

## -Advisory Land Use Commission-

**Agenda** for the Advisory Land Use Commission Meeting of the Village of Pemberton to be held Wednesday July 20, 2022 at 5:00 pm in person at Council Chambers and online via ZOOM Webinar ID: **870 7423 5933**

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| <b>1. CALL TO ORDER</b><br>In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.  |      |
| <b>2. APPROVAL OF AGENDA</b><br><br><b>Recommendation: THAT</b> the agenda be approved as presented.   |      |
| <b>3. MINUTES</b><br>a) Minutes of the ALUC Meeting of February 3, 2022<br><br><b>Recommendation: THAT</b> the minutes of the ALUC meeting held February 3, 2022 be adopted as circulated.   | 2    |
| <b>4. Rezoning OR133 – SCS Affordable Housing on Harrow Rd, Lot 2 District Lot 203 Lillooet District Plan KAP 5664</b><br><br>Contract Planner Mark Barsevskis will present a report regarding a Rezoning Application for the proposed Affordable Housing development at Lot 2 Harrow Road, along Harrow Road and Pemberton Portage Road (Highway 99). | 6    |
| <b>5. NEW BUSINESS</b><br>No new business arising.   |      |
| <b>6. NEXT MEETING</b><br><br><b>Recommendation: THAT</b> the next meeting take place Wednesday August 24 <sup>th</sup> if required.   |      |
| <b>7. ADJOURNMENT</b>  |      |

## ADVISORY LAND USE COMMISSION MINUTES

**Minutes** for the Advisory Land Use Commission Meeting of the Village of Pemberton held Thursday February 3, 2022 at 5:00 pm via ZOOM Webinar ID: 821 1776 3759

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**IN ATTENDANCE:**

Kirsten McLeod  
Jagoda Kozikowska  
Nick Fisher  
Jeanette Elmore

**REGRETS:**

Richard Nott  
Allison Twiss

**STAFF IN ATTENDANCE:**

Scott McRae, Manager of Development Services  
Nikki Segovia, Building & Planning Clerk  
Colin Brown, Planner 2  
Cameron Chalmers (Consulting Planner)

**PUBLIC IN ATTENDANCE:**

Cam Watt (Applicant) + 3

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### 1. CALL TO ORDER

At 5:03 p.m. the meeting was called 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. APPOINTMENT OF CHAIR

Moved/Seconded

**THAT** Jagoda Kozikowska was appointed as chair and Kirsten McLeod appointed as alternate chair.

**CARRIED**

### **3. APPROVAL OF AGENDA**

Moved/Seconded

**THAT** the agenda be approved as circulated.

**CARRIED**

### **4. ADOPTION OF MINUTES**

Moved/Seconded

**THAT** the minutes of Advisory Land Use Commission meeting held November 30, 2020 and September 19, 2019 be adopted as circulated.

**CARRIED**

### **5. ORIENTATION**

Contract planner Cameron Chalmers led an orientation on the nature of the commission, history, rules of being a commission member, how to form resolutions, meeting format and general practices. The floor was opened to questions from the commission, none were asked.

### **6. NON-FARM USE APPLICATION – 1641 Airport Road**

Colin Brown, Planner II presented a report to the ALUC to consider a Non-Farm Use Application at 1641 Airport Road, legally described as Lot 1, DL 204, Lillooet District, Plan 32712 (PID: 002-778-874). He summarized the nature and role of the Agricultural Land Commission and how the application would not be permitted within the current ALC guidelines. He walked the commission through the site plan, site operations, and applicant rationale to enhance the local economy and provide a much needed accommodation option as an RV park. He clarified the difference between ALC and ALUC and the next steps.

The commission members asked questions of staff in relation to the application.

At 6:18pm the applicant Cam Watt spoke to his application. He stated it is important to know it has been a very long time since this property has been used as farmland and there should be no loss of agriculture, and the land is low quality for agriculture. He noted there will be an RV park, Pool, and Activity centre, and none of the structures other than the existing barn and pool will be permanent in nature. He outlined the seasonal operations of April-October with the balance of the year operating as a "Winter Stay" program, you sign a 6 month contract to stay on property which precludes any challenge with the residential tenancy act.

He addressed a letter from the neighbours, and he admitted he talked to the neighbours who had questions, but he did not find them to be opposed to the application.

The commission members asked questions of the applicant pertaining to the pool, impermeable structures, non soil based agriculture, and what the current use allowed for.

The applicant returned to the gallery and the commission members shared their viewpoints on the proposal. Cameron Chalmers suggested to proceed with a resolution to advise council of the issues and concerns they have with the application, and whether they support or not support the application going to the ALC for consideration. It was noted that some issues should be addressed in the OCP and Zoning process and this can be reflected in the resolution to Council. The commission members provided input to arrive at the following resolution.

Moved/Seconded

**THAT** the ALUC recommend to Council that the application proceed to the Agricultural Land Commission, but note the following concerns:

- Proposed density necessary to be viable
- Concerns over impacts on adjacent agricultural uses
- Potential for other non-soil based agricultural uses
- Impacts on soil permeability, ability to restore the soil post-use, and future farming viability
- Potential precedent for other Agricultural Land Reserve lands

**AND THAT** Council direct Staff to address the following considerations through any future Official Community Plan and Rezoning application(s):

- Density
- RV stall size
- Traffic impacts
- Setbacks
- Fire protection
- Quiet Hours
- Security for community farm proposal
- Community amenities and benefits, including the proposed pool
- Riparian setbacks

**CARRIED**

## 7. NEW BUSINESS

## 8. NEXT MEETING

Commission members noted they would agree to a schedule at a later date.

## 9. ADJOURNMENT

At 7:20 p.m. the meeting was adjourned.

Village of Pemberton  
ADVISORY LAND USE COMMISSION  
November 30, 2020  
Page 4 of 4  
Chair  
Jagoda Kozikowska

**Date:** July 20, 2022

**To:** Advisory Land Use Commission (ALUC)

**From:** Mark Barsevskis RPP, MCIP Consulting Planner  
Scott McRae Manager, Development Services

**Subject:** **SSCS Affordable Housing on Harrow Rd. - Rezoning (OR133) and  
Development Permit (DP93) – Lot 2 District Lot 203 Lillooet District Plan  
KAP 5664**

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## **PURPOSE**

The purpose of this report is for the Advisory Land Use Commission to consider and make recommendations to Council regarding a Zoning Amendment application for the proposed Affordable Housing development at Lot 2 Harrow Road, along Harrow Road and Pemberton Portage Road (Highway 99).

## **BACKGROUND**

The Village of Pemberton (VoP) received an application submission for a Zoning Bylaw amendment (OR136), and Development Permit (DP93) application to the Village of Pemberton in March 2022 from Sea to Sky Community Services (SSCS) to permit the development of a mixed-use affordable housing building, located at Lot 2 District Lot 203 Lillooet District Plan KAP5640 as identified in **Appendix A**.

The five (5) storey mixed-use building would include:

- Two (2) commercial units and community service space on the ground floor (GFA 836 m<sup>2</sup>)
- Sixty-three (63) residential units on the 2<sup>nd</sup> to 5<sup>th</sup> floors
- Modern contemporary architectural style and character

The subject property is located within the Village's OCP as Gateway and is zoned Commercial Tourism (C-2) in the Zoning Bylaw.

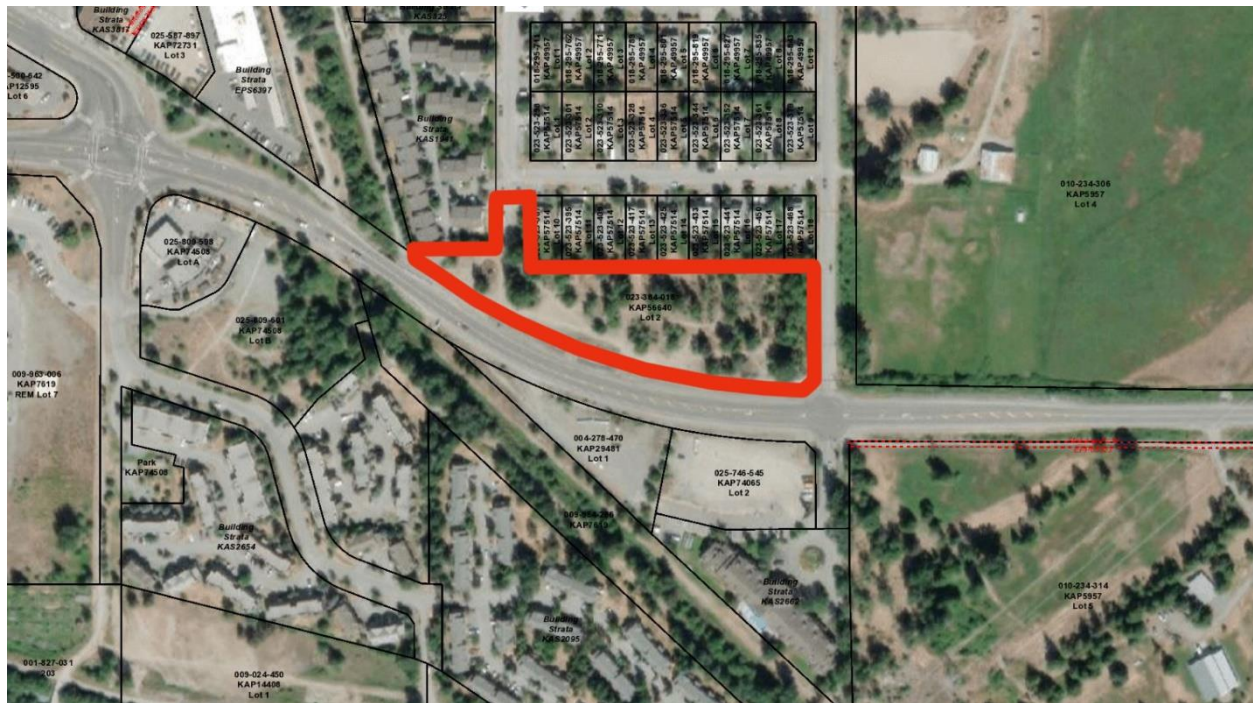
## **DISCUSSION AND COMMENTS**

The purpose of this report is for the ALUC to provide recommendations to Council with respect to the rezoning application. This report is intended to demonstrate the relative merits of the proposal and presents referral comments received to date. The consultation process will run parallel with the Staff and agency review and rezoning bylaws will be brought forward for substantive consideration in due course.

## **SITE DESCRIPTION**

The subject lands are legally described as Lot 2 District Lot 203 Lillooet District Plan KAP 56640. The subject lands are municipally referenced as Harrow Rd. and Pemberton Portage Road. The lands are approximately 12326 square meters (1.23 Hectares/3.03 acres) and are presently vacant.

The subject site is located at the intersection of Pemberton Portage Road (Highway 99) to the South and Harrow Road to the East. The site is a largely forested undeveloped lot and is located near the eastern edge of the Village. Immediately north of the site is occupied by a single-family residential housing neighborhood (The Glen). Several local amenities are located within 800m (roughly a 10-minute walk) of the subject site, which include restaurants, schools, parks, and a community center. Aside from vehicle traffic along the surrounding roads, a bus stop serviced by the 100 Pemberton local bus route is located immediately southwest of the site on Pemberton Portage Road (Highway 99).



Official Community Plan Designation: Gateway

Zoning Bylaw Designation: Commercial, Tourism (C-2)

Surrounding Land Uses:

Direction	Land Use
North	Residential
East	Agricultural (Outside Village Boundary)
South	Gateway
West	Open Space and Greenways, Gateway

## BACKGROUND

The Village of Pemberton received an application from Station One Architects and SSCS, Agent on behalf of the landowner, for an amendment to the Zoning Bylaw and a major Development Permit to facilitate a new affordable housing project. The subject property is Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018). The subject lands are depicted in **Appendix A**. The lands are designated as Gateway under the OCP and are zoned Commercial Tourism (C-2) in the Zoning Bylaw. The project presents a strong sense of the Village's future social priorities by addressing affordable housing needs and amenities for the Village community. The application presented fits within the Gateway designation framework.

The application proposes 63 units of affordable housing secured with a Housing Agreement intended for a mix of rents and incomes within a single building. The project proposes commercial and non-profit uses for the ground floor of the new building. The applicant has undertaken extensive public engagement prior to submitting the application.

The applicant has asked Staff to process the Zoning Amendment application and major Development Permit application concurrently. The applicant is aware that any changes to the proposal driven by the process may trigger revisions of both the Zoning amendment and Development Permit submission documents.

SSCS and the Village of Pemberton worked hard to find a site that is convenient and financially and operationally feasible. Due to a lack of municipal land, the partners worked together to assess private properties for sale. This property was chosen based on lot size, location, and cost. The proposed site is within a 10-minute walk (800 metres) of the elementary school, community centre, and commercial and retail services, and will be well connected by a developer proposed multi-use path for cyclists and pedestrians. SSCS programs offer some transportation services and as a social service agency will advocate for local and regional transit services.

A residential-only building with 4-storeys would have to be built up higher with 2.75 metres of soil in order to meet the flood construction level. By incorporating commercial space on the ground floor, it acts as a flood buffer, and the residential portion can be elevated above the flood construction level without large amounts of soil. This means that a 5-storey mixed-use building is only 4'-9" (1.4m) taller than a 4-storey residential building.

The subject lands are identified within the *Urban Growth Boundary* on Schedule "A" of the OCP and complies with its criteria. Lands within the *Urban Growth Boundary* are deemed part of the Village inventory of development land to accommodate growth. The proposed development serves as a visualization of a rapidly expanding Village that acknowledges and addresses the needs of all members of the community.

## **DESCRIPTION OF THE PROPOSAL**

The proposal is to construct a 5-storey apartment complex made up of 100% affordable housing units on the top 4 floors and 9,000 sf. of commercial and non-profit space on the ground floor, with the intention that the non-profit space be designated to SSCS to operate as their main office. The residential floors will include thirty-one (31) 1-bedroom units, Twenty-Four (24) 2-bedroom units, and eight (8) 3-bedroom units. The proposed development would provide the community with much-needed affordable housing units for residents. The designation of these 63 units are divided as follows:



- 30% Market Rentals (moderate incomes)
- 50% Rent Geared to Income (or subsidized units for households that meet BC Housing limits)
- 20% “Deep Subsidy” (geared to those with low incomes)

This development would provide Village of Pemberton residents with crucial access to affordable housing units, support the needs of the rapidly expanding community and ensure that the SSCS has programming space to continue assisting the regions residents. The SSCS has ended their lease with their current landlords and require a new facility to continue their services. Without approval of this project, the SSCS is without a large enough space to operate. Aside from the residential and commercial spaces, the development will also feature sufficient parking for residents and visitors, as well as a community garden and potential daycare services through the SSCS.

As illustrated in the Architectural Drawings attached as **Appendix B**, the proposal is to develop an affordable housing project owned and operated by SSCS. The organization is looking to expand its housing services through this application for a new 5-storey, 63 unit affordable housing development with 1 floor of commercial space.

Regulations	C-2 Zone (current zoning)	CD Zone (proposed zoning)
Maximum Lot Coverage	50%	9.5%
Minimum Front Setback	7.5 m	7.5 m
Minimum Rear Setback	3 m	N/A
Minimum Interior Side Setback	3 m	41 m
Minimum Exterior Side Setback	4.5 m	4.5 m
Maximum Building Height, Principal	10.5 m	19 m
Parking Spaces	N/A	79
Bicycle Parking	N/A	15

### Access and Circulation

Vehicle access to the development will be on the east side of the property along Harrow Road. To determine whether the proposed number of residential, visitor, and retail parking supply is an adequate supply for potential demand, a parking supply analysis was conducted. The report concluded that the property would effectively accommodate the expected parking demand. Additionally, all parking for the development will remain on-site.

Following several public engagement sessions and substantive public feedback, independent architectural assessments were conducted to assess and resolve any concerns regarding parking, traffic, and emergency vehicle access to the site.

### Servicing / Off-site Improvements

All materials used and construction performed on this project are to be in accordance with the Village of Pemberton Subdivision and Development Control Servicing Standards

Bylaw No. 677, 2011. Roadworks, sanitary, storm sewer, and watermain materials must conform to MMCD Master Municipal Specifications.

Additionally, the developer is proposing an off-site pedestrian and cyclist pathway along Highway 99 which align with Pemberton's future transportation infrastructure plans.

## **COMPLIANCE WITH GENERAL POLICY DIRECTIONS**

The subject parcel is currently designated Gateway in the Village's OCP and zoned Commercial Tourism (C-2).

The Gateway land use designation already allows for residential and commercial development and, therefore, does not require an amendment to the Official Community Plan. A Development Permit Application is still required to fulfill the urban design requirements within the OCP, which is referenced further in the Official Report to the Advisory Design Review Commission (ADRC).

Accordingly, the property aligns with the Village's OCP Land Use designation, Gateway, as it is located at the entrance of the Village of Pemberton. Developments within this land use designation are meant to represent an entrance into Pemberton that welcomes visitors and residents alike. As suggested in the Official Community Plan, developments within this Gateway Land Use may include residential, accommodation, civic functions, service stations, restaurants, and ancillary commercial uses. Therefore, the proposed affordable housing development aligns with the OCP guidelines and does not require any land use amendments.

The request is to facilitate the construction of a 5-storey building with affordable housing on the upper 4 floors and commercial use on the ground floor. To achieve this project, OCP Bylaw No. 832, 2018 must be amended to change zoning from a Commercial Tourism (C-2) Zone to a Comprehensive Development Zone, which permits both the residential and commercial uses required for this project. The amendment would enable the development of the 5-storey affordable housing complex, with ancillary parking, and office space for SSCS, with plans for a community garden and the incorporation of childcare services.

Rather than introducing a corporate chain or brand into the development's ground floor commercial space, SSCS have committed to adopt this space to operate as their main office in Pemberton. The proposed SSCS programming space on the ground floor of the development would provide a community space at the entrance of the Village, promoting Pemberton's civic focus to incoming tourists and ensuring necessary amenity resources for the rapidly growing community.

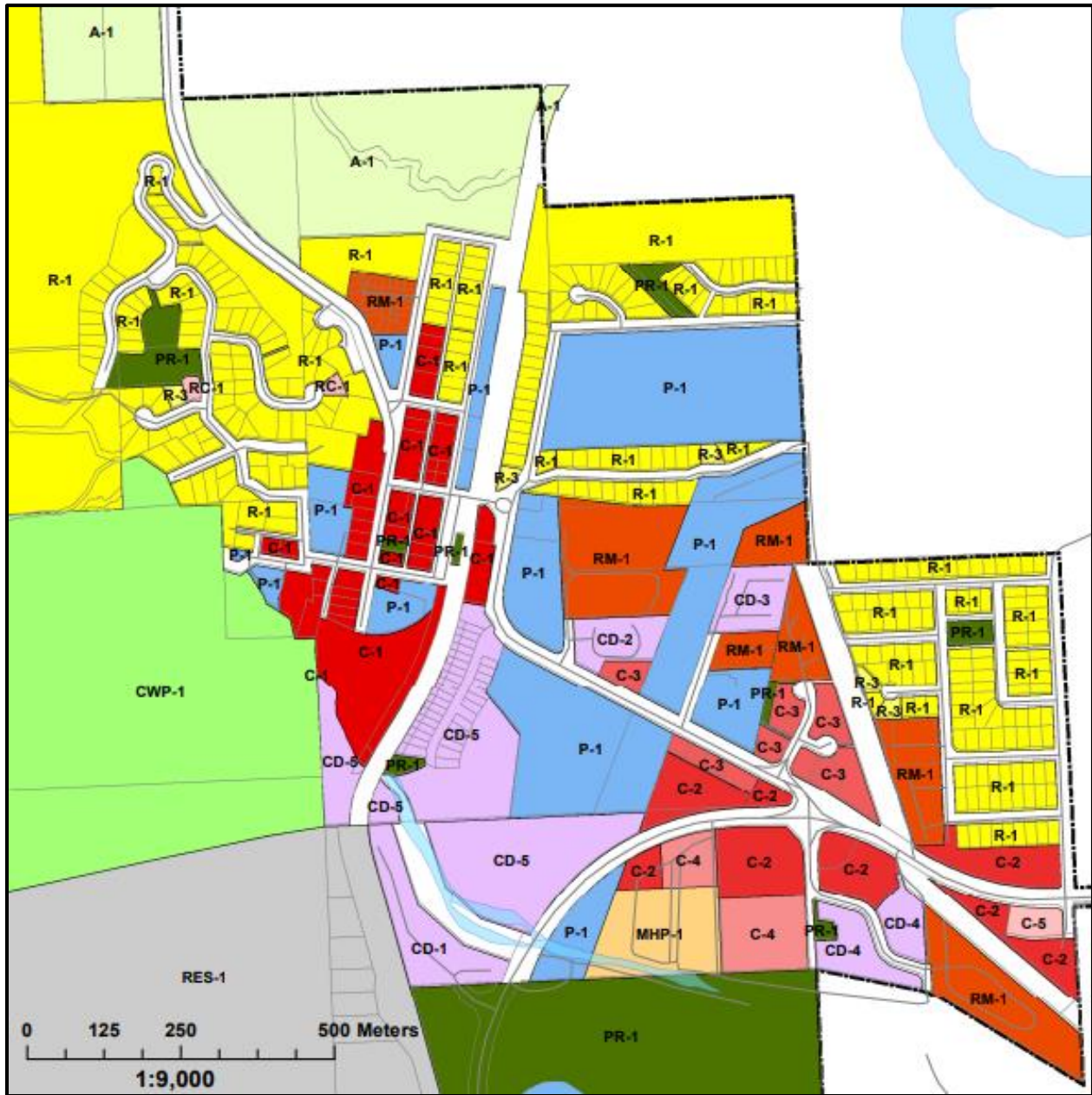
The land use proposal is generally consistent with the goals and objectives of the Village of Pemberton's Official Community Plan.

The amendment is also compliant with other general OCP directives. Specifically:

- 5.3.1 Community Facilities Policies:
  - *Accommodate the lifecycle needs of residents of all ages and abilities*
  - *Provide safe, accessible and convenient facilities for artistic, cultural, academic, leisure and recreational expression, activities and learning*
  - *Accommodate community's needs for health and wellness services*
  - *Encourage the development, integration and shared community use of publicly accessible facilities*

- *Enhance and expand existing community amenities to meet growing and evolving needs*
- 5.11.1 Local Decision Making Policies:
  - *Support and value local involvement in the establishment of community land use directions*
  - *Collaborate with the development industry and other stakeholders on future land use directions*
  - *Provide innovative and proactive leadership throughout the community*
  - *Cultivate and embrace partnerships with community stakeholders and interests*
  - *Provide opportunities for its citizens to engage in meaningful participation in the community decision making process*
  - *Harmonize and align land use planning approaches and activities with other initiatives in the community*
- 5.11.3 Local Decision Actions – *Ensure accountability and reporting to the public of all community consultation and decision making initiative; and*
- Schedule B - Amenity Zoning Priorities – *Top Priorities: Affordable and Special Needs Housing*

Section 18.4.2 of the Village of Pemberton's Zoning Bylaw 832, 2018 includes two Comprehensive Development zoned lots (CD Zone 4 Pioneer Junction) to the west of the subject site. The intent of CD Zone 4 was to accommodate the variety of townhouse units on the property. A similar case could be made for the Harrow Road development, which requires the zoning amendment to Comprehensive Development in order to satisfy the number of affordable housing units the project will provide to the community. The Comprehensive Development zone is an appropriate solution for projects like this.



Age-Friendly Affordable Housing Action Plan, 2019:

The project aligns with the Village's *Age-Friendly Affordable Housing Action Plan* and satisfies the following goals as outlined in the plan:

<b>Village of Pemberton Age-Friendly Affordable Housing Action Plan Goals</b>	<b>Project Alignment</b>
1. Prioritize affordable housing	The Village is accepting and prioritizing the application for a rezoning and DP.
2. Encourage housing design to meet changing household needs and allow seniors to age-in-place.	The Project includes a diverse array of unit types to meet different household needs. This includes, 31 one-bedroom units, 24 two-bedroom units, and 8 three-bedroom units. 87% of the units are adaptable and 13% are accessible. All 1-bedroom units will be targeted toward Seniors and will be designed and operated accordingly.
3. Focus on addressing housing needs for low to moderate income households	Units will be set at affordable rates set by BC Housing and eligibility will be based on household income.
4. Foster collaborative partnerships to address housing issues and related social infrastructures	SSCS is partnering with BC Housing through the Community Housing Fund and with the Village of Pemberton to make the project viable.

As defined in the Age-Friendly plan, “affordable housing” is defined as “housing that a single person or household can afford to rent or purchase without spending more than 30% of their before-tax income.” With 100% affordable housing units, this development both identifies and accommodates residents most impacted by the housing gaps in Pemberton. These groups include low-income seniors, moderate-income seniors, low-income households, moderate-income households, persons with disabilities, and persons experiencing homelessness or at-risk of homelessness. Additionally, each unit will be secured by covenant to ensure long-term affordability for low to moderate income individuals.

In summary, the OCP effectively allows Village Council to consider a range of residential and commercial uses within the general objectives outlined above. This leaves room for a Council to consider on a site-by-site basis how each individual application reflects the interpretation of the OCP, impacts on surrounding lands, and the overall suitability and viability of each proposal.

**COMMUNICATIONS**

Staff have undertaken a referral of the application to the standard list of referral agencies. The application will continue to follow the standard communications procedure as it progresses through the process.

**CONCLUSION**

In summary, the proposal is generally compliant with the Village of Pemberton OCP policies. Additionally, it is the Village of Pemberton’s standard practice to rezone certain sites to a Comprehensive Development Zone that would not match up with an existing zone. It would be

appropriate for the ALUC to provide any recommendations to Council it sees fit in the form of a resolution as follows:

***THAT*** the Advisory Land Use Committee recommends that Council support proposed rezoning application OR136 - SSCS Affordable Housing, subject to the following recommendations:

- *{To be added}*

*Attachments:*

- A. *Location Map*
- B. *Architectural Drawings and Landscape Plan*

**Appendix A: Location Map**



- 0.1 INTRODUCTION
- 0.2 SITE CONTEXT PLAN
  
- 1.0 SITE PLAN
  
- WHAT WE HEARD:
- 2.0 SUMMARY - WHAT WE HEARD
- 2.1 BUILDING HEIGHT
- 2.2 GREEN BUFFER & PUBLIC SPACE
- 2.3 PARKING
- 2.4 FIRE TRUCK ACCESS
- 2.5 STORMWATER MANAGEMENT
  
- 3.0 LEVEL 1 FLOOR PLAN
- 3.1 LEVEL 2 FLOOR PLAN
- 3.2 LEVEL 3-5 FLOOR PLAN
  
- 5.0 EXTERIOR ELEVATIONS
- 5.1 EXTERIOR ELEVATIONS
- 5.2 EXTERIOR MATERIAL
- 5.3 SHADOW STUDY
- 5.4 SITE SECTION
- 5.5 SITE SECTION
- 5.6 RENDERINGS



# HARROW ROAD AFFORDABLE HOUSING

## COVER SHEET

### HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

SCALE:  
JOB NO. 20123

604 793 9445  
soarchitects.com

Chilliwack  
9355 Young Rd  
V2P 4S3

Abbotsford  
203-2190 W. Railway St  
V2S 2E2



Village of Pemberton  
Development Services  
7400 Prospect Street  
Pemberton, BC V0N2L0

**Re: Harrow Road Affordable Housing –Rezoning and Development Permit – Lot 2 District Lot 203 Lillooet District Plan KAP 56640 rezoning application for Sea to Sky Community Services Affordable Housing Project at Harrow Rd. and Pemberton Portage Rd.**

**Introduction**

This letter is to support the Rezoning, and Development Permit Applications for a new five-storey mixed-use affordable housing building, located at Lot 2 District Lot 203 Lillooet District Plan KAP56640. The property is currently zoned as Tourism Commercial (C-2) and has a Gateway land use designation within the OCP.

This affordable housing project is owned and operated by Sea To Sky Community Services (SSCS). SSCS is a charitable organization established in 1978 whose mission is to provide high quality programs throughout the Sea To Sky Corridor that enhance the lives of residents at every age and stage of life. The organization offers early childcare development and education, social supports, mental health services, and affordable housing for low to moderate earners. The organization is looking to expand its housing services to Pemberton and is pleased to present an application for a new 5-storey, 63-unit affordable rental building on the corner of Harrow Rd. and Highway 99.

The proposed building includes 9,000 square feet of commercial space on the 1<sup>st</sup> floor with residential on floors 2-5. The ground floor commercial space will consist of two market commercial units and approximately 7,000 square feet of community service space to be programmed by SSCS. The project is being funded by BC Housing's Community Housing Fund and will offer units at affordable rates that are geared to seniors, people with disabilities, and low-income individuals and families.

SSCS believes that it is critically important to involve the Pemberton community in the proposed project. In advance of this submission, the organization underwent a community engagement process which consisted of an online survey and two virtual public information sessions to solicit feedback on the draft design (see What We Heard Report attached). Specific areas of focus in the engagement included opportunities for outdoor space and amenities, ground floor commercial space uses, and overall pros and cons of the project. In total, 684 people participated in the process and the submission package outlines the ways in which their feedback has been incorporated into the design.

**Height Rationale**

The project is requesting an increase in height to allow for a 5-storey building and a change of permissible uses to allow for mixed-use affordable rental housing with commercial and community service space on the ground floor. The subject site is currently zoned as Commercial, Tourism (C-2) which allows for tourism related uses such as a hotel, gas station, or drive through business, with a maximum height of 10.5 metres (3-storeys) and FSR of 1.5. The primary driver for the proposed height increase is a Flood Construction Level (FCL) of 209.25 metres and the inability to provide residential space below the FCL. The project team explored a 4-storey option with residential on the ground floor that would provide the same number of units, however due to the FCL constraints, the site would require 2.75 metres of fill to meet the FCL, resulting in a 4-storey building that differs in height from a 5-storey building by less than 5 feet (1.5 metres). A 5-storey option allows the project to deliver 63 units of housing plus commercial and community service space with only a nominal difference in height from a 4-storey option.

**Inclusion of Ground Floor Commercial Space**

The Ground Floor Commercial Space is critical to the project and the agency's success, and will support the needs of the community. Currently SSCS Pemberton office and programming space is running over capacity; the agency has new service opportunities that are limited due to facility space. A long-term relationship with the agency's current landlord has ended and SSCS no longer receives donations or funds to cover the operating costs, which has created a future risk to programming; the proposed project provides a timely opportunity to relocate SSCS offices, services, and programs. SSCS serves a large proportion of the Pemberton population: they have served over 40% of the population of Pemberton and the numbers are increasing on average by 8% year or year – SSCS is a critical front-line function and needs to keep pace with demand for social services. The proposed project both allows the agency to meet these critical social needs and establish a secure home of supports for those who need SSCS the most.

**Supporting Analysis**

Pemberton's Age-Friendly Housing Needs Assessment conducted in 2019 identified housing gaps in the Village for vulnerable residents (Village of Pemberton, Age-Friendly Housing Needs Assessment, 2019). The report concluded that there is a need in the Village for more accessible housing to enable independent living for seniors and persons with disabilities. The Report also identified a need for market rental housing based on feedback from stakeholders that many households are struggling to secure affordable and suitable rental accommodation in the Village. In addition to the Needs Assessment, the Village conducted the Affordable Housing Options Survey in January 2021 to gauge community perceptions about changes to housing form, density, and neighbourhood character that could enhance the ability to deliver affordable housing in Pemberton (Village of Pemberton, Affordable Housing Options Survey, 2021). The results of the survey showed that 93% of respondents believe that there is either a *significant* or *very significant* lack of affordable housing in Pemberton. 72% either *definitely agree* or *somewhat agree* that the Village should consider allowing an increase from 2-storeys to 3-storeys or higher for projects that are non-market. Furthermore, 81% of respondents either *definitely agree* or *somewhat agree* that an apartment building housing type are a good fit for Pemberton to provide more housing options.

The Age-Friendly Housing Needs Assessment and the Housing Options Survey demonstrate the need for affordable Housing in the Village and, based on the survey, present general community support for introducing new forms of housing to address this demand.

**Supporting Policy**

Based on the identified need for housing, the Village developed the Age-Friendly Affordable Housing Action Plan (Village of Pemberton, Age-Friendly Affordable Housing Action Plan, 2019). The proposed project aims to address the undersupply of affordable housing as identified in the Plan and supports the Plan's four goals as outlined below.

VILLAGE OF PEMBERTON AGE-FRIENDLY AFFORDABLE HOUSING ACTION PLAN GOALS	PROJECT ALIGNMENT
1. Prioritize affordable housing	The Village is accepting and prioritizing the application for a rezoning and DP.
2. Encourage housing design to meet changing household needs and allow seniors to age-in-place.	The Project includes a diverse array of unit types to meet different household needs. This includes, 31 one-bedroom units, 24 two-bedroom units, and 8 three-bedroom units. 87% of the units are adaptable and 13% are accessible.
3. Focus on addressing housing needs for low to moderate income households	Units will be set at affordable rates set by BC Housing and eligibility will be based on household income.
4. Foster collaborative partnerships to address housing issues and related social infrastructures	SSCS is partnering with BC Housing through the Community Housing Fund and with the Village of Pemberton to make the project viable.

The Plan also identifies the housing gaps in Pemberton and outlines six population groups who are particularly affected by the housing issues in the village: low-income seniors, moderate-income seniors, low-income households, moderate-income households, persons with disabilities, and persons experiencing homelessness or at-risk of homelessness. The design of the proposed project and its rental model can accommodate the needs of all six of these vulnerable groups through the provision of fully accessible units and rental rates that target low to moderate income individuals and which are secured by covenant to ensure long-term affordability.

**Design**

The design of the project is influenced by the principles in Village of Pemberton's Official Community Plan, the results of the Housing Options Survey, and SSCS's pre-application community engagement. The site features a green buffer of trees living around the north, east, and south edges, allowing the building to blend with the surrounding nature while also shielding residents from the busy highway. The building is located on the southeast corner of the lot, providing enough space between the neighbouring houses and the building while also taking advantage of the available outdoor space for amenities and parking spaces.

With a welcoming main entrance highlighted by a large canopy, the building was designed with accessibility in mind. Tucked away on Harrow Road, the main entrance is accessible by those driving, biking, or walking. The site design also connects to the existing trail along Arn Canal and a nearby bus stop, allowing for cyclists and pedestrians to access the site from the east. The sidewalk leads to the building

entrance and public spaces, allowing for visitors and residents to approach the building as pedestrians or cyclists. The building and surrounding spaces are designed to follow Crime Prevention Through Environmental Design principles, such as the addition of large windows to allowing a connection with the outside environment while also providing an opportunity for natural surveillance of the public spaces located to the west of the building.

The building's aesthetic form is simple and functional, with facades comprised of several textures and natural tones. The colours are in harmony with local area, displaying hues of white, grey, and wood tones. Exterior wall undulation reveals an inset of wood tone both at the ground level and on the balconies. These elements combined provide a greater sense of human scale. Materials are chosen to be durable for the longevity of the project and to withstand the local climate.

Land use designation is Gateway per the Official Community Plan. Situated along Highway 99, the project presents a strong sense of arrival to Pemberton. This proposed design meets the requirements and OCP designation design criteria.

The Flood Construction Level (FCL) was determined by Frontera Geotechnical to be 209.25m for the site, while the current grade is approximately 206.0m throughout the site. The project proposes Main Building Elevation (MBE) to be 207.5m, leaving the ground floor for more public spaces and storage areas, and protecting residential units, mechanical, and electrical rooms on the second floor and above. The project is therefore requesting an exemption to allow for commercial and amenity space below the FCL. This exemption is supported by Frontera Geotechnical's Flood Hazard Report, provided that the project follows the design requirements outlined in the Report. Stormwater management is a key component in the design. Retention tanks will be installed underground to allow for proper drainage on the site. The landscape buffer to the north is a rain garden, which will also filter stormwater while also providing visual separation. The surface parking lot is designed to support the residents, users, and visitors. It allows for firetruck access and a loading dock. Snow storage is placed around the site to accommodate for heavy snowfall during the winter months.

As BC Housing is one of the main partners of this development, this design aligns with the BC Housing Design Guidelines and Construction Standards 2019. Within these standards, it is required that the location of this project must meet sustainable and energy targets of Step Code 4, BCBC. The main goals of the BC Housing standards are to incorporate longevity, durability, sustainability, and cost-effective principles into housing projects.

**Conclusion**

The project team is pleased to propose a project that will help address the housing issues identified by the Village and that will respond to the Village's Age-Friendly Affordable Housing Plan. We are therefore requesting a Rezoning to allow for the proposed use and density which is required to make the project viable.

This proposal is cohesive with the surrounding nature, providing age-friendly outdoor amenity spaces, affordable housing, offices, and commercial spaces for the community. It demonstrates that the site and landscape consider safety of the residents, respect for neighbouring properties, and stormwater management. Additionally, it interweaves the pedestrians and cyclists with site, utilizing local trails by providing stronger connection points and creating pedestrian and cyclist friendly paths.

Thank you for taking the time to review this application. Please contact us if you have any questions. We are looking forward to further engaging with the community on the project and are committed to working with the Village of Pemberton through the process.

Regards,



Justin Dyck  
Station One Architects

**INTRODUCTION**

**HARROW ROAD AFFORDABLE HOUSING**

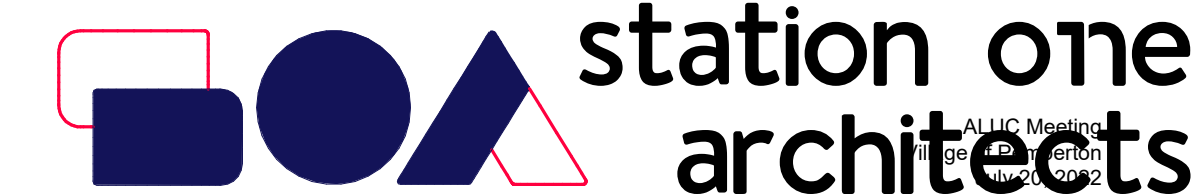
LOT 2 HARROW ROAD, PEMBERTON

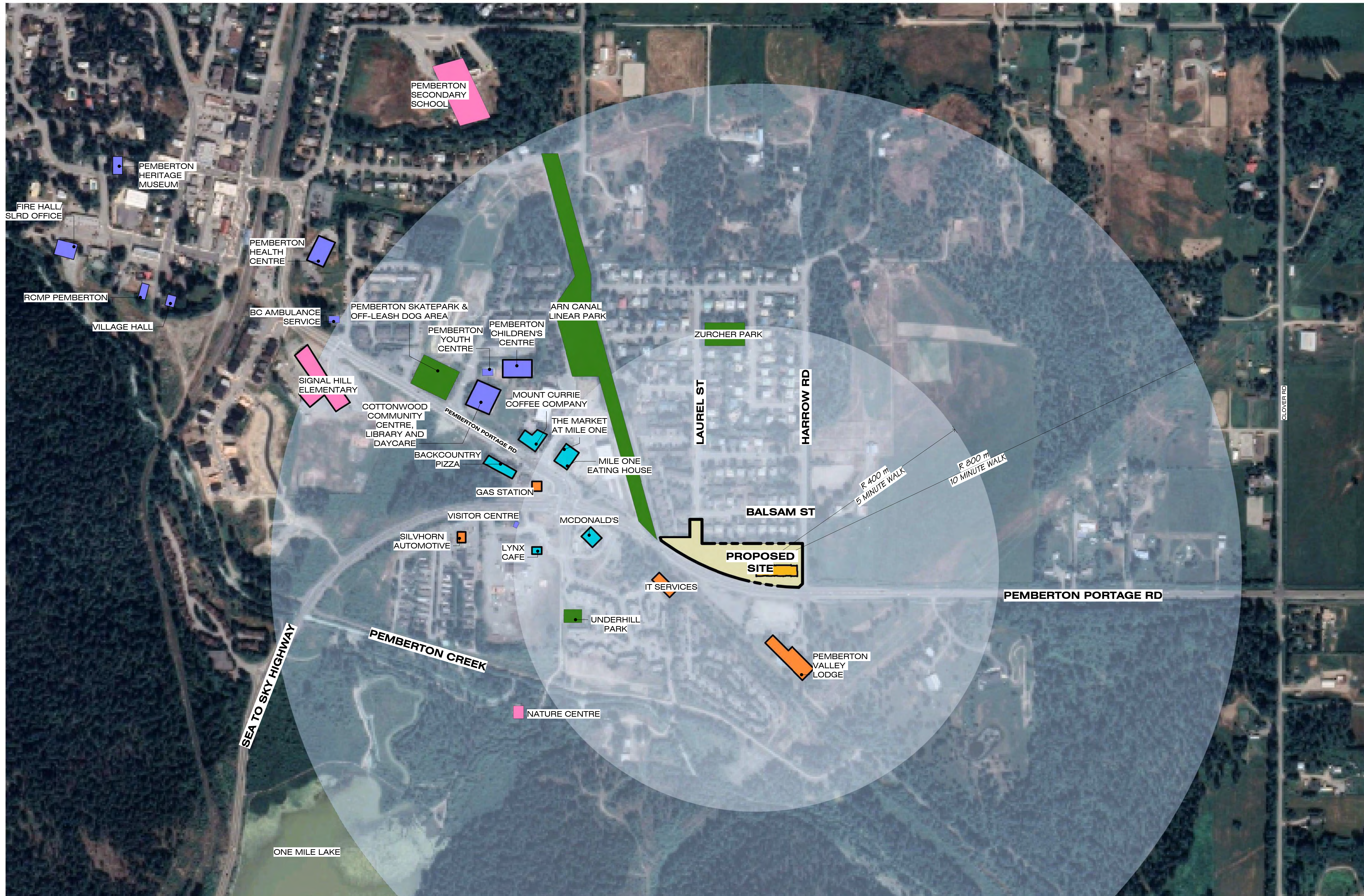
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V2S 2E2





SITE CONTEXT	
<span style="color: cyan;">■</span>	FOOD (GROCERY, CAFE, RESTAURANT)
<span style="color: pink;">■</span>	EDUCATION (SCHOOLS, CLASSES)
<span style="color: purple;">■</span>	COMMUNITY USE (LIBRARY, CENTRE)
<span style="color: orange;">■</span>	BUSINESS
<span style="color: yellow;">■</span>	PROPOSED BUILDING
<span style="color: green;">■</span>	VILLAGE PARK



# SITE CONTEXT PLAN

## HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

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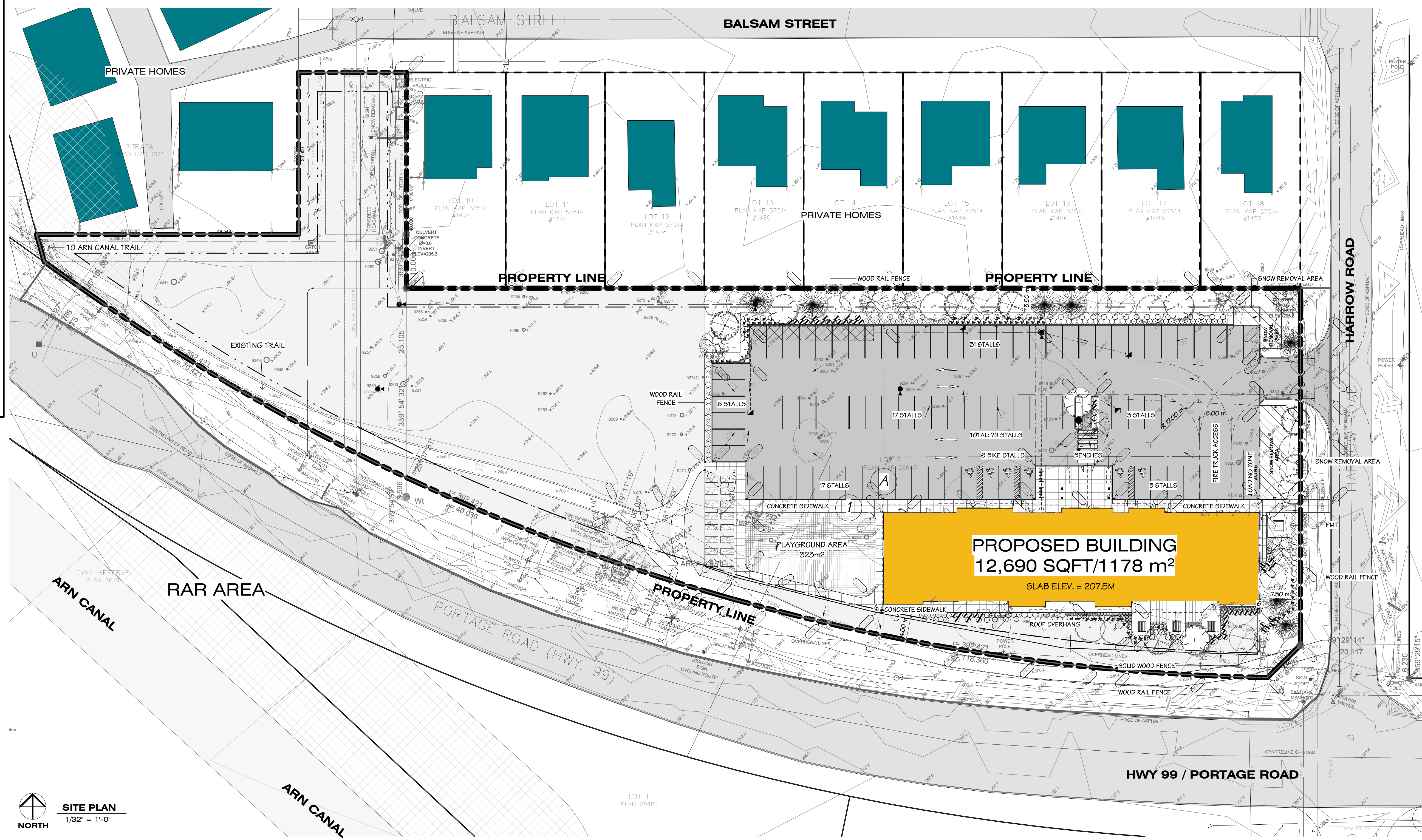


PROJECT DATA	
CIVIC ADDRESS: LEGAL DESCRIPTION:	LOT 2 DISTRICT LOT 203 LILLOET DISTRICT PLAN KAP56640
STANDARD:	VILLAGE OF PEMBERTON
SITE AREA GROSS:	12,326M <sup>2</sup> (132,678 SQFT / 1.23 HA)

ZONING BYLAW REVIEW	
NEW ZONE:	SPECIAL ZONE
15.2) ZONE INTENT:	SPECIAL ZONE
15.2.5) LOT SIZE REGULATIONS:	
PROPOSED:	12,326M <sup>2</sup> (132,678 SQFT)
15.2.6) BUILDING REGULATIONS:	
PROPOSED:	9.5%
MINIMUM SETBACKS:	
FLL PROPOSED:	7.5M
ELL PROPOSED:	4.5M
ILL PROPOSED:	4.1M
RLL PROPOSED:	N/A
PROPOSED BUILDING HEIGHT:	19 M
OFF-STREET PARKING BYLAW REVIEW - SECTION 8 - PARKING REQUIREMENTS:	
STANDARD STALLS:	
TOTAL PROPOSED:	.75 STALLS PER 1BED AFFORDABLE MARKET RENTAL DU X 9 DU = 7 STALLS 1.4 STALLS PER 2BED AFFORDABLE MARKET RENTAL DU X 7 DU = 10 STALLS 1.75 STALLS PER 3BED AFFORDABLE MARKET RENTAL DU X 2 DU = 4 STALLS
TOTAL PROVIDED:	5 STALLS PER 1BED RENT GEARED TO INCOME DU X 16 DU = 8 STALLS 1.1 STALLS PER 2BED RENT GEARED TO INCOME DU X 12 DU = 13 STALLS 1.2 STALLS PER 3BED RENT GEARED TO INCOME DU X 4 DU = 5 STALLS
TOTAL PROVIDED:	0 STALLS PER 1BED DEEP SUBSIDY/SHELTER DU X 16 DU = 0 STALLS 0 STALLS PER 2BED DEEP SUBSIDY/SHELTER DU X 16 DU = 0 STALLS 0 STALLS PER 3BED DEEP SUBSIDY/SHELTER DU X 16 DU = 0 STALLS
TOTAL PROPOSED:	47 STALLS
TOTAL PROVIDED:	61 STALLS
VISITOR PARKING STALLS:	
TOTAL PROPOSED:	0.06 STALLS PER DU X 63 DU = 4 STALLS
TOTAL PROVIDED:	4 STALLS (TO BE SHARED WITH COMMERCIAL)
NEIGHBOURHOOD COMMERCIAL USE PARKING STALLS:	
TOTAL PROPOSED:	0.027 STALLS PER 1M <sup>2</sup> X 714 M <sup>2</sup> OF SSSS PROGRAMMING SPACE = 19 STALLS
TOTAL PROVIDED:	0.0357 STALLS PER 1M <sup>2</sup> X 129 M <sup>2</sup> OF MARKET COMMERCIAL RETAIL = 5 STALLS
TOTAL PARKING PROVIDED:	79 STALLS
DISABILITY PARKING STALLS REQUIRED:	
TOTAL REQUIRED:	51-80 REQUIRED PARKING STALLS: 3 PARKING STALLS
TOTAL PROVIDED:	6 STALLS
PARKING SPACE SIZE:	
REQUIRED WIDTH:	3.05M
REQUIRED WIDTH (ACC):	4.0M
REQUIRED LENGTH:	6.10M
REQUIRED SMALL VEHICLE LENGTH:	4.6M
DRIVE AISLE WIDTH:	6.4M
8.11) SMALL VEHICLE PARKING:	(b) 33% OF REQUIRED PARKING REDUCED TO 4.6M IN LENGTH
8.7)	(a) WHERE A MULTIPLE FAMILY BUILDING IS SUBJECT TO A HOUSING AGREEMENT FOR THE PROVISION OF AFFORDABLE PURCHASED OR RENTAL HOUSING, THE PARKING RATIOS MAY BE REDUCED BY 0.25 STALLS PER UNIT
8.1)	(g) ALL MULTIPLE UNIT RESIDENTIAL AND MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT SHALL PROVIDE BICYCLE PARKING AT A RATE OF 20% OF THE REQUIRED VEHICLE PARKING. 75 STALLS X 20% = 15 BICYCLE PARKING 60 INDOOR AND 6 OUTDOOR BICYCLE STALLS PROVIDED.

UNIT SYNOPSIS							
UNIT TYPE	BEDROOMS	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	TOTAL	AREA
A	1 BED (ADAP)	4	4	4	4	16	538 SF / 50 m <sup>2</sup>
B	1 BED (ADAP)	0	1	1	1	3	552 SF / 51 m <sup>2</sup>
C	1 BED (ADAP)	1	1	1	1	4	569 SF / 53 m <sup>2</sup>
D	1 BED (ACC)	2	2	2	2	8	581 SF / 54 m <sup>2</sup>
E	2 BED (ADAP)	2	2	2	2	8	757 SF / 70 m <sup>2</sup>
F	2 BED (ADAP)	1	1	1	1	4	760 SF / 71 m <sup>2</sup>
G	2 BED (ADAP)	2	2	2	2	8	755 SF / 70 m <sup>2</sup>
H	2 BED (ADAP)	1	1	1	1	4	752 SF / 67 m <sup>2</sup>
K	3 BED (ADAP)	2	2	2	2	8	914 SF / 85 m <sup>2</sup>
TOTAL						63	
ADAP = ADAPTABLE UNITS		% OF TOTAL ADAPTABLE UNITS = 87%					
ACC = ACCESSIBLE UNITS		% OF TOTAL ACCESSIBLE UNITS = 13%					

SITE SYMBOL LEGEND		
1	GRID REFERENCE	
Room name	ROOM MARKER	MISC. SYMBOLS
101	ROOM NAME	HB HOSE BIB
101	ROOM NUMBER	RWL RAIN WATER LEADER
10	SECTION MARKER	GB GAS BIB
101	SECTION NUMBER	C.B. CATCH BASIN. SEE CIVIL
101	SHEET NUMBER	L.D. LAWN DRAIN. SEE CIVIL
00	DETAIL MARKER	LT LIGHT FIXTURE. SEE ELECTRICAL
101	DETAIL NUMBER	
101	SHEET NUMBER	
---	PROPERTY LINE	-X-X- FENCE
---	SETBACK LINE	



**SITE PLAN**  
1/32" = 1'-0"

**SITE PLAN**  
**HARROW ROAD AFFORDABLE HOUSING**  
LOT 2 HARROW ROAD, PEMBERTON

SCALE As indicated  
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# SUMMARY - WHAT WE HEARD

WHAT WE HEARD	RESPONSE	REF. PAGE
Concerns about there being sufficient parking for future residents and visitors and the possibility of overflow parking in the neighbourhood.	An independent traffic engineer has provided a parking recommendation specific to the building use and tenure. The recommendation takes into consideration the proximity of the building to amenities and the target population for the units. The project is providing 4 more stalls than the engineer's recommendation.  SSCS also offers the Better at Home program for seniors and those with disabilities who cannot drive. The program provides transportation to attend appointments, pick up meds and groceries.  Additionally, commercial stalls will be shared with visitors in an effort to keep parked cars off the streets.	2.3
Concerns about visual overlook from the building to the single-family homes on Balsam.	The building and parking lot have been shifted to the south and the landscaped buffer along the north edge of the site has been expanded.	2.2
Concerns around stormwater mitigation and the risk of flooding in the Glen posed by the building.	The civil engineer has recommended a stormwater retention design which will capture stormwater on site and help redirect runoff from entering neighbouring properties or into an overwhelmed city drainage system in a heavy rain event.	2.5
Concerns about the safety of pedestrians in accessing the town centre from the building as there are not extensive transit options in Pemberton.	The project is proposing an off-site path along Hwy 99 for pedestrians and cyclists that aligns with the Village's future transportation infrastructure plans.	1.0 SITE PLAN
Concerns about the safety of children due to proximity to the Highway.	A fence will be installed around the building to provide a barrier from the building to the Highway.	2.2
Concerns about fire truck access.	The parking lot is designed to accommodate fire truck access and exit as per BC Building Code.	2.4
Pemberton's tallest building is 4 storeys, why does this building have to be 5 storeys?	A residential building with 4 storeys would have to be built up higher with 2.75 metres of soil in order to meet the flood construction level. By incorporating commercial space on the ground floor, it acts as a flood buffer, and the residential portion can be elevated above the flood construction level without large amounts of soil. This means that a 5 storey mixed-use building is only 4'-9" (1.4m) taller than a 4storey residential building.	2.1
The building footprint should be spread out so that it's shorter in height.	By building up instead of wide, we will provide ample outdoor space for residents and ensure construction and operating costs are manageable and sustainable. Building up also means we can maximize the number of affordable housing units we are proposing; this is a unique opportunity for a small community to add much needed affordable rentals. Currently there are only 30 non-market rental units in all of Pemberton, this project will more than triple the number of affordable rentals available to families, seniors and people with disabilities.	1.0 SITE PLAN 2.2 3.0-3.2 FLOOR PLANS
This location is so far from the town centre, why build it here?	SSCS and the Village of Pemberton worked hard to find a site that is convenient and financially and operationally feasible. Due to a lack of municipal land, the partners worked together to assess private properties for sale. The property was chosen based on lot size, location, and cost. The proposed site is within a 10 minute walk (800 metres) of the elementary school, community centre, and commercial and retail services, and will be well connected by a multi-use path. SSCS programs offer some transportation services and as a social service agency will advocate for local and regional transit services	0.2 CONTEXT MAP
Buildings in the flood plain have to mitigate against flood hazards. Why is commercial allowed on the ground floor?	A flood hazard assessment has been conducted by a qualified professional recommending that commercial (non-habitable) space on the ground floor will be safe if proper design measures are taken, including: all mechanical and electrical systems are located on the second or higher storey and foundation construction meets the minimum required level, among others. The building design has incorporated all recommendations and will be applying for an exemption for the commercial space based on this professional report.	2.1 3.0-3.2 FLOOR PLANS
Why is it important for SSCS to relocate their space here?	SSCS's relationship with a long-term landlord and donor ended in 2021, and the future of the agency's existing lease is insecure. In addition, Pemberton and Area is rapidly growing and demand for social services is increasing by over 8% year over year. There is a need to expand our existing service space in order to meet the community's growing demand.	3.0-3.2 FLOOR PLANS
Desire for a community garden on the site. (53% of survey respondents identified a Community Garden as a moderate to high priority for the development).	The project is providing a community garden for residents to the west of the building.	2.2
Desire for green space (74% of survey respondents indicated that green space is a high priority or very high priority for the development).	The landscape design includes a green buffer on the north edge of the site and a green space to the south of the building to soften the edge between the highway and the residences.	2.2
Desire for child care space (60% of survey respondents identified child care as a high priority or very high priority for the development).	While the program for the ground floor community space has not yet been determined, the project is requesting child care as a permitted use in the rezoning.	1.0 SITE PLAN 3.0 LEVEL 1 FLOOR PLAN
Desire for a Playground (43% of survey respondents identified a playground as a high priority or very high priority for the development).	The design includes a children's playground to the west of the building.	2.2



## SUMMARY - WHAT WE HEARD

### HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

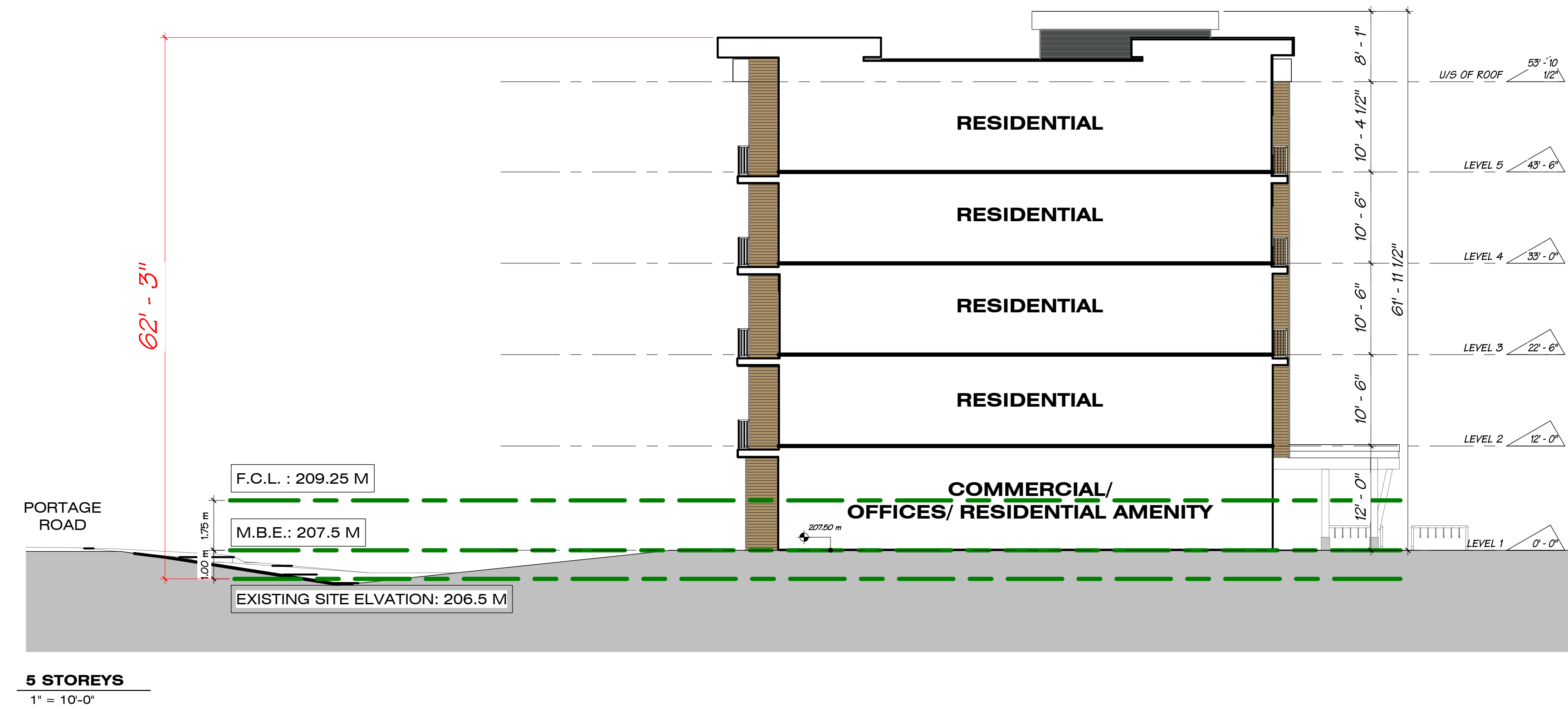
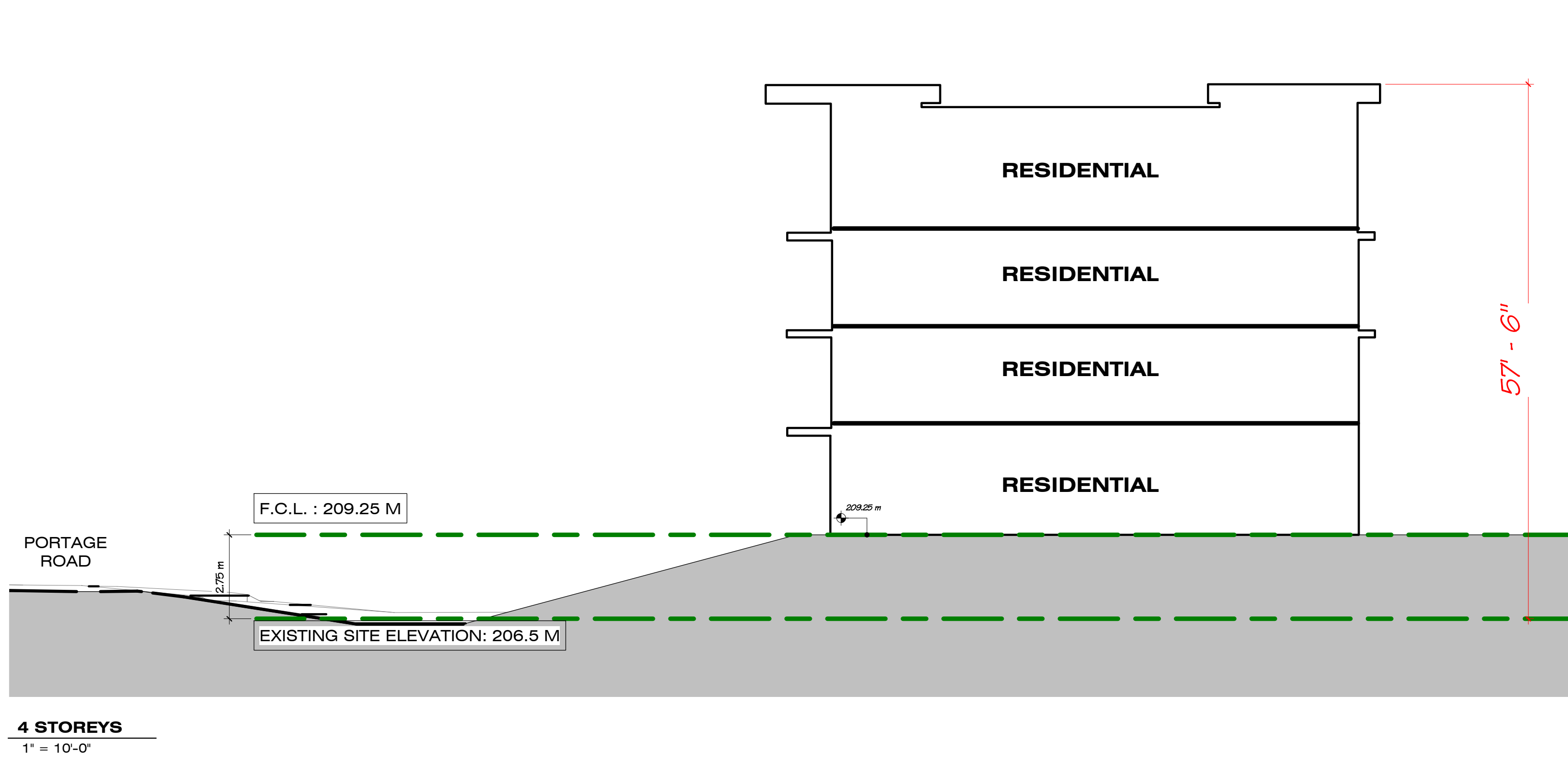
SCALE 1/2" = 1'-0"  
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# WHAT WE HEARD: WHY NOT A 4-STOREY BUILDING? DIFFERENCE BETWEEN TOTAL BUILDING HEIGHT IS 4'-9".



## BUILDING HEIGHT

HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

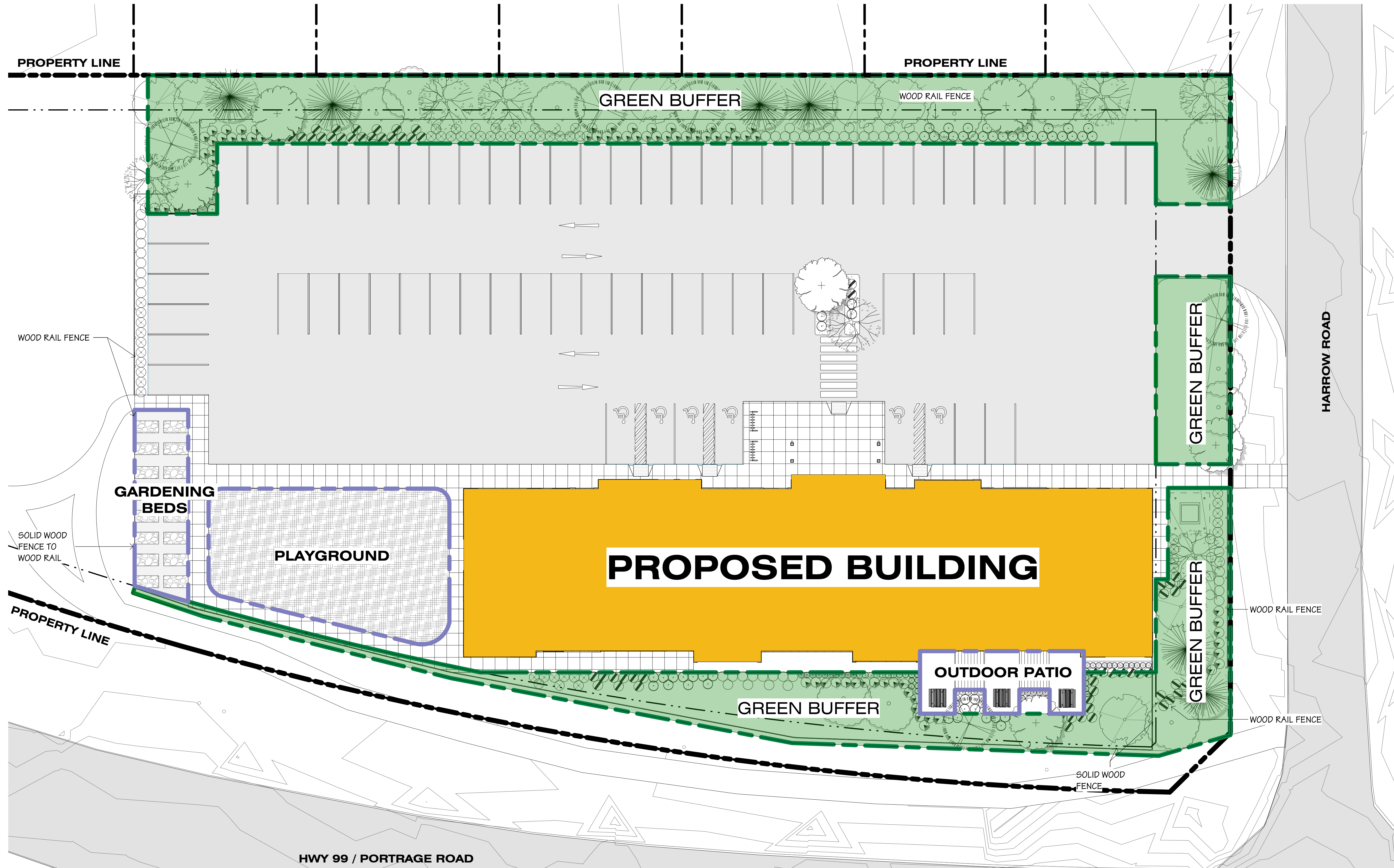
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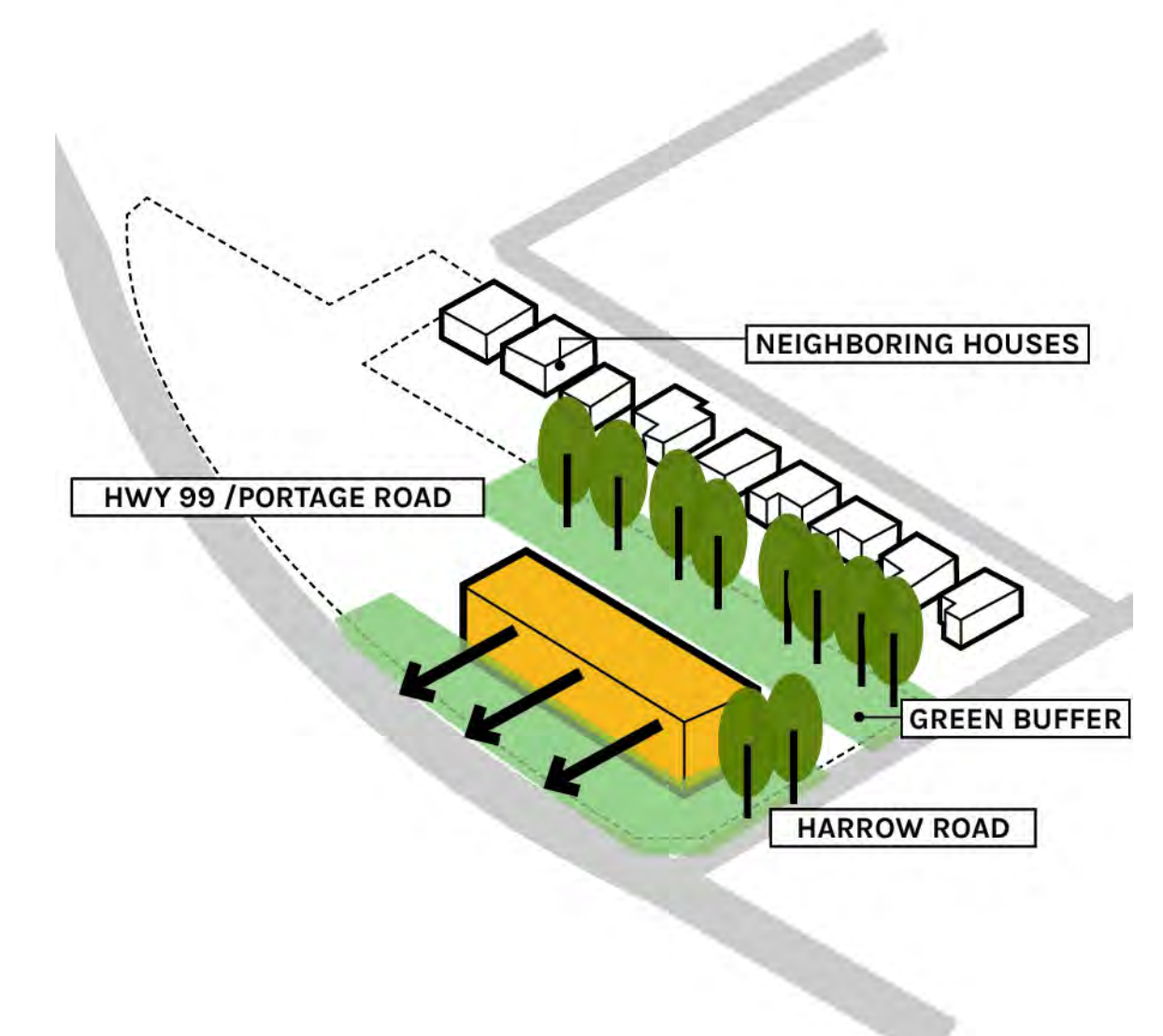
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# WHAT WE HEARD: CONCERNS REGARDING SEPARATION BETWEEN NEIGHBOURHOOD, HWY, AND SITE



LINETYPE LEGEND	
	GREEN BUFFER
	OUTDOOR AMENITIES
	PROPERTY LINE
	SETBACK



## GREEN BUFFER & PUBLIC SPACE

### HARROW ROAD AFFORDABLE HOUSING

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# WHAT WE HEARD: CONCERNS REGARDING PARKING

AN INDEPENDENT TRAFFIC ENGINEER HAS PROVIDED A PARKING RECOMMENDATION SPECIFIC TO THE BUILDING USE AND TENURE. THE RECOMMENDATION TAKES INTO CONSIDERATION THE PROXIMITY OF THE BUILDING TO AMENITIES AND THE TARGET POPULATION FOR THE UNITS. THE PROJECT IS PROVIDING 3 MORE STALLS THAN THE ENGINEER'S RECOMMENDATION.

SSCS ALSO OFFERS THE BETTER AT HOME PROGRAM FOR SENIORS AND THOSE WITH DISABILITIES WHO CANNOT DRIVE. THE PROGRAM PROVIDES TRANSPORTATION TO ATTEND APPOINTMENTS, PICK UP MEDS AND GROCERIES.

THE FOLLOWING IS A BREAKDOWN OF PARKING STALLS:

## OFF-STREET PARKING BYLAW REVIEW - SECTION 8 - PARKING REQUIREMENTS:

### STANDARD STALLS:

#### TOTAL PROPOSED:

.75 STALLS PER 1BED AFFORDABLE MARKET RENTAL DU X 9 DU = 7 STALLS  
 1.4 STALLS PER 2BED AFFORDABLE MARKET RENTAL DU X 7 DU = 10 STALLS  
 1.75 STALLS PER 3BED AFFODABLE MARKET RENTAL DU X 2 DU = 4 STALLS

.5 STALLS PER 1BED RENT GEARED TO INCOME DU X 16 DU = 8 STALLS  
 1.1 STALLS PER 2BED RENT GEARED TO INCOME DU X 12 DU = 13 STALLS  
 1.2 STALLS PER 3BED RENT GEARED TO INCOME DU X 4 DU = 5 STALLS

0 STALLS PER 1BED DEEP SUBSIDY/SHELTER DU X 16 DU = 0 STALLS  
 0 STALLS PER 2BED DEEP SUBSIDY/SHELTER DU X 16 DU = 0 STALLS  
 0 STALLS PER 3BED DEEP SUBSIDY/SHELTER DU X 16 DU = 0 STALLS

#### TOTAL PROPOSED:

47 STALLS

#### TOTAL PROVIDED:

**51 STALLS**

### VISITOR PARKING STALLS:

#### TOTAL PROPOSED:

0.06 STALLS PER DU X 63 DU = 4 STALLS

#### TOTAL PROVIDED:

**4 STALLS (TO BE SHARED WITH COMMERCIAL)**

### NEIGHBOURHOOD COMMERCIAL USE PARKING STALLS:

#### TOTAL PROPOSED:

0.027 STALLS PER 1M2 X 714 M2 OF SSCS PROGRAMMING SPACE = 19 STALLS

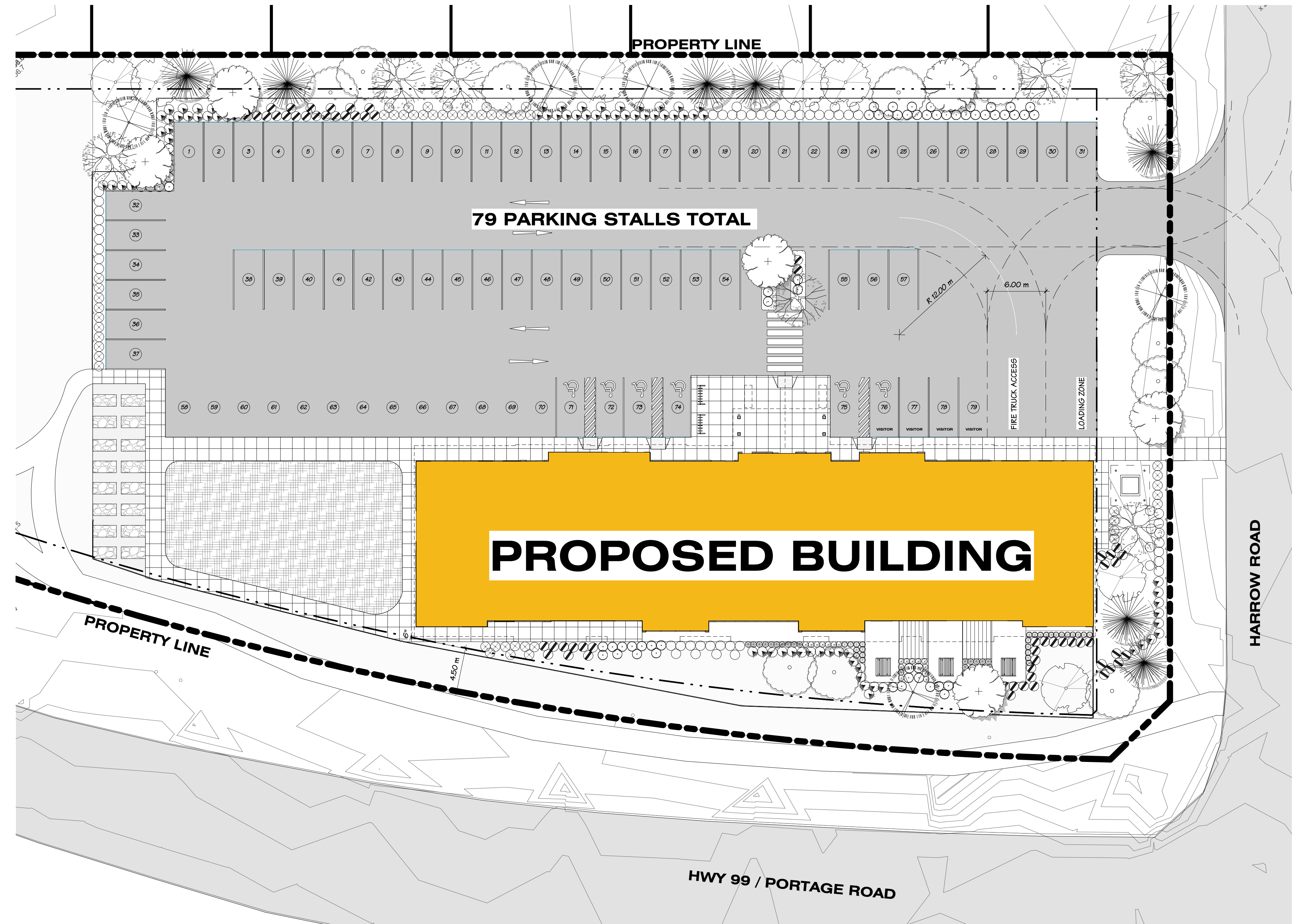
0.0357 STALLS PER 1M2 X 129 M2 OF MARKET COMMERCIAL RETAIL = 5 STALLS

#### TOTAL PROVIDED:

**24 STALLS**

#### TOTAL PARKING PROVIDED:

**79 STALLS**



## PARKING

### HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

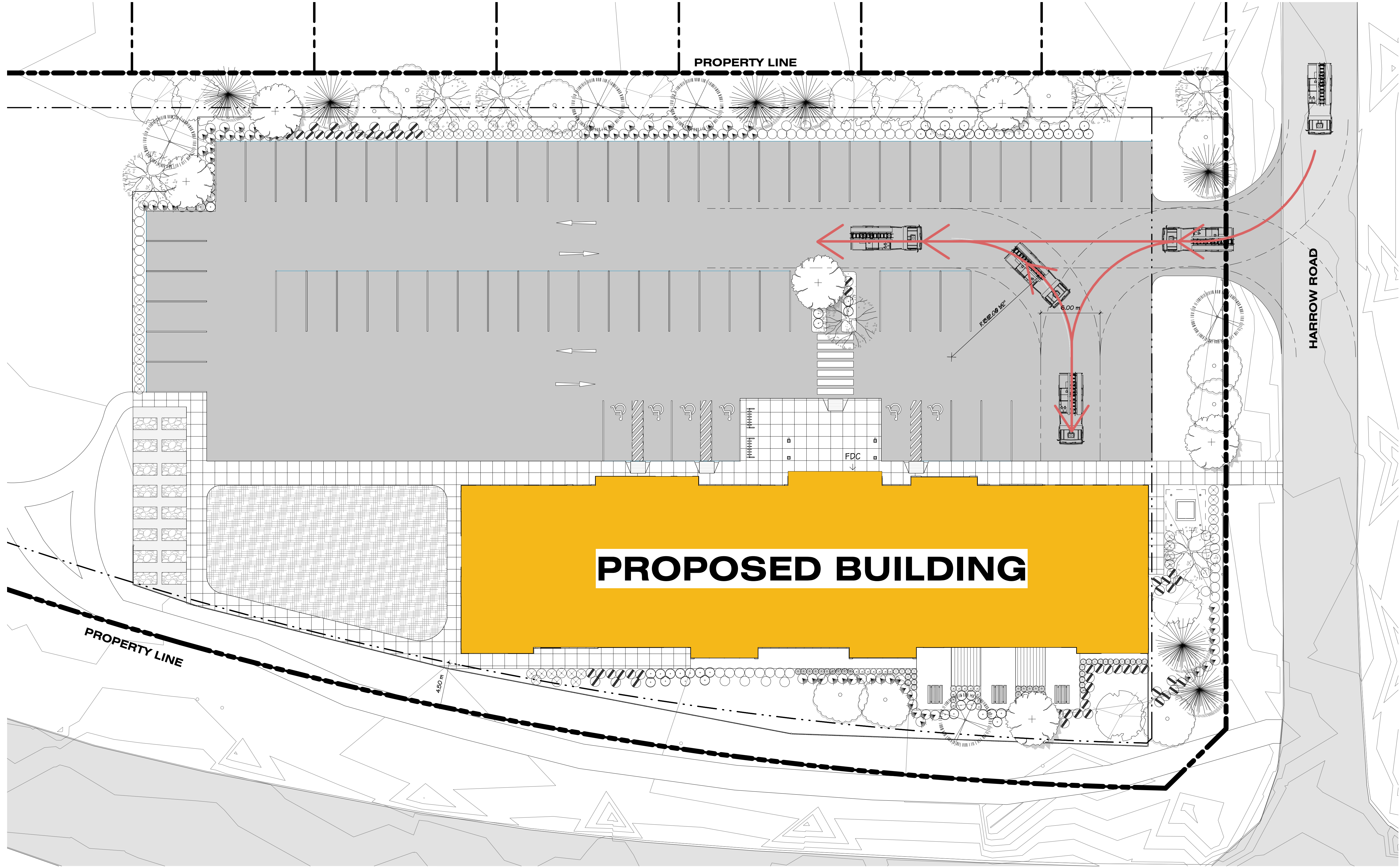
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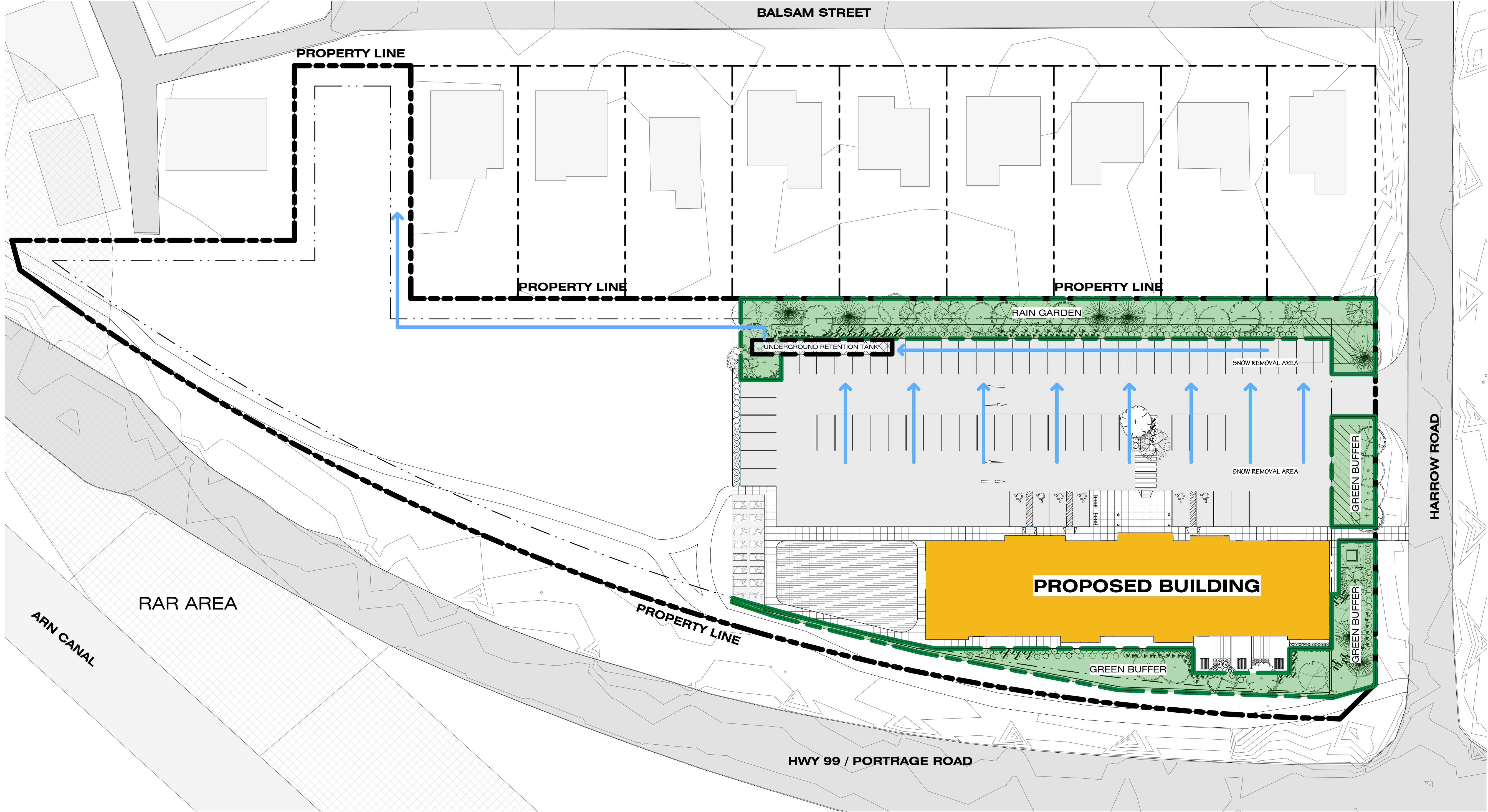
# WHAT WE HEARD: WILL FIRE TRUCKS BE ABLE TO ACCESS THE BUILDING?



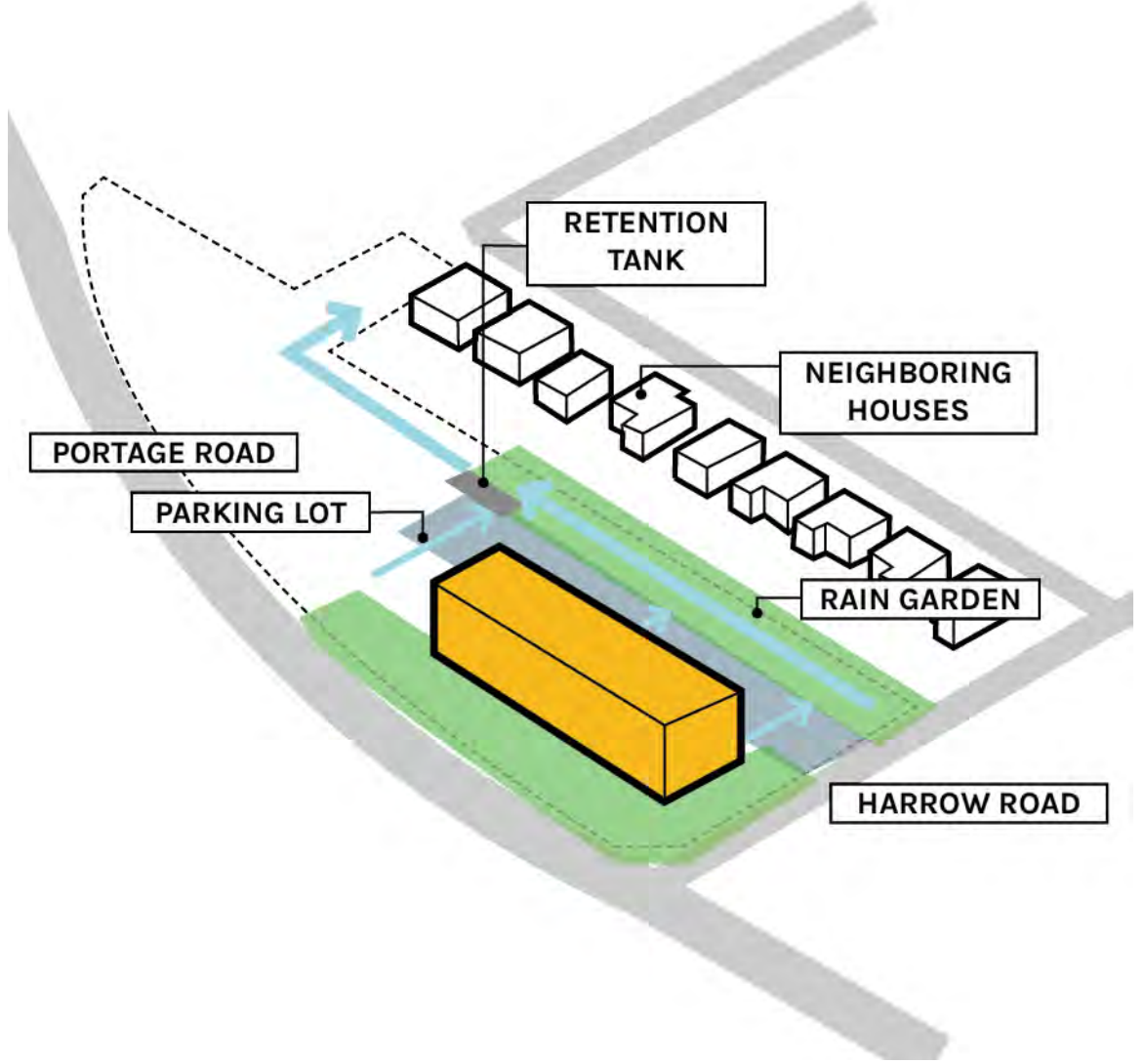
THE FOLLOWING DEMONSTRATES THAT PARKING LOT DESIGN IS SUFFICIENT FOR FIRE TRUCK ACCESS.



# WHAT WE HEARD: STORMWATER MANAGEMENT



LINETYPE LEGEND	
	GREEN BUFFER
	STORMWATER
	PROPERTY LINE
	SETBACK



## STORMWATER MANAGEMENT

### HARROW ROAD AFFORDABLE HOUSING

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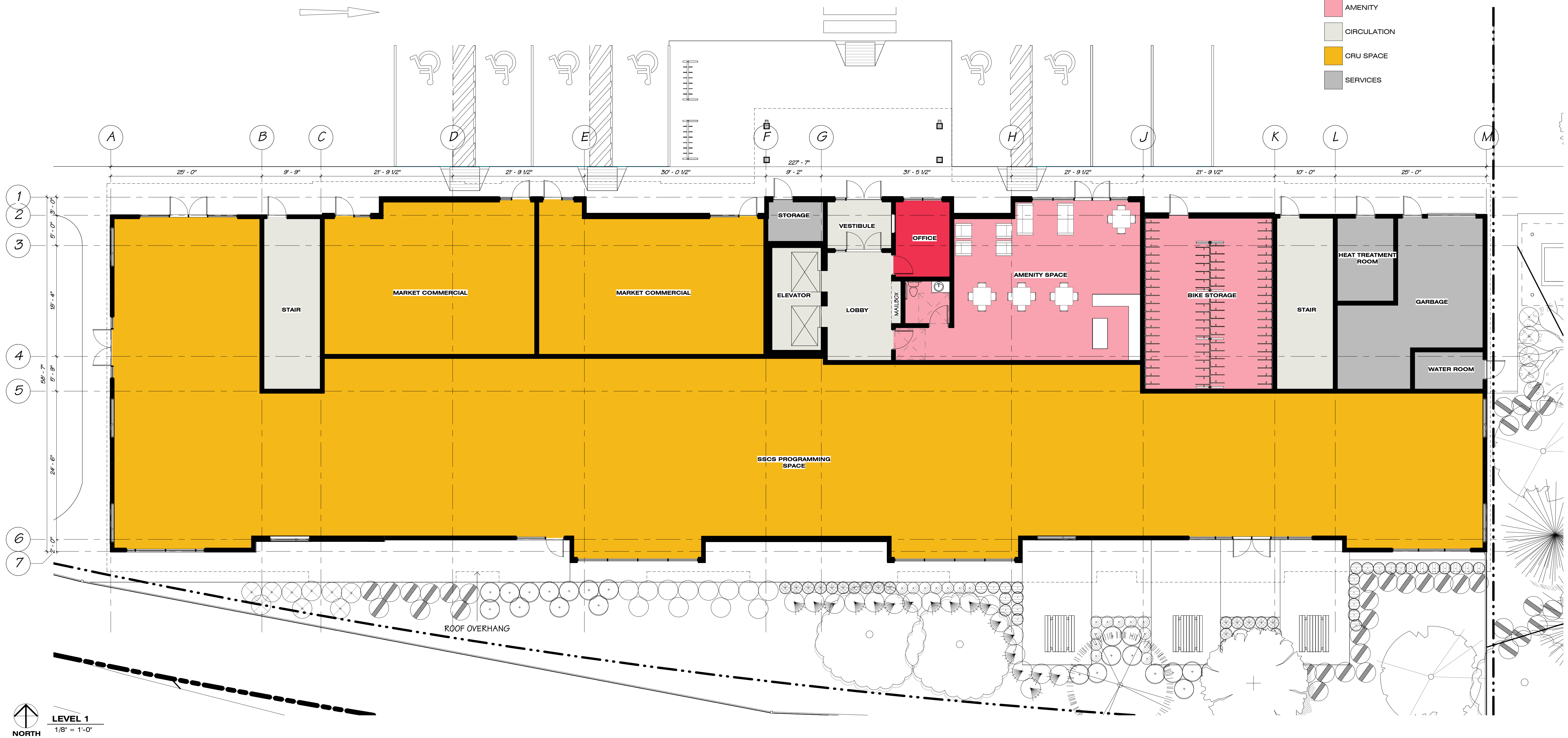
Abbotsford  
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SYMBOL LEGEND			
<b>1</b>	<b>GRID REFERENCE</b>	<b>EXTERIOR ELEVATION MARKER</b>	<b>DOOR MARKER</b>
		ELEVATION NUMBER	ELEVATION NUMBER
		SHEET NUMBER	SHEET NUMBER
<b>Room name</b>	<b>ROOM MARKER</b>	<b>INTERIOR ELEVATION MARKER</b>	<b>WINDOW MARKERS</b>
ROOM NAME	ROOM NUMBER	ELEVATION NUMBER	ALUMINUM WINDOW
ROOM NUMBER	SECTION NUMBER	SHEET NUMBER	STEEL WINDOW
SECTION NUMBER	SHEET NUMBER		<b>WALL MARKERS</b>
<b>DETAIL MARKER</b>			WALL TYPE
DETAIL NUMBER			
SHEET NUMBER			
		<b>MISC. SYMBOLS</b>	
		HB	HOSE BIB
		R-FE	RECESSED FIRE EXTINGUISHER
		S-FE	SEMI-RECESSED FIRE EXTINGUISHER
		FD	FLOOR DRAIN
		FE	WALL-MOUNTED FIRE EXTINGUISHER
		HD	HAND DRYER
		CG	CORNER GUARD
		RWL	RAIN WATER LEADER
		CB	CATCH BASIN
		FD	FLOOR DRAIN

**USE LEGEND**

- ADMINISTRATION
- AMENITY
- CIRCULATION
- CRU SPACE
- SERVICES



**LEVEL 1 FLOOR PLAN**

**HARROW ROAD AFFORDABLE HOUSING**

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SYMBOL LEGEND			
<b>1</b>	<b>GRID REFERENCE</b>	<b>EXTERIOR ELEVATION MARKER</b>	<b>DOOR MARKER</b>
		ELEVATION NUMBER	ELEVATION NUMBER
		SHEET NUMBER	SHEET NUMBER
<b>Room name</b>	<b>ROOM MARKER</b>	<b>INTERIOR ELEVATION MARKER</b>	<b>WINDOW MARKERS</b>
ROOM NAME	ROOM NUMBER	ELEVATION NUMBER	ALUMINUM WINDOW
ROOM NUMBER	SECTION NUMBER	SHEET NUMBER	STEEL WINDOW
SECTION NUMBER	SHEET NUMBER		<b>WALL MARKERS</b>
<b>10</b>	<b>SECTION MARKER</b>		WALL TYPE
<b>A101</b>	SHEET NUMBER		
<b>10</b>	<b>DETAIL MARKER</b>	<b>NOTE: FOR FIRE RATING, SEE A0.3 LEGEND</b>	
<b>A101</b>	DETAIL NUMBER		
<b>101</b>	SHEET NUMBER		
		<b>SYMBOL INDICATES ADDITIONAL SPRINKLERHEADS REQUIRED BY CODE ALTERNATIVE SOLUTIONS. REFER TO CODE CONSULTANT DRAWINGS.</b>	
			<b>MISC. SYMBOLS</b>
			HB HOSE BIB
			R-FE RECESSED FIRE EXTINGUISHER
			S-FE SEMI-RECESSED FIRE EXTINGUISHER
			FD FLOOR DRAIN
			FE WALL-MOUNTED FIRE EXTINGUISHER
			HD HAND DRYER
			CG CORNER GUARD
			RWL RAIN WATER LEADER
			CB CATCH BASIN
			FD FLOOR DRAIN

**USE LEGEND**

- 1-BEDROOM
- 1-BEDROOM ACC.
- 2-BEDROOM
- 3-BEDROOM
- AMENITY
- CIRCULATION
- SERVICES



**LEVEL 2 FLOOR PLAN**  
**HARROW ROAD AFFORDABLE HOUSING**

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SYMBOL LEGEND			
<b>1</b>	<b>GRID REFERENCE</b>	<b>EXTERIOR ELEVATION MARKER</b>	<b>DOOR MARKER</b>
		ELEVATION NUMBER	ELEVATION NUMBER
		SHEET NUMBER	SHEET NUMBER
<b>Room name</b>	<b>ROOM MARKER</b>	<b>INTERIOR ELEVATION MARKER</b>	<b>WINDOW MARKERS</b>
ROOM NAME	ROOM NUMBER	ELEVATION NUMBER	ALUMINUM WINDOW
ROOM NUMBER	SECTION NUMBER	SHEET NUMBER	STEEL WINDOW
SECTION NUMBER	SHEET NUMBER		<b>WALL MARKERS</b>
<b>10</b>	<b>SECTION MARKER</b>		WALL TYPE
<b>A101</b>	SHEET NUMBER		
<b>10</b>	<b>DETAIL MARKER</b>	<b>NOTE: FOR FIRE RATING, SEE A0.3 LEGEND</b>	
<b>A101</b>	DETAIL NUMBER		
<b>A101</b>	SHEET NUMBER		
		<b>SYMBOL INDICATES ADDITIONAL SPRINKLERHEADS REQUIRED BY CODE ALTERNATIVE SOLUTIONS. REFER TO CODE CONSULTANT DRAWINGS.</b>	
			<b>MISC. SYMBOLS</b>
			HB HOSE BIB
			R-FE RECESSED FIRE EXTINGUISHER
			S-FE SEMI-RECESSED FIRE EXTINGUISHER
			FD FLOOR DRAIN
			FE WALL-MOUNTED FIRE EXTINGUISHER
			HD HAND DRYER
			CG CORNER GUARD
			RWL RAIN WATER LEADER
			CB CATCH BASIN
			FD FLOOR DRAIN

**USE LEGEND**

- 1-BEDROOM
- 1-BEDROOM ACC.
- 2-BEDROOM
- 3-BEDROOM
- AMENITY
- CIRCULATION
- SERVICES



**LEVEL 3**  
1/8" = 1'-0"  
NORTH

**LEVEL 3-5 FLOOR PLAN**  
**HARROW ROAD AFFORDABLE HOUSING**

LOT 2 HARROW ROAD, PEMBERTON

SCALE As indicated  
JOB NO. 20123

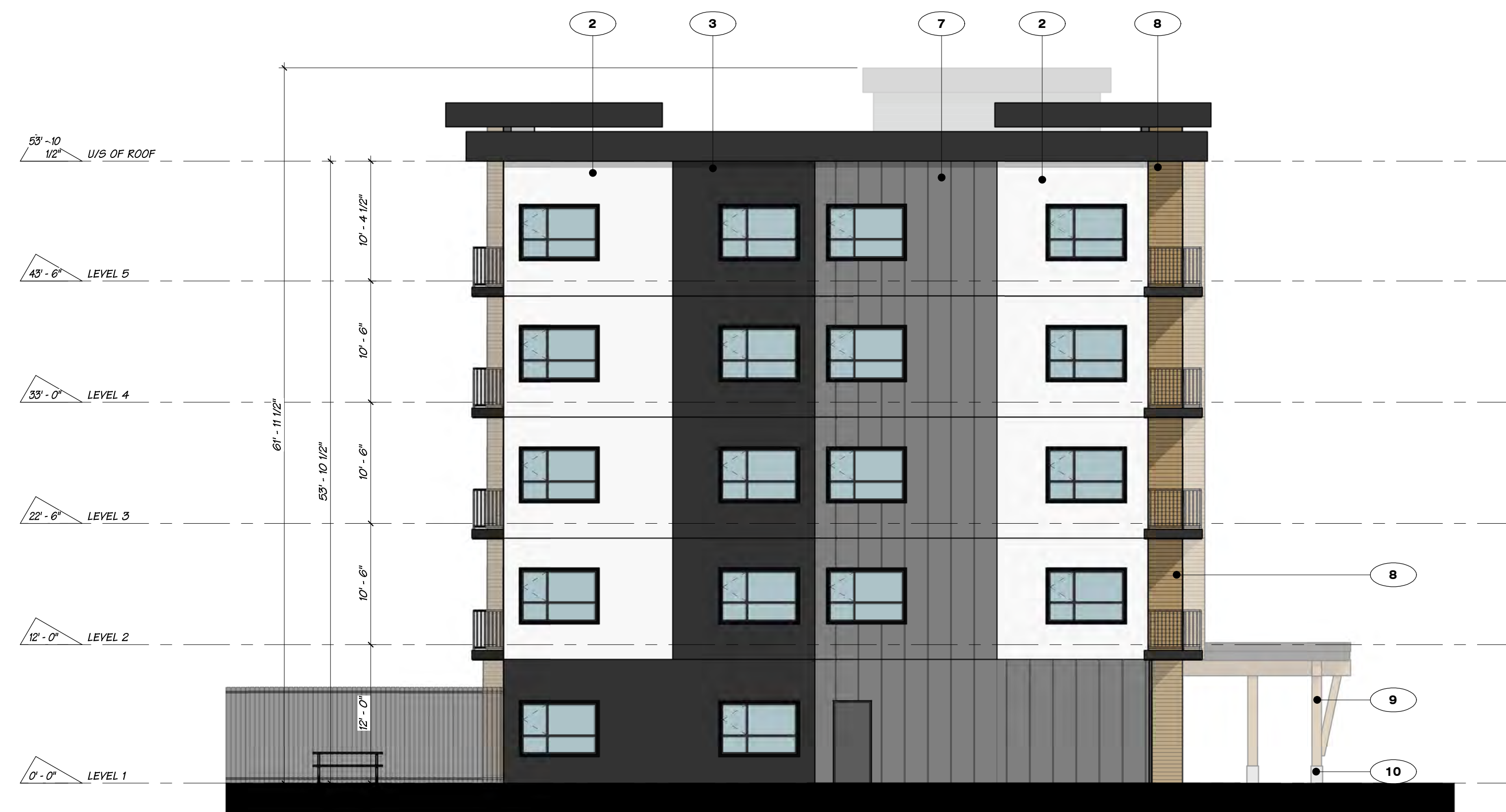
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Abbotsford  
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**EXTERIOR FINISH SCHEDULE**

- 1 BRICK, MUTUAL MATERIALS, COAL CREEK
- 2 FIBRE CEMENT PANEL SMOOTH FINISH, JAMES HARDIE, WHITE
- 3 FIBRE CEMENT PANEL SMOOTH FINISH, JAMES HARDIE, CHARCOAL
- 4 FIBRE CEMENT LAP SIDING, JAMES HARDIE, DARK GRAY
- 5 FIBRE CEMENT LAP SIDING, JAMES HARDIE, GRAY
- 6 FIBRE CEMENT BOARD AND BATTEN, JAMES HARDIE, WHITE
- 7 FIBRE CEMENT BOARD AND BATTEN, JAMES HARDIE, GRAY
- 8 FIBRE CEMENT LAP SIDING, JAMES HARDIE CEDAR MILL FINISH, WOOD LOOK
- 9 GLULAM STAINED
- 10 ARCHITECTURAL CONCRETE, PAINTED



**EAST ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"

SIGNAGE  
(NAME TBC)

**EXTERIOR ELEVATIONS**

**HARROW ROAD AFFORDABLE HOUSING**

LOT 2 HARROW ROAD, PEMBERTON

SCALE 1/8" = 1'-0"  
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**EXTERIOR FINISH SCHEDULE**

- 1 BRICK, MUTUAL MATERIALS, COAL CREEK
- 2 FIBER CEMENT PANEL SMOOTH FINISH, JAMES HARDIE, WHITE
- 3 FIBRE CEMENT PANEL SMOOTH FINISH, JAMES HARDIE, CHARCOAL
- 4 FIBER CEMENT LAP SIDING, JAMES HARDIE, DARK GRAY
- 5 FIBER CEMENT LAP SIDING, JAMES HARDIE, GRAY
- 6 FIBRE CEMENT BOARD AND BATTEN, JAMES HARDIE, WHITE
- 7 FIBRE CEMENT BOARD AND BATTEN, JAMES HARDIE, GRAY
- 8 FIBER CEMENT LAP SIDING, JAMES HARDIE CEDAR MILL FINISH, WOOD LOOK
- 9 LULLAM STAINED
- 10 ARCHITECTURAL CONCRETE, PAINTED



**WEST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"

**EXTERIOR ELEVATIONS**

**HARROW ROAD AFFORDABLE HOUSING**

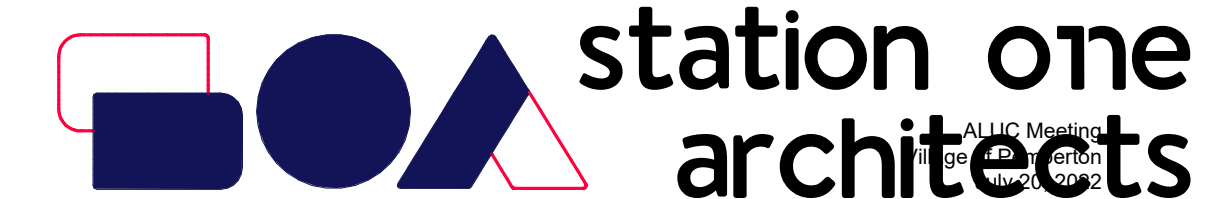
LOT 2 HARROW ROAD, PEMBERTON

SCALE 1/8" = 1'-0"  
JOB NO. 20123

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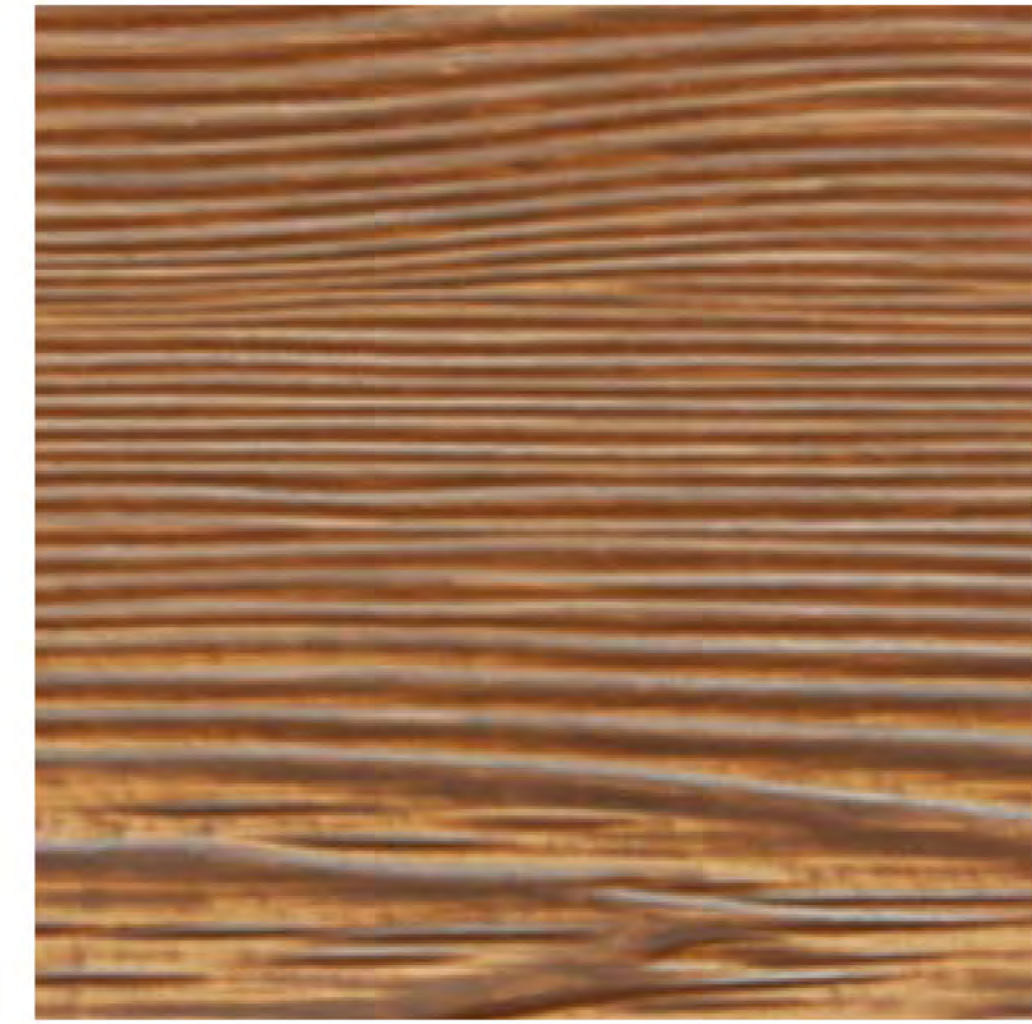
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**1 BRICK | MUTUAL MATERIALS | COAL CREEK**



**2 LAP SIDING | JAMES HARDIE WOODTONE | SUMMER WHEAT**



**ARCTIC WHITE | SMOOTH FINISH**



**IRON GREY | SMOOTH FINISH**

**3 FIBER CEMENT PANEL SMOOTH FINISH | JAMES HARDIE | ARCTIC WHITE, IRON GREY**



**PEARL GREY | SELECT CEDAR MILL**



**IRON GREY | SELECT CEDAR MILL**

**4 LAP SIDING | JAMES HARDIE | PEARL GREY, IRON GREY**



**IRON GREY | SMOOTH FINISH**



**5 BOARD AND BATTEN | JAMES HARDIE | ARCTIC WHITE, IRON GREY**



**ARCTIC WHITE | SMOOTH FINISH**



# EXTERIOR MATERIAL

## HARROW ROAD AFFORDABLE HOUSING

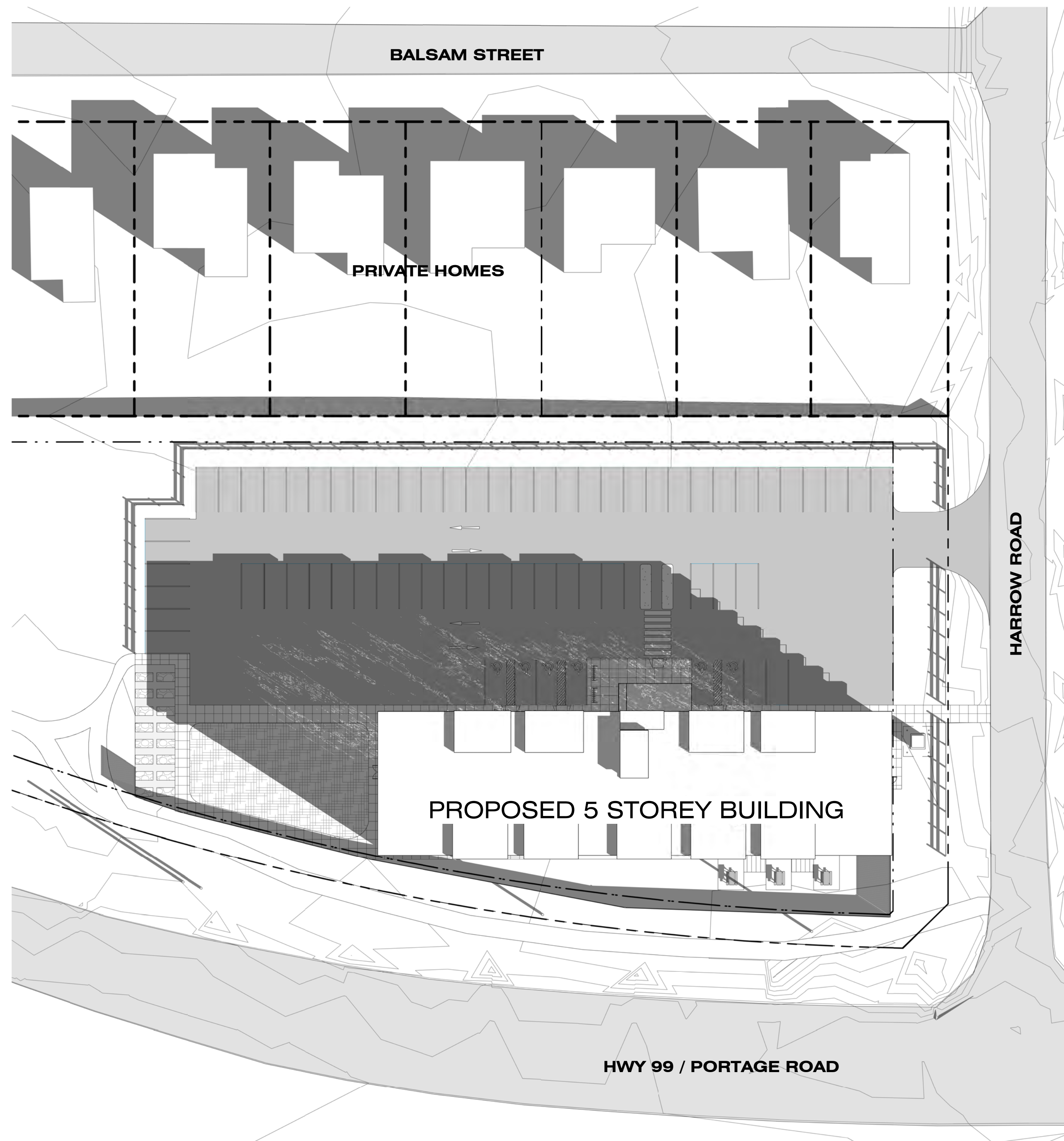
LOT 2 HARROW ROAD, PEMBERTON

SCALE  
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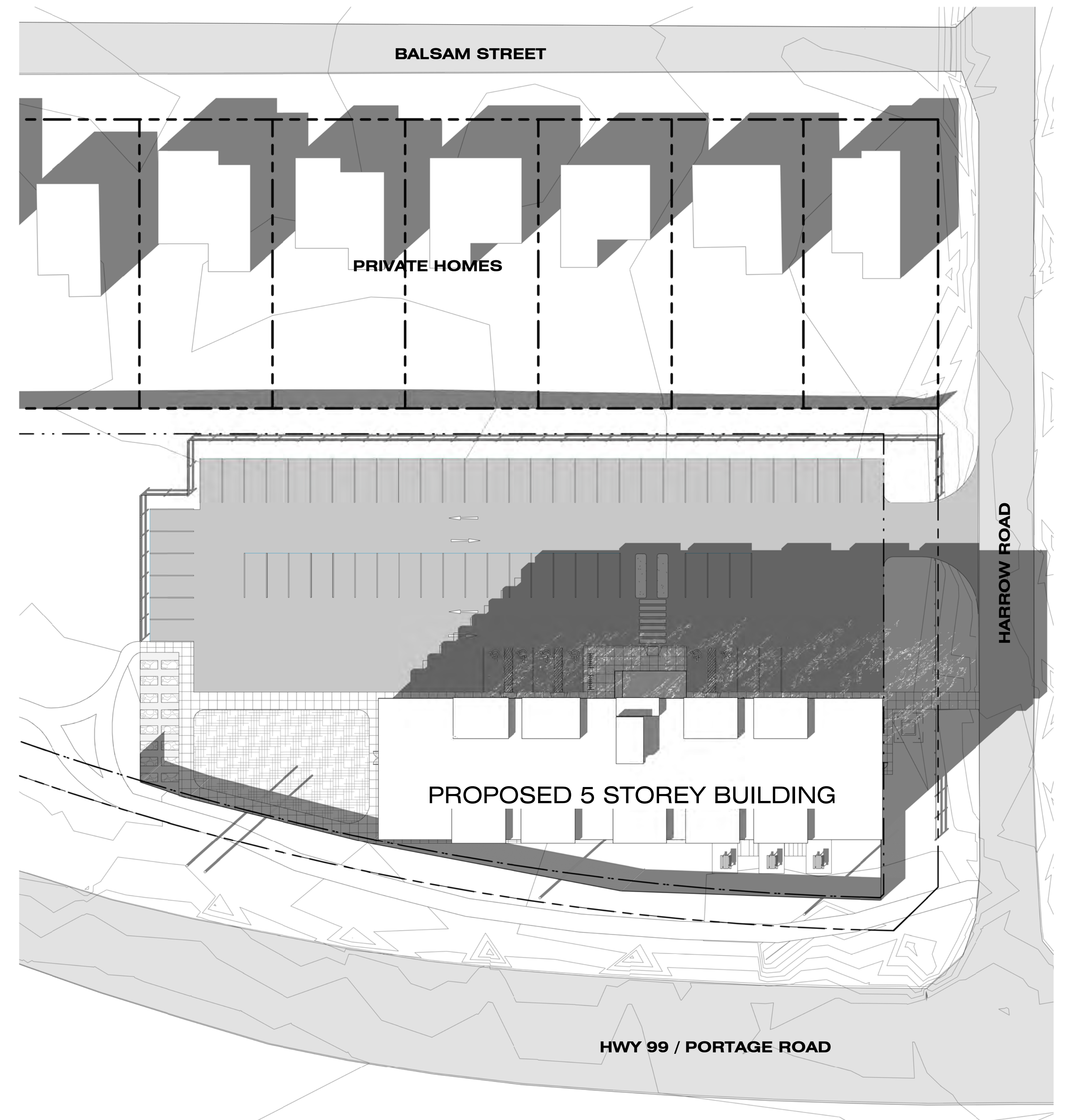
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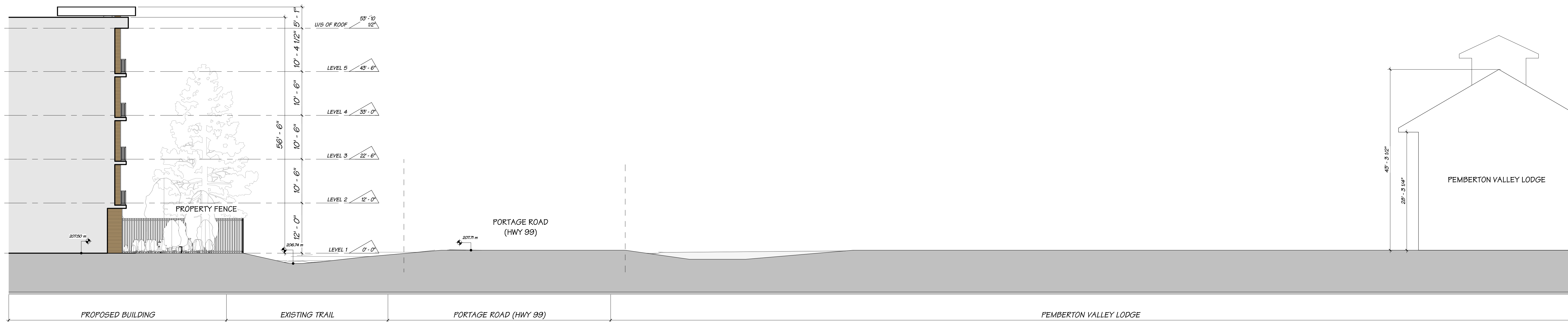
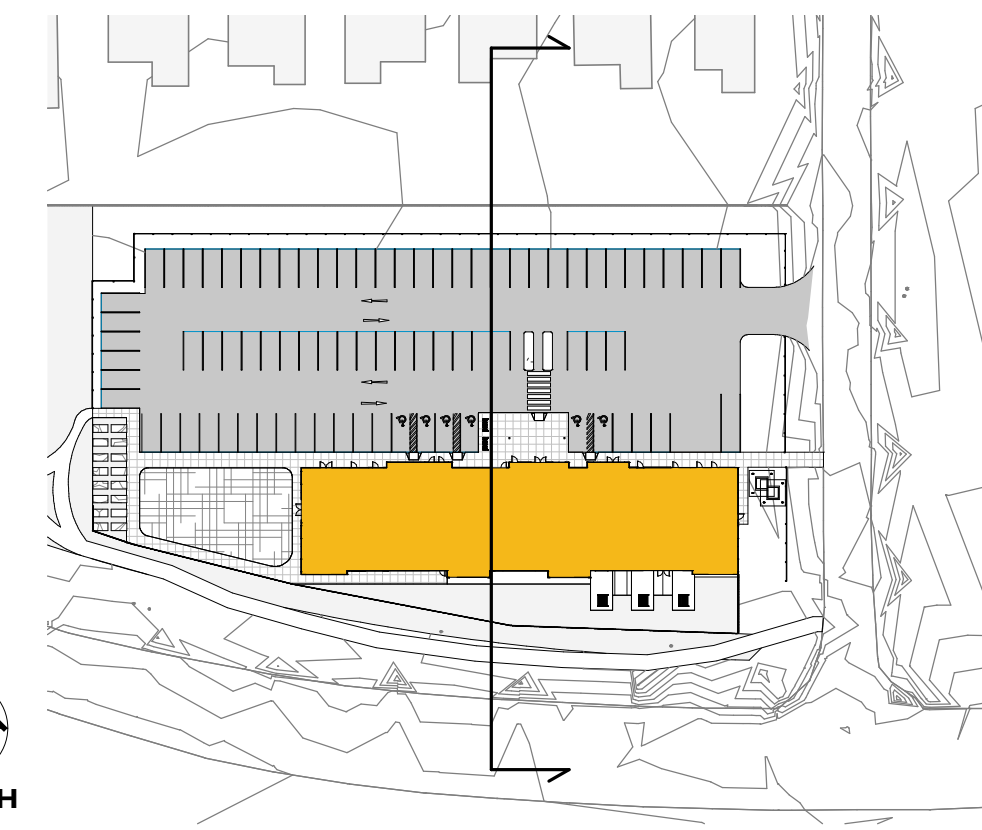



**SHADOW STUDY, 9AM MARCH 21 / SEPTEMBER 21**  
 1/32" = 1'-0"




**SHADOW STUDY, 3PM MARCH 21 / SEPTEMBER 21**  
 1/32" = 1'-0"





# SITE SECTION

## HARROW ROAD AFFORDABLE HOUSING

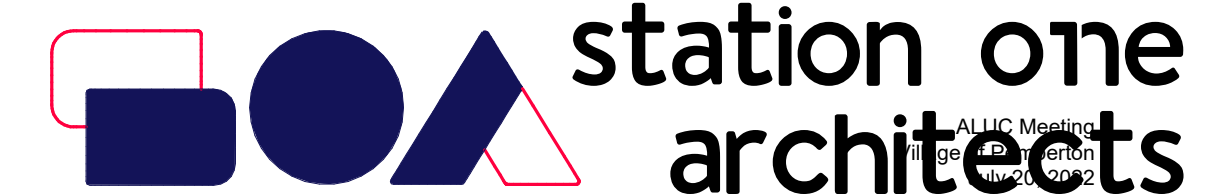
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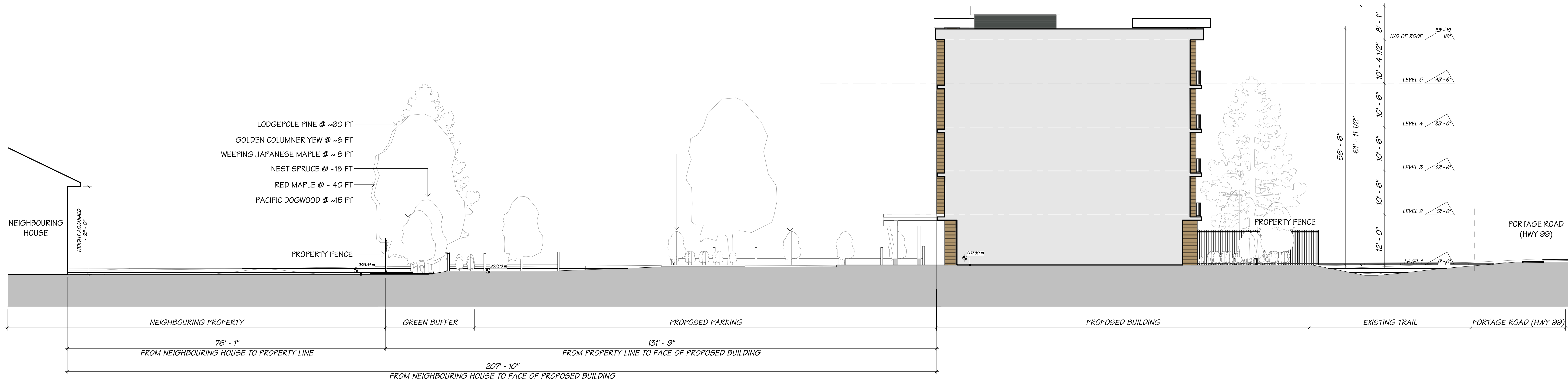
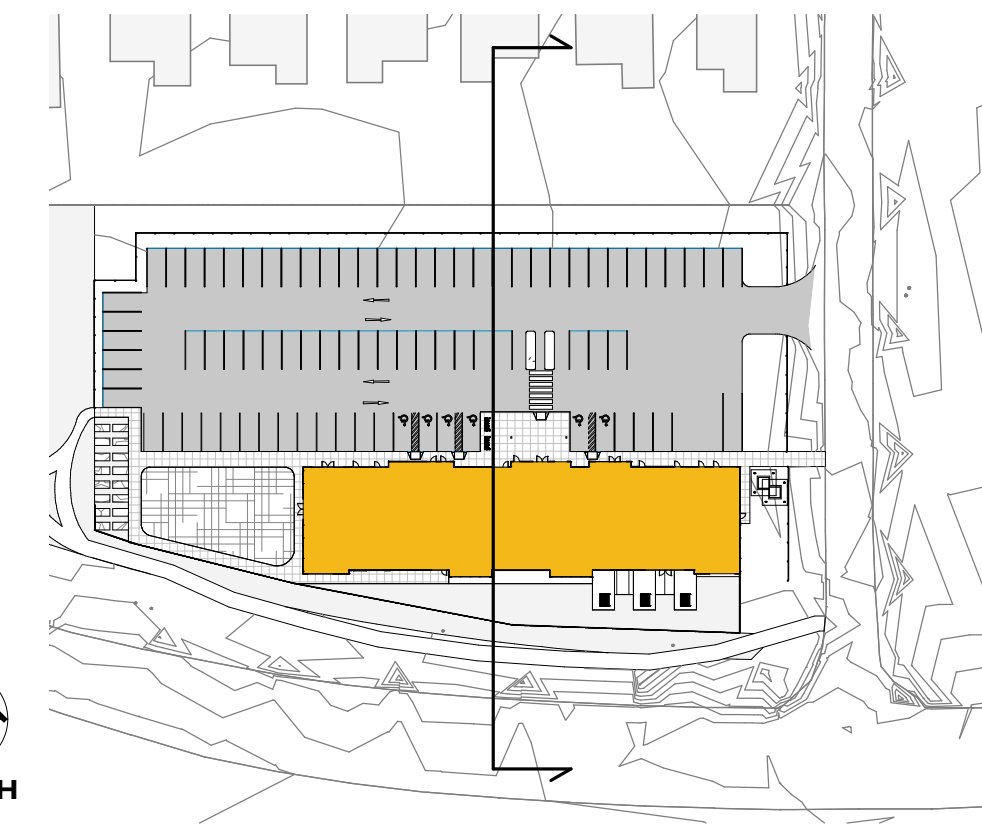
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**SITE SECTION 02**  
3/32" = 1'-0"

**SITE SECTION**  
**HARROW ROAD AFFORDABLE HOUSING**

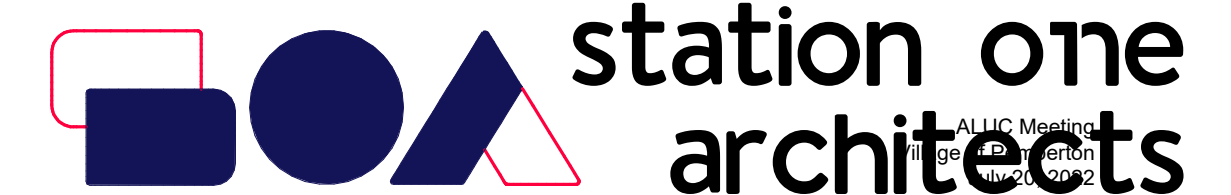
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EXTERIOR ELEVATION LOOKING FROM PROPERTY TO THE NORTH



VIEW FROM HARROW ROAD



VIEW FROM PORTAGE ROAD



VIEW OF FRONT ENTRANCE

## RENDERINGS

### HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

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