

ADVISORY COMMITTEE ON DEVELOPMENT DESIGN

Minutes of the City of Prince George Advisory Committee on Development Design meeting, held in the 2nd Floor Conference Room, City Hall, 1100 Patricia Boulevard, Prince George, BC, on March 27, 2019 at 12:00 p.m.

PRESENT:

Mr. Willy **Baldwin** (Vice-Chair); Ms. Brandy **Stiles**; Ms. Lola-Dawn **Fennel**; Ms. Hillary **Morgan**; S/Cst. Fred **Greene**; Mr. Lars **Lindstrom**; and Mr. Cory **Klein**.

IN ATTENDANCE:

Ms. Kali **Holahan**, Planner; Mr. Fergus Foley, Presenter <12:15 p.m. to 12:40 p.m.>; Anthony Boni and Kathi Heim, Presenters <12:40 p.m. to 1:10 p.m.>.

A. Commencement

The meeting was called to order at 12:10 p.m.

B. Adoption of Agenda

Moved by Ms. Stiles, seconded by Mr. Lindstrom, that the agenda for the March 27, 2019 Advisory Committee on Development Design, BE ADOPTED.

Carried Unanimously

C. New Business

C.1 DP100668 – Multiple Residential Form and Character Development Permit

Location: 6605 Southridge Avenue

Applicant: Access Engineering Consultants Ltd. for Bic Hayer

Presenter: Fergus Foley (Access Engineering Consultants Ltd.)

Mr. Fergus Foley entered the 2nd Floor Conference Room at 12:15 p.m. and provided an overview of the multiple residential development.

Mr. Foley shared the following information about the development design:

- Targeted towards the general public as rental units in the form of apartments and townhouses;
- Underground and covered parking for the apartment buildings and garage parking for each townhouse (with the exception of the on site manager suite);
- Topographical challenges of the site;
- Variance requirements from City Council (i.e., useable open space and rear setback);
- Landscaped areas will facilitate for overflow drainage and snow storage; and
- Provided sample materials and colours of the exterior façade.

The Committee inquired whether the parking requirements have been met and if there has been a consideration for common space.

The parking requirements have been minimally exceeded; however the developer has provided common space on other projects and is not interested here.

The Committee inquired if the access/egress is sufficient and whether the developer has considered the role out of a site evacuation feeding through one point.

Yes, the site is limited by the topography of the site. The cross fall on the site is approximately 8.5 m and provided constraints with regard to a second access from Marleau Road.

The Committee inquired whether the parking requirements have been met and if there has been a consideration for common space.

The parking requirements have been minimally exceeded; however the developer has provided common space on other projects and is not interested here.

The Committee inquired about whether the development includes any accessible and adaptable units.

Not built accessible but all units are adaptable. The apartment buildings provide elevator access and accessible parking stalls.

The Committee inquired about the location of garbage bins.

There will be two garbage bins on site located in front of proposed apartment building 2 and 4.

The Committee inquired whether two garbage bins would be adequate for the number of units proposed. Garbage collection may have to occur more often than other developments; however minimal bins are provided as no one wants it in front of their home.

The Committee inquired whether security or surveillance had been considered. None has been planned at this time.

The Committee inquired about the covered parking with regards to lighting and plug ins. Forty plugs will be provided in the carport down the center of the parking area and will be lit. There is a retaining wall between the two rows of carport parking, so the two rows will be stepped from one another due to the topography of the site.

The Committee inquired about the landscaped areas for overflow drainage. The landscaping has been established to slow down run off into the City storm sewer.

The Committee inquired whether the townhouses have private yards. There will be a small patio and balcony for each townhouse unit.

The Committee noted concerns with regard to the lack of open space and/or indoor/outdoor shared space for the residents of the proposed development.

The Committee noted concerns with regard to bicycle parking not identified on the site or landscape plans.

The Committee deliberated whether high density developments should incorporate electric vehicle parking.

Recommendations/Suggestions:

Moved by Ms. Morgan, seconded by Mr. Lindstrom, that the Committee RECOMMENDS the applicant considers:

- 1. Altering the site layout to include open space and/or shared amenity space to contribute to the livability of the development for its residents; and**
- 2. The Multi-Family Revitalization Tax Exemption (RTE) and develop a percentage of the proposed units as accessible. The proposed development already proposes accessible parking, level entrances and elevator access.**

Carried Unanimously

The Committee discussed providing information to the applicant regarding visitable housing and accessible standards to improve understanding on the importance of providing housing units that provide for access by all individuals.

C.2 DP100674 – Multiple Residential Form and Character Development Permit

Location: 2744 and 2820 15th Avenue

Applicant: Boni Maddison Architects for the City of Prince George

Presenter: Boni Maddison (Boni-Maddison Architects) and Kathi Heim (Elizabeth Fry Society)

Mr. Boni Maddison and Ms. Kathi Heim entered the 2nd Floor Conference Room at 12:40 p.m. and provided an overview of the proposed transition housing and second stage residential development.

Ms. Heim provided an overview of the services and housing support provided through the Prince George and District Elizabeth Fry Society.

Mr. Maddison shared the following information about the development design:

- Rationale for site layout of the proposed transition housing and second stage townhouse development. This includes the grade change on the site that creates space between the two housing areas;
- The transition house space provides a safe and secure amenity space that incorporates children's play spaces, covered passive areas, planting beds, fenced dog run and a covered gazebo;
- The townhouse units each have rear patios and yard space;

- Fencing and security;
- Crime Prevention Through Environmental Design (CPTED) considerations;
- Landscaping provides for additional privacy and security while ensuring that site lines across the site remain open to protect the safety of the residents;
- Snow Management Plan; and
- Provided sample materials and colours of the exterior façade.

The Committee inquired about the proposed planting beds.

Raised planting beds will be installed as a community garden for the residents of the housing development.

The Committee inquired whether the development is pet friendly.

Yes, the site is pet friendly. The transition house will also include a fenced dog run. The downtown location (Elizabeth Fry Place) is pet friendly which provides individual benefits, amongst creating a sense of community and enhancing the lives of the people who live here.

The Committee inquired regarding concerns of people passing through the site or creating short cuts.

A solid wood fence is proposed on the west side for privacy. A chain link fence on the south side is proposed to allow views and oversight to the proposed walkway. An inner solid fence will provide safety and security to the rear yard.

The Committee inquired whether shadowing studies from the transition house had been conducted.

No, shadowing studies were completed.

The Committee inquired about outdoor lighting considerations.

Yes, outdoor lighting will be provided by means of low level lighting along the trail.

The Committee commended the applicant on the amenity space and consideration of the tenants.

The Committee commended the applicant on the site design in regards to scale consideration between the transition house and the townhouses, as well as the stepped townhouses.

The Committee commended the applicant on the number of accessible units.

Acknowledgements:

Moved by Ms. Fennel, seconded by Mr. Greene, that the Committee COMMENDS the applicant on the following:

1. The site design with regard consideration of the tenants and quality of life;
2. Compliance with the voluntary BC Energy Step Codes 3 and 4; and
3. Incorporation of accessible units.

Carried Unanimously

D. Adjournment

THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 1:25 p.m.

Mr. Willy Baldwin, Vice-Chair

Ms. Kali Holahan, Planner

CERTIFIED CORRECT