



-PUBLIC HEARING MEETING AGENDA-

Agenda for a Public Hearing of the Village of Pemberton to be held **Tuesday, May 26, 2020 at 9:00 a.m.** via ZOOM (link: <https://us02web.zoom.us/j/85365747599> | Webinar ID: 853 6574 7599)

“This meeting is being recorded on audio tape for minute-taking purposes as authorized by the Village of Pemberton Audio Recording of Meeting Policy, dated September 14, 2010.”

**Village of Pemberton Zoning Amendment (Sunstone RTA-1 Text Amendment)
Bylaw No. 883, 2020**

ORDER OF BUSINESS

1. Opening Statements by Mayor Mike Richman.
2. Presentation of Village of Pemberton Zoning Amendment (Sunstone RTA-1 Text Amendment) Bylaw No. 883, 2020 2
 - a) Public Hearing Report 3
 - b) Memo to Advisory Land Use Commission April 27, 2020 22
3. Correspondence and petitions received by the Village as of 12:00pm, Wednesday May 20, 2020
 - *None*
4. Any other correspondence and petitions received

Presentation of correspondence received after the deadline of 12:00pm, Wednesday May 20, 2020.
5. Meeting open for public comment.
6. Closing Statements by Mayor Richman.
7. Adjournment.

PLEASE NOTE:

- **After the Public Hearing is adjourned, the opportunity for public discussion is ended and Council members cannot accept any further information or submissions; this is to allow a fair process as established by provincial case law. The Bylaw is now a matter for Council’s consideration based upon information received as of May 26, 2020.**

**THE VILLAGE OF PEMBERTON
BYLAW NO. 883, 2020**

Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 832, 2018

WHEREAS the Council may amend its Zoning Bylaw from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Zoning Bylaw to accommodate duplex dwellings within multi-family residential developments in the Sunstone RTA-1 Zone;

NOW THEREFORE the Council of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited for all purposes as "Zoning Amendment (Sunstone RTA-1 Text Amendment) Bylaw No. 883, 2020."

2. Village of Pemberton Zoning Bylaw No. 832, 2018 is amended by:

I) Adding the following sub-section as 13.2.1 (c) as a Permitted Principal Use in the Residential Townhouse Amenity 1, Sunstone Zone in the Zoning Bylaw:

(c) Dwelling, Duplex

II) Adding the following subsection as a Condition of Use 13.2.3 (b) for duplex dwellings in the Residential Townhouse Amenity 1, Sunstone Zone in the Zoning Bylaw:

(b) Duplex dwellings are permitted in multi-family developments of three units or greater, on lots greater than 1,850 m².

III) Renumbering the remainder of Section 13.2.3 of the Zoning Bylaw to incorporate the new Condition of Use.

READ A FIRST TIME this 5th day of May 2020.

READ A SECOND TIME this 5th day of May 2020.

NOTICE OF PUBLIC HEARING FOR ZONING AMENDMENT (SUNSTONE RTA-1 TEXT AMENDMENT) BYLAW NO. 883, 2020 WAS PUBLISHED IN THE PIQUE NEWSMAGAZINE ON MAY 14TH, 2020 AND MAY 21ST, 2020.

PUBLIC HEARING HELD this 26TH day of May 2020.

READ A THIRD TIME this _____ day of _____, 2020.

ADOPTED this _____ day of _____, 2020.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

Date: May 26, 2020

To: Nikki Gilmore, Chief Administrative Officer

From: Cameron Chalmers, RPP, MCIP, Contract Planner

Subject: Public Hearing to Village of Pemberton Zoning Amendment Bylaw No 883, 2020, RTA-1 Text Amendment (Sunstone)

PURPOSE

The purpose of this report is for Council to host a statutory Public Hearing pursuant to Section 464 of the *Local Government Act* in respect of an application by Sunstone Ridge Developments Ltd. to amend the Residential Townhouse Amenity 1 (RTA-1) zone to permit the construction of duplex dwellings in multi-family developments in a manner similar to other multi-family zones in the Zoning Bylaw.

BACKGROUND

Council gave Bylaw 883, 2020 First and Second Reading at Regular Meeting No. 1514, held May 5, 2020. The detailed Staff report, bylaw, and supporting information are attached as **Attachment A**. At that same meeting, Council directed Staff to schedule a virtual Public Hearing for May 26, 2020 pursuant to the *Local Government Act* and recent Ministerial Orders informing the hosting of virtual Public Hearings during the Covid 19 response.

DISCUSSION & COMMENTS

The statutory process for notification has been satisfied, and accordingly Council is in a position to host the Public Hearing to Bylaw 883-2020 prior to consideration of Third Reading.

As of the time of this report, no correspondence had been received respecting proposed Bylaw 883, 2020. Any correspondence received after the writing of this report will be provided to Council in advance of the start of the Public Hearing and made available to the public for viewing before or at the meeting.

COMMUNICATIONS

As per the *Local Government Act* and the Village of Pemberton Development Procedures Bylaw, notice of the public hearing were advertised in the May 14 and 21, 2020 editions of the Whistler Pique Newsmagazine, and notices were mailed or otherwise delivered to owners of property within 100 metres of the affected lands. The Notice is attached as **Attachment B**.

The public notice provided specific direction to the public about how to participate in the virtual public hearing or provide their comments through other means.

LEGAL CONSIDERATIONS

There are no legal considerations with the public hearing.

IMPACT ON BUDGET & STAFFING

The cost of the public hearing, including Staff and consultant time are borne by the Applicant.

INTERDEPARTMENTAL IMPACT & APPROVAL

There are no interdepartmental impacts or approvals required.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

There are no impacts on the region or neighbouring jurisdictions arising from the public hearing.

ALTERNATIVE OPTIONS

There is no alternative to hosting the public hearing; however, after hearing representation from the public, Council has the option of recessing the hearing to a new date and time if additional information is required before closing the public hearing. Should Council be satisfied it has received adequate information to make a decision on the rezoning application, Council should close the public hearing.

POTENTIAL GOVERNANCE CONSIDERATIONS

The holding of a public hearing to provide opportunity for input from the public and those affected meets with Strategic Priority No. Two: Good Governance in which the Village is committed to citizen engagement.

RECOMMENDATIONS

There are no recommendations associated with this report.

ATTACHMENTS:

Attachment A: First and Second Reading Staff Report and Appendices

Attachment B: Copy of Pique Newspaper Advertisement/Mailout Notice

Prepared by:	Cameron Chalmers, RPP, MCIP, Consulting Planner
Manager Approval:	Lisa Pedrini, Manager of Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer

Date: May 5, 2020
To: Nikki Gilmore, Chief Administrative Officer
From: Cameron Chalmers, RPP, MCIP, Contract Planner
Subject: Zoning Amendment Bylaw No 883, 2020, Residential Townhouse Amenity 1, Sunstone (RTA-1) Text Amendment – First and Second Reading

PURPOSE

The purpose of this report is for Council to consider First and Second Readings to Zoning Bylaw Amendment Bylaw No. 883, 2020, which is attached as **Appendix A**. The amending bylaw has been prepared for Council consideration in response to an application by Sunstone Ridge Developments Ltd. to amend the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to permit the construction of duplex dwellings in multi-family developments in a manner similar to other multi-family zones in the Zoning Bylaw.

BACKGROUND

Sunstone Ridge Developments Ltd. has made application to the Village of Pemberton for a text amendment to the RTA-1 zone which, if approved, would permit the construction of duplex structures in multi-family developments in the RTA-1 zone, including the Elevate at Sunstone project.

The RTA-1 zone is one of several zones created specifically to implement the Sunstone project. The zone permits the development of single-detached small lots, or multi-family townhouse developments. The application has been made as part of Sunstone Ridge Development Ltd.'s efforts to develop the Elevate at Sunstone project. A location map of the subject property and other vacant lands zoned RTA-1 is attached as **Appendix B**. The provisions of the RTA-1 Zone are attached as **Appendix C**.

The Applicant advises the purpose of the amendment is to facilitate reconsideration of the Elevate at Sunstone project which was issued Development Permit No. 013 under the RTA-1 zone to permit the construction of 52 townhouse units. To date, the Applicant has commenced construction of the first townhouse building; however, through the sales and marketing phase, the Applicant reports there is limited demand for two-bedroom interior townhouse units. The proponents submit however that there seems to be greater market demand for three bedroom, end units. Accordingly, the Applicants have approached the Village with the prospect of amending the existing approvals and the RTA-1 zone to facilitate the construction of a duplex multi-family project.

If approved, the proposed amendment would not be specific to Elevate at Sunstone, but would apply to all lands currently zoned RTA-1 in Zoning Bylaw No. 832, 2018 or any future parcels which may be zoned RTA-1.

DISCUSSION & COMMENTS

As a general amendment to the RTA-1 zone, the change would apply to Elevate at Sunstone and any future multi-family developments constructed under that zone. This would enable a slightly different form, and lesser density, than originally approved.

Staff has reviewed the application and note that duplex buildings are permitted as a building form in the Village's residential, multi-family zones contained in Zoning Bylaw No. 832, 2018, including the RM-1, RM-2 and some Comprehensive Development (CD) zones. For example, in the Peaks Townhouse Complex, duplexes and four-plexes appear in this particular strata, similar to the building forms contained in Pioneer Junction, which is zoned CD-4. Accordingly, the proposed text amendment would regularize the Sunstone Townhouse Zone, RTA-1 with similar zones in the Village.

Further, and since the RTA-1 zone is intended to be specific to Sunstone, Staff reviewed the potential impacts of the proposed amendment and note that the amendment is in keeping with the mix of uses, building scale, and density of the Sunstone neighbourhood.

Existing Development Permit

Should the bylaw succeed, Council will receive an application in the future to amend Development Permit No. 013 for consideration under the amended RTA-1 zone. A new landscaping plan would be required to be submitted in order to assess the proposed treatment of newly created open spaces and need for additional plantings between the duplexes. The amendment application will be assessed against the relevant Development Permit Area Guidelines and the Hillside Development Guidelines.

Amenity Contributions

It is standard for the Village to see a voluntary contribution from applicants at the time of rezoning for certain community amenities. Staff do note that the proposal to permit duplexes may reduce density at the Elevate at Sunstone Development which in turn may reduce amenity contributions for approximately seven (7) units, as per the Applicant's illustrative concept of the site attached as **Appendix D**. (The loss would equal cash or in-kind contributions in the amount of 7 X \$6,110 = \$42,770). However, Staff can report that the Applicants have to date supplied in-kind contributions toward site works for the Pemberton & District Recreation Site and development of multi-sport playing fields, in the amount of \$577,395, and the density bonusing amenity framework has been successful and equitable to date. As the charges are payable at the building permit stage, the Village may receive the contributions sooner should the proposed amendment improve sales and construction in the project.

Environmental Considerations / Site Servicing / Fire Protection

As essentially the use, access, site servicing, infrastructure, storm management, environmental impact and fire protection needs of the development will not change or may essentially decrease, no comments were received as a result of the Village internal referral process.

Traffic / Parking

The number of units at the Elevate at Sunstone Development will essentially decrease as a result of this amendment. The current proposal was for the construction of 52 units, with the change to

permit duplexes, the Applicant has submitted a concept plan for illustrative purposes that shows the number of units decreasing to 45 units (**Appendix D**). Essentially, traffic impacts would be slightly lower than first anticipated.

The current permitted density in the RTA-1 zone is a maximum of 25 units per hectare; the original Elevate at Sunstone proposal had a density of 19 units per hectare, and the proposed concept would bring the density down to 16.4 units per hectare. The applicant has also stated that all duplex units will have full size driveways with double car garages as opposed to the single car garages proposed for the interior units, so more parking in close proximity to individual units is readily available (and actually exceeds the required minimum of two (2) spaces per three (3) bedroom townhouse unit).

STAFF COMMENTS

Staff has reviewed the application, and note that the slightly less dense and gentler building form proposed in the amendment is in keeping with the rest of the Sunstone project mix, and will generally comply with the overall objectives of the Hillside Development Guidelines. Accordingly, Staff is prepared to support the text amendment and bring the corresponding amendment bylaw forward for Council consideration.

REFERRAL AGENCY COMMENTS

a) Advisory Land Use Commission

The Village's Advisory Land Use Commission met virtually on April 27, 2020 to review the RTA-1 Text Amendment application. At that meeting they passed the following resolution:

Moved/Seconded

THAT the Advisory Land Use Commission recommends that Council proceed with the amendment proposed to the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to incorporate duplex buildings as permitted uses in multi-family developments, subject to subject to consideration of the revised landscape plan.

CARRIED

The minutes from this meeting are attached as **Appendix E**.

b) Ministry of Transportation and Highways

No referral comments were received from the Ministry of Transportation and Infrastructure, as the project does not lie within 800 metres of a controlled access highway.

COMMUNICATIONS

This report and request for Council consideration of First and Second Reading and does not require communication beyond appearing on a regular agenda of Council.

Should Council send the proposed bylaws to Public Hearing, the Hearing will be advertised in accordance with Section 465 of the *Local Government Act*. Notice to the Public will be issued by way of an advertisement in two (2) consecutive issues of the Pique Newsmagazine, not less than three (3) days prior and not more than ten (10) days before the public hearing.

Should Council choose to waive the public hearing in accordance to Section 464(2) of the *Local Government Act*, the notice to waive a public hearing must be advertised pursuant to Section 467 of the *Local Government Act*.

LEGAL CONSIDERATIONS

The processing of a Zoning Amendment application is regulated by various sections contained in the *Local Government Act (LGA)* – Part 26 and by the Village's Development Procedures Bylaw 725, 2013, as amended from time to time.

IMPACT ON BUDGET & STAFFING

There are no budget impacts at this time as the costs are recoverable with the application and there are no Staffing considerations as zoning bylaw amendments are a component of the day to day operations of the Development Services department.

INTERDEPARTMENTAL IMPACT & APPROVAL

There are no interdepartmental impact or approvals required.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

This item will not have an impact on the Region as a whole.

ALTERNATIVE OPTIONS

The following three (3) alternative options are provided:

1. **THAT** Zoning Amendment Bylaw No. 883, 2020 be given First and Second reading;

AND THAT Council convene a virtual Public Hearing on Tuesday, May 26, 2020 at 9:00 a.m. immediately prior to the virtual Village of Pemberton Regular Council Meeting, with the advertising to specify the means by which individuals affected by the proposed bylaw can make representation to Council during the hearing.

This option would allow all those persons who believe that their interest in property is affected by the proposed bylaw the opportunity to comment on the text amendment.

This is Staff recommended option.

2. **THAT** Council hereby waives a public hearing to Zoning Amendment Bylaw No. 883, 2020 pursuant to section 464(2) of the Local Government Act, and directs Staff to advertise Council's decision in accordance with Section 467 of the Local Government Act before consideration of third reading.

A Public Hearing can be waived for certain zoning bylaws where an official community plan has been adopted and a proposed zoning bylaw is consistent with the official community plan.

This alternative has been provided given the restriction on in-person meetings during the COVID-19 pandemic response. Should Council wish to waive the Public Hearing, the Act provides such authority, but does require that the intention to waive is advertised in a manner similar to Public Hearings. Notice may be mailed or delivered to owners and tenants depending on the number of parcels or persons affected. Should Council prefer to waive the Hearing during these unprecedented times, the resolution above would be a reasonable alternative to convening a virtual public hearing.

3. **THAT** Zoning Amendment Bylaw No. 883, 2020 be refused.

Refusing a zoning amendment is always a prerogative of Council, but in this circumstance, Staff support the amendment.

POTENTIAL GOVERNANCE CONSIDERATIONS

A review of this item meets the following Strategic Priorities:

Strategic Priority Two: Good Governance in which the Village is committed to citizen engagement and leading key initiatives that impact the Village; and

Strategic Priority Four: Social Responsibility whereby the Village strives to create a strong and vibrant community, recognizing the importance and benefits of healthy, engaged citizens as well as an accessible and well managed natural environment

RECOMMENDATIONS

THAT Zoning Amendment Bylaw No. 883, 2020 be given First and Second Reading;

AND THAT Council provide direction with respect to whether they would like to:

- a) convene a virtual Public Hearing on Tuesday, May 26, 2020 at 9:00 a.m. immediately prior to the virtual Village of Pemberton Regular Council meeting, with the advertising to specify the means by which individuals affected by the proposed bylaw can make representation to Council during the hearing; or
- b) direct Staff to advertise their intention to waive the Public Hearing for Zoning Amendment Bylaw No. 883, 2020 as per Section 464 (2) of the *Local Government Act*, as a result of COVID-19.

Attachments:

- Appendix A:** Proposed Bylaw 883, 2020
- Appendix B:** Location Map of RTA-1 zoned properties
- Appendix C:** Current Provisions of the RTA-1 Zone
- Appendix D:** Illustrative Concept of Duplex Townhouses
- Appendix E:** ALUC Meeting Minutes, April 27, 2020

Prepared by:	Cameron Chalmers, Contract Planner
Manager Approval:	Lisa Pedrini, Manager of Development Services

CAO Approval by:	Nikki Gilmore, Chief Administrative Officer
------------------	---

Appendix- A Zoning Amendment Bylaw

THE VILLAGE OF PEMBERTON
BYLAW NO. 883, 2020

Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 832, 2018

WHEREAS the Council may amend its Zoning Bylaw from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Zoning Bylaw to accommodate duplex dwellings within multi-family residential developments in the Sunstone RTA-1 Zone;

NOW THEREFORE the Council of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited for all purposes as “Zoning Amendment (Sunstone RTA-1 Text Amendment) Bylaw No. 883, 2020.”

2. Village of Pemberton Zoning Bylaw No. 832, 2018 is amended by:

I) Adding the following sub-section as 13.2.1 (c) as a Permitted Principal Use in the Residential Townhouse Amenity 1, Sunstone Zone in the Zoning Bylaw:

(c) Dwelling, Duplex

II) Adding the following subsection as a Condition of Use 13.2.3 (b) for duplex dwellings in the Residential Townhouse Amenity 1, Sunstone Zone in the Zoning Bylaw:

(b) Duplex dwellings are permitted in multi-family developments of three units or greater, on lots greater than 1,850 m².

III) Renumbering the remainder of Section 13.2.3 of the Zoning Bylaw to incorporate the new Condition of Use.

READ A FIRST TIME this 5th day of May, 2020.

READ A SECOND TIME this 5th day of May, 2020.

NOTICE OF PUBLIC HEARING FOR ZONING AMENDMENT (SUNSTONE RTA-1 TEXT AMENDMENT) BYLAW NO. 883, 2020 WAS PUBLISHED IN THE
_____ **ON** _____, 2020 **AND** _____, 2020.

PUBLIC HEARING HELD this _____ day of _____, 2020.

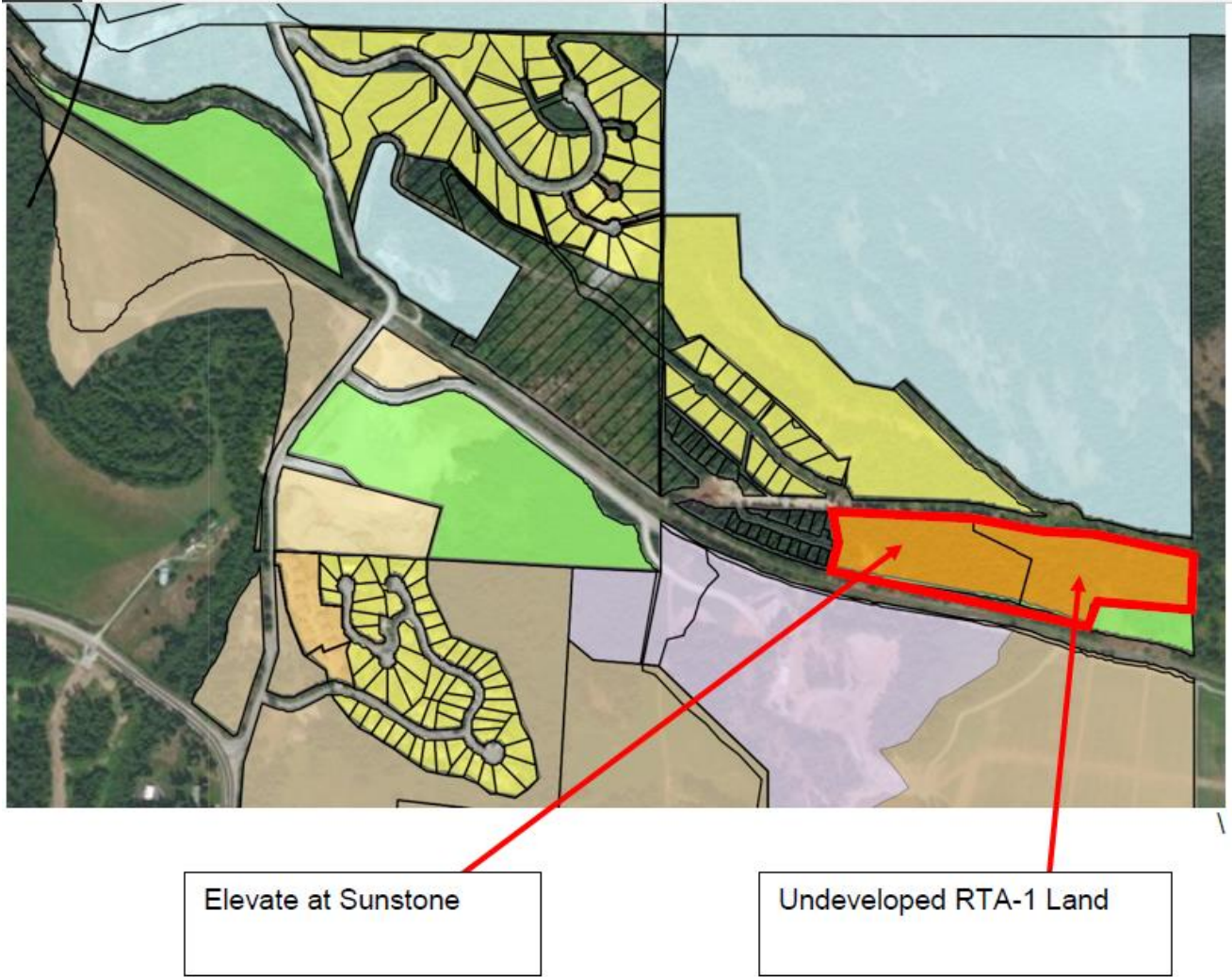
READ A THIRD TIME this _____ day of _____, 2020.

ADOPTED this _____ day of _____, 2020.

Mike Richman
Mayor

Sheena Fraser
Corporate Officer

Appendix B - Location Map



Elevate at Sunstone

Undeveloped RTA-1 Land

Appendix C - RTA-1 Zone

13.2 Residential Townhouse Amenity 1, Sunstone (RTA-1)

(Amendment Bylaw No. 841, 2018; Adopted October 16, 2018)

The Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone is to provide for Small Lot Detached Dwellings and Residential Townhouse development on lots within the Sunstone Neighbourhood, and to provide density incentives earned by the provision of certain amenities.

13.2.1. Permitted Principal Uses

- (a) Dwelling, Detached
- (b) Dwelling, Townhouse

13.2.2. Permitted Accessory Uses

- (a) Home Occupation
- (b) Secondary Suite

13.2.3. Conditions of Use:

- (a) Secondary Suites are permitted only on lots created and developed as Single Detached Dwelling units.
- (b) A maximum of one (1) Secondary Suite is permitted on a lot.
- (c) A maximum of one (1) Accessory Building or Structure, up to a maximum size of 10m², is permitted on a lot.
- (d) The minimum lot sizes as a base density are as follows:
 - i. Detached Dwelling 20,000 m²
 - ii. Townhouse 20,000 m² per unit
- (e) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Single Residential use may be increased to the following:
 - i. Minimum Lot Size: 350 m²
 - ii. Minimum Lot Width: 12 m
- (f) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within the RM-1 Zone:
 - i. Minimum Lot Size: 700 m²
 - ii. Maximum Floor Area Ratio: 0.50
- (g) The densities may be increased from the requirements identified in Section 13.2.3(d) to the requirements identified in Sections 13.2.3(e) and (f) by providing contributions toward community amenities have been provided through a payment of \$9,165 per detached dwelling or \$6,110 per townhouse unit, payable either:
 - i. in cash at the earlier of building permit issuance or registration of a plan of subdivision, to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses; and/or

Village of Pemberton Zoning Bylaw 832, 2018

- ii. in-kind works and services provided that they are approved by the Village in writing at the earlier of building permit issuance or registration of a plan of subdivision, for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses.

13.2.4. Density Regulations

a) Maximum <i>Density, Detached</i> :	n/a
b) Maximum <i>Density, Townhouse</i> :	25 units per Ha

13.2.5. Lot Regulations

a) Minimum <i>Lot Size, Detached</i> :	350 m ²
b) Minimum <i>Lot Size, Townhouse</i> :	700 m ²
c) Minimum <i>Lot Width, Detached</i> :	12 m
d) Minimum <i>Lot Width, Townhouse</i> :	n/a

13.2.6. Building Regulations

a) Minimum <i>Front Setback, Detached</i> :	6 m
b) Minimum <i>Front Setback, Townhouse</i> :	7.5 m
c) Minimum <i>Rear Setback, Detached</i> :	7.5 m
d) Minimum <i>Rear Setback, Townhouse</i> :	5 m
e) Minimum <i>Interior Side Setback, Detached</i> :	1.2 m (i)
f) Minimum <i>Interior Side Setback, Townhouse</i> :	3m
g) Minimum <i>Exterior Side Setback, Detached</i> :	1.2 m (i)(ii)
h) Minimum <i>Exterior Side Setback, Townhouse</i> :	3 m
i) Maximum <i>Lot Coverage, Detached</i> :	50%
j) Maximum <i>Lot Coverage, Townhouse</i> :	40%
k) Maximum <i>Building Height, Principal, Detached</i> :	Two (2) storeys
l) Maximum <i>Building Height, Townhouse</i> :	10.5 m
m) Maximum <i>Building Height, Accessory, Detached</i> :	3 m
n) Maximum <i>Building Height, Accessory, Townhouse</i> :	4.6 m

Conditions of Use

- i. In the case where a side lot line flanks a street a minimum side setback is 2.4 m.
- ii. One side setback may be reduced to 0.6 meters for **garage area only**; however, 0.6 m setbacks may not abut each other on adjacent lots.

13.2.7. Off-Street Parking

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

13.2.8. Screening and Landscaping

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

13.2.9. Signage

- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

13.2.10. Watercourse Setbacks

- (a) Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.

Elevate Townhouse Layout Concept - 2018



1 SITE PLAN
A011 1:200 = 11.9

- LEGEND - GENERAL NOTES**
- BUILDING FOOTPRINT @ GRADE
 - LOWER FLOOR
 - UPPER FLOOR
 - ROOF OUTLINE ABOVE
 - DECK OUTLINE ABOVE
 - PARKING DETAIL
 - PRIMARY ENTRANCE
 - LIMIT NUMBER
 - LIMIT PLAN TYPE

- GENERAL NOTES**
- SEE LANDSCAPE DESIGN FOR ALL HARDSCAPING, FERTILIZING, RETAINING, TREE PROTECTION AREAS, PLANTINGS, AND SITE LIGHTING.
 - SEE CIVIL ENGINEERING FOR PROPOSED ROAD + DRIVEWAY DESIGN, LOT GRADING, STORM WATER MANAGEMENT, SNOW MANAGEMENT, AND UTILITIES.

GROSS BUILDING AREA*

UNIT TYPE	NO. UNITS	SQ. FT. PER UNIT	SUB-TOTAL SQ. FT.
UPPER LEVEL	100	1,000	100,000
DOWNHILL GARAGE	100	500	50,000
UPPER LEVEL + DOWNHILL GARAGE	200	1,500	300,000

TOTAL PROPOSED LOT COVERAGE*

ITEM	AREA (SQ. FT.)	PERCENT OF TOTAL LOT AREA
UPPER LEVEL	100,000	10.0%
DOWNHILL GARAGE	50,000	5.0%
TOTAL	150,000	15.0%

UNIT TYPES PER BUILDING

UNIT TYPE	#1 + #2	#3 + #4	#5 + #6	#7 + #8
UPPER LEVEL	100	100	100	100
DOWNHILL GARAGE	100	100	100	100

TOTAL UNIT SUMMARY

UNIT TYPE	# OF UNITS	# OF SPOTS PER UNIT	# OF SPOTS
UPPER LEVEL	100	1	100
DOWNHILL GARAGE	100	1	100
TOTAL	200	1	200

PARKING CALCULATION

INDIVIDUAL PARKING REQUIRED

UNIT TYPE	# OF UNITS	# OF SPOTS PER UNIT	# OF SPOTS
A	100	1	100
B	100	1	100
C	100	1	100
D	100	1	100
TOTAL	400	1	400

INDIVIDUAL PARKING REQUIRED

NUMBER OF UNITS = 200 @ 2.00 = 400

TOTAL PARKING REQUIRED = 400 + 100 = 500

ADDITIONAL PARKING REQUIRED

NUMBER OF ROAD PARKING SPOTS = 100

ACCESSIBLE PARKING REQUIRED = 4

PROPOSED PARKING PER UNIT TYPE

LINE	NO. UNITS	COEFF.	NO. SPOTS PER UNIT	TOTAL SPOTS
A	100	1.0	1	100
B	100	1.0	1	100
C	100	1.0	1	100
D	100	1.0	1	100
TOTAL	400	1.0	1	400

PROPOSED RESIDENTIAL PARKING

UNIT	# OF UNITS	# OF SPOTS PER UNIT	# OF SPOTS
A	100	1	100
B	100	1	100
C	100	1	100
D	100	1	100
TOTAL	400	1	400

PROPOSED VISITOR PARKING

ACCESS ROAD	REGULAR	ACCESSIBLE	# OF SPOTS
ROAD A	10	2	12
ROAD B	10	2	12
TOTAL	20	4	24

TOTAL PROPOSED PARKING = 424

UWA
URBAN WEST ARCHITECTURE

VANCOUVER: 807 402 WEST PENDER ST
VANCOUVER BC V6B 1T6
T 604 698 1532

VICTORIA: 2822 PACIFIC STREET
VICTORIA BC V8T 3T3
T 250 698 7577

WWW.URBANWESTARCHITECTURE.COM

THIS DRAWING IS THE SOLE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION FROM URBAN WEST ARCHITECTURE INC. THE DRAWING IS THE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF URBAN WEST ARCHITECTURE INC. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF URBAN WEST ARCHITECTURE INC. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF URBAN WEST ARCHITECTURE INC.

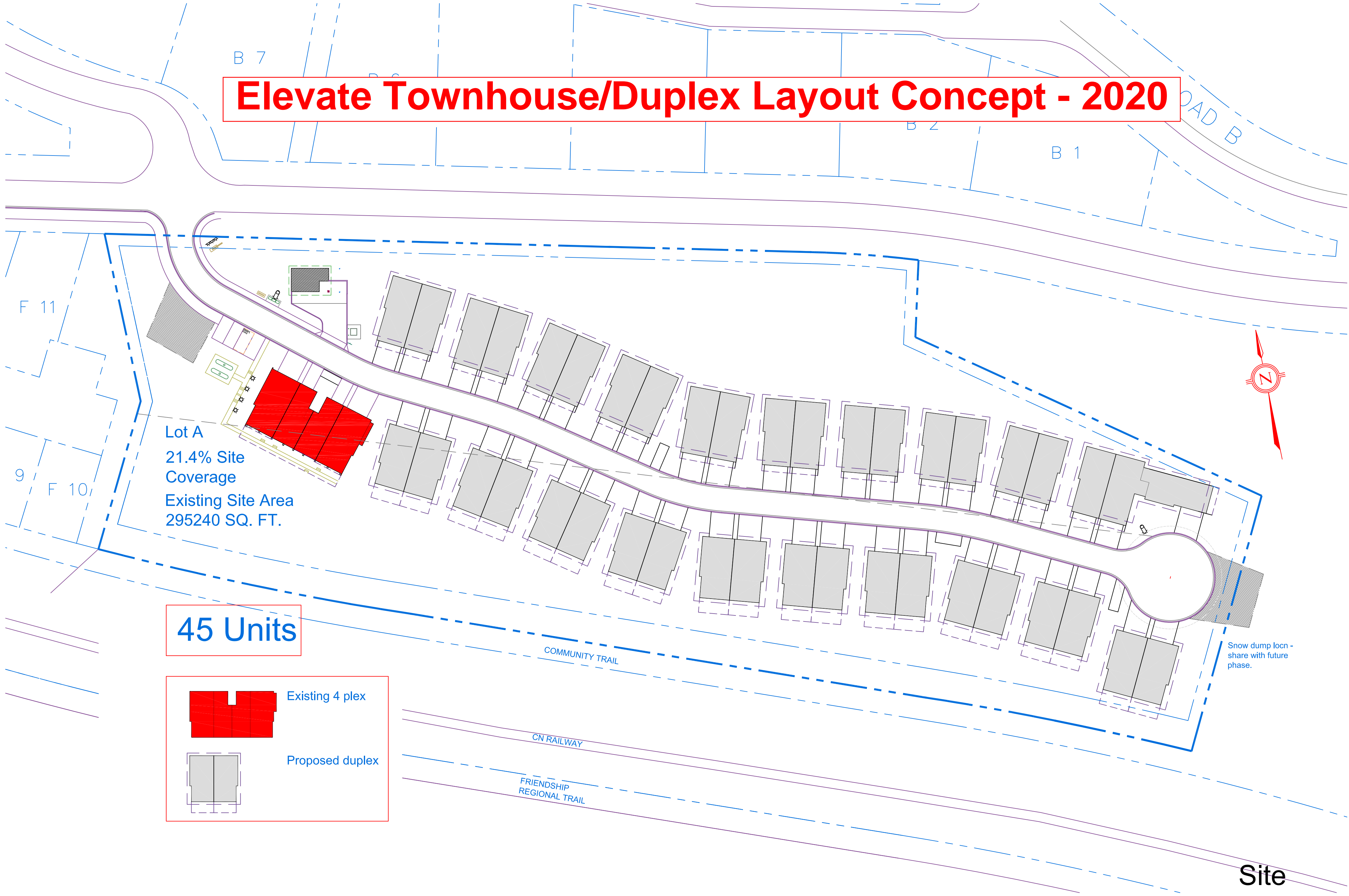
- 2018 10 26 ISSUED FOR BUILDING PERMIT
- 2018 09 21 ISSUED FOR PRICING
- 2018 05 18 ISSUED FOR COORDINATION
- 2018 05 05 ISSUED FOR DEVELOPMENT PERMIT
- 2018 05 25 ISSUED FOR REVIEW
- 2018 05 07 ISSUED FOR DP - REVISION
- 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT

'ELEVATE AT SUNSTONE'
TOWNHOUSES
LOT A, SUNSTONE RIDGE, PEMBERTON BC
2018-002

A011

SITE PLAN + PROJECT DATA
+ FIRE DEPT. ACCESS

Elevate Townhouse/Duplex Layout Concept - 2020



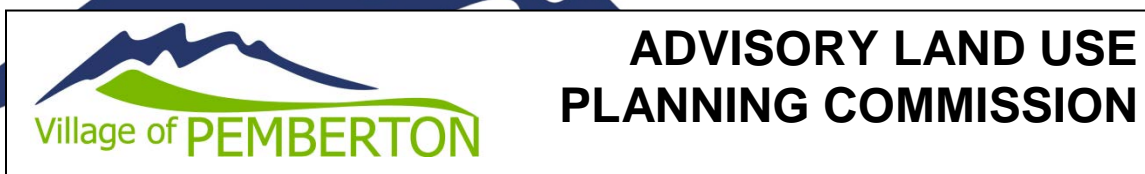
Lot A
21.4% Site Coverage
Existing Site Area
295240 SQ. FT.

45 Units

Existing 4 plex

Proposed duplex

Site



ADVISORY LAND USE PLANNING COMMISSION MINUTES

Minutes for the Advisory Land Use Planning Commission of the Village of Pemberton held Monday, April 27 at 5:30 pm by ZOOM Webinar.

IN ATTENDANCE:

Kevin Clark
Allison Twiss
Kirsten McLeod
Mark Barsevskis
Kristina Salin

REGRETS:

Richard Nott

STAFF IN ATTENDANCE:

Lisa Pedrini, Manager of Development Services
Cameron Chalmers, Contract Planner
Elysia Harvey, Legislative Assistant (Meeting Coordinator)
Gwendolyn Kennedy, Building & Planning Clerk (minutes)

PUBLIC IN ATTENDANCE:

4

1. ORIENTATION

2. CALL TO ORDER

At 5:33 p.m. the meeting was called to order.

3. APPOINTMENT OF CHAIR

Moved/Seconded

THAT Kevin Clark be appointed Chair of the Advisory Land Use Planning Commission.
CARRIED

Kevin Clark took over as Chair of the meeting.

4. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as circulated.
CARRIED

5. ADOPTION OF MINUTES

Moved/Seconded

THAT the minutes of Advisory Land Use Planning Commission meeting held October 28, 2019 be adopted as circulated.

CARRIED

6. ZONING BYLAW TEXT AMENDMENT – RESIDENTIAL TOWNHOUSE AMENITY 1 (RTA-1) AMENDMENT

Cameron Chalmers, Village Contract Planner, summarized the application for a zoning bylaw text amendment that would permit duplex building forms within Elevate at Sunstone and any future multi-family buildings in the RTA-1 zone.

The RTA-1 zone was created specifically to implement the Sunstone project and permits the development of single-detached small lots and multi-family townhouse development, which, under Zoning Bylaw No. 832, 2018, is defined as buildings of three or more dwelling units. The application would enable the construction of duplex units within multi-family complexes, but would not permit the subdivision of land to create duplex lots. No changes are proposed to other existing regulations applicable to this zone.

Should the application succeed, the applicant would submit a revised development permit application that would propose approximately 45 units, primarily in the form of duplex units. Mr. Chalmers referred Commission members to the illustrative concepts presented in Appendix C of the report.

Staff has reviewed the application and noted that the slightly reduced density and gentler building forms proposed conform with the character of the existing Sunstone project and with the Hillside Development Guidelines.

Commission members requested clarification on market demand for the duplex form, the potential impact on affordability, conformity with the overall community plan, lot coverage and spacing between buildings. The question of whether this zone would be used elsewhere in the community was raised.

Cam McIvor, representing the applicant Sunstone Ridge Developments Ltd., provided additional information on the zoning amendment request, explaining that uptake of Elevate townhouse units has been limited due to the high cost of construction, and that the interior units of the four and sixplex buildings have not been selling. A change to duplex units would eliminate the less saleable middle units and would reduce up-front construction costs for each building, allowing for a more affordable, phased approach to the development.

Mr. McIvor noted that the impact on density and lot coverage for the project is minor and would result in a reduction from 19 units per hectare to 16.4 units per hectare. Furthermore, the duplex form will allow for a substantial increase in parking, up to four stalls per unit.

Mr. McIvor pointed out that while the duplex form will necessarily result in a higher price per unit, Elevate was intended to satisfy the middle and upper sectors of the market.

Commission members spoke in favour of the text amendment, but noted that as the change to duplex units would alter the landscaping, the new landscape plan should be reviewed.

Moved/Seconded

THAT the Advisory Land Use Commission recommends that Council proceed with the amendment proposed to the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to incorporate duplex buildings as permitted uses in multi-family developments, subject to consideration of the revised landscape plan.

CARRIED

7. NEXT MEETING

The next meeting will be scheduled for the fourth Monday of the month as needed.

8. ADJOURNMENT

At 6:42 p.m. the meeting was adjourned.

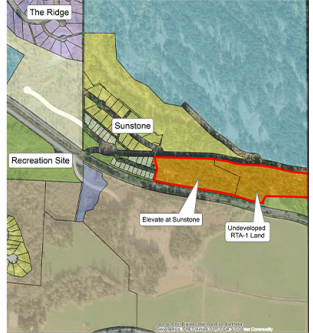
Kevin Clark, Chair

What is Zoning Amendment (RTA-1 Text Amendment) Bylaw No. 883, 2020 about?

Bylaw No. 883, 2020 amends Zoning Bylaw No. 832, 2018 Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to permit the construction of duplex dwellings in multi-family developments.

What is the significance of the proposed Bylaw No. 883, 2020?

The RTA-1 zone is one of several zones created specifically to implement the Sunstone project. The zone permits the development of single-detached small lots, or multi-family townhouse developments. Multi-family units consist of three or more units in a single building. The application has been made as part of Sunstone Ridge Development Ltd.'s efforts to develop the Elevate at Sunstone project. To date, the Applicant has commenced construction of the first townhouse building; however, through the sales and marketing phase, the Applicant reports there is limited demand for two-bedroom interior townhouse units. The proponents submit however that there seems to be greater market demand for three bedroom, end units. The purpose of the amendment is to facilitate reconsideration of the Elevate at Sunstone project to amend the RTA-1 zone to facilitate the construction of a duplex multi-family project. If approved, the proposed amendment would not be the proposed amendment would not be specific to Elevate at Sunstone, but would apply to all lands currently zoned RTA-1 in Zoning Bylaw No. 832, 2018 or any future parcels which may be zoned RTA-1.



**Tuesday May 26, 2020, 9 am, Via Electronic Meeting
(Zoom Webinar ID: 853 6574 7599)**

How do I get more information?

Copies of the proposed bylaw and relevant background documents may be inspected at the Village of Pemberton Office by contacting Administrative Staff by phone (604-894-6135) or email (admin@pemberton.ca) to set up an appointment to view a copy at Village Office, 7400 Prospect Street during the office hours of 8:30am to 4:30pm, from Thursday May 14, 2020 to Tuesday May 26, 2020 (excluding weekends and statutory holidays) and also online at www.pemberton.ca.

How do I attend the electronic Public Hearing?

In order to participate by Zoom Video Conferencing, in addition to the meeting ID number set out above, attendees will need to first download Zoom on your computer or the Zoom APP on your phone, which is available at www.zoom.us (it is recommended that this is done and tested well in advance of the Public Hearing to ensure connections and functions work).

How do I provide feedback

All persons, who believe their interest in the property is affected by the proposed Bylaw, shall be given a reasonable opportunity to be heard by Council at the Public Hearing by joining the Zoom Webinar as an "Attendee" and demonstrating their desire to speak (Raising their Hand), when instructed. Written comments must be addressed to "Mayor and Council" and may be submitted through one of the following methods prior to the Public Hearing (by 4:00pm on Monday, May 25, 2020)

Email: admin@pemberton.ca **Fax:** 604.894.6136

Mail: Corporate & Legislative Services, Village of Pemberton, P.O. Box 100, Pemberton, BC, V0N 2L0

In Person: Corporate & Legislative Service Department, 7400 Prospect Street, Pemberton BC

Submissions received for the proposed Bylaw before 12:00pm on **Wednesday, May 20, 2020** will be included in the Public Hearing information package for Council's consideration. This information package will also be available on the Village website at www.pemberton.ca with other associated information on Friday, May 22. Submissions received after 12:00pm on May 20, 2020 will be presented to Council at the Public Hearing. At the conclusion of the Public Hearing, no further information on this topic can be considered by Council.

Sheena Fraser, Corporate Officer



604.894.6135



admin@
pemberton.ca



Village of Pemberton
Public Hearing

Zoning Amendment (Sunstone RTA-1) Bylaw No. 883, 2020
Tuesday, May 26, 2020

www.pemberton.ca



VillageOfPemberton

www.pemberton.ca

21 of 29

Date: April 27, 2020
To: Advisory Land Use Commission
From: Cameron Chalmers Consulting Inc.
Subject: Residential Townhouse Amenity 1 (RTA-1) Amendment

The purpose of this report is to seek Advisory Land Use Commission (ALUC) input into an application by Sunstone Ridge Developments Ltd. to modify the RTA -1 zone to permit duplex buildings within multiple family developments. If approved, the amendment would apply to the Elevate at Sunstone project, and any future developments constructed under the RTA-1 zone.

BACKGROUND

The RTA-1 zone is one of several zones created specifically to implement the Sunstone project. The zone permits the development of single-detached small lots, or multi-family townhouse developments. The application has been made as part of Sunstone Ridge Development Ltd.'s efforts to develop the Elevate at Sunstone project. Based on market feedback, the proponents submit that the middle units of townhouse buildings are proving difficult to sell. The proponents submit however that there seems to be greater market demand for end units. A location map of the subject property and other vacant lands zoned RTA-1 is attached as **Appendix A**. The provisions of the RTA-1 Zone are attached as **Appendix B**.

PROPOSED AMENDMENT

The Applicants have approached the Village of Pemberton seeking a text amendment to the RTA-1 zone to permit duplex building forms within Elevate at Sunstone or any future multi-family developments built under the RTA-1 zone. In essence, the move would eliminate the interior units of multi-family buildings.

Currently, the RTA-1 zone permits townhouse development, which under the Village of Pemberton Zoning Bylaw No. 832, 2018, is defined as buildings of three or more dwelling units. The application would enable the construction of duplex units within multi-family complexes, effectively creating multiple family developments which include duplex building forms. The proposed text amendment would not permit the subdivision of land to create duplex lots, but rather would limit the construction of duplex buildings to larger multi-unit, multi-building complexes. This would most likely be achieved by a condition of use in the RTA-1 zone limiting duplex buildings to that arrangement.

The amendment does not propose any alterations to the existing regulations regarding maximum building height, minimum required setbacks, required off-street parking, or any other regulation.

The Elevate at Sunstone development is subject to a development permit, which initially approved 52 units of multi-family housing. The applicant has indicated that should the bylaw amendment

succeed, they will come forward with a revised development permit application resulting in approximately 45 units. At this stage, Staff has not received an application for development permit revision. Illustrative concepts are attached as **Appendix C**, which provide a comparison between the Elevate at Sunstone Project built under the approved townhouse lay-out.as opposed to a duplex multi-family development. As Staff has not received an application for Development Permit, these are only examples to illustrate the potential effect of the amendment.

STAFF COMMENTS

As a general amendment to the RTA-1 zone, the change would apply to Elevate at Sunstone, and any future multi-family developments constructed under that zone. This would enable a slightly different form, and lesser density, than originally approved.

Staff has reviewed the application, and note that the slightly less density, and gentler building form proposed in the amendment is in keeping with the rest of the Sunstone project mix, and will generally comply with the objectives of the Hillside Development Guidelines. Accordingly, Staff is prepared to bring the text amendment forward for Advisory Land Use Commission comments and Council consideration.

As per the Advisory Planning Commissions Bylaw, Staff are seeking recommendations to Council for consideration during their deliberations of the text amendment.

RESOLUTION OPTIONS

Approval Recommendation

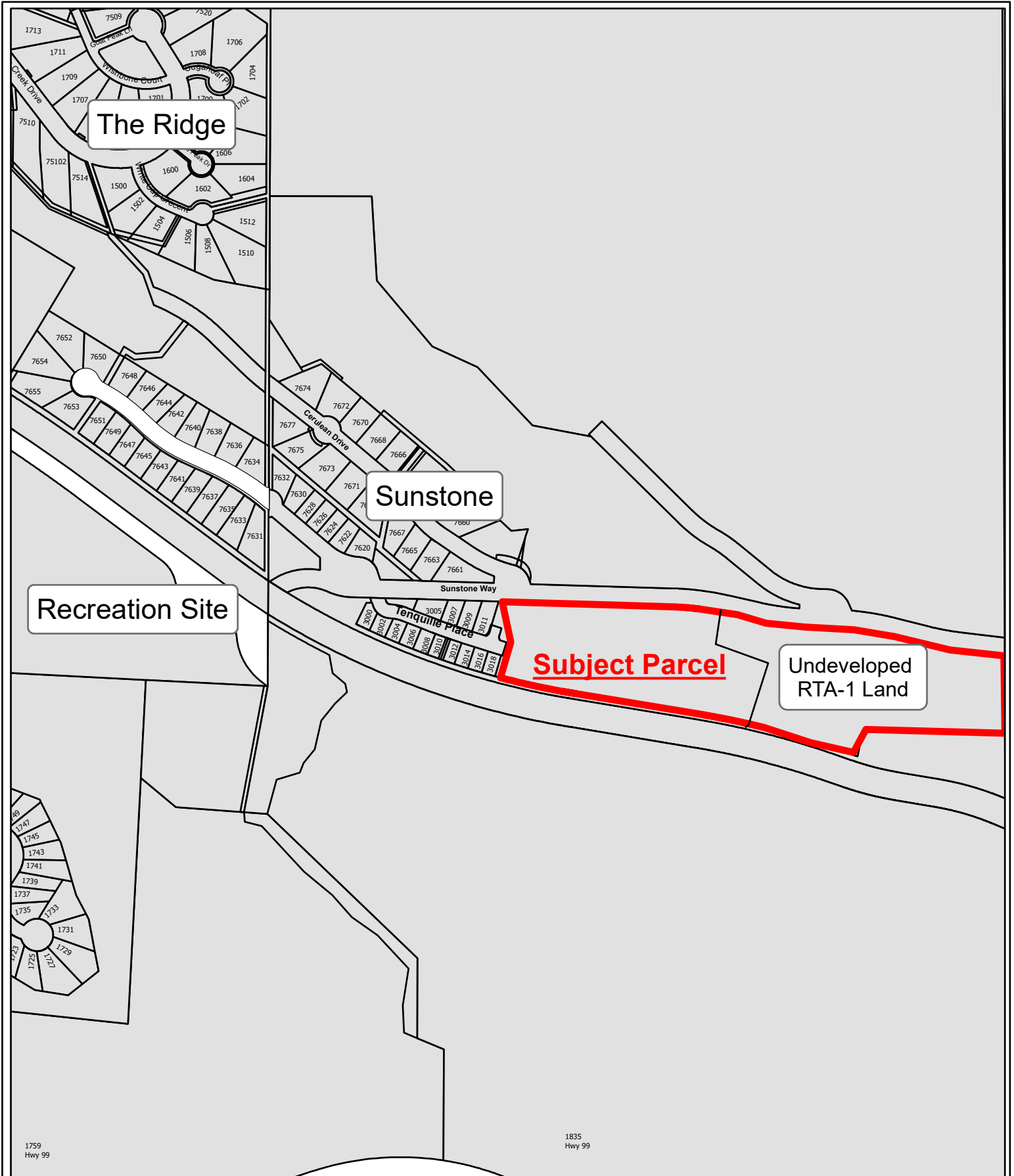
1. **THAT the Advisory Land Use Commission recommends that Council proceed with the amendment proposed to the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to incorporate duplex buildings as permitted uses in multi-family developments, subject to the following considerations:**
 - a. (List any considerations arising)

Refusal Recommendation:

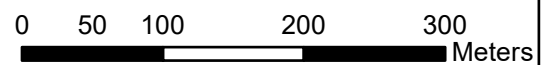
2. **THAT the Advisory Land Use Commission recommends that Council NOT proceed with the amendment proposed to the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to incorporate duplex buildings as permitted uses in multi-family developments, for the following reasons:**

Attachments: *Appendix A – Location Map*
 Appendix B - Residential Townhouse Amenity 1 Zone
 Appendix C - Illustrative Examples

Appendix A- Location Map- Sunstone @ Elevate



Location Map Sunstone @ Elevate



Village of Pemberton
Public Hearing
Zoning Amendment (Sunstone RTA-1) Bylaw No. 883, 2020
Revised April 22, 2020
Tuesday, May 26, 2020

Appendix B - RTA-1 Zone

13.2 Residential Townhouse Amenity 1, Sunstone (RTA-1)

(Amendment Bylaw No. 841, 2018; Adopted October 16, 2018)

The Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone is to provide for Small Lot Detached Dwellings and Residential Townhouse development on lots within the Sunstone Neighbourhood, and to provide density incentives earned by the provision of certain amenities.

13.2.1. Permitted Principal Uses

- (a) Dwelling, Detached
- (b) Dwelling, Townhouse

13.2.2. Permitted Accessory Uses

- (a) Home Occupation
- (b) Secondary Suite

13.2.3. Conditions of Use:

- (a) Secondary Suites are permitted only on lots created and developed as Single Detached Dwelling units.
- (b) A maximum of one (1) Secondary Suite is permitted on a lot.
- (c) A maximum of one (1) Accessory Building or Structure, up to a maximum size of 10m², is permitted on a lot.
- (d) The minimum lot sizes as a base density are as follows:
 - i. Detached Dwelling 20,000 m²
 - ii. Townhouse 20,000 m² per unit
- (e) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Single Residential use may be increased to the following:
 - i. Minimum Lot Size: 350 m²
 - ii. Minimum Lot Width: 12 m
- (f) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within the RM-1 Zone:
 - i. Minimum Lot Size: 700 m²
 - ii. Maximum Floor Area Ratio: 0.50
- (g) The densities may be increased from the requirements identified in Section 13.2.3(d) to the requirements identified in Sections 13.2.3(e) and (f) by providing contributions toward community amenities have been provided through a payment of \$9,165 per detached dwelling or \$6,110 per townhouse unit, payable either:
 - i. in cash at the earlier of building permit issuance or registration of a plan of subdivision, to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses; and/or

Village of Pemberton Zoning Bylaw 832, 2018

- ii. in-kind works and services provided that they are approved by the Village in writing at the earlier of building permit issuance or registration of a plan of subdivision, for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses.

13.2.4. Density Regulations

a) Maximum <i>Density, Detached</i> :	n/a
b) Maximum <i>Density, Townhouse</i> :	25 units per Ha

13.2.5. Lot Regulations

a) Minimum <i>Lot Size, Detached</i> :	350 m ²
b) Minimum <i>Lot Size, Townhouse</i> :	700 m ²
c) Minimum <i>Lot Width, Detached</i> :	12 m
d) Minimum <i>Lot Width, Townhouse</i> :	n/a

13.2.6. Building Regulations

a) Minimum <i>Front Setback, Detached</i> :	6 m
b) Minimum <i>Front Setback, Townhouse</i> :	7.5 m
c) Minimum <i>Rear Setback, Detached</i> :	7.5 m
d) Minimum <i>Rear Setback, Townhouse</i> :	5 m
e) Minimum <i>Interior Side Setback, Detached</i> :	1.2 m (i)
f) Minimum <i>Interior Side Setback, Townhouse</i> :	3m
g) Minimum <i>Exterior Side Setback, Detached</i> :	1.2 m (i)(ii)
h) Minimum <i>Exterior Side Setback, Townhouse</i> :	3 m
i) Maximum <i>Lot Coverage, Detached</i> :	50%
j) Maximum <i>Lot Coverage, Townhouse</i> :	40%
k) Maximum <i>Building Height, Principal, Detached</i> :	Two (2) storeys
l) Maximum <i>Building Height, Townhouse</i> :	10.5 m
m) Maximum <i>Building Height, Accessory, Detached</i> :	3 m
n) Maximum <i>Building Height, Accessory, Townhouse</i> :	4.6 m

Conditions of Use

- i. In the case where a side lot line flanks a street a minimum side setback is 2.4 m.
- ii. One side setback may be reduced to 0.6 meters for **garage area only**; however, 0.6 m setbacks may not abut each other on adjacent lots.

13.2.7. Off-Street Parking

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

13.2.8. Screening and Landscaping

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

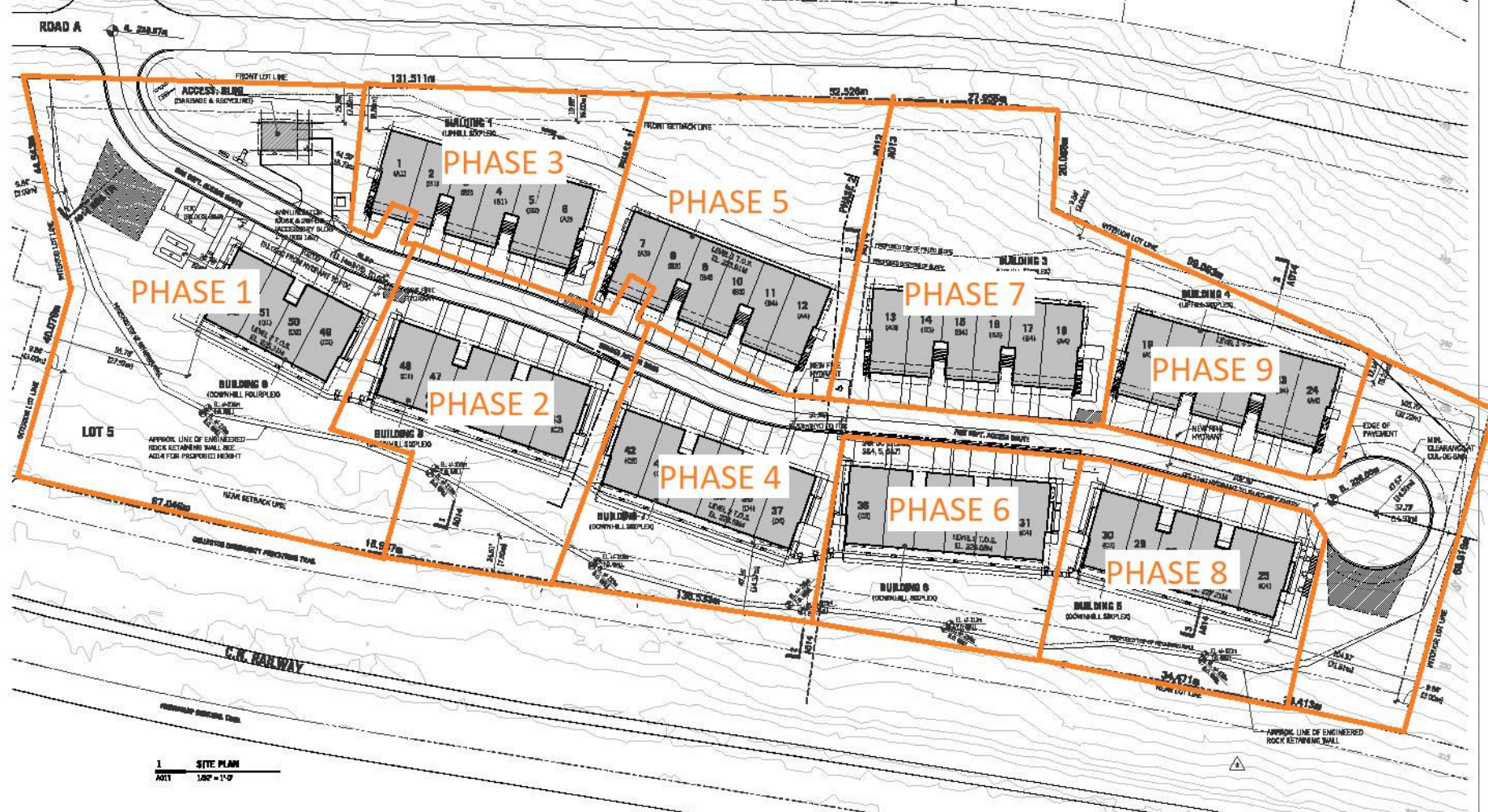
13.2.9. Signage

- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

13.2.10. Watercourse Setbacks

- (a) Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.

Elevate Townhouse Layout Concept - 2018



UWA
 URBAN WEST ARCHITECTURE
 VANCOUVER: 807 402 WEST PENDER ST
 VANCOUVER BC V6B 1T6
 T: 604 608 1532
 WWW.URBANWESTARCH.COM
 VICTORIA: 2822 PACIFIC STREET
 VICTORIA BC V8T 3T3
 T: 250 608 7517

THIS DRAWING IS THE SOLE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND MAY NOT BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION FROM URBAN WEST ARCHITECTURE INC. THE DRAWING IS THE PROPERTY OF URBAN WEST ARCHITECTURE INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF URBAN WEST ARCHITECTURE INC. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF URBAN WEST ARCHITECTURE INC. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF URBAN WEST ARCHITECTURE INC.

- 2018 10 26 ISSUED FOR BUILDING PERMIT
- 2018 09 21 ISSUED FOR PRICING
- 2018 05 19 ISSUED FOR COORDINATION
- 2018 05 06 ISSUED FOR DEVELOPMENT PERMIT
- 2018 05 29 ISSUED FOR REVIEW
- 2018 05 07 ISSUED FOR DP - REVISION
- 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT

1 SITE PLAN
 A011 1:80' = 1"=0'

- LEGEND - GENERAL NOTES**
- BUILDING FOOTPRINT @ GRADE
 - LOWER FLOOR
 - UPPER FLOOR
 - ROOF OUTLINE ABOVE
 - DECK OUTLINE ABOVE
 - PARKING STALL
 - PRIMARY ENTRANCE
 - UNIT NUMBER
 - UNIT PLAN TYPE

- GENERAL NOTES**
- SEE LANDSCAPE DESIGN FOR ALL HARDSCAPING, FERTILIZING, RETAINING, TREE PROTECTION AREAS, PLANTING, AND SITE LIGHTING
 - SEE CIVIL ENGINEERING FOR PROPOSED ROAD + DRIVEWAY DESIGN, LOT GRADING, STORM WATER MANAGEMENT, SNOW MANAGEMENT, AND UTILITIES

GROSS BUILDING AREA*

UNIT OR TYPE	NO. OF UNITS	SQUARE FEET PER UNIT	SUB-TOTAL SQ. FT.
UPPER LEVEL	100	1,000	100,000
LOWER LEVEL	100	1,000	100,000
TOTAL	200	2,000	200,000

TOTAL PROPOSED LOT COVERAGE*

TYPE	AREA (SQ. FT.)	% OF TOTAL LOT AREA
UPPER LEVEL	100,000	50%
LOWER LEVEL	100,000	50%
TOTAL	200,000	100%

UNIT TYPES PER BUILDING

UNIT TYPE	#1 + #2	#3 + #4	#5 + #6	#7 + #8
UPPER LEVEL	100	100	100	100
LOWER LEVEL	100	100	100	100

TOTAL UNIT SUMMARY

UNIT TYPE	# OF UNITS	# OF SPOTS PER UNIT	TOTAL SPOTS
UPPER LEVEL	200	1	200
LOWER LEVEL	200	1	200
TOTAL	400	1	400

PARKING CALCULATION

INDIVIDUAL PARKING REQUIRED

2-BEDROOMS - 34 (24 @ 1.75) + 10 (1.00) = 68

3-BEDROOMS - 18 (1.00 @ 1.75) = 36

SUB-TOTAL - 68 + 36 = 104

WATER PARKING REQUIRED

NUMBER OF UNITS = 400 @ 0.25 = 100

TOTAL PARKING REQUIRED = 104 + 101 = 205

ADDITIONAL PARKING REQUIRED

NUMBER OF RECD PARKING SPOTS = 100

ACCESSIBLE PARKING REQUIRED = 4

PROPOSED PARKING PER UNIT TYPE

LINE	NO. OF UNITS	NO. OF SPOTS PER UNIT	TOTAL SPOTS
A	100	1	100
B	100	1	100
C	100	1	100
D	100	1	100
TOTAL	400	1	400

PROPOSED RESIDENTIAL PARKING

UNIT	# OF UNITS	# OF SPOTS PER UNIT	# OF SPOTS
A	100	1	100
B	100	1	100
C	100	1	100
D	100	1	100
TOTAL	400	1	400

PROPOSED WATER PARKING

ACCESS ROAD	REGULAR	ACCESSIBLE	# OF SPOTS
A	100	4	104
TOTAL	100	4	104

TOTAL PROPOSED PARKING = 104

* SEE ADDO FOR AREA CALCULATIONS

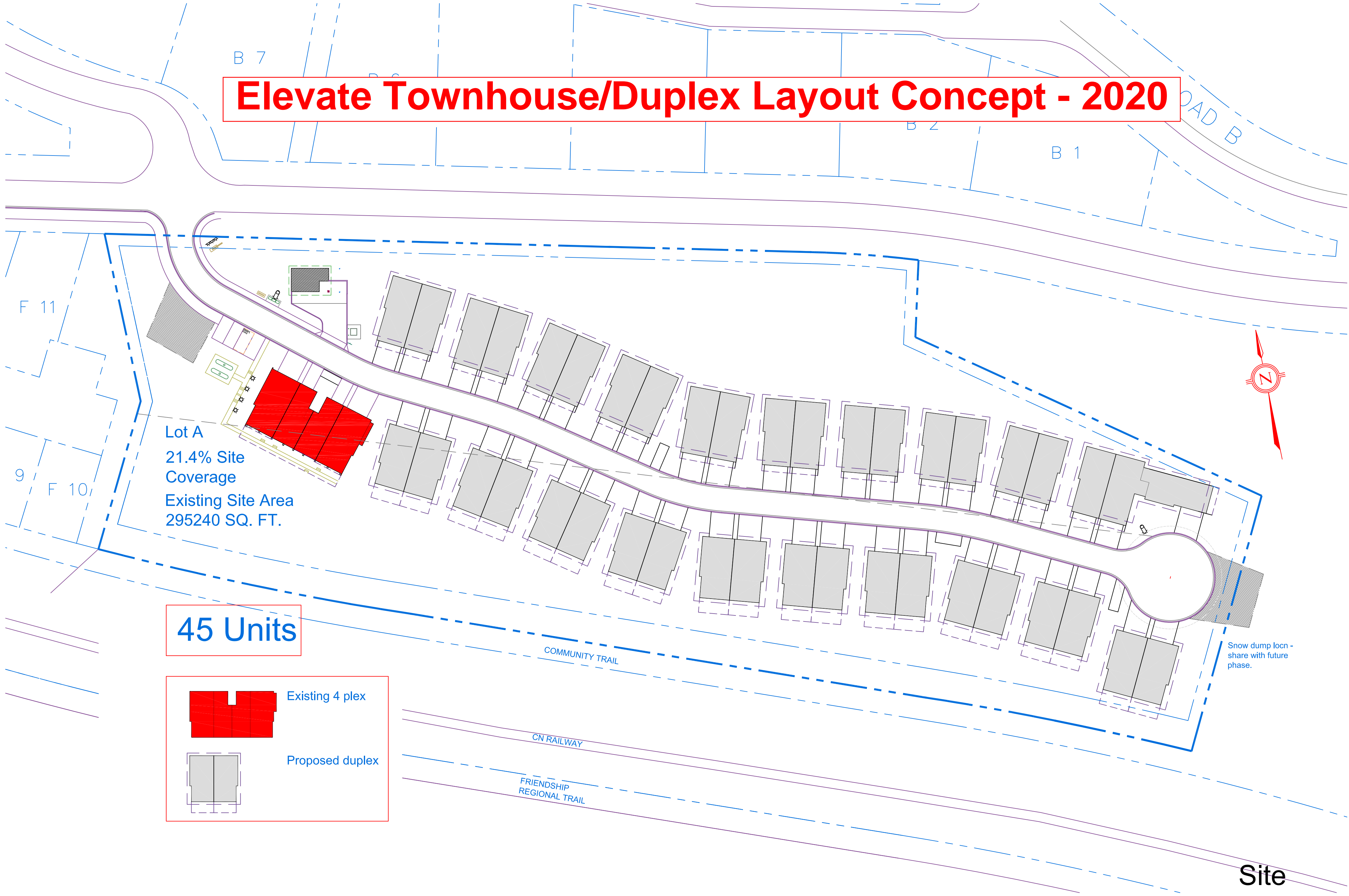
NO.

'ELEVATE AT SUNSTONE' TOWNHOUSES
 LOT A, SUNSTONE RIDGE, PSEMBERTON BC 2018-002

A011

SITE PLAN + PROJECT DATA + FIRE DEPT. ACCESS

Elevate Townhouse/Duplex Layout Concept - 2020



Lot A
21.4% Site Coverage
Existing Site Area
295240 SQ. FT.

45 Units

Existing 4 plex

Proposed duplex

Site