

VILLAGE OF PEMBERTON
ADVISORY DESIGN REVIEW COMMISSION MEETING MINUTES

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

MEMBERS IN ATTENDANCE*: Kristina Patterson Salin (Chair)
Brian Dorgelo
Jason Mathies
Lisa Ames

REGRETS: Jacaranda Kruckewitt
Julie van Haeften

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

PROJECT REPRESENTATIVES*: Andrea Scott, Applicant
Richard David, Applicant

GENERAL PUBLIC: 1

****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 5:32 p.m. Kristina Patterson Salin called the meeting 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

Moved/Seconded
THAT the agenda be approved as circulated.
CARRIED

3. ADOPTION OF MINUTES

Moved/Seconded

THAT the minutes of the Advisory Design Review Commission meeting held April 15, 2021 be adopted as circulated.

CARRIED

4. MAJOR DEVELOPMENT PERMIT No. 088 – ‘The Aspect’

Lisa Pedrini, Manager of Development Services, presented a report summarizing the application submitted by Richard David, to permit the development of a new three-storey multi-family apartment building of between 58-61 residential units over structured parking on Portage Road. Lisa noted the applicants intend to develop the building as a purpose-built rental building, which will be a consideration of Council through a separate Housing Agreement Bylaw. She also noted the applicants are seeking a reduction in parking requirements over and above what is permitted by the Zoning Bylaw to make the project feasible. She then opened the floor to Commission members for questions to Staff.

Questions were asked from the Commission members regarding whether common areas on the outside of the property were provided, driveway slopes, drop off zones, snow stops, access from the ground floor balcony for homeowners, what the parameters are for varying a footprint and how affordable housing is determined.

Project representative Andrea Scott then presented the Architectural and Landscape features of the project. She noted a total of 61 units, 3 floors, parking features and shared samples of the materials that are proposed for the building. She shared detailed architectural drawings showing the different aspects of the proposed building and responded to the Commission’s questions.

The Chair opened the floor for additional questions to the applicants from the Commission members. Questions regarding floor heating in the driveway, overhangs of the roofs vs. the decks, access to the garbage shed, garage height, and specific landscaping materials were posed.

Moved/Seconded

THAT the Advisory Design Review Commission recommends that Council support the proposed Major Development Permit No. 088 “The Aspect” subject to the following conditions;

- that a frosted material or similar is used on the balconies facing the road so there is no visual clutter visible from the street; and
- that the proposed Japanese Maples fronting the road are replaced with a more suitable tree that provides better shade and privacy.

CARRIED

5. NEXT MEETING

Lisa Pedrini reminded the commission to keep the 3rd Wednesday of each month open. If required, the next ADRC meeting will be July 21, 2021 at 5:30PM.

6. ADJOURNMENT

At 6:33 p.m. the meeting was adjourned.

Kristina Patterson Salin
Chair