



**NKWUKWMA**  
P E M B E R T O N

# COMMUNITY ENGAGEMENT REPORT

Submitted to:  
Skénkenam Developments Limited Partnership

Submitted by:



October 2023

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## 1.0 INTRODUCTION:

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

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

### 1.1 Project Background:

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

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

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

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

## 2.0 ENGAGEMENT INTERESTS

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

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

## 3.0 CONSULTATION & COMMUNICATION

### 3.1 Communication Table

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

DATE	VILLAGE	PROVINCE	LIL'WAT	COMMUNITY
March 2016	First contact with Village staff (asking for details on the NCP, zoning, etc.)			
Spring 2016		Discussions with the province on the land sale		
May 2016			Chiefs and Council endorsement of land acquisition for development	
Fall 2016		Provincial staff Letter of Interest to pursue lands sale to Lil'wat Nation	Community Open in Lil'wat, describing the Project	
Nov 2016		Province reviews letter of interest		
Feb 2017		Crown Land Acquisition and Development request to province		

DATE	VILLAGE	PROVINCE	LIL'WAT	COMMUNITY
March 2017	Meeting with Village staff and provincial Crown land rep	Initial meeting with Village staff and provincial Crown land rep		
April 2017	Initial meeting with Mayor about purchase/development			
May 2017	Met with senior Village staff and Village engineering consultant			
June 2017	Council workshop about existing Neighbourhood Concept Plan and plans for development in the future			
August 2017		Decision has been made by the province to proceed with this Crown land disposition project (moving ahead with preparing the land value and offer to purchase		
June 2018	Met with Village staff and engineer considering servicing costs			
Nov 2018			Community Open House	
April 2019	Met with Village planner			
May 2019		Purchase Agreement signed.		
August 2019	Initial Meeting with Village staff since offer to purchase, outlined proposed process to rezoning			
Sept 2019			Lil'wat Business Group Site Visit (arch site and areas of concern)	Met with adjacent property owners
Oct 2019	Meeting with Skénkenam Development Team and Village Staff		Chiefs and Council Site Visit (including arch site and AOC)	
Nov 2019			Community Open House # 1	Met with adjacent property owner

DATE	VILLAGE	PROVINCE	LIL'WAT	COMMUNITY
Nov & Dec 2019	Meeting with Skénkenam and Village planning contractor			Met with PVTA and PORCA
Feb 2020	Meeting with Skénkenam Team, Village professionals and consultants			Met with adjacent property owner
March 2020				Advertise and held Public Information Meeting (PIM) # 1  Nkwúkwma Facebook Page posted with survey
April 2020		Purchase Agreement extended due to Covid- 19		
Sept 2020		Purchase Agreement extended due to contaminated site findings		
Jan 2021		Purchase Agreement extended to further understand implications of contamination		
Feb 2021	Meeting with Skénkenam and Village professionals + planning consultant			
March 2021	Skénkenam Development submit OCP amendment and zoning bylaw			
July 2021	Council meeting- Application referral			
Nov 2021				Public Open House <b>Cancelled</b>
Nov 2021				NKWUKWMA PEMBERTON Website Launched
Dec 3 2021				Pop Up Information booth downtown Pemberton

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

## 3.2 Community Outreach

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

## 4.0 PUBLIC MEETINGS

Several meetings took place in Pemberton and Mt. Currie. Pre-planning and community engagement began in early 2020 with the developer’s intent to meet with the Pemberton community and stakeholders leading up to the initial Public Information Meeting which was held on March 11, 2020.

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

### 4.1 Public Information Meeting # 1 (Pemberton)

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

#### 4.1.1 Community Outreach and Advertising

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



#### 4.1.2 Comment Forms and Survey Results

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

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

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

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

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

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

#### 4.2 Community Meeting # 1 (Mt. Currie)

An open house was scheduled at Ts’zil Learning Centre in Mt. Currie on November 29, 2021, for the Lil’wat community. A series of display posters and a brief presentation were planned. The meeting was advertised throughout the community but was cancelled due to the Nation’s protocol when there is a death in the community.

#### 4.3 Public Information Meeting # 2 (Pemberton)

Still in the global pandemic, the second public meeting held in Pemberton was a virtual Open House held by Zoom on December 8, 2021, from 6:30 pm to 8:30 pm. The meeting was facilitated by Ekistics and began with an opening address by Lil’wat Councillor Maxine Bruce. The development application was presented with detailed slides of the project. After the presentation a live Q&A was held and the questions posed by the

audience were answered by Skénkenam Developments' panel of technical professionals (environment, transportation, topography/site constraints, and planning team).

A total of ninety-two (92) people requested the Zoom link on the day of the event and a total of 77 people logged on to the meeting. The meeting was recorded and is posted on the website on the Public Engagement page.

#### 4.3.1 Community Outreach and Advertising

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

The FAQ page on the website has been developed based on the Q & A from Open House events. Questions have been grouped together in the following subject areas; general, traffic and transportation, environment, topography and site constraints, parks trails and open spaces, housing diversity and uses. This site has been updated throughout the community engagement phase.

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

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

**Outreach to Benchland Neighbourhood:** A 5x7 postcard was produced to help advertise the December 8<sup>th</sup> Open House. A total of 91 cards were delivered door to door to the residents in the Benchlands area on Cedar Lane, Dogwood St., Fernwood St, Elmwood Dr, Greenwood St, and Eagle Drive.



**Pop-Up Display:** A “pop up” display was set up in downtown Pemberton on December 3, 2021, from 4 pm to 7 pm. A series of poster boards were set up and staff were on hand to answer questions about the development application. This also was an opportunity to advertise the upcoming Open House scheduled for December 8<sup>th</sup>. Approximately 25 people stopped to ask questions.



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

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



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



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

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

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

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

**For more information on the Proposal, contact:**  
**Caroline Lamont, Agent [clamont@bethelcorp.ca](mailto:clamont@bethelcorp.ca) ; 604-898-1901**

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



Location Map  
OR133 Benchlands NKWUKWMA

[www.pemberton.ca](http://www.pemberton.ca)



### 4.3.2 Comment Forms and Survey Results

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

#### 1/ Traffic- on-site and off-site

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

#### 2/ Environment

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

#### 3/ Topography and Site Constraints

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

#### 4/ Trails and Open Spaces

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

#### 5/ Housing Diversity and Uses

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

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

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

The top future park and trail plan improvements were;

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

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

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

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

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

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

### 4.4 Community Meeting # 2 (Mt. Currie)

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

#### 4.4.1 Community Outreach and Advertising

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

#### 4.4.2 Comment Forms and Survey Results

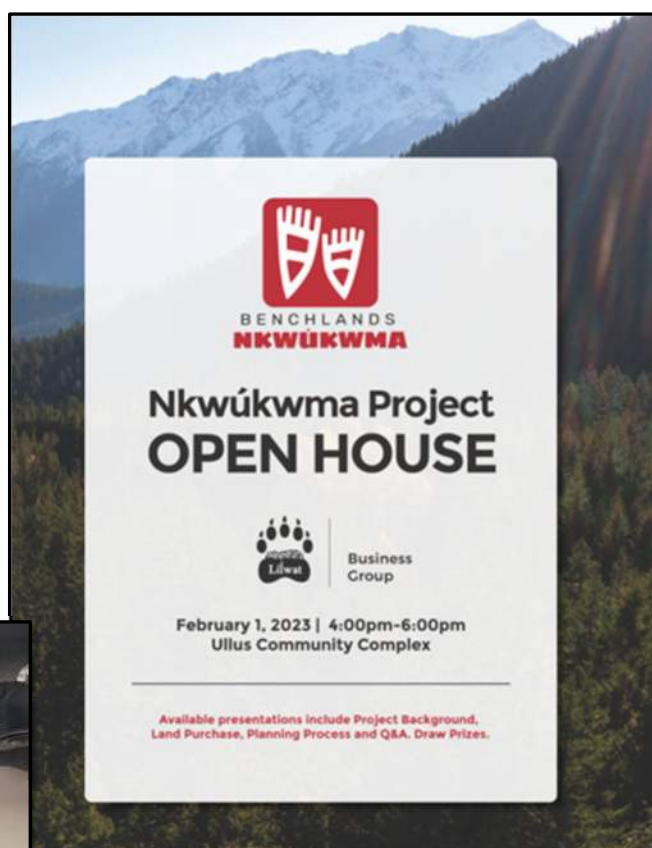
A questionnaire (**Appendix VI**) was handed out to participants who were then encouraged to use the display boards to gather information about the project and answer

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

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

#### 4.5 Public Information Meeting # 3 (Pemberton)

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



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


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



#### 4.5.1 Community Outreach and Advertising

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

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




**NKWÚKWMA**  
PEMBERTON

Nkwúkwma Project

**PUBLIC  
INFORMATION  
MEETING**

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

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Village of PEMBERTON

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



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



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



#### 4.5.2 Comment Forms and Survey Results

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

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



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

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

##### 1/ New Neighbourhood

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

##### 2/ Housing Diversity

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

##### 3/ Natural Features

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

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

#### 4/ Municipal Infrastructure

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

#### 5/ Community Benefits

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

## 5.0 CONCLUSION

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

After a hiatus on public engagement and project development, a website was created in November 2021. All of the communication and outreach tools were intended to direct the community to the website <https://nkwukwmapemberton.com/>, as this is the main source of project information.

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

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

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

## 6.0 APPENDICES

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

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

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

### How can the Benchlands enhance the character of Pemberton?

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

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

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

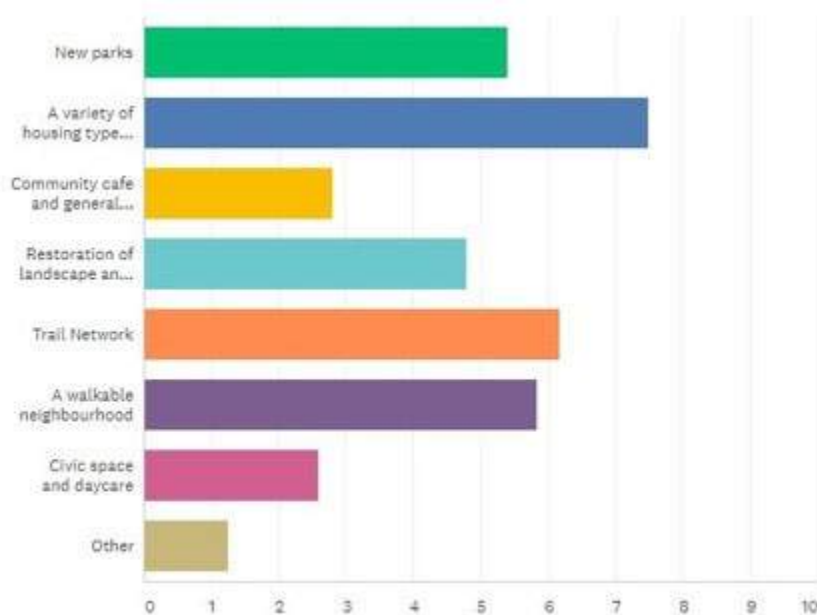
### What sustainable transportation elements are best suited to the Benchlands?

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

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

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

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



“Other” community benefits recognized above.

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

#### Further Comment

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

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

## NEIGHBOURHOOD IMPACTS (Transportation)

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

## COMMUNITY AMENITIES

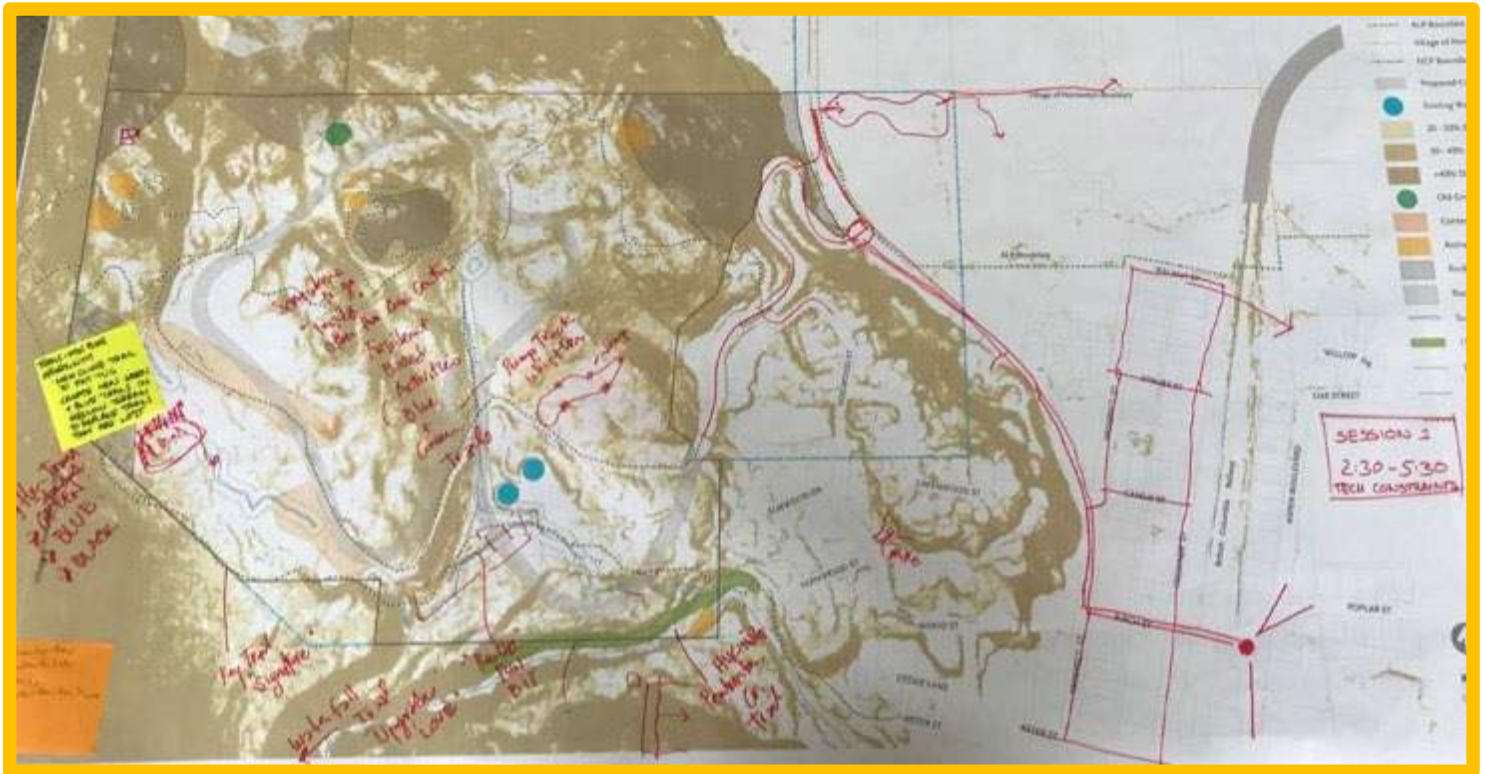
- No sidewalks on Dogwood, need one
- Current Staircase and Road
- Transit
- Access
- Designated Transit Pullouts
- Bathrooms in park and drinking fountain
- Developer to Contribute to pool land ice rink
- Transportation VoP bus
- Preserve and highlight the bear paw site
- Crosswalks and speed bumps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

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

### SITE CONSTRAINTS

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





### SITE CONSTRAINTS

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



**View Homes**

- Retain trees



**Traditional homes**

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



**Standard Homes**

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



**Neighbourhood Duplex**

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



- off-street parking is key

## DIVERSITY OF HOUSING

### Family Townhomes

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



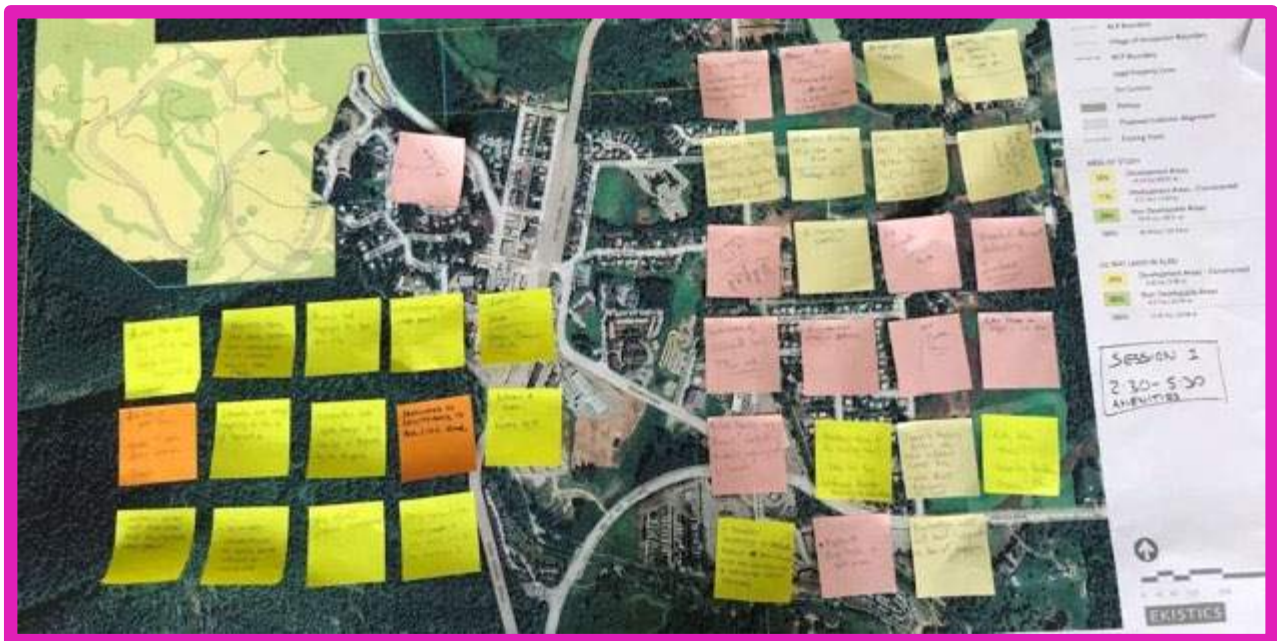
### Hillside Apartments

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



## COMMUNITY AMENITIES

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



## Appendix II: Stakeholder Contacts (updated August 2023)

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

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

## General Questions:

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

## 1/ Traffic and Transportation

## On site

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

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

#### Off site

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



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

## 2/ Environment

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

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

### 3/ Topography and Site Constraints

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

### 4/ Parks, Trails and Open Spaces

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

### 5/ Housing Diversity and Uses

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

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

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

## Appendix IV: December 8, 2021 Survey

**Nkwúkwma, Pemberton**

Community Survey #2

December 2021

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

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

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

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

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

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

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

*Would you prefer a different land use mix, if so, what would you change?*

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*Are there any land uses that are not proposed, that you would like to include in the project?*

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

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

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

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

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

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

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

Which community amenities would you like to see contributed to through this development (please select your three top amenities):

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

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

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

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## Appendix V: Comment Submissions from December 8, 2021 Virtual Open House

<p>1/ Is there anything you would change with this housing unit mix? Please specify:</p>	<p>More small and medium, less large. Affordability is KEY!</p>
	<p>Affordable housing. If this is going to be another neighborhood of 2nd home owners from Vancouver driving up our property taxes, I am not in favour of this.</p>
	<p>Is Airbnb allowed? Can you build a carriage house?</p>
	<p>46 townhouses</p>
	<p>If affordability and downsizing/aging in place are priorities, they will not be achieved with so many single family and duplex homes.</p>
	<p>As this proposal comes together, it would be good to understand what the market demand is currently and work within that knowing that building and land costs are high in this area.</p>
	<p>Housing mix seems good</p>
	<p>We need more affordable housing in Pemberton. It's hard to imagine any of the hillside development will be affordable based on how much prep work will be needed. Even townhomes in Pemberton are going for more than \$600K so that is not affordable.</p>
	<p>Whatever housing unit mix you use, there needs to be more off street parking. Other developments in Pemberton have 4-5 vehicles parked in the driveway and overflowing onto the street. There should be no street parking. You could provide more visitor parking to keep the streets clear, or have a back lane behind the homes.</p>
	<p>Townhomes and apartments are not what people come to Pemberton to live in. They live in them because that is all that is available but not their ideal choice</p>
<p>It would be important to have no stairs for both longevity/aging in the home and access ability.. One story homes which is difficult to know.</p>	

	<p>More affordable (for the common person) mix, Townhomes, condos, duplexes are similar, small single family are still \$1,000,000, so not realistic for someone trying to enter the market. Less mansions &amp; palaces!</p>
	<p>No, I would defer to the developer as they have a better idea of the economics of the development.</p>
	<p>Yes, the total number of units is too high. I don't believe our streets can safely accommodate the increased traffic, especially a) during construction, and b) in case of an emergency requiring evacuation.</p>
	<p>I am against this development at this time.</p>
	<p>Am excited that the project is considering a range of housing options for the site. I would like to see some form of covenant in place to ensure that the mix is honoured and that the development does not become all large unaffordable single family homes. Using Elevate at Sunstone as an example, the units were originally quad-plexes, but were then rezoned as duplexes. Also examples of double lots being purchased in the Ridge to create one larger property. What steps are in place to avoid this happening at Nkwukwma- falling back on the VoP here is not a strong enough proof- they have allowed for rezoning to occur historically that does not honour original development plans.</p>
	<p>I think this project is great and I'm looking forward to its success.</p>
	<p>Too many homes proposed without dealing with traffic infrastructure first. How will our small medical clinic deal with all these new people?</p>
	<p>Provide sufficient parking for all types of housing (Garages + driveway parking for all types of homes. At least 1 parking stall per apartment unit and 1 visitor stall per 4 apartments).</p>
	<p>Not build within 300m of the creek</p>
	<p>What about low cost units for seniors with amenities such as exercise areas and nursing stations</p>
	<p>I would removed the large single family homes, and reduce the amount of medium single family homes to</p>



	<p>allow for more townhomes. Pemberton has a greater need to for affordable housing than multi million dollar single family dwellings. I would also ensure that all townhomes and apartments adequate garage and storage space to accommodate the lifestyle Pembertonians participate in.</p>
	<p>Less large single family, more density (duplex and townhomes) that might actually be achievable for local working wages to achieve.</p>
	<p>I oppose this development, this is shameful. We don't have the downtown infrastructure to support this! If anything this should be Pemberton Housing Authority if it only existed. Affordable family homes for under a million with a yard. That prices will not inflate. Sold only to locals who work and live in the valley already.!! Not high density condos.</p>
	<p>Commercial</p>
<p>2a / Would you prefer a different land use mix, if so, what would you change?</p>	<p>Commercial</p>
	<p>It looks okay</p>
	<p>More single family and more future development</p>
	<p>More investment in civic infrastructure (paved bike way or park or other community amenities)</p>
	<p>More natural areas - less developed. Wild prefer much smaller percentage be developed like 25%</p>
	<p>Increase the housing availability, we need it more than parks in our area An increase in Neighbourhood Park would be important as it is a community with many young families and it is important to have playgrounds and covered areas/space for families and the community to gather.</p>
	<p>More natural area and more park.</p>
	<p>When 45% of the land is not developable based on your report, I'm not sure it's authentic to say there is 60% dedicated to public. And a trail/park by the cliff that had a land slide is also not where people want to send their kids to play. I'd like to see some of the natural trees left with parks that have shade trees and multi use, not just strata playgrounds.</p>
	<p>Is future development for commercial/retail or more building?</p>

	What of schools? like big chunk for park, forest, what of trails?
	No
	I am against this development at this time.
	Notice that there is no commercial mentioned above. Would like to see some commercial opportunities here would be great place for a day care, craft brewery, coffee shop.
	Yes. No development! At all. It's just not Pemberton.
	Land should be put aside and zoned for at least one daycare or childcare business.  Additionally, at least one opportunity for neighbourhood commercial. This could also be addressed through live/work or single family with commercial accessory suites permitted on select parcels.
	Not sure which category this falls under: - Include proper sidewalks and wide enough roads for parking on both sides of road
	Concerned that the area cannot support the traffic related to increased housing. Existing roads are narrow and struggle to accommodate existing traffic, more nature areas and less density would be preferred
	More natural area just with walking only trails, as we do have deer that graze in the area.
	Again, decrease single family homes to increase townhome space, and increase natural space to protect our forest and aquifer.
	Seems about right
2b/ Are there any land uses that are not proposed, that you would like to include in the project?	No
	We need a hospital and pool/gym
	Access to more land to build more house
	There is a significant amount of walking trail and bike trail in the proposed area. I would like to see that

	these areas remain unaffected by housing development. Pemberton prides itself on access to nature and high quality mountain bike/walking trails, don't take these away for the sake of housing.
	Commercial or institutional use
	Increased housing density
	I cannot see how the roads leading into the development area will support the anticipated traffic - they are simply too narrow. Also Eagle Drive is treacherous at best and I avoid it all costs in the winter - it is not sufficient for a development of this size.
	I liked current and existing trail network to be acknowledge and not disturbed. There is a plethora of biking and hiking option in those woods right now Indoor recreation, pool, ice rink
	A small amount of commercial (ie a convenience store or coffee shop... that sort of thing)
	I am against this development at this time.
	Notice that there is no commercial mentioned above. Would like to see some commercial opportunities here would be great place for a day care, craft brewery, coffee shop.
	I would love to see some maintained hiking trails.
	Leave it as is. - no development!
	See above. More housing is definitely an asset to this community but we need to match community growth with community amenity and commerce.
	Land set aside for school expansion and sufficient playground and parking spaces
	Maintaining of the existing trail network
	The development needs snow storage areas. This is very evident right now.

	Yes, an equestrian trail from Pemberton Meadows RD around the top to the Dyke that goes down to the SLRD building
	Is there a proposed site for a future school in this neighborhood?
	None that make sense in that location
3/ Please identify preferred improvements for the future park and trails plan (please select your top three improvements):	# of Responses
<ul style="list-style-type: none"> <li>Trails that are kid friendly and a learning area for beginners</li> </ul>	4
<ul style="list-style-type: none"> <li>Easy grade trails for kids and a trail to from the Valley to the trailhead</li> </ul>	6
<ul style="list-style-type: none"> <li>Retain existing trails within areas designated as open space (natural areas, parks)</li> </ul>	17
<ul style="list-style-type: none"> <li>Trailhead improvements with parking, bike wash, washrooms, etc.</li> </ul>	14
<ul style="list-style-type: none"> <li>Protect archaeological sites</li> </ul>	13
<ul style="list-style-type: none"> <li>Provide interpretation and recognition of Lil'wat cultural heritage (if supported by Lil'wat Nation)</li> </ul>	8
<ul style="list-style-type: none"> <li>Sledding hill</li> </ul>	3
<ul style="list-style-type: none"> <li>No net loss of existing trails by length</li> </ul>	14
<ul style="list-style-type: none"> <li>No net loss of existing trail by difficulty rating</li> </ul>	12
<ul style="list-style-type: none"> <li>Pump track</li> </ul>	3
<ul style="list-style-type: none"> <li>Bike skills park</li> </ul>	2
<ul style="list-style-type: none"> <li>Hiking and dog walking trails</li> </ul>	9
<ul style="list-style-type: none"> <li>Other</li> </ul>	Valley trail from grocery store
	Parking -yes, washrooms – maybe, bike wash- no!
	Do it now
	Do not develop!
	Maintain FN and archeological significant areas
	Do not fix trails. leave that to the PVTA, give them money if you want. If trails are too good then we get a Joffrey like problem
	There seem to be 7 statements referring to biking in this area. We have lots of kid friendly beginner trails on Signal hill by One Mile Lake area. The mountain

	<p>bikers will also have a brand new Skills Park in the Recreation area on Farm Rd. We need walking/hiking only trails as the Mtn. Bikers already have about 300 trails in the Valley area. There are alot of walkers/runners in the Village area and it would be nice to be able to walk in peace and not have to step aside very time a bike goes by.</p>
	<p>Protecting archaeological and cultural heritage sites should be a given and not seen as optional. Also, please do not touch fat tug trail.</p>
<p>4/Please identify possible impacts and/or possible improvements of the proposed development on the Pemberton surrounding community:</p>	<p>If affordability is not high on the list, it's just more residences that the average person and family can't afford.</p> <p>Don't mess with the bike trails in this area</p> <p>Good easy pedestrian access to grocery store</p> <p>There will obviously be more vehicle traffic in the area, it would be essential to consider the impact around the downtown Center (ie. parking, side walks/insentives for walking). With more people there will also be a need for more community facilities like recreation Center, fields, swimming pool, skating rink).</p> <p>Keep as much green space as possible. Clear cuts are ugly and fragment species populations</p> <p>The single access road to the site is problematic. The road is narrow and winding. With several houses already being built on eagle drive the area is a traffic nightmare with no turn-around or wide roads to allow plenty of traffic to pass. The road infrastructure from the bottom of eagle drive to the gate/access road to the water tower need to be improved upon before construction starts otherwise residents of eagle drive will be heavily effected by construction traffic and that is not fair to anyone.</p> <p>To many studies are still in progress to comment. Please do not develop these lands. How will the road in possibly handle this much traffic? The impacts to the community in the Benchlands already will be profound. How is planning for natural disasters (e.g. wildfires in an interface zone) being taken into account?</p>

	<p>Eagle Drive is not in any way suitable access for 250 new homes. It is stretched already with building just 2 additional lots currently on Eagle Drive. Another access road MUST be built.</p>
	<p>I feel that this number of homes is way too much for the area. We value the forest and nature. Not only that, but this is all market housing. This development is driven by greed and the desire to profit from the extremely hot real estate market. We do not want Pemberton to grow this much because it will put a strain on already very strained amenities and resources. We do not have enough childcare facilities as it is, for example. We do not think this is going to help the problem of housing essential workers as this is all for profit housing. It is going to be bought by out of town folks wanting to relocate to Pemberton because those are the people that will be able to afford it. Even a townhouse in Pemberton is extremely expensive now. If the goal is to house the people we need to run the community (teachers, childcare providers, grocery store workers, etc) then the housing needs to be nonprofit. These homes, even though they are smaller and diverse in type are easily targeted by non local investors or folks wanting to move here from cities. I don't think most of Pembertonites want this. If we want more housing it is for the purpose of making it more affordable for those that are running our town.</p>
	<p>Thinking of ease of traffic flow through the community and ensuring the amenities are there for community members</p>
	<p>Once you start looking at this kind of increased quantity you really need to get a third access route into the area, and a bigger and more robust one at that. Pemberton is growing and I hope the infrastructure is there to support an increase in residents (sewage, water, power, healthcare, schools, vet, fire service, emergency planning).</p>
	<p>Impacts to already congested road access routes into pemberton from the highway</p>
	<p>The access through town is a major problem. First people are deciding to drive either Eagle Drive or Dogwood. Eagle is not fully 2 lanes and had a major slide, is very slippery in the winter and has poor sight</p>

	<p>lines. Dogwood is windy with lots of houses and a terrible hill with no sight lines by the church and a very confusing intersection by the glass shop. This is going to be difficult. Then to get these 500 units of people through town will be challenging with 1 2-way road crossing train tracks and a roundabout. The village needs to ensure a second way through town before adding this much volume. Many of Pemberton residents work in Whistler and I imagine the Benchlands will be the same mix, which adds a large volume to the busy times. I can't find parking at the Medical clinic or the grocery store even these days, never mind with more people and there is just no more land to park cars in. The sewer and water systems are stretched and even adding more new infrastructure for the Benchlands will put more burden on the systems it will connect with. We were into water restrictions very early this year and need a new source if we are going to add so many new units. Drainage from the hillside is a major concern when you take down all the trees to develop and interrupt the natural water courses to put in houses where they are convenient for roads. Walking to town from that distance and height is not practical, many from the current phase 1 will not walk for groceries or mail.</p>
	<p>Access will be the biggest issue. Traffic merging onto and off of the main road at certain times of the day and in bad weather will be a problem. Parking in Pemberton is also a problem. With this many new people in town it will be chaos.</p>
	<p>It will ruin the small town feel and community of Pemberton.</p> <p>Having all that traffic coming through town and up Eagle Dr, let alone no consideration of increasing local infrastructure.</p>
	<p>Influx of trades with no affordable housing. Increased traffic and congestion during build and after. Lack of public transportation in and out of Pemberton.</p>
	<p>Access, traffic, Eagle Drive cannot accommodate volume, &amp; what of winter. Access from the 3 way stop at the bottom of the hill by Mountain Glass is not answer or solution though development is over time, this will be an issue for safety, noise.</p>

	<p>It would likely make sense to look at how the upper (Future) lots would be drained. I am not proposing that we make a firm plan or install infrastructure now, but what I am suggesting is that we make sure we don't build things in the way of the proposed future plan.</p>
	<p>The main concern I have is about increase in traffic, especially during construction (large trucks) and, once built, in case of an emergency that would require everyone to leave at once. There is only one real road out. The switchback is, in my opinion, unsafe to drive especially in winter (too steep when icy, corners too tight, too much rock and tree fall). Also, how would the increase in community size affect communal limited resources such as the medical clinic and schools?</p>
	<p>I am against this development at this time. The town of Pemberton does not have the infrastructure/amenities in place to support this much growth</p>
	<p>The first problem is the access through town. Even 100 more units will cause huge traffic congestion. Need a plan to by pass town all together</p>
	<p>Concerned for traffic downtown- not the developers fault but the Vops 'downtown enhancement' project reduced parking, created blind pull outs, and caused pinch points for congestion (Frontier Street onto Portage). Can the developer work with community on this in anyway- i.e paying for lighting at pedestrian crossings downtown to make it safer and encourage more people to walk?</p>
	<p>This development is JUST TOO BIG for our little town.</p>
	<p>Community amenity that supports women. Daycares, commerce close to home. Parks are great yes but community planning is a key factor in gender disparity.</p>
	<p>We live on Eagle Drive. Based on our current observations of traffic, e.g., construction vehicles, recreational use (bikers/runners)/general pedestrian use, and regular subdivision traffic- our concern is that without a second road access put in place at the</p>



	beginning of the project there is potential for significant safety issues and for emergency vehicle access.
	Impacts to our public services and infrastructure (water/water treatment, police/fire/ambulance/emergency services, schools, etc.) wildlife corridors, community connectivity, etc. will all need to be taken into consideration and accommodated for.
	Traffic on rather narrow streets is a major concern. Additionally, snow clearing will need significant investment.
	Traffic, light pollution (All exterior lights should be diffused), Runoff issues, Hillside stability, extra loads on sewer and water system.
	There will be many impacts on our Community regarding traffic (in the afternoons everyday from 4-5 there is a line up from the highway to the village already! Put another 600 or 700 cars on the roads in Pemberton, no one will be able to go anywhere. Our healthcare clinic is already bursting at the seams. It takes you 2 weeks to see a doctor! How about water and sewer? How about the wildlife in the area? How about the lives of all the people that came to Pemberton to get out of the RAT RACE? If this development goes thru all we will have in Pemberton is too many people and no country life style! It will ruin the whole valley.
	Pemberton needs to establish an urban elevation boundary. This is a crucial step in the development of our community to protect the residents of our community from having contaminated aquifers and to protect the forest that we love so dearly. This would also encourage infill development in town which has been largely overlooked and poorly planned. I do not encourage the further development of the Benchlands area beyond what has already been proposed. The SLRD should protect their parcel and turn it into natural park space for community.
	<ul style="list-style-type: none"> <li>- Added pressure on municipal resources</li> <li>- Access/egress to Hwy 99</li> <li>- Traffic patterns in downtown</li> </ul>

5/ Which community amenities would you like to see contributed to through this development (please select your three top amenities):	
<ul style="list-style-type: none"> <li>Improvement to Pemberton Creek Waterfall Trail</li> </ul>	7
<ul style="list-style-type: none"> <li>Significant contribution to recreation centre (playing courts, gym space, etc)</li> </ul>	16
<ul style="list-style-type: none"> <li>Significant contribution to outdoor pool</li> </ul>	16
<ul style="list-style-type: none"> <li>Significant contribution to indoor ice arena</li> </ul>	13
<ul style="list-style-type: none"> <li>Daycare</li> </ul>	12
<ul style="list-style-type: none"> <li>Restricted affordable housing</li> </ul>	21
<ul style="list-style-type: none"> <li>Community space (for meetings and events)</li> </ul>	3
<ul style="list-style-type: none"> <li>Covered outdoor meeting spaces</li> </ul>	5
<ul style="list-style-type: none"> <li>Assisted seniors housing</li> </ul>	10
<ul style="list-style-type: none"> <li>Other</li> </ul>	No traffic
	Significant donations to local trail building authorities, PVTA and PORCA
	Very significant resources to new/upgrading of roads/infrastructure
	Bike /walking paths for better connectivity
	Indoor pool, running track
	Helathcare, not really interested in developers buying off the public with pools etc.
	Committment to increased school sizes
	Hiking trails and boardwalks. Scenic bike trails perhaps. An inland seawall equivalent. Something for the locals and tourists alike.
	Indoor pool .We all need to go to Whistler where the pool is always overcrowded .
	Contribute to an Indoor/outdoor pool and ice rink at new rec centre on Pemberton Farm Rd East

	Please to not turn the waterfall trail into a tourist attraction, we do not need more non-local traffic in an already congested neighbourhood.
6/ Please share any other ideas, comments or questions as it concerns the proposed Nkwúkwma Development Application.	Pedestrian connections to and from the existing neighbourhood, natural areas, toward the village, phase 1 and phases beyond are missing. Looking at your plans, looks like active transportation is not optimized, you need more land dedicated for pedestrian paths between proposed lots. The idea with active transportation is to offer a more direct/fast routes than the road/car routes. Its simple to adjust, just imagine yourself living in different areas of the neighbourhood, walking the neighbourhood and wanting to go to the village, access the natural areas, trail heads, parks, etc. Then you'll be able to see the missing links. This will not affect the density or the main layout of the plan, the paths can live in very narrow pieces of lands. It is also interesting to create pedestrian loop, thinking of dog walkers and families.
	You been talking about it for years are going to do it at one point
	<p>Also important preferred improvements but I wasn't allowed this many suggestions:</p> <ul style="list-style-type: none"> <li>-Provide interpretation and recognition of Lil'wat cultural heritage (if supported by Lil'wat Nation)</li> <li>-Sledding hill</li> <li>-No net loss of existing trails by length</li> <li>-Retain existing trails within areas designated as open space (natural areas, parks)</li> <li>-Trailhead improvements with parking and possibly washrooms (if maintained even on weekends) but NO bike wash.</li> </ul>
	<p>We have to deal with the affordable housing aspect of this town. If this million dollar home trend continues you will price the work force out of town. Who will be able to afford to work here and support the amenities we all enjoy like people to work in our grocery stores and gas stations? More houses = more labour requirements.</p> <p>Please note the current labour shortages.</p>
	Your too slow this development should be done already. You need to build 10x faster 10x more

	<p>If the community fights growth it will turn out bad for everyone. Proper planning and consultation is key.</p>
	<p>The application for development here is mostly welcome due to the production of affordable housing, but this is imperative. If the housing cannot be affordable then please do not build. This is a sensitive area environmentally, and important for storm water runoff and the slowing of storm water reaching the Pemberton Creek. There are dozens of species of animals, mammals, amphibian, and invertebrates that call this area home. Bears, deer, cougar, lynx, salamander, frogs, birds, squirrels, and marten all call this area home. Do we desperately need housing so bad that it makes it necessary to take these animals homes away permanently? I hope you take that question seriously in your consideration with this development. Obviously the destruction of habitat for luxury home building is absurd and should be discouraged, but if done properly, with the correct remediation and retention of the environment, the building of affordable housing, at medium to high density is possible. Please do right by Pemberton and make the right, informed decisions.</p>
	<ul style="list-style-type: none"> <li>-High Density for the area</li> <li>-design and access for the town as a whole would need drastic improvement</li> <li>-schools will need more portables</li> <li>-will the sewer/water system handle this?</li> </ul>
	<p>Please do more investigation &amp; put more thought into how much these holes are going to cost and who (realistically) is going to buy them. We desperately need affordable housing for our essential workers. Destroying our beautiful forest and habitat for wildlife so that more wealthy people can move here or simply buy investment/vacation properties would be so unfortunate and detrimental to the town.</p>
	<p>I just have concern for vehicle congestion downtown, as this will amount to a lot of extra traffic in the village, which is already congested at times.</p>
	<p>Sidewalks connecting new development and providing continuous safe walking throuout Pemberton. Safe cycling corridors, currently insufficient space for biking through Pemberton.</p>

	<p>I am against this development at this time. The town of Pemberton does not have the infrastructure/amenities in place to support this much growth</p>
	<p>I feel this is a great opportunity if done correctly. Would hate to see this development go the same way as Tiyata, Sunstone/The Ridge by fuelling unaffordable housing in the community. If you as developers really care about building something that 'fits' with Pemberton I urge you to think about who you are attracting into the community. Rather than attracting home/virtual office workers from Cities enticed by 'cheaper than Metro Vancouver housing' think about the gaps in the housing market in Pemberton currently and in the future- young families, seniors and working class people- working for any 'major' employers in the area will not pay enough to pay a million dollar + mortgage! Would also love to see this have a community feel with some commercial units to bring life to the space, and provide useful amenities and services to those who live in the development.</p> <p>Would also love for Pemberton to be made aware of how the profits are used by the band to foster a feeling of connection in the long run.</p> <p>In the space that was allocated for a school but has been passed up by SD48 is there an opportunity to build a community hub- like a larger community centre to support the town, a bigger fitness facility etc. Would be nice to see this parcel of land used in a way that is wanted by the community rather than decided by a developer/the VoP- would urge public engagement on this!</p>
	<p>I noticed that a collector road is indicated on the Official Benchland Development Gun Range Shooting grounds which, cleared after the contamination cleanup process, is destined for future housing development.</p> <p>I have noticed a road to the range that is accessible from highway 99. Could this road be considered, in the future, as a second exit from the Benchland Housing Development. It could divert the traffic through the town toward highway 99. Just a thought. I await your comment. Thank you, Valerie Megeney</p>
	<p>I love what you're doing! :))</p>

	<p>This proposal is just too big for this location. If the developer wants this big of a development then go to Whistler - no one here wants this other than the developer.</p>
	<p>Overall, I support this project. I would just love to see it build a more equitable community through some core amenities that would add huge value to the proposed neighbourhood. Please consider daycare and small commercial opportunities.</p>
	<p>Don't skimp on parking</p> <ul style="list-style-type: none"> <li>- Have space for community gardens</li> <li>- increase park sizes and have sufficient parking for them (so all community members can use, not just this neighbourhood)</li> <li>- include dog parks (for large and small dogs)</li> <li>- Make everything accessible (required by provincial and federal laws)</li> </ul>
	<p>I'm not in support of this development</p>
	<p>Houses and roads should be blended into the hillside and as many trees should be kept as possible. Sunstone and the Ridge have dropped the ball on this. I am also very concerned about the runoff from the construction phase and how that sediment will be controlled.</p>
	<p>To summarize:</p> <ul style="list-style-type: none"> <li>- protect the watershed/aquifers</li> <li>- increase protected forest area</li> <li>- establish an urban elevation boundary</li> <li>- Reduce expensive single family dwellings</li> <li>- increase townhome percentage</li> <li>- ensure garage and storage space for apartments and townhomes</li> <li>- ensure adequate parking</li> <li>- do not touch fat tug</li> </ul>
	<p>Look forward to seeing the development going forward.</p>
	<p>As a resident of the Phase 1 Benchlands neighbourhood, I am concerned about the removal of "stream" status from a watercourse at the end of Eagle Drive (as it currently exists) in the latest</p>

	<p>Nkwúkwma plan presented at the December 8, 2021 community meeting.</p> <p>Slide 19 from the community meeting presentation shows this watercourse on older plan maps; however, slides 27 and 41 show that this watercourse has since been removed. Screenshots below.</p> <p>The attached picture shows the stream in question with surface water flow. This stream would be considered ephemeral, as there is no surface water flow in the drier summer months. Regardless, the channel is clearly visible year-round. The stream crosses Eagle Drive at approximately 50.324156°, -122.814246°.</p> <p>Please ensure the environmental reporting and planning are updated to reflect this omission. It is also a significant consideration for stormwater management. Thank you.</p>
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Appendix VI: Lil'wat Nation Open House Questionnaire



Management Services



Lil'wat

**Business Group Open House**  
 Nkwúkwma Pemberton Development  
 February 1, 2023

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

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

**ANSWERS/COMMENTS**

**PROJECT OVERVIEW**

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

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

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

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

**UNDERSTANDING THE LAND**

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

*Are you concerned about any of the constraints to development?*

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



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

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

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

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

**LIL'WAT NATIONS KEY INTERESTS**

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

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

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

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

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

**THANK YOU, YOUR INPUT IS IMPORTANT.**

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

Name: \_\_\_\_\_

Phone #: \_\_\_\_\_

Appendix VII: April 20, 2023 Feedback Form

# NKWÚKWMA

## Public Information Meeting | Feedback Form

April 20<sup>th</sup>, 2023 | Pemberton



We appreciate your time and look forward to your comments.

Where do you live?

- Pemberton  Yes  
 No, I live in \_\_\_\_\_

Contact Information (Optional)

Name: \_\_\_\_\_  
 Email: \_\_\_\_\_

### NEW NEIGHBOURHOOD

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

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

### HOUSING DIVERSITY

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

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





**NATURAL FEATURES**

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

*(1 being most important and 7 being least important)*

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

**MUNICIPAL INFRASTRUCTURE**

**What are the most important benefits of the proposed neighbourhood?**

*(1 being most important and 6 being least important)*

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

**COMMUNITY BENEFITS**

**Which qualities are most important?**

*(1 being most important and 8 being least important)*

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

**FURTHER COMMENTS**

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**Thank you for your feedback!**



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

**Neighbourhood “Pop Up” Meeting Notes**

April 18, 2023

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

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

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

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

## General Comments:

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

## Housing:

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

## Site Conditions:

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

## Neighbourhood Impacts and Transportation:

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

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

Trails and Recreation:

- Loss of sections of Fat Tug

## Appendix IX April 20, 2023 Feedback Summary Table

**Feedback Forms Summarized:**

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

**NEW NEIGHBOURHOOD**

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

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

**HOUSING DIVERSITY**

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

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

**NATURAL FEATURES**

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

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

**MUNICIPAL INFRASTRUCTURE**

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

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

**COMMUNITY BENEFITS**

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

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