

## 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 March 21, 2018 at 12:00 p.m.

### PRESENT:

Ms. Linda **Parker** <Chair>; Mr. Willy **Baldwin**; Ms. Suzanne Samkow (Alternate for Mr. Vincent **Hosein**); Ms. Nancy **Harris**; and Ms. Ginny **Parsons**.

### IN ATTENDANCE:

Ms. Nicole **Fraser**, Planner; Mr. Bruce **Johnston**, Owner, Access Engineering <12:17 p.m. to 12:45 p.m.>, Ms. Allisha **Clemetson**, Office Manager, Access Engineering <12:17 p.m. to 12:45 p.m.> and Ms. Leslie **Jackson**, Legislative Coordinator.

#### **A. Commencement**

The meeting was called to order at 12:15 p.m.

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

Moved by Ms. Parsons, seconded by Ms. Harris, that the agenda for the March 21, 2018 Advisory Committee on Development Design, BE ADOPTED.

Carried Unanimously

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

##### **C.1 Committee Minutes from the meeting held February 28, 2018**

Moved by Ms. Parsons, seconded by Ms. Harris, that the Advisory Committee on Development Design minutes from the meeting held February 28, 2018 BE ADOPTED.

Carried Unanimously

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

Mr. Bruce Johnston, Owner, and Ms. Allisha Clemetson, Office Manager, Access Engineering, entered the 2<sup>nd</sup> Floor Conference Room at 12:17 p.m.

##### **D.1 DP100624**

**Location:1616 8th Avenue**

**New Build**

**Applicant: Bruce Johnston**

**Presenter: Bruce Johnston**

Mr. Johnston provided an overview of the project including information regarding the intended use as a mixed-use development including commercial and residential space. The applicant is also intending to seek a LEED certification on the building.

Mr. Johnston addressed the two (2) elm trees adjacent to the property that have been designated as Heritage Trees and advised that once the Development Permit is approved, he will enter into an agreement with the City of Prince George regarding the preservation and protection of the existing elm trees adjacent to his property line.

Mr. Johnston presented the site plan and landscape plan including information about the use of plants native to the local climate to reduce the need for water in their maintenance plan. The perimeter of the building will include ¾ inch rock, trees, shrubs and groundcover perennial grass.

The landscape plan also shows the installation of a bollard light which will be placed at the rear entrance and used to direct light to the pathway.

Mr. Johnston advised there will be a total of nine (9) parking stalls: six (6) stalls at the rear of the building, two (2) stalls at the front of the building, and one (1) stall in the garage for the residential tenant's use.

Mr. Johnston addressed the following additional items regarding the project:

- The snow dump will be located at the rear of the building next to one of the parking stalls;
- The sidewalks along Vancouver Street and 8<sup>th</sup> Avenue will be rebuilt as part of the building construction;
- A curb cut will be included to allow for access to the building from the front entrance (Vancouver Street) and off the rear parking lot on the laneway side of the building;
- The upstairs residence has allowance for installation of a stair chair lift allowing the home to be visitable;
- Consideration is being given to a recharge chamber system to manage the storm water on-site;
- The exterior of the building will feature fiber cement paneling with a smooth texture finish in a combination of grays offset by white, wood and aluminum reveal between the panels and around the windows; and
- Exterior windows will primarily be vinyl windows with aluminum caps, although there will be some anodized frame and glazing included on the exterior doors and windows facing Vancouver Street.

The Committee inquired about lighting.

The bollard placed on the west elevation will provide direct light to the pathway from the parking lot. Although the lighting plan is not yet complete, consideration is being given to include under soffit pot lighting at the entrance on Vancouver Street and 8<sup>th</sup> Avenue and an additional sconce installed between the garage and entrance door.

The Committee inquired about the sidewalk replacement.

As part of the new build, the developer will install new sidewalks along the property on 8<sup>th</sup> Avenue and Vancouver Street in addition to three (3) new standard City lights.

The Committee inquired about a landscape irrigation system and consideration to providing watering for landscape establishment.

The property will not include an irrigation system as that would detract from the points required to obtain Leed Certification. The landscape plan was chosen to reduce the need for watering.

The Committee inquired about the inclusion of a universally accessible parking stall.

No, an accessible parking stall is not included in the plan as there is a requirement at this stage to have nine (9) parking stalls on site, and there is not enough room to make one of them an accessible stall (requiring the space of two non-accessible stalls). Future consideration can be given once development is completed should the need arise to designate one stall as accessible.

The Committee inquired about the heat system.

There are separate mechanics installed for both the residential and the commercial suite, both of which will include high efficiency forced air.

The Committee inquired if the commercial suite had a sprinkler system installed.

A sprinkler system is not required. All ratings regarding fire separation and sound transmission have been met within the plans.

Mr. Johnston and Ms. Clemetson exited the 2<sup>nd</sup> Floor Conference Room at 12:45 p.m.

Discussion commenced regarding the project.

The Committee commended the applicant on the following:

- Project design and site usage;
- Use of materials;
- Mixed-use of commercial and residential;
- Commitment to maintaining the Elm Heritage trees; and
- Consideration given to the visitability of the residential suite.

The Committee suggested the applicant explore the use of stored rainwater as an irrigation source for the

landscaping.

Moved by Ms. Parsons, seconded by Ms. Samkow, that the Committee RECOMMENDS the applicant ensure the landscaping is sufficiently watered in order to establish and sustain the landscape plant life.

Carried Unanimously

E. Adjournment

THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 1:05 p.m.

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Ms. Linda Parker, Chair

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Ms. Leslie Jackson, Legislative Coordinator

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