

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 April 17, 2019 at 12:00 p.m.

PRESENT:

Mr. Bruce Johnston (Chair); Ms. Brandy **Stiles**; Ms. Lola-Dawn **Fennel**; Ms. Hillary **Morgan** <12:00 p.m. to 12:47 p.m.>; Mr. Lars **Lindstrom**; Ms. Susanne **Samkow**; Ms. Kathleen **Petrovic** <Alternate for Ms. Ashley **Thandi**>; and Mr. Cory **Klein**.

IN ATTENDANCE:

Ms. Kali **Holahan**, Planner <12:00 p.m. to 12:15 p.m.>; Mr. Ryan **Cuddeford**, Faction Projects, Inc. <12:03 p.m. to 12:34 p.m.>; Mr. Tim **McClennan**, Faction Projects, Inc. <12:03 p.m. to 12:34 p.m.>; Ms. Laurelin **Svisdahl**, Lazzarin Svisdahl Landscape Architects <12:46 p.m. to 1:06 p.m.>; Mr. Marc **Levesque**, Zavosh Consulting, Inc. <12:46 p.m. to 1:06 p.m.>; Ms. Nicole **Fraser**, Planner/Staff Liaison; 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. Klein, seconded by Ms. Fennel, that the agenda for the April 17, 2019 Advisory Committee on Development Design, BE ADOPTED.

Carried Unanimously

C. Adoption of Minutes

C.1 Minutes from the Advisory Committee on Development Design meeting held March 27, 2019

Moved by Ms. Fennel, seconded by Ms. Morgan, that the minutes from the Advisory Committee on Development Design meeting held March 27, 2019, BE ADOPTED.

Carried Unanimously

C.2 Minutes from the Advisory Committee on Development Design meeting held April 10, 2019

Moved by Ms. Fennel, seconded by Ms. Morgan, that the minutes from the Advisory Committee on Development Design meeting held April 10, 2019, BE ADOPTED.

Carried Unanimously

D. New Business

D.1 Multiple Residential Form and Character Development Permit Application No. DP100678

Location: 1404 Patricia Blvd

Applicant: Faction Projects Inc. for River City Ventures

Presenter: Ryan Cuddeford, Design Manager with Faction Projects Inc.

Mr. Ryan Cuddeford and Mr. Tim McClennan, Faction Projects, Inc., joined the meeting via teleconference at 12:03 p.m.

Mr. Cuddeford and Mr. McClennan provided an overview of the project including information regarding the site plan, public space amenities, building access, and pedestrian and transit connectivity. The presenters also provided information regarding the form and character of the building including information on the offset building angles to provide optimal privacy, material selection for its longevity and fire resistant characteristics and the use of natural materials on the soffit faces. The proposed colors of green and gray are to blend into the context of the existing neighbourhood structures.

Ms. Holahan exited the 2nd Floor Conference room at 12:15 p.m.

The Committee inquired about snow storage.

Due to storage constraints on the property site, the applicant is currently in discussion with the City to arrange for snow to be collected and hauled off-site.

The Committee inquired about the number of above-ground parking stalls.

In addition to the underground parkade for the tenants, there are twelve (12) parking stalls available for visitor use. The remaining above-ground stalls are for the tenants of the building.

These parking stalls will be signed accordingly in order to control parking between the shopping complex and the residence.

The Committee inquired about building security.

During business hours, when building staff are available, the building main entrance will be unlocked. At all other times, the building will be secured and accessible by the tenants via a key fob.

The Committee inquired if a Crime Prevention Through Environmental Design consultation has been conducted.

There has not been a CPTED consultation to date; the operator of the building will review the building for any concerns related to this design principle.

The Committee inquired about property lighting.

There will be lam standards in the parking lot.

The Committee inquired about the landscape maintenance plan.

The on-site operator will contract the landscape work.

The Committee inquired how many of the residential units will be accessible.

Zero units have been designed as accessible, however all are adaptable should a tenant identify a need.

The Committee inquired how many universally accessible parking stalls will be provided in the underground parkade.

Zero accessible stalls will be provided in the underground parkade.

The Committee inquired about accessibility of the building.

All entrances except for the main entrance, are accessible by stairs with no ramp access.

The Committee inquired about pedestrian connectivity from the main entrance to Patricia Boulevard.

Pedestrians will be directed to walk around the building to access Patricia Boulevard and transit.

The Committee inquired if consideration was given to sustainable design such as LEED or Passive House design standards.

No, while the applicant considered aspects of sustainable design, there is no intention to certify this complex with any of the sustainable design standards.

The Committee inquired about the Natural Ventilation system.

The heat/cool unit is connected to the unit's window; when the window is open, the heat/cool system turns off.

The Committee inquired about the size of the units.

The units are considered micro-units at 312 square feet.

The Committee inquired if balconies will be available for the units.

No, to prevent future operational issues, balconies are not provided on the unit. A balcony is provided by way of the public amenity space for the residents' use.

The Committee noted the firewater and stormwater flow calculations appear low.

The Committee inquired about the garbage enclosure.

The enclosure will be built of masonry block with doors to contain the garbage bins for both the shopping complex and the subject property.

The Committee inquired about bike storage.

There will be nineteen (19) secure bike stalls provided in the underground parkade.

Mr. Cuddeford and Mr. McClennan exited the meeting at 12:34 p.m.

Recommendations/Suggestions:

The Committee suggests the applicant provide the Natural Ventilation Diagram to the City.

Moved by Ms. Petrovic, seconded by Ms. Stiles, that the Committee RECOMMENDS the applicant considers:

1. Developing dedicated pedestrian access from the main entrance to Patricia Boulevard;
2. Replacing the stair access with ramp access;
3. Integrating accessible units and universal design principles through the project;
4. On the west-elevation, breaking up the façade siding (i.e.: incorporating windows or varying colour and materials).

Carried Unanimously

C.2 Multiple Residential Form and Character Development Permit Application No. DP100675

Location: 1525 Strathcona Avenue; 2302-2332 and 2338-2386 Redwood Street; 2303-2333 and 2339-2369 Victoria Street; 1585 Strathcona Avenue; 2362 Spruce Street

Applicant: Zavosh Consulting Inc. for Provincial Rental Housing Corporation Inc. No. 52129

Presenter: Marc Levesque, Project Consultant with Zavosh Consulting Inc.

Mr. Marc Levesque, Project Consultant with Zavosh Consulting, Inc., and Ms. Laurelin Svisdahl, Lazzarin Svisdahl Landscape Architects, entered the 2nd Floor Conference Room at 12:46 p.m.

Ms. Hillary Morgan exited the 2nd Floor Conference Room at 12:47 p.m.

Ms. Susanne Samkow declared a conflict of interest in respect to discussion on the landscape design as she is employed by the company contracted to develop the landscape plan.

Mr. Levesque and Ms. Svisdahl provided an overview of the project regarding remediation of the building. The remediation will include an update to the exterior cladding, windows, increased insulation, increase energy efficiency and updated esthetic and curb appeal.

The siding will be a hardy plank siding, trim and shingles in contrasting colours.

Landscaping will be updated to include new trees, fences and walkways.

Walkways: The walkways will concrete with a brushed finish. The walkway in the community garden will be crush gravel. The basketball court will receive new concrete or asphalt.

Fencing: Fencing to the street will be a black aluminum picket style fencing while the interior fence lines will be made of black chain-link fencing. The fencing against the back of the garden area is proposed as a wood semi-opaque fence to provide some privacy.

Lighting: Motion-sensor lighting will be installed in the garden area.

Plants: Hardy, salt-tolerant plants will be provided throughout the landscape to provide for four-season interest.

The Committee inquired about the size of crush proposed for the garden walkway.
Compacted, ¾" lime rock will be used.

The Committee inquired about the garbage enclosures.

The garbage bin adjacent to Spruce Street will be set back further from the street to reduce "street dumping." The garbage bins will be treed and fenced to reduce visibility from the road.

The Committee inquired about updates to the playground.

The playground equipment will remain as is, however, the pea gravel will be topped up to the required 12" depth.

Mr. Levesque and Ms. Svisdahl exited the 2nd Floor Conference Room at 1:06 p.m.

The Committee commends the applicant for addressing the fencing, stormwater and use of high quality mixed materials for the development.

Suggestions/Recommendations

The Committee suggests the applicant consider provision of secure bike storage for the facility tenants.

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

1. investigating known issues related to the use of spray-foam insulation including shrinking and delaminating which may create future air leakage;
2. ensuring garbage containers are enclosed to prevent street dumping.

Carried Unanimously

D. Adjournment

THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 1:06 p.m.

Mr. Bruce Johnston, Chair

Ms. Leslie Kellett, Legislative Coordinator

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