



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

Meeting #: 235  
Date: Tuesday, December 13, 2022, 1:00 pm  
Location: Council Chambers & Zoom Webinar  
7400 Prospect Street

*This meeting is being recorded as authorized by the Video Recording & Broadcasting of Open Meetings Policy.*

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**Pages**

**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. ADOPTION OF AGENDA**

**Recommendation:**

**THAT** the Agenda be adopted as presented.

**3. APPROVAL OF MINUTES**

**3.1 Committee of the Whole Meeting No. 234, Tuesday, October 4, 2022**

2

**Recommendation:**

**THAT** the minutes of Committee of the Whole Meeting No. 234, held Tuesday, October 4, 2022, be approved as circulated.

**4. DELEGATIONS**

**4.1 Kevin Clark, Operations Manager, Pemberton Valley Dyking District: Flood Risk Overview Presentation**

**4.2 Sarah Toews, Emergency Program Coordinator, Pemberton Valley and Squamish Floodplain Joint Flood Evacuation Planning Presentation**

**5. REPORTS**

**5.1 Nkwúkwma (Benchlands) application process update**

4

**Recommendation:**

**THAT** Committee of the Whole receive the Nkwúkwma (Benchlands) Application Process Update report for information and direct Staff to submit the draft Sub-Area plan to a future Committee of the Whole meeting for review.

**6. ADJOURNMENT**

**Recommendation:**

**THAT** the Committee of Whole meeting be adjourned.

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

Meeting #: 234  
 Date: Tuesday, October 4, 2022, 4:00 pm  
 Location: Council Chambers & Zoom Webinar  
 7400 Prospect Street

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

STAFF: Elizabeth Tracy, Chief Administrative Officer  
 Sheena Fraser, Manager of Corporate & Legislative Services  
 Renée St-Aubin, Receptionist

PUBLIC:

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

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**1. CALL TO ORDER**

At 3:59pm Mayor Richman called the October 4, 2022 Committee of Whole meeting to order.

**2. ADOPTION OF AGENDA**

Moved/Seconded  
**THAT** the Agenda be adopted as presented.  
**CARRIED**

**3. APPROVAL OF MINUTES**

**3.1 Committee of the Whole Meeting No. 233, Tuesday, September 20, 2022**

Moved/Seconded  
**THAT** the minutes of Committee of the Whole Meeting No. 233, held Tuesday, September 20, 2022, be approved as circulated.  
**CARRIED**

#### 4. DELEGATIONS

##### 4.1 From Resilience to Ruggedization: A Roadmap for Building Collaboration to Address Increasing Natural Hazard Risk in Pemberton, BC - Veronica Woodruff

Veronica Woodruff presented her master's thesis 'From Resilience to Ruggedization: A Roadmap for Building Collaboration to Address Increasing Natural Hazard Risk in Pemberton, BC'.

Mrs. Woodruff's thesis focused on how Pemberton may increase collaboration to improve community resilience in preparation for existential flood risk. Her recommendations are as follows:

1. Allocate funding to support community initiatives that increase collaboration for resilience
2. Local governments should increase collaboration with the broader community through engagement
3. Define a process by which community expertise can be harnessed to support response and recovery from disaster events
4. Pemberton Valley Emergency Management Committee members should consider facilitating opportunities for dialogue with other local agencies
5. Develop a regional all-of-society approach for disaster risk reduction in the Pemberton Region
6. Policy makers should consider a process for implementing transitional strategies to increase community resilience

Mayor Richman thanked Ms. Woodruff for taking the time to present noting the information is valuable and relevant to so much of the work that is taking place right now.

#### 5. ADJOURNMENT

Moved/Seconded

**THAT** the October 4, 2022 Committee of Whole meeting be adjourned.

**CARRIED**

At 4:27pm the Committee of the Whole meeting was adjourned.

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Mike Richman, Mayor

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Sheena Fraser, Corporate Officer

**Date:** Tuesday, December 13, 2022

**To:** Elizabeth Tracy, Chief Administrative Officer

**From:** Cameron Chalmers, RPP, MCIP, Consulting Planner

**Subject:** Nkwúkwma (Benchlands) Application Process Update

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## **PURPOSE**

The purpose of this report is to update Committee of the Whole on the status of, and review process for, the Nkwúkwma (Benchlands) Official Community Plan (OCP) and rezoning application. Staff are not seeking comment specific to the application itself, but rather facilitating the Committee with an update in anticipation of substantive discussion about the application in coming months. The report is intended to ensure that the Committee of the Whole is apprised of the processing of this major development application.

This report is intended to convey several key messages as follows:

- The current application represents a fine-tune of a previously approved land use and zoning framework. Accordingly, it addresses the question of how the lands will be developed, rather than a question of whether the lands should be developed.
- The application is introducing a Sub-Area Plan (SAP) as a schedule to the OCP and will create site-specific OCP level planning policy and Development Permit Area (DPA) guidelines. The SAP will guide the long-term approvals and development process.
- The Applicant has hosted two initial consultation events to share the revised concept and rationale with the public. Ongoing targeted meetings have been held as well. Additional consultation will be required, particularly once the sub area plan has been fully drafted.
- Significant progress has been made on the first comprehensive draft of the SAP and DPA guidelines, which will be presented to Committee of the Whole in early 2023.
- Staff are still working towards a fulsome understanding of the engineering implications through a comprehensive modeling exercise anticipated to be completed in 2023. That information will allow completion of the first draft of the Sub Area Plan and will frame future amenity discussions.
- There will be additional Committee of the Whole sessions to introduce and work through the SAP in advance of any formal bylaw consideration of the OCP amendment or rezoning by Council.

## **BACKGROUND**

### **Application Information**

An application has been received from Skénkenam Development Limited Partnership (Skénkenam) for Official Community Plan (OCP) amendment and rezoning for the proposed Nkwúkwma (Benchlands) neighbourhood.

Skénkenam is a partnership formed between Lil'wat Capital Assets Limited Partnership, which is a wholly owned company of Lil'wat Nation, and Pemberton Benchlands Development Corporation.

Skénkenam purchased ~60 hectares (148 acres) of land north of the Pemberton Town Centre from the Province of British Columbia in September 2021 following a substantial diligence and purchase process. The ~60 hectares fall mostly within the jurisdiction of the Village of Pemberton, with a portion of the lands located within the SLRD. The portions of land identified for development are within the Village boundary, and the Village anticipates a future annexation of the holdings currently located within the SLRD.

For reasons described in subsequent sections of this report, the Applicant is requesting OCP amendment over the entire ~60 hectares (~148 acres) Skénkenam holdings within the Village, but only a ~31 hectare (77 acre) portion of the land is subject to the rezoning application which is shaded in Figure 1 below. The rezoning contemplates the creation of approximately 270 new single-detached and multi-family units.

The application represents a major development application in the Village and will involve several layers of processing that are outlined in the remainder of this report.

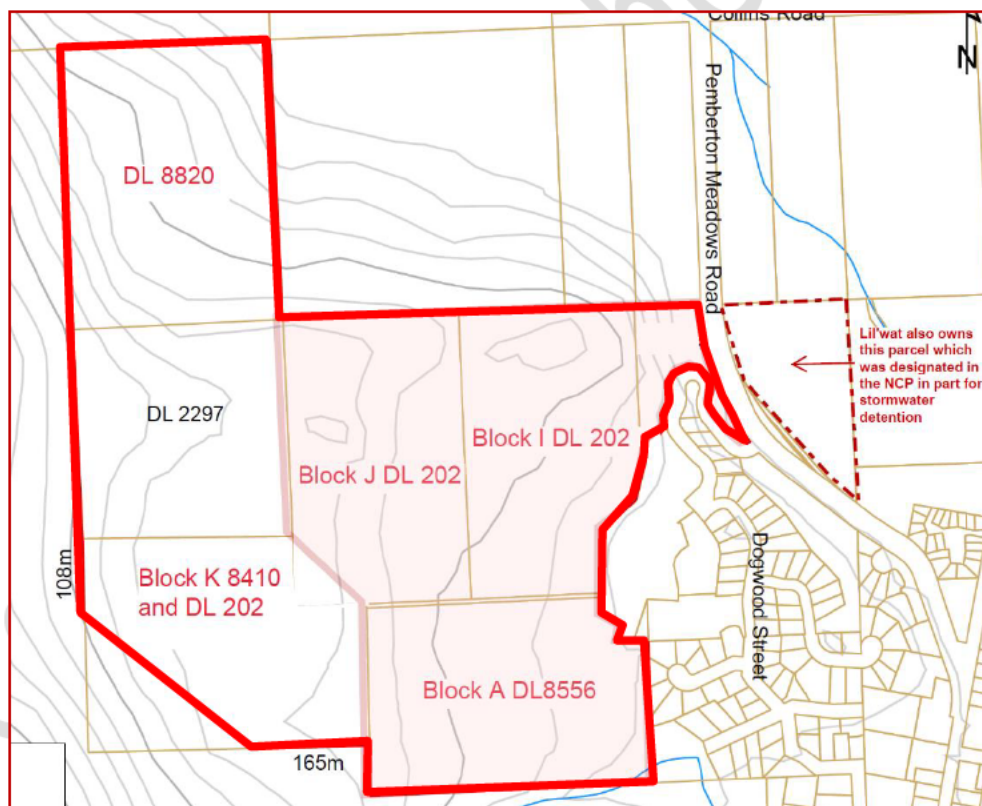


Figure 1: Skénkenam Land Holdings

### Policy Background

The Nkwúkwma proposal represents a refinement of the former Benchlands Neighbourhood Concept Plan (NCP) which has been incorporated into the current Official Community Plan.

Council initially approved the NCP in 2007. In 2013 the Village of Pemberton incorporated the policy framework of the Benchlands Neighbourhood Concept Plan in the Official Community Plan to facilitate the future development of the subject lands as a significant mixed-residential neighbourhood of approximately 500 homes with 5% of the homes dedicated as community housing for affordability or accommodating demographics in need. In that regard, the inclusion of the subject lands in the Village residential growth framework is not a new consideration. The lands have been identified as a future growth corridor for some time.

More specifically, the lands proposed for development are identified as within the *Urban Growth Area* on Map A of the OCP and are accordingly within the area contemplated to accommodate future residential growth in the community. Map B of the OCP (Figure 2) which allocates land uses across the community identifies portions of the subject lands as *Residential Neighbourhoods* (yellow), significant portions as *Open Space and Greenways* (light green), and further identifies areas of *Public Parks* (dark green) and *Civic and Institutional* (purple). Map C further identifies the lands as suitable for *Intensive Residential Development*.

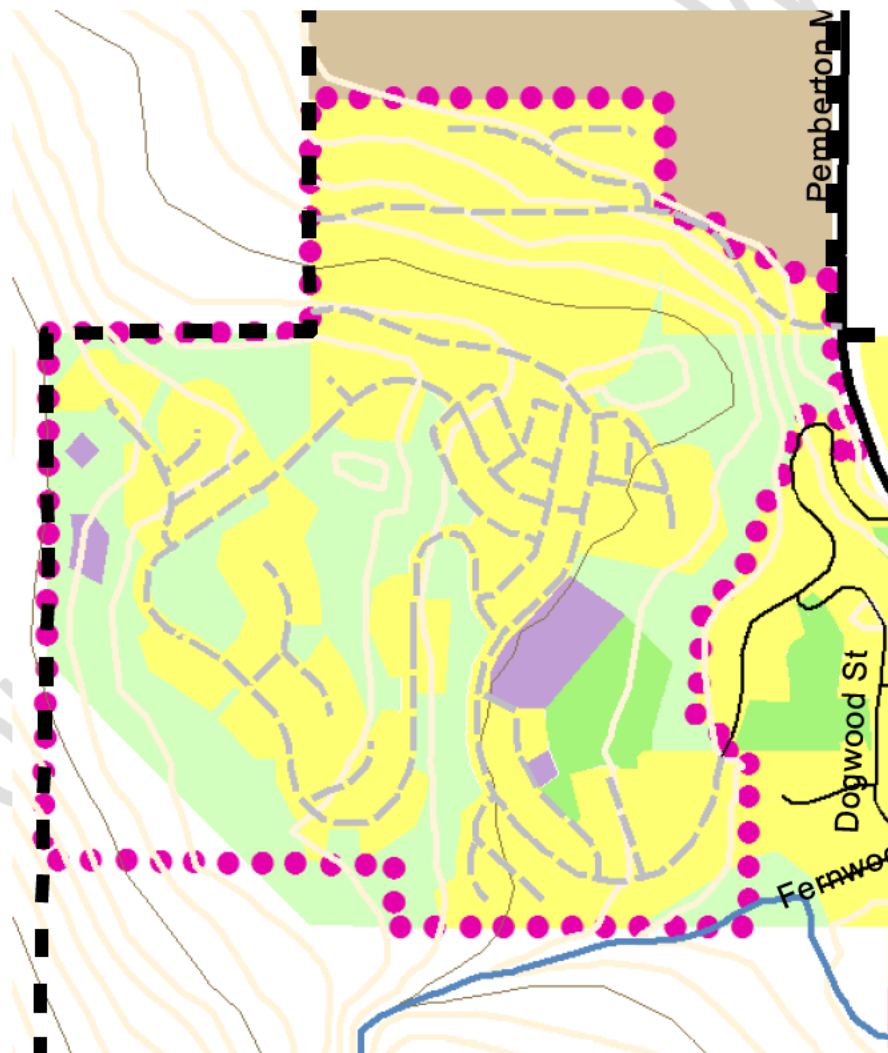


Figure 2: OCP Map B Land Use

Map B (Figure 2) also identifies the lands as within the Benchlands Neighbourhood Concept Plan Area which identifies several higher-level policy directions for the creation of the new neighbourhood on the subject lands.

The lands are currently zoned *Residential, Single Family (R-1)* which permits the subdivision and development of the lands as a single-detached neighbourhood. The current zoning would permit the subdivision of the lands into single-detached lots through only the subdivision process.

Despite the permissive zoning that currently exists on the site and the ability for the Owners to develop the lands under the current zoning, the Owners and Staff have identified an opportunity to refine and update the previous approval. Accordingly, the Owners have agreed to undertake a SAP process and comprehensive review of how the lands will be developed over the course of the project.

### **APPLICATION PROPOSAL DESCRIPTION**

In March 2021, Skénkenam submitted a comprehensive and detailed application submission. The summary and covering report submitted is attached as **Appendix A**. Of note, and as listed in **Appendix A**, the Applicant's undertook a thorough and detailed analysis of the lands including the following professional consulting studies to gain a better understanding of the land:

- Traffic Impact Assessment (draft)
- Geotechnical Analysis
- Initial Environmental Review
- Riparian Areas Regulation Review
- Preliminary Archeological Field Reconnaissance
- Phase 1 Environmental Site Investigation (Contaminated Sites)
- Market Absorption Study
- Site Servicing Study

These submissions have been reviewed and that review will continue through the OCP and rezoning study.

The Applicants have also engaged a design firm with broad experience in community level planning and design. The design process began with an analysis of the land and its topographic conditions, as well as the opportunities and constraints from the technical studies. That analysis has been critical in understanding the site and the development potential and future site layout. **Appendix B** includes a set of drawings that consolidates the various considerations on the site.

### **Land Opportunities and Constraints**

The primary consideration impacting the application is the contamination of the former gun-range on the property on the westernmost portions of the site. The extent of contamination has been documented, and the Applicant is working with the province on potential remediation options. Given the uncertainty of the exact nature, type, and extent of the remediation, the lands have not been included in the first stage of rezoning.

As seen in Figures 3 and 4, (also included in **Appendix B** as Figures 9 and 10), the site has several development constraints, but also includes a significant opportunity for residential

growth as contemplated in the OCP. The detailed analysis does however modify the layout and type of development from that considered by Council in 2007.

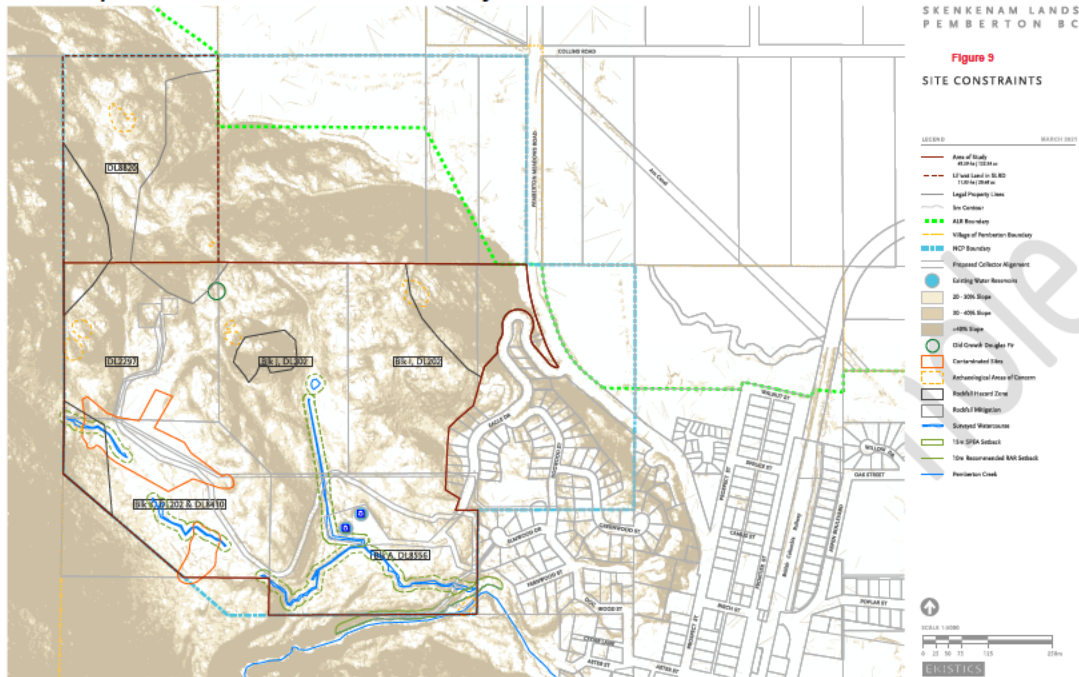


Figure 3: Site Constraints

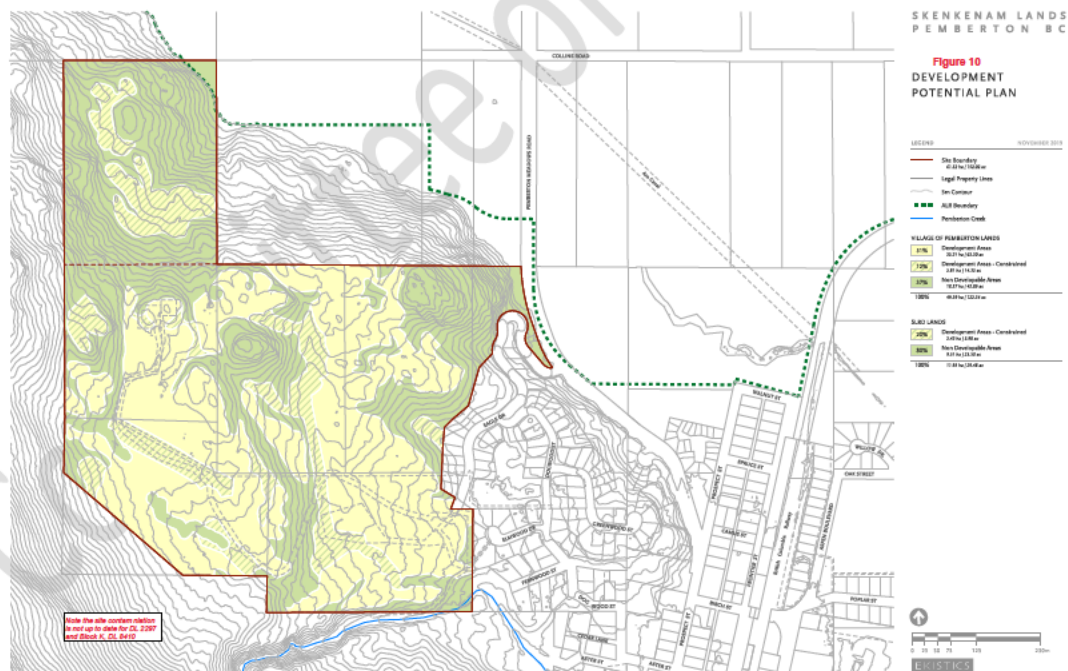


Figure 4: Development Potential Plan

Figures 3 and 4 identify the land potential over the entire site, assuming remediation of the contaminated gun-range site. Additional work and provincial approvals are required with respect to the contamination, and accordingly, those lands are not included in the first rezoning



application. The intent at this stage is to prepare an OCP amendment for the entire holdings within the Village, but only rezone a portion of the lands.

The first phase rezoning application is based on a preliminary layout and land-use concept which is shown in Figure 5. Staff are not seeking direction or comment on the site plan yet. That will occur in future meetings once the process has advanced but are providing it below as an example of a potential layout for the first stage of the new neighbourhood.

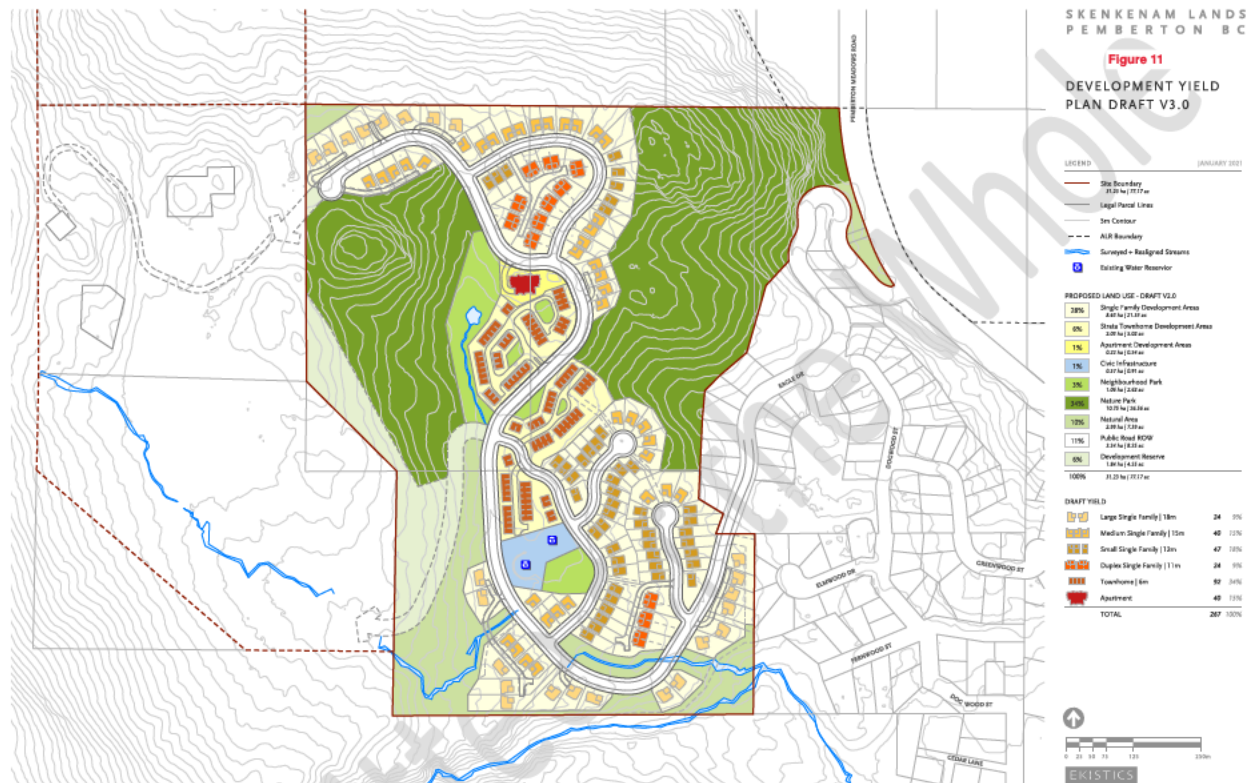


Figure 5: Application Layout

### Official Community Plan Amendment Application Approach

The Applicant and Staff have agreed to an enhanced OCP amendment process. Given the scale, complexity, and the length of time to develop the site, the OCP amendment process will include the creation and adoption of a Sub-Area Plan (SAP) for the proposed development. Adopted as a schedule to the Village of Pemberton OCP, the SAP will establish policy for the future development of the lands, site specific development considerations, and detailed Development Permit Area Guidelines to regulate the development of land and multi-family and commercial buildings.

This level of regulation for a specific neighbourhood will be a new introduction to the OCP but will result in a comprehensively planned and considered neighbourhood, in the context of the OCP planning framework. As the neighbourhood will likely take decades to complete, it will ensure a consistent planning framework for both the Village and the Owners.

Collaboration on the first draft of the SAP is underway and will be brought forward for future consideration by Committee of the Whole, at which time, Staff will seek substantive comment on the development approach and land-use.

### **Rezoning Application Approach**

The rezoning will be to a newly created Comprehensive Development (CD) zone to accommodate the specific development outlined in the final approval, to accommodate specific development targets, and potentially to secure developer obligations over the life of the project.

This approach to zoning affords the Village and the Owner greater ability to address site and development specific zoning regulations and consistency through the lengthy development process.

### **Consultation**

A summary of the Applicant's most recent consultation efforts, including comments from the last public open house and survey undertaken in December 2021, is presented in **Appendix C**. Staff anticipate the next round of consultation will commence once the SAP is in a form Council is comfortable referring for public comment.

At Regular Meeting No. 1543, held on July 27, 2021, Council received a report prepared pursuant to Section 475 of the *Local Government Act* with respect to early and ongoing consultation. At that meeting, Council passed the following resolutions:

*Moved/Seconded*

**THAT** Council has considered the obligations under Section 475 of the *Local Government Act* with respect to the Official Community Plan amendment application by Nkwúkwma (Benchlands) and requests that the Applicant organize, advertise, and host at least two (2) public information meetings prior to consideration of First reading of the forthcoming OCP amending bylaw.

**AND THAT** Council has considered Section 475 of the *Local Government Act* and directs Staff to consult with the following organizations before consideration of First Reading to the forthcoming OCP amending bylaw:

- Lil'wat Nation
- Squamish-Lillooet Regional District
- Ministry of Transportation and Infrastructure
- Ministry of Environment – Contaminated Sites Branch
- Ministry of Forest, Lands, and Natural Resources – Archeological Branch
- Vancouver Coastal Health
- Sea-to-Sky School District (No. 48)
- Conseil Scolaire francophone de la C.B. (School District No. 93)
- Pemberton Valley Dyking District
- Pemberton Valley Trails Association
- Pemberton Off-Road Cycling Association
- Pemberton & District Chamber of Commerce
- BC Hydro
- TELUS
- Shaw Communications
- Canadian Broadcasting Corporation
- Pemberton Wildlife Association

**CARRIED**

*Moved/Seconded*

**THAT** Staff provide guidance to the applicants to ensure that a robust advertising

*campaign is conducted in advance of the developer-led public information meetings to ensure that all residents are offered the opportunity to be heard.*

**CARRIED**

Referrals have since gone out to the agencies listed in the resolution and responses have been received from most of them. As part of the OCP review process, the referral comments will be addressed and incorporated into future Committee of the Whole and Council reviews of the detailed development application. Staff anticipate a second round of referrals to most of the agencies listed above when the draft SAP is prepared and under review.

An initial draft of the SAP and DPA guidelines has been circulated to internal staff departments. Comments are presently being tabulated and incorporated into the SAP.

**DISCUSSION & COMMENTS**

As a major development approval process, Staff have been working diligently with the Owners, internal departments, and the Village's consultants to collect, synthesize and reconcile a significant amount of information. This section describes the short-term process steps that are anticipated until Committee of the Whole receives the SAP for review.

**Engineering and Servicing Process**

To date, the most substantial consideration affecting the application is a full understanding of the municipal services, the ability of the Village to provide water, sanitary sewer, and stormwater infrastructure in support of the project, and the upgrades that will be associated with the development. To provide the Village with the necessary information and models to assess the impacts to municipal services, the Owners have agreed to fund more than \$100,000 to front the costs for detailed servicing models. The Village has established a means of cost-recovery from future development applications to offset this cost as the information derived from the updated models will have significant value to future development and the ability of the Village to assess and determine servicing capacity in the area.

The models and resultant off-site engineering improvements are critical to understanding the viability of the project, the requirements of the development, as well as the community benefits and amenities borne by the development. The models will facilitate a more fulsome financial analysis of the development application by both the Village and the Owners.

The Village's engineering consultant advises the models will be complete in January/February 2023.

**Planning Policy Process**

The first draft of the Sub Area Plan (SAP) and Development Permit Area (DPA) guidelines has been produced by the Village. Though the draft will be incomplete until the servicing analysis is complete, the initial land use policy has been referred internally for comments and a second draft is currently under development.

Staff anticipate referring the next draft of the SAP and DPA guidelines to the Committee of the Whole in early 2023.

**Community Amenities and Benefits**

At this stage, the Village and the Applicants have aligned that the community amenity process will follow the general framework of the Village's Community Amenity Policy. As Council is

aware, the process for determining community amenities includes a fulsome analysis of development requirements and community benefits and that information will fall out of the servicing model analysis.

Matters such as affordable housing, trails and recreation infrastructure, and other community amenities are forthcoming and will be a primary consideration of the rezoning process which is in its infancy at this time. Typically, amenities form the last consideration in a development process, and clarity of community amenity expectations is not anticipated until the rezoning application begins to take shape.

### **Future Consultation**

Following completion of the full draft of the SAP, Staff anticipate seeking Committee of the Whole guidance on additional public consultation on the proposed SAP and zoning framework.

### **SUMMARY AND NEXT STEPS**

This report has been provided as an update report, with an emphasis on the status of the application, and a general outline of the application process ahead. Currently, Staff is not seeking comment or feedback specifically on the merits of the development application, details, or associated impacts as the process is still in early stages. The community and Committee of the Whole will have additional opportunity for input into the process specific to the application in coming months once additional information on the application has been compiled and processed.

Staff are requesting receipt of the report and endorsement of the process as outlined in the report but have included an alternative for Committee of the Whole to provide suggestions on enhancing the process or specific process considerations for Staff to include going forward.

### **COMMUNICATIONS**

There are no communications considerations arising from this report.

### **LEGAL CONSIDERATIONS**

There are no legal considerations arising from this report.

### **IMPACT ON BUDGET & STAFFING**

There are no budget considerations at this time as staff time spent processing development applications is covered by the application fees and excess costs are recoverable from the applicant in accordance with Fees and Charges Bylaw 905, 2021. Consulting fees are cost recoverable in accordance with the same bylaw.

### **INTERDEPARTMENTAL IMPACT & APPROVAL**

The application will affect multiple municipal departments, all of whom will be engaged in the review and processing of the applications.

## **COMMUNITY CLIMATE ACTION PLAN**

The Village of Pemberton Community Climate Action Plan (CCAP) was adopted in March 2022, with several strategies and directions towards addressing the challenges of climate change. The big moves contained in CCAP address the following topic areas:

- Shift Beyond the Car - Shift
- Electrify Transport - Electrify
- Step Up New Buildings – New Build
- Decarbonize Existing Buildings – Existing Build
- Close the Loop on Waste - Waste
- Organizational Leadership - Leadership

The proposed Nkwúkwma (Benchlands) development will be evaluated against the applicable policies in the CCAP and recommendations presented to Council after the referral and engagement process, when all relevant information is collected.

## **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

The OCP amendment application and likely annexation of lands has impacts on the SLRD and Lil'wat Nation, both of whom have been referred the application and will be provided additional opportunity for comment.

## **ALTERNATIVE OPTIONS**

### **Option One:**

**THAT** Committee of the Whole receive the Nkwúkwma (Benchlands) Application Process Update report for information and direct Staff to submit the draft Sub-Area plan to a future Committee of the Whole meeting for review.

### **Option Two:**

**THAT** Committee of the Whole recommend to Council that the following process considerations be addressed in the review of the Nkwúkwma (Benchlands) Official Community Plan and rezoning application:

- {To be added by the Committee of the Whole}

**AND THAT** Staff be directed to submit the draft Sub-Area plan to a future Committee of the Whole meeting for review.

## **RECOMMENDATIONS**

**THAT** Committee of the Whole receive the Nkwúkwma (Benchlands) Application Process Update report for information and direct Staff to submit the draft Sub-Area plan to a future Committee of the Whole meeting for review.

## **ATTACHMENTS:**

**Appendix A:** Skénkenam Application Submission Cover Report

**Appendix B:** Initial Application Drawing Submission

**Appendix C:** Nkwúkwma (Benchlands) Community Engagement Report #1

Submitted by:	Cameron Chalmers, RPP, MCIP, Consulting Planner
Manager Approval:	Scott McRae, Manager of Development Services
CAO Approval by:	Elizabeth Tracy, Chief Administrative Officer

Committee of the Whole

AN APPLICATION TO AMEND THE VILLAGE OF PEMBERTON  
OFFICIAL COMMUNITY PLAN AND ZONING BYLAW



**BENCHLANDS**  
**NKWÚKWMA**

Submitted by Skénkenam Development Limited Partnership

March 2021

Skénkenam Development Limited Partnership is making application to develop certain lands within the Pemberton Benchlands, as referenced in the Village of Pemberton Official Community Plan (OCP). Skénkenam Developments Limited Partnership (Skénkenam DLP) is a partnership between Lil'wat Capital Assets Limited Partnership (a wholly owned company of the Lil'wat Nation) and Pemberton Benchlands Development Corp..

The following provides an overview of the status of the property, considers applicable municipal plans and policy together, consultation, updates of the Neighbourhood Concept Plan, and the development proposal.

## 1. Background

In 2006, the Village of Pemberton initiated a public planning process for the lands known as the Pemberton Benchlands, which was completed in 2008 with the Village approval of the Benchlands Neighbourhood Concept Plan (NCP). The NCP policy directions have since been incorporated into the current OCP, recognizing this growth area as fundamental in the planning for the community's mid and long term housing needs. Phase 1 parcels of the NCP were approved for development and built-out during the past decade.

The Benchlands location was selected for residential growth by the municipality, due to its proximity to the downtown, location above the Lillooet River and Pemberton Creek floodplains, and outside the Agricultural Land Reserve. The main access road for the Benchlands development was identified as Eagle Drive, which was constructed in Phase 1. This main access road, developed on fairly steep slopes, was built to ensure that the access to the site was independent of existing neighbourhoods (although the road connects to the Dogwood extension - part of the adjacent and pre-existing neighbourhood).

The NCP has established *"a land use and servicing framework for the future development of a unique hillside neighbourhood adjacent to Pemberton's commercial village centre"*. The NCP sets a *"high standard for development"* and reflects the policies of the Village. Key policy directions recognized in the NCP, include:

- preservation of a small town, rural lifestyle
- vibrant and accessible Village centre with a range of amenities
- comprehensive network of parks and trails
- diversity of housing forms within close proximity to Village amenities
- urban form that respects the current character of the Village
- stable and diverse economy that capitalizes on the natural recreation and situational amenities of the Village.

Phase 1 (which was also previously provincially held land) of the NCP was sold to local land developers. The Lil'wat Nation had an accommodation interest in the Pemberton Benchlands since 2005, when they signed an agreement with the Provincial Government for the Phase 1 land disposition. Phase 1 of the NCP considered 54 single family lots (with 41 suites).

Phase 2 of the NCP considered three privately held properties west of Pemberton Valley Road, north of Eagle Drive and south of Collins Road. The owners of these properties have not yet pursued rezoning or subdivision in accordance with the concept plan. Only one of the current owners participated in the NCP. The second access to the Benchlands site must achieve permission from these property owners to be realized. The second access is also extremely constrained by ALR land and hazardous slopes.





## 2. Land Purchase

In March 2016, the Lil'wat Nation initiated inquiries with the Village of Pemberton regarding the status of the lands that comprise the NCP, specific to the OCP and zoning designations. In April 2017, the Nation approached the province regarding the acquisition of 60 hectares of their unceded territory. Later that year the province indicated that they would proceed with the requested land disposition. After almost two years of site investigations, the province signed an Offer to Purchase with Lil'wat Capital Assets to purchase the subject lands, with closing now scheduled for May 2021.

This development application is requesting approval for the development of Phase 3, 4 and 7 of the NCP. The purchase has been divided into two component. Phases 6 and 8 do not form part of the current development application as extensive contamination caused from the former gun and rifle range has been discovered. A condition of the sale of the lands from the province is the remediation of the contaminated parcels. No development applications can be considered until the remediation plan has been approved by the provincial government.

Further, the lands described as DL 8820, (Phase 5) are part of the purchase but are currently within the jurisdiction of the Squamish Lillooet Regional District. In accordance with the Regional Growth Management Strategy the parcel will need to be incorporated into the municipality through a boundary extension process, which will be initiated later in 2021.

## 3. Subject Lands

The lands currently subject to this zoning bylaw amendment application are Crown lands, legal described as, and shown in [Figure 1- Location Plan](#):

Legal Description	Area
Block A DL 8556	10.48 ha
Block J DL 202	9.69 ha
Block I DL 202	11 ha
<b>TOTAL</b>	<b>31.17 ha</b>

The subject lands are currently vacant, except for existing infrastructure (i.e. water reservoir and service lines and a gravel access road), and an informal network of rogue mountain bike/walking trails constructed throughout the property. The gravel access road currently provides access to the Section 56 Fat Tug mountain bike trail. Statutory Right of Ways will be registered prior to the land sale, to secure access by the existing uses of the Village by Pemberton, Squamish Lillooet Regional District and the Canadian Broadcasting Corporation as well as the community trail network. A portion of the lands were also home to a small community ski hill with a rope tow.

The Pemberton Wildlife Association and the Royal Canadian Mounted Police used a portion of the adjacent Block K, DL 8410 and DL 202, and DL 2297 from the late 1970's - 2005 as a rifle range and gun range. The ranges have since been relocated. The ranges were approximately 2.6 ha in size. In 2019, Skénkenam DLP retained SLR Consultants to investigate the contamination of the site from the discarded cartridges and casings. The development lands, as part of this application, are not impacted by the contamination and a Site Profile confirming the status of the land, has been included in the submission.



## 4. Official Community Plan Land Use Designations

The Village’s statutory land use designations are contained within the Official Community Plan Bylaw (No. 654, 2011), as amended. The OCP contains many policies, strategies and actions specific to *Community Planning Directions* considering growth management; small town character; community facilities and life long learning; recreation; infrastructure; transportation; a healthy and diverse economy; agriculture; livable, affordable and secure housing; the natural environment; and collaborative local decision making. The development plan as part of this submission has recognized and reflected these policy directions, including the designations below:

Map #	
A	<p><b>Urban Growth Boundary designation</b></p> <p><i>“The UGB encompasses and designates lands suitable for future urban-type development patterns”.</i></p>
B	<p><b>Residential, Open Space &amp; Greenways, Public Parks and Civic &amp; Institutional</b></p> <ul style="list-style-type: none"> <li>· <b>Residential</b> - means the local neighbourhoods including single family and multifamily uses together with complementing parks, open spaces and civic spaces. Home based businesses are permitted subject to certain requirements.</li> <li>· <b>Open Space and Greenways</b> - means major recreational or wildlife greenway corridors, riparian corridors of key streams and rivers, selected areas within the 200 year floodplain and areas identified as ecological reserves or conservation areas.</li> <li>· <b>Public Parks</b> - means public lands permanently set aside for community parks, recreation areas and trails.</li> <li>· <b>Civic and Institutional</b> - means services related to health and welfare, places of worship; schools and other educational facilities; and other government functions (municipal offices, parks, utilities, airport, parking, and assembly).</li> </ul>
C	<p><b>Development Permit for Intensive Residential</b></p> <p><i>DPA#5 – Intensive Residential has been established to ensure that neighbourhoods embrace and accommodate a mix of residential densities to facilitate livable, cohesive and compatible neighbourhoods.</i></p>
H	<b>Heritage and Indigenous Cultural Sites A</b>
G	<b>Proposed Open Space &amp; Greenways and Proposed Public Parks</b>
H	<b>Proposed Trails</b>
J	<p><b>Eagle Ridge Drive, Collector Road</b></p> <p><i>Primary access for the Benchlands is provided along the proposed collector road which links individual neighbourhood clusters to Pemberton Meadows Road, a designated collector road, while protecting existing neighbourhoods from an excessive increase in through traffic. The Collector Street creates a coherent street hierarchy that will ensure safety, access and an enhanced public realm.</i></p>
K	<p><b>Development Permit for Environmental Protection (DPA#1) and Riparian Areas</b></p> <p>For the purpose of the protection of the natural environment in accordance with the <u>Local Government Act</u>.</p> <p><i>Riparian Areas comprise a 30 meter strip of land on each side of the stream, measured from the High Water Mark (HWM). For a stream in a ravine narrower than 60 meters (excluding the HWM stream width), the riparian area is measured from the high water mark to a point 30 meters beyond the top of the ravine bank. For a stream in a ravine 60 meters wide or wider (excluding the high water stream</i></p>



width), the riparian area is measured from the high water mark to a point 10 meters beyond the top of the ravine bank.

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<b>L</b>	<b>Slopes &gt;40%</b> along the western boundary of DL 2297 and Block A, DL 8410 <i>Identify and protect people and buildings, structures and other development from natural hazardous conditions, notably flooding, unstable slopes and wildland fire; and mitigate or rehabilitate hazardous conditions where possible.</i> <b>Floodplain</b> – the lands oare above the designated flood plain.
<b>M</b>	<b>Fire Protection Boundary</b> designation
<b>N</b>	<b>Regional Context Statement – Area 2</b> <i>“It appears that these lands have been overlooked in the approval of the Benchlands NCP and subsequent boundary extension request...The Village requests that the SLRD initiate an amendment for Parcel #2 to the Settlement Area Map for an urban area designation. The Village will add these lands to their next boundary extension request to the province.”</i> Despite an extensive technical review and public consultation process, Council resolved not to proceed with the boundary extension which had considered including DL 8820.
<b>O</b>	<b>Benchlands Special Planning Area</b> <i>The Benchlands SPA proposes a mixed use, residential neighbourhood that links the hillside with the existing Village. The neighbourhood is to be composed of a broad range of single family and multi-family housing units, neighbourhood commercial services, an elementary school, a community playfield, and an integrated network of parks and trails providing connections to Pemberton’s village centre and to the backcountry. The information and policy directions contained within the Benchlands Neighbourhood Concept Plan shall be directly referenced in any future amendments, rezonings or development permits.</i>

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### 3. Neighbourhood Concept Plan Designations

The Neighbourhood Concept Plan has been incorporated into the Village of Pemberton’s Official Community Plan. Key policy directions of the NCP were added to the Official Community Plan in 2013, and indicated that the information and policies be directly referenced in any future amendments, rezonings or development permits. The OCP policies highlight the Benchlands’ key land use, connectivity, servicing and phasing considerations:

- total of 503 units, both single family (with secondary suites) and multi-family homes
- 5% of the housing dedicated to community housing (to be achieved through density bonusing)
- site design will include a public common with park and neighbourhood commercial, with higher density housing clustered in this area
- joint elementary school and neighbourhood park, with a community playfield
- series of public nature parks on the three landmark knolls and provide active and passive recreation opportunities, protect environmentally sensitive areas, preserve view corridors, reduce the visual impact of development and support wildlife movement.
- smaller neighbourhood parks throughout
- comprehensive network of recreation trails
- Hillside Street Standards to reduce the physical and environmental impact streets



- proposed collector loop street linking individual neighbourhood clusters while protecting existing neighbourhoods from an excessive increase in through traffic.
- rear lanes to eliminate driveways, strengthen visual prominence of street fronting homes, and direct cars to rear of property.
- pedestrian oriented neighbourhood centre
- potable water system, gravity sanitary sewer connection, storm water management system to simulate pre-development conditions using detention ponds, utility services including underground hydro, telephone, cable and gas (although there is not gas line service to Pemberton)
- be a vibrant and safe neighbourhood, sustainable initiatives related to housing, transportation, environmental management, fire hazard mitigation, and hillside development management.

The NCP identified several directives for the realization of the development considering the diverse and changing land ownership, it has been anticipated that the development of the Benchlands will take place over many years and therefore there should be flexibility in the implementation, specifically:

- collaboration among landowners and the Village of Pemberton will be required, particularly in the preparation of Development Servicing Agreements.
- policy recommendations are made for implementation tools and mechanisms specifically related to land use, urban design, environment, and transportation.

## 5. Current Zoning

As mentioned, the Nkwúkwma lands are currently zoned (Zoning Bylaw No. 832, 2018) as follows:

<b>Block I, DL 202</b>	<b>R-1 Residential One</b>
<b>Block A, DL 8556</b>	<b>Permitted Principal Uses:</b>
<b>Block L, DL 202</b>	Dwelling, Detached
	<b>Permitted Accessory Uses:</b>
	Bed and Breakfast, Home Occupation, Secondary Suite, Short-Term Vacation Rental
	<b>Min. Lot Size:</b> 700 m <sup>2</sup>
	<b>Min. Lot Width:</b> 18 m

Although the Neighbourhood Concept Plan anticipated a primarily single-family development, the proposed mid-size and small lots would not be in accordance with the minimum lot size and width of the R-1 Residential One zone. At early preapplication meetings with the Village, it was understood that a mix of residential housing forms and densities was preferable as evident in this development application focusing on affordable options. This development application considers a range of residential uses, together with the trails, parks, utilities and open spaces.

## 6. Housing Needs

The OCP is required to ensure that there are sufficient lands designated within municipal boundaries for future housing needs. At the time of the OCP's adoption, Pemberton would need approximately 130-260 new residential units during the next five years (2014-2019) at a annual growth rate of



approximately 1-2%. BC Stats have more recently projected Pemberton’s annual growth rate between 2016-2019 was approximately 2.25% which would require closer to 300 units. It appears that the projections were consistent with local demand and the new residential supply (source: Village of Pemberton Development Services Department, Feb 2021).

Year	Single Family	Suites/Carriage/ Aux Units	Manufactured	Multifamily	Total
2014	1	0	0	0	1
2015	3	3	0	0	6
2016	6	4	6	45	61
2017	7	3	1	0	11
2018	48	15	0	45	108
2019	9	2	0	4	15
2020	16	9	2	0	27
2021	<u>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>3</u>
TOTAL	92	37	9	94	232

Local real estate reporting (WREC January 2021) indicates that even with the pandemic the housing market in Pemberton is stronger than ever. In 2020 the total value of transactions in the valley exceeded 135 million dollars (increase by 40%). The reports indicate that the most popular unit was single family despite the limited number of new listings (resulting in values increasing 22% largely due to the strength of the single-family market). The report states that *“demand and price appreciation can be attributed to increased public awareness of the area, low interest rates, Covid factors similar to those influencing Whistler, and value as compared to Whistler for workers in the local economy”*. The report indicates *“strong interest in Tiyayta, and Sunstone and for any new condo/townhouse developments offered. Pemberton will continue to see increasing demand for real estate.”*

The Village completed the *Age-Friendly (Seniors) Housing Needs Assessment* in 2019. The report indicates that in April 2019, *“provincial regulations now require local governments to complete housing needs assessments for their communities by April 2022 and every five years thereafter. As a basis for determining current and projected housing needs, local governments are required to collect approximately 50 kinds of data”* considering population, income, significant economic sectors and available and anticipated housing units. The reports are also required to identify the number of housing units required to meet current housing and anticipated housing needs for at least the next five years by housing type, key areas of local need, the number and percentage of households in core housing needs and extreme core needs and provide a standardized summary.

*Age-Friendly (Seniors) Housing Needs Assessment* defines affordable housing as: *“housing that a single person or household can afford to rent or purchase without spending more than 30% of their before tax income. For homeowners, these costs include mortgage payments, strata fees, mortgage and home insurance, as well as utilities. For renters, costs include rent and some utilities. The 30% measurement is a common standard for defining affordability nationally and provincially”*.

The Village of Pemberton has identified that the implementation of the *Affordable Housing Plan* as a top strategic action in 2020-21. In March 2020 Council endorsed *the 2020-2021 Affordable Housing Work Program*, which identifies policy development and other opportunities for the delivery of needed housing. The first initiative is the completion of a *Housing Options Study* that will report to



“Council describing a range of housing options, with an accounting of possible impacts and an analysis of the community tolerances for each housing type” (source Affordable Housing Work Program March 10, 2020). The *Options Report* has been prepared and includes the following:

- accessory dwelling units/carriage,
- lock off suites in townhomes,
- tiny homes
- duplexes,
- suites in duplexes,
- 3-4 plexes and
- low rise apartments.

The municipality is now turning to updating the OCP, based on affordable housing needs.

The application introduces three size ranges for single family homes, suites, duplexes, townhomes and apartments. The applicant will also consider the other housing options that may be possible as recently identified in the Village’s Options report.

## 7. Agricultural Land Reserve

The subject lands are not within the designated Agricultural Land Reserve. The Village’s OCP has designated agricultural buffer areas which comprise part of the NCP, but is not assigned to any of the property subject to this application.

## 8. Early Consultation

Skenkanem Developments believe early and often consultation is important for the proposed development and has therefore commenced discussion with Village staff, Council (Committee of the Whole), stakeholder groups (trails groups and adjacent land owners), the Lil’wat Nation and Pemberton community. The following provides an overview of the outreach to date:

DATE	VILLAGE	PROVINCE	LIL’WAT	COMMUNITY
March 2016	First contact with Village staff (asking for details on the NCP, zoning, etc)			
Spring 2016		Discussions with the province on the land sale		
May 2016			Chiefs and Council endorsement of land acquisition for development	
Fall 2016		Provincial staff Letter of Interest to pursue lands sale to Lil’wat Nation	Community Open in Lil’wat, describing the Project	



DATE	VILLAGE	PROVINCE	LIL'WAT	COMMUNITY
Nov 2016		Province reviews letter of interest		
Feb 2017		Crown Land Acquisition and Development request to province		
March 2017	Meeting with Village staff and provincial Crown land rep	Initial meeting with Village staff and provincial Crown land rep		
April 2017	Initial meeting with Mayor about purchase/development			
May 2017	Met with senior Village staff and Village engineering consultant			
June 2017	Council workshop about existing Neighbourhood Concept Plan and plans for development in the future			
August 2017		Decision has been made by the province to proceed with this Crown land disposition project (moving ahead with preparing the land value and offer to purchase)		
June 2018	Met with Village staff and engineer considering servicing costs			
Nov 2018			Community Open House	
April 2019	Met with Village planner			
May 2019		Purchase Agreement signed.		
August 2019	Initial Meeting with Village staff since offer to purchase, outlined proposed process to rezoning			
Sept 2019			Lil'wat Business Group Site Visit (arch site and areas of concern)	Met with adjacent property owners
Oct 2019	Meeting with Skénkenam Development Team and Village Staff		Chiefs and Council Site Visit (including arch site and AOC)	



DATE	VILLAGE	PROVINCE	LIL'WAT	COMMUNITY
Nov. 2019			Community Open House	Met with adjacent property owner
Nov 2019 & Dec 2019	Meeting with Skénkenam and Village planning contractor			Met with PVTA and PORCA
Feb 2020	Meeting with Skénkenam Team, Village professionals and consultants			Met with adjacent property owner
March 2020				Advertise and held Public Information Meeting  Nkwúkwma Facebook Page posted with survey
April 2020		Purchase Agreement extended due to Covid-19		
Sept. 2020		Purchase Agreement extended due to contaminated site findings		
Jan. 2021		Purchase Agreement extended to further understand implications of contamination		
Feb. 2021	Meeting with Skénkenam and Village professionals + planning consultant			

The project took a pause first due to the pandemic, and then later to quantify the extent of the gun/rifle range contamination. It is the intent to provide an extensive community outreach program as the development application goes through review by the Village including a second public information meeting and the statutory public hearing. Additional approaches will be applied, given the challenges Covid restrictions on public engagement and comment. An Communications Plan was prepared in 2020 and is attached as [Appendix A](#). This will be updated for the next phase of the outreach.





## 9. Lil'wat Traditional Territory and Reconciliation

In 2010, the Village of Pemberton and Lil'wat Nation signed a *Protocol Agreement* that “recognize and acknowledge that the Lil'wat Nation asserts aboriginal title to all lands within its traditional territory”, and that by “building a government to government relationships will create a level of certainty for our respective communities and jurisdictions and ensure an important dialogue to improve the quality of life for all residents”. A key component of the *Protocol Agreement* is coordinated land use planning and management.

Lil'wat Nation's Traditional Territory encompasses close to 800,000 ha of land resources, of which includes the subject lands known as Nkwúkwma (“upstream”). These unceded lands, include significant archaeological sites, which further confirms the Lil'wat traditional use of the lands.

The Village's Official Community Plan further encourages dialogue and collaboration with the Lil'wat Nation supporting joint interests. The Nkwúkwma neighbourhood has and will be integrating the Indigenous land use approaches into its principles, design and development.

*The first contact the Lilwat7úl had with Europeans was in 1793 when Alexander Mackenzie made his overland journey to the Pacific Ocean. Over the next two centuries traders, miners and settlers arrived in Lilwat Territory. As the colony of British Columbia prospered, the Lilwat7úl, like other First people, were systematically stripped of their lands, rights and resources. Eventually, the people were restricted to 10 tiny reserves totally 2,930 ha or .004 per cent of Lilwat Traditional Territory. Source: Lil'wat.ca*

## 10. Economic Impact

The proposed development activities include the land purchase, civil servicing and the construction of the initial phases of single family and multifamily homes. These activities will create direct employment in the project as well as indirect employment for area businesses. The creation of employment will aid in the economic rejuvenation in the Sea to Sky region, as the Lil'wat and surrounding areas work towards economic recovery from the pandemic.

The estimated cost of the Phase 1 activities alone is approximately \$27.5 million (minus land) and will be completed within 5 years. The initial phase will also likely have off-site infrastructure improvements that will not only facilitate the new housing but also introduce employment for residents of the Pemberton valley who have also been hit hard by the Covid-19 restrictions. In particular, the new development will provide employment for local construction trades while boosting the retail, and the service sector. The development will also increase the property tax base and improve local services, including but not limited to roads, storm water drainage, water service, new parks and trails, FireSmart protection and community amenity contributions.

## 11. Climate Action

In early February 2021, the Village hosted a workshop on the municipal *Community Climate Action Plan*. At this meeting, “big moves” and strategies were discussed. Although the *Action Plan* is still a work in progress, the proposed Nkwúkwma neighbourhood will be interested to learn about the implementation approach, that may be incorporated into the development. The “big moves” consider:



**Transportation** - A complete zero-emission transportation system connects our communities and regions.

- Shift beyond the Car
- Electrify Passenger Transportation
- Decarbonize Commercial Transportation

**Buildings** - Our community's buildings are exceptionally energy efficient and powered, heated and cooled with 100% renewable energy

- Step Up New Buildings
- Decarbonize Existing Buildings

**Waste** - Our community diverts 95+% of its organics from land fill and captures at least 75% of the landfill gas, with maximum value possible

- Close the loop on waste

In considering the new development, many of the community's comments/directions maybe considered through the planning approvals process, in particular:

- Close proximity (walkable) to Downtown
- Ground oriented multifamily buildings
- Use of renewable resources
- Beautiful and positive buildings that deliver high quality living and works spaces for inhabitants
- Prioritize people over cars
- Energy efficient buildings and infrastructure
- Efficient use of existing spaces (flexible zoning)
- Community gardens
- Active transportation
- Proximity to reduce the need town a vehicle
- Increasing transportation accessibility
- Safe comfortable and convenient bike routes
- Comprehensive bike lanes separate from roads
- Prioritizing pedestrian connections
- Remote working/flexible design
- Transit service potential

Skénkenam will continue to follow *the Community Climate Action Plan* initiative and work with the Village to provide a development that addresses the community's sustainability goals.



## 12. Development Proposal

The initial phases of the Nkwúkwma on the Benchlands provide a updated design for the planned neighbourhood that reflects the housing needs of the Pemberton area, while considering the sensitive terrain, the natural environment and sustainability development. The proposed subdivision layout has resulted from extensive investigations and planning to provide a well designed neighbourhood.

### a. Updating the Neighbourhood Concept Plan Inputs

As noted, the original NCP was approved by the Village in 2008, and while the terrain of the lands has not changed, new or additional information was needed to ensure the directions for the development were appropriate for the community moving forward.

In the fall of 2019, Lil'wat and their development partners retained an extensive consulting team to update the information contained within the Neighbourhood Concept Plan, specifically:

- Ekistics (Planning and Architecture)\*
- InterCAD (Civil Engineering)\*
- Kontur (Geotechnical Engineering)
- Howes Technical Advantage (Transportation)
- Cascade Environmental Resource Group (Environment)
- Lil'wat Nation/Arrowstone (Archaeological Research)
- Rollo and Associates (Market Absorption)

*\*original NCP consultants*

The consulting team then proceeded to undertake a detailed review of the site, which included an updated analysis of: aerial photos, topography, landforms, slopes and aspects. This data was then combined with the geotechnical hazard information, environmental sensitivity, archaeological findings, and current site conditions to create a site constraints plan.

It is important to note that this updating information considers all six of the parcels being transferred from the province to the Lil'wat Nation, although only the three most eastern parcels are part of this development application.

### i. Land Planning:

Ekistics compiled the information and prepared the following updated maps:

- Figure 2 - Aerial
- Figure 3 - Landform
- Figure 4 - Slope
- Figure 5 - Aspect

The analysis has also been incorporated into a three dimensional overlay, providing a greater visual understanding of the lands. This will be provided to the Village in digital form.



## ii. Geotechnical

The assessment that was prepared by Kontur: *“observed potential of naturally occurring geologic hazards, including locations of potential hazards, options as to the nature of the hazard, consequences and influence areas for the identified potential hazards”*. In particular the assessment focused on rock instabilities, rockfall, snow avalanche, debris flows/torrents and flooding. [Figure 6](#) provides a map illustration of the findings.

The complete report is attached as [Appendix B](#) and has informed the Development Constraints map. It is the intent that Nkwûkwma will undertake the required mitigation works to the Eagle Drive access, as previously determined by the Village.

## iii. Environmental

The environmental consultants prepared both an Initial Environmental Review (IER) and a preliminary Riparian Assessment Area assessment. The site is relatively un-developed and forested, except for two water reservoirs, an access road and walking/biking trails. The IER considered the existing environmental conditions (physical, terrestrial, and vegetation) and provided the biogeoclimatic zone classification and terrestrial ecosystem mapping. As well, rare and endangered ecological communities; wildlife and wildlife habitats; valued ecosystems, aquatic environment; socioeconomic and other undertakings in the area were recorded.

The report provided baseline conditions and identified potential environmental constraints. The IER then included conclusions and recommendations including additional investigations related to a screech owl nest survey, RAR assessment (completed), rare and endangered plant and wildlife surveys (little brown myotis and sharp tailed snake), as well as construction management and landscaping guidelines.

The IER is attached as [Appendix C](#) and has informed the [Development Constraints Map](#).

The environmental consultants also prepared a preliminary Riparian Area Regulations (RAR) Assessment which provided a Detailed Assessment methodology related to Pemberton Creek and three unnamed watercourses.

The RAR Assessment and map are attached as [Appendix D](#) and has informed the Development Constraints map.

## iv. Archaeology

A Preliminary Field Reconnaissance was prepared for the subject lands by the Lil'wat Nation/Arrowstone Archaeological Research and Consulting under the provisions of the Lil'wat Heritage Investigation Permit. The site work identified eight (8) Areas of Concern including a Pictograph Site for all six parcels as shown in [Figure 7 - Archaeological Areas of Concern](#).



#### **v. Site Contamination**

As previously noted, a portion of the lands purchased by the Lil'wat Nation was utilized as a rifle and gun range until the early 2000's. The current land development application, however, does not include any lands subject to this contamination. None of the Schedule 2 uses are present on the lands subject to this application as noted in [Figure 8 - Contamination Areas](#).

#### **vi. Market Assessment**

The applicant retained Rollo and Associates to prepare an Absorption Study for the Nkwúkwma Benchlands. The initial study was undertaken in 2017 at the request of the provincial government and then in advance of the public information the report was updated to reflect the conditions in 2020. The 2020 study is attached as [Appendix E](#).

The report considers the housing demand (population, age groups), housing supply (maintainers and new demand) and then forecasts the absorption. This report was also prepared for all three phases of potential development, while this submission only considers 267 units (450+ units for build up). The report considers both medium and low growth scenarios, below the medium growth trend is highlighted:

- 9 – 19 single family homes can be absorbed per year (7-16 years or 2030-2039)
- 4 – 13 ground-oriented multi units can be absorbed per year (9-29 years or 2032-2052)
- 1 – 3 apartment units can be absorbed per year (13-40 years or 2036-2063)

Subject to the unit type Phases 1 and 2 will have an average absorption of approximately 13-15 years or 2036-2038. Given the recent reports from local real estate companies, however, this seems conservative.

#### **b. Site Constraints and Development Potential**

[Figure 9 - Site Constraints Plan](#) incorporates all the technical findings from the existing site conditions (and also includes current recreational trails).

The information contained within the [Site Constraints Plan](#) provided the basis for [Figure 10 – Development Potential Plan](#) which effectively identifies those area that have good development potential, constrained development potential and no development potential. The Development Potential Plan provided the template for the preparation of the Development Plan.

#### **c. Public Information Meeting/Survey**

On March 11, 2020 two public meetings were held with the community to introduce the Nkwúkwma project. The format of the meeting included a presentation focusing on:

- Understanding the Land
- Project Team
- Updating the Neighbourhood Concept Plan
- Growing Smart (Why grow? Why here? Why now?)



- A Sustainable Community
- Technical Findings
- Housing Diversity

Those in attendance asked questions about the development lands and provided additional comments and directions related to housing mix, site constraints/opportunities, community amenities, and neighbourhood impacts. Comment sheets were also provided as well as an online survey. The Findings of the meeting are outlined in Appendix F and consulted in the preparation of the Proposed Development Plan and this development application.

#### d. Proposed Development Plan

Figure 11 - Development Plan proposes a mixed density residential neighbourhood for the 31.2 ha (77.1 acres) of land, that follows two benches within the site. The development will be serviced by a main arterial road which will later connect provide a looping road accessing subsequent phases.

As evident in the NCP and update technical analyses, the subject lands have various constraints that limit the development potential. Below is a table that compares the land use as outlined in the NCP with Nkwûkwma development proposal. Note that the NCP considers all phases of the project, yet the proposal only considers three phases, regardless this comparison provides a sense that the land use mix is not only consistent but provides for more open space.

Proposed Land Use	NCP (all phases)	Skénkenam Development
Residential + Development Reserve	50.4%	41%
Public Natural Areas	20.6%	10%
Elementary School	1.2%	0%
Community Playing Field	1.6%	0%
Civic and Infrastructure	0.4%	1%
Parks (Nature and Active)	11.7%	37%
Streets and Lanes	12.0%	11%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>



### i. Residential Uses

The project includes a mix of residential densities as shown in the table below:

	No. of Units	% Mix	Min Frontage (m)	Avg Lot Size (m2)
Large Single Family	24	9%	18	630
Medium Single Family	40	15%	15	525
Small Single Family	47	17.5%	12	420
Dupexes	24	9%	11 (per side)	330 (per side)
Townhomes	92	34.5%		
Apartments	40	15%		
<b>TOTAL</b>	<b>267</b>	<b>100%</b>		

The units per hectare (acre) is approximately 8.56 (3.5 upa), as the constraints to the development site provide undulating terrain with open spaces, trails and parks flowing between residential pods.

Figure 12 - Lot and Housing Typologies provides more detail on the layout of the proposed residential uses.

### ii. Commercial/Flexible Uses

The 2008 NCP included a 400 m<sup>2</sup> site for neighbourhood commercial uses, such as a corner store or café. At this time the development application does not specifically include or exclude a commercial or community use, but propose that as the neighbourhood builds out, potential space could be accommodated in the apartment building (Phase 2B). It is recommended that the zoning be flexible to consider such a commercial or community use space that services the immediate neighbourhood, and considered at the time of the apartment building's Development Permit approval. It is not the intent that the space be programed to be a destination from outside the Benchlands.

### iii. Elementary School and Playing Field

The 2008 NCP provided a site for an elementary school and community playing field. In discussions with School District #48, the applicant was advised in a letter dated March 13, 2020 (attached as Appendix G) that the School Board no longer requires the designated 1.2 ha school site. The letter indicates that although the District has no interest in the school site, they may be interesting in the allocation of building lot(s) to support the Pemberton Secondary School residential construction program. It is understood that the dedication of such lands for this purpose could be considered under the community amenity contribution of the development.

At the public meeting, most in attendance indicated that the type of recreation provided in the neighbourhood should embrace the existing trails and unique environmental conditions (it was felt that The Ridge/Sunstone had addressed the playing field node). In



addition, there was emphasis on ensuring access to existing trails, retaining and upgrading trails (with a focus on intermediate + kid friendly options). There was also a stated need for trailhead improvements, such as parking, washrooms and facilities (tools, bike wash). The site was not considered to be suitable for formal playing fields but open spaces and trails.

#### **iv. Parks and Open Spaces**

The current proposal has identified parks and open spaces as natural areas. Figure 11, the Development Plan also designates the proposed parks and open space. The park locations have balanced the recreation needs of the neighbourhood together with amenities for the greater community. Further community consultation and Indigenous planning principles will inform the plan for parks and open spaces considering the natural terrain, existing trails, archaeological areas and development parcels.

There has also been stated interest in a tobogganing hill and outdoor skating rink (perhaps on the stormwater drainage pond in Staehli Park).

#### **v. Trails and Non-Motorized Circulation**

At this time the proposed trail network has not yet been established as it is the intent to work with the Village and trail interests to provide recreation and commuting trails that work with the terrain and meet the needs of the community.

Through the public information session, the following comments were received about trails and connectivity:

- Retain and improve Fat Tug access, and Lower Fat Tug
- Provide new blue and green trails
- Retain existing kid friendly/learning trails
- Recognize existing trails for off-leash dog walking
- Provide trailhead improvements (parking, washroom, tools, and water)
- Provide easier grades in accessing the trails throughout Benchlands

The community also identified a desire to have commuting pedestrian and bike trails (Valley Trail type) throughout to the neighbourhood to provide separation between vehicles and bikes/pedestrians. These separated trails can be established with input from the Village and community trail users through the planning process.





## vi. Lil'wat Archaeological Areas and Indigenous Planning Principles

As indicated in the Preliminary Field Reconnaissance, there are eight (8) areas that need additional investigations to determine the presence of archaeological. **Figure 13 - Development Archaeological Areas of Concern** indicates that there are sites within this development application.



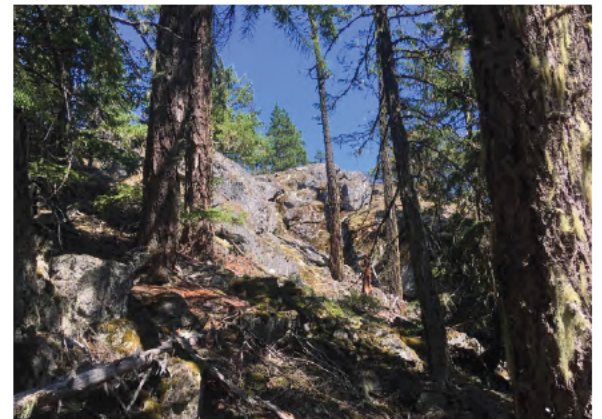
**AO 1** - A floodplain bench above the left (north) bank of Pemberton Creek, south of the Waterfall Trail.



**AOC 10** - consists of a large, very prominent rock outcropping with a southeast view of the Pemberton Valley.



**AOC 9** - Newly identified archaeological site Benchlands-T1, a rock shelter with an associated pictograph panel.



**AOC 11** - A prominent rocky knoll/bedrock outcropping with multiple ledges and a view to the southeast of the Pemberton Valley.

As part of the purchase, an archeological covenant will be registered on title. As these lands are the Traditional Territory of the Lil'wat Nation, the design and layout of the parks, natural and protected areas as well as the design of the housing sites will reflect Indigenous planning principles (for example valuing people, stories, ceremonies, and two-eyed seeing for the benefit of all). This will recognize Lil'wat's sacred histories, embracing recognition and reconciliation.

*One eye the strengths of Indigenous knowledges and ways of knowing, and the other eye the strengths of Western knowledges and ways of knowing ... and learning to use both these eyes together.*



The Lil'wat Nation Land Use Plan outlines Management Direction for Land Development as below (Lil'wat Land Use Plan, p53 accessed at <https://lilwat.ca/wp-content/uploads/2015/03/LLUP-Phase-1-August-2006-FINAL.pdf>)

**8.6.2 Management Direction for Land Development**

<b>Management Direction</b>	<b>Strategy</b>
<i>Undertake land development that minimizes environmental disturbance.</i>	<i>Ensure that all Lil'wat Nation development is sustainable, and adheres to such concepts as Smart Growth and low impact design.</i>
	<i>Oppose land development that leads to sprawl, inefficient use of land, and dependency on motor vehicles.</i>
	<i>Seek to develop communities that focus on mixed use, pedestrian-oriented, and attractive designs.</i>
	<i>Plant native vegetation in land developments</i>
<i>Undertake culturally appropriate land developments</i>	<i>Locate developments away from culturally sensitive sites</i>
	<i>Ensure barriers to cultural sites are not created as a result of new development.</i>

**e. Engineering Report – Road Access and Site Servicing**

Attached as **Appendix H** is the **Development Servicing Report** prepared by InterCAD. This firm was also the company that prepared the servicing report for the NCP and considers the road network, water distribution and demand, sanitary sewer demand and flow, and stormwater management.

The required fee has also been included in the application package to undertake the required servicing modelling for off-site improvements. The servicing report will consider these off-site improvements once the existing capacity and new infrastructure is determined.

In addition, Ekistics has prepared proposed concepts for the Road Cross-Sections, recognizing Hillside standards, which are attached as **Figure 14**. The main access road would be a public road, whereby the local roads could be strata roads. It is the intent that the road network will accommodate transit use (turnaround), in short and long term.

**f. Traffic Impact Assessment**

A draft **Traffic Impact Assessment** has been completed by Howes Technical Advantage. The assessment has considered the existing scenario, background traffic, project traffic (trip generation, site traffic and site traffic distribution), future volumes and analysis. The report is considered draft until input on the Village has had an opportunity to review it. The report is attached as **Appendix I**.

**g. Phasing**

The NCP recognizes that the phasing of the project will be dependant on market conditions, housing demand and absorption. This development application only considers three parcels, due to information related to the existing contaminated sites. Phase 2 is not owned by the applicant and would need to be initiated by the respective property owners. The proposal considers two phases, each with three (3) respective sub-phases as shown in **Figure 15 – Phasing Plan**. The land uses reflect both the terrain available as well as trying to provide a diversity of housing products.

It is also the intent to phase the clearing, so that the existing character of the site will remain in tact until development is needed.

**h. Community Amenity Contributions**

The NCP also references community housing as a possible amenity, but this is subject to the Village’s current OCP and other policy directions (the NCP was adopted before Council approved the Community Amenity Contribution Policy). This rezoning submission, recognizes that there are certain characteristics on the property that could be unique amenities to the community for credit as amenity contributions. In addition, the applicant understands that a with a large multi-phased development there is an opportunity to make cash (per unit) contributions to a larger community amenity, such as an outdoor pool. A site has already been secured for a pool from a gift from the Den Duyf Family.

Schedule B of the Village’s OCP, lists amenity zoning priorities, which was prepared during the public consultation process at the time. It was the intent that the amenities listed be achieved through density bonusing provisions (community amenity contribution negotiations). It further states that some development may be more suited to certain amenities (given location or form of development) or alternatively cash contributions. Below is a listing of the priorities identified in the early 2000’s:

<b>Top Priorities</b>	<b>Medium Priorities</b>	<b>Other Amenities</b>
Arena	Curling Rink	Community Kitchen
Indoor Pool	Performing Arts Stage	Outdoor Skating Rink
Public Washrooms	Outdoor Pool	Public Use Airport Building
Parks	Seniors Centre	Squash/Racquet Ball
Trails	Regulation Indoor Gym	Bus Shelters
Agri-tourism	Seniors Housing/Care	Track
Affordable/Special Needs Housing		Public Shower Facility
		Indoor Tennis
		Campground
		Equestrian Stadium
		Clubhouse

In addition to these priorities there are also several opportunities to provide amenities on site such as additional trail improvements, off-site services (that benefit the greater community) and archaeological protection/recognition. The preference is to work with the Village of Pemberton

on a community amenity contribution program that is appropriate. The notes from the March 2020 Public Information Meeting have also identified other community amenities (Appendix F).

#### **i. Wildfire Management**

It is understood the the Village has a Wildfire Management Plan. The applicant will rely on direction from Village professionals with regard to any additional investigations or requirements during site development and/or protection of the neighbourhood.

### **13. Bylaw Amendments**

As noted , this development application requires an amendment to both the Official Community Plan and the Zoning Bylaw.

#### **a. OCP Amendment**

As indicated that proposed development application will require a minor amendment to the Official Community Plan particular to the land use map's designation of the school site and playing field. The OCP schedules also have fairly defined land use designations, (as well as trails, and parks) that should provide more flexibility to ensure that the proposed development meets community needs over time. In addition the OCP amendment should include an updated Lil'wat Cultural Sites (Schedule D), Land Constraints (Schedule F) and ESA's (Schedule K).

A draft amending bylaw can be provided on request.

#### **b. Zoning Amendment**

The lands are currently zoned R-1 that permits single family use. It is the applicant's preference to zone the property a Comprehensive Development zone that will permit flexibility in the location of the uses, but ensure the requested density. The proposed uses will include:

- Residential uses of single family (three sizes, the larger two (2) lot sizes permitting suites), duplexes (may consider suites in duplexes), townhomes (lockoffs), and apartments
- Commercial/Community Use Flex Use
- Parks and Open Spaces (active parks, natural protection areas, archaeological protectin areas, and natural areas)
- Utilities and Infrastructure (reservoirs, roads, etc), and
- Trails/trail heads



## 14. Application + Supporting Information

In accordance with Village of Pemberton requirements, the following documents are attached within Appendix J:

- Completed Application Form
- Certificant of Title (encumbrances provided upon request)
- Rezoning Fee Calculation
- Provincial Authorization
- Site Profile

It is understood that through the review process, the Village may ask for additional information.



## LIST OF FIGURES

- Figure 1. Location Plan
- Figure 2. Aerial
- Figure 3. Landform
- Figure 4. Slope
- Figure 5. Aspect
- Figure 6. Geotechnical
- Figure 7. Archaeological Areas of Concern
- Figure 8. Contamination Areas
- Figure 9. Site Constraints
- Figure 10. Development Potential
- Figure 11. Development Plan
- Figure 12. Lot and Housing Typologies
- Figure 13. Development Archaeological Areas of Concern
- Figure 14. Road Cross-Sections
- Figure 15. Phasing Plan

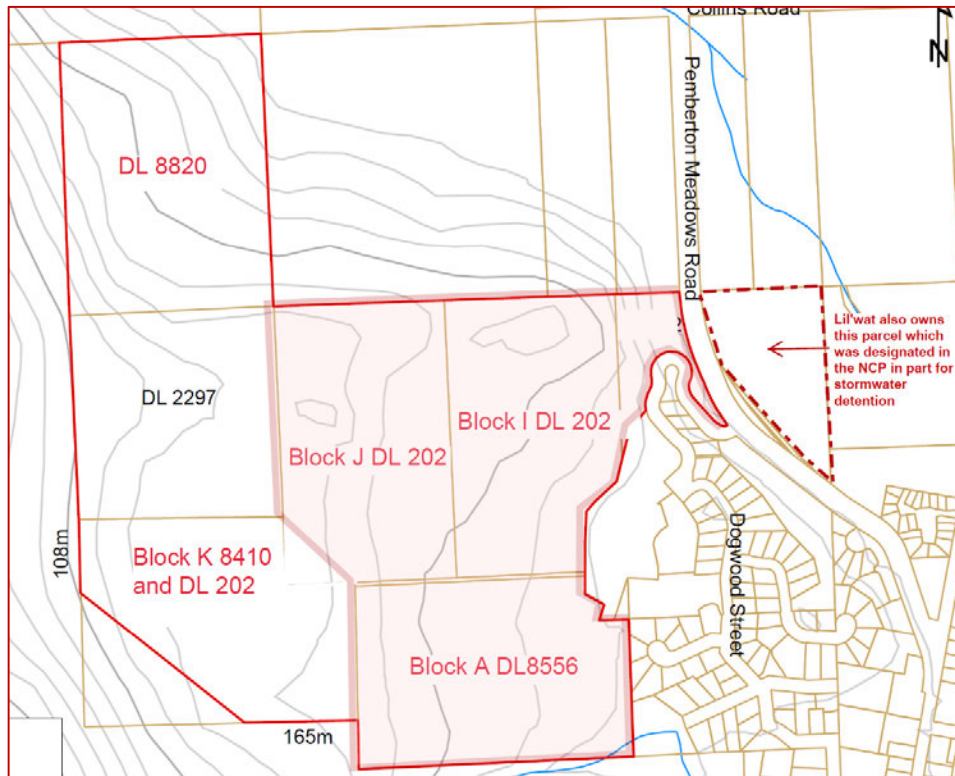
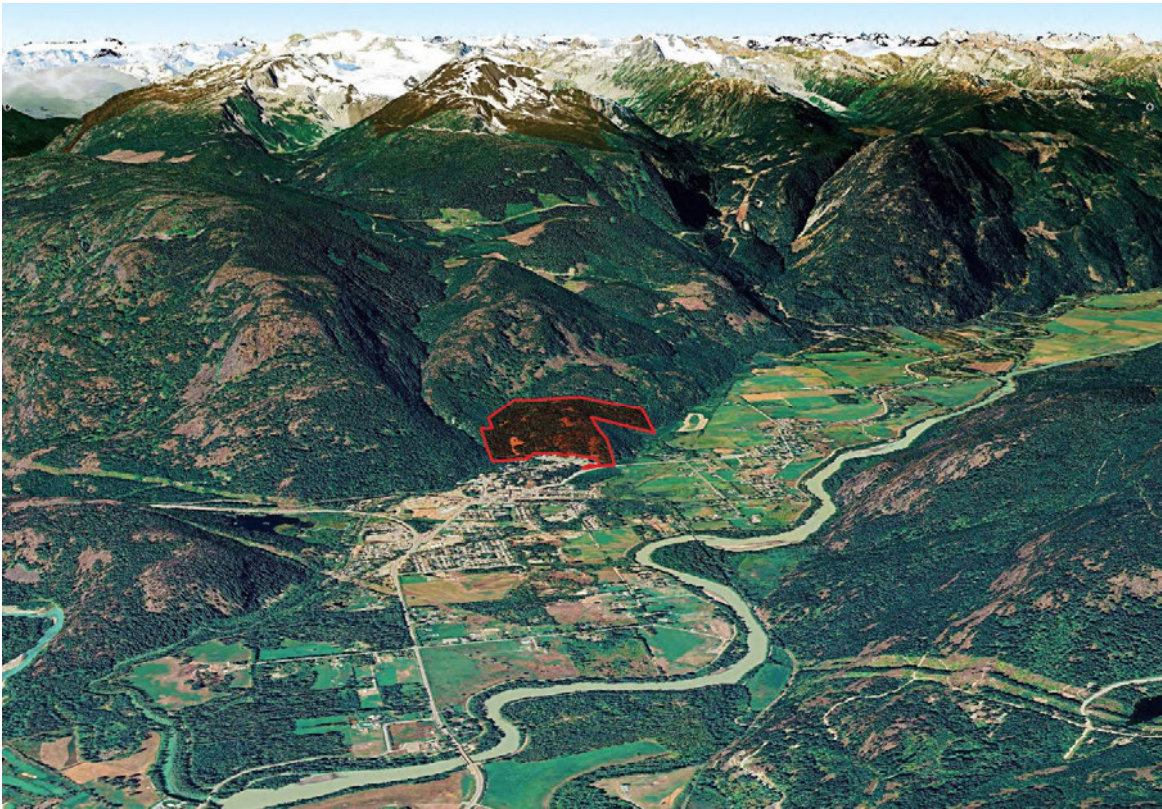
## APPENDICES

- A. Communications Plan
- B. Geotechnical Report
- C. Initial Environmental Review
- D. RAR Assessment and Map
- E. Market Absorption Study
- F. Public Information Meeting Findings
- G. SD#48 Letter
- H. Development Servicing Report
- I. Traffic Impact Assessment
- J. Application Form and Supporting Materials
  - a. Completed Application Form
  - b. Certificant of Title (encumbrances provided upon request)
  - c. Rezoning Fee Calculation
  - d. Provincial Authorization (pending\*\*)
  - e. Site Profile (pending\*\*)

\*\* both to be provided by March 15, 2021



Figure 1 – Location Plan



Legal Parcels

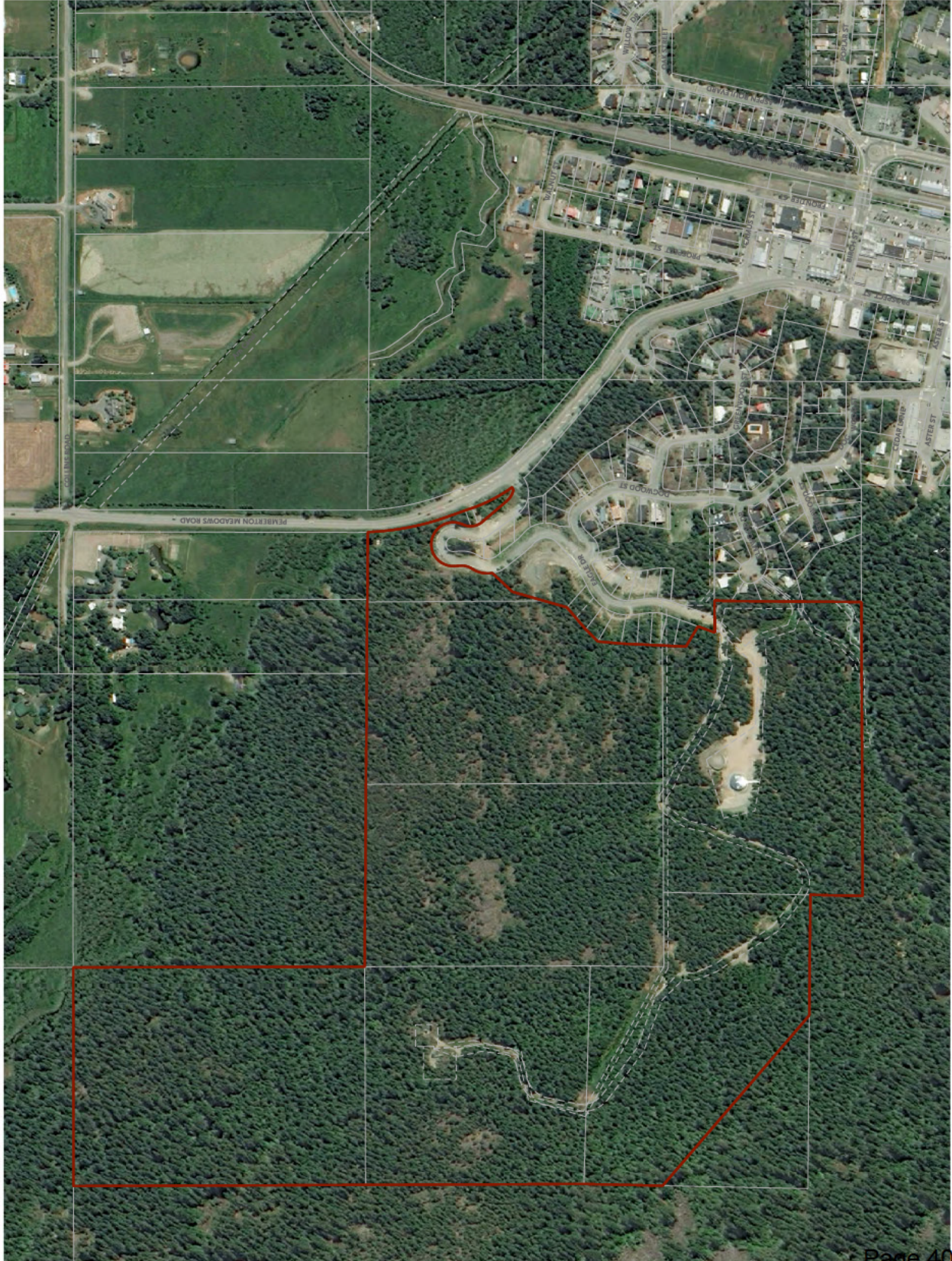


AERIAL ANALYSIS

LEGEND

- Site Boundary
- Legal Property Lines

DECEMBER 2019



EKISTICS

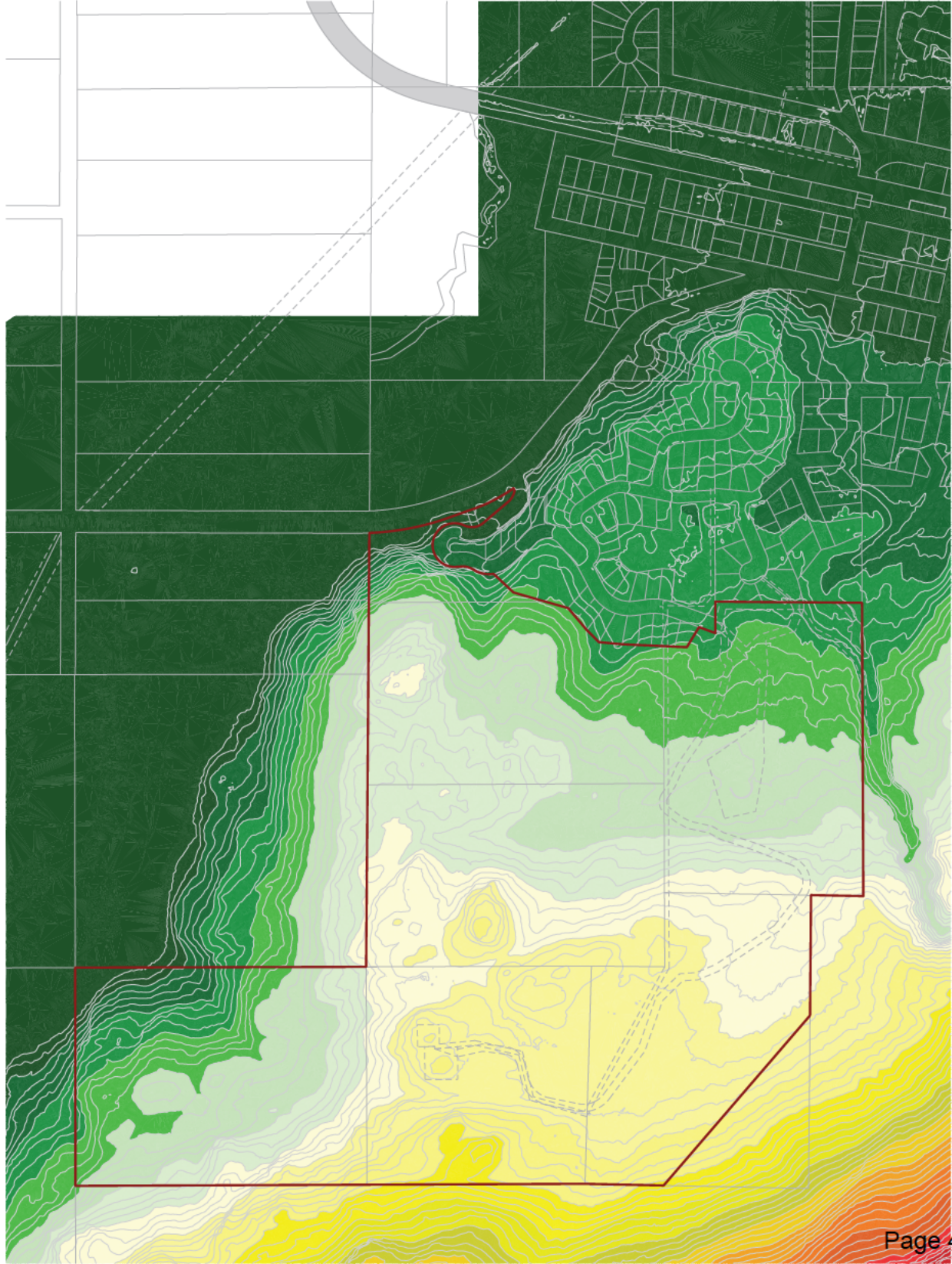




# LANDFORM ANALYSIS

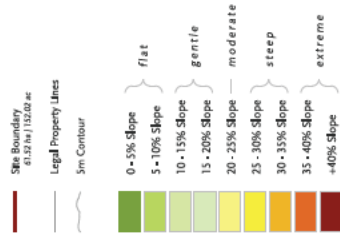
LEGEND DECEMBER 2019

- Site Boundary
- Legal Property Lines
- 5m Contour
- 540m - 560m
- 520m - 540m
- 500m - 520m
- 480m - 500m
- 460m - 480m
- 440m - 460m
- 420m - 440m
- 400m - 420m
- 380m - 400m
- 360m - 380m
- 340m - 360m
- 320m - 340m
- 300m - 320m
- 280m - 300m
- 260m - 280m
- 240m - 260m
- 220m - 240m
- 200m - 220m



SLOPE ANALYSIS

LEGEND DECEMBER 2019

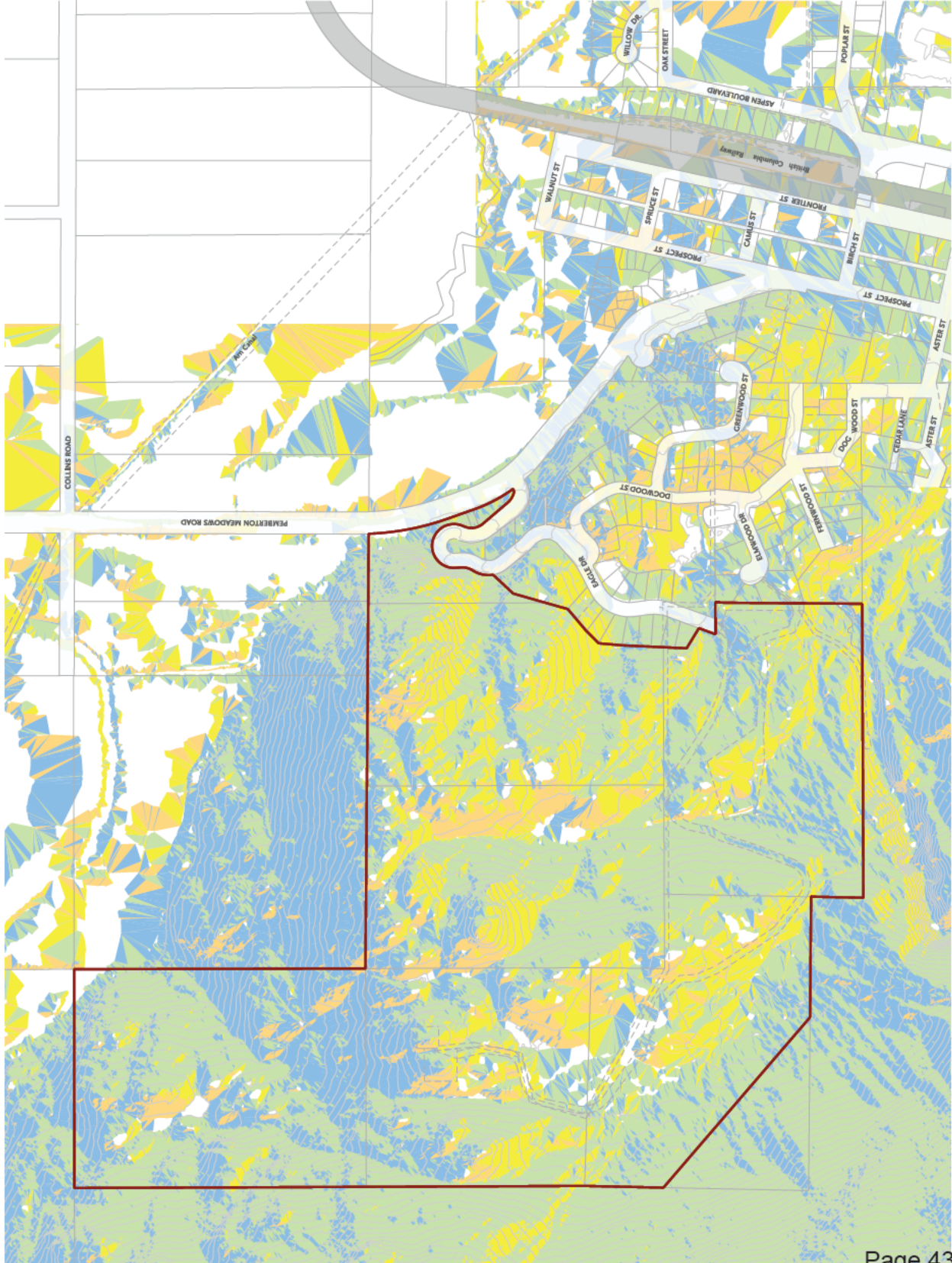




ASPECT ANALYSIS

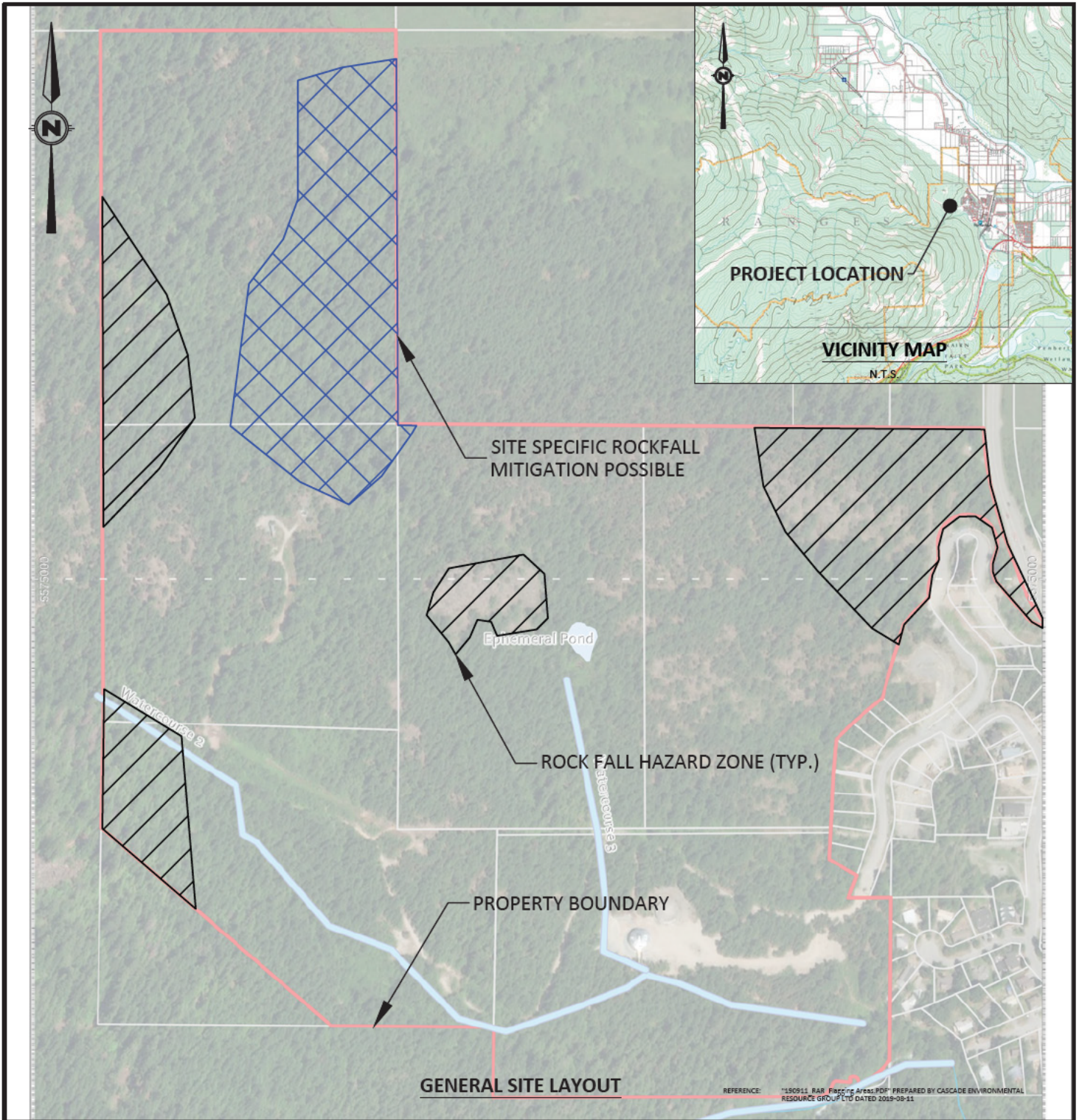
LEGEND DECEMBER 2019

- Site Boundary  
61.92 ha | 152.00 ac
- Legal Property Lines
- 5m Contour



EKISTICS

Figure 6



REFERENCE: "190911\_RAR\_Fireline Area.PDF" PREPARED BY CASCADE ENVIRONMENTAL RESOURCE GROUP LTD DATED 2019-08-11



Unit 65, 1833 Coast Meridian Rd., Port Coquitlam, B.C. V3C 6G5  
 t. +1 (778) 730-1747 | toll-free. +1 (833) 301-7575 | e. info@kontur.ca | www.kontur.ca

TITLE PRELIMINARY ROCKFALL HAZARD AREAS	DATE: 2019-10-23	PROJECT NO.: K-191204-00	
	SCALE: 1:5500	DWG NO.: FIGURE 1	
CLIENT BETHEL LAND CORPORATION	NO.	REVISIONS	DATE
	0	ISSUED FOR REVIEW	2019-10-23
PROJECT PROPOSED BENCHLANDS DEVELOPMENT PEMBERTON, B.C.			
	DRAFT: JL	DESIGN: -	CHECK: EGS

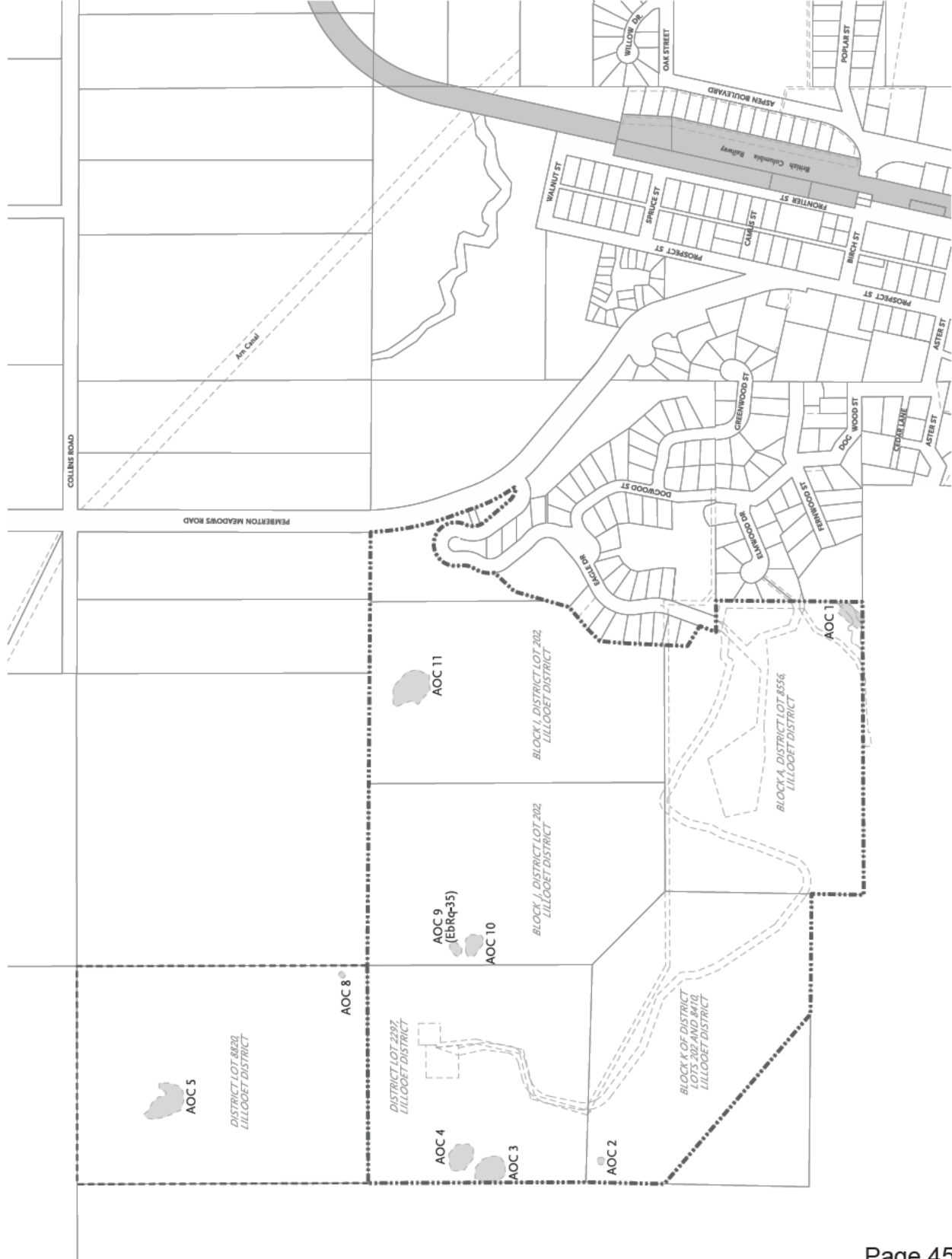
December 5, 2019 11:13:09 AM



ARCHAEOLOGICAL  
AREAS OF CONCERN

LEGEND FEBRUARY 2021

- Area of Study  
45.59 ha (112.54 ac)
- ▨ Wet Land in SUD  
11.50 ha (28.48 ac)
- Legal Property Lines
- - - Right-of-Way
- - - Property Legal Description
- /// OCC
- Archaeological Areas of Concern

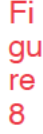


SCALE 1:5000



EKISTICS

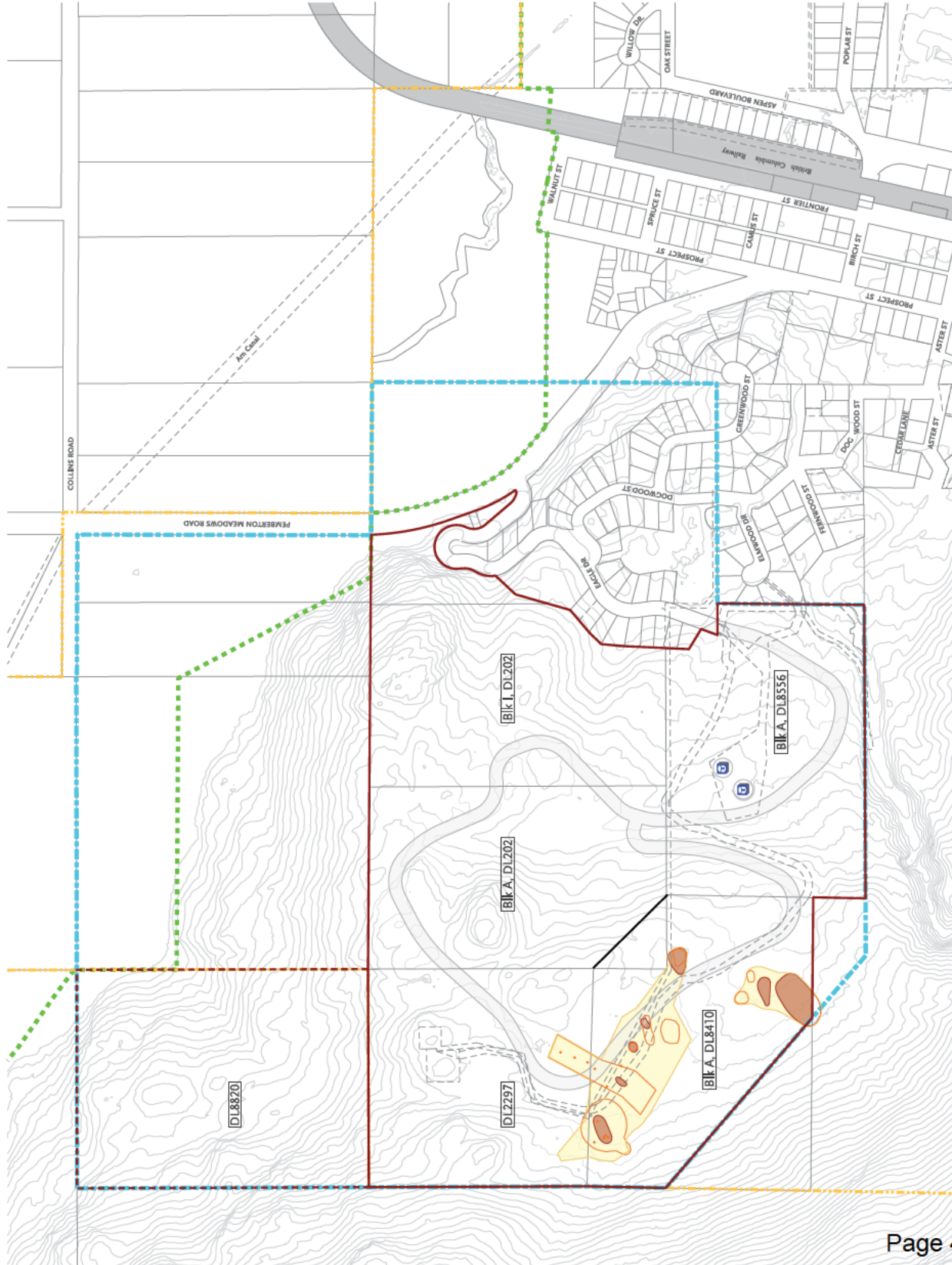
SOIL CONTAMINATION  
BY TYPE - SLR 2020



LEGEND SEPTEMBER 2020

- Area of Study  
45.9 ha / 112.54 ac
- Wast Land in SLR  
11.93 ha / 29.48 ac
- Legal Parcel Lines
- Legal Parcel Number  
DL2297
- Legal Estements
- ALR Boundary
- Village of Pemberton Boundary
- NCP Boundary
- 5m Contour
- Proposed Collector/Alignment
- Existing Water Reservoirs
- Soil Contamination Extent - SLR 2020

- SOIL CONTAMINATION EXTENTS BY TYPE - SLR 2020
- Lead Concentrations  
Greater Than CSR RL Standards
  - Copper Concentrations  
Greater Than 2000 mg/kg
  - Copper Concentrations  
Greater Than 200 mg/kg
  - Metals Concentrations  
Greater Than Applicable CSR RL Standards



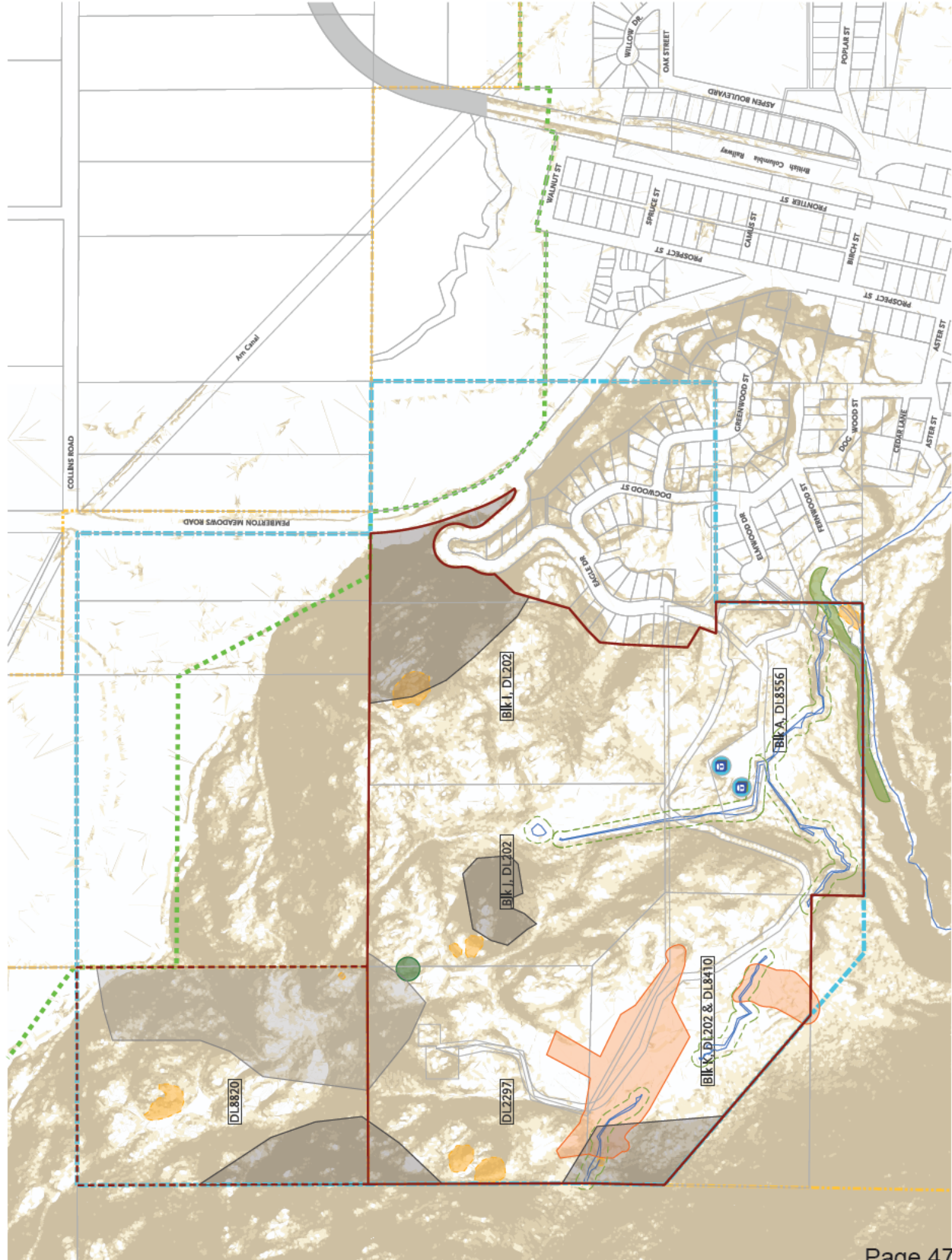
EKISTICS



SITE CONSTRAINTS

LEGEND MARCH 2021

- Area of Study  
45.59 ha / 112.54 ac
- - - Upland Land in SLRD  
71.89 ha / 28.48 ac
- Legal Property Lines
- 5m Contour
- ALR Boundary
- - - Village of Pemberton Boundary
- - - NCP Boundary
- Proposed Collector Alignment
- Existing Water Reservoirs
- 20 - 30% Slope
- 30 - 40% Slope
- +40% Slope
- Old Growth Douglas Fir
- Contaminated Sites
- Archaeological Areas of Concern
- Rockfall Hazard Zone
- Rockfall Mitigation
- Surveyed Watercourse
- 15m SPEA Setback
- 10m Recommended BAR Setback
- Pemberton Creek



SCALE 1:5000

200m

↑

ESTIKTICS

**1059 TI**  
**DEVELOPMENT  
POTENTIAL PLAN**

LEGEND NOVEMBER 2019

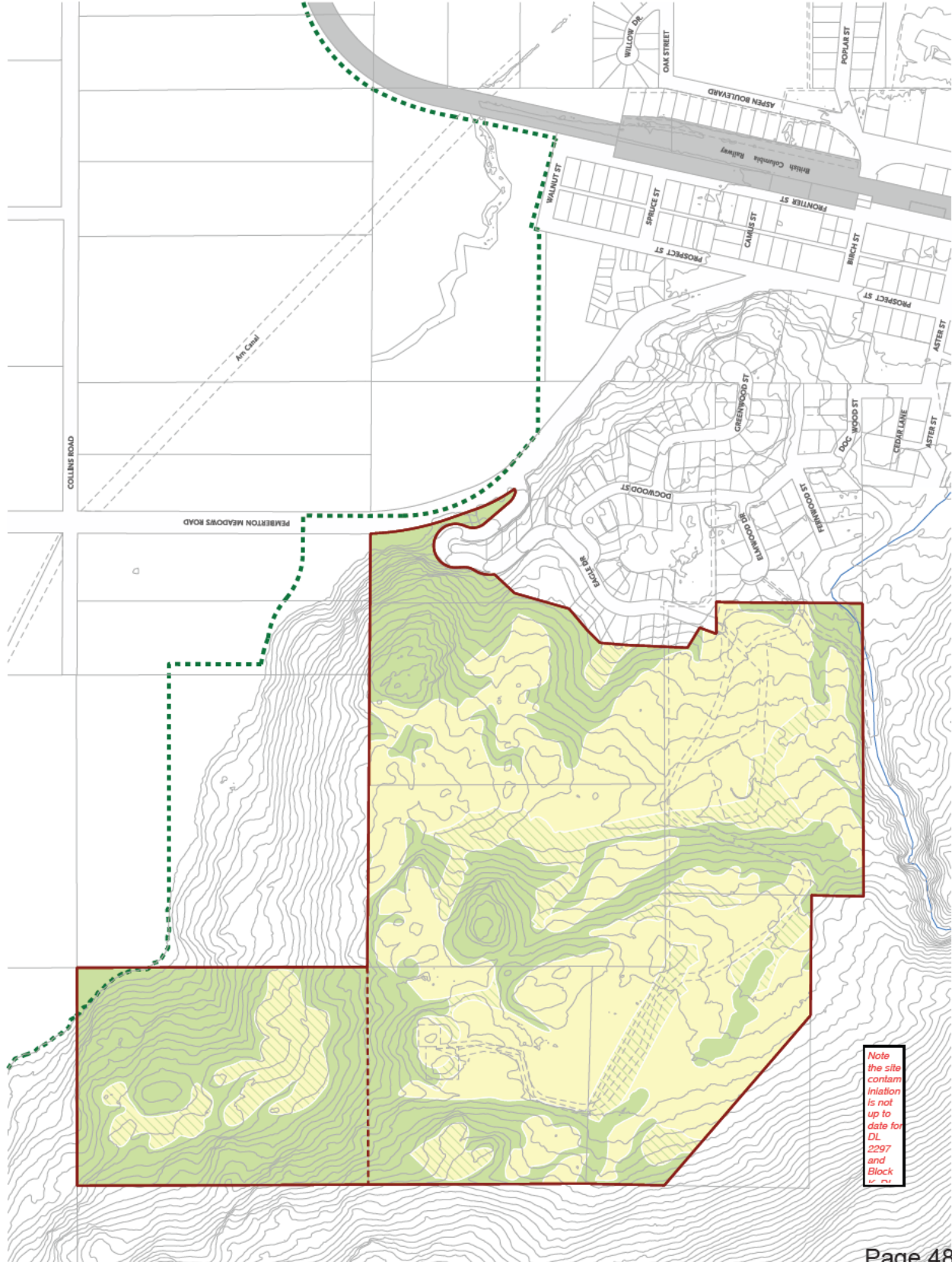
- Site Boundary  
61.92 ha | 152.00 ac
- Legal Property Lines
- 5m Contour
- ALB Boundary
- Pemberton Creek

**VILLAGE OF PEMBERTON LANDS**

- 51%  
Development Areas  
25.27 ha | 62.30 ac
- 12%  
Development Areas - Constrained  
3.81 ha | 9.45 ac
- 37%  
Non Developable Areas  
18.27 ha | 45.29 ac
- 100%  
46.99 ha | 116.24 ac

**SLURD LANDS**

- 20%  
Development Areas - Constrained  
2.42 ha | 6.00 ac
- 80%  
Non Developable Areas  
9.51 ha | 23.69 ac
- 100%  
11.93 ha | 29.68 ac



Note  
the site  
contain  
initiation  
is not  
up to  
date for  
DL  
2297  
and  
Block  
v. 01



DEVELOPMENT YIELD  
PLAN DRAFT V3.0

LEGEND JANUARY 2021

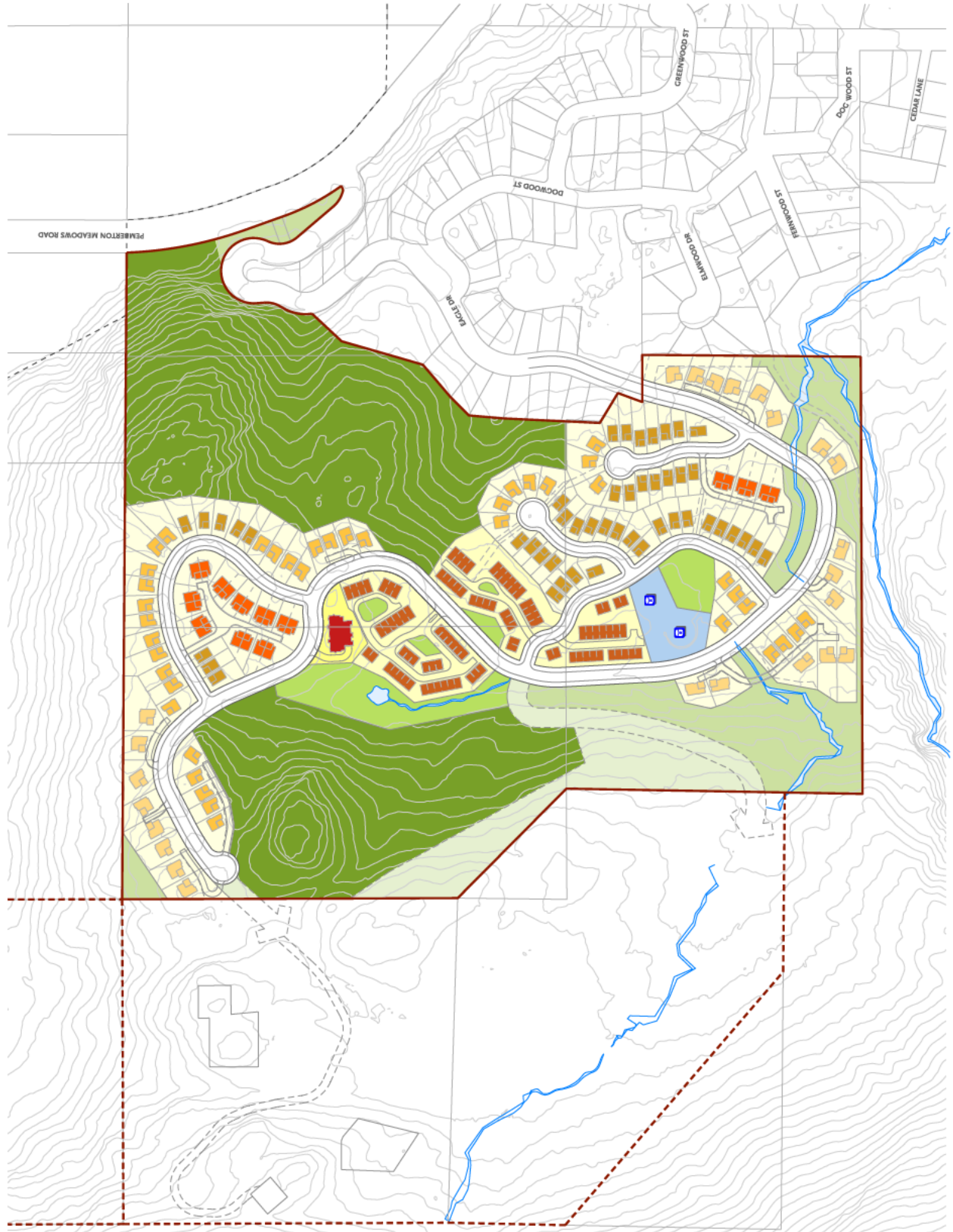
- Site Boundary  
31.23 ha | 77.37 ac
- Legal Parcel Lines
- 5m Contour
- ALB Boundary
- Surveyed + Realigned Streams
- Existing Water Reservoir

PROPOSED LAND USE - DRAFT V2.0

28%	Single Family Development Areas 8.67 ha   21.31 ac
6%	Strata Townhome Development Areas 2.09 ha   5.09 ac
1%	Apartment Development Areas 0.22 ha   0.54 ac
1%	Chic Infrastructure 0.37 ha   0.91 ac
3%	Neighbourhood Park 1.06 ha   2.63 ac
14%	Nature Park 10.29 ha   25.51 ac
10%	Natural Area 10.29 ha   25.51 ac
11%	Park Row / Park Row 3.34 ha   8.25 ac
6%	Development Reserve 1.88 ha   4.59 ac
100%	31.23 ha   77.37 ac

DRAFT YIELD

	Large Single Family   18m	24	9%
	Medium Single Family   13m	40	15%
	Small Single Family   12m	47	18%
	Duplex Single Family   11m	24	9%
	Townhome   6m	52	20%
	Apartment	40	15%
<b>TOTAL</b>		<b>267</b>	<b>100%</b>

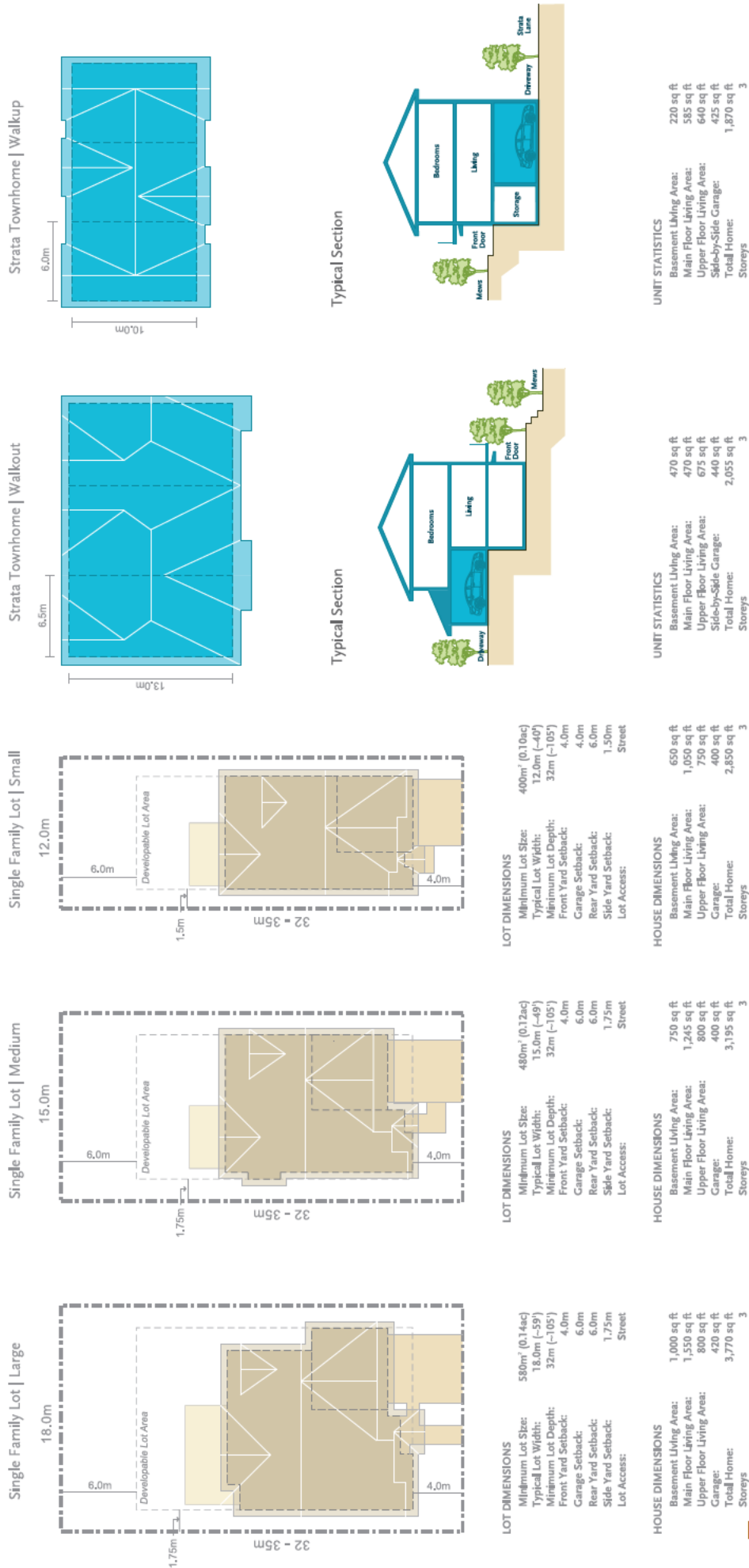


# Lot and Housing Typologies

Skenkenam | Pemberton, BC

December, 2019

Figure 12



**DEVELOPMENT YIELD  
PLAN DRAFT V3.0  
RESERVOIR + AOC**

LEGEND JANUARY 2021

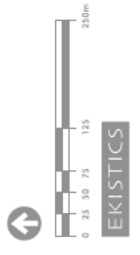
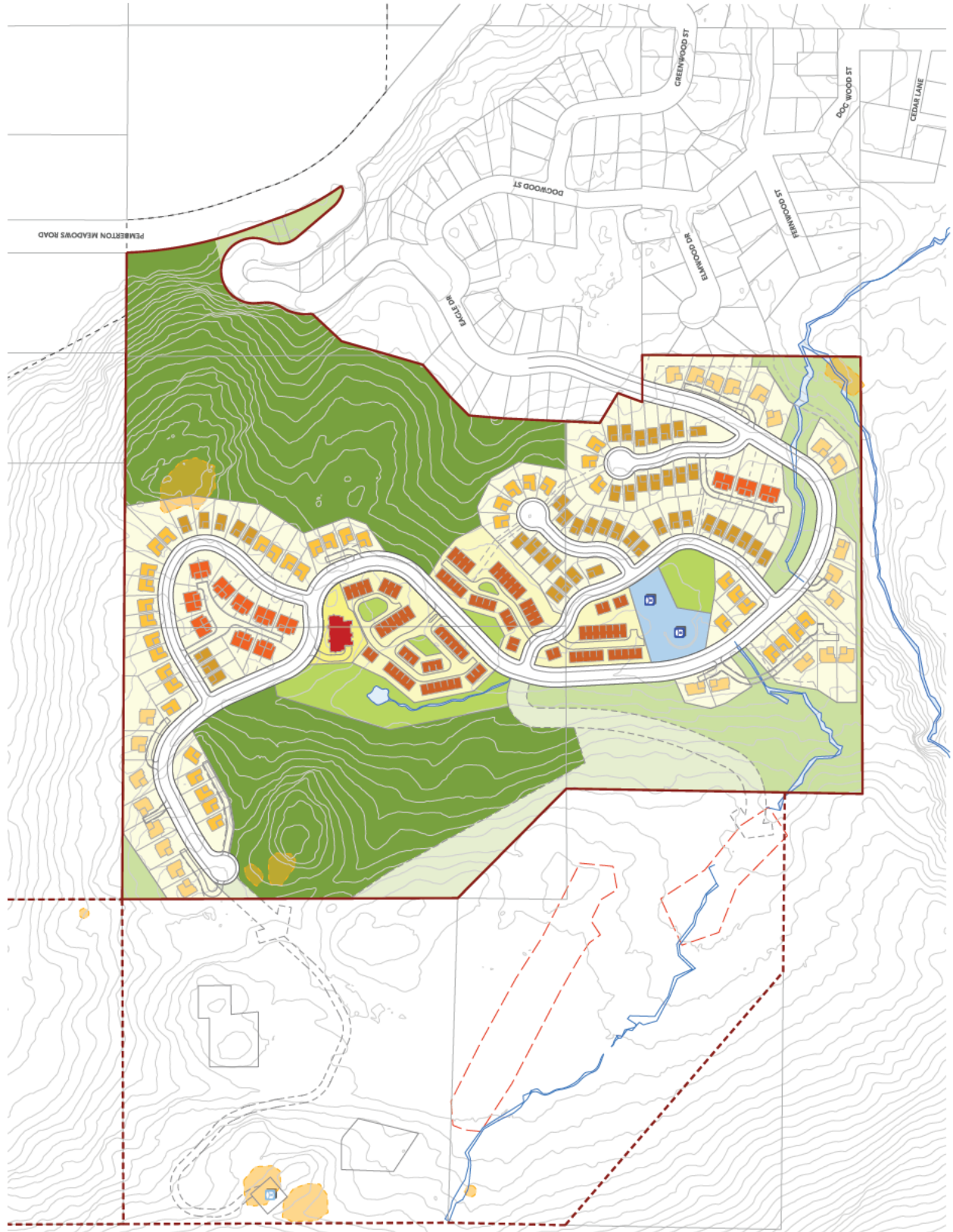
- Site Boundary  
31.29 ha / 7737 ac
- Legal Parcel Lines
- 5m Contour
- ALB Boundary
- Surveyed + Realigned Streams
- Existing Water Reservoir
- Archaeological AOC
- Proposed Future Water Reservoir

**PROPOSED LAND USE - DRAFT V2.0**

- Single Family Development Areas  
28% 28% 2.89 ha / 7.16 ac
- Small Townhome Development Areas  
6% 6% 0.62 ha / 1.54 ac
- Apartment Development Areas  
1% 1% 0.17 ha / 0.41 ac
- Civic Infrastructure  
3% 3% 0.37 ha / 0.91 ac
- Neighbourhood Park  
3.6% 3.6% 3.64 ha / 9.02 ac
- Nature Park  
10% 10% 10.25 ha / 25.58 ac
- Natural Area  
11% 11% 11.14 ha / 27.79 ac
- Public Road ROW  
6% 6% 0.62 ha / 1.54 ac
- District Reserve  
100% 100% 31.29 ha / 7737 ac

**DRAFT YIELD**

- Large Single Family | 18m  
24 9%
- Medium Single Family | 15m  
40 13%
- Small Single Family | 12m  
47 15%
- Duplex Single Family | 11m  
24 8%
- Townhome | 6m  
92 34%
- Apartment  
40 13%
- TOTAL**  
267 100%





BENCHLANDS  
**NKWUKWMA**

# Community Engagement Report # 1

**Submitted to:**  
Skenkenam Development Limited Partnership

**Submitted by:**



March 2022

## INTRODUCTION:

The Nkwúkwma Project is located on lands known in the Village's OCP as the Pemberton Benchlands. Pre-planning and community engagement began in early 2020 with the developer's intent to meet with the Pemberton community and stakeholders leading up to the initial Public Open House which was held on March 12, 2020. Approximately 80 people were in attendance and input was gathered from comment forms, poster board sessions and on-line survey responses. Although we were fortunate to hold the initial public meeting on the eve of the pandemic, the lockdown further contributed to project delays. Another contributor was additional investigations into the extent of the existing contaminated sites required by the province.

The community's comments and input received from the 2020 Open House #1 have since informed the proposed development application and plan. Skénkenam Developments submitted an application to amend the Official Community Plan (OCP) and Zoning Bylaw in March 2021 to permit new residential development. In October 2021, a Preliminary Communications and Engagement Plan was submitted to the Village of Pemberton. This report outlines the communication and outreach completed to date and is a key part of the planning process for Nkwúkwma.

## ENGAGEMENT INTERESTS

An updated list of various interests including agencies, community groups and local residents was generated. The organization, key contact, email address/phone number were obtained from a variety of sources. This list can be found in Appendix I.

## COMMUNICATION CHANNELS AND OUTREACH

A variety of approaches have been used to reach out to the community and to provide opportunities for input and participation with the review of the project.

### 1. Nkwukwma Pemberton Website

A website was created for the project by a Pemberton based graphic design company called Sumire Designs. The website domain is <https://nkwukwmapemberton.com/> and the site was launched on November 25, 2021. The site consists of: a home page; public engagement opportunities (open house info past and upcoming); development plans; and a FAQ page. A screen shot of the home page is in Appendix II.

A community survey was posted prior to the December 8<sup>th</sup> Open House # 2 with submissions accepted up until February 15, 2022. An ad was placed in the Pique Newsmagazine on January 13<sup>th</sup> to encourage participation by the public to complete the comment forms. A preliminary list of comments are attached in Appendix III.

The FAQ page on the website has been developed based on the Q & A from both Open House events and is attached in Appendix IV. Questions have been grouped together in the following subject areas; general, traffic and transportation, environment, topography and site constraints, parks trails and open spaces, housing diversity and uses.

A series of newsletters will be created and posted online with a sign-up option on the website. Questions and comments can be submitted at any time to the email address ([info@nkwukwmapemberton.com](mailto:info@nkwukwmapemberton.com)) provided on the website. Newsletter # 1 was issued on January 29, 2022 and was distributed to 108 people.

The website is the main source of information for the project. A unique feature on the home page is the meaning of the words NKWÚKWMA and SKÉNKENAM, along with an audio clip of the pronunciation.

## **2. Social Media**

The Facebook page “Nkwúkwma” was set up in March 2, 2020 to begin sharing information about the project. Open House # 1 (public information meeting) was advertised on this site. The story boards, meeting information and survey were all posted on the page. The site was fairly quiet for some time until the next Open House #2 was advertised commencing in late November. Facebook users are directed to the main <https://nkwukwmapemberton.com/> website for more information. The Facebook site is monitored for questions, comments and concerns and again users are encouraged to view the main website for up-to-date information. A screen shot of the Facebook page is in Appendix V.

## **3. Public Meetings/Direct Engagement**

An open house was scheduled at Ts’zil Learning Centre in Mt. Currie on November 29, 2021 for the Lil’wat community. A series of display posters and a brief presentation were planned. This was cancelled and will be rescheduled in the coming months.

A “pop up” presentation was held in downtown Pemberton on December 3, 2021 from 4 pm to 7 pm. A series of poster boards were set up and staff were on hand to answer questions about the development application. This also was an opportunity to advertise the upcoming Open House scheduled for December 8<sup>th</sup>. Approximately 25 people stopped to ask questions – it was a very cold evening which may have limited the pedestrian traffic.

A virtual Open House was held on Zoom December 8, 2021 from 6:30pm to 8:30 pm. The meeting was facilitated by Ekistics and began with an opening address by Lil’wat Councillor Maxine Bruce. The development application was presented with a series of slides. After the presentation a live Q&A was held and the questions posed by the audience were answered by Skénkenam Developments’ panel of technical professionals (environment, transportation, topography/site constraints, and planning team).

Eighty (80) emails were also sent on December 1, 2021 to the list of stakeholders about the Open House event. A total of ninety-two (92) people requested the zoom link on the day of the event and a total of 77 people logged on to the meeting. The meeting was recorded and is posted on the website on the Public Engagement page. The presentation is included in Appendix VI.

#### 4. Print Media/Signage

Print materials, advertising and signage were designed to showcase the new website and to advertise for the December 8<sup>th</sup> Open House (Appendix VII).

- a) a 5X7 post card was produced to help advertise the Dec 8 Open House. A total of 91 cards were delivered door to door to the residents in the Benchlands area on Cedar Lane, Dogwood St, Fernwood St, Elmwood Dr, Greenwood St, Eagle Drive. These cards were also handed out at the December 3<sup>rd</sup> pop-up event and distributed throughout Mt. Currie.
- b) A ¼ page newspaper ad was placed in Pique Newsmagazine on November 25<sup>th</sup> advertising the Open House. An error by the Pique prevented the requested December 2<sup>nd</sup> ad from running. Alternatively the Pique ran the add on their social media.
- c) A 4' x 8' outdoor sign was posted at the Village of Pemberton Roundabout Signboard on November 29<sup>th</sup> advertising the upcoming Virtual Open House. The sign was up for close to two weeks and was removed December 9, 2021.
- d) The Official Community Plan (OCP) and Bylaw Amendment Sign was posted on December 2, 2021. The Village (as part of the OCP and bylaw amendment application) require the posting of a sign at the entrance to the development as part of the Development Plan process. This sign is installed at the end of the paved portion of Eagle Drive, near the gate at the start of the gravel road.
- e) A series of newsletters will be posted on the website and the public can sign up online to receive these. The first newsletter will consist of the FAQ's and next steps for the application. The FAQ is currently posted on the website.

#### CONCLUSION

All of the communication and outreach tools were intended to direct the community to the website <https://nkwukwmapemberton.com/>, as this is the main source of project information. Much of the advertising was for the December 8<sup>th</sup> Open House with the goal of attracting as many people to the virtual meeting as possible.

## LIST OF APPENDICES

Appendix I	Stakeholder Contacts
Appendix II	Website
Appendix III	Comment Submissions from December 8, 2021 Virtual Open House
Appendix IV	FAQ list
Appendix V	Facebook Page
Appendix VI	December 8 Open House Presentation
Appendix VII	Print Media Materials
Appendix VIII	Survey Results



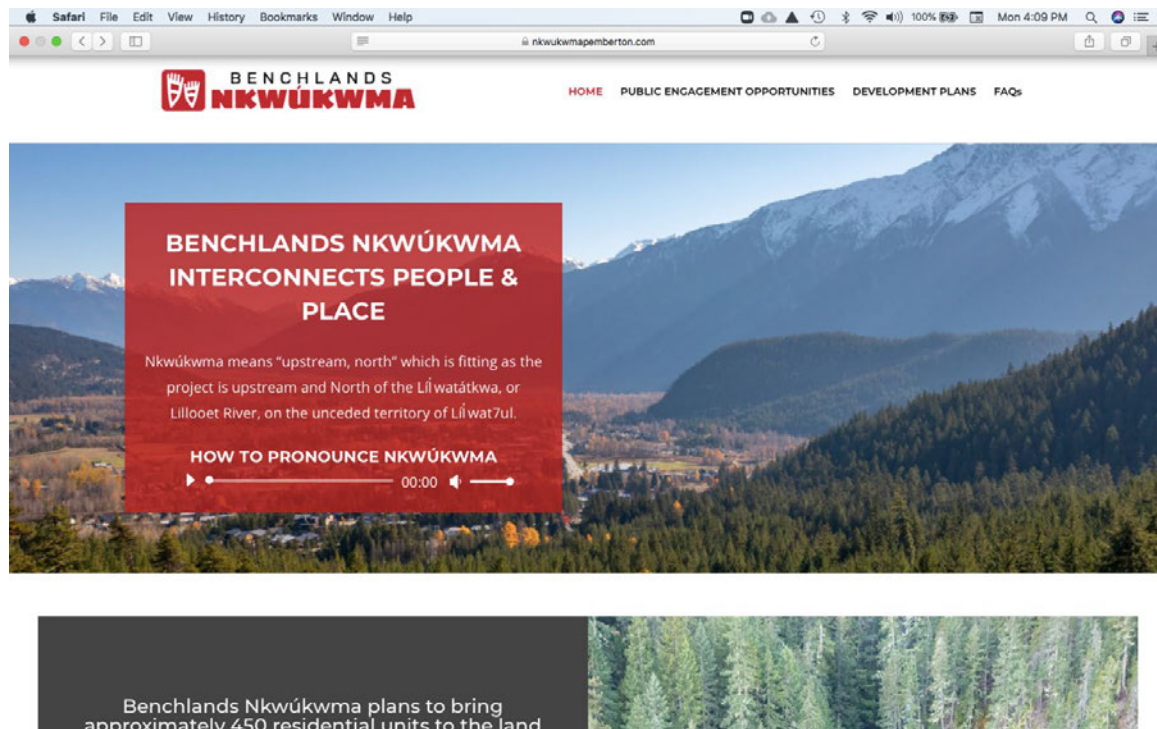
## Appendix I: Stakeholder Contacts

Agency/Organization	Key Contacts/Position	Email	Phone
<b>Municipal and Regional Government</b>			
Village of Pemberton	Mayor and Council c/o CAO Nikki Gilmore	[REDACTED]	[REDACTED]
	Scott McRae, Manager of Development Services Cameron Chalmers, Planning Consultant	[REDACTED]	[REDACTED]
Squamish Lillooet Regional District	Kim Needham, Director of Planning and Development	[REDACTED]	[REDACTED]
Pemberton Valley Dyking District	Trustees	[REDACTED]	[REDACTED]
	Kevin Clark, Operations and Maintenance	[REDACTED]	[REDACTED]
<b>Lil'wat Nation</b>			
Chief and Council and CAO	Kerry Mehaffey, CAO	[REDACTED]	[REDACTED]
Land and Resources	Harriet VanWart, Director	[REDACTED]	[REDACTED]
Lil'wat Culture, Heritage and Language	Martina Pierre, Council Portfolio	[REDACTED]	[REDACTED]
Lil'wat Business Group	Dwayne Stanshall, CEO	[REDACTED]	[REDACTED]
	Maxine Bruce, President	[REDACTED]	[REDACTED]
<b>Community Groups</b>			
Sea to Sky Community Services	Marta Tabaka, Administrative Assistant	[REDACTED]	[REDACTED]
Chamber of Commerce	Meredith Kemp, Executive Director	[REDACTED]	N/A
Rotary Club of Pemberton	James Linklater, President	[REDACTED]	N/A
Pemberton Valley Seniors Society	Christine Timm, Treasurer	[REDACTED]	[REDACTED]
Lions Club	Wendy Paulson, President	[REDACTED]	[REDACTED]
Tourism Pemberton	Andy Meeker, President	[REDACTED]	N/A
Stewardship Pemberton Society	Sarah Jones, Executive Director	[REDACTED]	[REDACTED]
Pemberton Wildlife Association	Allen McEwan, President	[REDACTED]	N/A
Pemberton Valley Trails Association	Anne West, President	[REDACTED]	N/A
Pemberton Off-Road Cycling Association	Bree Thorlakson, Executive Director	[REDACTED]	N/A
Signal Hill Elementary PAC	Sandra McLaren, Chair Nicola Jones, Secretary	[REDACTED]	N/A
PSS PAC	Tamsin Tarling, Chair	[REDACTED]	N/A
Pemberton Arts Council	Angela Walsh Noble, Chair	[REDACTED]	N/A
Pemberton Women's Institute	Linda Welsh	[REDACTED]	N/A
Pemberton Farmers Institute	xxx	xxx	N/A
Pemberton Museum and Archives	Niki Madigan, Curator and Executive Director	[REDACTED]	[REDACTED]
Pemberton Children's Centre	Manager	[REDACTED]	[REDACTED]

Agency/Organization	Key Contacts	Type of Outreach	
<b>Local Residents</b>			
Immediate Neighbors (Benchlands)		Door to door Post Cards dropped off OCP Notification sign at Eagle Drive	
Adjacent Property Owners		Email and Telephone contact	
General Public		Social media Media Mailout Notice Signs	
<b>Notices by Referral</b>			
Ministry of FLNRO&RD		Referral	
Ministry of Transportation and Infrastructure		Referral	
Ministry of Environment and Climate – Contaminated Sites Branch		Referral	
Vancouver Coastal Health		Referral	
Sea-to-Sky School District (No. 48)		Referral	
Conseil Scolaire francophone de la C.B. (School District No. 93)		Referral	
BC Hydro		Referral	
TELUS		Referral	
Shaw Communications		Referral	

**Appendix II Website:**

<https://nkwukwmapemberton.com>



**Appendix III Comment Submissions from December 8, 2021 Virtual Open House**

<p>1/ Is there anything you would change with this housing unit mix? Please specify:</p>	<p>More small and medium, less large. Affordability is KEY!</p>
	<p>Affordable housing. If this is going to be another neighborhood of 2nd home owners from Vancouver driving up our property taxes, I am not in favour of this.</p>
	<p>Is Airbnb allowed? Can you build a carriage house?</p>
	<p>46 townhouses</p>
	<p>If affordability and downsizing/aging in place are priorities, they will not be achieved with so many single family and duplex homes.</p>
	<p>As this proposal comes together, it would be good to understand what the market demand is currently and work within that knowing that building and land costs are high in this area.</p>
	<p>Housing mix seems good</p>
	<p>We need more affordable housing in Pemberton. It's hard to imagine any of the hillside development will be affordable based on how much prep work will be needed. Even townhomes in Pemberton are going for more than \$600K so that is not affordable.</p>
	<p>Whatever housing unit mix you use, there needs to be more off-street parking. Other developments in Pemberton have 4-5 vehicles parked in the driveway and overflowing onto the street. There should be no street parking. You could provide more visitor parking to keep the streets clear, or have a back lane behind the homes.</p>
	<p>Townhomes and apartments are not what people come to Pemberton to live in. They live in them because that is all that is available but not their ideal choice</p>
<p>It would be important to have no stairs for both longevity/aging in the home and access ability. One storey home which is difficult to know.</p>	

	<p>More affordable (for the common person) mix, Townhomes, condos, duplexes are similar, small single family are still \$1,000,000, so not realistic for someone trying to enter the market. Less mansions &amp; palaces!</p>
	<p>No, I would defer to the developer as they have a better idea of the economics of the development.</p>
	<p>Yes, the total number of units is too high. I don't believe our streets can safely accommodate the increased traffic, especially a) during construction, and b) in case of an emergency requiring evacuation.</p>
	<p>I am against this development at this time.</p>
	<p>Am excited that the project is considering a range of housing options for the site. I would like to see some form of covenant in place to ensure that the mix is honoured and that the development does not become all large unaffordable single-family homes. Using Elevate at Sunstone as an example, the units were originally quadplexes, but were then rezoned as duplexes. Also examples of double lots being purchased in the Ridge to create one larger property. What steps are in place to avoid this happening at Nkwukwma- falling back on the VoP here is not a strong enough proof- they have allowed for rezoning to occur historically that does not honour original development plans.</p>
	<p>I think this project is great and I'm looking forward to its success.</p>
	<p>Too many homes proposed without dealing with traffic infrastructure first. How will our small medical clinic deal with all these new people?</p>
	<p>Provide sufficient parking for all types of housing (Garages + driveway parking for all types of homes. At least 1 parking stall per apartment unit and 1 visitor stall per 4 apartments).</p>
	<p>Not build within 300m of the creek</p>
	<p>What about low-cost units for seniors with amenities such as exercise areas and nursing stations</p>

	<p>I would removed the large single family homes, and reduce the amount of medium single family homes to allow for more townhomes. Pemberton has a greater need to for affordable housing than multi-million dollar single family dwellings. I would also ensure that all townhomes and apartments adequate garage and storage space to accommodate the lifestyle Pembertonians participate in.</p>
	<p>Less large single family, more density (duplex and townhomes) that might actually be achievable for local working wages to achieve.</p>
	<p>I oppose this development, this is shameful. We don't have the downtown infrastructure to support this! If anything this should be Pemberton Housing Authority if it only existed. Affordable family homes for under a million with a yard. That prices will not inflate. Sold only to locals who work and live in the valley already.!! Not high-density condos.</p>
	<p>Commercial</p>
2a / Would you prefer a different land use mix, if so, what would you change?	<p>It looks okay</p>
	<p>More single family and more future development</p>
	<p>More investment in civic infrastructure (paved bike way or park or other community amenities)</p>
	<p>More natural areas - less developed. Wild prefer much smaller percentage be developed like 25%</p>
	<p>Increase the housing availability, we need it more than parks in our area An increase in Neighbourhood Park would be important as it is a community with many young families and it is important to have playgrounds and covered areas/space for families and the community to gather.</p>
	<p>More natural area and more park.</p>
	<p>When 45% of the land is not developable based on your report, I'm not sure it's authentic to say there is 60% dedicated to public. And a trail/park by the cliff that had a land slide is also not where people want to send their kids to play. I'd like to see some of the natural trees left with parks that have shade trees and multi-use, not just strata playgrounds.</p>

	Is future development for commercial/retail or more building? What of schools? like big chunk for park, forest, what of trails?
	No
	I am against this development at this time.
	Notice that there is no commercial mentioned above. Would like to see some commercial opportunities here would be great place for a day care, craft brewery, coffee shop.
	Yes. No development! At all. It's just not Pemberton.
	Land should be put aside and zoned for at least one daycare or childcare business.  Additionally, at least one opportunity for neighbourhood commercial. This could also be addressed through live/work or single family with commercial accessory suites permitted on select parcels.
	Not sure which category this falls under: - Include proper sidewalks and wide enough roads for parking on both sides of road
	Concerned that the area cannot support the traffic related to increased housing. Existing roads are narrow and struggle to accommodate existing traffic, more nature areas and less density would be preferred
	More natural area just with walking only trails, as we do have deer that graze in the area.
	Again, decrease single family homes to increase townhome space, and increase natural space to protect our forest and aquifer.
	Seems about right
2b/ Are there any land uses that are not proposed, that you would like to include in the project?	No
	We need a hospital and pool/gym

	Access to more land to build more house
	There is a significant amount of walking trail and bike trail in the proposed area. I would like to see that these areas remain unaffected by housing development. Pemberton prides itself on access to nature and high quality mountain bike/walking trails, don't take these away for the sake of housing.
	Commercial or institutional use
	Increased housing density
	I cannot see how the roads leading into the development area will support the anticipated traffic - they are simply too narrow. Also, Eagle Drive is treacherous at best and I avoid it all costs in the winter - it is not sufficient for a development of this size.
	I liked current and existing trail network to be acknowledge and not disturbed. There is a plethora of biking and hiking option in those woods right now Indoor recreation, pool, ice rink
	A small amount of commercial (ie a convenience store or coffee shop... that sort of thing)
	I am against this development at this time.
	Notice that there is no commercial mentioned above. Would like to see some commercial opportunities here would be great place for a day care, craft brewery, coffee shop.
	I would love to see some maintained hiking trails.
	Leave it as is. - no development!
	See above. More housing is definitely an asset to this community but we need to match community growth with community amenity and commerce.
	Land set aside for school expansion and sufficient playground and parking spaces
	Maintaining of the existing trail network



	The development needs snow storage areas. This is very evident right now.
	Yes, an equestrian trail from Pemberton Meadows RD around the top to the Dyke that goes down to the SLRD building
	Is there a proposed site for a future school in this neighborhood?
	None that make sense in that location
3/ Please identify preferred improvements for the future park and trails plan (please select your top three improvements):	
<ul style="list-style-type: none"> <li>Trails that are kid friendly and a learning area for beginners</li> </ul>	Xxxx 4
<ul style="list-style-type: none"> <li>Easy grade trails for kids and a trail to from the Valley to the trailhead</li> </ul>	Xxxxxx 6
<ul style="list-style-type: none"> <li>Retain existing trails within areas designated as open space (natural areas, parks)</li> </ul>	Xxxxxxxxxxxxxxxxxx 17
<ul style="list-style-type: none"> <li>Trailhead improvements with parking, bike wash, washrooms, etc.</li> </ul>	Xxxxxxxxxxxxxxxxxx 14
<ul style="list-style-type: none"> <li>Protect archaeological sites</li> </ul>	xxxxxxxxxxxxxxxxx 13
<ul style="list-style-type: none"> <li>Provide interpretation and recognition of Lil'wat cultural heritage (if supported by Lil'wat Nation)</li> </ul>	Xxxxxxxx 8
<ul style="list-style-type: none"> <li>Sledding hill</li> </ul>	Xxx 3
<ul style="list-style-type: none"> <li>No net loss of existing trails by length</li> </ul>	Xxxxxxxxxxxxxxxxxx 14
<ul style="list-style-type: none"> <li>No net loss of existing trail by difficulty rating</li> </ul>	Xxxxxxxxxxxxxxxxxx 12
<ul style="list-style-type: none"> <li>Pump track</li> </ul>	Xxx 3
<ul style="list-style-type: none"> <li>Bike skills park</li> </ul>	X x 2
<ul style="list-style-type: none"> <li>Hiking and dog walking trails</li> </ul>	Xxxxxxxx 9
<ul style="list-style-type: none"> <li>Other</li> </ul>	Valley trail from grocery store
	Parking -yes, washrooms – maybe, bike wash- no!
	Do it now
	Do not develop!
	Maintain FN and archeological significant areas

	<p>Do not fix trails. leave that to the PVTA, give them money if you want. If trails are too good then we get a Joffrey like problem</p>
	<p>There seem to be 7 statements referring to biking in this area. We have lots of kid friendly beginner trails on Signal hill by One Mile Lake area. The mountain bikers will also have a brand-new Skills Park in the Recreation area on Farm Rd. We need walking/hiking only trails as the Mtn. Bikers already have about 300 trails in the Valley area. There are a lot of walkers/runners in the Village area and it would be nice to be able to walk in peace and not have to step aside very time a bike goes by.</p>
	<p>Protecting archaeological and cultural heritage sites should be a given and not seen as optional. Also, please do not touch fat tug trail.</p>
<p>4/Please identify possible impacts and/or possible improvements of the proposed development on the Pemberton surrounding community:</p>	<p>If affordability is not high on the list, it's just more residences that the average person and family can't afford.</p> <p>Don't mess with the bike trails in this area</p> <p>Good easy pedestrian access to grocery store</p> <p>There will obviously be more vehicle traffic in the area, it would be essential to consider the impact around the downtown Center (ie. parking, sidewalks/incentives for walking). With more people there will also be a need for more community facilities like recreation Center, fields, swimming pool, skating rink).</p> <p>Keep as much green space as possible. Clear cuts are ugly and fragment species populations</p> <p>The single access road to the site is problematic. The road is narrow and winding. With several houses already being built on eagle drive the area is a traffic nightmare with no turn-around or wide roads to allow plenty of traffic to pass. The road infrastructure from the bottom of eagle drive to the gate/access road to the water tower need to be improved upon before construction starts otherwise residents of eagle drive will be heavily affected by construction traffic and that is not fair to anyone.</p>

	<p>To many studies are still in progress to comment. Please do not develop these lands. How will the road in possibly handle this much traffic? The impacts to the community in the Benchlands already will be profound. How is planning for natural disasters (e.g. wildfires in an interface zone) being taken into account?</p>
	<p>Eagle Drive is not in any way suitable access for 250 new homes. It is stretched already with building just 2 additional lots currently on Eagle Drive. Another access road MUST be built.</p>
	<p>I feel that this number of homes is way too much for the area. We value the forest and nature. Not only that, but this is all market housing. This development is driven by greed and the desire to profit from the extremely hot real estate market. We do not want Pemberton to grow this much because it will put a strain on already very strained amenities and resources. We do not have enough childcare facilities as it is, for example. We do not think this is going to help the problem of housing essential workers as this is all for profit housing. It is going to be bought by out of town folks wanting to relocate to Pemberton because those are the people that will be able to afford it. Even a townhouse in Pemberton is extremely expensive now. If the goal is to house the people we need to run the community (teachers, childcare providers, grocery store workers, etc) then the housing needs to be nonprofit. These homes, even though they are smaller and diverse in type are easily targeted by non local investors or folks wanting to move here from cities. I don't think most of Pembertonites want this. If we want more housing it is for the purpose of making it more affordable for those that are running our town.</p>
	<p>Thinking of ease of traffic flow through the community and ensuring the amenities are there for community members</p>
	<p>Once you start looking at this kind of increased quantity you really need to get a third access route into the area, and a bigger and more robust one at that. Pemberton is growing and I hope the infrastructure is there to support an increase in residents (sewage, water, power, healthcare, schools, vet, fire service, emergency planning).</p>

	<p>Impacts to already congested road access routes into Pemberton from the highway</p>
	<p>The access through town is a major problem. First people are deciding to drive either Eagle Drive or Dogwood. Eagle is not fully 2 lanes and had a major slide, is very slippery in the winter and has poor sight lines. Dogwood is windy with lots of houses and a terrible hill with no sight lines by the church and a very confusing intersection by the glass shop. This is going to be difficult. Then to get these 500 units of people through town will be challenging with 1 2-way road crossing train tracks and a roundabout. The village needs to ensure a second way through town before adding this much volume. Many of Pemberton residents work in Whistler and I imagine the Benchlands will be the same mix, which adds a large volume to the busy times. I can't find parking at the Medical clinic or the grocery store even these days, never mind with more people and there is just no more land to park cars in. The sewer and water systems are stretched and even adding more new infrastructure for the Benchlands will put more burden on the systems it will connect with. We were into water restrictions very early this year and need a new source if we are going to add so many new units. Drainage from the hillside is a major concern when you take down all the trees to develop and interrupt the natural water courses to put in houses where they are convenient for roads. Walking to town from that distance and height is not practical, many from the current phase 1 will not walk for groceries or mail.</p>
	<p>Access will be the biggest issue. Traffic merging onto and off of the main road at certain times of the day and in bad weather will be a problem. Parking in Pemberton is also a problem. With this many new people in town it will be chaos.</p>
	<p>It will ruin the small town feel and community of Pemberton.</p> <p>Having all that traffic coming through town and up Eagle Dr, let alone no consideration of increasing local infrastructure.</p>
	<p>Influx of trades with no affordable housing. Increased traffic and congestion during build and after. Lack of public transportation in and out of Pemberton.</p>

	<p>Access,. traffic, Eagle Drive cannot accomodate volume, &amp; what of winter. Access from the 3 way stop at the bottom of the hill by Mountain Glass is not answer or solution though development is over time, this will be an issue for safety, noise.</p>
	<p>It would likely make sense to look at how the upper (Future) lots would be drained. I am not proposing that we make a firm plan or install infrastructure now, but what I am suggesting is that we make sure we don't build things in the way of the proposed future plan.</p>
	<p>The main concern I have is about increase in traffic, especially during construction (large trucks) and, once built, in case of an emergency that would require everyone to leave at once. There is only one real road out. The switchback is, in my opinion, unsafe to drive especially in winter (too steep when icy, corners too tight, too much rock and tree fall). Also, how would the increase in community size affect communal limited resources such as the medical clinic and schools?</p>
	<p>I am against this development at this time. The town of Pemberton does not have the infrastructure/amenities in place to support this much growth</p>
	<p>The first problem is the access through town. Even 100 more units will cause huge traffic congestion. Need a plan to by pass town all together</p>
	<p>Concerned for traffic downtown- not the developers fault but the Vops 'downtown enhancement' project reduced parking, created blind pull outs, and caused pinch points for congestion (Frontier Street onto Portage). Can the developer work with community on this in anyway- i.e paying for lighting at pedestrian crossings downtown to make it safer and encourage more people to walk?</p>
	<p>This development is JUST TOO BIG for our little town.</p>
	<p>Community amenity that supports women. Daycares, commerce close to home. Parks are great yes but community planning is a key factor in gender disparity.</p>
	<p>We live on Eagle Drive. Based on our current observations of traffic, e.g., construction vehicles, recreational use (bikers/runners)/general pedestrian use, and regular</p>

	<p>subdivision traffic- our concern is that without a second road access put in place at the beginning of the project there is potential for significant safety issues and for emergency vehicle access.</p>
	<p>Impacts to our public services and infrastructure (water/water treatment, police/fire/ambulance/emergency services, schools, etc.) wildlife corridors, community connectivity, etc. will all need to be taken into consideration and accommodated for.</p>
	<p>Traffic on rather narrow streets is a major concern. Additionally, snow clearing will need significant investment.</p>
	<p>Traffic, light pollution (All exterior lights should be diffused), Runoff issues, Hillside stability, extra loads on sewer and water system.</p>
	<p>There will be many impacts on our Community regarding traffic (in the afternoons everyday from 4-5 there is a line up from the highway to the village already! Put another 600 or 700 cars on the roads in Pemberton, no one will be able to go anywhere. Our healthcare clinic is already bursting at the seams. It takes you 2 weeks to see a doctor! How about water and sewer? How about the wildlife in the area? How about the lives of all the people that came to Pemberton to get out of the RAT RACE? If this development goes thru all we will have in Pemberton is too many people and no country life style! It will ruin the whole valley.</p>
	<p>Pemberton needs to establish an urban elevation boundary. This is a crucial step in the development of our community to protect the residents of our community from having contaminated aquifers and to protect the forest that we love so dearly. This would also encourage infill development in town which has been largely overlooked and poorly planned. I do not encourage the further development of the Benchlands area beyond what has already been proposed. The SLRD should protect their parcel and turn it into natural park space for community.</p>
	<p>- Added pressure on municipal resources</p>

	- Access/egress to Hwy 99 - Traffic patterns in downtown
5/ Which community amenities would you like to see contributed to through this development (please select your three top amenities):	
• Improvement to Pemberton Creek Waterfall Trail	Xxxxxxx 7
• Significant contribution to recreation centre (playing courts, gym space, etc)	Xxxxxxxxxxxxxxxxxx 16
• Significant contribution to outdoor pool	Xxxxxxxxxxxxxxxxxx 16
• Significant contribution to indoor ice arena	Xxxxxxxxxxxxxx 13
• Daycare	Xxxxxxxxxxxxxx 12
• Restricted affordable housing	Xxxxxxxxxxxxxxxxxxxxxxxxxx 21
• Community space (for meetings and events)	Xxx 3
• Covered outdoor meeting spaces	Xxxxx 5
• Assisted seniors housing	Xxxxxxxxxx 10
• Other	No traffic
	Significant donations to local trail building authorities, PVTA and PORCA
	Very significant resources to new/upgrading of roads/infrastructure
	Bike /walking paths for better connectivity
	Indoor pool, running track
	Health Care, not really interested in developers buying off the public with pools etc.
	Commitment to increased school sizes
	Hiking trails and boardwalks. Scenic bike trails perhaps. An inland seawall equivalents. Something for the locals and tourists alike.
	Indoor pool. We all need to go to Whistler where the pool is always overcrowded .

	<p>Contribute to an Indoor/outdoor pool and ice rink at new rec centre on Pemberton Farm Rd East</p>
	<p>Please to not turn the waterfall trail into a tourist attraction, we do not need more non-local traffic in an already congested neighbourhood.</p>
<p>6/ Please share any other ideas, comments or questions as it concerns the proposed Nkwúkwma Development Application.</p>	<p>Pedestrian connections to and from the existing neighbourhood, natural areas, toward the village, phase 1 and phases beyond are missing. Looking at your plans, looks like active transportation is not optimized, you need more land dedicated for pedestrian paths between proposed lots. The idea with active transportation is to offer a more direct/fast routes than the road/car routes. Its simple to adjust, just imagine yourself living in different areas of the neighbourhood, walking the neighbourhood and wanting to go to the village, access the natural areas, trail heads, parks, etc. Then you'll be able to see the missing links. This will not affect the density or the main layout of the plan, the paths can live in very narrow pieces of lands. It is also interesting to create pedestrian loop, thinking of dog walkers and families.</p> <p>You been talking about it for years are going to do it at one point</p> <p>Also, important preferred improvements but I wasn't allowed this many suggestions:</p> <ul style="list-style-type: none"> <li>-Provide interpretation and recognition of Lil'wat cultural heritage (if supported by Lil'wat Nation)</li> <li>-Sledding hill</li> <li>-No net loss of existing trails by length</li> <li>-Retain existing trails within areas designated as open space (natural areas, parks)</li> <li>-Trailhead improvements with parking and possibly washrooms (if maintained even on weekends) but NO bike wash.</li> </ul> <p>We have to deal with the affordable housing aspect of this town. If this million-dollar home trend continues you will price the work force out of town. Who will be able to afford to work here and support the amenities we all enjoy like people to work in our grocery stores and gas stations? More houses = more labour requirements. Please note the current labour shortages.</p>



	<p>Your too slow this development should be done already. You need to build 10x faster 10x more</p>
	<p>If the community fights growth it will turn out bad for everyone. Proper planning and consultation is key.</p>
	<p>The application for development here is mostly welcome due to the production of affordable housing, but this is imperative. If the housing cannot be affordable then please do not build. This is a sensitive area environmentally, and important for storm water runoff and the slowing of storm water reaching the Pemberton Creek. There are dozens of species of animals, mammals, amphibian, and invertebrates that call this area home. Bears, deer, cougar, lynx, salamander, frogs, birds, squirrels, and marten all call this area home. Do we desperately need housing so bad that it makes it necessary to take these animals homes away permanently? I hope you take that question seriously in your consideration with this development. Obviously, the destruction of habitat for luxury home building is absurd and should be discouraged, but if done properly, with the correct remediation and retention of the environment, the building of affordable housing, at medium to high density is possible. Please do right by Pemberton and make the right, informed decisions.</p>
	<ul style="list-style-type: none"> <li>-High Density for the area</li> <li>-design and access for the town as a whole would need drastic improvement</li> <li>-schools will need more portables</li> <li>-will the sewer/water system handle this?</li> </ul>
	<p>Please do more investigation &amp; put more thought into how much these holes are going to cost and who (realistically) is going to buy them. We desperately need affordable housing for our essential workers. Destroying our beautiful forest and habitat for wildlife so that more wealthy people can move here or simply buy investment/vacation properties would be so unfortunate and detrimental to the town.</p>
	<p>I just have concern for vehicle congestion downtown, as this will amount to a lot of extra traffic in the village, which is already congested at times.</p>

	<p>Sidewalks connecting new development and providing continuous safe walking through out Pemberton. Safe cycling corridors, currently insufficient space for biking through Pemberton.</p>
	<p>I am against this development at this time. The town of Pemberton does not have the infrastructure/amenities in place to support this much growth</p>
	<p>I feel this is a great opportunity if done correctly. Would hate to see this development go the same way as Tiyata, Sunstone/The Ridge by fueling unaffordable housing in the community. If you as developers really care about building something that 'fits' with Pemberton I urge you to think about who you are attracting into the community. Rather than attracting home/virtual office workers from Cities enticed by 'cheaper than Metro Vancouver housing' think about the gaps in the housing market in Pemberton currently and in the future- young families, seniors and working-class people- working for any 'major' employers in the area will not pay enough to pay a million dollar + mortgage! Would also love to see this have a community feel with some commercial units to bring life to the space, and provide useful amenities and services to those who live in the development.</p> <p>Would also love for Pemberton to be made aware of how the profits are used by the band to foster a feeling of connection in the long run.</p> <p>In the space that was allocated for a school but has been passed up by SD48 is there an opportunity to build a community hub- like a larger community centre to support the town, a bigger fitness facility etc. Would be nice to see this parcel of land used in a way that is wanted by the community rather than decided by a developer/the VoP- would urge public engagement on this!</p>
	<p>I noticed that a collector road is indicated on the Official Benchland Development Gun Range Shooting grounds which, cleared after the contamination cleanup process, is destined for future housing development.</p> <p>I have noticed a road to the range that is accessible from highway 99. Could this road be considered, in the future, as a second exit from the Benchland Housing Development. It could divert the traffic through the town toward highway 99. Just a thought. I await your comment.</p> <p>Thank you, Valerie Megeney</p>

	I love what you're doing! :))
	This proposal is just too big for this location. If the developer wants this big of a development, then go to Whistler - no one here wants this other than the developer.
	Overall, I support this project. I would just love to see it build a more equitable community through some core amenities that would add huge value to the proposed neighbourhood. Please consider daycare and small commercial opportunities.
	<p>Don't skimp on parking</p> <ul style="list-style-type: none"> <li>- Have space for community gardens</li> <li>- increase park sizes and have sufficient parking for them (so all community members can use, not just this neighbourhood)</li> <li>- include dog parks (for large and small dogs)</li> <li>- Make everything accessible (required by provincial and federal laws)</li> </ul>
	I'm not in support of this development
	Houses and roads should be blended into the hillside and as many trees should be kept as possible. Sunstone and the Ridge have dropped the ball on this. I am also very concerned about the runoff from the construction phase and how that sediment will be controlled.
	<p>To summarize:</p> <ul style="list-style-type: none"> <li>- protect the watershed/aquifers</li> <li>- increase protected forest area</li> <li>- establish an urban elevation boundary</li> <li>- Reduce expensive single-family dwellings</li> <li>- increase townhome percentage</li> <li>- ensure garage and storage space for apartments and townhomes</li> <li>- ensure adequate parking</li> <li>- do not touch fat tug</li> </ul>
	Look forward to seeing the development going forward.

	<p>As a resident of the Phase 1 Benchlands neighbourhood, I am concerned about the removal of “stream” status from a watercourse at the end of Eagle Drive (as it currently exists) in the latest Nkwúkwma plan presented at the December 8, 2021 community meeting.</p> <p>Slide 19 from the community meeting presentation shows this watercourse on older plan maps; however, slides 27 and 41 show that this watercourse has since been removed. Screenshots below.</p> <p>The attached picture shows the stream in question with surface water flow. This stream would be considered ephemeral, as there is no surface water flow in the drier summer months. Regardless, the channel is clearly visible year-round. The stream crosses Eagle Drive at approximately 50.324156°, -122.814246°.</p> <p>Please ensure the environmental reporting and planning are updated to reflect this omission. It is also a significant consideration for stormwater management. Thank you.</p>
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**Appendix IV FAQ list**

<https://nkwukwmapemberton.com/faqs/>

**Appendix V Facebook Page**

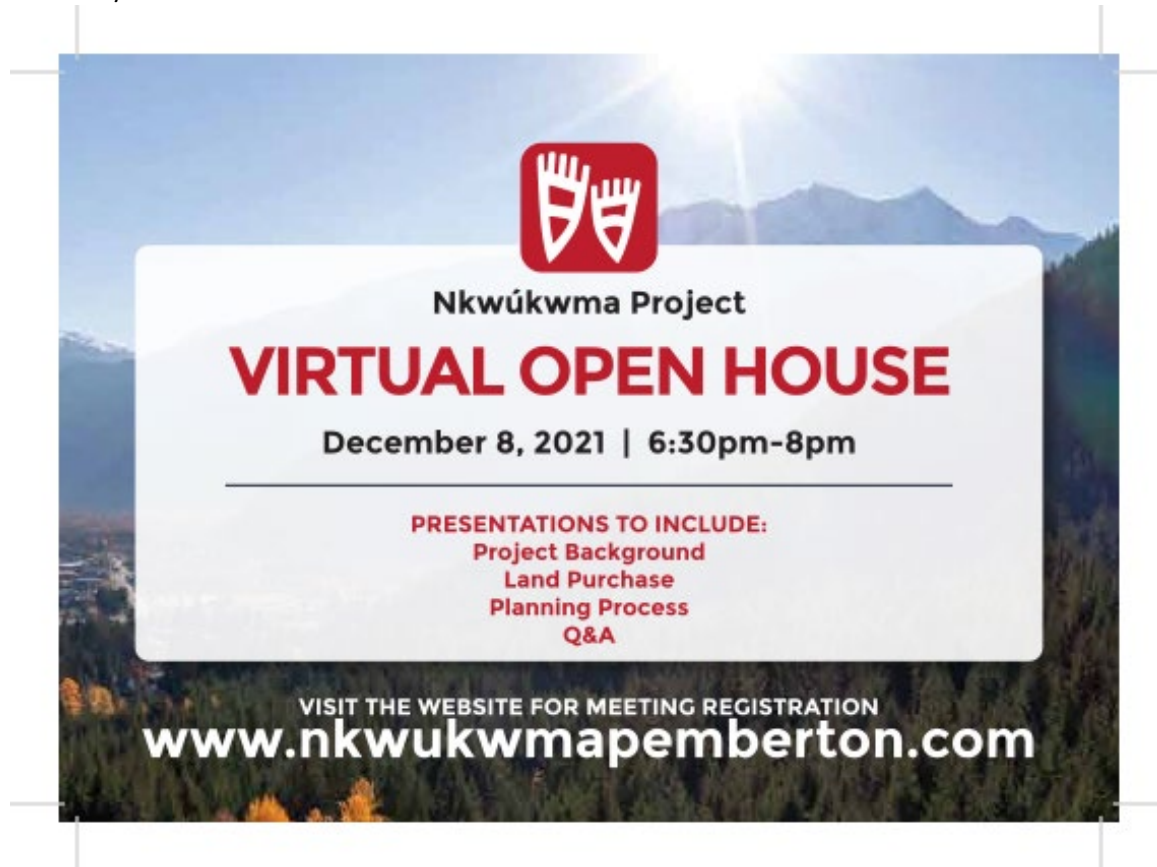
<https://www.facebook.com/nkwukwma/>

**Appendix VI December 8 Open House Presentation**

<https://nkwukwmapemberton.com/wp-content/uploads/2021/12/2021-12-08-VIRTUAL-OPENHOUSE-SLIDES.pdf>

**Appendix VII Print Media Materials**

1/ 5" x 7" Post Cards





2/ Outdoor 4' x8' Roundabout sign



The sign features a background image of a mountain range under a blue sky. A white rounded rectangle is centered on the image, containing the following text and graphics:

- BENCHLANDS**  
**NKWÚKWMA** (with a red logo of two hands above the text)
- Nkwúkwma Project**
- VIRTUAL OPEN HOUSE**
- December 8, 2021 | 6:30pm-8pm**
- PRESENTATIONS TO INCLUDE:**  
Project Background | Land Purchase | Planning Process | Q&A
- VISIT THE WEBSITE FOR MEETING REGISTRATION**
- [www.nkwukwmapemberton.com](http://www.nkwukwmapemberton.com)**

3/ 4' x6' OCP and Bylaw Amendment Sign



Sign mounted and posted at the end of Eagle Dr. on December 2, 2021 as per the Village of Pemberton Sign guidelines.



**Appendix VIII Survey Results**

Is there anything you would change with this housing unit mix? Please specify:	Would you prefer a different land use mix, if so, what would you change?	Are there any land uses that are not proposed, that you would like to include in the project?	Please identify preferred improvements for the future park and trails plan (please select your top three improvements):	If you selected "Other" above please specify	Please identify possible impacts and/or possible improvements of the proposed development on the Pemberton surrounding community:
<p><b>1</b> I oppose this development, this is shameful. We dont have the downtown infrastructure to support this! If anything this should be Pemberton Housing Authority if it only existed. Affordable family homes for under a million with a yard. That prices will not inflate. Sold only to locals who work and live in the valley already!! Not high density condos.</p>					
<p><b>2</b> Less large single family, more density (duplex and townhomes) that might actually be achievable for local working wages to achieve.</p>	<p>Seems about right.</p>	<p>None that make sense in that location.</p>	<p>Retain existing trails within areas designated as open space (natural areas, parks) No net loss of existing trails by length No net loss of existing trail by difficulty rating No net loss of existing trails by length No net loss of existing trail by difficulty rating Bike skills park</p>		<p>-added pressure on municipal resources -access/egress to Hwy 99 -traffic patterns in downtown</p>
<p><b>3</b></p>		<p>Is there a proposed site for a future school in this neighborhood?</p>			
<p><b>4</b> I would removed the large single family homes, and reduce the amount of medium single family homes to allow for more townhomes. Pemberton has a greater need to for affordable housing than multi million dollar single family dwellings. I would also ensure that all townhomes and apartments adequate garage and storage space to accommodate the lifestyle Pembertonians participate in.</p>	<p>Again, decrease single family homes to increase townhome space, and increase natural space to protect our forest and aquifer.</p>		<p>Retain existing trails within areas designated as open space (natural areas, parks) Provide interpretation and recognition of Liläq™wat cultural heritage (if supported by Liläq™wat Nation) No net loss of existing trail by difficulty rating</p>	<p>Protecting archaeological and cultural heritage sites should be a given and not seen as optional. Also, please do not touch fat tug trail.</p>	<p>Pemberton needs to establish an urban elevation boundary. This is a crucial step in the development of our community to protect the residents of our community from having contaminated aquifers and to protect the forest that we love so dearly. This would also encourage infill development in town which has been largely overlooked and poorly planned. I do not encourage the further development of the benchlands area beyond what has already been proposed. The SLRD should protect their parcel and turn it into natural park space for community.</p>

Which community amenities would you like to see contributed to through this development (please select your three top amenities):	If you selected "Other" above please specify (copy)	Please share any other ideas, comments or questions as it concerns the proposed Nkwukwma Development Application.
1		
2 Significant contribution to indoor ice arena		Look forward to seeing the development going forward.
3 Significant contribution to recreation centre (playing courts, gym space, etc) Significant contribution to outdoor pool Daycare		
4 Significant contribution to indoor ice arena Restricted affordable housing Community space (for meetings and events)	Please to not turn the waterfall trail into a tourist attraction, we do not need more non-local traffic in an already congested neighbourhood.	To summarize: <ul style="list-style-type: none"> <li>- protect the watershed/aquifers</li> <li>- increase protected forest area</li> <li>- establish an urban elevation boundary</li> <li>- Reduce expensive single family dwellings</li> <li>- increase townhome percentage</li> <li>- ensure garage and storage space for apartments and townhomes</li> <li>- ensure adequate parking</li> <li>- do not touch fat tug</li> </ul>

<p>5 What about low cost units for senior's with amenities such as exercise areas and nursing stations</p>	<p>More natural area just with walking only trails, as we do have deer that graze in the area.</p>	<p>Yes, an equestrian trail from Pemberton Meadows RD around the top to the Dyke that goes down to the SLRD building</p>	<p>Retain existing trails within areas designated as open space (natural areas, parks) Protect archaeological sites Other</p>	<p>There seem to be 7 statements referring to biking in this area. We have lots of kid friendly beginner trails on Signal Hill by One Mile Lake area. The mountain bikers will also have a brand new Skills Park in the Recreation area on Farm Rd. We need walking/hiking only trails as the Mtn. Bikers already have about 300 trails in the Valley area. There are alot of walkers/runners in the Village area and it would be nice to be able to walk in peace and not have to step aside very time a bike goes by.</p>	<p>There will be many impacts on our Community regarding traffic (in the afternoons everyday from 4-5 there is a line up from the highway to the village already! Put another 600 or 700 cars on the roads in Pemberton, no one will be able to go anywhere. Our healthcare clinic is already bursting at the seams. It takes you 2 weeks to see a doctor! How about water and sewer? How about the wildlife in the area? How about the lives of all the people that came to Pemberton to get out of the RAT RACE? If this development goes thru all we will have in Pemberton is too many people and no country life style! It will ruin the whole valley.</p>
<p>6</p>		<p>The development needs snow storage areas. This is very evident right now.</p>	<p>Other</p>	<p>Do not fix trails. leave that to the PVTA, give them money if you want. If trails are too good then we get a Joffrey like problem</p>	<p>Traffic, light pollution (All exterior lights should be diffused), Runoff issues, Hillside stability, extra loads on sewer and water system.</p>
<p>7 Not build within 300m of the creek</p>	<p>Concerned that the area cannot support the traffic related to increased housing. Existing roads are narrow and struggle to accommodate existing traffic, more nature areas and less density would be preferred</p>	<p>Maintaining of the existing trail network</p>	<p>Retain existing trails within areas designated as open space (natural areas, parks) No net loss of existing trails by length rating Easy grade trails for kids and a trail to from the Valley to the trailhead Trailhead improvements with parking, bike wash, washrooms, etc. Other</p>		<p>Traffic on rather narrow streets is a major concern. Additionally, snow clearing will need significant investment.</p>
<p>8 Provide sufficient parking for all types of housing (Garages + driveway parking for all types of homes. At least 1 parking stall per apartment unit and 1 visitor stall per 4 apartments).</p>	<p>Not sure which category this falls under: - Include proper sidewalks and wide enough roads for parking on both sides of road</p>	<p>Land set aside for school expansion and sufficient playground and parking spaces *their is spelled wrong = use there</p>		<p>Maintain FN and archeological significant areas</p>	<p>Impacts to our public services and infrastructure (water/water treatment, police/fire/ambulance/emergency services, schools, etc.) wildlife corridors, community connectivity, etc. will all need to be taken into consideration and accommodated for.</p>
<p>9</p>			<p>Trails that are kid friendly and a learning area for beginners Trailhead improvements with parking, bike wash, washrooms, etc. Hiking and dog walking trails</p>		<p>We live on Eagle Drive. Based on our current observations of traffic, e.g., construction vehicles, recreational use (bikers/runners)/general pedestrian use, and regular subdivision traffic- our concern is that without a second road access put in place at the beginning of the project there is potential for significant safety issues and for emergency vehicle access.</p>

5	<p>Significant contribution to recreation centre (playing courts, gym space, etc)</p> <p>Significant contribution to outdoor pool</p> <p>Significant contribution to indoor ice arena</p> <p>Restricted affordable housing</p> <p>Assisted seniors housing</p>		
6	<p>Significant contribution to outdoor pool</p> <p>Significant contribution to indoor ice arena</p>		<p>Houses and roads should be blended into the hillside and as many trees should be kept as possible. Sunstone and the Ridge have dropped the ball on this. I am also very concerned about the runoff from the construction phase and how that sediment will be controlled.</p> <p>â€™m not in support of this development</p>
7	<p>Improvement to Pemberton Creek Waterfall Trail</p> <p>Significant contribution to recreation centre (playing courts, gym space, etc)</p> <p>Restricted affordable housing</p>		
8	<p>Restricted affordable housing</p> <p>Assisted seniors housing</p> <p>Other</p>	<p>Contribute to an Indoor/outdoor pool and ice rink at new rec centre on Pemberton Farm Rd East</p>	<ul style="list-style-type: none"> <li>- Donâ€™t skimp on parking</li> <li>- Have space for community gardens</li> <li>- increase park sizes and have sufficient parking for them (so all community members can use, not just this neighbourhood)</li> <li>- include dog parks (for large and small dogs)</li> <li>- Make everything accessible (required by provincial and federal laws)</li> </ul>
9	<p>Significant contribution to recreation centre (playing courts, gym space, etc)</p> <p>Daycare</p> <p>Assisted seniors housing</p>		

10		Land should be put aside and zoned for at least one daycare or childcare business. Additionally, at least one opportunity for neighbourhood commercial. This could also be addressed through live/work or single family with commercial accessory suites permitted	See above. More housing is definitely an asset to this community but we need to match community growth with community amenity and commerce.	Retain existing trails within areas designated as open space (natural areas, parks) Trailhead improvements with parking, bike wash, washrooms, etc. Protect archaeological sites	Community amenity that supports women. Daycares, commerce close to home. Parks are great yes but community planning is a key factor in gender disparity.
11					
12				Trailhead improvements with parking, bike wash, washrooms, etc. Protect archaeological sites Other	
13	Too many homes proposed without dealing with traffic infrastructure first. How will our small medical clinic deal with all these new people?	Yes. No development! At all. Its just not pemberton.	Leave it as is. - no development!	No net loss of existing trails by length rating Other Do not develop!	This development is JUST TOO BIG for our little town.
14	No	No	No	Easy grade trails for kids and a trail to from the Valley to the trailhead Provide interpretation and recognition of Lilâ€™wat cultural heritage (if supported by Lilâ€™wat Nation) Sledding hill	
15					
16	Commercial	Commercial		Trailhead improvements with parking, bike wash, washrooms, etc. Hiking and dog walking trails	Do it now Valley trail from grocery store



<p>10 Improvement to Pemberton Creek Waterfall Trail Significant contribution to outdoor pool Daycare</p>		<p>Overall, I support this project. I would just love to see it build a more equitable community through some core amenities that would add huge value to the proposed neighbourhood. Please consider daycare and small commercial opportunities.</p>
<p>11 Significant contribution to outdoor pool Significant contribution to indoor ice arena Assisted seniors housing</p>		
<p>12 Other</p>	<p>Indoor pool. We all need to go to Whistler where the pool is always overcrowded .</p>	
<p>13</p>		<p>This proposal is just too big for this location. If the developer wants this big of a development then go to Whistler - no one here wants this other than the developer.</p>
<p>14 Significant contribution to outdoor pool Restricted affordable housing Assisted seniors housing</p>		
<p>15</p>		<p>Pedestrian connections to and from the existing neighbourhood, natural areas, toward the village, phase 1 and phases beyond are missing. Looking at your plans, looks like active transportation is not optimized, you need more land dedicated for pedestrian paths between proposed lots. The idea with active transportation is to offer a more direct/fast routes than the road/car routes. Its simple to adjust, just imagine yourself living in different areas of the neighbourhood, walking the neighbourhood and wanting to go to the village, access the natural areas, trail heads, parks, etc. Then you'll be able to see the missing links. This will not affect the density or the main layout of the plan, the paths can live in very narrow pieces of lands. It is also interesting to create pedestrian loop, thinking of dog walkers and families.</p> <p>You been talking about it for years are going to do it at one point</p>
<p>16 Improvement to Pemberton Creek Waterfall Trail Daycare Restricted affordable housing</p>		

17					Trails that are kid friendly and a learning area for beginners Easy grade trails for kids and a trail to from the Valley to the trailhead Trailhead improvements with parking, bike wash, washrooms, etc. Protect archaeological sites Provide interpretation and recognition of Liláé™wat cultural heritage (if supported by Liláé™wat Nation) Retain existing trails within areas designated as open space (natural areas, parks) Protect archaeological sites Provide interpretation and recognition of Liláé™wat cultural heritage (if supported by Liláé™wat Nation)				
18									
19	No	No		No					
20	More small and medium, less large. Affordability is KEY!	It looks okay.		No.	Trails that are kid friendly and a learning area for beginners Easy grade trails for kids and a trail to from the Valley to the trailhead Protect archaeological sites	Parking- yes, Washrooms- maybe, Bike wash- no!			If affordability is not high on the list, itáé™s just more residences that the average person and family canáé™t afford.
21	Affordable housing. If this is going to be another neighborhood of 2nd home owners from Vancouver driving up our property taxes, I am not in favour of this.				Retain existing trails within areas designated as open space (natural areas, parks) No net loss of existing trails by length No net loss of existing trail by difficulty rating				Donáé™t mess with the bike trails in this area
22				Access to more land to build more house	Trailhead improvements with parking, bike wash, washrooms, etc. No net loss of existing trails by length Pump track				Good easy pedestrian access to grocery store

<p>17 Significant contribution to recreation centre (playing courts, gym space, etc) Significant contribution to outdoor pool Significant contribution to indoor ice arena</p>		
<p>18 Restricted affordable housing</p>		
<p>19 Significant contribution to recreation centre (playing courts, gym space, etc) Significant contribution to outdoor pool Covered outdoor meeting spaces</p>		
<p>20 Daycare Restricted affordable housing Assisted seniors housing</p>		<p>Also important preferred improvements but I wasn't allowed this many suggestions:</p> <ul style="list-style-type: none"> <li>-Provide interpretation and recognition of Lijáé™wat cultural heritage (if supported by Lijáé™wat Nation)</li> <li>-Sledding hill</li> <li>-No net loss of existing trails by length</li> <li>-Retain existing trails within areas designated as open space (natural areas, parks)</li> <li>-Trailhead improvements with parking and possibly washrooms (if maintained even on weekends) but NO bike wash.</li> </ul>
<p>21 Restricted affordable housing Assisted seniors housing</p>		<p>We have to deal with the affordable housing aspect of this town. If this million dollar home trend continues you will price the work force out of town. Who will be able to afford to work here and support the amenities we all enjoy like people to work in our grocery stores and gas stations? More houses = more labour requirements. Please note the current labour shortages. Your too slow this development should be done already. You need to build 10x faster 10x more</p>
<p>22 Daycare Restricted affordable housing Other</p>	<p>No traffic</p>	

23				<p>Retain existing trails within areas designated as open space (natural areas, parks)</p> <p>Trailhead improvements with parking, bike wash, washrooms, etc.</p> <p>Provide interpretation and recognition of Liläë™™wat cultural heritage (if supported by Liläë™™wat Nation)</p>		<p>There will obviously be more vehicle traffic in the area, it would be essential to consider the impact around the downtown Center (e.g. parking, side walks/insentives for walking).</p> <p>With more people there will also be a need for more community facilities like recreation Center, fields, swimming pool, skating rink).</p>
24	<p>Is Airbnb allowed? Can you build a carriage house?</p>	<p>More single family and more future development</p>	<p>We need a hospital and pool/gym</p>	<p>Trailhead improvements with parking, bike wash, washrooms, etc.</p> <p>Provide interpretation and recognition of Liläë™™wat cultural heritage (if supported by Liläë™™wat Nation)</p> <p>Pump track</p>		<p>Keep as much green space as possible. Clear cuts are ugly and fragment species populations</p>
25			<p>There is a significant amount of walking trail and bike trail in the proposed area. I would like to see that these areas remain unaffected by housing development. Pemberton prides itself on access to nature and high quality mountain bike/walking trails, don't take these away for the sake of housing.</p>	<p>Retain existing trails within areas designated as open space (natural areas, parks)</p> <p>Provide interpretation and recognition of Liläë™™wat cultural heritage (if supported by Liläë™™wat Nation)</p> <p>No net loss of existing trails by length</p>		<p>The single access road to the site is problematic. The road is narrow and winding. With several houses already being built on eagle drive the area is a traffic nightmare with no turn-around or wide roads to allow plenty of traffic to pass. The road infrastructure from the bottom of eagle drive to the gate/access road to the water tower need to be improved upon before construction starts otherwise residents of eagle drive will be heavily effected by construction traffic and that is not fair to anyone.</p>
26	<p>46 townhouses</p>			<p>No net loss of existing trails by length rating</p> <p>Pump track</p>		<p>To many studies are still in progress to comment.</p>
27	<p>If affordability and downsizing/aging in place are priorities, they will not be achieved with so many single family and duplex homes.</p>	<p>More investment in civic infrastructure (paved bike way or park or other community amenities)</p>	<p>Commercial or institutional use</p>	<p>Retain existing trails within areas designated as open space (natural areas, parks)</p> <p>No net loss of existing trails by length</p> <p>Hiking and dog walking trails</p>		<p>Please do not develop these lands. How will the road in possibly handle this much traffic? The impacts to the community in the Benchlands already will be profound. How is planning for natural disasters (e.g. wildfires in an interface zone) being taken into account?</p>

<p><b>23</b> Significant contribution to recreation centre (playing courts, gym space, etc) Significant contribution to outdoor pool Significant contribution to indoor ice arena</p>		
<p><b>24</b> Significant contribution to recreation centre (playing courts, gym space, etc) Significant contribution to outdoor pool</p>		<p>If the community fights growth it will turn out bad for everyone. Proper planning and consultation is key.</p>
<p><b>25</b> Significant contribution to indoor ice arena Restricted affordable housing Other</p>	<p>Significant donations to local trail building authorities, PVTA and PORCA</p>	<p>The application for development here is mostly welcome due to the production of affordable housing, but this is imperative. If the housing cannot be affordable then please do not build. This is a sensitive area environmentally, and important for storm water runoff and the slowing of storm water reaching the Pemberton Creek. There are dozens of species of animals, mammals, amphibian, and invertebrates that call this area home. Bears, deer, cougar, lynx, salamander, frogs, birds, squirrels, and marten all call this area home. Do we desperately need housing so bad that it makes it necessary to take these animals homes away permanently? I hope you take that question seriously in your consideration with this development. Obviously the destruction of habitat for luxury home building is absurd and should be discouraged, but if done properly, with the correct remediation and retention of the environment, the building of affordable housing, at medium to high density is possible. Please do right by Pemberton and make the right, informed decisions.</p>
<p><b>26</b> Significant contribution to recreation centre (playing courts, gym space, etc) Restricted affordable housing Other</p>	<p>Very significant resources to new/upgrading of roads/infrastructure</p>	<p>-High Density for the area -design and access for the town as a whole would need drastic improvement -schools will need more portables -will the sewer/water system handle this?</p>
<p><b>27</b> Significant contribution to recreation centre (playing courts, gym space, etc) Significant contribution to outdoor pool Restricted affordable housing</p>	<p>Bike /walking paths for better connectivity</p>	

28						Eagle Drive is not in any way suitable access for 250 new homes. It is stretched already with building just 2 additional lots currently on Eagle Drive. Another access road MUST be built.
29		More natural areas - less developed. Wild prefer much smaller percentage be developed like 25%		Retain existing trails within areas designated as open space (natural areas, parks) Protect archaeological sites No net loss of existing trails by length		I feel that this number of homes is way too much for the area. We value the forest and nature. Not only that, but this is all market housing. This development is driven by greed and the desire to profit from the extremely hot real estate market. We do not want Pemberton to grow this much because it will put a strain on already very strained amenities and resources. We do not have enough childcare facilities as it is, for example. We do not think this is going to help the problem of housing essential workers as this is all for profit housing. It is going to be bought by out of town folks wanting to relocate to Pemberton because those are the people that will be able to afford it. Even a townhouse in Pemberton is extremely expensive now. It the goal is to house the people we need to run the community (teachers, childcare providers, grocery store workers, etc) then the housing needs to be nonprofit. These homes, even though they are smaller and diverse in type are easily targeted by non local investors or folks wanting to move here from cities. I don't think most of Pembertonites want this. If we want more housing it is for the purpose of making it more affordable for
30		Increase the housing availability, we need it more than parks in our area	Increased housing density			
31	As this proposal comes together, it would be good to understand what the market demand is currently and work within that knowing that building and land costs are high in this area.	An increase in Neighbourhood Park would be important as it is a community with many young families and it is important to have playgrounds and covered areas/space for families and the community to gather.		Easy grade trails for kids and a trail to from the Valley to the trailhead Trailhead improvements with parking, bike wash, washrooms, etc. Protect archaeological sites		Thinking of ease of traffic flow through the community and ensuring the amenities are there for community members.

28	<p>Significant contribution to recreation centre (playing courts, gym space, etc)</p> <p>Significant contribution to outdoor pool</p> <p>Daycare</p> <p>Restricted affordable housing</p> <p>Community space (for meetings and events)</p> <p>Other</p>	Indoor pool, running track	<p>Please do more investigation &amp; put more thought into how much these holes are going to cost and who (realistically) is going to buy them. We desperately need affordable housing for our essential workers. Destroying our beautiful forest and habitat for wildlife so that more wealthy people can move here or simply buy investment/vacation properties would be so unfortunate and detrimental to the town.</p>
30	Restricted affordable housing		
31	<p>Significant contribution to recreation centre (playing courts, gym space, etc)</p> <p>Significant contribution to indoor ice arena</p> <p>Daycare</p>		

<p>32 Housing mix seems good</p>	<p>More natural area and more park.</p>	<p>I cannot see how the roads leading into the development area will support the anticipated traffic - they are simply too narrow. Also Eagle Drive is treacherous at best and I avoid it all costs in the winter - it is not sufficient for a development of this size.</p>	<p>Protect archaeological sites Sledding hill No net loss of existing trails by length</p>	<p>Once you start looking at this kind of increased quantity you really need to get a third access route into the area, and a bigger and more robust one at that. Pemberton is growing and I hope the infrastructure is there to support an increase in residents (sewage, water, power, healthcare, schools, vet, fire service, emergency planning). Impacts to already congested road access routes into pemberton from the highway</p>
<p>33</p>			<p>Trailhead improvements with parking, bike wash, washrooms, etc. No net loss of existing trails by length No net loss of existing trail by difficulty rating</p>	
<p>34 We need more affordable housing in Pemberton. It's hard to imagine any of the hillside development will be affordable based on how much prep work will be needed. Even townhomes in Pemberton are going for more than \$600K so that is not affordable.</p>	<p>When 45% of the land is not developable based on your report, I'm not sure it's authentic to say there is 60% dedicated to public. And a trail/park by the cliff that had a land slide is also not where people want to send their kids to play. I'd like to see some of the natural trees left with parks that have shade trees and multi use, not just strata playgrounds.</p>			<p>The access through town is a major problem. First people are deciding to drive either Eagle Drive or Dogwood. Eagle is not fully 2 lanes and had a major slide, is very slippery in the winter and has poor sight lines. Dogwood is windy with lots of houses and a terrible hill with no sight lines by the church and a very confusing intersection by the glass shop. This is going to be difficult. Then to get these 500 units of people through town will be challenging with 1 2-way road crossing train tracks and a roundabout. The village needs to ensure a second way through town before adding this much volume. Many of Pemberton residents work in Whistler and I imagine the Benchlands will be the same mix, which adds a large volume to the busy times. I can't find parking at the Medical clinic or the grocery store even these days, never mind with more people and there is just no more land to park cars in. The sewer and water systems are stretched and even adding more new infrastructure for the Benchlands will put more burden on the systems it will connect with. We were into water restrictions very early this year and need a new source if we are going to add so many new units.</p>



<p><b>32</b> Daycare Restricted affordable housing Covered outdoor meeting spaces</p>		
<p><b>33</b> Significant contribution to outdoor pool Significant contribution to indoor ice arena Community space (for meetings and events)</p>		
<p><b>34</b> Restricted affordable housing Covered outdoor meeting spaces</p>		

<p>35 Whatever housing unit mix you use, there needs to be more off street parking. Other developments in Pemberton have 4-5 vehicles parked in the driveway and overflowing onto the street. There should be no street parking. You could provide more visitor parking to keep the streets clear, or have a back lane behind the homes.</p>			<p>Retain existing trails within areas designated as open space (natural areas, parks) Protect archaeological sites Hiking and dog walking trails</p>	<p>Access will be the biggest issue. Traffic merging onto and off of the main road at certain times of the day and in bad weather will be a problem. Parking in Pemberton is also a problem. With this many new people in town it will be chaos.</p>
<p>36</p>			<p>Retain existing trails within areas designated as open space (natural areas, parks) No net loss of existing trails by length Bike skills park</p>	
<p>37 Townhomes and apartments are not what people come to Pemberton to live in. They live in them because that is all that is available but not their ideal choice</p>	<p>I liked current and existing trail network to be acknowledge and not disturbed. There is a plethora of biking and hiking option in those woods right now.</p>		<p>Retain existing trails within areas designated as open space (natural areas, parks) No net loss of existing trail by difficulty rating Hiking and dog walking trails</p>	<p>It will ruin the small town feel and community of Pemberton.  Having all that traffic coming through town and up Eagle Dr, let alone no consideration of increasing local infrastructure.</p>
<p>38 It would be important to have no stairs for both longevity/aging in the home and access ability.. One story homes which is difficult to know.</p>	<p>Indoor recreation, pool, ice rink</p>		<p>Trailhead improvements with parking, bike wash, washrooms, etc. Protect archaeological sites Hiking and dog walking trails</p>	<p>Influx of trades with no affordable housing. Increased traffic and congestion during build and after. Lack of public transportation in and out of Pemberton.</p>
<p>39</p>			<p>Retain existing trails within areas designated as open space (natural areas, parks) Trailhead improvements with parking, bike wash, washrooms, etc. No net loss of existing trail by difficulty rating</p>	
<p>40 More affordable (for the common person) mix, Townhomes, condos, duplexes are similar, small single family are still \$1,000,000, so not realistic for someone trying to enter the market. Less mansions &amp; palaces!</p>	<p>Is future development for commercial/retail or more building? What of schools? like big chunk for park, forest, what of trails?</p>		<p>Trailhead improvements with parking, bike wash, washrooms, etc. Protect archaeological sites Provide interpretation and recognition of Liliã™wat cultural heritage (if supported by Liliã™wat Nation)</p>	<p>Access, traffic, Eagle Drive cannot accommodate volume, &amp; what of winter. Access from the 3 way stop at the bottom of the hill by Mountain Glass is not answer or solution though development is over time, this will be an issue for safety, noise.</p>
<p>41 No, I would defer to the developer as they have a better idea of the economics of the development.</p>	<p>No.</p> <p>I would like to see a snow storage plan as the melt issues that we are having lead me to worry about this aspect/ I also want to see a drastic reduction of lighting and diffused lighting in line with a "dark skies approach".</p>		<p>Retain existing trails within areas designated as open space (natural areas, parks) No net loss of existing trail by difficulty rating</p>	<p>It would likely make sense to look at how the upper (future) lots would be drained. I am not proposing that we make a firm plan or install infrastructure now, but what I am suggesting is that we make sure we don't build things in the way of the proposed future plan.</p>

<p><b>35</b> Significant contribution to indoor ice arena Assisted seniors housing</p>		
<p><b>36</b> Improvement to Pemberton Creek Waterfall Trail Restricted affordable housing Covered outdoor meeting spaces</p>		<p>I just have concern for vehicle congestion downtown, as this will amount to a lot of extra traffic in the village, which is already congested at times.</p>
<p><b>37</b> Other</p>	<p>Helathcare, not really interested in developers buying off the public with pools etc.</p>	
<p><b>38</b> Improvement to Pemberton Creek Waterfall Trail Significant contribution to recreation centre (playing courts, gym space, etc) Restricted affordable housing</p>		<p>Sidewalks connecting new development and providing continuous safe walking throuout Pemberton. Safe cycling corridors, currently insufficient space for biking through Pemberton.</p>
<p><b>39</b> Significant contribution to outdoor pool Significant contribution to indoor ice arena Restricted affordable housing</p>		
<p><b>40</b> Improvement to Pemberton Creek Waterfall Trail Daycare Restricted affordable housing Covered outdoor meeting spaces Assisted seniors housing</p>		
<p><b>41</b> Significant contribution to outdoor pool Significant contribution to indoor ice arena</p>		

<p>42 Yes, the total number of units is too high. I don't believe our streets can safely accommodate the increased traffic, especially a) during construction, and b) in case of an emergency requiring evacuation.</p>		<p>A small amount of commercial (ie a convenience store or coffee shop... that sort of thing)</p>	<p>Sledding hill No net loss of existing trail by difficulty rating Hiking and dog walking trails</p>		<p>The main concern I have is about increase in traffic, especially during construction (large trucks) and, once built, in case of an emergency that would require everyone to leave at once. There is only one real road out. The switchback is, in my opinion, unsafe to drive especially in winter (too steep when icy, corners too tight, too much rock and tree fall). Also, how would the increase in community size affect communal limited resources such as the medical clinic and schools?</p>
<p>43 I am against this development at this time.</p>	<p>I am against this development at this time.</p>	<p>I am against this development at this time.</p>	<p>Other</p>	<p>I am against this development at this time.</p>	<p>I am against this development at this time. The town of Pemberton does not have the infrastructure/amenities in place to support this much growth.</p>
<p>44</p>			<p>Trails that are kid friendly and a learning area for beginners Easy grade trails for kids and a trail to from the Valley to the trailhead Retain existing trails within areas designated as open space (natural areas, parks)</p>		<p>The first problem is the access through town. Even 100 more units will cause huge traffic congestion. Need a plan to by pass town all together</p>

<p><b>42</b> Improvement to Pemberton Creek Waterfall Trail Daycare Other</p>	<p>Commitment to increased school sizes</p>	
<p><b>43</b> Other</p>	<p>I am against this development at this time.</p>	<p>I am against this development at this time. The town of Pemberton does not have the infrastructure/amenities in place to support this much growth.</p>
<p><b>44</b> Significant contribution to recreation centre (playing courts, gym space, etc) Significant contribution to outdoor pool Significant contribution to indoor ice arena</p>		

<p>45</p>	<p>Am excited that the project is considering a range of housing options for the site. I would like to see some form of covenant in place to ensure that the mix is honoured and that the development does not become all large unaffordable single family homes. Using Elevate at Sunstone as an example, the units were originally quad-plexes, but were then rezoned as duplexes. Also examples of double lots being purchased in the Ridge to create one larger property. What steps are in place to avoid this happening at Nkwukwma- falling back on the VoP here is not a strong enough proof- they have allowed for rezoning to occur historically that does not honour original development plans.</p>	<p>Notice that there is no commercial mentioned above. Would like to see some commercial opportunities here would be great place for a day care, craft brewery, coffee shop.</p>	<p>See above.</p>	<p>Protect archaeological sites No net loss of existing trails by length Hiking and dog walking trails</p>	<p>Concerned for traffic downtown- not the developers fault but the Vops 'downtown enhancement' project reduced parking, created blind pull outs, and caused pinch points for congestion (Frontier Street onto Portage). Can the developer work with community on this in anyway- i.e paying for lighting at pedestrian crossings downtown to make it safer and encourage more people to walk?</p>
<p>46</p>					
<p>47</p>	<p>I think this project is great and I'm looking forward to its success.</p>		<p>I would love to see some maintained hiking trails.</p>	<p>Hiking and dog walking trails</p>	

<p>45 Significant contribution to recreation centre (playing courts, gym space, etc) Daycare Assisted seniors housing</p>		<p>I feel this is a great opportunity if done correctly. Would hate to see this development go the same way as Tiyata, Sunstone/The Ridge by fuelling unaffordable housing in the community. If you as developers really care about building something that 'fits' with Pemberton I urge you to think about who you are attracting into the community. Rather than attracting home/virtual office workers from Cities enticed by cheaper that Metro Vancouver housing' think about the gaps in the housing market in Pemberton currently and in the future- young families, seniors and working class people- working for any 'major' employers in the area will not pay enough to pay a million dollar + mortgage! Would also love to see this have a community feel with some commercial units to bring life to the space, and provide useful amenities and services to those who live in the development.</p> <p>Would also love for Pemberton to be made aware of how the profits are used by the band to foster a feeling of connection in the long run.</p> <p>In the space that was allocated for a school but has been passed up by SD48 is there an opportunity to build a community hub- like a larger community centre to support the town, a bigger fitness facility etc. Would be nice to see this parcel of land used in a way that is wanted by the community rather than decided by a developer/the VoP- would urge public engagement on this!</p>
<p>46</p>		<p>I noticed that a collector road is indicated on the Official Benchland Development Gun Range Shooting grounds which, cleared after the contamination cleanup process, is destined for future housing development.</p> <p>I have noticed a road to the range that is accessible from highway 99. Could this road be considered, in the future, as a second exit from the Benchland Housing Development. It could divert the traffic through the town toward highway 99. Just a thought. I await your comment. Thank you, Valerie Megeney</p>
<p>47 Other</p>	<p>Hiking trails and boardwalks. Scenic bike trails perhaps. An inland seawall equivalent. Something for the locals and tourists alike.</p>	<p>I love what you're doing! :))</p>