

# PUBLIC INFORMATION MEETING (VERBATIM) COMMENTS

## MARCH 11, 2020



### DIVERSITY OF HOUSING

#### View Homes

- Retain the trees



#### Traditional homes

- AC and heating combination are great?
- Tiyata is not cohesive with the community
- Metal roofs fire smart communities x 3
- Use more wood! X 3
- Passive houses
- Proximity to town makes this community great
- Variety



#### Standard Homes

- Seniors housing is key x 4
- Solar access is key
- Do opposite of Tiyata
- Supply is an issue, I cannot \_\_ a house
- Single level housing
- Two car garages are important
- Don't build cookie cutter homes
- Variety good
- Avoid cheap Hardie board siding.
- Public transportation is key x 3
- Serviced lots or built houses
- Seniors housing x 2
- Car in garage is not possible



#### Neighbourhood Duplex

- Avoid Sprawl
- Built in are great space savers
- Midsize homes are preferred
- Quality housing is key
- Natural Landscape x 3
- Modern does not fit the community
- Don't like the Hardie siding
- Affordability for each type of housing
- Wildlife attraction – garbage
- Need for housing for elderly houses and need for
- Big garages x4
- off-street parking is key



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## DIVERSITY OF HOUSING

### Family Townhomes

- Sunlight and depression
- On demand hot water
- Accessible home is key and something to age in
- Limited amount of seniors housing
- Consider the impacts of short-term rentals
- Support more development it creates affordability
- Walking to daily needs is key
- Large phase project
- Townhouses need to respond to the context
- Seniors housing
- Long term care housing
- Complexity of design guidelines make it easy for builders



### Hillside Apartments

- The community needs affordable apartments
- Community is important we need people in these houses
- Lots of diversity of housing
- Difficult to get into the market
- Skeptical of the affordability
- It is not affordable for younger families
- Traffic impacts are a problem







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## SITE CONSTRAINTS

- Avoid Skyridge development in Squamish
- Banjo Connector, and Kaos circled with “dogs”
- Sketched in Fernwood Drive



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### COMMUNITY AMENITIES

- No sidewalks on Dogwood, need one
- Current Staircase and Road
- Transit
- Access
- Designated Transit Pullouts
- Bathrooms in park and drinking fountain
- Developer to Contribute to pool land ice rink
- Transportation VoP bus
- Preserve and highlight the bear paw site
- Crosswalks and speed bumps along the top of Dogwood by the play park
- Holistic Trail and Park System that integrates with the Greater Valley Trail Fabric
- Sidewalks need making and improving at the top of Dogwood
- Trail access during construction
- Secondary connections to avoid always walking on collectors
- Connect valley loop, one mile and Benchlands new trails
- Maintain all mtn trails
- Access to trails during construction
- Transit
- Mountain bike, dog walking trail access during construction and beyond
- Bike lands on road
- Catch riders coming up tracks
- Extension waterfront trail TTG etc.
- Every house comes with ebikes
- Mountain access to the existing trails
- Keep fat tug
- Walkways through housing to keep access
- Community Amenity Building with Indoor and outdoor covered area
- Water access
- Bathrooms
- Bike tools

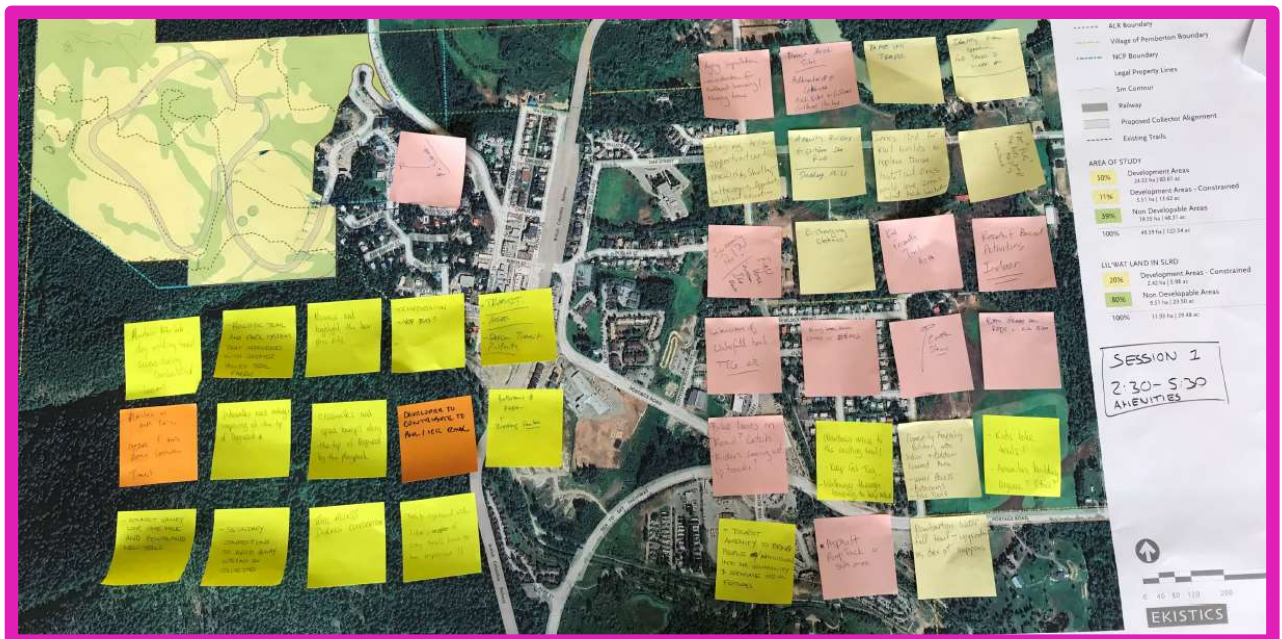
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### COMMUNITY AMENITIES

- Community Centre Stairs (this was pointing at)
- Kid friendly trail area
- Resident based activities indoor
- Easy grade for kids and ride bike
- Kids bike trails
- Amenity buildings, daycare? Store?
- Fat Pug the kids trail jump is important
- Identify future opportunities for trails to work on
- Aging population consideration for sheltered housing, nursing home
- Staging area opportunities, shelter, bathroom, opportunity for Lil'wat Education
- Protect Arch sites
- Acknowledge and celebrate arch sites and Lil'wat cultural heritage
- Amenity Building and outdoor ice rink
- Sledding hill
- E charging stations
- Every house comes with ebikes
- Kid friendly trail area
- Zones ID's for trail builds to replace those lost. Trail Prigs would live zones without arch limitations
- Resident based activities indoor



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## NEIGHBOURHOOD IMPACTS (Transportation)

- Connection to clover road
- Construction access
- Emergency Access at the Glen
- Fraser Street open up access emergency
- Important walking routes
- Street sign exists at Fraser Road (is it a public road)
- Access one of Cottonwood different – Daycare
- One road in and one out of Village
- Pedestrian crossing at downtown roundabout
- Train impact and volume of traffic
- Dogwood traffic at corner
- Traffic calming for park
- Trail access extend (upper trail from staircase)
- Lack of sidewalk on Dogwood
- Dogwood is narrow
- Aster and Dogwood roundabout? Slow traffic
- Transit regional and local
- Rail spur makes crossing difficult
- Stream water issue can anything be done (in Staehli Park)
- Eagle drive improvement part of development
- Eagle drive closed in the winter, road maintenance
- ALR limits road access
- Tight corner on Eagle Drive
- Secondary access point off Meadows Road
- Eagle Drive needs sidewalk, no sidewalk
- Construction traffic
- Phasing
- Ongoing community access
- Wildlife corridor upper on SLRD site



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## NEIGHBOURHOOD IMPACTS (Transportation)



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### COMMENT FORMS (AND FB SURVEY) – *There Are Still Some Coming In...albeit slowly.*

#### What do you like about Pemberton and how can Benchlands strengthen it?

- By not developing the area
- More affordable housing
- I like the scenery, friendliness to active transportation, prominence of agriculture, sense of community, small town feel and recreation opportunities
- Access to activities in nature
- Provide more density of housing near town Small town character and affordable housing
- Small town character and affordable housing

#### How can the Benchlands enhance the character of Pemberton?

- Provide more density of housing near to town to promote downtown area business and pedestrian traffic. Providing more activities to occupy or educate the youth
- Continue enhancing nature & outdoor lifestyle while providing affordable housing.
- By only developing the neighbourhood if the majority of lots are pre sold. Don't nuke the area and cut down all the trees and then try to sell the real estate over the next 10 years. There is too much on the market now.
- Diversity of housing, community amenities and improve trails and walkability

#### Given that housing diversity is important in Pemberton, what types of housing are needed at Benchlands?

- Not only single-family dwellings! Duplexes or four-plexes similar to converted homes in Vancouver would be great to see.
- Smaller foot print homes on bigger size Lots and homes built properly to sustain wildfires. Also a neighbourhood that can provide some isolation from wildfire. The housing should be built with better energy efficiency and more environmentally friendly material.
- Single family townhomes
- Stand alone houses in the \$500,000 range, for normal working families
- All types

#### What sustainable transportation elements are best suited to the Benchlands?

- 4-season walkable paths and safe bike access for snow-months
- Properly lit road side walk and bicycle path. Car commuter parking lot.
- Bus stop & bike trails
- Biking trails. A bike park like the "bike ranch" in Kamloops area. Totally enhanced the *juniper subdivision* there.
- Sidewalks

#### Local services, shops, and employment are key to a complete community. What type of commercial amenities or services would be additive to the Benchlands community?

- I don't think that area is suitable for commercial activity - that should be kept in town or the industrial area. The population is too low there and it's too isolated from town.
- Grocery store, bike and ski shop
- There is enough commercial zoning in Pemberton already
- Rec centre, school, more so parks

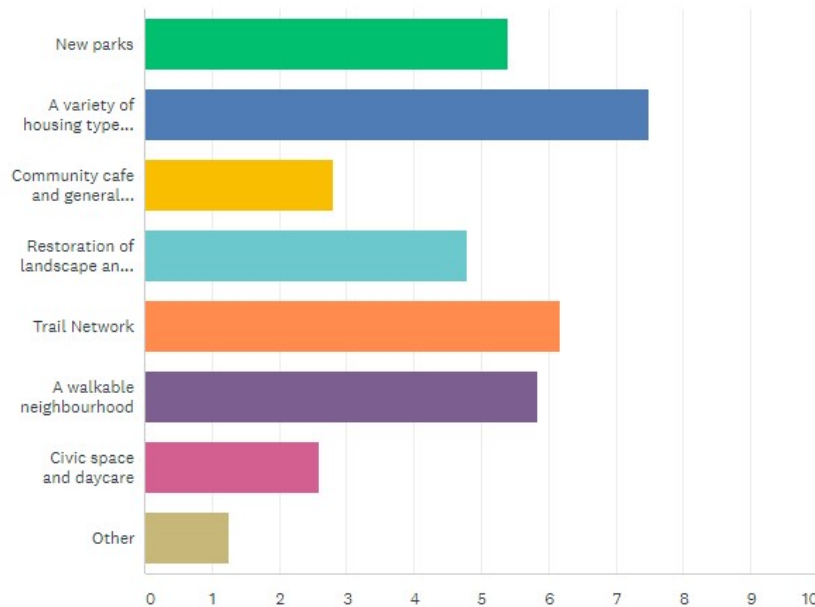
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- Corner store

What are the top community benefits? Please rank your preference with 1 being most important and 7 being least important.



**“Other” community benefits recognized above.**

- Access to bike and hiking trails
- Contributions to community facilities developed elsewhere in Pemberton

## Further Comment

- I think this area should be residential to house people to support the townsite. I think cafes and stores would not do well there and would draw people away from the village
- Please don't create a lame “trail network” because this subdivision is destroying a great trail network. Hire a professional mountain bike trail builder.
- If the SLRD parcel and Victor Lees parcel were to be included, would a secondary road that connects to Collins Road be a possibility
- Nicely done
- Aging population, care houses, sheltered living
- Aspect – sunlight in winter
- Suites