



COMMITTEE REPORT TO COUNCIL

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

DATE: February 26, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: Advisory Committee on Development Design

SUBJECT: Advisory Committee on Development Design 2019 Annual Report

ATTACHMENT(S): 2019 Workplan
2020 Workplan
PowerPoint Presentation
Terms of Reference for Advisory Committee on Development Design

RECOMMENDATIONS:

1. RECEIVES FOR INFORMATION the report dated February 26, 2020 from the Chair of the Advisory Committee on Development Design, titled “2019 Annual Report”;
2. APPROVES the 2020 Workplan attached to the report dated February 26, 2020 from the Chair of the Advisory Committee on Development Design, titled “2019 Annual Report”; and
3. ENDORSES the recommendation of the Advisory Committee on Development Design to award the 2019 Certificates of Project Recognition to:
 - a. 525 and 547 George Street (Development Permit No. DP100707); and
 - b. 2855 14th Avenue (Development Permit No. DP100674).

PURPOSE:

The purpose of this report is to provide an update to Council on the progress of the City of Prince George Advisory Committee on Development Design (ACDD) for the year 2019.

STRATEGIC PRIORITIES:

As stated in the Terms of Reference, the purpose of the ACDD is to advise Mayor, Council and City Staff on matters respecting policies and guidelines affecting the City’s physical environment, as well as applications for development permits. Further, the ACDD endeavors to promote the best possible urban design and well-planned development in the City. To this end, the Committee shall have due regard to public health, safety, convenience, climate, accessibility, and aesthetics, not only in respect of any proposed development, but also in the context of surrounding development and the total built environment. The Committee’s role is restricted by the scope of the proposal under review and recommendations or suggestions are limited to the exterior form and character of the proposed development.

The Committee consists of nine members that are appointed by Council and is currently comprised of members with representatives from:

- Architecture and design;
- Northern Regional Construction Association;

- Housing Industry representative from the Canadian Home Builders Association of Northern BC or the BC Northern Real Estate Board;
- Landscape professional;
- Prince George Advisory Committee on Accessibility;
- Public at large;
- Prince George Council of Seniors;
- Crime Prevention Through Environmental Design; and
- Engineering representative.

ACDD meetings are tentatively scheduled every Wednesday from 12 noon to 1 pm. Members are advised in advance if there is a project to review, and if not, the meeting is cancelled. The ACDD reviews up to two projects during a scheduled meeting.

ACHIEVEMENTS OVER THE PAST YEAR:

Throughout the year, the ACDD held 15 meetings and reviewed seventeen projects.

The seventeen projects reviewed by the ACDD this term included:

- Four Downtown Development Permits;
- Nine Multiple Residential Form and Character Development Permits;
- Two Industrial Form and Character Development Permits; and
- Two Design Reviews.

To date, 12 Development Permits have been issued and 5 projects are still in progress.

RECOGNITION FOR QUALITY URBAN DESIGN:

The ACDD has reviewed a number of projects in 2019 and rated the development proposals on their aesthetics, accessibility, climate - sensitive design, landscaping, and crime prevention through environmental design. The Committee has identified two projects that made a significant contribution to improved design standards in our community.

The Advisory Committee on Development Design would like to award the following development permits with the 2019 Project Recognition Certificate:

1. 525 and 547 George Street - Downtown Form and Character

Development Permit No. DP100707 - Mixed use commercial and residential building.

Development Permit No. DP100707 facilitates the construction of a five storey mixed-use development with three floors consisting of commercial tenancies and four residential units on the remaining two floors with rooftop access for the residential units. The Committee selected this development due to the overall design of the project, with particular acknowledgement of the following considerations:

1. The quality of presentation and provision of information;
2. Great mixed use concept to the downtown;
3. Complex design;
4. Consideration given to the adaptability of all residential units; and
5. Consideration to the surrounding neighbourhood.

2. 2855 14th Avenue – Multiple Residential Form and Character

Development Permit No. DP100674 – Multiple Residential Form and Character

Development Permit No. DP100674 facilitates the construction of one apartment with 17 dwelling units, and 21 row housing units. The Committee selected this development due to the overall design of the project, with particular acknowledgement of the following considerations:

1. Site design with regards to the tenants and their quality of life;
2. Compliance with the voluntary BC Energy Step Codes 3 and 4; and
3. Incorporation of accessible units.

The Committee voted and approved the aforementioned projects with full quorum and in keeping with the conflict of interest guidelines set out in the Committees, Commissions and Boards Procedures Manual. The projects were chosen from a list of permits reviewed by the ACDD in 2019.

COMPLETED 2019 GOALS AND WORKPLAN:

The following goals and work plan items were completed by the ACDD over the 2019 term:

- **Work Plan** – the ACDD and staff updated the projects and statuses identified on the ACDD Work Plan.
- **Development Permit Presentation Checklist** – The Committee reviewed and provided feedback for a revised Development Permit Checklist and Circular.
- **Annual review of projects** – The Committee reviewed the 2019 development proposals and determined the candidates for Project Recognition Certificates.

Educational Opportunities – The Committee participated in a tour of the Nine on Seventh Condominium Development located at 1694 7th Avenue. This project met the requirements for the multi-family housing incentives program. The building exhibits a variety of exterior finish materials, creates a pedestrian-friendly street frontage, and presents an interesting façade with varied rooflines and balconies. Each suite has a balcony and the development includes a common garden area for the exclusive use of the residents. Six of the nine units are adaptable, meeting the City of Prince George Adaptable Housing Standards. These requirements include: accessible exterior path of travel and access to units, larger door sizes, wider common and internal hallways, lever door & window hardware and faucets, low profile door thresholds, an elevator, larger roof overhangs at entries, adaptable bedroom and bathroom configurations with 1.5m turning radius, inclusion of blocking for grab bars, zero threshold shower bases, continuous counters in the kitchen between the stove and sink, accessible light switches and receptacles, and a notice of adaptability for each applicable unit. In addition, the development met the requirements for Low Environmental Impact by incorporating low flow fixtures, on-site storm water management, and urban agriculture.

2020 GOALS AND WORKPLAN:

The ACDD looks forward to accomplishing the following goals and work plan over the 2020 term:

- **Work Plan** – the ACDD and staff will continue to update the projects and statuses identified on the ACDD Work Plan.
- **Annually review projects** – The Committee will continue to assess design quality.
- **Educational Opportunities** – The Committee will continue to look for educational opportunities to further develop knowledge on quality urban design. The Committee would like to have information provided to them from other Committees of Council which impact Design (i.e. Accessibility Committee and Heritage Commission)

POLICY IMPLICATIONS:

Projects are brought forward to the ACDD as part of the referral process for Development Permit and Design Review Applications. The ACDD provides recommendations and suggestions respecting a proposal in accordance with the mandate of the Committee. Therefore, the ACDD supports Administration in meeting Policy 8.2.10 of the City of Prince George Official Community Plan (2011):

Through development permit guidelines, the City should ensure that all new development is compatible with existing neighbourhoods, promotes community goals, reflects local identity, aligns with design guidelines and recommendations within Neighbourhood and Area Plans, and enhances the built environment.

STRATEGIC PRIORITIES:

The Advisory Committee on Development Design's goals and purpose align with Council's strategic priorities to collaborate with partners to enhance the quality of life in Prince George, to advance progress in the downtown, and to celebrate success of citizens and community partners in promoting civic pride through development design.

SUMMARY AND CONCLUSION:

The ACDD continues to fulfill its role in promoting high quality development within the City of Prince George and looks forward to a busy year of development review in 2020.

RESPECTFULLY SUBMITTED:

Bruce Johnston, Chair of the Advisory Committee on Development Design

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: [2020/03/09]