

## ADVISORY COMMITTEE ON DEVELOPMENT DESIGN

Minutes of the City of Prince George Advisory Committee on Development Design meeting, held in the, 2<sup>nd</sup> Floor Conference Room, City Hall, 1100 Patricia Boulevard, Prince George, BC, on September 20, 2017 at 12:00 p.m.

### PRESENT:

Mr. Vincent **Hosein**; Ms. Kathleen **Petrovic** (Alternate for Ms. Ashley **Elliott**); Mr. Lars **Lindstrom** <12:05 p.m. to 12:48 p.m.>; Mr. Bruce **Johnston**; Mr. Willy **Baldwin**; S/Cst. Fred **Greene** (Alternate for Ms. Linda **Parker**); Ms. Ginny **Parsons**; and Ms. Brandy **Stiles**.

### IN ATTENDANCE:

Ms. Katy **Fabris**, Planner/Staff Liaison (Acting Chair); Mr. Tristin **Deveau**, Planner, and Leslie **Jackson**, Legislative Assistant.

#### **A. Commencement**

The meeting was called to order at 12:00 p.m.

#### **B. Adoption of Agenda**

Moved by Mr. Baldwin, seconded by Mr. Hoesin, that the agenda for the September 20, 2017 Advisory Committee on Development Design, BE ADOPTED.

Carried Unanimously

#### **C. Adoption of Minutes**

##### **C.1 Committee Minutes from the meeting held September 6, 2017**

Moved by Mr. Johnston, seconded by Ms. Petrovic, that the Advisory Committee on Development Design minutes from the meeting held September 6, 2017, BE ADOPTED.

Carried Unanimously

#### **D. New Business**

Ms. Fabris advised the Committee that effective at the September 27, 2017 Advisory Committee on Development Design meeting, Tristin Deveau will be the Committee's Staff Liaison.

##### **D.1 Project 1**

**Multiple Form and Character Development Permit No. DP100609**

**New Building**

**Applicant: L&M Engineering for Fair Value Homes**

**Designer: L&M Engineering and Zac & Layla Home Designs**

**Presenter: Ashley Thandi (L&M Engineering)**

Mr. Deveau provided an overview of the project located on North Nechako Road stating that the bylaw to rezone the property was given final reading and adoption at the September 11, 2017 regular Council meeting. The applicant intends to develop a bare land strata including twenty-eight (28) house lots.

Mr. Lindstrom entered the 2<sup>nd</sup> Floor Conference Room at 12:05 p.m.

Site plans and drawings were circulated for the Committee's review.

Applicants from L&M Engineering, Ms. Ashley Thandi, Planner, and Mr. Terry Fjellstrom, Engineer, entered the 2<sup>nd</sup> Floor Conference Room. Ms. Thandi provided information regarding the proposed development including:

- The strata development will be marketed towards close-to-retired or retired individuals;
- A small common park area will be included near the entrance of the development for the residents' use;
- The small common park area will be used for winter snow storage;
- The landscape plan includes a wide variety of deciduous and coniferous trees and shrubs throughout the development and along the north elevation to act as a natural screen from the adjacent property;

- The east elevation will have a sound attenuation wall installed to act as a sound buffer from the active gravel extraction site to the east of the development;
- A sound attenuation fence will be installed along the west elevation as a sound buffer from the traffic on North Nechako Road;
- Decorative post with capped street lights will line the north side of the road;
- All houses will have front facing windows to help with security within the neighbourhood and unfinished basements; and
- The houses are designed to match existing housing styles within the neighbourhood.

The Committee inquired about the safety of the neighbourhood access off of North Nechako Road. The entrance to the strata development is designed on the northwest corner which provides the best sight lines off of North Nechako Road.

The Committee commented that the size of the houses (1200 to 1500 square feet) are a much needed size within the community.

The Committee inquired about accessibility and visitability of the houses.  
Yes, the houses are designed to be wheelchair accessible.

The Committee commented on the two to three steps at each house entrance as an accessibility barrier, and inquired about creating a level entry to the homes.  
The applicant advised four of the homes are designed with wheelchair accessibility in mind for the bathrooms and kitchen areas, however, no home will have a level entry.

The Committee inquired if sidewalks will be installed along the street.  
No sidewalks will be installed. Pedestrian access will be on the street.

The Committee inquired about visitor parking.  
There are curb cut visitor parking stalls placed at various intervals along the street.

The Committee inquired about allowance of secondary suites in the basement.  
The zoning does not allow for secondary suites.

The Committee inquired about the exterior finishing materials.  
A vinyl siding and asphalt single will be installed on the exterior.

The Committee inquired about an easement located in the southwest corner of the development.  
This easement is solely intended for utility access.

The Committee inquired about mail delivery service.  
A community mail box will be installed within the development for mail service.

Ms. Thandi and Mr. Fjellstrom exited the 2<sup>nd</sup> Floor Conference Room at 12:31 p.m.

Discussion commenced regarding concerns with home visitability and consideration on the placement of the community mailbox.

**Moved by Ms. Stiles, seconded by Mr. Johnston, that the Committee RECOMMENDS the applicant incorporate exterior design elements to permit accessibility including a ramped entry.**

**Carried Unanimously**

**Moved by S/Cst. Greene, seconded by Ms. Parsons, that the Committee RECOMMENDS the applicant discuss with Canada Post that the community mailbox be placed in a highly visible location to allow for access by all residents without impeding traffic flow.**

**Carried Unanimously**

The Committee commended the applicant on the variety of landscape shrubs and trees used in the greenspace.

The Committee commended on the installation of a sound attenuation screen along North Nechako Road.

**E. Adjournment**

**THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 12:48 p.m.**

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**Ms. Katy Fabris, Staff Liaison/Acting Chair**

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**Leslie Jackson, Legislative Assistant**

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