

# THE CORPORATION OF THE VILLAGE OF PEMBERTON

## BYLAW NO. 734, 2013

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### Being a bylaw to amend the Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011

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**WHEREAS** the Council may amend its Official Community Plan from time to time;

**AND WHEREAS** the Council of the Village of Pemberton deems it desirable to amend the Official Community Plan to accommodate a new neighbourhood and an open space and trail network in close proximity to the downtown;

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

#### 1. CITATION

This Bylaw may be cited for all purposes as “Official Community Plan Amendment (Tiyata at Pemberton) Bylaw No. 734, 2013.”

#### 2. Village of Pemberton Official Community Plan Designation Bylaw No. 654, 2011 is amended by:

- (a) Delete in the Table of Contents: “*D Gateway Tiyata Special Planning Area*”;
- (b) Delete “*Schedule D Gateway Tiyata Special Planning Area*” in its entirety;
- (c) Delete the following sentence in Section 1.2:  
“*...This includes approximately 180 residential units (which are for the most part multifamily), and two large development sites being: the Benchlands and Tiyata/BCR Properties, respectively comprising 550-650 and 300 mixed density units.*”

And replace the sentence with:

“*...This includes approximately 180 residential units (which are for the most part multifamily), and two large development sites being: the Benchlands and Tiyata/BCR Properties, respectively comprising 550-650 and 170 mixed density residential units.*”

- (d) Delete the following paragraph in Section 6.0:

*Gateway Tiyata Special Planning Area means development as recognized within Schedule D which forms part of this OCP. Note where the land use and park designations within Maps B and G vary with Schedule D, the OCP designations shall prevail.*

And replace with:

*Tiyata Special Planning Area means development as recognized within Section 6.1. The land use and park designations are provided in Map N.*

- (e) Inserting the illustrations provided in Schedule 1 and 2 of this Bylaw into a new Map N “Special Planning Areas”;
- (f) Inserting as “Section 6.1 Special Planning Area (Tiyata at Pemberton)”, as attached as Schedule 3 of this Bylaw;

**READ A FIRST TIME** this 9th day of July, 2013.

**READ A SECOND TIME** this 9<sup>th</sup> day of July, 2013.

**NOTICE OF PUBLIC HEARING FOR VILLAGE OF PEMBERTON OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW (TIYATA AT PEMBERTON) NO. 734, 2013 WAS PUBLISHED IN THE WHISTLER QUESTION ON July 11<sup>th</sup>, 2013 AND July 18<sup>th</sup>, 2013.**

**PUBLIC HEARING HELD** this 23<sup>rd</sup> day of July, 2013.

**READ A THIRD TIME** this 23<sup>rd</sup> day of July, 2013.

**RECONSIDERED, FINALLY PASSED AND ADOPTED** this 23<sup>rd</sup> day of July, 2013.

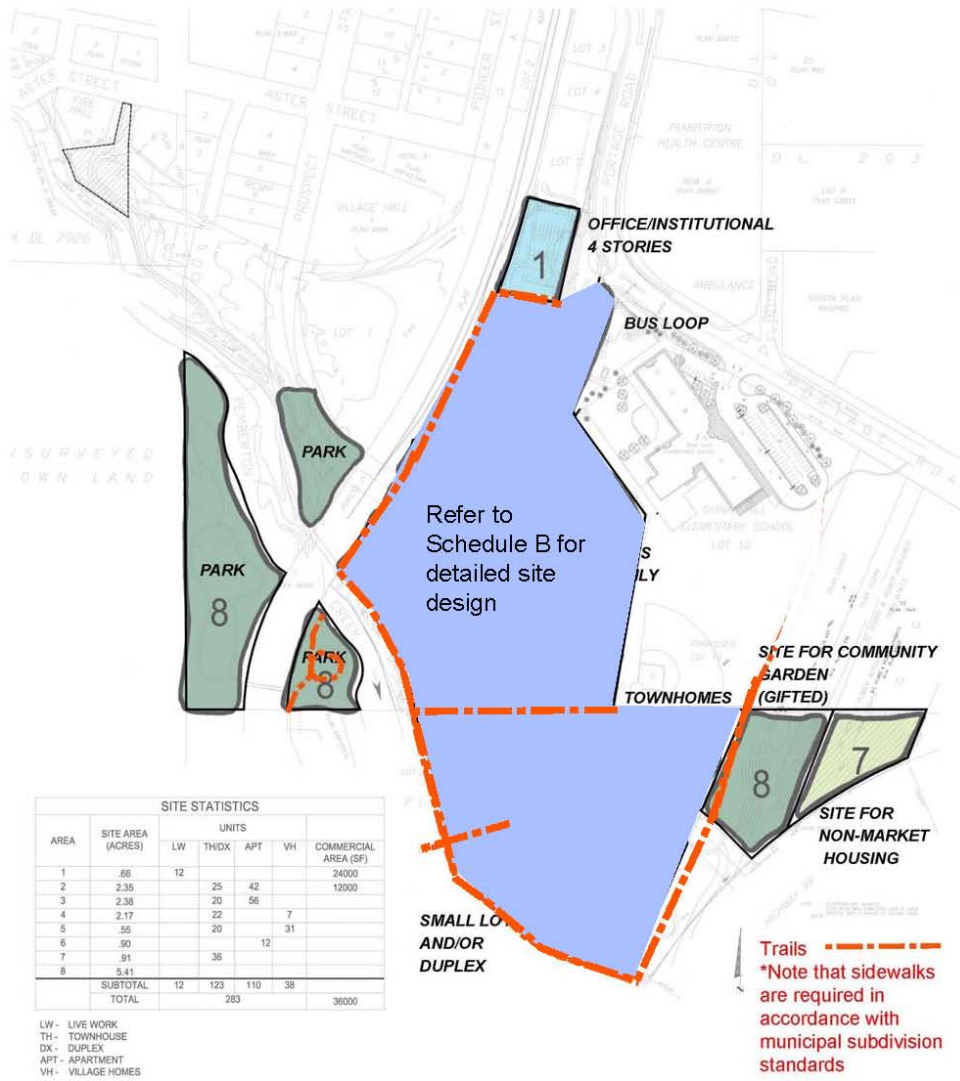
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Mayor

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Corporate Officer

**Schedule 1**  
 Official Community Plan Amendment (Tiyata at Pemberton) No. 734, 2013



AREA	SITE AREA (ACRES)	UNITS				COMMERCIAL AREA (SF)
		LW	THDX	APT	VH	
1	.66	12				24000
2	2.35		25	42		12000
3	2.38		20	56		
4	2.17		22		7	
5	.55		20		31	
6	.90				12	
7	.91		36			
8	5.41					
SUBTOTAL		12	123	110	38	
TOTAL			263			36000

LW - LIVE WORK  
 TH - TOWNHOUSE  
 DX - DUPLEX  
 APT - APARTMENT  
 VH - VILLAGE HOMES

Project: **SIGNAL HILL**      Site: **SITE PLAN**      Scale: \_\_\_\_\_  
 A project by: **BCR PROPERTIES**      Project No.: 144308090  
**SIGNAL HILL HOMES**      144308086

Schedule 2  
Official Community Plan Amendment (Tiyata at Pemberton) No. 734, 2013



**Schedule 3**  
**Official Community Plan Amendment Bylaw No. 734, 2013**

***Special Planning Area (Tiyata)***

**1.0 Background**

The **Tiyata at Pemberton** (Neighbourhood) is located within the heart of the Village of Pemberton. The lands subject to this ***Special Planning Area*** fall within the CN Rail line, Signal Hill Elementary School, Highway 99, and Pemberton Creek. A small portion of the lands lies west of Pemberton Creek.

The lands comprise an 8.9 hectare, vacant site and other than the presence of the creek, the lands exhibit no significant physical features. The relatively flat site is within the Lillooet River flood plain and the Pemberton Creek flood protection area.

The Neighbourhood has been designated as a ***Special Planning Area*** because of the significant opportunity to plan and design a new neighbourhood within the Village in a comprehensive manner respecting Smart Growth and sustainability principles. The project presents a unique opportunity as a significant and considerable tract of land within the centre of the community without fragmented ownership.

**2.0 Neighbourhood Vision**

The vision for the Tiyata at Pemberton Neighbourhood is to create a sustainable development that offers compact housing catering to a range of incomes and ages. The residents will have easy access to places of work, shopping, and community amenities.

**3.0 Land Use Framework**

The **Tiyata at Pemberton Neighbourhood** will be developed generally in accordance with the Site Plan included as *Figure 1*. The Site Plan contains residential, office, and recreational land uses. The residential densities for the entire development comprise between 140-175 units which linked internally and externally by a trail and sidewalk network. The development's residential land uses, proximity to downtown and pedestrian network ensures that it will be a "walkable" neighbourhood,

The Neighbourhood will have two main community gathering points; one within the school/community garden in the centre of the neighbourhood and the other at a public park located along Pemberton Creek.

The commercial / office use will be at the main entrance providing a transition between downtown and the neighbourhood. For those uses adjacent to the CN Rail right of way, noise abatement measures and setbacks will be integrated into the buildings and site design. The lower density single family and duplex lots with parkland and trail corridors will comprise the remainder of the development. These lots will respect provincial requirements for riparian setbacks.

For the purposes of enhancing affordable housing opportunities within the community the development will include the transfer of a 0.53 ha. parcel of land fronting Highway 99 to the Village. The site has the opportunity to provide approximately 20-30 small housing units.

The Neighbourhood will consist of the following components:

- a total of approximately 106-138 dwelling units consisting of small lot single family and duplex dwelling lots;
- 2230 square meters of commercial / office floor space;
- greater than 5% of the site for park land, including a community garden; and
- a connecting trail network.

#### **4.0 Circulation Systems**

The Neighbourhood will be served by a new local road accessed from Portage Road. Only emergency access will be provided to Highway 99. The trail network will feature a trail along the dike and under the BC Hydro transmission lines connecting the neighbourhood to the Community Centre on Portage Road. Internal trails will also be provided linking various parts of the neighbourhood.

The Plan for the Neighbourhood has accommodated the possibility for a future vehicular and pedestrian crossing of the rail line by protecting a road right of way, however such a crossing will not materialize without the permission of the rail operations. .

#### **5.0 Infrastructure and Services**

The Neighbourhood will be serviced with municipal water and sewer in accordance with Village standards. Storm water will apply best practices in reducing the amount of flow that enters Pemberton Creek.

The upgrading of any off-site infrastructure to service the neighbourhood will be the subject of further technical studies.

Any street lighting shall be dark sky friendly.

#### **6.0 Flood Protection and Riparian Setbacks**

The **Tiyata at Pemberton Neighbourhood** is situated on the valley bottom and therefore lies within the Pemberton Creek alluvial fan and the Lillooet River floodplain. Flood hazard investigations have recommended an upgrade of the dike system adjacent to the subject properties in order to adequately protect the neighbourhood. In addition, all habitable space within any building will need to be constructed to the established flood control elevations.

The project is subject the Riparian Areas Regulation. An assessment has been completed by a certified environmental professional whereby the Streamside Protection and Enhancement Area (SPEA) has been delineated as 15 metres. Although the proposed building envelopes will not be within the 15 meter setback, development parcels may be within the delineated Streamside Protection and Enhancement Area.

## **7.0 Community Amenities**

As noted previously, the **Tiyata at Pemberton Neighbourhood** will contain a number of elements that the overall community will benefit from including:

- parkland dedications in excess of the 5% requirement;
- neighbourhood park improvements;
- neighbourhood trail construction, including a dike trail;
- school drop off improvements;
- a pedestrian bridge crossing linking the dike trail and the Creekside townhouse site;
- a community garden; and
- transfer of land for affordable housing.

## **8.0 Sustainability Initiatives**

The **Tiyata at Pemberton Neighbourhood** has been designed with a number of features that respect to accommodate a number of sustainability principles including:

- central community meeting areas both passive and active in scope;
- community garden for growing food and building community;
- a trail connecting the neighbourhood with Signal Hill Elementary School;
- a variety and choice of housing opportunities; and
- a walkable neighbourhood with a variety of pedestrian options.

There are a number of other sustainability opportunities that will be secured through the development approval process including:

- opportunities for employment (long term);
- diversity of tenures;
- attractive streetscape;
- universal access;
- commitment to ongoing community participation;
- green building best practices such as grey water reuse, water reduction appliances, the stormwater management, heat island reduction, permeable pavement, solar exposure; and
- flexibility in unit design to allow people to age in place.