

ADVISORY COMMITTEE ON DEVELOPMENT DESIGN

Minutes of the City of Prince George Advisory Committee on Development Design meeting, held in the, City Hall Annex, 1100 Patricia Boulevard, Prince George, BC, on April 26, 2017 at 12:00 p.m.

PRESENT:

Mr. Vincent **Hosein**; Ms. Linda **Parker**; Ms. Kathleen **Petrovic** (Alternate to Ms. Ashely **Elliott**); Mr. Lars **Lindstrom**; Mr. Willy **Baldwin**; Mr. Cory **Klein**; Mr. Bruce **Johnston**; Ms. Nancy **Harris**; and Ms. Ginny **Parsons**.

IN ATTENDANCE:

Ms. Katy **Fabris**, Planner/Staff Liaison; Mr. Tristin **Deveau**, Planner; and Mr. Mitch **McLeod**, Mirkwood Engineering <12:01 p.m. to 12:27 p.m.>

A. Commencement

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

B. Adoption of Agenda

Moved by Mr. Johnston, seconded by Ms. Parson, that the agenda for the April 12, 2017 Advisory Committee on Development Design meeting be amended to include item C.2: Adoption of the Committee Minutes from the meeting held April 19, 2017, and that the agenda BE ADOPTED AS AMENDED.

Carried Unanimously

C. Adoption of Minutes

C.1 Committee Minutes from the meeting held April 12, 2017

Moved by Ms. Parsons, seconded by Mr. Johnston, that the Committee minutes from the meeting held April 12, 2017, BE ADOPTED.

Carried Unanimously

C.2 Committee Minutes from the meeting held April 19, 2017

Moved by Ms. Parsons, seconded by Ms. Parker, that the Committee minutes from the meeting held April 19, 2017, BE ADOPTED.

Carried Unanimously

D. New Business

D.1 Project 1

Downtown Development Permit No. DP100586

Façade Improvement

1395 5th Avenue

Applicant: Access Engineering Ltd.

Designer: Access Engineering Ltd.

Presenter: Mitch McLeod, Mirkwood Engineering & Bruce Johnston, Access Engineering

Mr. Mitch McLeod, Mirkwood Engineering, entered the Annex at 12:01 p.m.

Mr. Tristin Deveau provided an overview of the project.

Mr. Bruce Johnston, Access Engineering, provided information regarding the Development Permit Façade Improvement including:

- Proposing the façade improvement divides the main floor into two spaces;
- The colors will reflect the business branding;
- Landscaping will include planted areas rather than a lawn space;
- The front entry's existing canopy will be removed and become a timber awning;
- The thermal wall will be designed on the laneway side which reflects the business's premise of mechanical engineering;
- The entry for the second unit will be made accessible;

- There will be one residential unit on the top floor;
- Materials will include coloured vertical metal siding, cultured stone, timber accents, painting of the existing stucco and handy panels.

The Committee inquired if there is an option to install an elevator.

It was noted that due to the age of the building, without significant structural improvements, an elevator is not possible.

The Committee inquired about the solar wall – will the Telus building cast too much of a shadow?

The applicant indicates that there will be some shadowing cast as a result of the window, but the wall will still receive sunlight. The purpose of the solar wall is to pre-heat the ventilation air and will increase green infrastructure of the building. The wall will also showcase the types of engineering products that the property owner's company does.

The Committee inquired about insulation on the exterior due to the age of the building.

Yes, more insulation will be added to improve efficiency and bring the building up to standards of the BC Building Code. All new siding areas will receive new insulation.

The Committee inquired about the colour of the siding.

Ideally, the vertical metal siding will be similar to the colour of the logo (i.e. copper/orange colour). The siding will be coloured prior to purchase, the applicant intends for it to be as similar to the logo as possible.

The Committee commented on the improvements this development will offer to the area.

The Committee inquired about snow storage.

There is a large sanded area on the side of the building along 5th Avenue which may be used for snow storage, there is also space available in the alley.

The Committee inquired about parking including marking of parking spaces.

There are covered parking spaces available on site. The development addresses façade improvements only, no modifications will be made to the parking area.

The Committee commented they are pleased the residential unit will be retained.

The Committee inquired further about landscaping.

The existing trees will remain and will be cleaned up.

The Committee inquired about the lip along the floor from the ramp to the front door.

There should not be a lip between the ramp and front door. The door will be replaced and will be level with the top of the ramp at the 5th Avenue entry. The entry off of Brunswick Street required a ramp for the second tenants' use.

The Committee inquired if the door could be lowered for universal entry.

The applicant advised it may be possible to remove the stairs and will look into the suggestion further.

The Committee inquired about the purpose of the back wall.

The back wall is intended to pre-heat the ventilation air and will look like a back wall from the street similar to that of the south wall on the RCMP Detachment building.

Mr. Bruce Johnston, Access Engineering, Mr. Mitch McLeod, Mirkwood Engineering, and Mr. Vince Hosein exited the Annex at 12:27 p.m.

Discussion commenced.

Moved by Ms. Parson, seconded by Ms. Harris, that the Committee COMMENDS the applicant on:

1. the incorporation of universal design principles;
2. retention of the upper floor residential unit;
3. repurposing the use of the building;
4. retaining the existing landscaping; and
5. reflecting use in the building design such as the laneway wall.

Carried Unanimously

Mr. Johnston and Mr. Hosein returned to the Annex at 12:30 p.m.

E. Adjournment

THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 12:33 p.m.

Linda Parker, Chair

Katy Fabris, Planner/Staff Liaison

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