



ADRC AGENDA

ADVISORY DESIGN REVIEW COMMISSION

Agenda for the Advisory Design Review Commission Meeting of the Village of Pemberton to be held Wednesday November 6, 2019 at 6:00 pm at 7400 Prospect Street.

	Page
1. CALL TO ORDER	
2. APPROVAL OF AGENDA	
3. APPROVAL OF MINUTES	
• Minutes of the ADRC Meeting of March 14, 2019	2 - 7
4. MAJOR DEVELOPMENT PERMIT – DPA116 Prospect Street	8 – 22
• Harmony Reach Village (“Wye Lands”) Mixed Use Development –Cameron Chalmers, Contract Planner	
• Appendices: https://www.pemberton.ca/public/download/files/101663	
	23 -
5. NEXT MEETING	
6. ADJOURNMENT	

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

Minutes for the Advisory Design Review Commission of the Village of Pemberton held Thursday March 14, 2019 at 6:00 pm, at 7400 Prospect Street.

MEMBERS IN ATTENDANCE: Lisa Ames
Jacaranda Kruckewitt (Chamber Representative)
Allie Shiell
Brian Dorgelo

ABSENT MEMBERS: Caroline McBain
Annie Oja

STAFF IN ATTENDANCE: Nikki Gilmore, Chief Administrative Officer (CAO)
Lisa Pedrini, Senior Planner (minutes)
Cameron Chalmers, Planning Contractor
Andrew Robertson, ISL Landscape Architect

PROJECT REPRESENTATIVES:

DPm Pemberton Hotel
Dennis Maguire, Architect
De En De, Bison Group (Pemberton Hotel)
Olga Prokopenko, Pemberton Hotel Manager

GENERAL PUBLIC: 0

ORIENTATION

At 6:06 pm Cameron Chalmers, Contract Planner, facilitated an orientation session for the new members and a refresher for others. The Presentation outlined the role of the ADRC (advisory capacity not decision-making), expected decorum, consensus-based decision making, formulating resolutions, format of development application review, and how ADRC recommendations are handled by Staff.

The Commission meeting format will be as follows:

- a) Staff Presentation
- b) Questions of Clarification

- c) Applicant Presentation
- d) Go around the table twice to give individual Commission members to ask questions of the Applicant or Staff
- e) Formulate Resolution.
- f) Mover, Seconder and Vote (“All in Favour”?)

1) CALL TO ORDER AND ELECTION OF CHAIR

At 6:20 pm the meeting was called to order. A round of introductions was made. Election of Chair took place, as no nominations were received, volunteers were sought. Lisa Ames volunteered to act as Chair for 2019.

Moved/Seconded

THAT Lisa Ames be appointed Chair of the ADRC for 2019.

CARRIED

2) APPROVAL OF THE AGENDA

Lisa Pedrini, Senior Planner requested that item no. 7 – Presentation of Downtown Enhancement Plan - be moved ahead to item no. 4.

Moved/Seconded

THAT the agenda be approved as amended to move item No. 7, Downtown Enhancement Plan presentation to follow the adoption of the minutes.

CARRIED

3) MINUTES

Moved/Seconded

THAT the minutes of the Advisory Design Review Commission Meeting, held Wednesday, November 21, 2018, be approved as presented.

CARRIED

4) PRESENTATION OF THE DOWNTOWN ENHANCEMENT PROJECT

Nikki Gilmore, CAO, presented an overview of the Downtown Enhancement Project explaining the purpose is to rehabilitate roads, improve walkability and create storm water management in the Downtown. The project consists of new paving, installing pervious paving surfaces on Frontier Street South, decommissioning the failing asbestos concrete watermain in John Currie Lane and replacing it with PVC piping, creating green infrastructure such as detention ponds, bioswales in order to recycle and reduce run-off, installing sidewalks, street trees and new lighting to improve pedestrian safety. Gilmore advised that as this is an infrastructure project it is exempt from the Development Permit requirements.

Gilmore presented a project timeline which shows the work beginning with mobilization on March 26, 2019 and a phased approach by street, with an overall project deadline of October 31, 2019.

Discussion took place regarding the following:

- Timing of the proposed Fougberg Park parking lot development: Gilmore explained that completing the Downtown Enhancement Project is the priority. Once the enhancement project is complete, Staff will be in a better position to assess the need for additional parking spaces. If it is determined that there is a need to consider more parking spaces in the downtown core, the development of a small parking lot at Fougberg Park would be considered through the Development Permit process which will include referral to the ADRC and a Public Information Session.
- Project Budget
- Electric Car charging stations in the Downtown: Staff advised that the project does not contemplate charging stations but that two new charging stations are proposed for the Village's Park and Ride, planned for the parking lot to be located on Lot 13 – the future Agricultural Park next to Signal Hill Elementary.
- Vision of the Detention Ponds: Andrew Robertson, ISL Engineering, explained that these will basically be vegetated basins with plantings and boulders within; on the south side of Birch the smaller detention pond will be 1.2 m deep to meet pipe elevations; on the north side in front of the barn, the pond will be 2.5 m deep to contain the cistern. The purpose of these detention ponds is to allow natural stormwater infiltration, and reuse the water for irrigation purposes.

5) MINOR DEVELOPMENT PERMIT: DPm113 Pemberton Hotel – Prospect Street

Lisa Pedrini, Senior Planner, provided the background on the application and advised that the applicants were applying for a minor Development Permit in order to make exterior improvements to the Pemberton Hotel to facilitate six new Hotel Rooms and a Cannabis Retail Store. The exterior changes include new windows and doors, new shingle cladding to the rear exterior application to match the existing North Wall and landscaping at the rear to screen the parking lot.

Ms. Pedrini introduced Dennis Maguire, Architect for the Pemberton Hotel project, to further present the changes and rationale to the ADRC.

Discussion took place respecting the following:

- The small size of some hotel rooms. It was explained that the Architect had to work within the constraints of the load bearing pillars and this limited the dimensions of some of the hotel rooms
- The question was raised as to whether hotel rooms constitute habitable space and if this is impacted by the Flood Construction Level (FCL). Staff advised that normally commercial space is not held to the same occupancy standard as a dwelling unit, unless the Village of Pemberton had a special policy, but this will be confirmed. The Architect noted that if a flood were to occur, occupants could vacate and would not risk the type of personal damage experienced by a home owner. The owner of the Hotel would incur the damage, rather than the hotel guest(s).¹
- It was noted that the height of the stairs to each building entrance is 14” above the sidewalks. Staff will determine if the FCL is impacted.
- It was noted that the proposal calls for screening in the form of a landscaped buffer at the rear of the building, but there is no landscaping proposed at the front of the building. Staff noted that the Hotel frontage is at 0m of the property line and therefore any landscaping would have to be located on the municipal right-of-way (sidewalk), which is being widened and will include a utility strip with new trees being planted as part of the Downtown Enhancement Project taking place this year.
- The additional hotel rooms located at the front of the property do not allow for much separation from room to street, similar to a motel and the front is rather stark being devoid of plantings. The Architect explained that he is working with existing structural openings and has designed the entrances to be recessed into the building to allow an interior landing.
- Would the changes impact the amount of required parking? Pedrini explained that given the age of the building and since the original footprint of the building has not been extended, the parking is grandfathered under a previous bylaw. Maguire also noted that the required number of parking spaces for a hotel room is one (1) per room, which is less than the required number of parking spaces for retail space per square metre.

Moved/Seconded

THAT the ADRC recommends that the Interim Manager of Development Services approve the Minor Development Permit (DPm) No. 113 to facilitate exterior improvements to the Pemberton Hotel based on the following conditions:

1. Submission of a satisfactory landscaping plan including details of the proposed irrigation;

¹ STAFF NOTE: It has been confirmed that hotel rooms are considered habitable space by the Village’s Chief Building Official.

2. Submission of a quote & bonding in the amount of 120% of the cost of installing the landscaping improvements;
3. Confirmation from Staff that the hotel room portion of the project either meets the flood construction level (FCL) or is exempt (not considered habitable space under the Building Code).

CARRIED

6) MAJOR DEVELOPMENT PERMIT – Preliminary Review Harmony Reach Village (Mixed Use Development) - Wye Lands

Cameron Chalmers, Planning Consultant, provided information and background on the proposed mixed use development in the Town Centre zone. The property is known as the Wye Lands and is located at the terminus of Prospect, Pioneer and Frontier Streets, and the developable portion is bounded by the CN Railway ROW and the Pemberton Creek dyke. A Major DP application was received in January 2019. An earlier iteration of the proposal was returned to the applicant as the design was not prepared by a Registered Architect in the Province of BC (as required by the *Architects Act*.)

The DP has been referred to internal and external stakeholders but is not yet ready for full ADRC referral. At this time, Staff is presenting the proposal to the ADRC for information and preliminary review comments. The Planning Consultant presented a slide show showing the proposed site plan, building elevations and landscape plan.

Discussion took place respecting the following:

- How much commercial space is required by the Zoning Bylaw? This development appears to focus more on townhouses than commercial uses. Micro-commercial would be a new concept for Pemberton and would suit lone business people (accountants, bookkeepers, office use, massage therapy, etc.)
- The density of the project (80 units) seems reasonable given the size of the property but not in its present form.
- The lack of different building typologies is concerning, need a better mix of unit types.
- There must be a better way to place the buildings on the land to respond to the shape of the property and take into account the context of the site. Something “less blocky”.
- Having one robust playground / communal greenspace / centre courtyard would be better than having three small play areas that appear to be sited on left-over bits of land.
- Driveway aprons and exterior parking close to the units are essential to the Pemberton lifestyle as everyone stores their “toys” in the garage.

- Difficult to determine who the target market for the project is – are these geared toward low income families? Will they be marketed as affordable housing? Marketing support would be helpful to understand the Pemberton market better.

Moved/Seconded

THAT the Advisory Design Review Committee recommends to Council that Staff continue to work with the applicant to advance the Development Permit Application, with particular regard to the following recommendations before formal consideration by the ADRC:

1. Reconsider massing of townhouse blocks, the linear orientation and lack of articulation of buildings;
2. Include a range of unit types and building typologies;
3. Revisit communal greenspace and consolidate smaller spaces into one large space to serve the entire neighbourhood;
4. Consider solar orientation for buildings and public spaces;
5. Consider driveway parking;
6. Consider a range of materials;
7. Additional details and consideration of architectural features;
8. Reconsider buildings' architectural approach to something that is authentic to Pemberton;
9. Focus on livability and the Pemberton lifestyle.

CARRIED

7) NEW BUSINESS

There was no new business.

8) NEXT MEETING

Ms. Pedrini suggested the Commission members set a monthly standing date for the ADRC meeting, to avoid conflicts. If there were no items the meeting could be cancelled. Staff will bring this item back for full ADRC discussion at the next meeting. In the meantime, Staff will conduct a Doodle Poll to find a suitable date for the next meeting.

ADJOURNMENT

At 8:31pm the meeting was adjourned.

Lisa Ames
Chair

Date: November 6, 2019

To: Advisory Design Review Commission

From: Cameron Chalmers Consulting Inc., Contract Planner

Subject: Major Development Permit No. – Harmony Reach (Wye Lands)

The Village received a Development Permit application from Vincent Donegan to develop a 68-unit multi-family residential townhouse project in the downtown area. The development is proposed on Lot 1, District Lot 7826, Lillooet District, Plan KAP77917 and Lot A, District Lot 203, Lillooet District, Plan EPP. The lands are currently zoned Commercial Town Centre (C-1) and accordingly, the application is for Development Permit only. The Development Permit is required under the Village of Pemberton Official Community Plan and specifically Development Permit Areas No. 1 Environmental Protection and No. 4 Downtown Revitalization. The purpose of this report is for the Advisory Design Review Committee to make recommendations to Council respecting the proposed Development Permit application.

BACKGROUND

The subject lands are located adjacent to the downtown core as shown on the cover page of the DP drawing submission in attachment 1. They are located at the south terminus of Pioneer Street, Prospect Street and Frontier Street. The lands are 31,666.2 square metres (3.167 Hectares/7.82 acres) in area and span Pemberton Creek. They are bordered by Village Hall, Pioneer Park and residential development to the north, the CN rail tracks to the east, undeveloped lands to the west and the development will be bordered by Pemberton Creek to the south.

The subject lands are designated Downtown in the Village of Pemberton Official Community Plan and are zoned C-1 in the Village of Pemberton Zoning Bylaw. The intent is to develop the lands under the existing policy structure. Accordingly, the project will be subject to two Development Permit Area Guidelines in the Village of Pemberton Official Community Plan. The first is Development Permit Area No 1: Environmentally Sensitive Lands which establishes guidelines for the regulation of development adjacent to watercourses. The second is Development Permit Area No. 4: Downtown Revitalization to regulate the form and character of buildings and landscaping in the downtown area. These guidelines are assessed in more detail later in this report. The ADRC is being asked to provide recommendations rooted in the Development Permit Area Guidelines.

Following a lengthy preapplication process, the application submission was received on March 25, 2019 and has been referred internally and to external agencies. Since submission, the application has gone through several additional iterations to more closely align the proposal with the DPA guidelines and to ensure the drawings were prepared by suitable professionals in an acceptable form.

The proposed development also appeared on a previous ADRC Committee meeting on March 25, 2019 at which the ADRC passed the following recommendation:

THAT the Advisory Design Review Committee recommends to Council that Staff continue to work with the applicant to advance the Development Permit Application, with particular regard to the following recommendations before formal consideration by the ADRC:

- 1. Reconsider massing of townhouse blocks, the linear orientation and lack of articulation of buildings;*
- 2. Include a range of unit types and building typologies;*
- 3. Revisit communal greenspace and consolidate smaller spaces into one large space to serve the entire neighbourhood;*
- 4. Consider solar orientation for buildings and public spaces;*
- 5. Consider driveway parking;*
- 6. Consider a range of materials;*
- 7. Additional details and consideration of architectural features;*
- 8. Reconsider buildings' architectural approach to something that is authentic to Pemberton;*
- 9. Focus on livability and the Pemberton lifestyle.*

CARRIED

SITE DESCRIPTION

The 3.167 ha. site is located between the southern edge of the downtown and Pemberton Creek, immediately adjacent to the Village Hall and Pioneer Park. Access is proposed from Frontier and Prospect Streets. A system of public and strata roads will provide circulation through the project area.



The lands are presently undeveloped, treed and are gently sloping to flat. The site was formerly treed but has been cleared by the proponents in anticipation of future development.

A Project Information Sign has been placed on the site as per Schedule G of the Village's *Development Procedures Bylaw No. 725, 2013*.

BRIEF DESCRIPTION OF THE PROPOSAL

As illustrated in **Appendix A**, the proposal is to develop sixty-nine (69) two-bedroom residential townhomes in twelve buildings. The buildings fronting the newly recreated public road (Blocks BA, B3, and B3 are proposed mixed use buildings with micro-commercial on the ground floor and residential townhomes above. An amenity building and caretaker's suite are also included.



The proposal would create a total of 10,700 sq. m (115,173.8 square feet) of built space and is within permissible building density and site coverage as per the C-1 zone. The micro-commercial spaces contemplated in the proposal are arranged in a live-work arrangement with the commercial fronting the public street and the residential above. In total, the project includes a modest 500 sq.m. (5,382 sq. ft) of commercial in Blocks B1, B2 and B3.

The proposed buildings are within the building envelope and setback requirements in the C-1 zone and no variances have been requested to accommodate the built form.

Parking will be provided in two-car tandem garages and along the frontage of the commercial development. The drawings are unclear whether some of the residential driveways will be considered parking stalls and the proponent will be asked for additional information; however not all of the units will have ample driveways for parking. The proposal also provides visitors parking. The parking provided exceeds bylaw requirements.

The primary consideration for the DP is for form and character of the buildings and the landscaping. The proposal includes two general building typologies. The first is the mixed-use commercial/residential buildings and are identified on the site plan as Block “B” buildings. The second type are the Block “A” buildings and there are nine of this building types proposed on the site.

The Block B buildings contain between 5 and 8 units per building and are characterized by predominantly glazed commercial frontages at grade with flat-roofed residential on the second and third storeys as shown on the following frontage elevation:



The Block B buildings have residential access and garage access from the rear lanes.

The Block “A” buildings replicate the general massing and form of the Block “B” buildings but have residential access and garage access as the front of the buildings.



Both the Block B and Block A buildings display the same general architectural characters and features. The buildings are articulated by exterior decks and patios and façade variation of the exterior walls. The rooflines are flat-roof type with architectural features to break up the massing of the buildings. Siding materials are a mix of horizontal metal and cement board. The proponent

has provided a colour and materials board as part of the submission which is attached to the drawing set and identifies four colour schemes.

The landscape features a children's play area as the visual terminus of Prospect Street which will serve as the main entrance. This will also provide a strong pedestrian connection to the newly created public walkway along Pemberton Creek which is the feature of a series of the internal pathway network to provide public access to Pemberton Creek and to service the occupiers of the development. The remaining landscape is a mix of semi-private front and rear yard landscaping typical of a townhouse complex.

COMPLIANCE WITH ZONING BYLAW

Commercial Town Centre (C-1)

The subject property is zoned Commercial Town Centre (C-1). The following is an assessment of the proposal in the context of the Zoning Bylaw requirements:

- a) Mixed Commercial/Residential is a permitted land use in the C-1 zone in the form presented in the application.
- b) The proposal is below the maximum 2.00 FAR density permitted on the site, and the maximum site coverage of 75%.
- c) The building would comply with the front, rear, north interior and south interior lot line setback requirements.
- d) The buildings comply with the 10.5 metre maximum height requirements of the zone.
- e) The proposal exceeds the required parking standard of 162 parking stalls, providing 212 spaces.

Accordingly, the application is not seeking any variances to the Zoning Bylaw.

COMPLIANCE WITH DEVELOPMENT PERMIT GUIDELINES

The subject property is situated within two Development Permit Areas: No. 1 Environment, and No. 4 Downtown Revitalization. The DPA 1 guidelines are due to the proximity of the proposed development site to Pemberton Creek. The DPA No. 4 guidelines address the form and character of buildings in the downtown, and particularly address siting, building form, open spaces, circulation & parking and streetscape improvements & landscaping. The guidelines can be found in the Village's Official Community Plan, Bylaw 654, 2011, Section 7.0 – Development Permit Area Guidelines (p. 39) by following this link: <https://www.pemberton.ca/public/download/documents/36999>

The Design Review Committee shall review the proposal against the guidelines and provide comments on compliance with the DPA # 1 and 4 guidelines. The applicants have also been asked to voluntarily comply with DPA #6 Multi-family and/or Commercial Development Guidelines which will be considered through the final review of the application.

The following table summarizes Staff’s initial review of the application against the applicable DPA guidelines:

Applicable Guideline	Comments
<i>Environmental Protection Objectives: 7.1.1</i>	
<ul style="list-style-type: none"> • Identify, conserve, rehabilitate and protect sensitive habitats and important ecosystems ; 	<p>The Proponents have provided a Riparian Areas Assessment that identifies a minimum 15 metre setback from Pemberton Creek which will address the Environmental Protection DPA Guidelines in accordance with the Riparian Areas Regulation.</p>
<ul style="list-style-type: none"> • Ensure that when reviewing proposals for future development, resource activities and infrastructure projects the planning will proactively avoid, or if appropriate mitigate sensitive habitat and important ecosystems; 	<p>As Above</p>
<ul style="list-style-type: none"> • Identify riparian areas that must remain free of development, including the disturbance of soils and vegetation, in order to protect fish habitat. 	<p>As Above</p>
<i>Environmental Protection Guidelines: 7.1.2</i>	
<p>a) Submit an Environmental Assessment prepared by a qualified environmental professional identifying the possible impacts and proposed mitigation of the proposed development. The qualified environmental professional shall have the required expertise related to the environmental issues of the proposal. The terms of reference for the Environmental Assessment are included as Schedule C</p>	<p>As Above – the RAR Assessment has been completed by a Qualified Environmental Professional as defined in the Regulations.</p>
<p>b) Mitigation may be required where there may potential for damage to the natural environment during the approved construction; or to retain, resolve or replace native vegetation.</p>	<p>As Above – The riparian areas will be subject to the landscape plan submitted with the DP application.</p>
<p>c) Development shall include construction management plans indicating how non disturbance areas will be protected during construction such as preventing encroachment (fencing), erosion and sedimentation, storage and</p>	<p>As Above – A more detailed construction management plan will be required as a condition of DP issuance.</p>

<p>maintenance of vehicles and controlling invasive plant species.</p>	
<p>d) Require monitoring reports at the expense of the applicant/developer by a qualified environmental professional during construction to ensure the conditions of the Development Permit have been fulfilled</p>	<p>As Above – This will be included in the DP conditions.</p>
<p>e) Development shall result in no net increase in post development surface water flows and impermeability and not affect the quality of water available within the non-disturbance area unless specified in the development permit.</p>	<p>As Above</p>
<p>f) Consider wildlife crossing whenever protected wildlife corridors are interrupted by roadways, as determined by the environmental assessment.</p>	<p>As Above – the RAR assessment is limited to aquatic species. A full environmental assessment is not required given the OCP and zoning designations. Additionally, the site is already denuded of vegetation and habitat.</p>
<p>g) Encourage landscaping plans that include the retention, mitigation or replanting of native vegetation.</p>	<p>As Above – the landscape plan contains a mix of native and non-native species.</p>
<p>h) Site Alteration– Mitigate the impacts of a new development specifically related to site clearing, preloading and ongoing construction activities and in accordance with the approved environmental impact assessment, by:</p> <ul style="list-style-type: none"> • landscaping, screening or fencing the site should be provided, if the site works include the removal of an existing vegetated buffer to a public road; • identifying the re-routing of any pedestrian/trails and temporary construction and emergency service access (if applicable also achieve approval from the Ministry of Transportation and Infrastructure); • identifying the location of any construction offices and related parking (preference to locate within existing development, limit use of temporary trailers); • indicating the location of storage areas and type of materials to be stored, as well as garbage/waste/recycling containers. Such storage shall not be attractants to wildlife; and 	<p>A site alteration permit has already been issued and the site cleared.</p>

<ul style="list-style-type: none"> • identify a timeline for the completion of mitigation works outlined above that may include posting security to guarantee the proposed site alteration enhancements prior to the issuance of the Development Permit. 	
<p>General Form & Character Objectives (7.4)</p>	
<p>a) To provide a unifying and functional framework for quality and effectively integrated multi-family, mixed use (multi-family/commercial) and commercial development; and</p>	<p>The proposal attempts to create a comprehensive multi-family complex including mixed use commercial and open spaces.</p>
<p>b) Showcase the area’s natural features, heritage landmarks, open spaces and parks.</p>	<p>The proposal includes a walkway adjacent to Pemberton Creek to provide access along this natural feature and to points beyond.</p>
<p>4.1.2 General Form & Character Guidelines 7.</p>	
<p>a) Siting - Development should recognize and complement the site’s existing conditions, topography, natural vegetation, hydrology, solar exposure, site circulation and view corridors.</p> <ul style="list-style-type: none"> • Design for solar exposure to public and private spaces (summer shade and winter sun) and define and enhance the street edge in the placement and design of buildings and open spaces. • Provide a strong visual and physical relationships to pedestrian walkways and public spaces and provide opportunities for natural surveillance (eyes on the streets and open spaces). • Achieve privacy for residential units through inset balconies, decks and patios, and screening. • Provide barrier free access. 	<p>The proposal responds to the relatively flat site with a mix of building alignments dictated by the proposed road network. Common open spaces are generally south-facing with solar access.</p> <p>The site is organized with a strong pedestrian and visual spine between Pioneer Street and Pemberton Creek.</p> <p>Residential units will have moderate privacy.</p> <p>Barrier free access through the site will be possible and confirmed at the detailed design stage.</p>
<p>b) Building Form – Buildings are to be consistent with Pemberton’s small town character and reflect its rural traditions of strong, simple and functional building forms. It is not the intent that the Village adopt a specific architectural style or theme.</p>	<p>The proposal includes an architectural vernacular that is generally simple and functional with flat-roofs with vertical elements to add relief. Building walls are articulated to add interest while maintaining a simple building form.</p>

<ul style="list-style-type: none"> • Provide a cohesive design program for the development (i.e. structural, mechanical, lighting and landscaping). • Avoid blank walls which are visible from the street or parks which lack architectural detailing • Reduce the mass and scale of buildings through design features such as variations in roof form, wall recesses/projections, texture/colour, vertical accents, windows, balconies dormers and facade detailing. • Design buildings to positively address the public realm on street frontages and sidewalks. • Encourage decks, balconies and porches to provide sunny, usable outdoor spaces. • Create interest with the roof structure using architectural features such as chimneys, cupolas, towers and venting. Roof mounted equipment should be concealed from pedestrian viewpoints. • Provide visual variety along streetscapes by varying individual unit designs. • Face main entrances to the street, being clearly visible and directly accessible from the sidewalk. Entrances should reinforce proximity to grade level, particularly avoiding multi-storey features. Diminish the appearance of garage doors from public streets. • Preference for side by side, up and down or staggered unit configuration to maximize the number of units facing the street. • Create interest by varying use of the building’s scale, modulation, materials and colour in the placement and detailing of elements such as bay windows, entrances, lighting, graphics and street furnishings. 	<p>The proposed development has two typologies. The mixed use buildings feature glazed commercial frontages on the public streets to enhance the public realm from the public streets. The residential buildings address internal strata roads in a consistent manner.</p> <p>All buildings feature decks and most have patio spaces to provide usable outdoor spaces.</p> <p>Though the building forms are consistent between the two typologies, the scale of buildings varies with the number of units proposed to break uniform massing. Four related but different colour pallets will further enhance visual interest.</p>
<p>c) Construction Materials – The building should be sufficiently durable to withstand Pemberton’s varied climate</p>	<p>Building materials are generally hearty with the use of cementitious board and metal as the primary exterior finishing materials.</p>

<p>while also exhibiting quality construction and a small town character:</p> <ul style="list-style-type: none"> • Use exterior materials that have been traditionally applied and/or are durable for the area including stone, wood, brick, and glass. • Discourage the use of the following exterior building materials: vinyl siding, plywood, particle board and synthetic materials such as cultured stone. Stucco and tile for large areas should be discouraged. • Use well designed window treatments of articulated wood, stone or metal details. Relective or heavily tinted glass and snap-in muntin bars are not recommended. • Apply exterior building colours that complement nature’s spectrum; earth hues and the natural colours of foliage grass, sky and woods: • Brighter colours may be appropriate as accents such as doorways, window frames, signs, graphics, store fronts and/or displays. • Ensure approval of all playground and park infrastructure by the Canadian Standards Association. • Complement neighbouring roof lines/pitches. Brightly-coloured metal roofs are discouraged. • Anchoring buildings with continuous durable inishing providing a sense of permanence and protection from street level impacts. • Wood rooing (Class A) will not be permitted under any circumstances as per the Village’s Building Bylaw. • Use muted or natural roof colours and where appropriate 	<p>The application includes four colour palettes of earthen hues.</p> <p>The mixed use buildings feature significant glazing of the commercial frontages, with glazing wrapped around corner units.</p>
<p>d) Streetscape Improvements and Landscaping – The development should provide amenities for residents and visitors, while also adding interest to the street and showcasing local businesses.</p> <ul style="list-style-type: none"> • Incorporate planting consistent with the Village’s standards contained within the Plant List. • Consider four season landscaping for both aesthetics and maintenance reasons. • Appropriately design, protect and select durable landscaping as not to 	<p>The proposal includes a micro-commercial street frontage along public streets which will add character and commercial options to the downtown suitable for local businesses.</p> <p>The landscape plan attached to the DP submission includes and appropriate level of landscaping for ornamentals and open spaces. A detailed review of the planting list has not yet been undertaken.</p> <p>Irrigation of landscaping will be a requirement of the DP.</p>

<p>be harmed by snow clearing or other maintenance works (i.e. sweeping).</p> <ul style="list-style-type: none"> • Prioritize the retention of existing trees and vegetation • Accommodate grading on individual properties, minimizing cut and fills and discourage retaining walls. • Incorporate Low Impact Development Techniques into site, service and landscape planning • Provide irrigation for all landscaped and open areas • Incorporate landscaped areas within parking lots to break up large paved areas. The landscaped areas can also be used in the winter for snow storage 	
<p>e) Circulation and Parking - A development's accommodation of internal and external vehicular circulation, parking and servicing is an important consideration in the functioning and accessibility of the project.</p> <ul style="list-style-type: none"> • Screen or camouflage from public view all exterior services including utility tanks, hydro transformers, gas installations, garbage and recycling containers, • preferably with a durable fenced enclosure, landscaping or printed art or images. • Ensure that garbage and recycling receptacles and dumpsters are provided and • located within a lockable building (bear proof). • Accommodate efficient snow removal, including designated snow storage and • drainage areas for access roads, loading and parking areas 	<p>The proposal includes residential parking within enclosed garages and visitor parking throughout the site. The commercial component will have street-front parking. There are not substantial areas of surface parking, and the parking areas will be complemented by landscaping.</p> <p>Additional detail on snow storage and drainage is required.</p>
<p>f) Snow Management – Site and building design shall mitigate the challenges related to freezing temperatures and precipitation. All developments shall manage snow through the site plan design and building form.</p> <ul style="list-style-type: none"> • Restrict snow from dumping or being dumped onto adjoining streets, sidewalks and right of ways. • Mitigate freeze / thaw cycle impacts including snow shed, roof drip, 	<p>Additional snow management details are required through the permitting process; however, the general site plan arrangement reflects the guidelines. Further, the roofs are generally flat which will mitigate snow-shedding and freeze-thaw concerns.</p>

<p>icicles, ice dams, and water infiltration.</p> <ul style="list-style-type: none"> • Prevent roofs from shedding towards pedestrian walkways, points of entry and loading or parking areas. 	
<p>g) Lighting - Provide a lighting plan for new development. Fixtures on public roads shall be in accordance with Village Lighting Standards, while lighting on private property should be down shielded, as to illuminate only the desired display, pedestrian corridor, sign or building feature. Flashing, blinking or coloured lighting except for festival lighting is not supported.</p>	<p>Additional lighting details are required.</p>
<p>h) Crime Prevention Through Environmental Design Principles - Development shall comply with the following principles:</p> <ul style="list-style-type: none"> • Provide clear border definition of controlled space. • Provide clearly marked transitional zones that indicate movement from public to semi-public to semi-private to private spaces. • Locate vehicle and pedestrian access points, gathering areas and loitering areas to locations with natural surveillance in order to increase safety and perception of safety of users, and increase risks (deterrent) to offenders. • Design and land use should relate to the context of on-site land uses and structures, immediate adjacencies, and the surrounding neighbourhood. • Site landscaping should have clear sight lines, prevent concealment, direct users safely, be permeable and maintain relationships (eyes on street). • Re-designate the use of space to provide natural barriers to conflicting activities • Seek land use mix that promotes natural surveillance. • Overcome distance and isolation through improved communication, break-up large impersonal space, enhance sight lines, provide a range 	<p>The proposal appears to conform with generally accepted CPTED principles.</p>

<p>of land uses, and offer legitimate activity generators.</p> <ul style="list-style-type: none"> • Avoid building designs, public amenities/services and street furniture that create excuses for loitering, nuisance and criminal behaviour. 	
<p>i) Site Alteration – Mitigate the impacts of a new development specifically related to site clearing, preloading and ongoing construction activities by: landscaping, screening or fencing the site should be provided, if the site works include the removal of an existing vegetated buffer to a public road;</p> <ul style="list-style-type: none"> • identifying the routing of any pedestrian/sidewalk detours and temporary construction and emergency service access (if applicable also achieve approval from the Ministry of Transportation and Infrastructure); • identifying the location of any construction offices and related parking (preference to locate within existing development, limit use of temporary trailers); • indicating the location of storage areas and type of materials to be stored, as well as garbage/waste/recycling containers. Such storage shall not be attractants to wildlife; and • identify a timeline for the completion of mitigation works outlined above that may include posting security to guarantee the proposed site alteration enhancements prior to the issuance of the Development Permit 	<p>A Site Alteration Permit has already been granted and the site cleared and graded.</p>
<p>DPA 7.4 Downtown Revitalization (7.4.2)</p>	
<p>Downtown Revitalization Objectives (7.4.2.1)</p>	
<ul style="list-style-type: none"> • Enhance Pemberton’s authentic identity by providing a framework for the character and form of buildings, landscaping, streetscapes and circulation. 	<p>The building form and character is generic, but efforts have been made to create an articulation and roof form becoming of the Pemberton identity.</p>

<ul style="list-style-type: none"> • Create a strong sense of arrival to the Pemberton community through natural and built gateway elements. 	<p>The entrance feature is strong from Pioneer Street and will form a welcoming gateway with visual permeability. The commercial components of the project are intended to tie the community to the rest of the downtown.</p>
<ul style="list-style-type: none"> • Accommodate and integrate infrastructure needs with parking and transit 	<p>Infrastructure, parking and transit requirements have been considered and will continue through the servicing discussion.</p>
<ul style="list-style-type: none"> • Showcase and enhance the surrounding natural features, heritage landmarks, open spaces and parks. 	<p>The publicly accessible walkway along Pemberton Creek and protection view corridor from Pioneer Street will connect the project to the surrounding natural features.</p>
<p>a) Building Form - Buildings need to create pedestrian interest and memorable buildings by:</p> <ul style="list-style-type: none"> • Select the scale of the downtown with varied yet harmonious façade elements, adding interest to the downtown’s building form. • Avoid interior malls. • Provide a functional roof covering along pedestrian oriented frontages to provide protection from the weather. • Setback covered walkways from the face of upper stories; or extend partially or fully into the public realm. • Coordinate adjoining buildings to maintain visual continuity of eave lines, materials, soffits and fascias. Either avoid the exposure of party walls or consider them as an important design feature. 	<p>The buildings generally reflect the scale of the downtown in that the massing of buildings is broken into multiple buildings, while maintaining continuity through the project in terms of façade and architectural details</p>
<p>b) Streetscape improvements and landscaping – These enhancements provide amenities for residents and visitors, adding interest to the street and showcasing local businesses.</p> <ul style="list-style-type: none"> • Include streetscape fixtures such as street lighting, benches, planters, garage/recycling receptacles, bike racks, and landscaping features. These installations shall be in accordance with Village Streetscape Specifications and be functional, attractive and durable. • Provide sidewalk extensions (“bump outs”) at the intersections of Birch and Frontier Streets, Aster and Frontier Streets, Prospect and Frontier Streets and Birch and 	<p>Additional streetscape furniture and other features should be incorporated into the DP submission for internal streets and will be included in the servicing agreement requirements for the public streets.</p> <p>The landscape plan will create shade areas and a range of pedestrian experiences.</p>

<p>Prospect Streets. These spaces should be activated, where appropriate, for landscaping, seating and public art (but not interfere with pedestrian or vehicle movement).</p> <ul style="list-style-type: none"> • Provide opportunities for sun and shade as well as protection from the elements such as wind, rain and snow. • Encourage site enhancements such as water features, public art, lags, banners and signs, provided they are consistent with village requirements (i.e. sign bylaw). • Permit the installation and maintenance of fixtures (signs, tables, chairs and planters) on public property subject to the encroachment agreement from the Village and/or the Ministry of Transportation. 	
<p>c) Circulation and Parking - A developments accommodation of internal and external vehicular circulation, parking and servicing is an important consideration of the functioning and accessibility of the project.</p> <ul style="list-style-type: none"> • Recognize that the primary function of a laneway is to service the accessing businesses. If appropriate, lanes have a secondary opportunity to provide pedestrian linkages, if safety and security issues can be addressed. • Access service bays, loading docks and garbage/recycling dumpsters from existing laneways and screen utilities from public view. Access should be achievable during all weather conditions. • Provide on-site parking either accessed from the rear of the development (lane) or underground. Parking is not permitted within the front yard setback, however, the enhancement of on-street parking along the frontage of the building is encouraged. 	<p>The proposal will include a new public road connecting Pioneer Street and Frontier Street. This public street will be addressed by ground floor commercial and an enhanced public realm.</p> <p>The micro commercial will not generate significant loading activity, but ample public parking will be provided.</p> <p>The mixed use buildings will gain residential access from an internal strata road and the remainder of the roads will be internal strata roads.</p> <p>Parking is primarily achieved through garages and surface parking for visitor parking.</p>
<p>d) Signage – The installation of signs is intended to provide for business identification and safe travel but also contributes to an active and attractive streetscape.</p>	<p>A preliminary signage program has not yet been developed but will be required before consideration of the DP for commercial units.</p>

<ul style="list-style-type: none">• Provide a comprehensive sign program to ensure that the signs are integrated into and complement the project and the downtown.• Ensure that signs are in accordance with the Village's Sign Bylaw. Variances to the Bylaw may be considered by Council.	

In summary, the proposal is generally compliant with the DPA guidelines subject to some additional refinement. It would be appropriate for the ADRC to provide any recommendations it sees fit to Council in the form of a resolution as follows:

That the Advisory Design Review Committee recommends that Council support proposed Development Permit No. 86, subject to the following recommendations:

- {To be added}

Attachments:

- A. *Architectural and Landscape Drawing Submission*

