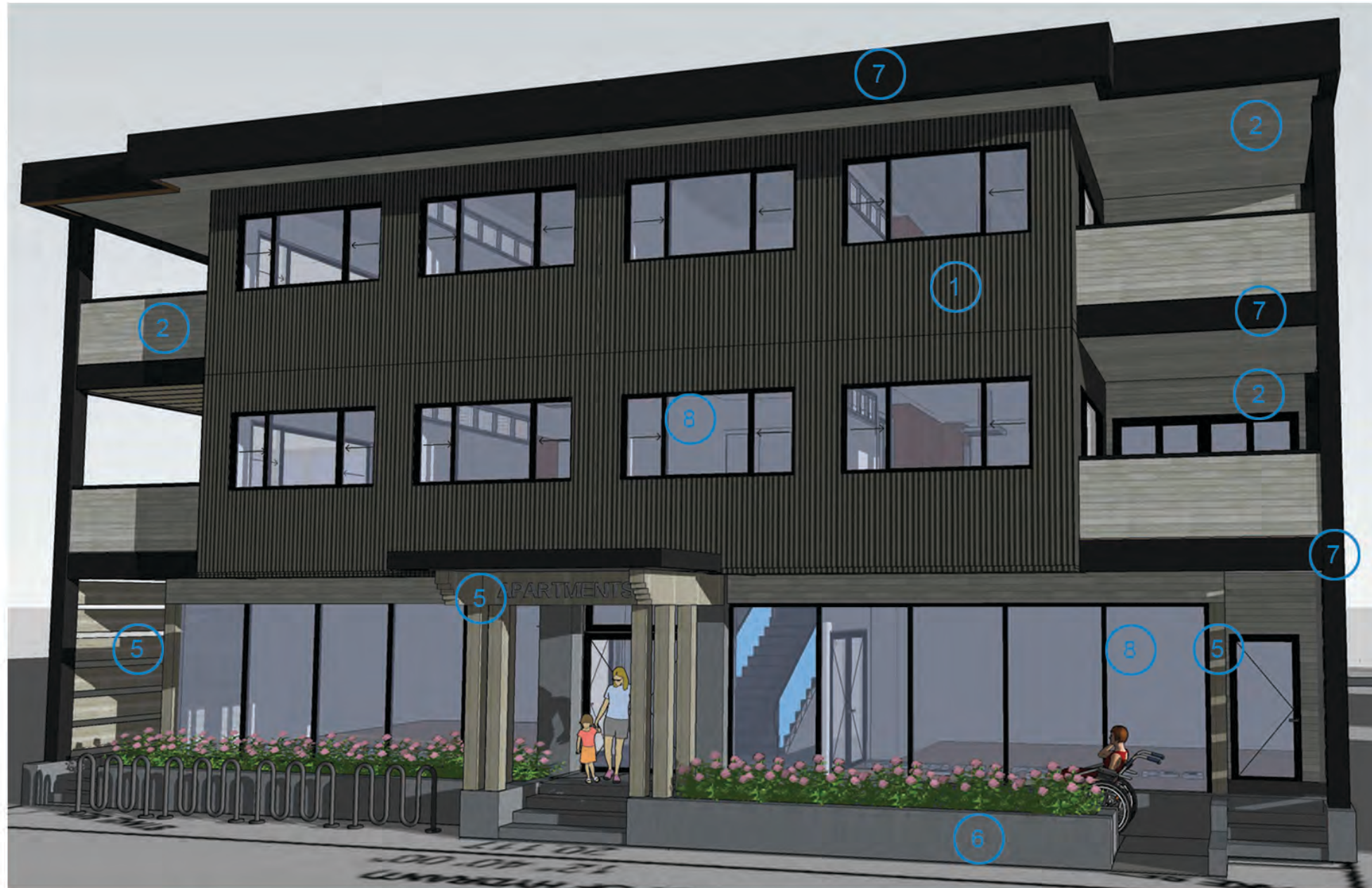
Middle Units



End Units



Escape Stair



PERSPECTIVE - PROSPECT STREET FAÇADE

MATERIAL BOARD

Form and character : Development Permit

FINISH LEGEND:

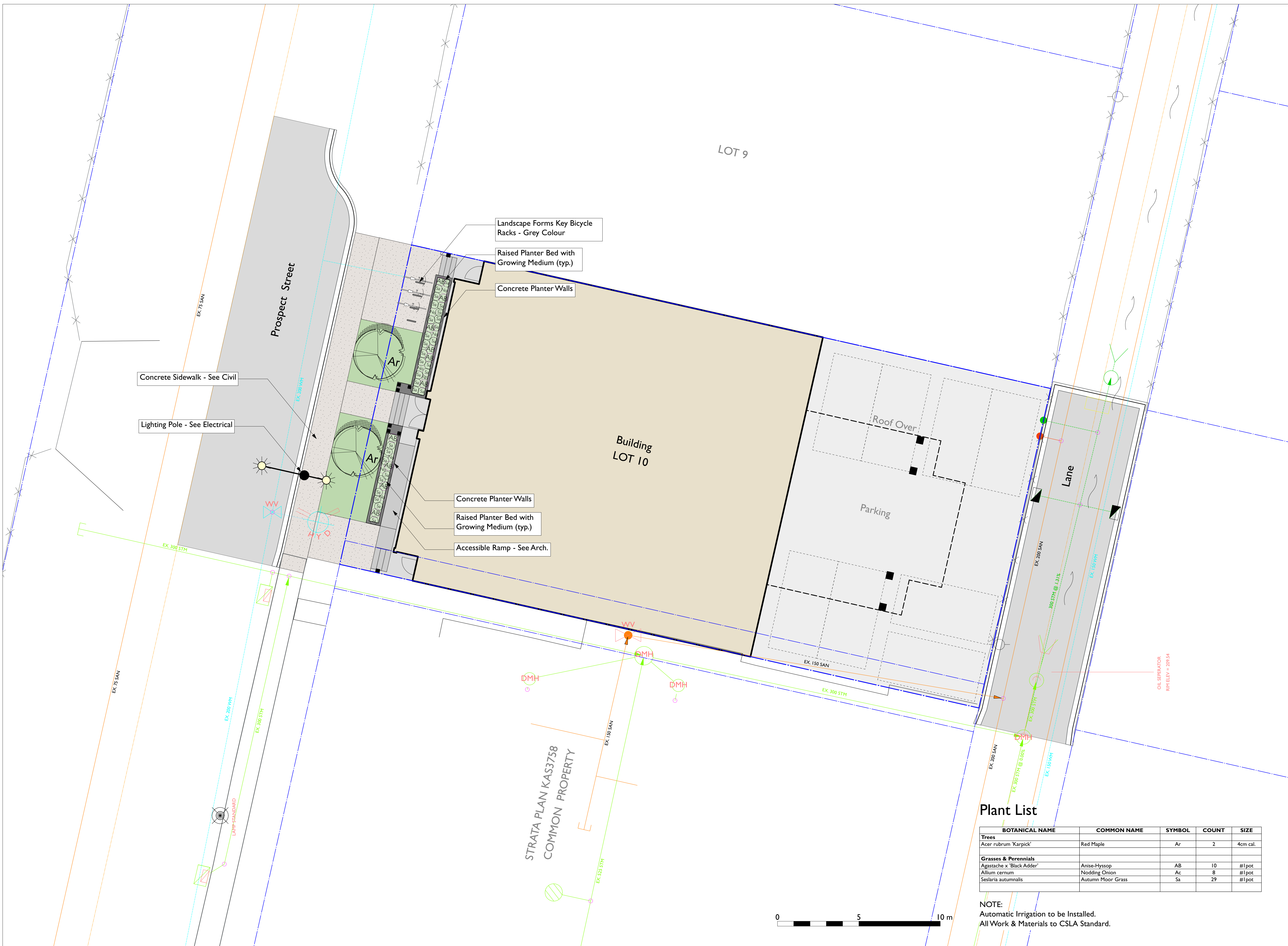
- 1 Dark corrugated metal:**
Material: Westform corrugated 7/8" panels
Colour: Kynar Dark Bronze
Application: Siding, installed vertically
- 2 Wood planks:**
Material: 6" Hardie plank
Colour: Fisher Truegrain serie stain, colour weathered wood.6"
Application: Railings / siding / soffits, installed horizontally.
- 3 Light metal siding:**
Material: Such as Westform corrugated 7/8" panels
Colour: Such as Galvalume
Application: Siding on side of building, installed horizontally
- 4 Vertical panels at ground level:**
Material: James Hardie panels in a smooth finish
Colour: Such as Pearl Grey
Application: Covering foundations at ground level on side of building. Alternate widths at installation.
- 5 Light solid wood:**
Material: Solid wood
Colour: Light natural stain, to complement finish 'F2'.
Application: Accent post and beam work at the main entrances. Also used as privacy screen horizontal slats on side elevation.
- 6 Planters and 'stone' work:**
Material: Finished concrete
- 7 Fascia and other black accents:**
Material: Black metal fascia. Structural posts: Wrapped in black metal.
- 8 Windows and doors:** Windows, vinyl - black finish.
 Doors, fiberglass - black finish.



SOUTH ELEVATION

MATERIAL BOARD

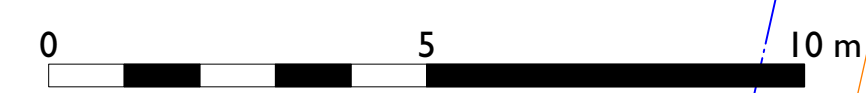
Form and character : Development Permit



Plant List

BOTANICAL NAME	COMMON NAME	SYMBOL	COUNT	SIZE
Trees				
Acer rubrum 'Karpick'	Red Maple	Ar	2	4cm cal.
Grasses & Perennials				
Agastache x 'Black Adder'	Anise-Hyssop	AB	10	#1 pot
Allium cernuum	Nodding Onion	Ac	8	#1 pot
Sesleria autumnalis	Aucumn Moor Grass	Sa	29	#1 pot

NOTE:
Automatic Irrigation to be Installed.
All Work & Materials to CSLA Standard.



TOM BARRATT LTD.
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T:604.932.3040 info@tbla.com
www.tbla.com

PROJECT
**7454 Prospect Street,
Pemberton, BC**

DRAWING TITLE

Site Plan

DATE	Feb. 12, 2021	SCALE	1:100
PROJECT #	953	ITEM	
REVISION #	0	SHEET	

LI