

## 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 August 21, 2019 at 12:00 p.m.

### PRESENT:

Mr. Bruce **Johnston** (Chair); Ms. Ashley **Thandi**; Ms. Susanne **Samkow**; Ms. Linda **Parker** <Alternate for S/Cst. Fred **Greene**>; Ms. **Brandy Stiles**; Mr. Russell Reimer <Alternate for Mr. Lars **Lindstrom**>; Ms. Heather **Mitchell** <Alternate for Ms. Hillary **Morgan**> <12:00 p.m. to 12:48 p.m.> and Mr. Jeff **Skuggedal** <Alternate for Mr. Cory **Klein**>.

### IN ATTENDANCE:

Mr. Lars **Lindstrom**, Architect, Chernoff Thompson Architects North <12:00 p.m. to 12:41 p.m.>; Mr. Chris **Leboe**, Primex Properties, Ltd. <12:00 p.m. to 12:41 p.m.>; Kumar Architecture <12:Ms. Melissa **Nitz**, Planner; and Ms. Leslie **Kellett**, Legislative Coordinator.

#### A. Commencement

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

#### B. Adoption of Agenda

Moved by Mr. Reimer, seconded by Ms. Samkow, that the agenda for the August 21, 2019 Advisory Committee on Development Design, BE ADOPTED.

Carried Unanimously

#### C. New Business

##### C.1 Application: Development Permit No. DP100707

Location: 525 and 547 George Street

Applicant: Chernoff Thompson Architects North on behalf of Primex Properties Ltd.

Presenter: Lars Lindstrom

Mr. Lars Lindstrom provided an overview of the project including the site history, feasibility study for best utilization of the site, and site analysis including a climatic study and sustainability. The development is proposed as a mixed use development integrating retail, office and residential space together.

The building will have 100% site coverage on the vacant lot located at 547 George Street and will cantilever a second floor over the existing building located at 525 George Street. The two lots will be consolidated into one lot.

The building located at 547 George Street will consist of five-storey with retail and office occupying the main level, 2<sup>nd</sup> floor and 3<sup>rd</sup> floor. The fourth and fifth floor will house four residential rental units – the fourth floor will have two (2) two-bedroom units; the fifth floor will have one (1) penthouse suite and one (1) one-bedroom unit.

This building is proposed to be a passive house design. The south solar exposure and natural ventilation will meet or exceed the step code for passive house certification.

Mr. Lindstrom advised that L&M Engineering has been contracted to design an on-site stormwater recharge chamber for the stormwater runoff.

Exterior building materials will consist of brick and corrugated metal and secondary to those materials will be black flashing and red-orange fibre cement paneling as accents.

The rooftop will be designed as a green space including trees and a rough cut treated cedar pergola and will feature an outdoor kitchen and theatre area. Details regarding tenant access through a booking system has yet to be determined.

The north elevation acts as a firewall and may provide opportunity for a mural to break up the solid space.

The entire building will be accessible with the inclusion of automatic entrance doors on the main floor at the retail space and primary entrance for the residence. All residential units are accessible and adaptable to promote aging-in-place and visitability. The elevator also provide accessibility to the rooftop patio.

Downtown development does not require on-site parking if it is within a specified distance from a parkade. With the Queensway Parkade and the construction of the George Street parkade, ample parking should be available. There will also be three (3) garage stalls provided at the rear of the main floor retail space for the residential tenants. One (1) loading stall will be provided for the retail space.

The Committee inquired if residents will have designated parking in the George Street Parkade.  
Primex Properties Ltd. is attending to secure some parking stalls in the new parkade for tenants and visitors.

The Committee inquired about an electrical plan for the exterior lighting.  
The electrical engineer is still working on that plan. It will likely include soffit lighting with downward cast lights to minimize light pollution.

The Committee inquired about the building frame materials.  
Due to the need for a non-combustible material, bracing and cost, structural steel will be used for the building frame.

The Committee inquired about the use of wood in the façade.  
Due to the need for ongoing maintenance of wood products and taking the height of the building into consideration, the only wood currently on plan is for the rooftop pergola.

The Committee noted concern with the rear and front alcoves and suggested the security of these areas be considered early in the design stage.

The Committee inquired if the 200 year floodplain has been considered in the design of the building.  
The main floor is set at 570.17 metres to match the entrance height of the adjoining building.

The Committee inquired about provision of secure bike storage.  
There will be storage lockers provided in the garage space.

The Committee inquired if the rooftop patio will have four-season access? If so, how will snow be dealt with.  
Rooftop access during the winter has yet to be decided.

The Committee inquired if driftload on the adjacent properties has been considered.  
This will be addressed by the structural engineer.

The Committee inquired if water service and pressure has been considered in relation to fire suppression.  
The building is within the allowable distance from a fire hydrant, however, a standpipe may be placed in the stairwell off of George Street. This has yet to be confirmed. Water Service will need to be upgraded to a 6" diameter pipe.

Mr. Lindstrom and Mr. Leboe exited the 2<sup>nd</sup> Floor Conference Room at 12:39 p.m.

### **Suggestions/Recommendations**

Discussion commenced.

The Committee commends the developer and presenter on:

- the quality of presentation and provision of information;
- great mixed use concept to the downtown;
- complex design;
- consideration given to the adaptability of all residential units; and
- consideration to the surrounding neighbourhood.

The Committee suggests the applicant have a structural engineer provide comment to the City's Planning Department in regarding to the driftload to the adjacent buildings.

Ms. Mitchell exited the 2<sup>nd</sup> Floor Conference Room at 12:48 p.m.

Moved by Ms. Parker, seconded by Mr. Reimer, that the Committee RECOMMENDS the applicant:

1. Consider CPTED Principles related to the enclosure or security of the building alcoves; and
2. Review the building requirements in relation to the Floodplain.

Carried Unanimously

**D.2 Application: Multiple Residential Development Permit No. DP100689**

**Location: 5223 Marleau Road**

**Applicant: Hamilton Horizon Developments Ltd.**

**Presenter: Kumar Architecture**

Kumar Architecture entered the 2<sup>nd</sup> Floor Conference Room at 12:51 p.m.

An overview of the project was provided stating that the multiple residential apartment building will contain twenty-five units with underground parking and surface parking provided.

Materials are proposed to include hardie plank panel, brick and blue gazed windows.

To create added visual interest a varied roofline will be incorporated.

The Committee inquired about a site grading plan.

A grading plan has not yet been developed due to the current treed site coverage.

The Committee inquired about a landscape plan.

A landscape plan has not yet been developed as the grading and final building design plans have yet to be determined.

The Committee inquired about the provision of an outdoor recreation and community space for the residents of the apartment building.

As part of the landscape plan, this can be considered.

The Committee inquired if the property will be fenced.

Yes the perimeter of the property will be fenced.

The Committee inquired if any of the units will be accessible or adaptable units?

Yes, at least 60% of the units will be adaptable.

The Committee inquired if further thought had been given to placement of the wheelchair ramp with consideration to a more aesthetically pleasing design.

That can be considered further once the grading plan is in place and the site layout is known.

The Committee inquired if there is snow storage on site or if it will be hauled off site.

There is a snow storage stall on site.

The Committee inquired if snow storage calculations have been done to ensure enough space has been set aside for on-site snow storage.

Yes, the appropriate calculations have been made and the snow storage provided will be enough.

The Committee inquired about a electrical / lighting plan.

There will be a free standing light on the property. Further consideration has not yet been given. All lights will be downward cast to reduce light pollution in the night sky.

The Committee inquired about if surveillance has been considered for the interior of the underground parkade, for the entrance of the parkade and for the building entrance.

Yes, surveillance will be included.

The Committee inquired if consideration has been given to extending the roof over the top floor balconies to offer protection from the weather and to allow the opportunity to extend the separation wall, thereby increasing the patio privacy between the two residences.

That can be considered.

Kumar Architects exited at 1:23 p.m.

**Suggestions/Recommendations:**

Discussion commenced.

The Committee commends the applicant for the varied roofline and quality of materials proposed. The building looks nice as an executive level residential apartment building.

The Committee suggests the applicant:

- pay additional attention to the brick detailing noting that brick usually is wrapped around the edge of the building rather than ending at the corner on the front of the building; and
- review the upper level balcony for expanded cover protection from the elements and expanded wall partition to improve privacy between the two residential balconies.

**Moved by Ms. Stiles, seconded by Mr. Reimer, that the Committee RECOMMENDS the applicant review the placement of the wheelchair ramp and incorporate the ramp into the landscaping while taking into consideration a universal design approach.**

**Carried Unanimously**

The Committee noted concern that a grading plan and landscaping plan were not provided as part of a complete package to the Advisory Committee on Development Design. The Committee expressed a desire to also see a streetscape view and expanded site plan that shows the proposed developed in context to the surrounding neighbourhood.

**Moved by Mr. Johnston, seconded by Ms. Thandi, that the Committee RECOMMENDS the applicant schedule a subsequent review with the Advisory Committee on Development Design after a complete development package has been submitted to the City’s Planning Department, including but not limited to:**

- Site plan and streetscape view showing the development in context to the surrounding neighbourhood
- Landscaping plan; and
- Grading plan.

**Carried Unanimously**

**E. Adjournment**

**THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 1:32 p.m.**

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Mr. Bruce Johnston, Chair

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Ms. Leslie Kellett, Legislative Coordinator

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