



April 17, 2024

Village of Pemberton
PO Box 100
7400 Prospect Street
Pemberton, BC V0N 2L0

Attention: Colin Brown, Planner II, Development Services

Dear Colin:

RE: 3rd Supplement to the Re-zoning Application - Community Amenity Contributions

Re: Civic Address: 7362 Pemberton Farm Road, Pemberton
Legal Address: Lot C District Lot 211 Lillooet District Plan EPP40824
PID: 030-164-532
Name: Parkside

Thank you for arranging the meeting on April 10th with yourself and Cameron Chalmers, we felt the discussion was very productive and we were pleased to be able to address concerns on both sides. Please accept this letter as our 3rd Supplement to the Re-zoning and OCP Amendment Application for the Parkside subdivision, together with the accompanying drawing from Webster Engineering as our revised site plan. Our revised offer and rationale for Community Amenity Contributions (“CAC’s”) is incorporated at the end of this letter.

Comments on Proposed CD Zoning Bylaw

We appreciate the time spent last week to deliberate on the framework for the proposed zoning Bylaw CD-8, as both parties share the same goals: to accelerate the supply of more affordable housing in Pemberton and to support the local economy. Considering the constraints of our infill property, we all agree that Parkside is an ideal location to create gentle density with duplexes, triplexes, and multiplexes, which can be built by local builders without the complexity of multi-family project requirements.

We concur with your approach to have the Parkside subdivision plan be a combination of “parent lots” created via a municipal subdivision with a “neighbourhood commercial lot” on the corner of Sabre Way and Pemberton Farm Road East. As you have stated, under the Conditions of Use, there would be a provision whereby the “parent lots” can be further subdivided with strata property lines. Party-wall agreements and possible easements would be typical if the “parent lot” is subdivided by a bare-land strata. Multiplexes would be better suited to a building strata layout, which would eliminate any party-wall agreements or easements. Ultimately there would be a strata property title for each unit in the duplex/triplex/multiplex so the end purchaser is able to buy their home with conventional bank financing.



The lot purchasers (either local builders and/or families that will purchase and build their own home) are able to choose the size and location of their parent lot and optimize what type of structure to construct, since Parkside lots will have the flexibility to accommodate duplexes, triplexes and multiplexes. We can integrate these different housing types in a cohesive manner by the application of setbacks, height restrictions and density limits as set out in the preliminary Zoning Bylaw by the VoP. We expect that any necessary exterior design controls (façade, colour scheme, roof style, parking) can be accomplished by the registration of a Statutory Building Scheme on the subdivision.

Although we did not discuss the permitting steps last week, we agree with VoP that any strategy to simplify the development permit and building permit process is a win for everyone. Rivertown Properties may build some of the new Parkside homes. Let us know how we can assist in setting up the zoning in a way that streamlines the process for everyone involved.

Webster Engineering Ltd. Updated Drawing

We attach to this letter the revised Webster's site plan drawing illustrating the community with 32 "parent lots" and one neighbourhood commercial lot. Other modifications include:

1. Dedicated snow-dump areas on the east ends of the road (tuning fork shape)
2. Trail from the new municipal road to Den Duyf Park beside parent lot #8
3. Parent lots #1 to #3 can accommodate **Triplexes (3 lots)**
4. Parent lots #4 to #25 can accommodate **Duplexes (22 lots)**
5. Parent lots #26 to #32 can accommodate **Single Family Homes or Houseplexes (7 lots)**
6. Lot 33 is designated for **Commercial mixed-use building** (optional rental units above)

Total of 33 lots

Community Amenity Contributions

Further to our letter dated January 11, 2024, we have revised our proposal for Community Amenity Contributions, which better reflects the two-stage permitting process that we worked through with the VoP. Here is our revised CAC package for Parkside:

Latecomer Charges

Parkside is listed as a latecomer contributor to the area's infrastructure and also a latecomer contributor to the Friendship Trail construction along PFRE.

Parkside Latecomer Fees:

Water Infrastructure \$2,919

Sewer Infrastructure \$23,639

Not finalized – Latecomer Fee for PFRE Road Upgrade, expected to be \$4,572

Cash-in-Lieu Contributions

We propose a cash sum of \$330,000 to the Village of Pemberton for the CAC's on the Parkside municipal subdivision. This is in line with the current CACs for single-family developments in Langley and Squamish, which have much larger populations and higher lot values. This \$330,000 would be spent at the discretion of the Village of Pemberton and would be paid in one lump sum once the municipal subdivision is approved and site works construction can begin.



For any of the “parent lots” that are further subdivided into a duplex, triplex or Houseplex, the permit applicant would contribute \$5,000 in CAC’s to the Village of Pemberton, payable when the Building Permit has been granted.

Chart Summary of Community Amenity Contributions/Community Benefits

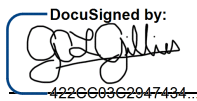
	Amenity	Description	Value (\$)
1	Latecomer Fee	Water Supply	2,919
2	Latecomer Fee	Sewer Supply	23,639
3	Latecomer Fee	PFRE Road Upgrade	4,572
5	Friendship Trail	BC Hydro pole relocated and planned registration of SRW. We have cut back rock along PFRE to accommodate this trail.	10,000
6	Park Dedication	On PFRE at SW corner of Parkside development, where Friendship Trail crosses PFRE	60,000
7	Cash-In-Lieu	\$10,000 per proposed “parent lot” (Based on 33 parent lots)	330,000
8	Cash-In-Lieu	\$5,000 per proposed strata subdivision of a parent lot	160,000
Total Value of CAC’s:			Up to: \$596,130

Amenity	Description	Value (\$)
Shared Benefit	Construction of Sabre Way Shared benefit of road between Den Duyf Park & Parkside	\$500,000

Conclusion

Thank you for your consideration of our revised Parkside Re-zoning and OCP Amendment Application. We are excited to commence transform this brownfield rock quarry into a beautiful residential community that provides gentle densification to support more affordable housing in Pemberton. Our CAC proposal and shared community benefits will also support the VoP in their commitment to provide meaningful amenities for their growing communities.

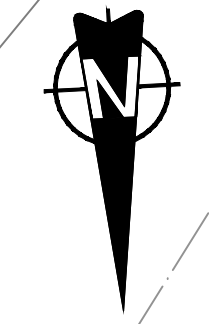
Best regards,
Signature of Authorized Representative of Registered Owner,

DocuSigned by:

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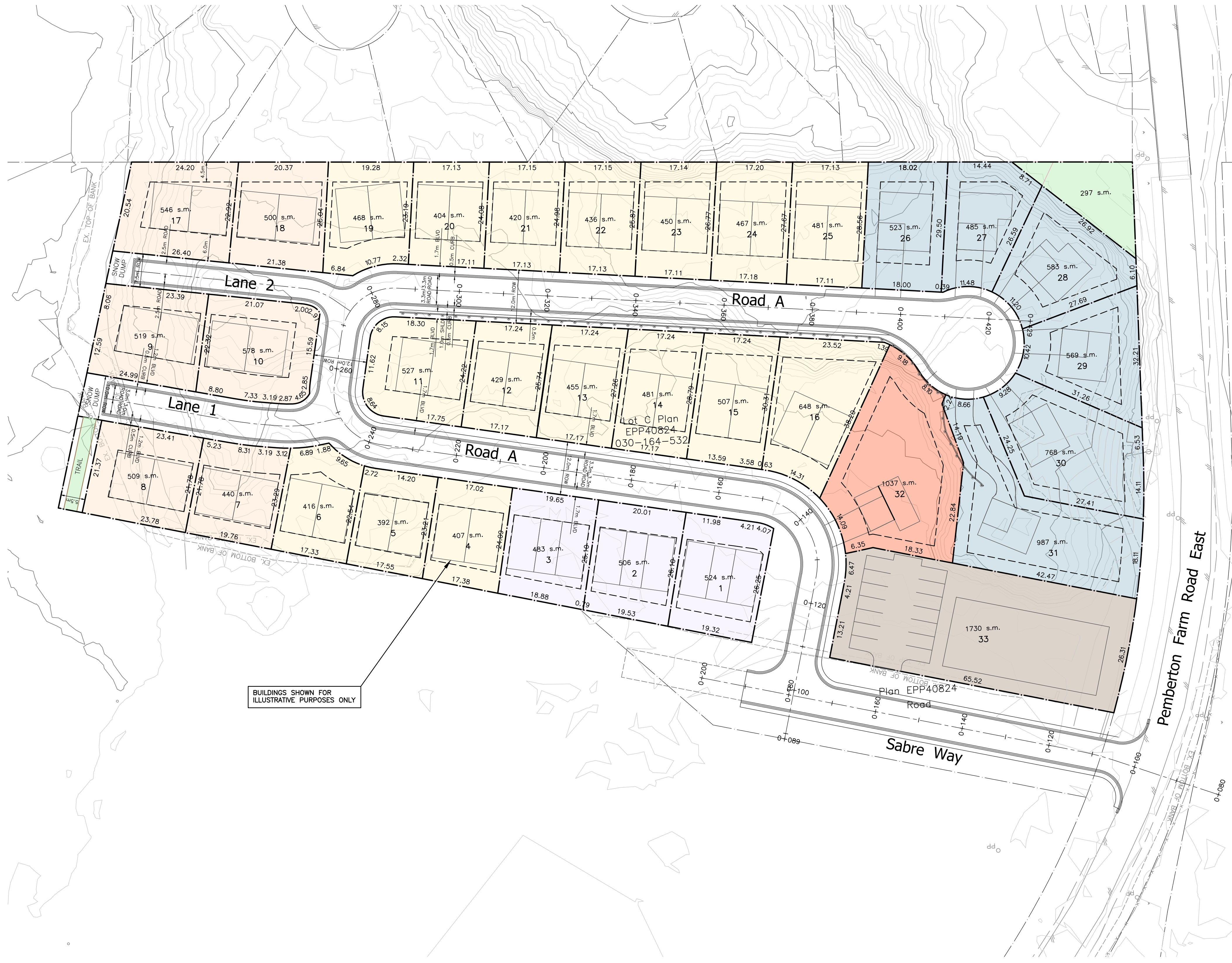
Grant Gillies

Rivertown (Pemberton) Nominee Ltd.

604-614-4295



ZONING LEGEND	
	SINGLE FAMILY
	DUPLEX - STANDARD
	DUPLEX - ALTERNATE
	TRI-PLEX
	CO-HOUSING/MULTIPLEX
	COMMERCIAL



BUILDINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

Parcel #	Area
Lot 1	524m ²
Lot 2	506m ²
Lot 3	483m ²
Lot 4	407m ²
Lot 5	392m ²
Lot 6	416m ²
Lot 7	440m ²
Lot 8	509m ²
Lot 9	519m ²
Lot 10	578m ²
Lot 11	527m ²
Lot 12	429m ²
Lot 13	455m ²
Lot 14	481m ²
Lot 15	507m ²
Lot 16	648m ²
Lot 17	546m ²
Lot 18	500m ²

Parcel #	Area
Lot 19	468m ²
Lot 20	404m ²
Lot 21	420m ²
Lot 22	436m ²
Lot 23	450m ²
Lot 24	467m ²
Lot 25	481m ²
Lot 26	523m ²
Lot 27	485m ²
Lot 28	583m ²
Lot 29	569m ²
Lot 30	768m ²
Lot 31	987m ²
Lot 32	1037m ²
Lot 33	1730m ²

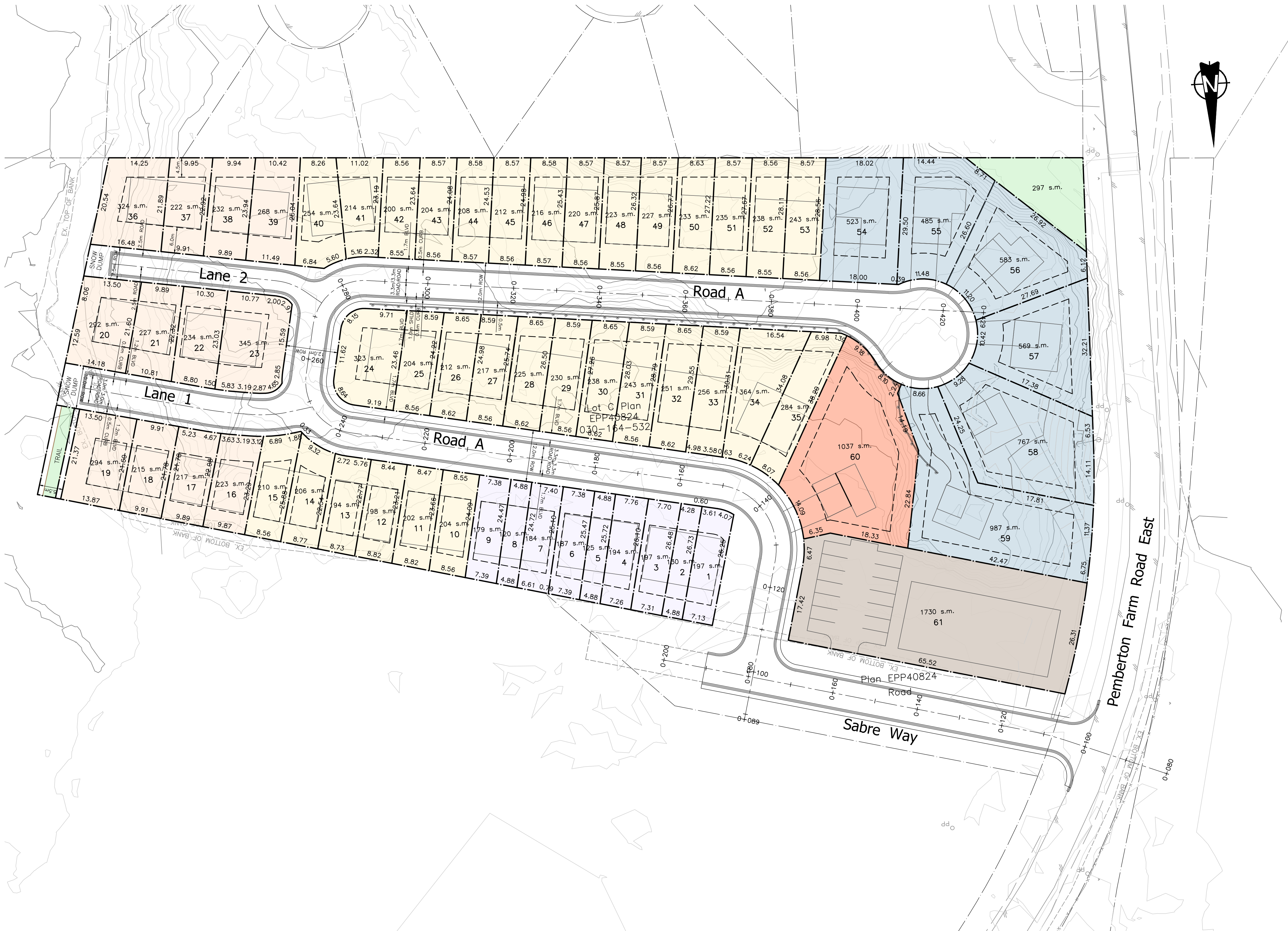
client RIVERTOWN PEMBERTON LP c/o MDO REAL ESTATE LTD.		EGBC PERMIT No. 1001444		designed by J.A.T.		scales hor: 1:500 vert: -	
project PARKSIDE DEVELOPMENT PEMBERTON, BRITISH COLUMBIA		PROFESSIONAL ENGINEERS WEBSTER ENGINEERING LTD 212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC V7P 3R9 604-983-0458		checked by J.A.T.		file no. 4194	
no. date revision		date		date OCT.25.23		drawing no. DEV-1	
1 JAN.10.24 GENERAL REVISIONS MJF				approved		rev. 1	
				title PRELIMINARY DEVELOPMENT PLAN 33-LOT			

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Parcel #	Area
1	197m ²
2	130m ²
3	197m ²
4	194m ²
5	125m ²
6	187m ²
7	194m ²
8	120m ²
9	179m ²
10	204m ²
11	202m ²
12	198m ²
13	194m ²
14	206m ²
15	210m ²
16	223m ²
17	217m ²
18	215m ²
19	294m ²
20	292m ²
21	227m ²

Parcel #	Area
22	234m ²
23	345m ²
24	323m ²
25	204m ²
26	212m ²
27	217m ²
28	225m ²
29	230m ²
30	238m ²
31	243m ²
32	251m ²
33	256m ²
34	364m ²
35	284m ²
36	324m ²
37	222m ²
38	232m ²
39	268m ²
40	254m ²
41	214m ²
42	200m ²

Parcel #	Area
43	204m ²
44	208m ²
45	212m ²
46	216m ²
47	220m ²
48	223m ²
49	227m ²
50	233m ²
51	235m ²
52	238m ²
53	243m ²
54	523m ²
55	485m ²
56	583m ²
57	569m ²
58	767m ²
59	987m ²
60	1037m ²
61	1730m ²



ZONING LEGEND

- SINGLE FAMILY
- DUPLEX - STANDARD
- DUPLEX - ALTERNATE
- TRI-PLEX
- CO-HOUSING/MULTIPLEX
- COMMERCIAL

client		RIVERTOWN PEMBERTON LP c/o MDO REAL ESTATE LTD.	
project		PARKSIDE DEVELOPMENT PEMBERTON, BRITISH COLUMBIA	
no.	date	revision	chk'd
1	JAN.10.24	GENERAL REVISIONS	MJF

PROFESSIONAL ENGINEERS

WEBSTER ENGINEERING LTD
STEEL ROCKY TERRAIN SPECIALISTS

212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC V7P 3R9 604-983-0458

EGBC PERMIT No. 1001444

LAND DEVELOPMENT CONSULTANTS

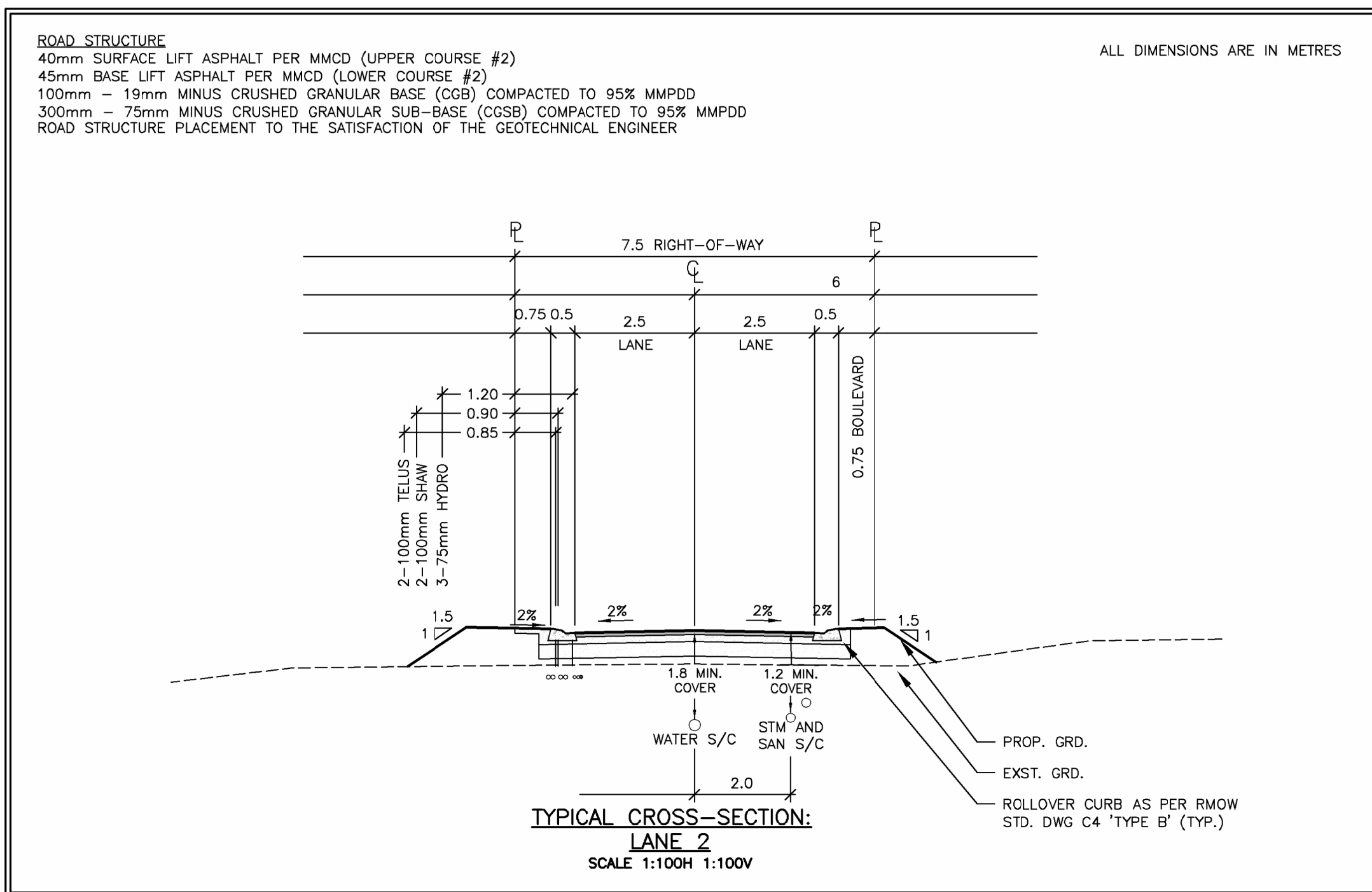
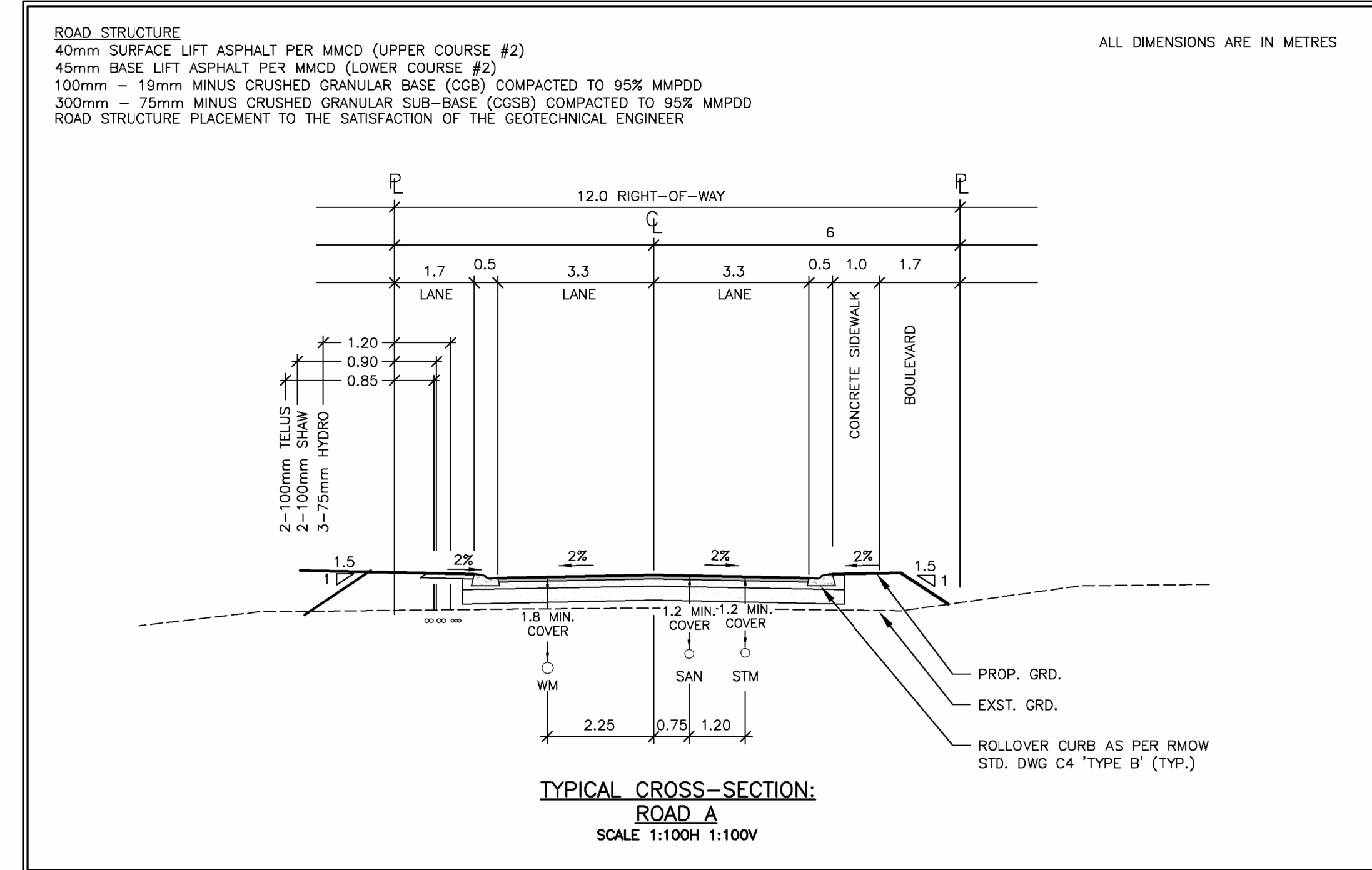
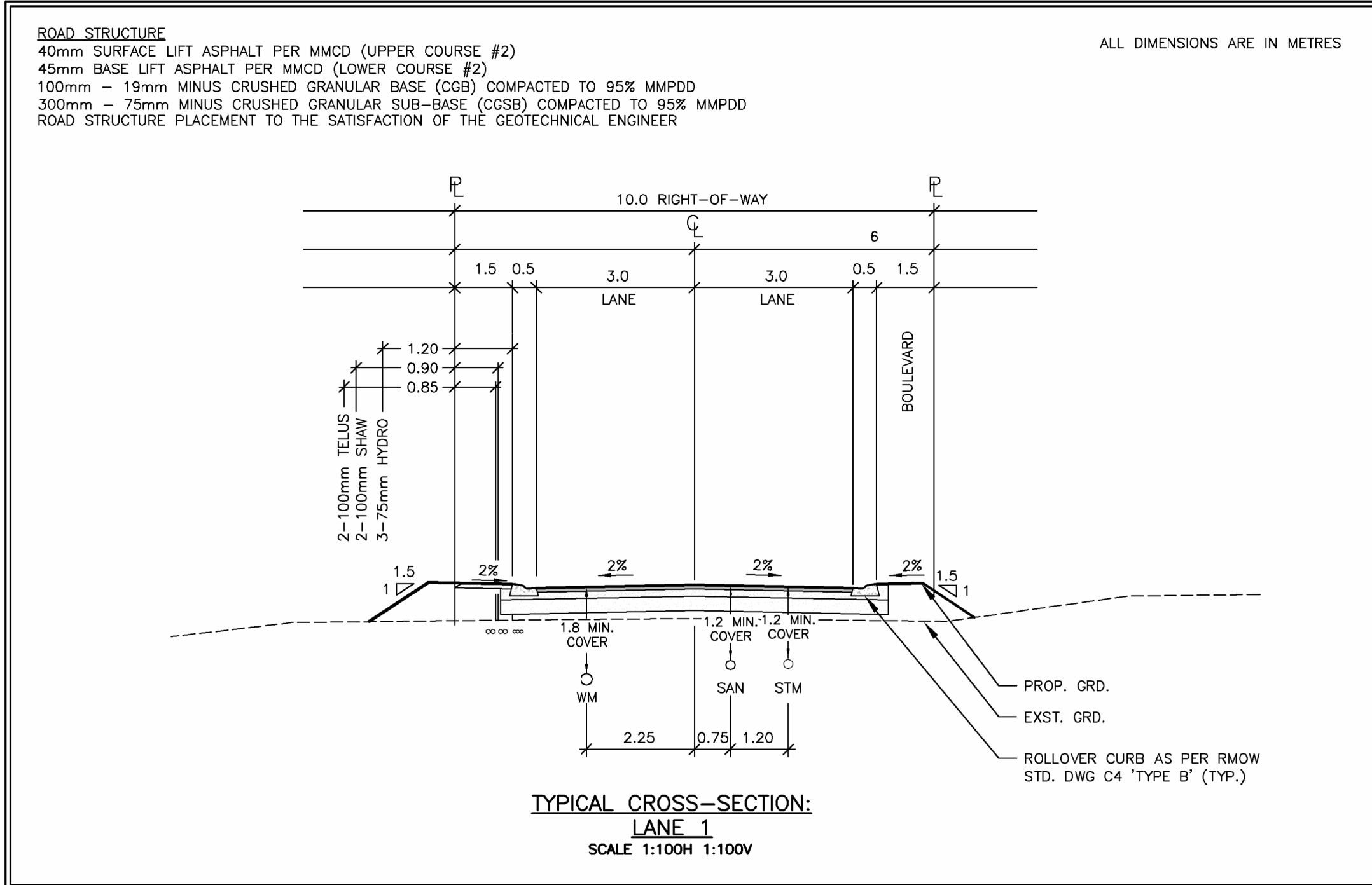
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approved	designed by	J.A.T.	title
	drawn by	M.J.F.	
	checked by	J.A.T.	
	date	OCT.25.23	

PRELIMINARY DEVELOPMENT PLAN
61-LOT - FUTURE STRATA SUBDIVISION

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file no. 4194
drawing no. DEV-1 rev. 1

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no.	date	revision	chk'd	no.	date	revision	chk'd

client
RIVERTOWN PROPERTIES

project
**LOT C - PEMBERTON FARM ROAD EAST
 PEMBERTON, BRITISH COLUMBIA**

PROFESSIONAL ENGINEERS

WEBSTER ENGINEERING LTD
 STEEP ROCKY TERRAIN SPECIALISTS

EGBC PERMIT No. 1001444

LAND DEVELOPMENT CONSULTANTS

212 - 828 HARBOURSIDE DRIVE, NORTH VANCOUVER, BC V7P 3R9 604-983-0458

approved

designed by J.A.T.

drawn by S.T.

checked by H.K.G.

date JAN.20.22

title
**PRELIMINARY
 TYPICAL CROSS - SECTIONS**

drawing no.
4194

rev.
 -

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