



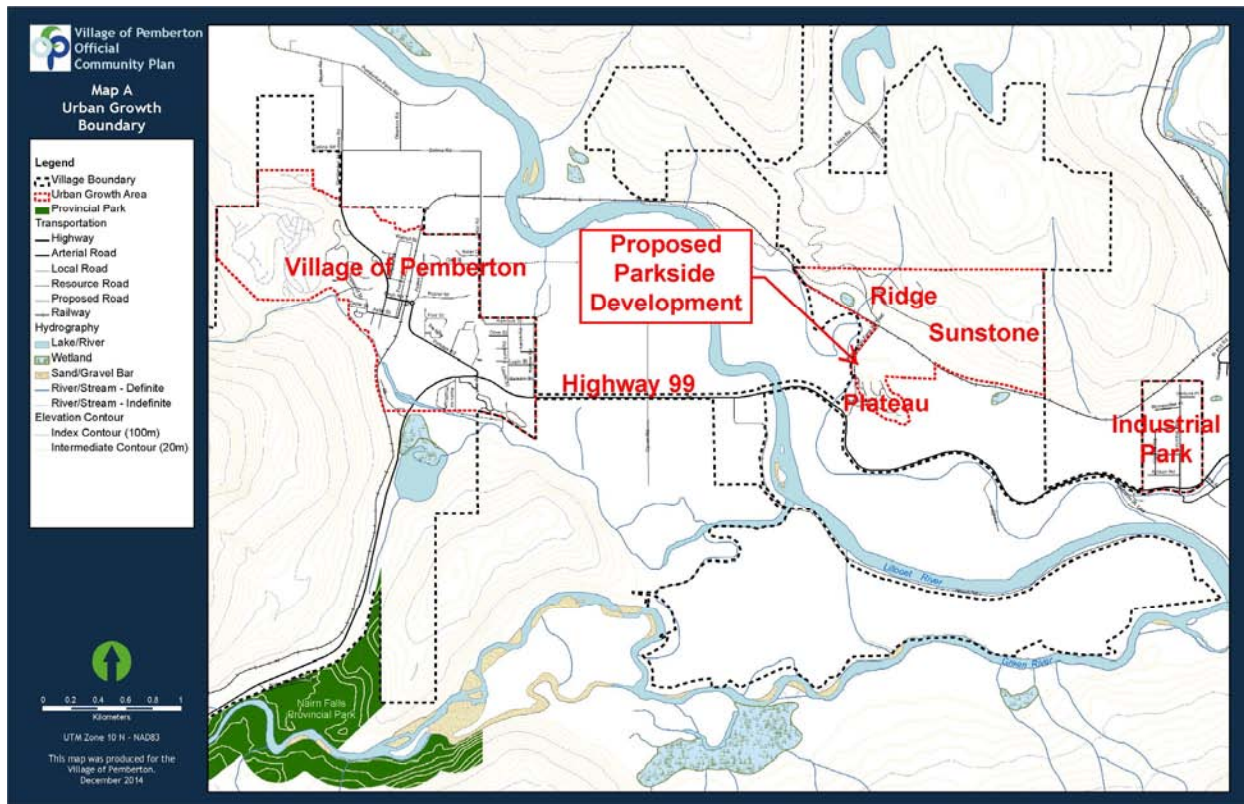
# Description / Rationale Statement

## Description/Rationale Statement for OCP/Zoning Amendment Application Rivertown Properties – 7362 Pemberton Farm Road East

Rivertown Pemberton GP Ltd. appreciates the opportunity to present this OCP/Zoning Amendment Application to the Village of Pemberton. The purpose of this Application is to propose the rezoning of the subject lands to allow for a single-family residential subdivision and a small neighbourhood commercial property fronting Sabre Way on the corner of Pemberton Farm Road East.

### Description of the Proposed Development

The proposed development is a 2.4-ha (6-acre) site located at 7362 Pemberton Farm Road East, 3.5-km east of the Village of Pemberton. The site is on the east side of Pemberton Farm Road East and south of Sabre Way (new road dedication), between the Pemberton Plateau neighborhood and Den Duyf Park. It is legally described as Lot C, Plan EPP40824, DL 211. The site location is illustrated below.



The property is immediately north of the 60-lot single-family residential subdivision known as Pemberton Plateau (accessed from the south from Pinewood Drive), and the 29-unit townhouse complex known as Pemberton Plateau Townhouses (with primary access from Pemberton Farm Road East). An aerial perspective of the site looking west is provided below.



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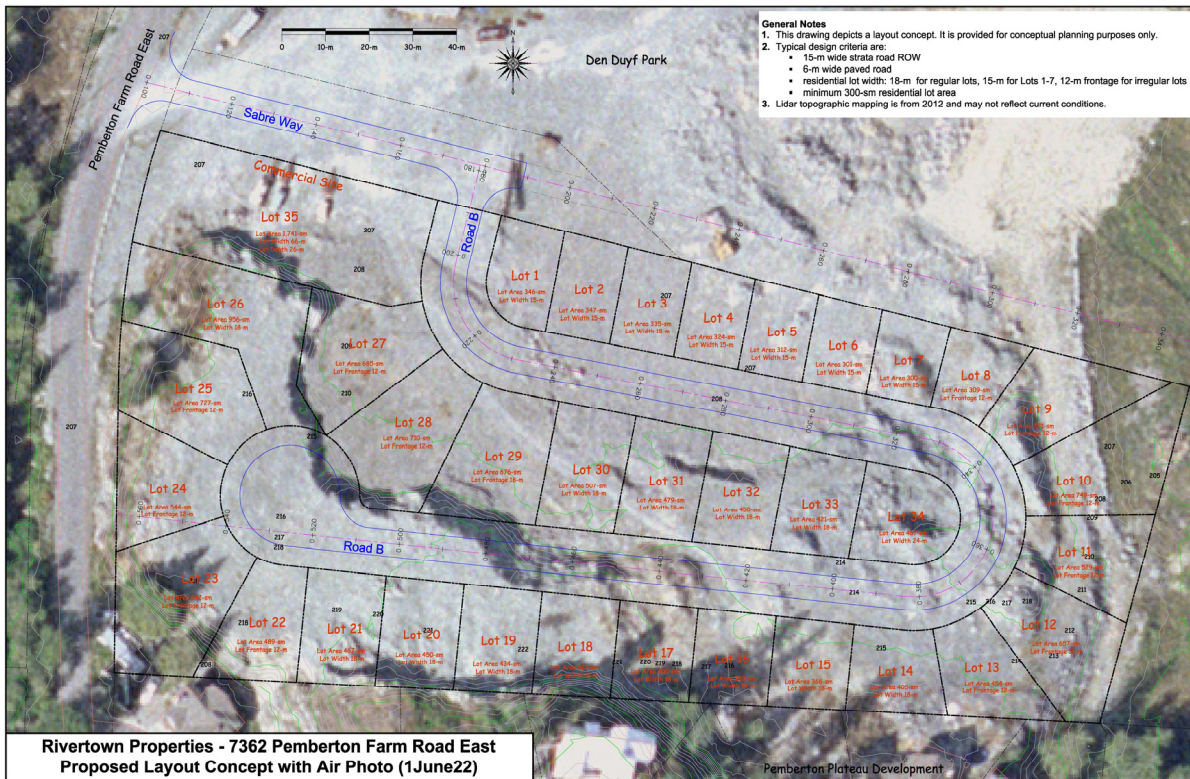
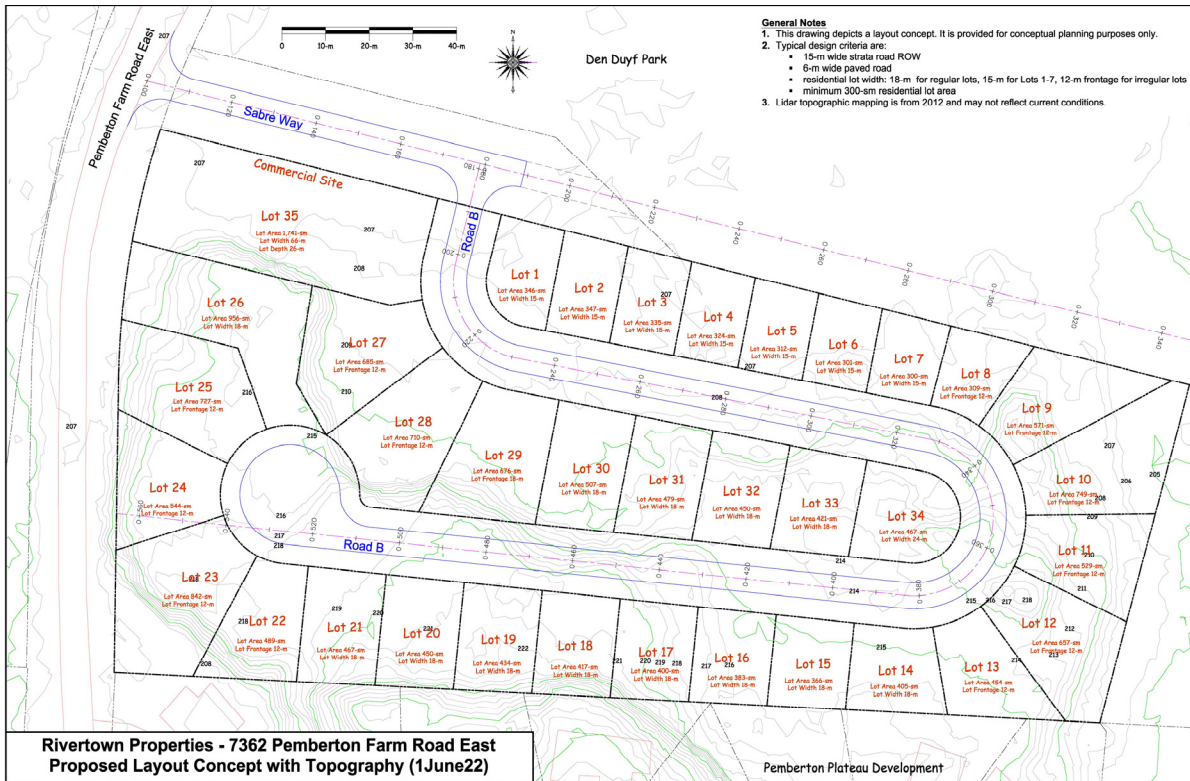
Directly north of the subject property is Den Duyf Park, (formerly know as the Pemberton and District Recreation Site) where there will be multiple, family-oriented recreation facilities including two grass playing fields (and a to-be-constructed amenity building and change room), a mountain bike skills park, amenity building and space for a future baseball diamond, as well as an indoor recreation complex. Flanking the north side of the proposed Recreation Facility are the recent neighbourhood-oriented subdivisions of The Ridge (a 44-lot single family development), Sunstone Pemberton (currently, a 114-lot single-family development with future phases coming) and Elevate (a 50-unit multi-family development). All families in these subdivisions will pass by the subject lands daily making this site an ideal location for small neighbourhood commercial service providers.

The site is currently vacant. Historically, it was used for part of a gravel processing operation. There is no significant vegetation on the site. The site consists mostly of tailings from the gravel operation (boulders and a gravel stockpile) and exposed rock outcrops. The site is not within the Agricultural Land Reserve but is subject to floodplain requirements.

The site is currently zoned RES-1 (Resource 1). It is proposed to rezone it to a Comprehensive Development (CD) zone that would permit affordable single-family residential lots (minimum 300-sm lot size), as well as a commercial building with surface parking. The proposed development concept is illustrated below.



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Site servicing will conform to Village of Pemberton servicing standards. Access to the site will be from Pemberton Farm Road East along an existing road right-of-way. A 6-m wide paved road will be constructed to provide access to the site. Water services will connect to the existing watermain adjacent to the site on Pemberton Farm Road East. Sewer services will connect to the existing sewer pumpstation at the intersection of Pemberton Farm Road East and Sunstone Way.

In the Village of Pemberton Official Community Plan, the proposed development site is located within the Hillside Special Planning Area (reference Section 6.2 and Map O of the OCP). The site is further identified as Parcel #7 of the Regional Context Statement Area (reference Section 3 and Map N of the OCP).

### **Rationale in Support of the Proposed Development**

Given the demand for housing in Pemberton and the nature of the surrounding neighbourhoods, it makes logical sense that this infill site be rezoned for small single-family lots and add to the residential stock of the Pemberton community. We propose to create single-family lots rather than townhouses as the property's topography and composition make a townhouse project more difficult to service and would require excessive blasting and disruption. In addition, small single-family homes provide a more affordable option to larger single-family homes and offer more living space for a growing family than a typical townhouse unit.

We also contemplated development models where duplex lots could run along the north perimeter of the site (east of the commercial lot). Since it is not possible to stratify a strata plan, these duplex lots could be separate strata corporations (one for each duplex) that all share Road B with the bare land strata corporation – a complicated arrangement. Alternatively, we considered whether the duplex lots could be fee-simple lots however due to the constraints of the site, it is not possible to accommodate a municipal road. Instead, fee-simple duplex lots could be oriented with driveways facing north toward the park, accessed by an extension of Road A/Sabre Way (municipal road with additional requirements for infrastructure). We understand that the Village of Pemberton prefers that all lots are accessed from the internal strata road (internal driveways).

After analyzing these different scenarios, we conclude that the most efficient use of this unique site is to provide a combination of a commercial building for neighbourhood-oriented service providers together with affordable small single-family lots. We believe that small single-family homes will be attractive to the “missing middle” demographic of young families and empty nesters. This demographic will enjoy the development's prime location right across from the recreation centre and park, trails, biking and hiking.

Once rezoned, we will propose to subdivide the property into:

- a) one commercial lot (subdivided from the parent parcel) located at the corner of Pemberton Farm Road East and Road A/Sabre Way along the northwest border of the subject lands with a lot size of 1,732 square metres.



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- b) a bare land strata subdivision which would include 34 small single-family strata lots ranging in size from approximately 300 to 700 square metres (3,229 to 7,535 square feet).

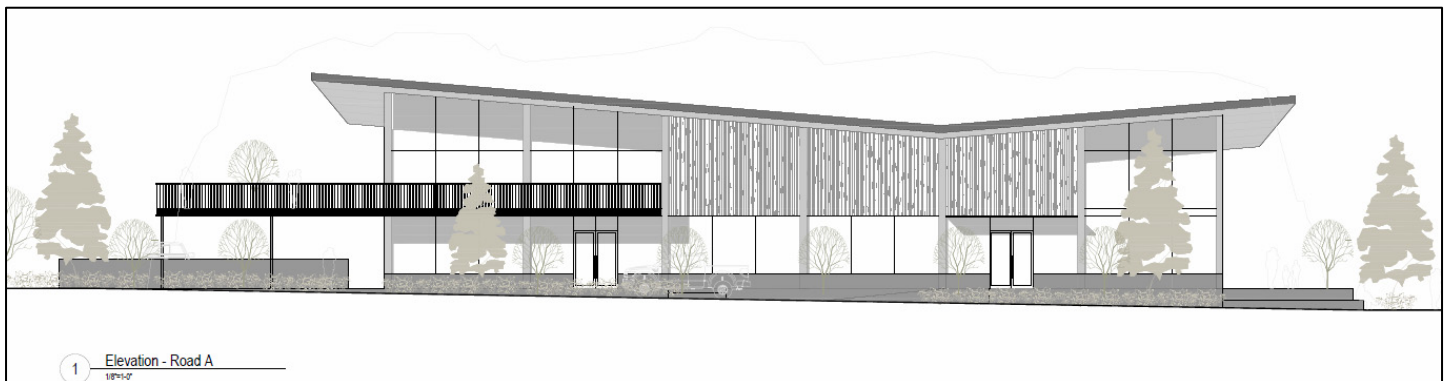
### Commercial Lot

We envision the commercial lot will comprise a small neighbourhood commercial building with a single level and mezzanine (or two full levels) with adequate surface parking for patrons. An easement would allow the commercial lot to share part of Road B with the bare land strata subdivision, to provide access to the side and rear of the building for parking, loading and waste facilities.

We have provided a sample massing drawing of a commercial building with a total of 8,402 square feet broken down as 6,032 sf on the ground floor and 2,370 sf on the 2<sup>nd</sup> level mezzanine. You will note that we intend to blast/remove a minimum amount of rock from the shear wall at the back of the proposed commercial lot to maximize the usable land and provide for more design options.

Here is a list of potential commercial tenants who would be interested in this location as the hub for Dun Duyf Recreation Centre and as the centre point for services provided to the growing residential population in the surrounding neighbourhoods:

- Bike shop, sporting store
- Bakery, café, bistro, coffee bar
- Private liquor store
- Convenience store, variety store
- Pet store, Doggie daycare
- Local office services such as business/accounting, insurance, legal
- Hair salon, beauty salon, esthetic services, day spa
- Health services – physiotherapy, massage, acupuncture
- Daycare (if parkland across the street can be used for outdoor space requirements)



Elevation – looking South from Dun Duyf Park



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Full-size drawings of the sample commercial building elevations are included in this package for your review. This sample layout contains a minimum of 2 commercial units (4,200 sq.ft. each) and has been designed to allow for up to 6 different commercial units of 1,400 sq.ft. each (or units can be combined).

### Residential Bare Land Strata Lots

We have reviewed Pemberton's R-2 Small Lot zoning and find most of the regulations could be met by our proposed development, with two exceptions noted below.

Lot Regulations	R-2 Zoning	Proposed
a) Min lot size	<b>350 m<sup>2</sup></b>	<b>300 m<sup>2</sup></b>
b) Minimum lot width	12 m	12 m (min frontage)
Building Regulations		
a) Minimum Principal Building Width	6 m	6 m
b) Minimum Front Setback	6 m	6 m
c) Minimum Rear Setback	5 m	5 m
d) Minimum Interior Side Setback	1.5 m	1.5 m
e) Minimum Exterior Side Setback	2.7 m	2.7 m
f) Maximum Lot Coverage	50%	50%
g) Maximum No. of Principal Buildings	1	1
h) Maximum No. of Accessory Buildings	1	1
i) Maximum Building Height, Principal	<b>Two (2) storeys</b>	<b>Three (3) storeys</b>
j) Maximum Building Height, Accessory	4.6 m	4.6 m

The eight proposed single-family lots along the north PL are on the flood plain, so we envision two levels of living space atop garage/storage/entry = three levels.

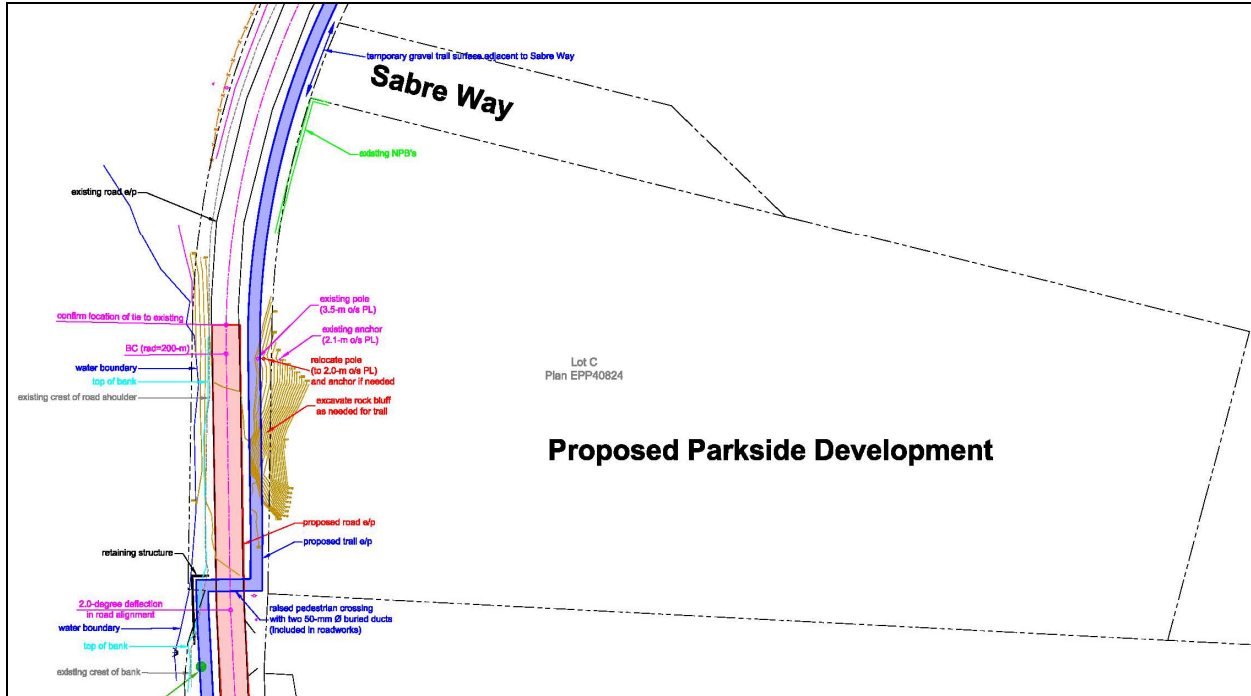
For the remaining lots that do not have floodplain restriction on the ground floor, we propose that secondary suites be allowed in the design of the homes. These suites can be rented out as a mortgage helper for the owner and at the same time, address the need in Pemberton for affordable rental studio/bachelor suites for local residents and employees.

### Other Notable Items

- As you are aware, there are townhome neighbours near the southwest corner of the property whose backyards are encroaching over the property line. We are offering to formalize this arrangement with a surveyed easement allowing them to continue to use it.
- We are committed to assist with the extension of the Valley Trail along the West side of Pemberton Farm Road East and have provided a preliminary drawing of how we can trim back some of the rock within the SRW to accommodate the trail (below).



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## Aligned Goals and Objectives of the OCP

The proposed development is consistent with the goals and objectives of the OCP as follows:

- the site is identified in the OCP for residential and neighbourhood commercial use;
- the proposed lot size will result in more affordable housing than for the larger lots in the adjacent Hillside developments;
- the site is adjacent to the proposed Recreation Facility, as well as an extensive network of trails and bike routes;
- the site will be adjacent to regional transit services when they are established to service the Recreation Facility and Hillside developments.