

**SKENKENAM DEVELOPMENTS - NKWUKWMA NEIGHBOURHOOD
PEMBERTON B.C.**

Subject:	Pre-Application Communications and Outreach Plan
Date:	January 2020
Purpose:	<ul style="list-style-type: none"> • To provide information to and collect information from the Pemberton community and stakeholders on the proposed Pemberton (Benchlands) Skenkenam Development in advance of submitting the application to rezoning the property. • To fulfill the “Pre-Application” requirement for a re-zoning application for developer-led community engagement.
Timeline:	The intent is to meet with the Pemberton community and stakeholders through late January 2020 through to mid March 2020 for the first and second phases of Development
Background:	<p>The Skenkenam Development lands have been identified for future development as early as the 1999 Official Community Plan, due to its proximity to the village centre and location upland of the Lillooet River floodplain.</p> <p>The lands known as the Benchlands are designated as the primary source of land for future residential development in the Village of Pemberton Official Community Plan (OCP).</p> <p>In 2008, the Village completed the Benchlands Neighbourhood Concept (NCP) Plan which involved the comprehensive planning of the site through the exploration of development opportunities with the full engagement of residents and stakeholders during the analysis of the site.</p> <p>In 2009 the NCP land use plan was adopted into the Official Community Plan, and most of Phase 1 has been developed and houses constructed.</p> <p>Based on the Village’s land use policy directions, the Lil’wat entered into negotiations with the provincial government to acquire 60 hectares of Crown land. The province and the Lil’wat Nation have executed an Offer to Purchase the lands with an anticipated closing date in early 2020. The Lil’wat Nation is developing the project with a private sector developer it has worked with previously.</p> <p>Although the Village has recognized that the lands would be subject to future development, the property will require rezoning to permit the proposed residential uses.</p> <p>Pemberton has been growing steadily over the past few years, whereby the local community and stakeholders may not be aware of the development potential of the site and/or the progressive planning policies applied in the NCP.</p> <p>The proposed communications and outreach plan will provide updated information about the subject lands and the proposed development, collecting input from the community and stakeholders on the expansion of the Nkwukwma (Benchlands) neighbourhood, prior to submitting a formal rezoning application.</p>
Approach:	Skenkenam Developments have engaged an extensive consulting team to review and where appropriate, update the information from the approved NCP. In addition, the unit type and mix of the proposed development have been revised to better match the affordability needs of residents (more smaller lots and multifamily development).

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<p>Approach:</p>	<p>The first phase of the outreach will provide history to the developments site, local absorption of residential units and updated site information notably transportation, geotechnical, environmental, archeological, and topographical considerations. The new information also provides information related to the existing contaminated site (former gun range) as well as servicing needs. The community and stakeholders will be asked to provide additional comments on the site opportunities and constraints for development.</p> <p>The second phase of the outreach will finalize the development opportunities and constraints and present a land use plan based on the information received from the background investigations and community consultation. The community and stakeholders will be asked to provide comments on the new development plan.</p>
<p>Communications:</p>	<p>The proposed outreach will be advertised through the following:</p> <ul style="list-style-type: none"> ▪ Village ENews/Website ▪ Pique Newsmagazine ▪ Direct email/phone contact with local stakeholders groups (i.e. Stewardship Pemberton, PVT/A/PORCA, seniors, SLRD, Downtown Businesses, Chamber, Tourism Pemberton, etc.). ▪ Door to door paper notification to properties within 300 m existing Benchlands neighbourhood) ▪ Notification sign on the property
<p>Meeting Formats:</p>	<p>Round One: Skenkenam Developments has proposed a series presentations in early 2020.</p> <p>Proposed Meetings:</p> <ul style="list-style-type: none"> ▪ Public Meeting (one in day time, one in evening) – the public meeting will include a breakout component, whereby residents will received the new information then be invited to provide more detailed input on a series of topic areas, notably: transportation, environment, residential absorption, recreation and trails, housing type/affordability, community amenities, etc. ▪ Additional Public Meeting in Mount Currie. <p>After the presentation, community and stakeholder will be offered the opportunity to have follow-up with the proponent to get into greater detail, if requested.</p> <p>Round Two: Skenkenam Developments would reconvene the Round One meetings and present the updated “<i>development opportunity and constraints</i>” map and proposed development plan. The intent is to collect input on the proposed development plan, considering specific considerations in break out groups (similar to Round One).</p> <p>The second round of meetings has been proposed for March 2020.</p> <p>Proposed Meetings:</p> <ul style="list-style-type: none"> ▪ Joint Meeting of Lil’wat Nation Council and Village of Pemberton Council ▪ ADRC and APC Meeting (also invite SLRD staff) ▪ 2 Public Meetings (one in day time, one in evening) – the public meeting will include a breakout component, whereby residents will be provided a draft site plan for consideration. <p>After the presentation, community and stakeholder will be offered the opportunity to have follow-up with the proponent to get into greater detail, if requested.</p>

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Key Messages:	<p>The Skenkenam (Benchlands) development:</p> <ul style="list-style-type: none">▪ consistent with Village land use planning policy since 1999.▪ provides a long-term economic development generator for the Lil'wat Nation, with <i>build out</i> occurring over a 30+ year time span.▪ fulfills the objectives of the Neighbourhood Concept Plan and more recent municipal policies considering sensitive development practices together with a quality neighbourhood located out of the flood plain and ALR, that benefits the Pemberton community.▪ will clean up of the existing contaminated site.▪ provides long term, affordable housing options for the long term needs of Pemberton.▪ committed to keeping Pemberton residents and stakeholders informed and involved throughout the planning approvals process.
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