

# Pemberton

## Issue - PRELIMINARY APPLICATION

### Friday, February 17, 2023

Civic Address:  
7374 East Pemberton Farm Road, Pemberton, BC

#### Architectural Drawing Issues

2018-04-13 Issue 1 - Preliminary Inquiry  
2023-02-17 Issue 2 - Preliminary Application

Note: Drawings only to scale when printed on 24x36 sheets



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road  
Pemberton, BC

[TITLE]

COVER

[PROJECT]

21558

[SCALE]

Not To Scale

[DATE]

Friday, February 17, 2023

[ISSUE]

PRELIMINARY APPLICATION

[DRAWING]

**A-0.000**



Pemberton

PROJECT OWNER: 1309325 BC Ltd
PROJECT CONTACT: Sasha Rasovic Dulex 251-255 Newport Dr., Port Moody, BC V3H 5H1 T.604.519.0003
PROJECT ARCHITECT: Shamus Sachs Integra Architecture Inc. 200 Granville St #2330, Vancouver, BC V6C 1S4 T.604.688.4220
PROJECT NUMBER: 21558
CIVIC ADDRESS: 7374 East Pemberton Farm Road, Pemberton, BC, V0N 2L0
LEGAL DESCRIPTION: LOT 5 DISTRICT LOT 211 LILLOOET DISTRICT PLAN EPP21848

PROJECT DESCRIPTION: 1-3 Storey Multi-family Townhomes
ZONING: Existing Zoning: Proposed Zoning: OCP Designation Development Permit Area
ISSUE: 02 - Preliminary Design
DATE: 2022-07-29

Table with 4 columns: Total Site Area, 8.112 Acres, 353,364 SF, 32,828.34 m²

Table with 4 columns: Maximum FAR, 1.00, 353,364.3 SF, 32,828.3 m²

Table with 4 columns: Proposed FAR, 0.49, 173,620.24 SF, 16,129.7 m²

GROSS FLOOR AREA (GFA)

Table with 8 columns: Building 1 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 2 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 3 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 4 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 5 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 6 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 7 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 8 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 9 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 10 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 11 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 12 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 13 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 8 columns: Building 14 - Gross Floor Area, TH, Garage, sq.ft., Total GFA, sq.ft., Total GFA, m2, Efficiency

Table with 4 columns: ALL BUILDINGS - Total Gross Area, 134, 16,072.00 sq.ft., 173,620.24 sq.ft., 16,129.7 m²

Table with 12 columns: Townhouse Unit Areas, Unit Types, Level, Floor Areas, Exclusions, Subtotal, Total, Number of Units, Total Unit Area, % of Units

Table with 4 columns: OFF-STREET PARKING, Residential Parking, Studio Parking, 1 Bed Parking, 2 Bed Parking, 3 Bed Parking, Visitor Parking, Disabled Parking, Max. Small Cars, Total



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[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road Pemberton, BC

[TITLE]

DATA SHEET

[PROJECT]

21558

[SCALE]

Not To Scale

[DATE]

Friday, February 17, 2023

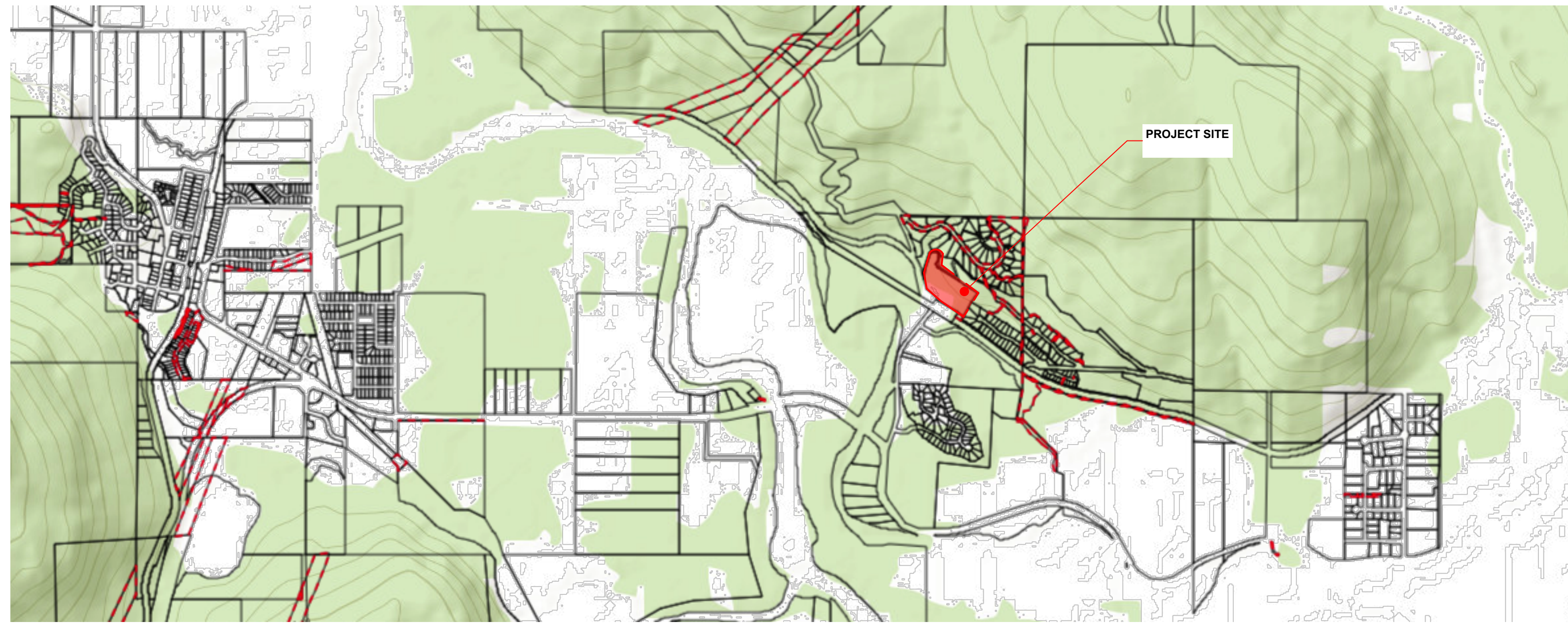
[ISSUE]

PRELIMINARY APPLICATION

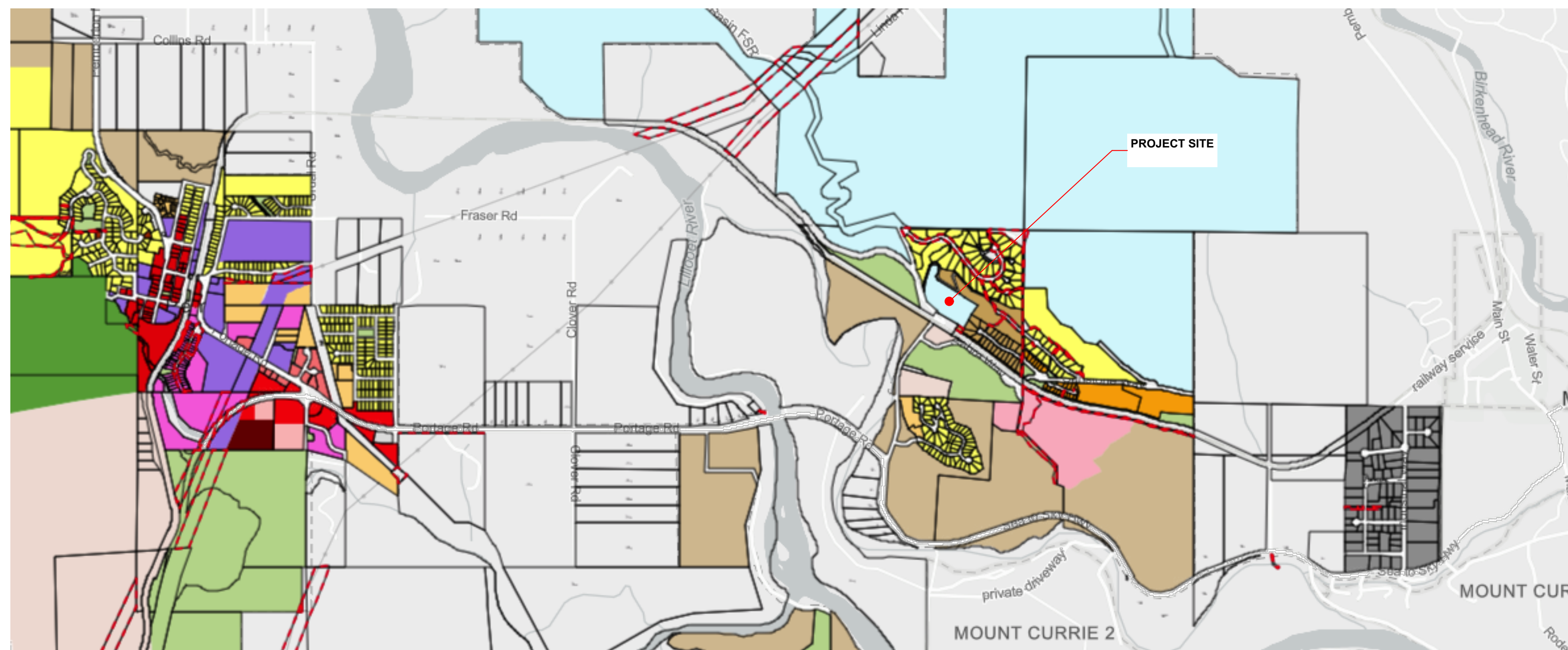
[DRAWING]

A-0.100





VILLAGE OF PEMBERTON - LAND USE - TOPOGRAPHY



VILLAGE OF PEMBERTON - LAND USE - ZONING



VILLAGE OF PEMBERTON - LAND USE - AERIAL



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[ARCHITECT SEAL]

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1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road  
Pemberton, BC

[TITLE]

**CONTEXT - ZONING**

[PROJECT]

21558

[SCALE]

[DATE]

Friday, February 17, 2023

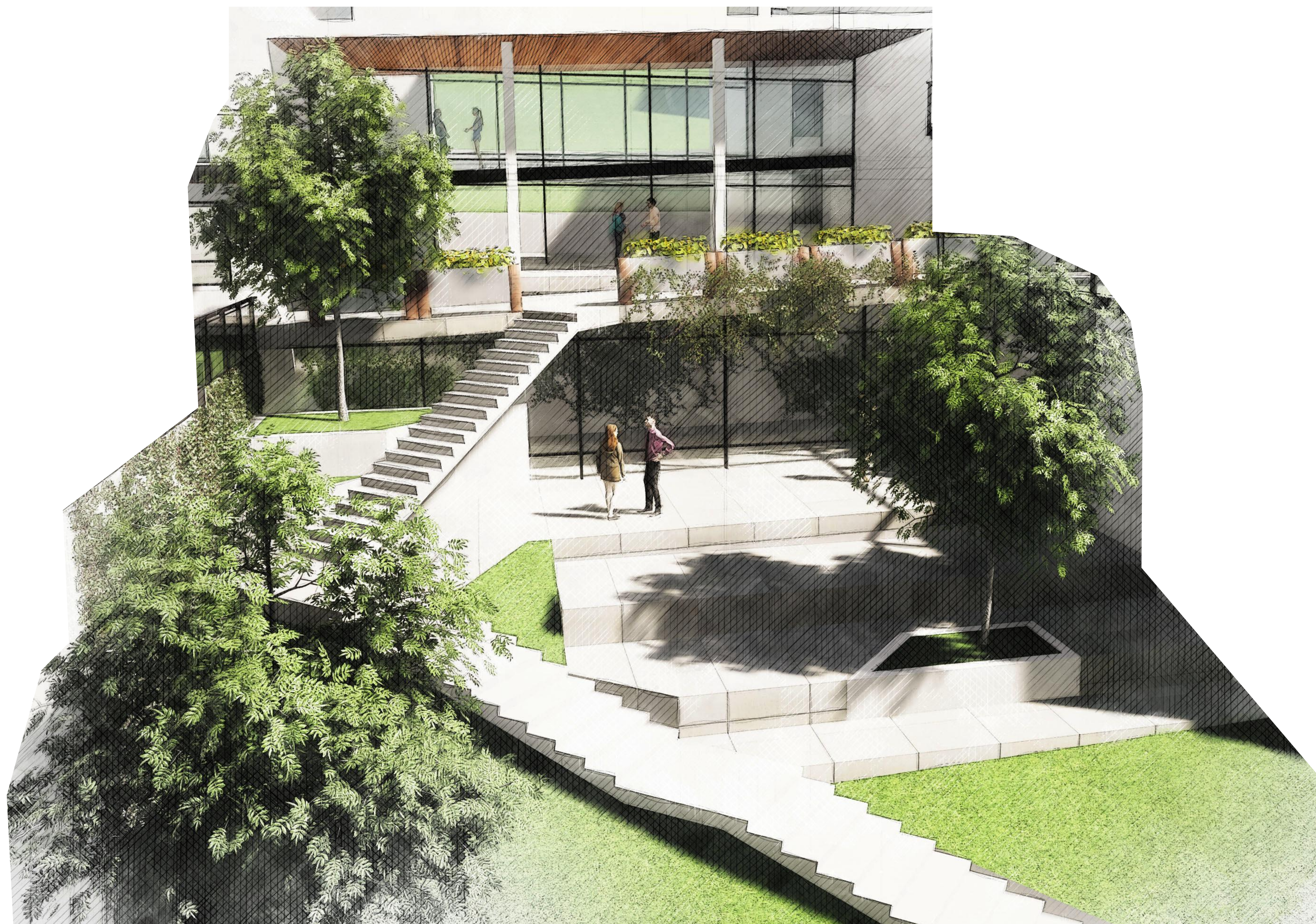
[ISSUE]

PRELIMINARY APPLICATION

[DRAWING]

**A-0.301**





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**1309325 BC Ltd**

[PROJECT]

**Pemberton**

7374 East Pemberton Farm Road  
Pemberton, BC

[TITLE]

**CONCEPT  
RENDERINGS**

[PROJECT]

**21558**

[SCALE]

**Not To Scale**

[DATE]

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[ISSUE]

**PRELIMINARY APPLICATION**

[DRAWING]

**A-0.401**





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**1 SITE PLAN**  
SCALE: 1/32" = 1'-0"

HYDRO TEL AND FIBRE SERVICE - FINAL LOCATION FOR 120 TOWNHOUSE UNITS

000mm WM - FINAL LOCATION FOR 120 TOWNHOUSE UNITS

000mm SAN - FINAL LOCATION FOR 120 TOWNHOUSE UNITS

000mm STM - FINAL LOCATION FOR 120 TOWNHOUSE UNITS

CONSTRUCT 6m ACCESS ROAD TO SUBGRADE FOR INTERIM ACCESS TO 3 BLDGS. SHOW FINAL GRADE FOR ULTIMATE DEVELOPMENT FOR DETAILS

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road  
Pemberton, BC

[TITLE]

**SITE PLAN**

21558 [PROJECT]

1/32" = 1'-0" [SCALE]

Friday, February 17, 2023 [DATE]

PRELIMINARY APPLICATION [ISSUE]

[DRAWING]

**A-1.101**



PARKING SPACE COUNT			
TYPE	LEVEL	AREA	STALL TYPE
<b>(1) BUILDING 1-4 PARKING</b>			
LEVEL P2		RESIDENTIAL	ACCESSIBLE
LEVEL P2		RESIDENTIAL	REGULAR
LEVEL P2		RESIDENTIAL	SMALL
LEVEL P2		VISITOR EXTERIOR	SMALL
LEVEL P2		VISITOR INTERIOR	ACCESSIBLE
LEVEL P2		VISITOR INTERIOR	REGULAR
LEVEL P1		RESIDENTIAL	ACCESSIBLE
LEVEL P1		RESIDENTIAL	REGULAR
			101

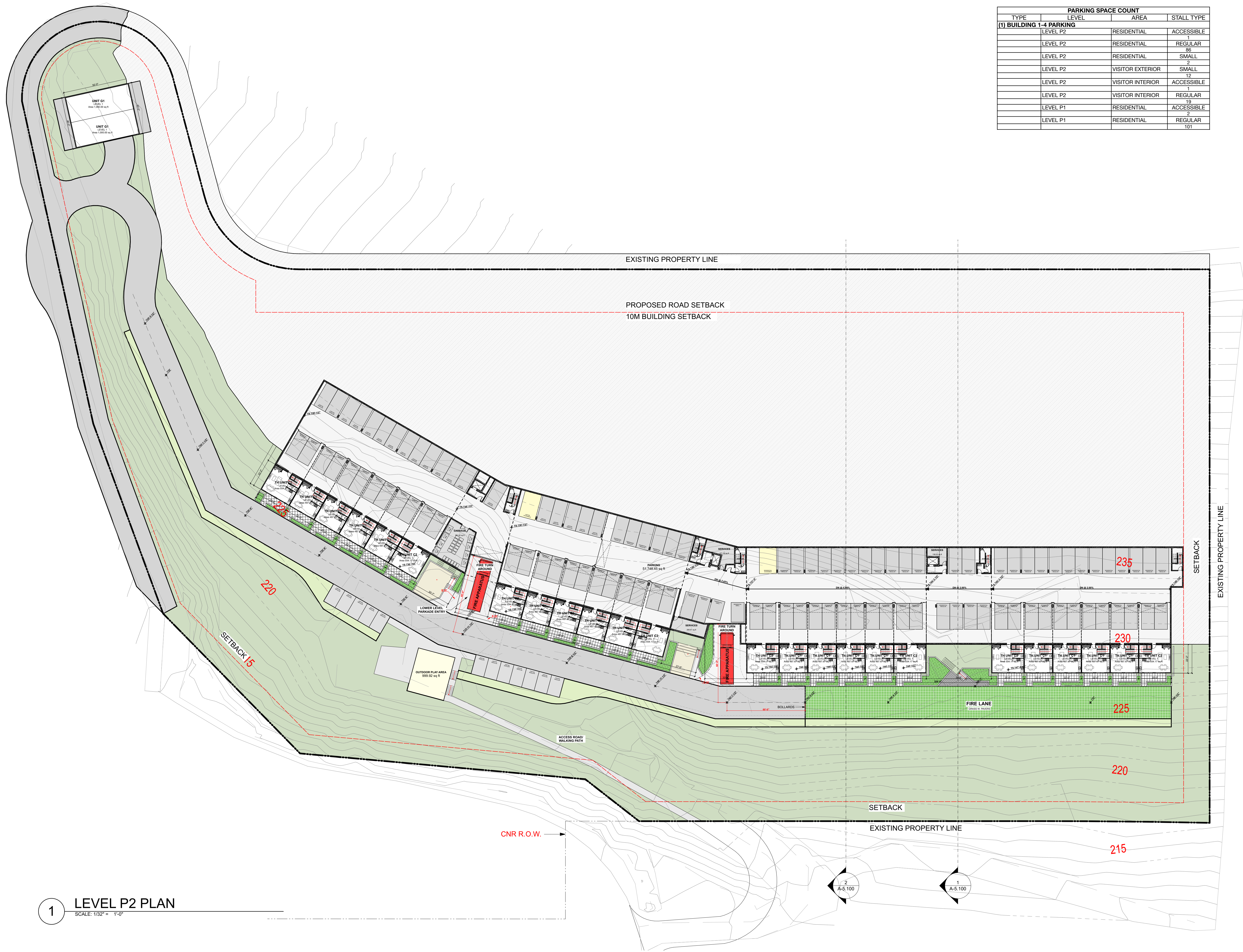


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**1 LEVEL P2 PLAN**  
 SCALE: 1/32" = 1'-0"

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[ARCHITECT SEAL]

[CLIENT]

**1309325 BC Ltd**

[PROJECT]

**Pemberton**

7374 East Pemberton Farm Road  
 Pemberton, BC

[TITLE]

**LEVEL P2 PLAN**

[PROJECT]

**21558**

[SCALE]

**1/32" = 1'-0"**

[DATE]

**Friday, February 17, 2023**

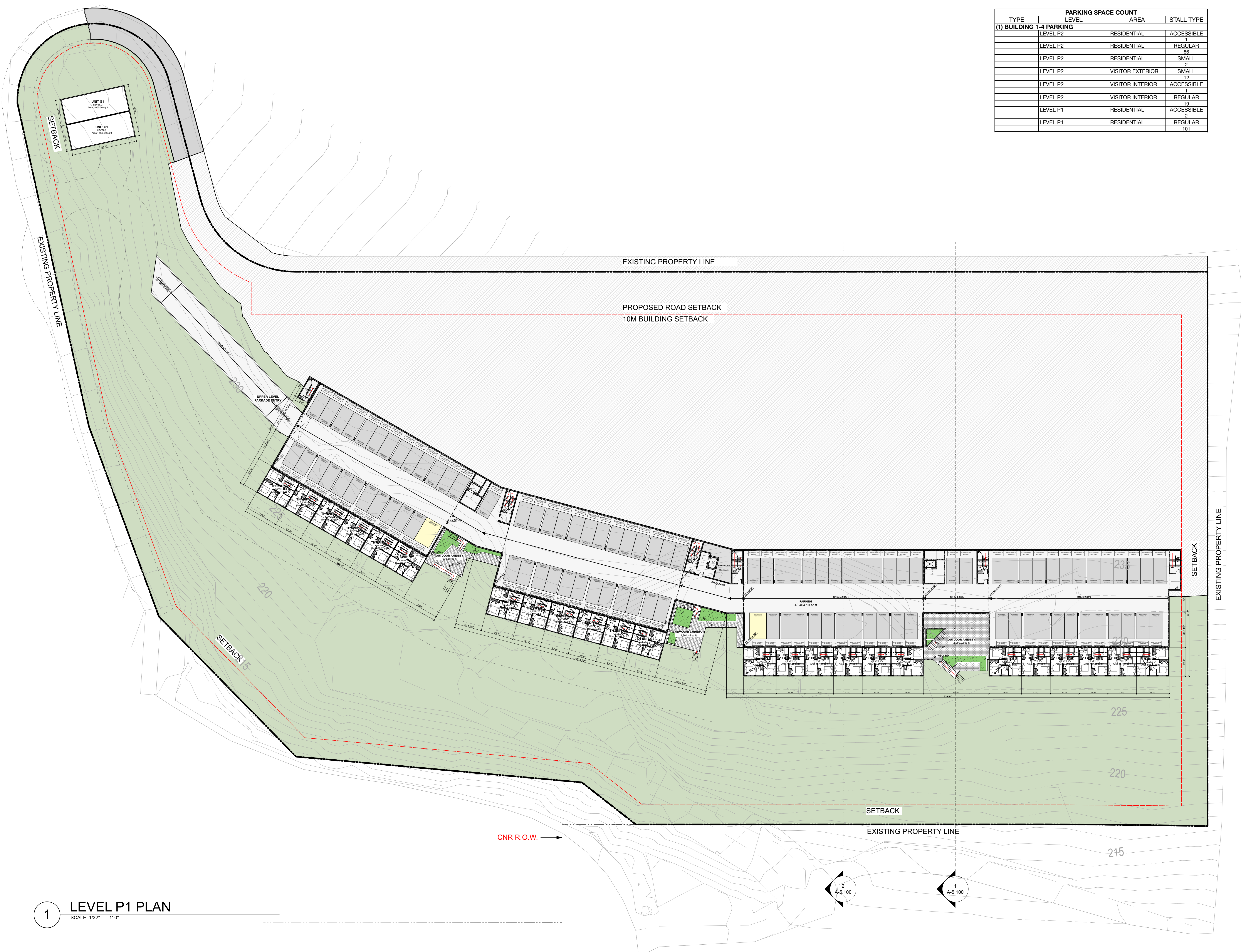
[ISSUE]

**PRELIMINARY APPLICATION**

[DRAWING]

**A-1.010**





PARKING SPACE COUNT			
TYPE	LEVEL	AREA	STALL TYPE
<b>(1) BUILDING 1-4 PARKING</b>			
LEVEL P2	RESIDENTIAL	ACCESSIBLE	1
LEVEL P2	RESIDENTIAL	REGULAR	86
LEVEL P2	RESIDENTIAL	SMALL	2
LEVEL P2	VISITOR EXTERIOR	SMALL	12
LEVEL P2	VISITOR INTERIOR	ACCESSIBLE	1
LEVEL P2	VISITOR INTERIOR	REGULAR	19
LEVEL P1	RESIDENTIAL	ACCESSIBLE	2
LEVEL P1	RESIDENTIAL	REGULAR	101

**1 LEVEL P1 PLAN**  
SCALE: 1/32" = 1'-0"



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[CLIENT]

**1309325 BC Ltd**

[PROJECT]

**Pemberton**

7374 East Pemberton Farm Road  
Pemberton, BC

[TITLE]

**LEVEL P1 PLAN**

[PROJECT]

**21558**

[SCALE]

**1/32" = 1'-0"**

[DATE]

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[ISSUE]

**PRELIMINARY APPLICATION**

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**A-1.020**





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1309325 BC Ltd

[PROJECT]

**Pemberton**

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Pemberton, BC

[TITLE]

**LEVEL 1 FLOOR PLAN**

21558

[PROJECT]

1/32" = 1'-0"

[SCALE]

Friday, February 17, 2023

[DATE]

PRELIMINARY APPLICATION

[ISSUE]

[DRAWING]

**A-1.101**

PARKING SPACE COUNT		
TYPE	LEVEL	STALL TYPE
<b>(1) BUILDING 1-4 PARKING</b>		
LEVEL P2	RESIDENTIAL	ACCESSIBLE
		1
LEVEL P2	RESIDENTIAL	REGULAR
		86
LEVEL P2	RESIDENTIAL	SMALL
		2
LEVEL P2	VISITOR EXTERIOR	SMALL
		12
LEVEL P2	VISITOR INTERIOR	ACCESSIBLE
		1
LEVEL P2	VISITOR INTERIOR	REGULAR
		19
LEVEL P1	RESIDENTIAL	ACCESSIBLE
		2
LEVEL P1	RESIDENTIAL	REGULAR
		101
<b>(2) BUILDING 5-8 PARKING</b>		
LEVEL 1	RESIDENTIAL	REGULAR
		16
LEVEL 1	RESIDENTIAL	SMALL
		16
LEVEL 1	VISITOR	REGULAR
		2
LEVEL 1	VISITOR	SMALL
		2
<b>(3) BUILDING 9-13 PARKING</b>		
LEVEL 1	VISITOR	SMALL
		2
LEVEL 2	RESIDENTIAL	REGULAR
		40
LEVEL 2	VISITOR	SMALL
		10
		<b>312</b>



**1 LEVEL 1 PLAN**  
SCALE: 1/32" = 1'-0"

2  
A-5.100

1  
A-5.100



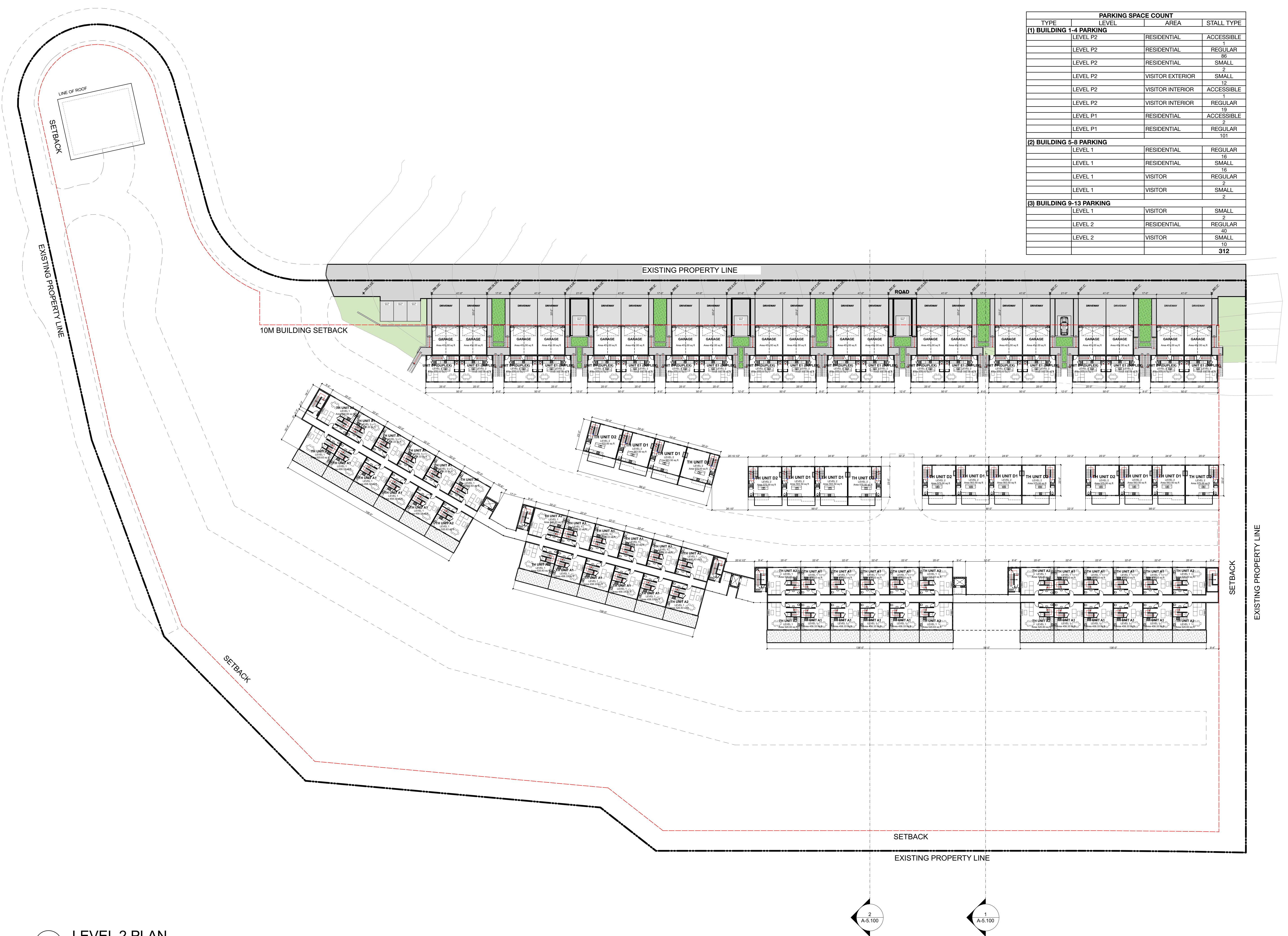


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PARKING SPACE COUNT		
TYPE	LEVEL	STALL TYPE
<b>(1) BUILDING 1-4 PARKING</b>		
LEVEL P2	RESIDENTIAL	ACCESSIBLE
		1
LEVEL P2	RESIDENTIAL	REGULAR
		86
LEVEL P2	RESIDENTIAL	SMALL
		2
LEVEL P2	VISITOR EXTERIOR	SMALL
		12
LEVEL P2	VISITOR INTERIOR	ACCESSIBLE
		1
LEVEL P2	VISITOR INTERIOR	REGULAR
		19
LEVEL P1	RESIDENTIAL	ACCESSIBLE
		2
LEVEL P1	RESIDENTIAL	REGULAR
		101
<b>(2) BUILDING 5-8 PARKING</b>		
LEVEL 1	RESIDENTIAL	REGULAR
		16
LEVEL 1	RESIDENTIAL	SMALL
		16
LEVEL 1	VISITOR	REGULAR
		2
LEVEL 1	VISITOR	SMALL
		2
<b>(3) BUILDING 9-13 PARKING</b>		
LEVEL 1	VISITOR	SMALL
		2
LEVEL 2	RESIDENTIAL	REGULAR
		40
LEVEL 2	VISITOR	SMALL
		10
		<b>312</b>



**1 LEVEL 2 PLAN**  
SCALE: 1/32" = 1'-0"



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

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[PROJECT]

**Pemberton**

7374 East Pemberton Farm Road  
Pemberton, BC

[TITLE]

**LEVEL 2 FLOOR PLAN**

[PROJECT]

**21558**

1/32" = 1'-0" [SCALE]

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**PRELIMINARY APPLICATION** [ISSUE]

[DRAWING]

**A-1.102**





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[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

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Pemberton, BC

[TITLE]

## LEVEL 3 FLOOR PLAN

21558 [PROJECT]

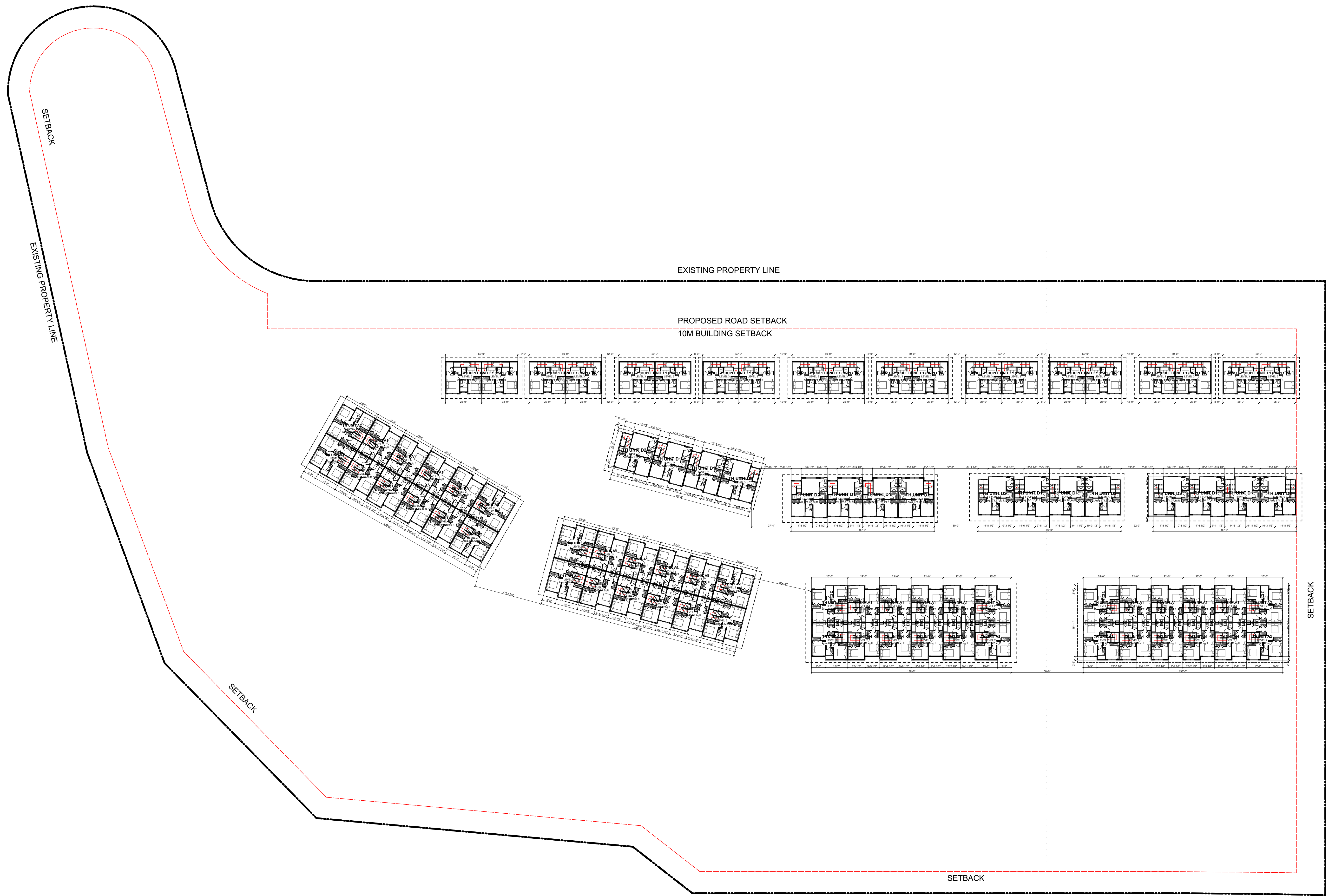
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Friday, February 17, 2023 [DATE]

PRELIMINARY APPLICATION [ISSUE]

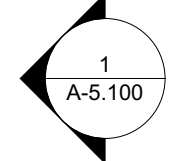
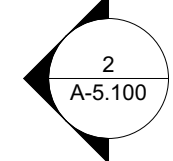
[DRAWING]

# A-1.103



### 1 LEVEL 3 PLAN

SCALE: 1/32" = 1'-0"







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[ARCHITECT SEAL]

[CLIENT]

1309325 BC Ltd

[PROJECT]

Pemberton

7374 East Pemberton Farm Road  
Pemberton, BC

[TITLE]

**SITE SECTION 1  
& 2**

21558 [PROJECT]

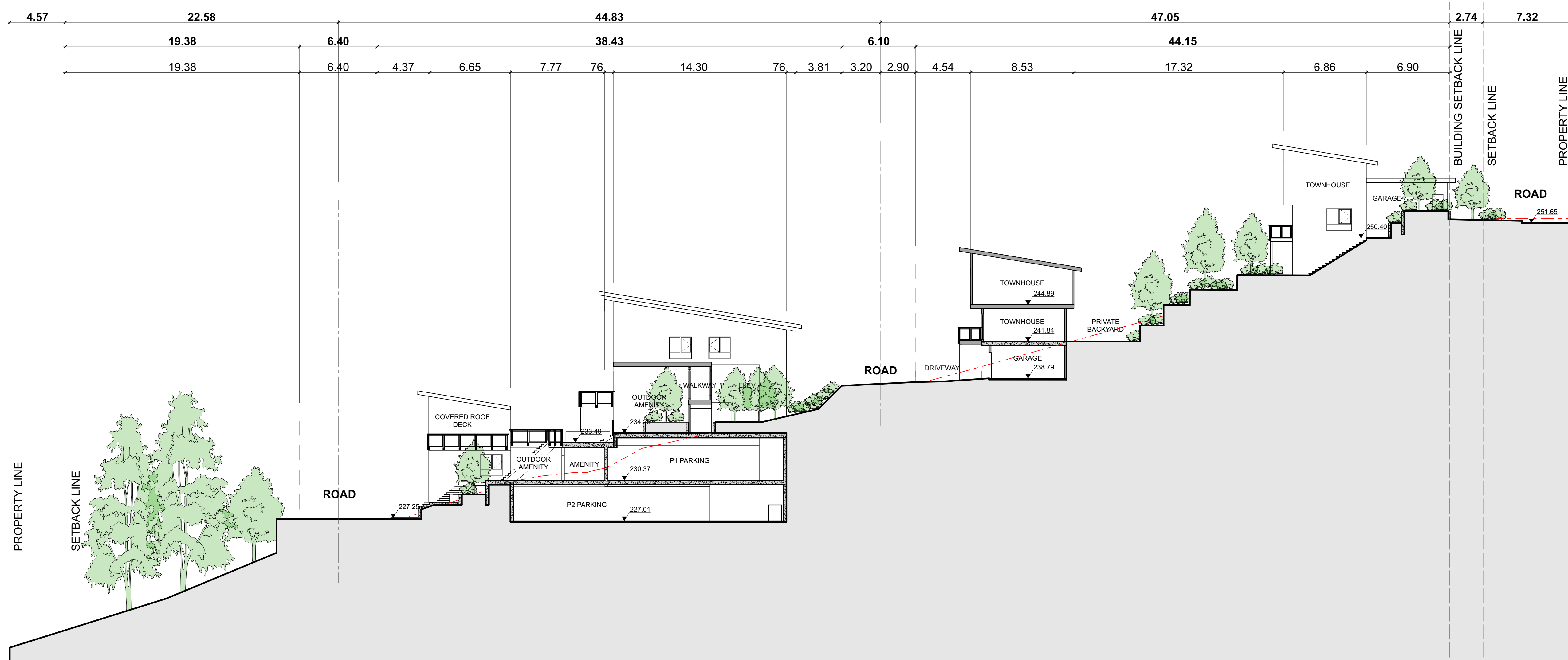
1/16" = 1'-0" [SCALE]

Friday, February 17, 2023 [DATE]

PRELIMINARY APPLICATION [ISSUE]

[DRAWING]

**A-5.100**



1 SECTION 01  
SCALE: 1/16" = 1'-0"



2 SECTION 02  
SCALE: 1/16" = 1'-0"