

## -Advisory Land Use Commission-

**Agenda** for the Advisory Land Use Commission Meeting of the Village of Pemberton to be held Wednesday September 11, 2024 at 5:30 pm in person at Council Chambers and **online**  
**Webinar ID: 834 0384 1595**

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Page 1

### 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. MINUTES

- a) Minutes of the ALUC Meeting of February 22, 2024

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**Recommendation: THAT** the minutes of the ALUC meeting held February 22, 2024, be adopted as circulated.

### 4. OR141 – Official Community Plan and Zoning Bylaw Amendment – 7451 & 7453 Frontier St.

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Mia Bojic, VOP Planning and Building Coordinator, will present a report regarding OR141.

### 5. NEW BUSINESS

No new business arising.

### 6. NEXT MEETING

**Recommendation: THAT** the next meeting take place Wednesday October 16<sup>th</sup>, 2024, if required.

### 7. ADJOURNMENT

## ADVISORY LAND USE COMMISSION MINUTES

**Minutes** for the Advisory Land Use Commission Meeting of the Village of Pemberton held Thursday February 22, 2024, at 5:00 pm via ZOOM Webinar ID: 870 7423 5933

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**IN ATTENDANCE:**

Kirsten McLeod  
Jagoda Kozikowska  
Judith Walton  
Sierra Aston  
Nick Fisher

**REGRETS:**

Danielle Menzel

**STAFF IN ATTENDANCE:**

Scott McRae, Manager of Development Services  
Mia Bojic, Building & Planning Coordinator  
Colin Brown, Planner II

**PUBLIC IN ATTENDANCE:**

0 Online participants  
In Council Chambers: Caroline Lamont, Agent for Applicant  
Cameron Chalmers, Planning Consultant, Village of Pemberton

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### 1. CALL TO ORDER

At 5:08 p.m. the meeting was called 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

Moved/Seconded

**THAT** the agenda be approved as circulated.

**CARRIED**

### 3. APPOINTMENT OF ACTING CHAIR

Moved/Seconded

**THAT** Kirsten McLeod was appointed as Acting chair.

**CARRIED**

#### 4. MINUTES

- a) Minutes of the ALUC Meeting of April 13, 2023

**Recommendation: THAT the minutes of the ALUC meeting held April 13, 2023 be adopted as circulated**

#### 5. OR133 – Nkwúkwma Sub-Area Plan

Cameron Chalmers, Contract Planner presented the draft Sub Area Plan, Zoning Bylaw, and OCP Bylaw regarding OR133 Nkwúkwma. He iterated the purpose of the presentation and overall meeting is to make recommendations to Council on the draft Sub Area Plan, Zoning Bylaw, and OCP Bylaw. Cameron presented the history of OR133 Nkwúkwma and then expanded on the Sub Area Plan.

Cameron Chalmers explained the lands for which the Sub Area Plan is guiding, which does not include District Lot 8820. The presentation went on to give a history of the rezoning from 2003 up until today. Thereafter, Cameron Chalmers iterated the referrals that were sent out for OR133 Nkwúkwma Sub Area Plan; the draft outlined the feedback. The land use maps presented to the Commission were stated to be conceptual and not finalized.

Cameron Chalmers discussed the new Provincial legislative amendments and the old conventions on land use planning in the province. Cameron Chalmers explained how the changes in legislation will require every single detached lot in British Columbia must accommodate up to 4 along with the abolishment of public hearings to speed up the development of housing. The Sub Area Plan draft responded to these changes made in December of 2023.

Cameron Chalmers described how the Sub Area Plan will act as a schedule to the Official Community Plan. The documents are to work in sync but are not connected. Cameron Chalmers then went on to outline the Development Permit Area guidelines tool. Cameron Chalmers went over the concept of a Comprehensive Development (CD) zone type that will be used for OR133 Nkwúkwma zoning regulation.

The applicants representative, Caroline Lamont, RPP, represented partnership of Lil'wat Business Group (Lil'wat Nation) and Pemberton Development Housing Corp (the developer). Caroline Lamont described the history of the Nkwúkwma development, the initial public meeting being in March 2020. Caroline Lamont iterated that Lil'wat Nation identified sacred and historical archeological sites within the site area. Then Caroline Lamont went on to explain some significance of the site area including trails and the unique road access situation.

Caroline Lamont reminded the commission members that in April 2023, Lil'wat Nation and the developers unveiled new concept plans and heard concerns about the trails and parks plans. Caroline Lamont discussed the sites land constraints throughout the

and seeking alternative options, Community Amenity Contributions, and the trails and parks concept plan.

Commission members asked about gentle density. Cameron Chalmers responded with a discussion on gentle density and its correlation with population increase.

Commission members asked if the lots in OR133 Nkwúkwmá would be sold freehold or land lease. The applicant responded with confirmation that all the lots would be freehold.

Commission members asked about the two phases of developing OR133 Nkwúkwmá, concerned that phase one would be predominantly single-family dwelling. The applicant responded with the addition of two townhome projects included in phase one now. The applicant reiterated that the development consists of apartments, townhomes, duplexes, and small lot single-family dwellings.

Commission members asked Cameron Chalmers for clarification on the new provincial legislation allowing up to four units per lot on a single family dwelling parcel. Cameron Chalmers responded that the four units per lot is permissive, not a requirement. The allowance of this development is not likely to create a new niche for development for people to be building four units per lot. However, the developers have completed modelling studies to see how it will look like if the number of units per lot is maximized. Cameron Chalmers is not forecasting or anticipating it to happen. The applicant confirmed that the developer will not go in to buy a number lots just to fill them with four units per lot to sell and rent for profit. The applicant mentioned that the developer would only consider building to sell and rent apartments and townhomes.

Commission members asked a follow up question as to if the new provincial legislation allowance of up to four units per lot will happen across the Village of Pemberton or just in OR133 Nkwúkwmá. Cameron Chalmers explained that it is a change that will happen across the Village of Pemberton. Cameron Chalmers tells the commission members that there is a tool for developers have Statutory Building Schemes where they can say that the lots cannot have those types of units. The applicant added that she heard the Minister of Housing speak recently and that the province may get rid of Staturoy Building Schemes as well. Staff stated that the Council Meeting next week will address all the provincial legislative changes.

Commission members asked about affordable housing and long-term housing concerns. The commission members expressed concern for ensuring that the housing being provided in OR133 Nkwúkwmá is long-term housing for locals to support the community as opposed to short term housing rental. Cameron Chalmers responded stating that the draft Zoning Bylaw specifically prohibits short-term rentals in Nkwukwma Benchlands. However, the Zoning Bylaw cannot dictate who gets to live there. The applicant confirmed that affordable housing may restrict it to workforce but it would be rental.

Commission members questioned the traffic study wording being at odds with the original traffic study on page 15. The applicant responded stating that the current traffic study has been updated since the original study to address concerns from community

members to get their kids up to the trails. Cameron Chalmers iterated that one thing they look for in the studies is for tipping points. The reality for the traffic study is that it doesn't confirm a traffic problem. The traffic problem is perceptual and a change that cannot be quantified.

Commission members asked for clarification on a Right of Way. The applicant responded that the narrow Right of Way is a narrow strata road to slow traffic down.

Commission members asked about the newness of the traffic study. The applicant confirmed it was updated and accepted in 2022. Staff confirmed there were revisions.

Commission members expressed their thoughts on the fact that there is only one road through the Village of Pemberton and that there is only one road in and one road out on the concept plan. However, commission members recall that the original concept for OR133 Nkwúkwma had two road options. Given the land constraints, commission members asked if there is a way to attain another road option for entry and exit of the neighbourhood. Commission members stated concern for the emergency planning of the neighbourhood. Cameron Chalmers responded that it is a reality of the site topography and that there is no reality in which there would be a secondary access. Cameron Chalmer addressed the transportation planning needs that Village of Pemberton staff need to focus on and solve. Cameron Chalmers clarified that there are different ways of achieving alternative access like boulevarding the main entrance or a physical other access.

The applicant discussed the singular access of Fernwood Drive. The applicant also brought up alternative modes of transportation that will open doors to other methods of emergency access. The applicant mentioned the opportunities and barriers of the bridge over Pemberton Creek, but further clarifying it was not a viable option both in cost and in wildfire. Staff iterated that the community has a challenging topography and that Staff have been working on general alternative access even to the town outside of the development area. The commission members agreed and expressed their thoughts on growth and disaster management within the Village of Pemberton. Cameron Chalmers explained how the Province is making growth mandatory and says that risk management and disaster planning is something moving forward.

Commission members brought up land constraints with the originally proposed alternative road and emergency access through the other side. Commission members said their concern lies with the access if something happened where the residents on Eagle Dr. would get blocked off. Cameron Chalmers said they stopped pushing for the alternative route due to the topography of the road. The applicant pointed to the OR133 Nkwúkwma land use map showing the loop in the middle of the site that is on purpose. The applicant mentioned some future trail mapping in District Lot 8820 however Cameron Chalmers says the Sub Area Plan is avoiding concepts that have not been groundtruthed. The applicant mentioned that the engineers looked at District Lot 8820 but there is no evident rockfall hazard. Commission members suggest a currently vacant Eagle Drive lot for potential access or assistance in access. The applicant clarified that they looked at it but it is not possible.

Commission members asked for clarification on water, reading out some sections of the draft Sub Area Plan. The commission members came back to the issue of survey results versus perception. Commission members expressed concern that there is not enough water for the current population of the Village of Pemberton, so based on that, they ask if there is a requirement to find water first before the development of OR133 Nkwúkwma.

Cameron Chalmers clarified that there are waterworks and studies that are always ongoing to match the supply. Cameron Chalmers stated that the Village of Pemberton cannot approve a subdivision or development when there is not enough water supply or the supply is at a tipping point of not enough – there is currently not enough concern for water to stop a rezoning. The applicant confirmed there will be proof of water supply through the servicing agreement before subdivision of the OR133 Nkwúkwma lands. Staff said that the Village of Pemberton is working on groundwater sourcing.

The commission members expressed concern of statistics they heard from the Pique Magazine on water resevoirs and current developments. Staff confirmed OR133 Nkwúkwma will assist in bringing in water capacity in the resevoir. Cameron Chalmers stated that water should experience a net improvement from this community. CC explains CAC's that can be brought into water contribution. VOP standards for how much water a person uses per day are much more conservative than other municipalities. There are variables in water quantity.

Commission members asked if the Stormwater Management Plan from ISL Consultants encompasses the detention pond in Staheli Park. Staff assured them that the study involved all catchement in the site. The applicant confirmed the slowdown of runoff concrete into acquifers from an area in the site. Commission members seekd clarification on if the addition of concrete from new development is taken into account for the stormwater management plan for the site area. Staff stated that ISL will look at how the development will affect stormwater management in the Village of Pemberton from the site area given all trees that will be removed for development. Cameron Chalmers also mentioned that the applicant will have a Stormwater Management Plan within the site area and that it all takes into account.

Cameron Chalmers concluded the question portion for the applicant and initiated a round of comments from the commission members. Cameron Chalmers recorded the comments on his computer to build a resolution for Council.

The Committee formulated their recommendation for Council with the assistance of Cameron Chalmers.

The commission Moved/Seconded

THAT the Advisory Land Use Commission has reviewed, and supports the the Draft Nkwúkwma Neighbourhood OCP amending bylaw and Draft Comprehensive Development Zone No. 7 rezoning bylaw subject to the following comments for consideration by Council:

- Ensure the development accommodates future transit service,

- Emergency preparedness that considers climate change impacts and emergency evacuation,
- Ensure checks and balances for gentle density and impact on servicing,
- Environmental sensitivity – ensure preservation of old-growth forest areas and encourage preservation of mature forest areas, and ensure the development adheres to Hillside Development Guidelines, including erosion control,
- Ensure park obligations are secured,
- Provide long-term housing, for the community, including affordable housing, and encourage housing for local residents in priority,
- Prohibit short-term vacation rentals, and consider covenant option.
- Ensure effective stormwater management,
- Enhance Riparian Areas Regulations considerations for Pemberton Creek from development and stormwater, including construction impacts,
- Ensure a secondary access is a consideration of Phase 3 rezoning,
- Encourage ongoing monitoring and ensure adequate water supply is addressed at each phase of development,
- Ensure a net improvement and net gain in trails to accommodate user groups as per the draft plan,
- Explore means to address the perceptual impacts of additional traffic and improved traffic safety.

## 6. NEW BUSINESS

No new business arising.

## 7. NEXT MEETING

**Recommendation:** THAT the next meeting take place Thursday March 28<sup>th</sup> if required.

## 8. ADJOURNMENT

At 7:16 p.m. the meeting was adjourned.

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Acting Chair, Kirsten McLeod

**Date:** August 14, 2024  
**To:** Advisory Land Use Commission  
**From:** Mia Bojic, Planning and Building Coordinator  
**Subject:** 7451 and 7453 Frontier St. OCP and Zoning Amendment (OR141)

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The purpose of this report is to provide the Advisory Land Use Committee (ALUC) time to review and discuss on the 7451 and 7453 Frontier St. Official Community Plan (OCP) and amending and rezoning bylaw. The Village seeks a review and comments for consideration to Council on the land use of the lots at 7451 and 7453 Frontier St. The report is to provide an overview of the OCP and zoning amendment application for discussion.

**BACKGROUND**

Location

The subject lands are comprised of two neighbouring properties totalling 0.40 acres located at 7451 and 7453 Frontier Street, at the north-east corner of Frontier Street and Camus Street. The lots can be accessed from Frontier Street or the laneway in the rear. The subject lands are legally described as LOT 1 AND 2 BLOCK 3 DISTRICT LOT 203 LILLOOET LAND DISTRICT PLAN 1624, PID: 011-506-571 and 011-506-580.





The lands have been serving the area as a single-family dwelling with a garage, landscaped yard, and shed. The land use is designated *Residential* in the OCP and are not found in a Development Permit Area. The properties are also located within the flood plain where the Flood Construction Level regulations apply.

The lands are zoned R-1 Residential with the uses being a detached dwelling including accessory uses of a Bed and Breakfast, home occupation, secondary suite, and short-term vacation rental.

Application

The application seeks to rezone both lots to a Comprehensive Development Zone allowing for a mixed residential/commercial use building. The building is proposed to have a maximum of four (4) stories with the first level being commercial. Surface and underground parking accessed from the existing lane has been included in the proposal. The three (3) floors above commercial consisting of 33 residential units.

The application package is attached as **Appendix A**. The full application with all attachments can be viewed on the Village website:

<https://www.pemberton.ca/preview-page/6996742cfba748481baa27650b0f090c>

The proposed zoning breakdown for both residential and commercial uses on the two properties is shown below:

	R-1	C-1	Proposed
<b>Permitted Uses</b>	Dwelling, Detached	Commercial, Civic, Restaurant Service uses.	<b>Residential and Commercial, Restaurant and Service uses.</b>
<b>Permitted Accessory Uses</b>	Bed and Breakfast Home Occupation Secondary Suite Short-Term Vacation Rental	Residential Bed and Breakfast Home Occupation	
<b>Max FAR</b>		2.5	1.8
<b>Max Lot Coverage:</b>	40%	100%	80%
<b>Min Lot Size</b>	700 m <sup>2</sup>	220 m <sup>2</sup>	809.4 m <sup>2</sup>
<b>Min Lot Width</b>	18 m	12 m	20.117 m x 40.234 m
<b>Min Principal Building Width</b>	7.6 m		
<b>Min Front Setback</b>	6 m	0 m	0 m
<b>Min Rear Setback</b>	5 m	5 m	5 m
<b>Min Interior Side Setback*</b>	1.5 m	0	0
<b>Min Exterior Side Setback:</b>	4.6 m	0	0
<b>Max Building Height, Principal: 10.5 m</b>	10.5 m	10.5 m	<b>17 m</b>
<b>Max Building Height, Accessory: 4.6 m</b>	4.6 m	4.6	n/a

The application also proposes the following parking allocation:

	Generation	Requirement	Proposed	Proposed
<b>28 x 1-bedroom units</b>	1 space/unit	28	1 space/unit	28
<b>5 x 2-bedroom units</b>	1.75 space/unit	8.75	1.25 space/unit	6
<b>Visitor</b>	0.25 space/unit	8.25	Visitor overnight, commercial during daytime onsite	6
<b>484 m<sup>2</sup> commercial</b>	0.25 space/100 m <sup>2</sup> *	1.21		
<b>Total Parking</b>		46.21		40
<b>Total Loading</b>	1 space <500 m <sup>2</sup>	1	1 space <500 m <sup>2</sup>	1

### Community Amenity Contributions

The Village has a Community Amenity Contribution Policy as of September 1, 2020, which outlines a framework for defining, establishing, and securing Community Amenity Contributions (CAC) through the rezoning process. The Policy applies to all rezoning applications for residential or mixed-use development that propose an increase in density, development opportunity, or any other zoning change that will increase the land value of land subject to the application. Preliminary negotiations have occurred between staff and the applicants, and mentions of affordable housing units are a possibility as part of the CACs.

### Servicing / Off-site Improvements

Servicing to the development would come from connection to the Village water and sanitary systems. Capacity for water and sanitary would need to be modelled by ISL, the Village's Engineering Consultant.

The applicant has provided a Preliminary Servicing Report by Binnie & Associates Ltd. The report was submitted with the application package as a requirement for a conceptual servicing report, water system plan, sanitary catchment plan, and stormwater management plan. It outlines the existing infrastructure as well as future requirements to support the development.

Off-site improvements will be determined by the Village and secured through a Servicing Agreement. Development Cost Charges may also be applicable.

## **DISCUSSION AND COMMENTS**

The purpose of this report is for the ALUC to provide Council with recommendations respecting the land use change for the lots 7541 and 7543 Frontier Street. The report is intended to demonstrate the relative merits of the proposal and a request for recommendations based on the rationale and referral comments to date. Questions and comments related to detailed design will be addressed in the development permit process after the rezoning has been adopted. The following sections provide a review of relevant plans and policies, and a summary of engagement activities and the responses.

### **Plan and Policy Review**

The Squamish Lillooet Regional District (SLRD) Regional Growth Strategy (RGS) 2019 seeks to be a region comprised of diverse, distinct, and livable communities. To achieve the vision, the RGS establishes eleven (11) goals that guide growth management challenges. The most relevant goal is as follows:

Goal 1 aims to encourage development into compact, complete, sustainable communities. The intent is to promote efficient use of land at higher population densities with greater transportation choices, protects agriculture, natural areas and open spaces, and provides an opportunity to live and work in the same community.

### Official Community Plan

#### *Regional Context Statement*

The OCP is required to be consistent with the RGS policies and includes a context statement that describes how the Village meets each goal. As previously mentioned, Goal 1 is addressed through the Village OCP directing growth into Urban Areas contained within an Urban Growth Boundary. The regional context statement contains direction for specified properties, of which this application is not included in.

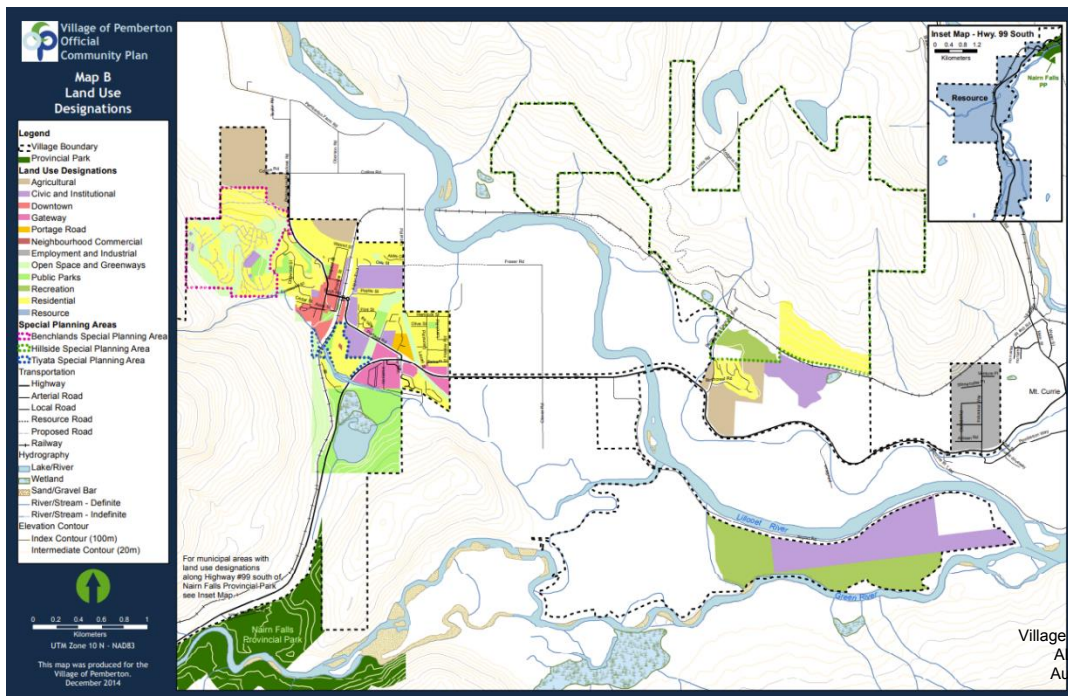
#### *Policies and Directions*

Generally, the OCP addresses growth and development within Village boundaries through several policies. The following policy is closest related to the application.

Policy 5.1 outlines the importance of managing growth within the Village's development footprint. Principles, like Smart Growth, reference mixing land uses, building compact neighbourhoods, and encouraging growth in existing communities.

#### *Land Use Designation*

The OCP Land Use Designations are as identified in OCP Map B. These designations regulate the types and scales of land uses in the Village boundary.



The parcels under application at 7451 & 7453 Frontier St. are currently designated as *Residential* within the Urban Growth boundary. However, the lands are not located in a Development Permit Area.

### Community Climate Action Plan

The 2022 Community Climate Action Plan (CCAP) includes policies related to development. Strategy “Shift Beyond the Car” is applicable for this application as it relates to the RGS and OCP directions on building compact communities. Policy Shift 1 focuses on utilizing land use policies to enable compact community growth. This development provides compact growth by developing over 30 dwelling units on two lots that currently only provide one.

Policy Shift 2 prioritizes walking, cycling, and zero emission mobility options. This policy is relevant when considering how the new development fits in the downtown area as it is close to amenities, transit, and services.

### Age-Friendly Housing Action Plan

The 2019 Age-Friendly Housing Action Plan looks at creating an inclusive community through an age-friendly lens with a full range of affordable housing types. The goals are to:

- Prioritize affordable housing
- Encourage housing design to meet changing household needs and allow seniors to age-in-place
- Focus on addressing housing needs for low to moderate income households
- Foster collaborative partnerships to address housing issues and related social infrastructure

The proposed development aims to increase and diversify Pemberton’s housing typology. The units will become available to residents of all-ages. Affordable and below-market units were mentioned in the application as a possibility of a Community Amenity Contribution however there is no discussion of it geared towards specific age groups.

## **Engagement**

### Referrals and Responses

Referral letters were sent to Lílwat Nation and other agencies as per Council’s resolution of January 1, 2024.

***THAT Council has considered the obligations under Section 475 of the Local Government Act with respect to the Official Community Plan and Zoning Amendment application by Anna Rodie of Stark Architecture, on behalf of property owners Linda and Stuart Sambell, that proposes development of a mixed-use development at 7451 and 7453 Frontier Street with the legal descriptions of the properties being LOT 1 and 2 DISTRICT LOT 203 LILLOOET DISTRICT PLAN 1624, PID 011-506-571 and PID 011-506-580, and requests that the applicant organize, advertise, and host at least one (1) public information meeting prior to consideration of first and second readings of the forthcoming OCP amending bylaw.***

**THAT** Council has considered Section 475 of the Local Government Act and directs staff to consult with the following organizations before consideration of first and second readings of the forthcoming OCP amending bylaw:

- *Lílwat Nation*
- *Squamish-Lillooet Regional District (SLRD)*
- *Ministry of Transportation and Infrastructure*
- *Pemberton Valley Dyking District*
- *School District No. 48 - Sea to Sky*
- *School District No. 93 - Conseil scolaire francophone de la BC*
- *Pemberton and District Chamber of Commerce*
- *TELUS*
- *BC Hydro*

Summaries of responses are below with the complete letters attached as **Appendix B**.

### *Lílwat Nation*

The Village of Pemberton lies within the traditional, ancestral, and unceded territory of the Lílwat Nation. The lands have been used and occupied by the Lílwat Nation since time immemorial.

In the response letter dated March 19, 2024, the Lílwat Nation asserts its inherent aboriginal title to its entire traditional territory, sovereignty over its traditional territory, and a right to self-determination. The Lílwat Nation's aboriginal rights, including title, are protected under the s. 35 of the Constitution Act, 1982.

The Lílwat Nation Land Use Committee reviewed the application and prepared to provide support for the application on the condition that archaeological monitoring be conducted by Lílwat Nation Technician(s) for any ground disturbance.

### *Squamish Lillooet Regional District (SLRD)*

The SLRD reviewed the application and noted that the requested height increase, and parking space reduction request appears to be consistent with the building forms and uses present in the vicinity of the proposed development.

### *Ministry of Transportation and Infrastructure (MOTI)*

On January 31, 2024, MOTI granted preliminary approval for the rezoning and has no objections to the proposed OCP Amendment.

### *Pemberton Valley Dyking District (PVDD)*

The PVDD reviewed the application mentioning that there are unknown ground water conditions on the along with more detailed considerations that will come up later on in the development permit and building permit process.

### *School District 48 Sea to Sky*

SD48 works with the province's demographer to account for population increase and the impacts proposed developments will have on K-12 schools. From the calculations completed based on

the 33 units this application will yield, SD48 deems that the potential increase in student population should not have an impact on schools in School District 48.

### BC Hydro

BC Hydro has no objection in principle to the application for the mixed-use commercial and residential development.

### Village of Pemberton (VOP) – Internal Referrals

Village staff had opportunity to provide comment on the development. Points were brought up to mention the building design which would be addressed later in the development permitting process. The proposal was noted to serve the community with its proximity to transit and access to recreational opportunities.

### **Public Meetings**

On Thursday February 1<sup>st</sup>, 2024, STARK Architecture held a Public Information Meeting acting as the agent for the property owners of 7451 and 7453 Frontier Street. The meeting was held at the Pemberton Community Centre from 6:30pm to 8:30pm and was locally advertised in the Pique along with mailed letters. Feedback was collected through interactive boards and a questionnaire. Up to 20 people attended the event and 10 individuals responded to the questionnaire provided.

### Comment Summary

Numerous comments were collected from the questionnaire responses. Feedback from the questionnaire included comments on the building design, congestion concerns, parking allotment, and ideas on the different commercial uses the development could provide on the first floor. A more detailed report on the Public Information Meeting with comments can be found in **Appendix C**.

### **Discussion**

The proposed development meets the goals of some of the policies and Official Community Plan as outlined above. The location is in the downtown core, closest to existing higher density developed streetscapes. Densifying in areas that are close to transit, amenities, and services, aligns with the Regional Growth Strategy and Community Climate Action Plan initiatives.

Comments that were received through referrals and the public meeting highlight the servicing needed to accommodate the number of units as well as parking and building design. These detailed comments will be addressed later for development permit issuance. Village staff have and will continue to maintain dialogue with the applicants to define what the applicants Community Amenity Contribution will look like.

After reviewing the application, Village staff recommend the change in land use as it poses a positive contribution to the community. It supports development in an already dense area with transit, amenities, and services nearby. There are details to be considered such as servicing, building design, and parking allocation, however the general land use change is supported by staff.

Staff are seeking comments from the ALUC on the land use change proposed in the development application and have prepared a draft resolution to that effect.

## **RESOLUTION OPTIONS**

### **Approval Recommendation**

- 1. That the Advisory Land Use Commission has reviewed the 7541 and 7453 Frontier St. OCP and Zoning Amendment application documents and offers the following comments for consideration by Council:**
  - a. {Comments to be added by resolution}**

*Attachments:*                    *Appendix A – Application Package*  
                                         *Appendix B – Referral Response Letters*  
                                         *Appendix C – Public Information Meeting Comments*

## FRONTIER STREET OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT

### Village of Pemberton

#### October 5, 2023

The owners of 7451 & 7453 Frontier Street would like to redevelop the existing lots to a mixed use residential and commercial building consistent with the neighbouring Expedition Station and Elements also in downtown Pemberton. Currently the lots are subdivided, so an application to amalgamate the lots would be made. This summary provides an overview of the development plans together with accompanying concept plans and renderings as prepared by Stark Architecture (dated October 4, 2023).

The following narrative provides a brief overview of the subject lands and the proposed development concept.

### SUBJECT LANDS:

#### Location

The lands are located on the north-west corner of Frontier Street and Camus Street in downtown Pemberton. The Community Barn is just south of Camus fronting the east side of Frontier Street with its parking lot immediately east of the subject lands.

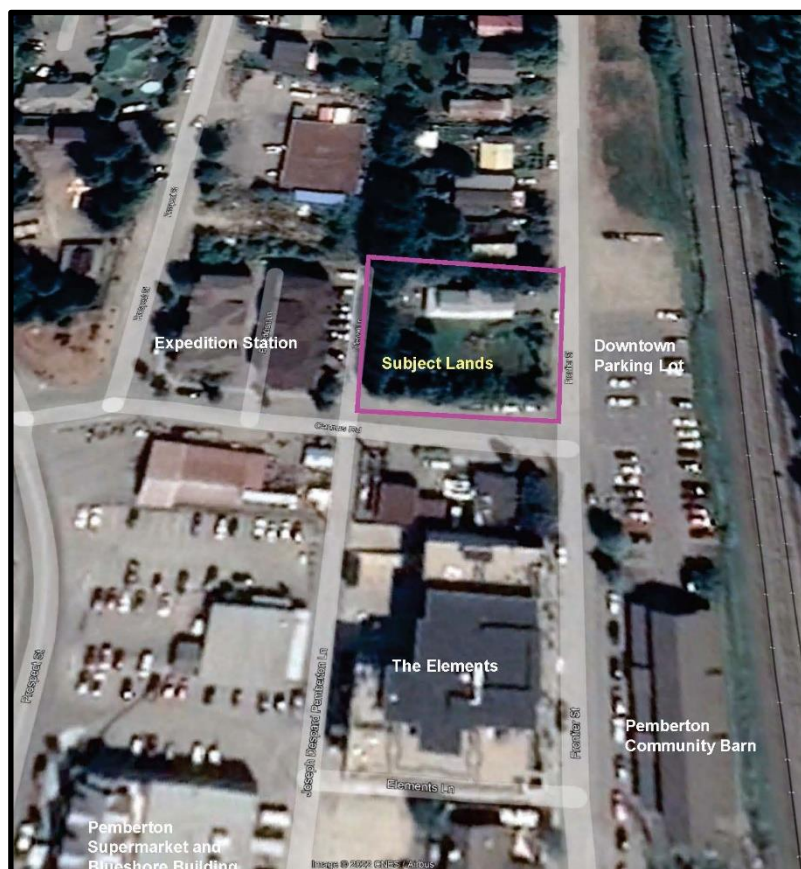
The property was purchased by Linda and Stuart Sambell in 2021.

#### Context

The subject lands are physically in the centre of the downtown. The site also offers excellent visibility from the street and spectacular views to the southwest to Mount Currie (Ts'zil). The site is also adjacent to the Pemberton Community Barn and within the pedestrian focused downtown, where new residents will be able to walk to most local shops and services. The downtown also has transit service, close by (in front of the Blackbird Bakery).

#### Legal Description

The legal descriptions are Lot 1 & 2, Block 3, District Lot 203, LD, Plan 1624, PID: 011-506-571 & 011-506-580





## FRONTIER STREET OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT

October 5, 2023

**Existing Use**

The site currently accommodates an existing single-family home and garage (Lot 2) with a landscaped yard and shed (Lot 1). The site survey is provided in **Attachment #2**. The rear of the property is serviced by an improved laneway, running perpendicular to Camus Street.

**Land Use Designations**

The current OCP and Zoning Bylaw designations reflect the previous owners desire to retain their low-density residential use.

**Official Community Plan** - The lands are currently designated as **Residential** use within the Urban Growth Boundary. Sanitary and water connections appear to be nearby. A future sidewalk has been anticipated on Camus Street, and the property is within the floodplain. The lands are not designated as a Development Permit Area, likely given its existing single family residential use.

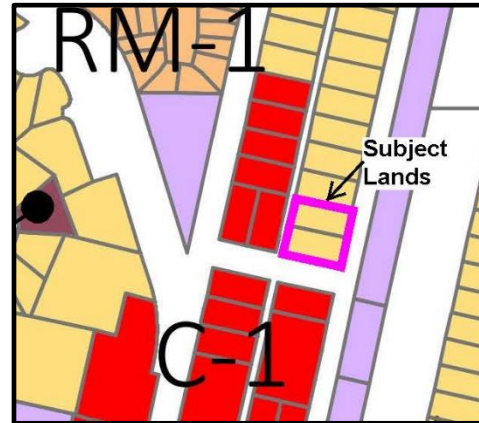
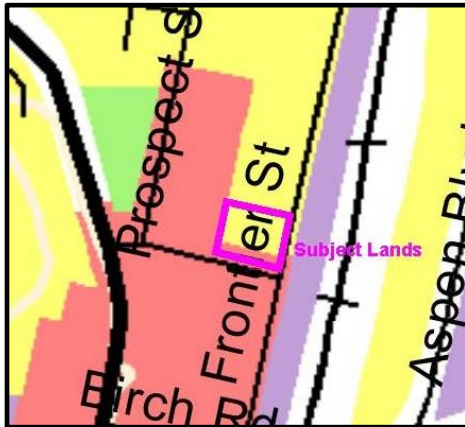
The following provides the designations of the lands in the OCP Maps:

A	Within Urban Growth Boundary
B	Land Use <b>Residential</b>
C	Development Permit <b>No designation</b>
G	Proposed Open Space & Greenways and Proposed Public Parks Pemberton Community Barn just south on the west side of Frontier Street
I-1	Water Servicing Indicates an existing watermain
I-2	Sanitary Servicing Adjacent to sewer main
J-1	Transportation Both Frontier and Camus are Local Roads
J-2	Public Transportation and Sidewalks Proposed Sidewalk on Camus
L	Land Constraints <b>Floodplain</b>
M	Fire Protection Within the Village of Pemberton Fire Protection Area

**Zoning Bylaw Designation** – The site is zoned R-1 Residential and is intended to accommodate detached dwellings within residential neighbourhoods. Permitted uses are detached dwellings, accessory of a Bed and Breakfast, home occupation, secondary suite, and short-term vacation rentals. The site and building regulations respond to single family considerations with significant setbacks, and limited building coverage and height.

## FRONTIER STREET OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT

October 5, 2023



### Property Dimensions and Area

The two lots are identical in size each measuring 20.117 m x 40.234 m with an area of 809.4 m<sup>2</sup>. The total size of the development site is 1618.8 m<sup>2</sup> or 0.40 acres. The site's primary frontage is Frontier Street, secondary frontage Camus Street and rear access via a public laneway.

### Access

**Vehicular:** There are currently access points for vehicles directly from Frontier Street and Camus Street, as well as Menzel Lane.

**Pedestrian/Cycling** – There is currently no sidewalk along the existing road frontages.

**Transit** – There are two transit routes that service Pemberton (one to Whistler, the other to Xit'olacw and Mount Currie), although lines stop directly at the LCAI site (the only stop in the Village is at the Blackbird Bakery downtown).

## PROPOSED DEVELOPMENT

### Intent

The Sambells purchased the property in 2021, and apply to amend the Official Community Plan (OCP) and the Zoning Bylaw to permit land uses more consistent with the existing and contemplated development in the downtown (i.e. Expedition Station and south with the Elements, and Blueshore/Pemberton Valley Supermarket buildings).

Pre-Application discussions with the Village of Pemberton generally supported the infill opportunity, which would provide additional commercial retail and services as well as apartment units in a mixed-use building, (commercial uses only on the ground floor).

The concept plan which proposes a mixed residential and commercial use introduces land use directions that are consistent with the current OCP policies specifically:

- Maintain the downtown as the dominant commercial node, as well as a cultural and social focal point of the Pemberton area

FRONTIER STREET OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT

October 5, 2023

- Make efficient use of land that is deemed appropriate for development through embracing applicable Smart Growth Principles
- Offer an interesting, convenient and pedestrian-friendly downtown

Further as noted in the OCP, the Downtown Enhancement Strategy identifies the following principles in consideration of future planning and development of the area:

- Provide a mix of land uses at increased densities;
- Be environmentally, socially and economically sustainable;
- ensure great, focused and designed open spaces;
- Be pedestrian, bike and stroller friendly and accessible;
- Provide a strong sense of arrival;
- Ensure appropriate parking and transit facilities;
- Be economically vibrant;
- Showcase the natural assets;
- Share Pemberton’s authentic identity; and
- Work together to meet stakeholder and community needs.

The proposed building has been thoughtfully designed to include the below features:

- Designed to maximise commercial space along Frontier Street with 3m of patio spill out space on both Frontier and Camus Street.
- Wrap around covered patio on Frontier and Camus Street. The patio is higher than the pedestrian walkway to create separation.
- Quiet residential entry off Camus Steet, visually marked by providing different canopy treatment above.
- Landscaping integrated into the façade, softening the building.
- The building purposely steps back in set locations to visually reduce the building mass into four smaller volumes. The setbacks are positioned to signify entrances into the residential lobby and commercial spaces.
- The residential units at levels 2-4 are intentionally setback from Frontier and Camus Street between 2-3m.

**Preliminary Concept**

Proposed to rezone the two lots to a Comprehensive Development Zone allowing for a mixed residential/commercial use building. Proposed four stories maximum with level 1 commercial and 1.8 FAR. The proposal is to construct a four-storey building with an FAR of 1.8. The commercial (and ancillary uses) are proposed on the ground floor with surface and underground parking accessed from the existing lane<sup>2</sup>. The residential uses above will include three (3) storeys of residential with 33 units. The following provides an overview of the development by floor:

Residential Unit Mix	# Units	Area of Units (m <sup>2</sup> )
<b>Level 1</b>	5	CRU units (4 x 93.5 m <sup>2</sup> 1 x 110.3 m <sup>2</sup> )
<b>Level 2 Residential</b>	4	1 bdrm (56-65 m <sup>2</sup> )
	5	1 bdrm + den (75-81 m <sup>2</sup> )
	1	2 bdrm (81 m <sup>2</sup> )

## FRONTIER STREET OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT

October 5, 2023

	1	2 bdrm + Den (94 m <sup>2</sup> )
<b>Level 3 Residential</b>	4	1 bdrm (56-65 m <sup>2</sup> )
	5	1 bdrm + den (75-81 m <sup>2</sup> )
	1	2 bdrm (81 m <sup>2</sup> )
	1	2 bdrm + Den (94 m <sup>2</sup> )
<b>Level 4 Residential (Penthouse)</b>	4	1 bdrm (56-65 m <sup>2</sup> )
	6	1 bdrm + den (75 m <sup>2</sup> )
	1	2 bdrm + Den (94 m <sup>2</sup> )
<b>Total Commercial Units</b>	5	
<b>Total Residential Units</b>	33	

All units to have a private deck from 7.8 m<sup>2</sup>. The total interior storage for bikes ski's & general storage is 171m<sup>2</sup>.

The following provides a comparison of the current R-1 zoning, immediately adjacent C-1 zoning, and the proposed development (which could be zoned as a comprehensive development). The red highlighted font shows differences among the C-1 zone and the proposed development.

	R-1	C-1	Proposed
<b>Permitted Uses</b>	Dwelling, Detached	Commercial, Civic, Restaurant Service uses.	<b>Residential</b> and Commercial, Restaurant and Service uses.
<b>Permitted Accessory Uses</b>	Bed and Breakfast Home Occupation Secondary Suite Short-Term Vacation Rental	Residential Bed and Breakfast Home Occupation	
<b>Max FAR</b>		2.5	1.8
<b>Max Lot Coverage:</b>	40%	100%	80%
<b>Min Lot Size</b>	700 m <sup>2</sup>	220 m <sup>2</sup>	809.4 m <sup>2</sup>
<b>Min Lot Width</b>	18 m	12 m	20.117 m x 40.234 m
<b>Min Principal Building Width</b>	7.6 m		
<b>Min Front Setback</b>	6 m	0 m	0 m
<b>Min Rear Setback</b>	5 m	5 m	5 m
<b>Min Interior Side Setback*</b>	1.5 m	0	<b>0</b>
<b>Min Exterior Side Setback:</b>	4.6 m	0	0
<b>Max Building Height, Principal: 10.5 m</b>	10.5 m	10.5 m	<b>17 m</b>
<b>Max Building Height, Accessory: 4.6 m</b>	4.6 m	4.6	n/a

\*The total of two interior lot lines setbacks shall not be less than 4.5 m with at least one of the interior lots line setbacks not being less than 1.5 m.

## FRONTIER STREET OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT

October 5, 2023

**Parking**

The development concept would generate the following parking generation:

	Generation	Requirement	Proposed	Proposed
<b>28 x 1-bedroom units</b>	1 space/unit	28	1 space/unit	28
<b>5 x 2-bedroom units</b>	1.75 space/unit	8.75	1.25 space/unit	6
<b>Visitor</b>	0.25 space/unit	8.25	Visitor overnight, commercial during daytime onsite	6
<b>484 m<sup>2</sup> commercial</b>	0.25 space/100 m <sup>2</sup> *	1.21		
<b>Total Parking</b>		46.21		40
<b>Total Loading</b>	1 space <500 m <sup>2</sup>	1	1 space <500 m <sup>2</sup>	1

\*neighbourhood commercial

It is the intent that a parking space on site be provided for every unit minimum. Additional (and new) on-street parking spaces can also be provided along Frontier and Camus Street for the commercial uses. A variance will be required for the on-street loading stall. The applicant would then like to be considered for cash-in-lieu parking for the on site deficit, as well with applying small car and tandem parking opportunities, where applicable. The applicant requests a variance to reduce the parking stall width from 3.05m to 2.74m. The reduction aligns with typical parking stall widths in neighbouring municipalities such as Whistler. E-charge connections can also be considered, in accordance with the Zoning Bylaw being 1 EV charging space for every ten stalls (4 EV charging stalls will be required).

## SUPPORTING TECHNICAL REPORTS

Additional direction is required regarding any technical reports that may be required in support of the OCP and zoning amendment applications, such as site servicing and traffic. The applicant has included the Kontur report for reference (May 2023).

The main issue appears to be the flood protection level. In previous discussion with the Village and Kontur it was confirmed that in accordance with the **Flood Hazard Area Land Use Management Guidelines (FMLUG)** a flood plain bylaw may be modified...provided the subject property is in the flood plain fringe area and that there is not erosion of channel avulsions hazards in the immediate vicinity. It is confirmed by Kontur that the recommended FCL could be reduced by the freeboard (0.6m) – resulting in a FCL of **211.5** or about 1.0-1.5 m above existing grade.

In addition, the Pemberton Building Bylaw allows for the Building Official to exercise the authority to provide an exemption whereby **a report by a professional engineer** who has assessed the condition of the land certifies in the report that the land may be safely used for its intended purposes subject to the following conditions.

1. the owner covenants with the Village to use the land only in the manner certified in the report, as enabling the safe use of the land for the intended use.
2. a covenant containing conditions for reimbursing the Village for any expenses that may be included by it because of the breach of the covenant.
3. registration of the Section 219 covenant on title.

It is understood that Kontur cannot give assurance that the areas below FCL would be safe for intended use as flood damage could occur. It would be up to Pemberton to decide if it could be classified as a hardship case. The proposed development has the first floor below the FCL, but the intent would be to have all EOT facilities, mechanical and electrical above the FCL. This will allow the commercial space to have a comfortable association with the street level. A similar variance occurred with the Elements Building.

## COMMUNITY AMENITY CONTRIBUTIONS

The applicants are aware of the Village's voluntary request for Community Amenity Contributions (CACs) and Affordable Housing as a rezoning provides value through increased development rights that in-turn should be off-set by the capital or cash contribution of community amenities and affordable housing. The current CAC policy, however, is dated and likely will not be updated until the provincial government introduces their new legislation, slated for late October 2023.

In addition, the Village has prepared a Housing Needs Assessment which indicates a significant need for housing through to 2028. In addition, the study highlights the need for a flexible and diverse housing stock, supply more non-market and rental housing options, and address the high cost of homeownership. It is understood that the Village is working through more recent development applications for new housing product (ranging from rental, ownership and non-market units). The applicants would like to better understand how the subject application could best contribute to a community amenities and affordable housing. It would be helpful to meet and discuss the most appropriate approach for the Village.



Box 100 | 7400 Prospect Street  
 Pemberton BC V0N 2L0  
 P: 604.894.6135 / Email:  
[developmentsservices@pemberton.ca](mailto:developmentsservices@pemberton.ca)  
 Website: [www.pemberton.ca](http://www.pemberton.ca)

**DEVELOPMENT PROJECT APPLICATION FORM**

Application Type:

- (OR)** OCP Bylaw Amendment &/or Zoning Bylaw Amendment
- (SO)** Subdivision
- (DP)** Development Permit
- (DVP)** Development Variance Permit
- (TUP)** Temporary use Permit
- Other** (Please Specify): \_\_\_\_\_

**Site/Property Information**

Civic Address (if applicable):

Legal Description:

PID:

Parcel Size:

Current land use:

Existing Zone:

Existing OCP land use designation:

Applicable Development Permit Area Designations:

**Proposal Information**

Project Name:

Project Description:

Proposed Zone:

Detailed List of Variances required, if any:	
Proposed Number of New Dwellings:	
New SFD Count:	New Townhouse Count:
New Apartment Count:	Other:
Proposed Number of New Lots:	
Parking Stalls required per current Zoning Bylaw:	
Parking Stalls proposed:	
Proposed New Non-Residential floor space (square meters):	
Application Fee as calculated by Applicant:	
<b>Owner and Agent Information</b>	
Land Owner Name(s):	Phone:
Email:	Mailing Address:
<i>Owner Signatu</i> 	<i>Signature Date:</i>
Owners Agent Name:	Phone:
Email:	Mailing Address:
<i>Agent Signature:</i>	<i>Signature Date:</i>

### **Pre-Application Meeting**

It is strongly recommended that prior to submitting an application an applicant meet with Village of Pemberton Development Services Department to review application requirements. The intent of the pre-application will be to confirm specific submission requirements.

It is important to have the Village identify the information required for the application since any applications deemed incomplete by the Development Services Department will not be processed.



# 7451 & 7453 FRONTIER ST - REZONING APPLICATION



## DRAWING LIST - REZONING

SHEET	SHEET NAME
RZ00	7451+7453 FRONTIER STREET
RZ01	CONTEXT PLAN + PHOTOS
RZ02	PROJECT DATA & LEVEL 1 SITE PLAN
RZ03	AREAS- OPTION 3
RZ04	EXCLUSIONS
RZ05	STREET SECTIONS
RZ06	SUN STUDIES
RZ07	3D - CORNER OF FRONTIER + CAMUS
RZ08	3D - ALONG FRONTIER
RZ09	3D - CORNER OF CAMUS + MENZEL LANE
RZ10	STREET ELEVATIONS
TOTAL: 11	



CONTEXT PLAN + PHOTOS

FRONTIER STREET  
PEMBERTON, BC

RZ01

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PROJECT NO. 1682

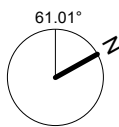
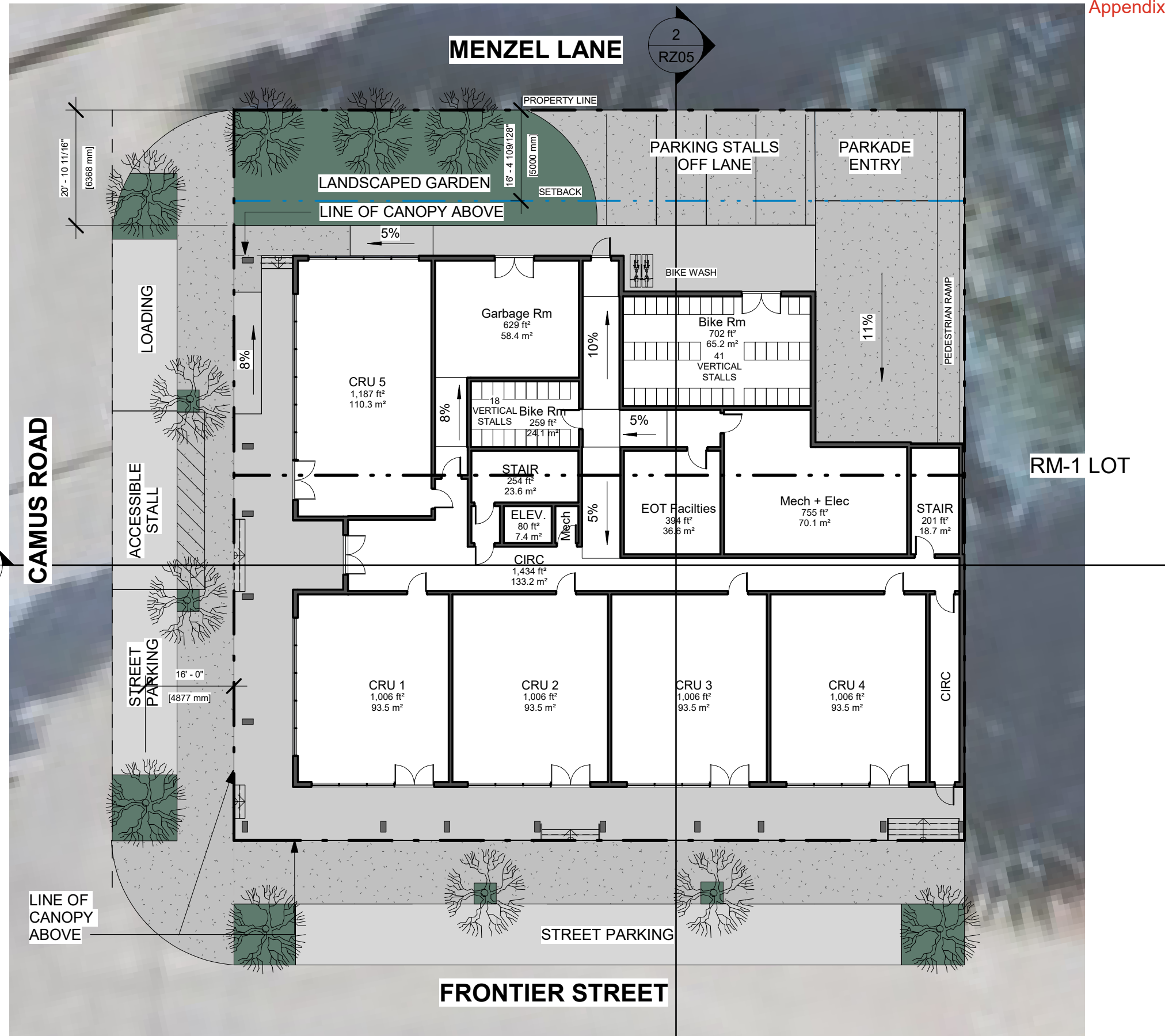
**STARK**

Village of Pemberton  
ALUC Meeting  
August 14, 2024  
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**FRONTIER STREET - REZONING DATA**

**CIVIC ADDRESS:** 7451 & 7453 FRONTIER STREET, PEMBERTON BC  
**LEGAL ADDRESS:** LOT 1 & 2 BLOCK 3 DISTRICT LOT 203 LILLOOET DISTRICT PLAN 1624  
**OCP LAND USE DESIGNATION:** RESIDENTIAL  
**ZONING:** R-1 RESIDENTIAL  
**REZONING PROPOSED:** COMPREHENSIVE DEVELOPMENT ZONE  
**DPA ZONES:** FIRE PROTECTION AREA, FLOOD AREA  
**SITE AREA:** 1,619m<sup>2</sup> (17424sq.ft)

1. OCP / ZONING DATA	BYLAW	PROPOSED	
PROPOSED USE:	RESIDENTIAL	RESIDENTIAL / COMMERCIAL	
OCP AMENDMENT REQUIRED?:		YES	
REZONING REQUIRED?:		YES	
LOT AREA (MIN.)	700 sq m	1,619 sq m	17,424 SF
LOT WIDTH (MIN.)	18 m	40.23 m	
MAX. BUILDING HEIGHT	10.5 m	17 m	
MAX LOT COVERAGE	40 %	80%	
FAR:	N/A	1.8	
MAX. GFA	N/A	2,914 m <sup>2</sup>	31,363 SF
BUILDINGS PER LOT	1	1	
SETBACK FRONT	6 m	0 m	
SETBACK REAR	5 m	5 m	
SETBACK INTERIOR SIDE	1.5 m	0 m	
SETBACK EXTERIOR SIDE	4.6 m	0 m	



**PROJECT DATA & LEVEL 1 SITE PLAN**

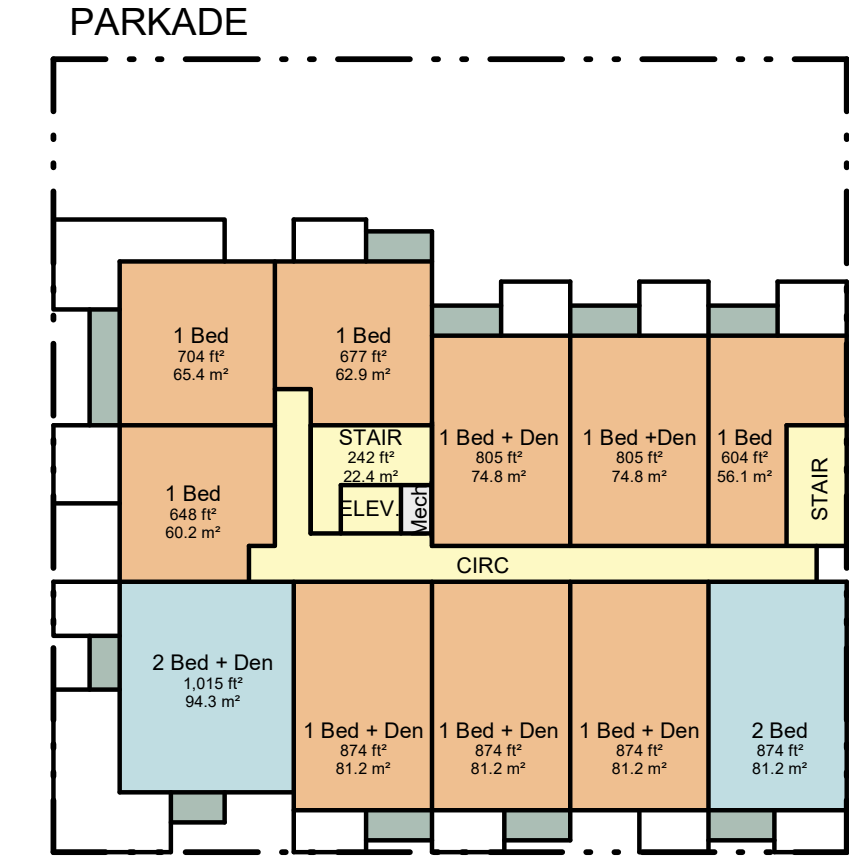
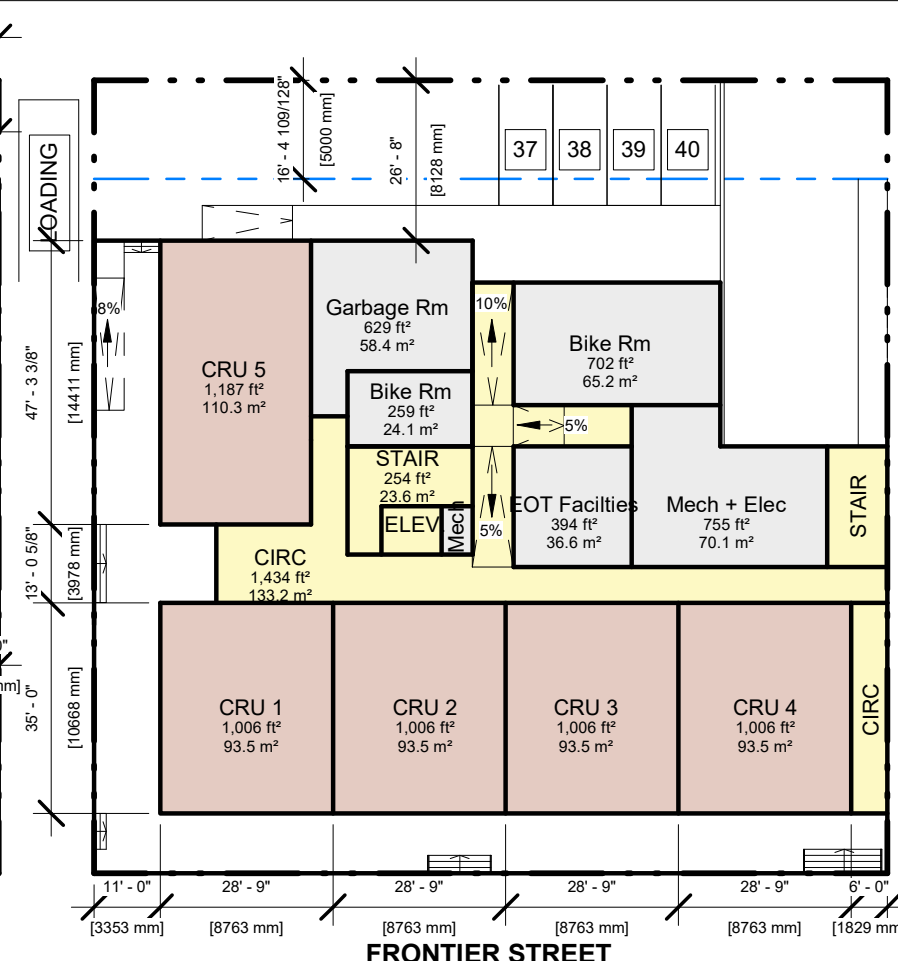
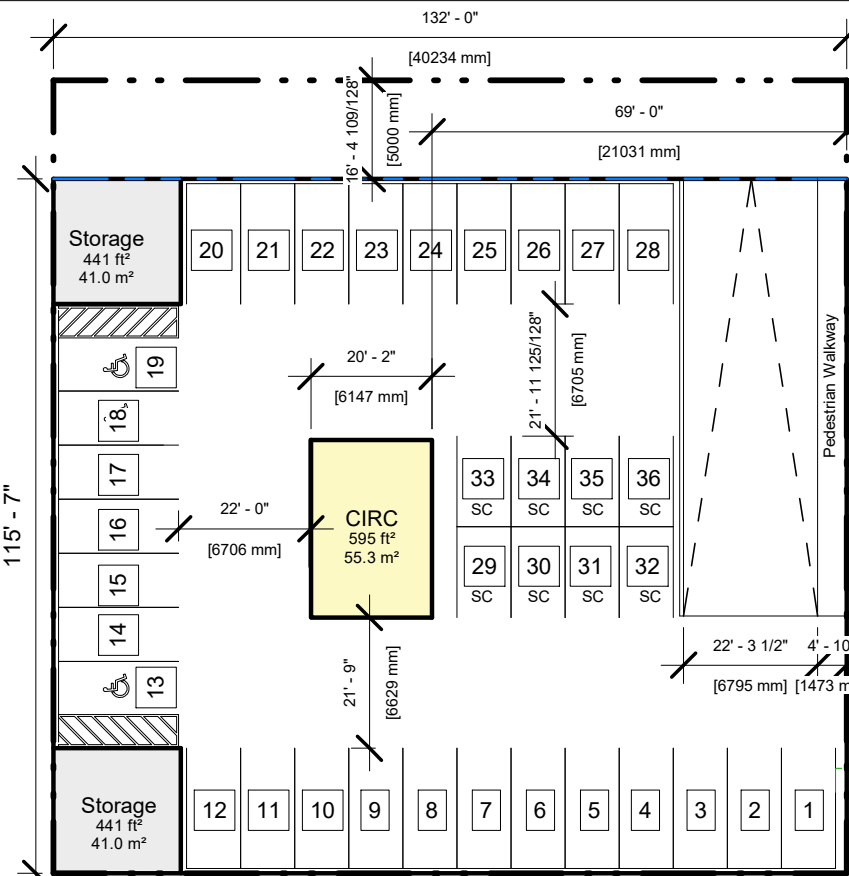
FRONTIER STREET  
PEMBERTON, BC

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**GROSS FLOOR AREA**

PARKADE	1477 ft <sup>2</sup>	137.3 m <sup>2</sup>
LEVEL 1	10171 ft <sup>2</sup>	944.9 m <sup>2</sup>
LEVEL 2	10083 ft <sup>2</sup>	936.7 m <sup>2</sup>
LEVEL 3	10083 ft <sup>2</sup>	936.7 m <sup>2</sup>
LEVEL 4	9806 ft <sup>2</sup>	911.1 m <sup>2</sup>
<b>TOTAL</b>	<b>41620 ft<sup>2</sup></b>	<b>3866.6 m<sup>2</sup></b>

**EXCLUSIONS**

PARKADE	1477 ft <sup>2</sup>	137.3 m <sup>2</sup>
LEVEL 1	4959 ft <sup>2</sup>	460.7 m <sup>2</sup>
LEVEL 2	1329 ft <sup>2</sup>	123.4 m <sup>2</sup>
LEVEL 3	1329 ft <sup>2</sup>	123.4 m <sup>2</sup>
LEVEL 4	1328 ft <sup>2</sup>	123.3 m <sup>2</sup>
<b>TOTAL</b>	<b>10421 ft<sup>2</sup></b>	<b>968.2 m<sup>2</sup></b>

**TOTAL GFA** 31199 ft<sup>2</sup> 2898.5 m<sup>2</sup>  
**SITE AREA** = 17,424 ft<sup>2</sup> 1,619 m<sup>2</sup>  
**FAR 1.8**

**COMMERCIAL RENTABLE AREA**

LEVEL 1	5212 ft <sup>2</sup>	484.2 m <sup>2</sup>
---------	----------------------	----------------------

**RESIDENTIAL RENTABLE AREA**

LEVEL 2	8754 ft <sup>2</sup>	813.3 m <sup>2</sup>
LEVEL 3	8754 ft <sup>2</sup>	813.3 m <sup>2</sup>
LEVEL 4	8479 ft <sup>2</sup>	787.7 m <sup>2</sup>
<b>TOTAL</b>	<b>25987 ft<sup>2</sup></b>	<b>2414.2 m<sup>2</sup></b>

**AREAS PER USE/ UNIT COUNT**

1 BED	21194 ft <sup>2</sup>	1969.0 m <sup>2</sup>	28
2 BED	4793 ft <sup>2</sup>	445.3 m <sup>2</sup>	5
CIRC	6637 ft <sup>2</sup>	616.6 m <sup>2</sup>	
CRU	5212 ft <sup>2</sup>	484.2 m <sup>2</sup>	
SERVICES	3784 ft <sup>2</sup>	351.6 m <sup>2</sup>	

**PARKING REQUIRED**

COMMERCIAL	484.2 m <sup>2</sup>	0.25*100m2	2
1 BED	28	1 /UNIT	28
2 BED	5	1.75 /UNIT	9
LOADING (<500M2)			1
VISITOR		@ 0.25 *UNIT	8
<b>TOTAL</b>			<b>48</b>

**PARKING PROPOSED**

1 BED	28	1 /UNIT	28
2 BED	5	1.25 /UNIT	6
LOADING (<500M2)			1
VISITOR/COMMERCIAL* @ 0.13 *UNIT			6
<b>TOTAL</b>			<b>41</b>

\*COMMERCIAL PARKING PROPOSED TO BE USED DURING DAYTIME HOURS & VISITOR PARKING DURING EVENING HOURS

4 EV SPACES WILL BE PROVIDED



**AREAS- OPTION 3**

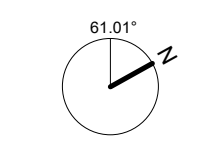
FRONTIER STREET  
PEMBERTON, BC

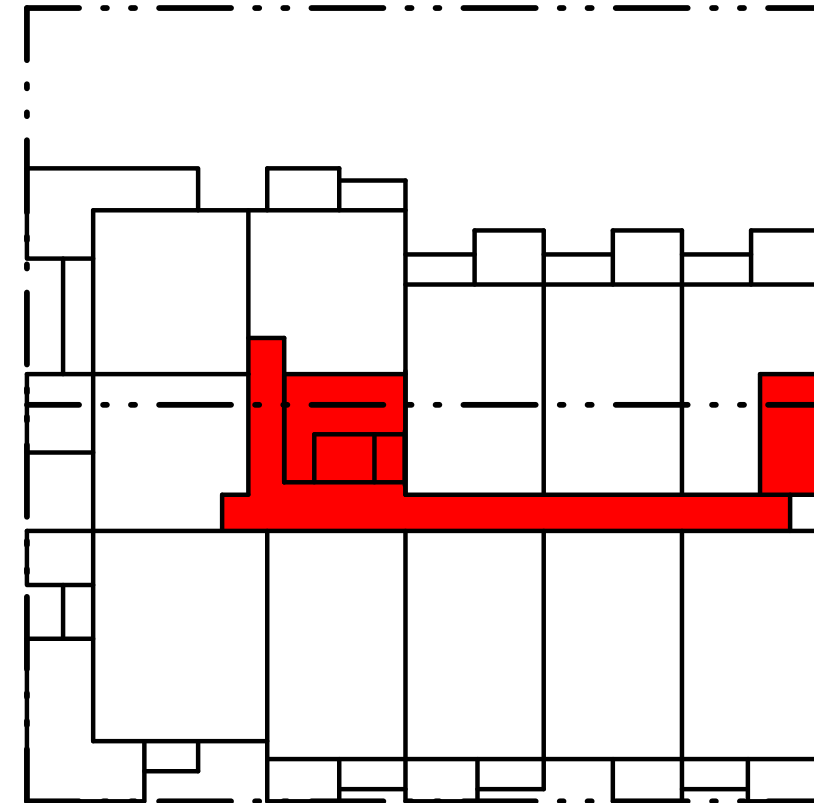
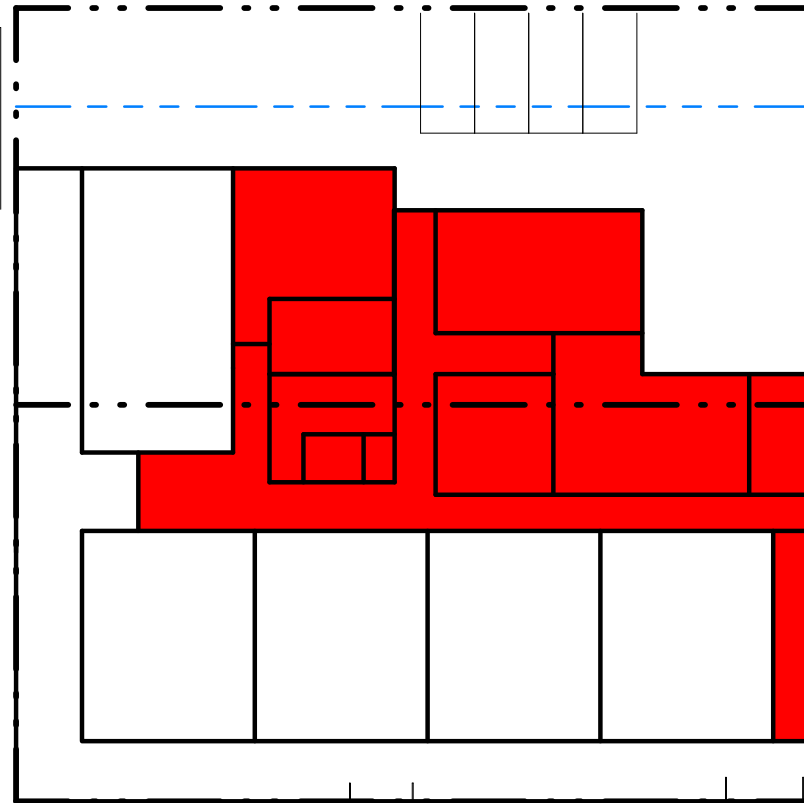
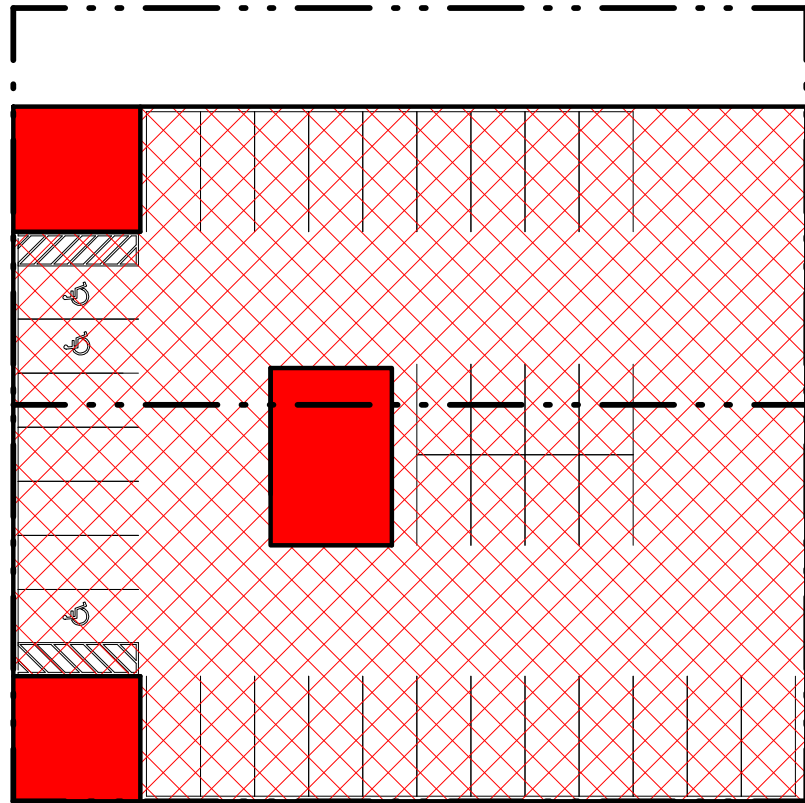
**AMENITIES**

ALL UNITS TO HAVE A PRIVATE DECK FROM 84ft<sup>2</sup> / 7.8m<sup>2</sup> IN SIZE

TOTAL INTERIOR STORAGE FOR BIKES SKI'S & GENERAL STORAGE OF 1,843 ft<sup>2</sup> / 171m<sup>2</sup>

CLASS A BIKE STALLS  
BIKE ROOM 01: 41  
BIKE ROOM 02: 18





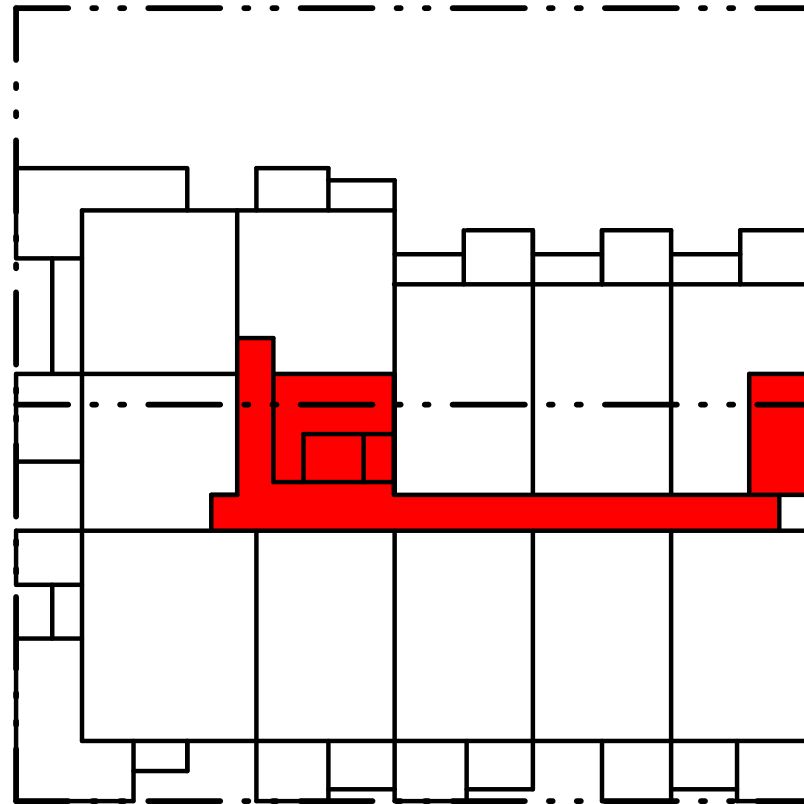
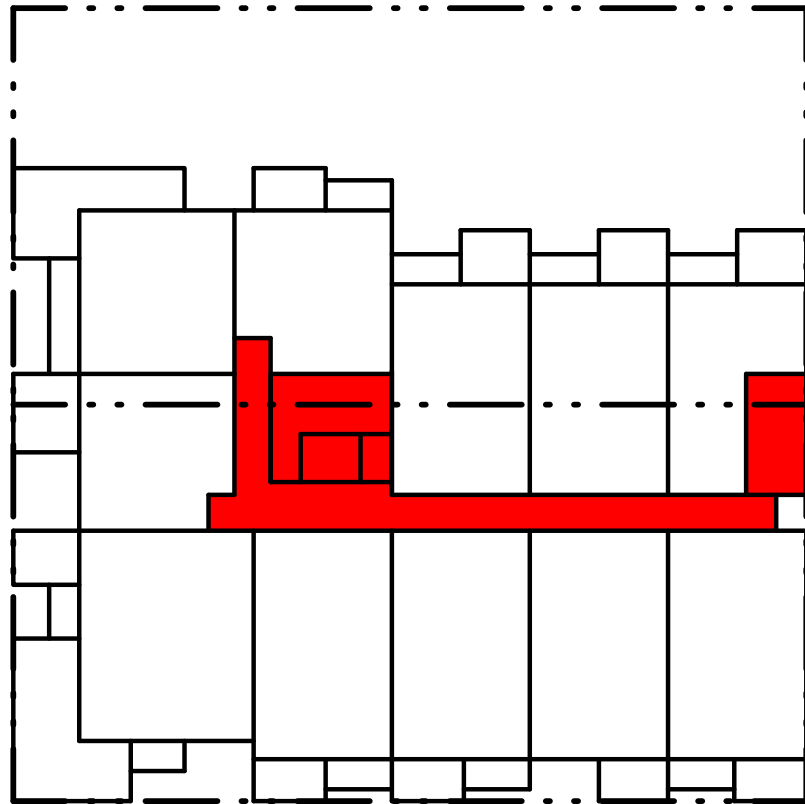
**EXCLUSIONS**

PARKADE	1477 ft <sup>2</sup>	137.3 m <sup>2</sup>
LEVEL 1	4959 ft <sup>2</sup>	460.7 m <sup>2</sup>
LEVEL 2	1329 ft <sup>2</sup>	123.4 m <sup>2</sup>
LEVEL 3	1329 ft <sup>2</sup>	123.4 m <sup>2</sup>
LEVEL 4	1328 ft <sup>2</sup>	123.3 m <sup>2</sup>
	10421 ft <sup>2</sup>	968.2 m <sup>2</sup>

PARKADE - EXCLUSIONS

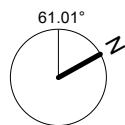
LEVEL 1 - EXCLUSIONS

LEVEL 2- EXCLUSIONS



LEVEL 3 - EXCLUSIONS

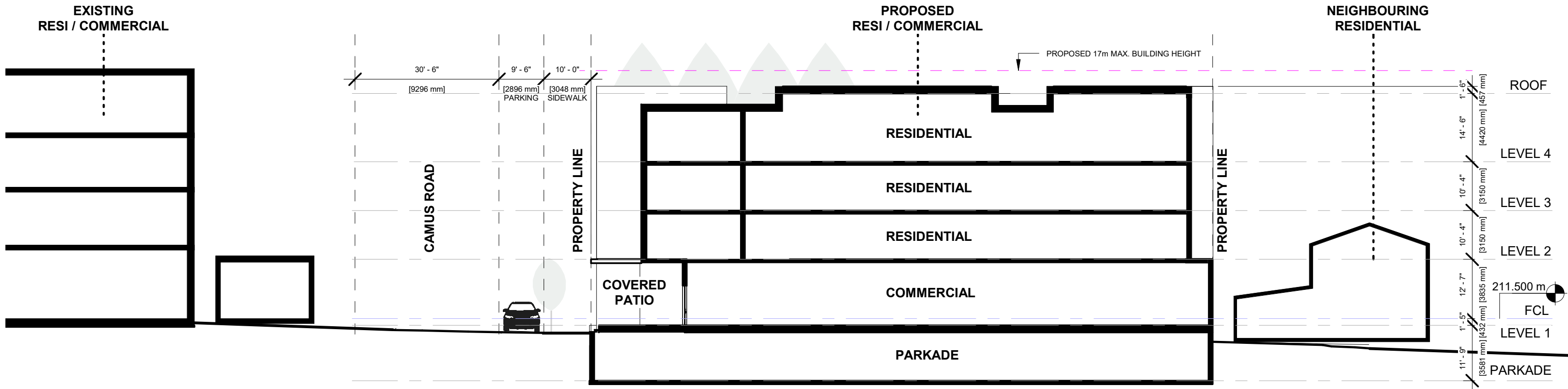
LEVEL 4 - EXCLUSIONS



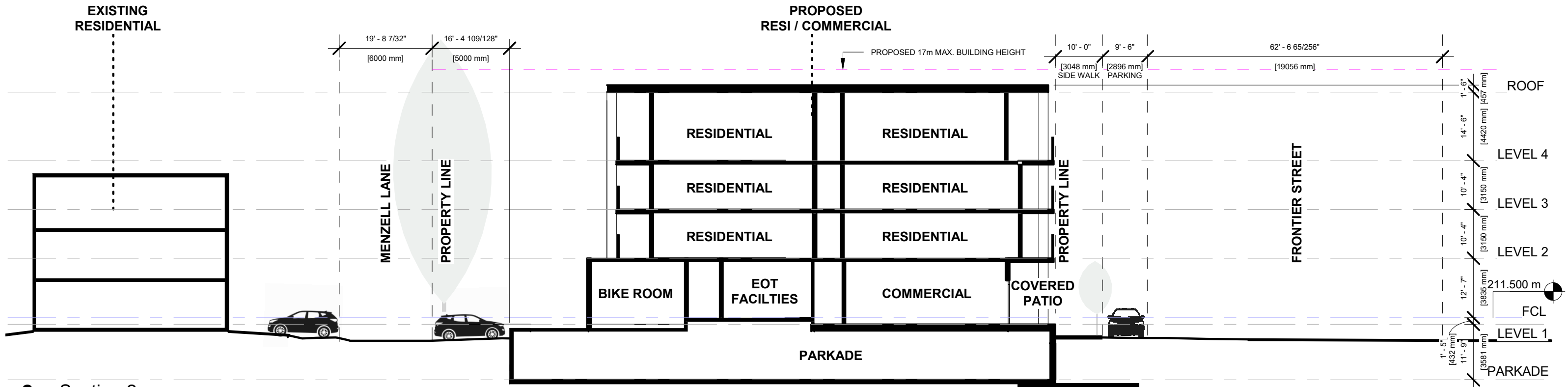
**EXCLUSIONS**  
FRONTIER STREET  
PEMBERTON, BC



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PROJECT NO. 1682



**1** Section 1  
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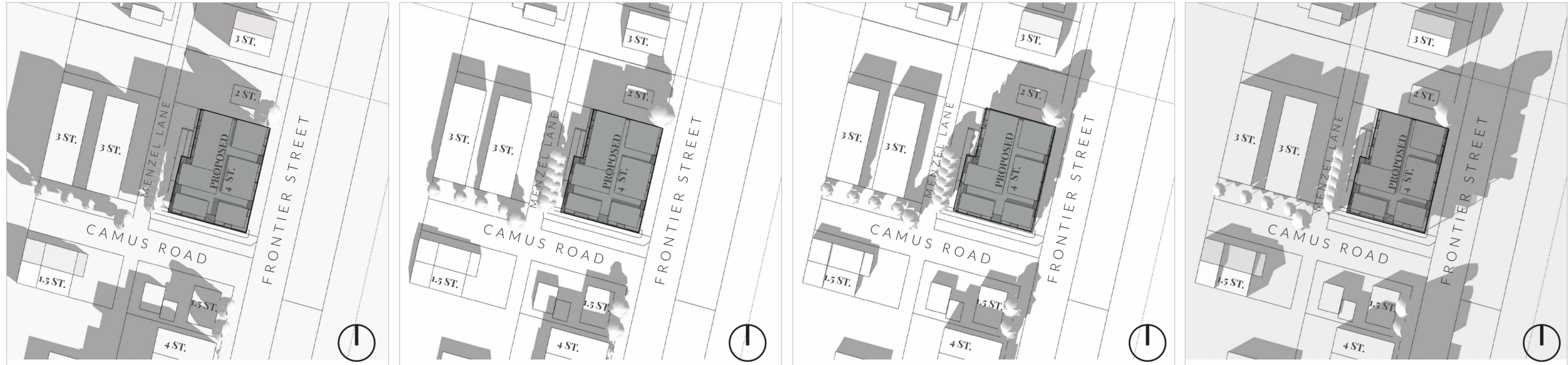
**2** Section 2  
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**STREET SECTIONS**  
FRONTIER STREET  
PEMBERTON, BC

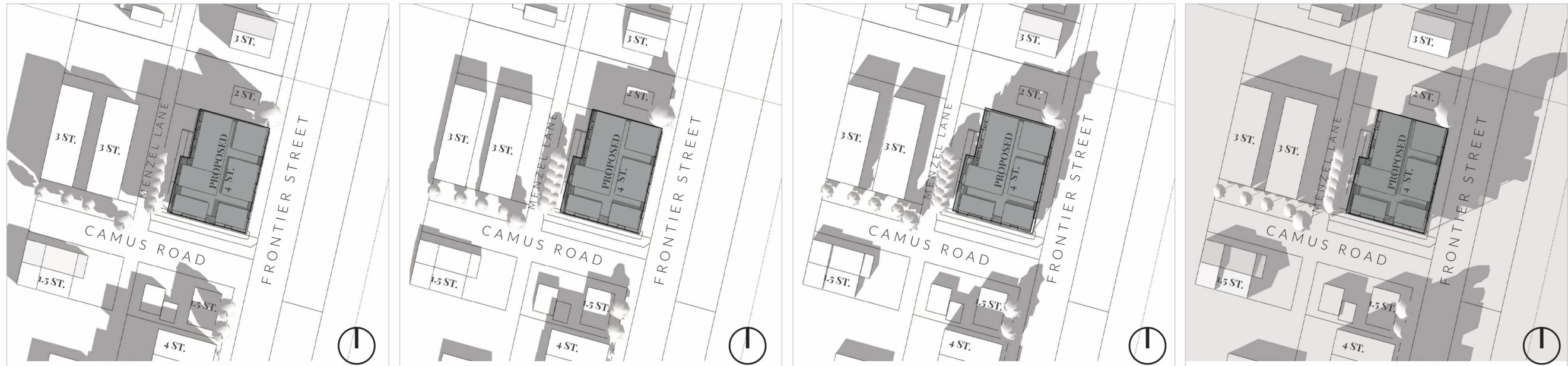
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PROJECT NO. 1682

SPRING EQUINOX



FALL EQUINOX



9 AM

12 PM

2 PM

4 PM

**SUN STUDIES**  
 FRONTIER STREET  
 PEMBERTON, BC

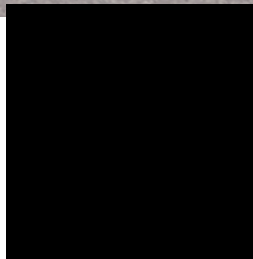


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**3D - CORNER OF FRONTIER + CAMUS**  
FRONTIER STREET  
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**3D - ALONG FRONTIER**  
FRONTIER STREET  
PEMBERTON, BC



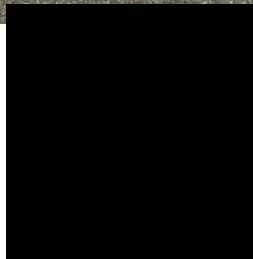
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PROJECT NO. 1682

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**3D - CORNER OF CAMUS + MENZEL LANE**

FRONTIER STREET  
PEMBERTON, BC



**RZ09**

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FRONTIER STREET ELEVATION



CAMUS ROAD ELEVATION

**STREET ELEVATIONS**

FRONTIER STREET  
PEMBERTON, BC



**RZ10**

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PROJECT NO. 1682



May 10, 2023 (Version 0)  
Project No.: K-231113-00

Stuart Sambell  
c/o Stark Architecture  
Unit 210 – 38026 Second Ave  
Squamish, BC  
V8B 0C3

Attention:



**RE: Flood Construction Level  
Mixed Residential Retail Development  
7451 & 7453 Frontier Street, Pemberton, BC**

Dear Stuart Sambell,

## 1.0 INTRODUCTION

In accordance with your recent authorization, Kontur Geotechnical Consultants Inc. (Kontur) has completed this review of Flood Construction Level (FCL) for the above-referenced project. The purpose of this study was to review available information and determine an appropriate FCL for the subject properties and discuss restrictions on suitable land use with respect to the recommended FCL.

This letter, which summarizes the findings of the FCL review, has been prepared in accordance with standard and widely accepted geotechnical engineering principles and practices for similar projects in this region. This letter does not address any environmental issues or considerations related to the proposed project.

Review and use of this letter should be completed in accordance with the attached *Interpretation and Use of Study and Report* document. It is included as an integral part of this letter and should be read in conjunction with all parts of this letter.

## 2.0 UNDERSTANDING OF PROJECT

Based on a discussion with representative for the property owner the project generally consists of the construction of a mixed-use building with the lower level being for retail/ commercial and the upper levels for residential.

## 3.0 SOURCES OF INFORMATION

The following sources of information were reviewed as part of this study:

- Site Reconnaissance by senior Kontur personnel to assess existing site conditions;
- Surficial geology map “*Surficial Geology and Landslide Inventory of the Upper Sea to Sky Corridor*”;
- Relevant information obtained from the Squamish Lillooet Regional District (SLRD) online web-mapping applications;
- Report titled “*Lillooet River Floodplain Mapping – Final Report*” prepared by Northwest Hydraulic Consultants Ltd. (NHC), dated November 22, 2018; and,



- Plan showing Topography and Site Features prepared by Doug Bush Survey Services Ltd. (DBSS).

## 4.0 SITE DESCRIPTION

### 4.1 General

The subject properties are located on the northern side of Camus Street between Frontier Street and Menzel Lane within the Village of Pemberton. The properties were rectangular in shape with a north-south dimension of about 40m and an east-west dimension of about 40m. The properties were bonded by a single-family residential lot to the north, Frontier Street to the east, Menzel Lane to the west and Camus Street to the south.

### 4.2 Surface Conditions

The subject properties were generally flat lying at an elevation of about 210m.

The northern property (7453 Frontier Street) contained a two-level single family residential building with the southern lot (7451 Frontier Steet) containing a small shed.

Vegetation generally consisted of grass lawns with a couple of large coniferous trees and some deciduous trees along the property boundaries.

### 4.3 Soil Conditions

A review of the surficial geology map "*Surficial Geology and Landslide Inventory of the Upper Sea to Sky Corridor*" indicates the subject properties are underlain by Fan Deposits consisting of poorly sorted sand and gravel with diamictons; generally, 2 to 15m thick.

Kontur has not completed any subsurface exploration within the subject property.

### 4.4 Groundwater Conditions

No seepage was noted within the subject properties during site reconnaissance; however, based on Kontur's previous experience in the area groundwater can typically be encountered about 2m below ground surface. The depth to groundwater table was unknown at the time of this report.

## 5.0 COMMENTS AND RECOMMENDATIONS

### 5.1 General

It is understood that the property owner is proposing a multi-level building with retail/Commercial units on the first level and residential units on the upper levels. The lower level would have area below the FCL provided in the NHC report. The sections below address the risks associate with such an approach.

### 5.2 Flood Construction Level

A review of the NHC report indicates the recommended FCL for the subject property is 212.1m geodetic including a 0.6m freeboard. A review of topographic information contained in the survey plan prepared by Doug Bush Survey Services Ltd. (DBSS), dated August 12, 2021 indicates existing elevations within the



subject property range from about 210.0m along the northern property boundary to about 210.5m along the southern property boundary. Based on the above discussion the recommended FCL would be about 1.6m to 2.1m above the existing grade. A review of the Flood Hazard Area Land Use Management Guidelines provided by the BC Ministry of Water, Land and Air Protection Section 1.3 indicates that subject to review by and if acceptable to the local government, a flood plain bylaw may be modified. This discretion extends to the reduction of elevation requirements, where flood plain mapping exists, by the freeboard, provided the subject property is in the flood plain fringe area and that there are not major erosion or channel avulsions hazards in the immediate vicinity. As the subject property is on the fringe of the flood hazard as defined by the NWH report and there are no major erosion or channel avulsions in the immediate vicinity the recommended FCL could be reduced by the freeboard (0.6m) provided in the report. This would result in a FCL of 211.5m or about 1.0m to 1.5m above existing grade. It should be noted that parking is permitted below FCL by British Columbia floodproofing guidelines.

### 5.3 Flood Depth

The NHC report provides estimated ranges of Flood Depths during the 50-, 100- and 200-year flood events. The table below summarizes the Flood8 Depth estimates for the referenced flood events. The Flood Depth maps are attached to this report.

Flood Event Return Period (Yrs)	Estimated Flood Depth Range (m)	Description
50	0.0	N/A
100	0 to 0.5	Most houses are dry; walking in moving water or driving is potentially dangerous; basements and underground parking may be flooded; potentially causing evacuations
200	0.5 to 1.0	Water on ground floor,; basements and underground parking flooded; potentially causing evacuation; electricity failed; vehicles are commonly carried off roadways.

### 5.4 Flood Hazard Rating

The NHC report provides a Flood Hazard Rating for the 50-, 100- and 200- year flood events. The Flood Hazard Rating is based on the Flood Depth x (Flow Velocity + 0.5m/s).



Flood Event Return Period (Yrs)	Degree of Flood Hazard (m)	Description
50	0.0	N/A
100	Low (<0.75)	Caution: Flood zone with shallow flowing water or deep standing water.
200	Low (<0.75)	Caution: Flood zone with shallow flowing water or deep standing water.

## 5.5 Discussion

Based on the above discussion flooding for the subject property would only occur in the case of a 100 year or greater return period. For the design 200-year flood event the flood levels above existing grade are anticipated to be greater than 1.0m. Based on the inverse relationship for Flood Hazard versus Flood Depth, it is expected that deeper flood levels would result in slower water flow velocities. It is considered that the relatively low flow rates are associated with deeper water and shallow flood events with faster flow rates. As described in the Flood Hazard table above, the Degree of Flood Hazard is less than 0.75m shallow flowing water or standing deeper water. The NHC report indicates that a Degree of Flood Hazard between 0.75m and 1.25, would result in flowing water that would be dangerous for some (i.e. children). Hence it can be extrapolated that a Degree of Flood Hazard less than 0.75m could be resisted by a typical person, even children.

Part 16 and 16.1 of the Pemberton Building Bylaw allows for the Building Official to exercise the authority to provide an exemption to the for land that the Building Official considered that construction would be subject to flooding provided a report by a professional engineer who has assessed the condition of the land and certifies in the report the land may be safely used for its intended purposes. Section 16.2 indicates that if the report required under Section 16.1 is not provided or the engineer or geoscientist determines that the land cannot be used safely for the intended use a building permit may not be issued. Section 16.3 indicates that if the engineer or geoscientist certifies that land may be used safely for the use intended if used in accordance with the conditions specified in the report provided to the Chief Building Official, a permit may be issued subject to the following conditions:

- a) the owner covenants with the Village to use the land only in the manner certified by the engineer or geoscientist as enabling the safe use of the land for the use intended;
- b) the covenant contains conditions for reimbursing the Village for any expenses that may be incurred by it as a result of a breach of the covenant; and
- c) the covenant is registered under section 219 of the Land Title Act (British Columbia).

Based on the above discussion Kontur cannot provide the assurance that the subject property can be used for residential/ commercial/ retail space below the FCL of 211.5m as such space would be considered habitable space by the Flood Management Land Use Guidelines and damage to the building and goods stored within without suitable precautions, would be possible. However, Section 1.3 of the Flood Management Land Use Guidelines further indicates that the review of the local government may not



support modification on technical grounds, but the applicant may nevertheless demonstrate a hardship. A valid hardship should only be recognized where the physical characteristics of the lot and size of the lot are such that building development proposals, consistent with land use zoning bylaws, cannot occur unless included requirements are reduced. In order to avoid setting difficult precedents these sites should be unique to the subject property and environs. In the case of the subject property, it is understood that similar difficulties would be present for several properties in the Pemberton downtown core.

Should the Village of Pemberton permit construction of retail/ commercial space below the FCL as indicated in the NHC report the following precautions are recommend:

- No area used for habitation below FCL be used for installation of heating, ventilating, electrical switches, major electrical switchgear or other equipment susceptible to damage by floodwaters unless the space is protected by engineered flood control doors or tanked up to the required elevation with continuous floodproofed concrete walls.
- There should be no openings or vents allowing floodwaters to enter electrical/ mechanical rooms, habitable spaces or storage areas.
- All cracks, ducts and pipes must be adequately sealed with non-shrink grout and all walls below the FCL are protected by the installation of an impermeable waterproof barrier.
- All windows below the FCL should be waterproofed.
- All drains within the building should have backwater preventers or valves installed to prevent backflow into areas below FCL as noted above.

Areas below recommended FCL may be used for parking, as it is not considered to be habitable space by provincial guidelines. If such space is to be developed there must be unobstructed pedestrian ingress and egress to areas above FCL as in directed in the "Flood Hazard Area Land Use Management Guidelines" 2004. No storage should be permitted in the below FCL areas. Electrical and mechanical equipment must be located above FCL. Any parts of the building constructed below FCL should be constructed with "flood resistant" materials not easily damaged by floodwater.

## 6.0 CLOSURE

The geotechnical comments and recommendations presented in this letter are based on the referenced information and Kontur's understanding of the project as described herein. If site conditions or project parameters differ from those described in this letter, Kontur should be notified promptly to review geotechnical aspects of the project and provide additional or modified comments and recommendations, as deemed appropriate. Contractors should make their own assessments of subsurface conditions at this site and select the construction means and methods that are most appropriate for encountered site conditions.

This letter has been prepared for the exclusive use of Stuart Sambell and/or their designated agents or consultants for the intended purpose described herein, that being for determination of suitable waterproofing for a proposed mixed-use building. Any use of the information contained in this letter for other than its intended purpose or by any other party must first be verified in writing by Kontur. Kontur does not accept any responsibility or damages because of any other party relying on or using the information, interpretations, opinions, comments, and/or recommendations that are contained in this letter.





Kontur trusts that the information described above meets your current requirements. If you should have any concerns or questions, please do not hesitate to contact the undersigned.

Sincerely,

**Kontur Geotechnical Consultants Inc.**  
**EGBC Permit to Practice #1000925**

Per:

Reviewed by:

Evan Sykes, P.Eng.  
Project Manager | Geotechnical Engineer

Matthew Yip MEng PEng  
Principal | Geotechnical Engineer

Cc: Caroline Lamont, Bethel Corporation, clamont@bethelcorp.ca

**Attachments:** Interpretation and Use of Study and Report Document  
Flood Hazard Maps



## INTERPRETATION AND USE OF STUDY AND REPORT DOCUMENT

### 1.0 STANDARD OF CARE

This study and Report have been prepared in accordance with generally accepted engineering consulting practices in this area. No other warranty, expressed or implied, is made. Engineering studies and reports do not include environmental engineering or consulting.

### 2.0 COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment are a part of the Report which is of a summary nature and is not intended to stand alone without reference to the instructions given to us by the Client, communications between us and the Client, and to any other reports, writings, proposals or documents prepared by us for the Client relative to the specific site described herein, all of which constitute the Report.

IN ORDER TO PROPERLY UNDERSTAND THE SUGGESTIONS, RECOMMENDATIONS AND OPINIONS EXPRESSED HEREIN, REFERENCE MUST BE MADE TO THE WHOLE OF THE REPORT. WE CANNOT BE RESPONSIBLE FOR USE BY ANY PARTY OF PORTIONS OF THE REPORT WITHOUT REFERENCE TO THE WHOLE REPORT.

### 3.0 BASIS OF THE REPORT

The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose that were described to us by the Client. The applicability and reliability of any of the findings, recommendations, suggestions, or opinions expressed in the document are only valid to the extent that there has been no material alteration to or variation from any of the said descriptions provided to us unless we are specifically requested by the Client to review and revise the Report in light of such alteration or variation.

### 4.0 USE OF THE REPORT

The information and opinions expressed in the Report, or any document forming the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT. WE WILL CONSENT TO ANY REASONABLE REQUEST BY THE CLIENT TO APPROVE THE USE OF THIS REPORT BY OTHER PARTIES AS "APPROVED USERS". The contents of the Report remain our copyright property and we authorise only the Client and Approved Users to make copies of the Report only in such quantities as are reasonably necessary for the use of the Report by those parties. The Client and Approved Users may not give, lend, sell or otherwise make the Report, or any portion thereof, available to any party without our written permission. Any use which a third party makes of the Report, or any portion of the Report, are the sole responsibility of such third parties. We accept no responsibility for damages suffered by any third party resulting from unauthorised use of the Report.

### 5.0 INTERPRETATION OF THE REPORT

**Nature and Exactness of Descriptions:** Classification and identification of soils, rocks, geological units, contaminant materials, building envelopment assessments, and engineering estimates have been based on investigations performed in accordance with the standards set out in Paragraph 1. Classification and identification of these factors are judgmental in nature and even comprehensive sampling and testing programs, implemented with the appropriate equipment by experienced personnel, may fail to locate some conditions. All investigations, or building envelope descriptions, utilizing the standards of Paragraph 1 will involve an inherent risk that some conditions will not be detected and all documents or records summarising such investigations will be based on assumptions of what exists between the actual points sampled. Actual conditions may vary significantly between the points investigated and all persons making use of such documents or records should be aware of, and accept, this risk. Some conditions are subject to change over time and those making use of the Report should be aware of this possibility and understand that the Report only presents the conditions at the sampled points at the time of sampling. Where special concerns exist, or the Client has special considerations or requirements, the Client should disclose them so that additional or special investigations may be undertaken which would not otherwise be within the scope of investigations made for the purposes of the Report.

**Reliance on Provided information:** The evaluation and conclusions contained in the Report have been prepared on the basis of conditions in evidence at the time of site inspections and on the basis of information provided to us. We have relied in good faith upon representations, information and instructions provided by the Client and others concerning the site. Accordingly, we cannot accept responsibility for any deficiency, misstatement or inaccuracy contained in the report as a result of misstatements, omissions, misrepresentations or fraudulent acts of persons providing information.

To avoid misunderstandings, KONTUR should be retained to work with the other design professionals to explain relevant engineering findings and to review their plans, drawings, and specifications relative to engineering issues pertaining to consulting services provided by KONTUR. Further, KONTUR should be retained to provide field reviews during the construction, consistent with building codes guidelines and generally accepted practices. Where applicable, the field services recommended for the project are the minimum necessary to ascertain that the Contractor's work is being carried out in general conformity with KONTUR's recommendations. Any reduction from the level of services normally recommended will result in KONTUR providing qualified opinions regarding adequacy of the work.

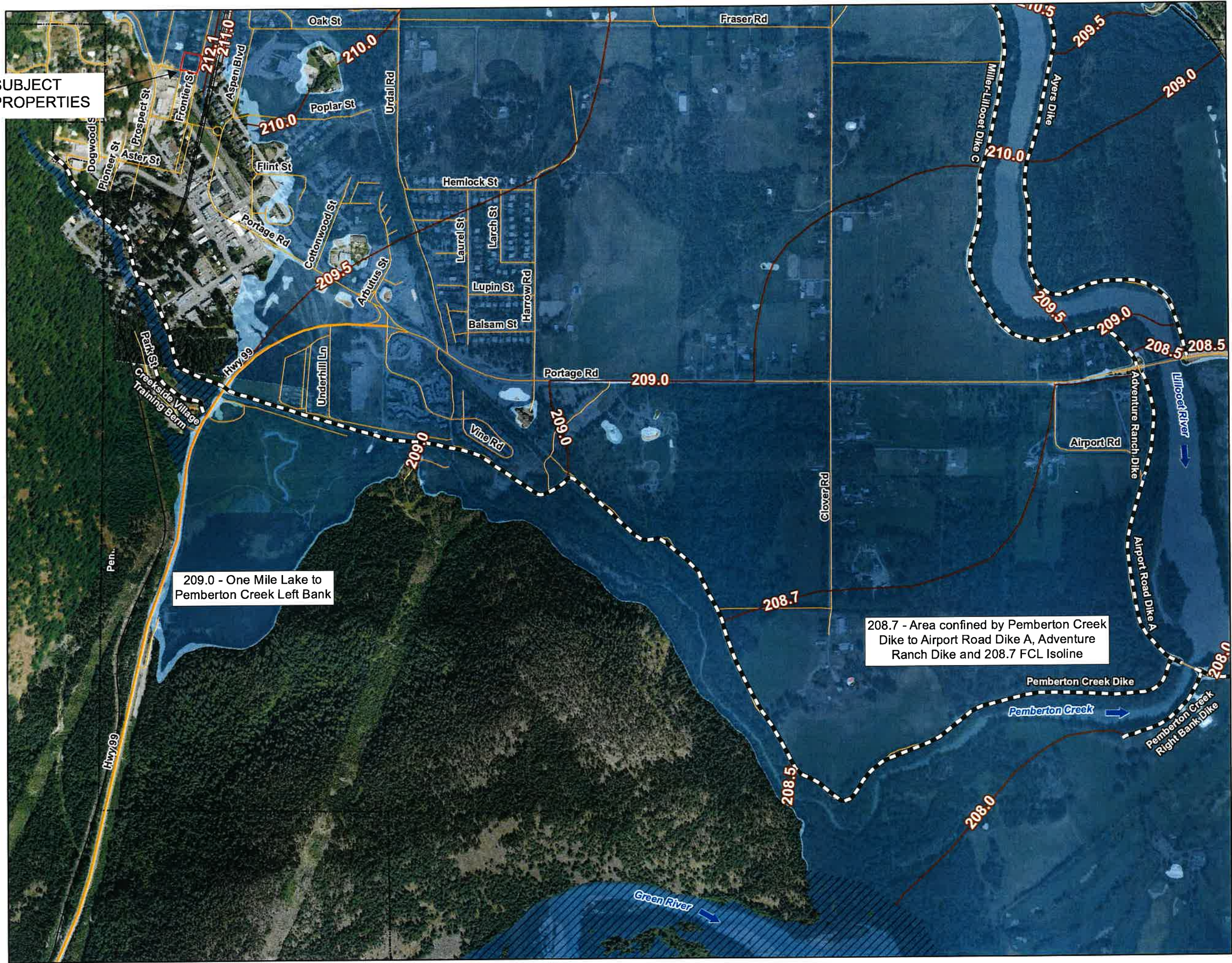
### 6.0 ALTERNATE REPORT FORMAT

When KONTUR submits both electronic file and hard copies of reports, drawings and other documents and deliverables (KONTUR's instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by KONTUR shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancy, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by KONTUR shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of KONTUR's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except KONTUR. The Client warrants that KONTUR's instruments of professional service will be used only and exactly as submitted by KONTUR.

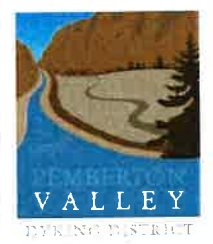
The Client recognizes and agrees that electronic files submitted by KONTUR have been prepared and submitted using specific software and hardware systems. KONTUR makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

SUBJECT PROPERTIES

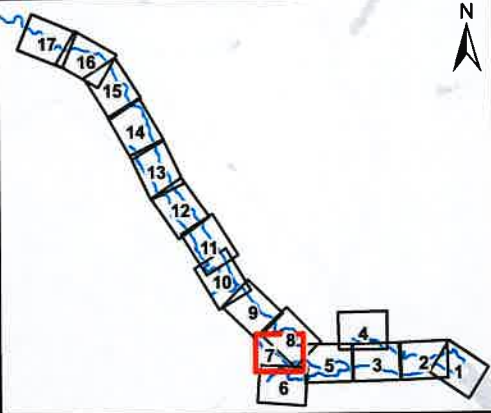


209.0 - One Mile Lake to Pemberton Creek Left Bank

208.7 - Area confined by Pemberton Creek Dike to Airport Road Dike A, Adventure Ranch Dike and 208.7 FCL Isoline



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- Flow Direction
- Dike
- FCL Isoline
- Railway
- Major Road
- Local Road
- Pemberton Valley Dyking District
- Flood Extents Including 0.6m Freeboard
- Flood Extents
- Flood Extents - Tributaries

Please refer to General Notes on Map Index Sheet



Coordinate System: NAD 1983 UTM ZONE 10N  
Units: METRES Vertical Datum: CGVD(2013)

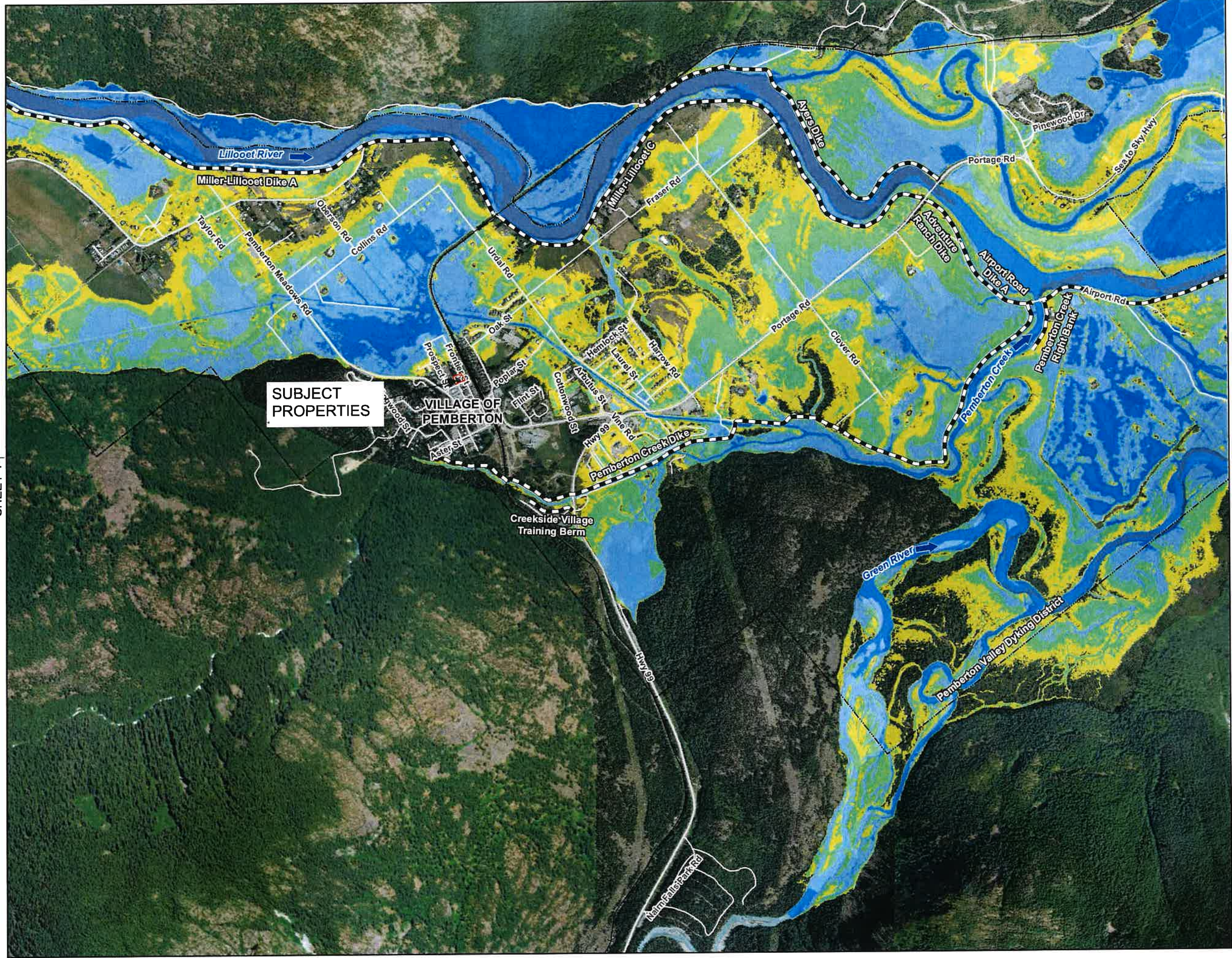
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Job Number	3002903	Date	31-AUG-2018
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LILLOOET RIVER FLOODPLAIN STUDY

**200-YEAR DESIGNATED FLOODPLAIN MAPS INCLUDING FREEBOARD**

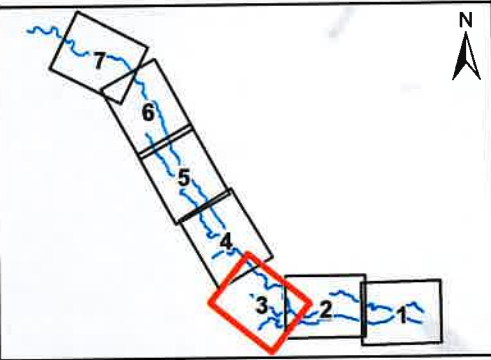
Village of Pemberton  
ALUC Meeting  
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SHEET 4 ↑



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- Flow Direction
- Dike
- Pemberton Valley Dyking District
- Depth (m)**
- 0 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- 2.0 to 5.0
- > 5.0; River

**0-0.5m:** Most houses are dry; walking in moving water or driving is potentially dangerous; basements and underground parking may be flooded, potentially causing evacuation.

**0.5-1.0m:** Water on ground floor; basements and underground parking flooded, potentially causing evacuation; electricity failed; vehicles are commonly carried off roadways.

**1.0-2.0m:** Ground floor flooded; residents evacuate.

**2.0-5.0m:** First floor and often roof covered by water; residents evacuate.

Please refer to General Notes on Map Index Sheet



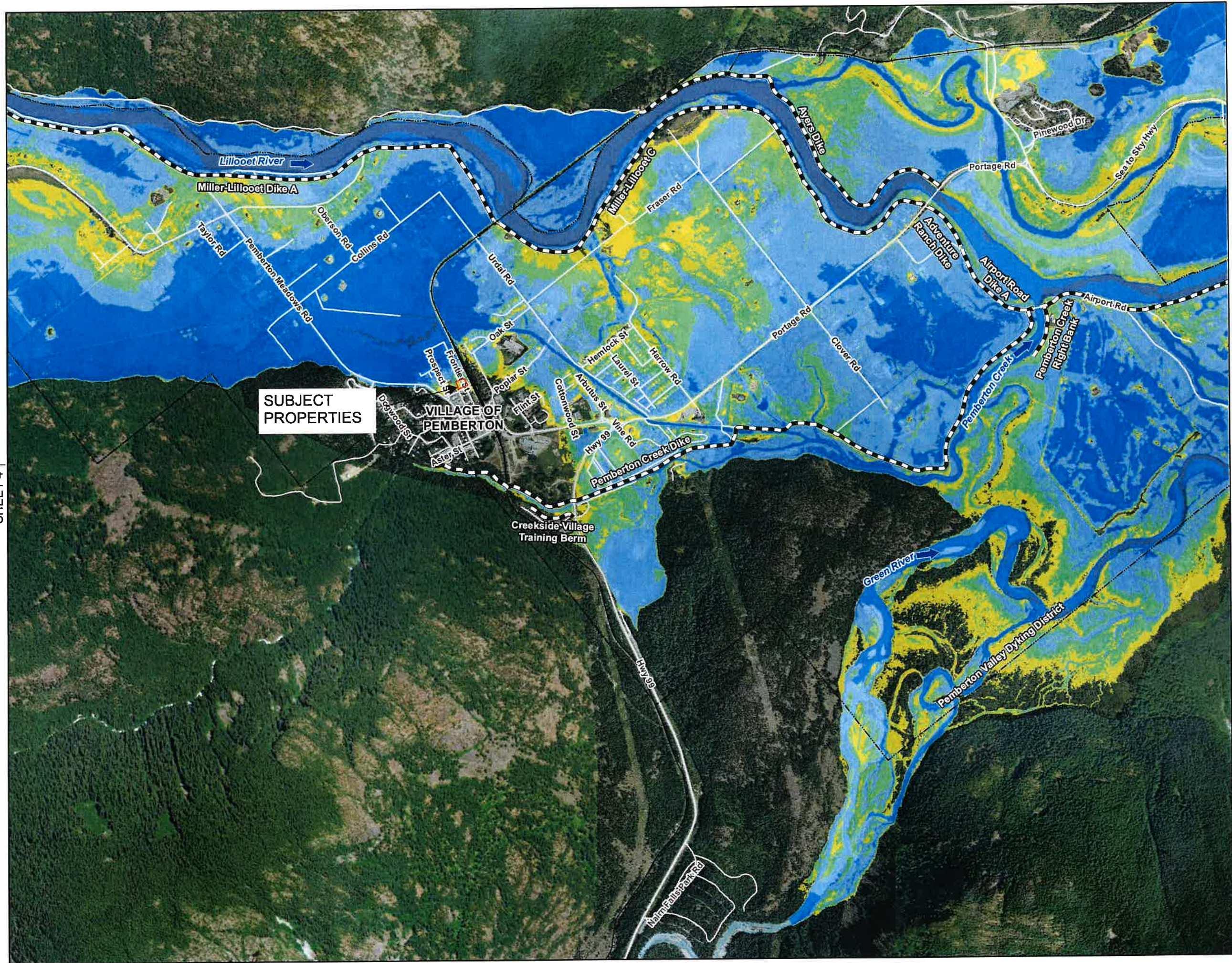
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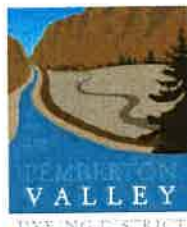
LILLOOET RIVER FLOODPLAIN STUDY

## FLOOD DEPTH 50-YEAR LILLOOET EVENT


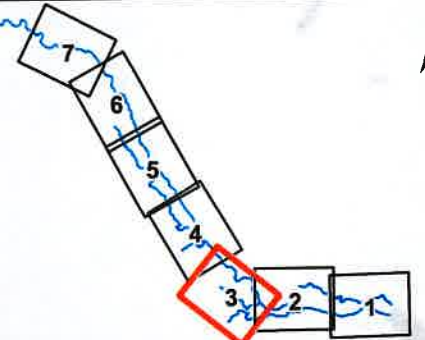


SHEET 4 ↑

↓ SHEET 2



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➔ Flow Direction

--- Dike

▭ Pemberton Valley Dyking District

**Depth (m)**

- 0 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- 2.0 to 5.0
- > 5.0; River

**0-0.5m:** Most houses are dry; walking in moving water or driving is potentially dangerous; basements and underground parking may be flooded, potentially causing evacuation.


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**2.0-5.0m:** First floor and often roof covered by water; residents evacuate.

Please refer to General Notes on Map Index Sheet

SCALE - 1:20,000



0 200 400 800 Metres

Coordinate System: NAD 1983 UTM ZONE 10N  
Units: METRES Vertical Datum: CGVD(2013)

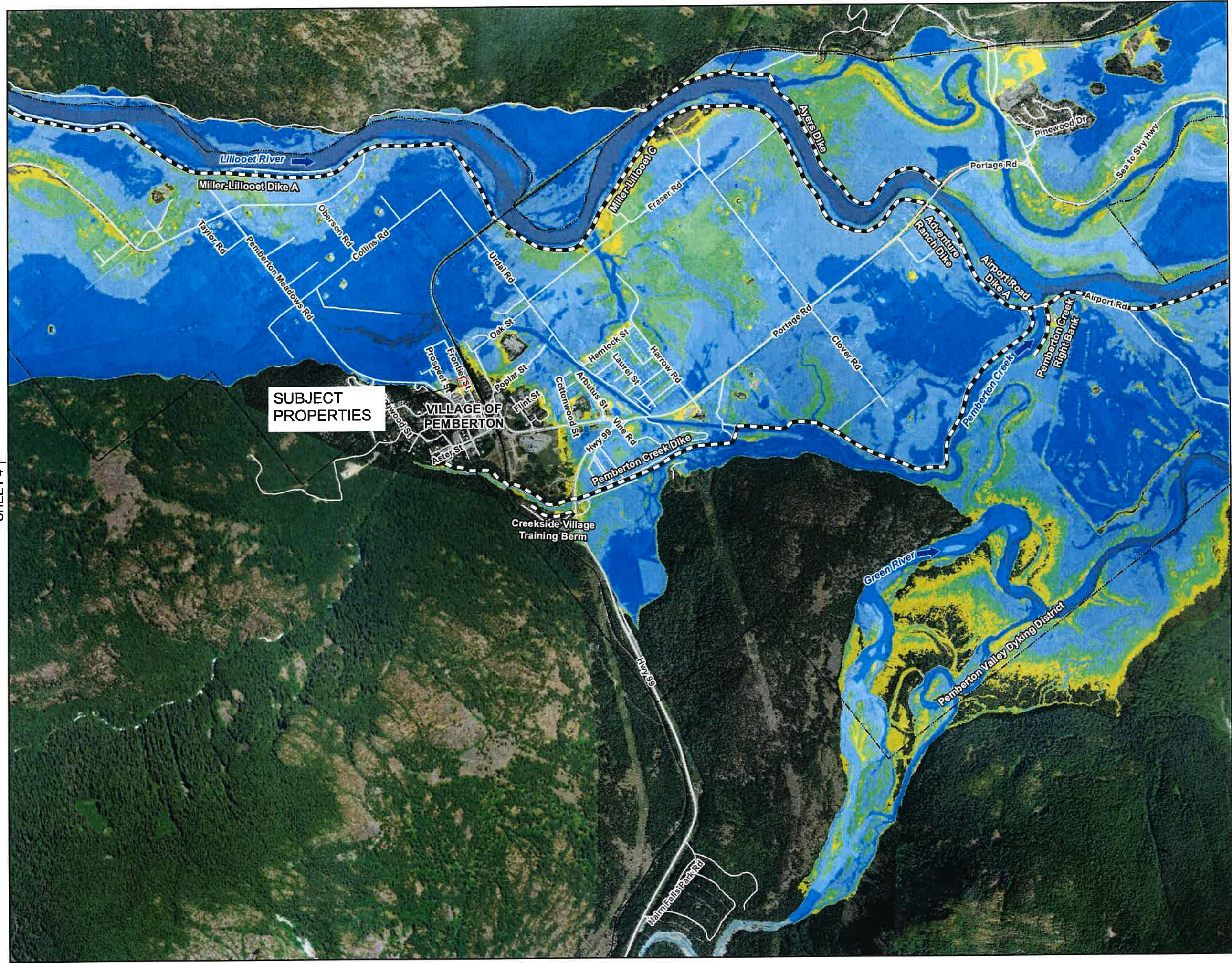
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**LILLOOET RIVER FLOODPLAIN STUDY**

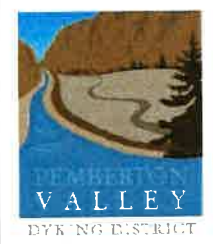
**FLOOD DEPTH**

**100-YEAR LILLOOET EVENT**


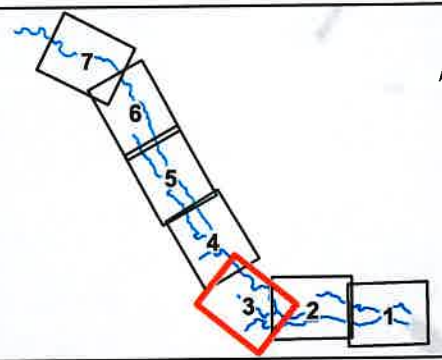
SHEET 3 OF 7



SHEET 4 ↑



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**Flow Direction**

**Dike**

**Pemberton Valley Dyking District**

**Depth (m)**

- 0 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- 2.0 to 5.0
- > 5.0; River

**0-0.5m:** Most houses are dry; walking in moving water or driving is potentially dangerous; basements and underground parking may be flooded, potentially causing evacuation.


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Please refer to General Notes on Map Index Sheet

SCALE - 1:20,000





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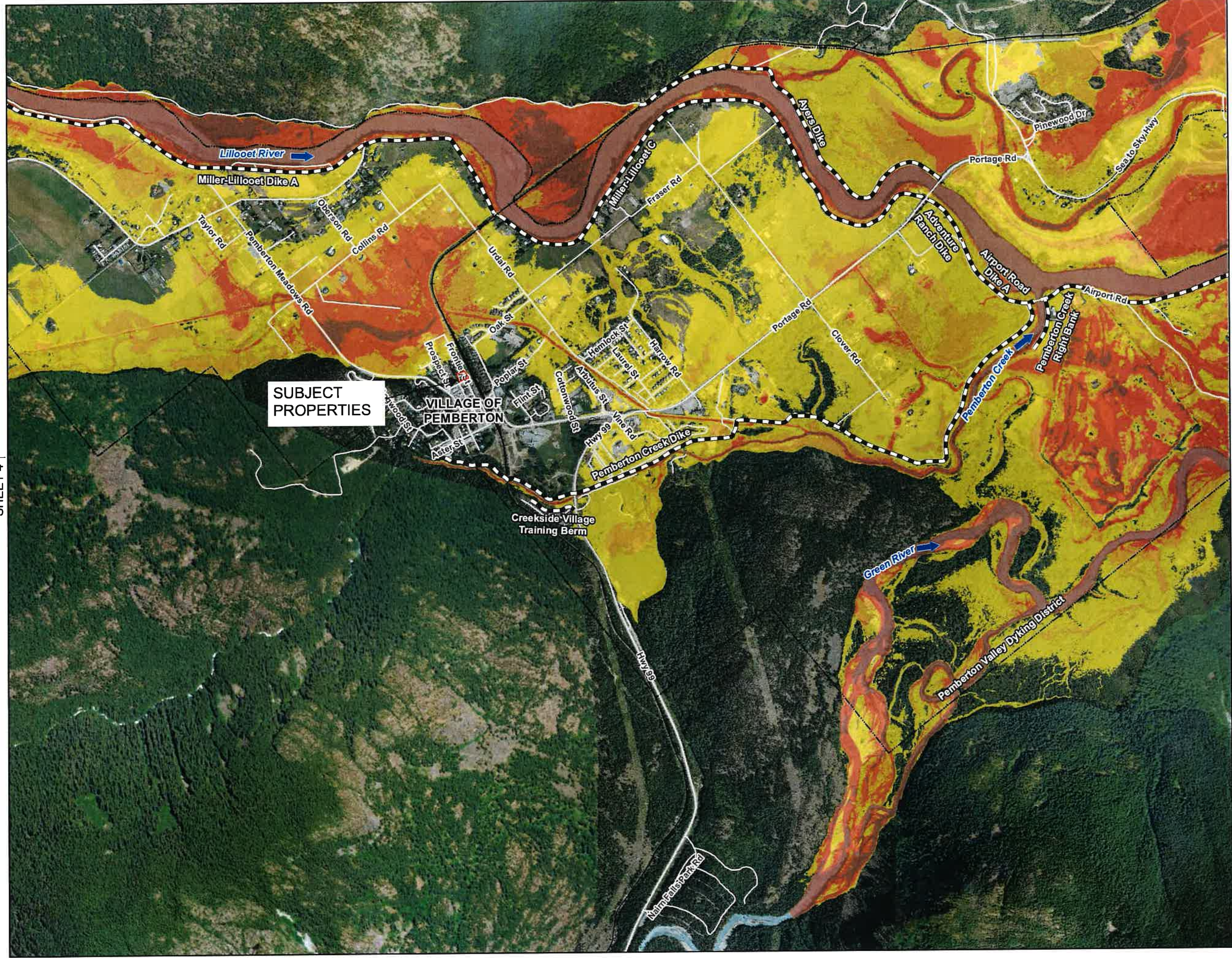
**LILLOOET RIVER FLOODPLAIN STUDY**

**FLOOD DEPTH**  
**200-YEAR LILLOOET EVENT**

Village of Pemberton

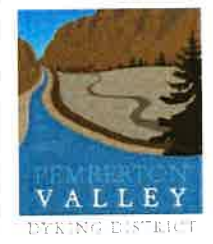
SHEET 3 OF 7

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August 14, 2024  
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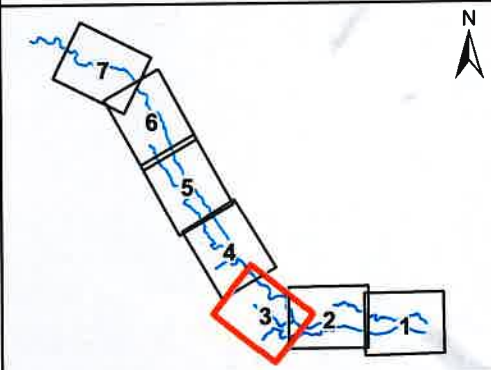


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- Flow Direction
  - Dike
  - Pemberton Valley Dyking District
  - Hazard Rating ( $m^2m/s$ )**  
Hazard Rating = Depth x (Velocity + 0.5)
  - Low: <math>< 0.75</math>
  - Moderate: 0.75 - 1.25
  - Significant: 1.25 - 2.5
  - Extreme: > 2.5
- Low:** Caution - Flood zone with shallow flowing water or deep standing water.
- Moderate:** Dangerous for some (i.e. children) - flood zone with deep or fast flowing water.
- Significant:** Dangerous for most people - flood zone with deep fast flowing water.
- Extreme:** Dangerous for all - flood zone with deep, fast flowing water.
- Please refer to General Notes on Map Index Sheet



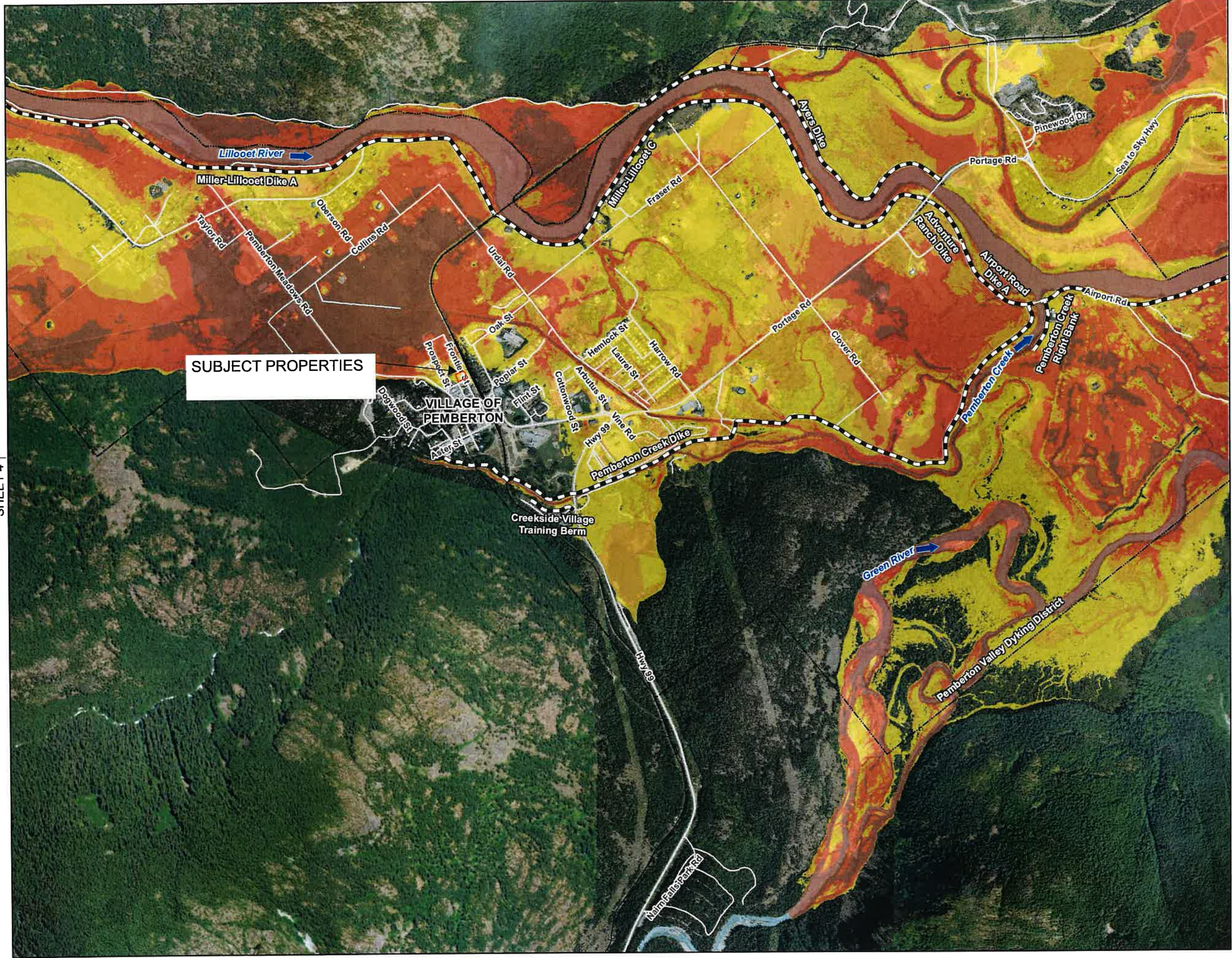
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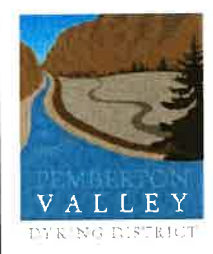
LILLOOET RIVER FLOODPLAIN STUDY

**FLOOD HAZARD RATING  
50-YEAR LILLOOET EVENT**

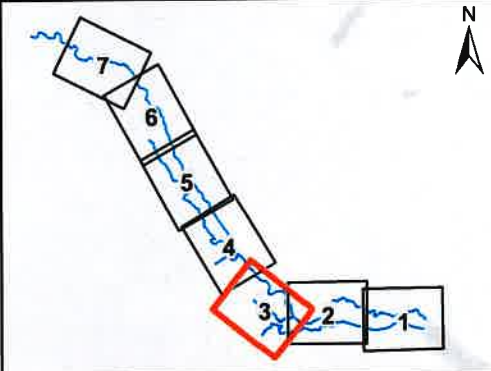


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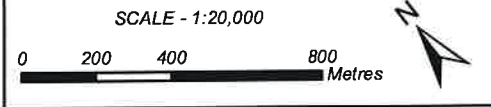
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northwest hydraulic consultants



- Flow Direction
- Dike
- Pemberton Valley Dyking District
- Hazard Rating ( $m^2/m/s$ )**
- Hazard Rating = Depth x (Velocity + 0.5)
- Low: <math>< 0.75</math>
- Moderate: <math>0.75 - 1.25</math>
- Significant: <math>1.25 - 2.5</math>
- Extreme: > <math>2.5</math>
- Low:** Caution - Flood zone with shallow flowing water or deep standing water.
- Moderate:** Dangerous for some (i.e. children) - flood zone with deep or fast flowing water.
- Significant:** Dangerous for most people - flood zone with deep fast flowing water.
- Extreme:** Dangerous for all - flood zone with deep, fast flowing water.



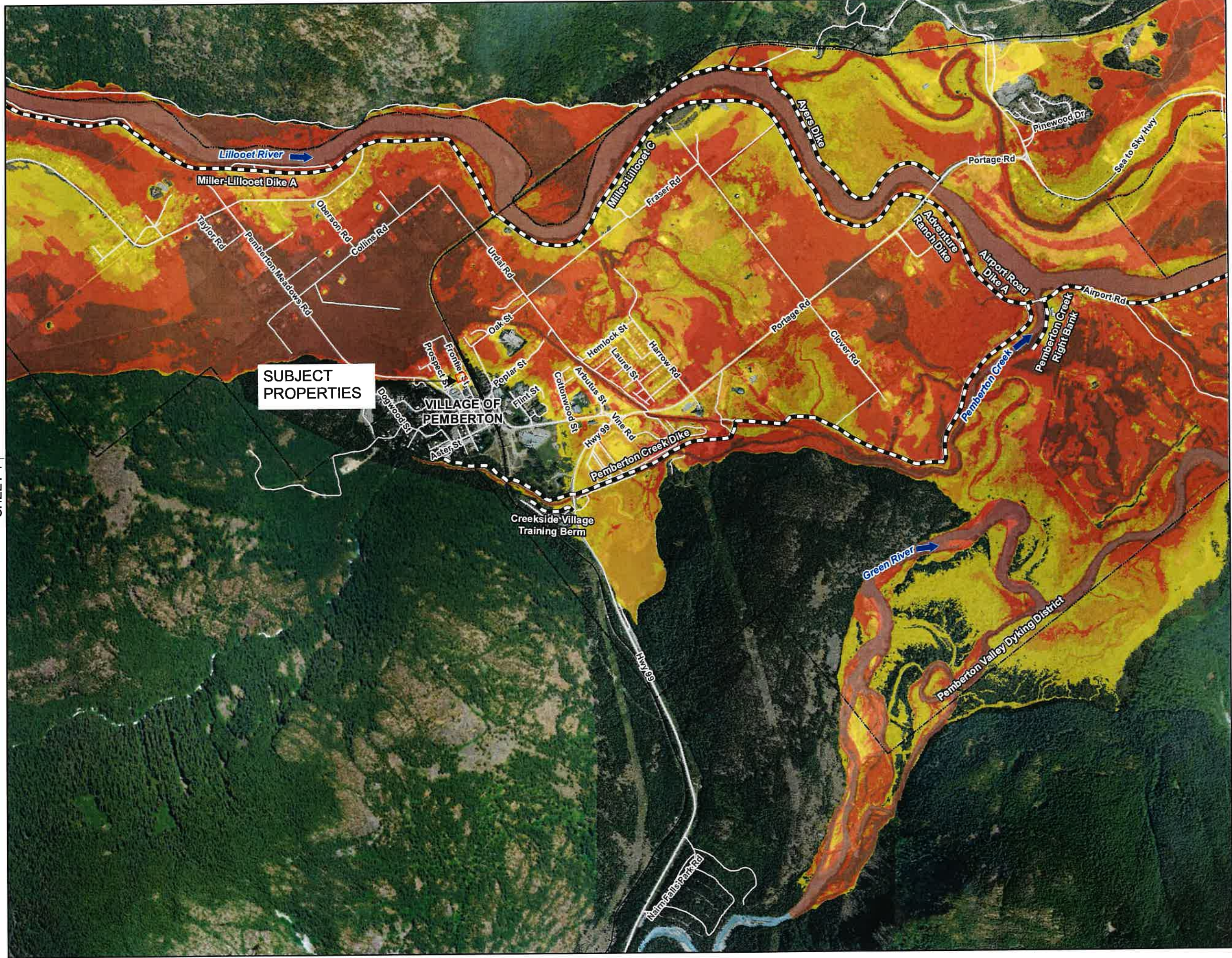
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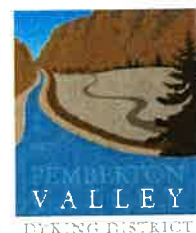
LILLOOET RIVER FLOODPLAIN STUDY

## FLOOD HAZARD RATING 100-YEAR LILLOOET EVENT







SHEET 4 ↑

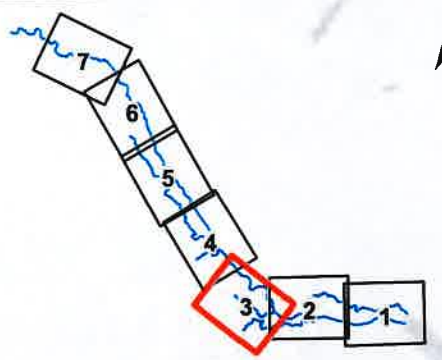


VALLEY  
DYKING DISTRICT



northwest hydraulic consultants





➡ Flow Direction

--- Dike

▭ Pemberton Valley Dyking District

**Hazard Rating (m\*m/s)**  
 Hazard Rating = Depth x (Velocity + 0.5)

- Low: < 0.75
- Moderate: 0.75 - 1.25
- Significant: 1.25 - 2.5
- Extreme: > 2.5

**Low:** Caution - Flood zone with shallow flowing water or deep standing water.


**Moderate:** Dangerous for some (i.e. children) - flood zone with deep or fast flowing water.

**Significant:** Dangerous for most people - flood zone with deep fast flowing water.

**Extreme:** Dangerous for all - flood zone with deep, fast flowing water.

Please refer to General Notes on Map Index Sheet

SCALE - 1:20,000



0 200 400 800 Metres

Coordinate System: NAD 1983 UTM ZONE 10N  
 Units: METRES Vertical Datum: CGVD(2013)

Engineer	CTL	GIS	MAO
Reviewer	MCM		

Job Number	Date
3002903	31-AUG-2018

LILLOOET RIVER FLOODPLAIN STUDY

**FLOOD HAZARD RATING**

**200-YEAR LILLOOET EVENT**

SHEET 3 OF 7

MAO, O:\3002903\_Lillooet\_River\GIS\95\_GIS\_Sea3002903\_Lillooet\_FloodOverview\_Hazard100yr.mxd

# ***PRELIMINARY SERVICING REPORT***

**Proposed Mixed Use Development  
7451 & 7453 Frontier Street, Pemberton, BC**

**November 17, 2023**

*Reviewed by:*  
**Tyler Ezzy, P.Eng.**  
Project Manager

*Prepared by:*  
**Jason Morden, E.I.T.**  
Project Engineer

***R.F. BINNIE & ASSOCIATES LTD.***

201 - 40147 Glenalder Place  
Squamish, BC V8B 0G2  
Main: 604-892-8222



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## APPENDICES

- Appendix A: Existing Satellite Imagery
- Appendix B: Existing Village of Pemberton GIS Utility Plan
- Appendix C: FUS Fire Flow Estimate
- Appendix D: Conceptual Stormwater Management Plan
- Appendix E: Conceptual Sanitary Catchment Plan
- Appendix F: Conceptual Water Servicing Plan

## 1 INTRODUCTION

This report has been created to fulfill the Village of Pemberton's requirements for a conceptual servicing report, water system plan, sanitary catchment plan, and stormwater management plan to support the rezoning of 7451 & 7453 Frontier Street, Pemberton BC. Included herein is a description of the existing surrounding infrastructure as well as the servicing requirements for a commercial residential development within the subject lots.

The following documents were reviewed and considered in the preparation of this report:

- Village of Pemberton Subdivision and Development Control Bylaw No. 677, 2011
- Master Municipal Construction Document (MMCD) Design Guideline Manual, 2022
- Doug Bush Survey, DWG 21202D\_Metric, 2021-08-13
- Stark Architecture, 7451 & 7453 Frontier Street – Rezoning Application Drawing Set, 2023-10-11
- BC1Call Record Drawings, Requested 2023-11-07
- Flood Construction Level memo, Kontur Geotechnical Consultants, May 10, 2023

## 2 EXISTING CONDITIONS

The site currently exists as two separate lots zoned as R-1 (Residential) which combine to equal 0.16 ha in area. 7451 Frontier Street consists mostly of landscaped areas and 7453 Frontier Street hosts a house with a gravel driveway. The site fronts Camus Street to the south, Frontier Street to the east and Menzel Lane to the west. The existing grade is relatively flat, sloping northwards at approximately 210m elevation.

### 2.1 Existing Water System

150mm diameter PVC watermains supply water under both Camus Street and Frontier Street. Additionally, an asbestos cement watermain lies under Menzel Lane with an unknown diameter. Various record drawings suggest conflicting diameters for the Menzel Lane watermain, varying from 50mm in diameter to 200mm in diameter. The nearest fire hydrant is located on the north side of Camus Street outside the southwest corner of 7451 Frontier Street. Refer to Appendix F for a plan that shows the existing water system surrounding the site.

### 2.2 Existing Storm System

A 300mm diameter concrete storm sewer exists under Menzel Lane to the west of the proposed development site. This existing storm sewer outlets to a ditch north of the site within Menzel Lane. There is an existing AE 24x54 precast concrete oil interceptor upstream of the headwall outlet to the ditch. Per available record drawings, 100mm diameter storm services exist for both 7451 & 7453 Frontier Street to the existing 300mm diameter storm sewer within Menzel Lane.

A storm sewer drains east within Camus Street, collecting the drainage of the right-of-way, but no details were available at the time of this report. No stormwater features are apparent within the Frontier Street frontage. Refer to Appendix D for a plan that displays existing stormwater features.

### 2.3 Existing Sanitary System

A 300mm diameter sanitary sewer main exists under Camus Street which flows east towards Frontier Street. Based on available record drawing information, the material of this existing sanitary sewer main is unknown. A 200mm diameter sanitary sewer exists within Menzel Lane that flows north to an existing lift station at Walnut Street, where sewage is pumped back up Menzel Lane via a 75mm diameter force main to the Camus Street gravity sewer.

### 2.4 Existing BCHydro Utilities

Overhead powerlines exist on the south side of Camus Street and the west side of Menzel Lane bordering the site. Underground primary lines exist on the north side of Camus Street bordering the site. These underground ducts are concrete encased and may limit the servicing connection locations for the proposed development site.

## 3 PROPOSED DEVELOPMENT

7451 & 7453 Frontier Street are proposed to be consolidated and rezoned from Residential to Comprehensive Development to support a multi-story mixed use commercial and residential building. Details of the proposed development can be found on the Stark Architecture plans submitted for rezoning, dated October 11, 2023. The first floor at 211.07m elevation is proposed to contain primarily commercial units, while the three floors located above are residential. An underground parkade is also included. The proposed development includes 5 commercial units and 33 residential units that include 28 one-bedroom units and 5 two-bedroom units.

## 4 STORMWATER MANAGEMENT

It's feasible to service the proposed development per the Village of Pemberton bylaw requirements and standard engineering design guidelines. Off-site infrastructure improvements will need to be confirmed during design.

### 4.1 Storm Service Connection

Considering that the designers of the Menzel Lane storm sewer specified 100mm diameter service laterals to both lots, there is likely capacity in the main for future development discharge if release rate is controlled. Neither service is suitable for this proposed land use as the capacity is likely not sufficient to convey required flows, and because the bylaw requires a minimum diameter of 150mm for commercial/industrial land uses. It's feasible to connect a building service to this existing 300mm diameter concrete storm sewer to convey the proposed developments rainfall runoff. Capacity and condition of the pipe will need to be confirmed during design.

Any services off the existing Menzel lane storm sewer will need special design consideration to the shallow depth as the existing sewer and services have less than 600mm cover. As well, special consideration will need to be given to ensure the Menzel Lane Sewer's HGL is lower than the service invert during rainfall events. Provided the above is satisfactory, it's feasible to provide a service connection to the property line at an elevation of approximately 209.2m. Should this not be acceptable, a connection towards the sewer under Camus Street is feasible.

## 4.2 Stormwater Treatment

Water quality improvement devices should not be required for the development per the Village of Pemberton Subdivision and Development Control Bylaw and the Master Municipal Contract Document (MMCD) Design Criteria. Additionally, readers should note that record drawings suggest an existing precast concrete oil interceptor within Menzel Lane downstream of the development's likely discharge location. The capacity of this existing oil interceptor should be confirmed during design.

## 4.3 Stormwater Detention

Changing the land use will result in an increase in impermeable area and an increase in stormwater runoff if proper civil design and construction is not completed. The Village of Pemberton requirement is to limit post-development peak runoff rates to the 5-year return period pre-development peak runoff rates. This is typically completed through restricting flow through an orifice at the downstream end of the on-site system, and detaining as much rainfall as required to limit flow to the pre-determined level.

To quantify the design peak release rate, the rational method can be used to estimate pre-development flows.

$$Q = RAIN;$$

where  $R$  = Runoff coefficient,  $A$  = Catchment area in Hectares (ha),  
 $I$  = rainfall intensity (mm/hr), and  $N = 1/360$

Following the Village of Pemberton Subdivision and Development Control Bylaw and Master Municipal Contract Document (MMCD) Design Criteria, inputs for the pre-development estimate can be assumed to equal:

- $R(\text{pre}) = 0.32$  (MMCD suburban residential with 0.9 adjustment factor)
- $T_c(\text{pre}) = 10$  minutes (MMCD single family lot)
- $I(5\text{-year return period, } T_c = 10 \text{ minutes}) = 26.77 \text{ mm/hr}$

*Rainfall intensity interpolated from Village of Pemberton DWG VOP-S16 – Rainfall Intensity Data (Village of Pemberton Subdivision and Development Control Bylaw No. 677, 2011)*

Using the above parameters, the five-year return period pre-development runoff can be estimated as:

$$Q_{5-pre} = 0.32 * 0.16 \text{hectare} * 26.77 \text{mm/hr} * \frac{1}{360} = 0.004 \text{m}^3/\text{s}$$

Similar to the pre-development calculation, the following parameters can be used to estimate the 10-year post-development peak site discharge:

- R(post) = 0.80 (MMCD commercial)
- Tc(post) = 5 minutes (MMCD commercial development)
- I(10-year return period, Tc = 5 minutes) = 44.49mm/hr

The ten-year return period post-development peak uncontrolled runoff can then be estimated as:

$$Q_{10-post} = 0.80 * 0.16 \text{hectare} * 44.49 \text{mm/hr} * \frac{1}{360} = 0.016 \text{m}^3/\text{s}$$

Using these values and assumptions, the detention volume required to limit flows to the pre-development rates, can then be estimated using the modified rational method. The Village of Pemberton Bylaw is unclear on which return period storm events are required to be limited to 5-year pre-development rates, so it is assumed that the standard practice of controlling up to 10-year return period post-development flows will be required.

$$V_{10-post \text{ to } 5-pre} = 5.6 \text{m}^3$$

This estimate assumes that no infiltration will take place on site, as the site layout will likely not allow infiltration.

## 5 SANITARY SERVICING

It is feasible to convey the sanitary sewage away from the development via a gravity system into the existing 200mm diameter sanitary sewer in operation that flows north on Menzel Lane. This is possible while fulfilling the VoP's Subdivision and Development Control Bylaw requirements including a minimum pipe diameter of 150mm and a minimum slope of 1%. Based on available record drawing information, the invert at the property line for the 150mm diameter sanitary service may be approximately 208.8m. Design consideration needs to be given to the storm sewer and watermain crossings. Refer to Appendix E for a conceptual servicing overview.

The existing 200mm diameter sanitary sewer flows north to a sanitary lift station at Walnut Street which then pumps back to Camus. The capacity of the 200mm diameter sanitary sewer, lift station, and downstream infrastructure capacity shall be confirmed during design.

Should the above servicing option not work due to crossings, an alternative deeper servicing option is feasible directly into the main across Camus street. This option may be challenging provided the watermain, hydro ducts, and unconfirmed storm sewer.

Appendix B

## 5.1 Design Flows

Residential unit counts and commercial use areas were taken from architectural drawings for rezoning application by Stark Architecture dated October 11, 2023 to estimate sanitary flows. Assuming a Population Equivalent (PE) of 2 per bedroom, the PE can be estimated to equal 76 for the 38 bedrooms. The gross floor area of the commercial area is assumed to equal 945m<sup>2</sup> or 0.0945ha, per Stark drawings.

Section 4.2 of the Village of Pemberton Subdivision and Development Control Bylaw and the Master Municipal Construction Documents (MMCD) methodology was considered as the basis for the initial loading estimate. The following was assumed:

- For residential units, an Average Daily Flow (ADF) of 410L/capita/day may be assumed,
- For commercial units, an Average Daily Flow (ADF) of 22,500L/hectare/day may be assumed,
- An Infiltration rate (I) of 0.17L/s/ha may be assumed,
- A commercial Population Equivalent of 75 people/hectare.

Considering the above assumptions:

- The average daily flow for the residential units can be estimated as

$$\text{ADF} = \frac{410L}{\text{capita} \cdot \text{day}} * 76 \text{capita} * \frac{1 \text{day}}{24 \text{Hr}} * \frac{1 \text{Hr}}{3600 \text{s}} = 0.36L/s;$$

- The average daily flow for the 1<sup>st</sup> floor commercial units can be estimated as

$$\text{ADF} = \frac{22,500L}{\text{hectare} \cdot \text{day}} * 0.0945 \text{hectare} * \frac{1 \text{day}}{24 \text{Hr}} * \frac{1 \text{Hr}}{3600 \text{s}} = 0.02L/s;$$

- The peaking factor can be estimated as:

$$PF = 1 + \frac{14}{4 + \left(\frac{84}{1000}\right)^{0.5}} = 4.26;$$

- The Peak Sewage Flow can be estimated as

$$\text{Peak Sewage Flow} = \sum \text{ADF} \times PF = 1.53L/s;$$

- The infiltration rate can be estimated using the total site area as

$$I = \frac{0.17L}{\text{s} \cdot \text{day}} * 0.1619 \text{hectare} = 0.03L/s;$$



- And the design flow for the development can be estimated to equal
  - *Peak Sewage Flow + I* = 1.56L/s

## 6 WATER SERVICING

Tying into the Village of Pemberton's existing 150mm diameter PVC watermain within Camus Street or Frontier Street is feasible. Servicing the site off Frontier may be more favorable as it may be easier to isolate while utilizing existing valves.

The existing hydrant on the north side of Camus Street will likely need to be relocated to suit the future frontage design of the proposed development. As well, a new valve on the existing 150mm diameter Camus Street water main at the intersection of Menzel Lane should be considered during detailed design to isolate the Camus Street watermain from the Menzel Lane AC watermain.

### 6.1 Design Criteria for Water Servicing Demand

Section 3 of the Village of Pemberton Subdivision and Development Control Bylaw and the Master Municipal Construction Document (MMCD) Design Guideline Manual were considered as the basis for the initial water servicing assessment.

Inputs as per the Bylaw requirements:

- Average Daily Demand (ADD) = 455 L/capita/day
- Maximum Daily Demand (MDD) = 910 L/capita/day
- Peak Hourly Demand (PHD) = 1820 L/capita/day
- For commercial units, an Equivalent Population (EP) of 90 people per hectare may be assumed as per MMCD Design Guidelines,

Additional inputs for calculation of water servicing demand:

- For residential units, an Equivalent Population (EP) of 76 may be assumed for the proposed 38 Bedrooms (EP of 2/BR)
- Commercial area for design flow calculations assumed to be 0.0945ha, based on gross floor area for level one.

### 6.2 Calculated Domestic and Commercial Demand

Based on the design criteria, the water system demand for the proposed mixed-use commercial and residential development can be estimated as:

- ADD = 0.45 L/s
- MDD = 0.90 L/s

- PHD = 1.79 L/s

### 6.3 Calculated Fire Flow

Fire flow demand of 250 L/s is estimated using the Fire Underwriters Society (FUS) method. Refer to the FUS fire flow estimate is included in Appendix C of this report for assumptions and calculations.

Maximum watermain velocities during fire flow events should be reviewed with the water system model during design. It is likely that off-site watermain upgrades will be required considering that a 250L/s flow would cause velocities in the existing 150mm diameter watermain to exceed the maximum 3.5L/s requirement during fire flow events as calculated using the FUS method.

Readers should note that the Village of Pemberton Subdivision and Development Control Bylaw states that “the minimum allowable design velocity under fire flow conditions should be 3.5m/s”. This statement should be interpreted as being erroneous, and that 3.5m/s is that maximum allowable design velocity under fire flow conditions.

### 6.4 Required Water Pressure

The required water pressure at the site should be per bylaw requirements, MMCD guidelines, and good engineering judgement. The VoP requirements are copied below for reader convenience.

#### ***VoP Bylaw Table 3.2 – Design Pressures***

Minimum pressure at peak demand	300 kPa (44 psi)
Maximum allowable pressure	850 kPa* (123 psi)
Minimum pressure for Fire Flow plus Max Day Demand	150 kPa (22 psi)

### 6.5 Proposed Development Watermain Tie-In Capacity

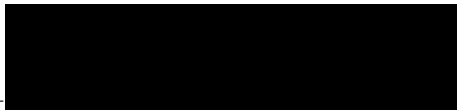
It’s feasible for the water service to tie directly into the 150mm diameter watermain on Camus Street. An analysis of the existing capacity of the water network is not included in this report. The existing system’s pressures and available flow should be confirmed prior to design.

## 7 CLOSURE

This report has been prepared to provide a conceptual servicing strategy to support the rezoning application, as required by the Village of Pemberton staff. Generally, this site is serviceable, and may be serviced off the existing sanitary sewer and storm sewer in Menzel Lane, and off the existing watermain under Camus Street or frontier street. Further analysis of the system is required to determine the existing system's capacity and possible required upgrades. As well, further civil engineering design work is required to complete preliminary and detailed design.

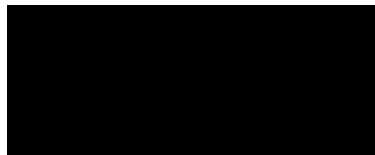
Should additional information be required, please contact the undersigned.

**Prepared by:**



**Jason Morden, E.I.T.**  
Project Engineer

**Reviewed by:**



**Ler Ezzy, P.Eng.**  
Project Manager



# APPENDIX A

## EXISTING SATELLITE IMAGERY



Figure 1 – Satellite Image, Village of Pemberton GIS 2021

# APPENDIX B

## EXISTING VILLAGE OF PEMBERTON GIS UTILITY PLAN



Figure 2 - Existing utilities, Village of Pemberton GIS 2021

# APPENDIX C

## FUS FIRE FLOW ESTIMATE





Your Challenges. Our Solutions. Build with Binnie.

# Preliminary FUS Fire Flow Estimate

FILE NO: 23-0862  
 DATE: November 14, 2023  
 LOCATION: 7451 & 7453 Frontier Street, Pemberton  
 CALC. BY: BC

A) TYPES OF CONSTRUCTION: Type V Wood Frame Construction

B) AVERAGE FLOOR AREA: 932 m<sup>2</sup>

C) NO. OF STORIES: 4

D) FIRE FLOW FORMULA:  $f = 220 * c * a^{0.5}$   
 a = Total floor area (if needed) a = 3,729 m<sup>2</sup>  
 The total floor area in square metres (including all storeys, but excluding basements at least 50 percent below grade) in the building being considered.  
 c = Coefficient related to the type of construction c = 1.5  
 = 1.5 for wood frame construction (structure essentially all combustible).  
 = 1.0 for ordinary construction (brick or masonry walls, combustible floor and interior).  
 = 0.8 for non-combustible construction (unprotected metal structural components, masonry or metal walls).  
 = 0.6 for fire-resistive construction (fully protected frame, floors, roof).  
 f = 20,000 L/min

E) OCCUPANCY:

Non combustible	-25%
Limited combustible	-15%
Combustible	No charge
Free Burning	15%
Rapid Burning	25%

ADD OR SUBTRACT (±) -15 % of D 17,000 L/min

F) AUTOMATIC SPRINKLERS (yes/no): yes

Complete automatic sprinkler protection= -50%  
 Complete automatic sprinkler protection, and fire resistive or non-combustible -75%

SUBTRACT (-) 50 % of E -8,500 L/min

G) EXPOSURES:

0 to 3	25% Max
3.1 to 10	20% Max
10.1 to 20	15% Max
20.1 to 30	10% Max
30.1 to 45	5% Max

DISTANCE:

1. South	24 metres	8 %
2. East	metres	%
3. West	20 metres	15 %
4. North	4 metres	16 %
TOTAL		39 % of E

H) UNROUNDED FIRE FLOW REQUIREMENT 15,130 L/Min (E-F+G)

ROUNDED FIRE FLOW REQUIRED 15,000 L/min (nearest 1,000)  
 250 L/sec

Notes:

Calculations based on areas from architectural drawings provided Oct 24, 2023  
 Building assumed to be construction type V (wood frame construction)  
 Assume limited combustible contents based on residential occupancy  
 Assume that water supply is standard and fully supervised per BCBC

Type text here

# APPENDIX D

## CONCEPTUAL STORMWATER MANAGEMENT PLAN



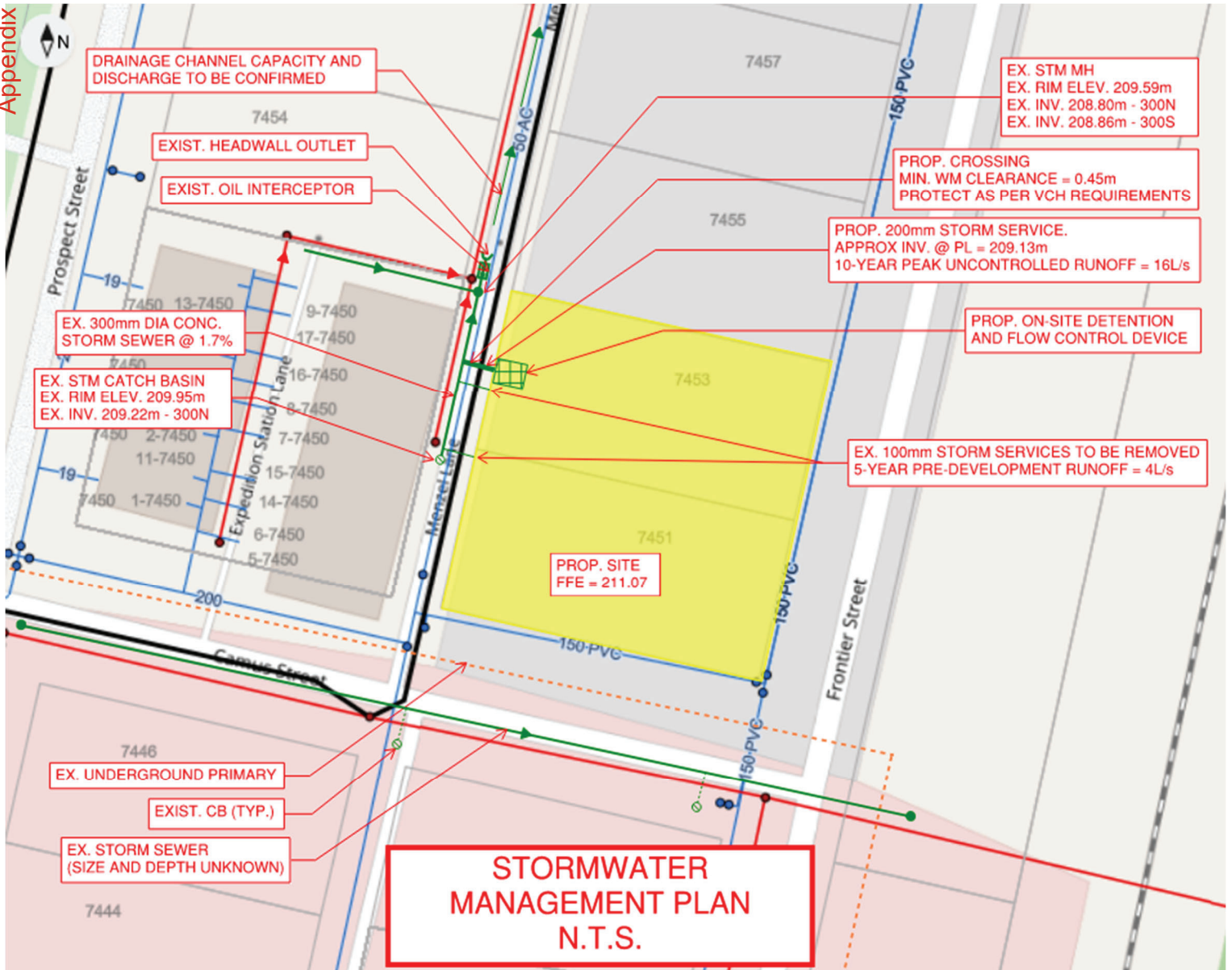


Figure 3 – Conceptual Stormwater Management Plan

# APPENDIX E

## CONCEPTUAL SANITARY CATCHMENT PLAN



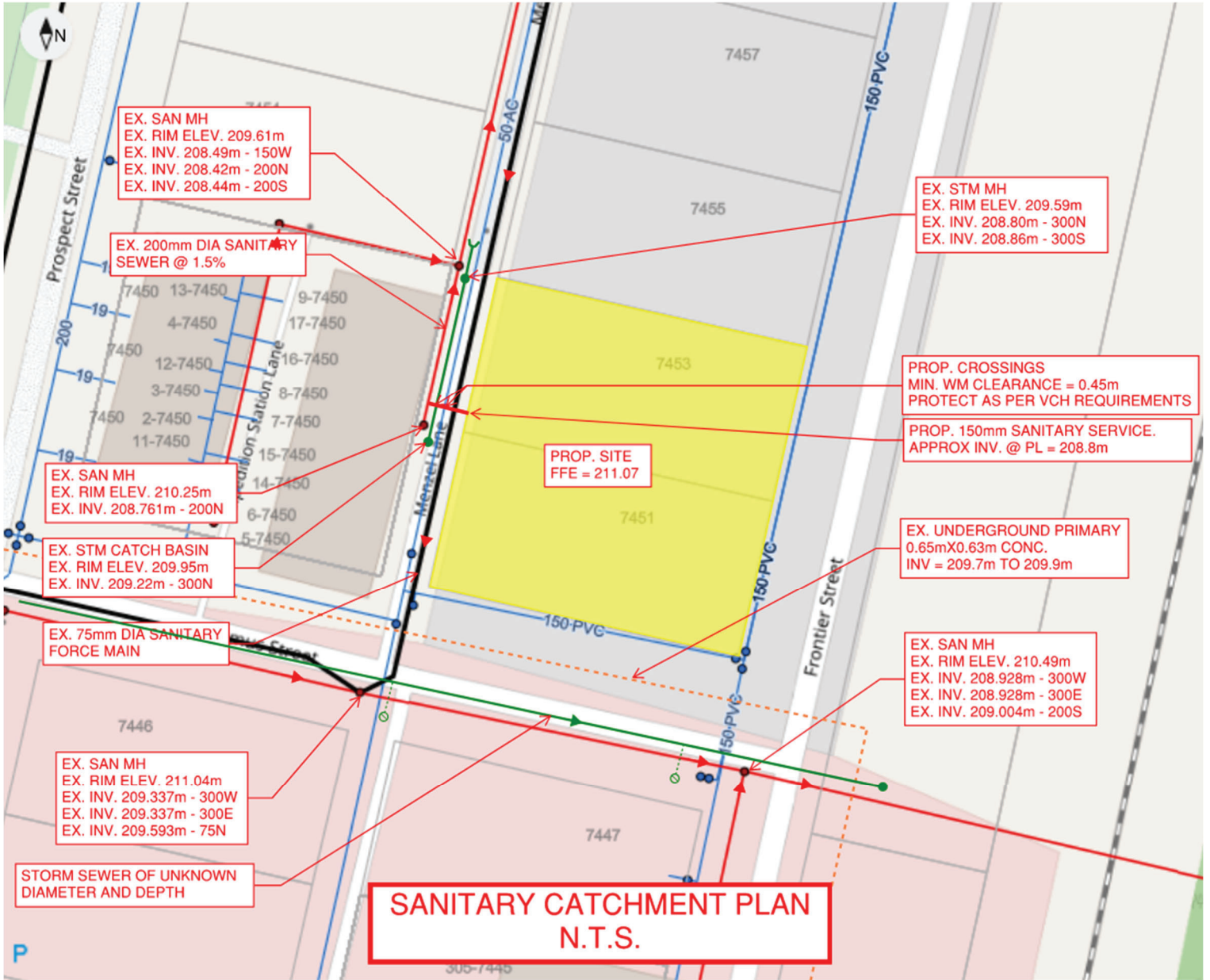


Figure 4 – Conceptual Sanitary Catchment Plan

# APPENDIX F

## CONCEPTUAL WATER SERVICING PLAN

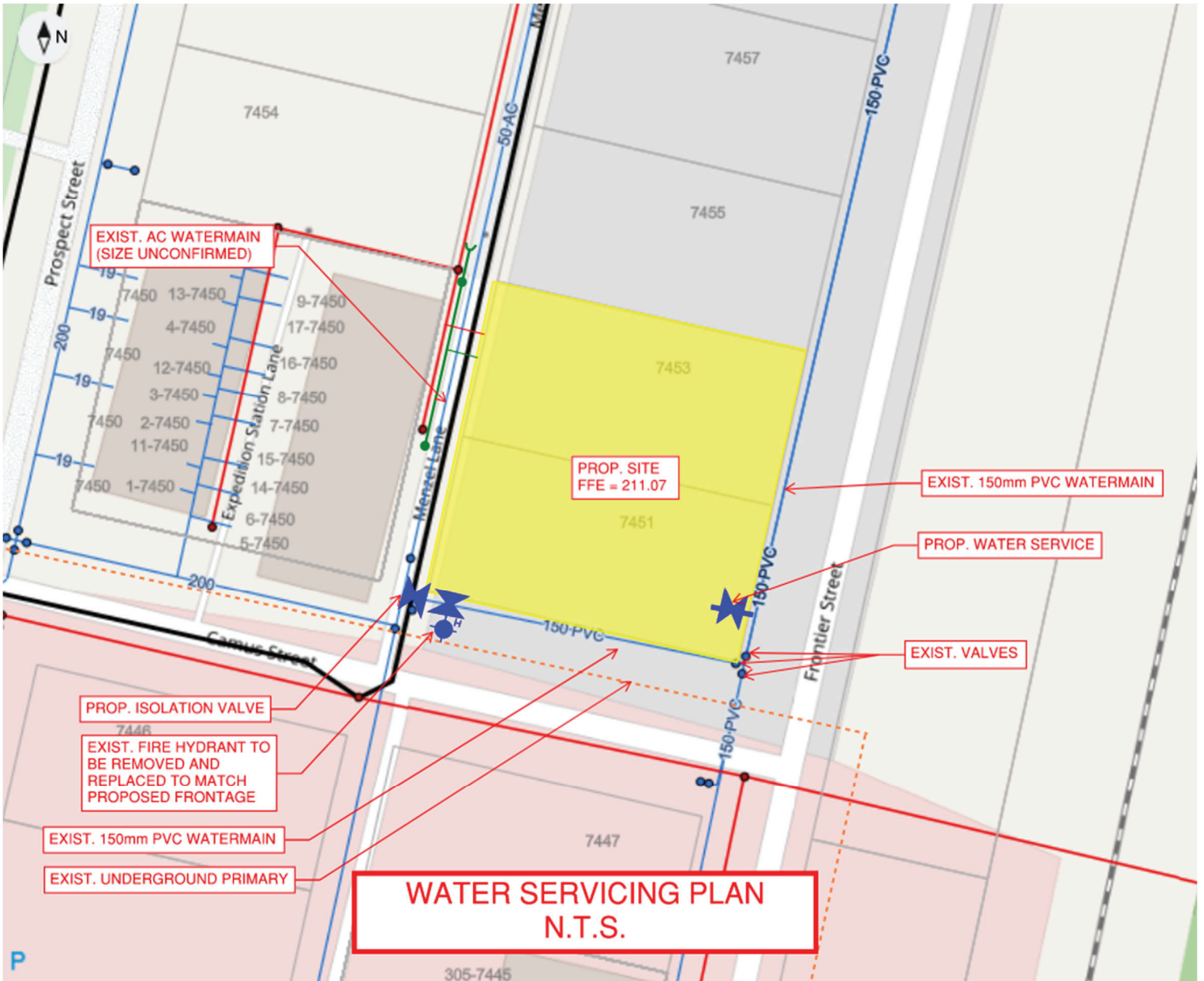
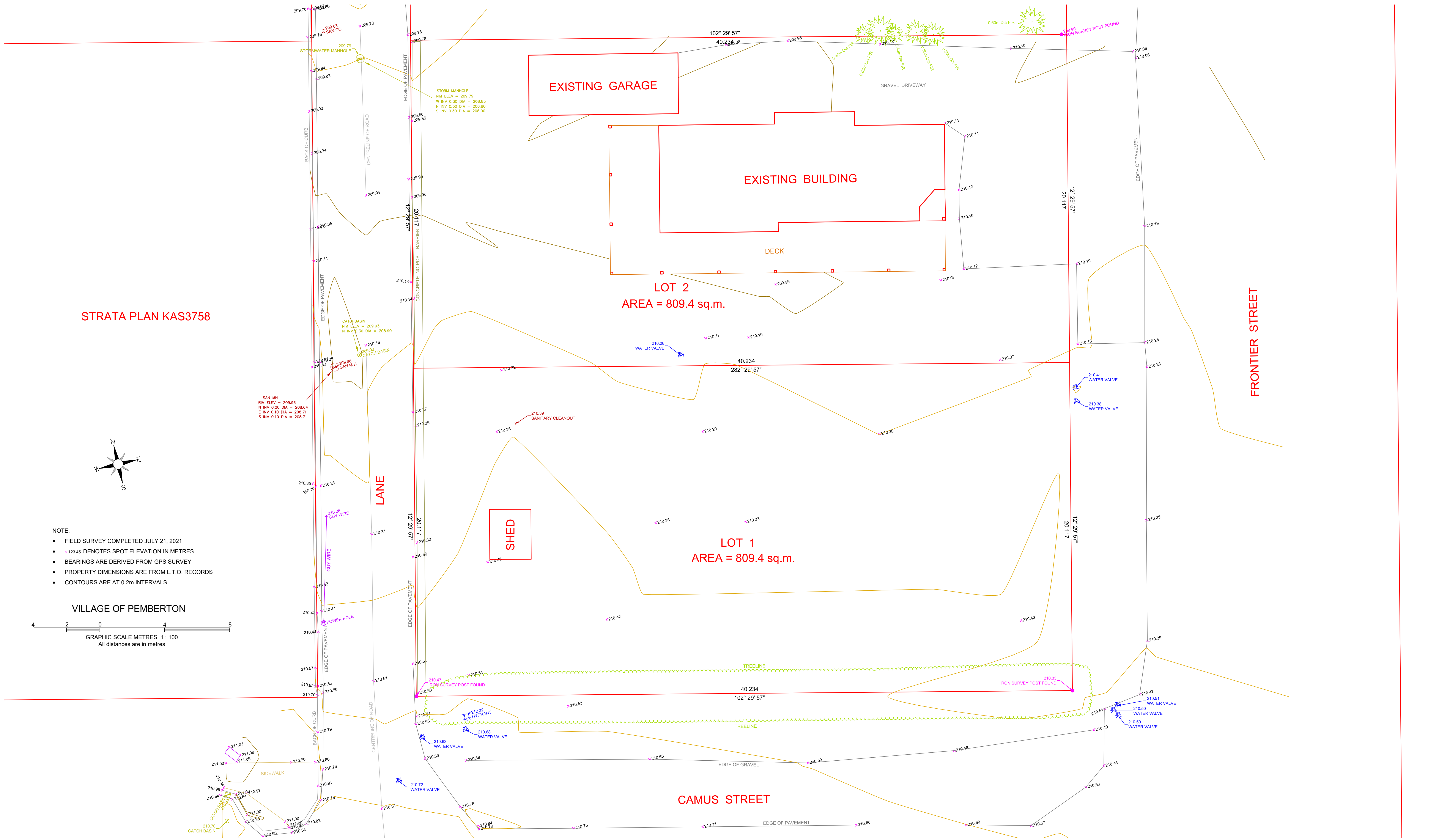
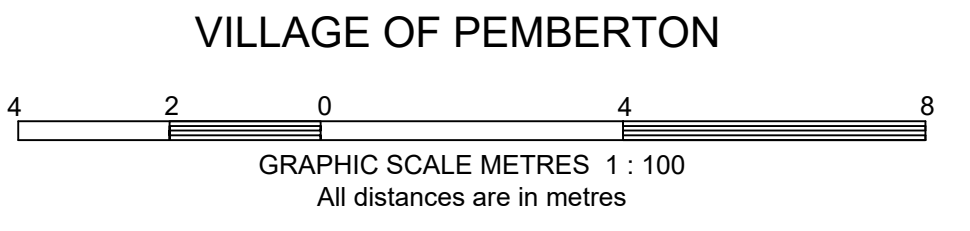


Figure 5 – Conceptual Water Servicing Plan

# PLAN SHOWING TOPOGRAPHY AND SITE FEATURES SITUATED UPON LOTS 1 & 2, BLOCK 3, D.L. 203, LILLOOET DISTRICT, PLAN 1624



- NOTE:**
- FIELD SURVEY COMPLETED JULY 21, 2021
  - \*123.45 DENOTES SPOT ELEVATION IN METRES
  - BEARINGS ARE DERIVED FROM GPS SURVEY
  - PROPERTY DIMENSIONS ARE FROM L.T.O. RECORDS
  - CONTOURS ARE AT 0.2m INTERVALS



DOUG BUSH SURVEY SERVICES Ltd. Douglas J. Bush, ASct, RSIS Applied Science Technologist (Geomatics) Unit 18, 1370 Alpha Lake Road, Whistler, B.C. V8E 0H9 Phone 932-3314 / Fax: 932-3039 E-mail: dougb@dbss.ca / http://dbss.ca	Revision :	Notes:  ELEVATIONS ARE GEODETIC CVD28 DERIVED FROM WATER RESOURCES MONUMENT NO. 1068 LOCATED ON THE WEST SIDE OF THE PEMBERTON MEADOWS HIGHWAY IN D.L. 202 ELEVATION USED = 211.324 METRES	Plan date: August 12, 2021  Files: 21311.CRD  P.I.D.: 011-506-571 P.I.D.: 011-506-580	Client: STARK ARCHITECTURE  Project: 7451 & 7453 FRONTIER STREET	Certified Correct.  Douglas J. Bush ASct, RSIS Applied Science Technologist (Geomatics)  This 13th day of August, 2021	SCALE: 1:100  JOB NO.: J21311  DWG.: 21202D_METRIC SHEET:
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 Village of Pemberton  
 ALC Meeting  
 August 14, 2024  
 72 of 88



**Colin Brown**

---

**To:** Bender, Krysta  
**Subject:** RE: Design No. 4777333, Referral for New Mixed use Dev. for 7451 & 7453 Frontier St., Pemberton - Owner: SAMBELL, Stuart A. & Linda J. ~ PRS Response

---

**From:** Bender, Krysta <Krysta.Bender@bchydro.com>  
**Sent:** Tuesday, January 30, 2024 8:34 AM  
**To:** Colin Brown <cbrown@pemberton.ca>; Scott McRae <smcrae@pemberton.ca>  
**Cc:** Genzel, Carolyn <Carolyn.Genzel@bchydro.com>; Design, NSC <design.nsc@bchydro.com>  
**Subject:** Design No. 4777333, Referral for New Mixed use Dev. for 7451 & 7453 Frontier St., Pemberton - Owner: SAMBELL, Stuart A. & Linda J. ~ PRS Response

Some people who received this message don't often get email from [krysta.bender@bchydro.com](mailto:krysta.bender@bchydro.com). [Learn why this is important](#)

Hello Colin

Thank you for your email. BC Hydro has no objection in principle to the application for a proposed mix use application for commercial and residential development at 7451 & 7453 Frontier Street, Pemberton.

***BC Hydro has determined on a high-level assessment that a pad mounted transformer will be required to service the property, therefore an underground SRW will also be required.***

The following comments are for the property owner's information:

1. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafe BC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).
2. If the Developer or Property Owner wishes to relocate the existing powerline or equipment BC Hydro will work with the Developer or Property Owner to find a solution mutually satisfactory to all parties involved.
3. The applicant should contact BC Hydro Electric Service co-ordination Centre (ESC Centre) at 1-877-520-1355 to ensure that there are no utility conflicts
4. Design strongly advises for the applicant and/or developer to submit an application of service online at [www.bchydro.com/myhydro](http://www.bchydro.com/myhydro) or by calling BCH Express Connections at 1 877 520-1355 in order to start the process of the electrical design connection and SRW documentation.

Attached for your reference and review: Referral Summary and Titles. .

Any questions or concerns, kindly let our office know.

Kind Regards,

**Krysta Bender** | Property Coordinator, Property Rights Services, Properties

**BC Hydro**  
8475 128<sup>th</sup> St.  
Surrey, BC V3W 0G1

**P** 604-543-1592

**E** [krysta.bender@bchdyro.com](mailto:krysta.bender@bchdyro.com)

**Colin Brown**

---

**To:** Kim Needham  
**Subject:** RE: Development Referral - OR141 OCP and Zoning Amendment Application, 7541-7453 Frontier Street

---

**From:** Kim Needham <KNeedham@slrd.bc.ca>  
**Sent:** Tuesday, January 30, 2024 8:16 AM  
**To:** Colin Brown <cbrown@pemberton.ca>  
**Subject:** RE: Development Referral - OR141 OCP and Zoning Amendment Application, 7541-7453 Frontier Street

You don't often get email from [kneedham@slrd.bc.ca](mailto:kneedham@slrd.bc.ca). [Learn why this is important](#)

Hi Colin,

The requested height increase and parking space reduction request appears to be consistent with the building forms and uses present in the vicinity of the proposed development. The proposed unit sizes, storage size, and balcony space exceeds the current minimum design standards recommended by BC Housing, and as such is considered appropriate. That said, there does appear to be a lack of “dirty storage” for winter tires, bikes, etc.

It was also noted in our review that the overall design of the proposed multi-family development is not consistent with the western architectural style that is predominant in the Village of Pemberton. The building appears quite modern in comparison to the Pemberton design aesthetic. Balconies appear to be sized large enough to be useable and we recommend that balconies be opaque or solid so that balcony storage is not visible.

Thank you for the opportunity to comment this referral.

Regards,  
Kim



DEVELOPMENT SERVICES PRELIMINARY BYLAW COMMUNICATION

Village of Pemberton 7400 Prospect Street Pemberton, British Columbia V0N 2L0 Canada

Your File #: OR141 eDAS File #: 2024-00528 Date: Jan/31/2024

Attention: Colin Brown Planner II

Re: Proposed Rezoning Bylaw for:

7453 Frontier Street, Pemberton 7451 Frontier Street, Pemberton

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act. Additionally, the Ministry has no objections to the proposed related OCP Amendment.

If you have any questions please feel free to email myself at Tyler.Gaudry@gov.bc.ca.

Yours truly,

Tyler Gaudry Senior Development Officer

Table with 1 column and 2 rows: Local District Address, Lower Mainland District, 310-1500 Woolridge Street, Coquitlam, BC V3K 0B8, Canada, Phone: (604) 527-2221 Fax: (604) 527-2222



**To: Colin Brown MCP – Planner**

**RE: Frontier Street Referral OR-7451-7453**

The PVDD has reviewed the information provided. Although we do have some comments currently, there has been very little detailed field work to backup the engineering documents. Unknown ground water conditions and diurnal regimes should be explored.

Some points for consideration:

- Notification alarm system for water in parkade to notify people to move cars and other items. A below grade parkade seems to be a bad idea in Pemberton and the one at Portage station routinely proves this.
- It should be noted that there were major disruptions to neighbouring properties and roads when the Radius building was put in as ground water was a huge issue.
- Pumps to evacuate water from parkade must be included in design and should be part of the permanent installation. This is to relieve the recovery efforts for the VOP and others should a flood event occur.
- Storm service connection and detail is not designed. The stormwater design does not include downstream conditions. Where does the existing stormwater go once it reach the VOP infrastructure and does this meet capacity requirements? There can be no water added to the Arn Canal upstream of the rail road tracks.
- What steps will be taken to ensure that no infiltration takes place?

The PVDD requests the re submission of drawings once the project is contemplated further.



PO BOX 235 1381 Aster St, Pemberton, BC V0N 2L0 phone: (604) 894-6632 fax: (604) 894-5271 trustees@pvdd.ca www.pvdd.ca

PEMBERTON VALLEY DYKING DISTRICT



# Lilwat Nation

**Project Name:**

OR141 - OCP and Zoning Amendment Application, 7451-7453 Frontier Street

**FN Consultation ID:**

01252024-001

**Consulting Org Contact:**

Colin Brown

**Consulting Organization:**

[Village of Pemberton](#)

**Date Received:**

Thursday, January 25, 2024

March 19, 2024

Village of Pemberton

Attention: Colin Brown

Re: OR141 - OR141 - OCP and Zoning Amendment Application, 7451-7453 Frontier Street

Our File: 01252024-001

We are writing to you in response to your letter dated January 25, 2024, informing us of OR141 - OCP and Zoning Amendment Application, 7451-7453 Frontier Street.

7451-7453 Frontier Street, Pemberton BC is located within the traditional territory of the Lilwat Nation. These lands have been used and occupied by the Lilwat since time immemorial. The Province of British Columbia has been notified of the existence of the Lilwat Nation's traditional territory.

The Lilwat Nation asserts its inherent aboriginal title to its entire traditional territory, sovereignty over its traditional territory, and a right to self-determination. The Lilwat Nation's aboriginal rights, including title, are protected under s. 35 of the Constitution Act, 1982.

A series of recent court decisions have:

- upheld the existence of aboriginal title in British Columbia;
- declared that aboriginal title coexists with crown title;
- limited the instances in which aboriginal title can be infringed by British Columbia or a third party;
- established strict criteria for any such infringement;
- declared that aboriginal title includes the right to choose the use to which the land is put;
- placed a legal duty on the Province of British Columbia to undertake meaningful consultation with First Nations and accommodate potential infringement; and
- declared that accommodation may have economic and/or cultural components.

Furthermore, the Supreme Court of Canada confirmed in the Tsilhqot'in decision that aboriginal title is real and meaningful, territorial in nature, and that First Nation consent is required for the use of its aboriginal title lands and resources. The decision also specifically states that aboriginal title confers:

. . . the right to decide how the land will be used; the right of the enjoyment and occupancy of the land; the right to possess the land; the right to economic benefits of the land; and the right to pro-actively use and manage the land. (at para. 73)

As a consequence of these decisions, British Columbia is under a legal obligation to consult with the Lílwat Nation, and, where appropriate, seek consent from Lílwat Nation and accommodate the Lílwat Nation for infringements on its aboriginal title and rights.

We have reviewed the information provided with this referral regarding OR141 - OCP and Zoning Amendment Application, 7451-7453 Frontier Street. We are prepared to provide our support for this proposed activity on the condition that archaeological monitoring be conducted by Lil'wat Nation Technician(s) for any ground disturbance. Please have the applicants arrange Archaeological monitoring by contacting Kammi Wallace, Referrals Coordinator ([kammi.wallace@lilwat.ca](mailto:kammi.wallace@lilwat.ca)) or myself. . . . .

Provided these conditions are met we do not have any further comments, concerns or objections to this proposed activity.

If any new information were to arise during the course of this activity that indicates there may be impacts on Lílwat aboriginal rights, title or interests, we would expect to receive notice and to have an opportunity to provide comments at that time. Furthermore, nothing in this letter is intended to affect the scope of, or the opportunity to exercise, any of Lílwat's aboriginal rights, nor is it intended to accept any infringement of same.

Sincerely,  
Lisa Pedrini, RPP, MCIP  
Territory Land Use Manager  
Lands and Resources  
Lílwat Nation

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101-38026 Second Avenue, Squamish BC V8B 0C3, T: 604.815.4646 F: 604.815.4647

March 22, 2024

Our Reference: 30387

**Village of Pemberton**

PO Box 100

7400 Prospect Street

Pemberton, BC V0N 2L0

Attention: Colin Brown, MCP, Planner II, Development Services

Dear Colin Bown:

**Reference: 7451 and 7453 Frontier Street (OR 141) – Design Review Comments**

---

ISL Engineering & Land Services has completed a review of the submission for the above mentioned proposed development in the Village of Pemberton. The engineering review included the following documents:

- Preliminary Servicing Report, prepared by R.F. Binnie & Associates Ltd., dated November 17, 2023
- Flood Construction Level Report, prepared by Kontur Geotechnical Consultants, dated May 10, 2023
- Architectural Drawings, prepared by Stark Architecture & Interiors, dated 2023-10-11

Consistent with the Subdivision and Development Control Bylaw No. 677, 2011, the following items are considered as requirements for this project:

GENERAL

1. Engineered drawings for proposed offsite improvements shall be prepared and presented in accordance with Subdivision and Development Control Bylaw No. 677, 2011.
2. Sufficient onsite snow storage is required for uncovered parking and walkway areas. Design to indicate snow storage areas and include snow storage calculations.

FRONTAGE/ROADWAY IMPROVEMENTS

3. Detailed design of frontage works will be required along Frontier Road and Camus Street which will require streetlights, sidewalk, street trees, landscaping and street parking.
4. Detailed design to consider ultimate concept of Camus Street including the intersection of Camus Street and Frontier Street
5. Menzel Lane is an existing asphalt laneway. Detailed design to confirm drainage of laneway and may require a rollover curb and gutter with catchbasins on the east side.
6. The Development access from Menzel lane is appropriate.

SANITARY SERVICING

7. Based on the sanitary sewer model, it appears the immediate downstream sewers have capacity for the proposed development flows. However, the downstream pump station on Walnut Street is in poor condition and requires upgrading. The applicant is required to consult with the Village to confirm what contributions are required for upgrading this pump station.
8. A manhole is required at the tie-in location of this Development to the existing sanitary main. It may be suitable to connect to the existing sanitary manhole in the laneway.



9. While not specifically part of this development evaluation, the Village wastewater treatment plant has been identified as reaching its capacity and upgrades of that component of the overall sanitary infrastructure may be required.

#### WATER SERVICING

10. Fireflow calculations provided indicate a required flow of 250 L/sec. Offsite watermain improvements will be required to meet this required flow. The applicant is required to consult with the Village to confirm offsite improvements.
11. A watermain tie-in may be most suitable on Camus Street.
12. The Development to consult with the Village of Pemberton with regards to water metering requirements.
13. While not specifically part of this development evaluation, the Village water source has been identified as reaching its capacity and upgrades of that component of the overall water infrastructure may be required.

#### STORM DRAINAGE

14. Storm service connection to Camus Street is preferred. Confirm capacity of existing storm on Camus Street. If a storm discharge from the development is directed to existing piped storm system on Menzel Lane, then cleaning and re-grading of existing drainage swale north of the paved lane will be required.
15. The final frontage improvements will inform the surface drainage collection (i.e. curbs with catchbasin inlets)
16. The stormwater management plan shall evaluate the capacity and condition of the existing infrastructure that will be utilized up to its point of daylight discharge; available capacity and condition of this infrastructure cannot be assumed.
17. An onsite oil/grit chamber will be required prior to offsite discharge

#### OTHER CONDITIONS

18. Given acceptance of the proposed offsite works and services, a detailed construction cost estimate will be required by the Village and will form as the basis for the Servicing Agreement and any bonding requirements. The Developer will be required to enter into a Servicing Agreement with the Village for all works and services as outlined in the current Subdivision and Development Control Bylaw.
19. Pre-locating of the existing infrastructure should be completed in order to confirm the location and checked against the proposed design.

The above comments do not necessarily represent a complete list of the development requirements. Should the applicant proceed with this concept, additional requirements may be imposed. Please do not hesitate to contact the undersigned if you would like to discuss this application further.

Yours truly,

Richard Avedon-Savage, P.Eng.,  
Senior Engineer

**Colin Brown**

---

**To:** Ian Currie  
**Subject:** RE: [EXTERNAL]FW: Development Referral - OR141 OCP and Zoning Amendment Application, 7541-7453 Frontier Street

---

**From:** Ian Currie <ICurrie@sd48.bc.ca>  
**Sent:** Friday, March 22, 2024 11:54 AM  
**To:** Colin Brown <cbrown@pemberton.ca>  
**Cc:** Scott McRae <smcrae@pemberton.ca>  
**Subject:** RE: [EXTERNAL]FW: Development Referral - OR141 OCP and Zoning Amendment Application, 7541-7453 Frontier Street

Hi Colin,

Apologies with the delayed response.

Please accept this email as SD 48's comment on Development Referral OR141 – OCP and Zoning Amendment Application, 7541-7453 Frontier Street.

To determine the potential student enrolment impact from a proposed development on our schools, we, along with most BC school districts, work with the Provincial demographer, Baragar Systems. Using statistical data such as regional development projects and housing start data, Provincial Birth Registry (both current and historic), CRA-Canada Child Benefit databases, Census data (only to identify the number of women of key ages in an area) and our School Districts Student Information System (SIS), they have derived averages for the potential number K-12 school age kids (SAK) produced from a proposed developments based on the type of building and occupancy. For example, owned detached single family dwellings (SFD) statistically produce the greatest number of SAK with a factor of 0.2 per SFD. Alternately, high rise apartment rental units produce the lowest SAK with a factor of 0.01 per dwelling unit. For low rise apartments, it depends if they're rented or owned with the rentals producing a higher SAK of 0.057 compared to the owned factor of 0.025. The factor average for both rented and owned townhomes is 0.13.

For this proposed development, I will use the yield factor average of 0.041 for mixed (both rented and owned) low rise apartments for all 33 units. This results in a potential increase in the K-12 student population of about two children. Scott had mentioned previously that statistically approximately 30% of households in Pemberton are occupied by couples with children. Given that information, you could expect ten kids of all ages from a development like this with about half (Baragar Stats) of those being of school age. That would yield about five SAK.

With our Pemberton schools operating below their capacities (80% utilization) and predicted to remain that way for the next 15 years, this potential increase in student population from the proposed development should not have an impact on our schools.

Please let me know if you require further information and/or clarification.

Kind regards,

Ian

Ian Currie  
Director of Operations  
School District No. 48 (Sea to Sky)  
P.O. Box 250  
37866 Second Avenue  
Squamish, BC  
V8B 0A2  
Tel: 604-892-5228  
Cell: 604-848-5825

# 7451 & 7453 FRONTIER ST - REZONING APPLICATION

## PUBLIC INFORMATION MEETING - WHAT WE HEARD REPORT



### DRAWING LIST - PIM WHAT WE HEARD

SHEET	SHEET NAME
R001	7451+7453 FRONTIER STREET WHAT WE HEARD
R002	PIM SUMMARY
R003	QUESTIONNAIRE RESPONSES
R004	INTERACTIVE BOARDS
R005	EVENT PHOTOS
TOTAL: 5	

# APPLICANT LED PROJECT INFORMATION MEETING (PIM)- FRONTIER STREET REZONING APPLICATION

1<sup>ST</sup> Feburary 2024

## SUMMARY

Stark held a Public Information meeting on Thursday 1<sup>st</sup> February 2024 for the rezoning application of 7451 and 7453 Frontier Street. The meeting was held at the Pemberton Community Centre from 6:30-8:30pm and was advertised in the local community Pique Magazine. Letters were also sent out to approximately 80 neighbours as requested by the Village of Pemberton which included details about the event.

Detailed presentation boards displayed the proposed 4 storey residential and commercial development that is applying to rezone from Residential Single Family (RS-1) to a Comprehensive Development Zone (CD-XX). The focus of the meeting was to gain public insight and thoughts on the increased building height, mixed-use building typology, decreased setbacks, increased density and reduced number of parking stalls proposed within the rezoning application.

Stark also took the opportunity to collect information in relation to current downtown transportation use, understand potential gaps in the commercial market and discover preferences in relation to residential and public storage. The information gathered will be used to better inform the proposals design and provide public data to the Village of Pemberton that could help with future downtown developments.

Information was gathered using two interactive boards as well as a two-page questionnaire. The interactive boards gave the public an opportunity to add personal suggestions and thoughts on preferred public residential facilities, storage solutions and commercial uses for downtown Pemberton. The questionnaire gathered information to understand the local communities needs and thoughts on Pemberton downtown and transportation use. Alongside written feedback, Stark also attempted to talk to as many attendees as possible and listen to their thoughts as well as answer questions they had.

15-20 people attended the event and 10 people filled out the questionnaire. Majority of attendees live at Expedition Station.

## BUILDING HEIGHT

Variance:  
To increase building height from 10.5m (3 storey) to 17.0m (4 storey).

Majority of those that attended the event did not comment on the height variance.

4/10 people that filled out the survey didn't support the height variance with 3 concerned about the sun obstruction of the building. All of those concerned with sunlight live Downtown.

## PARKING

Variance:  
To reduce parking stall amount from 48 to 41.

Generally, parking was a big discussion point amongst those that attended the PIM.

Out of those that undertook the survey, 6 people did not support the parking reduction.

5 people were concerned about the parkade entrance location. One suggested a traffic study should be conducted for Menzel Lane.

## SETBACKS

Variance:  
To reduce front, interior, and exterior setbacks.

Overall majority of people did not comment on the requested setbacks.

Within the survey, 1 person noted that they would like the building setback further from neighbouring buildings. They did not specify which buildings.

## COVERAGE

Variance:  
To increase building coverage.

Building coverage was not mentioned at the meeting or within the questionnaire.

## DOWNTOWN TRANSPORTATION

8/10 people that attended the PIM live Downtown and 4/10 prefer walking within Downtown. 2/10 primarily used personal vehicles whilst 6/10 use a variety of different transportation options to access downtown (drive, bike, walk). 5/10 would prefer to walk or bike Downtown.

Many people highlighted that currently Downtown Pemberton lacks sufficient public parking stalls and that it makes it difficult to visit Downtown. One person suggested that public transit and wheelchair access needs to be improved.

Two people noted that there's a lack of safe multi-use pathways downtown.

## STORAGE

Storage did not come up in discussions during the PIM, nor did people express their opinions on it within the survey.

The proposal currently shows two storage rooms within the parkade, alongside two bike storage rooms at level 1. It was also mentioned to Village of Pemberton staff that additional storage under the parkade ramp may be possible.

One attendee noted that exterior bike racks may not be used due to potential theft.

## FACILITIES/ AMENITY

Commercial spaces with covered patio were well received.

A couple of people during the PIM mentioned that a roof top patio could be a nice addition.

## OTHER

### TREE RETENTION

4/10 people that filled out the study listed tree retention as something that was important to them.

1. OCP / ZONING DATA	BYLAW	PROPOSED	
PROPOSED USE:	RESIDENTIAL	RESIDENTIAL / COMMERCIAL	
OCP AMENDMENT REQUIRED?:		YES	
REZONING REQUIRED?:		YES	
LOT AREA (MIN.)	700 sq m	1,619 sq m	17,424 SF
LOT WIDTH (MIN.)	18 m	40.23 m	
MAX. BUILDING HEIGHT	10.5 m	17 m	
MAX LOT COVERAGE	40 %	80%	
FAR:	N/A	1.8	
MAX. GFA	N/A	2,914 m2	31,363 SF
BUILDINGS PER LOT	1	1	
SETBACK FRONT	6 m	0 m	
SETBACK REAR	5 m	5 m	
SETBACK INTERIOR SIDE	1.5 m	0 m	
SETBACK EXTERIOR SIDE	4.6 m	0 m	

### PIM SUMMARY

7451 & 7453 FRONTIER STREET  
PEMBERTON, BC

### R002

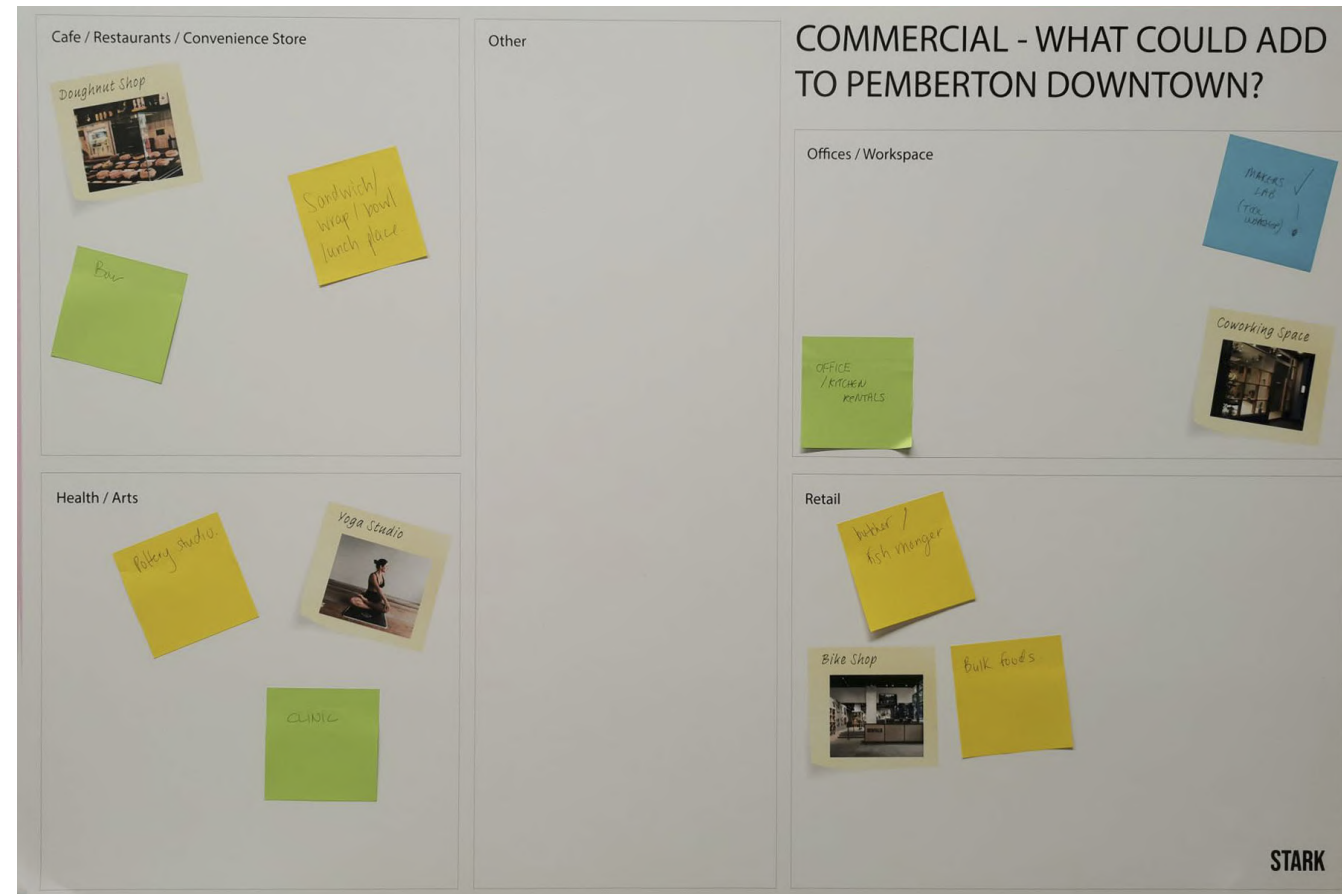
2024-02-12 11:50:43 AM  
PROJECT NO. 1682

# STARK

Village of Pemberton  
ALUC Meeting  
August 14, 2024  
85 of 88

**SUMMARY- QUESTIONNAIRE RESPONSES**

Age Group	Residing Neighbourhood	What brings you to Downtown?	How often do you visit Downtown?	Primary mode of transport Downtown	Preferred mode of transport Downtown	Current Obstacles that make it difficult to visit Downtown	Opinions
25-44	Fraser Road	Girlfriend + Grocery Store	Weekly	Car (works in industrial yard)	Bike	Parking- can only park a truck at the dirt lot beside the general store	Miami beach house design. Would like a farmy/rural design. Would prefer 2 parking stalls per unit.
no comment	no comment	Home, everyday life	Daily	Foot, car, bike	Car, Bus		Menzel Lane congestion. Lack of sunlight (building height). Removal of existing trees. Lack of parking. Lack of pemberton infrastructure.
25-44	Live on Frontier	Groceries, Pharamacy	Daily	Walk	By foot	NA - but would assume amount of AM + PM work traffic	Parking an issue. Tree retention. Added traffic in that area (people, dogs, kids, bikes)
25-44	Expedition Station	Resident	Daily	Vechicle	Bike	Not enough parking	Doesn't agree with the location of the parkade entrance. Would like the building setback further from neighbouring buildings.
25-44	Expetition Station	Resident & works downtown	Daily	Walk	Walk/ Drive	To leave downtown the only option is to drive.	Supports C1 zoning but not CD zoning. Do not support maximum 17m building height, however would support 10.5m max. Parking reduction request is misleading and that dens should be considered as bedrooms when calculating parking.
25-44	Downtown core	Resident, grocery, post office	Daily	Vehicle, foot, bike	Foot, bike, vehicle	Lack of safe multi-use pathways	Insufficient parking. Too high (light + sun blockage). Snow removal. Not enough retention of trees/ greenscape/foilage/shade. Service vehicle access. Too conjested traffic. FCL variance. Drastically altering character, typology of block.
25-44	Expetition Station	Resident, use services downtown	Daily	Vehicle, foot, bike	Foot (due to no parking)	No safe multi-use pathways	Lack of parking. High building( Light/sun blockage). Tree removal.
25-44	Expetition Station	Resident, use services downtown	Daily	Vehicle/ Walk(downtown)	Walk (downtown). Drive (elsewhere)	Lack of parking (especially at peak times). Pedestrian circulation needs to be considered highly.	Character of the VOP is important to the idenity of the town. Development to be sympathetic to adjacent properties. Rezoning should be clear about amenity contributions. Commercial units below FCL are problematic for future businesses insurance. Snow management. Supports density of these lots but height needs to be considered with respect to the OCP of VOP. Traffic study for Menzel Lane. Solar studies need to be winter/summer solstice to be clear (two equinox's are the same thing)
25-44	Expetition Station	Resident, grocery, dining, farmers mar	Daily	Walk (downtown) drive (elsewhere)	Foot when reasonable and car when needed	No, but sometimes feels unsafe in winter due to lack of sidewalks	Asking for parking and height variance is too much. Downtown already lacks parking. Adding more density (above what the OCP allows) will only exacerbate the issue. Also concerned about access to the parkade on Menzel Ln creating conjestion on Menzel Ln which is essentially a singular lane road.
65+	Frontier Street	Resident, shopping	Daily	Car, truck, mountain bike, walk	Car, truck, mountain bike, walk	Needs better public transit. Needs to be more wheel chair accessible	I understand there is a need for densification. Every effort should be made to retain as much of Pembertons small town charm as possible



**SUMMARY- INTERACTIVE PIM BOARDS**

**COMMERCIAL USES:**

**CAFE/ RESTAURANTS**

BEER  
SANDWICH/ WRAP/ BOWL LUNCH PLACE

**HEALTH/ ARTS**

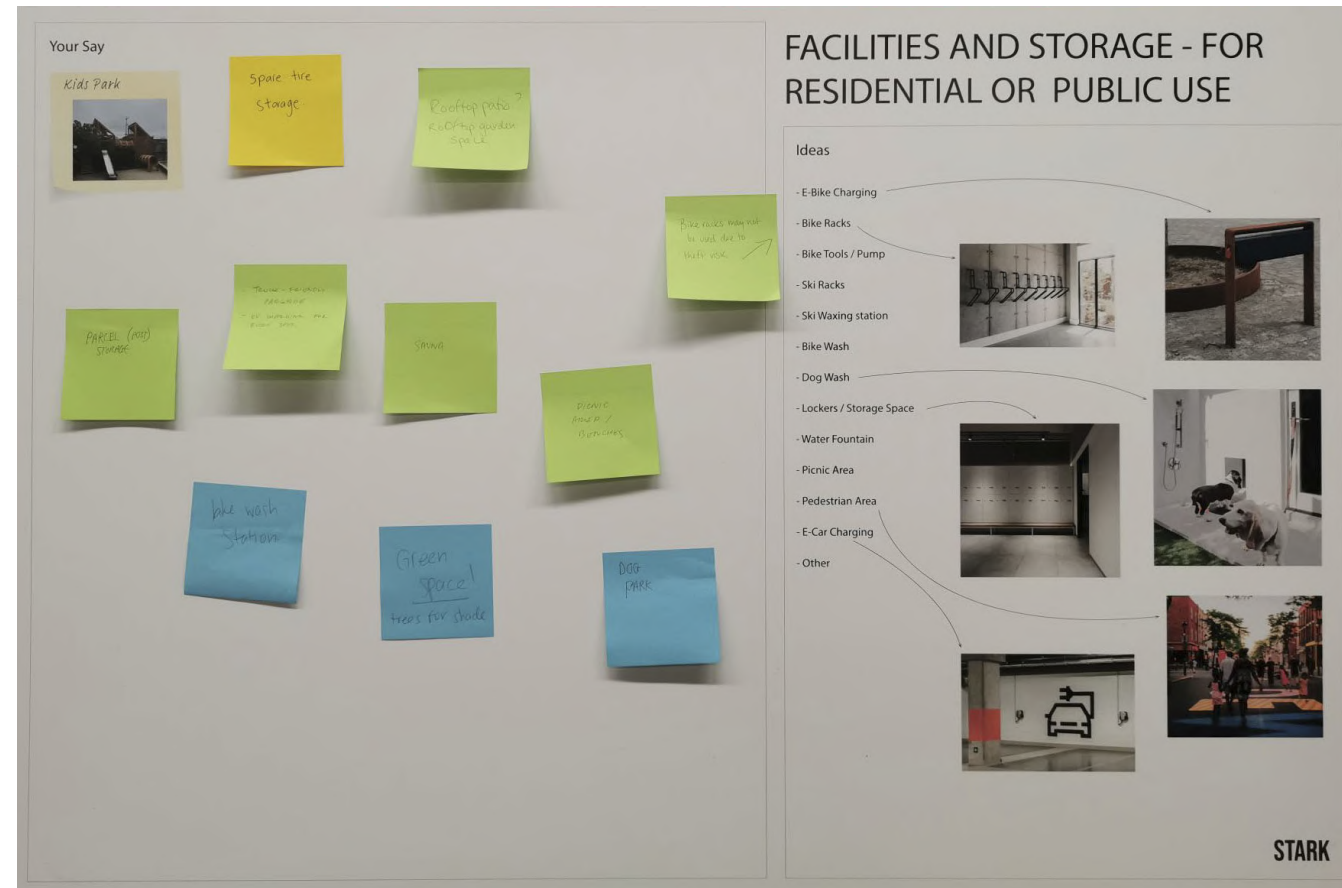
POTTERY STUDIO  
CLINIC

**OFFICES/ WORKSPACE**

OFFICE/ KITCHEN RENTALS  
MAKERS LAB/ TOOL WORKSHOP

**RETAIL**

BUTCHER/ FISH MANAGER  
BULK FOODS



**FACILITIES & STORAGE:**

**STORAGE**

SPARE TIRE STORAGE  
PARCEL/ POST STORAGE

**FACILITIES**

ROOFTOP PATIO/ ROOFTOP GARDEN  
BIKE WASH STATION  
SAUNA  
PICNIC AREA/ BENCHES  
DOG PARK  
GREEN SPACE/ TREES FOR SHADE  
TRUCK FRIENDLY PARKADE  
EV CHARGING FOR EVERY PARKING STALL

**INTERACTIVE BOARDS**

7451 & 7453 FRONTIER STREET  
PEMBERTON, BC

**R004**

2024-02-12 11:50:44 AM  
PROJECT NO. 1682

**STARK**

Village of Pemberton  
ALUC Meeting  
August 14, 2024  
87 of 88



**EVENT PHOTOS**

7451 & 7453 FRONTIER STREET  
PEMBERTON, BC

**R005**

2024-02-12 11:50:44 AM  
PROJECT NO. 1682