

September 17, 2022

Re: Affordable/ Subsidized Housing in Pemberton

Dear Mayor and Council

I am a retired single woman, 67 years young. I receive a pension and I work part time, even so my income is modest. I came to the Pemberton Valley nearly 7 years ago to be close to family.

This spring my landlord listed his property for sale, and my future tenancy was put into question. I began looking for options. What I found was very concerning, as there was no way I could afford the going market rental rates for a 1 bedroom or studio suite on my income. At my age and stage in life, I really hoped to not be forced into sharing space with multiple others, lovely as they might be....(and frankly even many of those options that I saw advertised were out of my affordability range).

Happily I was able to find long term, stable and mercifully affordable housing at the West Winds complex in Squamish. I found no similar options available in Pemberton.

I am sure my story and my income bracket are not unique. Businesses and Services in Pemberton, like in other communities, are struggling to find and retain staff. Providing opportunities for potential workers and potential community volunteers (both home grown and from away), to find secure, stable and affordable, housing, will go a long way to ensuring that Pemberton remains the thriving community we would all like it to be.

I encourage you to support subsidized housing projects to provide your community with options that truly are affordable.

Sincerely
Sharyl Johnson

From: Tony Peckford [REDACTED]
Sent: September 21, 2022 3:30 PM
To: VoP Admin <admin@pemberton.ca>
Cc: peter@cascadiaconsulting.ca <peter@cascadiaconsulting.ca>; Jaye Russell <jaye.russell@sscs.ca>
Subject: Harrow Road Support

Hello Mayor and Council

My name is Tony Peckford. Some of you may know me. I am a 10 year resident here in Pemberton and

I work full time at The Pony

Finding a good stable secure permanent home here has been quite the challenge

I am at an age and place in life where I want a place I can call home

At first I rented a small basement suite belonging to a family member but it lacked independence and privacy

Currently I share a rental suite and while it is fine it has its challenges

The maintenance is lacking as this is an investment property that could be redeveloped

And frankly I really want to live independently....have my own place.

I simply can't afford the market prices elsewhere

There is such a shortage of affordable rental units in town

I think the Harrow Road project would suit me very well

I ask that you support this rezoning

Thank you

Tony Peckford

From: Ella Brown [REDACTED]
Sent: Thursday, September 22, 2022 12:18 PM
To: Sheena Fraser <sfraser@pemberton.ca>
Subject: Harrow Road Project Concerns

To Mayor and Council,

I am writing today to object to the height of the Harrow road project.

Here are some items of concern:

1. Heat island effect
2. The right to shade in the summer as stated in the OCP guidelines.
4. The population of the extra story creates more traffic coming and going through an already busy intersection.
5. The concern over structures that need to be on top of the 5 stories. For example; elevator shaft and venting protrusions.
6. With regards to the gateway segment of Pemberton, this is in no way a subtle or representative structure of the town.

Thank you for your consideration

From: nikki carter [REDACTED]
Sent: September 22, 2022 8:08 AM
To: VoP Admin <admin@pemberton.ca>
Subject: Harrow Building

To Mayor and Council
Village of Pemberton

Dear members of Council

Thank you for this opportunity. My name is Nikki Carter. I have lived in Pemberton for that last 10 years or so. I really enjoy living in my community. I am voicing my support for the Harrow Road affordable housing project. I work for the school district as an educational assistant. Through my work I am aware of the wonderful programs Sea to Sky Community Services does for us. While I have a stable place to live, I know of others who are not so lucky. The cost of rent is just so high in comparison to wages.

I am writing to you on behalf of my elderly father who lives in Ontario. While he is pretty healthy overall he has been very lonely since my mother passed away a few years ago. I want him to come here and be near me. He wishes to be close to me. I could help care for his needs. My residence, while comfy is somewhat small and there are stairs which would make it awkward for him to live here. So let's be honest, there are no appropriate affordable vacant suites for senior folks like my dad. He lives on a fixed income. We need more affordable housing.

Harrow Road would be ideal. I ask that you support the rezoning for this worthy and much needed project. Thank you so much.

Regards
Nikki Carter

From: Corinne Dempsey [REDACTED]
Sent: September 19, 2022 4:32 PM
To: VoP Admin <admin@pemberton.ca>
Subject: Proposed Social Services Affordable Housing development

Dear Mayor and Council

We are owners of property in Pemberton and would like to express our feedback on the Public Hearing Notice regarding the Zoning Amendment Zone 6 - SCS Harrow Road Affordable Housing Bylaw #936,2022

To be honest, we are deeply concerned about the proposal. Although I am sure that Pemberton is desperate for additional housing and we would very much support the supply of affordable housing being increased - that just makes sense, however, the concern comes from putting a collection of social services and subsidized housing all in one area and in a very small town. Our experience in other small towns like Sechelt, Maple Ridge, Princeton and Chilliwack is that it can tend to attract a lot of troubled souls (for lack of a better description). These "troubled souls" usually come from other parts of BC and have no sense of community or respect for the area - they simply come because free services and cheap housing are offered. Now this may not be the case for this development, but we would caution the residents of Pemberton that this is a real possibility and should be considered carefully.

I very much appreciate your time in reading this and hope the feedback is carefully considered.

Corinne & Greg Dempsey

[REDACTED]
[REDACTED]

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Email: admin@pemberton.ca

Dear Mayor and Council,

My name is Danielle Menzel and I live at [REDACTED] I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd.

I feel that this development is long overdue and there is a significant need for more affordable housing in our community. As a lifelong resident I have witnessed the evolution of our town and as a professional working in the housing industry I see how unaffordable it has become for many families.

A vibrant community needs to offer opportunities for people from all walks of life and all abilities. We currently do not have enough housing to support many of our seniors to age in place and low to mid income earners. We are seeing many shops forced to revisit their business model and hours of operation reduced due to severe staffing shortages as people cannot afford to work at these jobs and support a lifestyle here in Pemberton. To further increase wages for these jobs is not the simple answer as the ripple effects of that will continue to be felt making it still more unaffordable. The solution to our housing problem is more affordable options even if they are imperfect.

We also need to consider the viability of SSCS remaining in their current location. They offer services that many in our community rely on and ensuring they have stable and secure facilities is beneficial to not only our immediate community but the neighbouring communities as well. The programs for expecting mothers, new mothers and newborns, young families, and youth as well as the food bank and social outreach have a significant and positive impact in our community and losing those programs would have a meaningful and far-reaching negative effect on our community.

Thank you for your consideration.

Sincerely,

[REDACTED]

Danielle Menzel

From: Kalispell Moore [REDACTED]
Sent: September 22, 2022 8:51 AM
To: VoP Admin <admin@pemberton.ca>
Subject: I support affordable housing 100%

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Email: admin@pemberton.ca

Dear Mayor and Council,

My name is Kalispell Moore and I live at [REDACTED] Darcy, BC. I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community and I support the project for the following reasons:

Pick and choose what you like about the project from the bullets below. Feel free to revise and add your own points!

- · SSCS provides valuable community services in Pemberton and the additional programming space on the ground floor will ensure their services continue in Pemberton long-term.
- · The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- · The deep subsidy units will help the most vulnerable in our community and prevent homelessness.
- · The eligibility requirements will ensure that units only go to those who are in need of affordable housing.
- · Because this is a non-market project backed by BC Housing, we can be sure that rents will stay at their affordable rates, as opposed to a market rental development.
- · The project is within walking distance of daily amenities.
- · The project will provide a home for Pemberton seniors who are aging out of their existing housing and need an affordable place to live.
- · The project is family friendly by including 2 and 3-bedroom units and a play area for kids.
- · The project is upgrading the trail on the south of the property from a gravel trail to a paved path that will be more accessible for those with mobility devices.

- I feel that SSCS has addressed flooding concerns by having a civil engineer design a stormwater management system for the site.
- I appreciate how SSCS has responded to concerns from the neighbours to the north by pushing the building south, further away from their homes.

I am also a single mom with 2 boys and can not afford the rent as it is today \$4000 for a 3 bedroom suite is absolutely ridiculous. I can't even afford \$2500 for any amount of bedrooms as I only make \$3000 per month as an EA. I have noticed more and more people becoming homeless because of the price of rent. And according to BC Rental assistance program, I make too much money to qualify for rental assistance. I was extremely lucky to find the suite where I'm living now. Otherwise my boys and I would be homeless too.

Thank you for your consideration.

Sincerely,

Kalispell Moore

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Email: admin@pemberton.ca

Dear Mayor and Council,

My name is Karen Tomlinson and I live at [REDACTED] Pemberton, BC. I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community and I support the project for the following reasons:

- SSCS provides valuable community services in Pemberton and the additional programming space on the ground floor will ensure their services continue in Pemberton long-term.
- The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- The deep subsidy units will help the most vulnerable in our community and prevent homelessness.
- The eligibility requirements will ensure that units only go to those who are in need of affordable housing.
- Because this is a non-market project backed by BC Housing, we can be sure that rents will stay at their affordable rates, as opposed to a market rental development.
- The project is within walking distance of daily amenities.
- The project will provide a home for Pemberton seniors who are aging out of their existing housing and need an affordable place to live.
- The project is family friendly by including 2 and 3-bedroom units and a play area for kids.
- The project is upgrading the trail on the south of the property from a gravel trail to a paved path that will be more accessible for those with mobility devices.
- I feel that SSCS has addressed flooding concerns by having a civil engineer design a stormwater management system for the site.
- I appreciate how SSCS has responded to concerns from the neighbours to the north by pushing the building south, further away from their homes.

Thank you for your consideration.

Sincerely,

[REDACTED]

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Email: admin@pemberton.ca

Dear Mayor and Council,

My name is James Weldon and I live at [REDACTED] Pemberton. I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community, and I support the project for the following reasons:

- The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- The BC Housing Community Housing Funding program includes 60 years of subsidised operating funds, which secures and provides a safety net for the long term rental of affordable units in the community.
- Market rents are out of reach for local service workers and low income families.
- Whistler rents are even higher than Pemberton, which results high demand and less availability for local renters as Whistler workers are willing to pay higher rents and travel.
- The deep subsidy units will help the most vulnerable in our community and prevent homelessness. The consequential community costs of homelessness are exponentially higher than housing people in safe and secure long-term housing.
- The eligibility requirements will ensure that units only go to those who need affordable housing.
- The project will provide a home for Pemberton seniors who are aging out of their existing housing and need an affordable place to live.
- The project is family friendly by including 2 and 3-bedroom units and a play area for kids.

Thank you for your consideration.

Sincerely,

[REDACTED]

From: Nicki Paul [REDACTED]
Sent: September 23, 2022 11:38 AM
To: VoP Admin <admin@pemberton.ca>
Subject: Letter of Support

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Email: admin@pemberton.ca

Dear Mayor and Council,

My name is Nicki Paul and I live at [REDACTED]. I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community and I support the project for the following reasons:

- I am a support worker within the Southern St'at'l'imx area and I see how desperate some of the families I help care for are in need of better, more affordable housing closer to services and better schools.
- SCS provides valuable community services in Pemberton and the additional programming space on the ground floor will ensure their services continue in Pemberton long-term.
- The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- The deep subsidy units will help the most vulnerable in our community and prevent homelessness.
- The eligibility requirements will ensure that units only go to those who are in need of affordable housing.
- Because this is a non-market project backed by BC Housing, we can be sure that rents will stay at their affordable rates, as opposed to a market rental development.
- The project is within walking distance of daily amenities.
- The project is family friendly by including 2 and 3-bedroom units and a play area for kids.
- I appreciate how SCS has responded to concerns from the neighbours to the north by pushing the building south, further away from their homes.

Kúkwstum'ckacw
(thank you)

Nicki Paul

Family Preservation Worker
Child and Family Services "Nxweziltem's"

[REDACTED] T: [REDACTED] | [REDACTED]
E: [REDACTED]
W: sshs.ca



From: Melissa Ronayne [REDACTED]
Sent: September 23, 2022 8:24 AM
To: VoP Admin <admin@pemberton.ca>
Subject: Re: Harrow Road project

Dear Mayor and Council,

I am in full support of the Harrow Road project, as someone who runs a farm and needs to hire people seasonal we are struggling. I also work at the Pemberton Valley Lodge and our staff are stretched thin.

We need more people who live here and work here. We need actual real affordable housing in our town for seniors and single parenting families, teachers and young adults wanting some freedom, just to name a few! We are in desperate need of workers in this town as can be observed by all the businesses closing early and staff at their breaking points.

I would like to see a mandatory percentage of people who live there to have to work in Pemberton.

To lose this opportunity would be shameful! It won't come about again. I agree with another community member who said we need progress over perfection.

Thank you,
Melissa Ronayne
[REDACTED]

From: RJ Martineau [REDACTED]
Sent: September 25, 2022 10:37 AM
To: VoP Admin <admin@pemberton.ca>
Subject: Mayor and council. Harrow Road
Dear mayor and council

I am I support of this project.
It will help young families and workers.

Thanks for the efforts!

R. Martineau
[REDACTED]
Pemberton



LEGISLATIVE ASSEMBLY

of BRITISH COLUMBIA

Jordan Sturdy MLA West Vancouver - Sea to Sky

September 26, 2022

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Submitted by email to: admin@pemberton.ca

Dear Mayor and Council,

RE: Support for Sea to Sky Community Services' Harrow Road Affordable Housing Rezoning Proposal

I am writing to express my support for Sea to Sky Community Services' (SSCS) proposed affordable housing project at Harrow Road. This is a unique opportunity to increase the number of affordable housing units available in Pemberton and at the same time give SSCS the opportunity to increase efficiency by consolidating programming and support services in one location.

The shortage of affordable housing in Pemberton has been a significant and increasing challenge for employees, families, seniors, and businesses. Families who may have called Pemberton home for their entire lives are struggling with housing costs and are facing stark choices that increasingly include moving on to other communities. Businesses are losing or unable to recruit staff as the affordable housing inventory is essentially nonexistent.

While there are some reasonable concerns with project impacts, the long history of good work by SSCS throughout the Sea to Sky demonstrates that this community partner will strive to find the best outcomes for all, as they have for a similar building in Squamish, the Centrepoint Apartments. I have confidence that SSCS has the experience and commitment needed to make the Harrow Road project a significant community benefit and made-in Pemberton success story.

The funding of 63 affordable housing units for a community the size of Pemberton is a notable BC Housing investment. It is a tremendous opportunity to help at risk residents find housing and is a testament to Sea to Sky Community Services.

I encourage Council to fully support this important initiative.

Jordan Sturdy, MLA
West Vancouver – Sea to Sky

West Vancouver - Sea to Sky Constituency Office

PO Box 385, STN Main
Squamish, BC, V8B 0A3
T 604-894-9403
jordan.sturdy.mla@leg.bc.ca

Legislative Office

Room 201 Parliament Buildings
Victoria BC V8V 1X4
T 250-387-3445 F 250-387-9100

From: michael carswell [REDACTED]

Sent: September 24, 2022 3:58 PM

To: VoP Admin <admin@pemberton.ca>

Subject: Harrow rd project

Hi my name is Michael Carswell I live at [REDACTED] street. I am writing to voice support for the much needed affordable housing proposal at the entrance to the glen. I believe that this project is worthy of an exception to the current height restrictions in pemberton.

Thanks for considering my input.

From: Melissa Graham [REDACTED]
Sent: September 26, 2022 12:16 AM
To: VoP Admin <admin@pemberton.ca>
Cc: Melissa Graham [REDACTED]
Subject: Sea to Sky Community Services' Affordable Housing Letter of Support

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
VIA Email: admin@pemberton.ca

Dear Mayor and Council,

I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd.

We desperately need this type of development in the community and I support the project for the following reasons:

- The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- The deep subsidy units will help the most vulnerable in our community and prevent homelessness and out of Village relocations
- The eligibility requirements will ensure that units only go to those who are in need of affordable housing.
- Because this is a non-market project backed by BC Housing, we can be sure that rents will stay at their affordable rates, as opposed to a market rental development.
- The project is within walking distance of daily amenities.

If we continue to halt brakes on projects for the boxes they don't check rather than the ones they do because not everything is "ideal" and if we continue to operate like we don't care or understand the burdensome weight and reality the housing crisis brings to our town & its businesses, then quite simply put this community's long term viability will be at stake. And sooner than we'd like to admit.

We can't continue to build million dollars homes and not worry about housing all walks of life — the gas attendants, the recent high school graduate working construction, the single parent working in our retail stores, the taxi drivers, the

seniors, the restaurant servers, teachers and so many more folks that this town desperately relies on, yet are losing or can't recruit because, well housing!

We don't have to look far to have discussions with community policing and social services or to our neighbours in Whistler, to know that the housing crisis causes unrelenting stress and concern that is devastating, long lasting and detrimental. It has direct impact on mental health & wellness and ones sense of belonging and security. For so many, housing — both availability and cost, followed by condition — is the biggest stressor in their life.

This project might not be “perfect”, but it is beyond necessary for the viability of our town. We need those units. It cannot wait, the housing crisis is in our faces every day. This can not be turned down.

Thank you for your time & consideration.

M. Graham

██████████ Pemberton BC

Sent from my iPhone

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Email: admin@pemberton.ca

Dear Mayor and Council,

My name is Josh Livermore and I live [REDACTED], Pemberton BC. I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community and I support the project for the following reasons:

- SSCS provides valuable community services in Pemberton and the additional programming space on the ground floor will ensure their services continue in Pemberton long-term.
- The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- The deep subsidy units will help the most vulnerable in our community and prevent homelessness.
- The eligibility requirements will ensure that units only go to those who are in need of affordable housing.
- Because this is a non-market project backed by BC Housing, we can be sure that rents will stay at their affordable rates, as opposed to a market rental development.
- The project is within walking distance of daily amenities.
- The project will provide a home for Pemberton seniors who are aging out of their existing housing and need an affordable place to live.
- The project is family friendly by including 2 and 3-bedroom units and a play area for kids.
- The project is upgrading the trail on the south of the property from a gravel trail to a paved path that will be more accessible for those with mobility devices.
- I feel that SSCS has addressed flooding concerns by having a civil engineer design a stormwater management system for the site.
- I appreciate how SSCS has responded to concerns from the neighbours to the north by pushing the building south, further away from their homes.

Thank you for your consideration.

Sincerely,
Josh Livermore

From: Jared Sartee [REDACTED]
Sent: September 26, 2022 1:18 PM
To: VoP Admin <admin@pemberton.ca>
Subject: To Mayor and Council Re: Zoning amendment for Harrow road affordable housing bylaw change

Dear Mayor and Council, please include the following comments in the discussion for this bylaw proposal:

As a resident of [REDACTED] in the Glen neighbourhood, I am generally in support of a multi-use dwelling as it is proposed but would like to call into question the following details of concern:

- A 19m-high building with a setback of 3m from the rear lot line will be quite intrusive for the current residents neighbouring the rear lot line on Balsam St. This will completely eliminate all views and sunlight during winter months. I would propose increasing the setback for the lot line adjacent to the residents of Balsam St. to at least 7.5m as it is for the front lot line and propose some type of building restriction that generally discourages a continuous wall of construction along the entire length of the property or landscaping to create privacy between residents.
- The proposed parking of 79 spaces to service 63 dwelling units and nearly 850 square meters of commercial and community space seems severely limited, and council should consider the implications should this not be enough in practice (residents parking second cars, RVs and trailers along Harrow road.
 - Along these lines, may it be specified that the primary building requires underground parking to limit the extent of an external parking lot at ground level?
- Furthermore, it should be explicitly specified that there will be a walking/biking path from the primary buildings to the dyke trail along the Arn canal to limit motor vehicle use and facilitate foot/biking traffic into town.
- Finally, may it be considered to install at least 5 electric vehicle Level 3 fast-charger stalls in the above-ground parking lot as well with costs for installation borne by the property owner. This will help distribute and expand infrastructure for the coming electric vehicle transition and reduce reliance on travel into town for people looking to quickly charge along their drive of Hwy 99.

Thank you for the consideration and I look forward to the community hearing on this bylaw proposal.

Best Regards,
Jared Sartee

From: Katy Cameron [REDACTED]
Sent: September 26, 2022 6:08 PM
To: VoP Admin <admin@pemberton.ca>
Subject: Letter of approval - Harrow Rd Project

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0

Email: admin@pemberton.ca

Dear Mayor and Council,

My name is Katy Cameron and I live at [REDACTED] I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community and I support the project for the following reasons:

- SSCS provides valuable community services in Pemberton and the additional programming space on the ground floor will ensure their services continue in Pemberton long-term.
- The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- Because this is a non-market project backed by BC Housing, we can be sure that rents will stay at their affordable rates, as opposed to a market rental development.
- The project is within walking distance of daily amenities.
- The project will provide a home for Pemberton seniors who are aging out of their existing housing and need an affordable place to live.
- The project is family friendly by including 2 and 3-bedroom units and a play area for kids.
- The project is upgrading the trail on the south of the property from a gravel trail to a paved path that will be more accessible for those with mobility devices.
- I appreciate how SSCS has responded to concerns from the neighbours to the north by pushing the building south, further away from their homes.

Much of the backlash about this project seems related to the location, however I appreciate that finding land that is both buildable and which the landowners are willing to sell at an affordable price is extremely difficult. I am hesitant about the

height of the building but hope that this is a one-time change to the rules which will not allow future market developments to build above the existing height limits.

Thank you for your consideration.

Sincerely,

Katy

From: Grace Chadsey [REDACTED]
Sent: September 27, 2022 8:19 AM
To: VoP Admin <admin@pemberton.ca>
Subject: Support for Harrow Road project

Dear mayor and council:

I am writing to express my support for the Harrow Road Affordable Housing rezoning proposal put forth by Sea To Sky Community Services.

Affordable housing in Pemberton is much needed in our community. I know that people struggle to find affordable housing and some are forced to leave because they have nowhere to live, or can't afford to live here.

This project would provide housing that people can actually afford, that is safe, secure, sustainable and that is well managed.

I have lived in Pemberton for 25 years now. I've seen it grow from a tiny out-of-the-way place with one grocery store, no Community Centre, and a tiny library to a more vibrant community with more amenities and a larger and more diverse population.

This project is a fantastic opportunity for our community. I hope that you will support this project so that it can move forward and help the people who live here.

Sincerely,
Grace Chadsey
[REDACTED]
Pemberton, BC

Sent from my iPhone

From: Peter Dobesch [REDACTED]
Sent: September 26, 2022 8:46 PM
To: VoP Admin <admin@pemberton.ca>
Subject: Harrow Road Project

To Mayor and Council,

I am writing to you today about the proposed housing unit for Harrow road. I am all for affordable housing for the Village of Pemberton and the need to welcome newcomers on a more realistic budget in these times. However, I have some concerns about the proposed height of the structure and its effects on the surrounding area.

- 5 floors is over the current allowance for structures as stated by the town. It should align with the current multi floor buildings.
- Over 3 floors will create an undesirable view for those living right beside the proposed building. Along side that, privacy will then be minimal for those homeowners as much of the trees will likely be removed and replanted. The water required for these trees at peak season will be high and we are already watching our water consumption. Root damage to foundations as they grow and look for ground water will be a factor.
- a large build like this can alter the water table and cause damage to surrounding areas. As seen on the plateau where a pump station had to be installed as the water table has shifted due to construction of new houses.
- The building will radiate a lot of heat from the sun which will affect certain conditions around the area. For example: the new trees that will be planted will take a long time to grow to create a cooling barrier. Also once again, use a large amount of water.
- There will be a larger amount of traffic at that already busy intersection. The parking needs of that unit need to be take. Into consideration. And in winter, where is the snow buildup going?
- At 5 floors, what else is going to be stacked on the roof? Air conditioning units, elevator shaft, it doesn't just stop at the roof. There is always extra which the. Adds to the height in the end.
- What is being done to address all these new units as their water and sewage needs need to be met? How is our filtration plant coping with the ever increasing needs of our growing village? It seems at some point we will be at the tipping point and have to build more facilities. Slow steady growth over time instead of big developments will help us by not putting stress on our environmental systems.
- Lastly, and probably the most important thing of all in Pemberton: Why are we building more housing while we cannot keep up with our healthcare?

Since moving here 3.5 years ago, I still cannot get a family physician in town. How are all these new ppl going to get medical help? Families need doctors and the doctors need a better facility as we grow as a community.

Our Paramedics in town aren't able to staff their ambulances most nights anymore due to lack of pay. Therefore whistler ambulances sit at the soo valley most nights cross covering whistler and pemberton to make sure that there is some hope of getting help to our community. That single ambulance covers from "big orange bridge" to mt. Currie. That's a giant area for 1 ambulance. Then all patients are taken to whistler because there isn't enough staff at night for our clinic to help. We need to help these guys out with better facilities for patient care before introducing 5 floors of housing.

Please consider my points when coming to a decision. I want to welcome people to Pemberton and show off this wonderful village and provide a home and make sure basic needs are met. New projects like this should be carefully considered at each turn. If we don't follow our OCP then we are no better than any other city. Keep Pemberton honest and true.

Thank you for your consideration,

Peter Dobesch

Lena Martin – Owner



Opposed to parking variance

Parking Variance

- Crabapple court, adjacent to the property and closer to the single bus shelter, has considerable problems with parking from outside users, including restaurant users, park and ride users and residents with more than one vehicle. The cost to owners through strata fees is considerable and costs have increased 150% from 2020.
- Lower income users renting larger units (2 or 3 bedrooms) are rented by couples rather than families and increase the demand and have 2 to 3 vehicles per household. The development parking variance is considering 1.4 stalls for market housing of large units and 1.1 or zero spaces, for subsidy and deep subsidy, which is not attainable.

Revised parking study shows comparable parking ratios with limited data.

- A review of parking variances and council minutes for the additional samples provided show that; 253 First Ave/Williams Lake (pop.10,950) was granted a variance **due to a city owed free parking lot available within 70 meters of the site. Parking was moved to off-site;** 571 Shaw Road/Sechelt, **14 stalls were moved to offsite parking, as angle street parking and a car share program was implemented**

Developer states that factors are not considered to be location specific (ie; deep subsidy, seniors housing) however the remaining market housing and commercial shared parking does not consider the rural and youthful nature of Pemberton's community, outdoor sport activity, or the limited access of transportation, which is unique from the samples provided.

- 31% parking requirement reduction analysis based on low-income users and seniors
- Developer states that the proposed development **will not be formally registered** as a Seniors Housing development, all 1- bedroom units will be targeted toward Seniors.

If the variance is to move forward, council may consider an amendment that **all 1-bedroom units must be** utilized as seniors/aging in place with no vehicles.

Application fee waiver

- This project is eligible for fee waiver in accordance with the above bylaw and the Village's Fee Waiver for Eligible Developments Policy. The Village has received a formal request for fee waiver from the applicant which will come forward at a future meeting.
- While not discussed in open meeting, the application fees noted on the variance permit that are to be considered is \$35,350, which would be recouped through general taxes.
- The development will most likely seek a permissive tax exemption in the future for the residential low-income units.

From: Niki Vanker [REDACTED]
Sent: September 26, 2022 3:07 PM
To: VoP Admin <admin@pemberton.ca>
Subject: Public Hearing SCS Harrow Rd Project

To Mayor and Council members,

I would like to submit my support for the Harrow Rd project that is the subject of the public hearing on Sept 27 2022. As a community feeling the pressure of high real estate costs, we need more diverse housing and affordable options, and not just for single residents but families as well. I'm pleased to see the mix of larger units included in the plan as well as the mix of affordable options for renters. This is our first proposal for 'affordable' housing that is actually going to be run by a social enterprise/society rather than developers that throw the word around without a solid plan for implementing affordability. The plan for the building height makes sense when you consider the flood construction level and the benefit of consolidating SCS offices into the building.

Thank you,

Niki Vanker

[REDACTED]

[REDACTED]

Pemberton, BC



September 27, 2022

Mayor & Council
Village of Pemberton
Via email

Dear Mayor Richman and Councillors,

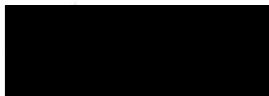
Re: Sea to Sky Community Services

On behalf of District of Squamish Council, I am writing with an expression of support for the quality and credibility of our working partnership with Sea to Sky Community Services for the past number of years, most recently on the new Spirit Creek Apartments, and previously on the Centrepont project in Squamish.

The Spirit Creek development includes 76 units of affordable housing and will house a new Sea to Sky Foundry for youth to access a variety of services, including mental health supports. The Centrepont project houses the administrative and program offices of the Sea to Sky Community Services and includes 32 units of affordable housing.

We have worked with Sea to Sky Community Services, and we would do so again in future to continue this partnership.

Sincerely,



Karen Elliott, Mayor
District of Squamish

From: Tom Beck [REDACTED]
Sent: Tuesday, September 27, 2022 11:55 AM
To: VoP Admin <admin@pemberton.ca>; Sheena Fraser <sfraser@pemberton.ca>
Subject: Harrow Road Rezoning...

[REDACTED]

To whom it may concern,
In regards to the rezoning of Harrow Road land parcel...

I would strongly advise the council to vote against the rezoning of this parcel. The height mandates are in Pemberton Village for a reason and it is important that we adhere to the original vision and plan for this area rather than allowing development companies to dictate a zoning based on "financial feasibility".

What is the profit margin required to make this development financially viable? Who dictates that margin? Please explain in detail why we can't adhere to the original zoning and develop the entire parcel of land to accomplish the same affordable housing goals.

I know that Sea to Sky Community Services has played a large role in pushing for this specific development, but I would like the council and the community to have visibility into what other parties have financial interest in this endeavor before making this decision.

There are obviously several other factors that can potentially be debated in regards to feasibility and the impact on the Balsam subdivision and the community as a whole, but I think that those only need to be considered if the council does not listen to popular opinion and proceeds with this rezoning of this land parcel.

Thanks for your consideration,
Tom

From: Chris Addario [REDACTED]
Sent: September 27, 2022 11:09 AM
To: VoP Admin <admin@pemberton.ca>
Subject: Re: Zoning Amendment Comprehensive Development Zone 6 (SSCS Harrow Road Affordable Housing) Bylaw No. 936, 2022

Dear Mayor and Council

This email is in response to the proposed zoning amendment on Harrow Road Bylaw 936,2022.

I am opposed to the proposed zoning amendment in its current form. This community does need more housing options but I believe in some ways this is the right project in the wrong location.

This project is proposed to have a building height of 19 meters which is almost double the original zoning of 10.5 meters. This is a significant departure and could not have been anticipated by residents on Balsam St. when they purchased their homes. This is not a reasonable request. The building was always limited to 10.5 meters in height and this specific design height of 10.5 meters should be respected.

Some accommodation should be made for current flood requirements but that does not mean that the neighbours should suffer as a result. The proposed siting does help with maintaining sitelines if the building is limited to 10.5 meters.

10.5 meters was always only a maximum height and it is possible that height would not have been utilized. 19 meters is the proposed height of this building and the massing of the current design fully utilizes that. This building is way too high when compared to other buildings in proximity.

I am not opposed to a building for residential and community purposes that is more in line with the current zoning bylaw. This community needs housing and this site could potentially provide some inventory for that purpose. But the proponents should make use of the site as is currently zoned.

Also consider that the original design covenant 24260 was put in place for a reason. This is further evidence that this property was meant to align with neighbouring properties.

Higher density and higher buildings can and should be sited elsewhere in Pemberton. The works yard that is adjacent to the Pemberton Tourism center would be an example of a more suitable site for consideration of this type of development. Perhaps it would be worth contacting the owner of that property to discuss this type of development.

Thanks,
Chris Addario

From: Nicole Beck [REDACTED]
Sent: September 27, 2022 4:10 PM
To: Sheena Fraser <sfraser@pemberton.ca>
Cc: VoP Admin <admin@pemberton.ca>
Subject: Re: Harrow Road Project

Dear Mayor and Council

Hello there, I am a home owner that backs on to this project. I do feel like we do need more affordable housing in our community, however this high of a density building in our residential neighbourhood is too big. I understand the reasoning with the cost but I really feel like this is not the right location for this project, for us or the people who would be housed directly on the highway.

I have noted a few of our concerns, hopefully they are heard.

- For a population of around 3500 and the rate we are growing are we thinking through things like water, waste and the over booked medical clinic and pharmacy? Is there a plan?

- Sun analysis for the Balsam street properties for when the sun is lower in the winter, not just the spring and summer months when it is the highest in the sky?

- The other piece of land beside the project, plans? The Phase two will be even closer to the homes on Balsam as the lot is much more narrow..

Couldn't we SPREAD OUT AFFORDABLE HOUSING, not stack people on top of each other, I understand this is cost effective but is this what our town is about?

Let people have legal suites (Tiyata) People with land should be able to build carriage homes... give people incentives to create affordable housing with what we have built already and slowly build co ops and other means of affordable homes.

Have all these locations been considered?

- Where the old school was at the intersection to the meadows.
- by the train tracks and the barn in town "walking distance to town"
- between portage station and the elementary school - 1.8 million for what? Wouldn't this be a better place to live closer to town...?
- behind Tyata and the gazebo park in town by the train tracks.
- expand the trailer park
- the property at the end of Harrow road, it would be much nicer than living on the highway.

- Wouldn't something like where the Localavore in Squamish draw people to have a better experience when they come to our town? Local shops, food... A place to gather and help tourism? Spread out people so they can live and enjoy Pemby?

- Obviously the parking and transportation issues. How many people vs how many parking spots. Public transport improvements on the horizon? How to manage traffic in the Glen and the highway, will there be a traffic light?

- Snow and water removal and run off? The condos at Monte Vale flood regularly, driving towards them surely won't help.

- Is there any plan for a privacy block (very mature trees?) for the homes the complex will be looking into?

I really do appreciate your time and considerations.

From: Frances Smit [REDACTED]
Sent: September 27, 2022 2:07 PM
To: VoP Admin <admin@pemberton.ca>
Subject: Support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd

Dear Mayor and Council,

My name is Frances Smit. I live and own a home in Pemberton, BC. I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community and I support the project for the following reasons:

- SSCS provides valuable community services in Pemberton and the additional programming space on the ground floor will help ensure their services continue in Pemberton long-term.
- The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- The deep subsidy units will help the most vulnerable in our community and help prevent homelessness.
- The eligibility requirements will help ensure that units only go to those who are in need of affordable housing.
- Because this is a non-market project backed by BC Housing, we can anticipate that rents will stay at their affordable rates.
- The project is within walking distance of daily amenities.
- The project will provide a home for Pemberton seniors who are aging out of their existing housing and need an affordable place to live.
- The project is family friendly by including 2 and 3-bedroom units and a play area for kids.
- The project is upgrading the trail on the south of the property from a gravel trail to a paved path that will be more accessible for those with mobility devices.
- SSCS has addressed flooding concerns by having a civil engineer design a stormwater management system for the site.
- SSCS has responded to concerns from the neighbours to the north by pushing the building south, further away from their homes.

Thank you for your consideration.

Sincerely,

Frances Smit

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Email: admin@pemberton.ca

Dear Mayor and Council,

My name is Jennifer Swift and I live at [REDACTED] I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community and I support the project for the following reasons:

- SCS provides valuable community services in Pemberton and the additional programming space on the ground floor will ensure their services continue in Pemberton long-term. I personally have benefited from the programming of the SCS.
- There are SO MANY people in Pemberton in need of housing –. The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere. This is a project our town desperately needs I know so many people and young families that have needed to move away due to sky rocking rent.
- I love that this is a non-market project backed by BC Housing, we can be sure that rents will stay at their affordable rates, as opposed to a market rental development.
- The location is in ideal walking distance of many amenities. Great for kids that it included 2-3 bedroom units. Great for single parents who increasingly find it difficult to make life work in this town.

Thank you for your consideration and I wholeheartedly hope this project is approved.

Sincerely,

Jennifer Swift

From: Ann Chua [REDACTED]
Sent: September 27, 2022 4:30 PM
To: VoP Admin <admin@pemberton.ca>
Subject: Letter of support - Harrow Road Project

[REDACTED]

Pemberton Mayor and Council,
7400 Prospect St.
Pemberton, BC
V0N 2L0
Email: admin@pemberton.ca

Dear Mayor and Council,

My name is Angelie Ann Chua and I live at [REDACTED] Pemberton BC V0N2L0, Canada. I am writing to express my support for Sea to Sky Community Services' Affordable Housing rezoning proposal on Harrow Rd. We desperately need this type of development in the community and I support the project for the following reasons:

- Long term locals need affordable housing to continue to work and support the Sea to Sky community. There is a severe lack of long term affordable housing for workers and our families at the moment. This project and others like it will help keep our workers to continue to stay in this community without fear of losing housing. Many of us can't afford to buy homes and will need affordable rental places to have a safe place to live. Affordable housing is an immediate need in this community and this needs to be addressed immediately.
- SSCS provides valuable community services in Pemberton and the additional programming space on the ground floor will ensure their services continue in Pemberton long-term.
- The addition of 63 affordable units will help residents find housing within the community instead of having to move elsewhere.
- The deep subsidy units will help the most vulnerable in our community and prevent homelessness.
- The eligibility requirements will ensure that units only go to those who are in need of affordable housing.
- Because this is a non-market project backed by BC Housing, we can be sure that rents will stay at their affordable rates, as opposed to a market rental development.

- The project is within walking distance of daily amenities.
- The project will provide a home for Pemberton seniors who are aging out of their existing housing and need an affordable place to live.
- The project is family friendly by including 2 and 3-bedroom units and a play area for kids.
- The project is upgrading the trail on the south of the property from a gravel trail to a paved path that will be more accessible for those with mobility devices.
- I feel that SSCS has addressed flooding concerns by having a civil engineer design a stormwater management system for the site.
- I appreciate how SSCS has responded to concerns from the neighbours to the north by pushing the building south, further away from their homes.

Thank you for your consideration.

Sincerely,

Ann Chua

