

Corporation of the Village of Cumberland

2673 Dunsmuir Avenue
P.O. Box 340
Cumberland, BC V0R 1S0
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Accessibility Select Committee Agenda

October 21, 2019 at 9:30 am
Council Chambers

1. Approval of Agenda

2. Adoption of Minutes: September 16, 2019 1

3. Unfinished Business

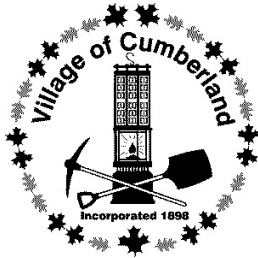
- 4.1 Committee Terms of Reference, Referral from Council - see package from Aug 15 2019 agenda
- 4.2 Emergency Reception Centres: Laurel review of ESS communication boards
- 4.3 Parks and trail accessibility updates:
 - Public works has added material at the trail to wood transition of each of the Swamp and the Chinatown-Japanese Town Bridges, as well as filled some other holes / puddles with cart path material.
 - The PW crew removed the soft/loose gravel in front of the accessible washroom at the Jump Park, and replaced it with compacted cart path crush.

5. New Business

- 5.1 Council Referral: BC *Accessibility Through Legislation* review to the Accessibility Committee for recommendations on a formal submission.
 - Please review Guidelines for Formal Submissions & the questions in *BC Framework for Accessibility Legislation*: <https://engage.gov.bc.ca/accessibility/guidelines-for-formal-submissions/>
 - Consider community input, particularly from those with a variety of disabilities
 - Draft a formal submission for Council consideration by November 18, 2019

- 11:30 am 5.2 Council Referral: Development Variance Permit Application 3
– 2700 Dunsmuir Avenue report, dated September 24, 2019

6. **Reports from committee members**
7. **Upcoming meeting:** November 18, 2019 at 9:30 am
8. **Adjournment**



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Accessibility Select Committee
September 16, 2019 at 9:30 am
Council Chambers
Minutes

Members Present:

Laurel Rankin, Chair
Judy Norbury, Vice-chair
Brenda Lenahan
Jaye Mathieu
Vickey Brown, Councillor

Staff:

Rachel Parker, Corporate Officer
Kaelin Chambers, Economic Development Officer

Regrets: Trond Halle

Ms. Rankin called the meeting to order at 9:35 am.

1. **Approval of Agenda:** Norbury/Mathieu: To approve agenda as presented. Carried
2. **Adoption of Minutes:** Brown/Mathieu: To adopt the minutes of August 15, 2019. Carried
3. **Unfinished Business**
 - 4.1 Committee Terms of Reference, Referral from Council

Members discussed the role of accessibility and inclusion in economic development for Cumberland.

Ms. Rankin will distribute draft scope of work to members by email and will present at next meeting.

Members requested that Council send a thank you to SD71 for installing a lift at the gymnasium of the Beaufort building of Cumberland Community School.

- 4.2 Emergency Reception Centres: Laurel review of ESS communication boards ongoing.
- 4.3 Reminder: Cumberland Age-Friendly Assessment and Action Plan: Open house on September 24, 2019, 9 to 11:30 am and 6:30 to 8:30 pm in the Council Chamber
 - Two members indicated that they would attend.

5. New Business

- 5.1 AccessNow Accessibility Platform app: <https://betakit.com/accessnow-receives-2-7-million-from-federal-government-for-accessibility-platform/>

Discussion took place on value of promoting the AccessNow Accessibility Platform app and adding local data or focusing on a business map or app for Cumberland.

- 5.2 Child Care Action Plan, Open House, September 21, 2019, 10 am to noon in the Council Chambers

Some members noted that they have given feedback. The Richmond daycare model was identified as a good model for autism support.

- 5.3 Reserved Accessible Parking at Lake Park, identify locations

Members recommended at least two accessible parking spots along the north end of the main parking lot to the east of the pavilion walkway, one accessible parking spot at the campground office, and an accessible loading zone near the washroom, if possible.

6. Reports from committee members

- 6.1 Ms. Norbury reported that the accessible porta potti at the Village Park skate park is not currently accessible due to the soft gravel.

7. Upcoming meeting: October 21, 2019 at 9:30 am

8. Adjournment

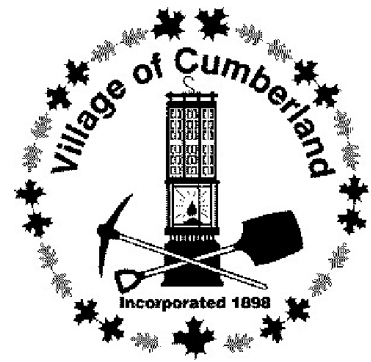
The meeting was adjourned at 11:40 am.

Certified Correct:

Chair

Corporate Officer

ACCESSIBILITY COMMITTEE REPORT



REPORT DATE: October 4, 2019

MEETING DATE: October 7, 2019

TO: Accessibility Committee

FROM: Karin Albert, Senior Planner

SUBJECT: Review of Accessibility of 2700 Dunsmuir Avenue

FILE: 2019-01-HAP

OWNER: Citta Holdings Ltd

AGENT: Phillipa Atwood

FOLIO No.: 516 00016.000

PID: 008-969-264

LEGAL DESCRIPTION: Parcel B (DDA26122) of Lots 3 and 4, Block 3, District Lot 21, Nelson District, Plan 522

CIVIC ADDRESS: 2700 Dunsmuir Avenue

ZONE: Village Core Commercial Mixed Use One (VCMU-1)

OCP DESIGNATION: Commercial Mixed Use

SUMMARY

This report is presented for information and to receive the Accessibility Committee's comments and suggestions for accessibility of the proposed new building, in particular of the commercial area, at 2700 Dunsmuir Avenue.

CONTEXT

The Village has received an application to build a four storey building between the Liquor Store and the Waverley Hotel on Dunsmuir Street (figure 1). Since this property is within the Historic Village Commercial Core (Heritage Conservation Area), the building requires a Heritage Alteration Permit (HAP). The applicant has also applied for a development variance permit to vary requirements in the zoning bylaw related to the height of the ground floor and parking requirements. The Heritage Alteration Permit and Variance Permit applications were reviewed by the Heritage and the Advisory Planning Committees earlier this month.

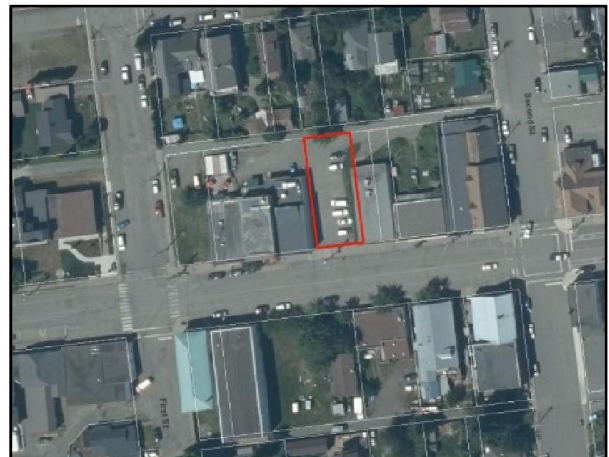


Figure 1: Subject Property

BACKGROUND

The application is for a four storey building with two units of accessible retail, business or personal services space on the ground floor fronting Dunsmuir Avenue. The ground floor units will also have rear access via the lane.

The upper three storeys are proposed to contain 14 residential rental units with six 1-bedroom units (51m²/ 550ft²) and four 2-bedroom units (71m²/760ft²) on the second and third floors. The fourth floor is designed to have four micro-units under 29m²/ 312ft² in size.

Access to the residential units is via two staircases, one accessed from the parking lot at the rear of the building and the other from Dunsmuir Avenue. There is no elevator in the building and an elevator in a residential building is not required by the BC Building Code.

The site plan provides for parking of nine vehicles at the rear of the building with access from the lane.

The Official Community Plan (OCP) identifies the Dunsmuir Avenue Heritage Conservation Area (HCA) as one of few surviving early mining town commercial areas on Vancouver Island. The historic form and scale of the commercial buildings is integral to the Village's appearance and ambience.



Figure 2: Building Façade

The objective of the HCA designation of the commercial core is to ensure that “revitalization or new development in the downtown area is compatible with the scale and character of the existing downtown heritage character.” (OCP Bylaw No. 990, 2014, p. 157)

The OCP includes a number of guidelines that applications for a Heritage Alteration Permit have to meet. To demonstrate how the development meets the guidelines, the applicant has completed the heritage alteration permit guidelines checklist provided as attachment to this report for information. For context, the entire guidelines are attached.

The guidelines include a section on accessibility. Both the guidelines and applicant comments are inserted below for convenience.

Accessibility

	HAP GUIDELINE	APPLICANT COMMENTS
a)	All new construction will require the installation of sidewalks along the frontage and, if on a corner lot, along the adjacent side street to the rear lane.	Sidewalks provided to retail entrances will be accessible from street sidewalk.
b)	Accessibility features shall be integrated into the overall design concept and identified on the site plans.	Provided to both ground floor retail units.
c)	Accessible travel routes shall be provided from adjacent roadways and parking areas to the main building entry and shall incorporate barrier-free universal design principles.	
i)	Accessible travel routes shall be of a hard, slip- resistant surface with a minimum width per requirements of the most current edition of the British Columbia Building Code (BCBC).	Brushed concrete proposed.
ii)	Accessible travel routes shall conform to the requirements of the most current edition of the BCBC.	Required to retail units only. Residential units are not accessible.

The entrance to the retail area will be accessible. Brushed concrete is proposed to make the surface slip resistant. Since the building does not have an elevator, the residential units are not accessible for people who cannot use stairs. However, this is not a requirement of the Building Code. The Building Code does include requirements for accessibility of the commercial ground floor which will be reviewed by the Building Inspector at the Building Permit stage.

CITIZEN/PUBLIC RELATIONS IMPLICATIONS

The applicant is hosting a neighbourhood public meeting on October 28, 2019 from 4:30 p.m. to 6:30 pm at the Waverly Hotel.

Staff mailed out a notice to the neighbouring properties within a 75.0m radius of the proposed development on October 3, 2019 to inform neighbours of the development and provide them with the opportunity to attend the Committee meetings and/or mail in comments.

OTHER REFERRALS

The Heritage Alteration Permit and Development Variance Permit application report was referred by Council to the Heritage Committee and Advisory Planning Commission for review and recommendation.

FINANCIAL IMPLICATIONS

The developer was charged the Heritage Alteration and Development Variance Permit fees. As the project progresses, other fees will come due such as cash-in-lieu for parking (the amount is pending a decision from Council), Development Cost Charges and Building Permit Fees.

The owner/developer will also be charged for water, storm, and sanitary connections at the building permit stage.

OPERATIONAL IMPLICATIONS

Processing of Heritage Alteration and Development Variance Permits and referrals to Council committees are part of the regular services provided by the Development Services Department.

STRATEGIC OBJECTIVE

“Revitalize the historic Village commercial core” is an on-going objective of the Village’s 2019-2022 Corporate Strategic Priorities.

ATTACHMENTS

- A. Heritage Alteration Permit Guidelines Checklist
- B. Drawings

CONCURRENCE

Ken Rogers, Manager of Development Services

OPTIONS

- i) THAT the Accessibility Committee provide comments and suggestions to the owner/developer for accessibility of the building at 2700 Dunsmuir Avenue.
- ii) Any other action within its mandate and deemed appropriate by the Accessibility Committee.

Respectfully submitted,



Karin Albert
Senior Planner

Heritage Alteration Permit Guidelines Checklist

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
11.2.2	GUIDELINES	
1.	GENERAL	
a)	Restorations or renovations should retain the existing siting, roofline design, height, and number of storeys of the affected building or structure. Where foundations require replacement, the siting and height of the affected building or structure may be reasonably altered. Whenever possible, original forms, materials and details should be uncovered or left in place, and preserved.	N/A
b)	Alterations shall not be made to a building that interferes with the relationship of the upper and lower storey.	N/A
c)	The retail/commercial appearance of the street level of a building shall not be significantly altered from the original.	N/A
d)	The Village requires the adaptive re-use of residential structures on Dunsmuir Avenue for commercial purposes provided the renovations of the structure respect and do not significantly alter the exterior character of the residential building.	N/A
e)	The Village requires new construction, especially which is proposed by chain stores or fast food restaurants, conforms to the design objectives of the HCA1.	Project conforms as noted herein.
f)	Consolidation of properties into large parcels shall be discouraged unless the proposed building design is sensitive to the small scale shop frontages typical in the commercial area of Cumberland.	N/A
2.	SITE DESIGN	
a)	The downtown commercial area is the social, cultural, historic, and economic heart of the Village. It is also the most visible part of the community and requires special design consideration which extends beyond the buildings themselves to the site development. All new construction must meet the common parking standard as outlined in the Village's zoning bylaw, and on-site parking will be located at the rear of the lot with access from the rear lane.	All site parking provided at rear of lot with lane access. Additional parking required and not accommodated on site will be cash in lieu to village.
b)	All developments will be required to reserve a non-buildable area a minimum of 1.5metres, and grant a Statutory Right-of-Way (SRW) for that area along the rear lane to enable the Village to construct and maintain a lane of sufficient width to provide rear access, travel, and snow removal.	No structures proposed on the SRW.
c)	No vehicle access will be permitted off Dunsmuir Avenue.	None proposed.
d)	Where a rear access lane is present, access shall be from the rear lane.	Proposed.

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
e)	Site layout shall consider locating buildings in order to incorporate pedestrian courtyards, plazas, and common gathering areas with coordinated site furniture and lighting.	Several recesses from the property line on Dunsmuir provide this opportunity.
f)	Site design shall consider the preservation or enhancement of natural site features.	N/A
g)	Site design shall maintain key view corridors to open areas and surrounding landscape vistas.	N/A
h)	The proposed development shall demonstrate the principles of Crime Prevention through Environmental Design (CPTED) in the implementation of the site and landscaping design process.	All entrances are visible from either the street and/or lane and will be well lit.
3. LANDSCAPING		
a)	Landscaping shall respect the heritage character of the area and be consistent with neighbouring properties. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of HVCC. Mature plantings that provide historic context, and character-defining elements, shall be taken into consideration in any redevelopment of the site or before undertaking any new construction	None required as the lot has 3 zero set backs from property lines and no area for landscaping.
b)	In order to maintain the existing open appearance, owners or designates are encouraged to limit whenever possible the height of fences or solid hedges between the front of the principal building and the front lot line	N/A
c)	Where construction of a new fence is contemplated, owners or designates are encouraged to erect a fence or wall of historic appearance (e.g., various styles of pickets or stone walls)	N/A
d)	Landscaped areas shall be watered by an automatic irrigation system, complete with an automated 'smart' controller.	N/A
e)	Except where precedent exists for renovation of historic landscapes or gardens, high water use turf, sod, and lawn are prohibited.	N/A
f)	Landscape planting shall be designed to reduce water consumption through the use of plants suitable for the growing area. Development projects should incorporate rainfall capture systems for irrigation where feasible.	N/A
4. ACCESSIBILITY		
a)	All new construction will require the installation of sidewalks along the frontage and, if on a corner lot, along the adjacent side street to the rear lane.	Sidewalks provided to retail entrances will be accessible from street sidewalk.

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
b)	Accessibility features shall be integrated into the overall design concept and identified on the site plans.	Provided to both ground floor retail units.
c)	Accessible travel routes shall be provided from adjacent roadways and parking areas to the main building entry and shall incorporate barrier-free universal design principles.	
i)	Accessible travel routes shall be of a hard, slip-resistant surface with a minimum width per requirements of the most current edition of the British Columbia Building Code (BCBC).	Brushed concrete proposed.
ii)	Accessible travel routes shall conform to the requirements of the most current edition of the BCBC.	Required to retail units only. Residential units are not accessible.
5. BUILDING FORM AND CHARACTER		
a)	Buildings shall be sited to ensure that any adjacent residential properties have visual privacy, as well as protection from site illumination and noise.	No siting options possible with zero lot line set backs.
b)	New buildings in the area shall give special consideration to the following:	
i)	New buildings shall not be set back from the street or side property lines unless there are specific design reasons, such as the development of a garden for seating, built into the design. Parking shall not be permitted in front of a building which is set back from the street;	Small set backs from Dunsmuir provide bike parking and a small area for site furniture, tables & chairs or benches, adjacent to the sidewalk on Dunsmuir.
ii)	New buildings shall respect the design of adjacent buildings. For example, new construction can carry through a cornice line in the new structure or repeat the window pattern of an adjacent building;	Ground floor and 2 nd storey heights and large windows with mullions are consistent with neighbours.
iii)	All new buildings shall have large window openings onto the street. New buildings shall not be constructed with solid unbroken walls facing the street which will appear uninteresting and uninviting to the pedestrian.	All suites have large windows on the street elevation and the front façade has a number of articulations.
c)	All buildings and expansions thereto, storage, parking, and supply yards shall be designed to be compatible with surrounding land uses and the major roads fronting the property.	Building front façade addresses Dunsmuir Ave. and parking is at the rear of the building.
d)	Rooftop mechanical equipment shall be hidden behind screens or parapets designed as an integral part of a building to conceal such equipment.	Rooftop equipment, if required, will be screened with the same material used in the balcony guardrails.

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
e)	Building massing shall respond to a human scale with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.	Multiple articulations and the use of different materials and colours respects human scale and creates visual interest at street level and on both facades.
f)	The form and scale of new construction and materials shall respect and complement the adjacent structures. Building massing shall consider the preservation or enhancement of view corridors to open areas and mountain vistas.	Use of wood respects prevalent use of wood in structures on Dunsmuir. Recessed 4 th floor reduces building mass from street view and improves view corridors.
g)	The original proportions of storefront elements (i.e., windows, doors, entranceways, cornices, and bulkheads) shall be retained or if necessary reconstructed.	N/A
6. ADDITIONS AND PROJECTIONS		
a)	Additions to heritage buildings shall respect and conform to the type of massing suggested by existing structure. This is a core principle in maintaining the heritage character of the area. The following shall also be considered:	
i)	Due to the nature of traditional construction methods, it is important that any new construction blend sensitively where it joins with an older building;	N/A
ii)	The visual impact of building additions shall be minimized from adjoining streets;	N/A
iii)	Additions to the front of historically intact heritage building façades may not be permitted, except where the proposed addition replaces an existing addition or where the addition is a porch;	N/A
iv)	Architectural elements such as front porches, verandahs and bay windows shall be retained and, where possible, restored to their original design.	N/A
7. SUSTAINABLE BUILDING - EXISTING BUILDINGS WITHIN THE HERITAGE CONSERVATION AREA		
a)	Materials: Retain existing building envelope materials as possible, including siding. Design and install rain screen sidings with care, as they have the potential to introduce life cycle considerations and may impair heritage character through the removal of original material.	N/A
b)	Windows and Doors: For historic buildings, every reasonable attempt shall be made to repair original window sashes and doors, or to replace inappropriate later additions with replicas of the	N/A

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP	APPLICANT COMMENTS
originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of originals windows shall only be undertaken as a final resort in cases of extreme deterioration.	
c) Mechanical Systems: Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing energy-efficient appliances when possible.	N/A
d) Insulation: Introduce extra insulation, especially in attic spaces. Consider the use of weather-stripping and other draft- proofing measures.	N/A
e) Improve the performance of heritage and existing buildings, including by reference to the Vancouver Heritage Foundation's Old Buildings: <u>Your Green Guide to Heritage Conservation</u> available at <u>www.vancouverheritagefoundation.org</u>	N/A
8.0 SUSTAINABLE BUILDING - NEW BUILDINGS WITHIN THE HERITAGE CONSERVATION AREA	
a) Building design should include passive heating, lighting and cooling design features.	Large windows allow passive winter heating and lighting.
b) Landscaping and building design should consider the incorporation of natural daylight and seasonal shade needs.	Interior operable blinds will provide seasonal shading.
c) Building orientation should, where practical, be designed to optimize the benefits of solar orientation.	Building orientation is restricted by site parameters however the front façade will face south.
d) Building design should incorporate solar ready features.	Power will be provided for future installation of roof top solar panels.
e) Sheltered and secure bicycle parking shall be provided to a level that is consistent with the proposed use.	Bike parking is sheltered off Dunsmuir Ave. and lockers to store bikes are provided for each tenant.
f) Electric vehicle plug-ins should be provided for new developments.	One provided.
g) All buildings shall be designed and engineered to be solar ready.	See (d).
h) Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.	N/A
9. ARCHITECTURAL DETAILING	

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
a)	Design proposals for heritage buildings shall be examined to determine what original architectural details remain and may be rehabilitated. The historic character of heritage buildings is dependent on a variety of architectural details. It is recognized that:	N/A
b)	In some cases, certain features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance;	N/A
c)	Not every detail of every building may be feasibly restored, but surviving features shall be retained and repaired. Inappropriate later additions shall be removed or replaced.	N/A
d)	Inappropriate new architectural details will not be permitted.	No extraneous detail proposed. All detail is integral to building massing, finish materials and colours.
e)	Building details shall be compatible with the date the building was constructed or, where appropriate, a historically defensible later date, and shall be based on documentary evidence.	N/A
f)	Fake or imitation "heritage looking" elements such as sunburst windows or "gingerbread" woodwork shall not be applied to the façades of buildings if they were not a part of the original fabric of the building.	N/A
g)	Awnings are recommended, where appropriate. The awning or canopy shall be well set back from the curb.	None proposed.
h)	Awning and canopy dimensions shall be as follows:	
i)	2.8metres minimum height from ground level to bottom of awning;	N/A
ii)	1.8metres maximum projection from building;	N/A
iii)	45degree awning or canopy angle;	N/A
iv)	1.8metres maximum frame height.	N/A
0. MATERIALS		
a)	Original materials shall be maintained in order to ensure visual continuity. Any new materials used shall respect both the style and the date of the individual building.	N/A
b)	Original materials shall be left in place, or exposed when intact.	N/A
c)	All materials used in alterations or additions shall be sympathetic in appearance to the original structure.	N/A

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
d)	Original wood siding and trim shall be repaired, painted and maintained to a generally acceptable standard. This is both a sound restoration and environmental practice. If replacement is necessary. In these cases, the original configuration, assembly and appearance of wooden elements shall be duplicated.	N/A
e)	Recommended Exterior Materials: i) Low profile horizontal drop or bevel siding, where appropriate ii) Wood shingles, where appropriate iii) Sandstone and good quality brick, where appropriate iv) Appropriately designed stucco as a cladding material, where appropriate v) The use of tile as a decorative entryway and façade material is encouraged. Tile shall be limited to small decorative areas. Tiles shall be relatively small, 152.0millimetres or less square, and solid in colour	Dark, rustic finish horizontal wood siding proposed on central portion of front façade. None Limestone-looking porcelain 12"x24" cladding panels in light grey proposed for lower level. Horizontal grooves at approx. ¼" o.c. provides textured surface when viewed close up. None None
11. WINDOWS AND DOORS		
a)	Several of the early Cumberland buildings originally had double-hung or casement wooden sash windows and wooden doors. Every attempt shall be made to repair original windows or to replace inappropriate later additions with replicas of the originals).	N/A
b)	Metal Frame Windows and Curtain Walls are acceptable if there is clear demonstration of scale, material, colour and pattern sensitively integrating with the surrounding context.	Proposed design is similar in proportion, material, colour and mullion patterns to other buildings on Dunsmuir.
c)	Vinyl window systems are not permitted.	Aluminum windows proposed for ground level with vinyl for upper floors. All frames will be black for a consistent look throughout so the different frame materials will not be discernable from the street.
d)	If the original windows have been removed, restoration shall be considered.	N/A

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
e)	Windows that are blocked up in whole or in part shall be opened and properly reglazed.	N/A
f)	Window openings that have been changed in size shall be returned to their original dimensions and appropriate window sash reconstructed.	N/A
g)	Where possible, original window and door hardware shall be conserved and reused.	N/A
12. COLOUR		
The choice of a colour scheme for a building shall be made on the basis of what is most appropriate for the individual building and also what colours may be compatible with adjacent buildings. Respect for nearby buildings will help to give a unified appearance within the Heritage Conservation Area		Façade to be wood stained brown and grey tile with black accent provided by door and window frames, guardrails, and flashing. Soffits to be wood stained brown.
13. INTERIOR FEATURES		
While these guidelines do not apply to the interior of buildings, owners, or designates, are encouraged to restore or retain historic interiors in a manner that is complementary to exterior façades.		N/A
14. LIGHTING		
a)	All site lighting installations shall be fully shielded (full cut-off).	All site lighting will be directed down to the ground.
b)	Light shall be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter.	Most site lighting will be soffit mounted downlights.
c)	Security and other lighting shall be placed so as not to shine directly into residential properties or to reduce the separation effectiveness of any landscaped buffer.	Will shine down to ground.
d)	Exterior building lighting shall generally be concealed in soffits or other similar architectural features, where feasible.	Most site lighting will be soffit mounted downlights.
e)	Lamp poles and luminaries used for site area lighting shall be complementary to the form and character of adjacent sites and Village Streetlighting standards.	None proposed.
f)	There shall be sufficient on-site illumination for pedestrian/vehicle safety.	Provided at both front and rear building entries.
g)	Adhering to the principles of Crime Prevention through Environmental Design Principles (CPTED), lighting for pedestrian pathways, building entrances and parking areas shall be designed	All lighting will be building mounted. Rear entry will be well lit for after dark access for tenants.

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
	at a human scale (i.e., low level bollards) and address pedestrian safety, in a historically sensitive manner.	
15. SIGNAGE (SUBJECT TO COMPLIANCE WITH VILLAGE'S SIGN BYLAW)		
a)	The following sign types are recommended for use in the HCA designated area:	
i)	Painted wall signs: Historically, businesses in Cumberland painted signs on the exterior walls of their buildings. Painted wall signs can be effective although caution shall be taken to avoid large garish brightly coloured wall signs that would be out of place in Cumberland.	Signage placement and design will be responsibility of future commercial tenants.
ii)	Canopy or awning signs: The valances of canopies and awnings are often used for signage. Generally, the sign message shall be confined to the valance area of the awning or canopy although logos may be placed on the angled surface of the awning or canopy.	N/A
b)	No signs shall be equipped with flashing, oscillating or moving lights or beacons.	None proposed.
c)	Sign illumination for new signs shall be exterior, from the front and downcast. Internally illuminated signs may include halo lighting or the direct back lighting, only for individual letters and logos.	Signage placement and design will be responsibility of future commercial tenants.
d)	No signs shall be permitted on a roof.	None proposed.
e)	The following materials are recommended for signage:	
i)	Painted or sandblasted wood;	See (c) above.
ii)	Painted or enameled metal;	"
iii)	Neon (appropriately designed in a period style);	"
iv)	Painted signs on fabric canopies or awnings.	"
16. ACCESS, PARKING AND AMENITY AREAS		
a)	Ensure the safe, efficient, convenient, and functional movement of multiple modes of transportation with priority given to alternate modes of transportation, including public transit, bicycles, and pedestrians.	Bike parking provided at front and rear. Building recesses from Dunsmuir Ave. provide pedestrian node and respite from sidewalk traffic.
b)	Promote the safety and mobility of through traffic by minimizing the number of access and egress points.	N/A

HERITAGE ALTERATION PERMIT GUIDELINES IN OCP		APPLICANT COMMENTS
c)	Parking areas shall clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.	Parking stalls and pedestrian pathway at rear will be differentiated with lines and wheel stops.
d)	Parking areas shall be surfaced with a paving treatment (including: pervious paving, gravel with binders to minimize dust, cellular paving and concrete unit pavers).	Gravel with binders proposed.
e)	Owners are encouraged to use permeable surface treatments for roadways, parking areas and other surfaced areas within a development.	“
f)	Building entrances shall be prominent and clearly visible from access driveways, Dunsmuir Avenue or visitor/customer parking areas.	Three entrances on Dunsmuir are clearly visible from the street.
g)	All developments must provide adequate garbage and recycling facilities located at the rear of buildings.	Screened enclosure located at rear with lane access.
17.	STORMWATER	
a)	A stormwater management plan shall be required as prepared by a registered professional engineer that has as its goal the maintenance of post-development flows equivalent to those of pre-development flow patterns and volumes over the entire wet weather season.	See report attached by J.E. Anderson & Associates
b)	Stormwater management shall follow source control (on-site) principles and practices and minimize the use of conventional pipe and pond techniques, and avoid direct discharges to streams and other water-bodies.	See report attached by J.E. Anderson & Associates
c)	Stormwater management shall take advantage of on-site opportunities to recycle water to absorbent soils.	See report attached by J.E. Anderson & Associates
18.	SOIL EROSION AND SEDIMENT CONTROL	
A Sediment and Erosion Control Plan shall be prepared by a registered profession for the construction and operational phases of the development.		See report attached by J.E. Anderson & Associates

CUMBERLAND MULTI-USE

05 September 2019

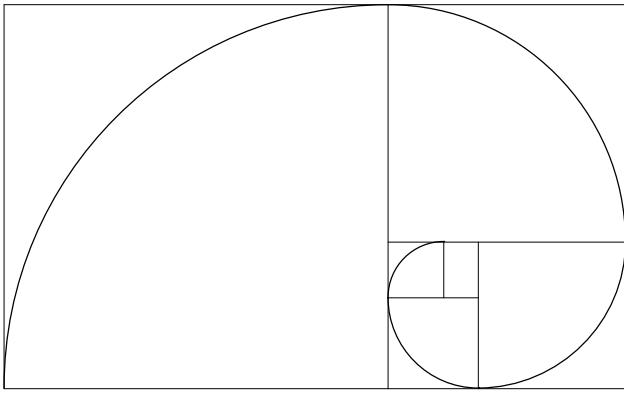
PROJECT DATA

AHJ	Village of Cumberland
Legal Address	Parcel B (DD A26122) of Lots 3 and 4, Block 3, District Lot 21, Nelson District, Plan 522
Address	2700 Dunsmuir Avenue, Cumberland BC
Zoning	Village Commercial Mixed Use (VCMU-1)
Building Use	Personal Services, Retail, Apartment
Area of Lot	557.4 m ² (6,000 sf - 50'x120')
Lot Coverage	Permitted: 75%
	Proposed: 366.4 m ² / 557.4 m ² = 65.7%
Floor Area Ratio	Allowed 2.0 = 1,115 m ²
	Proposed 981.2 m ² (10,562 ft ²)
Commercial Area	132 m ²
Residential Area	849.2 m ²
Vehicle Parking	\$3800/stall in lieu of required stalls not provided
	Personal Serv. 132m ² /100 x 1.15 = 1.518
	Residential 1.0 / dwelling unit = 14 (incl. visitor)
	Required: 1.52 + 14 = 16
	Provided: 9
Accessible spaces	Required 5% = One
Small car stalls	Allowed 40% = 4 stalls
Electric car stalls	Required 5% = One
Loading	Required: One
Bike Parking	Class 1
	(Secure)
	No dwelling unit requirement for VCMU-1.
	Personal Services requirement:
	0.25/100m ² = 167m ² /100 x .25 = 0.42 = 1.0
	Total provided: 14
	Class 2
	(Short term)
	No dwelling unit requirement for VCMU-1.
	Personal Services requirement:
	1.0/100m ² = 167m ² /100 x .25 = 0.42 = 1.0
	Total provided: 4
Building Height	Allowed 15 m (49'-4")
	Proposed 14.5 m (47'-8")
Setbacks	Front Minimum 0 m Max. 1 m (min. 75% of façade)
	Rear Minimum 4.5 m
	Side Minimum 0 m Max. 1 m (min. 75% of façade)
Landscaping	Not required.

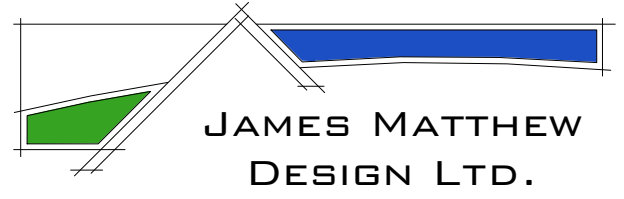


PROPOSED CUMBERLAND
MULTI-USE DEVELOPMENT

2700 DUNSMUIR AVE.



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CITTA GROUP

101-1763 SEAN HEIGHTS
SAANICHTON, BC V8M0A5

Contact: Mike Dalton
250-883-7816

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For	Date
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CUMBERLAND
MULTI-USE

COVER

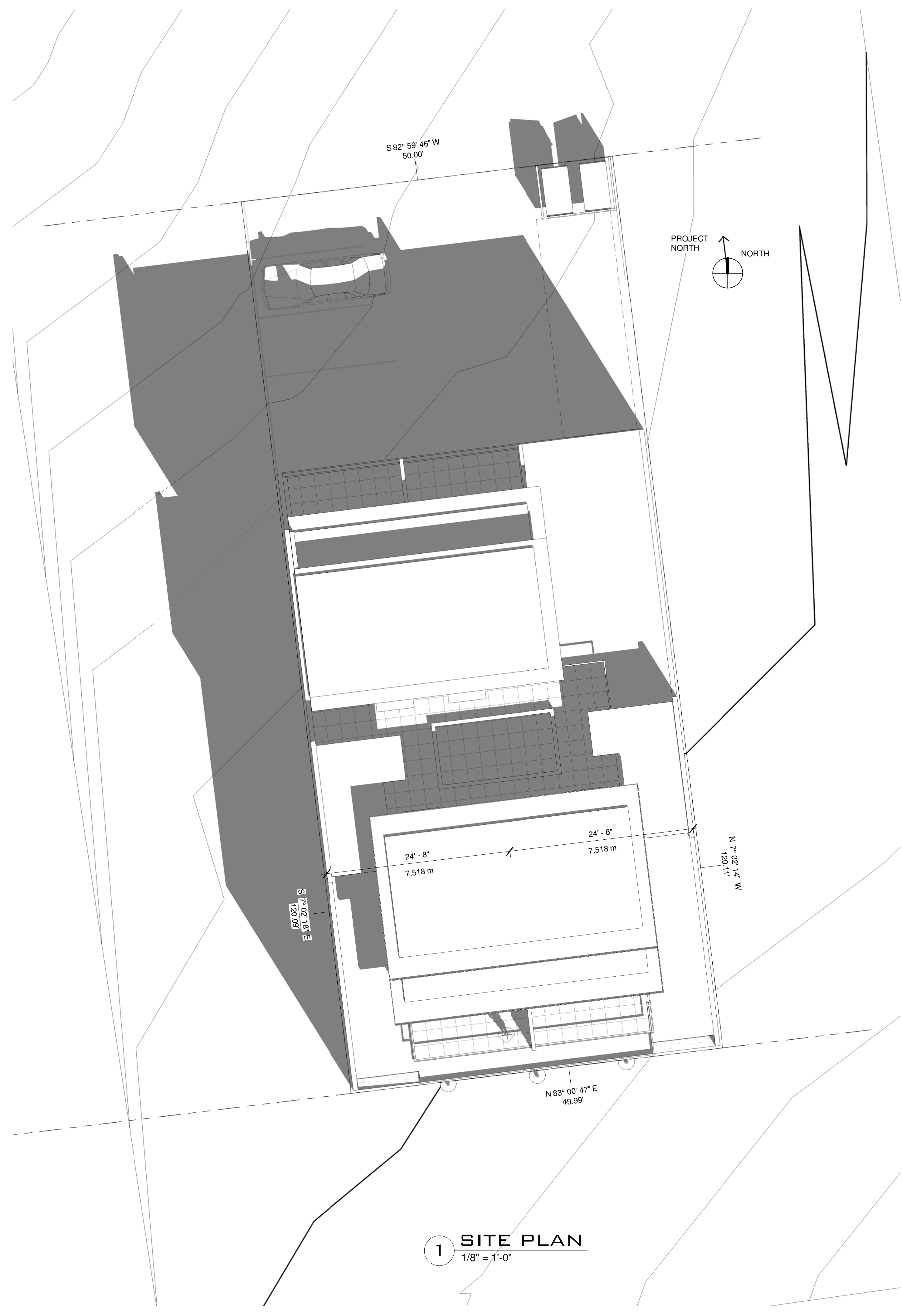
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		Issue Date

A100

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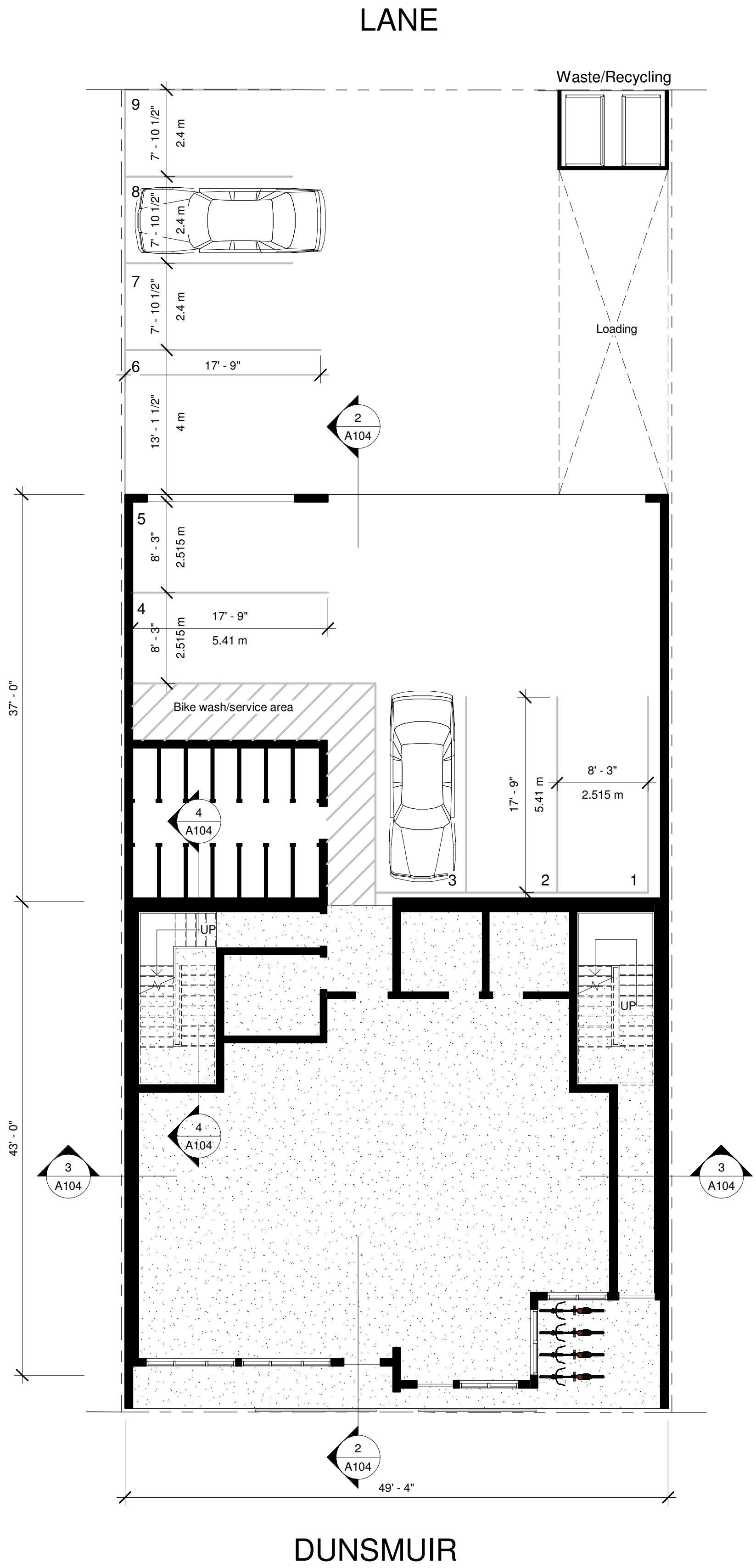
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2019-09-05
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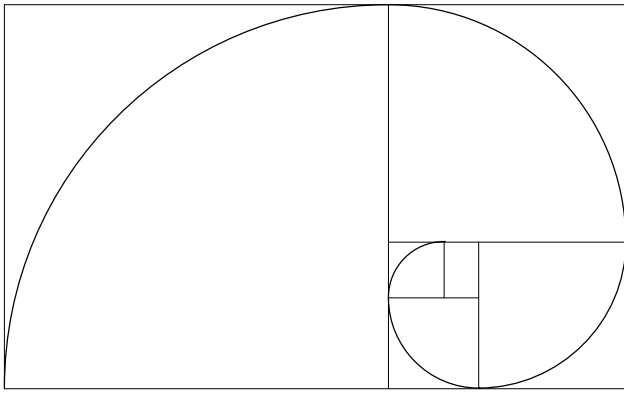


1 SITE PLAN
1/8" = 1'-0"

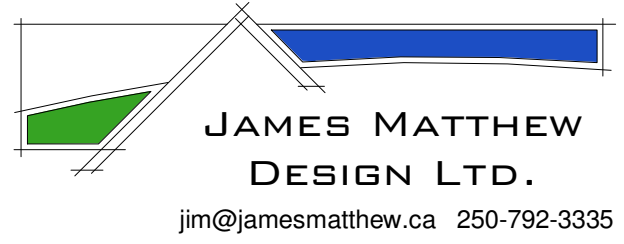
VCMU-1



2 PARKING
1/8" = 1'-0"



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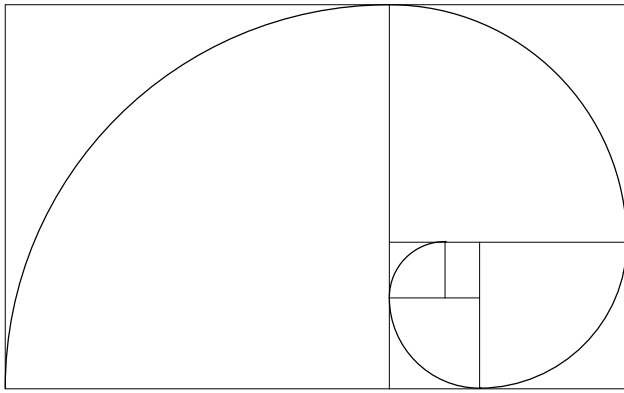
Site area = 6004 sq. ft.
Building coverage = 4095 sq. ft.
68% coverage

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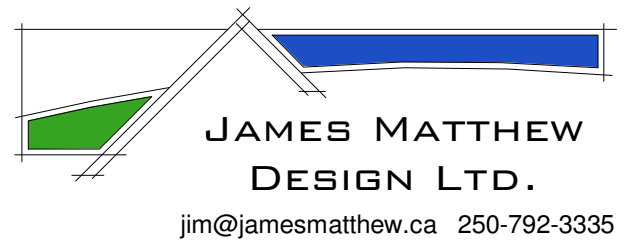
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SITE PLAN	

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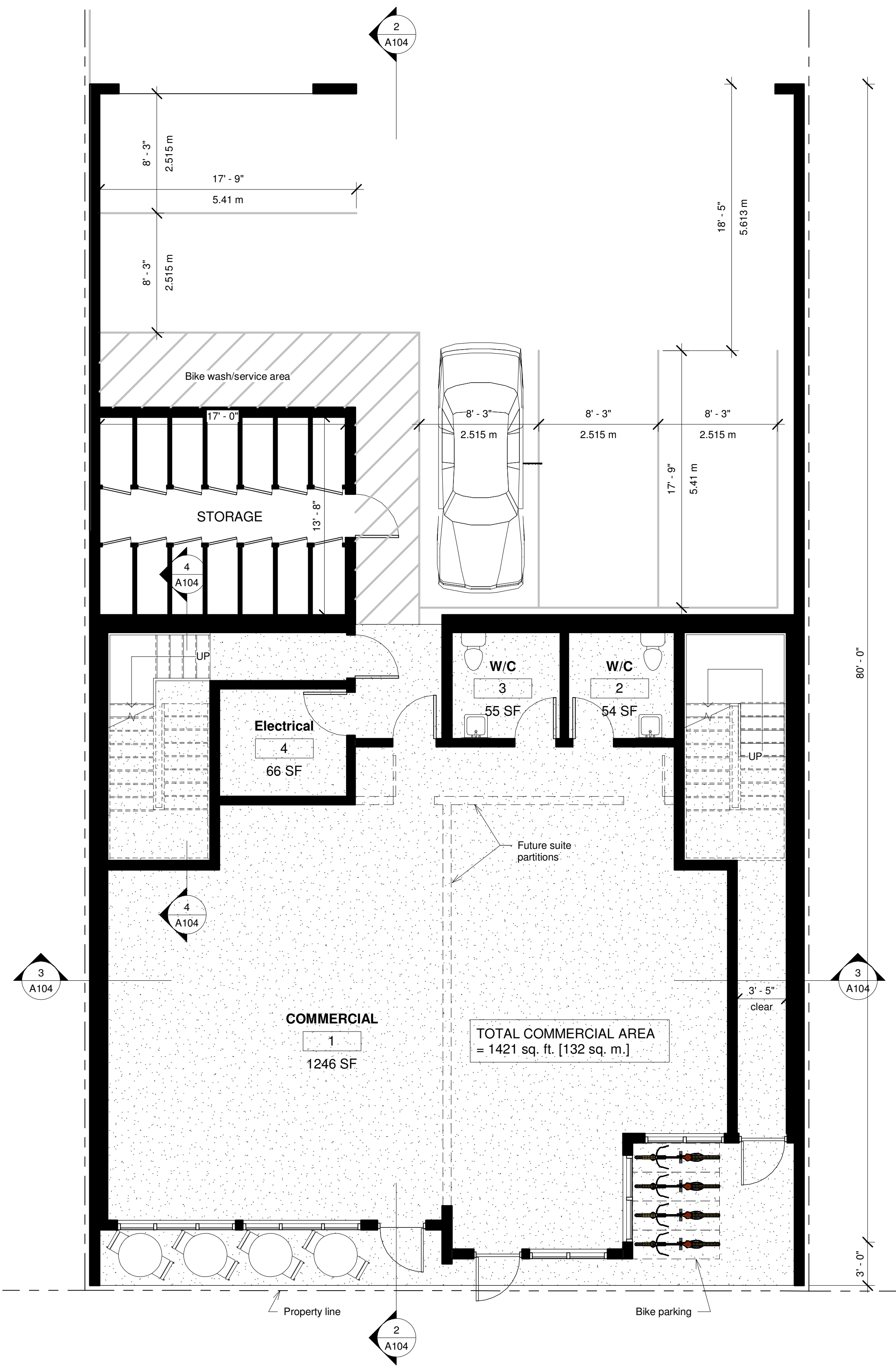
CUMBERLAND MULTI-USE	
PLANS	
Drawn by	Author
Checked by	Checker
Scale	3/16" = 1'-0"
Date	Issue Date

A102

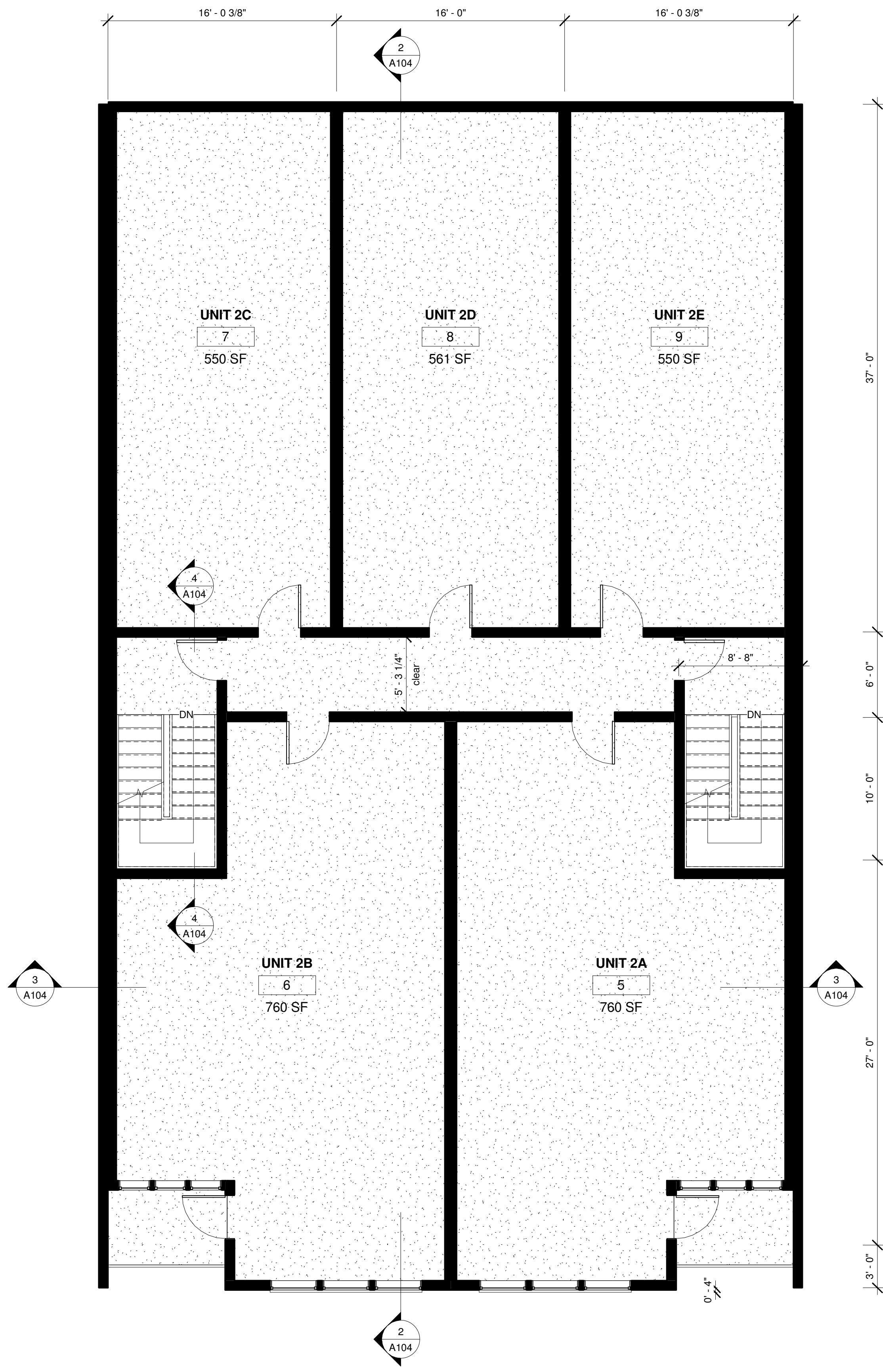
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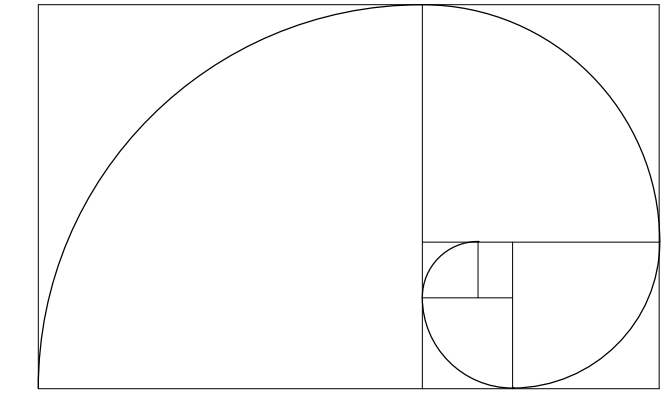
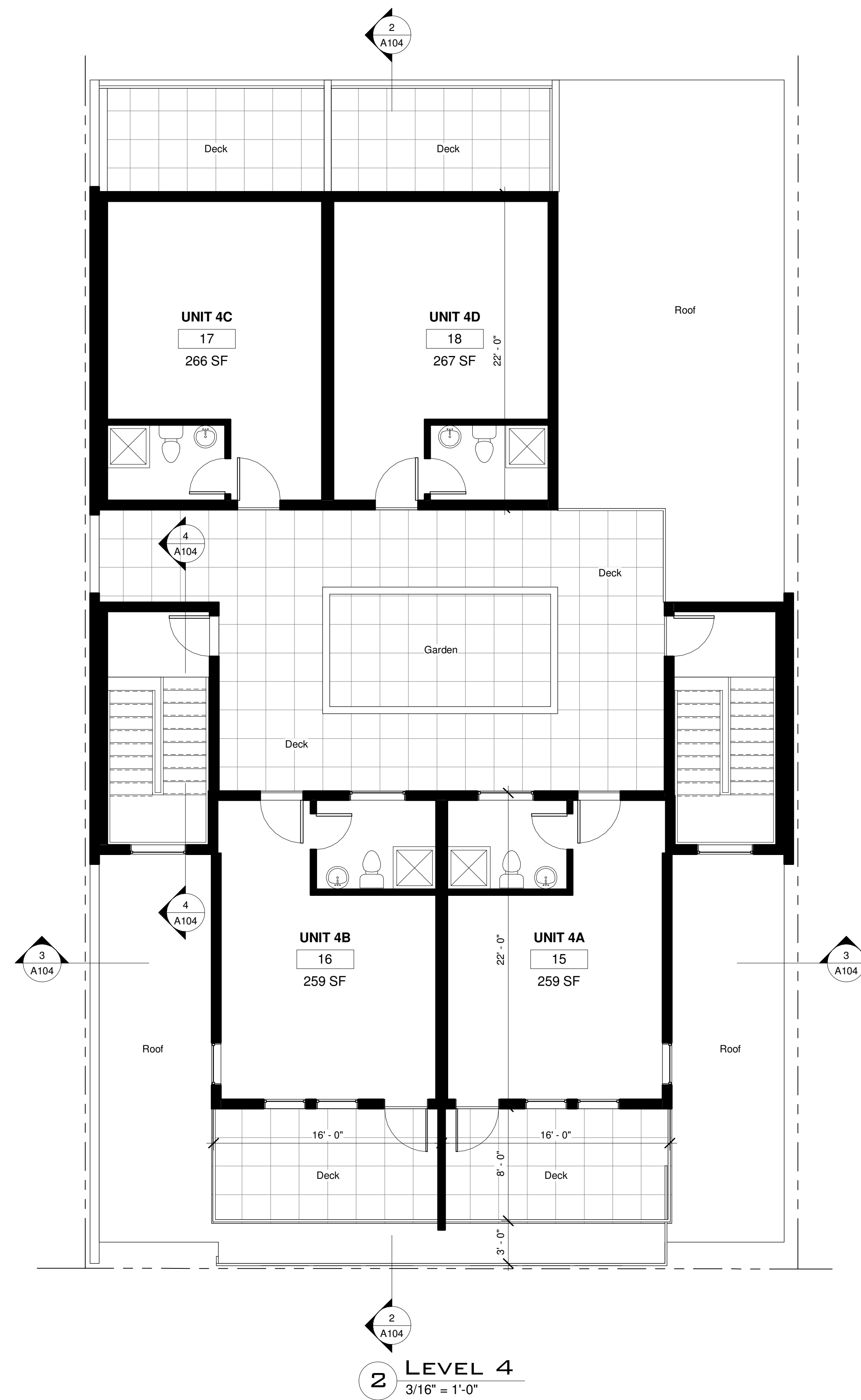
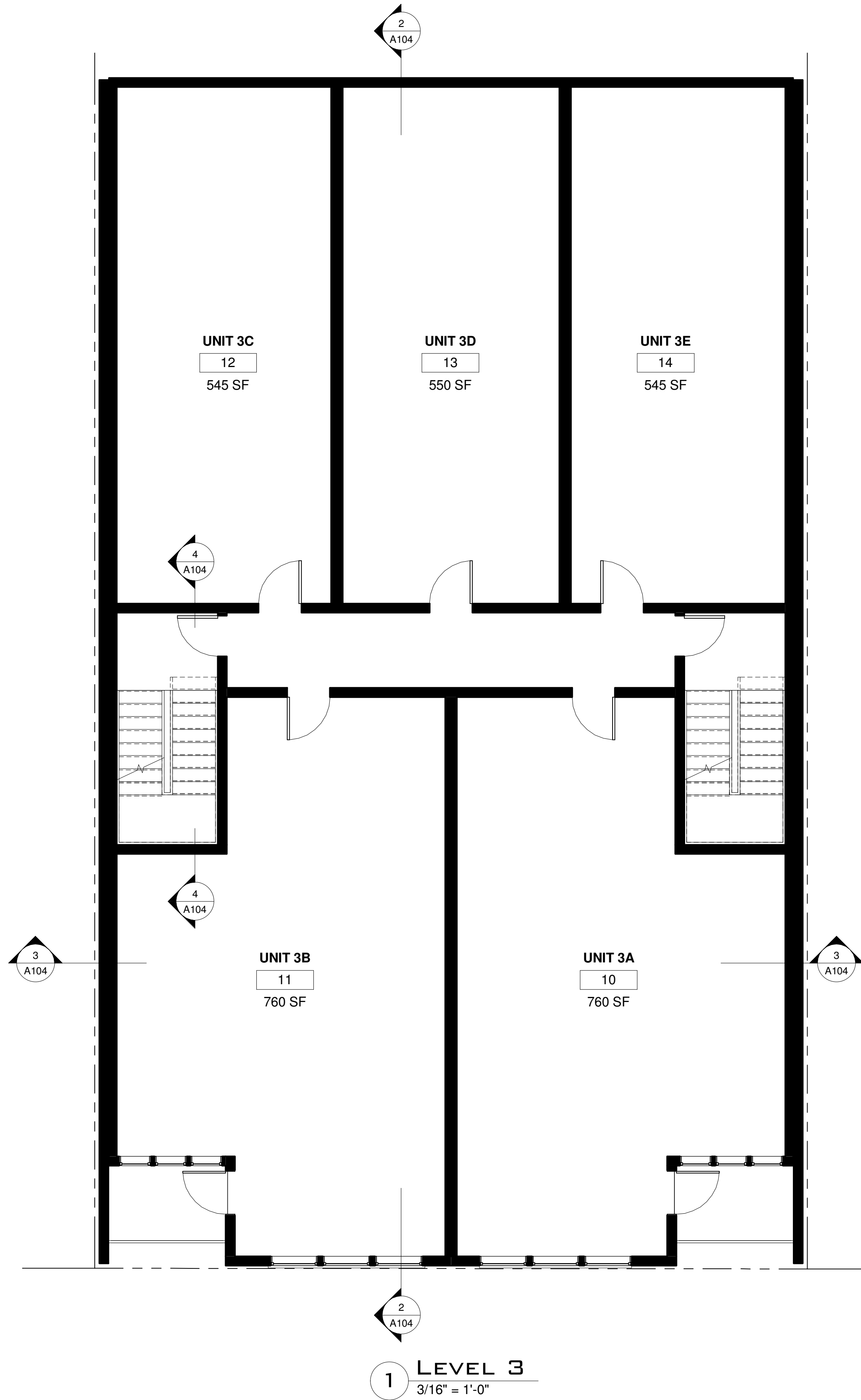
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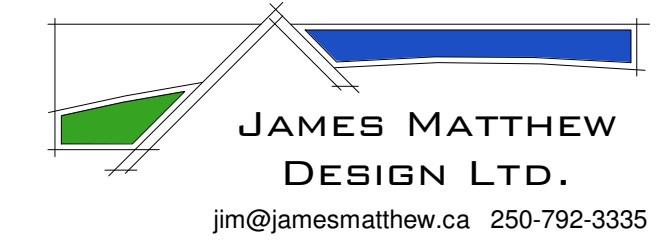
1 LEVEL 1
3/16" = 1'-0"



2 LEVEL 2
3/16" = 1'-0"



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**CUMBERLAND
MULTI-USE**

PLANS

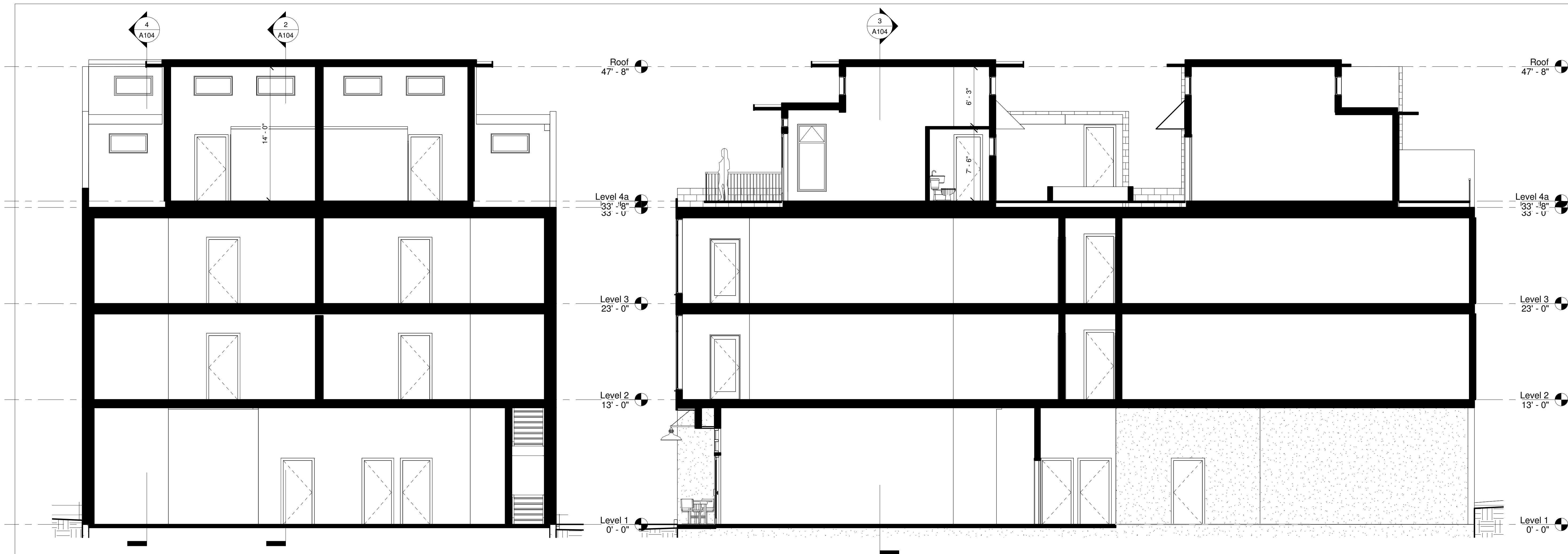
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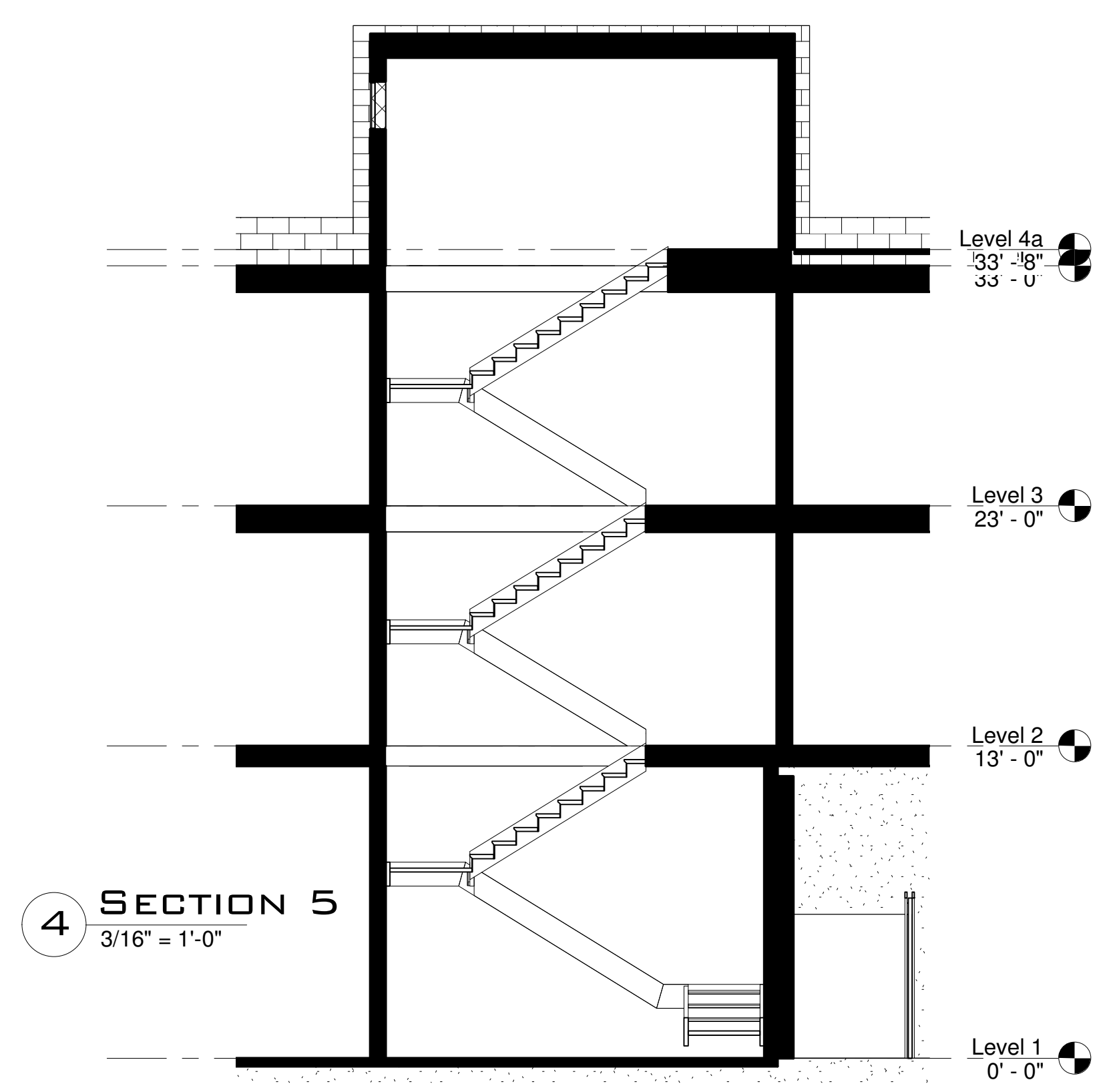


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3 SECTION 4
 3/16" = 1'-0"

2 SECTION 2
 3/16" = 1'-0"



4 SECTION 5
 3/16" = 1'-0"



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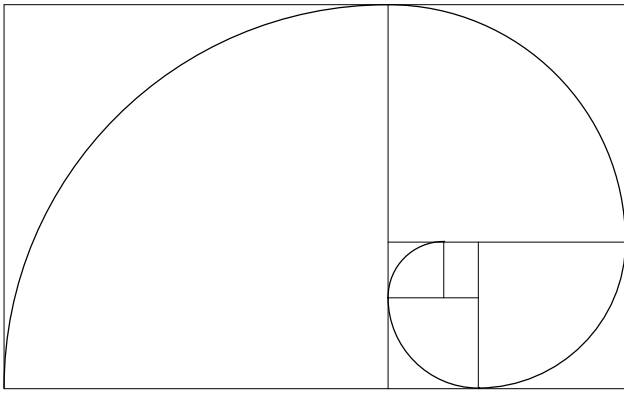
ELEVATION & SECTIONS

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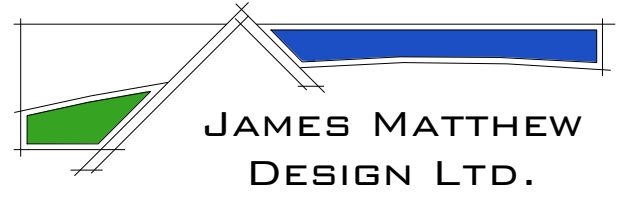
A104

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2 UP STREET



3 DOWN STREET



1 STREET SCAPE
3/32" = 1'-0"

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**CUMBERLAND
MULTI-USE**

**STREET
PERSPECTIVES**

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