

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 July 28, 2021 at 12:00 p.m.

PRESENT:

Ms. Brandy **Stiles** <Vice-Chair> <via Zoom>; Ms. Julie **Sorensen** <Alternate for Ms. Hillary **Morgan**> <via Zoom>; Mr. Paul **Danbrook** <12:11 p.m. to 1:30 p.m.> <via Zoom>; Mr. Brad **Waddell** <via Zoom>; Mr. Dave **Scouten** <via Zoom>, Mr. Bruce **Johnston** <12:45 p.m. to 1:30 p.m.> <via Zoom> and Ms. Lola-Dawn **Fennell** <via Zoom>.

IN ATTENDANCE:

Ms. Melissa Nitz, Planner; Ms. Hillary **Morgan**, Project Manager, M'akola Development Services <12:00 p.m. to 12:35 p.m.> <via Zoom>; Mr. Justin **Dyck**, Partner/Architect, Station One Architecture <12:00 p.m. to 12:35 p.m.> <via Zoom>; Ms. Chelsea **Mueller**, Intern Architect, Station One Architecture <12:00 p.m. to 12:35 p.m.> <via Zoom>; Mr. Scott **Watson**, Landscape Architect, Station One Architecture <12:00 p.m. to 12:35 p.m.> <via Zoom>; Mr. Shaan **Desai**, Development Manager, BC Housing <12:10 p.m. to 12:35 p.m.>; and Ms. Leslie **Kellett**, Legislative Coordinator.

A. Commencement

The meeting was called to order at 12:02 p.m.

B. Adoption of Agenda

Moved by Mr. Scouten, seconded by Ms. Sorensen, that the agenda for the July 28, 2021 Advisory Committee on Development Design meeting, BE ADOPTED.

Carried Unanimously

C. Adoption of Minutes

C.1 Minutes from the Advisory Committee on Development Design meeting held May 5, 2021

Moved by Mr. Waddell, seconded by Mr. Scouten, that the minutes for the Advisory Committee on Development Design meeting held May 5, 2021, BE ADOPTED.

Carried Unanimously

D. New Business

D.1 Project Review

Application: Multiple Residential Development Permit No. DP100793

Address: 614 Zelkwas Avenue

Applicant: Station One Architects on behalf of Trustees of the Congregation of Trinity United Church

Mr. Justin Dyck, Partner/Architect, Station One Architecture, Ms. Hillary Morgan, Project Manager, M'akola Development Services; Ms. Chelsea Mueller, Intern Architect, Station One Architecture; and Mr. Scott Watson, Landscape Architect, Station One Architecture provided a PowerPoint presentation regarding the multiple residential form and character development permit at the subject property, 614 Zelkwas Avenue, to facilitate the development of 11 transition bedrooms and 12-unit second stage housing for the Harmony House Program.

The applicant provided an overview of the project including architectural and landscape design drawings showing the proposed renderings of the building materials to include cedar metal wood lap siding, custom blue fiber cement smooth lap siding, skyscraper grey fiber cement shakes, charcoal grey metal standing seam siding, and charcoal grey fascia trim metal.

Two of the transition suites will be built as accessible units. An elevator will be installed to the 2nd storey to provide accessibility to the laundry facilities.

Mr. Danbrook joined the meeting at 12:11 p.m.

The applicant provided an overview of the landscape plan including drawings depicting the outdoor play area surrounded by a wood panel fence for privacy and will include strong natural surveillance from the indoor amenity spaces and offices on the ground floor. Landscaping materials will include conifer and deciduous plantings to offer year-round foliage. Minimal snow storage is available on site with most snow trucked off site on a regular basis.

The committee inquired if consideration has been given to wildfire mitigation of the subject property.

Ms. Nitz advised that consideration of the wildfire hazard permitted area is outside the scope of the committee and applicants will be directed to apply for a wildfire mitigation action plan, if necessary.

The committee inquired if irrigation will be installed to support the landscaping.

Irrigation is not currently planned however a bubble and drip lines could be added for the shrubs and trees by the operator.

The committee inquired about the playground surface substrate.

The playground substrate will be an engineered wood fibre, which is safe and standard for playgrounds.

The committee inquired about the wood fencing surrounding the playground area.

The privacy wood fencing will be installed to protect the privacy of the residents and to minimize the impact of vehicle parking in the adjacent parking area.

The committee inquired about the playground equipment.

Including the bike racks, there will be three pieces of playground equipment installed including a teeter-totter, swing set, and 4-tower tunnel.

The committee inquired if electric vehicle charging stations will be installed.

Although electric vehicle charging stations are not yet required there will be two stalls roughed in for future installation.

The committee inquired about the placement of the accessible parking stall and why it is not directly in front of the main entrance.

The accessible parking stall is approximately two stalls from the main entry and is placed at the end of the parking row to prevent the stall from being flanked on both sides by vehicles.

The committee inquired if there will be a sidewalk installed from the subject property to 5th Avenue along Union Street.

There are no plans for the installation of a sidewalk from the subject property to 5th Avenue.

Mr. Dyck, Ms. Morgan, Ms. Mueller, Mr. Watson and Mr. Desai left the meeting at 12:35 p.m.

Recommendations / Suggestions:

The Committee suggests that the applicant consider:

- Installing fire safe roofing materials to mitigate the dangers of wildfire; and
- Installing a pedestrian pathway from the property to 5th Avenue.

D.2 Project Review

Application: Multiple Residential Development Permit No. DP100787

Address: 4500 Ospika Boulevard

Applicant: The Hub Collection Ltd.

Mr. Joseph Fry, Landscape Architect, Hapa Collaborative, Ms. Emily McKenna, Landscape Designer, Hapa Collaborative, Mr. Stephane Laroye, Architect, SLAA Architect, and Mr. Ivan Kuptsov, Architect, SLAA Architect joined the meeting at 12:45 p.m.

Mr. Bruce Johnston joined the meeting at 12:45 p.m.

Mr. Fry, Ms. McKenna, Mr. Laroye, and Mr. Kuptsov provided a PowerPoint presentation on the multiple residential form and character development permit for the subject property at 4500 Ospika Boulevard to facilitate the development of a 256-unit student housing project.

The applicant provided an overview of the project including the site plan and context to the surrounding area, site access from Ospika Boulevard, and design evolution including the north and south wings joined by an amenity hub and flanked by an outdoor amenity space/courtyard.

The applicant presented an area view of the proposed development noting that the roof of the south wing will house solar panels yielding the facility a net-zero carbon building classification and noted much of the existing forest buffer will remain to provide shielding from adjacent roadways and residential neighbourhoods.

The underground parkade will house 89 stalls with an additional 131 surface parking stalls.

The applicant presented the landscape design strategy including pedestrian and vehicular site circulation, social gathering places and pathways through the outdoor amenity space. The planting strategy is to include native bear-proof buffer shrubs, feature tree planting, meadow planting, understory trees and deciduous and coniferous forest trees.

The committee inquired if left-turn access on and off the property is being considered.

Due to the existing road median on Ospika Boulevard, property access will include a right turn-only access off Ospika and right turn-only egress onto Ospika. The topography of the property prevents an additional access point off/on Tyner Boulevard. With existing transit services, the access/egress was considered sufficient in the Traffic Impact Study.

The committee inquired about pedestrian connectivity from the subject property to Ospika Boulevard.

There is a pedestrian path planned from the subject property to Ospika.

The committee inquired if trail lights or security call boxes will be installed along the pedestrian pathways in the outdoor spaces.

No, there is currently no plans for the installation of lights or security call boxes.

The committee inquired if an outdoor smoking area will be designated.

The facility is a non-smoking facility and currently we do not have an outdoor space designated for smoking. Consideration will be given to determine where that space can be allocated.

The committee inquired if consideration has been given to wildfire mitigation.

Ms. Nitz advised that consideration of the wildfire hazard permitted area is outside the scope of the committee and applicants, where required, will be directed to apply for a wildfire mitigation action plan.

The committee inquired if contrasts or tactile strips and handrails will be used on the site stairs for safety and stability.

Tactile warning, visible nosing, contrasting surfaces and handrails will be installed on site stairways.

The committee inquired why no accessible parking stalls are included in the underground parking.
The underground parking lot is unable to accommodate the headroom requirements for accessible parking stalls in underground lots.

The committee inquired about the need for a retaining wall on the south side of the property.
Geotechnical work and engineering will be conducted for on site grading and design of a retaining wall, if required.

The committee inquired if the subject property will be connected to the existing storm system that runs off Ospika Boulevard.

Yes, the property will be connected to the storm water system.

The committee inquired if the applicant has arranged with the RCMP for a review of Crime Prevention Through Environment Design (CPTED) principles.

No, this has not been considered.

Mr. Joseph Fry, Ms. Emily McKenna, Mr. Stephane Laroye, and Mr. Ivan Kuptsov left the meeting at 1:25 p.m.

Recommendations / Suggestions:

The committee suggests the applicant address the headroom allowance to provide for accessible parking in the underground parking lot.

The committee commends the applicant for the use of mass timber on the build of the central amenity hub.

Moved by Ms. Sorensen, seconded by Mr. Johnston, that the Advisory Committee on Development Design RECOMMENDS the applicant provide for pedestrian connectivity from the subject property to the existing pedestrian network on adjacent roadways and trail systems.

Carried Unanimously

Moved by Mr. Johnston, seconded by Mr. Danbrook, that the Advisory Committee on Development Design RECOMMENDS the applicant have a Crime Prevention Through Environmental Design (CPTED) review conducted through the RCMP with special consideration given to the lighting and security of the subject property.

Carried Unanimously

Moved by Mr. Johnston, seconded by Ms. Sorensen, that the Advisory Committee on Development Design RECOMMENDS the applicant:

- 1. consider installation of a left turn lane egress from the property onto Ospika Boulevard and a left turn lane access from Ospika Boulevard onto the subject property; and**
- 2. install down lanes and merge lanes between Ospika Boulevard and the subject property.**

Carried Unanimously

E. Adjournment

THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 1:35 p.m.

Ms. Brandy Stiles, Vice-Chair

Ms. Melissa Nitz, Planner

Ms. Leslie Kellett, Legislative Coordinator

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