

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

Minutes of the **Committee of the Whole** of Council of the Village of Pemberton 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.

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
Mark Barsevskis, Consultant Planner
Gwendolyn Kennedy, Acting Manager of Corporate & Legislative Services

DELEGATIONS: Julia Diamond, Selena Basi, and Laura Prosko, Woodfibre LNG Project
Casey Clerkson, Jaye Russell, Jessie Abraham, and Peter Gordon, Sea to Sky Community Services

PUBLIC: 3

MEDIA: 1

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

1. CALL TO ORDER

At 2:01pm Mayor Richman called the May 17, 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. 228, Tuesday, April 26, 2022

Moved/Seconded

THAT the minutes of the Committee of the Whole Meeting No. 228, held Tuesday, April 26, 2022, be approved as circulated.

CARRIED

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

Selena Basi presented an update on the Woodfibre LNG project, which has been in process since 2014 and has now reached the ramp-up phase. Using e-drive technology, the facility will be the lowest carbon emission producing LNG facility in the world. During peak construction activity the project will support 700 jobs and will provide 100 long-term jobs once in production. The facility is expected to be ready for production in 2027.

Ms. Basi emphasized that Woodfibre LNG, a part of Pacific Energy, places a strong focus on community and seeks to minimize pressures on the region and promote benefits to the community. Woodfibre LNG has forged a strong partnership with the Squamish Nation. Woodfibre supports communities through donations and sponsorship programs. Local not-for-profit organizations are encouraged to apply.

The Committee requested more information regarding accommodation for the construction workforce and whether the presence of the workers would impact community services.

Moved/Seconded

THAT the Committee of the Whole receives the Woodfibre LNG Project Update report.

CARRIED

5. REPORTS

a) Sea to Sky Community Services Affordable Housing Project - Introductory Report

Mark Barsevskis, Consultant Planner, presented a report outlining the key elements of the application for rezoning and major development permit for an

affordable housing project for the lands located at Lot 2 District Lot 203 Lillooet District Plan KAP56640 (PID: 023-384-018).

The project proponent, Sea to Sky Community Services, proposes 63 one, two, and three bedroom residential units over 836 m² of commercial area on the ground floor. Due to concerns raised during early public engagement, Staff are seeking input from the Committee before proceeding with full review of the application.

The proposal generally satisfies the section 5.9.1 of the Official Community Plan (OCP), Housing Policies. Currently zoned commercial tourism (C-2), rezoning will be required. A comprehensive development zone is proposed to be created specifically for this project.

The proponents have asked that their application for a major development permit be considered concurrently with the rezoning application. Located within Development Permit Area No. 7, Gateway, the project must comply with the following guidelines:

- 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.

Concerns raised by Staff and the public include:

- Building height,
- Parking and traffic, and
- Storm water management and flood risk.

Mr. Barsevskis presented two options to the Committee for consideration:

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.

Acting CAO Fraser noted that under the current schedule of regular meetings, and with the 2022 local general elections on October 15th, it would not be possible to meet the timelines needed for approval of the project as required by BC Housing. As such, an amendment to the regular meeting schedule was advised should the Committee support proceeding with review of the application.

The Committee invited the project proponents, Casey Clerkson, Jaye Russell, Jessie Abraham, and Peter Gordon, to join the meeting at 2:36pm.

The project team emphasized the need for affordable housing in Pemberton, their commitment to listening to public comments and their willingness to make changes to the proposal in response to public input, and the challenge of meeting the BC Housing timeline, necessary to secure funding for the project.

Discussion focused on storm water management, flood risk, the height of the building, and the urgent need for affordable housing in Pemberton.

Councillor Ryan Zant left the meeting at 2:55 pm.

Councillor Ryan Zant joined the meeting at 3:14 pm.

Casey Clerkson, Jaye Russell, Jessie Abraham, and Peter Gordon left the meeting at 3:16pm.

Moved/Seconded

THAT The Committee of the Whole recommends 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.

CARRIED

Moved/Seconded

THAT the Committee recommends to Council that the regular council meeting schedule be amended by the addition of a regular meeting on Tuesday, August 30th.

CARRIED

5. ADJOURNMENT

Moved/Seconded

THAT the May 17, 2022, Committee of Whole meeting be adjourned at 3:30pm.

CARRIED

Mike Richman
Mayor

Sheena Fraser
Corporate Officer