



Pemberton Benchlands

Presentation to Committee of the Whole
June 6, 2017

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Purpose of the Presentation

To give an overview of the Benchlands Neighbourhood Concept Plan (NCP):

- ❖ To better understand the context of the Benchlands NCP;
- ❖ To better understand the implications of future development at the Benchlands.



Key Features of Benchlands NCP

- ▶ Accommodates future growth in close proximity to the Village centre
- ▶ Features mix of land uses and densities
- ▶ Based on Smart Growth principles (compact, complete & walkable community, housing diversity & transportation choices)
- ▶ Approx. 50% of 95 ha public space: parks, open space, school site, & roads
- ▶ Approx. 500 residential units: 40% small lot & 10% multi-family (townhouses)
- ▶ Proposes Collector Loop Street providing primary access with 2 connections to Pemberton Meadows Road
- ▶ Preserves View Corridors reducing the visual impact of the development.



Sustainability Initiatives


▶ Housing Choices

- Mix of sizes & types ranging from townhomes, small single-family lots to large single-family
- Rental opportunities provided by secondary suites in larger single-family homes
- 5% of dwelling units in the NCP will be dedicated for affordable housing


▶ Transportation Choices

- Comprehensive Network of trails
- Hillside street standards to minimize disturbances
- Rear Lanes enhance pedestrian experience

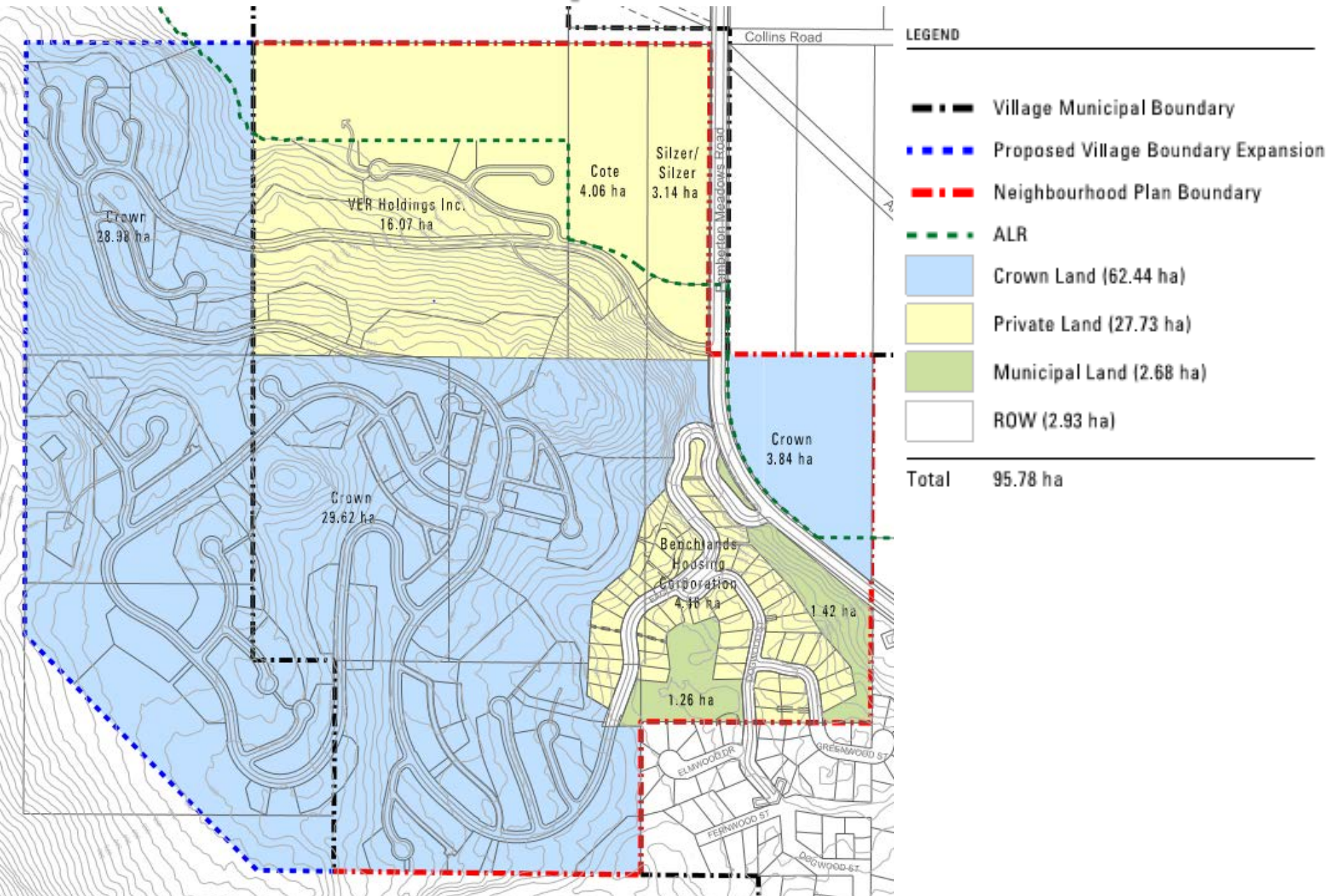
▶ Environmental Management

- An inventory of ecosystems, wildlife, wildlife corridors, aquatic resources, geo-technical hazards was conducted.
 - Recommendations for protection of ESA's, riparian area setbacks, avoidance of rock fall hazard zones, & further environmental studies prior to rezoning.
- 

NCP Preparation Process

- Steering Committee –Village, SLRD, ILMB (Crown), Lil'wat Nation & original private property owners
 - Neighbourhood Advisory Committee – residents of Dogwood neighbourhood appointed by Council
 - Three (3) Public Information Meetings to engage community
 - Participating Stakeholders:
 - ❖ School District 48
 - ❖ Lil'wat Nation
 - ❖ Agricultural Land Commission
 - ❖ SLRD Agricultural Advisory Committee
 - ❖ Village Advisory Land Use Commission
 - ❖ SLRD
- 

Land Ownership - 2007



Benchlands Area – Background

History

- 2005-2007– Benchlands NCP collaboratively developed by VoP, SLRD, Crown Lands, private landowners, Lil'wat Nation & Planning Consultant Firm (Ekistics)
- 2007 – VoP OCP (Bylaw 435, 1999) was amended via Bylaw 594, 2007 to use Benchlands NCP as the framework to guide decision making with respect to land use and infrastructure for the Village's primary growth area.



History (continued)

- 2011 – new VOP OCP adopted, Benchlands Area designated within Urban Growth Boundary (UGB), as a Special Planning Area (SPA), with land uses as RES-Residential, OSG - Open Space & Greenways, CI – Civic and Institutional
- 2011 – Benchlands subject to three DP Areas:
 - #1 – Environmental Protection;
 - #2 – Land Constraints; &
 - #5 – Intensive Residential.
- 2013 OCP Amendment, Bylaw No. 743, outlines proposed Land Use, Servicing, Phasing and Connectivity based on the NCP.

Map O
Special Planning
Areas

Legend

Special Planning Areas

- Benchlands Special Planning Area
- Hillside Special Planning Area
- Tiyata Special Planning Area

Other Features

- Village Boundary
- Provincial Park

Transportation

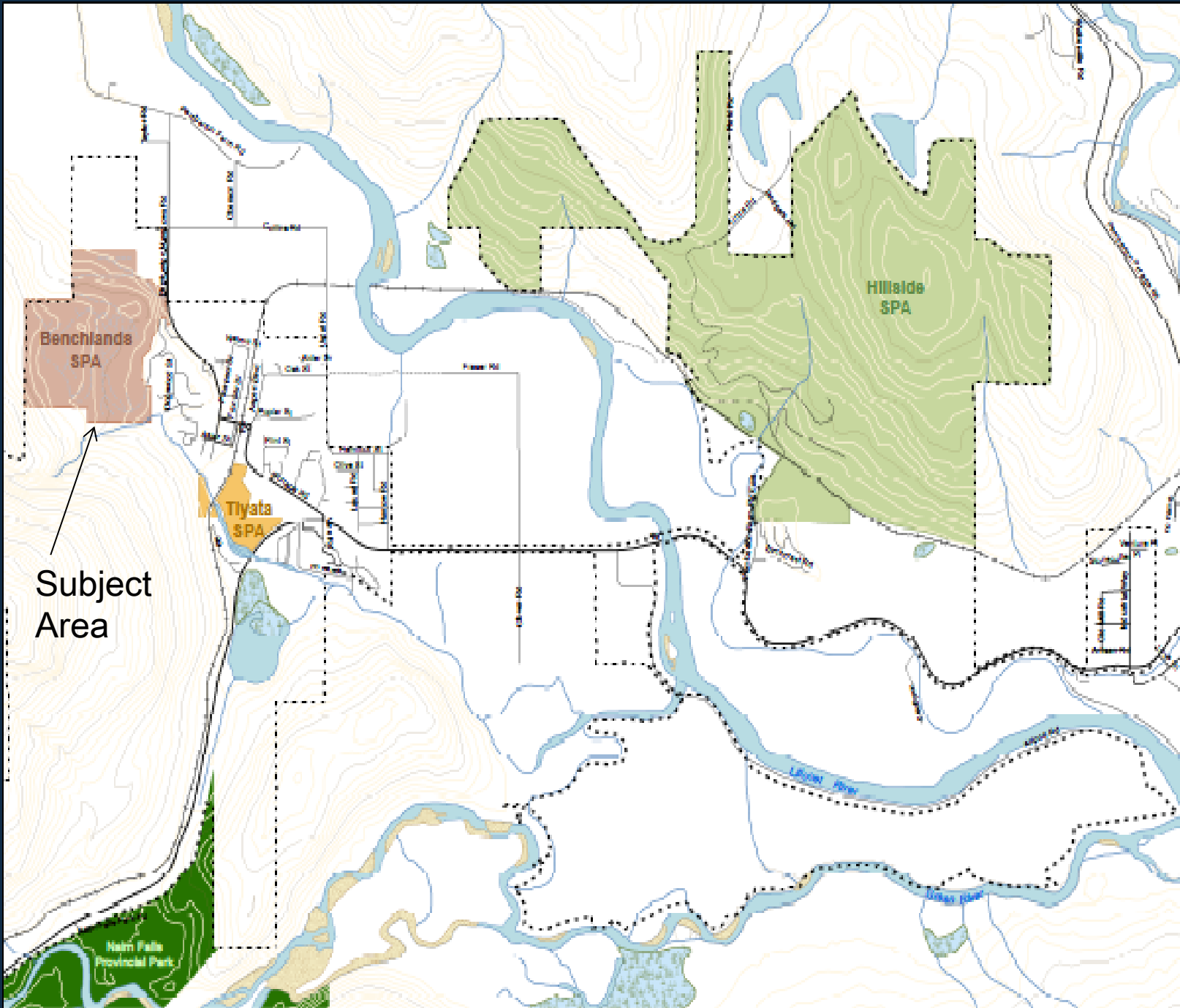
- Highway
- Arterial Road
- Local Road
- Resource Road
- Proposed Road
- Railway

Hydrography

- Lake/River
- Wetland
- Sand/Gravel Bar
- River/Stream - Definite
- River/Stream - Indefinite

Elevation Contour

- Index Contour (100m)
- Intermediate Contour (20m)



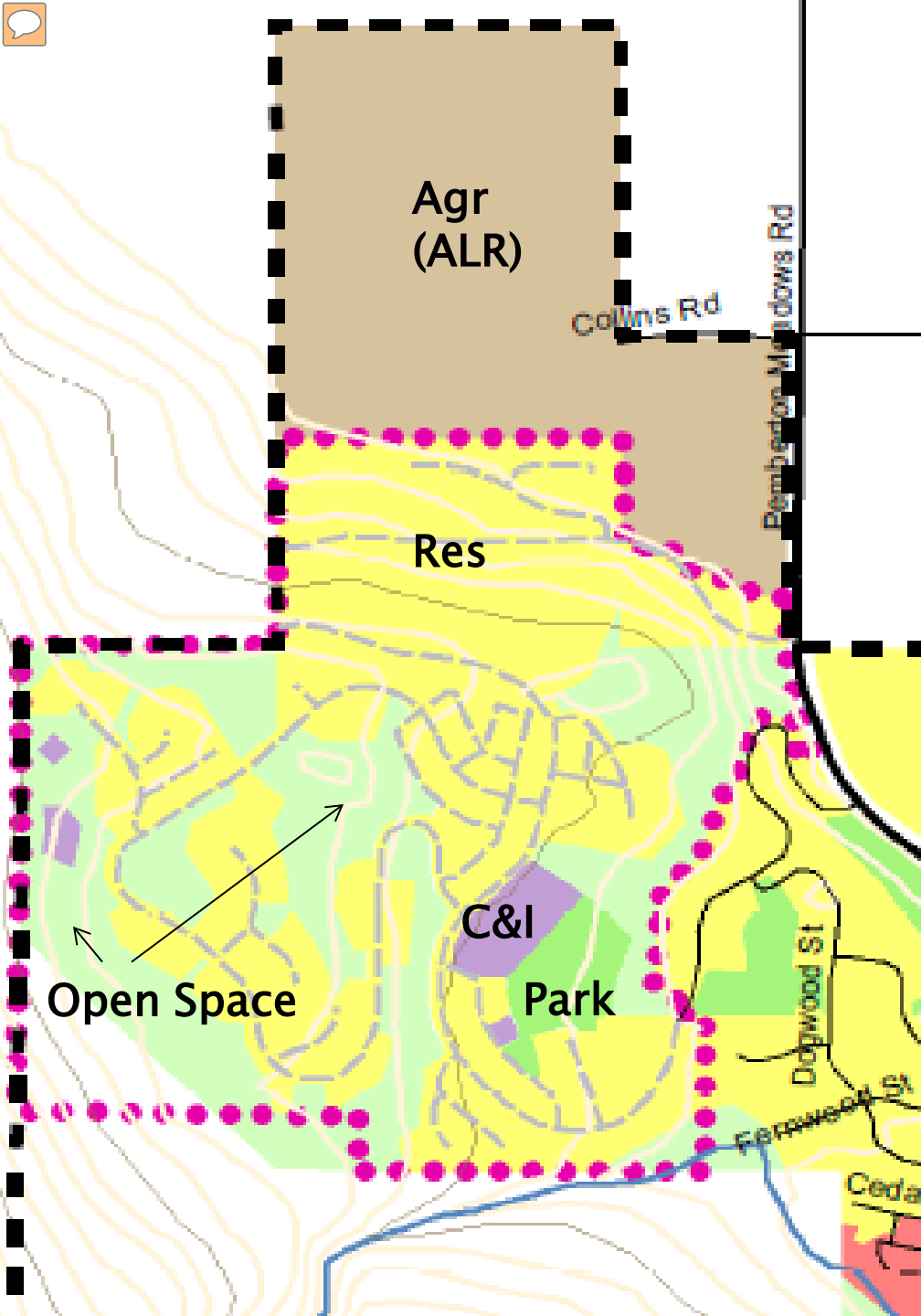
Subject
Area



0 250 500 750 1,000
Metres

UTM Zone 18 N - NAD83

This map was produced for the
Village of Pemberton,
March 8, 2015



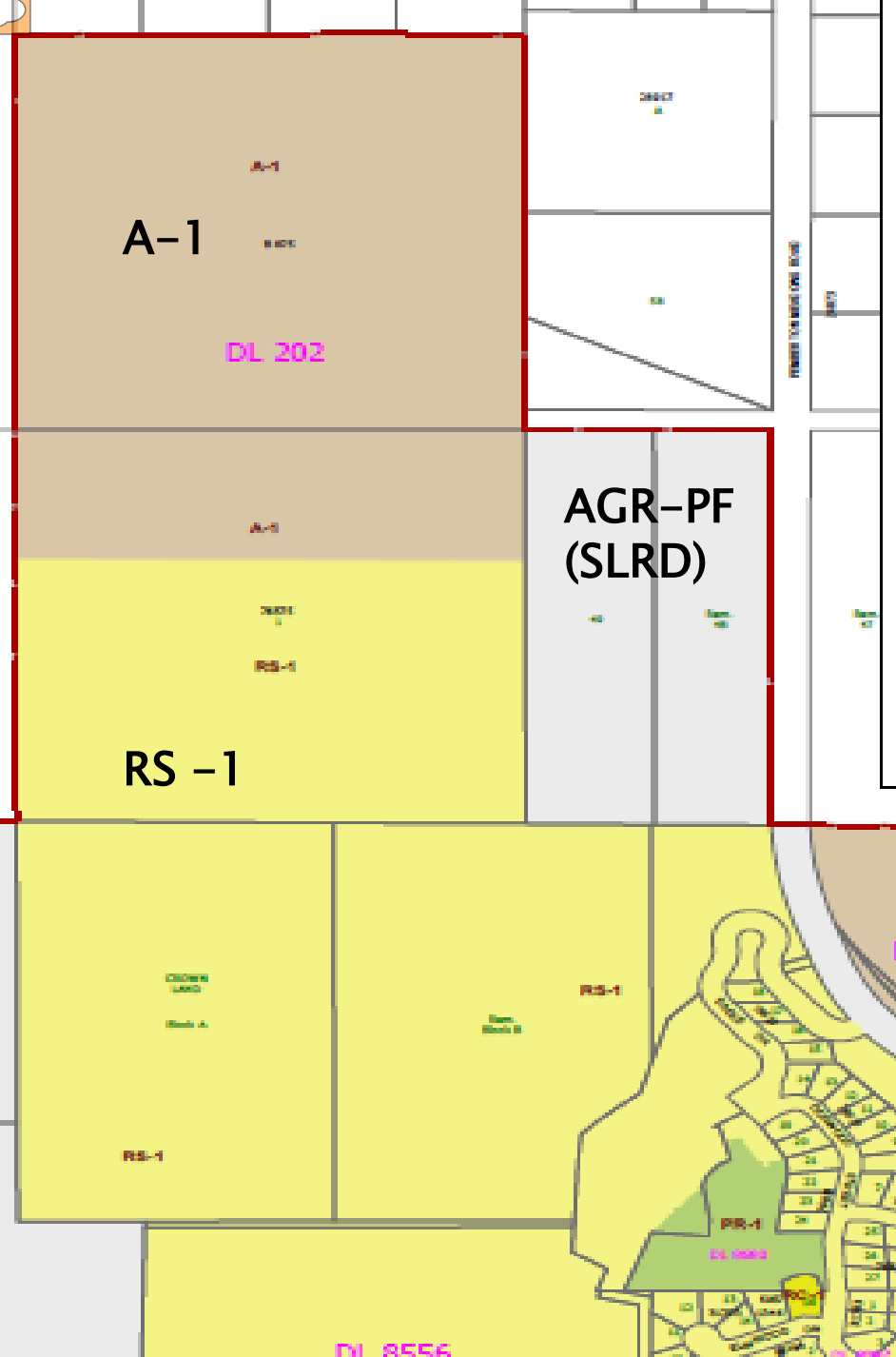
Current OCP Land Use Designations

- Land Use Designations**
- Agricultural
 - Civic and Institutional
 - Downtown
 - Gateway
 - Portage Road
 - Neighbourhood Commercial
 - Employment and Industrial
 - Open Space and Greenways
 - Public Parks
 - Recreation
 - Residential

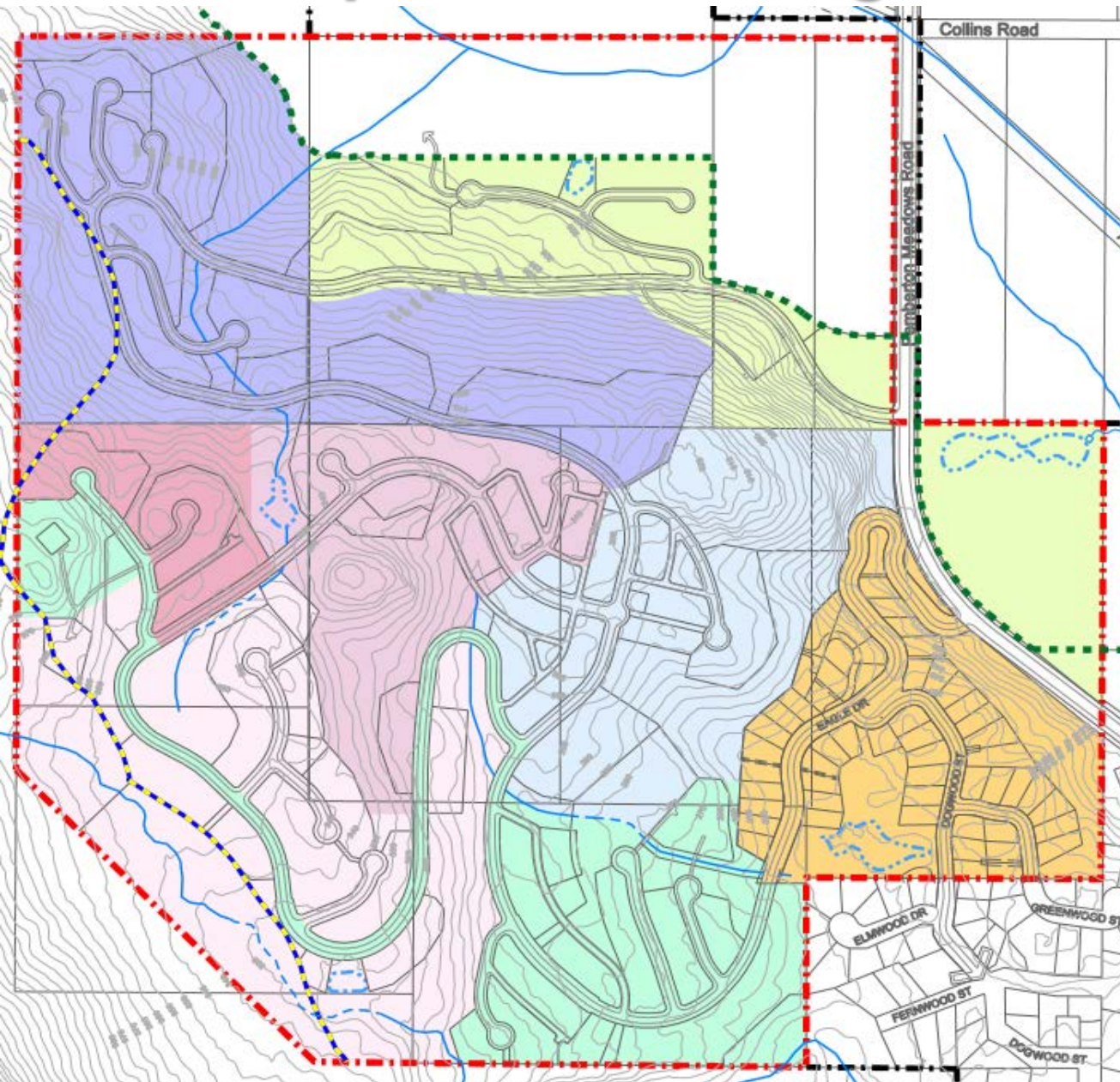
Current Zoning

Village of Pemberton Zoning

	A-1	Agriculture
	AP-1	Airport
	C-1	Commercial-Town Centre
	C-2	Commercial-Tourist
	C-3	Commercial-Portage Road
	C-4	Commercial-Service
	C-5	Commercial-Neighbourhood Pub
	CD	Comprehensive Development
	E-1	Educational
	M-1	Industrial
	PR-1	Parks and Recreation
	P-1	Public
	MHP-1	Manufactured Mobile Home Park
	R-1	Resource
	RS/RSA	Residential
	RC-1	Residential-Country Inn
	RT/RTA	Residential-Townhomes
	*	



Conceptual Phasing Plan



LEGEND

- Village Municipal Boundary**
- - - Neighbourhood Plan Boundary**
- ALR**
- Phase 1**
- Phase 2**
- Phase 3**
- Phase 4**
- Phase 5**
- Phase 6**
- Phase 7**
- Phase 8**
- Watercourses**
- Proposed Watercourse Realignment**
- Rockfall Hazard Boundary**



SITEPLAN LEGEND:

■ = SOLD

■ = FOR SALE

■ = COMING SOON

■ = UNAVAILABLE

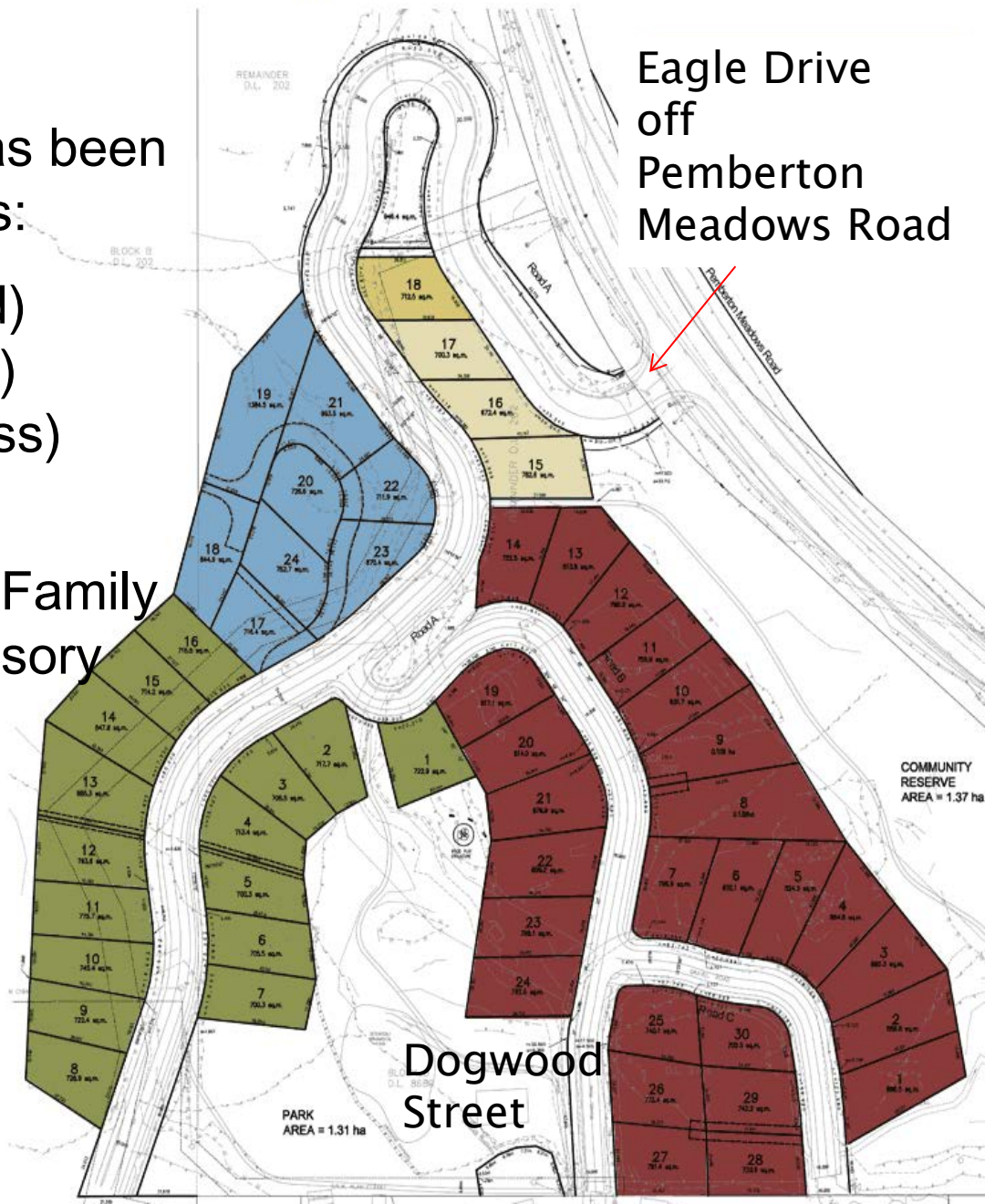
Phase 1*

The Subdivision of Phase 1 has been approached in multiple Phases:

- Phase 1A, 30 Lots (4 unsold)
- Phase 1B, 7 Lots (approved)
- Phase 1C, 9 Lots (in progress)
- Remaining, 8 Lots (future)

RS-1 Zoning allows for Single Family Residential with one (1) Accessory Suite.

*54 lots or 11% of Total Yield
TOTAL YIELD (Units): 465-503





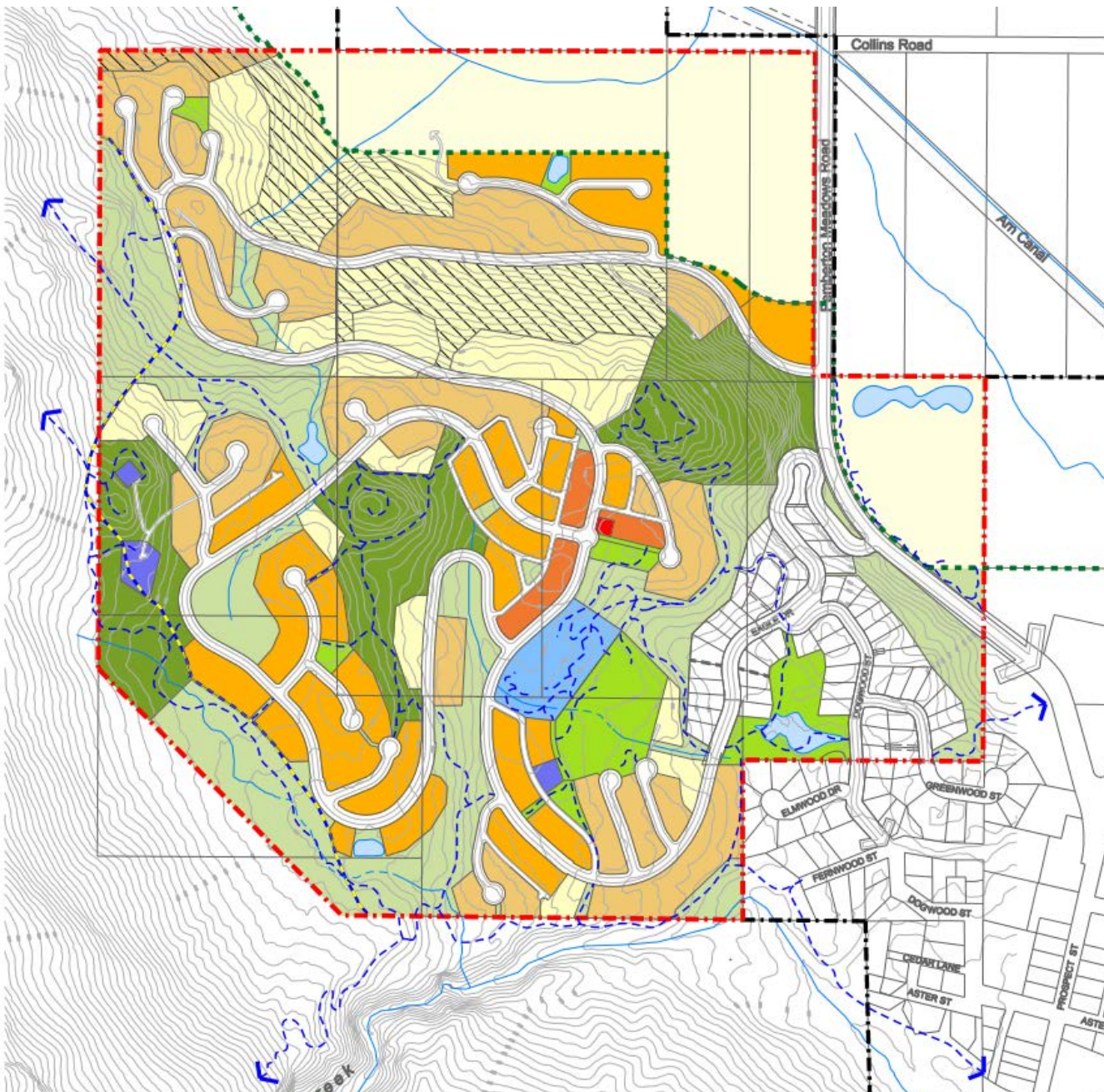
Phases 2- 8*

- The NCP proposes a Conceptual Phasing Plan such as:
 - Phase 2, Private Parcels
 - Phases 3 – 8, Crown Land Parcels
- Phasing subject to “Market Conditions, Housing Demand and Absorption, Collaboration among Landowners, Developers and VoP regarding Development Plans, Servicing and Infrastructure.” (p. 59. NCP)
- Bylaw Revisions (Rezoning) required in order to achieve the Densities contemplated in the NCP.
- CAC’s expected & DCC’s will apply.

*411 - 449 lots or 89% of Total Yield

***TOTAL YIELD (Units): 465-503**

Land Use Plan

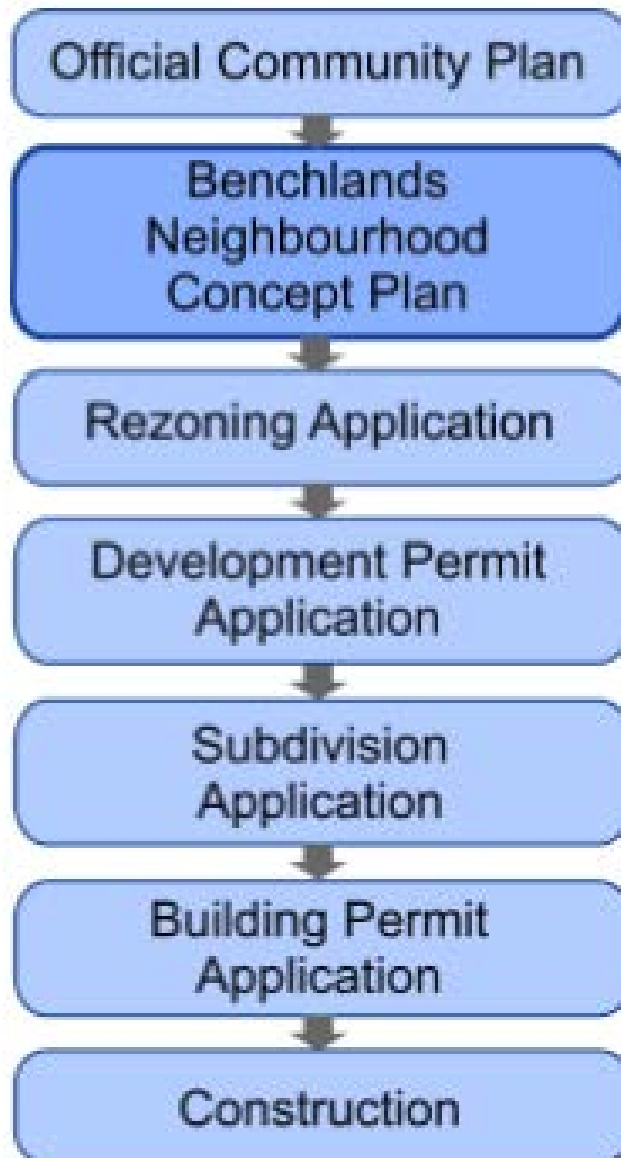


LEGEND

- Village Municipal Boundary
 - Neighbourhood Plan Boundary
 - ALR
 - Rural within ALR
 - Large Single Family (18-25m width)
 - Medium Single Family (16-18 m lot width)
 - Small Single Family (10-16m lot width)
 - Townhome Multi Family (7m lot width)
 - Neighbourhood Commercial
 - Elementary School
 - Community Nature Park
 - Neighbourhood Park
 - Natural Area
 - Civic & Infrastructure
 - Hillside Protection Area
 - Stormwater Detention
 - Watercourses
 - Proposed Watercourse Realignment
 - Rockfall Hazard Boundary
 - Proposed Streets & Lanes
 - Trails
- 



Development Process



← We are here!

Rezoning Application - Requirements

- Lot layout / Land use proposal
- Detailed utilization of Hillside Street Standards
- Proposed building forms
- Street layout including cross sections
- Proposed zoning plan
- Legal requirements

Servicing & Operational Impacts

- New Water Reservoir required (at 385 m)
- New PRV's (pressure reducing valves) & Pump Station required
- Gravity Sanitary Sewer connecting to Pemberton Meadows Road
- Impacts to WWTP (3rd cell?)
- New Lift Station(s) required
- Stormwater Management / Detention Ponds
- Asset Management Impacts
- New Parks & Trail System to maintain
- New Road Maintenance (including Snow Removal)

Moving forward

- Crown land would need to be acquired wholly or partially.
- Private landowners would need to collaborate in order to move forward.
- Village needs to expand its boundaries in order to incorporate a portion of the Crown Land.