

# REZONING APPLICATION

7421-7425 PROSPECT ST



COVER PAGE  
PROSPECT STREET  
PEMBERTON, B.C.

**fitzgerald**  
CONSTRUCTION | DEVELOPMENT

DP000  
PROJECT NO. 1679

**STARK**



PROJECT DATA

PROSPECT APARTMENTS - REZONING APPLICATION

Occupancy : Commercial & Residential
<b>CIVIC ADDRESS:</b> 7421, 7423 & 7425 PROSPECT STREET, PEMBERTON, BC, V0N 2L1
<b>LEGAL DESCRIPTION:</b> LOT 1 DISTRICT LOT 203 LILLOOET DISTRICT PLAN EPP124721
<b>PID:</b> 031-847-226

EXISTING ZONING

<b>ZONE:</b> - C1
SETBACKS : F 0M R 4.5M IS 0M ES N/A
<b>FCL:</b> N/A GEOTECH TO PROVIDE <b>HEIGHT</b> ALLOWABLE PRINCIPAL 10.5M
<b>SITE AREA:</b> 23,538 ft² / 2,186 m² MAX LOT COVERAGE 100%

**GROSS FLOOR AREA PERMITTED:** - / m² OR 2.5 FAR  
(58,845 ft² / 5,466.8 m²)

PROPOSED ZONING

**PROPOSED ZONE:** - CD-XX

SETBACKS : F 0M R 4.5M IS 0M ES N/A
<b>FCL:</b> N/A GEOTECH TO PROVIDE
<b>HEIGHT</b> ALLOWABLE PRINCIPAL 17.5M (MAX 4 STOREYS)
<b>SITE AREA:</b> 23,538 ft² / 2,186 m² MAX LOT COVERAGE 100%
<b>GROSS FLOOR AREA PERMITTED:</b> - / m² OR 2.5 FAR (58,845 ft² / 5,466.8 m²)
PARKING: SEE PARKING COLUMN

PROPOSED BUILDING

PROPOSED LOT COVERAGE 73% (17,263.38 ft² / 1603.82 m² )
DENSITY PROPOSED: 2.1 FAR 49,429.8 SQ FT (4,592.18M²)
UG PARKING & CIRCULATION NOT COUNTED TOWARDS FAR.
AREA: EXCLUDED IN FAR: Underground Parkade : 20,574 ft² / 1,911 m² Circulation: 9,593.88 ft² / 891.3 m²
INCLUDED IN FAR: Commercial Floor 14,034.9 ft² / 1,303.8 m² Residential 1 : 12,810 ft² / 1,190 m² Residential 2 : 12,810 ft² / 1,190 m² Residential 3: 11,900 ft² / 1,105 m²

**TOTAL COMM & RESI** 48,320 ft² / 4,489 m²  
**TOTAL BUILT** 68,894 ft² / 6,400 m²

HEIGHT  
ALLOWABLE 14.9M  
PROPOSED 14.9M

<b>UNIT COUNT:</b> First Floor: 17 Units : 2 Studios (460 ft² - 565ft²) : 12 One Beds (705 ft² - 850ft²) :3 Two Bed (990 - 1150 ft²) Second Floor: 17 Units : 2 Studios (460 ft² - 565ft²) : 12 One Beds (705 ft² - 850ft²) :3 Two Bed (990 - 1150 ft²) Third Floor: 11 Units :5 One Beds (660 ft² - 770ft²) :6 Two Bed (850 - 1150 ft²)
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Unit Summary:  
: 4 Studios  
:29 One Beds  
:12 Two Beds

**Total 45 Units.**

Items requiring creation of CD Zoning:

Unit Breakdown

Studios: 9%  
1 Beds: 64%  
2 Beds: 27%

**Commercial Space :**  
Proposed Approx 10 Units  
CRU 01 : 1630 ft²  
BIKE ROOM 02 : 760 ft² (90 Class A Stalls)  
CRU 03 : 995 ft²  
CRU 04 : 995 ft²  
CRU 05 : 1160 ft²  
CRU 06 : 1300 ft²  
CRU 07 : 950 ft²  
CRU 08 : 1000 ft²  
CRU 09 : 950 ft²  
CRU 10 : 950 ft²  
CRU 11 : 1065 ft²

Approx Total 10,760ft² / 1000m²

PARKING

Required:  
: 4 Studios @ 1 p/d/u = 4  
: 29 One beds @ 1 p/d/u = 29  
:12 Two beds @ 1.75 p/d/u = 21  
: Visitor @ 0.25 \* 45 = 11.25 (12)  
Total Required : 66

Proposed:  
: 4 Studios @ 1 p/d/u = 4  
: 29 One beds @ 1 p/d/u = **29**  
:12 Two beds @ 1.25 p/d/u = **15**  
: Visitor/Commercial@ 0.13 \* 45 = 5.85 (**6**)  
Total Required : 54

Total provided 54 underground.  
- inc. 3 accessible.  
- inc. 6 Visitor/Commercial parking stalls  
10 electric vehicle charging connections.

Commercial Space : Proposed Approx 10 units.  
Total 10,800ft² / 1000m²  
(Reduce to 1000 for parking)

Neighbourhood Commercial  
0.25 per 100m² = 2.5 (3)

6x Commercial Parking stalls proposed in parkade to be used during day time hours and visitor parking during evening hours.

Prospect street provides 11 on street parking spaces for open use.

AMENITIES

Communal Roof Deck. 1165 ft² / 108.2m²  
Partially covered patio.

All units have min 70 ft² / 6.5m² private deck.

Total Interior Bike & Ski Storage - 1734 ft² / 161m²

Class A bike stalls -  
BIKE ROOM 01 (PARKADE): 60  
BIKE ROOM 02: 90  
TOTAL: 150

All underground parking stalls are EV ready.



# DESIGN RATIONALE

## INTRODUCTION

7241, 7423 & 7425 PROSPECT STREET CONSTITUTE THREE EXISTING SINGLE FAMILY HOMES, LOCATED ON C1 ZONE LOTS. GIVEN ITS LOCATION IN THE CORE OF DOWNTOWN PEMBERTON AND ITS ADJACENCY TO THE PROSPECT & ASTER STREET JUNCTION, DEVELOPMENT IN THIS AREA THAT WOULD SUPPORT A HIGHER DENSITY HAS BEEN PROPOSED.

WITH A PROLIFERATION OF SINGLE-FAMILY AND LOW DENSITY DEVELOPMENTS AROUND THE PERIMETER OF PEMBERTON, CREATING APPROPRIATE DENSITY WITHIN THE CORE OF PEMBERTON IS KEY TO THIS REZONING APPLICATION.

THE OWNER & APPLICANT HAS BEEN LOCAL TO PEMBERTON FOR 6 YEARS AND SEEKS TO BALANCE REASONABLY SIZED APARTMENTS, WITH COMPACT COMMERCIAL SPACES, SUITED TO LOCAL BUSINESSES.

## THE BUILDING

COMPROMISED OF AN UNDERGROUND PARKADE, ACCESSED FROM ASTER STREET, THE BUILDING HAS THREE RESIDENTIAL FLOORS ABOVE A COMMERCIAL GROUND FLOOR. PREFERENCE HAS BEEN GIVEN TO APPROPRIATELY SIZED APARTMENTS TO PROVIDE OPTIONS FOR LOCALS. EACH UNIT HAS A PRIVATE BALCONY, WITH A COMMUNAL TOP FLOOR OUTDOOR AMENITY SPACE FOR RESIDENTS WHICH ADDITIONALLY REDUCES THE MASS OF THE BUILDING AS IT ABUTS TO EXISTING SINGLE FAMILY RESIDENCES.

AN 8' CANOPY WRAPS AROUND THE BUILDING AT GROUND LEVEL ON ASTER AND PROSPECT STREET, PROVIDING A COVERED AREA AND ACCESS TO COMPACT COMMERCIAL UNITS, DESIGNED TO SERVE LOCAL BUSINESSES.

TOWARDS THE REAR OF THE BUILDING, COMMERCIAL UNITS OPEN ONTO A LANDSCAPED GARDEN AREA WITH SEATING.

UNDERSTANDING THE NEEDS OF LOCALS, THERE IS AMPLE SECURED BIKE AND SKI STORAGE, AS WELL AS ELECTRIC VEHICLE CHARGING STATIONS AND WIDE CORRIDORS FOR THE MOVEMENT OF GEAR.

## ENERGY EFFICIENCY

THE BUILDING UTILISES TRIPLE GLAZED WINDOWS, WOOD FRAMED CONSTRUCTION, INCREASED INSULATION AND HIGH EFFICIENCY MECHANICAL AND ELECTRICAL SYSTEMS TO REDUCE ENERGY CONSUMPTION AND INCREASE INDOOR AIR QUALITY AND REDUCE NOISE.

DECK OVERHANGS AND UPPER ROOF OVERHANGS PROVIDE SHADING AND PROVIDE PASSIVE COOLING IN THE SUMMER. PRE-INSTALLED CONDUIT ON THE ROOF ALLOWS FOR THE BUILDING TO BE RENEWABLE ENERGY READY.

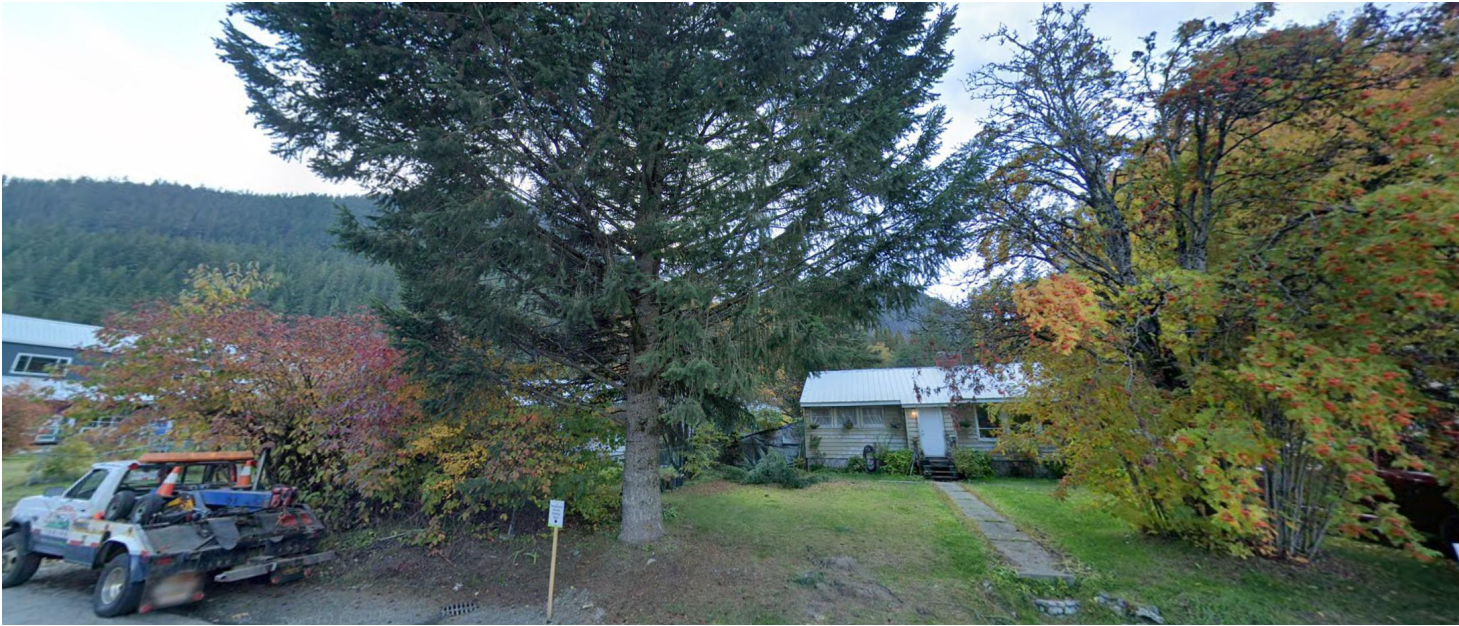
THE BUILDING WILL BE DESIGNED TO MEET STEP 4 OF THE BUILDING CODE, THE HIGHEST AVAILABLE FOR MULTI-FAMILY.



VIEW FROM CORNER OF ASTER & PROSPECT



VIEW OF 7241 PROSPECT ON THE LEFT, WITH 7423 PROSPECT ON THE RIGHT



VIEW OF 7425 PROSPECT STREET

DESIGN RATIONALE

PROSPECT STREET

PEMBERTON, B.C.

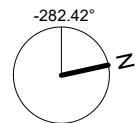
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DP001a

PROJECT NO. 1679

**STARK**





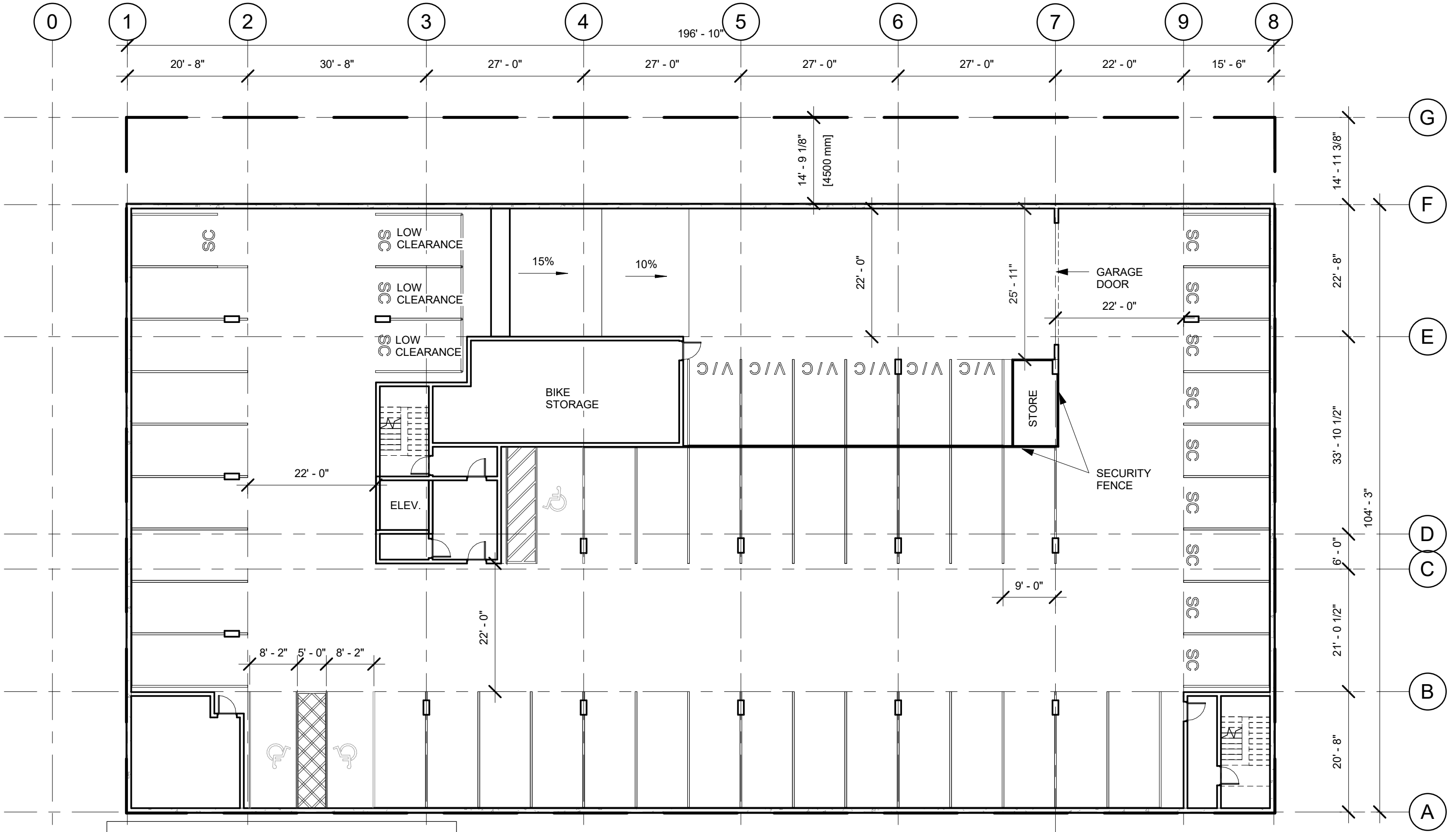
Parking Provided	
Parking Stall Types	Total
Accessible Parking Stall 8-2 x 20	3
Reg Car Stall- 9 x 20	32
Small Car Stall- 9 x 14-10	13
Small Car Stall- 9 x 14-10 VISITOR/COMMERCIAL	6
	54

PARKADE  
Project Name  
WHISTLER, B.C.

**fitzgerald**  
CONSTRUCTION | DEVELOPMENT

DP003  
PROJECT NO. 0000

**STARK**



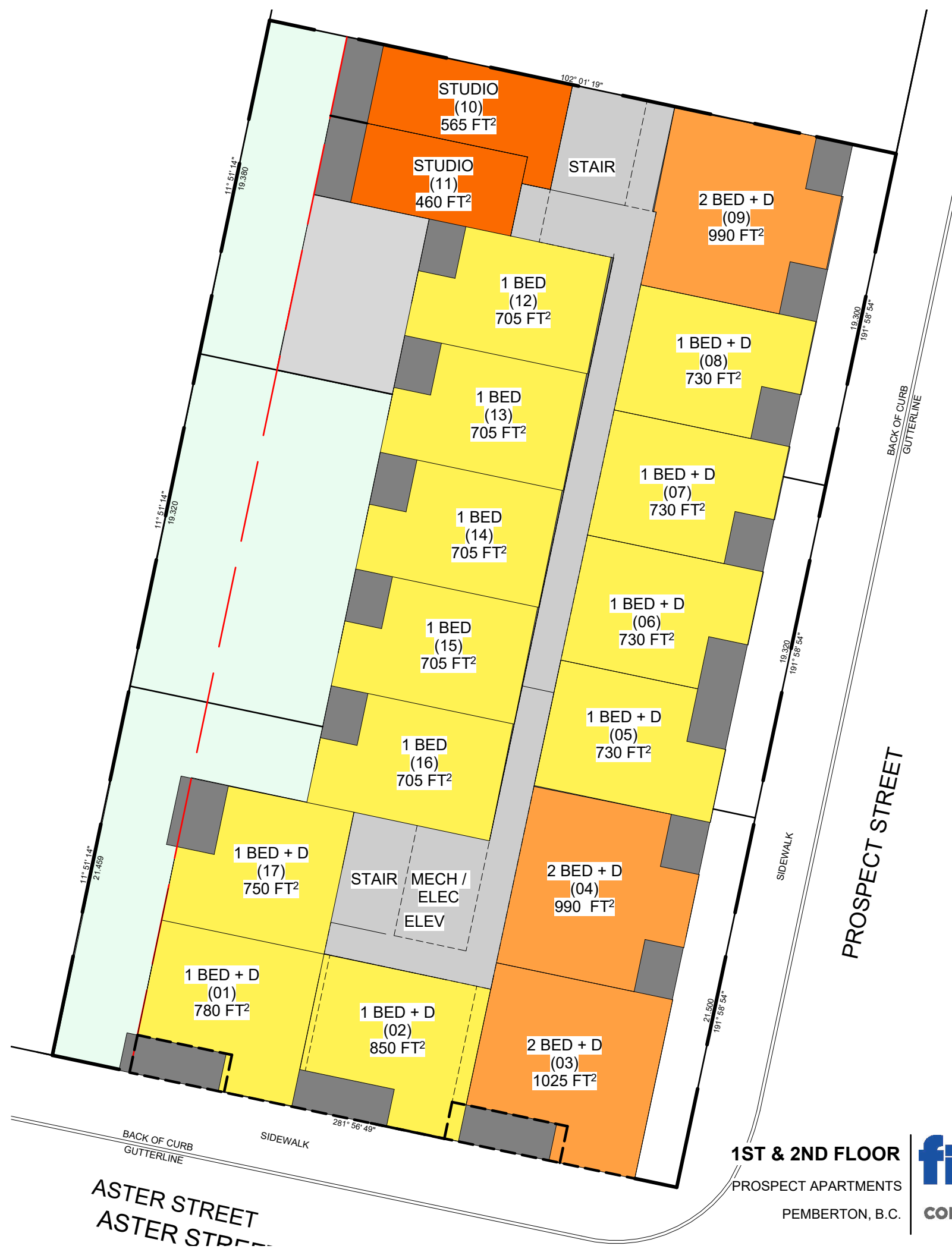




**COMMERCIAL LAYOUT**  
PROSPECT APARTMENTS  
PEMBERTON, B.C.







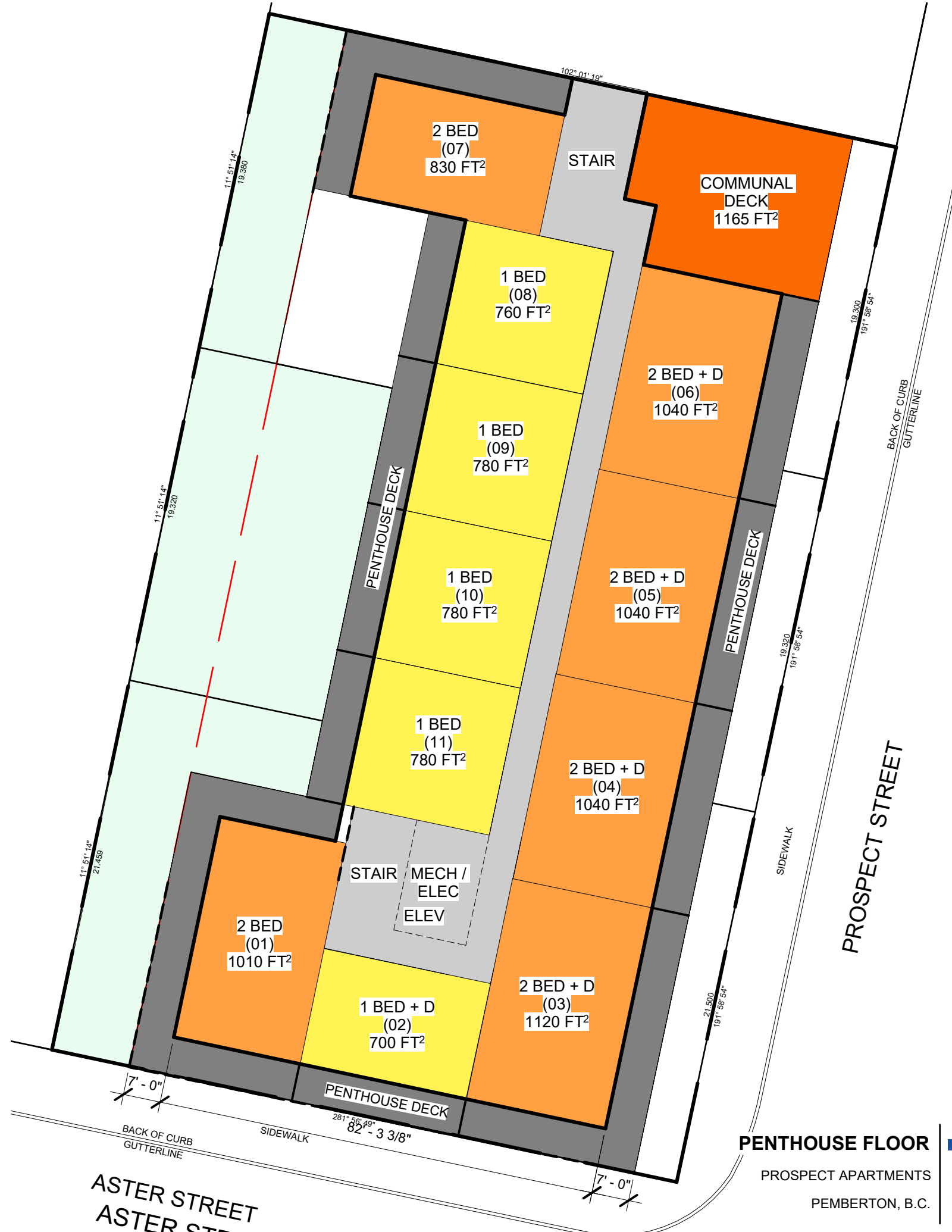
1ST & 2ND FLOOR  
PROSPECT APARTMENTS  
PEMBERTON, B.C.



DP005

STARK





PENTHOUSE FLOOR  
PROSPECT APARTMENTS  
PEMBERTON, B.C.







RENDERING  
PROSPECT STREET  
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DP008

PROJECT NO. 1679

# STARK





RENDERING  
PROSPECT STREET  
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DP009

PROJECT NO. 1679

**STARK**





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PROSPECT STREET  
PEMBERTON, B.C.

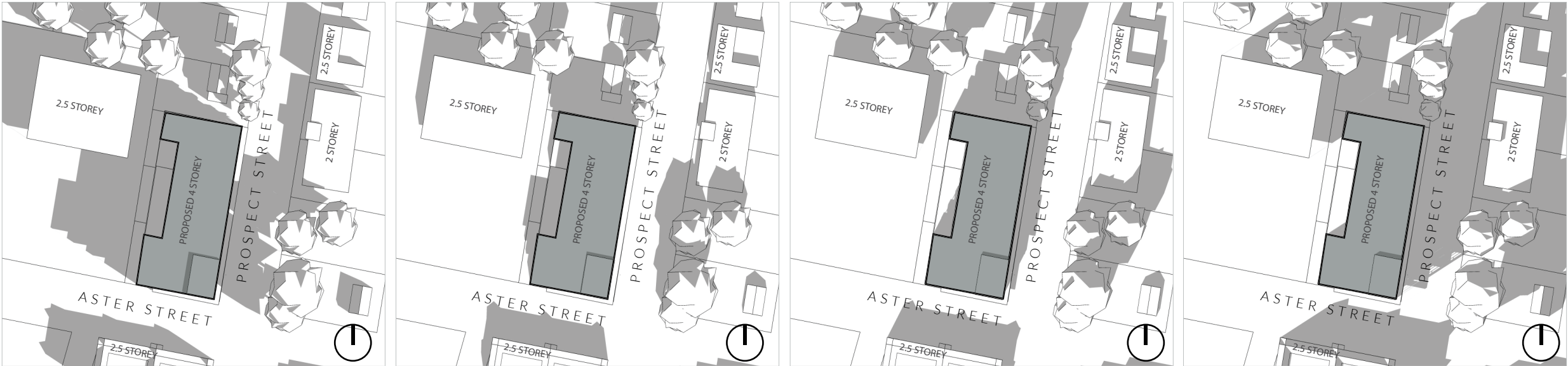
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DP011  
PROJECT NO. 1679

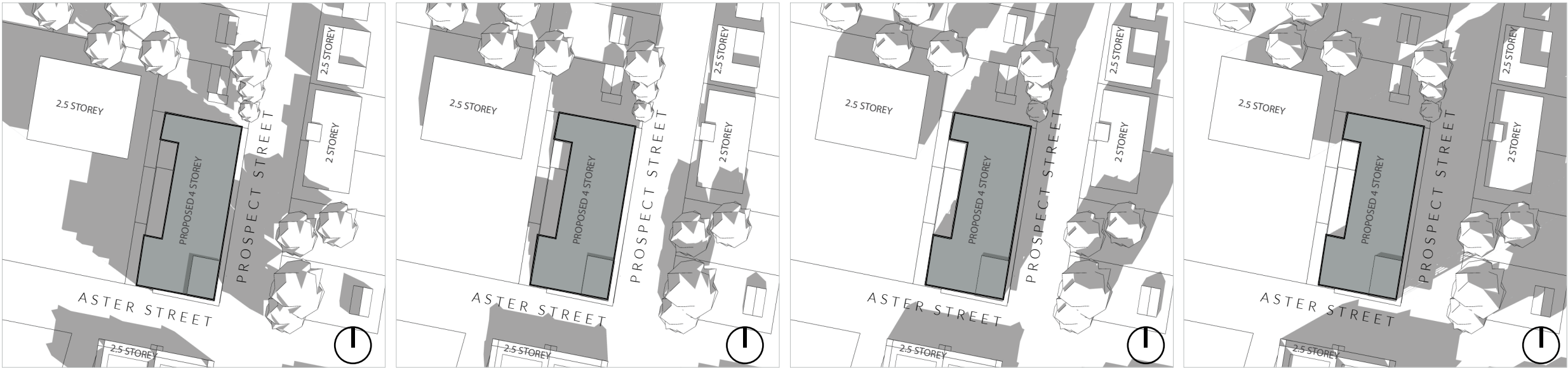
**STARK**



SPRING EQUINOX



FALL EQUINOX



9 A M

1 2 P M

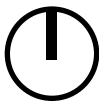
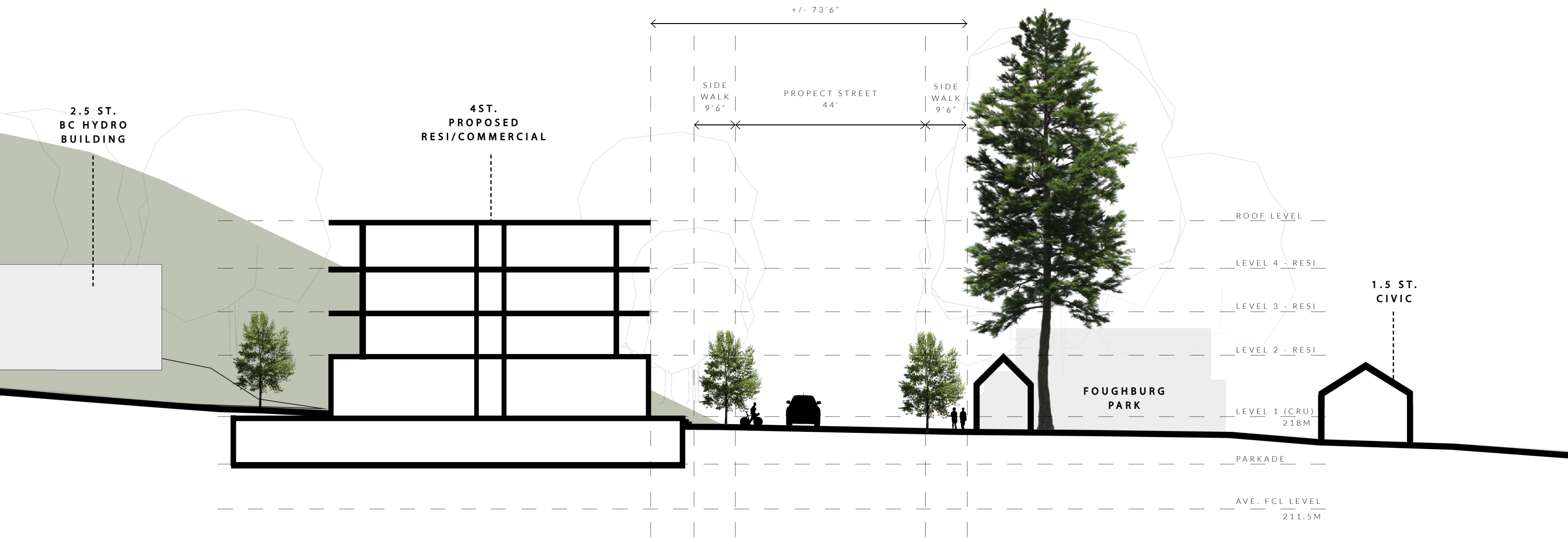
2 P M

4 P M





# Cross Section



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