

**VILLAGE OF PEMBERTON
-COMMITTEE OF THE WHOLE MEETING AGENDA-**

Agenda for the **Committee of the Whole** of Council of the Village of Pemberton to be held Tuesday, May 17, 2022, at 2:00pm in Council Chambers located at 7400 Prospect Street and via electronic means through a ZOOM Webinar. This is Meeting No. 229.

"This meeting is being recorded as authorized by the [Video Recording & Broadcasting of Open Meetings Policy](#)

Online participation is encouraged and instructions for the public to view the meeting remotely by ZOOM webinar can be found [here](#). Link to the Zoom Webinar: <https://us02web.zoom.us/j/89388640503>

Item of Business	Page No.
1. CALL TO ORDER	
In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.	
2. APPROVAL OF AGENDA	1
Recommendation: THAT the Agenda be approved as presented.	
3. ADOPTION OF MINUTES	
a) Committee of the Whole Meeting No. 228, Tuesday, April 26, 2022	2
Recommendation: THAT the minutes of the Committee of the Whole Meeting No. 228, held Tuesday, April 26, 2022, be approved as circulated.	
4. DELEGATIONS	
a) Woodfibre LNG Project Update – Julia Diamond, Senior Manager, Government Relations; Laura Prosko, Stakeholder Relations Advisor; and Selena Basi, VP, External and Government Relations	5
Recommendation: THAT the Committee of the Whole receives the Woodfibre LNG Update report.	
5. REPORTS	
a) Sea to Sky Community Services Affordable Housing Project - Introductory Report	16
Recommendation 1: THAT the Committee provides direction regarding the processing of the application by Station One Architects on lands located at Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018).	
Recommendation 2: THAT the Committee provides direction with respect to adjusting the council meeting schedule to facilitate processing of the application by Station One Architects on lands located at Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018).	
6. ADJOURNMENT	
Recommendation: THAT the Committee of the Whole meeting be adjourned.	

**VILLAGE OF PEMBERTON
-COMMITTEE OF THE WHOLE MEETING MINUTES-**

Minutes for the **Committee of the Whole** of Council of the Village of Pemberton held Tuesday, April 26, 2022 at 1:00pm in Council Chambers located at 7400 Prospect Street and via electronic means through a ZOOM Webinar. This is Meeting No. 228.

ATTENDING: Mayor Mike Richman
Councillor Ted Craddock
Councillor Leah Noble
Councillor Amica Antonelli
Councillor Ryan Zant

STAFF: Sheena Fraser, Acting Chief Administrative Officer
Scott McRae, Manager of Development Services
Christine Burns, Manager of Recreation Services
Gwendolyn Kennedy, Acting Manager of Corporate & Legislative Services

PUBLIC: 0

MEDIA: 1

A recording of the meeting was made available to the public & media.

1. CALL TO ORDER

At 1:06pm Mayor Richman called the April 26, 2022, Committee of Whole meeting to order.

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

2. APPROVAL OF AGENDA

Moved/Seconded
THAT the agenda be approved as presented.
CARRIED

3. ADOPTION OF MINUTES

a) Committee of the Whole Meeting No. 227, Tuesday, April 5, 2022

Moved/Seconded
THAT the minutes of the Committee of the Whole Meeting No. 227, held Tuesday, April 5, 2022, be approved as circulated.
CARRIED

4. Electronic Meetings Review

Gwendolyn Kennedy, Acting Manager of Corporate & Legislative Services, presented a report summarizing the use of electronic and hybrid meeting formats over the past six months and recommended that the Committee defer establishment of an electronic meetings policy or amendment of the bylaw until staff and Council have had a more thorough opportunity to evaluate the new hybrid meeting system and the electronic meeting provisions of the bylaw.

Moved/Seconded

THAT the Committee of the Whole recommends to Council that the development of an electronic meetings policy be deferred to a future meeting to allow more time for use of the new system.

CARRIED

5. Fee Waiver Policy for Eligible Developments

Scott McRae, Development Service Manager, presented a draft policy setting out application requirements and procedures for developers seeking a reduction in development and building permit fees. The policy would also guide Staff and Council in reviewing these applications.

Mr. McRae emphasized that all decisions regarding the approval of fee waivers would remain with Council and each application would be considered on its own merits.

Discussion focused on whether granting a fee waiver or reduction to a for-profit developer is consistent with the Village's affordable housing objectives.

Moved/Seconded

THAT the Committee of the Whole receives the Fee Waiver Policy for Eligible Developments report;

AND THAT the policy be brought forward for Council review at a future meeting of Council.

CARRIED

5. Canada Day 2022

Christine Burns, Recreation Services Manager, presented a summary of research regarding 2022 Canada Day activities planned by other communities and requested the Committee's feedback concerning themes and activities proposed for Pemberton's event.

The Committee favoured seeking input from Lil'wat Nation and asked that the focus be shifted from "celebrate Pemberton" to the more inclusive concept of "celebrate community". Committee members noted that Canada Day should be acknowledged with an emphasis that the event reflects a new approach to the celebration. There was consensus that the event should include a learning component that recognizes the colonial history of the area, and that input could be sought from Lil'wat Nation and the Squamish Lil'wat Cultural Centre.

Moved/Seconded

THAT the Canada Day 2022 report be received.

CARRIED

6. ADJOURNMENT

Moved/Seconded

THAT the April 26, 2022, Committee of Whole meeting be adjourned at 1:57pm.

CARRIED

Mike Richman
Mayor

Sheena Fraser
Corporate Officer



Woodfibre
LNG

Project Update to Mayor and Council

Village of Pemberton

May 17, 2022



Agenda

- Vision and commitments
 - Environment and emissions reduction
 - Partnerships with Indigenous peoples
 - Workforce development
- Relationships with other governments
- Project updates and 2022 activities
- Community engagement plans
- Discussion / Q&A



Vision and Commitments

- Quintuple bottom-line approach where the results are mutually beneficial to the:
 - Community
 - Country
 - Climate
 - Customer
 - Company
- Generational investment that will demonstrate positive socioeconomic benefits and meaningful reconciliation with Indigenous peoples, while supporting global energy security and mitigating disruption to the environment
- Commitment to goodwill through community donations, sponsorship and partnership initiatives

WLNG Key Commitments:

- Maximizing local benefits to the **Community** and First Nations
- Generating revenue and establishing a strong brand for the **Country** (Canadian LNG)
- Supporting the global energy transition to preserve the **Climate**
- Considering the needs and demands of **Customers** in Canadian and overseas markets
- Creating a showcase project that benefits the **Company**



Environment and Emissions Reduction



First company in Canada
to have an Indigenous
government as an
environmental regulator



Facility to be second
e-drive facility in North
America



Lowest emissions facility
in the world

Partnerships with Indigenous Peoples

- Inaugural arrangement with Squamish Nation as an environmental regulator
- Meaningful Impact Benefit Agreements (IBAs) that seek to provide meaningful and significant employment, training and procurement opportunities (single source and preferential competitive bid) for First Nations
- IBA with Squamish Nation includes an equity option
- IBAs governed by an Implementation Committee and work is undertaken by multiple working groups who continue to meet regularly



Workforce Development

- Project will provide up to 700 jobs during peak construction and 100 stable, family-supporting jobs during operations
- Priority of hiring workers from Squamish Nation, local area, B.C. and Canada, including women and BIPOC community
- Comprehensive *Workforce Development Plan* in progress that identifies specific workforce requirements and includes strategies to maximize local labour; ensure a safe and respectful workplace; and reflect diversity, equity and inclusion



Relationships with Other Governments

- Strong relationships with B.C. Government and dedicated team in place to support the project as “one stop window”
- Ongoing discussions with the federal government about opportunities to support global energy security while aligning with climate plans
- Regular discussions with District of Squamish and collaboration on regulatory / permitting affairs, Environmental Management Plans, workforce accommodation, community engagement and supply chain development to benefit local businesses
- Engagement underway with other municipalities
- Positive working relations with First Nations governments and mutual advancement of IBA provisions



Skwxwú7mesh
Úxwumixw
Squamish Nation



Project Update

- Notice to Proceed issued April 14 to McDermott International
- \$500 million USD approved spending for this year with a focus on local contractors where feasible
- Focused on continued site remediation in preparation for construction start in 2023; over \$12 million spent to date
- Implementation of IBA with Squamish Nation underway
 - Notice to Proceed triggered payments and activities related to procurement, employment and training
- IBA with Tsleil-Waututh Nation in progress
- Environmental and socioeconomic management plans underway
- Net zero pathway in development



Pre-Construction Works Begin this Year

- Approved spending of over \$25 million CAD for pre-construction works this year
- Additional site remediation and refurbishment
 - Removal of concrete slabs
 - Rail line decommissioning
- Landfill closure including capping to enhance environmental performance and improve water quality
- Passenger dock replacement to ensure safe site access for employees and contractors



Information Sharing and Engagement

- Developing stakeholder and community-driven approaches to minimize the project's impact on community services while optimizing our benefits for small and medium sized businesses
- Renewed community donations and sponsorship programs to provide lasting contributions to the community; call for proposals currently open
- Facilitating meaningful information sessions in and for communities to ensure diverse views are reflected in operational plans:
 - Workforce accommodations
 - Management Plans
 - Supply chain development to benefit local businesses





Woodfibre
LNG

Thank You

Date: Tuesday, May 17, 2022
To: Sheena Fraser, Acting Chief Administrative Officer
From: Mark Barsevskis, RPP, MCIP, Consulting Planner
Subject: Sea to Sky Community Services Affordable Housing Project Introductory Report

PURPOSE

The purpose of this report is to introduce to the Committee of the Whole (Committee), applications for a rezoning and a major development permit for a proposed development at Harrow Road and Highway 99, Pemberton.

As the application represents an increase in height and change in development form from adjacent developments, it has raised early concerns from the public, and Staff have elected to seek early policy-level input from the Committee in parallel to undertaking a detailed review.

BACKGROUND

The Village received an application from Station One Architects and Sea to Sky Community Services (SSCS), agent on behalf of the landowner, for an amendment to the zoning bylaw and a major development permit to facilitate a new affordable housing project. The subject parcel shown in Figure 1 is identified as Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018). The lands are designated as Gateway under the Official Community Plan (OCP) and are zoned commercial tourism (C-2) in the zoning bylaw.

The applicant proposes 63 units of affordable housing intended for a mix of rents and incomes within a single building, secured with a housing agreement, with commercial and non-profit uses on the ground floor. The applicant has undertaken extensive public engagement prior to submitting the application.

The drawings and technical studies submitted in support of the application are available at the following link: <https://www.pemberton.ca/public/download/files/211210>. The application includes a tree management plan, site servicing plan, preliminary geotechnical report, energy step code report, public engagement (pre-application) “What we heard report”, survey plan, and a transportation review. These technical submissions are being reviewed and analyzed by planning staff.

The applicant has asked staff to process the zoning amendment application and major development permit application concurrently. The applicant is aware that any changes to the proposal driven by the process may trigger revisions of both the zoning amendment and development permit submission documents.

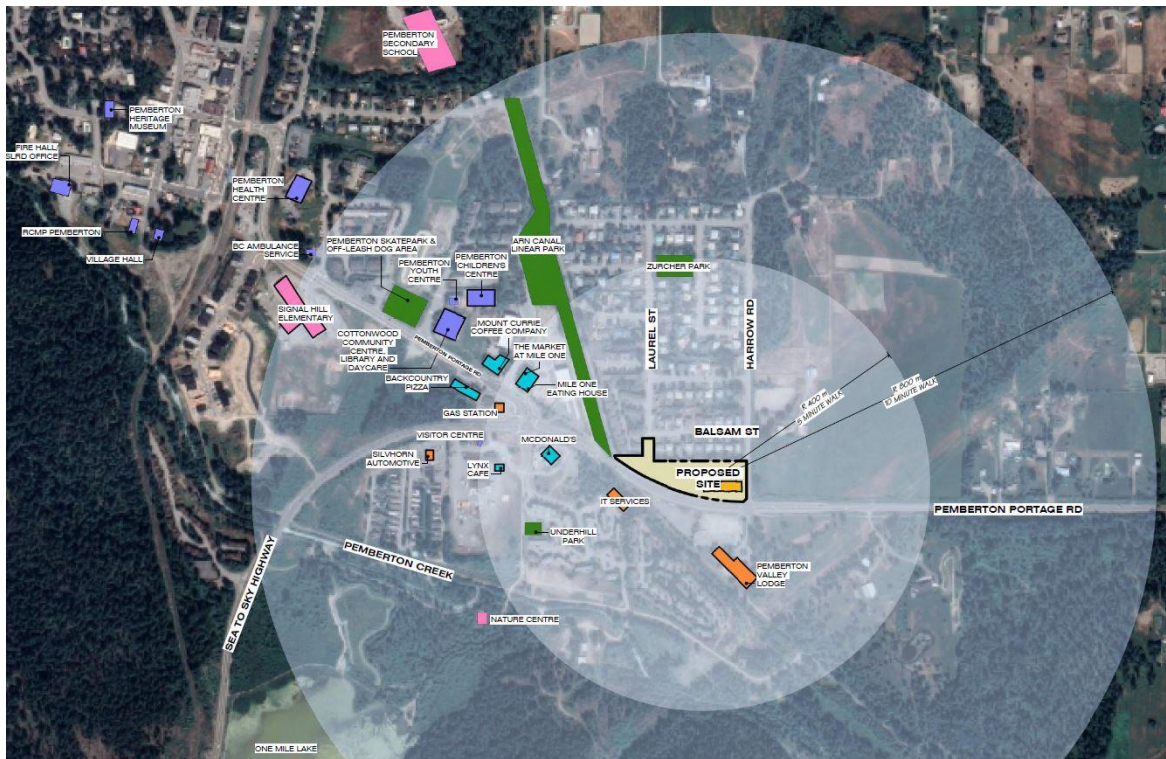


Figure 1: Location Plan

Official Community Plan (OCP) Policy Framework

The subject lands are identified as being located within the urban growth boundary on Schedule "A" of the OCP. Lands within the urban growth boundary are deemed part of the Village inventory of development land to accommodate growth.

The Gateway OCP land use designation assigned to the subject lands designates the land for uses that deliver a welcoming entry to Pemberton, as well as automobile convenient services to visitors and residents. Uses that would be developed in this corridor include residential, accommodation, civic functions, service stations, restaurants and ancillary commercial uses. The application presented fits within the Gateway designation framework.

Section 5.9.1 of the OCP, Housing Policies, states that housing in the community shall:

- Facilitate the development of quality rental housing for residents with low to moderate incomes;
- Support a variety of affordable ownership housing options for young families, first time home purchasers, retirees and seniors (known as rightsizing);
- Encourage housing designed to meet changing household needs and the ability for the community to age in place;
- Encourage the development of housing for seasonal workers;
- Facilitate the provision of housing services and supports for Pemberton's vulnerable populations; and
- Acknowledge that housing development and redevelopment is a provider of local employment.

Initial review of the application indicates that the proposed project generally satisfies OCP 5.9.1, Housing Policies.

Zoning Bylaw Amendment Application

The applicant has applied for a zoning bylaw amendment (OR#136) to rezone the subject property from C-2 (commercial tourism) to a comprehensive development zone. The commercial tourism (C-2) zone does not include residential or mixed-use building as a principal use and limits building height to 10.5m. The project proposes a five-storey mixed-use affordable housing building, 19m in height, with 836 square metres of commercial area on the ground floor and 63 affordable residential rental units from 1 bedroom to 3 bedrooms on floors two to five. The project proposes to include 79 parking stalls. The comprehensive development zone will be crafted to apply specifically to this project. Other lands zoned C-2 will not be affected by this amendment.

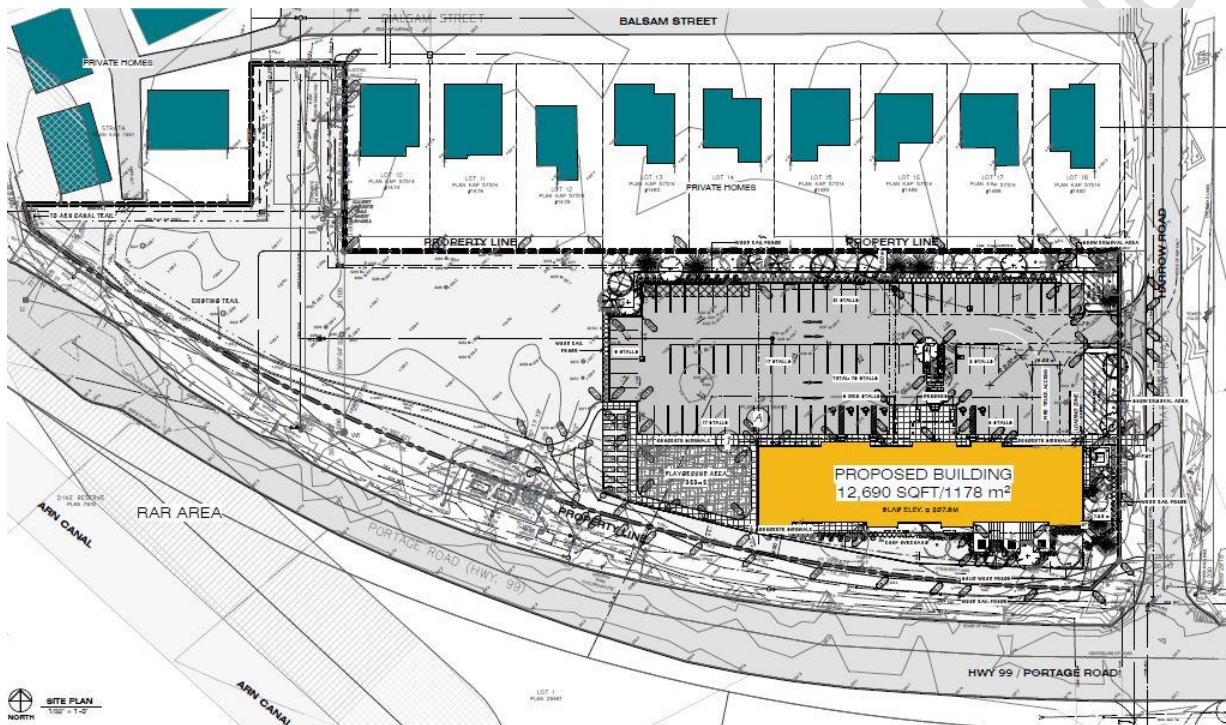


Figure 2: Site Plan

The drawings and Figures 2 and 3 show one building of five (5) storeys situated close to Highway 99, with the parking and landscaping on the north side of the subject property. The site features a green buffer of trees around the north, east, and south edges to provide a buffer from Highway 99.

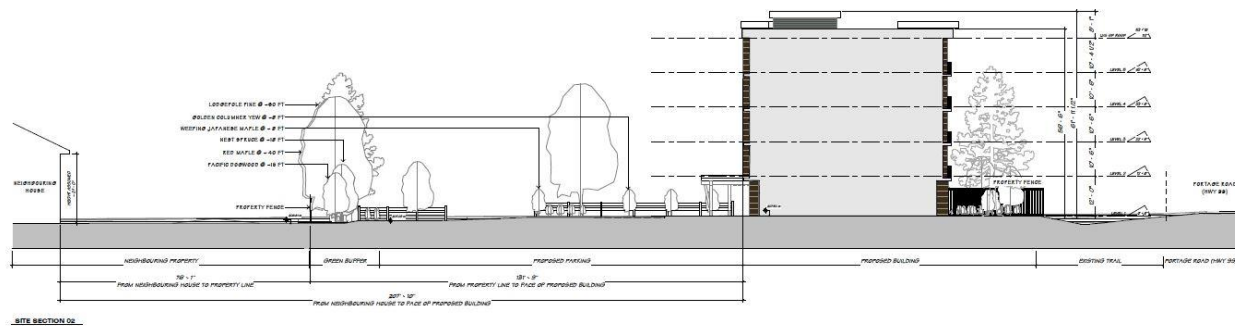


Figure 3: Site Section

As outlined in the application, the primary driver for the proposed height increase is the flood construction level (FCL) of 209.25 metres. As residential space may not be constructed below the FCL, the proposed 5-storey design would permit development of 63 units of housing plus commercial and community service space in a compact footprint.

After direction from the Committee the application will proceed to the Advisory Land Use Planning Commission (ALUC) for comment. Review of the zoning amendment application will need to include consideration of the project details in relation to surrounding development and the norms established in the zoning bylaw to ensure result is not detrimental to the community.

Development Permit Application

The applicants have applied for a major development permit (DP#093). The property is located within the Development Permit Area No. 7 (DPA#7), that guides development in the Gateway. Development proposals in this area must meet both the general development permit area guidelines and those specific to DPA#7 as set out in the OCP. The objectives of DPA #7 are to:

- Create a strong sense of arrival to the Pemberton community through natural, landscaped and built gateway elements.
- Provide visual and physical cohesiveness that draws interest to the community.
- Present services and accommodations targeted to the travelling public that create an attractive community identity and character.

The building's aesthetic form, illustrated in Figures 4 and 5, is simple and functional, with facades comprised of several textures and natural tones. The colours are in harmony with local area, displaying hues of white, grey, and wood tones. Exterior wall undulation reveals an inset of wood tone both at the ground level and on the balconies. These elements combined provide a greater sense of human scale. Materials are chosen to be durable for the longevity of the project and to withstand the local climate. After direction from the Committee the application will proceed to the Advisory Design Review Commission (ADRC) for comment.



EXTERIOR ELEVATION LOOKING FROM PROPERTY TO THE NORTH



VIEW FROM HARROW ROAD



VIEW FROM PORTAGE ROAD

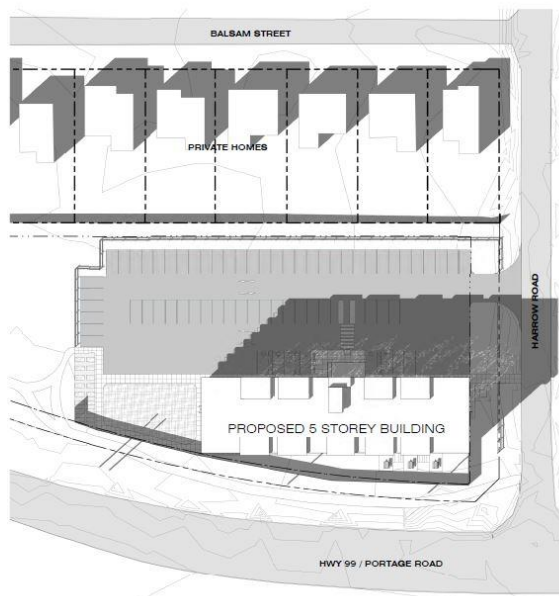


VIEW OF FRONT ENTRANCE

Figure 4: Proposed Building Renderings



SHADOW STUDY, 8AM MARCH 21 / SEPTEMBER 21
 1:00 - 1:30
 NORTH



SHADOW STUDY, 3PM MARCH 21 / SEPTEMBER 21
 1:00 - 1:30
 NORTH

Figure 5: Shadow Analysis

Supporting Policy

The Village's Age-Friendly Affordable Housing Action Plan, 2019, identified four goals to guide and encourage the development of affordable housing. The following table summarizes how the proposed project aligns with these goals:

Village of Pemberton Age-Friendly Affordable Housing Action Plan Goals	Project Alignment
1. Prioritize affordable housing	The Village is accepting and prioritizing the application for a rezoning and DP.
2. Encourage housing design to meet changing household needs and allow seniors to age-in-place.	The Project includes a diverse array of unit types to meet different household needs. This includes, 31 one-bedroom units, 24 two-bedroom units, and 8 three-bedroom units. 87% of the units are adaptable and 13% are accessible.
3. Focus on addressing housing needs for low to moderate income households	Units will be set at affordable rates set by BC Housing and eligibility will be based on household income.
4. Foster collaborative partnerships to address housing issues and related social infrastructures	SSCS is partnering with BC Housing through the Community Housing Fund and with the Village of Pemberton to make the project viable.

The Village's Age-Friendly Affordable Housing Action Plan also identifies the housing gaps in Pemberton and outlines six (6) population groups particularly affected by the housing issues in the village: low-income seniors, moderate-income seniors, low-income households, moderate-income households, persons with disabilities, and persons experiencing homelessness or at-risk of homelessness. The design of the proposed project and its rental model can accommodate the needs of all six (6) of these vulnerable groups through the provision of fully accessible units and rental rates that target low to moderate income individuals and which are secured by covenant to ensure long-term affordability.

As mentioned previously, Staff are completing a detailed analysis and review of the specific site plans and building design. Staff are not seeking Committee feedback on the specifics currently. However, the application raises questions about the proposal in light of the compatibility with adjacent residential development, visual prominence of the site, building height, and the character of the proposed building. As such, Staff are seeking Committee direction to proceed before investing additional time and resources into processing the application.

DISCUSSION & COMMENTS

Initial review of the application proposal raises several concerns that Staff request the Committee contemplate in providing direction to Staff respecting the future processing of the application.

While the proposed building is a 5-minute walk to some commercial services and a 10-minute walk to community services including the community centre and elementary school, it is farther from the Village's health centre, commercial core, and primary grocery stores. The proposed building is near multi-use trails which provide strong pedestrian and cycling connections; however, these trails are not prioritized for snow clearing in winter months and residents, especially those with mobility challenges, may feel compelled to drive or walk along Highway 99 during those times.

Staff have registered concerns that the proposed building height represents a substantial departure from the surrounding urban fabric and would set a building height precedent at a prominent location within the Gateway.

During the pre-application public engagement, parking concerns, and the possibility of overflow parking in the surrounding neighbourhood, were brought up. The application states that the proposed surface parking lot is designed to support the residents, users, and visitors, and an independent traffic engineer has provided a parking recommendation specific to the building use and tenure. The recommendation takes into consideration the proximity of the building to amenities and the target population for the units. SSCS offers the Better at Home program for seniors and those with disabilities who cannot drive, offering transportation to attend appointments and pick up medications and groceries. Additionally, commercial stalls will be shared with visitors to keep parked cars off nearby streets.

Staff's concern is that some of the initial concerns identified are fundamental to the proposal and based in the proposed building form and density. It is unclear to what degree these concerns could be addressed by minor adjustments to the proposal. Should the Committee share similar concerns, it is likely reconsideration of the proposal to some extent will be required.

Timelines for Approvals

Should the Committee determine it appropriate to proceed with processing the application as presented, consideration must be given to the timelines to move the bylaw forward for readings.

The referral process will take several weeks and follow up work may be required, depending on the referral comments. As such, it is anticipated that the earliest the zoning amendment could be presented to Council is September 20th. This would see a public hearing scheduled for October 4th which is a day before the first schedule advanced voting opportunity, a week prior to the second advanced voting opportunity and eleven (11) days prior to the local government general elections which will be held on Saturday, October 15, 2022.

Traditionally, Council has established a quiet period in the eight weeks prior to an election, which includes not holding public hearings or other public information session opportunities to avoid unduly impacting the election process. That said, to put in place regulations related to cannabis retail sales to allow time for the Village to adequately prepare for legislated changes anticipated by the federal government, in 2018 a public hearing was held a week prior to the election for minor amendments to the zoning bylaw.

To allow for more time to move this application through the process, the Committee might consider recommending to Council that a regular council meeting be scheduled in late August (August 30th) or early September (September 6th) to provide the opportunity to give first and second readings to the zoning bylaw. A public hearing could be scheduled for September 20th thereby giving more time between the holding of the public hearing and the local government general elections in October. Third reading would be considered at the October 4th or 18th regularly scheduled meetings. Alternatively, the Committee could recommend that the current schedule be maintained with first readings being anticipated for September 20th, a public hearing on October 4th and subsequent readings to follow.

Staff are seeking the Committee's input on the above noted scheduling elements should there be a desire to move forward with the applications as presented.

COMMUNICATIONS

There are no communications implications from this report. Additional communications will be required for future processing of the application.

LEGAL CONSIDERATIONS

There are no legal considerations arising from this report.

IMPACT ON BUDGET & STAFFING

Staff time is covered by the application fees and recoverable from the applicant in accordance with Fees and Charges Bylaw 905, 2021. Consulting fees are cost recoverable in accordance with the same bylaw.

The applicant is expected to submit a request for fee waiver under the condition that the project is not-for-profit affordable rental housing. Should Council, by resolution, elect to waive, reduce, or refund the application fees paid, the cost of staff time will not be covered by the application fees or be cost recoverable.

INTERDEPARTMENTAL IMPACT & APPROVAL

There are no interdepartmental impacts arising from this report or at this stage of the review process. Other departments will be engaged in future processing.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

There are no impacts on neighbouring jurisdictions associated with this report. They will be referred the application in the next stage of processing.

ALTERNATIVE OPTIONS

Option One:

THAT The Committee of the Whole recommend to Council that Staff be directed to continue with the processing of the application by Station One Architects on lands located at Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018), substantially in the form submitted in the application submission;

AND THAT subject to a complete and thorough application process, the proposed application be brought to Council for consideration of first reading to amending the zoning bylaw.

Option Two:

THAT The Committee of the Whole recommend to Council that the zoning bylaw amendment and a major development permit proposed on lands located at Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018), not proceed in its current form;

AND THAT Staff be directed to request an amendment to the proposed application to align it more closely with the guidance in the Official Community Plan and development permit areas, and the existing and proposed development in the area.

RECOMMENDATIONS

Recommendation 1: THAT the Committee provides direction regarding the processing of the application by Station One Architects on lands located at Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018).

Recommendation 2: THAT the Committee provides direction with respect to adjusting the council meeting schedule to facilitate processing of the application by Station One Architects on lands located at Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018).

ATTACHMENTS:

Appendix A: Application Submission Drawings and technical studies.

<https://www.pemberton.ca/public/download/files/211210>

Prepared by:	Mark Barsevskis, RPP, MCIP
Manager Approval:	Scott McRae, Manager of Development Services
CAO Approval by:	Sheena Fraser, Acting Chief Administrative Officer