

ADVISORY DESIGN REVIEW COMMISSION

Agenda for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Wednesday June 16, 2021 at 5:30 pm via ZOOM Webinar ID: 894 1192 6987

	Page
1. CALL TO ORDER	
In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.	
2. APPROVAL OF AGENDA	
Recommendation: THAT the Agenda be approved as presented.	
3. ADOPTION OF MINUTES	2
a) ADRC Meeting, April 15, 2021	
Recommendation: THAT the minutes of the ADRC Meeting of April 15, 2021 be approved as presented.	
4. MAJOR DEVELOPMENT PERMIT No. 088 – The Aspect	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 April 15, 2021 at 5:00 pm via ZOOM Webinar ID: 894 1192 6987

MEMBERS IN ATTENDANCE*: Kristina Patterson Salin (Chair)
Brian Dorgelo
Jason Mathies
Jacaranda Kruckewitt
Julie van Haefen
Lisa Ames

REGRETS: 0

STAFF IN ATTENDANCE*: Lisa Pedrini, Manager of Development Services
Mark Barsevskis, Contract Planner
Nikki Segovia, Building & Planning Clerk

PROJECT REPRESENTATIVES*: Andree-Anne Tardif, Applicant
Suzanne Belanger, Agent for the Applicants
Tom Fitzgerald, Applicant

GENERAL PUBLIC: 0

****ALL COMMISSION MEMBERS, STAFF AND PROJECT REPRESENTATIVES
ATTENDED ELECTRONICALLY***

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

1. CALL TO ORDER

At 5:02 p.m. Lisa Pedrini called the meeting to order.

2. APPOINTMENT OF CHAIR

Moved/Seconded

THAT Kristina Patterson Salin be appointed Chair.

CARRIED

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 5:06 p.m. Kristina Patterson Salin assumed the Chair.

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 September 10, 2020 be adopted as circulated.

CARRIED

5. MAJOR DEVELOPMENT PERMIT No. 090 – ‘Tenquille Building’ – 7454 Prospect Street

Mark Barsevskis, Consulting Planner, presented a report summarizing the application submitted by Tom Fitzgerald, owner of 1261451 BC Ltd (Fitzgerald Building Company) to permit the development of a three-story mixed-use building on the subject property at 7454 Prospect Street. The building has two commercial units on the ground floor and ten residential units on the 2nd and 3rd floors.

Questions were asked from the Commission members regarding parking, roof drainage, snow dump areas, future development and grading of the lot.

At 5:30 PM ADRC Member Julie Van Haeften joined.

Project representative Andree-Anne Tardif provided additional information on the proposed project highlighting the need for density achieved through a mixed-use building, the specifics of the building design and how it was designed with feedback from local realtors to gather what their clients desire. She highlighted the design themes of the building and how they will lend a village like aesthetic to the design. She noted the addition of a bike washing station.

Andree-Anne noted that the interior parking will be a garage door that is secured and will allow for over height vehicles. Suzanne Belanger clarified the garbage will be inside the building. They also clarified the mixed parking (indoor and outdoor) to

3

accommodate large vehicles to park outside, as well as parking for the commercial units.

Tom Fitzgerald clarified the elevations at the front of the building to be a 2ft difference to accommodate the FCL.

The Chair opened the floor for questions to the applicants from the Commission members. There were additional questions about energy efficiency, surrounding development of alley ways and/or right-of-ways, elevators, parking and fire suppression methods.

Moved/Seconded

THAT the Advisory Design Review Commission recommends that Council support the proposed Major Development Permit No. 090 "Tenquille Building".

CARRIED

6. NEXT MEETING

Lisa Pedrini advised the commission to keep the 3rd Wednesday of each month open. If required, the next ADRC meeting will be May 19, 2021 at 5:30PM.

7. ADJOURNMENT

At 6:32 p.m. the meeting was adjourned.

Kristina Patterson Salin
Chair

Date: June 16, 2021
To: Advisory Design Review Commission
From: Lisa Pedrini, Manager of Development Services
Subject: Major Development Permit No. 88 –The Aspect

PURPOSE

The purpose of this report is to present to the Advisory Design Review Commission (ADRC) an application for Major Development Permit No. 88 for the multi-family residential project known as “The Aspect”. The application is for one (1) multi-family residential apartment building for between 58-61 units in a 39,349 square foot, three storey building.

The application has been submitted under the requirements of the Village of Pemberton Official Community Plan Development Permit Area Guidelines which require Development Permits to regulate the form and character of multi-family buildings. Accordingly, the application will be assessed against the Development Permit No.6 Multi-Family and/or Commercial Development Permit Area Guidelines.

BACKGROUND

The application before the ADRC is the second development permit application considered by the Village in the last three years. On January 16, 2018, Council authorized issuance of Development Permit No. 008 (DP008) and Development Variance Permit No. 118 (DVP118) to facilitate a 36 unit stacked townhouse multi-family housing development known as Crestline on the subject lands. The Crestline application was revised by Council to accommodate site plan changes on November 27, 2018.



Figure 1: Former Conceptual Rendering “Crestline”

For a variety of reasons, the Crestline approval was never actioned, and the lands have sat vacant over the last several years. The current application was submitted on November 23, 2020.

SITE DESCRIPTION

The subject property is located at 1422-1430 Portage Road, immediately north-west of the Portage Station commercial building on lands legally described as Lot 3, Plan 12595, District Lot 203, LLD. The site is 2,864 square metres or 30,830 square feet in size and is currently disturbed land from previous development proposals.

The site is bordered by Portage Station to the south-west, undeveloped Crown land Lot 13) on the west and north sides, and across Portage Road from the Pemberton Community Centre as shown on the following location maps.



Figure 2: Location Maps

DESCRIPTION OF THE PROPOSAL

Description of General Development and Site Plan

The application is to create a new three-storey multi-family apartment building of between 58-61 residential units over structured parking. The Applicants have indicated that they intend to develop the building as a purpose-built rental building, which will be a consideration of Council through a separate Housing Agreement Bylaw review.

The proposed development will be accessed from a single access off Portage Road. The Ministry of Transportation and Infrastructure (MoTI), who has jurisdiction over Portage Road, has advised the Applicants that they are limited to one single access point which impacts the circulation through the site.

The Portage Road entrance will provide access from the north-west side of the building to an under-building parking structure. The structure will yield 61 parking spaces, or roughly one (1) per unit. The application, if approved as an affordable housing project, will benefit from a parking standard reduction for that purpose, yet will still require a variance as described in later sections of this report.



Figure 3: Rendering of Portage Road Frontage

Description of Form and Character

Lovick Scott Architects has prepared form and character drawings included in **Attachment A**. A written project description and rationale is included as **Attachment C**. The Applicants suggest the building will utilize a contemporary colour scheme that integrates with the surrounding environment.



Figure 4: Architectural Rendering of Pemberton Road Frontage



Figure 5: Architectural Rendering of Rear

The building massing is uniform with additional design detail and building articulation along the Portage Road frontage. Prominent corner roof-gable elements with wrap around decks anchor the building at each end, and the elevator cores protrude from the frontage to demise the horizontal façade of the building.

The colour palette includes greys, browns in the feature areas and a dark-blue tone for horizontal siding. The corners and vertical elements are clad in stone veneer as a feature material. Siding materials are a mix of hardi-panel board and batten and hardi-shingle.

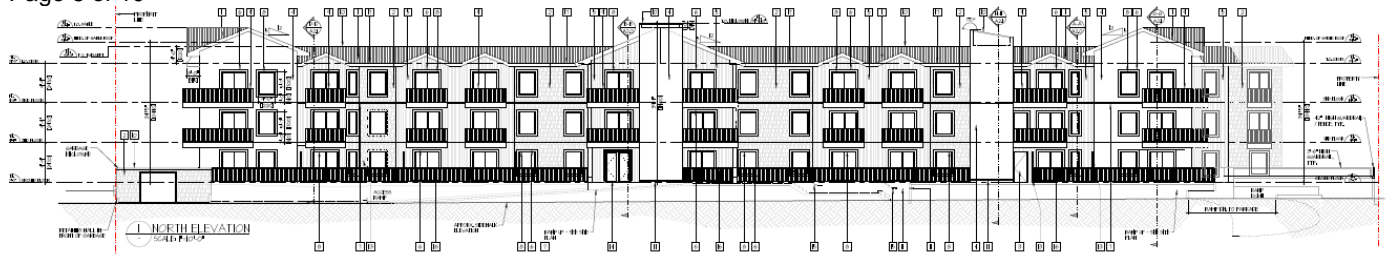


Figure 6: North Building Elevation

Description of Landscape Approach

The proposed landscape plan, prepared by Binnie Landscape Architects, attached as **Attachment B**, emphasizes the integration of the building with the street and sidewalk. The proposal addresses the grade change between the sidewalk/street through landscaping and grading with sensitive stepped retaining walls, accessible pedestrian walkways, stairs, and significant frontage landscaping.

A substantial portion of the proposed landscaping is located off-property within the MoTI Portage Road right-of-way. This will require a landscape maintenance agreement whereby the Owners will be obligated to maintain the landscaping. It will also require MoTI approval.

Portage Station is buffered by a landscape strip and a textured surface area featuring river rock, shrubbery and a similar treatment surround the building.

POLICY ANALYSIS

Zoning Bylaw No. 832, 2018

The subject property is zoned Portage Road Commercial (C-3). The following is an assessment of the proposal in the context of the Zoning Bylaw No.832, 2018 requirements:

Regulation	Bylaw Standard	Proposed	Variance Required
Maximum Density	1.5 FAR	1.28 FAR	
Maximum Lot Coverage	50%	53.4%	A variance of 3.4% is required
Minimum Front Setback, Principal Building	4.5 m	4.295 m	A Variance of 0.205 m is required for the building frontage
Minimum Front Setback, Accessory Building	4.5 m	0.025 m	A Variance of 4.475 m is required for the accessory garbage enclosure fronting Portage Road
Minimum Rear Setback	3 m	6.963 m	
Minimum Interior Side Setback	3 m	5.285 m	
Minimum Exterior Side Setback	4.5 m	N/A	
Maximum Building Height, Principal	10.5 m	10.49m	
Maximum Building Height, Accessory	4.6 m	2.6 m	

Parking Analysis

Parking is accommodated in an under-building parking structure accessed from Portage Road. Site circulation and additional surface parking is compromised by the MoTI requirement that the lands be limited to one single access point off Portage Road. The following parking analysis is based on the bylaw.

Unit Type	Parking required	Number of dwelling units proposed	Total Parking required
Studio/One Bedroom	1 per dwelling unit	47	47.00
Two Bedroom	1.75 per dwelling unit	14	24.50
Visitor Parking	0.25 spaces per dwelling unit		15.25
Affordable Housing Incentive Reduction	Less 0.25 stalls per unit		-15.25
Total Required Parking			72
Proposed Parking			61
Variance Required			11

The proposed development proposes a variance to the Village of Pemberton parking standards with from the 72 stalls to 61 stalls as shown on the parking plan. As noted, there are limitations to additional on-site parking due to limited site circulation and the size of the underground parking structure.

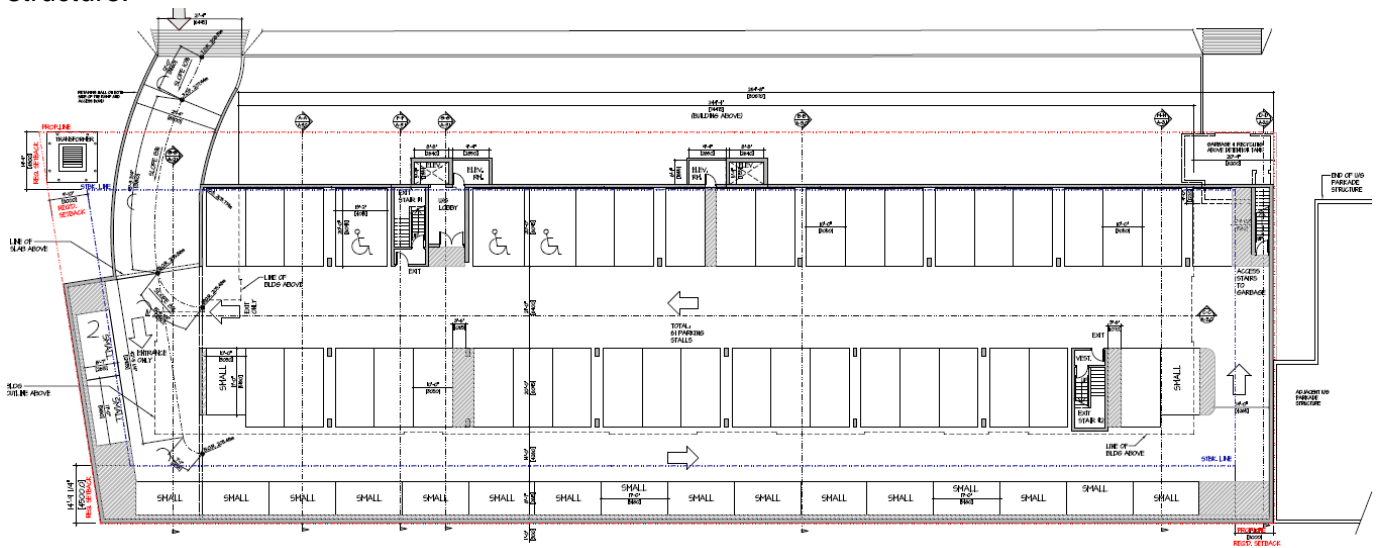


Figure 6: Parking Plan

There may be additional variances required for drive aisle width, and parking stall width for the parallel parking stalls adjacent to the wall of the building.

The Zoning Bylaw also requires certain features in the parking structure to accommodate accessible parking, electric vehicle parking, bicycle parking, and a limitation on the proportion of small cars permitted.

Parking Requirement	Bylaw Requirement	Required	Proposed
Accessible stalls	3 Stalls for parking lots between 61-80 Stalls	3	3
EV Parking	1 per every 10 stalls	7	7
Bicycle Parking	20% of the amount of vehicle parking required	15	There is a bike room on the first storey, but the number of bikes accommodated is not detailed.
Small Car Parking	Max 33% of stalls	Not more than 20 stalls	20

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:

Applicable Guideline	Comments
Objectives: 7.4.4.1	
Create livable, attractive neighbourhoods	The proposed apartment building will provide additional apartment units, and if secured through housing agreement, the purpose-built rental building will contribute to livability. The central location of the site, and the proximity to services and schools enhances livability
Provide visual and physical cohesiveness that reflect our small-town character	The building is scaled to three storeys and is consistent with the low-scale nature of multi-family buildings in Pemberton.
Guidelines: 7.4.4.2	

<p>a) Siting: minimize direct visual intrusion to surrounding homes, through balconies, decks, patios, screening, off-setting windows</p>	<p>The orientation of the building with frontage along Portage Road in the same orientation as the neighbouring building, combined with the limited development potential of adjacent lands satisfies this guideline.</p>
<p>b) Building Form: break up larger buildings; ensure reflects the scale and character of area, provide sufficient and secured exterior accessed storage</p>	<p>The visible front façade of the building utilizes vertical elevator shafts, varied materials and colours to break the massing and scale of the building. The building storage is limited, which may be a requisite trade-off for a restricted rental building.</p>
<p>c) Open Spaces: designed to accommodate passive and/or recreational activities</p> <ul style="list-style-type: none"> • Outdoor open space for each unit • Fences only if they contribute to the attractiveness of neighbourhood and will be durable 	<p>Each unit has either a patio or balcony space. As a more urban form of development that seeks to maximize the building footprint, there are limited opportunities for active recreation space; however, the site is adjacent to the community centre and proximal to open space and the elementary school facilities.</p>
<p>d) Circulation and Parking: internal and external circulation, parking and servicing is important:</p> <ul style="list-style-type: none"> • Situate parking areas as minor component of site when viewed from street • Fully screen all exterior services, such as garbage within an enclosure and landscaping 	<p>The parking structure will be enclosed and fully screened from the view of the street.</p> <p>The only real alternative to provide accessible garbage collection is to provide direct access from Portage Road. The garbage facilities will be fully enclosed with attractive materials and solid door materials to completely screen the garbage facilities.</p>
<p>e) Streetscape Improvements and Landscaping: should provide amenities for residents and surrounding neighbourhood</p> <ul style="list-style-type: none"> • Install landscaping along all property lines, except access • Provide irrigation for all landscaped areas (except natural areas) • Utilize landscaping to provide definition for pedestrian corridors and defining private or semi-private spaces • Accommodate grading on property, minimizing cut and fill, retaining walls are discouraged. • Incorporate landscaped areas within parking lots to break up large, paved areas and winter snow-storage areas. 	<p>The building is landscaped around the entire perimeter, with particular attention to the frontage landscaping on Portage Road. The grades between the street/sidewalk level and the entrance of the building sensitively address the grade change with landscaping.</p>

AFFORDABLE HOUSING ACTION PLAN

The project if secured by a Housing Agreement will add 61 additional dedicated rental apartment to the Pemberton Housing Stock. The Village is trying to facilitate the development of a range of housing options, and market rental housing was identified as a major gap in Pemberton in the Age-Friendly Affordable Housing Needs Assessment. Evidence-based information and feedback from stakeholders demonstrated there is limited availability of market rental housing; many households are likely struggling to secure affordable and suitable rental accommodation. Market rental apartments are suitable for lower income singles and couples, seniors, and moderate income households, who consequently, have far fewer choices in the rental housing market. Based on feedback from stakeholders, there is a gap between what moderate-income households can afford when compared to average rents and the suitability of available units.

The Needs Assessment also included consultation with the development industry, at which time Staff were made aware of the challenges of providing affordable housing in Pemberton including: the high cost of construction, parking requirements, the influence of the Whistler housing market and financing.

Council adopted the Village of Pemberton Age-Friendly Affordable Housing Action Plan in October 2019, which emphasizes the following goals:

- prioritize affordable housing;
- encourage housing design to meet changing household needs and allow seniors to age in place;
- focus on addressing housing needs for low to moderate income households and
- foster collaborative partnerships to address housing issues and related social infrastructure.

The plan also recognizes the following as a Strategic Direction: Strategic Direction #9 - Consider measures to support, and incentivize purpose-built rental housing.

In identifying the needs of seniors and low income for housing, the proposed Aspect project is considered: affordable, mixed use with co-location of community space, highly walkable, accessible (elevators), secure (secured rental subject to a Housing Agreement) and in close proximity to community spaces (Pemberton Library, Community Centre, Teen and Seniors Centre) to encourage connection and socialization.

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 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:

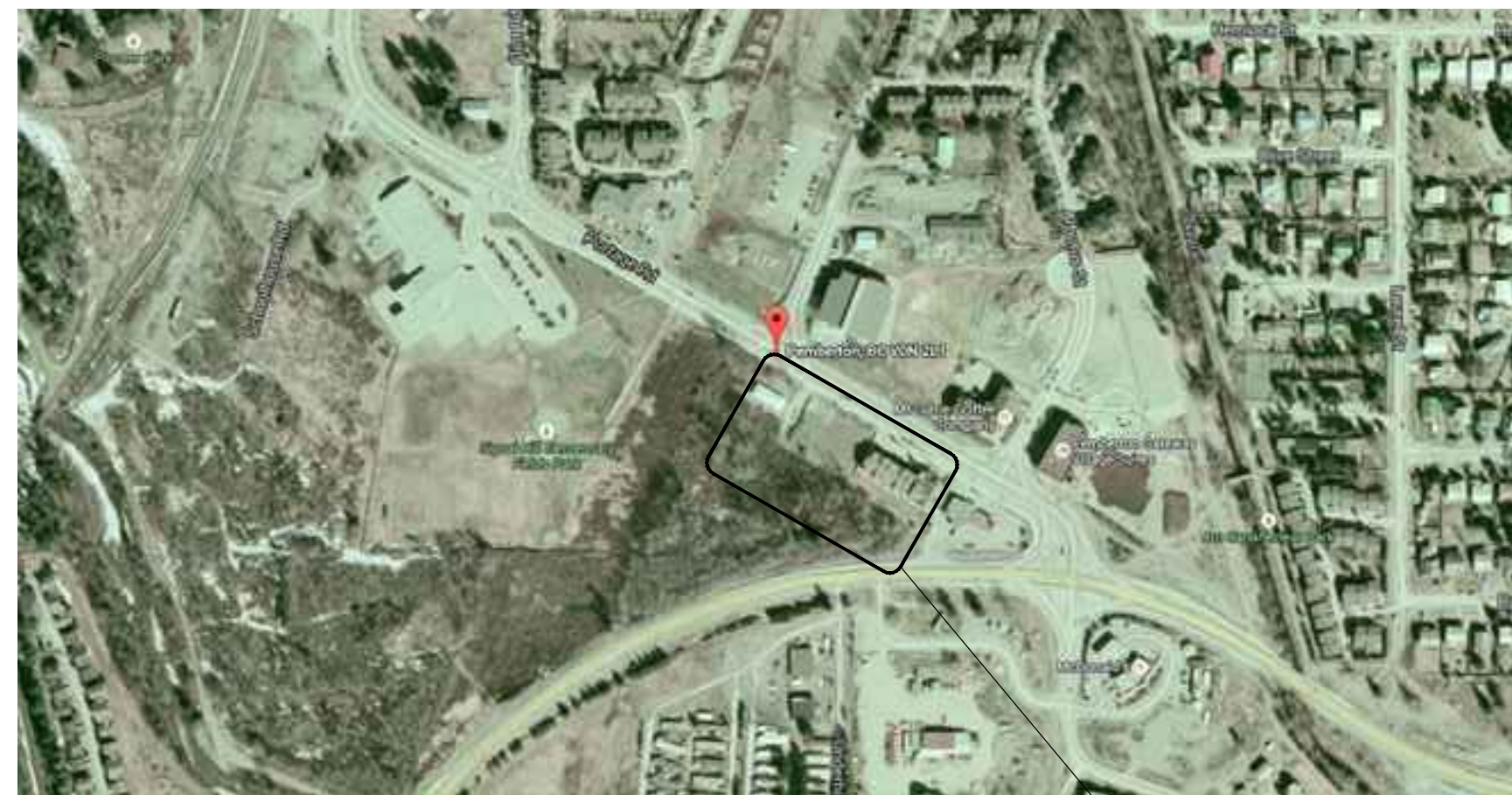
- A. Architectural Drawings*
- B. Landscape Drawings*
- C. Applicant's Project Rationale*

THE ASPECT

A

1422, 1426, 1430 Portage Road, Pemberton, B.C.

ISSUED FOR DP AMENDMENT



VICINITY MAP

SITE LOCATION

DRAWING LIST:

ARCHITECTURAL:

LOVICK SCOTT ARCHITECTS LTD.
3707 1st AVENUE,
BURNABY, B.C., V5C 3V6
(tel) 604.298.3700
(e-mail) nbasanovic@lovickscott.com
ascott@lovickscott.com

LANDSCAPE:

R.F. BINNIE & ASSOCIATES LTD.
205 - 4946 CANADA WAY
BURNABY, B.C. V5G 4H7
(tel) 778.945.6101
(e-mail) rhiggs@binnie.com

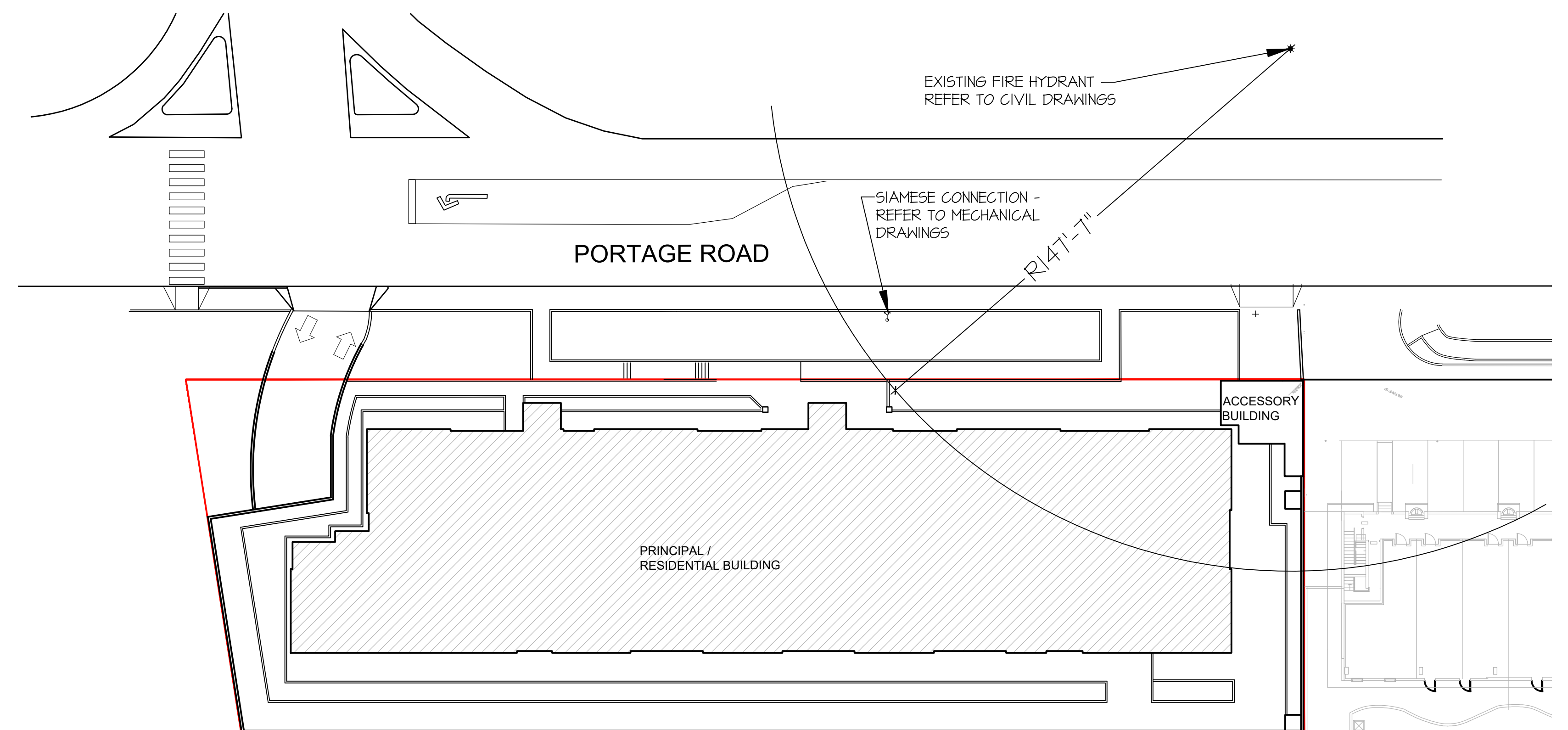
SURVEY:

DOUGLAS BUSH SURVEY SERVICES LTD.
UNIT 18, 1370 ALPHA LAKE ROAD
WHISTLER, B.C. V8E 0H9
(tel) 604.932.3314
(e-mail) dougb@dbss.com

- A0.00 COVER SHEET
- CONTEXT PLAN
- CONTEXT PHOTOS
- AS1.1 SITE PLAN AND SITE ANALYSIS
- A1.0 PARKING PLAN
- A1.1 GROUND FLOOR PLAN & 2ND LEVEL FLOOR PLAN
- A1.2 3RD LEVEL FLOOR PLAN & ROOF PLAN
- A2.0 ELEVATIONS
- A3.0 BUILDING SECTIONS
- A3.1 BUILDING SECTIONS
 - RENDERING #1
 - RENDERING #2
 - RENDERING #3

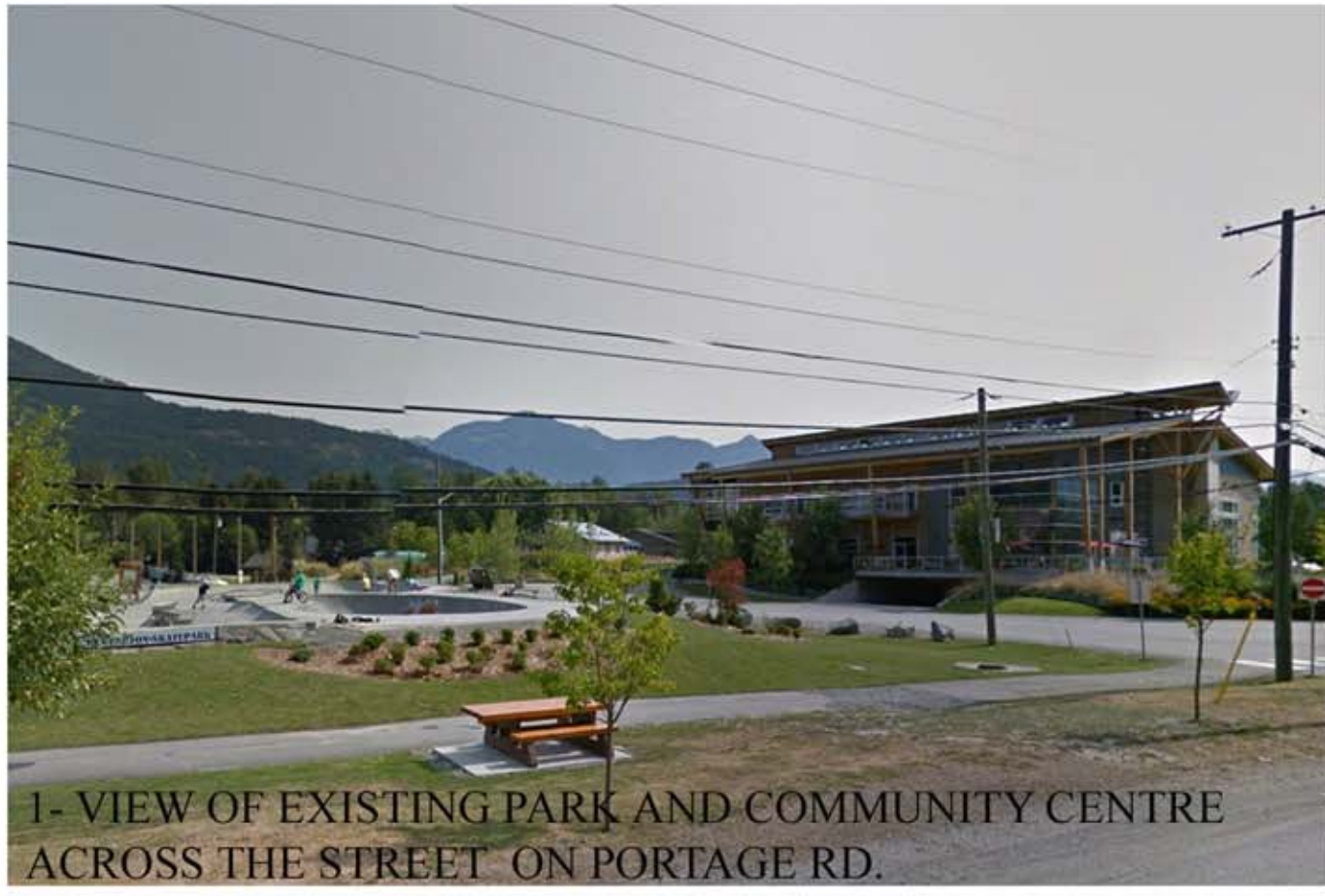
- L1 OFFSITE LANDSCAPE PLAN
- L2 ONSITE LANDSCAPE PLAN
- L3 LANDSCAPE SECTIONS

SURVEY PLAN



ISSUED FOR DP AMENDMENT - APRIL 20, 2021





1- VIEW OF EXISTING PARK AND COMMUNITY CENTRE ACROSS THE STREET ON PORTAGE RD.



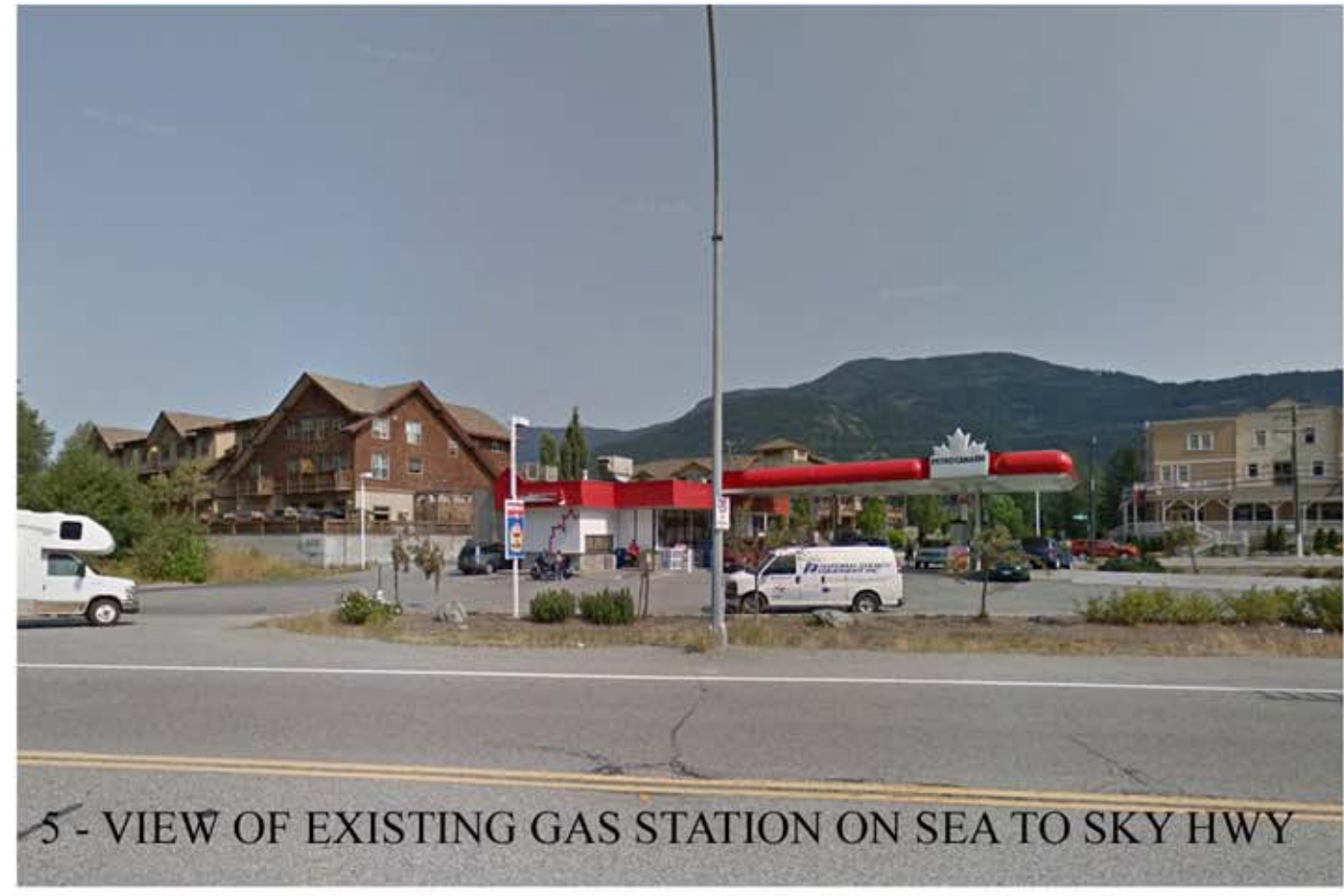
2- VIEW OF EXISTING ELEMENTARY SCHOOL ON PORTAGE RD.



3- VIEW OF EXISTING PROPERTY ACROSS THE STREET ON PORTAGE RD.



4- VIEW OF ADJACENT PROPERTY ON PORTAGE RD.



5- VIEW OF EXISTING GAS STATION ON SEA TO SKY HWY



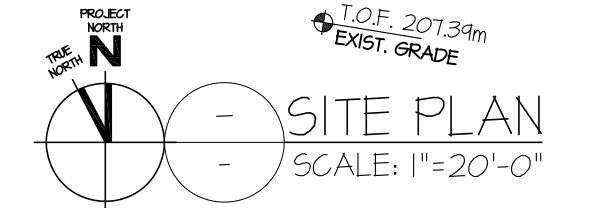
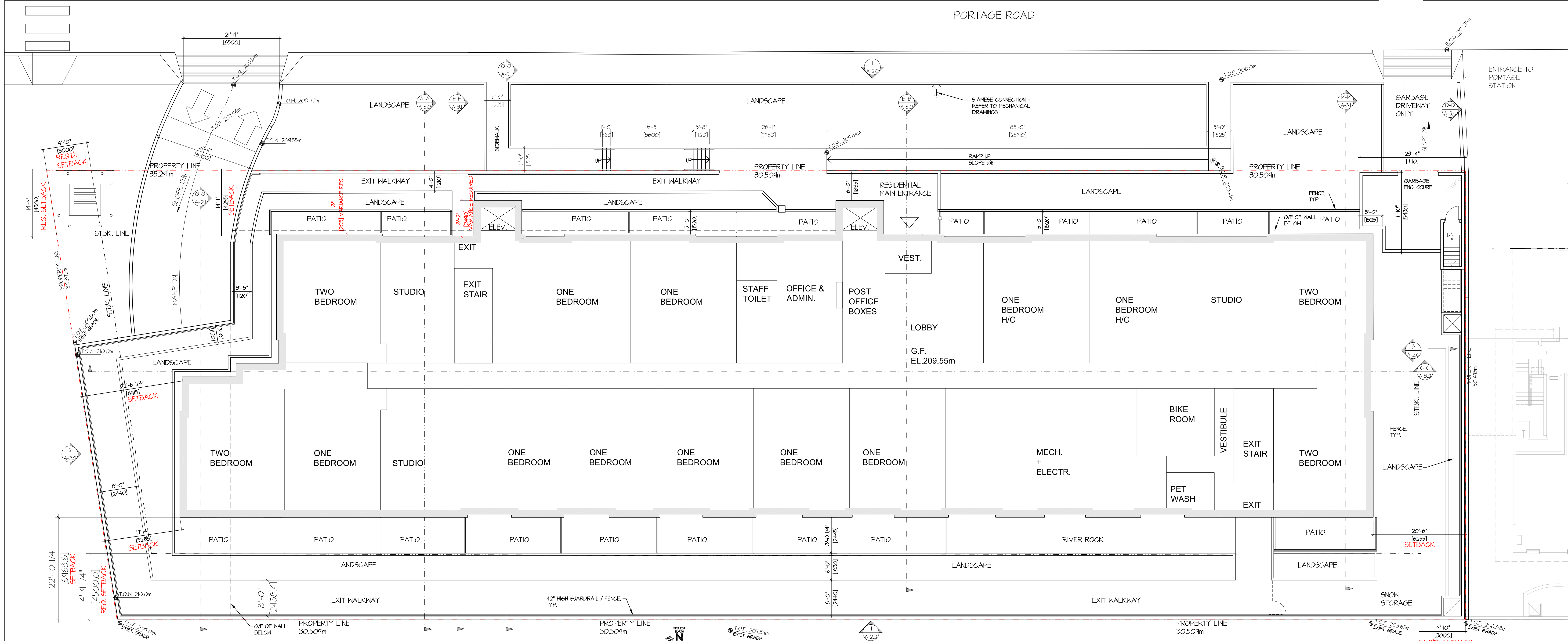
6- VIEW OF VISITOR CENTRE ON SEA TO SKY HWY



7- VIEW OF EXISTING HOTEL ON ARBUTUS ST.



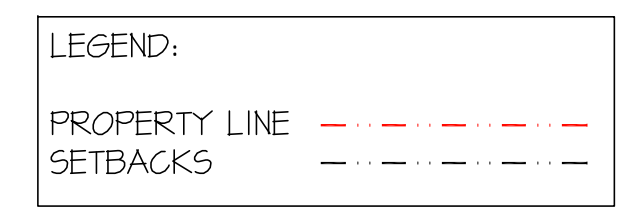
8- VIEW OF PROPOSED SITE ON PORTAGE RD.



UNIT STATISTICS		
TYPE	AREA (Sq.Ft.)	TOTAL AREA
2 BED	671	3 2,219
2 BED	716	2 1,432
2 BED	641	3 3,249
2 BED	675	3 2,025
2 BED	865	3 2,595
1 BED	646	14 10,784
1 BED	681	14 9,534
1 BED (H/C ADAPTABLE)	681	2 1,362
1 BED	560	2 1,120
1 BED	616	3 1,848
STUDIO	533	3 1,599
STUDIO	553	1 553
STUDIO	461	3 1,383
TOTAL:	61	34,344

SITE STATISTICS:			
LEGAL DESCRIPTION: LOTS 1, 2 & 3, DP 12545, DL 203			
ADDRESS: 1422, 1426, 1430 PORTAGE RD, PEMBERTON, B.C.			
ZONING: C3 - PORTAGE ROAD COMMERCIAL (BYLAW #12 (TOWNHOUSE) ADOPTED ON NOV. 04, 2008)			
SITE AREA: 30,830 sq.ft. (2,864 sq.m)			
FLOOR AREA:			
	USABLE FLOOR AREA	COMMON AREA	NET AREA
GROUND FLOOR	11,499.6	4,507.4	16,007
2ND LEVEL	13,924.7	2,082.3	16,007
3RD LEVEL	13,924.7	2,082.3	16,007
TOTAL	34,349.0	8,672.0	48,021
FLOOR AREA RATIO CALCULATION (FAR)			
FAR ALLOWED: 1.5			
PROVIDED:			
34,344 / 30,830 = 1.28 < 1.5 FAR			
BUILDING FOOTPRINT AREA: 16,828 SF			
ACCESSORY BUILDING AREA: 30.11 SF			
TOTAL: 16,858 SF			
LOT COVERAGE			
ALLOWABLE:	50% (15,415 SF)		
PROPOSED:	16,858 SF		= 53.4% > 50% VARIANCE REQUIRED
30,830 SF			
BUILDING HEIGHT			
ALLOWABLE:	10.5m (34'-5 3/8")		
PROPOSED:	10.49m (34'-5")		
ACCESSORY BUILDING HEIGHT			
ALLOWABLE:	4.6m (15'-2")		
PROPOSED:	2.62m (8'-7")		
SETBACKS			
	REQUIRED	PROVIDED	
FRONT (N) FROM BUILDING	14'-4" (4.5m)	14'-1" (4.215m)	VARIANCE REQUIRED (8')
FRONT (N) FROM GARBAGE	14'-4" (4.5m)	0'-1" (0.25m)	
REAR (S)	4'-0" (3.0m)	22'-10 1/4" (6.963m)	
SIDE (E)	4'-10" (3.0m)	20'-6" (6.25m)	
SIDE (W)	4'-10" (3.0m)	17'-4" (5.285m)	
NOTE:			
BOTH ELEVATOR ENCLOSURES ARE ENCRDACHING BEYOND			
FRONT SETBACK FOR 8'-2" (2.440 m) VARIANCE REQUIRED (8'-2')			

PARKING STALL DIMENSIONS:		PROVIDED:
STALL SIZE:		
REGULAR STALL:	3.05 M x 6.10 M (10' x 20')	38
REG. SMALL STALL:	3.05 M x 5.2 M (10' x 17')	20
SMALL PARALLEL STALL:	2.62 M x 5.2 M (8'-7" x 17')	
H/C STALL:	4.0 M x 6.10 M (13'-2" x 20')	3
PARKING CALCULATIONS REQUIRED:		
ONE BEDROOM:	47	
TWO BEDROOM:	245	
VISITOR PARKING:	15.25	
REBATE:	15.25	
TOTAL:	715	
TOTAL REQUIRED: 715 PARKING STALLS		
PARKING CALCULATIONS PROVIDED:		
61 RESIDENTIAL UNDERGROUND PARKING STALLS		
INCLUDING:		
-	3 H/C PARKING STALLS	
-	7 STALLS FOR ELECTRIC VEHICLE	
-	20 SMALL PARKING STALLS (32.78 x 33% ALLOWED)	
TOTAL PARKING STALLS PROVIDED:		
61 PARKING STALLS < 715 VARIANCE REQUIRED FOR PARKING		



COMMON AREA ON GROUND LEVEL	
ROOM NAME	AREA (Sq.Ft.)
OFFICE + ADMIN + STAFF TOILET	648 SF
BIKE STORAGE	261 SF
PET WASH	101 SF
MECHANICAL + ELECTRICAL ROOM	1,281 SF
EXIT STAIRS, LOBBY + CORRIDORS	2,384 SF
TOTAL:	4,507 SF

COMMON AREA ON UPPER LEVEL (2ND & 3RD LEVEL)	
ROOM NAME	AREA (Sq.Ft.)
EXIT STAIRS + CORRIDOR	2,082 SF

CONSULTANT
CONSULTANT SEAL

ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE
BURNABY, B.C. V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL

DRAWN BY NB APPROVED NB

PROJECT **THE ASPECT**

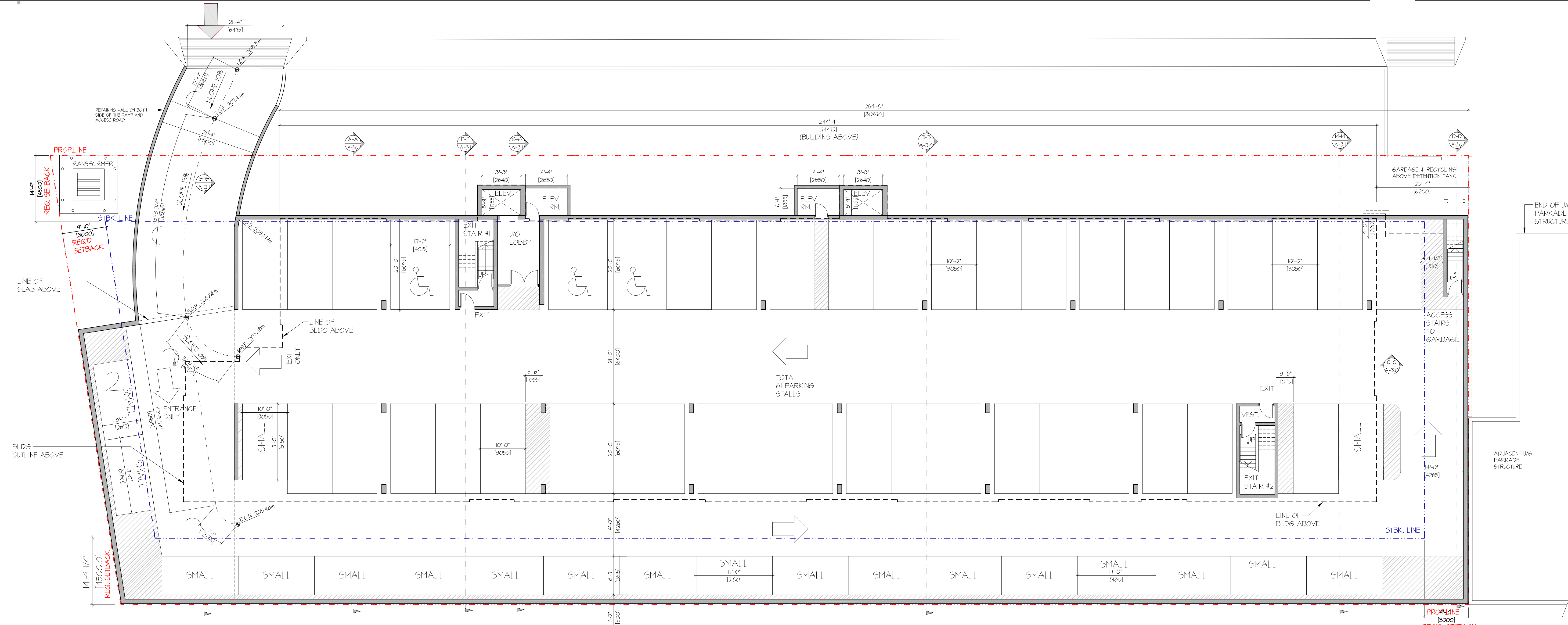
1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.

DRAWING **SITE PLAN**

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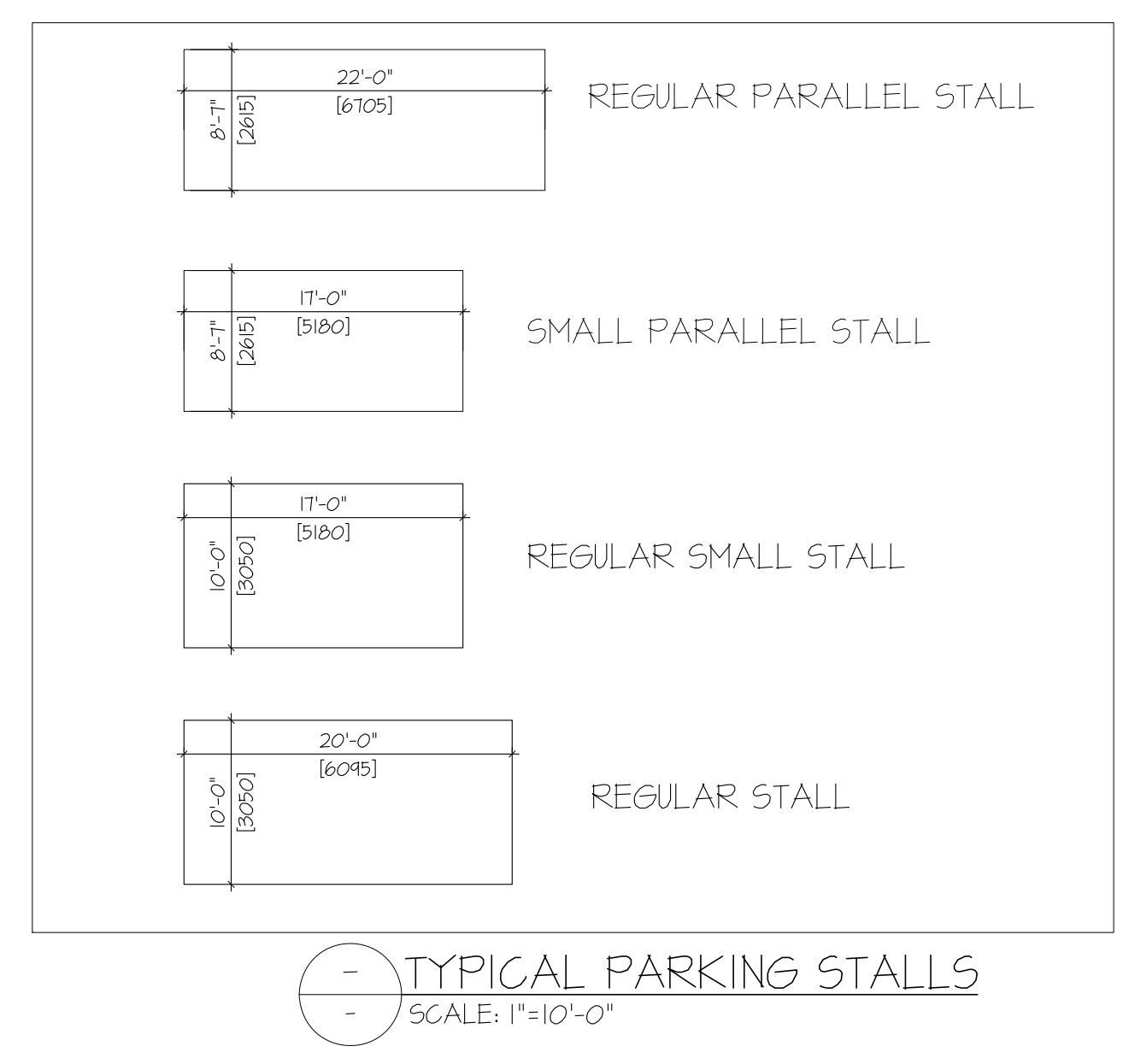
PROJECT NUMBER	DRAWING NUMBER
14-89	ASI.1
SCALE	REVISION
A5 SHOWN	
DATE	
Oct 19 2020	

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.



LEGEND:
 PROPERTY LINE - - - - -
 SETBACKS - - - - -

PARKING PLAN
 SCALE: 1"=10'-0"



CONSULTANT _____
 CONSULTANT SEAL _____

ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE
 BURNABY, BC V5C 3V6
 ADMIN@LOVICKSCOTT.COM
 604 298 3700 WWW.LOVICKSCOTT.COM
 MEMBER OF THE AIBC, AAA, SAA, MAA

ARCHITECTURAL SEAL _____

REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

DRAWN BY NB APPROVED NB

PROJECT THE ASPECT
 1422, 1426, 1430 PORTAGE ROAD
 PEMBERTON, B.C.

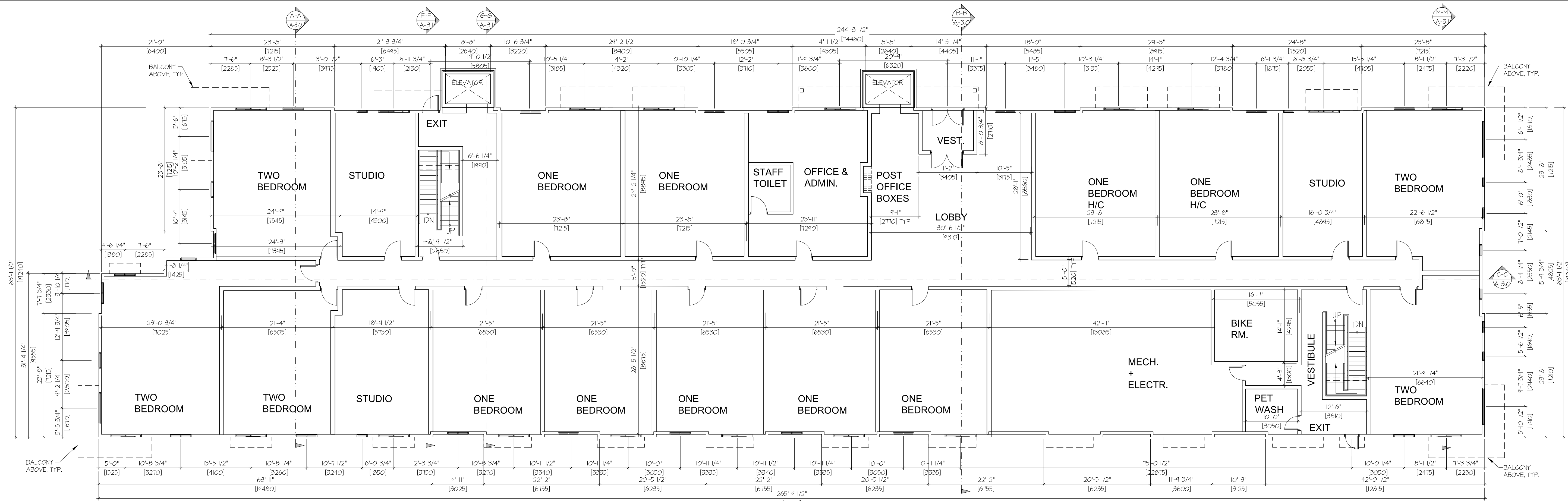
DRAWING PARKING PLAN

PROJECT NUMBER	DRAWING NUMBER
14-89	A1.0
SCALE AS SHOWN	REVISION
DATE AUG 2020	

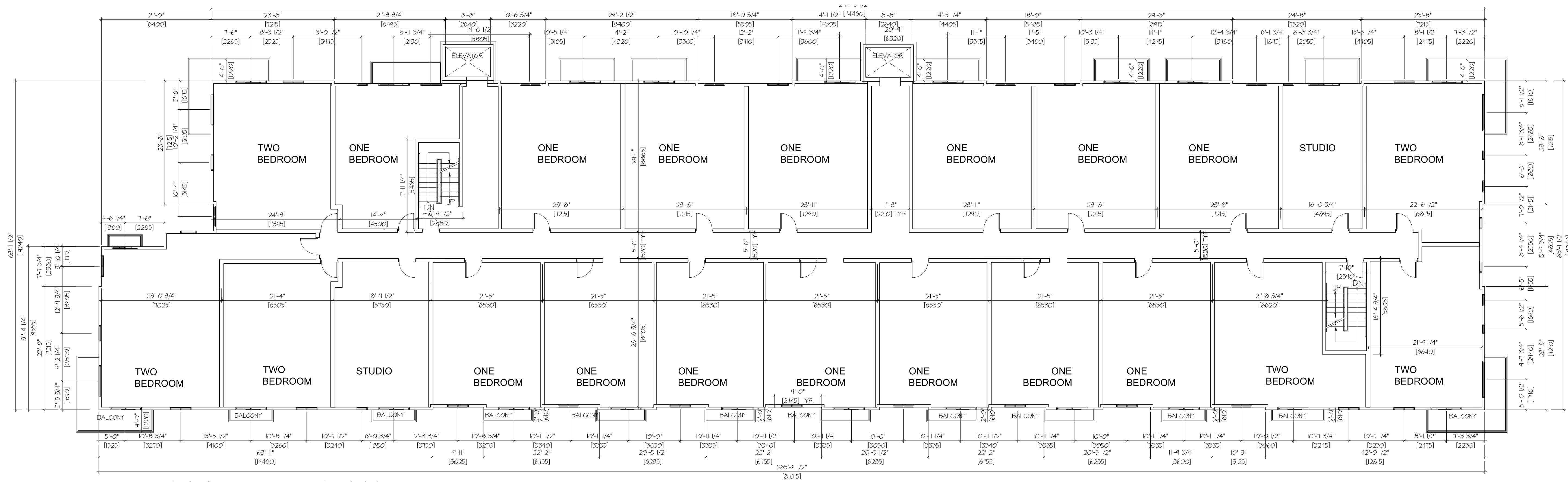
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THE ASPECT 20-022



GROUND FLOOR PLAN
SCALE: 1"=10'-0"



2ND LEVEL - FLOOR PLAN
SCALE: 1"=10'-0"

REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

CONSULTANT _____ ARCHITECT _____ ARCHITECTURAL SEAL _____



3707 1ST AVENUE
BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 298 3700 WWW.LOVICKSCOTT.COM
MEMBER OF THE AIBC, AAA, SAA, MAA

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DRAWN BY NB PROJECT **THE ASPECT**

1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.

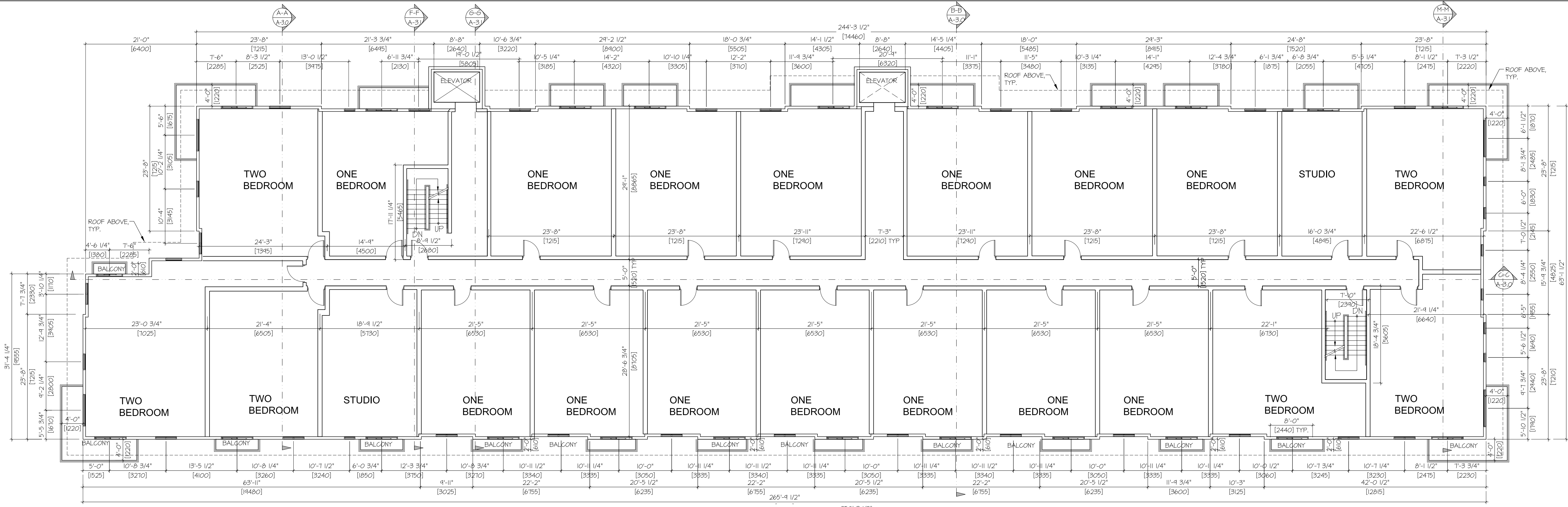
GROUND FLOOR & 2ND FLOOR PLAN

PROJECT NUMBER 14-89 DRAWING NUMBER A1.1

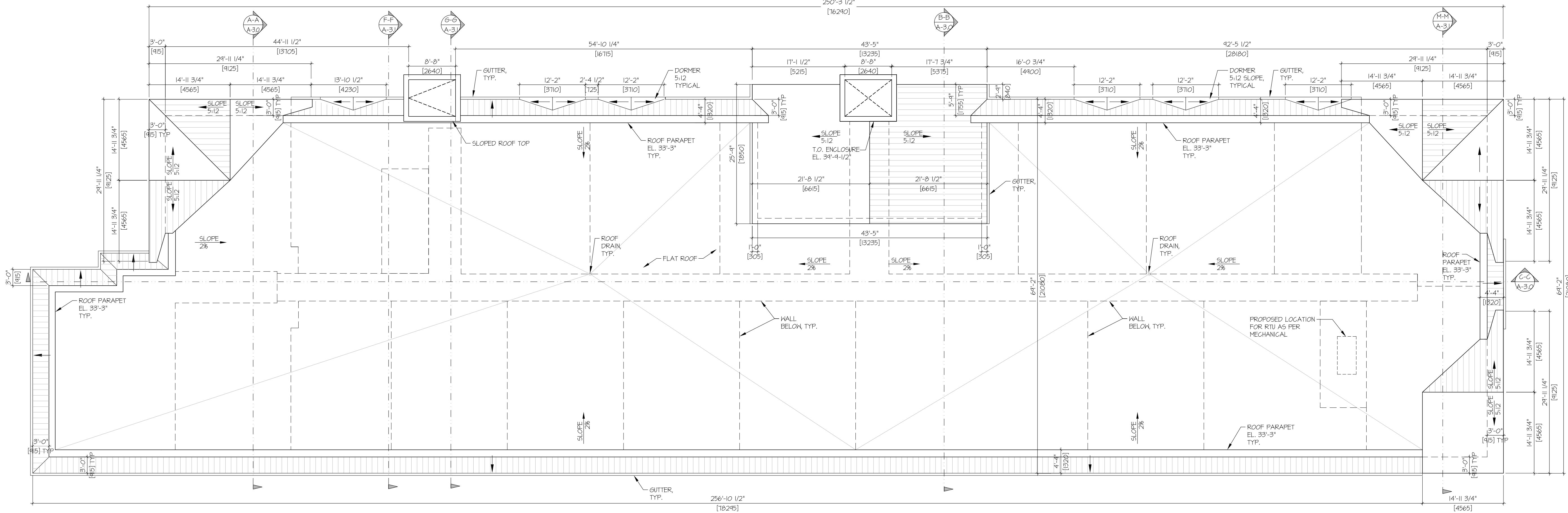
SCALE AS SHOWN DATE AUG 2020 REVISION

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THE ASPECT 20-022



1 3RD LEVEL FLOOR PLAN
SCALE: 1"=10'-0"



2 ROOF PLAN
SCALE: 1"=10'-0"

REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

CONSULTANT _____ ARCHITECT _____ ARCHITECTURAL SEAL _____



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PROJECT **THE ASPECT**
1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.

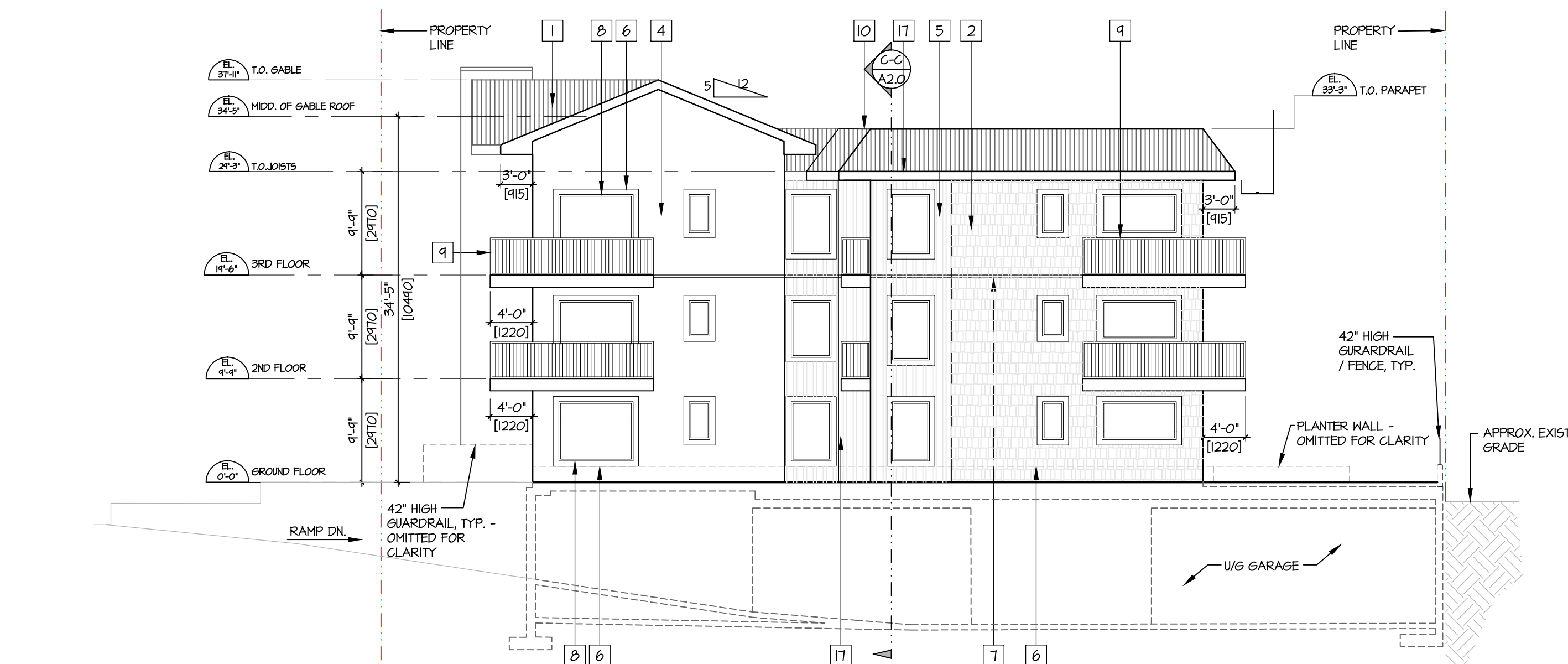
DRAWING 3RD LEVEL AND ROOF PLAN

PROJECT NUMBER	DRAWING NUMBER
14-89	A1.2
SCALE	REVISION
A5 SHOWN	
DATE	
AUG 2020	

THE ASPECT 20-022

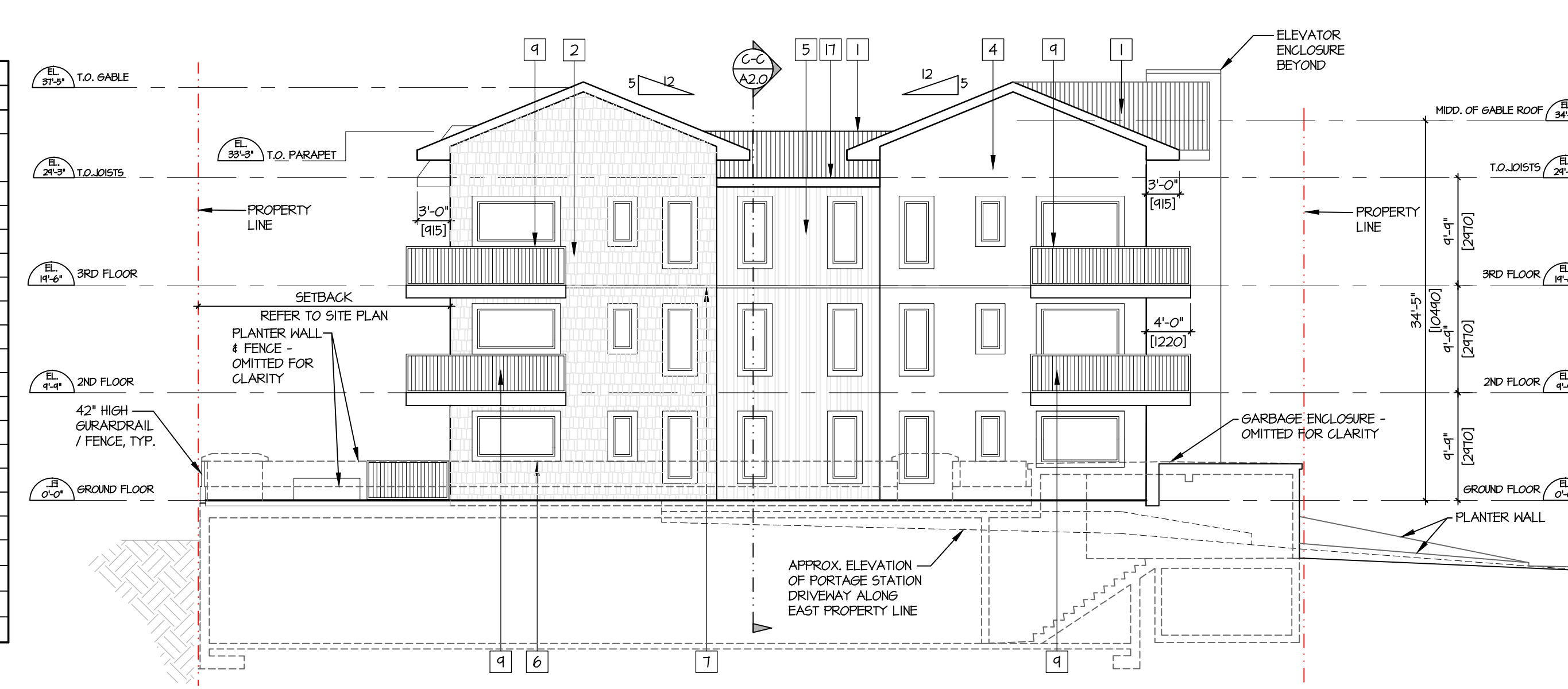


1 NORTH ELEVATION
SCALE: 1"=10'-0"

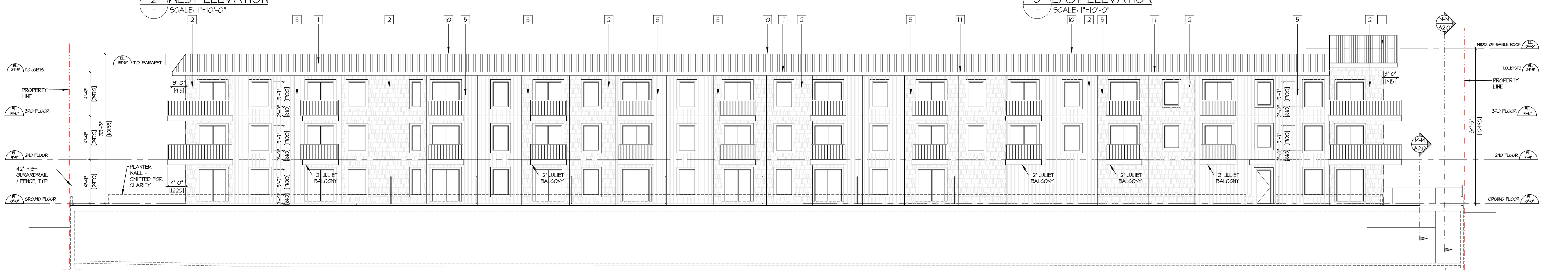


2 WEST ELEVATION
SCALE: 1"=10'-0"

EXTERIOR FINISHES		* ALL MATERIAL FLASHING TO BE 24ga.
NO.	MATERIAL	COLOR
1	ASPHALT SHINGLE ROOFING	DRIFTHOOD BY PARCO PREMIER PROFESSIONAL
2	JAMES HARDIE SHINGLE STRAIGHT-EDGE NOTCHED PANEL 48" WIDE BY 10' HIGH WITH 1" EXPOSURE	NATURAL CEDAR STAIN
3	EXIT METAL DOOR	TO MATCH ADJACENT COLOUR
4	STONE VENEER	WINTERHAVEN PRO FIT ALPINE LEDGESTONE
5	HARDI PANEL BOARD 4 BATTEN - SMOOTH TEXTURE	BENJAMIN MOORE - TRALE NAVY FOR BLUE HARVARDIE BENJAMIN MOORE - SMOKE FOR BATTING
6	HARDIE HINDOOR DOOR TRIM - SMOOTH TEXTURE	IRON GRAY
7	HALL THROUGH METAL FLASHING	TO MATCH ADJACENT COLOUR
8	VINYL HINDOX 4 BALCONY DOOR FRAME	WHITE, DOUBLE GLAZING WITH LOW E GLASS
9	BALCONY RAILINGS	
10	26 GA. PRE-FINISHED METAL CAP FLASHING	POUNDER COATED CHARCOAL
11	EXPOSED CONCRETE	NATURAL COLOUR - BREATHABLE ELASTOMERIC PAINT
12	26GA. PRE-FINISHED METAL GUTTER 4 RVL	TO MATCH ADJACENT COLOUR
13	PRIVACY SCREEN, METAL FRAME W/ TEMPERED SAFETY GLASS PANELS	BLACK FRAME W/ TEMPERED SAFETY GLASS PANELS
14	STOREFRONT ENTRANCE DOORS	WHITE ALUM. FRAMES - CLEAR TEMPERED GLAZING
15	RAILING @ EXTERIOR STAIRS	POUNDER COATED BLACK
16	METAL FENCE	CHARCOAL
17	26GA. PRE-FINISHED METAL GUTTER 4 RVL	TO MATCH ADJACENT COLOUR



3 EAST ELEVATION
SCALE: 1"=10'-0"



4 SOUTH ELEVATION
SCALE: 1"=10'-0"

REV	DATE	DESCRIPTION
02	APR 20/20	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

CONSULTANT	CONSULTANT SEAL

ARCHITECT

ARCHITECTURAL SEAL

LOVICK SCOTT ARCHITECTS

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PROJECT
THE ASPECT
1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.

DRAWING

ELEVATIONS

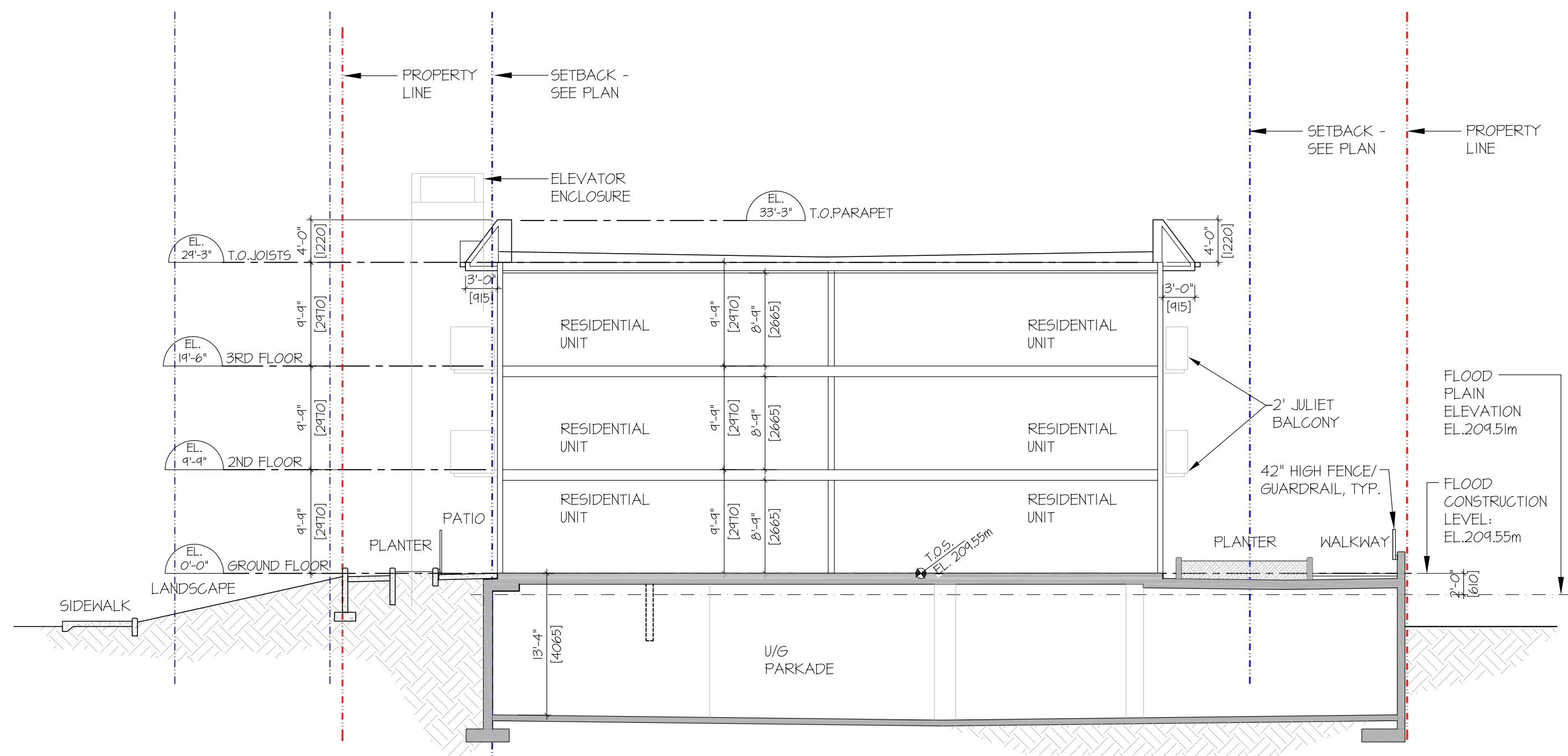
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14-89 A2.0

SCALE AS SHOWN
DATE AUG 25 2020 REVISION

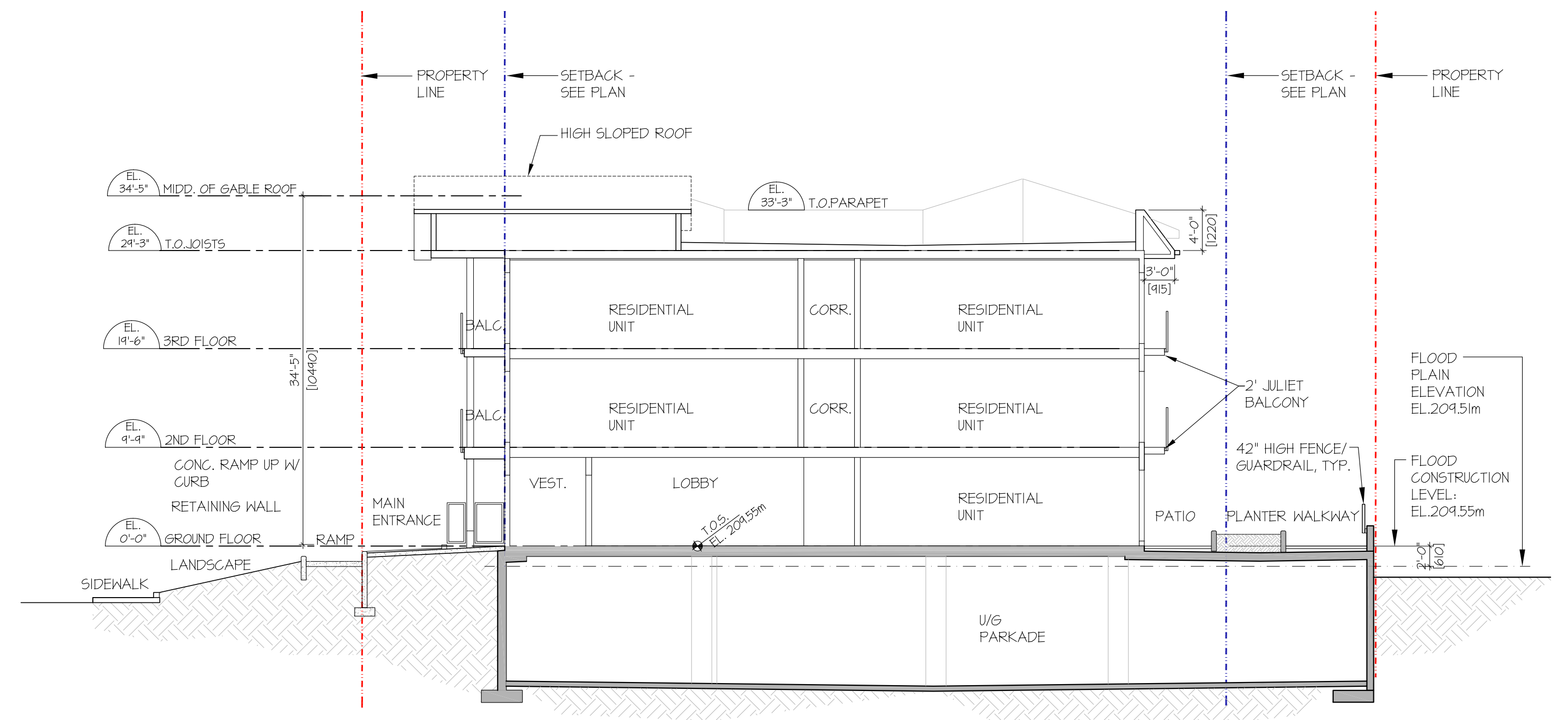
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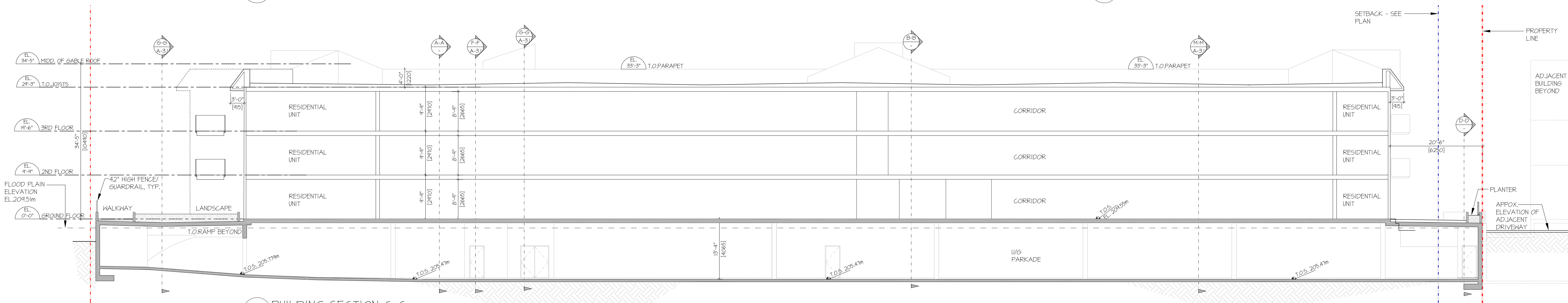
THE ASPECT 20-022



BUILDING SECTION A-A
SCALE: 1"=10'-0"

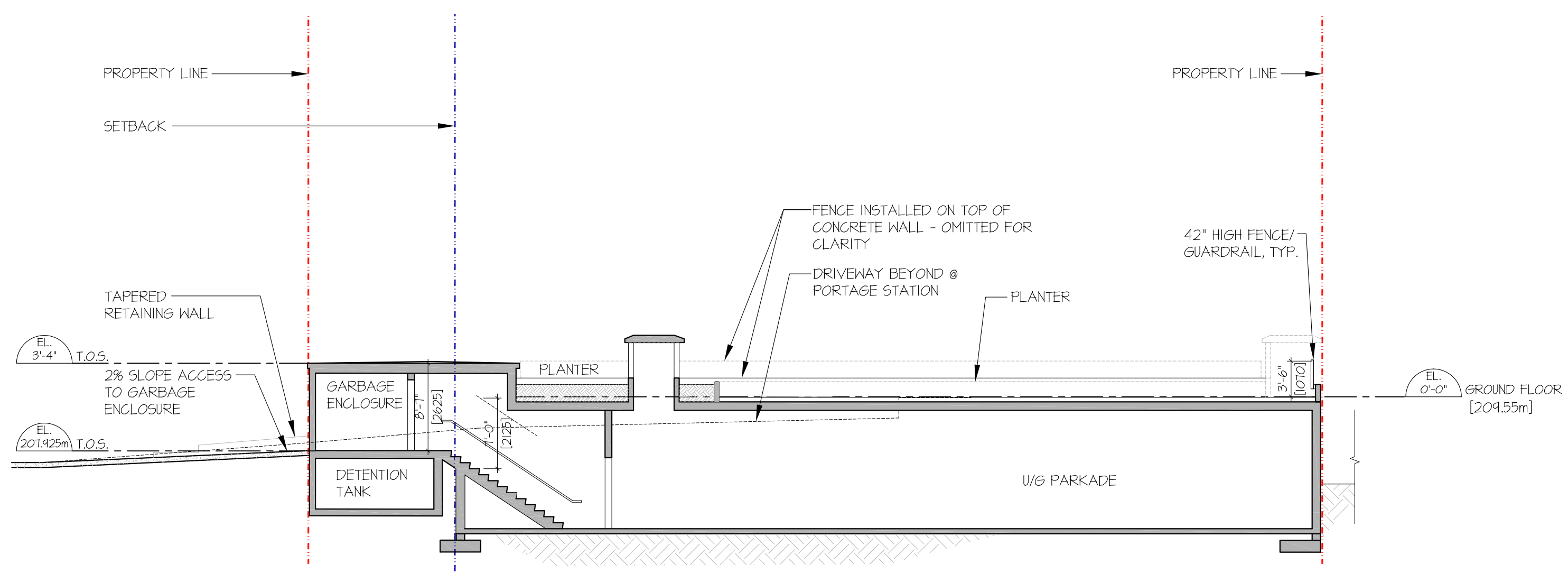


BUILDING SECTION B-B
SCALE: 1"=10'-0"



BUILDING SECTION C-C
SCALE: 1"=10'-0"

LEGEND:
PROPERTY LINE
SETBACKS



BUILDING SECTION D-D
SCALE: 1"=10'-0"

CONSULTANT
CONSULTANT SEAL

ARCHITECT



**LOVICK
SCOTT
ARCHITECTS**

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REV	DATE	DESCRIPTION
02	APR 20/21	ISSUED FOR DP AMENDMENT
01	OCT 23/20	ISSUED FOR DP

DRAWN BY NB APPROVED NB

PROJECT
THE ASPECT
1422, 1426, 1430 PORTAGE ROAD
PEMBERTON, B.C.

DRAWING
BUILDING SECTIONS

PROJECT NUMBER	DRAWING NUMBER
14-89	A3.0
SCALE	REVISION
A5 SHOWN	
DATE	
SEPT 08 2020	

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

THE ASPECT 20-022



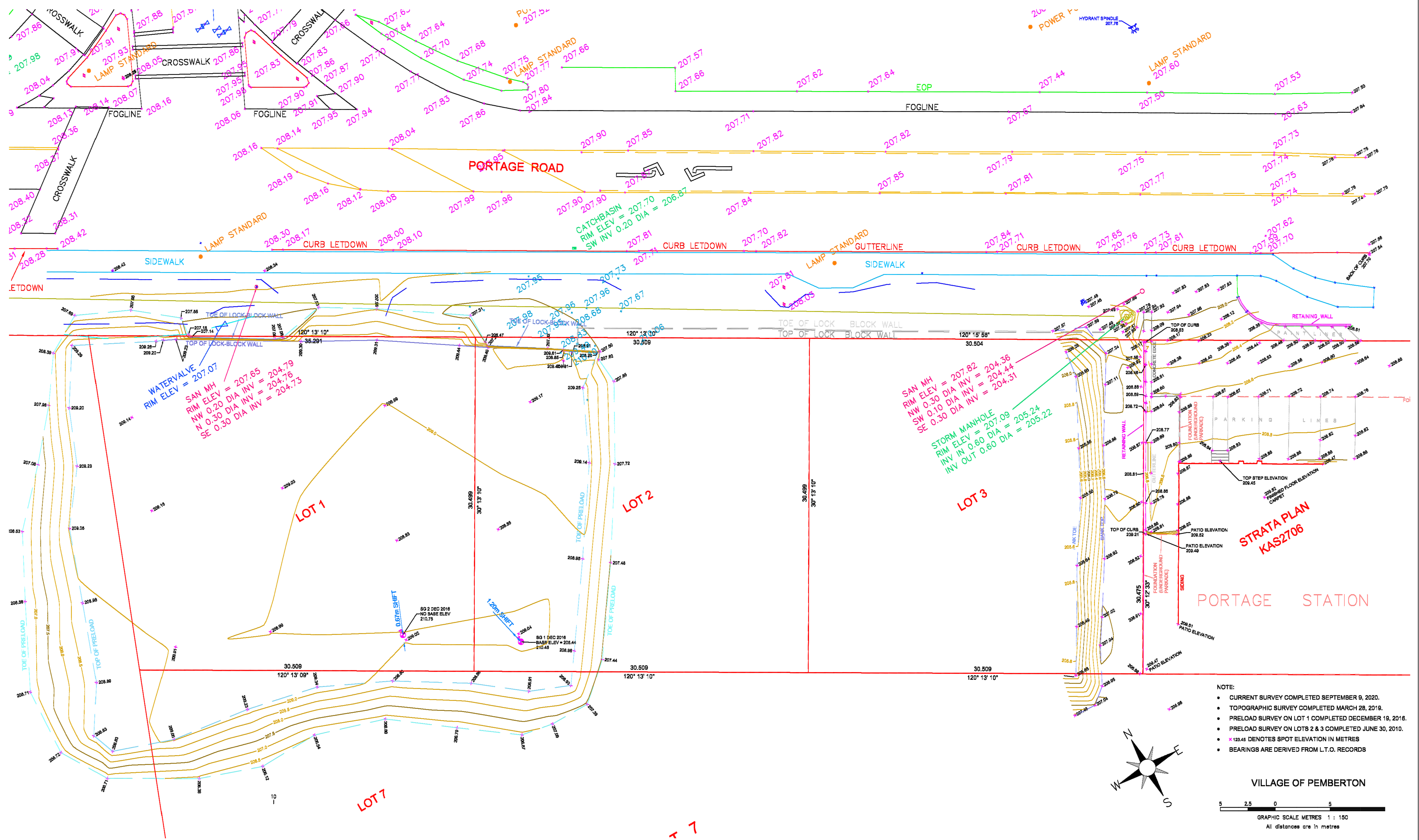


VIEW OF NORTH EAST SIDE



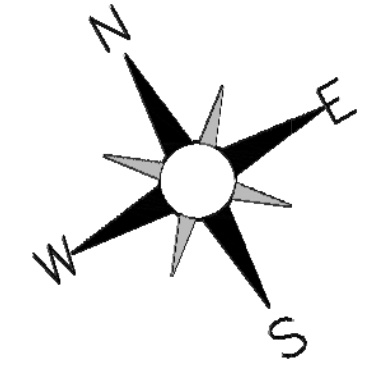
VIEW OF SOUTH WEST SIDE

PLAN SHOWING TOPOGRAPHY AND SITE FEATURES ON PORTAGE ROAD, LOT 3, PLAN 12595 AND STRATA PLAN KAS2706, DISTRICT LOT 203, LILLOOET DISTRICT



NOTE:

- CURRENT SURVEY COMPLETED SEPTEMBER 9, 2020.
- TOPOGRAPHIC SURVEY COMPLETED MARCH 28, 2019.
- PRELOAD SURVEY ON LOT 1 COMPLETED DECEMBER 19, 2016.
- PRELOAD SURVEY ON LOTS 2 & 3 COMPLETED JUNE 30, 2010.
- * 123.45 DENOTES SPOT ELEVATION IN METRES
- BEARINGS ARE DERIVED FROM L.T.O. RECORDS



VILLAGE OF PEMBERTON

5 2.5 0 2.5 5

GRAPHIC SCALE METRES 1 : 150

All distances are in metres

<p>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</p>	<p>REVISION :</p>	<p>Notes:</p> <p>ELEVATIONS ARE GEODETIC CVD28 DERIVED FROM W.R.S. MONUMENT NO. 851 ELEVATION USED = 207.178 METRES (679.72 FEET)</p>	<p>Date: September 17, 2020</p> <p>Files: 03001.CRD</p> <p>P.I.D.: ---</p>	<p>Client: PEMBERTON LANDING LP</p> <p>Project: 1422,1426 & 1430 PORTAGE ROAD, THE ASPECT</p>	<p>SCALE: 1:150</p> <p>JOB NO.: J20189</p> <p>DWG.: 20190D</p> <p>SHEET: 1</p>
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Produced on September 17, 2020 at 3:22:27 PM

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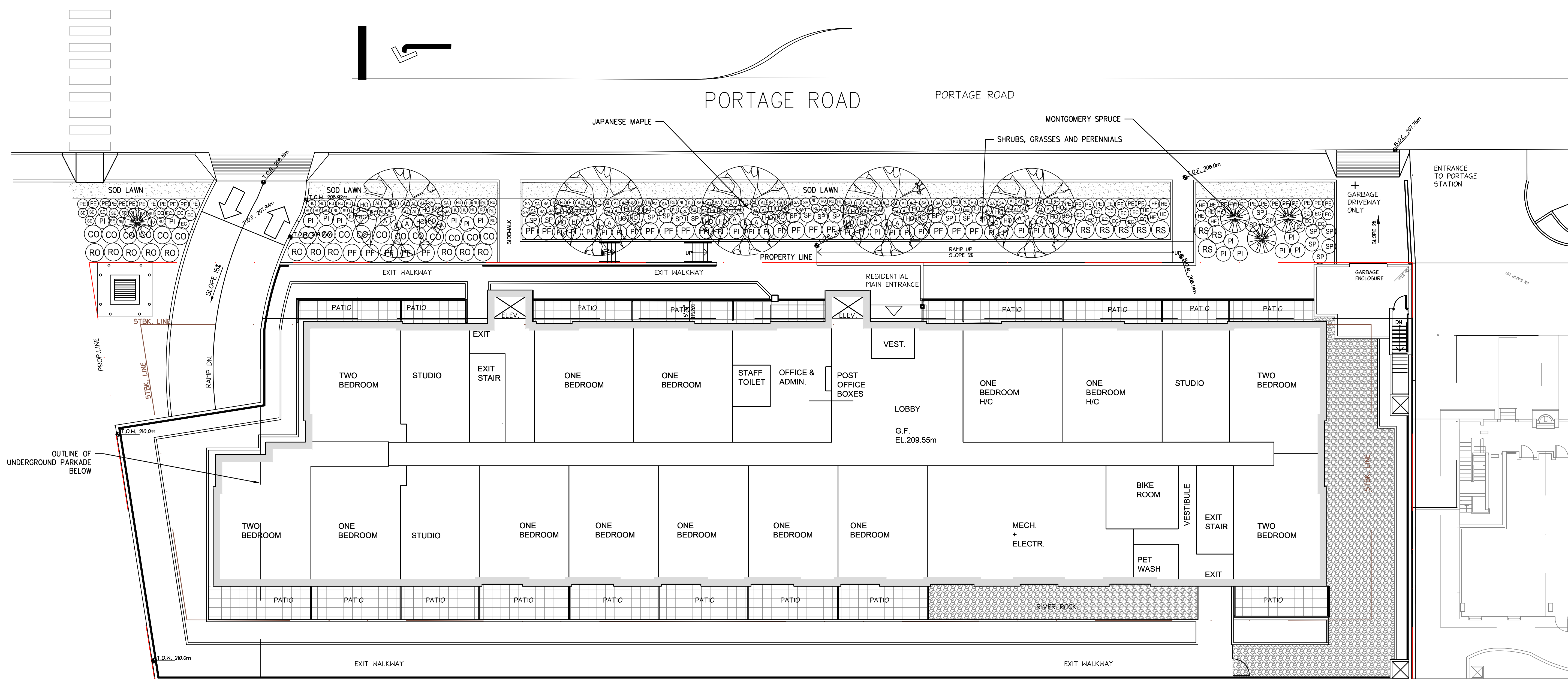
PLANT LIST OFFSITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREE					
5	5	ACER PALMATUM 'JAPANESE SUNRISE'	JAPANESE SUNRISE MAPLE	10M CAL 2m STD; BAB	SEE PLAN
4	4	PICEA PUNGENS 'MONTGOMERY'	MONTGOMERY SPRUCE	2m HT.	SEE PLAN
SHRUBS					
17	17	CORNUS SANGUINEA	BLOODTWIG DOGWOOD	#2 POT	700mm
17	17	PIERIS FLORIBUNDA	MOUNTAIN PIERIS	#3 POT	1000mm
38	38	PNUS MUGO PUMILO	DWARF MUGO PINE	#2 POT	900mm
8	8	ROSA 'THE LARK ASCENDING'	LARK ASCENDING ENGLISH ROSE, PEACH	#1 POT	700mm
11	11	RHOODODENDRON HELLWIKI	HELLWIKI RHOODODENDRON, DARK PINK	#1 POT	700mm
22	22	SPIRAEA BETULIFOLIA	BIRCH LEAFED SPIREA	#2 POT	900mm
GROUND COVER					
54	54	ALCHEMILLA SAXATILIS	DWARF LADY'S MANTLE	4" POT	350mm
31	31	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT	600mm
PERENNIAL					
15	15	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR	#1POT	600mm
21	21	ECHINACEA MAMA MIA	MAMA MIA CONEFLOWER	#2POT	600mm
11	11	HEMEROCALLIS 'BLACK EYED STELLA'	BLACK EYES STELLA DAFFILY	#1POT	600mm
30	30	HOSTA HALCYON	HALCYON HOSTA	#1POT	900mm
26	26	HEUCHERA 'FOREVER PURPLE'	FOREVER PURPLE CORAL BELLS	#1POT	600mm
37	37	RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONE FLOWER	#1POT	600mm
32	32	SALVIA X SUPERBA 'MISS INDIGO'	MISS INDIGO SAGE	#1POT	600mm
7	7	SEDUM SPECTABILIS 'AUTUMN JOY'	AUTUMN JOY STONECROP	#1POT	600mm

- GENERAL NOTES:
- ALL WORK, PLANT SIZES, AND LANDSCAPE MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE BC LANDSCAPE STANDARDS, LATEST EDITION - BC SLA/BC LNA.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS.
 - PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY.
 - SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE.
 - AMENDMENTS: LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DESIGN INTENT TO SUIT SITE CONDITIONS, AND MUST BE APPROVED PRIOR TO PLANT INSTALLATION.

B

CLIENT
PEMBERTON LANDING LIMITED PARTNERSHIP
 111-3823 HENNING DRIVE,
 BURNABY, BC V5C 6P3
 PROJECT
1422, 1426, 1430 PORTAGE ROAD, PEMBERTON, B.C.



No.	DESCRIPTION	DATE	BY
2	NEW SITE PLAN	APRIL 12, 2021	RH
1	NEW SITE PLAN	OCT 21, 2020	RH

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 surveyed by
 drawn by RH
 designed by RH
 checked by RH

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 TEL 604 420 1721
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DRAWING TITLE
OFFSITE LANDSCAPE PLAN
 0 1:150 6m

PLANT LIST ONSITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREE					
	3	SYRINGA RETICULATA	JAPANESE LILAC TREE	5CM CAL.	SEE PLAN
	2	CHAMAECYPARIS NOOTKATENSIS	YELLOW CEDAR	2.5M HT. B&B	SEE PLAN
SHRUBS					
	7	CORNUS SANGUINEA	BLOODTWIG DOGWOOD	#3 POT	700mm
	9	EUONYMUS ALATUS COMPACTUS	BURNING BUSH	#3 POT	2000mm
	13	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	#3 POT	1200mm
	5	PHYSCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	#3 POT	1900mm
	17	PINUS MUGO PUMILO	DWARF MUGO PINE	#2 POT	900mm
	23	ROSA 'THE LARK ASCENDING'	LARK ASCENDING ENGLISH ROSE	#3 POT	700mm
	8	SPIRAEA BETULIFOLIA	BIRCH LEAFED SPIREA	#2 POT	900mm
	161	TAXUS BACCATA 'GOLDENER YEW'	DWARF GOLDEN ENGLISH YEW	#3 POT	700mm
GRASS					
	30	CALAMAGROSTIS 'KARL FORESTER'	FEATHER REED GRASS	#3 POT	600mm
	21	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	SAPPHIRE BLUE OAT GRASS	#1 POT	800mm
PERENNIAL					
	25	BLECHNUM SPICANT	DEER FERN	#1POT	600mm
	32	HEUCHERA 'FOREVER PURPLE'	FOREVER PURPLE CORAL BELLS	#1POT	600mm
	2	HOSTA HALCYON	HALCYON HOSTA	#1POT	900mm
	20	RUIDECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONE FLOWER	#1POT	600mm
	46	SALVIA X SUPERBA 'MISS INDIGO'	MISS INDIGO SAGE	#1POT	600mm
	51	SEDUM SPECTABILIS 'AUTUMN JOY'	AUTUMN JOY STONECROP	#1POT	600mm

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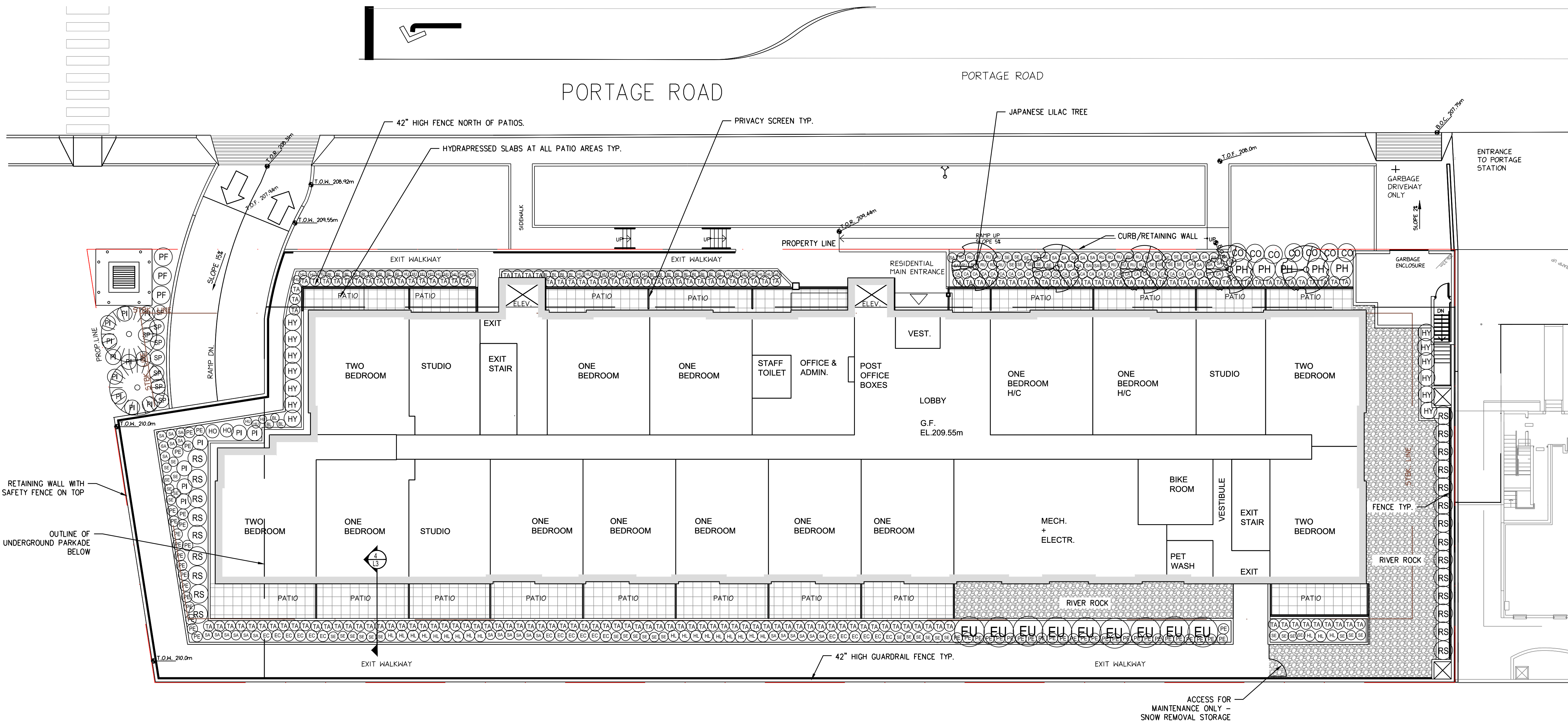
CLIENT

PEMBERTON LANDING LIMITED PARTNERSHIP

111-3823 HENNING DRIVE, BURNABY, BC V5C 6P3

PROJECT

1422, 1426, 1430 PORTAGE ROAD, PEMBERTON, B.C.



No.	DESCRIPTION	DATE	BY
2	NEW SITE PLAN	APRIL 12, 2021	RH
1	NEW SITE PLAN	OCT 21, 2020	RH

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 drawn by RH
 designed by RH
 checked by RH

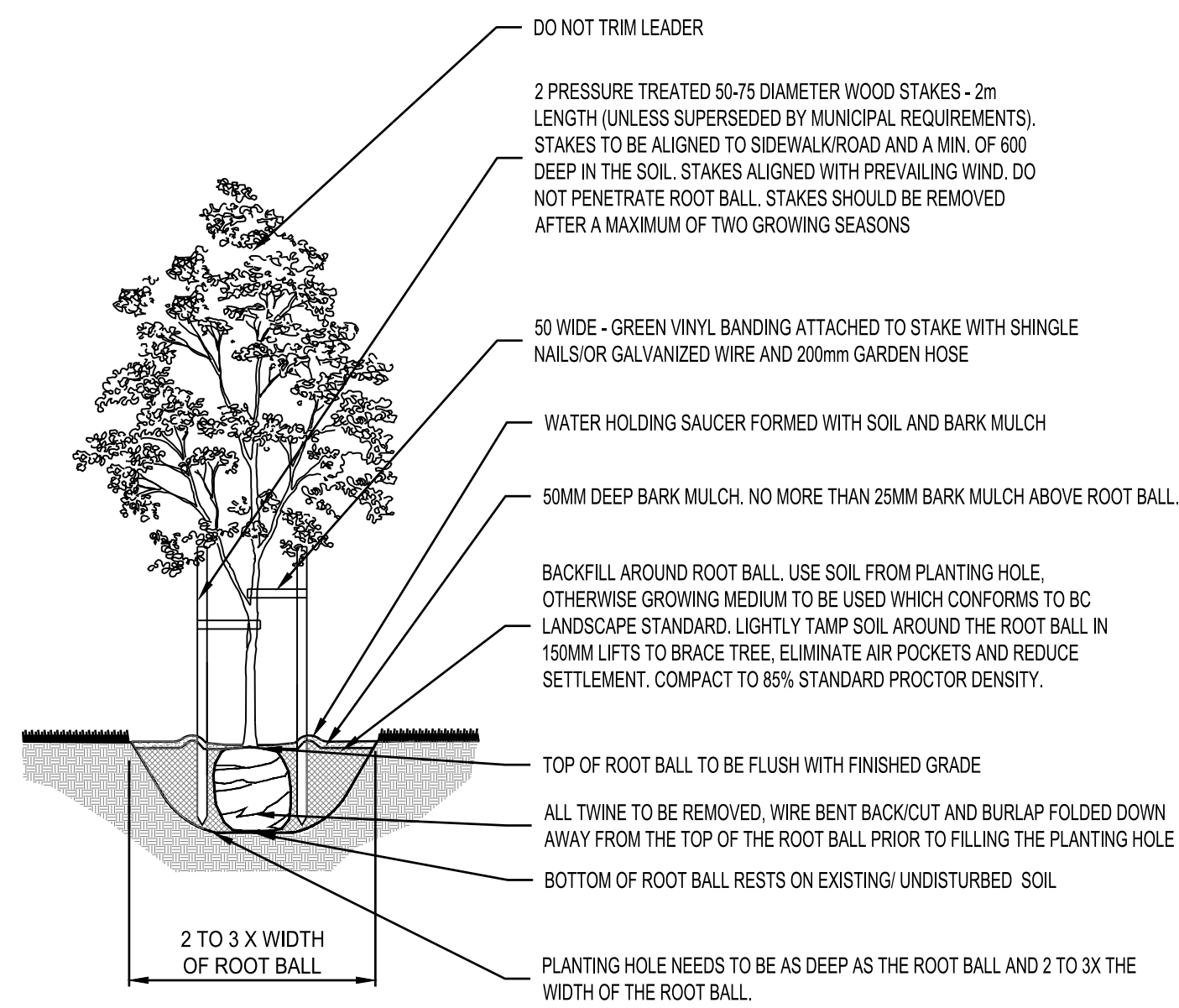
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 TEL 604 420 1721
 BINNIE.com
 LANDSCAPE ARCHITECTS
 SPORTS FACILITY DESIGNERS

DRAWING TITLE
ONSITE LANDSCAPE PLAN



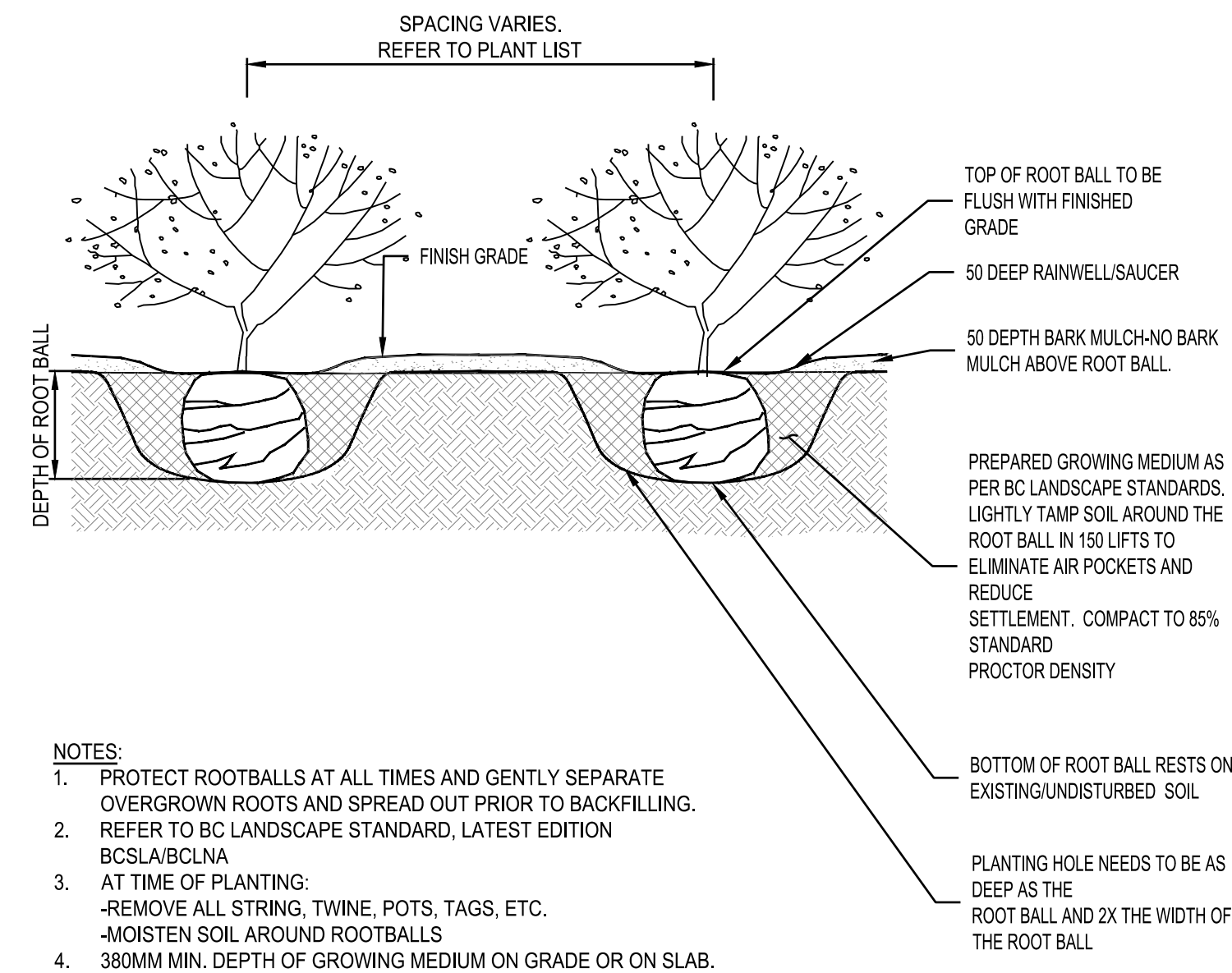
project no. 16-853
 date April 12, 2021
 scale 1:150

L2 / 3
 ISSUED FOR DP



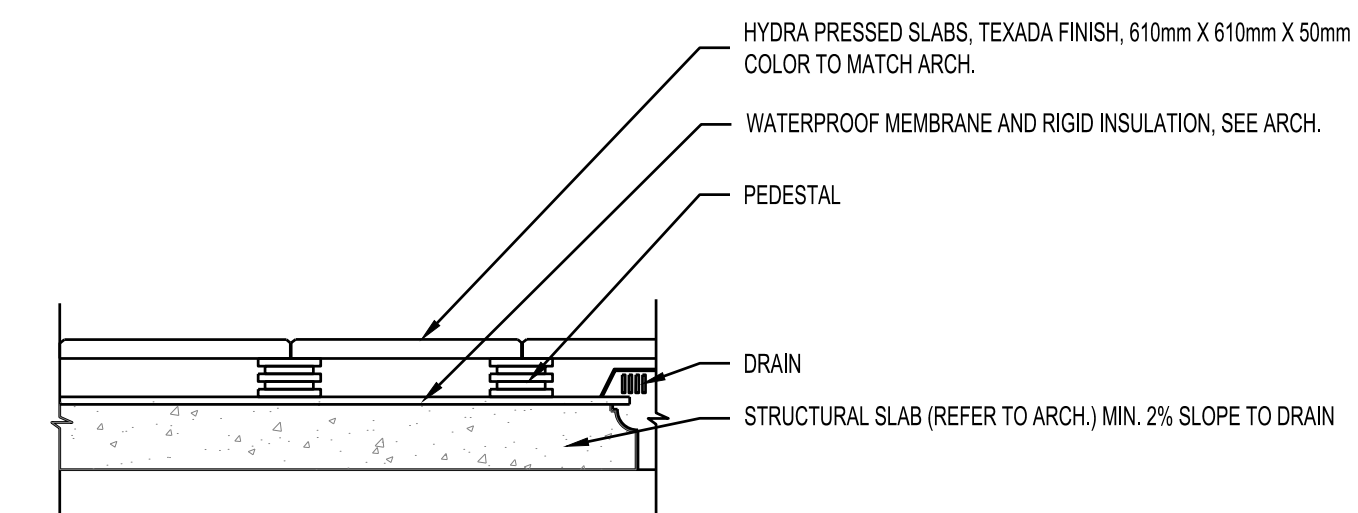
1- TREE PLANTING AT GRADE

SCALE 1:50



2- SHRUB PLANTING AT GRADE

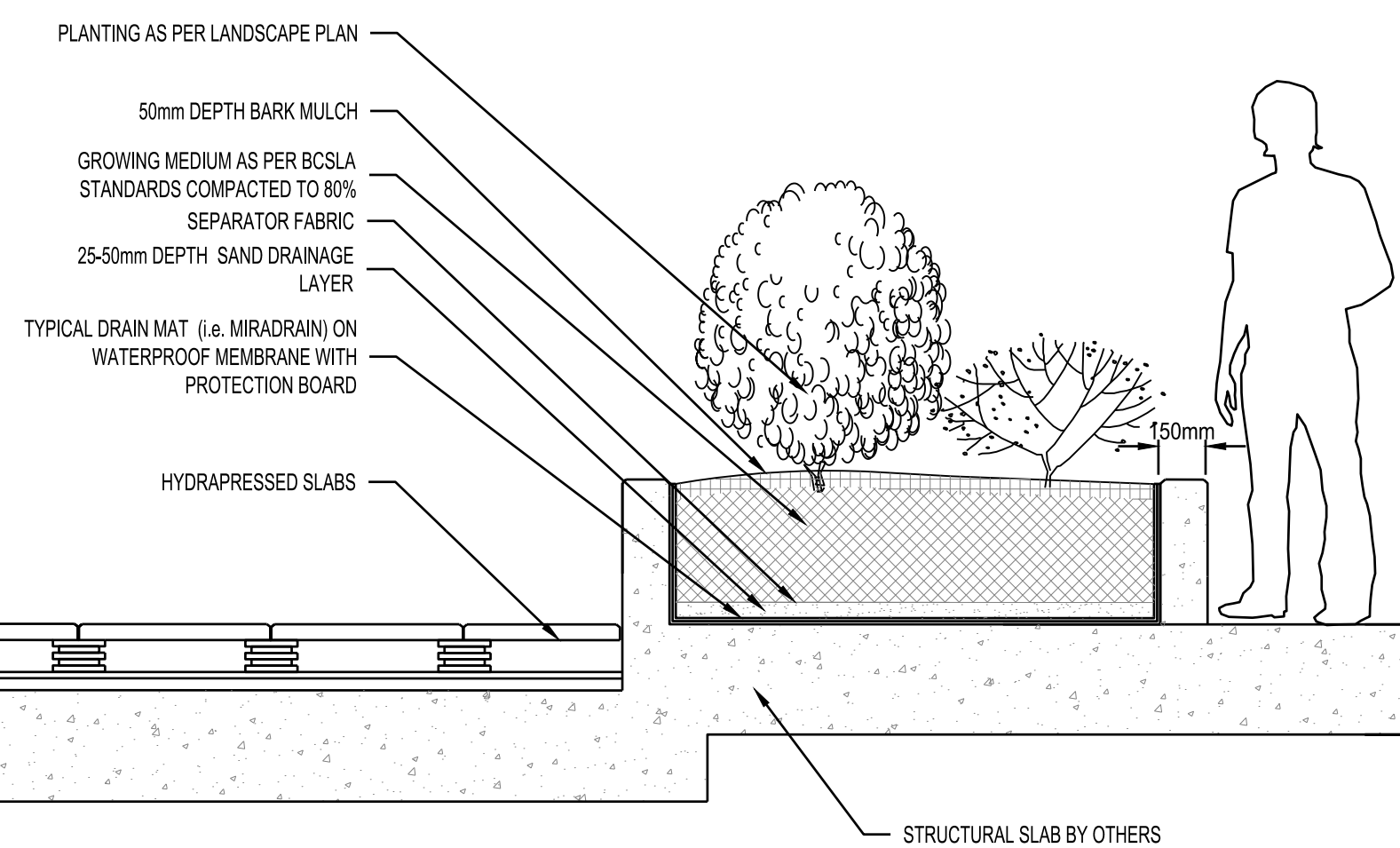
SCALE 1:20



3- HYDRAPRESSED SLABS

SCALE NTS

BUILDING



4- SECTION THROUGH 18" HT. PLANTER WALL ON SLAB

SCALE 1:50

CLIENT

PEMBERTON LANDING LIMITED PARTNERSHIP

111-3823 HENNING DRIVE, BURNABY, BC V5C 6P3

PROJECT

1422, 1426, 1430 PORTAGE ROAD, PEMBERTON, B.C.

No.	DESCRIPTION	DATE	BY
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REV /

DESIGN CREW SEAL

surveyed by
drawn by RH
designed by RH
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LANDSCAPE ARCHITECTS
SPORTS FACILITY DESIGNERS

DRAWING TITLE

DETAILS

AS SHOWN

project no. 16-853
date April 12, 2021
scale AS SHOWN

L3 / 3

ISSUED FOR DP

**Amendments to the
Development Permit Application
Submitted 30 October 2020 (DP#89)**



**The Aspect
Units-for-Rent Development
1422, 1426, 1430 Portage Road Pemberton
Submission Date: 14 May 2021**

14 May 2021

Lisa Pedrini
Manager, Development Services
Village of Pemberton

Dear Lisa

**Re: Amendments to Development Permit Application (DP#89)
The Aspect Units-for-Rent Development
1422, 1426 & 1430 Portage Road, Pemberton**

Further to the Development Permit Application (DPA) submitted on 30 October 2020, Proventus Asia Real Estate Management Ltd as the appointed Project Manager, submits the enclosed Amendments, on behalf of the Owner / Developer, Pemberton Landing GP Limited for your consideration.

The Owner / Developer remains committed to the development of a quality Units-for-Rent scheme and the key components of these amendments address the following issues as set out by your department in response to the DPA submitted on 30 October 2020:

- The proposed crossover into, and exit via the adjacent Portage Station property onto Portage Road is not feasible;
- Proposing that the existing entrance / exit driveway for Portage Station reverts to “exit only” and that all traffic for the subject development and that of Portage Station enter via the proposed driveway entrance at the north west corner of the subject site “will not deliver meaningful or intuitive parking for the adjacent commercial uses”;
- Preference expressed by the Village to amend the existing Easement Agreement to facilitate the relocation of the seven (7) parking stalls, to be created for the exclusive benefit of the commercial strata lot owners of the adjacent Portage Station development, from the subject site to a separate location to be subsequently discussed and agreed.
- In accordance with discussions with the Village and the Ministry of Transport and Infrastructure (MOTI) the Fire Truck pull-out zone on Portage Road will be deleted.

As a consequence of this feedback, the design, as reflected in the attached documents, has reverted to a podium over single level basement design, removing the 18 parking bays previously identified as parking at grade. Accordingly, the internal road running inside the southern boundary of the site and crossing over into Portage Station has been deleted. The revised basement car park design retains the elevator access to the building above and houses regular, small and handicapped car parking.

From this perspective the proposed development presents as a cleaner design, albeit more costly given the expanded basement to accommodate the parking at grade previously allocated.

The removal of the at-grade parking bays and internal road has provided scope at ground level to expand the building footprint and increase the number of units from 58 to 61 and allows for the addition of courtyards to the ground floor south facing units. Correspondingly, with the expansion of the basement facility, the parking bays have also increased to 61 in number, allowing for one parking bay per unit.

The Aspect – Project Outline

The Owner / Developer is committed to the development of a high-quality residential rental accommodation facility to meet the ongoing needs of the Village's desire to increase its housing capacity and diversity to ensure that its economic growth is not curtailed by the inability of prospective business owners and employees to access quality housing accommodation in addition to existing residents seeking to downsize their existing housing arrangements.

In accordance with the various discussions held with the Village Development team over the past 15 months, and as detailed within the attached documents, The Aspect will be developed as a Units-for-Rent scheme with 3 levels above ground constructed over a single basement. The development will deliver a mix of unit configurations amongst the 61 units to be constructed, intended to satisfy the likely demand matrix, and as explained below, will in a long-term agreement, adhere to the BC Housing guidelines for rental affordability as set out in its requirements for Middle Income Limits.

Unit Mix Configuration (Total 61 Units)

7 x 1 Bedroom Studio	505 sqft Average
2 x 1 Bedroom	553 sqft Average
36 x 1 Bedroom + Den	585 sqft Average
2 x 1 Bedroom Adaptable	705 sqft Average
14 x 2 Bedroom	711 sqft Average

Importantly, the development will work within the guidelines set down by BC Housing for both sustainable rental and environmental benchmarks, and the broader community expectations, and to this end:

1. A long-term agreement will be entered into with BC Housing and the Village for a minimum of 10 years for the completed development to comply with the guidelines set down by BC Housing for their sustainable housing rental model according to their Middle Income Limit benchmarks.
2. The completed development will be managed as a single entity in that the building will comprise a single strata title, and residential units will not have legal representation as individual titles.
3. The completed development as a minimum, will meet the requirements of Step Code 3 and the Owner / Developer continues to review the necessary requirements to meet Step Code 4. The Village does not require the adoption of the Step Code requirements for Part 3 Buildings under the BC Building Code (buildings greater than 6,000sqft in size), however the Owner / Developer is committed to providing environmentally responsible and sustainable accommodation.
4. Within the mix of available unit configurations, the project will deliver 2 ground floor units designed to meet the needs of the "Adaptable" category of handicapped accommodation.
5. Subject to the timetable for the completion of the proposed Park and Ride facility adjacent to the subject site and commencement of its operations, the Developer shall consider the provision of a regularly scheduled bus service for the exclusive use of the building's residents for travel to and from places of work outside of Pemberton Village.

The Aspect – Village Bylaw Design Compliance

The subject site, currently vacant land with no improvements, located at 1422 – 1430 Portage Road is subject to the C-3 zoning requirements of the Village with the following key parameters measured against the submitted design:

Relevant Bylaw	Requirement	Design Outcome
15.3.1 (c)	Permitted Use – Residential Units	Residential Units
4.7 / 15.3.4	1.5 FAR Maximum	1.28
4.4 / 15.3.6 (f)	10.5m Building Height	10.49m
4.4 / 15.3.6 (g)	4.6m Accessory Building Height	2.62m
4.10 / 15.3.6 (a)	50% Lot Coverage	53.4%
4.13 / 4.14 / 15.3.6 (b)	4.5m Front Setback	4.295m (Building)
4.13 / 4.14 / 15.3.6 (b)	4.5m Front Setback	0.025m (Accessory)
4.13 / 4.14 / 15.3.6 (c)	3.0m Rear Setback	6.963m (South)
4.13 / 4.14 / 15.3.6 (e)	4.5m Side Setback	6.250m (East)
4.13 / 4.14 / 15.3.6 (e)	4.5m Side Setback	5.825m (West)
8.3 / 8.7	72 Total Car Parking Stalls	61
8.1 (j)	2-4 Disability Car Parking Stalls	3
8.11 (b)	33% of bays min. 4.6m in length	20 (5.2m in length)
8.1 (h)	1 Elec Charging Stall / 10 Stalls	To be provided
8.1 (g)	Bicycle Parking 1 / 5 Stalls	To be provided

Lot Coverage

The removal of the internal road to the southern and eastern portions of the site and the associated vehicle parking stalls at grade has allowed for a repositioning of the building footprint to the east. The previous setback to the eastern side boundary was 10.31m and the amended design allows for a 6.250m setback.

Consequently, the footprint has been widened along the southern façade to incorporate an additional unit on each floor representing a total 3 extra dwelling units. The requirement to eradicate all at-grade parking has required an expansion of the basement from 15,454sqft to 26,151sqft to accommodate the necessary parking capacity. However, this also represents a significant increase for the project, both in terms of initial capital cost but also ongoing maintenance expenditure and therefore additional income-producing floor area is required to ensure the long-term viability of the development. This also adds to the available housing rental stock in the Village with an increase in units from 58 to 61. **Accordingly, a variance of bylaw 15.3.6 (a) is required to permit 53.4% Lot Coverage.**

Front Setback

A feature of the architectural northern façade (facing Portage Road) is the elevator towers standing proud of the building, chimney-like, to add further architectural detail to the streetscape. **Consequently, a slight encroachment into the required setback (4.295m vs. 4.50m) is evident and accordingly a variance of bylaw 15.3.6 (b) is sought.**

The Garbage Enclosure is located at the north-east corner of the site, accessed via the Basement, and positioned directly adjacent to an existing driveway for ease of garbage removal. **The setback from the northern property line is 0.025m (4.50m required) and accordingly a variance of bylaw 15.3.6 (b) for this Accessory Building is sought.**

Car Parking

The entirety of the car parking capacity for the development will be housed in an enclosed and secure basement. A total of 61 car parking stalls can be provided in this configuration with the following mix:

- Regular Stalls (3.05m x 6.10m)	38
- Small Stalls (3.05m x 5.20m)	2
- Small Parallel Stalls (2.62 x 5.20m)	18
- Handicapped Stalls (4.0m x 6.10m)	<u>3</u>
Total	61

In accordance with bylaw 8.11(b) 33% or 20 bays can be denoted as "Small" (4.6m in length).

The requirement as set out in the Village Bylaws is calculated as follows:

Unit Configuration	No. of Units	Zoning Bylaw 8.3	Zoning Bylaw 8.7	Net Ratio	Bays Required
Studio	7	1		1	7
One Bedroom	38	1		1	38
Adaptable Units	2	1		1	2
Two Bedroom	14	1.75		1.75	24.5
Visitor Bays	61	0.25	-0.25	0	0
Total Bays Required (per Zoning Bylaws)					72

Accordingly, a variance of bylaw 8.3 (as amended by bylaw 8.7 for rental stock) is sought.

The Aspect – In Detail

a. Pemberton Village Official Community Plan

Lovick Scott, the appointed project architects, has designed the project to meet both the needs of, and expectations for a modern residential housing development. Particular care has been taken in respect of the requirements of the Pemberton Village Official Community Plan (Development Permit No.6) and in this respect:

1. Sought to reflect and enhance the location of this site on the Portage Road view corridor:
 - a. Colour scheme to represent a contemporary built environment providing maximum integration with the proposed landscape scheme and adjacent and nearby properties;
 - b. Designed façade recesses that span the entire vertical height of the building with a coordinated use of materials and colour to reduce the mass and scale of the building;
 - c. Gabled roof line to represent Pemberton's character, whilst complementing the adjacent property;
 - d. Elevator towers standing proud to the building, chimney-like, to add further architectural detail to the streetscape whilst ensuring that all roof mounted equipment will not be visible from street level;
 - e. The main entrance to the building fronts Portage Road and is clearly visible and accessible from the sidewalk;
 - f. Maximised clear line of sight from individual units via a side-by-side and up and down configuration; and
 - g. 100% of all units within the project have balconies and / or patios / courtyards;
2. Chosen façade building materials that reflect the broader Pemberton built environment.

3. Car parking capacity is contained entirely within a secure basement with its access exhibiting minimal line of sight from Portage Road, enhancing the functionality and accessibility of the development.
4. The mix and configuration of the individual units provide for a modern living environment. The one-bedroom units average in excess of 550 sqft in size and the two-bedroom apartments average in excess of 700 sqft, affording both substantial living and storage space in addition to bike storage on the ground floor and the prospect for additional storage in the basement.
5. Provision of garbage storage facilities accessed by residents via the basement. The garbage facility itself is enclosed and directly adjacent to Portage Road for efficient retrieval through the relevant collection procedures.
6. Access to the rear of the podium at ground level is provided via a landscaped pedestrian and bike path from the north west corner of the building along the western and southern boundaries of the podium to the rear entrance to the building in the south east corner.
7. Snow storage is located in the south east corner of the podium.

b. Site and Building Layout

The Aspect Development comprises 3 levels above ground providing 61 units and a single basement encompassing 61 secure car parking bays. Vertical movement throughout the building is serviced by two (2) elevators, one of which emanates from the basement in the north-west corner. The second elevator is accessed at ground level, directly adjacent to the main pedestrian entrance to the building on the northern façade. Two stairwells, one in each of the north-west and south-east corners of the building, extend from the basement to Level 3.

The 2 elevator towers sit proud of the façade, inside the site boundary, within the Portage Road setback zone. The Owner / Developer is committed to delivering an enduring design outcome relative to the Portage Road view corridor and this element accords with the discussions previously undertaken with the Village.

A concrete podium sits atop the basement construction, stretching the entire lengths of the eastern and southern boundaries of the site and partially to the western boundary, allowing for the necessary headroom for vehicles to access the basement car parking facility via a code activated security gate.

The setback from the rear boundary is 6.963m which has facilitated a key design amendment to provide courtyards to each of nine (9) south facing ground floor units, spanning the width of individual units and a depth of 2.45m (8ft). A landscaping privacy barrier of 6ft in width separates the courtyards from the pedestrian / bike walkway (8ft wide) secured by a 42" high fence on the southern property boundary. The fence extends along the eastern boundary to provide privacy separation from the adjacent Portage Station development and along the length of the podium on the western boundary and to follow the contour of the building to the north west corner.

The patios for the northern facing ground floor units have been retained.

The southern façade of the building measures 81.015m and the northern façade measures 74.460m allowing for the addition of a single unit in the southwest corner of the podium as compared to the DPA submission of 30 October 2020, which represented a uniformly rectangular building. This can be best observed as shown in the plan excerpt and rendering on the following page.

The landscaping inside and outside the northern property line remains largely in accordance with the previous DPA submission. The major amendments have occurred as a result of the use of a podium design across the bulk of the site facilitating substantial landscaping in the area between each of the western, southern and eastern building facades and the property boundaries. As previously mentioned, the western and southern areas of the podium include a bike / pedestrian path from the front (north) of the building to the rear entrance / exit of the building in the south east corner.

Internally, the entrance lobby is spacious and reflects the contemporary nature of the building and sets an appropriate expectation for the design and quality of the accommodation, which houses seventeen (17) units on the ground floor. The lobby also enjoys direct access to the landscaping on the northern façade via a secure patio. Other facilities contained within the ground floor, include office and administration facilities for onsite management, bike storage and a location for pet washing and space for mechanical and electrical equipment.

Levels 2 and 3 comprise entirely of rental accommodation units with twenty-two (22) units on each floor comprising studio, one-bedroom and two-bedroom units.

c. Traffic & Parking

The subject site is a party to an Easement Agreement, executed in 2005, to provide seven (7) car parking bays for the exclusive use by the commercial strata lot owners (and / or their tenants and patrons) of the adjacent Portage Station development.

The Village has indicated its preference to relocate these 7 parking stalls to the adjacent proposed bus station facility.

Accordingly, the submitted design, as detailed herein, does not provide for this parking capacity and all bays identified within the plan are for the exclusive use of the residents of The Aspect.

Vehicular ingress / egress is provided via a driveway at the north west corner of the site, a location previously (and currently) approved by MOTI.

The driveway extends to the southern reaches of the site through a code accessed gate before heading eastward along the southern boundary with parallel parking on the right-hand side. Approaching the western boundary of the site the driveway turns to the west with 90-degree parking on either side of the driveway before heading north out of the basement onto Portage Road. It should be noted that the garbage room is accessed via a set of stairs against the eastern wall of the basement.

A total of 61 bays are provided (one for each unit) and all are contained within a secure and enclosed basement. Pedestrian access is provided via an elevator and stairwell in the north west corner and a stairwell in the south east corner of the basement.

A mixture of bays is provided including 38 regular stalls, 20 small stalls and 3 handicapped stalls in closest proximity to the elevator in the north west corner. The bylaws allow for 33% of all parking stalls (in this case 20) to be designed and labeled as "Small" stalls, being a minimum length of 4.6m. Each of the 20 bays designated as small within the amended design are 5.2m in length.

Other Matters

In preparation of the enclosed Amendments to the Development Permit Application:

1. Lovick Scott Architects are the appointed Project Architect and have considerable experience with the subject site having previously performed this role under the former scheme.
2. Thurber Engineering (Geotechnical Consultant) were engaged and confirmed that the previous pre-loading of the site is sufficient to meet the needs of the revised design, subject to subsequent Structural Engineering review.
3. Core Group Consultants has been engaged as the civil engineering consultant and confirmed that the traffic plan as it relates to the layout of the basement can be constructed as designed.
4. WHM Structural Engineering has been engaged and has confirmed, subject to the details contained within the subsequently created Building Permit drawings, that the basement design, podium positioning and the location of the building footprint can all be accommodated within the requisite structural engineering constraints.
5. Focal Engineering provided the Energy Modelling Report that confirmed that the design of the Project meets the requirements of Step Code 3 and has laid out the pathway to the achievement of Step Code 4, should the Owner / Developer so desire.

Should you require any additional information in your assessment of the Development Permit Application for The Aspect, please do not hesitate to contact the undersigned.

Yours faithfully



Richard A David
Director