

Background



Taken from Google Street view

BC Hydro has been a proud member of the Pemberton community for almost 60 years. Our existing facility on Aster Street was first built in the early 1960's.

Today, the facilities no longer meet our operational needs. The office building is aged and in poor condition, the vehicle bays are undersized for new equipment requirements and there are numerous workplace safety concerns.

To meet the current and growing customer needs in the Pemberton area, continue to support emergent response around the province and improve safety for our workers, we need to construct a new field operations centre.

What we propose



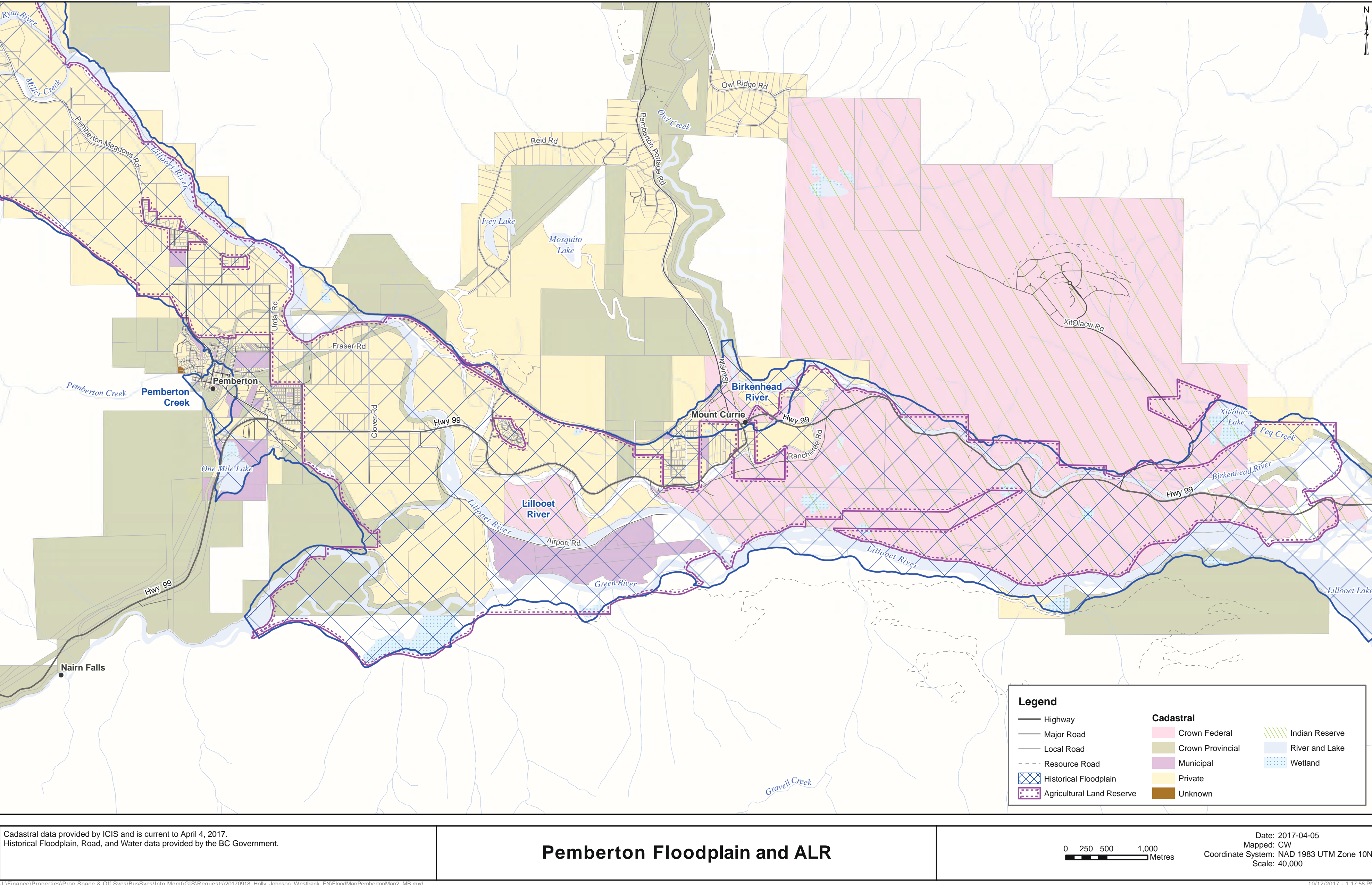
Since the existing office was constructed, the Village of Pemberton has updated the Official Community Plan (OCP) designating the site as Downtown. The existing building does not conform to the current zoning bylaw.

Recognizing this, we have applied for permission to:

- Redevelop the existing site on Aster Street to improve operations
- Build a new field office building and out-building covered storage
- Rezone the property to allow for this use to continue at this location

Site selection criteria

We conducted a comprehensive analysis of over fifty potential sites evaluating each to identify suitable properties that meet our post-disaster operating guidelines (e.g. located above the flood plain, good geotechnical soils, location, cost) and determined that the existing site best satisfied all requirements.



Map of site selection analysis

Location

The Pemberton operations works in concert with Whistler, Squamish and Lillooet facilities to service approximately 38,000 customer in the Sea to Sky corridor, Bridge River Valley and Lillooet. We need to have a presence north of the “suicide hill” and south of Mt Currie so that we can maintain coordinated services year round.

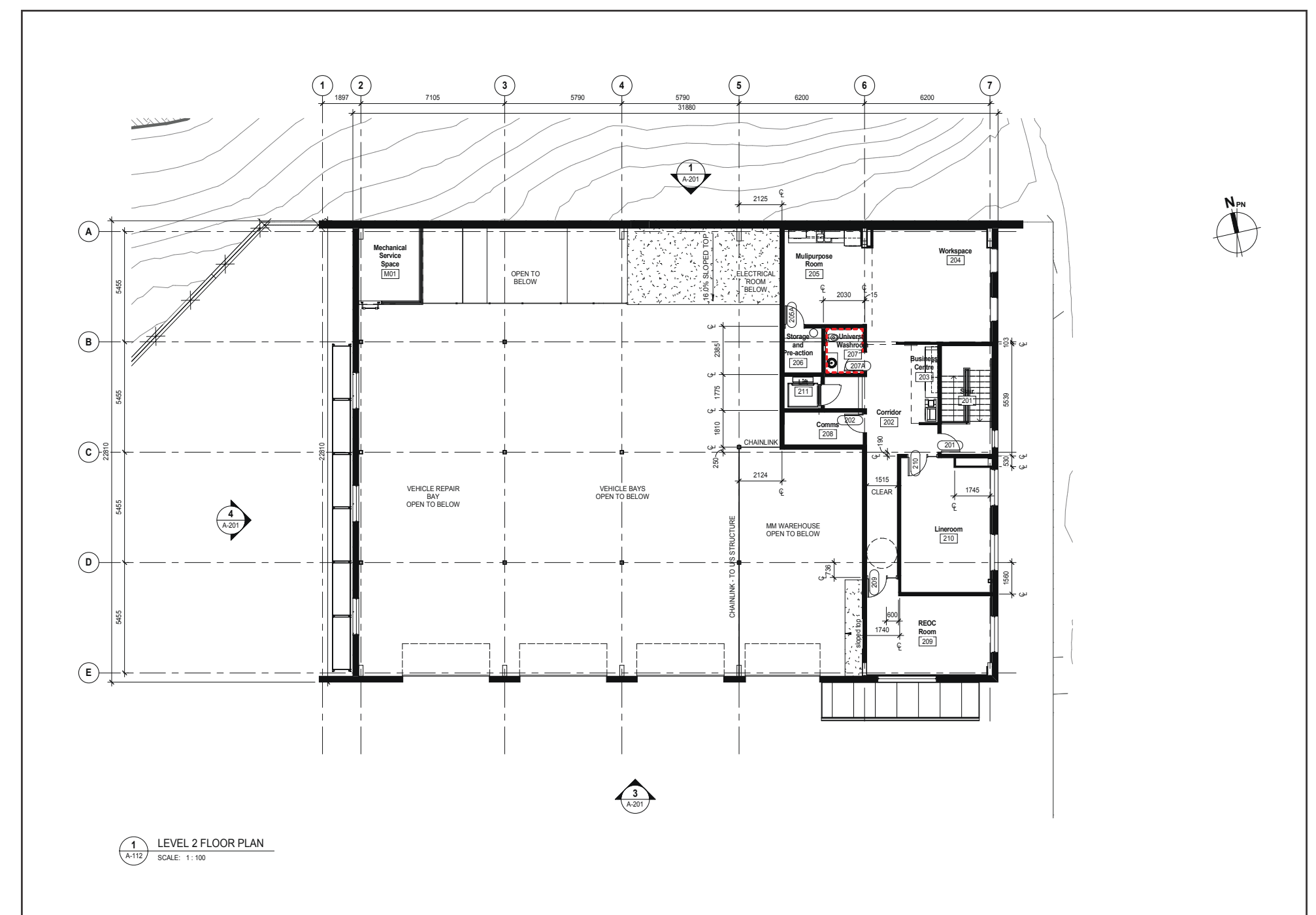


Site selection criteria con't.

Emergency Response

Our field buildings must remain operational after a natural disaster so that we can provide emergency response to the community. Our post-disaster response plan requires that our field building is:

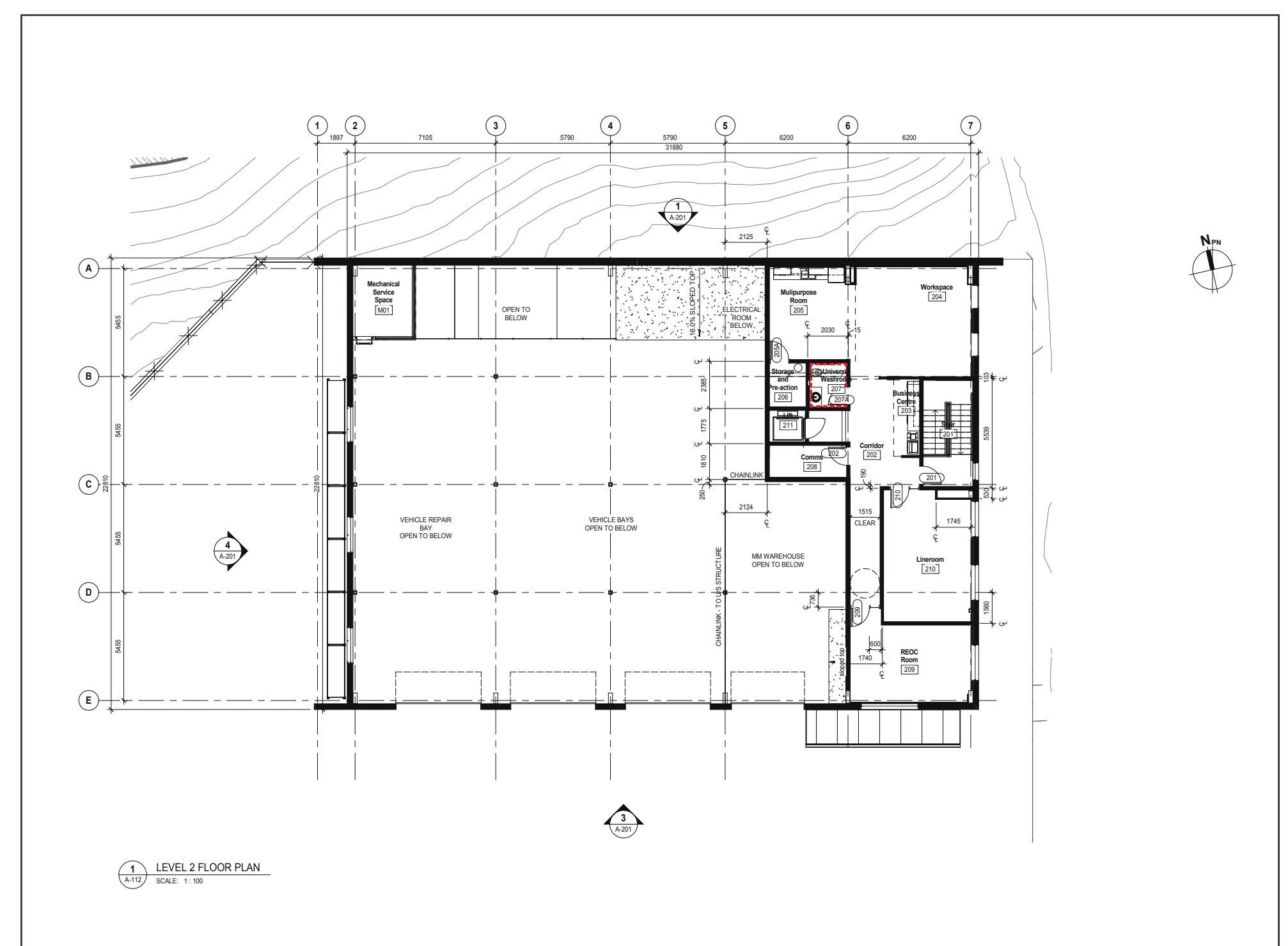
- Out of the flood plain
- Out of the Agricultural Land Reserve
- Out of First Nation lands
- Out of areas with soil susceptible to liquefaction
- Away from fractured, talus rock slopes



Operational Requirements

Our service strategy has not changed over the last half century but the equipment and technology of power distribution has changed and safety standards are more robust. To continue to deliver reliable service to the growing communities along the corridor, we need to update our facilities to include:

- A new main building with administration and warehouse space
- Heated truck bays
- Improved outdoor covered storage space

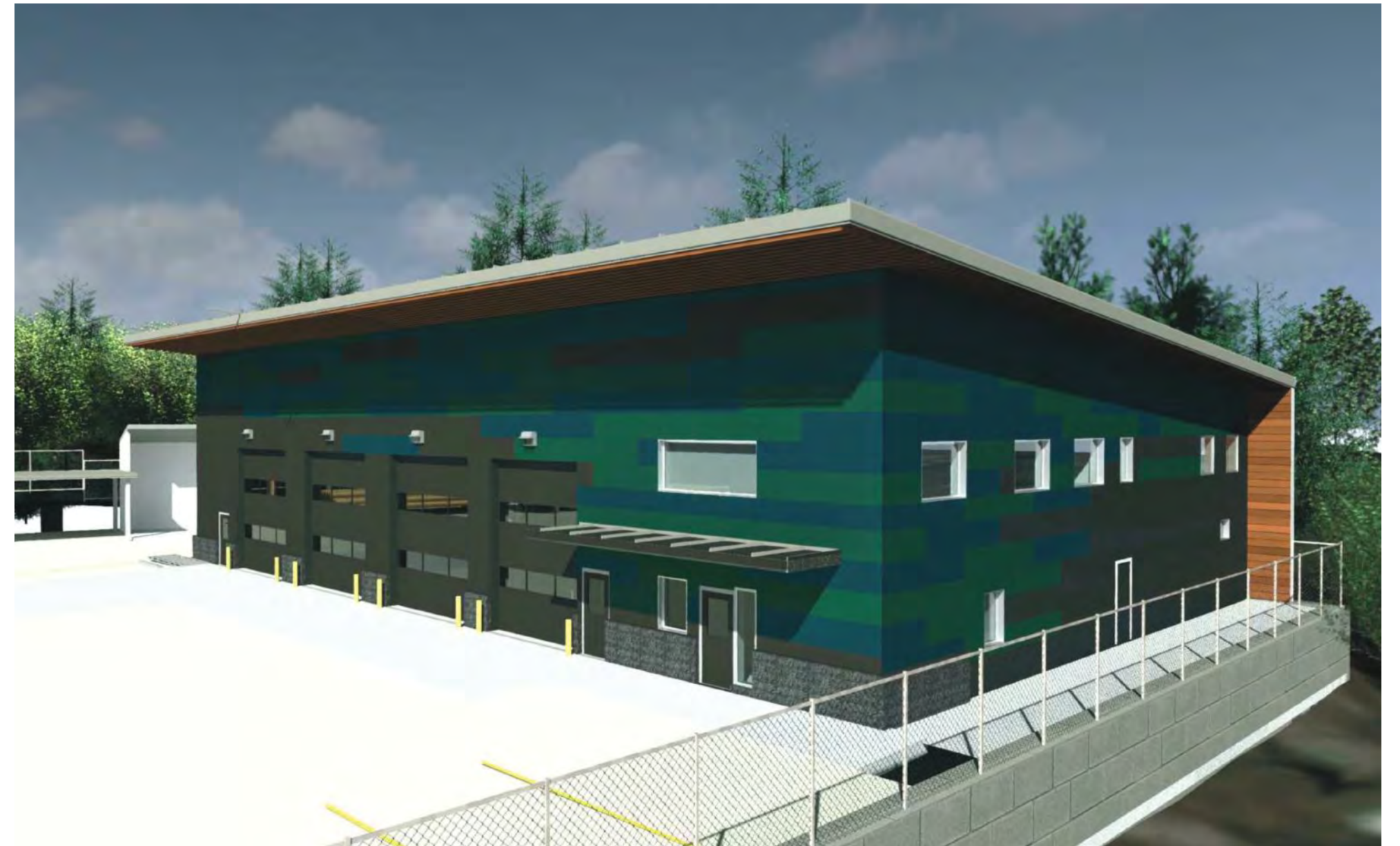


Cost

To maintain high value and affordability for all rate payers, a holistic view of all project costs were measured against risk-value registers to ensure the project can be completed within a defined budget.

Building design

The proposed development is sensitive to the surrounding sites and is guided by the requirements of the Pemberton Official Community Plan (OCP) and our functional requirements. Colours and materials used follows the Design Guidelines listed in the OCP.



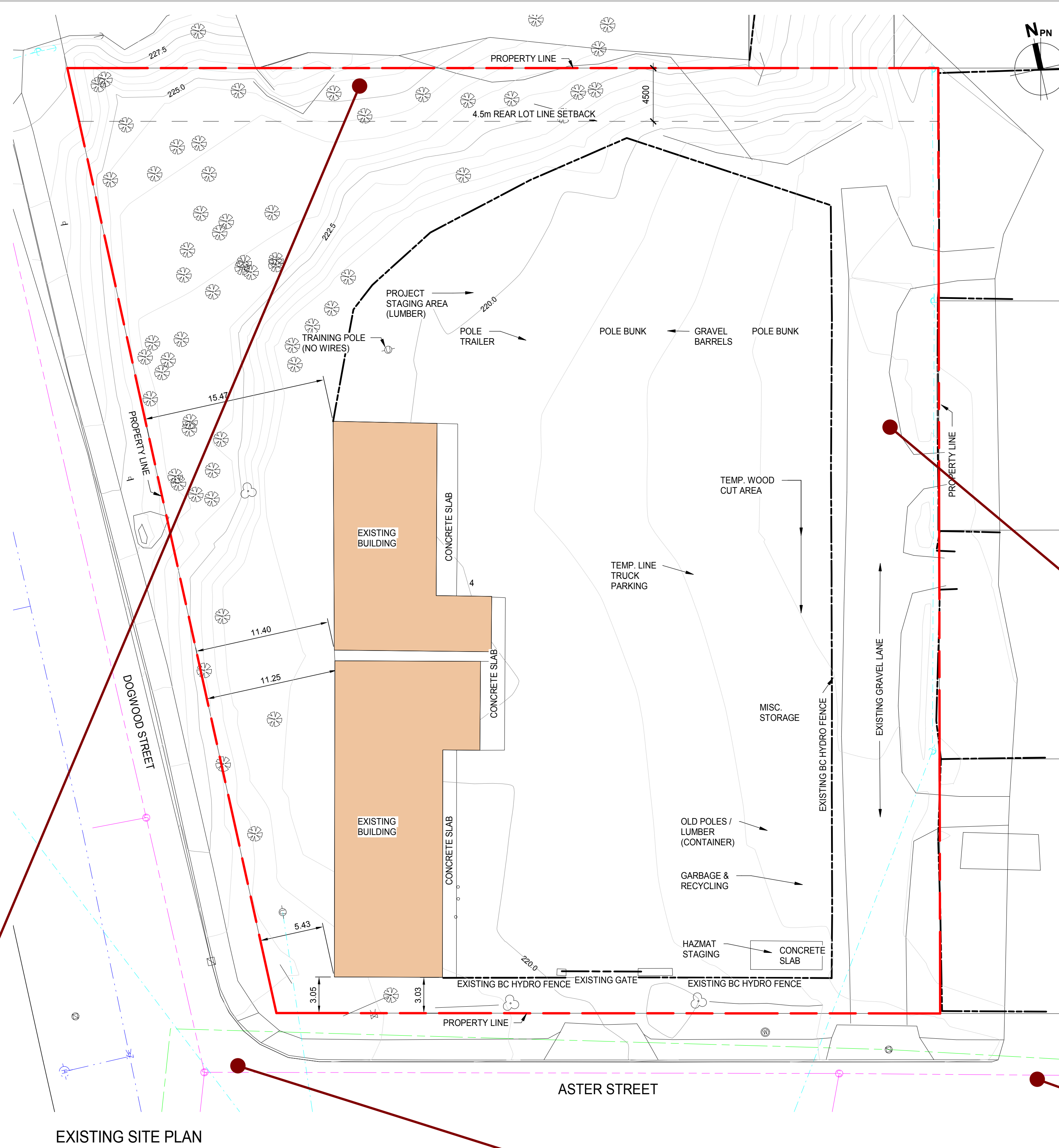
The design places the building at the rear of the site, away from the street. It will be screened to recede in the background to maintain an appropriate scale with stored yard materials placed against the building and up against the hillside to keep out of the line of sight from the street.

The new building is designed to the latest building standards for most components but will exceed the current building code to:

- Seismically meet the higher standards for Post-Disaster dictated in the next building code
- Improve sustainability by shadowing LEED™ certification
- Meet design requirements for 1:500 year flood protection
- Reduce environmental impact and load on the Village's infrastructure by collecting and managing storm water surge onsite
- Improve security by following Crime Prevention Through Environmental Design (CPTED) principles

The overall design includes:

- An architecturally finished wall dedicated for future public art installation opportunities at the corner of Aster Street and Dogwood Drive
- Improved street and area lighting
- A new concrete sidewalk with wheelchair let-down along Aster Street
- A public access pathway along the east side of the property
- A landscape design that features an exterior that is an aesthetic fit to the existing and future streetscape



CONTEXT PLAN

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- FENCE
- EXISTING STORM PIPE (UNDERGROUND)
- EXISTING OVERHEAD LINE
- EXISTING WATER PIPE (UNDERGROUND)
- EXISTING SANITARY PIPE (UNDERGROUND)

EXISTING SITE PLAN



01. VIEW OF EXISTING PROPERTY FROM NORTH SLOPE



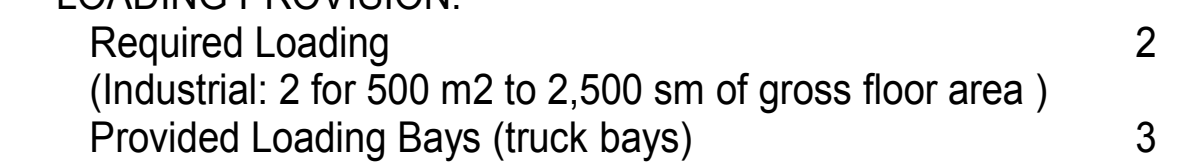
02. VIEW OF EXISTING PROPERTY FROM SOUTH WEST CORNER

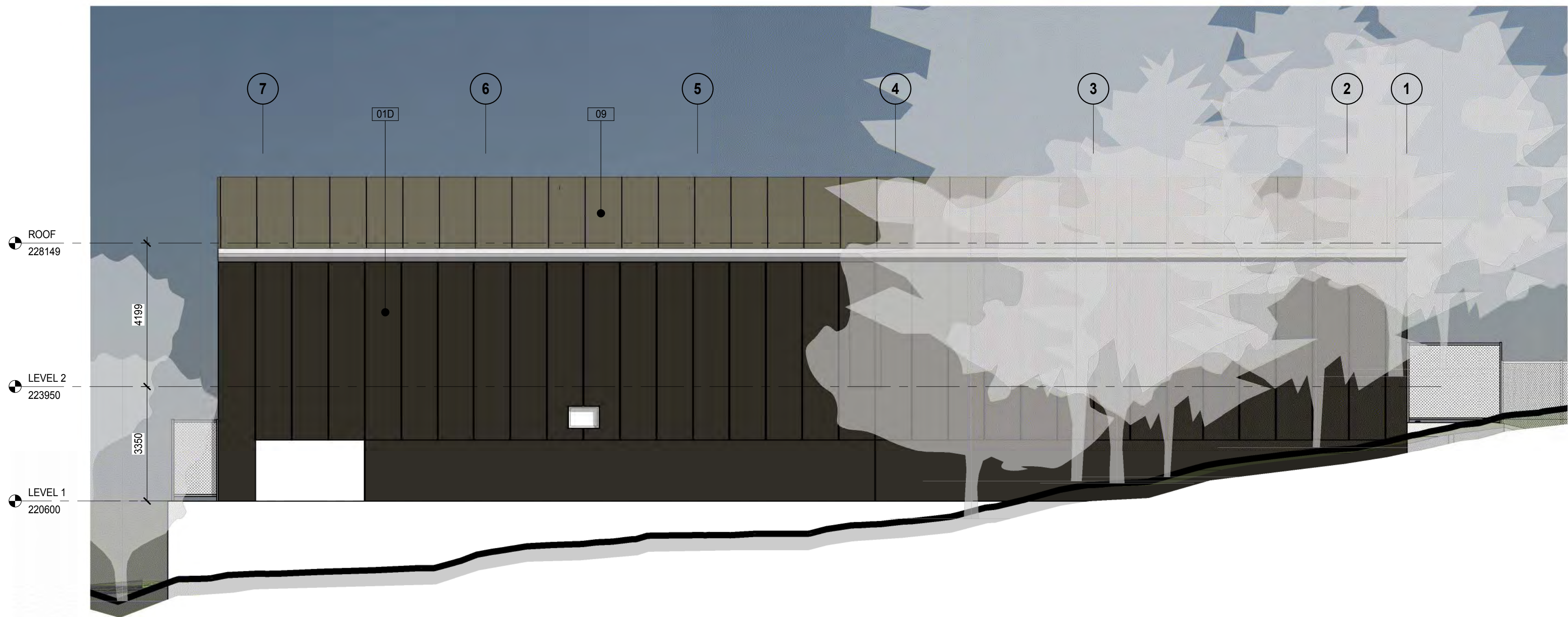


03. VIEW OF EXISTING PROPERTY FROM SOUTH EAST CORNER

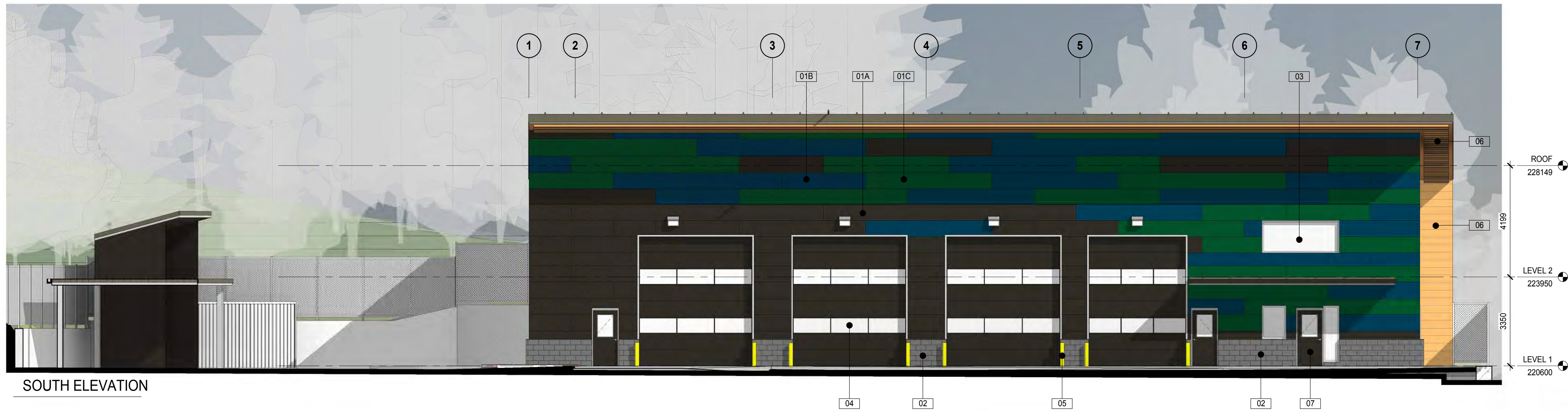


04. VIEW OF EXISTING EAST FENCELINE

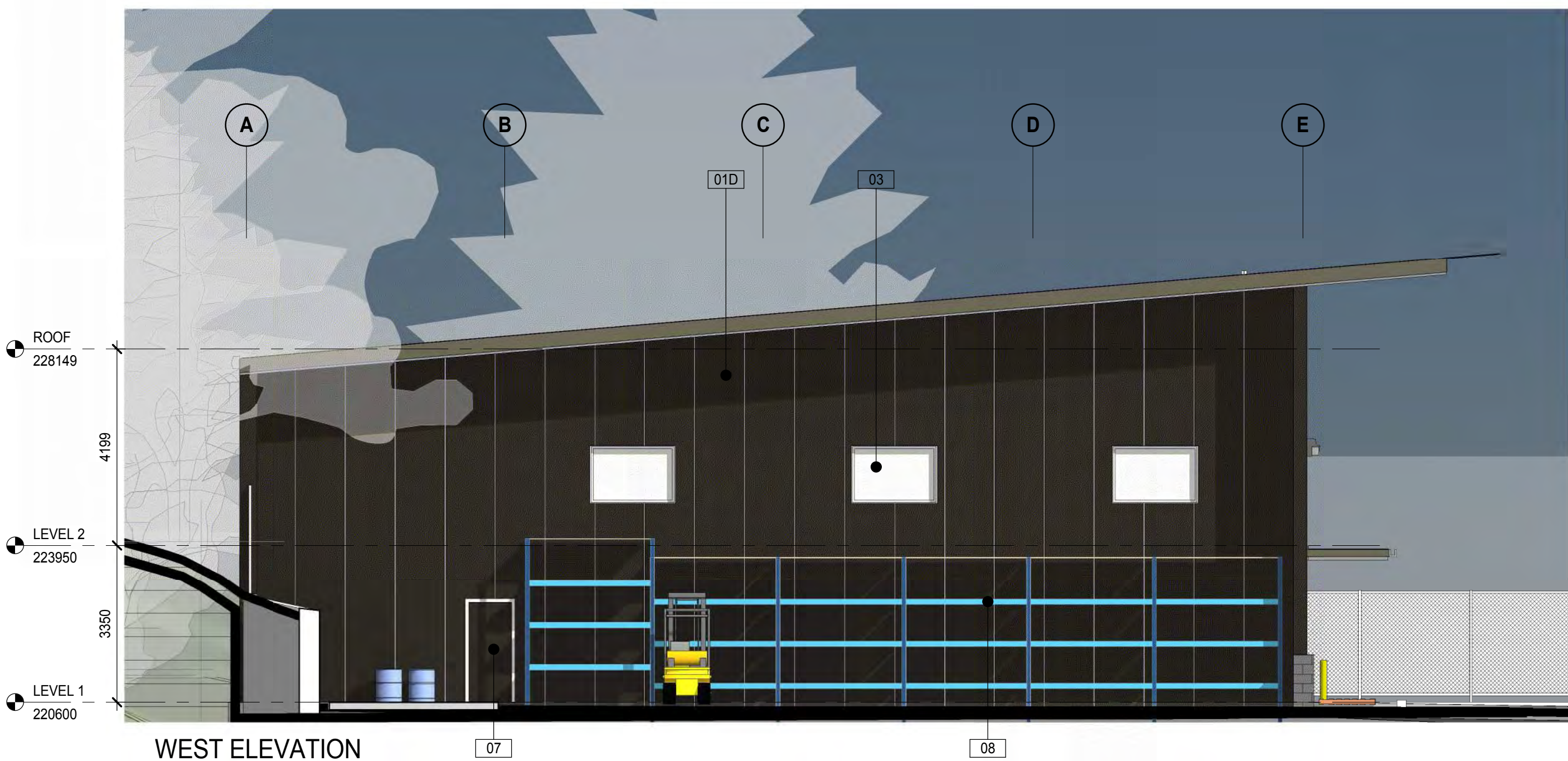




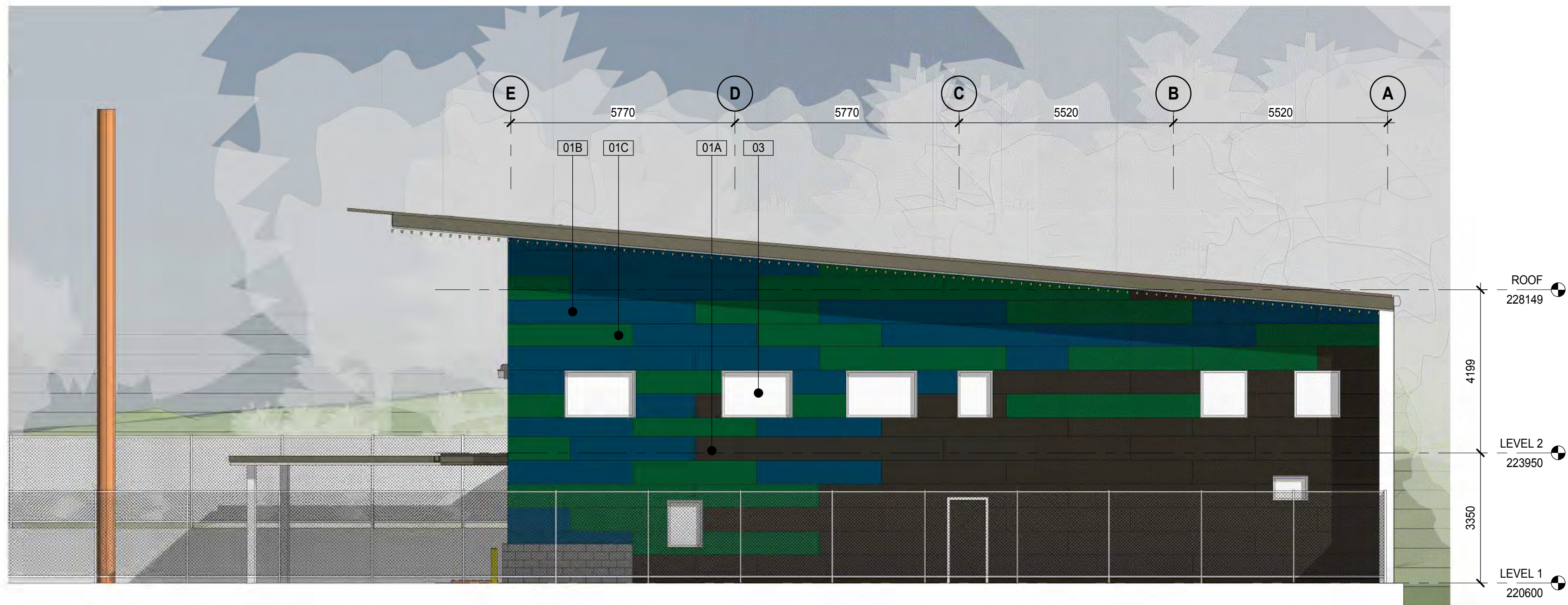
NORTH ELEVATION



SOUTH ELEVATION



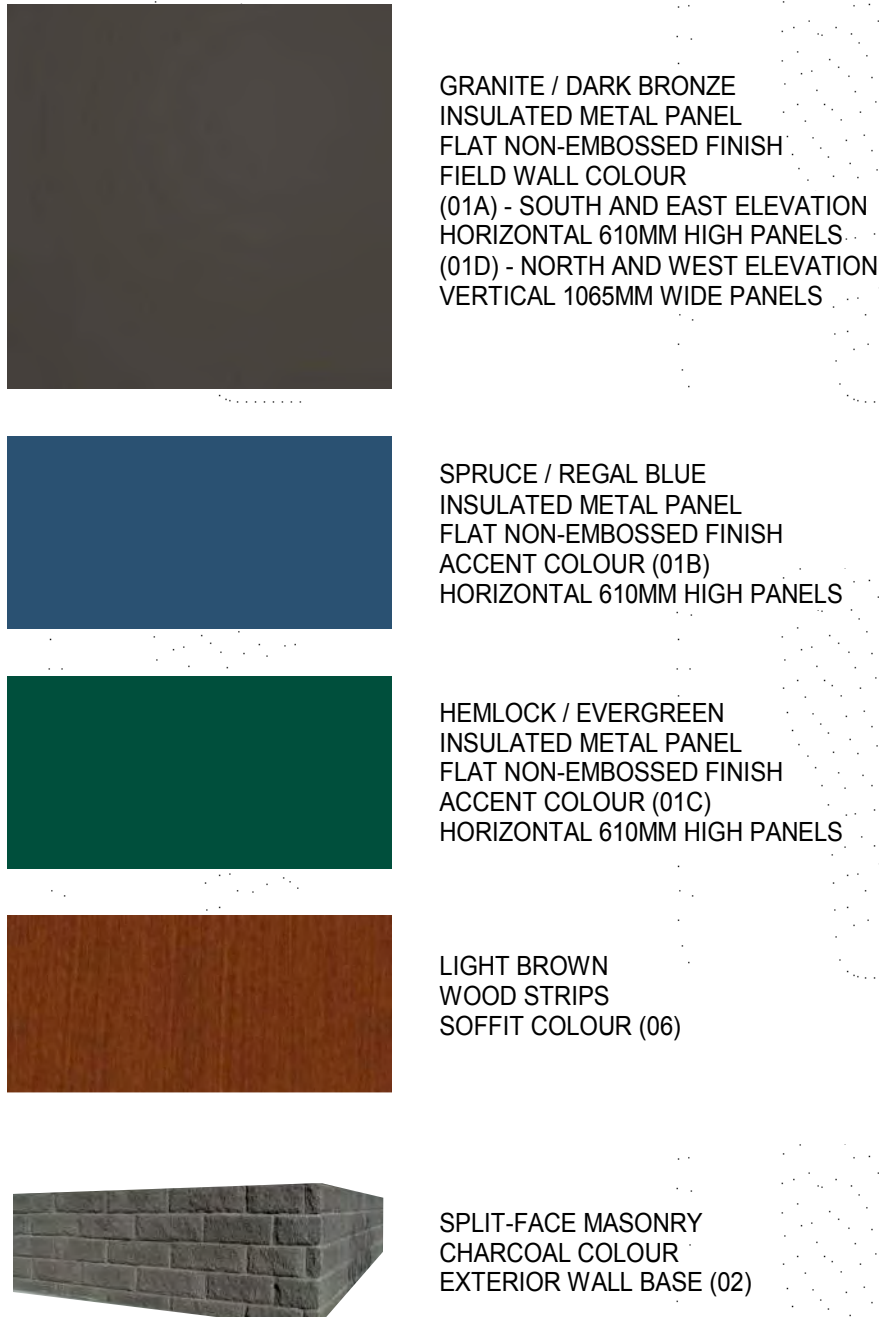
WEST ELEVATION



EAST ELEVATION

EXTERIOR FINISH MATERIAL LEGEND	
TAG	DESCRIPTION
01A	PRE-FINISHED INSULATED METAL PANEL SYSTEM (HORIZONTAL) - FIELD COLOUR - GRANITE
01B	PRE-FINISHED INSULATED METAL PANEL SYSTEM (HORIZONTAL) - ACCENT COLOUR - SPRUCE
01C	PRE-FINISHED INSULATED METAL PANEL SYSTEM (HORIZONTAL) - ACCENT COLOUR - HEMLOCK
01D	PRE-FINISHED INSULATED METAL PANEL SYSTEM (VERTICAL) - FIELD COLOUR - GRANITE
02	SPLIT-FACE CONCRETE MASONRY UNIT
03	WINDOW UNIT
04	OVERHEAD DOOR C/W 2 ROWS GLAZING. COLOUR TO MATCH FIELD COLOUR
05	4' STEEL BOLLARD
06	METAL SOFFIT WITH WOOD FINISH
07	PAINTED HOLLOW METAL DOOR IN PAINTED PRESSED STEEL FRAME
08	COVERED RACKING C/W PLYWOOD BACKING AGAINST BUILDING
09	INSULATED ROOF PANEL SYSTEM - SLATE GREY

EXTERIOR FINISH SELECTION





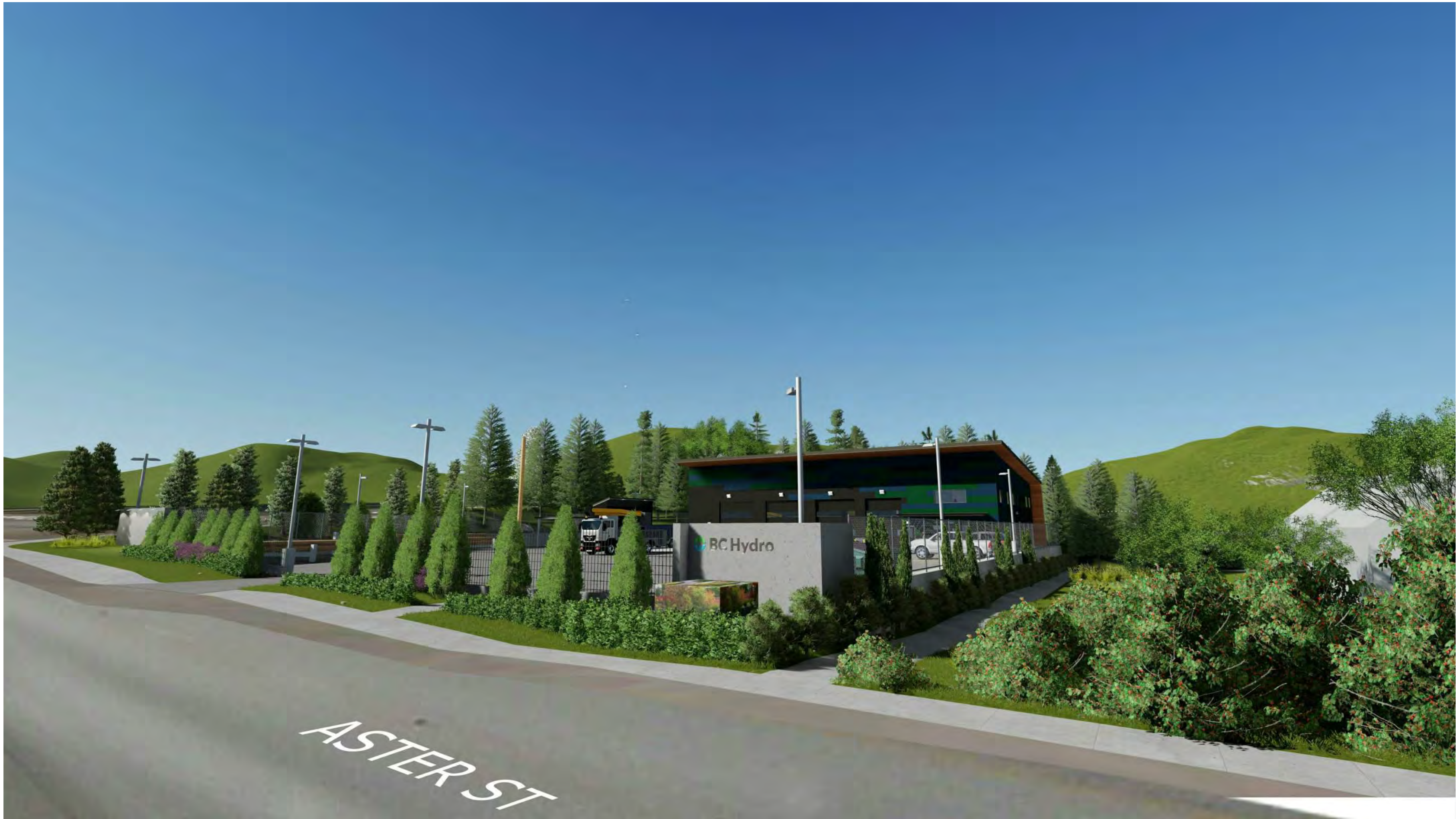
ASTER AND DOGWOOD



VIEW FROM ASTER ST.



SOUTH WEST CORNER



VIEW ACROSS ASTER ST.



MAIN YARD - SOUTH AND WEST FACADE

Pemberton Field Office Information Session Summary: October 26, 2017

Background

On October 26, 2017, BC Hydro held an information session at the Pemberton & District Community Centre. The purpose of the session was to share the proposed design for our new field office on Aster Street with Pemberton residents, and seek feedback about their interests and considerations regarding the project.

At the session we provided information on:

- background of current location;
- drivers for the new building;
- our operational criteria, the studies we conducted, and the results of the studies; and,
- the proposed design and site layout.

Written submission forms were available on site and all attendees were encouraged to provide comment.

Notification

Initially, the information session was scheduled for the week prior (October 18) with advertisements running in the local paper and at the community roundabout the week of October 9. However, the session was postponed after Hwy 99 was temporarily closed due to weather. For the rescheduled session on October 26, we updated and re-ran advertisements to inform the public of the new date.

Advertisement included:

- **Print:** published in the Whistler Question and the Pique the week prior to the session
- **Signage:** installed at the Pemberton roundabout



Participation

- **~25 people attended, 19 of which signed in**
- **Seven** pieces of hard copy comment forms were received (see Appendix A)

Summary of comments/discussion at information session

Both at the event and through written submissions, most participants expressed support for the project and proposed design of the field office, including vegetation around the facility. Dialogue was generally positive, with participants providing input on a wide-range of interests and considerations regarding the project.

Additional feedback included suggestions regarding the location and alignment with the downtown area, opportunities for the local trades and suppliers on the project, as well as questions regarding parking, access, and possible existing underground pipes and other services in the laneway.

Summary of written comments

The following are key themes from the seven written submissions received at the session. *Note: The number of comments does not equal the total number of respondents as some participants provided more than one comment*

Key themes	Total number of mentions
Building Design: <ul style="list-style-type: none">• Supportive of the building design (6)	6
Landscaping: <ul style="list-style-type: none">• Supportive of the trees and vegetation (2)	2
Laneway: <ul style="list-style-type: none">• Easement and concerns regarding parking and/or access for neighbouring property owners (3)• Questions about infrastructure in the laneway (2)	5
Employment Opportunities: <ul style="list-style-type: none">• Supportive of opportunities and involvement for local trades and suppliers (1)	1
General/Other: <ul style="list-style-type: none">• Supportive of BC Hydro in the community (2)• Support undergrounding lines (1)• Traffic Roundabout (1)	4



BC Hydro Power smart

Pemberton Field Office Information Session
Comments

As a long time resident of
Pemberton & resident on
Fernwood St. I fully support
your redeveloping your site
to accommodate your operations
in the Pemberton Area. Your
development is by far a
better use of the property than
more condos or houses.
The services of BC Hydro are
critical for the community.



BC Hydro Power smart

Pemberton Field Office Information Session
Comments

It's a very aesthetically
pleasing building for an industrial
building.

The more powerlines that can
go underground in Pemberton
the better.

not only as it develops
but in case of emergency.
We are very fortunate to
have you located next
your base of operations
in our village.

Good luck with your
project. I look forward to
seeing it completed.

[Redacted]

[Redacted]



BC Hydro Power smart

Pemberton Field Office Information Session
Comments

There was an "Easement"
written when BC Hydro
Subdivided Property originally
for
for Alley

Where is this?

**BC Hydro**

Power smart

Pemberton Field Office Information Session
Comments

THE STRUCTURE LOOKS CLEAN -

IT WOULD BE A GOOD THING TO

SOURCE THINGS FROM LOCAL LABOUR
AND PRODUCTION.

ALSO - I UNDERSTAND THAT THE

EXPANSION INTO THE ALLEY IS INTO

YOUR OWN PROPERTY - BUT IT DOES HAVE

AN IMPACT ON THE OTHER ALLEY

USERS - A ROAD RATHER THAN A

PATH WOULD SERVE THEM BETTER

**BC Hydro**

Power smart

Pemberton Field Office Information Session
Comments

New Building Looks Nice ✓ Nice

New / Proposed Trees / Shrubs ✓ Nice

→ Issues: Water Pipes across in Alley

: Parking / Access from Alley to
Business / Houses: Sewer Pipe Access ? think alley
too**BC Hydro**

Power smart

Pemberton Field Office Information Session
Comments

The proposed updates
will be an asset to Pemberton.
The design is unobtrusive
and in no way detracts from
any of the neighbouring houses
or buildings. Having Hydro
in the Village is a definite
asset and should be
encouraged.

**BC Hydro**

Power smart

Pemberton Field Office Information Session
Comments

GOOD - LIKE IT!

IMPROVED BUILDING -

LANDSCAPING

WOULD LIKE TO ADDRESS
THE STATION AT ROUND ABOUT

From: no-reply@webguidecms.ca [<mailto:no-reply@webguidecms.ca>]
Sent: Saturday, November 4, 2017 2:46 PM
To: Nikki Gilmore; Sheena Fraser; Elysia Harvey
Subject: Website Submission: Write to Mayor & Council - pemberton.ca

Form Submission Info

First Name: Simon

Last Name: Croak

Street Address: [REDACTED]

PO Box: [REDACTED]

Town/City: Pemberton

Province: BC

Postal Code: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Please attach any related documents (if applicable):

Message to Mayor & Council: RE: BC Hydro re-zoning / building permit application
Firstly, I would like to thank the council and mayor for requiring BC Hydro to hold a public information session regarding their application to re-zone and re-build their field office building on Aster Street. I was present at the information session on the 26th October and reviewed all the documents available. I also discussed the proposals with the representatives from BC Hydro. (Additionally it would be nice if this information was published online for all to see!) My thoughts are that council should NOT approve BC Hydro application. I have the following comments / concerns to highlight: • As our community grows it should be our collective responsibility to protect and improve our downtown core, through new building or redeveloping, great examples of this in the past have been the construction of the “BC liquor store” building and the community barn. Both of these examples are retail / residential / community use buildings and belong in the downtown core, an industrial building / operation does not. • I realize that the BC hydro build was “here first” and that the town has been built around it however this is the perfect opportunity for them to relocate and for the town to “re-claim” this land for future residential / commercial / retail opportunities. • There is a perfectly capable “industrial park” located less than 8KMs away that is ideally suited for this type of operation that has land available for purchase. • According to the materials available at the information session BC Hydro has a long list of requirements for the site on which to build this new office. One of which is that it must not be located on a flood plain so that in the event of a

flood disaster they're able to access supplies / people located at the office to assist in the repair of power equipment. I would like to raise two points about this requirement: o According to BC Hydro's own map their current site on Aster Street is already located on the flood plain albeit on the edge, parts of the industrial park are also on the edge of the flood plain. o I would also ask council to consider this: In the event that Pemberton does suffer a catastrophic flood, how is BC hydro planning to access their current site on Aster Street with vehicles capable of restoring power? Pemberton Portage road would be underwater, as would Prospect Street and Pemberton Meadows Road. Would it not make more sense to be located closer to the highway (at the industrial park) as this important road would be a higher priority to get back open after a flood? • Should we not take this opportunity to remove some of the heavy vehicle traffic from our downtown streets? From memory (plans aren't available online) the design of the new building include upgrades / additions to the vehicle maintenance bays. Does this mean there will be additional trucks driving through our pedestrianized downtown core? What about the existing trucks? Remember for BC Hydro to access most of their service area from their building on Aster Street they have to drive past our Elementary School twice! Once there and once back. • Could the village of Pemberton not incentivize the move to the industrial park with some sort of "land swap" with the SLRD? I'm guessing the SLRD would be open to having BC Hydro located here as this is would be another source of industrial property tax revenue? I look forward to council discussing this matter further. Thanks Simon

**VILLAGE OF PEMBERTON
ADVISORY DESIGN REVIEW COMMISSION MINUTES**

Appendix D

Minutes for the Advisory Design Review Commission of the Village of Pemberton held Wednesday, October 11, 2017 at 5:30pm at 7400 Prospect Street.

MEMBER IN ATTENDANCE: Tracy Napier (Chair)
Caroline McBain
Saad Hassan
Bob Adams
Nicole Brink

REGRETS: Woody Bishop (Chamber Representative)

STAFF IN ATTENDANCE: Lisa Pedrini, Village Planner
Tim Harris, Manager of Operations & Development Services
Sheena Fraser, Manager of Corporate & Legislative Services (minutes)

PROJECT REPRESENTATIVES: Sean Rodrigues, Project Manager, Properties - BC Hydro
David Mate, Agent
Michael Garforth, Kasian Architecture

GENERAL PUBLIC: 0

1) CALL TO ORDER

At 5:52 pm the meeting was called to order.

2) MINUTES

Moved/Seconded

THAT the minutes of the Advisory Design Review Commission Meeting, held Wednesday, September 27, 2017, be approved as presented.

CARRIED

**3) MAJOR DEVELOPMENT PERMIT: DPA010-BC Hydro Field Office/Works Yard
1368 Aster Street**

Mr. Bob Adams declared a conflict of interest, pursuant to section 100 (2) (a) and (b) of the Community Charter, as his company owns property adjacent to the subject property. Mr. Adams left the meeting at 5:53 p.m.

Lisa Pedrini, Village Senior Planner, provided background on the application noting that the applicant has also applied for a Zoning Amendment as the lands are currently legal non-conforming. As the subject property is also within a the Downtown Revitalization Development Permit area, it was recommended by the Advisory Land Use Commission (ALUC) that the Development Permit application process run concurrently with the rezoning process. Ms. Pedrini also noted that the Zoning Amendment Bylaw is currently at 1st reading and will be considered for second reading after the applicants have provided staff with input from the community gathering during a public open house

which is scheduled for Wednesday, October 18th from 5:00 – 6:30pm at the Community Centre.

The applicant was invited to present the project.

Mr. Michael Garforth, architect representing BC Hydro, presented an overview of the form and character of the proposed upgrades to the Field Office lands. It was noted that expansion of the current facility is required to meet the demands of increased staffing and new equipment (trucks) which require larger bays.

Mr. Garforth outlined the following:

- Siting of the new building (set at the back north east corner of the lot)
- Landscaping upgrades and changes
- Size of the building (2 stories)
- Additional aesthetic values (fencing and retaining wall materials and style)
- Building design (aim to maintain a clean form with no roof top units)

Discussion took place respecting the following:

- Impacts to the existing lane access (it was noted that this lane is on the BC Hydro property and that there are no easements or rights of way registered on Title)
- Impacts on parking on Prospect Street if the residents are no longer able to access through the back of their property
- Official Community Plan designation (is it consistent?). It was noted that it is.
- Fencing – desire to see something less industrial looking and more architectural in nature, option to use different materials than those presented especially along Aster Street
- Fencing and landscaping along the east side of the property – how best to screen this area so that it has less impact on the neighbours; is there a way to break up the long wall?
- Public Art – concern that BC Hydro is only providing the space, but not gifting the community with a piece of public art, and that nothing will be placed on the wall
- Lighting – both inside and outside the property – desire to see a more detailed lighting plan that includes fixtures etc. /night light – what will be the evening/winter lit experience?
- White utility box (Pad mounted transformer or PMT) at the entrance – concerns respecting curb appeal – options to screen with landscaping or wrap similar to what is done in Whistler with Chili Thom art
- Landscaping – types of trees, consider keeping the tall cedars along Aster as they screen the site well now, consider a mix of deciduous and conifers
- Security and safety and the impacts those requirements have on the design of the building and fencing
- Desire to make sure that the development of this site does not look too industrial given that it is in the downtown core – the proponents need to make efforts to ensure the application fits in the downtown and meets the DP guidelines, not the other way around

- Concerns about visuals from neighbouring properties and views from the downtown core (desire to see a 3D image)
- Desire to see the building be less industrial and monolithic but it was understood that there are several constraints given the use; the wood soffit was complemented as a welcome addition.

Moved/Seconded

THAT the Advisory Design Review Commission advises Council that it supports the project in principle with further consideration being given to the following:

- a) A lighting plan that includes specifications of fixtures, location of lights and denotes how the art wall will be lit;
- b) Revised landscape plan that proposes more visual interest and better screens the east side of the building.

CARRIED

As a result of further discussion, the resolution was reconsidered and the following motion was made:

Moved/Seconded

THAT the resolution noted above be rescinded.

CARRIED

Further discussion took place respecting the Commissions concerns and comments.

Moved/Seconded

THAT the Advisory Design Review Commission recommends to Council that BC Hydro Development Permit Application (DPA-010) be supported conditional on the applicant providing the following:

- a) A lighting plan that includes specifications of fixtures, location of lights and how the art wall will be lit;
- b) Revised landscape plan that proposes more visual interest and better screens the east side of the building;
- c) A 3D representation of the site and buildings in order to represent views from different areas of the downtown.

AND THAT the Advisory Design Review Commission would like an opportunity to review the revised plans prior to consideration by Council.

CARRIED

4) **NEXT MEETING**

Ms. Pedrini provided an update to the Commission with respect to applications that are pending or expected to be made to the Village for other developments and the corresponding need for more ADRC meetings in the near future. The Commission members agreed that fewer agenda items per meeting for consideration is better than a full agenda as it allows for more time to better consider applications.

Discussion took place with respect to the best day of the week to hold meetings. Village staff will coordinate with current Commission members to determine a preferred day of the week.

5) ADJOURNMENT

At 7:42 pm the meeting was adjourned.

Tracy Napier
ADRC Chair

DRAFT

VILLAGE OF PEMBERTON**BYLAW No. 821, 2017**

Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 466, 2001

WHEREAS pursuant to Section 137 of the *Community Charter* a Council may amend its Zoning Bylaw from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to permit a works yard use in the Town Centre Commercial Zone (C-1) on a site specific basis on Lot 5, Plan 31658, D.L. 203, LLD to allow BC Hydro to upgrade their existing field office/works yard;

NOW THEREFORE the Council of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited as “Village of Pemberton Zoning Amendment (BC Hydro Field Office) Bylaw No. 821, 2017”

2. Village Zoning Bylaw No. 466, 2001 be amended as follows:

a) Section 104. Definitions:

i. by adding the following:

Works Yard

means the use of Land, Buildings and Structures operated by, or on behalf of, the Village of Pemberton, Province of British Columbia or Government of Canada, for the interior and exterior storage, maintenance or repair of buildings, infrastructure, materials or equipment. The use may include office space but excludes communication tower &/or electrical sub-station.

b) Section 306.1 Town Centre Commercial (C-1) Permitted Land Uses:

- i. by adding Works Yard **(g)** to the list of Permitted Land Uses.
- ii. By adding to the list of provisos under Permitted Land Uses: (g) this use shall only be permitted on *Lot 5, Plan 31658, D.L. 203, LLD*, and is not permitted on any other lands in this zone.

READ A FIRST TIME this 25th day of July, 2017.

READ A SECOND TIME this ____ day of _____, 2017.

NOTICE OF PUBLIC HEARING for **Village of Pemberton Zoning (BC Hydro Field Office) Amendment Bylaw No. 821, 2017 PUBLISHED IN THE** _____
on this ____ day of _____ 2017 and **PUBLISHED IN THE** _____ on this
____ day of _____ 2017.

PUBLIC HEARING HELD this ____ day of _____, 2017.

READ A THIRD TIME this ____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Mayor
Mike Richman

Corporate Officer
Sheena Fraser

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a) Section 104. Definitions:

- i. by adding the following in alphabetical order:

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b) Section 312.1 Public (P-1) Permitted Land Uses:

- i. by adding Works Yard **(a)** to the list of Permitted Land Uses.
- ii. By adding a list of provisos under Permitted Land Uses: (a) this use shall only be permitted on *Lot 5, Plan 31658, D.L. 203, LLD*, and is not permitted on any other lands in this zone.

c) Schedule A – Zoning Map is amended by rezoning the subject property
“Lot 5, Plan 31658, D.L. 203, LLD” from C-1 to P-1, as per the attached
Schedule 1, which is attached to and forms a part of this bylaw.

READ A FIRST TIME this 25th day of July, 2017.

READ A SECOND TIME this ____ day of _____, 2017.

NOTICE OF PUBLIC HEARING for **Village of Pemberton Zoning (BC Hydro Field/Works Yard Office) Amendment Bylaw No. 821, 2017** **PUBLISHED IN THE**
_____ on this ____ day of _____ 2017 and **PUBLISHED IN THE**
_____ on this ____ day of _____ 2017.

PUBLIC HEARING HELD this ____ day of _____, 2017.

READ A THIRD TIME this ____ day of _____, 2017.

ADOPTED this _____ day of _____, 2017.

Mayor
Mike Richman

Corporate Officer
Sheena Fraser

Schedule 1

