

ADVISORY COMMITTEE ON DEVELOPMENT DESIGN

Minutes of the City of Prince George Advisory Committee on Development Design meeting, held in the, Annex, City Hall, 1100 Patricia Boulevard, Prince George, BC, on August 23, 2017 at 12:00 p.m.

PRESENT:

Ms. Linda **Parker** (Chair); Mr. Vincent **Hosein**; Ms. Kathleen **Petrovic** (Alternate for Ms. Ashley **Elliott**); Mr. Lars **Lindstrom**; Mr. Bruce **Johnston**; Mr. Willy **Baldwin**; and Ms. Nancy **Harris**.

IN ATTENDANCE:

Mr. Tristin **Deveau**, Planner; Leslie Jackson, Legislative Assistant; Mr. Tom **Datoff**, Datoff Bros. Construction Ltd (Applicant) <12:05 p.m. to 12:35 p.m.>; Mr. Bill **Wettlauer**, Owner, Bench Rentals <12:05 p.m. to 12:35 p.m.>; and Mr. David **Claus**, University of Northern British Columbia <12:45 p.m. to 1:25 p.m.>.

A. Commencement

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

B. Adoption of Agenda

Moved by Ms. Petrovic, seconded by Mr. Hosein, that the agenda for the August 23, 2017 Advisory Committee on Development Design meeting BE ADOPTED.

Carried Unanimously

C. Adoption of Minutes

C.1 Committee Minutes from the meeting held August 16, 2017

Moved by Mr. Johnston, seconded by Ms. Harris, that the Committee minutes from the meeting held August 16, 2017, BE ADOPTED.

Carried Unanimously

D. New Business

Mr. Tom Datoff, Datoff Bros. Construction, Ltd. (Applicant) and Mr. Bill Wettlauer, Owner, Bench Rentals, entered the Annex at 12:05 p.m.

D.1 Project 1

Commercial Form and Character Development Permit No. DP100604

New Building

Applicant: Datoff Bros. Construction Ltd.

Designer: Simon & Co. Structural Engineers

Presenter: Tom Datoff

Ms. Petrovic recused herself from the discussion due to her employment with L&M Engineering, Ltd., a contracted company involved with this project.

Mr. Wettlauer introduced the project as a two bay touchless carwash which was previously presented to the Committee as a structure to be built on Massey Drive. Due to unforeseen circumstances, the location has changed and is now proposed to be built at 490 Carney Street.

Mr. Wettlauer and Mr. Datoff identified materials to be used to include:

- Precast concrete crimson sword red
- Precast concrete clear sealer
- Glazing in anodized black
- Dark ridge pro-fit alpine ledgestone
- Overhead door painted black to match glazing
- Door painted black to match glazing

Sample materials of the precast concrete and the anodized glazing was circulated. A sample of artificial turf intended to be used as part of the landscape plan was also provided.

The Committee inquired about the business name.

The carwash will be called “Magic Wash, Inc.”.

The Committee inquired about the sidewalk along the south and west perimeter of the property.

There are existing curb cuts along the sidewalk which accommodated a previous business. These sidewalks will be replaced at the building permit stage.

The Committee inquired about plans for signage.

There will be entry and exit signs affixed to the building at the appropriate locations and potentially a business sign located about the man door in between the wash bays. A permit may be submitted for a free-standing sign to be located on the corner of the lot, potentially with an animated sign beneath it.

The Committee inquired about the hours for the car wash.

As very few staff are needed and the property is not required to have staff on site for it to be operational, the carwash is intended to operate 24 hours a day/7 days a week.

The Committee inquired about windows.

There will be windows placed along the sides of the wash bays which will permit light and sight lines in and out of the wash bays.

The Committee inquired about exterior lighting.

There will be downcast lighting affixed to the building. There are no plans to install yard lights.

The Committee inquired if the water will be recycled into the wash bay.

No, the water will not be recycled but will be collected into an oil separator to remove any grease and debris and then sent to the City’s sanitary system. All soaps used will be green friendly.

The Committee inquired about payment methods to use the car wash.

There will be a pay kiosk at the entry of the car wash bay that accepts credit cards and debit cards. There are also plans for chip tags, connected to a pre-authorized credit card, that would be placed on the rear view mirror and read by a chip reader at the carwash entry.

The Committee inquired about property access.

The ingress and egress of the property will be off of Carney Street. There will be no entry off of 5th Avenue.

The Committee inquired about an on-site catch basin.

There will be one catch basin on-site.

The Committee inquired about fencing.

There is an existing chain-link fence along the east perimeter that will be retained. A wood fence will be installed along the north perimeter.

The Committee inquired about snow storage.

Snow will be removed from the site.

The Committee inquired about a landscape maintenance plan.

The landscaping will be maintained.

Mr. Wettlauer and Mr. Datoff exited the Annex at 12:35 p.m.

Moved by Mr. Hosein, seconded by Mr. Lindstrom, that the Committee RECOMMENDS the applicant:

- 1. Vary the variety of shrubs and colours within the landscape plan;**
- 2. Plant a shrub or tree with a greater canopy along the norther elevation to act as a noise and light filter for the neighbours.**

Carried Unanimously

D.2 Project 1

Design Review No. DR100096

New Building

Applicant: IDL Projects Inc.

Designer IDL Projects Inc.

Presenters: David Claus (UNBC) in person

Location: 1153 4th Avenue

Mr. David Claus, University of Northern British Columbia, entered the Annex at 12:45 p.m.

Mr. Claus introduced the project as the University of Northern British Columbia's Wood Innovation Research Laboratory (WIRL), which is a complement to the Wood Innovation Design Centre (WIDC) located across the alley on George Street.

The building is designed as a research laboratory which consists of a large 10,000 square metre open space (similar to that of a warehouse), office space and a seminar room located on the 2nd Floor. The building is being built to meet Passive House certification which is a rigorous quality assurance process of various factors including the heating and cooling calculations based on the net useable floor area of the building, a pressurization test and total primary energy demand.

Design features of a Passive House standard include triple glazed windows located on the south elevation for thermal energy, 20" thick walls which will accommodate added insulation, airtightness, ventilation with heat recovery and thermal bridge-free construction. A passive house standard reduces energy consumption by ninety (90) percent. This structure will be the first Passive House Certified University building in Canada.

The windows on the south elevation are installed higher than street view to provide privacy but offer opportunity to look out onto a future park space.

The building frontage will feature a man door and a glass display case featuring aspects of the WIRL and WIDC buildings.

The building will not have any public access and will be secured with card-lock access for students and faculty. There is limited visibility for the public by way of the glass doors, but for security of the building and materials inside, the building will not be accessible.

Exterior building materials will include vertical black metal sheets of varying widths with two large wood features with canopies, including signage, at the 4th Avenue frontage and at the rear of the building (facing 5th Avenue).

The Committee inquired about parking.

There will be parking available on the street and in pay City lots.

The Committee inquired about the accessibility of the 2nd Floor seminar and office space.

There will be an elevator installed which will provide access for all 2nd floor space.

The Committee inquired if they applicant has considered thermal expansion of the vertical metal paneling.

Yes, this has been considered and there will be air space behind the paneling to accommodate any expansion as well as protection from a 4" overhang.

The Committee expressed interest in having a tour of the building during or after the build.

The Committee inquired about the landscaping.

There are three Lombardy poplar trees and grass that will be planted along part of the north elevation. Large river rock will be installed at the west elevation to prevent people from accessing or hiding along that elevation.

The Committee inquired if there was consideration given to add more visual interest along the north elevation and about the purpose of the single glass man door.

The glass man door is required for fire regulations and will be locked from the outside with no access permitted. There will be a glass display case installed along the front of the building to

provide some visual interest, but for the purpose of achieving a Passive House standard and remaining within budget constraints, further modifications have not been considered.

The Committee inquired about exterior lighting.

There will be strip lights installed under the canopies of the building along the wood features on 4th Avenue and the south elevation by the main entry doors.

The Committee inquired about the District Energy System.

This building will not be connected to the District Energy System due to cost and need. Due to the high efficiency of the passive house building, there will be electric heat installed.

Mr. Claus exited the Annex at 1:25 p.m.

The Committee discussed the landscape plan and noted the variety of tree and grasses on the landscape plan are not hardy for the Zone 3 climate of Prince George nor would they grow well in the reduced lighting along the North elevation of the building.

The Committee discussed the use of tree grates around the trunk of the trees and the potential trip hazards these can create for pedestrians using canes or front caster walking devices.

The Committee would like the designer to confirm they have done all necessary research and testing regarding potential thermal expansion of the vertical metal paneling.

The Committee commented the design of the building is too similar to that of a warehouse and not ideal for the streetscape of Downtown Prince George.

Moved by Mr. Hosein, seconded by Mr. Johnston, that the Committee RECOMMENDS the applicant change the tree and grass variety to ones that are more appropriate for the climate and lighting conditions along the North elevation.

Carried Unanimously

E. Adjournment

THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 1:43 p.m.

Linda Parker, Chair

Leslie Jackson, Legislative Assistant

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