



CITY OF
PRINCE GEORGE

MINUTES OF THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING

May 18, 2022

12:00 p.m.

2nd Floor Conference Room of City Hall
1100 Patricia Boulevard, Prince George, BC

PRESENT: Mr. Bruce Johnston <Chair>
Mr. Dave Scouten
Ms. Kathleen Petrovic <via Zoom>
Ms. Brandy Stiles <via Zoom>
Mr. Brad Waddell <via Zoom>

IN ATTENDANCE: Ms. Kali Holahan, Planner/Staff Liaison
Ms. Imogene Broberg-Hull, Planner
Ms. Leslie Kellett, Deputy Corporate Officer
Ms. Catharine Sikobe, Legislative Services Assistant
Mr. Jag Kaila, Kaila Quality Homes (Applicant)
Mr. David McWalter, McWalter Consulting, Ltd. (Applicant)

A. Commencement

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

A roundtable of introductions was held for this inaugural meeting of the Advisory Committee on Development and Design.

B. Adoption of Agenda

Moved by Mr. Johnston, seconded by Mr. Scouten, that the agenda for the May 18, 2022 meeting of the 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 2, 2022

Moved by Mr. Johnston, seconded by Ms. Petrovic, that the minutes of the Advisory Committee on Development Design meeting held March 2, 2022, BE ADOPTED.

Carried Unanimously

D. New Business

D.1 Appointment of Chair and Vice- Chair

Mr. Bruce Johnston volunteered his name for the position of Chair of the Advisory Committee on Development Design. No further nominations were received. Mr. Johnston was appointed Chair by acclamation.

Moved by Ms. Petrovic, seconded by Mr. Scouten, that the Advisory Committee on Development Design APPOINTS Mr. Bruce Johnston as Chair of the Advisory Committee on Development Design for the term beginning on May 18, 2022 and ending March 31, 2023.

Carried Unanimously

Mr. Bruce Johnston nominated Mr. Dave Scouten as Vice-Chair of the Advisory Committee on Development Design. Mr. Scouten expressed interest by allowing his name to stand for the positing of Vice-Chair. No further nominations were received. Mr. Scouten was appointed Vice-Chair by acclamation.

Moved by Ms. Petrovic, seconded by Ms. Stiles, that the Advisory Committee on Development Design APPOINTS Mr. Dave Scouten as Vice-Chair of the Advisory Committee on Development Design for the term beginning on May 18, 2022 and ending March 31, 2023.

Carried Unanimously

D.2 Project Review: DP100818 – Multi Family Residential

Application: Multi Family Residential Development Permit No. DP1000818

Address: 1805 Upland Street

Applicant: Jag Kaila, Kaila Quality Homes

Ms. Imogene Broberg-Hull, Planner, introduced the applicants, Mr. David McWalter, McWalter Consulting Ltd., and Mr. Jag Kaila, Kaila Quality Homes, and provided a brief overview of the proposed project. Mr. McWalter gave a summary of the intended project, which proposes a four (4) unit multi family development as an infill project on the subject property at 1805 Upland Street. The applicant highlighted the design and safety features, including lighting, snow storage, parking, landscape, and intended colour schemes.

Mr. Johnston opened an informal roundtable discussion of the application and invited committee members to pose questions and concerns to the applicants.

The committee inquired if the units were intended to be sold as privately-owned units or as rental units.

The applicant advised that the units are intended for use as rental units.

The committee commented on the slope of the property as shown on the renderings and inquired of the safety concerns it may present such as slipping when wet or icy.

The applicant clarified that the slope is minimal and poses little to no threat to safety.

The committee inquired on the intent to use stepping stones to create a walkway from the property line to the door, advising that the consideration of a solid surface would increase safety, make snow removal easier and aid in the accessibility of the units.

The applicant agreed that a solid surface such as a concrete walkway is preferable.

The committee inquired on the entrance and whether the one step leading up to the front door could be eliminated with additional grading or could be converted into a ramp for more accessibility.

The applicant advised that the development is a slab-on-grade development and that the door is elevated for drainage purposes. Conversion of the step to a ramp can be considered on an as-needed basis.

The committee commented on the location and the high crime rate in the area and advised of the free RCMP Crime Prevention through Environmental Design (CPTED) review available at the developer's discretion and as recommended in the Zoning Bylaw.

The committee inquired on the exterior finish materials.

The applicant confirms the finish materials will be high quality horizontal light gray vinyl siding offset with accent colors at the front bays and doors to include deep green, dark orange, dark cool gray and deep gray. Posts and beams will also be dark cool gray with a 2" black window and door trim.

The committee noted the side elevations appear as a large blank canvas and suggested the developer build a two foot pop out projection on either end to enclose the hydro and gas meters and to break up the appearance of the side elevation wall façade.

The committee inquired about snow storage.

The applicant advised there is space for snow storage at either end of the parking lot.

The committee commended the applicant for investing and improving the subject property with the proposed quality development as an infill multi-family development project.

The Advisory Committee on Development Design SUGGESTS the applicant:

1. Ensures all units are visitable in terms of accessibility requirements including a no-step entry;
2. Considers offsetting the entrances to the units so as to improve the façade of the overall building;
3. Conducts a building code analysis prior to submitting an application for building permit that includes consideration of energy code requirements; and
4. Maintains existing mature trees on the subject property where possible.

Recommendations:

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

1. Conducts a Crime Prevention through Environmental Design (CPTED) review through the RCMP with consideration given to lighting and security of the subject property;
2. Replaces the stepping stone walkways to the units with a continuous solid (i.e. concrete) surface;
3. Review finish selection to consider different materials for features with appropriate returns and to break up the appearance of vinyl;
4. Includes a kiosk projection on side walls for hydro and gas manifolds and to break up appearance of the large wall canvas; and
5. Includes on-site storm water management (i.e. soaker pits) plan.

Carried Unanimously

The committee discussed the Crime Prevention Through Environmental Design (CPTED) process and whether that review should be initiated through Development Services rather than the developer. Ms. Holahan will review the process with Community Policing including consideration of staff capacity and consistency of CPTED reviews for all development permits.

E. Adjournment

THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 12:48 p.m.

Mr. Bruce Johnston, Chair

Ms. Kali Holahan, Planner/Staff Liaison

**Ms. Catharine Sikobe,
Legislative Services Assistant**

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