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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 1st 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.

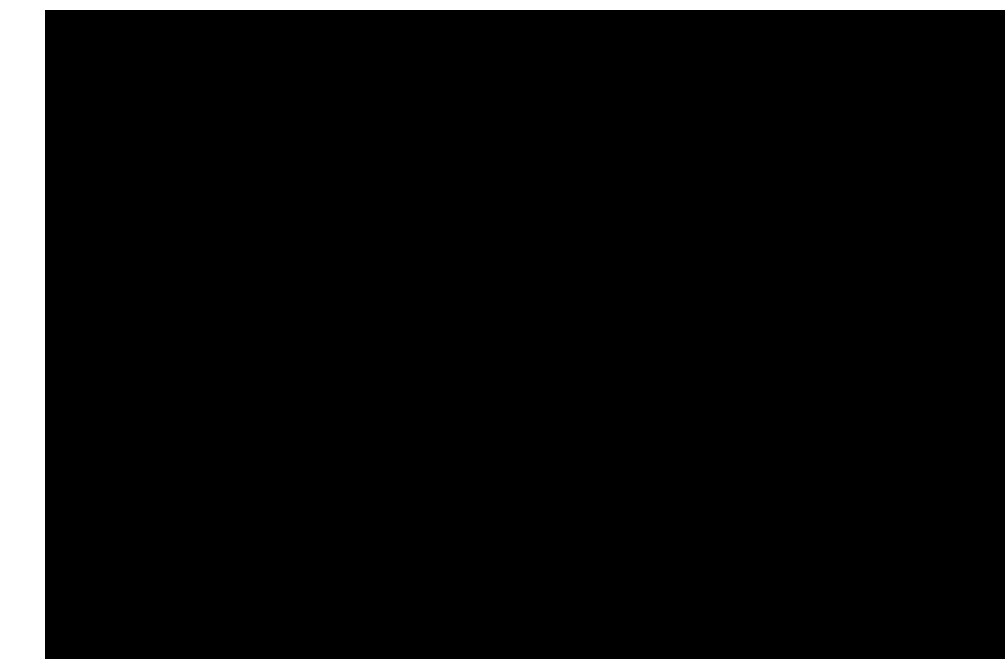
Conclusion

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,



Station One Architects

INTRODUCTION

HARROW ROAD AFFORDABLE HOUSING

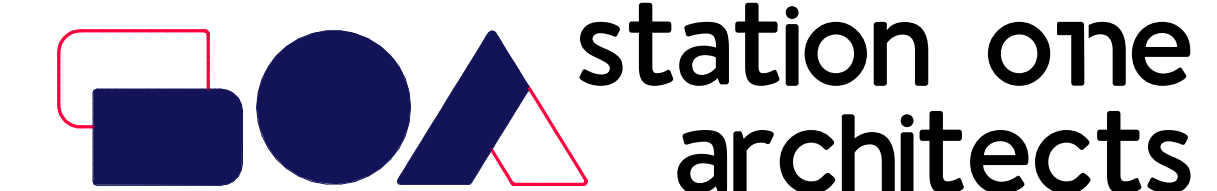
LOT 2 HARROW ROAD, PEMBERTON

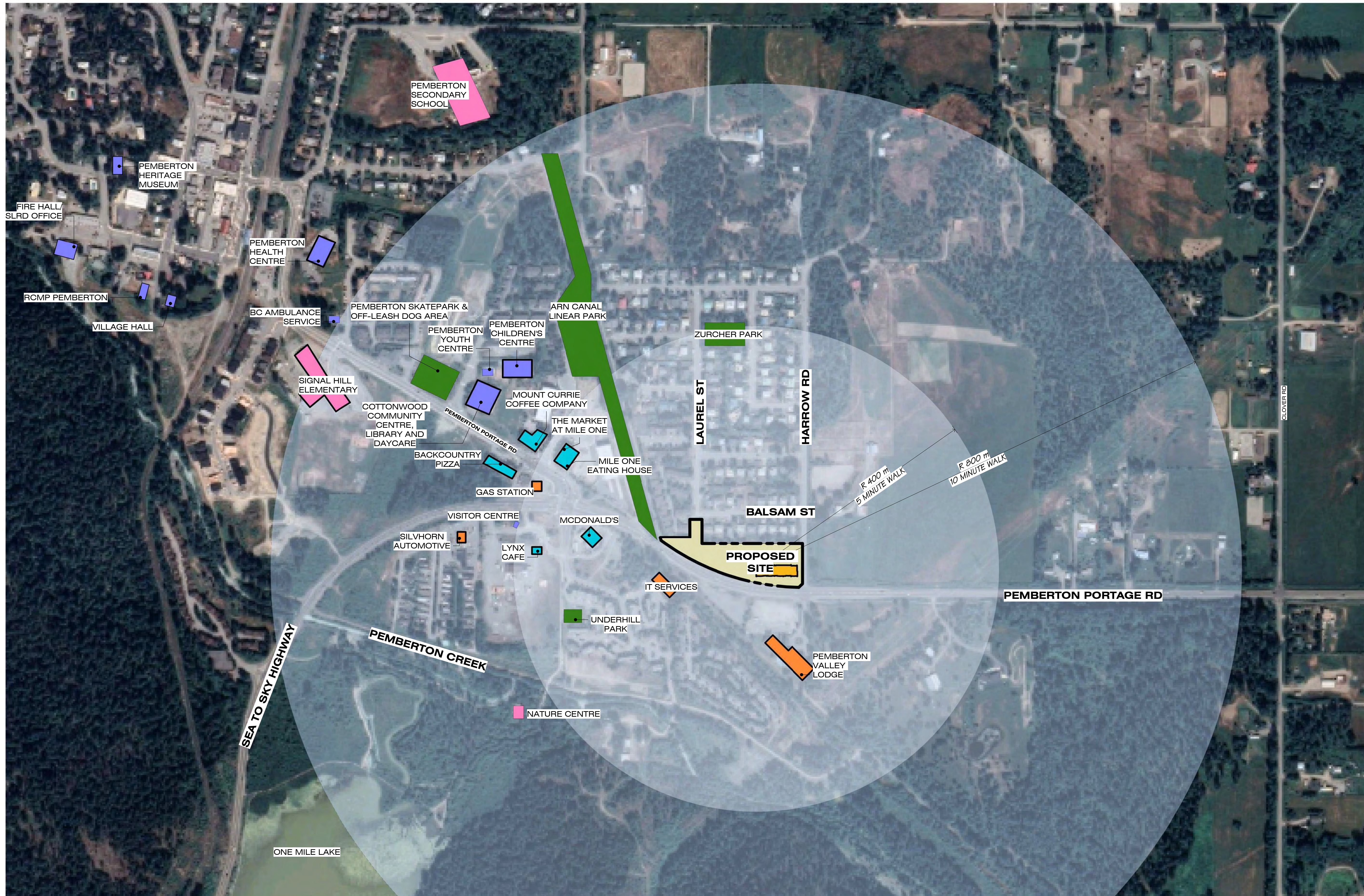
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SITE CONTEXT	
	FOOD (GROCERY, CAFE, RESTAURANT)
	EDUCATION (SCHOOLS, CLASSES)
	COMMUNITY USE (LIBRARY, CENTRE)
	BUSINESS
	PROPOSED BUILDING
	VILLAGE PARK



SITE CONTEXT PLAN
HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

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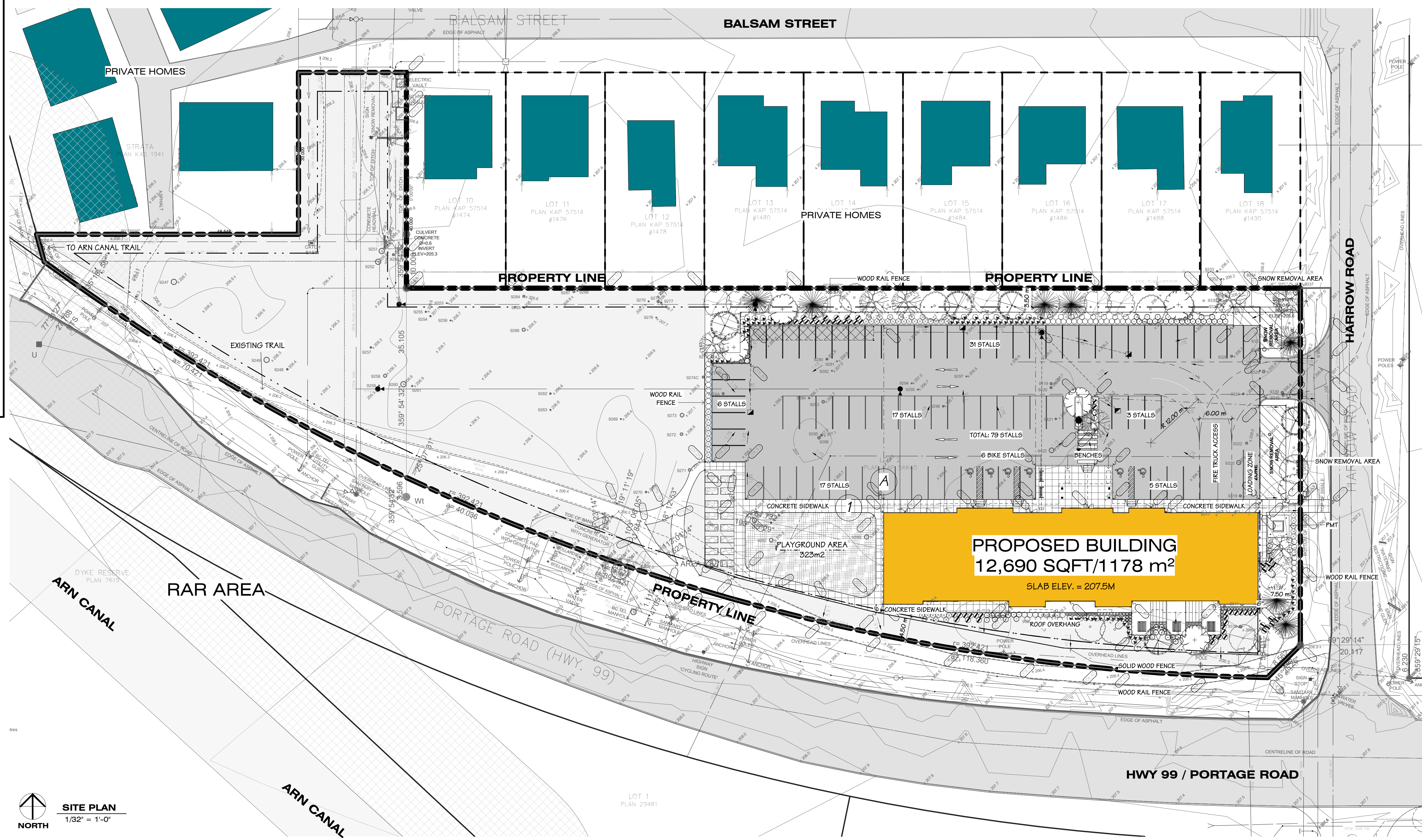


PROJECT DATA	
CIVIC ADDRESS: LEGAL DESCRIPTION:	LOT 2 DISTRICT LOT 203 LILLOET DISTRICT PLAN KAP56640
STANDARD:	VILLAGE OF PEMBERTON
SITE AREA GROSS:	12,326M ² (132,678 SQFT / 1.23 HA)

ZONING BYLAW REVIEW	
NEW ZONE:	SPECIAL ZONE
15.2) ZONE INTENT:	SPECIAL ZONE
15.2.5) LOT SIZE REGULATIONS:	
PROPOSED:	12,326M ² (132,678 SQFT)
15.2.6) BUILDING REGULATIONS:	
PROPOSED:	9.8%
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
	.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 SSSS PROGRAMMING SPACE = 19 STALLS
TOTAL PROVIDED:	0.0357 STALLS PER 1M2 X 129 M2 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 ²
B	1 BED (ADAP)	0	1	1	1	3	552 SF 51 m ²
C	1 BED (ADAP)	1	1	1	1	4	569 SF 53 m ²
D	1 BED (ACC)	2	2	2	2	8	581 SF 54 m ²
E	2 BED (ADAP)	2	2	2	2	8	757 SF 70 m ²
F	2 BED (ADAP)	1	1	1	1	4	760 SF 71 m ²
G	2 BED (ADAP)	2	2	2	2	8	755 SF 70 m ²
H	2 BED (ADAP)	1	1	1	1	4	752 SF 67 m ²
K	3 BED (ADAP)	2	2	2	2	8	914 SF 85 m ²
TOTAL						63	
ADAP = ADAPTABLE UNITS		% OF TOTAL ADAPTABLE UNITS = 87%					
ACC = ACCESSIBLE UNITS		% OF TOTAL ACCESSIBLE UNITS = 13%					

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



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

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

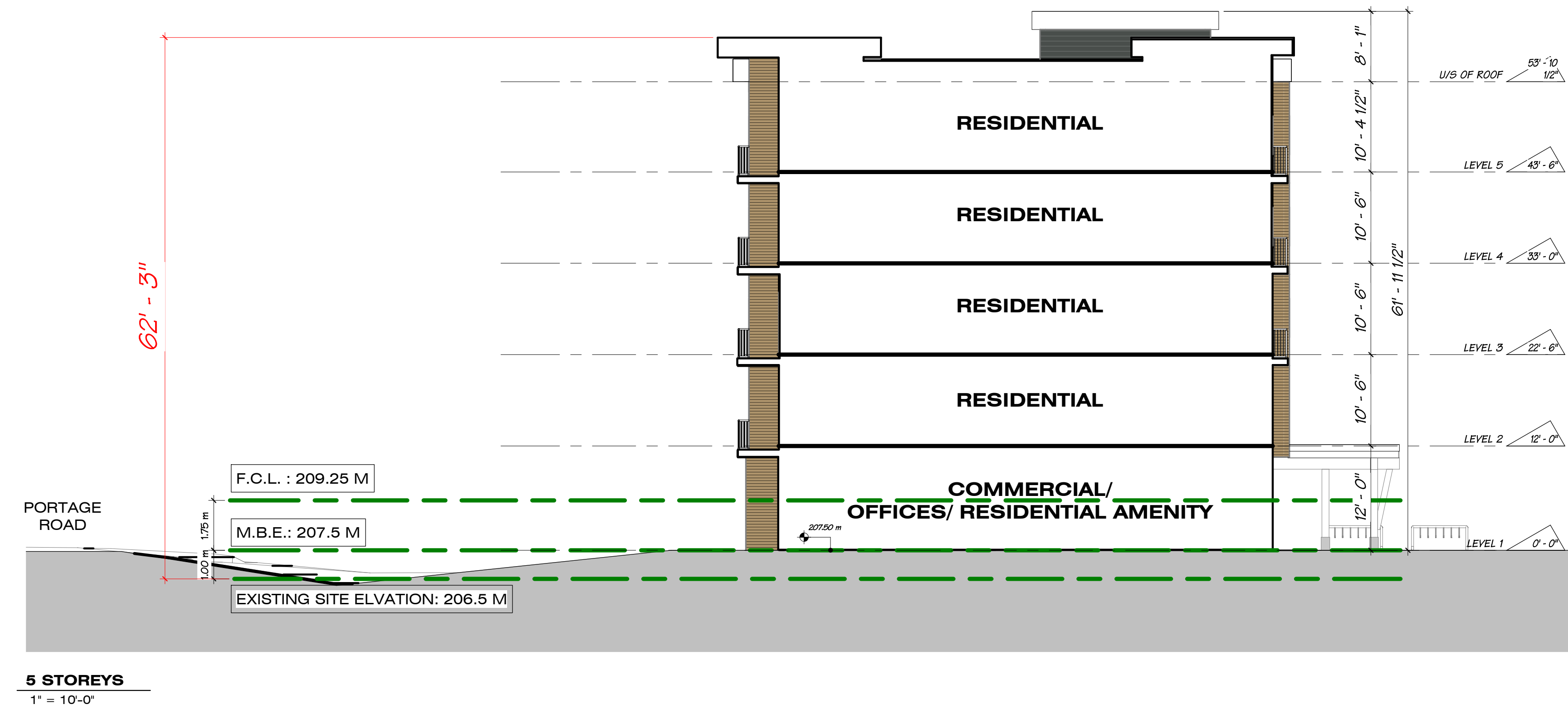
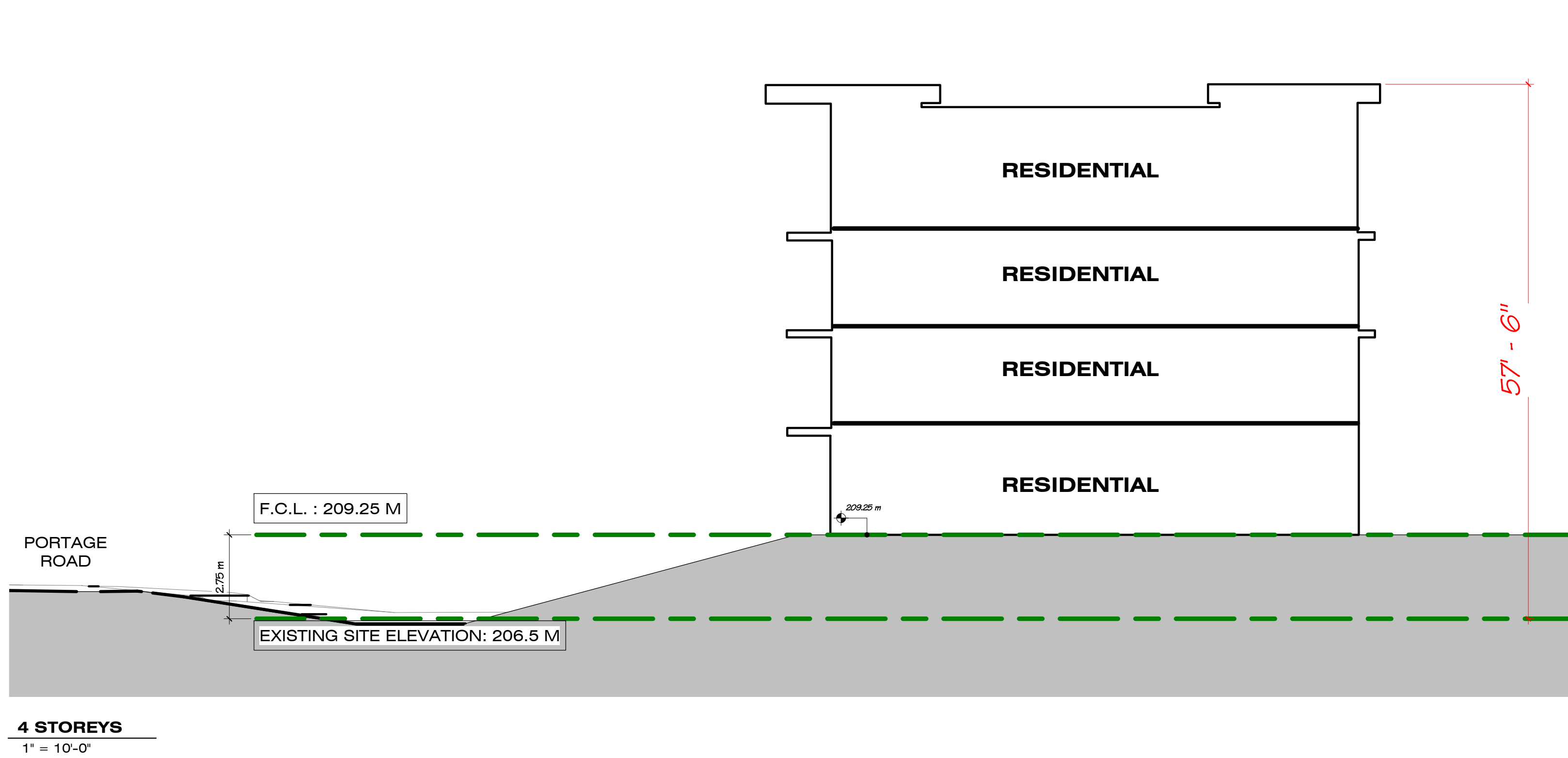
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WHAT WE HEARD: WHY NOT A 4-STOREY BUILDING? DIFFERENCE BETWEEN TOTAL BUILDING HEIGHT IS 4'-9".



BUILDING HEIGHT

HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

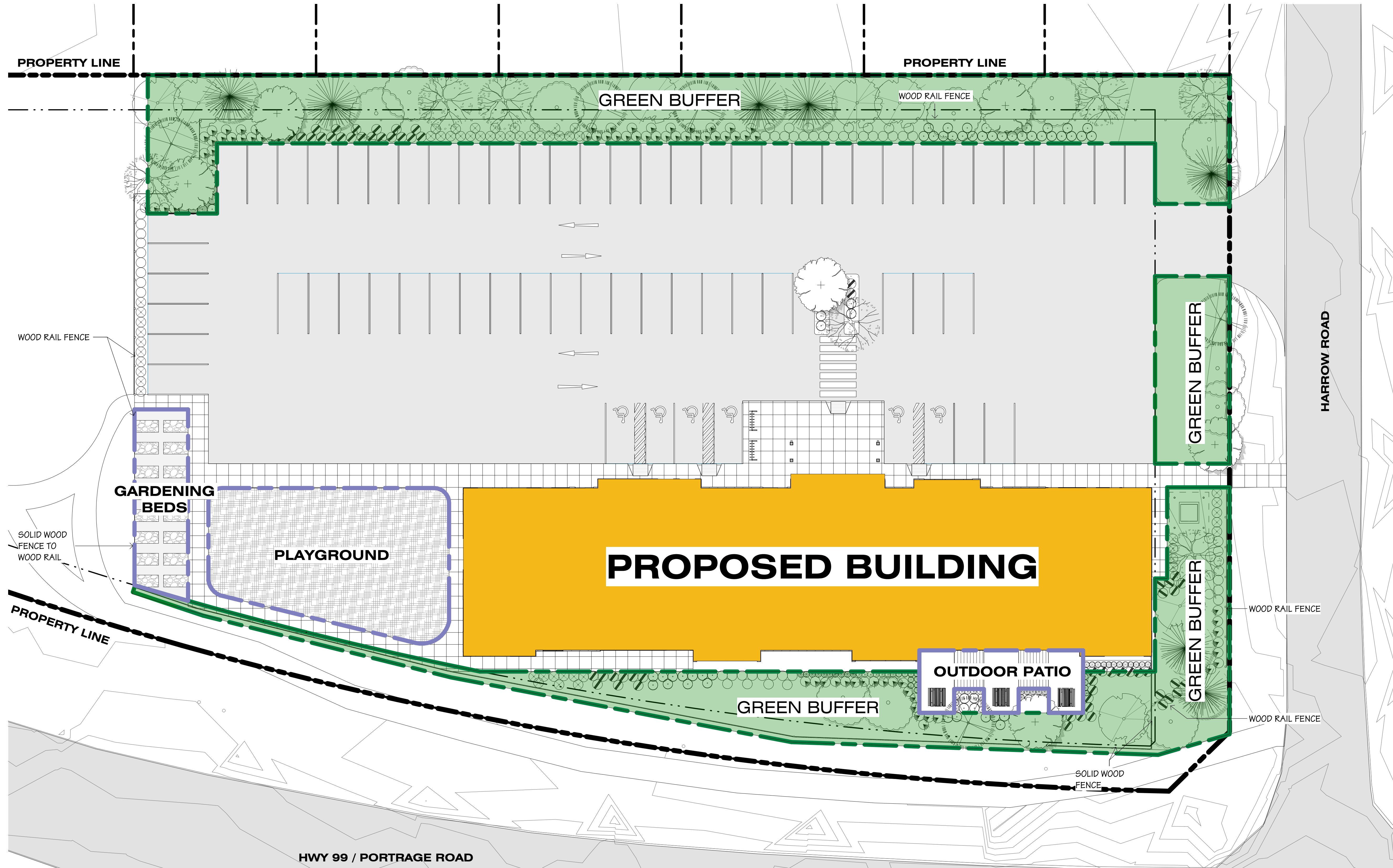
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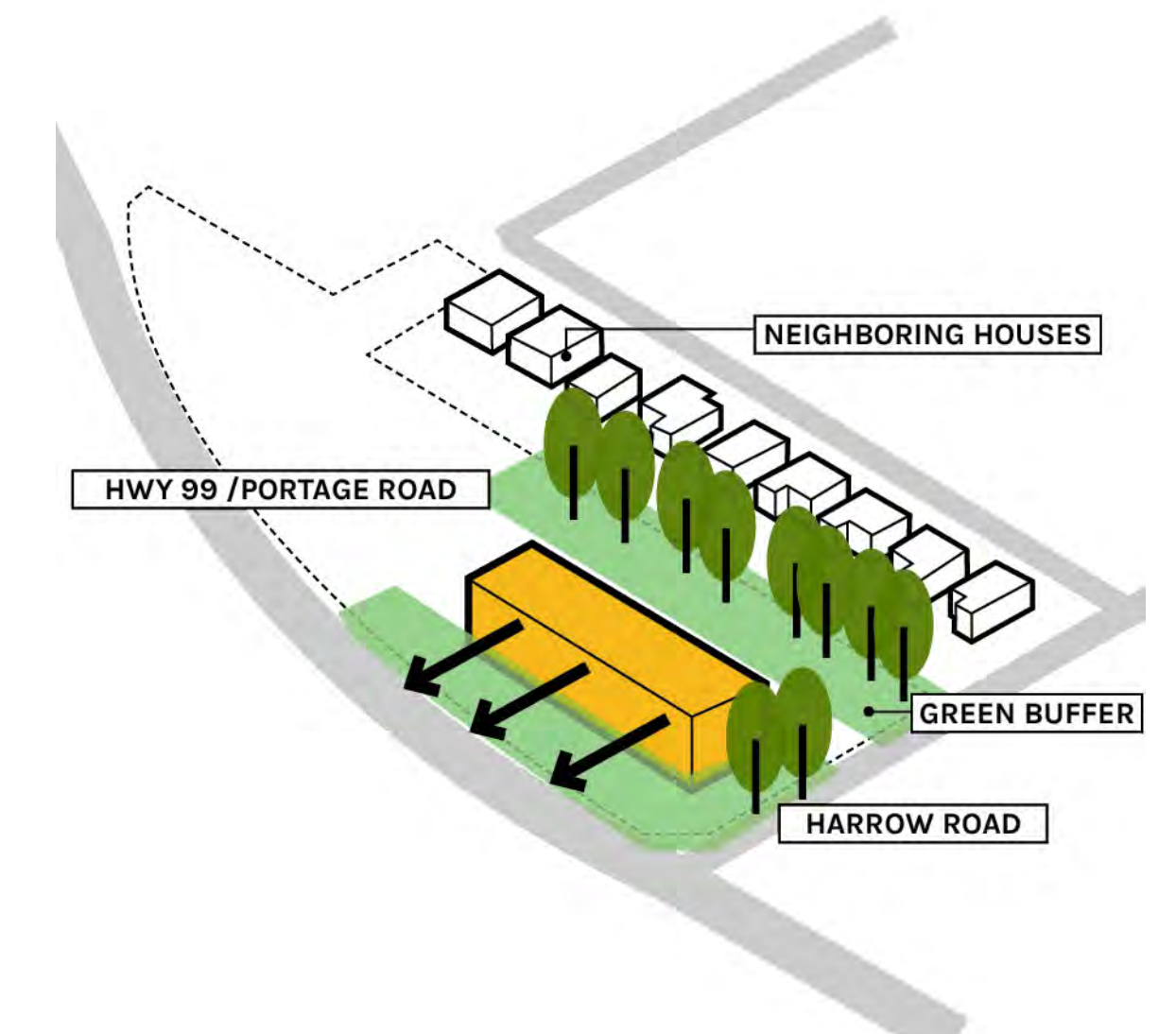
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WHAT WE HEARD: CONCERNS REGARDING SEPARATION BETWEEN NEIGHBOURHOOD, HWY, AND SITE



LINETYPE LEGEND	
	GREEN BUFFER
	OUTDOOR AMENITIES
	PROPERTY LINE
	SETBACK



GREEN BUFFER & PUBLIC SPACE

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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 SCS PROGRAMMING SPACE = 19 STALLS

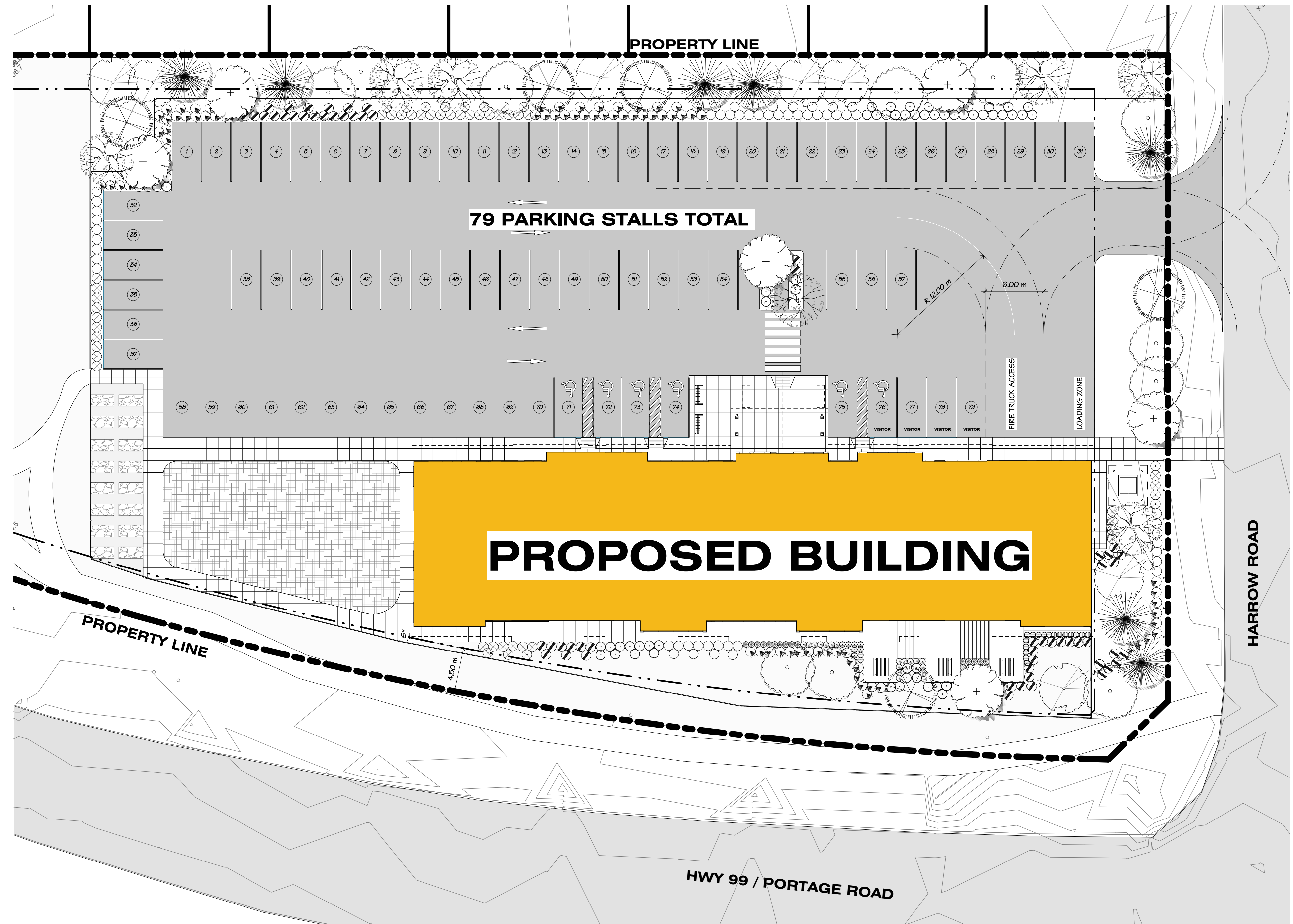
0.0357 STALLS PER 1M2 X 129 M2 OF MARKET COMMERCIAL RETAIL = 5 STALLS

TOTAL PROVIDED:

24 STALLS

TOTAL PARKING PROVIDED:

79 STALLS



PARKING

HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

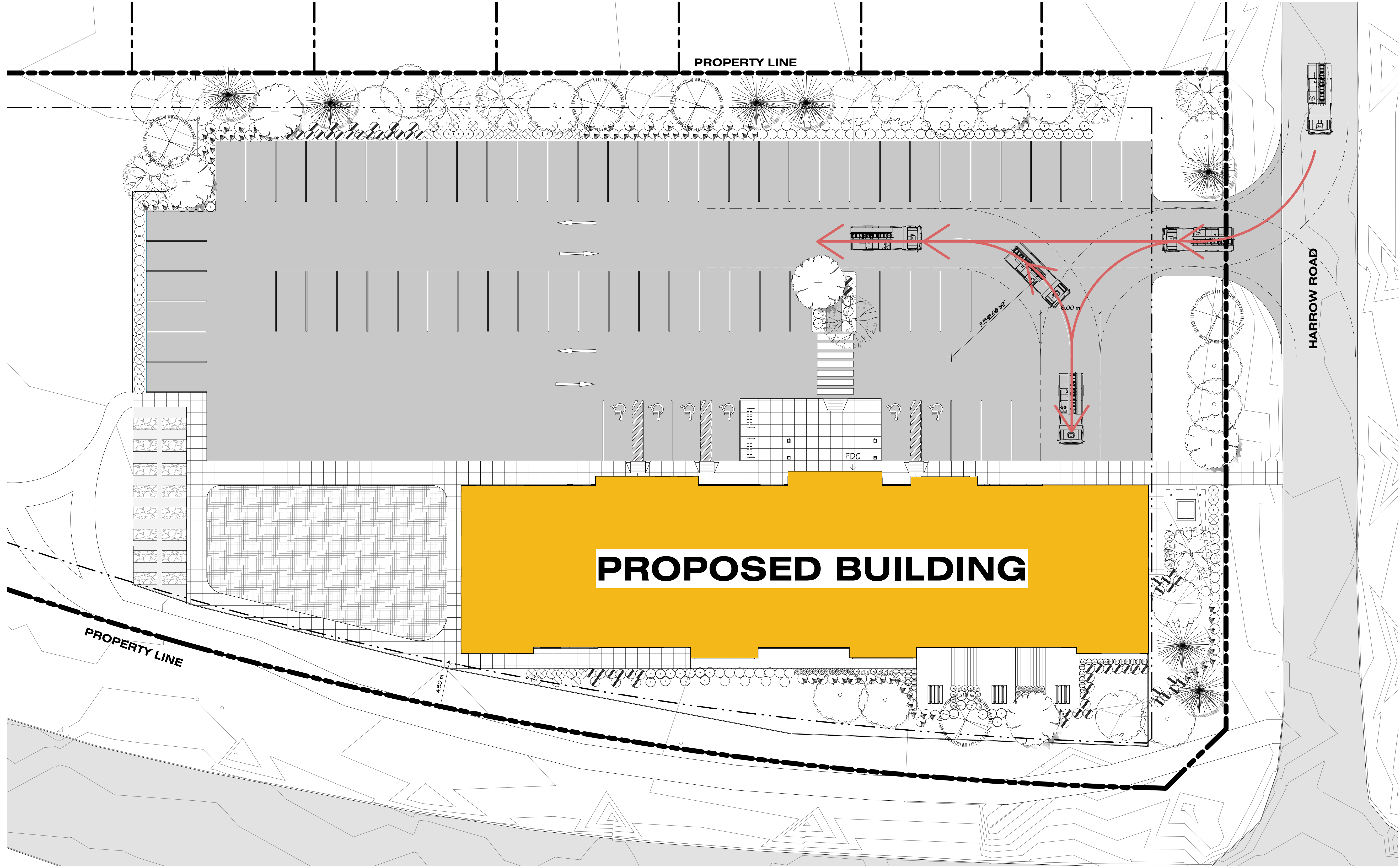
SCALE 3/64" = 1'-0"
 JOB NO. 20123

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Chilliwack
 9355 Young Rd
 V2P 4S3

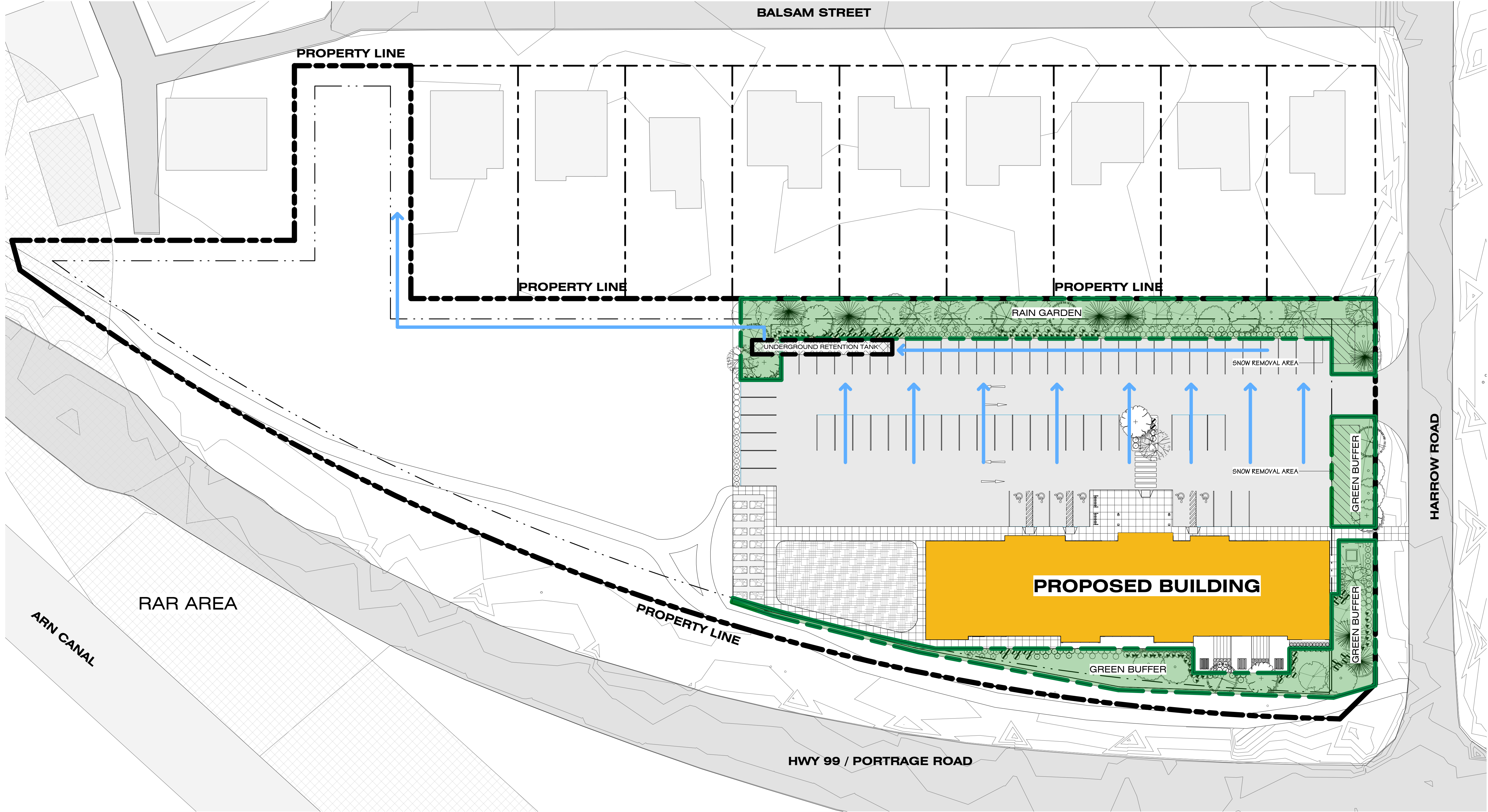
Abbotsford
 203-2190 W. Railway St
 V2S 2E2

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

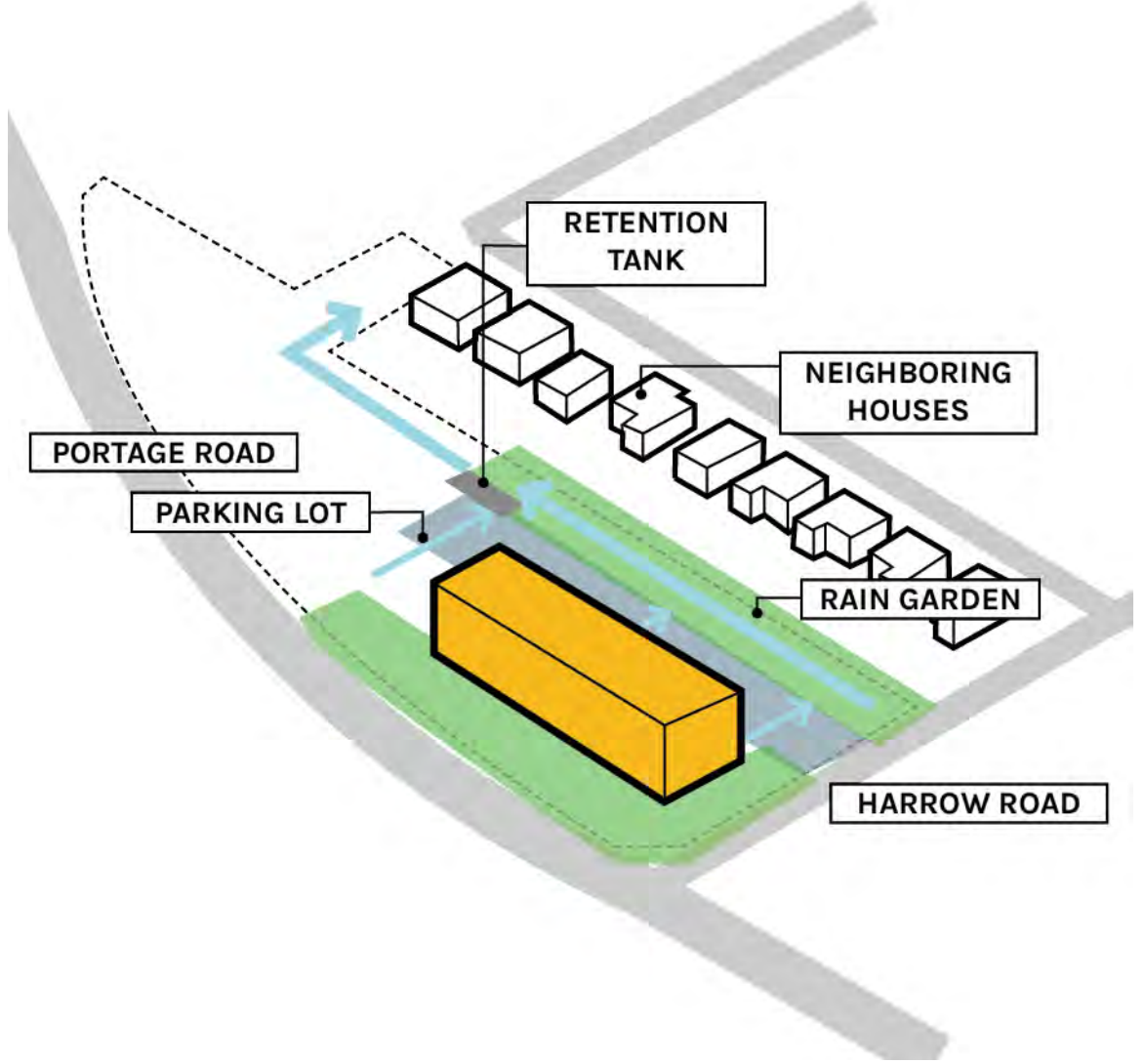


THE FOLLOWING DEMONSTRATES THAT PARKING LOT DESIGN IS SUFFICIENT FOR FIRE TRUCK ACCESS.

WHAT WE HEARD: STORMWATER MANAGEMENT



LINETYPE LEGEND	
	GREEN BUFFER
	STORMWATER
	PROPERTY LINE
	SETBACK



STORMWATER MANAGEMENT

HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

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SYMBOL LEGEND			
1	GRID REFERENCE	EXTERIOR ELEVATION MARKER	DOOR MARKER
		ELEVATION NUMBER	ELEVATION NUMBER
		SHEET NUMBER	SHEET NUMBER
Room name	ROOM MARKER	INTERIOR ELEVATION MARKER	WINDOW MARKERS
ROOM NAME	ROOM NUMBER	ELEVATION NUMBER	ALUMINUM WINDOW
ROOM NUMBER	SECTION NUMBER	SHEET NUMBER	STEEL WINDOW
SECTION NUMBER	SHEET NUMBER		WALL MARKERS
10	SECTION MARKER		WALL TYPE
A101	SHEET NUMBER		
00	DETAIL MARKER	NOTE: FOR FIRE RATING, SEE A0.3 LEGEND	
A101	DETAIL NUMBER		
A101	SHEET NUMBER		
		SYMBOL INDICATES ADDITIONAL SPRINKLERHEADS REQUIRED BY CODE ALTERNATIVE SOLUTIONS. REFER TO CODE CONSULTANT DRAWINGS.	
			MISC. SYMBOLS
			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

LOT 2 HARROW ROAD, PEMBERTON

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V2S 2E2



SYMBOL LEGEND			
1	GRID REFERENCE	EXTERIOR ELEVATION MARKER	DOOR MARKER
		ELEVATION NUMBER	ELEVATION NUMBER
		SHEET NUMBER	SHEET NUMBER
Room name	ROOM MARKER	INTERIOR ELEVATION MARKER	WINDOW MARKERS
ROOM NAME	ROOM NUMBER	ELEVATION NUMBER	ALUMINUM WINDOW
ROOM NUMBER	SECTION NUMBER	SHEET NUMBER	STEEL WINDOW
SECTION NUMBER	SHEET NUMBER		WALL MARKERS
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			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

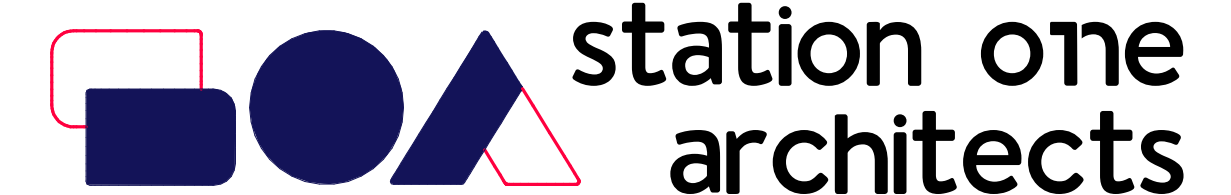
LOT 2 HARROW ROAD, PEMBERTON

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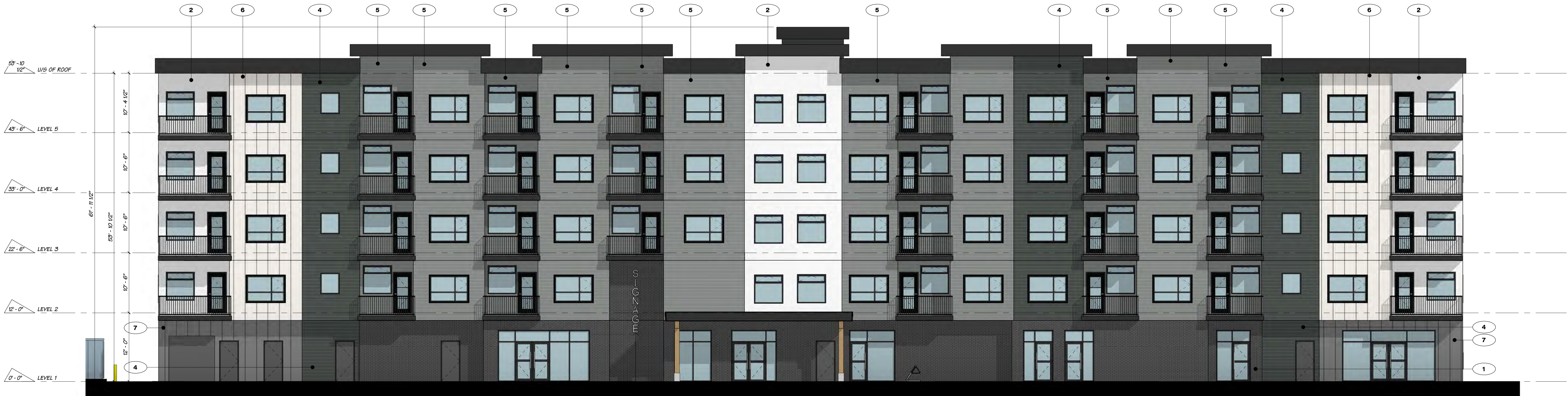


EXTERIOR FINISH SCHEDULE

- 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"

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

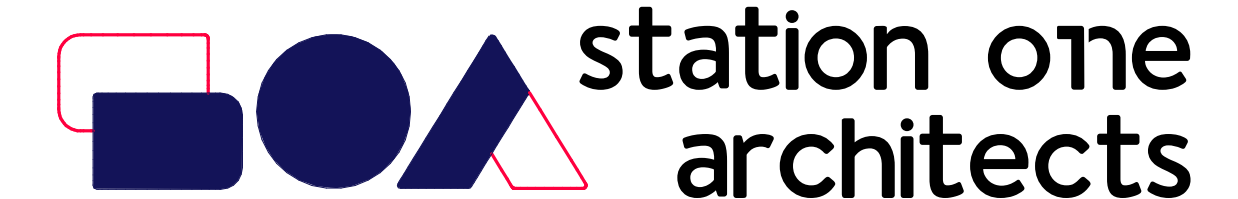
LOT 2 HARROW ROAD, PEMBERTON

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

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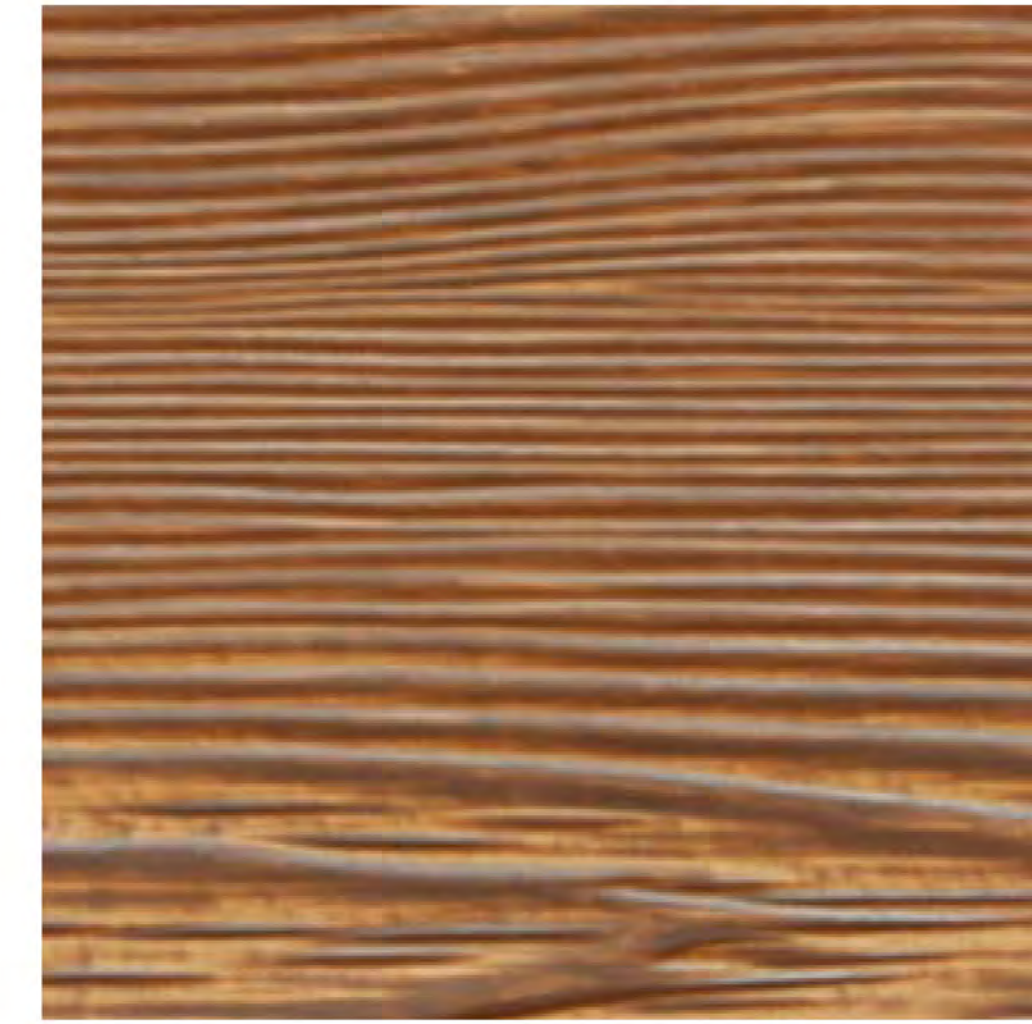
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1 BRICK | MUTUAL MATERIALS | COAL CREEK



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



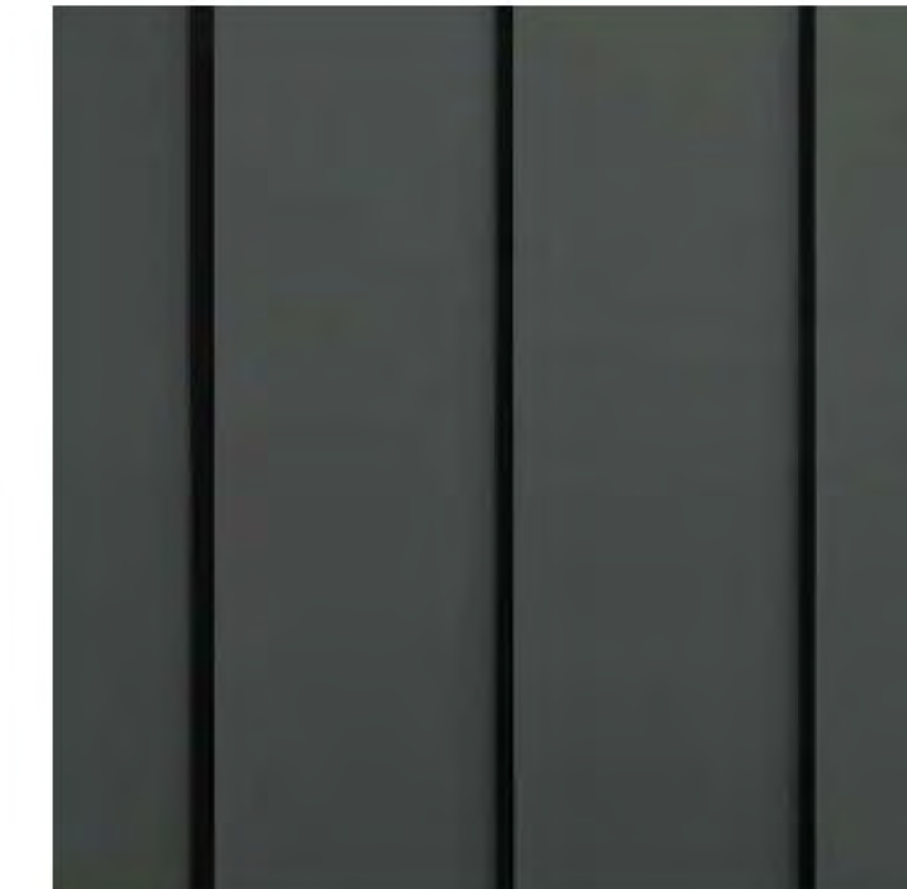
PEARL GREY | SELECT CEDAR MILL



IRON GREY | SELECT CEDAR MILL



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



IRON GREY | SMOOTH FINISH



ARCTIC WHITE | SMOOTH FINISH



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

EXTERIOR MATERIAL

HARROW ROAD AFFORDABLE HOUSING

LOT 2 HARROW ROAD, PEMBERTON

SCALE
JOB NO. 20123

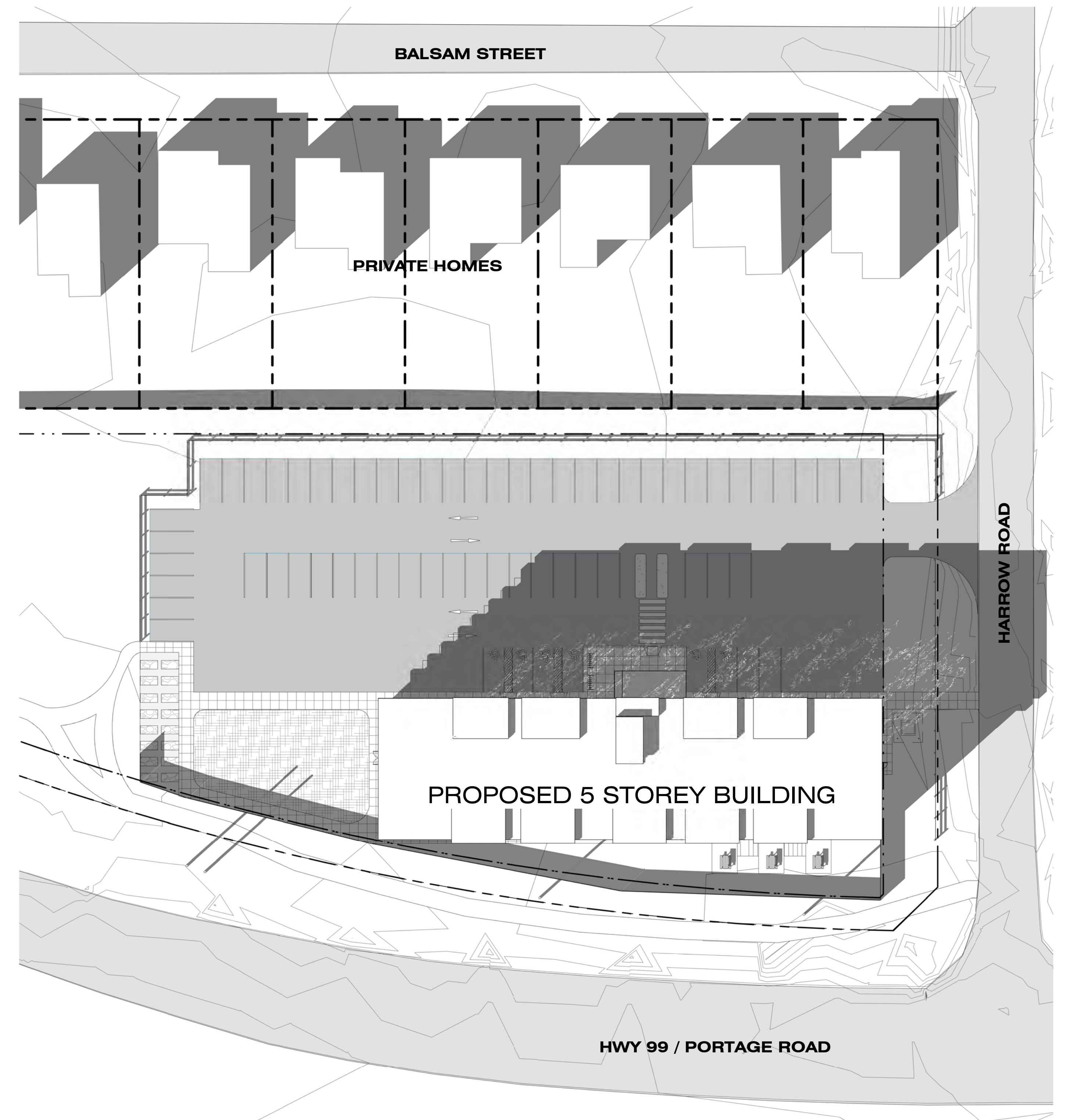
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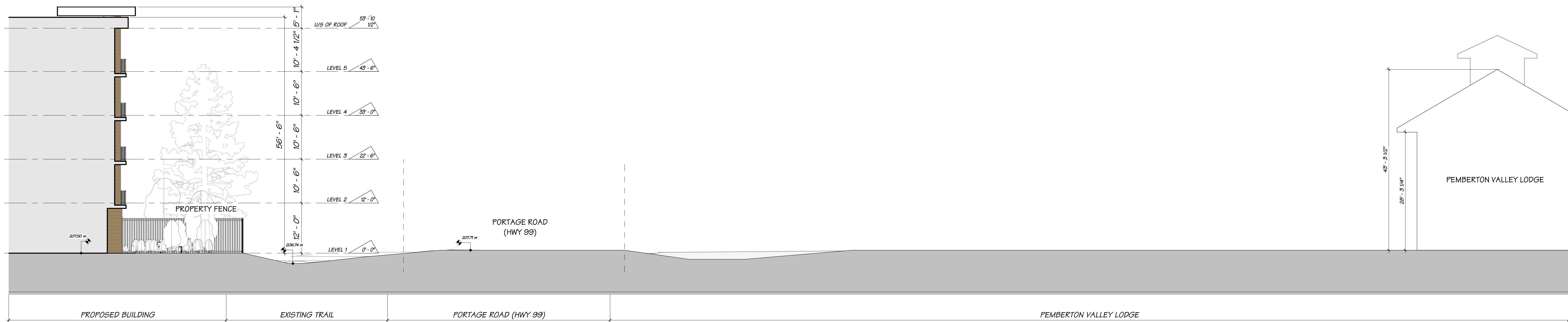
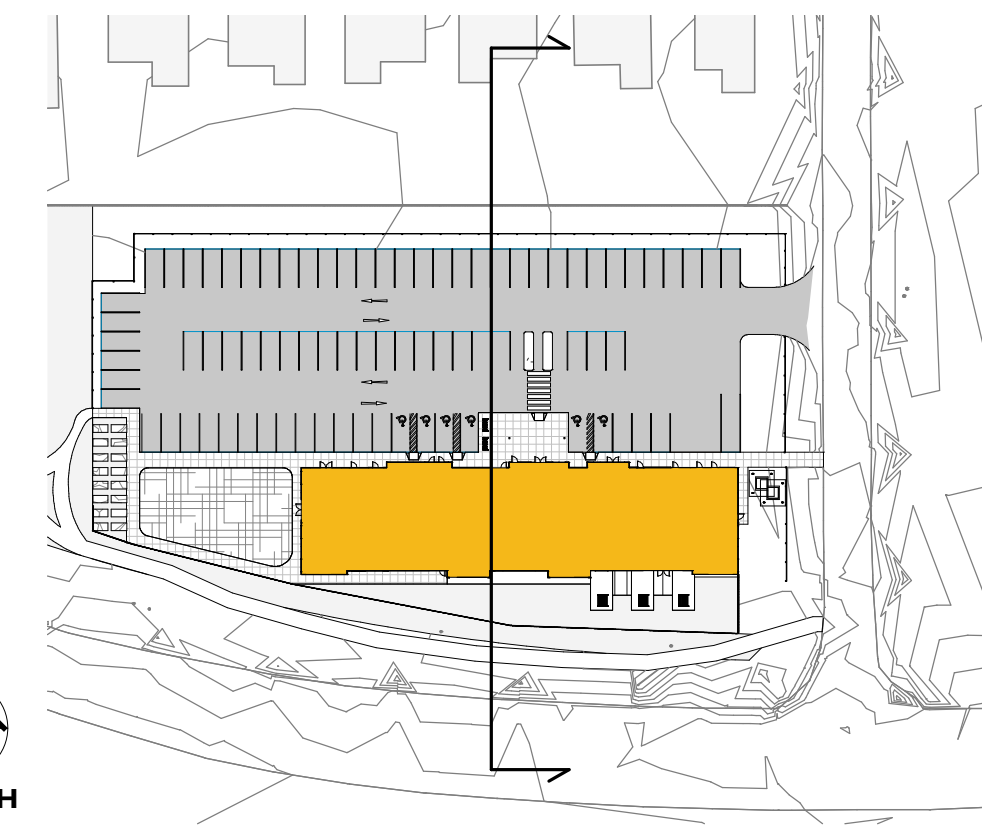
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SHADOW STUDY, 9AM MARCH 21 / SEPTEMBER 21
 1/32" = 1'-0"




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



SITE SECTION 01
3/32" = 1'-0"

SITE SECTION

HARROW ROAD AFFORDABLE HOUSING

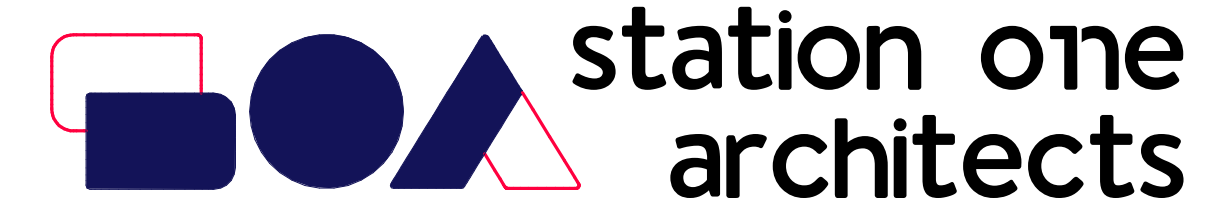
LOT 2 HARROW ROAD, PEMBERTON

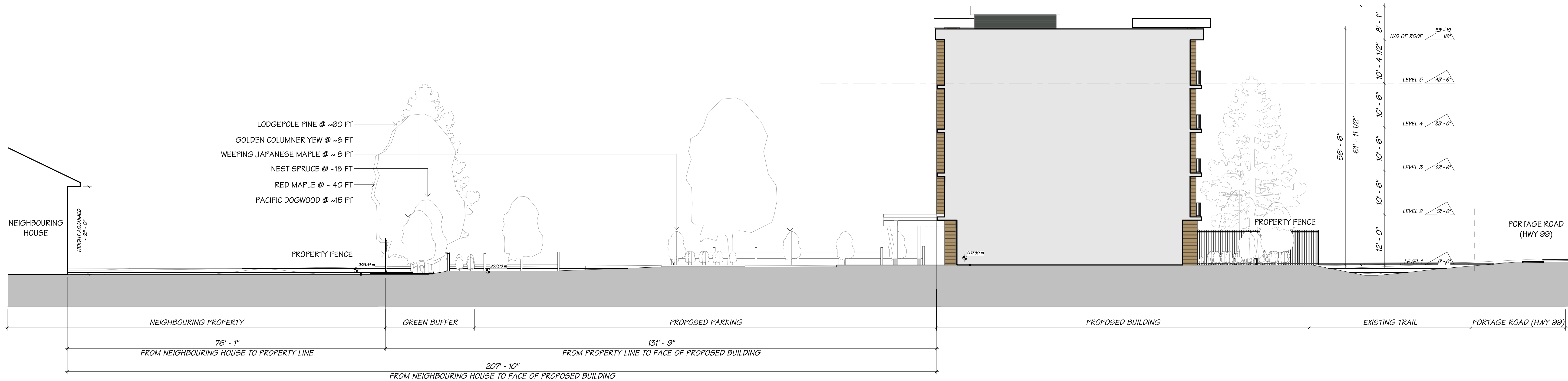
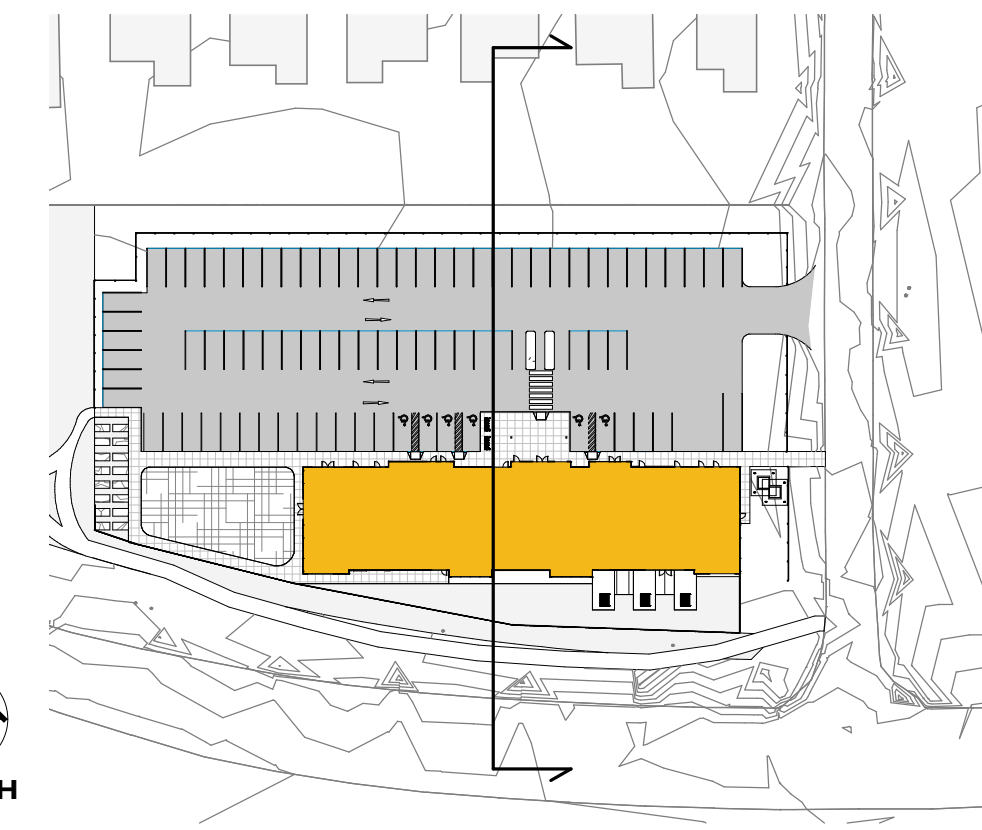
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SITE SECTION 02
3/32" = 1'-0"

SITE SECTION

HARROW ROAD AFFORDABLE HOUSING

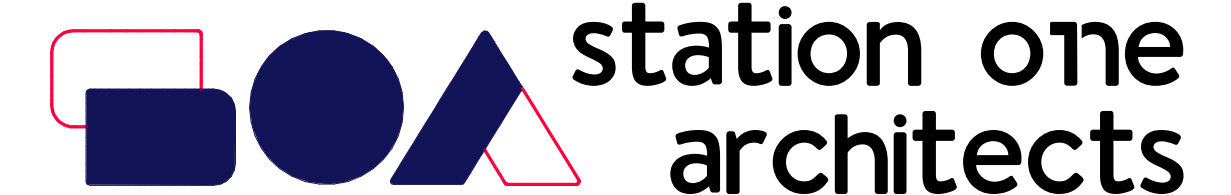
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EXTERIOR ELEVATION LOOKING FROM PROPERTY TO THE NORTH



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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