CITY OF PARKSVILLE
ADVISORY DESIGN PANEL

AGENDA

Date: May 8, 2014
Time: 2:00 PM
Place: PCTC, The Forum

1. Call to Order

2. Adoption of Minutes
   Minutes from January 9, 2014 Advisory Design Panel

3. Review of 779 Stanhope Road
   Legal: Lot 2, District Lot 87, Nanoose District, Plan 46927
   Owner: N.R. Pass Construction Ltd., Inc.No. 0842575
   File Number: PDP007
   Downtown - Development Permit Area 4 - Multi-Unit and Intensive Residential

4. Adjournment

NEXT REGULARLY SCHEDULED MEETING JUNE 12, 2014
PCTC, THE FORUM
MINUTES OF MEETING

Date: January 9, 2014
Time: 2:00 pm
Place: PCTC, The Forum
Chairperson: L. Taylor

Members Present:

x  D. Firouzli         C. MacDonald
_____ M. Lafoy          G. Price
_____ L. Locke  x  L. Taylor

Others:
C. Jenson, Carsten Jensen Architect Inc.
P. Sigurdeon, Carsten Jensen Architect Inc.
D. Nagra, Bodyworks Fitness and Training
C. Macdonald, Macdonald Gray Consultants
C. Powell-Davidson, Councillor
P. Bottomley, Executive Director, Parksville Downtown Business Association
C. Powell-Davidson, Councillor
S. Ross, Planner
D. Young

1. Call to Order:
The meeting was called to order at 2:03 pm by the Chair.

Adoption of Minutes:

Moved by D. Firouzli    Seconded by L. Locke

That the minutes of the meeting of December 13, 2013 be approved.   CARRIED
2. **Review of 162 Morison**

Legal: Lot 1, District Lot 89, Nanoose District, Plan 43534  
Owner: Nagra, Gurdip Kaur  
Applicant: Carsten Jensen, Carsten Jensen Architect Inc.  
File: 3060-PDP0003  
Downtown - Development Permit Area 1 (Streetscape 4)

**Applicant Presentation:**

Carsten Jensen introduced the proposal for a second storey addition and interior/exterior renovation to 162 Morison Avenue - Bodyworks Fitness and Training. The proposal includes:

- A second floor addition;
- Existing building upgrades (showed rendering);
- Re-clad lower floor to a West Coast contemporary style;
- Laneway to existing parking lot - not much change proposed (but according to new guidelines);
- Existing parking area landscaping to be upgraded including addition of handicapped parking stall;
- Walkway is proposed to be retained as is but with the addition of new lighting;
- Large windows on both floors;
- Materials palate provided - 1/4" silver galvanized steel, hardiboard in-fill areas, wood fascia (dark brown), pine soffits;
- Building overhang projects over the municipal right of way, 28" deep (this has already gone before Council and requires an encroachment agreement);
- Planters at front entrance will be replanted;
- Loading space and refuse space not required for the gym use proposed (as per Planning Department staff);
- Landscaping:
  - Maintenance of existing planting;
  - Clearing and grubbing planters;
  - Triangular planters filled with drought tolerant plantings;
  - All ornamental plant material.

**Staff Comments**

Planning and Engineering departments have reviewed. There are site constraints because it is an existing building and a developed parking area.

**Panel Discussion**

- Re - bike rack addition. Did you lose one parking space?  
  - No, replaced an existing picnic table area.
- Panel asked about the intent to gate the existing walkway (shown on initial presentation drawing). Applicant advised that this has been removed from the proposal as City staff didn't support permanent gating of walkway. (City staff had previously advised the applicant that a gate was supported to reduce graffiti and address Crime Prevention Through Environmental Design (CPTED) but requested that the gate be open during business hours).
- Exterior lighting on the site was discussed; are there any skylights?  
  - No skylights proposed.
• Lighting as per drawings:
  o All lighting will be hourglass wash-down effect;
  o Three on front of building;
  o Two on the side of building;  
    o Plan shows upward lighting which is less susceptible to vandalism;
  o Three lights on back of building.
• Signage at each entrance. Details to be worked out with signage company.
• Panel commented that they like the approach; a modern and clean look but would like lighter colour (personal taste difference). Good exterior materials. Again, commented that there are no skylights.
• Discussed accessibility; the building is only accessible on the ground floor. Accessibility issues that have been addressed are:
  o Accessible washroom on main floor;
  o Handicapped parking stall;
  o Ramp to entrance at the rear of the building.
• Panel discussed the building profile; parking lot (traditional curb), exterior colours (south side colour seems dark even though it’s southern exposure), rainwater leaders (new leaders will be interior), mechanical equipment (screened as per guidelines).
• Question about possibility of energy savings; solar cylinders, sensor lighting, sunlight tunnels, upgrading insulation. Applicant is open to cost saving ideas.
• General discussion about the addition of natural lighting throughout - applicant indicated a willingness to consider this, but pointed out a challenge due to the requirements for gym members to use full length mirrors for proper form during their workouts. Possible to provide windows above though.

**Recommendation**

That the Advisory Design Panel recommend to Council that Development Permit application number PDP0003 submitted by Carsten Jensen Architecture Inc. on behalf of D. Nagra to renovate the interior/exterior and add a second storey to 162 Morison Avenue be approved subject to technical review by the Community Planning and Building department and Engineering and Operations department.

**Adjournment**

There being no further business, the meeting adjourned at 2:47 pm.

L. Taylor
Chair

SR/dy
Schedule of Restrictions

1. Construction Requirements

1.1. Plan Approval

(a) Unless specifically permitted in writing by the developer no person shall commence any improvement of any sort (including excavation; removal of ground cover; application development or building permit; or construction of any buildings or other improvements of whatsoever nature without first submitting the plans and specifications to the Developer, for the prior written approval by the Developer, and then constructing the improvements in compliance with the approved Plans and Specifications.

(b) The Plans and Specifications submitted to the Developer shall incorporate the Design guidelines attached as Schedule “A” and shall be in a form and content satisfactory to the Developer.

(c) This requirement for plan approval shall expire once Plans and Specifications have been approved for all of the Lots, Improvements have been constructed in compliance with the Plans and Specifications, and an occupancy permit has been issued by the municipality for the buildings on the Lots.

1.2. Construction

No lot shall be left in a condition such that construction of any improvements is not commenced within twelve (12) months after the granting of approval by the Developer, failing which the approval shall be void, or that all improvements including landscaping, are not completed within twenty-four (24) months of the date of the issuance of any building permit or the commencement of site preparation, whichever shall first occur.

2. Site Requirements

2.1. No temporary structure, trailer or residence will be permitted on any lot except as is reasonably required during a period of construction which is being carried out in accordance with the requirements of this Building Scheme.

2.2. No house trailer, travel trailer, mobile home, camper, recreational vehicle, or similar or other vehicle or structure designed for providing overnight accommodation, an unlicensed vehicle, commercial truck or other commercial vehicle, boat, trailer, machinery or equipment will be permitted on any lot, except within wholly enclosed buildings or garages.
2.3. No debris, dirt, building material, garbage, junk or other material shall be allowed to remain on any lot, other than during the time that construction is actually in progress on the lot, or in any unscreened area of a lot after construction is complete.

2.4. No pole, mast, antenna, TV dish over 18” in diameter, or any similar devise of any kind whether for the purpose of receiving or transmitting any radio, electronic or other signals, shall be erected on the exterior of any improvement or in any unscreened area of a lot.

2.5. No heat pumps shall be placed in a building or on a lot unless the sound level at the property lines of the lot do not exceed 68 decibels;

3. General Terms

3.1. This Building Scheme will expire and be of no further force and effect on the date which is forty (40) years after the date of registration of it in the Land Title Office.

3.2. The Developer reserves the right to waive or modify these restrictions regarding any unsold lots if, in the opinion of the Developer the design is architecturally acceptable; and upon any such special approvals being given, the provisions of this building scheme shall be deemed modified, amended or enlarged to allow for such special approvals on such specific lots at any time.
Schedule “A” - Design Guidelines

1. Introduction

1.1. The intent of the Design Guidelines is to establish a framework for the design and development on each lot in the residential subdivision. The provisions contained herein are intended to establish and protect purchasers’ investments in the neighbourhood by ensuring the integrity of the development on each lot by addressing the built form and character of the buildings prior to design and building permit applications.

1.2. There shall be no commencement of site preparation, including clearing, filling and excavation, or construction of any improvement or alteration thereof until a set of building plans and specifications, signed by the owner, has been submitted to and approved by the Developer or its appointed representative.

1.3. It is the lot owners responsibility to identify and comply with any restrictive covenants, easements, and rights of way registered on title.

1.4. These guidelines are subject to change from time to time as determined by the developer.

2. Design Review Process

2.1. The Developer will appoint an Administrator who will be responsible for administering the Design Review Process. The role of the Administrator is to examine each proposal to ensure conformance to the Building Scheme.

2.2. The restrictions set out in the Design Guidelines are supplementary to and do not replace generally applicable bylaws and statues including the British Columbia Building Code and City of Parksville Building Bylaws. Compliance with these restrictions does not relieve the owner of any lot from obtaining a building permit, occupancy permit, or any other permit or authorization required under any bylaw of the Municipality or any other authority having jurisdiction over matters involved in the development of any lot.

3. General

3.1. There is no one theme or architectural style that will dominate the character of the subdivision. While diversity of design is encouraged, there should not be harsh contrasts between adjoining properties.

3.2. The Building Scheme governs quality, proper proportions and consistent character within each individual building. An important objective of the Building Scheme is to ensure a general sense of fitting into the neighbourhood.
4. Land Use and Site Design

4.1. All lots must have a minimum of two parking spaces with at least one space located within the structure.;
4.2. No driveway access shall be permitted onto Stanhope Road except for Lot 1;
4.3. Driveway locations must be shown on the site plan and approved by the Administrator;
4.4. Driveways must be constructed of concrete, concrete pavers or brick pavers;
4.5. Trailers, boats, recreation equipment or recreational vehicles shall not be stored on any lot unless they are screened from view from the street and from adjacent home sites;
4.6. No lot shall be used for the storage or repair of any junked, wrecked, or partially junked or wrecked motor vehicle or any salvage material or goods intend for commercial use or sale;
4.7. Home size: There is no predetermined appropriate size of home in relation to the lot size in the development; however, homes that are excessively large or small for their sites will be discouraged;
4.8. Elevation: No dwelling shall be constructed on any lot unless the elevation of the main floor is at least 6" above finished curb height of the driveway at the road, except in cases where the architectural design or the topography of the lot is deemed by the Developer to justify it;
4.9. Setbacks: All buildings must conform to setback and site coverage specified in the Zoning Bylaws having authority;
4.10. Number of Stories: No building on any lot shall exceed two stories above finish grade;
4.11. Building Forms: Buildings on each lot should take into consideration both existing and potential future development on adjacent lots with respect to privacy, sunlight, views and relationship to other buildings.

5. Building Design

5.1. The principal objective is to encourage high quality design and construction and to ensure that the architectural form and character of the principal building and any accessory buildings are consistent with each other and have a similar detailing, finish, and colour;
5.2. Massing
   (a) Two storey facades shall be broken by an architectural feature;
5.3. Exterior Walls
   (a) Recommended external wall materials are vertical and horizontal cementuous composite wood, cedar siding, stone, brick, and wood shingles;
   (b) Architectural metals are acceptable as feature details only;
   (c) Architectural stucco will be considered on an individual case basis;
   (d) External wall colours should harmonize with the surrounding neighbourhood, as such warm and subtle earth tones are recommended.
5.4. Entries
   (a) The front door to homes should be visible from the fronting street and provide cover from the weather;
   (b) All homes on Lots 29-42 must have a front door oriented to Stanhope Road;
5.5. Roofs
(a) Roofs shall have a minimum pitch of 4.5:12;
(b) Roof forms whenever possible should be designed with regards to solar orientation, and remain in keeping with the overall style and design;
(c) Roof colours should harmonize with the surrounding neighbourhood; warm earth tones are recommended.
(d) All dwellings to be pre-plumbed to be solar ready with the inclusion of conduit and wiring to the roof.

6. Screening & Landscaping

6.1. Fencing
(a) Perimeter fencing installed by the developer shall not be modified and further screening shall only be accomplished with vegetation.
(b) No fencing shall be built, constructed, placed erected or allowed to remain on any part of a lot unless it is approved by the Administrator;
(c) No fencing shall be built, constructed, placed, erected or allowed to remain in a Front yard except ornamental fencing that is less and 1.0 metres in height.
(d) Any fence installed along Stanhope Road shall be screened with vegetation or hedge;

6.2. Landscaping
(a) No landscaping shall be built, constructed place, erected or allowed to remain on any lot until the plans for the landscaping have been approved by the Administrator;
(b) The goal of the landscape design is to ensure a quality and coherent streetscape, and to frame the architectural elements of the house facades;
(c) All lots must have landscaping substantially complete within a 6-month period following substantial completion of buildings;
(d) Minimization of impervious surfaces are encouraged;
(e) Water conservation and use of drought tolerant plant species are encouraged;
(f) The use of fire smart landscaping is encouraged (no combustible mulch is allowed);
(g) Underground irrigation systems for landscaping are encouraged.
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<th><strong>GUIDELINE</strong></th>
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<tr>
<td><strong>1. Architectural Design &amp; Character:</strong></td>
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<td>a) Buildings should respond to their location through appropriate heights, forms, setbacks and architectural expression that take into consideration adjacencies; Particular attention should be paid to landscape screening for those sites adjacent to single-unit residential districts;</td>
<td>Building Design is addressed in Sections 4 &amp; 5 of the Building scheme which provides overall guidelines that respect the neighbourhood, adjacencies and form. The layout approved provides for the adjacent single family lots to the east back onto a single new parcel as would be the case under a RS1 zone. The proposed building scheme has a design review process that will ensure that the quality of the development is maintained.</td>
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<tr>
<td>b) Significant existing views, such as Parksville Bay, Mount Arrowsmith and natural areas should be preserved and enhanced where possible</td>
<td>There are no significant views from the property with the exception of Foster Park which is being enhanced with the use of a low fence to maintain an open atmosphere</td>
</tr>
<tr>
<td>c) Building design should generally avoid large expanses of any one material;</td>
<td>With the size of the lots and site coverage allowed there will not be any large expanses of building. This being said Section 5.2 of the building scheme required any two story facades to be broken by an architectural feature.</td>
</tr>
<tr>
<td>d) Buildings with multiple streets frontages should be designed to give equal emphasis to each frontage with respect to building massing, materials, details and landscaping;</td>
<td>Double fronting lots (#29-42) must have a front door oriented to Stanhope Road and will have a garage and rear entrance from the internal roadway.</td>
</tr>
<tr>
<td>e) Buildings should be oriented and designed to reduce shadow impact on outdoor spaces and to permit penetration of natural light into building interiors;</td>
<td>Due to the lot sizes the siting and orientation of each dwelling allows for little adjustment, however the majority of the lots are north/south facing and will allow for natural light into interiors and provide for both sunny and shade outdoor space.</td>
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<tr>
<td>f) Building entrances should be designed to provide weather protection;</td>
<td>Dwelling entries are to provide protection from weather per Section 5.4 of the Building Scheme</td>
</tr>
<tr>
<td>g) Sloped roofs and “West Coast” architecture should be used to complement the existing character of the area;</td>
<td>Roofs shall have a minimum pitch of 4.5:12 and colours should harmonize with the surrounding neighbourhood per Section 5.5 of the Building Scheme.</td>
</tr>
<tr>
<td>h) Exterior finishes and colours that are appropriate for the natural heritage of the area should be employed.</td>
<td>Recommended exterior building materials and colours are provided in Section 5 of the building scheme. Warm and subtle earth tones are encouraged.</td>
</tr>
<tr>
<td>i) Mechanical equipment and venting shall be incorporated into the building design to minimize exposure to the street, nearby buildings or where rises in elevation provide views of rooftops;</td>
<td>Any mechanical equipment (i.e. heat pumps) shall be screened from the street and neighbouring properties, and located so as to minimize noise disturbance.</td>
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### GUIDELINE

| COMMENT |
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| **j)** Buildings should generally be designed to respect surrounding uses, particularly with regard to noise and privacy; | Buildings on each lot should take into consideration both existing and potential future development on adjacent lots with respect to privacy, sunlight, views and relationships to other buildings (Section 4.9 of Building Scheme) |
| **k)** All new buildings should be designed by a registered Architect; | There will be no requirement for a registered Architect for dwellings on the subject lots, as this adds an additional cost that is not warranted for a single family dwelling. |

### 2. Landscaping and Screening

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<td><strong>a)</strong> Landscaping should screen off-street parking and service areas and generally enhance the appearance of the development;</td>
<td>The proposed building scheme has a design review process which will ensure that the landscaping proposed is appropriate for the neighbourhood. Street trees will provide screening from roadways</td>
</tr>
<tr>
<td><strong>b)</strong> Landscaping should consider incorporating FireSmart landscaping techniques such as avoiding the use of combustible mulch;</td>
<td>The use of combustible mulch is not allowed in landscaping per Section 6.2.</td>
</tr>
<tr>
<td><strong>c)</strong> Native vegetation and drought tolerant species should be incorporated into the landscaping;</td>
<td>Native vegetation and drought tolerant vegetation is encouraged in the building scheme per Section 6.2.</td>
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<tr>
<td><strong>d)</strong> Off-street parking should be concealed within buildings, located underground, or be located to the rear of buildings screened from view from the street;</td>
<td>At least one of the required parking spaces shall be concealed within the structure.</td>
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<td><strong>e)</strong> All surface parking areas shall contain landscaping which buffers parking areas from adjacent properties, public spaces and streets;</td>
<td>Parking on the street will be allowed but is buffered from the lots with street trees and boulevard grass other landscaping is not allowed within public road.</td>
</tr>
<tr>
<td><strong>f)</strong> Pedestrian routes to and from parking areas should be accentuated by landscaping and provide visual relief from large expanses of paving;</td>
<td>There are no large expanses of paving with the exception of the public roadway. This is broken up by the installation of street trees and boulevard grass.</td>
</tr>
<tr>
<td><strong>g)</strong> Where feasible, consideration should be given to incorporate mature, healthy trees into the overall site design;</td>
<td>Due to lot sizes only trees within the proposed park are able to be retained.</td>
</tr>
<tr>
<td><strong>h)</strong> Refuse storage areas shall be screened and fully enclosed with fencing or landscaping, a minimum of 2 metres in height, or fully concealed within a building. Written confirmation from the waste disposal provider may be required to demonstrate the feasibility of access to the refuse storage area;</td>
<td>Each lot will be responsible for their own garbage and there will be no common dumpsters. Refuse and recycling will be handled as in any single family subdivision.</td>
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<tr>
<td>i) Perimeter fencing and screening should be incorporated into the overall design;</td>
<td>Proposed fencing along the park boundary will be installed as part of the subdivision. Walkway fencing is being upgraded from required chain link to match the perimeter fencing. Any fencing along Stanhope Road must be screened with vegetative hedge. Any fencing in the front yard must be ornamental and not higher than 1 metre</td>
</tr>
<tr>
<td>j) Direct vehicular access to the Island Highway should generally be avoided where suitable alternatives using public roads exist;</td>
<td>Not Applicable but are restricting driveway access to internal road with the exception for Lot 1.</td>
</tr>
<tr>
<td>k) Landscaping associated with the development of new buildings should be designed by a registered Landscape Architect;</td>
<td>There will be no requirement for a registered Landscape Architect for dwellings on the subject lots, this adds an additional cost that is not warranted for a single family dwelling.</td>
</tr>
<tr>
<td>l) Underground irrigation systems should be provided for landscaping;</td>
<td>Underground Irrigation system are required for landscaping under section 6.2(f) of the building scheme.</td>
</tr>
<tr>
<td>m) As a term of permit the City may require, at the property owner’s expense, written confirmation from a registered Landscape Architect that the landscape works have been installed in substantial compliance with the issued permit and that plantings have successfully been established.</td>
<td>All landscaping on the public right of way and parkland will be covered under a maintenance agreement with the Engineering Department. Landscaping on individual lots will be the homeowners responsibility and plans are required to be approved prior to installation.</td>
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3. **Lighting**

<p>| a) Excluding entrance lighting, exterior building lighting should generally be concealed in soffits or other similar architectural features; | Exterior lighting on the building will be restricted to concealed lighting except for at entrances to the building and ground level landscape lighting.                                                          |
| b) Freestanding lamp poles and luminaries should be complementary to those used on adjacent sites or in the surrounding neighbourhood; | Lamp poles on the public road are designed to match the existing lamp standards on Stanhope Road and utilize full cut off luminaries to provide adequate lighting for roadway and sidewalk without overspill into residential lots. |
| c) All exterior lighting should be of an ornamental and pedestrian scale; | Lamp poles on the public road are designed to match the existing lamp standards on Stanhope Road and utilize full cut off luminaries to provide adequate lighting for roadway and sidewalk without overspill into residential lots. |
| d) There should be sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Illumination should not encroach onto adjacent residential properties; | Lamp poles on the public road are designed to match the existing lamp standards on Stanhope Road and utilize full cut off luminaries to provide adequate lighting for roadway and sidewalk without overspill into residential lots. |</p>
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<td>e) Luminaries shall generally use a full cut-off louver design that prevents light spill onto adjacent properties or public spaces;</td>
<td>Lamp poles on the public road are designed to match the existing lamp standards on Stanhope Road and utilize full cut-off luminaries to provide adequate lighting for roadway and sidewalk without overspill into residential lots.</td>
</tr>
<tr>
<td>f) Adhering to the principles of Crime Prevention through Environmental Design Principles (CPTED), lighting for pedestrian pathways, building entrances and parking areas should be designed at a human scale (i.e. low level bollards) and address pedestrian safety;</td>
<td>Lighting on the public road is placed adjacent to the sidewalk to provide safety for pedestrians and public parking on the roadway.</td>
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<tr>
<td>g) High-intensity lighting shall generally not be considered in accordance with Dark Sky principles.</td>
<td>No high intensity lighting will be used on this site.</td>
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4. **Accessibility**

| a) Accessibility features should be integrated into the overall design; | The subdivision was designed to be fully accessible with letdowns at curb for crosswalks, and trails. All sidewalks and trails are a minimum of 1.5 m wide, hard surfaces and less than 12% slope |
| b) Routes should be obvious and convenient. They should incorporate barrier-free universal design principles and should generally be integrated into main routes and points of entry; | All pedestrian routes are obvious and conveniently located to allow for movement through and around the site. |
| c) Pathways, sidewalks, trails and other pedestrian routes should be of a hard, slip-resistant surface with a minimum width of 920 mm and should avoid slopes of more than 1 unit rise for every 12 units of length | The subdivision was designed to be fully accessible with letdowns at curb for crosswalks, and trails. All sidewalks and trails are a minimum of 1.5 m wide, hard surfaces and less than 12% slope |
| d) Overall site layout should incorporate elements such as strong contrast of colours, paving treatments, bollards, and tactile strips to facilitate ease of navigation and avoidance of obstacles; | The site was designed to incorporate a contrast in colour between the road (vehicles) and sidewalks (people) to facilitate ease of navigation. |
| e) The use of raised curbs, landscaping or fencing beside parking spaces for people with disabilities should generally be avoided unless suitable additional width is provided; | There are no handicap parking spaces required under the subdivision or on individual lots, however there is no raised curb proposed for the site and adequate width is provided at sidewalks for wheelchair accessibility |
| f) Locate and design curb let-downs to accommodate wheelchair/scooter movement; | All curb Letdowns were located to assist in the movement of wheel chairs and scooters around and through the site and have been design to the appropriate standard. |
## 5. Water and energy conservation and Reduction of GHG Emissions:

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<tr>
<td>a) Where feasible, development projects should incorporate on-site storm water management or rain water capture features that attempt to mimic the Water Balance before development. Systems should be designed to achieve watershed-specific performance targets established by a qualified professional;</td>
<td>Based on the impermeable nature of the subgrade soil conditions of the site, the geotechnical engineer concluded that site conditions are not conducive to the installation of an onsite stormwater infiltration medium. An appropriate thickness of absorptive growing medium is being encouraged for landscape beds.</td>
</tr>
<tr>
<td>b) Attempts should be made to minimize non-essential impervious surfaces;</td>
<td>All non-essential impervious surfaces have been eliminated from the public space and is encouraged to be minimized on private property within the building scheme.</td>
</tr>
<tr>
<td>c) Building design should have passive heating, lighting and cooling;</td>
<td>The layout of the subdivision which allow most lots to have a north / south orientation will enable passive heating, lighting and cooling to be incorporated into the house design.</td>
</tr>
<tr>
<td>d) Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs;</td>
<td>The layout of the subdivision which allows most lots to have a north / south orientation will provide for natural daylight and shade requirements.</td>
</tr>
<tr>
<td>e) Building orientation should, where practical, be designed to optimize the benefits of solar orientation;</td>
<td>The small lot size minimizes the options for building orientation however the layout of the lots themselves are suited for solar orientation of the buildings.</td>
</tr>
<tr>
<td>f) Building design should incorporate solar ready or other energy saving/GHG reduction features.</td>
<td>All dwellings will have conduit and wiring installed in the attic space for future connection of solar panels where they are not initially installed. (Section 5.5 (d)</td>
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## 6. General Conditions

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<td>a) The timing or phasing of development works may be included in the conditions of the Development Permit;</td>
<td>We request that perimeter fencing of the site be allowed to take place in phases as the lots are developed.</td>
</tr>
<tr>
<td>b) The City may require that an applicant provide, at his or her expense, a report prepared by a qualified professional with relevant expertise, in order to evaluate the impact of the proposed development;</td>
<td>Reports submitted for this development include a Traffic Impact Assessment, Environmental Impact Assessment, Geotechnical Assessment and Arborist Assessment and Servicing Report . .</td>
</tr>
<tr>
<td>c) The recommendations contained in required professional report(s) provided in support of the development permit application may form terms of the permit;</td>
<td>An Arborist will assess the property and parkland after clearing to ensure that all danger trees have been dealt with under the Subdivision Servicing requirements as per the Arborist recommendations.</td>
</tr>
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Stanhope Single Storey

MAIN FLOOR PLAN
LIVING AREA = 1189 Sq. Ft.
GARAGE AREA = 392 Sq. Ft.

OPT. A-2

MAIN FLOOR PLAN
LIVING AREA = 1189 Sq. Ft.
GARAGE AREA = 392 Sq. Ft.

OPT. A-3

ELEVATIONS

FRONT (OPT. A-3)

RIGHT (OPT. A-3)

REAR (OPT. A-3)

No. Date Description By
02/14/14 ISSUED FOR CLIENT REVIEW / CONCEPTUAL JSD

DRAWN BY: E PJ

COP YRIGHT RESERVED. THIS REMA IN'S THE PROPERTY OF J O RGE N SEN/OSM ID. A T-ILL C ITED U SED W ITH OUT J ORGE N SEN/OSM ID' S WR IT TEN CONSENT.

Jorgensen Design/Engineering/Consulting
Box 493, 200-177 Main St.
Sooke, BC V9P 2G6
(250) 243-1227

proj20@icm.com
MAIN FLOOR PLAN
OPT. B-3
LIVING AREA = 1114 Sq. Ft.
GARAGE AREA = 399 Sq. Ft.

UPPER FLOOR PLAN
OPT. B-3
LIVING AREA = 569 Sq. Ft.

ELEVATIONS

Footnotes:
1. All dimensions are in feet and inches.
2. All doors are 8'-0" wide.
3. All windows are 6'-0" x 3'-0".
4. All levels are 8'-3" above grade.

Project:
Stanhope - 1 1/2 Storey

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REFERENCE PLAN

Stanhope Single Storey

PLOT PLAN
LOT 19
321m²

FLOOR AREA RATIO (FAR MAX)
SINGLE STOREY (TOTAL LIVING AREA)
- F.A.R. = 33.4%
- F.A.R. = 48.3%
- F.A.R. = 48.2%
- F.A.R. = 48.7%
- F.A.R. = 48.2%

FLOOR AREA RATIO (FAR MAX)
SINGLE STOREY (TOTAL LIVING AREA)
- F.A.R. = 33.4%
- F.A.R. = 48.3%
- F.A.R. = 48.2%
- F.A.R. = 48.7%
- F.A.R. = 48.2%

SITE COVERAGE (SHE MAX)
SINGLE STOREY (TOTAL BUILDING AREA)
- C.V. = 43.0%
- C.V. = 45.0%
- C.V. = 43.0%
- C.V. = 45.0%

SITE COVERAGE (SHE MAX)
SINGLE STOREY (TOTAL BUILDING AREA)
- C.V. = 43.0%
- C.V. = 45.0%
- C.V. = 43.0%
- C.V. = 45.0%