



-COMMITTEE OF THE WHOLE MEETING AGENDA-

Meeting #: 249
Date: Tuesday, October 24, 2023, 3:00 pm
Location: Council Chambers
7400 Prospect Street

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

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. APPROVAL OF AGENDA

Recommendation:

THAT the Agenda be approved as presented.

3. ADOPTION OF MINUTES

3.1 Committee of the Whole Meeting No. 248, Tuesday, September 12, 2023

3

Recommendation:

THAT the minutes of Committee of the Whole No. 248, held Tuesday, September 12, 2023, be adopted as circulated.

4. DELEGATIONS

5. REPORTS

5.1 Second Nkwúkwma Workshop

Recommendation:

THAT Committee of the Whole recommends to Council that Staff be directed to consider the following alterations to the draft Nkwúkwma Sub-Area Plan to be considered and reported back at a future Committee of the Whole meeting:

- *{To be inserted by the Committee of the Whole}*

Recommendation:

THAT Committee of the Whole recommends to Council that Staff be directed to consider the following alterations to the draft Comprehensive Development No. 8 Zone to be considered and reported back at a future Committee of the Whole meeting:

- *{To be inserted by the Committee of the Whole}*

Recommendation:

THAT Committee of the Whole recommends to Council that Staff be directed refer the Draft Official Community Plan Sub Area Plan and Comprehensive Development Zone, both as amended, to the agencies identified in Council's early and ongoing consultation resolution of July 21, 2021;

THAT Committee of the Whole recommends to Council that Staff be directed to host a Public Open House in respect of the proposed Official Community Plan amending and Rezoning Bylaws;

AND THAT Committee of the Whole recommends to Council that the revised Official Community Plan Amending and Rezoning Bylaws, Draft Term Sheet, Affordable Housing and Amenities Proposal, and results of the consultation and referrals process be returned to Committee of the Whole for additional consideration.

6. ADJOURNMENT

Recommendation:

THAT the Committee of Whole meeting be adjourned.

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

Meeting #: 248
 Date: Tuesday, September 12, 2023, 1:00 pm
 Location: Council Chambers & Zoom Webinar
 7400 Prospect Street

COUNCIL: Mayor Mike Richman
 Councillor Ted Craddock
 Councillor Jennie Helmer
 Councillor Katrina Nightingale
 Councillor Laura Ramsden

STAFF: Elizabeth Tracy, Chief Administrative Officer
 Ethan Fredeen, Deputy Corporate Officer
 Scott McRae, Manager Development Services
 Elena Aranguren, Office Coordinator

MEDIA: 0

PUBLIC: 1

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

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.

At 1:00pm Mayor Richman called the September 12, 2023, Committee of Whole meeting to order.

2. ADOPTION OF AGENDA

Moved/Seconded

THAT the Agenda be adopted as presented.

CARRIED

3. APPROVAL OF MINUTES

Moved/Seconded

THAT the minutes of the Committee of the Whole Meeting No. 247, held Tuesday, July 18, 2023, be adopted as circulated.

CARRIED

4. DELEGATION

There were no delegations.

5. REPORTS

5.1 Council Correspondence Policy COU-013

Ethan Fredeen, Acting Manager of Corporate and Legislative Services, presented the Council Correspondence Policy COU-013. This report aims to seek the Committee's approval of this policy to establish the process of handling correspondence addressed to Council and staff.

Mr. Fredeen noted that currently, the Village of Pemberton adheres to a Communications Policy that was adopted in November 2017. Although this policy covers some level of handling correspondence, it does not provide a full comprehensive level of how to manage it. However, the policy presented offers a complete approach to managing correspondence.

Discussion took place regarding the following:

- Concerns regarding the correspondence related to development applications;
- Correspondence directed to Council regarding operational questions;
- Concerns regarding the communication related to development applications;
- Clarification regarding when Council receives the correspondence related to development applications;
- Clarification regarding management of correspondence received by Council that contains a variety of topics including discussion around development applications; and
- Correspondence received directly by Council.

Moved/Seconded

THAT the Committee provide a recommendation to Council to adopt the Correspondence Policy COU-013 as presented.

CARRIED

6. ADJOURNMENT

At 1:24pm the meeting was adjourned.

Moved/Seconded

THAT the Committee of Whole meeting be adjourned.

CARRIED

Mike Richman, Mayor

Ethan Fredeen, Deputy Corporate Officer

Date: Tuesday, October 24, 2023

To: Elizabeth Tracy, Chief Administrative Officer

From: Cameron Chalmers, RPP, MCIP, Consulting Planner

Subject: Second Nkwúkwma Workshop

PURPOSE

The purpose of this report is to provide background and supporting information for the second Committee of the Whole (CoW) workshop on the Nkwúkwma applications. The purpose of the workshop is threefold. The first is to continue Committee of the Whole dialogue on the proposed Official Community Plan Bylaw including the Nkwúkwma Sub Area Plan (SAP) based on feedback from the last Committee of the Whole. The second is to outline the proposed zoning framework. The third is to describe the next steps in the process.

BACKGROUND

Most recently, on May 9, 2023, Committee of the Whole undertook a three-hour facilitated workshop to work through the draft Nkwúkwma Sub Area Plan. At the conclusion of the session, the following resolution was put forward and subsequently approved by Council:

Moved/Seconded

THAT Committee of the Whole recommends to Council that Staff be directed to consider the following alterations to the draft Nkwúkwma Sub- Area Plan to be considered and reported back at a future Committee of the Whole meeting:

- Explore a set requirement for a percentage of affordable housing units, either on-site or off-site, by each phase of development.
- Review maximum unit count exemption for affordable housing and applicability of housing agreements based on a clear definition of what qualifies as affordable housing.
- Explore Housing diversity options including a mix affordable and diverse housing throughout the development rather than in concentrated locations.
- Include the potential impact of provincial fourplex announcements in consideration of housing diversity.
- Explore more detailed climate action charter Development Permit Area Guidelines for buildings
- Explore Active Transportation options such as shuttles or alternate modes of active transportation.
- Provide additional details and specifics for the proposed improvements to Eagle drive and a safe and appropriate secondary access

- Explore detailed opportunities to promote reconciliation, including Signage and education opportunities
 - Explore policy to ensure that the future Phase 3 rezoning direction has the ability to respond to community needs at the time, such as aligning housing needs with a future housing needs assessment and future amenity needs
 - Clarify the greenspace allocation by type and amount.
 - Explore impacts on existing trail networks
- CARRIED**

Update on Committee of the Whole Resolution

Since Committee of the Whole, Staff have worked closely with the proponents to address, or establish a means to address, each of Committee of the Whole's recommendations. A significant submission was made by the Applicant team. Staff have prepared amendments which are illustrated in the second draft of the Sub Area Plan attached as **Appendix A**.

There are several items which are still in process. The SAP is one element of a larger process, and several of the items raised by the CoW are not yet fully resolved as they relate more to the rezoning process which is still in its review stages as described in this report. However, what follows is an update on each of the CoW resolution points, with direction to either amendments in the SAP, or the strategy and timing for addressing the resolutions thoroughly:

Committee of the Whole Resolution Responses

1. *Explore a set requirement for a percentage of affordable housing units, either on-site or off-site, by each phase of development.*

The original Neighbourhood Concept Plan (2007) established a requirement that 5% of the housing units be provided as affordable housing. The Applicants have made an initial affordable housing proposal to increase the target to 15% or more of the units which represents 50-70 housing units on site. The intent is to restrict the housing to individuals employed in the Village of Pemberton or Area C of the SLRD.

Staff have amended the SAP to provide specific affordable housing direction from the Village Housing Needs Report and have added a target of 15% of all units as a policy directive.

The Affordable Housing discussions are not yet at a point of resolution and will form future discussions with the Committee of the Whole and Council. Staff are also reviewing several other projects in the Community to ensure that the needs identified in the Village's Housing Needs Report are addressed throughout the community.

As the Affordable Housing discussion accompanies the rezoning application process, Staff are actively working on a refined affordable housing proposal for presentation at a future meeting.

2. *Review maximum unit count exemption for affordable housing and applicability of housing agreements based on a clear definition of what qualifies as affordable housing.*

Staff have reviewed the CoW direction to examine the notion of unit exemptions. Given the context of the application and the intent to pursue alternate and innovative forms of housing, Staff recommend moving away from a maximum unit count as the mechanism to regulate density. As the zoning application is running contemporaneously with the OCP amendment, there is ample control over the number of units by the unit types and densities outlined in the comprehensive development zone.

Accordingly, Staff have added new policy in the SAP and draft Zoning on how to count units for the purpose of density.

3. *Explore Housing diversity options including a mix affordable and diverse housing throughout the development rather than in concentrated locations.*

The draft Sub Area Plan expressed an intent to pursue alternate and innovative housing forms throughout the development. For the purposes of the Sub Area Plan, there is sufficient language to promote a diverse mix of unit types. The Land Use Plan allocates different forms of housing based primarily on topographic constraints and realities of the site.

The mix of housing types is also more a function of the zoning. The draft CD zone makes provision for a range of secondary suites, garden suites, lock-off-suites in townhomes and introduces the concept of gentle density through the inclusion of “Houseplex” which may be built as duplex, triplex, or fourplex buildings provided they mimic a single detached form.

Staff continue to work with the Applicant to understand the potential viability, extent, and limitations of these potential housing forms. This is expected to achieve a higher degree of resolution before consideration of the zoning bylaw.

4. *Include the potential impact of provincial fourplex announcements in consideration of housing diversity.*

As above, the notion of a fourplex is being considered as a potential housing forms. Staff are continuing to explore how these may function and address other site planning and construction matters such as parking and building code implications.

5. *Explore more detailed climate action charter Development Permit Area Guidelines for buildings.*

Climate action is one of the key guiding principles of the SAP. As a principle, it has been incorporated in all the policy directions through the plans, and specifically in the development permit area guidelines. Staff have reviewed the provincial guidelines for climate action development permit areas and are confident that these directives have been incorporated throughout the guidelines. Accordingly, as this framework pervades the guidelines, a separate DPA is not required.

Like most municipalities, the Village utilizes and has access to the step code, which is the premiere standard for achieving green building targets that reflect the Climate Action Charter. Staff do not recommend consideration of additional or excess requirements

without a comprehensive understanding of the construction cost implications of an alternate approach with due consideration to the attainability and affordability of the housing units.

6. *Explore Active Transportation options such as shuttles or alternate modes of active transportation.*

The Sub Area Plan identifies a need to pursue a range of options to move people in and outside of vehicles. Shuttles has been introduced into the SAP as a specific matter. The Applicants have prepared a new open space and trails system plan which will significantly influence Active Transportation and provides a range of options.

The plan now contemplates trails alignments and infrastructure that support e-bikes/scooters, bicycles, and other forms of non-vehicular mobility that may exist independent of the road system.

7. *Provide additional details and specifics for the proposed improvements to Eagle drive and a safe and appropriate secondary access.*

At CoW request, the Applicants have undertaken additional geotechnical work to understand the potential to upgrade Eagle Drive. This has been submitted to the Village, and the Applicants and Staff are currently exploring the cost of various improvement options. The Applicants have also conducted truck movement studies that confirm the road is functional for most large vehicles, however Staff concur that additional upgrades to improve the safety and perceived safety of the road is an important deliverable of the development.

The SAP includes policy directing an upgrade to Eagle Drive and Staff anticipate there will be additional details about the nature and extent of the upgrade available with the first term sheet which should be available for the next CoW discussion.

8. *Explore detailed opportunities to promote reconciliation, including Signage and education opportunities.*

This conversation is ongoing and is tied to the open space and trails planning currently underway and the community amenity negotiations which have just been initiated as part of the zoning review. Staff anticipate that this matter will have further details in later stages of the review. However, there are several references in the SAP to how the neighbourhood supports reconciliation culturally and economically.

With respect to signage, a new schedule has been added that provides character examples of interpretive options including, but not limited to, signage.

9. *Explore policy to ensure that the future Phase 3 rezoning direction has the ability to respond to community needs at the time, such as aligning housing needs with a future housing needs assessment and future amenity needs.*

A new set of policy statements have been added to the draft SAP to ensure that the future Stage 2 (Phase 3) rezoning addresses future servicing needs and specifically responds to the Housing Needs Assessment in place at the time of the future application. It also

requires consideration under any policy in place at the time respecting amenities. This new policy will ensure that the future application will meet future needs.

10. Clarify the greenspace allocation by type and amount

The Applicants have prepared a new Open Space and Trails Plan which establishes a hierarchy of open space including natural areas, more active recreation areas, and developed neighbourhood parks. This new schedule is incorporated into the draft SAP.

11. Explore impacts on existing trail networks

The applicant has met with trail users groups regularly and is working with them to identify impacts to existing trails. The applicant team is looking at multiple options to minimize the impact to trail users during construction. The applicant is committed to ensuring that after construction the final trail network goes well beyond the concept of ensuring a net gain in trails both in length and difficulty. This is an area of ongoing discussion with trails user groups.

SAP Significant Changes

The continued Staff review has also led to several additional changes and additions throughout the SAP. Some of the major moves include the following:

- Inclusion of a fourth watercourse identified through public consultation and has resulted in a slightly modified site plan.
- New Schedules throughout the document.
- A new section on Population, Housing and Housing need based upon the Village's Housing Needs Report.
- Identification of Houseplex as a permitted housing form.
- New phasing policy.

Through testing and additional review, countless minor changes have been made throughout the plan.

DRAFT ZONING BYLAW

Staff have prepared a draft Zoning Bylaw which is still in early stages and is attached as **Appendix B**. It is a Comprehensive Development Zone which establishes several sub-zones with specific land use regulations for each sub-zone.

Key for Committee of the Whole feedback at this stage is the permissive approach to alternate forms of housing. Specifically, the introduction of up to 20% of all lots as Houseplexes. The intent of this use is to permit triplex and fouxplex buildings that look and feel like the surrounding single detached homes. Key to this consideration is that these buildings would require a development permit before they could be constructed, and currently the draft zone would not permit the conversion of previously occupied dwellings to Houseplex. The zone has undergone preliminary testing, but more is required. At this Stage, Staff are seeking initial comments on the concept and approach.

Also included as an innovative form of housing is a very permissive approach to an increased range of accessory dwellings. The draft zone adds Garden Suites and Carriage Homes to the traditional secondary suite. On large lots, there would be an option to have up to two accessory dwelling units, but not more than one of the same type. On smaller lots, there would be an option to have one accessory dwelling, excluding the Garden Suite option.

Lock-off-suites have been included as a use for a portion of townhouses subject to certain considerations such as parking. This is again a housing form that has been utilized elsewhere with some success.

The overall approach to housing has been to accommodate a wide range of housing types, but then also create significant flexibility to enable more options for housing people.

AFFORDABLE HOUSING AND AMENITIES

The Applicants have made an initial submission for affordable housing and amenities. Some of the housing approach is described in general terms above.

As per the Village policy, Staff are initiating a review of the proposal and are meeting with the Applicants to fully understand the proposals in the context of the project economics and other project costs. This is anticipated to be a thorough and detailed examination of the voluntary community amenities which will be presented to Committee of the Whole at the next session where the applications are considered. There is still a substantial amount of dialogue and assessment before Staff can have a meaningful conversation with the CoW on amenities and affordable housing details.

LOOKING AHEAD – NEXT STEPS

Community Consultation

Attached as **Appendix C** is the Applicant's final consultation submission for their Applicant led community consultation program. As described previously, additional consultation on the project will be led by the Village, as it moves towards consideration of the SAP as an amendment to the OCP.

Staff are seeking CoW endorsement to host a public open house, with the support of the Applicants, by year's end to introduce the next draft of the SAP and solicit public feedback before the next CoW consideration. At the next CoW, Staff will present a consultation summary and a more detailed proposal for any remaining consultation through the process.

Agency and Internal Referrals

On July 27, 2021, Council considered a report pursuant to section 475 of the Local Government Act regarding early and ongoing consultation. The agencies identified in that report have received an initial referral of the application, but Staff submit it would be appropriate to seek comment on the next iteration of the SAP before consideration by Council.

Consideration by internal departments and the Advisory Land Use Committee would also be undertaken contemporaneously.

Term Sheet Preparation

Key to the implementation of this large, multi-phase project, is the approval of a robust land development agreement before adoption of the zoning amendment. The development agreement will outline every off-site work and service, amenity obligation, Affordable Housing obligation and the timing for the delivery of each.

This process will initiate with a Term Sheet to frame the initial discussions, and Staff anticipate preparing a first draft of the Term Sheet before the next CoW session for consideration.

SUMMARY

The Committee of the Whole workshop represents a midpoint of the formal review process for the draft sub-area plan and formal initiation of the rezoning application. The workshop will include an opportunity for Committee of the Whole input into the next steps in the review process. The report identifies a few areas in both the SAP and rezoning approvals process that are ongoing.

At this Stage, staff are seeking direction on both bylaw processes. The intent is to collect additional CoW direction on policy matters, and then prepare the next iteration of both the SAP and Zoning Bylaw. Staff would then enter a round of public and agency consultation for additional feedback. The objective would be to provide the next CoW with a revised SAP and zoning bylaw as well as feedback from agencies and the community. Matters such as affordable housing, amenities, and the draft term sheet would be substantive matters for discussion.

Accordingly, Staff have prepared a series of resolutions for the CoW to use as a basis for providing direction to Staff.

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

Staff and consulting time are covered by the development application fees and cost-recovery.

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 is aligned with broad high impact actions in the CCAP, such as ‘*SHIFT 1.1 – Optimize land use policies and bylaws to encourage compact growth.*’ Policy directions outlined in the CCAP have been incorporated into the draft Sub Area Plan, for example building safe routes for walking, cycling, and other forms of zero emission mobility.

IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS

The OCP amendment application and likely annexation of lands has impacts on the SLRD and Lílwat 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 recommends to Council that Staff be directed to consider the following alterations to the draft Nkwúkwma Sub-Area Plan to be considered and reported back at a future Committee of the Whole meeting:

- *{To be inserted by the Committee of the Whole}*

THAT Committee of the Whole recommends to Council that Staff be directed to consider the following alterations to the draft Comprehensive Development No. 8 Zone to be considered and reported back at a future Committee of the Whole meeting:

- *{To be inserted by the Committee of the Whole}*

THAT Committee of the Whole recommends to Council that Staff be directed refer the Draft Official Community Plan Sub Area Plan and Comprehensive Development Zone, both as amended, to the agencies identified in Council’s early and ongoing consultation resolution of July 21, 2021;

THAT Committee of the Whole recommends to Council that Staff be directed to host a Public Open House in respect of the proposed Official Community Plan amending and Rezoning Bylaws;

AND THAT Committee of the Whole recommends to Council that the revised Official Community Plan Amending and Rezoning Bylaws, Draft Term Sheet, Affordable Housing and Amenities Proposal, and results of the consultation and referrals process be returned to Committee of the Whole for additional consideration.

Option Two:

Another course of action determined by the Committee of the Whole

RECOMMENDATIONS

THAT Committee of the Whole recommends to Council that Staff be directed to consider the following alterations to the draft Nkwúkwma Sub-Area Plan to be considered and reported back at a future Committee of the Whole meeting:

- *{To be inserted by the Committee of the Whole}*

THAT Committee of the Whole recommends to Council that Staff be directed to consider the following alterations to the draft Comprehensive Development No. 8 Zone to be considered and reported back at a future Committee of the Whole meeting:

- *{To be inserted by the Committee of the Whole}*

THAT Committee of the Whole recommends to Council that Staff be directed refer the Draft Official Community Plan Sub Area Plan and Comprehensive Development Zone, both as amended, to the agencies identified in Council's early and ongoing consultation resolution of July 21, 2021;

THAT Committee of the Whole recommends to Council that Staff be directed to host a Public Open House in respect of the proposed Official Community Plan amending and Rezoning Bylaws;

AND THAT Committee of the Whole recommends to Council that the revised Official Community Plan Amending and Rezoning Bylaws, Draft Term Sheet, Affordable Housing and Amenities Proposal, and results of the consultation and referrals process be returned to Committee of the Whole for additional consideration.

ATTACHMENTS:

Appendix A: Nkwúkwma Sub-Area Plan Draft 2, dated October 24, 2023

Appendix B: Draft Comprehensive Development No. 8 (Nkwúkwma Neighbourhood) Zone

Appendix C: Nkwúkwma Community Engagement Report, prepared by Grey Owl Consulting, dated September 2023

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

Nkwúkwma Sub-Area Plan



Schedule “E” to Village of Pemberton Official Community Plan

Draft 2

October 24, 2023



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¹ Figures in this document are graphic images to inform the document. The Figures include many of the formal Schedules. Please refer to the Schedules for official purposes.

PART 1: NEIGHBOURHOOD FOUNDATION

1. Nkwúkwma Vision Statement

Sensitively draped over the hillside above Downtown Pemberton, the Nkwúkwma neighbourhood will provide a range of housing options in a comprehensively planned, family-oriented community that responds to the housing needs of the community. Integrated within the natural topography and preserved greenspaces, the new neighbourhood will serve an important role in accommodating Pemberton's growing population in balance with nature and community values. It will be a model of sustainable hillside development.

The Nkwúkwma neighbourhood will embrace and reflect the unique character of the land. It will protect archaeological and environmental features, clean up lead and copper contamination and improve access to recreational amenities.

The neighbourhood will prioritize pedestrians and feature an integrated network of public trails and pathways connecting parks and natural open spaces. It will retain habitat connectivity and complement the character of the community. It will facilitate social activation for residents. In the spirit of reconciliation, it will acknowledge and share the Lílwat Nation's cultural heritage and language and protect significant archaeological places.

2. Nkwúkwma Sustainability Statement

The Nkwúkwma neighbourhood embodies a sustainable approach to land use and development that seeks to balance the natural environment, the economy, and people. When in harmony, these three pillars are equitably affected, and the relative costs and benefits are offset. This sustainability statement assesses the balance of the policy and development directions in the Nkwúkwma Sub-Area Plan in contrast to the existing zoning and development regulations that apply to the lands.

2.1. Environmental Sustainability

- a. The Nkwúkwma sub-area plan is based on a comprehensive understanding of the land and its natural assets.
- b. The development of the Nkwúkwma neighbourhood will mitigate historic contamination of the lands.
- c. The policies and development permit area guidelines in the Nkwúkwma sub-area plan will preserve and protect nearly one-half of the lands as park and natural areas.
- d. Riparian and habitat areas will be protected through the development permit area guidelines.
- e. The relatively compact footprint of the development pattern and adjacency to downtown Pemberton will promote walkability and alternate modes of transportation.
- f. The neighbourhood will further the Village's climate action objectives.

2.2. Economic Sustainability

- a. As Lílwat Nation isa beneficial owner of the land, and development partner, the Nkwúkwma neighbourhood represents an opportunity for sustained economic growth for Lílwat Nation.
- b. Located adjacent to downtown Pemberton, the Nkwúkwma neighbourhood will add new residents close to downtown businesses and services.
- c. The buildout of the Nkwúkwma neighbourhood will provide long-term direct and indirect construction and related industry benefit.
- d. Securing and enhancing the public trail system will support local recreation and tourism sectors.
- e. The Nkwúkwma development will compel coordinated upgrades to existing servicing infrastructure at the cost of the developers.
- f. The relatively compact development form, and pockets of strata development, will reduce the amount of public infrastructure required to accommodate growth, thereby reducing the long-term maintenance obligation on the Village.
- g. Significant community amenities and benefits are anticipated from the rezoning of the land which will provide additional assets for the community at the developer's cost.

2.3. Social Sustainability

- a. As a Lílwat Nation benefitting development, the Nkwúkwma neighbourhood furthers reconciliation with Lílwat Nation on traditional territory.
- b. The Nkwúkwma neighbourhood presents an opportunity to recognize and protect important archeological and culturally significant places for Lílwat Nation.
- c. The layout of the Nkwúkwma neighbourhood is a relatively compact community with a diversity of housing types offering a range housing options for future residents.
- d. The proposed land uses preserve important recreational lands which will be enhanced and secured for public access to promote the recreational culture of the neighbourhood and Pemberton.
- e. Adding additional residents in proximity to the downtown will create additional vibrancy and social interaction in the downtown.
- f. The role of the Nkwúkwma neighbourhood to accommodate current and future housing demand is important in maintaining housing attainability and affordability.

3. Nkwúkwma Sub-Area Plan Introduction

The Nkwúkwma sub-area plan combines the vision for a new neighbourhood with Official Community Plan policy directions and regulations to frame future development. Through policy directions and development permit area guidelines, it ensures a coordinated approach to the development of the land over the long term.

The plan builds on a multi-decade long planning history on lands known locally as the Pemberton Benchlands, which have been designated for residential use in the Pemberton Official Community Plan and zoned for residential development since 2007. The initial phase of the Benchlands has been constructed and occupied.

In 2019, the Owners began to revisit the Neighbourhood Concept Plan and existing development approvals through a detailed site analysis, review of current Village policy directives, and analysis of the evolving housing market to inform the next phases. This plan represents a consolidation of the background and site information, planning intent, and policy to update the development approach and realign the proposed development with contemporary community values.

The sub-area plan balances inputs from municipal policy, site conditions, and community outreach to reflect the housing needs and desired amenities of the Village of Pemberton and its residents.

3.1. Purpose of the Nkwúkwma Sub-Area Plan

The purpose of the sub-area plan is to bridge the broad Official Community Plan growth and development policies with the refined development approach for the Nkwúkwma lands. It specifically applies municipal policy and community values to the lands covered in this plan to integrate the proposed development with the Village's overall growth management and planning policy. It also incorporates planning policy directions and priorities that have emerged since the adoption of the 2011 Official Community Plan.

The policy established in the sub-area plan will become the basis for a rezoning, including specific zoning regulations and accompanying agreements to secure servicing, community amenities and benefits.

The sub-area plan establishes site-specific development permit area guidelines that will regulate the physical development of the land over the long-term.

PART 2 – SUB-AREA PLAN CONTEXT

4. Site Description

4.1. Location

The lands are located west of downtown Pemberton on an elevated bench of land accessed via an extension of Eagle Drive. The lands are legally described as: Block A, District Lot 8556; Block J, District Lot 202; Block I, District Lot 202; District Lot 2297; Block K, District Lot 8410; and District Lot 202. They are bound to the south, west and north by provincially managed lands; and to the east by privately held lands. The northern boundary between Collins Road and the subject lands is primarily privately owned land. Pemberton Creek is just beyond the southern boundary.

A portion of the land holdings are in the Squamish Lillooet Regional District. Those lands are not identified for short-term development and not included in the sub-area plan process or rezoning application. If those lands are incorporated into the Village, an amendment to this plan will be required in advance of any consideration for development.

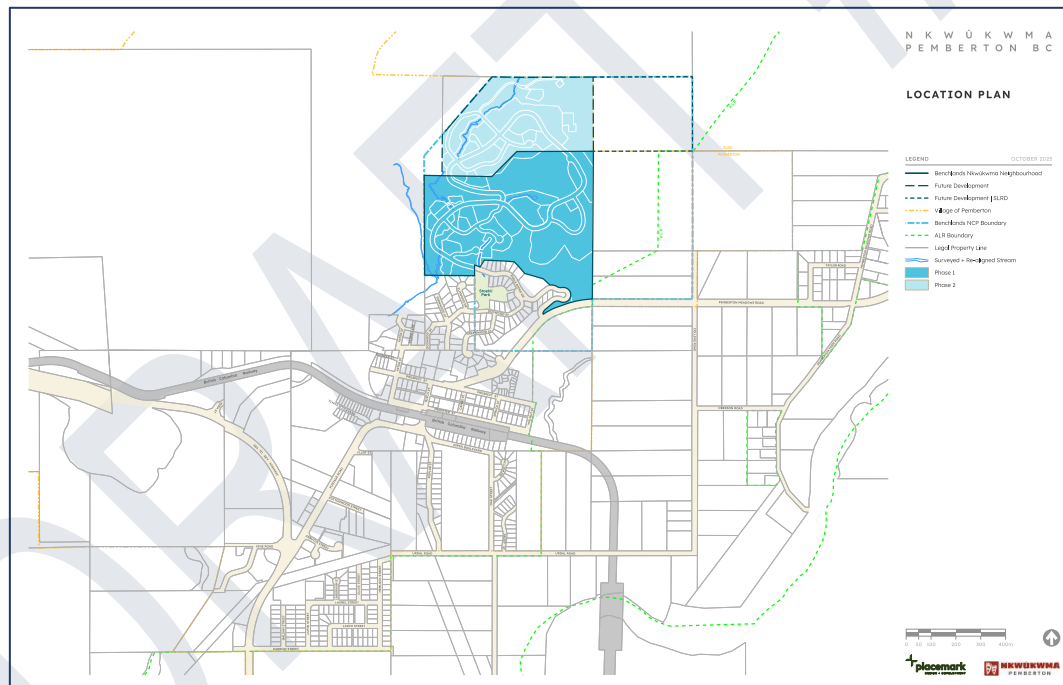


Figure 1: Location Plan

4.2. Site Context

The Nkwúkwma neighbourhood is close to downtown and an extension of the existing Benchlands neighbourhood. Located on the hillside, rising away from the downtown, the site is above the valley floodplain and outside the Agricultural Land Reserve. The lands have been used for several decades for passive recreation, by mountain bikers, hikers, and other trail users. Both the Pemberton Waterfall and the Fat Tug trails can be accessed through the lands, and the land carries significance for recreational users.



Figure 2: Location and Context

4.3. Land Use History

4.3.1. Historic Use

The site lies within the traditional territory of Líl'wat Nation which encompasses close to 800,000 hectares of land in and around the Pemberton Valley. Traditional use by Líl'wat Nation has been confirmed through archaeological investigations on the site which identified archeological Areas of Concern and a designated archeological site that includes a rock shelter and pictograph panels. The discoveries confirm the Nkwúkwma lands were a strategic location for the Líl'wat7úl being above the floodplain with the valued views of the surrounding valley.

The area was utilized for hunting, fishing, and later for trapping. It encompasses a Trapline owned by Ronny Lester, and previously owned by Mack Lester in the 1940's. Pemberton Creek is the setting for the traditional Lil'wat story told by Charlie Mack "The Boy Who Had Cherry Bark as His Power". It was also the location of known trails and was used for berry gathering (i.e., huckleberries).

In the 1970's a small community ski hill was established with a rope tow, and later in 1970's until 2008, a rifle and gun range. The former gun range left significant contamination of lead and copper, which will need to be mitigated before two of the District Lots can be considered for development. The site now used for its network of informal trails and utility installations, including two water reservoirs servicing the Village.

4.3.2. Land Use Policy History

The lands covered by this sub-area plan have been included in the Village growth policy as a new residential neighbourhood necessary to accommodate residential growth since 2007. Current Official Community Plan designations and zoning permit the continued development

of a predominantly single-detached neighbourhood similar to the first phase. The Nkwúkwma sub-area plan represents a fine tuning and elaboration of the previously approved development.

The 2007 Neighbourhood Concept Plan was a Village initiated, multi-agency, planning process for a 95.7 ha (236.5 ac) area of privately held and provincially managed lands. The Village rezoned the first phase of the plan with a single-family subdivision and the construction of the Eagle Drive access, Staehli Park, and interconnecting trails. The initial phase was developed over 14 years commencing in 2008. The remaining phases in the initial plan are being reconsidered in this sub-area plan as the new Nkwúkwma neighbourhood.

The 2007 Neighbourhood Concept Plan was initially attached to the 1999 Official Community Plan as a schedule, which was revamped as a Special Planning Area in the current 2011 Official Community Plan. The current Official Community Plan designates the subject lands as a residential neighbourhood and within the urban growth boundary. It also establishes land use policies to further guide the development of the land as a residential neighbourhood, predominantly as single-detached homes. As such, the new Nkwúkwma neighbourhood complies with the Squamish Lillooet Regional District Regional Growth Strategy.

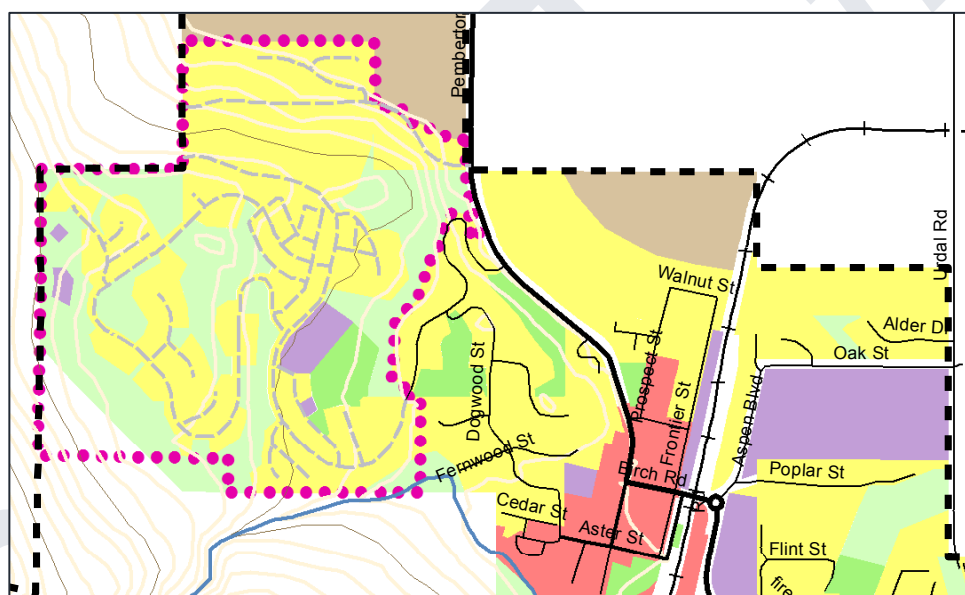


Figure 3: Current OCP Designation

The first phase of development approved in 2007 has been developed and constructed as the community known as Benchlands. The balance of the lands, and particularly those included in this sub-area plan have remained dormant until the current owner initiated a detailed land analysis and comprehensive planning exercise in 2019, which led to this sub-area plan.

The Nkwúkwma development proposes to complete five of the eight phases of the 2007 Neighbourhood Concept Plan (2007 Neighbourhood Concept Plan) approved for what was then known as the Benchlands. As described in this sub-area plan, more detailed analysis of the land, and its opportunities and constraints, has refined the development approach.

The Nkwúkwma neighbourhood recognizes and reflects the policy directions of the Village's current Official Community Plan as well as planning studies and land development considerations that have evolved since the 2007 Neighbourhood Concept Plan was adopted. Accordingly, the sub-area plan constitutes a refinement of how the lands will be developed as the question of whether the lands should be developed has been long resolved. The sub-area plan aligns the development with the Village's Housing Needs Assessment in a manner that better responds to site conditions and community values.

4.3.3. Ownership History

Until October 2021 the subject lands were Crown Land managed by the provincial government's Ministry of Forests, Lands, Natural Resource Operations and Rural Development. Over the past several decades, the province has granted occupation licences and leases to various interests including the Village of Pemberton for water reservoirs, water lines, and communication utilities; the Squamish Lillooet Regional District for a water line; The Canadian Broadcasting Corporation for a communications tower; and the Pemberton Wildlife Association and RCMP for the former gun and rifle ranges.

In 2005 an accommodation interest was secured for the Benchlands by the Lílwat Nation, as the lands are within the unceded traditional territory of Lílwat Nation. The accommodation agreement requires a payment to the Lílwat for each parcel of provincially managed land sold, fulfilling any applicable legal obligations of consultation and accommodation. In addition, a 3.84-hectare triangular portion of the Benchlands area to the northeast of Pemberton Meadows Road (known as Parcel 2A) was transferred to the Lílwat Nation by the province as part of the Ministry of Transportation Sea to Sky corridor accommodation package.

In 2017, the Lílwat Nation submitted a land acquisition request to the province for the lands, and in 2019 an Offer to Purchase was signed by Lílwat Nation (Lílwat Capital Assets). The transfer was completed in September 2021, and the lands are currently owned in fee simple. At the time of the transfer, statutory rights of ways were registered on the site to secure rights of way for the existing utilities, power lines and access, as well as a blanket public use right of way in favour of the Village for public use of the existing informal trail network.

5. Detailed Site Conditions

In the fall of 2019, Liíwat Nation and their development partners retained an extensive team of qualified consultants to update the 2007 Neighbourhood Concept Plan. The update includes a detailed assessment of the lands their natural context, and development potential of the lands. Based on that assessment, an updated development concept was prepared that responds to the opportunities and constraints on the land, as well as updated municipal policy directives and the contemporary Pemberton community.

The site investigations include geotechnical, environmental sensitivity mapping, and archaeological review providing the basis for a new site constraints plan. The site servicing, traffic impacts and market absorption reports were also updated to inform the land use plan. The following provides a brief overview of the findings as they consider the site conditions, and have enhanced the understanding of the site and its development potential:

- a. *Existing Development:* The subject lands are currently vacant, except for existing infrastructure including two above ground water reservoir tanks, an electric service line, a gravel access road (which services two utility sites situated on a knoll on the north-west corner of the site) and an informal network of mountain bike/walking trails.
- b. *Access:* Primary access for Nkwúkwma is from Pemberton Meadows Road via Eagle Drive as designated in the 2007 Neighbourhood Concept Plan. The designated collector has been constructed to the entrance of the Nkwúkwma lands and will extend into the neighbourhood linking the proposed housing clusters as a looping access.

Trail access to the site exists via the Pemberton Creek Waterfall Trail and the existing utility access road.

- c. *Site and Landform Conditions:* Updated and detailed analysis of landform, slope, aspect, and aerial interpretation. The results were input in a three-dimensional overlay, providing a greater visual understanding of the lands. The highlights of the analyses, include the following:
 - i. *Landform* - The site rises from the valley with a complexity of landforms, including a series of well-defined benches, steep slopes, rock knolls and undulated terrain. The lands have a few small watercourses that drain to the south-east, feeding into Pemberton Creek.
 - ii. *Slope* – The site is characterized by significant slopes along the south, west, and north edges of the property, with dramatic topographic features including a drainage ravine (south) to Pemberton Creek steep rock outcrops and three prominent rock knolls.
 - iii. *Aspect* - The site features dramatic south, east and north views over the Pemberton Valley notably prominent Ts'zil (Mt. Currie) and the Lillooet River.
- d. *Trails* – Since the closure of the gun range, many informal trails have been constructed on the property. The trail type ranges from the steep and rubbly access road, walking trails, and black diamond mountain bike trails routed down rock faces, gullies, and man-made berms. The property also provides access to the Section 56 (provincially sanctioned) Fat Tug Mountain bike trail.

- e. *Geotechnical* - The assessment identified rock fall hazards requiring mitigation along the northern side of Eagle Drive, south of the centre knoll and along the western property line. District Lot 8820 (currently within the Squamish Lillooet Regional District) has rock fall hazards over approximately 50% of the lot, which has significantly constrained the ability to construct a collector as identified in the 2007 Neighbourhood Concept Plan.

5.1. Natural Environment

The Initial Environmental Review provided baseline conditions and identified potential environmental considerations and constraints as follows:

- a. *Vegetation*: The existing vegetation on the site consists mainly of young and mature forest (structural stages 5 and 6) with occasional shrub (structural stages 3a and 3b), and a small area of old forest dating back more than 250 years. The site is part of the Coastal Western Hemlock (CWH) Dry Submaritime (ds) Southern (1) – CEHds1-Variance Biogeoclimatic Zone Classification. Approximately 6% of the site consists of anthropogenic development. Detailed investigations of each of the vegetation polygons as well as risk potential for blue or red plant listed species and ecological communities are provided in the Initial Environmental Review. This study has informed the overall land use and natural environment preservation approach in the sub-area plan.
- b. *Watercourses/Hydrology*: Four watercourses were observed on the property, two appeared to be ephemeral. Two unnamed watercourses (one ephemeral) flow into the Arn Canal, a third watercourse flows into Pemberton Creek, while the fourth appeared to be a man-made ditch which drains into the Dogwood Road drainage system.
- c. *Wildlife*: The site investigations recorded wildlife and wildlife signs, available forage as well as riparian habitat. Signs of the black-tailed deer, Douglas squirrel, and bobcat were documented. The review identified other potential mammal, bird, amphibian, and reptile species and observed favourable habitats such as rock outcrops, course woody debris and wildlife trails.

The review recommended additional investigations related to a screech owl nest survey, rare and endangered plants, and wildlife surveys (little brown myotis and sharp tailed snake), as well as construction management and landscaping guidelines. These studies will be undertaken as a pre-requisite to development and the recommendations will be secured through future development permits and other means.

5.2. Archaeology

A Preliminary Field Reconnaissance identified eight (8) Areas of Concern and a designated archaeological site on the lands subject to this sub-area plan. An Archaeological Impact Assessment will be required prior to development permit, site alteration or building permit approvals. The designated archaeological site is clear evidence of the Lílwat traditional use of the lands. There is currently an archaeological covenant registered on the properties which protects the archeological features of the site by prohibiting development.

5.3. Site Contamination

Several investigations and reports have been prepared by qualified professionals which have identified contamination on the two westerly parcels (District Lot 2297; Block K, District Lot 8410; and District Lot 202). The contamination includes lead and copper, which was caused by the former gun and rifle range.

These contaminated lands are included in the Sub-Area Plan in anticipation of future development; however, prior to any rezoning application for future residential development of these lands, the provincial government must approve remediation and/or disposal plans. There is currently a “no-build” covenant on the lands requiring the remediation of the lands prior to development.

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6. Opportunities and Constraints

The result of the detailed site investigations is that the Nkwúkwma lands have both opportunities and constraints in considering their future development. These site attributes, when considered with the principles outlined in future sections, have driven the proposed Land Use Plan (Schedule 1) and Development Concept Plan (Schedule 2).

6.1. Constraints

The Nkwúkwma site is a series of rocky benches, situated above the Benchlands/Dogwood neighbourhood, as illustrated in the Slope Analysis (Schedule 3) The lands have constraints to development shown on the Site Constraints plan (Schedule 4) that require a higher level of review and will compel a rigorous approvals and development process. The constraints that refined the land use and development approach are as follows:

- a. *Challenging Terrain*: The technical reports highlight the challenging terrain and that only 50% of the lands can be utilized for development without significant alteration to the site. The constraints include rock fall hazards, riparian areas, old growth forest, possible habitat of listed species, and steep slopes greater than 40%.
- b. *Natural Environment*: There is a small grove of old growth forest and possible listed species and environmental values should be protected, specifically riparian and Streamside Protection and Enhancement Areas,.
- c. *Lead and Copper Contamination*: The upper bench has been significantly contaminated from shot and casings left from the former gun and rifle range. As a result, the two legal parcels where the contamination has been documented, cannot be rezoned for neighbourhood development until they are mitigated to provincial standards.
- d. *Archaeological Discoveries*: The development has been designed to ensure the protection of the confirmed archaeological site and areas of concern. The preservation and cultural significance of these archaeological sites is extremely important to the Lílwat Nation and will be protected through provincial legislation.
- e. *Existing Development*: Site development is also limited by existing infrastructure installations, access roads, communications tower, transmission lines, and water reservoirs, as well as a highly valued informal trail system.
- f. *Secondary Access*: A further constraint is the inability to provide a secondary access to the site, as the lands as potential alignments are encumbered by terrain and private land ownership. The road connection identified in the 2007 Neighbourhood Concept Plan was never secured through adjacent properties and is unlikely to proceed.

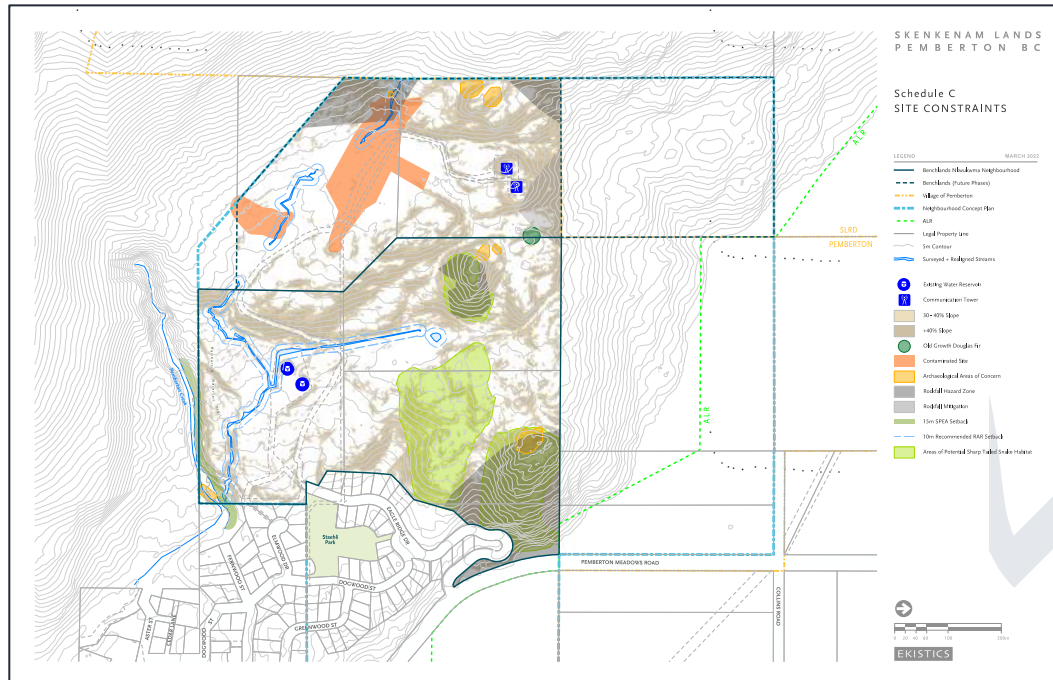


Figure 4: Site Constraints

6.2. Opportunities

Despite the constraints imposed by the natural topography and natural features of the site, there are several opportunities to incorporate residential development on responsibly and sensitively on the lands as follows:

- Reconciliation:** Though the ownership of the land is not the primary land use planning consideration, the planning process has been initiated by a subsidiary of Lílwat Nation and as such represents an opportunity to incorporate a range of First Nations principles and practices into the land use. It also represents an opportunity to reframe the opportunities for Lílwat Nation to utilize lands within their traditional territory for economic development, cultural education, and housing.
- Connection to Downtown:** The development is close to downtown Pemberton and as such can add more residents to support downtown businesses. Though the terrain is challenging, the pedestrian, transit, and vehicular routes will connect directly to and through the downtown. This proximity will benefit both downtown businesses and the Nkwúkwma neighbourhood.
- Model hillside development:** The development represents an opportunity to incorporate newly established *Hillside Design Guidelines* in a comprehensive manner. Context sensitive road alignments, widths, carefully selected development sites and transitions between different land uses creates the opportunity to establish the Nkwúkwma neighbourhood as a model of hillside development.
- Terraced benches suitable for development:** Though much of the site is challenging terrain, there are several naturally terraced benches suitable for residential development in a range of housing forms. The objective is to utilize

these benches as the development areas reduce the need to alter the terrain to accommodate the neighbourhood.

- e. *Secure and enhance recreation assets:* The lands have accommodated a range of passive and active recreation uses for some time. The sub-area plan, approvals process and ultimate development represents an opportunity to secure these recreational assets for public use in perpetuity and to work collaboratively to enhance them with local trails and recreation organizations.
- f. *Connect the residential development to natural areas:* As the natural state of the lands establishes development pockets surrounded by natural areas and open spaces, the lands present an opportunity to develop a neighbourhood that is woven into natural areas and provides soft edges between development and nature.
- g. *Connect to existing municipal infrastructure:* The lands have been identified as a residential growth area since 2007, and as such the development of the lands will create a natural extension to existing municipal services in an orderly manner. Though improvements to the existing road, water, sanitary sewer, and storm sewer systems is expected, the development will extend existing infrastructure systems, rather than require the creation of new service systems.

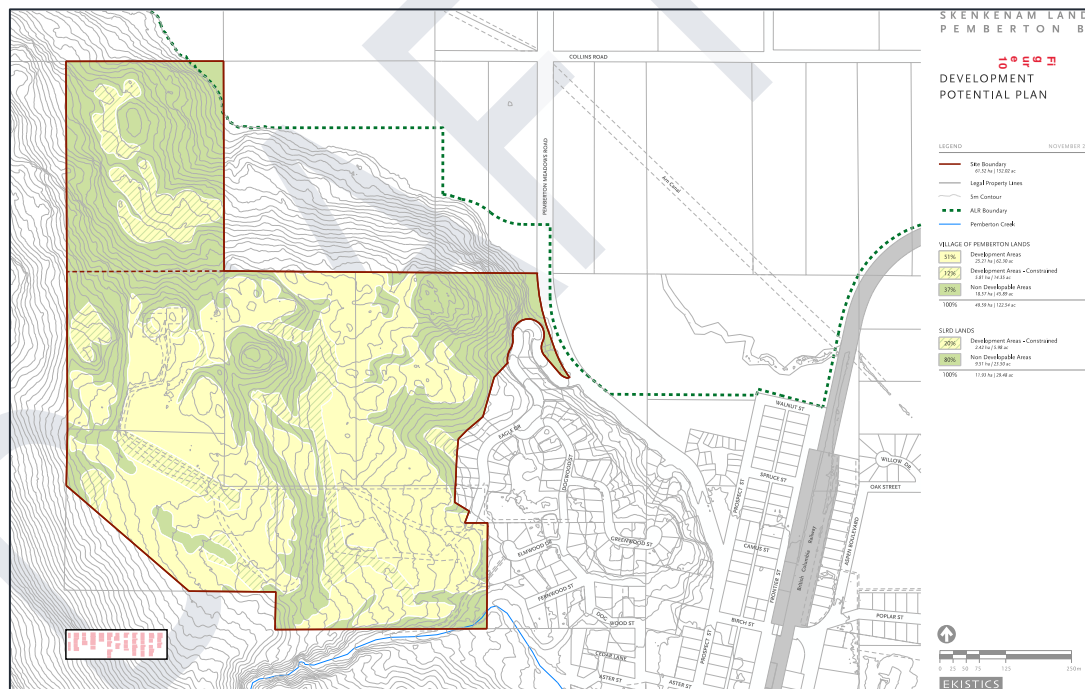


Figure 5: Development Opportunities

PART 3: SUB-AREA PLAN INPUTS

7. Sustainable Neighbourhood Design

The technical investigations, together with Village land use policies and community consultation, established the framework for the sub-area plan. This community-centred design approach in the 2007 and this sub-area plan further evolves the concept of sustainable neighbourhood design in the context of the Nkwúkwma lands.

The sub-area plan strives to meet the needs of the community through increased active and natural open space, diversity of housing types, connected streets and the priority of active transportation/cycling routes, effective and sustainable infrastructure, and community amenities. It seeks to place the Nkwúkwma neighbourhood in the context of a growing and vibrant community, and seeks to ensure the neighbourhood contributes meaningfully to the greater whole.

8. Consultation Process

In early 2016 discussions between the Village of Pemberton and the Lílwat Nation considered the potential land purchase and development of future phases of the Benchlands. Pre-application meetings with Village staff and Council continued for five years through to March 2021. A public meeting was held with the community in March 2020, together with an on-line survey to help better understand the community's needs and aspirations for the new neighbourhood. A second public meeting was held (virtually) in December 2021 to present the development plan. A website and second community survey were also posted to gather additional input. The results of the outreach have been documented in a project *Community Engagement Report* submitted by the proponents in October, 2023.

Community input identified the following primary areas of interest that are addressed in the sub-area plan:

- a. localized neighbourhood impacts (traffic, stormwater management, pedestrian-oriented mobility)
- b. protection of riparian areas and habitat
- c. alternative vehicular access and construction traffic
- d. affordable housing opportunities
- e. protection and enhancement of trails and infrastructure upgrades.

The outreach also identified Village-wide issues such as downtown traffic, affordable housing, growth, active transportation, and climate change as priorities.

9. Population Projections and Housing Needs

9.1. Population Projections

Based on census data, Pemberton had a population of 3,407 in 2021. Population has been increasing rapidly over the last few decades, but particularly during the 2016-2021 census period during which the Village experienced 5.8% growth. Growth pressure is expected to

continue in Pemberton over the short and medium-term. Fueled by the desirability of the region, the pressure on housing is expected to continue to drive pricing and demand.

In the Village's 2023 Housing Needs Report, population is forecast to grow to between 4,191 and 5,295 by the year 2028 based on the medium and high-growth forecast rates in the Report. By 2041, the population is forecast to grow to between 6,217 and 10,505 residents. The population projections in the Village's 2023 Housing Needs Report exceed the population projections identified in the application submission.

This growth pressure drives the need for a substantial amount of new housing in Pemberton to maintain a healthy balanced community. The Nkwúkwma neighbourhood has been identified as a future housing area in the Official Community Plan for many years.

9.2. Village Housing Needs Assessment`

The 2023 Housing Needs Report forecasts the types of housing the Village will need in the future to meet the housing needs of future residents in a balanced range of housing types. In the short-term Village housing need will be approximately 847 new housing units by 2028 to meet the underlying housing need and growth demand. Over the long-term, the Village will need between 1,176 and 2,799 new housing units by 2041.

Summary of Housing Needed in Pemberton, 2023 to 2028

Type of Housing Needed	Number of Dwellings or Supports
Underlying Need (2023)	139+
Anticipated Homeownership (2023 to 2028)	466
Anticipated Rental (2023 to 2028)	242
Total	847+

Figure 6: Summary of Housing Need

The Report further forecasts the different types and tenures of housing that will be required, with a particular emphasis on the provision of affordable and attainable housing throughout the entire community. The following table establishes the types of housing that will be required throughout the community. The forecast, as shown in the table below, identifies that the highest housing need in the future is couples with and without children in both rental and ownership tenures. This influences the type of housing form proposed in the Nkwúkwma neighbourhood.

Figure 43. Guidelines for the Bedroom Count of New Units, Rental Housing.

	Proportion	Estimate for High Growth Scenario, 2023 to 2028
Studio / One Bedroom	60%	145
Two Bedroom	11%	27
Three or More Bedrooms	30%	73

Note that, due to rounding, the proportions do not add up to exactly 100%, which slightly affects that total estimate.

Figure 44. Guidelines for the Bedroom Count of New Units, Ownership Housing.

	Proportion	Estimate for High Growth Scenario
Studio / One Bedroom	37%	172
Two Bedroom	23%	107
Three or More Bedrooms	40%	186

Figure 7: Guidelines for Bedroom Count of New Units

9.3. Role of Nkwúkwma Neighbourhood in Meeting Housing Needs

The proposed Nkwúkwma neighbourhood figures prominently in providing housing supply to meet future needs and seeks to balance supply and demand in a variety of forms with an emphasis on ground-oriented attainable and affordable housing.

As the largest contiguous development site remaining in the Village of Pemberton, it is important that the lands deliver a responsible amount of housing while respecting the land and community values.

Subject to remediation, the total buildout of 450 units will help fulfill the Village's housing needs over the next 10-15 years and will accommodate between 1,200-1,350 new residents in total for the Nkwúkwma neighbourhood. This establishes the new Nkwúkwma as a very important growth area for the Village.

The Housing Need Report identifies that "Families with Children" are the primary drivers of housing need in Pemberton, which influences the type and tenure of housing needed in the short-term. A key driver of the land-use and development approach to the Nkwúkwma lands is to address housing on a community-wide basis by examining why types and tenures of housing are being provided throughout the community and what role Nkwúkwma will play in ensuring a balanced housing supply over the long-term.

In short, Nkwúkwma has an opportunity to provide a range of single-detached and ground-oriented housing forms that meet the families with children objectives of the Housing Needs Report. It provides additional multiple-family housing at a modest scale, as that form of housing is being delivered as the primary form in other neighbourhoods in the community.

More specifically, the changes in land use and development proposed in the Nkwûkwma Sub Area Plan and rezoning application seeks to broaden the range of housing types and tenures compared to the current single-detached housing neighbourhood policy and zoning. As described in subsequent sections, the proposed changes will incorporate a broader range of housing types, a greater proportion of multi-family housing options, and establish policy direction to create flexibility and innovation in housing types directly in response to the Village's housing needs.

The Nkwûkwma lands play a critical role in meeting future housing needs but are also being considered in the context of other major developments planned and proposed in the Village. Substantial multi-family and affordable housing applications are currently under review and will provide a substantial amount of housing type on the valley floor. Additional apartment style housing has been recently approved on the lower lands, and higher-density, mixed-use developments are proposed in the Hillside/Sunstone area.

The Nkwûkwma application seeks to fill a niche in the housing needs that is important community wide. It may not provide all types of housing in balance, but has been carefully considered on a community-wide basis to ensure it fulfils an important role in meeting housing needs.

9.4. Affordable Housing

Affordable housing has been a significant and growing concern in Pemberton as the pressure for growth has surpassed new housing supply, resulting in a misalignment between average incomes and housing costs in recent years. This upward pressure on housing costs has permeated both the home ownership and rental markets and has been a key strategic priority for the Village.

Recent years have also seen the introduction of purpose-built rental housing and more recently, projects subject to Housing Agreements for both market and non-market affordable housing. These newly approved projects are predominantly standard apartment style units.

The *Housing Needs Report* identifies that in 2021, 32% of Pemberton residents are paying more than 30% of their gross household income on housing, which is an indicator of core housing need for affordable housing. As such, there is clearly a need to provide a range of affordable housing options across the entire continuum of affordable housing options in the community.

An October 2023 Development Services Quarterly Report assess current development applications against specific housing targets from the Needs Report and provides the following summary:

- Below Market Housing Units: There are 254 below market units under application which exceeds the current underlying needed supply of 139 units and will accommodate a significant amount of future non-market housing needs to 2028.
- Market Rental: There are currently 147 market rental units under application, of the 242 market rental units required by 2028.
- Market Ownership: There are currently 1074 market ownership housing units under application, which exceeds the forecasted target of 466 required by 2028. However, many of these units are in large, multi-phase, multi-year new communities. Many of

these units will be built after 2028 and will further the objective of creating 1,858 new housing units by 2041.

Nkwúkwma has been considered in the context of these known development applications which have helped frame the land use and densities outlined in this plan.

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PART 4: NEIGHBOURHOOD PLANNING PRINCIPLES

10. Planning Principles

The Nkwúkwma Sub-Area Plan creates a direct link between the new neighbourhood and policy frameworks and community wide planning principles established in the Official Community Plan. It also captures advances in municipal policy and approaches that have been endorsed since the Official Community Plan adoption in 2011.

The planning principles listed below have informed and guided the approach to land use and development outlined in this sub-area plan. They run deeply through the conception of the new neighbourhood and the policy and development permit area guidelines established in the sub-area plan to guide its future development. Though many of the principles have existed in Village planning frameworks for some time, they continue to evolve. The Nkwúkwma sub-area plan exercise has been one of establishing contemporary application of these principles in a specific site context in the establishment of a new neighbourhood:

10.1. Applying Official Community Plan Principles

The following principles are taken directly from section 2.0 of the 2011 Official Community Plan have been applied to the creation of the Nkwúkwma Sub-Area Plan as outlined below. The Official Community Plan principles apply to the entire community and what follows is a brief statement of how each principle is being respected in the Nkwúkwma neighbourhood.

a. Our Community Is Habitat

The Official Community Plan principle is that the Village of Pemberton is in a relationship with the natural world and will work to protect and enhance the environment that sustains and nourishes us. The Nkwúkwma neighbourhood as outlined in the sub-area plan seeks to minimize the footprint of the new neighbourhood while intensifying the development of the land necessary to provide housing for the growing community. The current approach preserves 48% of the land base in a natural state.

b. Our community flourishes because the local economy is nurtured

The Official Community Plan principle is to ensure a vibrant, diverse, and supported local economy and employment base that enables creative, intellectual, and material fulfillment of our citizens. The Nkwúkwma neighbourhood is located immediately adjacent to the Village town centre and as such has the potential to add critical mass of population adjacent to the planned commercial centre of the community to ensure an additional support base for existing and future businesses in the downtown. Provision of new housing stock is also a critical consideration in economic development to ensure there is a balance of housing in the community to both drive and accommodate new employment. As a local First Nations is partner to the development, there are significant opportunities to ensure local labour participation in the development and construction of the new neighbourhood.

c. In our community, all are valued.

The Official Community Plan seeks to honour diversity and seek to provide a place to live, work and play that is inclusive, healthy, and safe for all. The new Nkwúkwma neighbourhood seeks to provide a range of housing diversity and housing types that

promote a broader level of diversity than initially approved. It further seeks to permanently secure a comprehensive network of recreational trails on the lands to ensure the neighbourhood provides benefit to the entire community. The development permit areas also include specific requirements to guard against threats of wildfire and hillside development to ensure safety and resiliency in the new neighbourhood. The sub-area plan process also involves a significant amount of public consultation to ensure the revisions to the proposed neighbourhood outlined in this plan are reflective of community values.

d. We know where we are because we embrace our heritage.

The Official Community Plan principle refers to acknowledging what makes Pemberton distinctive and grounded in a unique sense of place in our people, history, culture, and physical setting. The Nkwúkwma sub-area plan represents an elaborate analysis of the land to ensure it reflects the physical setting. The lands are currently owned in partnership by a subsidiary company of Lílwat Nation on whose traditional territory the lands are located. The sub-area plan identifies and protects heritage assets including archeological sites. The sub-area plan also represents an opportunity to incorporate First Nations investment and planning principles into the Village of Pemberton planning framework.

e. Our community chooses to tread lightly.

The Official Community Plan principles seeks to proactively manage impacts on non-renewable resources to preserve them for current and future generations. The Nkwúkwma sub-area plan commits to a more sustainable land use and development pattern than earlier iterations on the site. Emphasis on reducing impacts on the climate, while still accommodating necessary housing is a theme of the plan. Incorporating alternative modes of transportation, on lands proximal to the town centre, to the extent possible are key efforts to reduce climate impacts.

f. We work together.

The Official Community Plan principle seeks to make decisions that engage and respect present and future citizens, considers neighbours in other jurisdictions and ensures financial responsibility. The Nkwúkwma planning process and neighbourhood development has been necessarily consultative, incorporating an extensive review of and updated approach to land development on lands that have already been approved for development through a comprehensive community consultation process. The Lílwat Nation ownership position and engagement in the planning process is unprecedented in Village of Pemberton. And finally, the sub-area plan and concurrent rezoning process has compelled an extensive review of servicing capacity in a coordinated and planned fashion with necessary upgrades and community amenities balanced through a comprehensive financial analysis of servicing costs and approvals.

10.2. Nkwúkwma Community Planning Principles

Since the initial approval of the Benchlands Neighbourhood Concept Plan and rezoning in 2007, and incorporation in the 2011 Official Community Plan, the Village has undertaken additional planning studies and the approach to neighbourhood planning has continued to evolve. The following principles reflect new and site-specific directions the Village has endorsed and how they apply to the Nkwúkwma neighbourhood. As with the Official

Community Plan principles, these principles permeate the approach to neighbourhood planning, policy, and development permit area guidelines in the sub-area plan.

a. The Nkwúkwma neighbourhood supports First Nations reconciliation.

Over recent years, the Village has sought to formalize and recognize the importance of Lílwat Nation as a partner government and acknowledge the significance of the Village of Pemberton as part of the Traditional Territory of Lílwat Nation. Protocol Agreements which formalize the government-to-government relationship have existed in the past and a new Protocol Agreement process has begun.

The province has made the Nkwúkwma lands available to Lílwat Nation and their subsidiary companies for development as a reconciliation offering. The Nkwúkwma neighbourhood represents an opportunity to reshape a previously approved neighbourhood with the potential to benefit the Village of Pemberton and Lílwat Nation.

b. The Nkwúkwma neighbourhood prioritizes open spaces.

The Nkwúkwma neighbourhood represents a more compact, walkable development approach than the initial Benchlands approvals. The result is expansive preservation of natural and green spaces which will enable preservation of natural habitat and provide a range of passive and active recreation experiences near existing neighbourhoods and the downtown.

Providing sensitive access to open spaces for a variety of recreation experiences and transportation options has driven the open space planning.

The open spaces also function to preserve natural systems and important Lílwat Nation historic places and cultural assets.

c. The Nkwúkwma neighbourhood responds to community housing needs.

The Village of Pemberton has undertaken an initial Housing Needs Report as mandated by the province and has prepared initial strategies to promote affordable and attainable housing. The existing Benchlands approvals and rezoning would be predominantly a large-lot, conventional single-detached neighbourhood. The new Nkwúkwma neighbourhood will feature a broader range of housing types and will facilitate innovative forms of housing and gentle density to appeal to broader range of residents. This will further the Village objective of promoting a broad range of housing types, with an emphasis on filling the identified housing needs for families with and without children. Affordable housing, either on site, or in a different location will be a pre-requisite of rezoning approval and will be considered in the context of housing needs across the community.

d. The Nkwúkwma neighbourhood advances climate action priorities

The Village's Climate Action Strategy seeks to find means to reduce the climate impacts of the community and particularly new development. Located near the downtown and services, combined with the emphasis on pedestrians and active transportation will further the Village's efforts through the Nkwúkwma neighbourhood. Efforts to accommodate electric vehicles, bikes, and other forms of personal mobility is an essential consideration in moving people.

e. The Nkwúkwma neighbourhood provides safe and resilient housing

Located outside the floodplain and with development requirements specific to protection from wildfire and geological hazards, the Nkwúkwma neighbourhood provides housing in a safe and resilient manner in a valley which is prone to a range of natural hazards.

f. The Nkwúkwma neighbourhood models responsible hillside development

Hillside development generates a range of considerations regarding the natural terrain, visual appeal, and integration with the natural environment. The Nkwúkwma neighbourhood will serve as a model of hillside development sensitively draping the neighbourhood onto the topographic features of the land to minimize alteration of the land and preserve the visual appeal of the area. Specific development permit area guidelines will ensure that development is comprehensively planned and managed.

g. The Nkwúkwma neighbourhood is fiscally responsible

The servicing approach to the Nkwúkwma neighbourhood will ensure the development of the land will not create undue financial burdens on the Village over the short or the long term. Comprehensive analysis of Village service systems, and a requirement that the development make proportionate contributions to the Village's servicing infrastructure will ensure a coordinated and fiscally responsible approach to development.

h. Nkwúkwma will benefit the community

Through community amenity contributions, servicing improvements, affordable housing contributions, and secured tenure over recreational lands, the Nkwúkwma neighbourhood will provide direct and tangible benefits to the Village of Pemberton and its residents as a legacy of the project.

PART 5: DEVELOPMENT CONCEPT AND LAND USE POLICIES

11. Development Summary

11.1. Land Use

The Nkwúkwma neighbourhood proposes a diverse and integrated residential neighbourhood on the three developable benches. The development will be serviced by a main arterial road that provides connection through the neighbourhood. The Land Use Plan (Schedule 1) identifies the land use designations. The land uses have been established by considering community needs for a range of more attainable and affordable housing, but also considering the neighbouring single-family neighbourhood. The site layout and road network has also been dictated by the terrain and seeks to minimize the impact of the development. The parks and open spaces frame the neighbourhood, provide recreation amenities, preserve the natural environment, and preserve archeological sites. The Development Concept Plan (Schedule 2) represents a development concept plan as an illustration of how the proposed land use allocation may be developed.

In total, the first stage of the development will yield up to 275 housing units with an additional 175 units subject to site remediation in stage two. In total, the new neighbourhood could add up to 450 new housing units over the next 15-20 years.

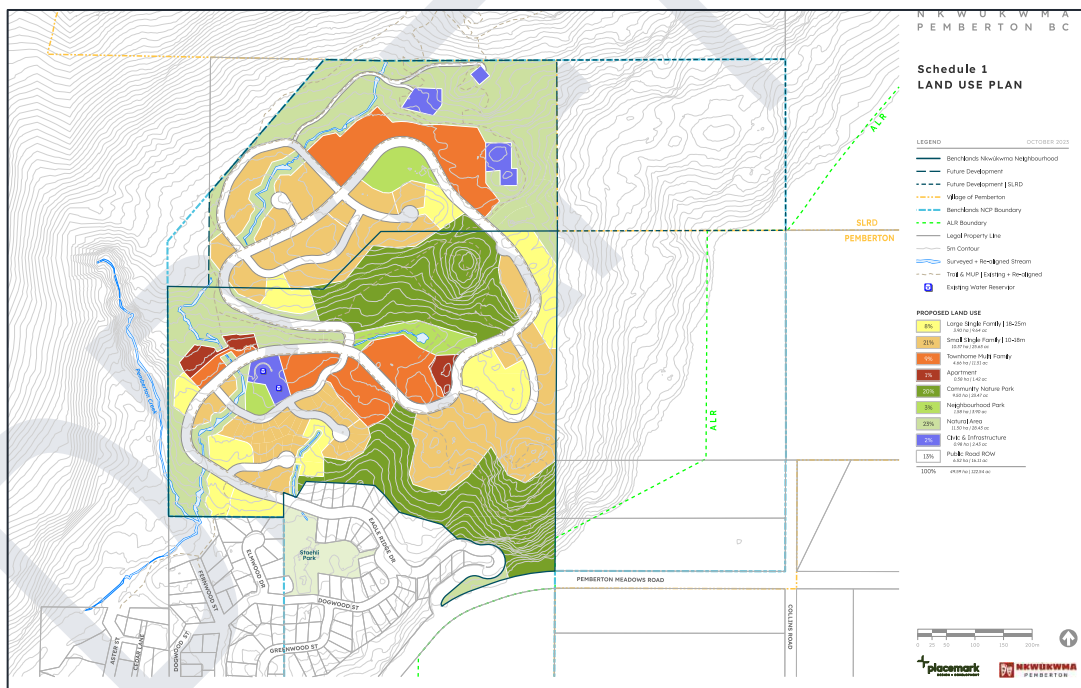


Figure 8: Land Use Plan

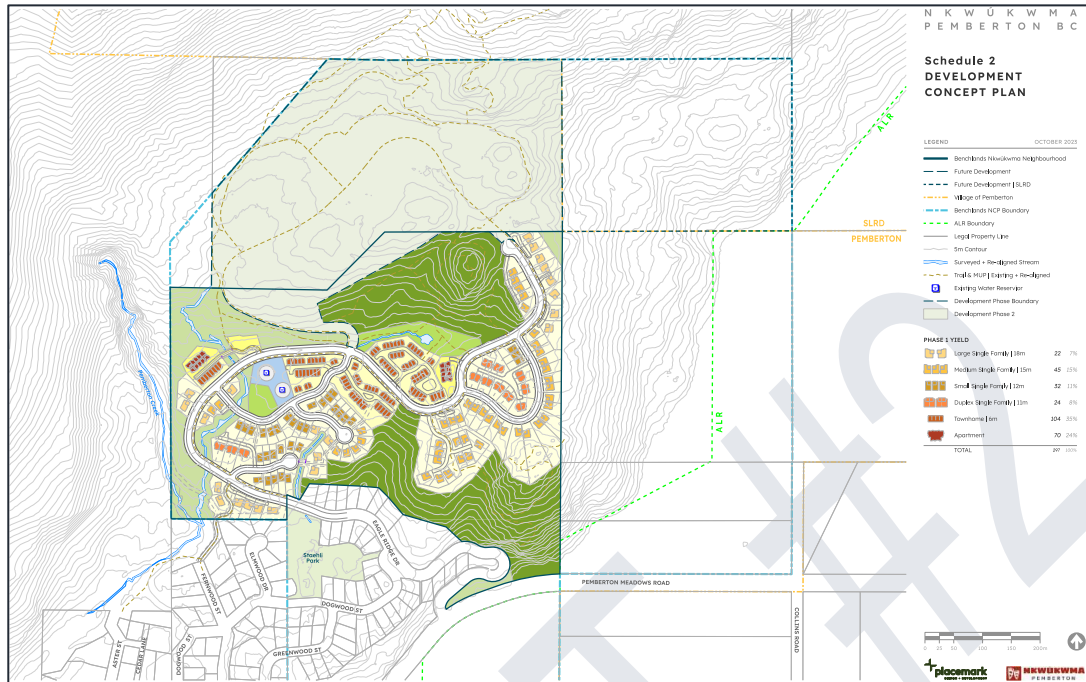


Figure 9: Development Concept Plan

11.1.1. Land Use Allocation

The Land Use Plan (Schedule 1) identifies how land uses will be allocated. The Nkwúkwmá neighbourhood is primarily housing situated amongst the natural environment and open spaces. The land use plan provides a higher degree of certainty about how the site will develop than the Official Community Plan yet includes sufficient flexibility to adapt the plan to housing needs in the Village over time.

a. Parks, Open Spaces and Trails (~46% of the site)

The parks, open spaces and trails will facilitate outdoor activity while being sensitive to environmental conditions and archaeological sites. The trail system will provide both recreational opportunities and link the neighbourhoods, parks and open spaces and also provide commuting pedestrian and bike trails (Valley Trail type) throughout the neighbourhood and surrounding lands for safe movement.

Not including the anticipated neighbourhood parks and greenspaces within identified residential areas, the following represents the allocation of major greenspaces on the lands:

- i. Community Nature Park (~20% of site): These open spaces are natural and preserved areas that are intended to incorporate trails and natural recreation amenities.
- ii. Neighbourhood Park (~3% of site): Neighbourhood parks are fully developed park areas with public amenities, play-facilities, and other programming that are intended to encourage people to congregate outside.

iii. Natural Areas (~23% of site): Natural Areas are those portions of the site that are not intended for any disruption or recreation use, but are instead intended to preserve natural assets including both vegetation and topography.

b. Residential (~39% of site)

In response to the community's need for affordable and ground floor accessible dwellings, the residential mix includes a range of tenures and units: single detached with suite potential; house-plexes; townhouses; and apartments. The following unit types are proposed:

- i. Large Lot Single Detached (~8% of site): The neighbourhood includes a mix of lot sizes and frontages. The larger lots, comprising approximately 8% of the site will accommodate ancillary residential dwellings, providing mortgage helpers and rental units. Garages are typically included within the dwelling unit. The larger lots may also house House-plex development of multiple units within a structure that mimics a conventional single detached house.
- ii. House-plex: The neighbourhood will promote gentle density consisting of house-plexes which are duplex, triplex and four-plex forms designed to gently mix in forms similar to conventional single-detached homes. Garages may be incorporated into the form, with additional surface parking as required.
- iii. Small Single Detached (~21% of site): The predominant form of residential development (21% of the land) consists of small single detached lots with frontages of between 10-18 metres. Subject to zoning, these smaller lots may also include forms of House-plex to accommodate multiple units in structures with similar form and character to single dwellings.
- iv. Townhomes (~9% of site): A series or cluster of three or more dwelling units on one lot, attached either vertically or horizontally, where individual access to each unit is from the finished grade of the lot. Garages are typically included within the dwelling unit with some surface visitor parking.
- v. Apartment (~1% of site): Medium sized, 3-4 story building(s) consisting of multiple units, generally accessed from an inner lobby and hallway system. Shared outdoor space is incorporated into the design and there is either surface parking or a structure. There may be an opportunity for flexible uses on the ground floor to accommodate community space or neighbourhood-serving commercial use(s).
- vi. Innovative Residential: The land use plan provides for the four principal residential landforms. However, the zoning should be flexible in its application to provide other innovative unit types as identified by the Village, such as garden suites, carriage homes, lock-off suites, and ancillary residential units.

c. Civic, Infrastructure, and Public Roads (~15% of the site)

The public roads and infrastructure, including accommodation of the existing community water reservoirs will occupy approximately 15% of the site

d. Commercial and Community Uses (~1% of the site)

The neighbourhood has identified space for commercial and/or community use space to service the immediate neighbourhood as opposed to destination commercial. The

proposed apartment use in the Land Use Plan (Schedule 1) may be suitable for commercial use as part of a mixed-use development with commercial and community uses at grade.

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12. Land Use and Development Policy

The Official Community Plan includes policies directing development of land in the Village of Pemberton which will apply to the Nkwúkwma neighbourhood. As a sub-area plan to the Official Community Plan, the sub-area plan policies are specific to the Nkwúkwma neighbourhood and enhance the Official Community Plan policy.

12.1. General Land Use Policy

- a. Zoning and use of land within the plan area shall be in accordance with the Land Use Plan (Schedule 1). Significant changes to the allocation of land-uses and/or description of uses will require amendment to the Official Community Plan and the Sub-Area Plan.
- b. Parks, trails, and other public amenities and benefits are permitted uses in every land use on the Land Use Plan (Schedule 1).
- c. The land use designation boundaries on the Land Use Plan (Schedule 1) are approximate and may be confirmed or refined through rezoning and the development process.
- d. Land uses within the Nkwúkwma neighbourhood are intended to be neighbourhood supporting uses. Inclusion of destination uses or development, other than trails and opens spaces, is discouraged.
- e. Continuity in character through the neighbourhood is encouraged for parks, open space and pathway treatments, public realm design and facilities, and other improvements to create neighbourhood character.

12.2. Natural Environment and Hazards

- a. The areas identified as Community Nature Park and Natural Area on the Land Use Plan (Schedule 1) shall be preserved in their natural state and remain free of development other than recreational pathways and trails.
- b. Lands identified on Slope Analysis Plan (Schedule 3) as having a slope of 40% or greater shall remain free of development.
- c. Areas subject to rockfall hazards as identified on Preliminary Rockfall Hazard Areas Map (Schedule 5) shall remain free of development. Any development adjacent to the identified rock hazards require Geotechnical reports to confirm the lands can be safely used for their intended purpose and making site-specific recommendations to address geotechnical hazards.
- d. Areas identified as Riparian Areas, as defined by the provincial Riparian Areas Regulation (RAR), will require setbacks in accordance with the RAR, and shall comply with the Village's DPA guidelines.
- e. Each phase of development shall address the wildfire interface to the satisfaction of the Village, including accepted FireSmart BC practices and applicable development permit area guidelines.

- f. All lands identified as contaminated lands shall only be rezoned or developed after receiving approval of the Ministry of Environment to the satisfaction of the Village.

12.3. Open Space Parks, and Natural Areas

- a. A network of parks and open spaces, generally shown on the Nkwúkwma Parks + Trails Concept Plan (Schedule 6) shall be provided and preserved for a mix of active and passive public use.
- b. Lands identified as Nature Park on the Parks and Trails Concept Plan (Schedule 6) are intended for use by the public, and may include the construction and development of trails, lookouts, nature play areas, or other modest levels of improvement.
- c. Lands identified as Natural Area on the Parks and Trails Concept Plan (Schedule 6) are intended to preserve the natural environment and provide natural areas and are not contemplated for development beyond mountain biking, hiking and natural interpretive trails.
- d. The lands identified as Natural Area and Nature Park on the Parks and Trails Concept Plan (Schedule 6) may include archeological and areas of cultural significance to Lílwat Nation. These areas will be preserved, or interpreted, in collaboration with Lílwat Nation.
- e. The Village will explore options with Lílwat Nation for the ownership, stewardship, and management of open spaces and parks to ensure continued public access in balance with Lílwat Nation cultural enhancement.
- f. Areas set aside as riparian areas should be provided as publicly accessible lands and should be designed to accommodate pathway access within or adjacent to any riparian setbacks.

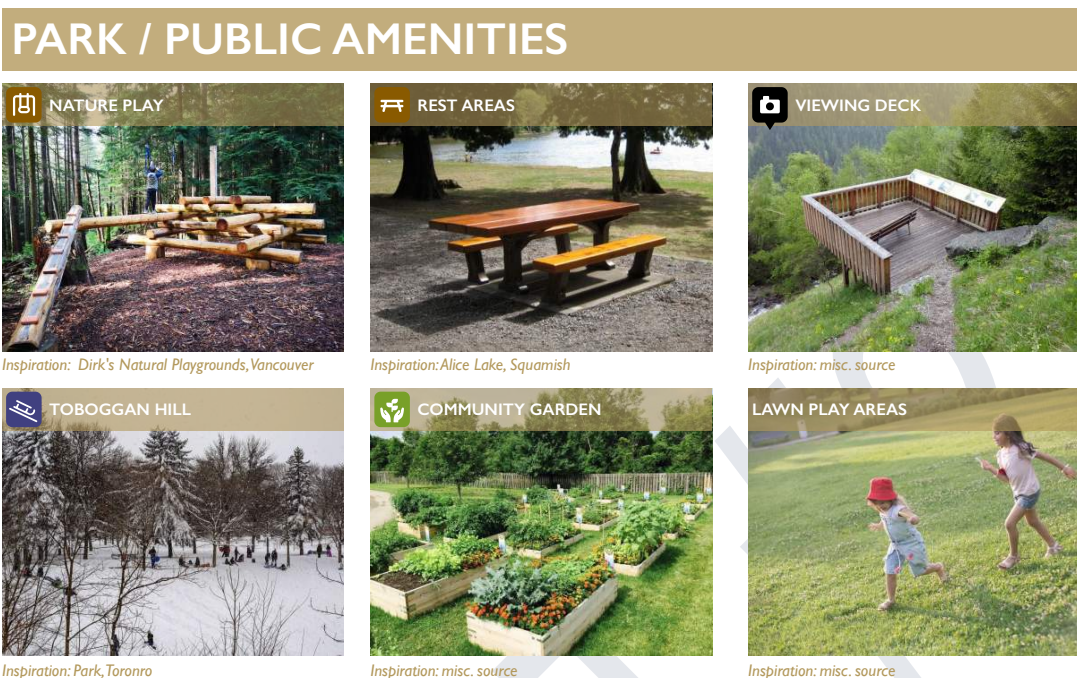


Figure 10: Park/Public Amenities Character

12.4. Neighbourhood Parks

- a. Parks identified as Neighbourhood parks on the Parks and Trails Concept Plan (Schedule 6), are intended as larger neighbourhood scale developed parks with amenities such as community gardens, picnic areas, and play facilities.
- b. Additional neighbourhood parks shall be provided in bareland strata developments and townhouse developments, and will be required at development permit or subdivision.
- c. Parks within bareland strata or townhouse developments shall be located, and signed to promote public access and shall be made publicly accessible to the satisfaction of the Village of Pemberton.
- d. Each residential unit shall be located within a 250 metre walk of a publicly accessible neighbourhood park that includes playground and park amenities to the satisfaction of the Village.
- e. Neighbourhood-scale community gardens are encouraged in neighbourhood parks.

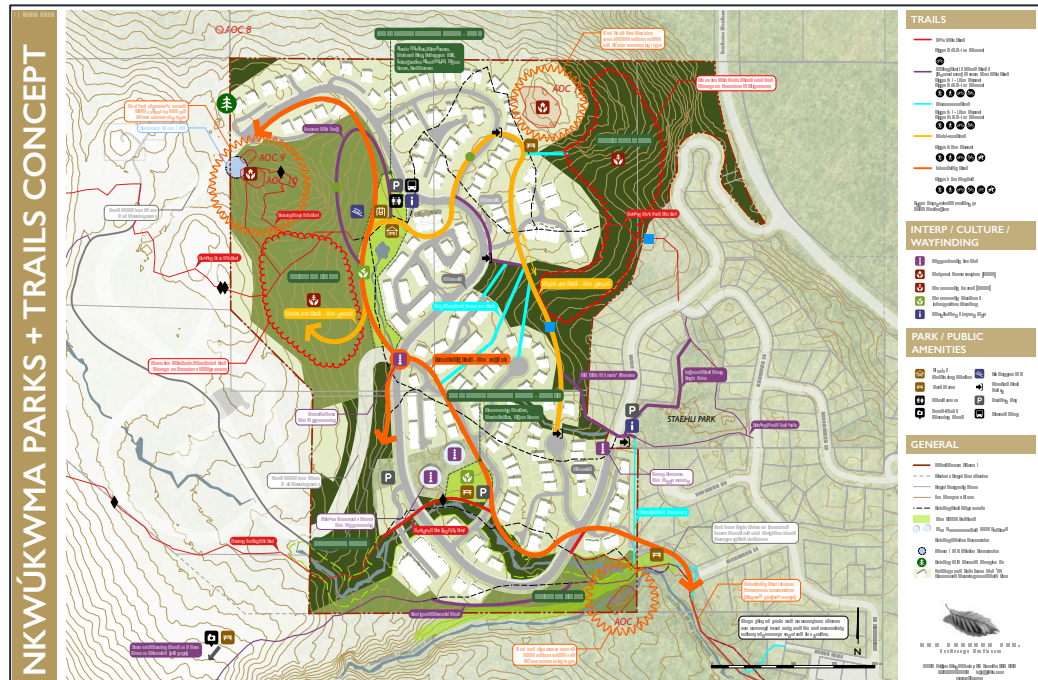


Figure 11: Open Space, Parks, and Trails Plan

12.5. Trails Network Policies

- a. A comprehensive trail network throughout the Nkwúkwma community shall be provided, generally as shown on the Parks and Trails Concept Plan (Schedule 6) to provide a range of trail experiences.
- b. Schedule 8, Trail Types identifies a number of general trails typologies which are shown on Schedule 6 Parks and Trails Concept Plan. Trails should be constructed to achieve these typologies generally, or specifically in accordance with the Village's most similar trail standard
- c. The trail network should be designed, constructed, and managed in conjunction with Lílwat Cultural Interpretation, generally as indicated on the Schedule 9 Interpretive/Cultural Opportunities.
- d. The Pemberton Valley Trails Society and relevant recreational user groups shall be consulted before any disruption to existing trails to ensure connectivity to off-site trail assets, when any on-site trail requires rerouting to accommodate development.
- e. A net gain in recreational trails, equivalent to the trail typologies and experiences existing on the site, shall be provided through each phase of development.
- f. Destination trailhead parking and other facilities and amenities to accommodate recreational users are encouraged as an amenity to the community, and to minimize any negative impacts on surrounding properties. Any trails or trail connections over private or strata land shall be secured for public use as statutory rights-of-way.

INTERPRETIVE / CULTURAL OPPORTUNITIES



Inspiration: Squamish Lil'wat Cultural Centre, Whistler



Inspiration: Sunstone to Lake Trail, Pemberton



Inspiration: Vedder Roundabout, Chilliwack



Inspiration: U of T Concept Design, Toronto



Inspiration: Nature Reserve, Australia



Inspiration: Interpretive Plant Walk, SLCC, Whistler

Figure 12: Interpretive/Cultural Opportunities (Schedule 9)

TRAIL TYPES



Inspiration: Valley Trail, Whistler



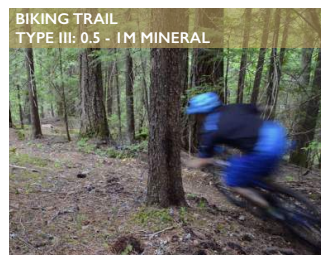
Inspiration: Sunstone to Lake Trail, Pemberton



Inspiration: Nairn Falls, Pemberton



Inspiration: Dogwood Street Connector, Pemberton



Inspiration: Fat Top, Pemberton



Inspiration: Misc. Source

Figure 13: Trails Types (Schedule 8)

12.6. Residential Development Policy

- a. Residential development shall be allocated generally as shown on the Land Use Plan (Schedule 1).
- b. Lands identified as Stage 2 lands on the Phasing Plan (Schedule 7) may only be rezoned or developed after a contaminated sites approval from the Ministry of Environment has been received for the intended uses to the satisfaction of the Village.
- c. Housing form and type shall be generally allocated in accordance with the Development Concept Plan (Schedule 2) but may be refined through rezoning, subdivision, and development.
- d. Compact residential development that provides a range of housing types is encouraged. Innovative forms and housing types will be considered through rezoning that may expand on the typologies shown on the Development Concept Plan (Schedule 2).
- e. The number of principal residential units in stage 1 shall not exceed 275 principal residential units. Subject to remediation, stage 2 shall not exceed 175 principal residential units for a maximum of 450 principal residential units within the plan area.
- f. For the purpose of calculating the maximum unit counts, a unit shall be counted as follows:
 - i. For apartment dwellings, a unit means each individual dwelling unit with access to an entrance or hallway, excluding non-market housing units secured by a housing agreement;
 - ii. For townhouse form, means each individual townhouse unit, excluding a lock-off suite;
 - iii. For single detached and duplex forms, means the individual lot.
- g. Single detached residential development is encouraged as an interface with existing residential development on adjacent properties.
- h. The Village encourages consideration of innovative housing forms, types, and tenures to provide housing to the broadest spectrum of residents. Innovative forms may include consideration of secondary suites, carriage homes, garden suites, lock-off suites, and other innovative means to provide housing for people in Pemberton.
- i. Residential Lots less than 550 sq.m., or with average frontages less than 15 metres, are deemed intensive residential development and subject to a Development Permit in accordance with the Development Permit Area Guidelines
- j. Bareland strata development is encouraged for single-detached residential development on cul-de-sacs to minimize the public infrastructure burden on the Village.

12.7. Gentle Density

- a. Incorporating additional and innovative density within in traditional housing forms referred to as houseplex, is encouraged, including the development of duplex, triplex, and fourplexes on residential lots.
- b. Any residential lot containing a houseplex, should be in the form of a single-detached dwelling and follow the rhythm and housing forms of adjacent development.
- c. Parking for houseplex development should be achieved through a combination of garage and surface parking.

12.8. Affordable Housing

- a. Affordable housing is a priority of the Village of Pemberton and is encouraged as a deliverable of the Nkwúkwma development. It will be considered in the context of other community benefits and amenities at the rezoning stage.
- b. A target of 15% of all housing units should be subject to a Housing Agreement to provide affordable or rental housing to accommodate an identified need in the Village Housing Needs Report.
- c. In considering affordable housing in Nkwúkwma, the Village will consider the following conditions to determine the suitability of affordable housing on the Nkwúkwma:
 - i. The Village's Housing Needs Report and the identified housing needs that can be fulfilled on the Nkwúkwma lands.
 - ii. The existing and proposed inventory of other affordable housing projects in Pemberton and the types and tenures of housing they are intended to provide to ensure Nkwúkwma plays a role in filling anticipated housing need.
 - iii. Proximity of the proposed housing to commercial development and amenities.
 - iv. Availability of transit service or other means of transportation.
 - v. Appropriateness of providing affordable housing in Nkwúkwma relative to other community amenities, benefits, or cash-in-lieu payments.
- d. The Village may consider cash-in-lieu payments as part of the broader community amenities and benefits package.

12.9. Commercial/Community Use Development Policy

- a. Commercial and Community land uses shall be located in accordance with Land Use Plan (Schedule 1) and should be limited in scale.
- b. Commercial development in the Nkwúkwma neighbourhood should be limited to commercial uses that provide neighbourhood scale commercial services to the

immediate neighbourhood. Destination commercial, or commercial development aiming to service the broader community are discouraged.

- c. Community uses, such as daycare facilities, are appropriate uses in the area identified on the Land Use Plan (Schedule 1) either as independent uses or in conjunction with other commercial uses.
- d. Commercial and Community uses should be considered a central meeting place in the neighbourhood and should be supported by outdoor spaces and urban design focused on the public realm.

Seasonal, temporary, and mobile commercial uses will be considered, subject to appropriate licensing and approvals.

12.10. Hillside Development Policy

- a. Development of land with any slopes more than 15% is considered hillside development.
- b. Development of hillside lands shall work with natural slopes with an emphasis on minimizing cutting, filling, and retention of natural lands.
- c. Comprehensive grading shall be considered early in the development approvals process and will require development permits in accordance with the development permit area guidelines.
- d. Removal of natural vegetation on hillsides is discouraged and shall be minimized. Any disturbed areas should be revegetated. Each proposed development shall demonstrate application of the Village's "Hillside Development Guidelines" or the objectives of any prevailing hillside development policy.
- e. In addition to development permits, the Village may use restrictive covenants or similar tools to restrict post-development alteration of hillside lands.

12.11. Sustainability and Energy Efficiency

- a. Future development applications shall further the Village's Community Climate Action Plan objectives and/or other applicable energy policy.
- b. The implementation of energy efficient utility servicing options for public infrastructure is encouraged.
- c. Water conservation is encouraged through building standards and low-maintenance landscape design.
- d. Leading-edge green building practices, exceeding minimum Village building standards, are encouraged at every stage of development.
- e. Future subdivisions and development permit applications should consider orientations that utilize passive solar gain minimize mechanical heating and cooling.

PART 6: DEVELOPMENT PHASING

13. Phasing Description

The development of the Nkwúkwma neighbourhood will occur in two stages, with each stage further divided by phases. The stages are identified on the Staging Plan (Schedule 10) and consist of the stage 1 development of 250-275 residential units which are identified as phases 1 and 2 on the Phasing Plan (Schedule 11). The stage 1 lands are expected to be rezoned at the outset of development with build-out of the lands occurring over 10-15 years in several phases.

Stage 2, consisting of 150-175 dwellings, and shown as phase 3 on the Phasing Plan (Schedule 11) will not be rezoned until the Owner has obtained appropriate authorization to remediate the contaminated portions of the land. Subject to Ministry of Environment acceptance, the rezoning application will compel another servicing review and development agreement.

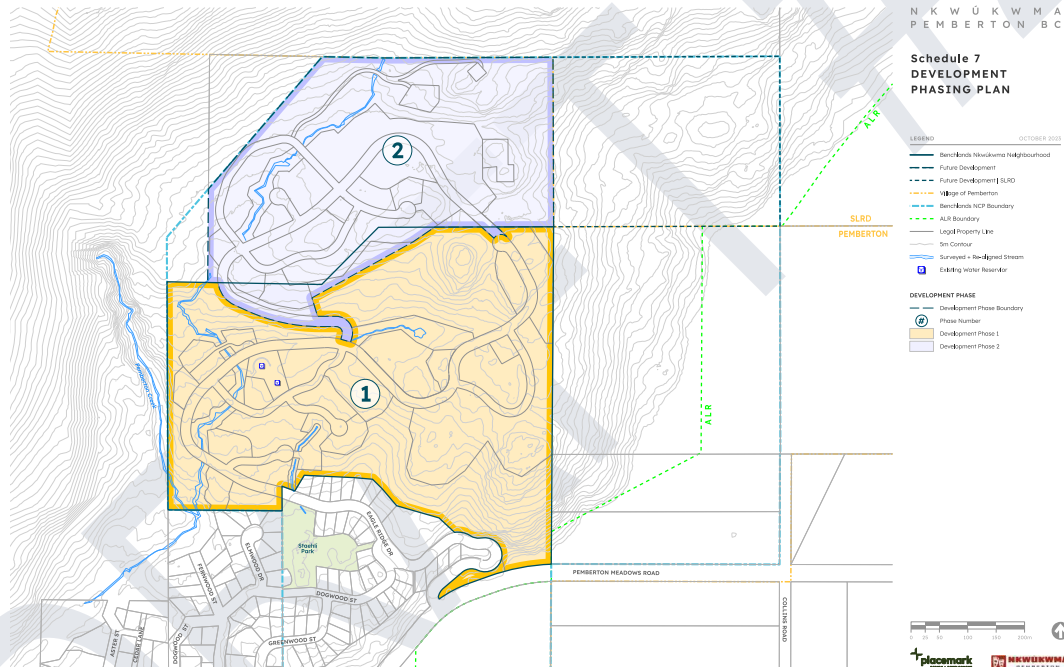


Figure 14: Staging Plan (Schedule 10)

The Nkwúkwma project anticipates each stage will have several phases of development, to meet the housing needs of the community and corresponding infrastructure requirements. The phases will be considered trigger points for the delivery of services, amenities, and benefits, and will form the basis of the development agreement.

A comprehensive development agreement will accompany all rezoning applications and outline the staging, sequencing and triggers for each servicing improvement, community amenity and benefit and any other development obligations in the phases included in the rezoning.

As with the 2007 Neighbourhood Concept Plan, the development will commence at the extension of Eagle Drive. The phasing plan reflects 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 intact until development is needed.

Timing of development will be dependent upon many factors, such as market conditions, housing demand and absorption. Stage 2 will be dependent on the required remediation of the contaminated site.

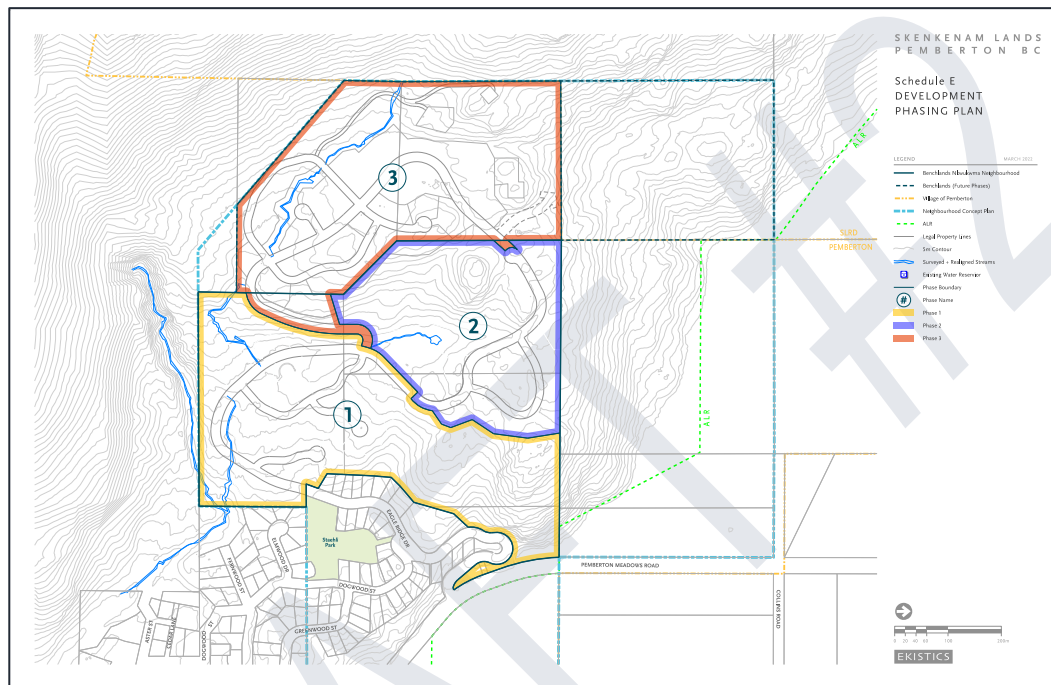


Figure 15: Phasing Plan (Schedule 11)

13.1. General Phasing Policy

- a. The land use and sub-area plan and principles apply to all lands within the Nkwúkwma neighbourhood.
- b. The Nkwúkwma neighbourhood shall be considered in two primary stages identified on Schedule 11 with separate rezoning applications and servicing reviews required for each stage.
- c. Each stage may be further divided into phases identified on Schedule 10 to accommodate a reasonable staged approach to development, servicing, and market absorption.
- d. Servicing improvements, amenities, community benefits, and other obligations of the developer shall be assigned to a specific phase in the development agreement.
- e. Subdivision of the lands into development parcels, generally in accordance with the layout in Development Concept Plan (Schedule 2) will be considered and shall be addressed in the initial development agreement.

- f. The construction of trails, roads and utilities, as well as the alteration of land for FireSmart improvements or other alterations on Stage 2 lands that are deemed necessary to support the Stage 1 development or public benefit may be considered subject to the applicable development permit area guidelines.

13.2. Considerations for Stage 2 Rezoning

The Stage 2 lands identified on Schedule 10 are identified for residential development on Schedule 1 Land Use Plan. However, these lands will require remediation from historic contamination before they may be considered for residential development and will likely not begin until after substantial progress has been made with the development of the Stage 1 lands.

- a. In addition to the policies in this Sub-Area Plan and the applicable future municipal policy, the future rezoning should address the following considerations:
 - iv. The most current Village of Pemberton Housing Needs Assessment and the role of the Stage 2 lands in satisfying housing needs.
 - v. Neighbourhood commercial capacity and the potential for additional commercial and service uses on the lands.
 - vi. A detailed assessment or model of the adequacy of on-and off-site water supply, sanitary sewer, and stormwater management systems.
 - vii. An updated Traffic Impact Assessment and mobility plan.
 - viii. Opportunities to enhance the open space and trails experience on the site; and
 - ix. Community-wide community amenity opportunities.

PART 7: SERVICING PROPOSAL AND POLICY

14. Servicing Proposal and Policy

The Nkwúkwma neighbourhood will be serviced by existing municipal infrastructure that will be extended and upgraded as necessary to service the lands. The proponents have funded a detailed analysis of the Village's water, sanitary sewer, and storm sewer systems to confirm existing capacity and the upgrades necessary to provide service without undue impacts on existing residents and businesses.

The outcomes of the study will drive the overall servicing approach and financial model to deliver the new infrastructure at the developer's cost and an allocation of system wide improvements to the Village system. Before rezoning for phase 1 is approved, a comprehensive development agreement will secure the contributions of the developer at various trigger points in the development.

The sub-area plan speaks to servicing only generally. The rezoning process will identify and secure any necessary off-site improvements, and the subdivision and development process require detailed servicing design and construction by the developer, secured through development and servicing agreements, as a prerequisite to approval.

14.1. Servicing Proposal

The servicing proposal is relatively simple in concept as the lands will extend existing services in a planned and coordinated fashion. There will be significant design, review and cost-allocation exercise throughout later stages of the process to ensure the lands are suitably serviced without undue burden on existing property owners, residents, or the Village. The following briefly describes the approach to servicing the lands with municipal servicing.

14.1.1. Water

The property currently accommodates two existing reservoirs which are a major source of the Village's supply. Initial phases of the development will require an interim water distribution system comprised of a multistage pump, balancing tank and emergency generator until a new reservoir is constructed in a later phase. The Village maintains a water service model to ensure that new developments are responsible for the project's share of off-site water service infrastructure improvements.

The Village has also identified that a new community water source will likely be required to service ongoing growth at some point during the life of the development. The Village is currently exploring several options to ensure continued water supply for the community.

14.1.2. Sanitary Sewer

A gravity system will be used from the site, then connecting to the Village's sewer trunk main. The Village maintains a sanitary service model to ensure that new development is responsible for the project's share of off-site water service infrastructure improvements.

The Village has also identified that sanitary treatment plant upgrades will be required in the future and is seeking to initiate the preliminary process to improve the wastewater treatment plant.

14.1.3. Stormwater Management

An Integrated Stormwater Management Plan has been provided within the initial phase of the development in accordance with Village Bylaws. The Integrated Stormwater Management Plan applies a science-based understanding of how natural watersheds function and how this function is affected by land use change.

The conceptual stormwater drainage plan will require that post-development flows off of the site are less than or equal to pre-development flows. The initial plan is comprised of two catchment areas, all which will drain into two detention ponds, including an upgrade at Staehli Park. The Village is developing a stormwater service model to ensure new development will be responsible for the project's share of off-site stormwater management infrastructure improvements.

The property will be subject to the Pemberton Valley Dyking District (PVDD) taxation and will continue to work with the PVDD to discuss the stormwater impacts to affected waterways.

14.1.4. *Roads and Sidewalks*

The principal access to the site is from Eagle Drive which was constructed in support of the original Benchlands neighbourhood development and intended to service the development contemplated in the Benchlands Neighbourhood Concept Plan. The initial plans also considered a secondary access to the north, which is not a viable or cost-effective option. Safe and resilient access to the neighbourhood is a significant consideration in the ongoing design and approvals process.

The main access road will be a public road, and the local roads may be public or strata roads depending on the ultimate development type. The development will also promote responsible hillside road standards to lessen the physical impact of road construction through engineering, design speeds, and a maximum road grade.

Accommodating pedestrians and bicycles in a comprehensive network of pathways, trails and sidewalks connecting the neighbourhood to the existing community is a priority. These may take several forms and mix recreational opportunities with provide direct and accessible pedestrian and cycling connections.

The road network will accommodate transit in the short-term and incorporate means for future transit improvements in the long term.

14.1.5. *Traffic Impacts*

A Traffic Impact Assessment has been completed and considers existing conditions, background traffic, and the impact of project traffic including trip generation, site traffic and future background traffic volumes. The traffic generated for Stage 1 (Phases 1 and 2) within the capacity of the existing intersections and roadways, while subsequent phases (contaminated parcels) will require an additional Traffic Impact Assessment and may trigger improvements to the road network. This will be an important consideration in future rezoning and road design exercises.

As the main road network servicing the development is within the jurisdiction of the Ministry of Transportation and Infrastructure, the Transportation Impact Assessment will also be essential in assessing the adequacy and improvements of the Ministry's infrastructure.

14.2. Servicing Policy

14.2.1. General Servicing Policy

- a. Prior to the first rezoning, a comprehensive review and modelling study will be required to confirm adequacy of service availability and any necessary off-site upgrades or improvements.
- b. All off-site works and services necessary to provide appropriate levels of service to the Nkwúkwma neighbourhood will be the responsibility of the Owner.
- c. The Village and the Owner will consider infrastructure financing and cost recovery for service improvements that improve services for the broader community.
- d. A comprehensive development agreement as a prerequisite to rezoning will be required for all off-site service improvements, amenities, community benefits and other public improvements for each phase of development identified in the agreement.

14.2.2. Active Transportation Policy

- a. Safe access for residents to walk, cycle and take public transit from the neighbourhood to Village amenities is a priority.
- b. An integrated and efficient on-street sidewalk and off-street pedestrian pathway system is a priority for all phases of the Nkwúkwma neighbourhood.
- c. Dedicated neighbourhood bike and pedestrian pathways that link community and neighbourhood destinations will be required in the overall site circulation design.

Implementation of the directions, recommendations and/or standards in the Village's *Cycling Network Plan* should inform the design of the cycling network for both bicycles and e-bikes. End of trip facilities, including bicycle racks adequate to accommodate e-bikes, and other cycling amenities should be considered both in the Nkwúkwma neighbourhood as well as in the downtown and other community destinations.

14.2.3. Vehicle Traffic Policy

- a. Ensure capacity to accommodate traffic growth within Pemberton's existing transportation network and the Ministry of Transportation and Infrastructure's road system.
- b. Hillside road standards to minimize required earthworks and hillside disturbance, which could include a narrowed street right-of-way, and implement a lower design speed for increased neighbourhood safety will be considered or incorporated in the Subdivision and Development Control Bylaw.
- c. Adequate emergency access to and through the neighbourhoods will be required as a pre-requisite to rezoning and subdivision approval.
- d. Parking areas should address access, safety, and landscaping standards without detracting from a high-quality pedestrian experience.
- e. Snowfall storage and winter conditions maintenance shall be considered in detailed street designs and construction. Safe and efficient vehicular access to the

neighbourhood from Pemberton Meadows Road via Eagle Drive shall be achieved through road design, improvements to existing roadways, and if appropriate traffic calming.

14.2.4. *Transit and Alternate modes of Transport Policies*

- a. A transit-friendly street network, to accommodate future transit service shall be a consideration in road design and pedestrian circulation.
- b. Transit turnaround and facilities shall be included for each phase of development. The new neighbourhood should consider and make provision for alternate forms of transit, including community shuttles or smaller transit service.
- c. Parking to accommodate electric vehicles, car-share, and other innovative transportation approaches shall be considered in future development.
- d. End-of-trip facilities for bicycle commuters including ample bicycle racks suitable for e-bikes, and consider washroom facilities, bike-wash stations, and adequate parking areas for recreation trailheads should be incorporated in parks, public spaces, and commercial development.
- e. Consider the cooperative use of electric bicycles, co-op cars and other means of providing transportation alternatives for residents of multi-family developments.

14.2.5. *Water Policy*

- a. Ensure the Village's water system has adequate capacity and pressure for domestic water use and fire flows before rezoning and before each phase of development.
- b. Utilize water conservation initiatives consider use in buildings and irrigation. Use of drought tolerant plantings and xeriscaping will be considered.
- c. Accommodate appropriate setbacks, security, and landscape treatment for the Village's existing water system assets.

14.2.6. *Sanitary Policy*

- a. Ensure that the sanitary system provides the required sanitary service for the neighbourhood as well as the community's corresponding off-site water infrastructure improvements.
- b. Prioritize gravity sanitary sewer connections, except where it is not practical given steep and rugged terrain.

14.2.7. *Stormwater Management Policy*

- a. Develop an integrated stormwater management plan that simulates natural (pre-development) conditions reducing the amount of piped stormwater by applying innovative and integrated best practices (i.e., utilizing natural flows, ditches, ground infiltration and detention ponds within parks and the public realm).

PART 8: COMMUNITY AMENITIES AND IMPLEMENTATION

15. Community Amenity and Benefits

Community amenities and benefits are important considerations in the rezoning and development process. In keeping with the Village's *Community Amenity Contribution Policy*, amenities and benefits will be negotiated through the rezoning process for residential use.

At that time, and once the off-site service improvements are known, the community will receive a comprehensive proposal for community amenities as a rezoning consideration.

15.1. Community Amenities and Benefits Policy

- a. The Village of Pemberton will apply the *Community Amenity Contribution Policy* to the Nkwúkwma development at the time of rezoning.
- b. Any community amenities accepted by the Village shall be included into a development agreement, housing agreement, or other legislatively binding tool to ensure the obligation is delivered at the agreed-upon stage of the development process.

15.2. Potential Community Benefits

The following have been identified by the applicants as potential benefits arising from the development of the Nkwúkwma neighbourhood:

a. *Reconciliation*

The project is consistent with the intent of the Village of Pemberton's and Lílwat Nation's Protocol Agreement (2010) to "recognize and acknowledge that the Lílwat Nation asserts aboriginal title to all lands within its traditional territory" and is further reinforced by the following Official Community Plan policy: "The Lílwat People's approach to governance is to be collaborative consultative, whereby the Land and the People are one... It is therefore imperative that Pemberton integrate this philosophy into its principles, policies, and actions of its Official Community Plan."

Nkwúkwma is within the unceded Traditional Territory of the Lílwat Nation. As stewards of these lands, Lílwat will develop a Cultural Interpretation Plan to share the Nation's cultural heritage and language throughout the project.

b. *Lílwat Cultural Significance and Natural History*

The unique ownership arrangement at the planning stage creates an opportunity to learn, protect, and preserve the Lílwat Nation's archaeological sites, through a cultural interpretation plan for the open spaces, parks, gathering areas, trails, naming, and wayfinding. There is an opportunity to acknowledge unique landscape, celebrating the views and vistas, landforms, and the natural environment and recognize the community's history, people, places, and events.

The Nkwúkwma neighbourhood will promote active education and appreciation of natural history and the Lílwat Nation's Traditional Territory.

c. Infrastructure Improvements

Nkwúkwma will be required to complete significant improvements to off-site infrastructure including upgrades to municipal sanitary and water systems, and stormwater management. The project has contributed to the municipal update of sanitary and water modelling and a new stormwater management model.

d. Natural Environment: Preservation and Connection

The lands set aside 48% of the available land as natural areas and open spaces for the benefit of the community as both perpetual natural areas, habitat, or passive and active recreational use.

e. Clean Up of Contaminated Sites

A condition of the land purchase is the clean-up of the former gun and rifle range. There is currently significant lead and copper contamination, which will require very costly mitigation.

f. Long Term Housing Supply

In accordance with the Village's current Official Community Plan (2011 Official Community Plan), Nkwúkwma will provide a long-term supply of diverse housing forms for the local community which is located both out of the flood plain and outside the Agricultural Land Reserve.

g. Economic Development

The initial phases of the project will have a long-term build-out (15-25 years) providing a range of housing types and provide ongoing employment for the Lílwat Nation as well as other local construction trades, with spin-offs to both the retail and service sector.

h. Archaeological Sites

Lílwat Nation's traditional use of the lands has been further established by recent archaeological investigations of the site that identified 10 separate Areas of Concern on these lands, and a confirmed an archaeological site, including a rock shelter and pictograph panels which has been protected by covenant. The Areas of Concern required further study to confirm, prior to any ground disturbance in the area.

i. Tax Base

The new development will increase the property tax base for both the Village of Pemberton and the Pemberton Valley Dyking District.

j. Community Amenity Contributions

The project will contribute community amenities as negotiated at the rezoning stage in accordance with the Village of Pemberton Community Amenity Contribution Policy. Preferred amenities include affordable housing, recreation facilities, parks, and other trail improvements.

k. Affordable Housing

The development will provide a range of smaller and livable units with finishes that will ensure that the units will be attainable by the residents. Innovative residential units throughout the development, as revenue sources and rental product to promote housing attainment. Opportunity to deliver or contribute to affordable housing in the Village.

PART 9: IMPLEMENTATION

16. Implementation Description

The sub-area plan for the Nkwúkwma neighbourhood represents a refinement of the 2007 Benchlands Neighbourhood Concept Plan. It amends and refines the current residential designation in the Official Community Plan and will guide the rezoning amendment to implement the provisions of this plan and the future development of the lands.

16.1. Rezoning

For the lands to develop as outlined in the sub-area plan, rezoning will be required. As described in the phasing section, the rezoning will start with the Stage 1 lands, with Stage 2 following once a remediation program is in place to remediate existing site contamination.

16.2. Development Agreement

A detailed development agreement will be required as a pre-requisite to rezoning approval. The agreement will outline all the obligations for servicing, benefits, and amenities and assign the delivery of those obligations to a specific phase of development.

The agreement will become the guidebook for the long-term, coordinated development of the land over multiple phases.

16.3. Development Permits

The new development permit area guidelines established in the plan will apply to the Nkwúkwma lands once it is adopted. Most of the land will require a development permit before any disruption or disturbance to the land to address the hillside condition, wildfire issues, natural environment guidelines and riparian areas setbacks.

Any intensive residential development of lots less than 550 square metres or multi-family, or commercial development will also require development permits to address the form and character of sites and buildings.

16.4. Subdivision Approval

Following rezoning in accordance with this sub-area plan, and incorporating the obligations of the development agreement, the subdivision approvals process will incorporate many of the objectives and land uses in this plan. At subdivision, the owner will be required to provide detailed design drawings for all works and services and will require servicing agreements with security to ensure the detailed design drawings are implemented in accordance with applicable standards. The subdivision process will also compel development permits to address the land-based development permit area guidelines.

16.5. Building Permits

The first building permits in any phase of development are essential to the implementation of the plan framework and specifically the obligations outlined in the development agreement.

The building permits will also reflect and assure that any commercial or multi-family buildings meet the form and character guidelines established in development permits are satisfied.

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PART 9 – DEVELOPMENT PERMIT AREA GUIDELINES

17. Development Permit Area No. 9 Guidelines

17.1. General Guidelines

17.1.1. Introduction

The Development Permit Area No. 9 (DPA 9) Guidelines apply to all lands in the Nkwúkwma (Benchlands) neighbourhood is twofold. They ensure the land is safely used in a manner that responds to special site conditions and the natural characteristics of the site. They also establish objectives for the form and character of the built environment.

Development permits are key to incorporating OCP sub-area plan policy into physical development in a manner that reflects the policy and the specific conditions of the Nkwúkwma neighbourhood. The Nkwúkwma neighbourhood will be subject to the following development permit areas:

- 9.1 – Protection of the Natural Environment and Riparian Areas
- 9.2 – Geological Hazard Protection
- 9.3 – Wildfire Hazard Protection
- 9.4 – Form and Character of Hillside Development
- 9.5 – Form and Character of Small Lot Residential Development
- 9.6 – Form and Character of Multi-family Development
- 9.7 – Form and Character of Commercial Development

17.1.2. Applicability

Section 488 (1) of the *Local Government Act* enables municipalities to designate development permit areas and establish guidelines to respond to certain site characteristics and to further form and character objectives for the built environment.

The DPA 9 guidelines reflect designations permitted in the *Local Government Act*, and Map C of the Village of Pemberton Official Community Plan designates the entire Nkwúkwma (Benchlands) neighbourhood as DPA 9.

DPA 9 is further divided into sub-development permit areas based on site conditions and the type of development proposed as described in each development permit area. Development of any portion of the lands subject to DPA 9 may be subject to multiple development permit guidelines as described in the applicability section of each guideline.

A development permit, issued in accordance with the Village's Development Procedures Bylaw, will be required before any of the following activities are undertaken within the DPA 9 area:

- a. Any alteration of land including deposition of soil or removal any vegetation or earthen materials;

- a. Subdivision of land under the Land Title Act or Strata Property Act and Bareland Strata Regulations;
- b. Construction or erection of buildings and structures requiring a development permit.

17.1.3. *Justification*

In alignment with Section 488(1) of the *Local Government Act*, the DPA 9 guidelines are designated for the following purposes:

- a. DPA 9.1 Protection of the Natural Environment
- b. DPA 9.2 and DPA 9.3 Protection of development from hazardous conditions;
- c. DPA 9.4 and DPA 9.5 Establishment of objectives for the form and character of intensive residential development;
- d. DPA 9.6 and 9.7 Establishment of objectives for the form and character of commercial, industrial or multi-family residential development

17.1.4. *Exemptions*

The lands are subject to all exemptions in the Official Community Plan. In addition to the Official Community Plan exemptions may be granted by the Village to all DPA 9 Guidelines in the following circumstances:

- a. Reconstruction of damaged or destroyed buildings on their existing foundations.
- b. Additions to residential buildings and structures up to 25% of the gross floor area of the building.
- c. Accessory buildings, except those located in the front yard.
- d. Subdivision to facilitate boundary adjustments resulting in the same number of lots or lot consolidations.
- e. Development or improvements on roadways, public land, dedicated park land or public recreational trails.
- f. Construction of works, services, and structures for public utilities and roads constructed by the Village or under a Servicing Agreement.
- g. Removal of invasive plant species.

17.2. Development Permit Area No. 9.1 Natural Environment Protection Guidelines

17.2.1. Introduction

The Nkwúkwma neighbourhood is located on a site with considerable natural attributes which warrants a measure of protection and enhancement. The Natural Environment guidelines are intended to ensure a balance of site alteration and development with the protection of the natural environment. Specifically, it will address and preserve riparian areas in accordance with the Riparian Areas Protection Regulation.

17.2.2. Applicability and Justification

DPA 9.1 applies to all lands in Development Permit Area No. 9, and specifically any portion of land within 30 metres of top of bank of a watercourse as defined by the Riparian Areas Protection Regulation. The natural environment guidelines are justified by section 488.1(a) as the site is heavily forested, providing natural habitats susceptible to disturbance and includes several watercourses which are important for fish and wildlife.

In most instances, the Natural Environment guidelines will apply at the land development and building stages and may apply in concert with form and character guidelines.

17.2.3. Exemptions

The following activities are exempted from the requirement to obtain a development permit otherwise required in the Natural Environment guidelines:

- a. Development on land which is subject to report prepared by a Qualified Environmental Professional which is secured a registered restrictive covenant that addresses all of the applicable Natural Environment development permit area guidelines to the satisfaction of the Manager of Development Services.
- b. The emergency removal of hazardous trees as determined by the Village or a Certified Arborist.
- c. Emergency works required to prevent flood damage to structures or repair public utilities.
- d. Emergency works required to mitigate or prevent land erosion, landslip or significant soil erosion.
- e. Fish habitat enhancement work approved by the Department of Fisheries and Oceans or the Ministry of Environment.
- f. Tree and vegetation removal required to comply with a wildfire hazard mitigation program approved by the Village or to comply with any wildfire hazard development permit area obligation.
- g. Construction of public recreational trails, and in riparian areas specifically, trails constructed in accordance with a Riparian Areas report prepared by a Qualified Environmental Professional.
- h. Lands which have been previously altered under a development permit issued in accordance with the Development Permit Area No. 9.1 Guidelines.

17.2.4. Objectives

- a. To protect fish, wildlife and vegetation
- b. To protect sensitive riparian habitat
- c. To delicately integrate development and human impacts on the natural environment.

17.2.5. Guidelines

Natural Environment Guidelines

- a. Development should be designed and constructed to minimize the disruption to the natural environment and protect sensitive ecosystems including wetlands, creeks, riparian areas, rock outcrops, cliffs and mature forests.
- b. Development sites and building envelopes shall be minimized with the goal of preserving mature forests, maximizing tree preservation, in balance with wildfire protection, using the following approaches:
 - x. Preserve mature tree stands where possible and safe to do so, and provide vegetated transitions between development, open areas, and significant tree stands;
 - xi. Where possible, preserve mature trees in groupings rather than individual trees with appropriate vegetative transitions;
 - xii. Minimize cut and fill required for road construction and utility installation; and
 - xiii. Minimize exposed earthen areas by incorporating suitable, native, groundcovers.
- c. The Village may include recommendations and requirements as conditions of a development permit based on a species at risk survey prepared by a Qualified Environmental Professional.
- d. Design and construction practices should minimize erosion and sedimentation in stormwater run-off.
- e. Landscaping should include native tree and shrub species that reduce wildlife attractants.
- f. Construction Site Management Plans addressing how the construction approach will mitigate the impacts of development on the natural environment should be incorporated into development permit recommendations and conditions.
- g. If found on the site, an invasive species removal and mitigation plan should make recommendations for the Village to include as condition in a development permit.

Riparian Area Guidelines

- a. All development and alteration of land within 30 metres of the top of bank of a riparian area shall comply with the Riparian Areas Protection Regulation.

- b. Development setbacks from riparian areas will comply with the recommended setbacks submitted by a Qualified Environmental Professional.
- c. Variances to the prescribed setback may be granted provided there is no net loss of riparian area, and the variance provides additional protection to more sensitive habitat in exchange for setback reductions in less sensitive areas.
- d. A development permit may be issued by the Village once it has received confirmation that the appropriate federal and provincial agencies have been notified of the proposal in accordance with the Riparian Areas Regulation.
- e. The development permit may contain conditions or requirements based on the report prepared by a Qualified Environmental Professional.
- f. Where supported by a Qualified Environmental Professional's report, the Village supports the inclusion of public pathways and trails within riparian areas or expansion of riparian areas to accommodate pathway and trail construction adjacent to the setback area.
- g. If a Qualified Environmental Professional Report identifies works, services, or development that triggers a Harmful Alteration, Disruption, or Destruction (HADD) under the Canada Fisheries Act, the Village will not issue a development permit until approval is granted by the Department of Fisheries and Oceans.

Wildlife Habitat Area Guidelines

- a. Applications for subdivision should be accompanied by a study conducted by a Qualified Environmental Professional identifying habitats for species at risk and red-listed species and include raptor and bird (nest) surveys, rare and endangered plant survey, and wildlife surveys (specific to the sharp-tailed snake).
- b. To facilitate wildlife movement through the site and retain breeding and foraging areas, vegetation within and surrounding development should be retained wherever possible. Long expanses of contiguous fencing are discouraged to promote wildlife mobility through the site.
- c. Development should minimize wildlife impacts and comply with any policies or management plans accepted by the Village.

17.3. Development Permit Area No. 9.2 Geological Hazard Protection Guidelines

17.3.1. Introduction

Located on a forested hillside site with sections of steep topography, the Nkwúkwma neighbourhood is potentially exposed to several natural hazards that the following guidelines seek to mitigate. Specifically, considerations related to the steep topography of the land and the wildfire risks are addressed in the following objectives and guidelines.

17.3.2. Applicability and Justification

The Hazard Protection guidelines apply to all lands within DPA 9 in which any of the following site conditions apply:

- a. Any portion of the land being developed or subdivided has a slope greater than 20% or is within 30 metres of either the top of bank or low side of a slope exceeding 20%.

In most instances, the Geological Hazard Protection guidelines will apply at the land development and building stages and may apply in concert with form and character guidelines.

The Geological Hazard Protection guidelines are justified by section 488.1(b) as the site is steeply sloped and have special geological and geotechnical considerations that should be addressed through development. The Geological Hazard Protection Guidelines will work in concert with the Hillside Development guidelines (9.4) where both apply.

17.3.3. Objectives

- a. To ensure development and public spaces are protected from geological hazards;
- b. To ensure development works with the natural topography and alteration is minimized;
- c. To ensure professional evaluation and mitigation of geotechnical hazards;
- d. To preserve geologically hazardous lands as natural features.

17.3.4. Exemptions

- a. Development on lands that have had a comprehensive geotechnical assessment report prepared by a qualified professional and are subject to a registered Section 219 Restrictive covenant that incorporates the report recommendations and, addresses the DPA guidelines to the satisfaction of the Manager of Development Services.
- b. The emergency alteration of sloped land as determined by the Village's engineer.
- c. Emergency works required to prevent flood damage to structures or repair public utilities.
- d. Emergency works required to mitigate or prevent land erosion, landslide or significant soil erosion.

- e. Alteration of land for surveying, road construction, emergency access construction, and utility servicing by the Village of Pemberton or under an approved servicing agreement.
- f. Construction of public recreational trails.
- g. Reconstruction or repair of a permanent structure on its existing foundation.

17.3.5. Guidelines

- a. Lands with slopes more than 40% should remain free of development.
- b. On lands with slopes in excess of 20%, A Professional Engineer with experience in geotechnical engineering shall submit a geotechnical study in accordance with the landslide assessment guidelines published by APEGBC (Associated Professional Engineers and Geoscientists of BC) indicating that the development will not be endangered, or that the measures have been taken to ensure that the development will not be endangered, by rock fall hazard, landslides, earthflow or other slope or foundational instability.
- c. Any dedicated public amenities including dedicated park land, pathways, trails and roads shall be included in the geological study and shall be confirmed as safe for public recreation use by a qualified professional.
- d. The Village may include any or all of the recommendations of the professional engineer as obligations of the development permit, including a requirement that the professional engineer supervise the alteration of lands.
- e. Any clearing or stripping of sloped lands shall be accompanied by a landscape plan prepared by a member of the BC Society of Landscape Architects indicating how plantings will be utilized to minimize slope erosion and failure.
- f. The Village will require landscape security in its standard form for the replanting plan.
- g. Any development proposing rock cutting and filling shall provide a detailed plan, including estimated volumetric calculations for the removal and replacement or disposal of rock materials. The plan shall identify current natural and proposed finished grades.
- h. Any retaining exceeding 1.2 metres in vertical height, or any mechanical slope stability systems shall be designed by a professional engineer, who shall also supervise and certify the construction.
- i. Post development alteration of land for development not contemplated in the initial geotechnical report will require assessment by a professional engineer and a new development permit.
- j. Any alteration of land on a sloped site will require a comprehensive stormwater management plan that addresses the management of stormwater, erosion and impacts on adjacent watercourses during construction and after development.
- k. Significant sources of water intrusion, or potential water intrusion such as in-ground swimming pools and decorative ponds are discouraged and will require a report from a qualified professional.

- I. Significant removal of vegetation and trees on sloped lands.

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17.4. Development Permit Area No. 9.3 Wildfire Hazard Protection Guidelines

17.4.1. Introduction

The Nkwúkwma neighbourhood is bordered by, and incorporates natural forested areas which, despite their desirable natural attributes increase the risk of wildfire.

17.4.2. Applicability and Justification

The Wildfire Hazard Protection guidelines are justified under section 488.1(b) of the *Local Government Act* and apply to all lands within DPA 9 in which any of the following site conditions are present:

- a. Any portion of the land being developed or subdivided is within 70 metres of a forested area greater than 1 hectare.

In most instances, the Wildfire Hazard Protection guidelines will apply at the land development and building stages and may apply in concert with form and character guidelines.

17.4.3. Objectives

- a. To ensure future development is protected and resilient against potential wildfire hazards;
- b. To balance wildfire hazard protection and FireSmart principals with the natural environment.

17.4.4. Exemptions

- a. Development on lands included in a site-specific wildfire assessment report, prepared by a qualified professional, that addresses all of the Wildfire Hazard development permit area guidelines to the satisfaction of the Manager of Development Services, and are subject to a registered Section 219 restrictive covenant that incorporates the report recommendations to the satisfaction of the Village.

17.4.5. Guidelines

- a. All building development or subdivision of land within 70 metres of a forested area greater than 1 ha. in size shall prepare a wildfire hazard assessment and mitigation plan prepared by a qualified professional, which at minimum should address the following:
 - xiv. Assessment of the wildfire hazard;
 - xv. Building siting
 - xvi. Building fire-resistant construction materials
 - xvii. FireSmart principles respecting vegetation management
 - xviii. Fire-resistant planting materials for landscaping plans
- b. The use of fire-resistant materials in building construction is strongly encouraged and should be incorporated as obligations of development permits.

- c. The development permit should address the management, storage, and disposal of site clearing materials.
- d. Subdivision applications should identify emergency access, including firefighting access to wildland areas
- e. Where the Wildfire Hazard development permit area guidelines, may conflict with the Natural Environment guidelines in 9.1, the Natural Environment guidelines shall take precedence.

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17.5. Development Permit Area No. 9.4 Form and Character of Hillside Development Guidelines

17.5.1. Introduction

Development on hillside sites requires a coordinated approach any development can have significant technical and visual considerations. Accordingly, the following guidelines are intended to work in concert with the hazard guidelines to ensure that the Nkwúkwma neighbourhood are comprehensively planned and coordinated.

17.5.2. Applicability and Justification

The Hillside Development Guidelines apply to all lands within the DPA9 area, as development of any portion of the site will require alteration of the hillside for road, utility and building construction.

The Hillside Development Guidelines are justified as guidelines to regulate the form and character of intensive residential development under section 488.1 (e) of the *Local Government Act* as any level of development on the hillside is deemed by Council to be intensive in the hillside context.

They apply to all development, and a development permit will be required as a prerequisite to land alteration or subdivision as form and character guidelines. For clarity, they will not apply to individual standard single-detached lot construction, but they will work in concert with specific building form and character guidelines for small lot intensive residential, multi-family, and commercial development.

17.5.3. Objectives

- a. To ensure the sensitive integration of development with the natural terrain and landscape context and minimizes the impact on the hillside
- b. To minimize the visual impacts of hillside development, from prominent public view corridors.
- c. To incorporate an approach to hillside development that comprehensively addresses the challenges of hillside development

17.5.4. Exemptions

- a. Subdivision applications where proposed each lot exceeds 0.5 hectares, and no clearing or construction for roads and utilities are required, are exempt from the hillside development permit area guidelines.

17.5.5. General Guidelines

- a. Prior to the subdivision of land, the owner shall submit topographic plans and cross sections to specifically illustrate the following information:
- b. The natural topography of the land to be developed
- c. A proposed subdivision plan spot elevations at the corner of each lot

- d. A proposed subdivision plan identifying the portions of each lot available for building development and the portions of the land to be preserved
- e. Spot elevations representing finished grade of the portions of land available for building development
- f. Driveway grades to the defined building envelope and parking areas that address negative slope driveways
- g. Cross sections for each lot between the front and rear property lines and the two side lot lines.
- h. Any areas required to accommodate stormwater drainage
- i. Any areas requiring retaining structures or mechanical slope stabilization
- j. The owner shall also prepare an assessment and statement of how the proposed development has incorporated the objectives of the Village of Pemberton *Hillside Development Design Guidelines*.
- k. In determining finished grades and elevations for potential building sites, minimizing disturbance to the natural topography is encouraged.
- l. Maintain yard areas generally in a natural slope condition to minimize excess cut and fill of earthen material for yards.
- m. Locating building sites directly atop of significant topographic features is discouraged in favour of buildings set back from top of slope to minimize visual impacts.
- n. Any necessary retaining structures or mechanical slope stabilization should be constructed of materials that integrate into the surroundings and mimic natural topographic features as closely as possible.
- o. A comprehensive landscape screening plan shall be required for any areas requiring retaining structures and/or slope stabilization areas, as well as detailed drawings of the form and character of the retaining structures.
- p. Conceptual drainage plans shall be submitted to illustrate the general approach to site drainage.

17.6. Development Permit Area No. 9.5: Form and Character of Small Lot Residential Development Guidelines

17.6.1. Introduction

The Form and Character of Small Lot Residential Development guidelines are to ensure that this intensive form of residential development is encouraged to develop in a uniform and coordinated manner. Specifically, the guidelines will address the form and character of the neighbourhood with respect to building siting and orientation, while enabling flexibility in building form and character.

The Form and Character of Small Lot Development apply to all subdivision applications that propose single-detached residential lots less than 550 square metres. The guidelines will guide development permits as a prerequisite to subdivision approval but will not regulate the form and character of single-detached homes on small lots.

The guidelines are justified under section 488(1)(e) of the Local Government Act which enables the creation of development permit area guidelines to regulate the form and character of intensive residential development.

17.6.2. Applicability and Justification

The Form and Character of Small Lot Development apply to all subdivision applications that propose single-detached residential lots less than 550 square metres or have an average minimum lot-frontage of less than 15 metres. The guidelines will guide development permits as a prerequisite to subdivision approval but will not regulate the form and character or architectural design of single-detached structures on small lots.

The guidelines are justified under section 488(1)(e) of the Local Government Act which permits the creation of development permit area guidelines to regulate the form and character of intensive residential development sites.

17.6.3. Objectives

- a. To ensure the form and character of small lot residential is well coordinated and comprehensively planned.
- b. To provide continuity in small lot development without restricting the architectural character and massing of individual homes.

17.6.4. Exemptions

- a. Accessory buildings that otherwise comply with zoning
- b. Landscape enhancement on previously landscaped sites
- c. Construction or reconstruction of a single detached dwelling

17.6.5. Guidelines

- a. The Owner shall prepare plans that express the following attributes
- b. A defined building envelope for each single detached house, including setbacks, landscaping areas, and garage, carports or parking areas

- c. Finished grade elevations for each building envelope on each lot and the means or structure for addressing grade differentials between lots
- d. A streetscape rendering demonstrating the rhythm of the streetscape frontage including driveways, parking areas, building alignments
- e. Landscaping for all public and/or common areas
- f. The front yard setback of each small lot should be contiguous with adjacent lots to create a coordinated streetscape. Front yard setbacks should pay particular attention to should ensure that vehicular parking and site circulation is both functional and aesthetically designed.
- g. Staggered side-yard setbacks between residential structures are encouraged to manage topographic conditions, provide variety in the streetscape and enable some privacy among dwellings outdoor spaces.
- h. Landscaping for all common and/or public areas in intensive residential developments should be coordinated and should be enhanced to establish a strong character for the neighbourhood, and soften the transition between private and public lands
- i. Neighbourhood utilities such as community mailboxes, waste and recycling facilities, and snow-dump areas shall be attractively landscaped, and conveniently located for both vehicular and pedestrian access.

17.7. Development Permit Area No. 9.6: Form and Character for Multi-family Development Guidelines

17.7.1. Introduction

The Form and Character of Multi-family Development guidelines will guide the development of houseplex, townhouse and apartment land and buildings as well as the residential portion of mixed commercial-residential buildings. Anticipated primarily as strata developments, these guidelines will promote a coordinated, comprehensively planned approach to development with an emphasis on creating livable spaces for future residents and blending the physical form of the development into the landscape and surroundings.

17.7.2. Applicability and Justification

The Form and Character of Multi-family Development Guidelines apply to all building development proposals for more than three residential units on one lot. The guidelines will apply as a prerequisite to building permit issuance and will regulate the form and character of the buildings and land.

The guidelines are justified under section 488(1)(f) of the Local Government Act which enables the creation of development permit area guidelines for multi-family residential development.

17.7.3. Objectives

- a. To ensure that Houseplex gentle density development fits the surrounding pattern of residential development.
- b. To ensure the form and character of multi-family is coordinated, comprehensively planned and responds to site conditions.
- c. To ensure the form and character of multi-family buildings reflect Pemberton's small town rural character, natural environment and the surrounding topography.
- d. To encourage form, massing and materials that create neighbourhood identity and continuity without limiting architectural expression.

17.7.4. Exemptions

- a. Accessory buildings that otherwise comply with zoning
- b. Landscape enhancement of existing landscaped areas
- c. Repairs, maintenance and minor alterations that, in the opinion of the Manager of Planning and Development, do not change the form and character of the buildings.
- d. Repairs, maintenance and minor alterations that, in the opinion of the Manager of Development Services do not change the form and character of the land or buildings.
- e. Reconstruction of one or more damaged permanent structures provided the reconstruction is constructed in accordance with a previously issued development permit.

17.7.5. Guidelines

Building Siting

- a. Multi-family buildings should recognize and complement the site's existing topography, vegetation and, relationship to adjacent buildings and surrounding conditions.
- b. Building siting should consider solar access and seasonal passive solar heating.
- c. Buildings fronting a public street or other public land shall establish a strong relationship with the street, sidewalk and/or access driveways. Where practical, buildings should provide an inviting frontage along the street.

Houseplex Building Form and Massing

- a. Houseplex buildings on single detached lots should match the form and massing of adjacent single-detached dwellings.
- b. Parking should be accommodated through both garage and surface parking.
- c. One or two strong primary entrance features should be considered to enhance the appearance of a single-detached dwelling or duplex.
- d. Division of outdoor space and landscaping is discouraged in favour of shared landscaping and yard space.

Townhouse Building Form and Massing

- e. Roof-decks will be considered, but shall not exceed 50% of the area of the roof, shall be demised for each individual unit, and should minimize overlooking of adjacent properties
- f. Buildings should respect the natural topography of the site with minimal cut and fill, with necessary grade changes achieved by stepped terracing rather than large retaining structures/walls. greatest extent possible.
- g. Townhouse clusters on sloped lots should reduce the building mass with fewer units per building to better respond to natural topographic considerations.
- h. Roof forms should be subtle and articulated to maximize unit and common area views of the surrounding environment.
- i. Roof-decks will be considered, but shall not exceed 50% of the area of the roof and should be demised for each individual unit.
- j. Buildings with horizontal runs of more than four units shall articulate along any public-fronting space.
- k. Lock-off suites shall have either interior access, or discreet entrances to preserve the rhythm of townhouse blocks.

- I. Parking for lock-off suites should not encumber required parking should be clearly identifiable, and should be located within the same site.

Apartment and Stacked-Townhouse Building Form and Massing

- a. Apartment and stacked townhouse forms should create visual interest through building articulation, varied roof-lines and well-defined residential pedestrian entrances features and covered entrance plazas.
- b. Individual or communal roof-gardens are encouraged, but should be incorporated into the roof with a clear setback from the roof-edge.
- c. Under-building parking entrances directly from the street are discouraged where possible, in favour of legible entrances from within the site.
- d. Building design that accommodates adaptation into accessible units for at least a portion of the units is encouraged.

Building Materials and Colours

- a. All building materials and colours should reflect the natural landscapes and the robustness of the hillside environment.
- b. Any decorative or architectural elements incorporated into building design shall be meaningful and integral to the building rather than meaningless applications to the buildings.

Storage

- a. Multi-family development should provide adequate and secure storage opportunities for the equipment that accompanies a Pemberton lifestyle, and particularly enhanced bicycle, ski and outdoor equipment storage.
- b. Storage for larger outdoor equipment is encouraged either in communal storage areas or in balance with parking requirements.
- c. Stand-alone communal and secure equipment storage facilities will be considered if incorporated into the overall site-plan

Signage

- a. Neighbourhood or development project signage should be made of natural materials, be subtle in scale, and be of a consistent character with other neighbourhood signs in the Nkwúkwma neighbourhood.
- b. Incorporating unifying artistic works in neighbourhood signage is encouraged.

Site Circulation and Parking

- a. Each multi-family apartment development should have only one primary feature entrance off the public street to promote legibility. Should a second access be required, it should be understated relative to the primary entrance.
- b. For townhouses and apartments, individual unit access off the public street is discouraged.

- c. Walled or gated developments that seek to separate an individual neighbourhood from the broader community are strongly discouraged.
- d. Site plans shall provide adequate circulation and turning radii for fire-fighting and services.
- e. Large expanses of surface parking are discouraged.
- f. Any necessary surface parking shall be clearly marked and extensively landscaped from any public vantage-point.
- g. Under-building parking walls are discouraged along public streets. Any garage wall facing a street shall minimize exposed concrete, utilize artistic or visually appealing ventilation features and have extensive landscaping to minimize the visual impact of the parking facility from the street.
- h. All communal and public parking areas should be universally accessible.
- i. All surface and underground parking areas should prepare a lighting plan ensure optimal pedestrian-oriented lighting and minimal shadows to ensure the real and perceived safety of users.
- j. Surface parking areas should not cast light beyond the property boundary of the development and incorporate dark sky principles.
- k. Snow dump/snow clearing areas are a vital consideration in Nkwúkwma and adequate snow dump areas are required throughout each multi-family development. Snow dump areas may be combined with passive recreation areas.
- l. Electric vehicle charging units are strongly encouraged in resident and visitor parking areas, and pre-wiring for electric vehicle charging is similarly encouraged in all individual units and portions of common parking facilities.
- m. Bicycle parking facilities should be weather protected, e-bike friendly, weather protected, e-bike friendly, visible, convenient and securely located in common parking areas or at grade level.

Usable Open Space and Pathways

- a. Each multi-family development is encouraged to provide communal open spaces within the development.
- b. In townhouse complexes, the mix of active open spaces should include playgrounds, outdoor and covered gathering areas, and passive greenspace.
- c. In apartment buildings, rooftop-terraces, building plazas, and active or passive greenspaces are encouraged.
- d. A network of pathways connecting pedestrians to the larger public pathway system or the public street is required.
- e. A network of pathways connecting to the larger public pathway system or the public street is encouraged.
- f. If warranted, extensions of the public pathway network through private multi-family developments will require statutory rights-of-way to secure public access over a portion of the property.

- g. Multi-family units are encouraged to have usable deck and/or patio space for each unit.

Recycling and Waste Management

- a. Each multi-family development shall provide fully enclosed communal waste management facilities.
- b. Waste structures shall be constructed utilizing Bear Smart principles, and should seek to mitigate access by other invasive wildlife.
- c. Waste structures should be designed and constructed to be architecturally consistent with the neighbourhood.

Landscaping

- a. All landscaping should be designed by a registered BC Society of Landscape Architects professional who shall also monitor the installation of the landscaping.
- b. Plant-groupings that reflect the natural surroundings and balance drought tolerance, fire-resistance with a natural aesthetic are encouraged.
- c. Depending on landscape planting approach, irrigation may be required. Incorporation of the roof drainage and stormwater detention systems are encouraged as a source of irrigation water.
- d. Any fencing and retention structures required shall be designed and constructed utilizing natural materials
- e. Incorporation of artistic features into the landscape, and in open areas and public areas is strongly encouraged.

17.8. Development Permit Area No. 9.7: Form and Character for Commercial Development Guidelines

17.8.1. Introduction

The Form and Character of Commercial Development guidelines will guide the development of commercial development in the neighbourhood. Whether commercial uses integrated with residential in mixed use buildings, or stand alone commercial development. The intent of the guidelines is to ensure the commercial development achieves a certain standard of form and character. The commercial uses contemplated in the neighbourhood are anticipated to be of a neighbourhood commercial scale for residents, rather than more destination-oriented commercial for the broader community or travelling public.

17.8.2. Applicability and Justification

The guidelines are justified under section 488(a)(f) of the Local Government Act which enables the creation of development permit area guidelines for commercial and commercial/multi-family residential mixed-use development.

The Form and Character of Commercial Development Guidelines will apply to all building development proposals for any commercial buildings or commercial portions of mixed-use buildings. The guidelines will apply as a prerequisite to building permit issuance and will regulate the form and character of the buildings and land.

The guidelines are justified under section 488.1(f) of the Local Government Act which enables the creation of development permit area guidelines for commercial and mixed-use residential development.

17.8.3. Objectives

- a. To ensure the form and character of commercial development is well coordinated and comprehensively planned and responds to site conditions.
- b. To ensure the form and character of commercial buildings reflects the natural characteristics of Pemberton and the surrounding topography and natural features
- c. To ensure that commercial development creates a welcoming gathering place for the neighbourhood.

17.8.4. Exemptions

- a. Accessory buildings that otherwise comply with zoning
- b. Landscape enhancement of existing landscaped areas
- c. Repairs, maintenance and minor alterations that, in the opinion of the Manager of Development Services, do not change the form and character of the buildings.
- d. Repairs, maintenance, and minor alterations that, in the opinion of the Manager of Development Services, do not change the form and character of the buildings.
- e. Reconstruction of one or more damaged permanent structures provided the reconstruction is constructed in accordance with a previously issued development permit.

- f. Change of use permit applications to change commercial uses and signage copy, provided the change of use does not contemplate significant alterations to the exterior of the building.

17.8.5. Guidelines

Siting, form, and massing

- a. Commercial uses should be located at important intersections or strongly address a public street.
- b. Commercial buildings located in mixed-use buildings should occupy the most prominent frontage or corner of the building, and in the event of a corner unit, should wrap the corner to create two related frontages.
- c. Stand-alone commercial buildings should be at a neighbourhood scale and modest in footprint.
- d. Strong, identifiable architectural forms that reflect the Pemberton character are encouraged for commercial development.
- e. Covered, rain protected entrance features to commercial entrances are encouraged.

Building Materials and Colours

- a. Extensive use of glazing and strong architectural elements should distinguish commercial development, while complementing the architectural character of the building or surrounding development.
- b. A natural colour palette, consistent with surrounding development is preferable over bright corporate or attention-grabbing commercial colours.

Signage

- a. A comprehensive sign plan shall be provided and shall identify natural themed signage materials with front lighting.
- b. The use of changeable copy, neon, or backlit signage is discouraged.
- c. Pylon or freestanding signage should be pedestrian scaled, low profile, made of natural materials, and front-lit.

Site Circulation, Parking, and Loading Areas

- a. Parking areas dedicated to commercial uses shall be universally accessible and should be located proximal to the front pedestrian entrance.
- b. Parking areas shall be lit to a pedestrian scale, without offsite light emissions, to ensure real and perceived safety and comply with dark sky principles.
- c. Parking areas should be appropriately screened by landscaping.
- d. Loading areas should be sized to mirror the scale and intended use of the building. Undesignated loading may be incorporated with parking areas at the discretion of the Village if site circulation is minimally impacted.

Landscaping

- a. Pedestrian plazas, patios, or similar finished outdoor gathering spaces are encouraged at the entrance to commercial uses.
- b. Public art or other strong design elements to signify the commercial use are strongly encouraged.
- c. Use of decorative pavers, modest landscaping and similar visual cues are encouraged to distinguish the public commercial portion of mixed-use developments.
- d. All landscaping shall be designed, and the installation should be supervised by a registered member of the BC Society of Landscape Architects.

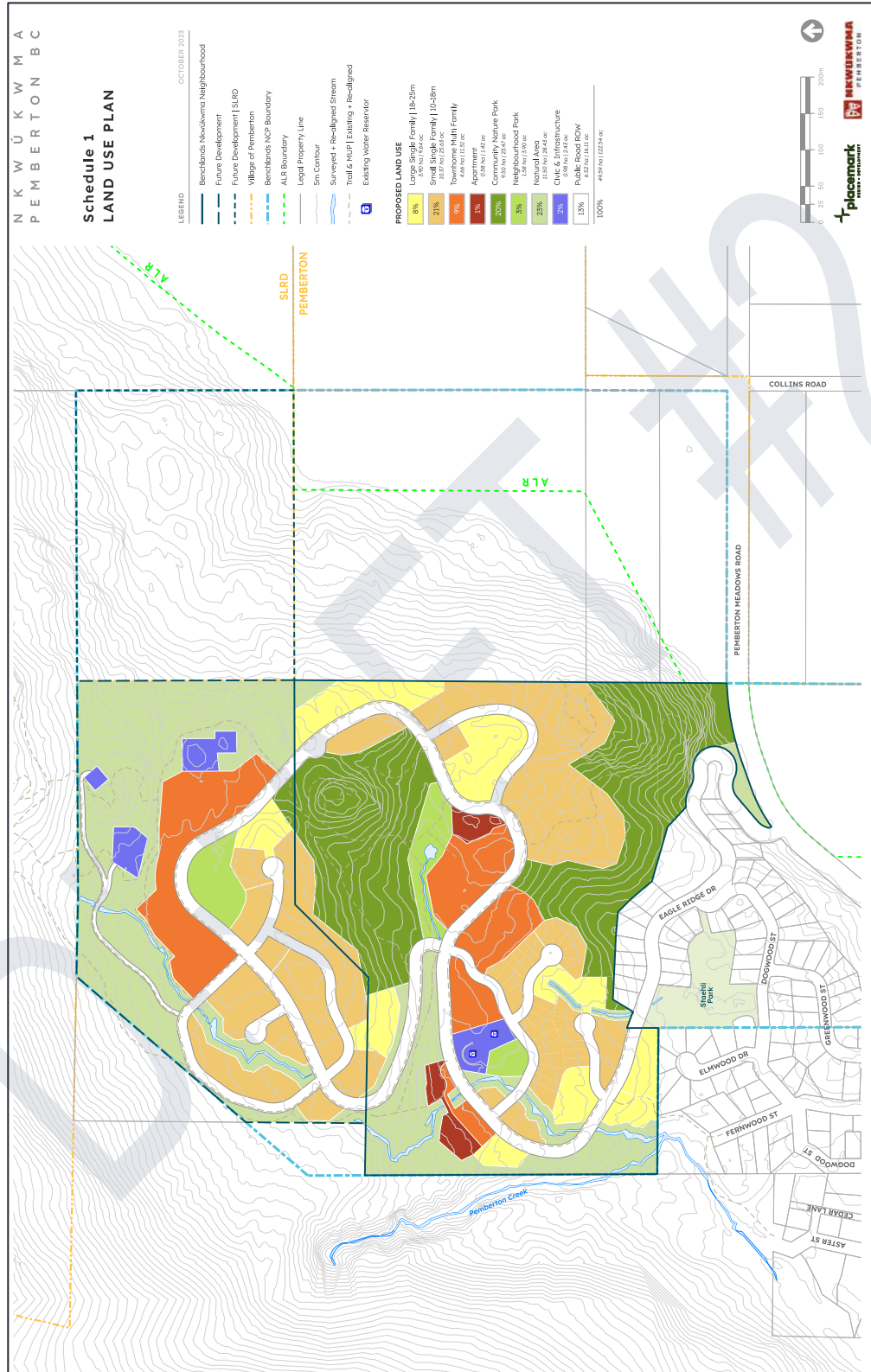
1. Waste Management and Recycling

- a. All waste and recycling facilities shall be located in a dedicated waste facility which should be incorporated into a mixed-use waste facility or designed as a specific feature of a stand-alone commercial development.
- b. All waste facilities shall be screened from any public vantage point.

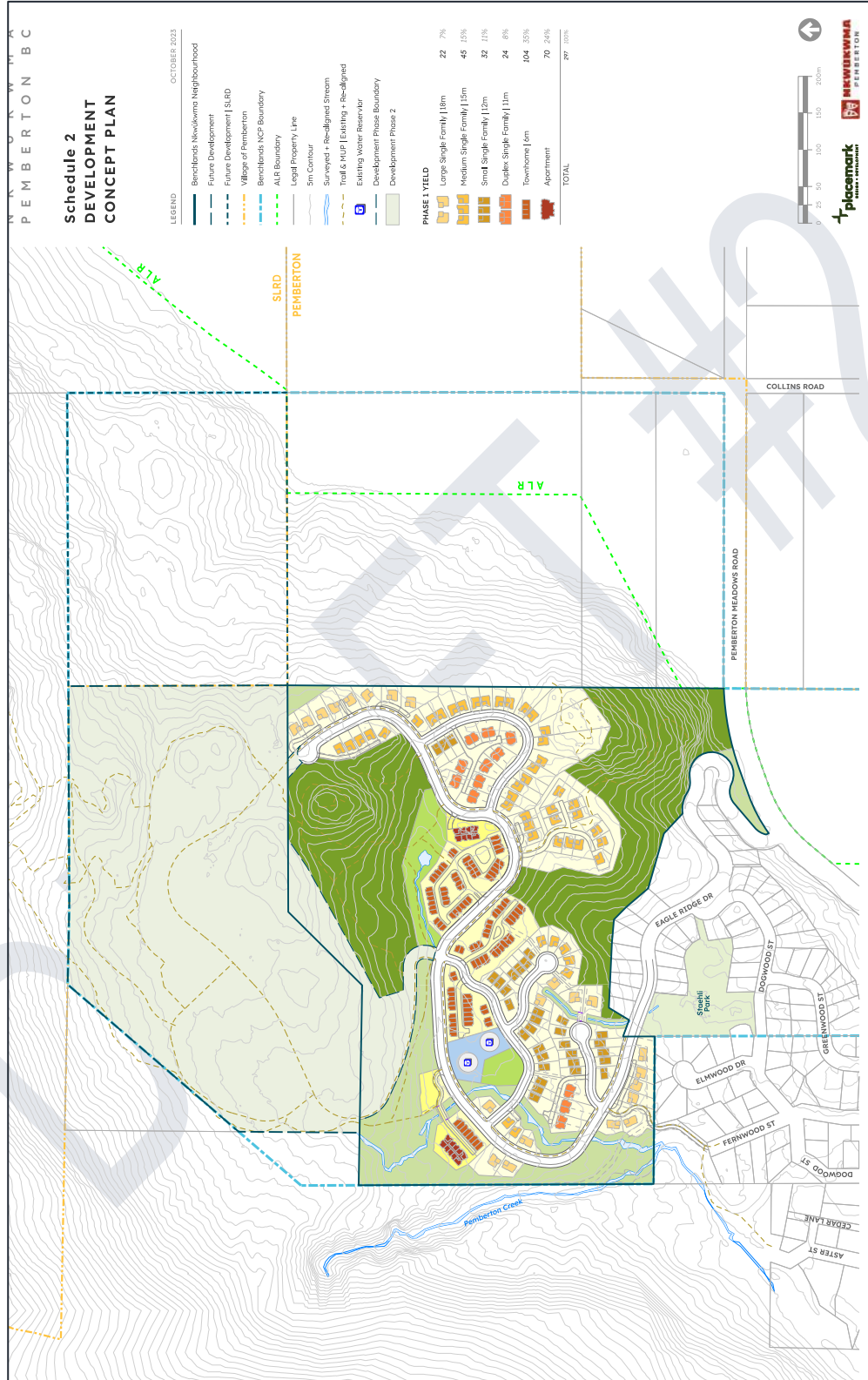
PART 10 – SCHEDULES

DRAFT #2

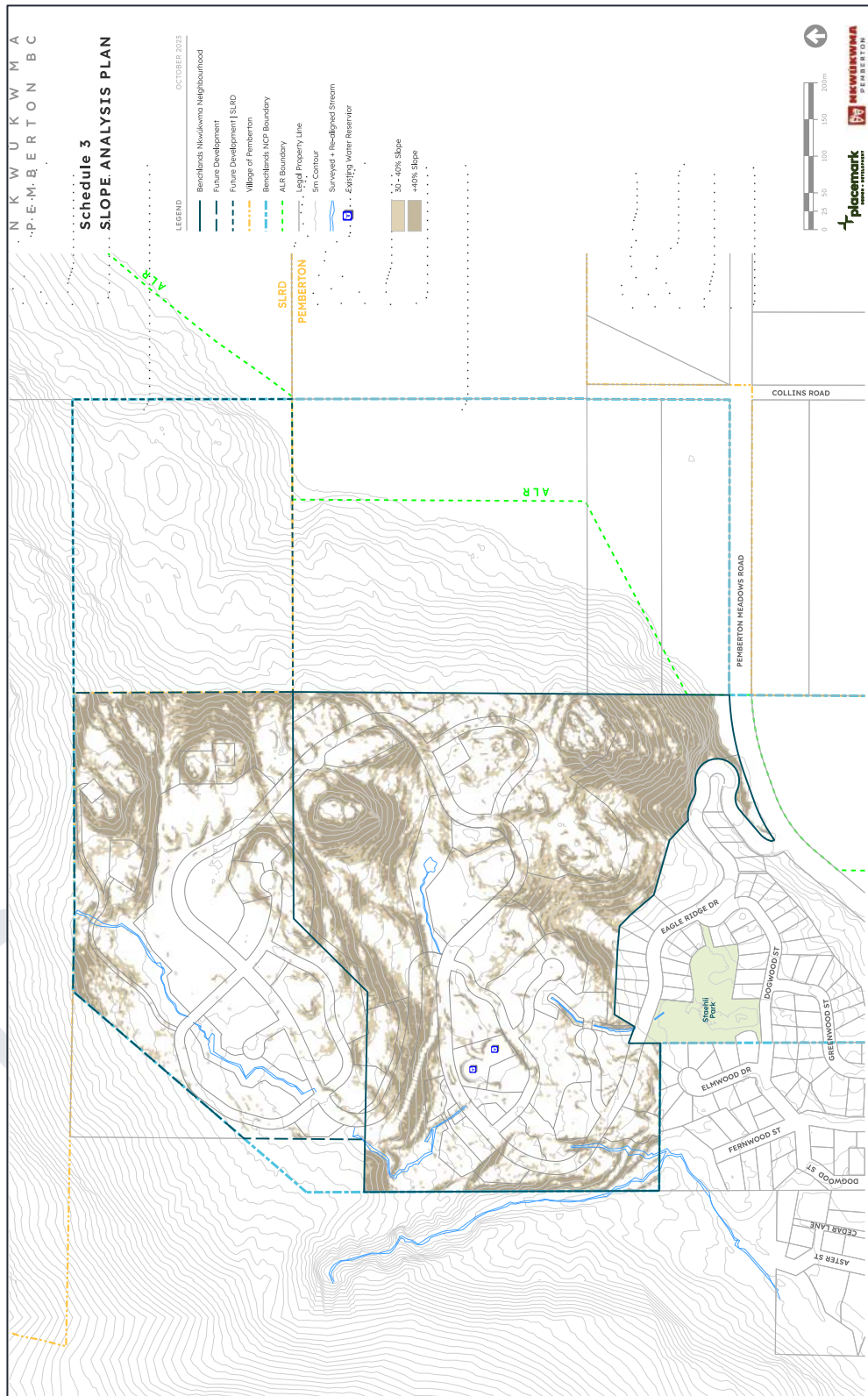
Schedule 1: Land Use Plan



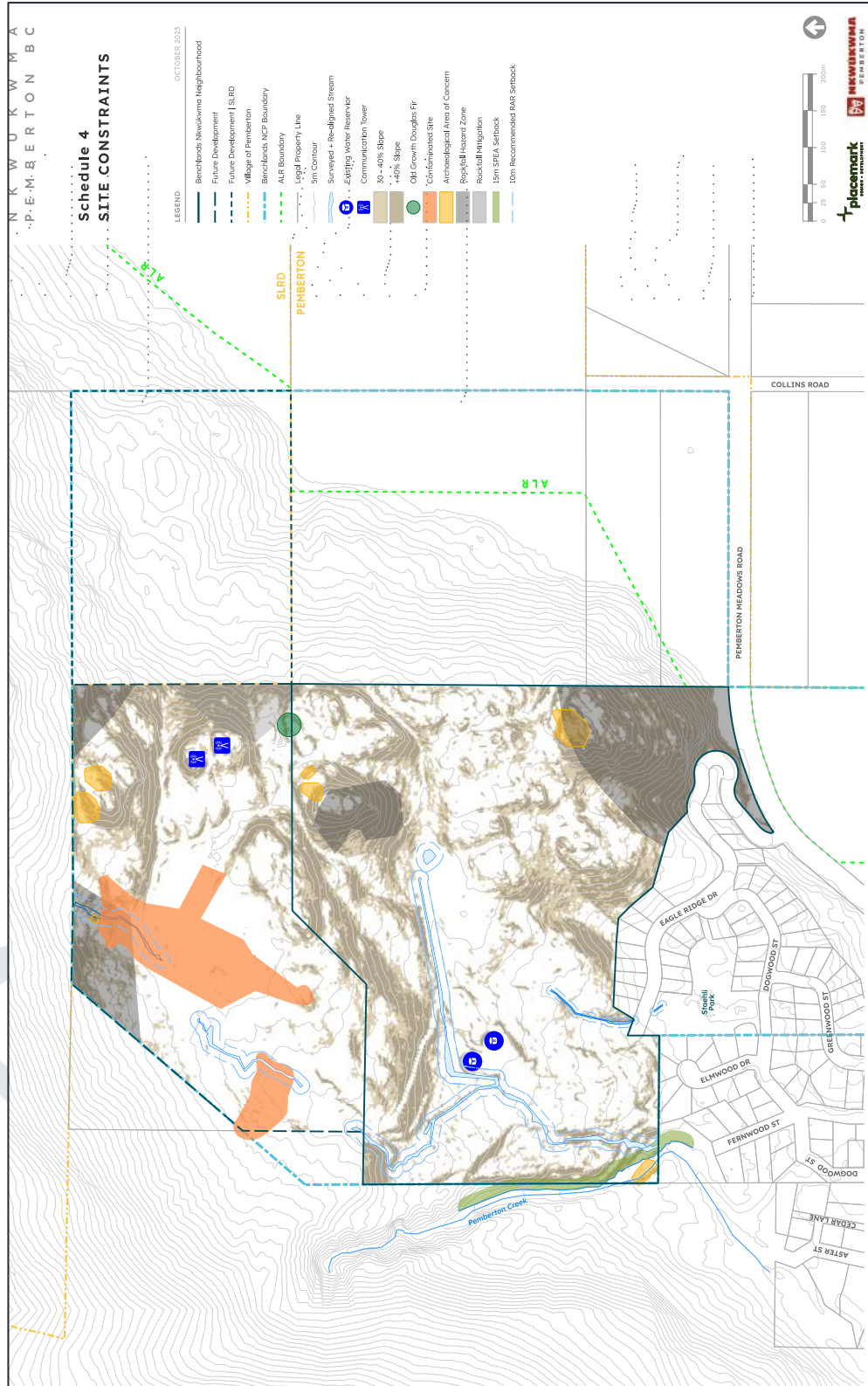
Schedule 2: Development Concept Plan



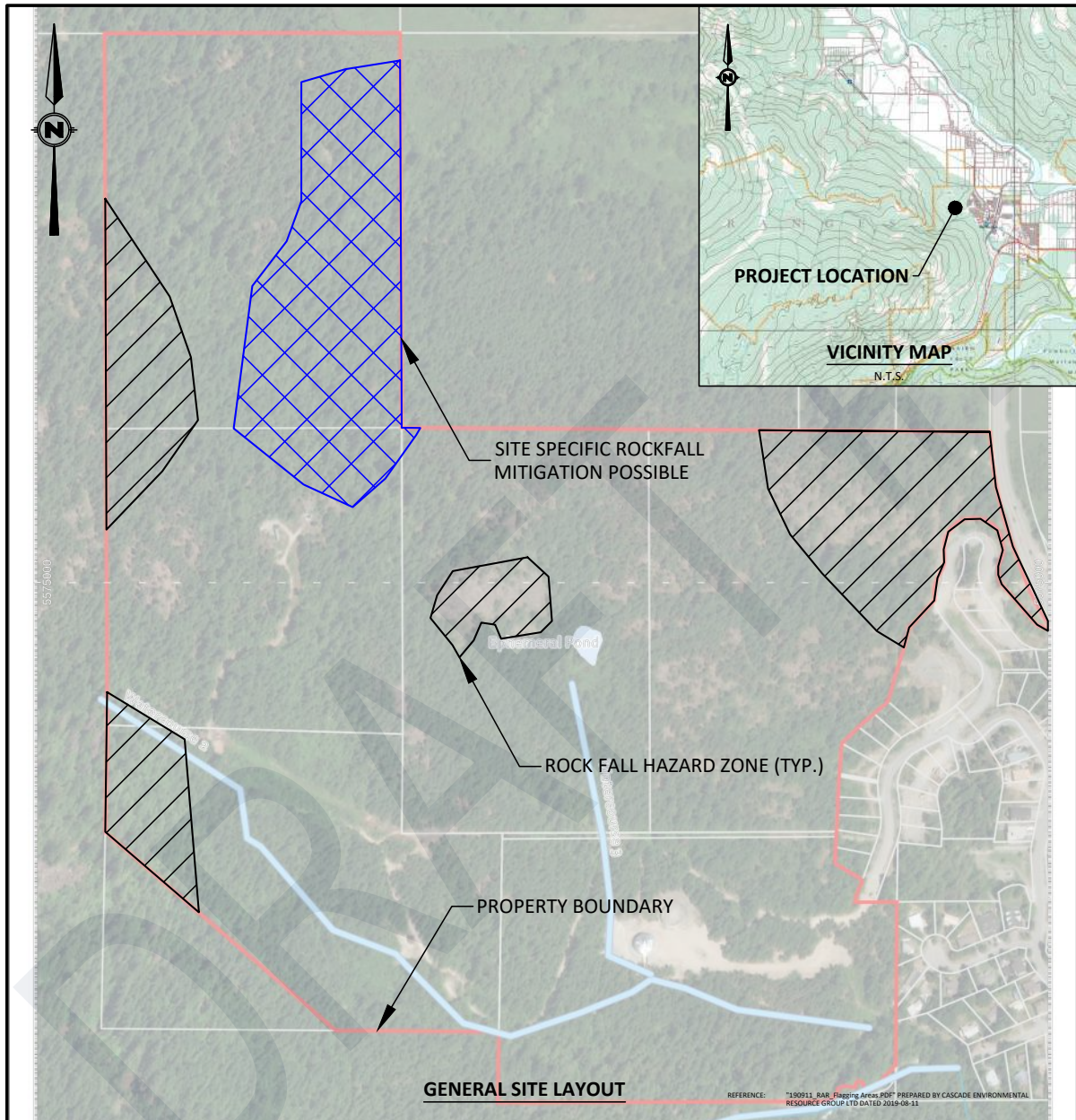
Schedule 3: Slope Analysis



Schedule 4: Site Constraints



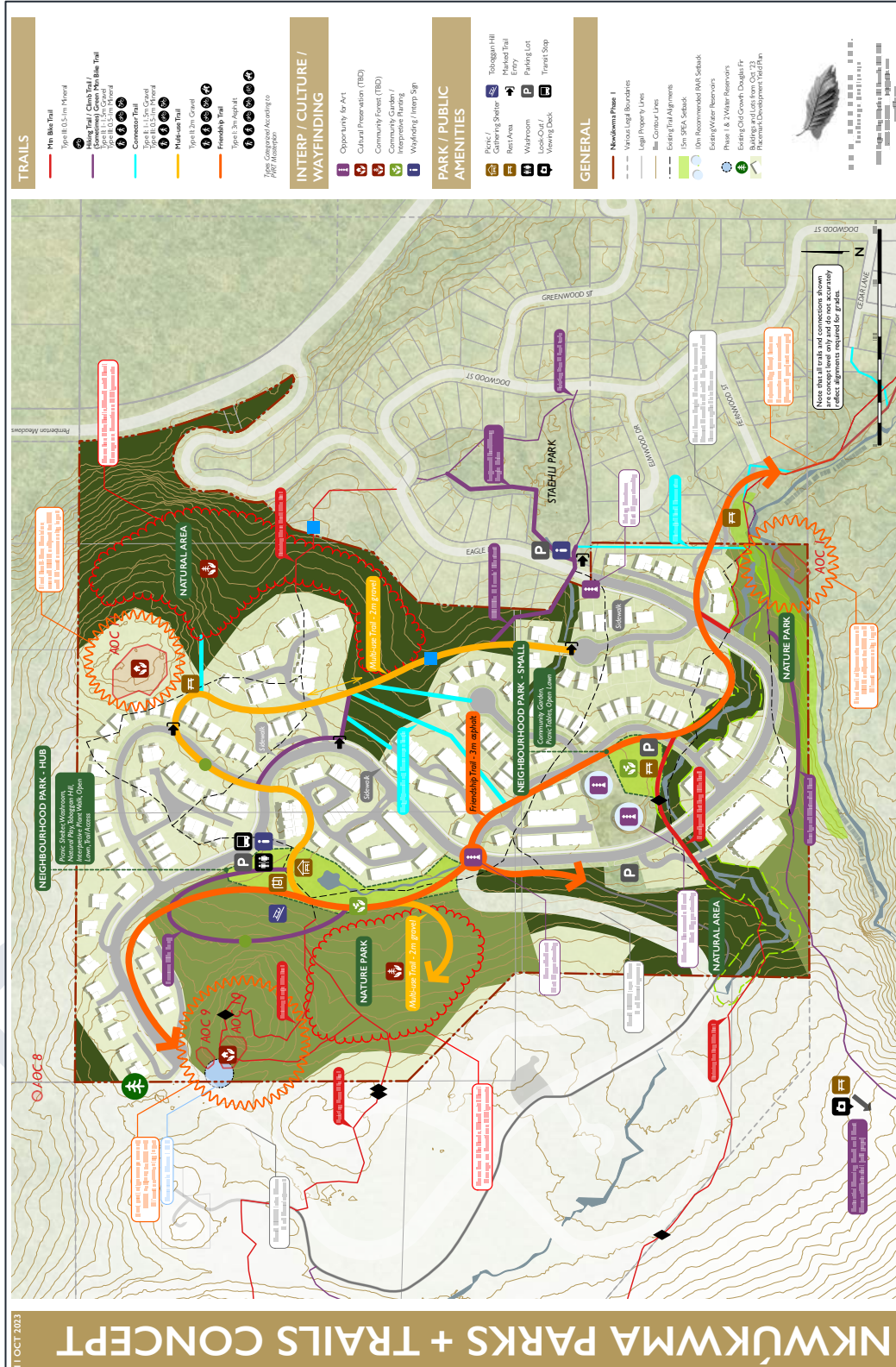
Schedule 5: Preliminary Rockfall Hazard



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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
	0	ISSUED FOR REVIEW
PROJECT PROPOSED BENCHLANDS DEVELOPMENT PEMBERTON, B.C.	DATE	
	2019-10-23	
DRAFT: JL	DESIGN: -	CHECK: EGS

Schedule 6: Parks and Trails Concept Plan



Schedule 7: Park/Public Amenities

PARK / PUBLIC AMENITIES



NATURE PLAY

Inspiration: Dirk's Natural Playgrounds, Vancouver



REST AREAS

Inspiration: Alice Lake, Squamish



VIEWING DECK

Inspiration: misc. source



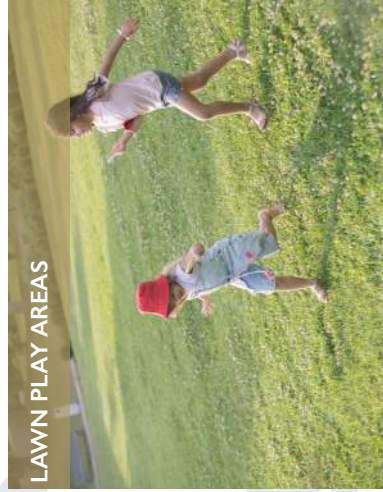
TOBOGGAN HILL

Inspiration: Park, Toronto



COMMUNITY GARDEN

Inspiration: misc. source



LAWN PLAY AREAS

Inspiration: misc. source

Schedule 8: Trail Types

TRAIL TYPES

FRIENDSHIP TRAIL
TYPE 1: 3M ASPHALT



Inspiration: Valley Trail, Whistler

MULTI-USE TRAIL
TYPE IIA: 2M GRAVEL



Inspiration: Sunstone to Lake Trail, Pemberton

HIKING TRAILS
TYPE IIB: 1 - 1.5M GRAVEL



Inspiration: Nairn Falls, Pemberton

HIKING TRAIL
TYPE IIB - WOOD STAIRS



Inspiration: Dogwood Street Connector, Pemberton

BIKING TRAIL
TYPE III: 0.5 - 1M MINERAL



Inspiration: Fat Tug, Pemberton

LEARNER BIKE TRAIL
TYPE IIB - 1-1.5M GRAVEL



Inspiration: Misc. Source

Schedule 9: Interpretive/Cultural Opportunities

INTERPRETIVE / CULTURAL OPPORTUNITIES



(1) ENTRY FEATURE ART

Inspiration: Squamish Lil'wat Cultural Centre, Whistler



GATHERING / PICNIC SHELTER

Inspiration: U ofT Concept Design, Toronto



(2) RESERVOIR MURALS

Inspiration: Sunstone to Lake Trail, Pemberton



INTERPRETIVE & WAYFINDING

Inspiration: Nature Reserve, Australia



(3) ROUNDABOUT ARTWORK

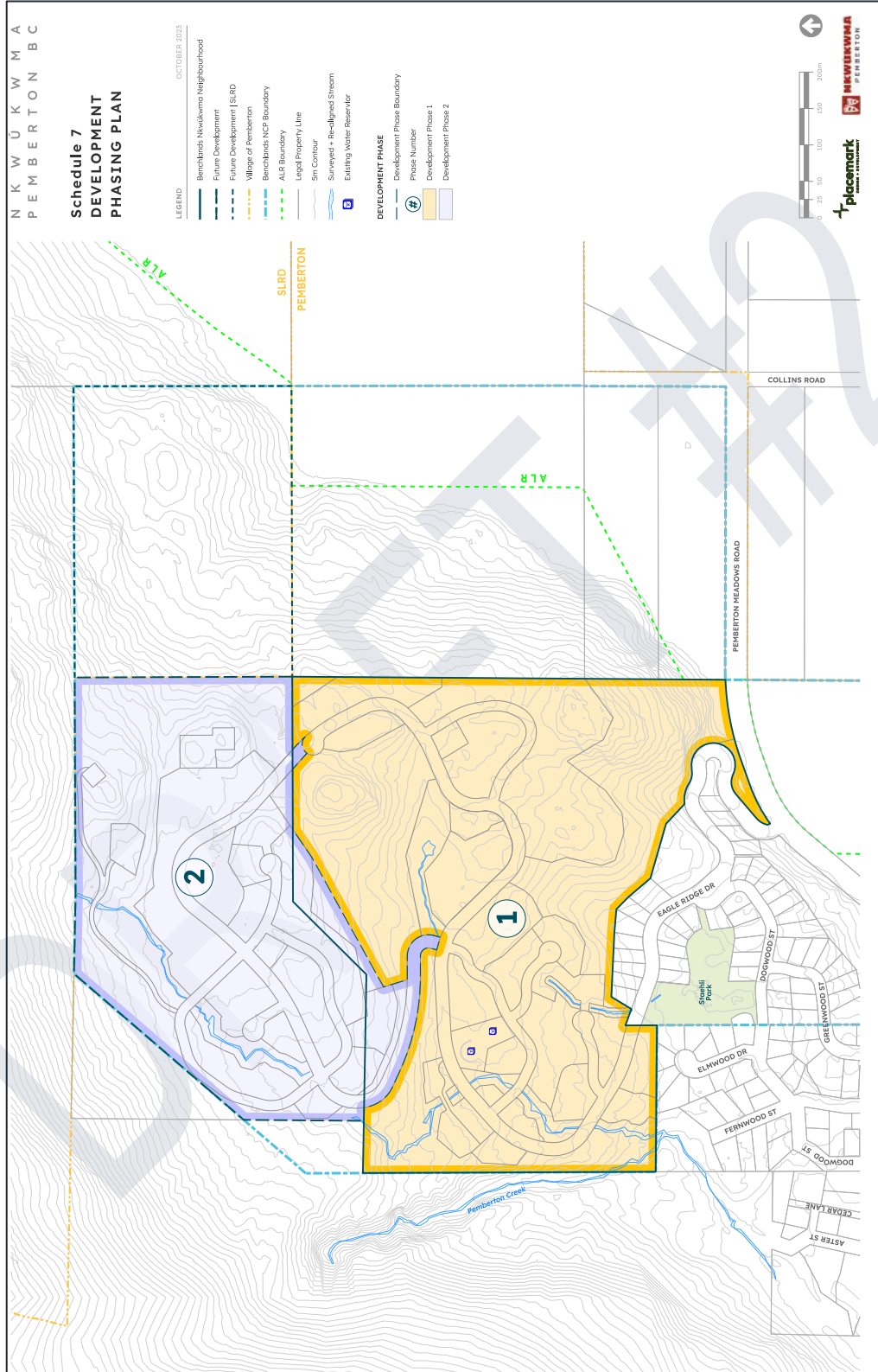
Inspiration: Vedder Roundabout, Chilliwack



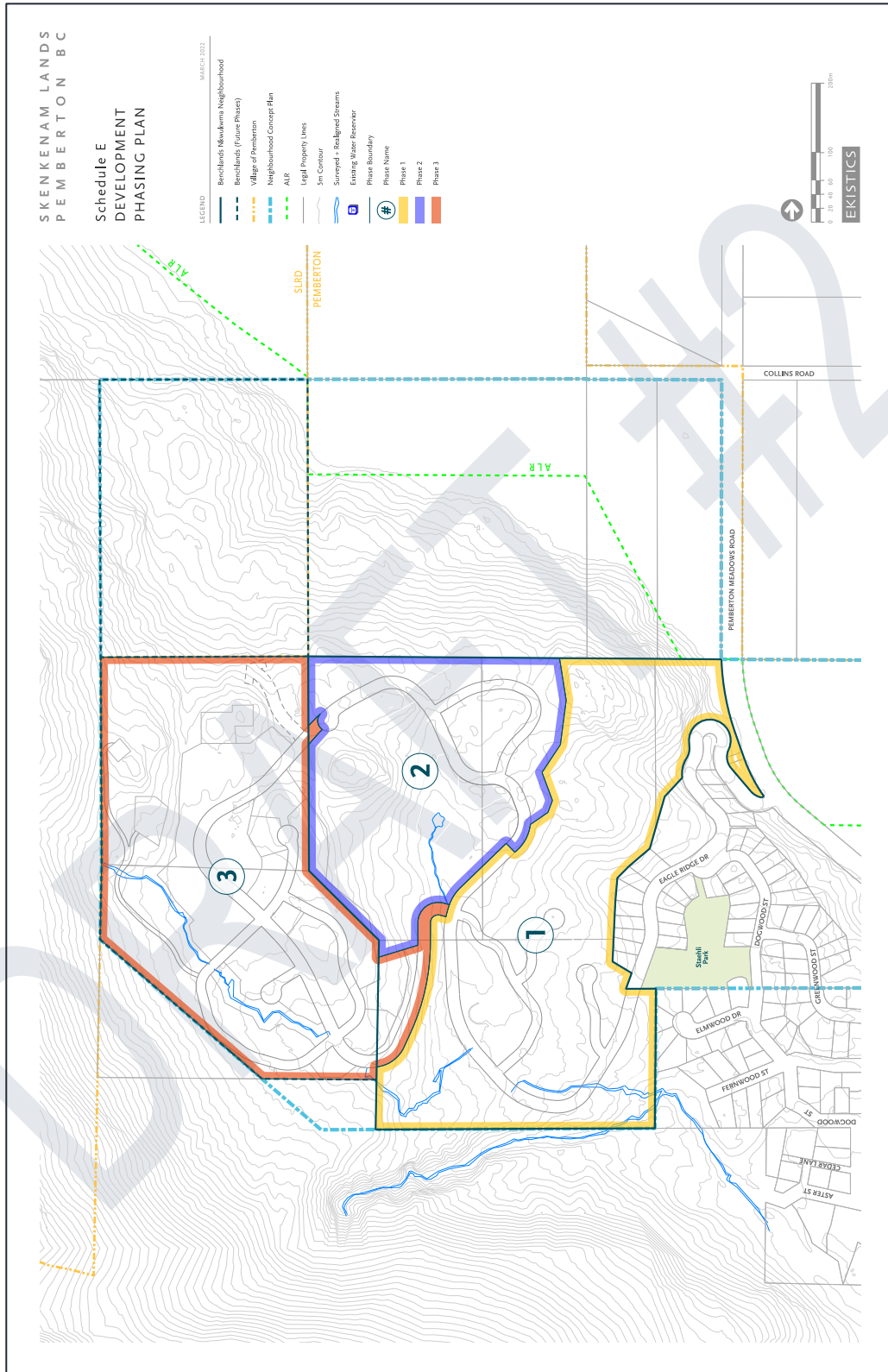
INTERPRETIVE NATURE WALK

Inspiration: Interpretive Plant Walk, SLCC, Whistler

Schedule 10: Staging Plan



Schedule 11: Phasing Plan



DRAFT #2

THE VILLAGE OF PEMBERTON

BYLAW NO. XXXX, 2023

Being a bylaw to amend the Village of Pemberton Zoning Bylaw No. 832, 2018

WHEREAS the Council may amend its Zoning Bylaw from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Zoning Bylaw to add zoning provisions for the new Nkwúkwma neighbourhood;

NOW THEREFORE the Council of the Village of Pemberton in open meeting assembled **ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. XXXX, 2023 (Nkwúkwma Neighbourhood).”

2. Village of Pemberton Zoning Bylaw No. 832, 2018 is amended by:

i) Adding the following definitions to Part 3: Definitions in alphabetical order:

{NTD: This is a placeholder in case any definitions to the general definitions emerge}

New Defn’ means the use of land or buildings . . .

ii) By Amending Schedule “A” Zoning Map by rezoning the lands identified in Schedule “A” of this amending bylaw from Residential 1 (RS-1) to Nkwúkwma Neighbourhood CD-7.

iii) By Adding Schedule (A-2) *Nkwúkwma Neighbourhood Zoning Map* attached as Schedule “B” to this bylaw.

iv) By adding the following Comprehensive Development zone as section 18.7 Comprehensive Development Zone 7 (CD 7) (Nkwúkwma Neighbourhood):

18.7 Comprehensive Development Zone 7 (CD-7) (Nkwúkwma Neighbourhood)

The Nkwúkwma Neighbourhood CD7 Zone is intended to provide for a mix of residential, local commercial, and community uses, integrated with a network of parks and open spaces based the Nkwúkwma Sub Area Plan.

18.7.1 Unless otherwise provided in the CD7 Zone, all terms, uses, and definitions shall be interpreted in accordance with the Village of Pemberton Zoning Bylaw.

18.7.2 Definitions: Within the Nkwúkwma Neighbourhood (CD7) Zones, the following definitions apply:

Nkwúkwma Dwelling, Carriage House means a self-contained accessory residential unit located above an attached or detached garage with its own entrance.

Nkwúkwma Dwelling, Garden Suite means a detached accessory residential unit located within the side or rear yard of a lot.

Nkwúkwma Dwelling, Houseplex means the use of a single-detached lot for a purpose-built triplex, or fourplex building regulated by a multi-family development permit in a building form of similar massing and scale to a single detached dwelling, but specifically excludes the conversion of a dwelling, single detached dwelling to a triplex or fourplex form without an approved development permit.

Nkwúkwma Local Commercial means the use of land and buildings for local commercial uses such as convenience stores, coffee shops, cafés, and other commercial uses intended to provide convenience services to neighbourhood residents.

Nkwúkwma Lock-off Suite means a secondary suite within a townhouse unit which can be separated from the townhouse by an exterior or interior door.

Nkwúkwma Open Space means the use of land for public for recreation or preservation of the natural environment or identified archeological sites and sites of cultural significance to Lílwat Nation.

18.8 Measurements and Calculations in the CD7 Zone

18.8.1 In the CD7 Zone, each of the following shall count as 1 unit for the purpose of calculating density:

- i. A Dwelling, Apartment, excluding a non-market affordable housing dwelling unit regulated under an approved housing agreement bylaw;
- ii. A Dwelling, Townhouse, excluding a Nkwúkwma Lock-off Suite; and/or
- iii. A residential lot created by a Plan of Subdivision or Bareland Strata Plan.

18.8.2 Unless otherwise provided for in the CD7 Zone, measurements shall be calculated in accordance with the Village of Pemberton Zoning Bylaw.

18.9 Sub-zones within the CD7 Zone

- 18.9.1 Pursuant to Section 479 of the Local Government Act, the Nkwúkwma Neighbourhood Comprehensive Development (CD7) Zone is divided into land use sub-zones shown on Schedule A-1, and described as follows:
- 18.9.1.1 **Nkwúkwma Large Lot (NR-1):** The intent of the Nkwúkwma Large Lot (NR-1) sub-zone is to provide for larger format single detached residential lots with a minimum lot sub-zone of 580 sq.m., and fee simple or strata tiled duplex development subject to the conditions of use.
 - 18.9.1.2 **Nkwúkwma Small Lot (NR-2):** The intent of the Nkwúkwma Small Lot (NR-2) sub-zone is to provide for smaller residential lots with a minimum lot sub-zone of 400 sq. m. and duplex development subject to the conditions of use.
 - 18.9.1.3 **Nkwúkwma Townhouse Residential (NRM-1):** The intent of the Nkwúkwma Townhouse Residential (NRM-1) sub-zone is to provide for multi-family townhouse development.
 - 18.9.1.4 **Nkwúkwma Mixed Use (NMU-1):** The intent of the Nkwúkwma Mixed Use (NMU-1) sub-zone is to provide for mixed commercial and residential uses to provide apartment form living with commercial amenities intended for local residents.
 - 18.9.1.5 **Nkwúkwma Neighbourhood Park (NC-1):** The intent of the Nkwúkwma Neighbourhood Park (NC-1) sub-zone is to provide for developed parks, playgrounds, and accessible trails with amenities for local residents.
 - 18.9.1.6 **Nkwúkwma Open Space (NC-2):** The Nkwúkwma Open Space (NC-2) sub-zone is intended to provide for publicly accessible undeveloped open space, forested sub-zones, conservation sub-zones for natural features and archeological sites. Active use in the Open Space sub-zone will consist of trails and related recreation facilities.

18.10 General Regulations in the CD7 Zone

- 18.10.1 Nkwúkwma Garden Suites: Where permitted, Garden Suites shall be constructed in accordance with the following regulations:
- (a) Shall be located within the rear or side yard of a lot,
 - (b) Shall comply with the building regulations for accessory buildings.
 - (c) Shall be a maximum of 600 sq. ft.
- 18.10.2 Duplex Units: Where permitted, Duplex Units shall be constructed in accordance with the following regulations:
- (a) Construction of duplex units are permitted only on lots that conform to the parcel dimensions in subdivision regulations for duplex lots in the CD-7 zone.
 - (b) For construction of duplex units with different floor areas, the smaller unit shall have a ground floor area of no less than 75% of the ground floor area of the larger unit.
- 18.10.3 Carriage Homes: {ZB regulations apply - TBC}
- 18.10.4 Secondary Suites: {ZB regulations apply - TBC}
- 18.10.5 Tertiary Suites: Where permitted, Tertiary Suites shall comply with the general regulations that apply to secondary suites, except for the following regulations:
- (a) Tertiary suites shall have a floor area of no smaller than 350 sq. ft.

(b) In combination, secondary suites and tertiary suites shall not exceed more than 50% of the total floor area of the single detached dwelling structure.

18.10.6 Lockoff Suites: {TBD: basically a studio apartment not exceeding XX% of the floor area, minimum unit size to qualify? corner unit only?}

18.10.7 Short-Term Vacation Rentals: Short-Term Vacation Rentals are not permitted within the Nkwúkwma Neighbourhood in either principal or accessory dwelling units.

18.10.8 Residential storage space: Storage space within

(a) A minimum of 5 m² of secure residential storage space shall be provided for all apartment units, at grade or in an underground parking sub-zone.

(b) A minimum of 5 m² of secure residential storage space shall be provided for each duplex, townhouse, and stacked townhouse unit, where the dwelling unit does not have a garage.

18.11 Uses Permitted in the CD7 Zone by Sub-zone

18.11.1 The use of land, buildings and structures in each Sub-zone of the CD7 Zone identified on Schedule A-1 is restricted to the following permitted uses only:

18.11.1.1 **Nkwúkwma Large Lot (NR-1):** Within the Nkwúkwma Large Lot (NR-1) sub-zone the following uses are permitted:

- (c) Dwelling Unit, Detached
- (d) Dwelling, Duplex
- (e) Nkwúkwma Dwelling Unit, Houseplex
- (f) Secondary Suite
- (g) Nkwúkwma Dwelling, Carriage Home
- (h) Nkwúkwma Dwelling, Garden Suite
- (i) Home Occupation
- (j) Park and Playground
- (k) Child Care Centre

18.11.1.2 Conditions of Use, NR-1:

(a) A lot in the NR-1 zone shall have either a Dwelling Unit Detached, Dwelling Unit, Duplex, or Houseplex as the principal residential use, and all other uses shall be accessory.

(b) On a lot with a Dwelling Unit, Detached as the principal use, the following accessory residential units are permitted to a total of two (2) accessory residential units on any lot:

- (i) A maximum of one secondary suite within the principal dwelling unit.

- (ii) A maximum of one Nkwúkwma Carriage House;
- (iii) A maximum of one Nkwúkwma Garden Suite;

(c) On a lot with a Dwelling Unit, Duplex as the principal use, a maximum of one carriage house per garage is permitted as the only accessory residential use.

(d) On a lot with a Dwelling Unit, Houseplex as the principal use, no accessory residential units are permitted,

(e) No more than 20% of lots within lands zone NR-1 may be permitted as Nkwúkwma Houseplex development.

(f) In the NR-1 Zone, each accessory residential dwelling shall have one additional parking stall per unit.

(g) In the NR-1 Zone, each Houseplex shall provide a minimum of one (1) parking stall for each unit less than 69.7 square metres (750 square feet), and two (2) parking stalls for each unit exceeding 69.7 square metres (750 square feet)

18.11.1.3 **Nkwúkwma Small Lot (NR-2):** Within the Nkwúkwma Small Lot (NR-2) sub-zone the following uses are permitted:

- (a) Dwelling Unit, Detached
- (b) Dwelling Unit, Nkwúkwma Houseplex
- (c) Secondary Suite
- (d) Nkwúkwma Dwelling, Carriage Home
- (e) Home Occupation
- (f) Park and Playground

18.11.1.4 Conditions of Use NR-2:

(a) A lot in the NR-2 zone shall have either a Dwelling Unit Detached, or Houseplex as the principal residential use, and all other uses shall be accessory.

(b) On lots with Dwelling Unit, Detached as the principal use, a maximum of one secondary suite or Nkwúkwma Carriage House may be permitted as the only accessory residential use.

(c) On lots with Dwelling Unit, Houseplex as the principal use, no accessory residential units are permitted.

(d) No more than 20% of lots within lands zone NR-2 may be permitted as Nkwúkwma Houseplex development.

(e) In the NR-2 Zone, each Houseplex shall provide a minimum of one (1) parking stall for each unit less than 69.7 square metres (750 square feet), and two (2) parking stalls for each unit exceeding 69.7 square metres (750 square feet)

18.11.1.5 Within the Nkwúkwma Townhouse Residential (NRM-1) sub-zone the following uses are permitted:

- (a) Duplex

- (b) Townhouse
- (c) Townhouse, stacked
- (d) Nkwúkwma Lock-off Suite
- (e) Home Occupation
- (f) Park and Playground

18.11.1.6 Conditions of Use NRM-1:

- (a) A lot in the NRM-1 zone a maximum of 15% of townhouse units in any development permit may include a maximum of one (1) lock-off suite.
- (b) Lock-off suites may not be added to existing townhouse dwellings.
- (c) A minimum of one (1) parking stall per lock-off suite shall be provided within the development.

18.11.1.7 Within the Nkwúkwma Mixed Use (NMU-1) Sub-zone, the following uses are permitted:

- (a) Townhouse
- (b) Townhouse, stacked
- (c) Apartment
- (d) Home Occupation
- (e) Child Care Facility
- (f) Nkwúkwma Local Commercial
- (g) Park and Playground

18.11.1.8 Conditions of Use:

- (a) Within the NMU-1 sub-zone, a minimum of 60% of the ground floor of the building, excluding enclosed parking, shall be developed as Nkwúkwma Local Commercial or Child Care Facility use.
- (b) Within the NMU sub-zone, apartment and townhouse uses shall only be permitted within a mixed-use building.

18.11.1.9 Within the Nkwúkwma Neighbourhood Park (NC-1) sub-zone the following uses are permitted:

- (a) Park and playground
- (b) Assembly use
- (c) Recreation passive and open land
- (d) Community garden

18.11.1.10 Within the Nkwúkwma Open Space (NC-2) sub-zone the following uses are permitted:

- (a) Recreation passive and open land
- (b) Conservation of Natural Sub-zones and Archeological Sub-zones

(c) Park and Playground

18.12 Subdivision Regulations

18.12.1 No lot shall be created by subdivision as fee simple lots or bareland strata lots, except in accordance with the following provisions:

	NR-1	NR-2	NRM-1	NMU-1	NC-1	NC-2
Minimum Lot Sub-zone	580 m ²	400 m ²	700 m ²	939 m ²	1.5 ha	-
Minimum Lot Width	18 m	12 m	18 m	18 m	-	-
Minimum Lot Depth	32 m	32 m	-	-	-	-
Minimum Lot Area Nkwúkwma Gentle Density	704 m ²	704 m ²	-	-	-	-
Minimum Lot Width Nkwúkwma Gentle Density	22 m (11m per side)	22 m (11m per side)	-	-	-	-
Minimum Lot Depth Nkwúkwma Gentle Density	32 m	32 m	-	-	-	-

18.12.2 For strata-titling of duplex buildings and allocation of common property, each duplex unit shall have a minimum of 11 metres of frontage on a highway.

18.13 Building Regulations

18.13.1 Within the Nkwúkwma Neighbourhood (CD-7) zone, all buildings and structures shall be sited in accordance with the following requirements:

	NR-1	NR-2	NRM-1	NMU-1	NC-1	NC-2
Minimum Principal Building Width	7.6 m	6m	-	-	-	-
Minimum	4.0 m	4.0 m	6.0 m	3.0 m	-	-

Front Building Setback						
Minimum Front Garage Setback	6.0 m	4.0m	6.0	-	-	-
Minimum Rear Setback	6.0 m	6.0 m	7.5 m	3.0 m	-	-
Minimum Side Setback	1.75 m	1.5 m	4.0 m	3.0 m	-	-
Minimum Exterior Side Setback	3.0 m	3.0 m	3.0 m	3.0 m	-	-
Maximum Lot Coverage	40%	50%	-	-	-	-
Maximum Building Height	10.5 m	10.5 m	10.5 m	16 m or 4 storeys	-	-
Maximum Number of Principal Buildings	1	1	-	-	-	-
Maximum Number of Accessory Buildings	2	1	-	-	-	-
Maximum Building Height Accessory	4.6 m	4.6 m	4.6 m	4.6 m	-	-

(d)

READ A FIRST TIME this _____ day of _____, 2023.

READ A SECOND TIME this _____ day of _____, 2023.

NOTICE OF PUBLIC HEARING was **PUBLISHED IN THE PIQUE NEWSMAGAZINE** on _____ and on _____.

READ A THIRD TIME this _____ day of _____, 2023.

ADOPTED this _____ day of _____, 2023.

Mike Richman

Mayor

Corporate Officer

Draft #1



NKWUKWMA
P E M B E R T O N

COMMUNITY ENGAGEMENT REPORT

Submitted to:
Skénkenam Developments Limited Partnership

Submitted by:



October 2023

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1.0 INTRODUCTION:

Nkwúkwma Pemberton is a residential development owned by Skénkenam Development Limited Partnership (Skénkenam). This is an equal partnership between Lil'wat Capital Assets LP and Pemberton Benchlands Development Corporation. Skénkenam has made an application to develop Phases 3, 4 and 7 of the 2007 Benchlands Neighbourhood Concept Plan (NCP) to provide a long-term supply of housing options for the community. Over the next 20-25 years, a diverse and integrated residential neighbourhood will be developed on three benches serviced by a main arterial road that will connect the phased neighbourhood.

Community consultation for Nkwúkwma Pemberton began in early 2020 and continues through final approval stages.

1.1 Project Background:

Planning for hillside residential development on Crown Land above the Village of Pemberton has been ongoing for over 20 years. The Village OCP (2011) provided a vision for future growth in Pemberton and stated that *"the Pemberton Benchlands neighbourhood will make a significant contribution to the realization of this vision"* (Benchlands Neighbourhood Concept Plan p.8). The Pemberton Benchlands NCP 2007 area covers 95.7 ha (236.5 ac.) of hillside above the Village. This development plan included 50% residential, 12% parks and 21% public natural areas. A total of 8 Phases forms the neighbourhood. The full NCP can be found on the Village website at; <https://www.pemberton.ca/public/download/files/178459>.

The Village of Pemberton's 2011 OCP adopted the Benchland Special Planning Area in 2013, considering 503 dwelling units, composed of both single-family and multi-family homes, a series of community nature parks, protection of environmentally sensitive areas, a trail network and a school.

In 2016, Lil'wat Nation inquired about the status of the land. A variety of due diligence and consultation work was done (archaeology, environment, absorption study, appraisal reports, etc.) and in 2017 the Lil'wat Nation submitted a Crown land application to acquire 60 hectares of provincially managed lands. Subsequently, two years of site investigations and referrals were undertaken by the partnership.

In March 2021, Skénkenam made an application to amend the Village OCP and Zoning Bylaw to develop Phases 3, 4 and 7 of the 2007 NCP. The current application under review by the Village of Pemberton is for 31 hectares of the 60-hectare parcel for 250 residential units.

2.0 ENGAGEMENT INTERESTS

A list of various interests including provincial agencies, local and regional government, community groups and local residents was generated. The organization, key contact (if available), email address and phone numbers were obtained from a variety of sources. This list has been updated several times since 2020 and can be found in **Appendix II**.

These contacts were included in all project correspondence such as updates about public meetings. A bulk email list was created which included everyone who had signed up online for the project newsletter and all the contacts noted above.

3.0 CONSULTATION & COMMUNICATION

3.1 Communication Table

The following detailed communication log starts in the Spring of 2016 when an interest in the Pemberton Benchlands began. Initial meetings were held with the Village of Pemberton, the Province of BC, and Lil'wat Nation. In 2017, initial discussions about the purchase of the property and a review of existing zoning and direction for the land from the 1999 OCP took place. In 2018 and 2019, a series of studies were completed. From 2020 to present, public meetings, social media and meetings with key stakeholders were held.

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	
Nov 2016		Province reviews letter of interest		
Feb 2017		Crown Land Acquisition and Development request to province		

DATE	VILLAGE	PROVINCE	LIL'WAT	COMMUNITY
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)	
Nov 2019			Community Open House # 1	Met with adjacent property owner

DATE	VILLAGE	PROVINCE	LIL'WAT	COMMUNITY
Nov & 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 (PIM) # 1 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			
March 2021	Skénkenam Development submit OCP amendment and zoning bylaw			
July 2021	Council meeting- Application referral			
Nov 2021				Public Open House Cancelled
Nov 2021				NKWUKWMA PEMBERTON Website Launched
Dec 3 2021				Pop Up Information booth downtown Pemberton

DATE	VILLAGE	PROVINCE	LIL'WAT	COMMUNITY
Dec 8 2021				Virtual Open House (PIM # 2)
Jan 2022	Committee of the Whole Staff Presentation of Development Plan			
March 2022	Committee of the Whole Staff Presentation of Development Plan			
May 2022	Council consideration of bylaw amendment		Meeting with staff to discuss a Cultural Interpretation Plan for Project	
June 2022	Public Hearing			
July 2022	Council Consideration of 3rd Reading of bylaws			
December 2022	Council Consideration of Bylaw Adoption			
Feb 1, 2023			Community Meeting # 2 hosted by Lil'wat Business Group	
Feb 21, 2023			Chief and Council Presentation	
Feb 23, 2023			CIP presentation to LCHLA	
March 2023	Staff introduction of the Sub Area Plan to Council			
April 18 2023				Pop Up Meeting on Eagle Dr. in Pemberton Meeting with PORCA and PVTA
April 2023				Public Information Meeting # 3
May 2023	Committee of the Whole workshop on the Sub Area Plan			
October 5 2023				Meeting with PORCA and PVTA

3.2 Community Outreach

A variety of approaches have been used to reach out to the community and to provide opportunities for input and participation in the review of the project. A Facebook page was created in early March 2020, prior to the first public meeting and a project website was created in November 2021. Three public information meetings were held in Pemberton and community meetings were held in Mt. Currie, along with a few “pop-up” meetings. Print media including newspaper advertising, signage and printed project postcards were used to advertise meetings and garner interest in the project. Opportunities for feedback from the communities were provided at meetings and online. Several newspaper ads and posted signs encouraged people to complete posted surveys.

4.0 PUBLIC MEETINGS

Several meetings took place in Pemberton and Mt. Currie. 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 Information Meeting which was held on March 11, 2020.

For clarification, open house meetings in Pemberton were referred to as Public Information Meetings and in Mt. Currie, referred to as Community Meetings and/or Open House Meetings.

4.1 Public Information Meeting # 1 (Pemberton)

The first public meeting was held in Pemberton on March 11, 2020, with approximately 80 people in attendance at the Pemberton Community Centre. The planning consultant (Ekistics) presented the information gathered from a myriad of studies including civil engineering, transportation engineering, environmental, geotechnical engineering, archaeology, contaminated site remediation and land analysis. The presentation called “*Sharing Our Understanding of the Land*” was an opportunity for the Project Team to gain insight from the community. Input was gathered from comment forms, poster board sessions and online survey responses. The findings are included in **Appendix I**.

4.1.1 Community Outreach and Advertising

The Facebook page “Nkwúkwma” was set up on March 2, 2020, to begin sharing information about the project and to advertise the first information meeting. The storyboards, meeting information and survey were all posted on the page. The site was quiet for some time until the next Open House #2 was advertised commencing in late November. Facebook users are directed to the main website (<https://nkwukwmapemberton.com>) 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.

4.1.2 Comment Forms and Survey Results

Comment forms were completed online (Facebook) and at the meeting. A series of questions were asked about the Project such as;

- What do you like about Pemberton and how can Benchlands strengthen it?
- How can Benchlands enhance the character of Pemberton?
- What types of housing are needed at Benchlands?
- What sustainable transportation elements are best suited to the Benchlands?
- What type of commercial amenities or services would be additive to the Benchlands community?

Participants were asked to rank the top community benefits. The number one (being most important) was a variety of housing types, followed by a trail network then third a walkable neighbourhood. The least important were civic spaces and daycare. “Other” was the lowest rank and this included access to bike and hiking trails and contributions to community facilities developed elsewhere in Pemberton.

During the meeting, participants were asked to comment on the main themes presented by the planning team. Maps were used to display information and participants had an opportunity to write and draw their comments.

- Neighbourhood Impacts (Transportation)
- Community Amenities
- Site Constraints
- Diversity of Housing

Participants provided a wide range of comments on each of the topics. These comments were posted to the 2021 project website under Public Engagement and are included in Appendix I.

4.2 Community Meeting # 1 (Mt. Currie)

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. The meeting was advertised throughout the community but was cancelled due to the Nation’s protocol when there is a death in the community.

4.3 Public Information Meeting # 2 (Pemberton)

Still in the global pandemic, the second public meeting held in Pemberton was a virtual Open House held by Zoom on December 8, 2021, from 6:30 pm 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 detailed slides of the project. 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).

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.

4.3.1 Community Outreach and Advertising

Nkwúkwma Pemberton Website: A new website was created for the project with the website domain <https://nkwukwmapemberton.com> and launched on November 25, 2021, prior to the December meeting. The site consists of: a home page; public engagement opportunities (open house information past and upcoming); development plans; and a FAQ page.

The FAQ page on the website has been developed based on the Q & A from Open House events. 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. This site has been updated throughout the community engagement phase.

Questions and comments can be submitted at any time to the email address (info@nkwukwmapemberton.com) provided on the website. Newsletter # 1 was issued on January 29, 2022, and was distributed to 108 people.

Email: A list of stakeholders was created and has been continuously updated throughout the project to reflect the changing positions within organizations (**Appendix II**). Eighty (80) emails were sent to the list of stakeholders on December 1, 2021, about the Open House event. Print materials, advertising and signage were designed to showcase the new website and to advertise for the December 8th Open House.

Outreach to Benchland Neighbourhood: A 5x7 postcard was produced to help advertise the December 8th 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, and Eagle Drive.



Pop-Up Display: A “pop up” display was set up 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 8th. Approximately 25 people stopped to ask questions.



Advertising and Signage: A ¼ page newspaper ad was placed in Pique Newsmagazine on November 25, 2021, advertising the Open House. A 4' x 8' outdoor sign was posted at the Village of Pemberton Roundabout Signboard on November 29th advertising the upcoming Virtual Open House. The sign was up for close to two weeks and was removed on December 9, 2021.

The Village (as part of the OCP and bylaw amendment application) requires the posting of a sign at the entrance to the development as part of the Development Plan process. The Official Community Plan (OCP) and Zoning Bylaw Amendment



Sign was installed at the end of the paved portion of Eagle Drive, near the gate at the start of the gravel road on December 2, 2021.



Official Community Plan Amendment & Zoning Bylaw Amendment – OR#133

Block A, DL 8556; Block J, DL 202; Block I, DL 202
Nkwûkwma (Benchlands)

Skénkenam Development Limited Partnership has applied for an amendment to the Official Community Plan and Zoning Bylaw to enable development of a new hillside neighbourhood. The applicants have submitted a Development Plan, available on pemberton.ca which proposes:

- 111 Single-family lots
- 24 Duplex lots
- 132 units Multi-family development
- Total Area of Subject Lands: 31.17 ha**

For more information on the Proposal, contact:
Caroline Lamont, Agent clamont@bethelcorp.ca ; 604-898-1901

For more information on the Amendment Process, contact:
Scott McRae, Manager of Development Services
smcrae@pemberton.ca ; 604-894-6135, ext. 234



www.pemberton.ca



4.3.2 Comment Forms and Survey Results

Throughout the meeting, questions were posted in the Zoom chat and after the project presentation, there was a Question-and-Answer period for the participants to ask specific questions of the project team. There were some general questions and comments made that referred to the planning process, increase in population and effects on servicing and benefits to the community of Pemberton. The questions were grouped together and a few examples are listed below. A complete list of all questions and comments from the participants is posted in **Appendix III**.

1/ Traffic- on-site and off-site

- Will there be sidewalks and if so, will they be plowed in winter?
- What will the maximum grades and roads be?
- Will existing Eagle Dr be improved?
- Will there be a second exit?
- Did the traffic study adequately address traffic flow in and around Pemberton?

2/ Environment

- Who will do sharp sharp-tailed snake survey?
- Has the stormwater management plan been approved by the VoP?
- What about the ephemeral stream at the end of Eagle Dr?
- Are there plans to fix Staehli Park- seasonally flooded
- What about drain water and runoff downstream of development?
- What does the contaminated site clean-up entail?

3/ Topography and Site Constraints

- Where will new water towers be placed?
- Are there planned usable spaces for residents that are not too steep?

4/ Trails and Open Spaces

- What is the status of Fat Tug?
- Is there trail access to Pemberton Creek Waterfall?

5/ Housing Diversity and Uses

- How will development address affordability?
- Will properties be available to Pemberton residents who live/work here?
- Are there amenities or commercial space?

A community survey was posted prior to the December 8, 2021 virtual meeting with submissions accepted up until February 15, 2022. An ad was placed in the Pique Newsmagazine on January 13, 2022, to encourage participation by the public to complete the comment forms. The survey asked questions about the housing unit mix, the proposed mix of land uses, trails, and community amenities. A copy of the survey is attached in **Appendix IV** and the complete survey results are posted in **Appendix V**.

Survey submissions provided many comments about the need for affordable housing options, approval of the mix of housing diversity, the need for sufficient parking and some limited commercial space. The need for natural areas and public spaces for walking and hiking, retention of the existing trail network and adequate snow storage space were mentioned. There were also some comments that opposed the development in general.

The top future park and trail plan improvements were;

- a) Retain existing trails within areas designated as open space
- b) No net loss of existing trails by length
- c) Trailhead improvements with parking, bike wash, washrooms
- d) Protect archaeological sites

Additional comments- valley trail from grocery store, parking, maintaining First Nation archeological significant areas, need for walking/hiking trails only.

The top community amenities to be contributed to through this development were;

- a) Restricted affordable housing
- b) Significant contribution to recreation centre (playing courts, gym space)
- c) Significant contribution to an outdoor pool
- d) Significant contribution to indoor ice arena

Additional comments- donations to trail authorities (PVRTA and PORCA), bike walking paths for better connectivity, indoor pool.

The complete survey results in **Appendix V** demonstrate the engagement of the participants and there are many detailed comments that have been received. Support for the project with thoughtful suggestions about the development have been made, and there are some comments that oppose the development.

4.4 Community Meeting # 2 (Mt. Currie)

The Lil'wat Business Group hosted an Open House on February 1, 2023, at Úlús Community Centre from 4 pm to 6 pm with approximately 30 people in attendance. A series of project information boards were set up throughout the room for community members to review and ask questions from the Planning Team. Also, the 3D model "flyover" of the project site was projected continuously on a screen.

4.4.1 Community Outreach and Advertising

A poster was created and shared throughout the community and on the Nation's website. Emails were sent to staff to encourage attendance.

4.4.2 Comment Forms and Survey Results

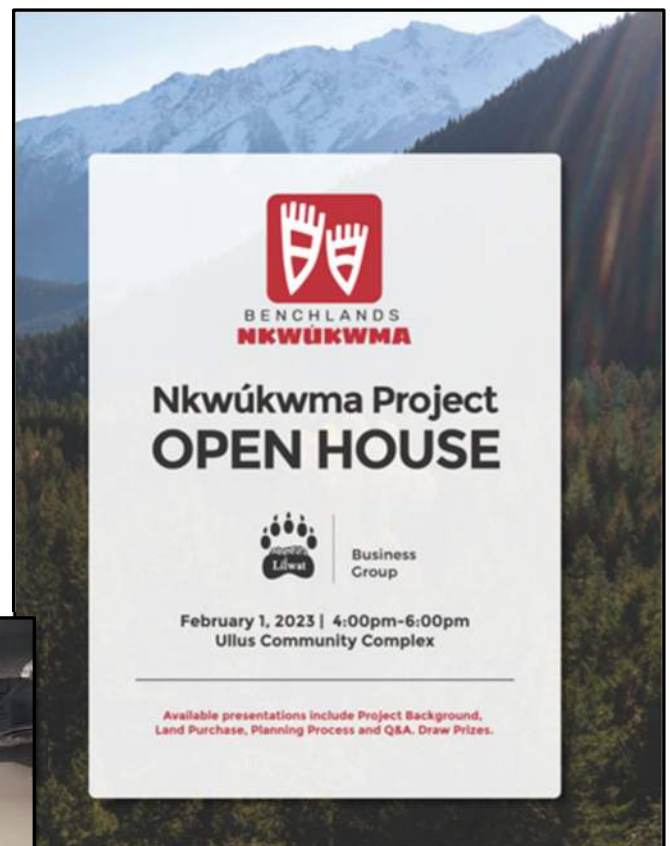
A questionnaire (**Appendix VI**) was handed out to participants who were then encouraged to use the display boards to gather information about the project and answer

the questions. Twelve questionnaires were returned. The Lil'wat Business Group offered draw prizes for the people who completed the questionnaire.

Participants were generally supportive of Lil'wat developing these lands and cited economic development for the Nation as important. Strong support for building out of the floodplain was received. Preserving the bike trails and protecting the archeological sites were noted. The significance of the archeological sites was stated as an opportunity to promote language and culture and express rights and title. Recognition through signage, parks, place names, cultural plants and the language were noted as ways the Nkwúkwma project could recognize and protect Lil'wat culture.

4.5 Public Information Meeting # 3 (Pemberton)

An in-person meeting was held on April 20, 2023, at the Pemberton Community Centre from 6:00 p.m. to 9:00 p.m. and was well-attended with approximately 40 people. Feedback forms were available at the entrance to the meeting (**Appendix VII**). Project poster boards were set up throughout the meeting space and participants were encouraged to review the materials and ask questions from the Planning Team in attendance. A representative from Lil'wat Nation welcomed everyone. Presentations from the Applicant included updated designs and site layouts based on input received from previous community meetings and meetings with Village staff. The Village then introduced the purpose and intent of the Sub-Area Plan.



After the presentations, the room was divided into five breakout groups, which were facilitated by members of the Project Team;


- Transportation and Neighbourhood Impacts
- Trails and recreation
- Community Amenities
- Site Constraints
- Housing



4.5.1 Community Outreach and Advertising

Website: Throughout March and April, the project website was substantially updated to include information about the Draft Sub-Area Plan and new schedules. information, which was the focal point for the April 20th meeting. This information was posted immediately after the Village of Pemberton's Committee of the Whole meeting on March 23, 2023. During this time, the project was re-branded and the logo was altered to become Nkwúkwma Pemberton, switching from Benchlands Nkwúkwma.

Public Outreach: An email about the upcoming meeting was sent to 190 recipients, who are contacts on the stakeholder list and registrants of the Nkwúkwma newsletter. The meeting was advertised in the Pique Newsmagazine (1/4-page ad) on April 7th and 14th.




NKWÚKWMA
PEMBERTON

Nkwúkwma Project

**PUBLIC
INFORMATION
MEETING**

April 20, 2023 | 6:30-8:30pm
Pemberton Community Centre - Room D



Village of PEMBERTON

This meeting is hosted by Skenkenam Developments and features a presentation by the Village of Pemberton to introduce and solicit comment on the sub-area plan document.

The Roundabout sign in downtown Pemberton was booked again for one week prior to the meeting to advertise the meeting.



A letter was sent to 57 neighbouring residents (as per the VoP bylaw for public engagement) informing them of the PIM. The letter also invited the residents to attend a "POP UP" booth on Eagle Dr. on Tuesday, April 18th from 4:00pm to 6:00pm. Approximately 15 people came by to review the materials on display and ask questions about the project.



4.5.2 Comment Forms and Survey Results

Comments from the April 18th Pop-Up session, which were predominately from residents from the immediate neighbourhood, were recorded and have been included in **Appendix VIII**.

There were nine (9) feedback forms returned at the end of the Public Information Meeting on April 20th. The form was added to the Public Engagement Page on the website and an advertisement was placed in the May 5th Pique Newsmagazine to encourage people to complete it. Also, three (3) signs were posted on the property with the feedback form link and QR code to let people know how and where they can provide comments.



An additional eleven (11) forms were submitted online to the project email after the form was posted to the website and advertised.

The following is a brief summary of the results from the feedback form.

1/ New Neighbourhood

The number one feature that is most important is the protection of environmentally sensitive areas (ESA's), followed closely by connections to nature. The less important plan features were municipal servicing, then active neighbourhood parks, followed by pedestrian-first routes.

2/ Housing Diversity

The most important housing type that was chosen is compact single-family, followed by medium single-family, then duplex and townhome. Large single-family homes ranked quite low on the scale and apartments ranged from important to least important.

3/ Natural Features

Protection of archaeological sites by the Lil'wat Nation was ranked to be the most important natural feature. Retaining the connection to Pemberton Falls and Fat

Tug Trail was ranked as the second most important feature, followed closely by dedicated parks, an improved trail network and improving pedestrian connections to downtown.

4/ Municipal Infrastructure

A new emergency access was deemed most important followed closely by an improvement to the municipal stormwater drainage system. Enhancing Village servicing infrastructure and improving Eagle Drive were next in line.

5/ Community Benefits

Affordable housing opportunities, a new housing supply and long-term sustainable growth management were the most important issues noted for community benefits. Working with the land was the next most important benefit. New mountain biking and hiking trail were somewhat important but also ranked as least important by some. A summary table of the results from the feedback forms is included in **Appendix IX**.

5.0 CONCLUSION

Community outreach for the Nkwúkwma Pemberton project began in early 2020 with the launch of the Nkwúkwma Facebook page, followed by the first in-person meeting in Pemberton on March 2020. Progress with the project largely slowed down due to the global pandemic.

After a hiatus on public engagement and project development, a website was created in November 2021. 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.

The next public meeting was held virtually on a Zoom platform in December 2021. This meeting was facilitated by the planning design team and included new information that was generated from the comments and feedback received in March 2020. A new community survey was launched and additional feedback was gathered.

A community meeting was held in the Mt. Currie community in February 2023 and another public meeting was held in Pemberton in April 2023.

By in large, the Pemberton community has shown great interest in the project. There have been many opportunities to provide comments and ask questions about the development. The Project Team has incorporated many of the community's ideas into the latest version of the Development Plan and has worked hard to address issues and concerns around housing diversity and affordability, protection of natural features, including the importance of Lil'wat Nation archeological sites, improvements to municipal infrastructure and also provide community benefits.

6.0 APPENDICES

Appendix I: Pubic Information Meeting (Verbatim) Comments March 11, 2020 COMMENT FORMS (AND FB SURVEY)

What do you like about Pemberton and how can Benchlands strengthen it?

- By not developing the area
- More affordable housing
- I like the scenery, friendliness to active transportation, prominence of agriculture, sense of community, small town fee and recreation opportunities
- Access to activities in nature
- Provide more density of housing near town small town character and affordable housing
- Small town character and affordable housing

How can the Benchlands enhance the character of Pemberton?

- Provide more density of housing near to town to promote downtown area business and pedestrian traffic. Providing more activities to occupy or educate the youth
- Continue enhancing nature & outdoor lifestyle while providing affordable housing.
- By only developing the neighbourhood if the majority of lots are pre sold. Don't nuke the area and cut down all the trees and then try to sell the real estate over tr next 10 years. There is too much on the market now.
- Diversity of housing, community amenities and improve trails and walkability

Given that housing diversity is important in Pemberton, what types of housing are needed at Benchlands?

- Not only single-family dwellings! Duplexes or four-plexes similar to converted homes in Vancouver would be great to see.
- Smaller foot print homes on bigger size Lots and homes built properly to sustain wildfires. Also, a neighbourhood that can provide some isolation from wildfire. The housing should be built with better energy efficiency and more environmentally friendly material.
- Single family townhomes
- Stand-alone houses in the \$500,000 range, for normal working families
- All types

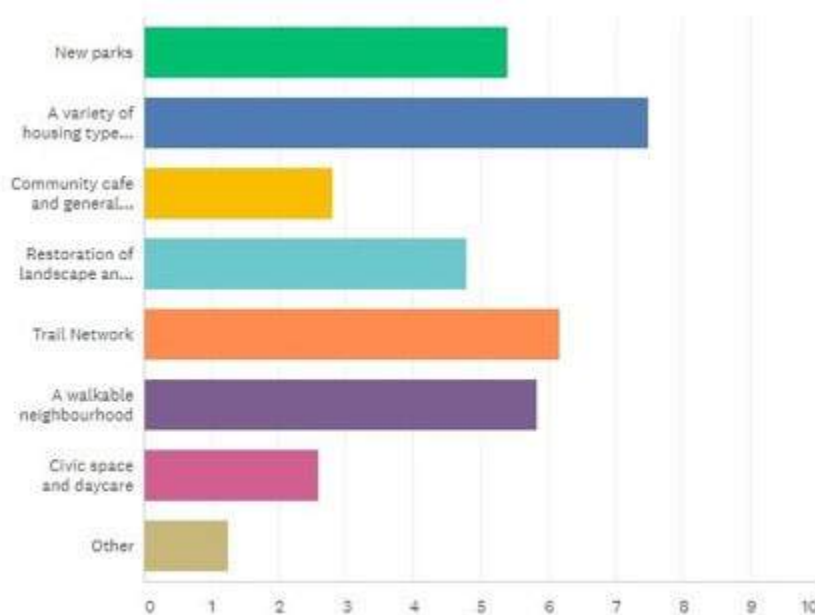
What sustainable transportation elements are best suited to the Benchlands?

- 4-season walkable paths and safe bike access for snow-months
- Properly lit road side walk and bicycle path. Car commuter parking lot.
- Bus stop & bike trails
- Biking trails. A bike park like the "bike ranch" in Kamloops area. Totally enhanced the juniper subdivision there.
- Sidewalks

Local services, shops, and employment are key to a complete community. What type of commercial amenities or services would be additive to the Benchlands community?

- I don't think that area is suitable for commercial activity - that should be kept in town or the industrial area. The population is too low there and it's too isolated from town. ☒ Grocery store, bike and ski shop
- There is enough commercial zoning in Pemberton already
- Rec centre, school, more so parks
- Corner store

What are the top community benefits? Please rank your preference with 1 being most important and 7 being least important.



“Other” community benefits recognized above.

- Access to bike and hiking trails
- Contributions to community facilities developed elsewhere in Pemberton
-

Further Comment

- I think this area should be residential to house people to support the townsite. I think cafes and stores would not do well there and would draw people away from the village
- Please don't create a lame “trail network” because this subdivision is destroying a great trail network. Hire a professional mountain bike trail builder.
- If the SLRD parcel and Victor Lees parcel were to be included, would a secondary road that connects to Collins Road be a possibility
- Nicely done
- Aging population, care houses, sheltered living
- Aspect – sunlight in winter
- Suites

Note: Black font is afternoon session Red font is evening session

NEIGHBOURHOOD IMPACTS (Transportation)

- Connection to clover road
- Construction access
- Emergency Access at the Glen
- Fraser Street open up access emergency
- Important walking routes
- Street sign exists at Fraser Road (is it a public road)
- Access one of Cottonwood different – Daycare
- One road in and one out of Village
- Pedestrian crossing at downtown roundabout
- Train impact and volume of traffic
- Dogwood traffic at corner
- Traffic calming for park
- Trail access extend (upper trail from staircase)
- Lack of sidewalk on Dogwood
- Dogwood is narrow
- Aster and Dogwood roundabout? Slow traffic
- Transit regional and local
- Rail spur makes crossing difficult
- Stream water issue can anything be done (in Staehli Park)
- Eagle drive improvement part of development
- Eagle drive closed in the winter, road maintenance
- ALR limits road access
- Tight corner on Eagle Drive
- Secondary access point off Meadows Road
- Eagle Drive needs sidewalk, no sidewalk
- Construction traffic
- Phasing
- Ongoing community access
- Wildlife corridor upper on SLRD site

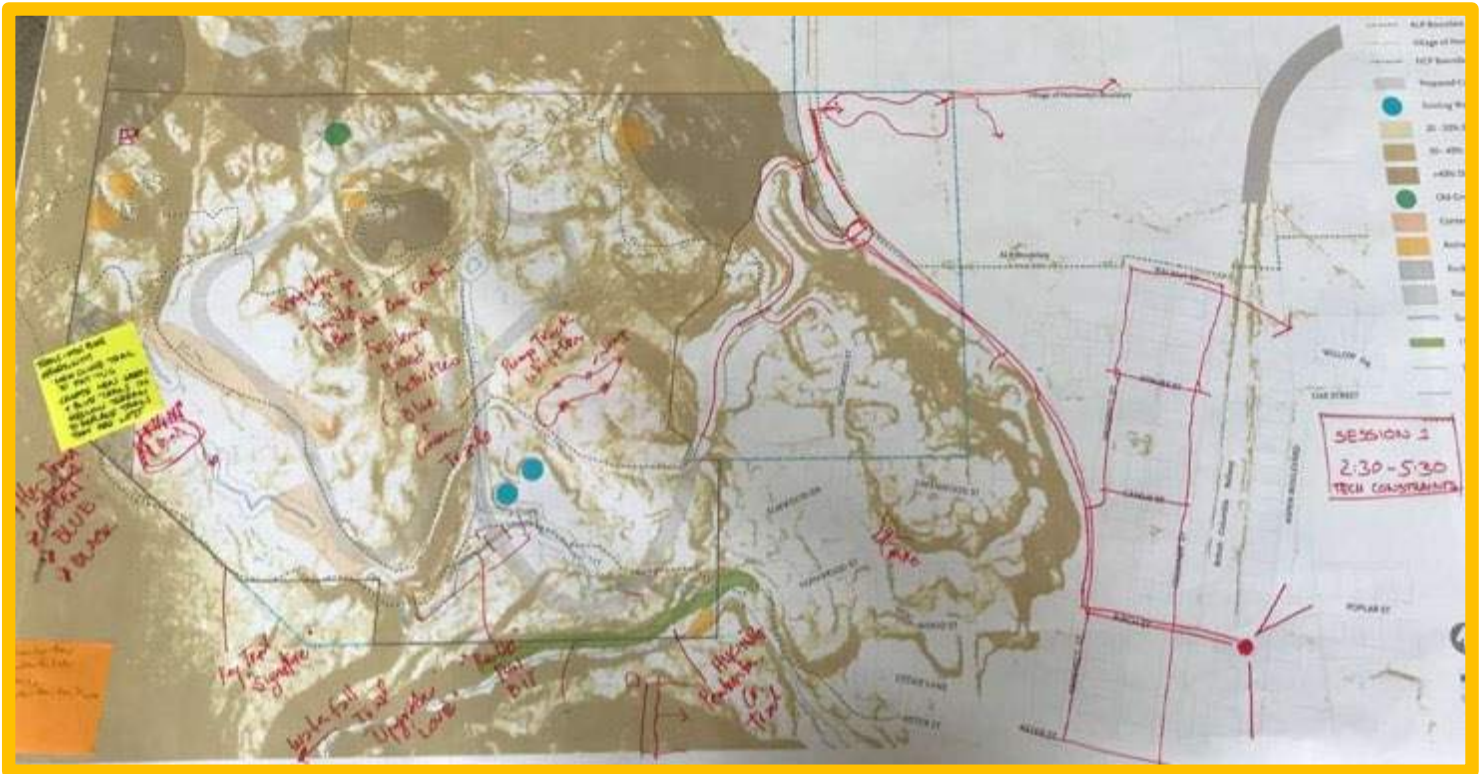
COMMUNITY AMENITIES

- No sidewalks on Dogwood, need one
- Current Staircase and Road
- Transit
- Access
- Designated Transit Pullouts
- Bathrooms in park and drinking fountain
- Developer to Contribute to pool land ice rink
- Transportation VoP bus
- Preserve and highlight the bear paw site
- Crosswalks and speed bumps along the top of Dogwood by the play park

- Holistic Trail and Park System that integrates with the Greater Valley Trail Fabric
- Sidewalks need making and improving at the top of Dogwood
- Trail access during construction
- Secondary connections to avoid always walking on collectors
- Connect valley loop, one mile and Benchlands new trails
- Maintain all mtn trails
- Access to trails during construction
- Transit
- Mountain bike, dog walking trail access during construction and beyond
- Bike lands on road ☒ Catch riders coming up tracks ☒ Extension waterfront trail TTG etc.
- Every house comes with ebikes
- Mountain access to the existing trails
- Keep fat tug
- Walkways through housing to keep access
- Community Amenity Building with Indoor and outdoor covered area
- Water access
- Bathrooms
- Bike tools

SITE CONSTRAINTS

- Somewhere to go inside other than the community centre
- Blue and Green Trails
- Resident based activities
- Pump track whistler (jump)
- Key Trail “signature” this was Fat Tug
- Trails Mountain bike opportunity new climb trail (fat tug)
- Create new green and blue trails in mellow terrain replace trails that are lost ☐ Pemberton waterfalls trail...?
- Waterfall Trail Upgrade “love”
- (Lower Fat Tug) really fun bit
- Hiking Pemberton Creek Trail
- (there seemed to be red marker showing various routes and connectivity not sure if it is traffic or drainage)



SITE CONSTRAINTS

- Avoid Skyridge development in Squamish
- Banjo Connector, and Kaos circled with “dogs”
- Sketched in Fernwood Drive



NEIGHBOURHOOD IMPACTS (Transportation)



DIVERSITY OF HOUSING

View Homes

- Retain trees



Traditional homes

- AC and heating combination are great?
- Tiyata is not cohesive with the community
- Metal roofs fire smart communities x 3
- Use more wood! X 3
- Passive houses
- Proximity to town makes this community great
- Variety



Standard Homes

- Senior's housing is key x 4
- Solar access is key
- Do opposite of Tiyata
- Supply is an issue, I cannot ___ a house
- Single level housing
- Two car garages are important
- Don't build cookie cutter homes
- Variety good
- Avoid cheap Hardie board siding.
- Public transportation is key x 3
- Serviced lots or built houses
- Senior's housing x 2
- Car in garage is not possible



Neighbourhood Duplex

- Avoid Sprawl
- Built in are great space savers
- Midsize homes are preferred
- Quality housing is key
- Natural Landscape x 3
- Modern does not fit the community
- Don't like the Hardie siding
- Affordability for each type of housing
- Wildlife attraction – garbage
- Need for housing for elderly houses and need for
- Big garages x4



- off-street parking is key

DIVERSITY OF HOUSING

Family Townhomes

- Sunlight and depression
- On demand hot water
- Accessible home is key and something to age in
- Limited amount of seniors housing
- Consider the impacts of short-term rentals
- Support more development it creates affordability
- Walking to daily needs is key
- Large phase project
- Townhouses need to respond to the context
- Senior's housing
- Long term care housing
- Complexity of design guidelines make it easy for builders



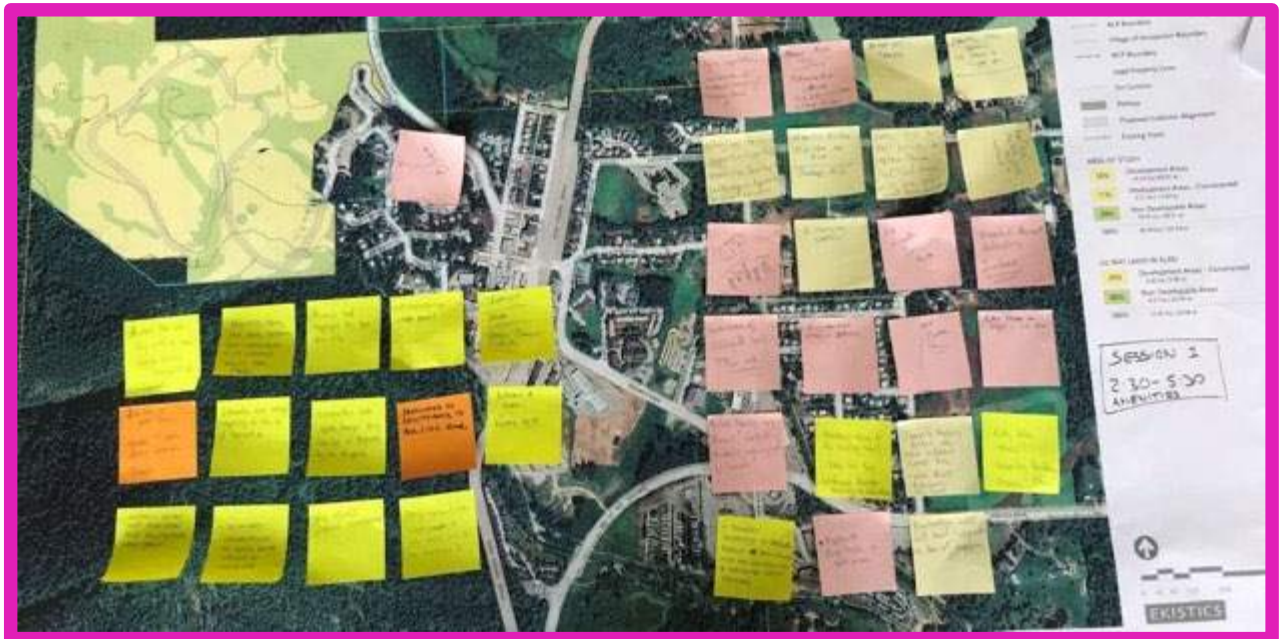
Hillside Apartments

- The community needs affordable apartments
- Community is important we need people in these houses
- Lots of diversity of housing
- Difficult to get into the market
- Skeptical of the affordability
- It is not affordable for younger families
- Traffic impacts are a problem



COMMUNITY AMENITIES

- Community Centre Stairs (this was pointing at)
- Kid friendly trail area
- Resident based activities indoor
- Easy grade for kids and ride bike
- Kids bike trails
- Amenity buildings, daycare? Store?
- Fat Pug the kids trail jump is important
- Identify future opportunities for trails to work on
- Aging population consideration for sheltered housing, nursing home
- Staging area opportunities, shelter, bathroom, opportunity for Lil'wat Education
- Protect Arch sites
- Acknowledge and celebrate arch sites and Lil'wat cultural heritage
- Amenity Building and outdoor ice rink
- Sledding hill
- E charging stations
- Every house comes with ebikes
- Kid friendly trail area
- Zones ID's for trail builds to replace those lost. Trail Prigs would live zones without arch limitations
- Resident based activities indoor



Appendix II: Stakeholder Contacts (updated August 2023)

Agency/Organization	Key Contacts/Position
Municipal and Regional Government	
Village of Pemberton	Mayor and Council c/o CAO Elizabeth Tracy Scott McRae, Manager of Development Services Cameron Chalmers, Planning Consultant
Squamish Lillooet Regional District	Kim Needham, Director of Planning and Development
Pemberton Valley Dyking District	Trustees Kevin Clark, Operations and Maintenance
Lil'wat Nation	
Chief and Council and CAO	Kerry Mehaffey, CAO
Land and Resources	Casey Dick -Wyatt, Director
Lil'wat Culture, Heritage and Language	Martina Pierre, Council Portfolio
Lil'wat Business Group	Rosemary Stager, CEO Maxine Bruce, President
Community Groups	
Sea to Sky Community Services	Marta Tabaka, Administrative Assistant
Chamber of Commerce	Natalie Langmann Executive Director
Rotary Club of Pemberton	Karen Tomlinson, President
Pemberton Valley Seniors Society	Christine Timm, Treasurer
Lions Club	Robert Meilleur, President
Tourism Pemberton	Andy Meeker, President
Stewardship Pemberton Society	Sarah Jones, Executive Director
Pemberton Wildlife Association	Allen McEwan, President
Pemberton Valley Trails Association (PVTA)	Kyle Leitch, President Allison Gilchrist, Executive Director
Pemberton Off-Road Cycling Association (PORCA)	Bree Thorlakson, Executive Director
Signal Hill Elementary PAC	Sandra McLaren, Chair Nicola Jones, Secretary
PSS PAC	Tamsin Tarling, Chair
Pemberton Arts Council	Angela Walsh Noble, Chair
Pemberton Women's Institute	Linda Welsh
Pemberton Farmers Institute	xxx
Pemberton Museum and Archives	Niki Madigan, Curator and Executive Director
Pemberton Children's Centre	Manager
Local Residents	
Immediate Neighbors (Benchlands)	
Adjacent Property Owners	
General Public	
Notices by Referral	
Ministry of FLNRO&RD	
Ministry of Transportation and Infrastructure (MOTI)	
Ministry of Environment and Climate – Contaminated Sites Branch	
Vancouver Coastal Health	
Sea-to-Sky School District (No. 48)	
Conseil Scolaire francophone de la C.B. (School District No. 93)	
BC Hydro	
TELUS	
Shaw Communications	

Appendix III: Virtual Meeting December 8, 2021- Comments from participants

General Questions:

- What are the specific benefits that will be provided to the community of Pemberton?
- Shouldn't we look at this development with the Full OCP review? isn't there a review soon
- If its been 15 years since the community has been meaningfully asked what they want, seems like there's an opportunity to get better info for planning
- if so much has changed in just the last two years, wouldn't it be prudent to hold off on this until the new OCP process is underway. That way the community could have a chance to say what's important today, instead of relying on the ocp from 15 years ago
- Thank you for a very informative presentation. Well done. Perhaps this may be addressed shortly however, if not in this presentation, I am curious about how the town of Pemberton is planning to serve the additional 1000+ residents in terms of medical services?
- To Pemberton council, what are your plans to address and continue to serve the needs of the increased population base.
- What will be done about the added strain that will be added to the medical Center?
- With this many dwellings proposed, what is the plan with the existing healthcare infrastructure?
- Does Pembertons current infastructure of fire, police, ambulance, hospital, sewer and water meet the demands of the full build out population of the project?
- Hopefully this project releases you from the Regulatory torture you've been subject to since 1867.
- Thank you. Your group seems genuinely interested in doing the right things in terms of protecting our natural and beautiful setting while also embracing progress and developing "a place" for families who love and thrive on nature and our environment.
- And thank you Maxine !!!

1/ Traffic and Transportation

On site

- As far as I know, there is no 'Eagle Ridge dr' It is called Eagle Drive. As a resident of Eagle, it's frustrating that it's used interchangeably, and has contributed to a lot of confusion as it shows up incorrectly on GPS maps.
- What amount of parking can potential residents expect in the neighbourhood?
- Are there sidewalks planned for all streets in the subdivision. Pemberton Plateau doesn't have them and it's terrible.
- so will one side of the road not have a sidewalk?
- How will the proposed sidewalks/pathways on the Eagle Ridge extension tie into town? The sidewalk currently ends at Staehli Park
- But if the sidewalk only exists within the disconnected development is it really fair to call it a walkable part of pemberton?

- will all of the sidewalks in the new developments be plowed, salted, and sanded for village access in the winter?
- But if the sidewalk only exists within the disconnected development is it really fair to call it a walkable part of pemberton?
- Are there going to be paths connecting the cul de sacs
- What are maximum grades of streets and roads for this development
- There are barely 2 lanes for traffic on the existing Eagle drive switchbacks. Pedestrian and cycle traffic is a serious issue, as two vehicles can barely pass each other without hitting the shoulder as-is. What is the Plan there?
- What improvements will be made to the existing portion of Eagle Drive? Specifically, the first hair pin coming from the the Pemberton Meadows Road - it is a blind corner and can be dangerous particularly with larger construction vehicles. It could use come public safety upgrades (e.g., convex mirror)
- Can you speak to wildfire egress in this neighbourhood? With many higher-density streets feeding into one access road, is there a concern around emergency exiting scenarios?
- How do the residents of the bench lands feel about the excessive added traffic through their neighbourhood. I know if I lived up there I would 100% be against this project.
- why was the original traffic study done for the benchlands ncp not used and followed? this original traffic impact study called for another entrance before the next phases moved forward. also why is new traffic impact study only taking 267 residential units into consideration and not the future development areas when they are all part of the rezoning proposed?
- Cheakamus Crossing is something we want to avoid - traffic problems
- Plowing? For future owners....where will the snow go in a 'big' snow year? Has this been factored into all roads?
- What happens if there is a forest fire with only one exit?
- On the official community plan showed at the beginning of the presentation I noticed a second road going north and then circle back to Pemberton Meadow Road in front of Collins Road. Is this in the final plan at a later stage of the project?

Off site

- What % of traffic downtown will the neighbourhood account for? Traffic on the highway is much higher, so that's not really a useful stat
- Unfortunately the traffic study has disappeared from the VOP website, but when I last looked at it, the study conducted had been performed in september of 2021- during a pandemic that has impacted visitor numbers and during the quieter times of the year. This does not appear to be representative of the traffic during peak season in the Summer.
- I'd be grateful if Donna could acknowledge that traffic varies significantly in Pemberton throughout the year, pandemic notwithstanding, please.
- The pinch point at the railway crossing requires addressing.
- In addition- I'm keen to hear about how traffic will be directed towards Eagle Drive- Dogwood is a residential street with no sidewalks for the majority of it.

- I really think your key problem is traffic entering and exiting the development. Each car will need to go over the single train crossing to get up to and out of the subdivision?
- How does the initial assessment of increased traffic suggest the existing infrastructure can "accommodate". Has anyone from the developers side actually tried driving through Pemberton on, say, a Saturday?
- The obvious issue in my mind is the 1 road in and out of the development. It seems as this development needs another road in and out as the access up from the meadows road will be treacherous with increased traffic. What about a forest fire scenario?
- What will be done about the added traffic to the VOP?
- With the increase in population in this area could a bus service be promoted to lessen traffic?

2/ Environment

- Who will be doing the sharp tailed snake survey?
- from the maps of topography the terrace areas it seems some of those spots identified are wetlands
- Q1. Has there been 'critical habitat' identified for species at risk? Has a Western Screech Owl nest been identified within the site?
- Q2. Has a stormwater management plan been approved by the Village of Pemberton?
- There is a watercourse that has not been considered. A significant creek exists right at the end of Eagle, at the gate. In times of heavy runoff, it's quite significant. If disrupted it will impact 3 of the proposed lots, existing houses on Eagle, and the park below.
- Moreover, there is an ephemeral stream at the existing end of Eagle Drive. This appeared in the 2007 map, but no longer appears on the development plan. Was this removal intentional? If so, why?
- It is flowing now though - it is there. When did they do their review? That stream has water running almost every time it's wet outside. It's a stream. It is a seasonal stream
- Is this going to dump more water into Pemberton creek when it rains?
- what is the timeline for the sewer study? it's not useful if it's after the development
- There currently is no storm pond in Staehli Park - it is a seasonally flooded forest with a drainage ditch. Are there plans to dig/build a pond?
- The original benchlands neighborhood concept study stormwater management also called for a retention pond of substantial size on the valley floor in order for the development to go through as well. am I to understand that the stormwater retention pond is being suggested to be in the park where there is already water issues with adjacent properties?
- What will be done regarding the drainwater runoff downstream of this development? Since we're in a flood prone area this is a concern.
- the detention ponds are the basements of those that live on Elmwood Drive...
- You kinda missed my drainwater runoff question. You mentioned it but didn't answer it.

- Why was 15 m selected as the setback for Pemberton Creek? Particularly given the importance to the village water supply (surface water feeds the groundwater aquifer), why not something more conservative?
- What does the contaminated site clean up entail? Are we cleaning up to numerical Contaminated Sites Regulations standards, or are they considering risk assessment?
- What are the contaminants of concern identified in the 'Contamated' area. Has Phase 1 ESA or Phase 2 ESA been conducted? Will the site be cleaned up to residential standards?
- Has "light pollution" been discussed and will there be any bylaws developed around the type of exterior lighting allowed on the properties?
- Excessive exterior lighting may have an impact on the rest of the valley as a whole... nature and rural beauty.
- Will this be a certified fire smart community? Fire is a growing issue with hot summers.

3/ Topography and Site Constraints

- Based on the map you shared, the topography of the potential "green spaces" look quite steep. Are there planned, usable spaces for community residents? If not, there should be.
- what sq footage does sm, M and large refer to? what are the build size to lot ratios going to be?
- Where are the new water towers going to be placed? We only see the existing towers in the park area.
- Will the developer be providing the radio towers with power up higher, and decommissioning the existing aerial power line that divides the land?
- How will there be space for trees on lots, etc? When you look at the 3D model, the potential size of homes seems out of scale when compared to the existing ones in the model - it doesn't seem like that number of homes make sense for the relative space. Rainbow development in Whistler has very few trees in the neighbourhood.

4/ Parks, Trails and Open Spaces

- parks look too small
- isn't most of the dedicated Park land what was identified as too difficult to build?
- the two big parks are just big knolls - they're not really usable unless on a MTB
- BANJO, shots fired and Chaos were mentioned to be protected, but quite curious about the most popular trail being Fattug... what is its status?
- Is there trail access planned along the southern boundary of the development land? This would be to allow access to the Pemberton Creek waterfall. I did not see the waterfall trail noted on the neighbourhood concept plan.

5/ Housing Diversity and Uses

- Thank you for this considered and comprehensive presentation. Earlier in the presentation, Caroline mentioned that a conclusion coming out of the open house survey was that the community felt adequate commercial space in Pemberton. Considering the economic shift that was the Covid-19 pandemic, I feel that you should re-evaluate this finding. Because of the increase in virtual meeting culture, new businesses have been able to form in this community from residents' homes, and now those businesses are growing. As a new

business owner, finding commercial space to start and grow a business has been a significant challenge. There are very few options for both small businesses looking for a professional office and growing businesses looking to expand. At a minimum, commercial zonings in this context should also include space for a daycare business, which is an underserved need throughout the sea to sky corridor and would undoubtedly be valuable in this new neighbourhood being proposed.

- You mentioned a mix of housing with “homes for everyone” in pemberton. How do you plan to address affordability while developing in very challenging terrain when small lot homes in Tiyata are selling at \$1m for context of what is happening here today.
- how does this scale of expansion merit being described as contributing to the small village character??
- How wil this be “affordable” as you describe?
- Q1. Will the properties be first available to Pemberton residents who live/work in Pemberton and Whistler?
- Q2. Will there be an affordable housing program in place similar to that in Whistler?
- Not a question but a comment. I moved to pemberton to get away from development of the “city mentality” where the muni’s, cities, villages do excessive developments without any care or though to traffic infrastructure before building hundreds of new homes. This is just too big of a development for the VOP and will do nothing to add to the affordable housing crisis and is heading in the wrong direction for the VOP.
- Are there any amenities/commercial spaces/grocery stores/medical centres/daycares proposed for the site? These amenities in town have been getting more and more stressed and increasing the nearby population will add even more strain. What has been done to manage this?

Appendix IV: December 8, 2021 Survey

Nkwúkwma, Pemberton

Community Survey #2

December 2021

Thank you for taking the time to attend the second public meeting for the Nkwúkwma Development Application. It is important for the applicant, Skénkenam Developments Limited Partnership (Skénkenam Development LP) to learn about community's interest and expectations for the project.

The project website (www.nkwukwmapemberton.com) will be continuously updated with the status of the development plans, the municipal approval process and any upcoming public engagement opportunities. Please complete the following survey, and share any additional comments regarding the development proposal

1. The Nkwúkwma development application proposes 267 new residential units, as follows:

	No. of Units	% Mix	Min Frontage (m)	Avg Lot Size (m ²)
Large Single Family	24	9%	18	630
Medium Single Family	40	15%	15	525
Small Single Family	47	17.5%	12	420
Duplexes	24	9%	11 (per side)	330 (per side)
Townhomes	92	34.5%		
Apartments	40	15%		
TOTAL	267	100%		

Is there anything you would change with this housing unit mix? Please specify:

2. The Nkwúkwma development application proposes the following mix of land uses:

Proposed Land Use	Percentage of Site
Single Family (8.63 ha)	28%
Townhome (2.03 ha)	6%
Apartment (0.22 ha)	1%
Civic Infrastructure (0.37 ha)	1%
Neighbourhood Park (1.06 ha)	3%
Nature Park (10.75 ha)	34%
Natural Area (2.99 ha)	10%
Public Roads (3.34 ha)	11%
Future Development Reserve (1.84 ha)	6%
TOTAL (31.23 HA)	100%

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?

- 3. The site currently has approximately 5-6 kilometres of formal and informal trails. As some of the trails are currently within or in close proximity to environmentally and archaeologically sensitive areas, it is the intent that the Lil'wat Nation and the local recreation community work together to develop a parks and trails plan for the area.**

Please identify preferred improvements for the future park and trails plan (please select your top three improvements):

- Trails that are kid friendly and learning area*
- Easy grade for kids and ride bike from Valley to trails*
- Retain trails within areas designated as open space (natural areas, parks)*
- Trailhead improvements with parking, bike wash, washrooms, etc.*
- Protect archaeological sites*
- Provide interpretation and recognition of Lil'wat cultural heritage (if supported by Lil'wat Nation)*
- Sledding hill*
- No net loss of existing trails by length*
- No net loss of existing trail by difficulty rating*
- Pump track*
- Bike skills park*
- Hiking and dog walking trails*
- Other, specify* _____
- Other, specify* _____
- Other, specify* _____

- 4. The Pemberton Benchlands comprises eight phases, with Phase 1 along Eagle Drive and Dogwood Street almost complete. The Nkwúkwma development application comprises Phases 3 and 4 of the initial Benchlands Neighbourhood Concept Plan. The vehicle access for Nkwúkwma will be along Eagle Drive, and will be constructed over the next 10-15 years.

The applicant also owns additional lands above the current application but cannot develop the lands until the contamination caused by the former gun range is remediated Another parcel is in the SLRD and will need to be brought into Village boundaries. These lands could accommodate another 180-200 units, but will be a separate rezoning application (likely 10+ in future).

Please identify possible impacts and/or possible improvements of the proposed development on the Pemberton surrounding community:

- 5. The Nkwúkwma development will be subject to the Village community amenity policy.

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
- Significant contribution to recreation centre (playing courts, gym space, etc)
- Significant contribution to outdoor pool
- Significant contribution to indoor ice arena
- Daycare
- Restricted affordable housing
- Community space (for meetings and events)
- Covered outdoor meeting spaces
- Assisted seniors housing
- Other, specify _____
- Other, specify _____

- 6. Thank you for being engaged in this development application review.

Please share any other ideas, comments or questions as it concerns the proposed Nkwúkwma Development Application.

Appendix V: 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 story homes 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 & 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 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>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</p>

	<p>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>
<p>2a / Would you prefer a different land use mix, if so, what would you change?</p>	<p>Commercial</p>
	<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>
	<p>Is future development for commercial/retail or more building?</p>

	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):	# of Responses
• Trails that are kid friendly and a learning area for beginners	4
• Easy grade trails for kids and a trail to from the Valley to the trailhead	6
• Retain existing trails within areas designated as open space (natural areas, parks)	17
• Trailhead improvements with parking, bike wash, washrooms, etc.	14
• Protect archaeological sites	13
• Provide interpretation and recognition of Lil'wat cultural heritage (if supported by Lil'wat Nation)	8
• Sledding hill	3
• No net loss of existing trails by length	14
• No net loss of existing trail by difficulty rating	12
• Pump track	3
• Bike skills park	2
• Hiking and dog walking trails	9
• Other	Valley trail from grocery store
	Parking -yes, washrooms – maybe, bike wash- no!
	Do it now
	Do not develop!
	Maintain FN and archeological significant areas
	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
	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

	<p>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>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, side walks/insentives 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 effected 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</p>

	<p>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 accommodate volume, & 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 subdivision traffic- our concern is that without a second road access put in place at the</p>

	<p>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>
	<ul style="list-style-type: none"> - Added pressure on municipal resources - 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	7
• Significant contribution to recreation centre (playing courts, gym space, etc)	16
• Significant contribution to outdoor pool	16
• Significant contribution to indoor ice arena	13
• Daycare	12
• Restricted affordable housing	21
• Community space (for meetings and events)	3
• Covered outdoor meeting spaces	5
• Assisted seniors housing	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
	Helathcare, not really interested in developers buying off the public with pools etc.
	Committment to increased school sizes
	Hiking trails and boardwalks. Scenic bike trails perhaps. An inland seawall equivalent. Something for the locals and tourists alike.
	Indoor pool .We all need to go to Whistler where the pool is always overcrowded .
	Contribute to an Indoor/outdoor pool and ice rink at new rec centre on Pemberton Farm Rd East

	<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"> -Provide interpretation and recognition of Lil'wat cultural heritage (if supported by Lil'wat Nation) -Sledding hill -No net loss of existing trails by length -Retain existing trails within areas designated as open space (natural areas, parks) -Trailhead improvements with parking and possibly washrooms (if maintained even on weekends) but NO bike wash. <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"> -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>Please do more investigation & 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 throuout 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 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 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. Thank you, Valerie Megeney</p>
	<p>I love what you're doing! :))</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>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>Don't skimp on parking</p> <ul style="list-style-type: none"> - Have space for community gardens - increase park sizes and have sufficient parking for them (so all community members can use, not just this neighbourhood) - include dog parks (for large and small dogs) - Make everything accessible (required by provincial and federal laws)
	<p>I'm not in support of this development</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>To summarize:</p> <ul style="list-style-type: none"> - protect the watershed/aquifers - increase protected forest area - establish an urban elevation boundary - Reduce expensive single family dwellings - increase townhome percentage - ensure garage and storage space for apartments and townhomes - ensure adequate parking - do not touch fat tug
	<p>Look forward to seeing the development going forward.</p>
	<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</p>

	<p>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 VI: Lil'wat Nation Open House Questionnaire



Management Services



Lil'wat

Business Group Open House
 Nkwúkwma Pemberton Development
 February 1, 2023

We would like your thoughts and comments on the proposed Nkwúkwma neighbourhood planned on the Village of Pemberton Benchlands. The questions below touch on **key components of the project** and **ask for your input**.

Please provide feedback on each option to qualify for the draw prize that will occur at 5:30 pm tonight, we will call you if you win!

ANSWERS/COMMENTS

PROJECT OVERVIEW

1. How many acres is the entire Nkwúkwma land holding recently returned to the Lil'wat Nation?

Are you supportive of the Lil'wat developing these lands as a new neighbourhood? If no, tell us why not?

2. Where are the Nkwúkwma lands generally located in Pemberton?

Do you think that these lands are where the communities in the valley should grow? If not, why?

UNDERSTANDING THE LAND

3. Many technical studies have been done on the land that consider the topography, rock hazards, and the environmentally sensitivities. How many terraces (flat development areas) are located on the lands?

Are you concerned about any of the constraints to development?

4. The Lil'wat Nation undertook initial archaeological investigations of the site, how many Areas of Concern did they identify?

What significance are the archeological sites to the Lil'wat7úl culture, and/or to you personally?

NOTE: One archeological site was found and will not be disturbed by the development. The Areas of Concern (AOC's) require further investigation before any disturbance were to occur.

5. What percentage of the initial development proposal will be protected as Natural Areas:

If you live in the neighbourhood, what type of housing (single family, townhome, or apartment) would you prefer?

LIL'WAT NATIONS KEY INTERESTS

6. List one of the ways the Nkwúkwma project will enhance the Lil'wat Nation's Economic Development opportunities?

How will Nkwúkwma be a positive economic driver for the Lil'wat Nation?

7. Will there be a range of housing types constructed at Nkwúkwma? What types?

Do you think that the Nkwúkwma project should recognize and protect Lil'wat culture, traditional use of the land, land use principles and language?

If yes, what would you want to recognize and protect?

THANK YOU, YOUR INPUT IS IMPORTANT.

For Door Prize please complete all of the numbered questions (bold black font) and if you choose the other comment questions (italic font).

Name: _____

Phone #: _____

Appendix VII: April 20, 2023 Feedback Form

NKWÚKWMA

Public Information Meeting | Feedback Form

April 20th, 2023 | Pemberton



We appreciate your time and look forward to your comments.

Where do you live?

- Pemberton Yes
 No, I live in _____

Contact Information (Optional)

Name: _____
 Email: _____

NEW NEIGHBOURHOOD

Which plan features are most important?
(1 being most important and 7 being least important)

- Diversity of Homes + Unit Sizes
- Protection of Environmentally Sensitive Areas (riparian, forested, archaeological areas)
- Connections to Nature (parks, trails + open spaces)
- Pedestrian-friendly Routes (sidewalks + trails)
- Active Neighbourhood Parks (gathering + recreation)
- Municipal Servicing Improvements (on and off-site)
- Other _____

HOUSING DIVERSITY

What types of homes are most important?
(1 being most important and 6 being least important)

- Large Single-Family 3000 sqft
2-car garage | suite | \$\$\$\$\$\$
- Medium Single-Family 2600 sqft
2-car garage | suite | \$\$\$\$\$
- Compact Single-Family 2200 sqft
2-car garage | \$\$\$\$
- Duplex 2000 sqft
2-car garage | \$\$\$
- Townhome 1800 sqft
Lane-fed | 2-car garage | Strata | \$\$
- Apartment 900 sqft
Underground parking | Strata | \$





NATURAL FEATURES

What features are most important for protecting the natural areas and recreational activities?

(1 being most important and 7 being least important)

- Retain connections to Pemberton Falls and Fat Tug Trail
- Dedication of Natural Park and Open Spaces
- Improve Pedestrian Connections through the neighbourhood and connecting to downtown.
- Improved and Dedicated Trail Network
- New Active Neighbourhood Parks (play areas, benches + tables)
- Protection of Archaeological Sites by Lil'wat Nation
- Other: _____

MUNICIPAL INFRASTRUCTURE

What are the most important benefits of the proposed neighbourhood?

(1 being most important and 6 being least important)

- Improve Eagle Drive
- Improve municipal stormwater drainage system
- Enhance Village servicing infrastructure (water, sanitary)
- Contribute to Pemberton Valley Dyking District
- New Emergency Access
- Other _____

COMMUNITY BENEFITS

Which qualities are most important?

(1 being most important and 8 being least important)

- Working with the Land (minimize site impact)
- New Housing Supply
- Affordable Housing Opportunities
- Long-term Sustainable Growth Management
- Prioritize the Pedestrian (sidewalk + trail network)
- Natural Parkland dedication
- Establish new Active Neighbourhood Parks
- New mountain biking and hiking trails
- Other _____

FURTHER COMMENTS

Thank you for your feedback!



Appendix VIII: Comments from April 18, 2023 Pop-Up Meeting (Eagle Dr.)

Neighbourhood “Pop Up” Meeting Notes

April 18, 2023

End of Eagle Dr. 4:00- 6:00 pm

Presented by Caroline Lamont (Land Development Manager) and Liz Scroggins (Consultant)

A presentation was set up at the end of Eagle Dr with a pop-up tent, table and display boards. A notice was mailed to residents within 100m of the project site and a sandwich board was set up to notify residents about the display.

Approximately 15 people came by to learn more and ask questions about the project.

General Comments:

- Eagle Drive NOT Eagle Ridge Drive
 - OCP mapping, Google Maps, etc. show Eagle Ridge Dr. Residents know it as Eagle Drive
 - ACTION- clarify with Village and be consistent

Housing:

- Will there be affordable homes? What does that look like?
- The VoP and developer are in discussion about restricted units
- What types of housing, needs and uptake for building
- Will the development minimize cut and fill?

Site Conditions:

- Water seepage from uphill – downslope through the existing subdivision
- The pond in the centre of the property has a man-made ditch that was likely created to drain the area. This does not function and the water seeps downhill into the current neighbourhood
- Stormwater retention on and off-site (Staehli Park- needs to be upgraded and function properly). The previous developer did not do it properly
 - InterCad will address on-site drainage
 - The project will address and upgrade Staehli Park stormwater issues
- A fire smart plan is needed in the Development Permit (DP) Phase- can trail access occur along the edges of the treed parcels east of Phase 1?

Neighbourhood Impacts and Transportation:

- Sidewalks – Yes/No? North or South side of the street?
- Improve path below Eagle Dr. to Staehli Park
- Eagle Dr is a very narrow road on the switchbacks. Line of sight/visibility impaired by rock outcrop on the first curve heading uphill

- Tight curve when descending and the lowest property 's driveway is used to make the curve
- Eagle Dr. Improvement Plan- this is a 5-step plan that needs to be completed- predominantly a Geotech issue – The goal is to remove the no posts on the outside curve
- Rear setback from last lot- impacts from proposed two new lots in the eastern section of Phase 1 A
- Impacts from construction vehicles on existing homes at end of Eagle Dr.

Trails and Recreation:

- Loss of sections of Fat Tug

Appendix IX April 20, 2023 Feedback Summary Table

Feedback Forms Summarized:

A total of 9 forms were handed in at the Public Information Meeting and 11 have been submitted on line from our website. Not all respondents completed all the questions and some only ticked one or two boxes in some sections. The following is a summary of the number of responses for each question.

NEW NEIGHBOURHOOD

Which plan features are most important?	1 (most important)	2	3	4	5	6	7 (least important)
Diversity of Homes	4	3	1	5	1		1
Protection of ESA's	9	1	2	2	1		2
Connections to Nature	4	6	2	1			3
Pedestrian-first Routes	4	1	3	2	4		1
Active Neighbourhood parks	4		1	2	3	4	
Municipal servicing	2	3	2	1	2		4
Other-Maintaining trails	1					1	
Other Traffic routing			1				

The number one feature that is most important is the protection of environmentally sensitive areas (ESA's), followed closely by connections to nature. The least important plan features are municipal servicing, then active neighbourhood parks, followed by pedestrian-first routes.

HOUSING DIVERSITY

What types of homes are most important?	1 (most important)	2	3	4	5	6 (least important)
Large Single-Family 3,000 sq ft 2 car garage/suite	4			1	3	3
Medium Single -Family 2,600 sq ft 2 car garage/suite	6	4		1	2	1
Compact Single Family 2,200 sq ft 2 car garage	8		2	1		1
Duplex 2,000 sq ft 2 car garage	5	1	7			1
Townhome 1,800 sq ft Lane-fed, 2 car garage, Strata	5	2		2	1	2
Apartment 900 sq ft Underground parking, Strata	3	2	1	2		3

The most important housing type that was chosen is compact single-family, followed by **medium single-family, then duplex and townhome. Large single-family homes ranked quite low** on the scale and apartments ranged from important to least important.

NATURAL FEATURES

What features are most important for protecting the natural areas and recreational activities?	1 (most important)	2	3	4	5	6	7 (least important)
Retain connections to Pemberton Falls and Fat Tug Trail	6	3		1		3	3
Dedication of Natural Park and Open Spaces	3	1	4	1	2		3
Improve Pedestrian Connections through the neighbourhood and connecting to downtown	3	1	3	2	2		1
Improved and Dedicated Trail Network	3		2	3	1	2	3
New Active Neighbourhood Parks (play areas, benches + tables)	2	1	4		5		
Protection of Archaeological Sites by Lil'wat Nation	7	1	2	2		2	

Protection of archaeological sites by the Lil'wat Nation was ranked to be the most important natural feature. Retaining the connection to Pemberton Falls and Fat Tug Trail was ranked as the second most important feature, followed closely by dedicated parks, an improved trail network and improving pedestrian connections to downtown.

MUNICIPAL INFRASTRUCTURE

What are the most important benefits of the proposed neighbourhood?	1 (most important)	2	3	4	5	6 (least important)
Improve Eagle Drive	4	2	4		2	
Improve municipal stormwater drainage system	6	6		1		
Enhance Village servicing infrastructure	5	2	1	4		1
Contribute to Pemberton Valley Dyking District	3	1	4	2	1	2
New Emergency Access	8	2		1	2	2
Other- extend Dogwood Sidewalk to Eagle Dr.			1			1

A new emergency access was deemed most important followed closely by an improvement to the municipal stormwater drainage system. Enhancing Village servicing infrastructure and improving Eagle Drive were next in line.

COMMUNITY BENEFITS

Which qualities are most important?	1 (most important)	2	3	4	5	6	7	8 (least important)
Working with the Land	4	1	6	1				2
New Housing Supply	5	1	1	2		2	1	
Affordable Housing Opportunities	6	3		2			1	2
Long-term Sustainable Growth Management	5	3	1		4			1
Prioritize the pedestrian	2		2	3	3	2		1
Which qualities are most important?								
Natural Parkland dedication	2		1	3	2		3	1
Establish new Active Neighbourhood Parks	1		1	2	1	2	2	1
New mountain biking and hiking trails	3			1		2	1	3
Other Childcare							1	

Affordable housing opportunities, a new housing supply and long-term sustainable growth management were the most important issues noted for community benefits. Working with the land was the next most important benefit. New mountain biking and hiking trail were somewhat important but also ranked as least important by some.