

From: no-reply@webguidecms.ca <no-reply@webguidecms.ca>

Sent: Sunday, May 12, 2024 10:14 PM

To: Elizabeth Tracy <etracy@pemberton.ca>; Corporate <Corporate@pemberton.ca>

Subject: Website Submission: Write to Mayor & Council - pemberton.ca

Village of Pemberton - Website Submission: Write to Mayor & Council - pemberton.ca

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Form Submission Info

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Please attach any related documents (if applicable):

Message to Mayor & Council: RE: OCP Amendment (Nkwukwma Sub Area Plan)

I urge council and Mayor to say no to the Nkwukwma Sub Area Plan until a full review of the OCP is complete.

I have difficulty seeing the benefit to our community with only 15 percent of the proposed development being targeted for affordable housing. I think council has to ask for much more.

A \$ 1.8 million recreation amenity contribution also seems like a very small benefit to the community given the massive loss of nature and high value mountain bike/ hiking trails in the area. Let's not pave over paradise or at least if we're doing that, let's get a meaningful amount of price controlled, affordable housing.

Suggesting that this development is smart growth feels wrong. If we want to grow smartly we should be adding density and infill in our existing town, not taking a large area of mostly undisturbed land, cutting down the trees, building roads, cutting and filling, adding utility infrastructure over a kilometre walk from downtown, and mostly for mostly market value housing.

Please don't adopt this sub area plan until it can be considered as part of the whole community plan. This is based on an old, out of date process, and you owe it to the community to hear what is important now. Doesn't it make sense to hold back on this and make it a key part of the ongoing OCP review? It's backwards, and not good for the community to adopt this, then undergo an OCP review after the fact. Please reconsider and allow proper review before this OCP is enshrined.