

June 29 2022

Mayor Richman and Council
Village of Pemberton

Mr. Scott McRae
Manager of Development Services
Village of Pemberton

Mr. Colin Brown
Planner
Village of Pemberton

With respect to: Application for Change to Zoning and OCP - Lot A Pemberton.

Please accept the associated documents in support of a proposed change of zoning for Lot A, located at the North end of Prospect Street and bordered by Pemberton Meadows Road to the Southwest.

The proposal details are elucidated further within the supporting documentation and is requested to be changed from the current RS1 Single Family to RT2 Townhome.

The OCP identifies Lot A as;

- Within the Village Urban Growth Boundary. Site is 3.47 Acres (151,153 Sq Ft).
 - No new or unidentified (OCP) land incorporated within this land use plan.
- Currently Zoned as Residential Land Use - RS1 Single Family
- Residential/Agricultural Overlap Development Permit Area.
 - A 3M ALR covenant setback is registered on this parcel which rides with the land for subsequent subdivision purposes, actual setback is 5M via the RAR set back.
- Within the floodplain identified in the Village of Pemberton Flood Control Bylaw.
 - SFA Engineering has provided their opinion on FCL at 212.1 M Geodetic, all habitable space is above this elevation with garage space below this elevation as is typical with similar units built in the floodplain areas of Pemberton.
- An Environmentally Sensitive Area :

Cascade Environmental Resource Group has reviewed the development plan with an opinion appended to this application. The recommended Riparian Area setbacks are planned for within the development envelope.

USE OF PROPERTY

- **Fifty-nine Townhomes** consisting of 3 two-bedroom/two bathroom, 40 three-bedroom/2.5 bathroom and 16 three bedroom plus den/2.5 bathroom Units. Average unit habitable area of 1,500 sq ft.
- Site coverage at approximately 24.5%. FSR at approximately .58%
- Homes built to Village of Pemberton Step Code 4 criteria, including individual unit EV charging and guest EV charging stations.
- Access off of Prospect Street. All parking off-street - internal to the development lot per municipal bylaw. BinnieTraffic Study included with this application.
- Municipal services adjacent to property line for tie-in from strata private systems, Webster Engineering Service concept included with this application.
- Giving consideration to the known extreme lack of affordable housing, the **proposal includes 4 Units in a Housing Agreement for Pemberton businesses**, I have engaged local businesses who have indicated a long-term lease for a unit is desirable for housing of staff at a rental rate commensurate with the negotiated terms of the Housing Agreement.

There are aspects of this plan that may require more information thus I ask that Council and Staff to not hesitate to contact me at any time to discuss.

Thank you for your consideration of Sanctuary Pemberton Townhomes.

Yours respectfully,

Bruce van Mook
Owner/Director
Sanctuary Pemberton Townhomes
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