



January 11, 2024

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

Attention: Colin Brown, Planner II, Development Services

Dear Colin:

RE: 2nd Supplement to the Re-zoning Application and Community Amenity Contributions

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

Further to our last Supplemental correspondence dated March 24, 2023, Rivertown Properties is pleased to present to the Village of Pemberton (VoP) the following additional supplemental information regarding the Parkside Re-zoning Application as well as our offer and rationale for Community Amenity Contributions.

Council will notice a significant change in the design of the Parkside community which has taken into consideration the following:

- a. Feedback from guests who attended Public Information meetings held on November 1, 2022 and February 28, 2023;
- b. Feedback received from external referral entities to the VoP between February to April 2023;
- c. The ALUC meeting held April 13, 2023;
- d. The VoP's mandate to provide a range of housing options with a focus on more affordable housing;
- e. The Provincial Government's adoption of Bill 44 mandating that municipalities allow multi-plex structures in areas that have traditionally been single-family zoning and/or at public transit nodes.

Supplemental Information

We have been working closely with Websters Engineering to refine our strategy for Parkside, and we thank you for the opportunity of meeting with you and Scott McRae on December 12, 2023 to get your initial feedback on the revised design for the subdivision. Please refer to the accompanying drawing from Websters on the new proposed lot layout which we feel addresses the VoP's desire for a gentle increase in the density.



We reiterate that we feel that any dense townhome design would not provide any economic savings to reduce the overall price of housing to the end purchasers (townhomes fall under commercial regulations; hence, there would be added costs of consultants, engineers, and step code requirements). In addition, we feel it is important to support the local economy and local builders who seek fully-serviced and affordable residential housing lots that can be built on efficiently. As a result, we have remodeled our design to accommodate a combination of duplex lots, triplex lots, single-family lots (or houseplexes), a co-housing/rental lot, and a mixed-use commercial lot (commercial building with provision for rental units on the top floor).

Websters Engineering Ltd. Comprehensive Drawing

We attach to this letter the updated Webster's drawing illustrating an integration of these different housing types that blend nicely together in a cohesive manner by the application of setbacks, height restrictions and density limits as set out in the preliminary Zoning Bylaw drafted by the VoP. We expect that any necessary exterior design controls (façade, colour scheme, roof style, parking, landscaping) can be accomplished by the registration of a Statutory Building Scheme on the bare-land strata subdivision.

- a. Lots 1 to 9 are triplex lots (**9 triplex lots**)
- b. Lots 10-15, Lots 24 to 35 and Lots 40-53 are duplex lots (**32 duplex lots**)
- c. Lots 16-23 and Lots 36-39 are large duplex lots (**12 large duplex lots**)
- d. Lots 54 to 59 are single family lots (**6 single family lots or Houseplex lots**)
- e. Lot 60 is designated for Co-housing/Rental
- f. Lot 61 is designated for Commercial mixed-use building

Total of 61 lots

Note 1: Duplex lots will be sold in pairs, and triplex lots will be sold in sets of 3 lots; we are open to a restrictive covenant to require that developers/builders construct the entire duplex, triplex or multiplex structure all at once, as that is our intention.

Note 2: On commercial Lot 61, we have moved the driveway so that entry to the parkade is now from Sabre Way. This will allow for the Commercial lot to be subdivided from the parent parcel, i.e. it does not need to be part of the bare land strata plan.

Also shown on these drawings are:

- strata road with reduced width due to removal of sidewalk on one side
- pedestrian guardrail along sidewalk where required
- snow storage areas
- a trail connecting Pemberton Farm Road East to the top bench
- a 5.5 m trail connecting the strata road to the Den Duyf Park between lots 17 and 18.

Earth Works/Environmental Considerations

Our design for Parkside has limited environmental impact on the land. We have carefully analyzed the existing topography to minimize the amount of rock blasting required to create a subdivision that is functional while retaining some of its natural rock features.

Based on the proposed civil engineering drawings and input from Cam McIvor, all of the dwellings will be situated above the Flood Construction Level (FCL) by filling in enough dirt to increase the elevation in low areas so that the foundations are above the FCL. The fill will be sourced from our own site - the earth/soil created from blasting works will be recycled. Retaining walls are proposed in some locations along the east property line.

Affordable Housing / Housing Types

We agree with the VoP that diversity in the housing mix for Pemberton will be one of the best ways to address the “missing middle” and to add gentle density. Below we have outlined the different designs that can now be accommodated at Parkside, the majority being small and affordable duplex and triplex lots.

Houseplex

Houseplex can be defined as a multi-unit building designed to look like a large house and be compatible in form and massing with the residential neighbourhood. We feel that houseplexes could be an efficient way of providing affordable housing at Parkside, with a primary residence coupled with 1 to 3 additional dwellings in each home. Houseplexes fit in with the fabric of a residential neighborhood with the option to have additional suites that could be rented out or be used for in-law suite.

In our current site plan, we have six larger lots (Lots 54 to 59) – for example, on lots of at least 500 m² or 5,000 sq. ft. which are either wider than the typical 50’ wide lot, or exceptionally deep to provide backyard space. Attached housing is more sustainable and more energy efficient than auxiliary structures or carriage houses on the lots. Some of our lot sizes would generally support houseplexes with 2-4 units, with room to balance landscaping, open space and parking.



Co-Housing/Rental

Rivertown Properties is currently in the final permitting stage for the development of Co-housing buildings in Squamish on single-family lots. They are designed with 10 to 16 independent micro-suites together with large common areas for communal kitchen, living room, lounge/games area and shared laundry facilities.

Co-housing is an excellent way to gently add density to a community. Residents can enjoy social time with each other which would otherwise not be available in a single, isolated rental apartment. In addition, while these types of housing offer a more robust lifestyle than individual apartments, the rents are well below general market rents. Each suite is relatively independent with full private bathroom/shower, closets, and kitchen cabinets with under counter fridge for personal refrigeration.

Co-housing structures are faster to plan, to permit, and cost less to build than traditional multi-family structures or townhouses. In addition, they can be built by local builders as opposed to multi-family or townhouse styles that require a higher degree of engineering and that likely would be built by larger construction companies who do not support the local economy. We have selected Lot 60 as suitable for a co-housing structure since it is large enough to provide parking.

Grant Gillies has just completed a 14-unit Co-housing building with 5 furnished/9 unfurnished units, which is fully rented.

1477-1479 Depot Road, Squamish – 14 micro-suites



Below are other examples other co-housing projects in Squamish, one being recently completed and the other being proposed.

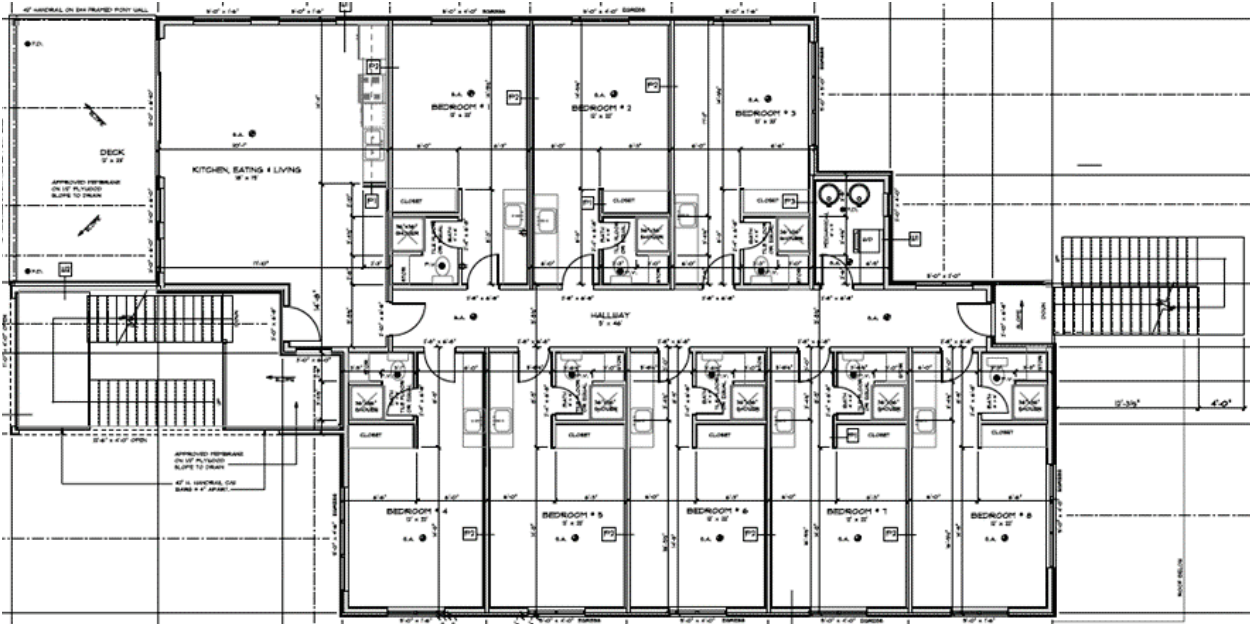
38724 Britannia Avenue, Squamish – 16 micro-suites



48124 Government Road, Squamish



The floor plan for the second proposed building is as follows.



Duplex/Triplex

We have dedicated certain sections of the subdivision that we feel are best suited to duplexes and triplexes. You will notice that each of the dwellings would reside on its own bare land strata lot, and hence each unit would have a separate property title. In addition to the property lines underneath, these structures would require a party-wall agreement. Here are some examples of different styles that we believe would blend nicely with the other housing types.

Duplex Styles





Triplex Styles

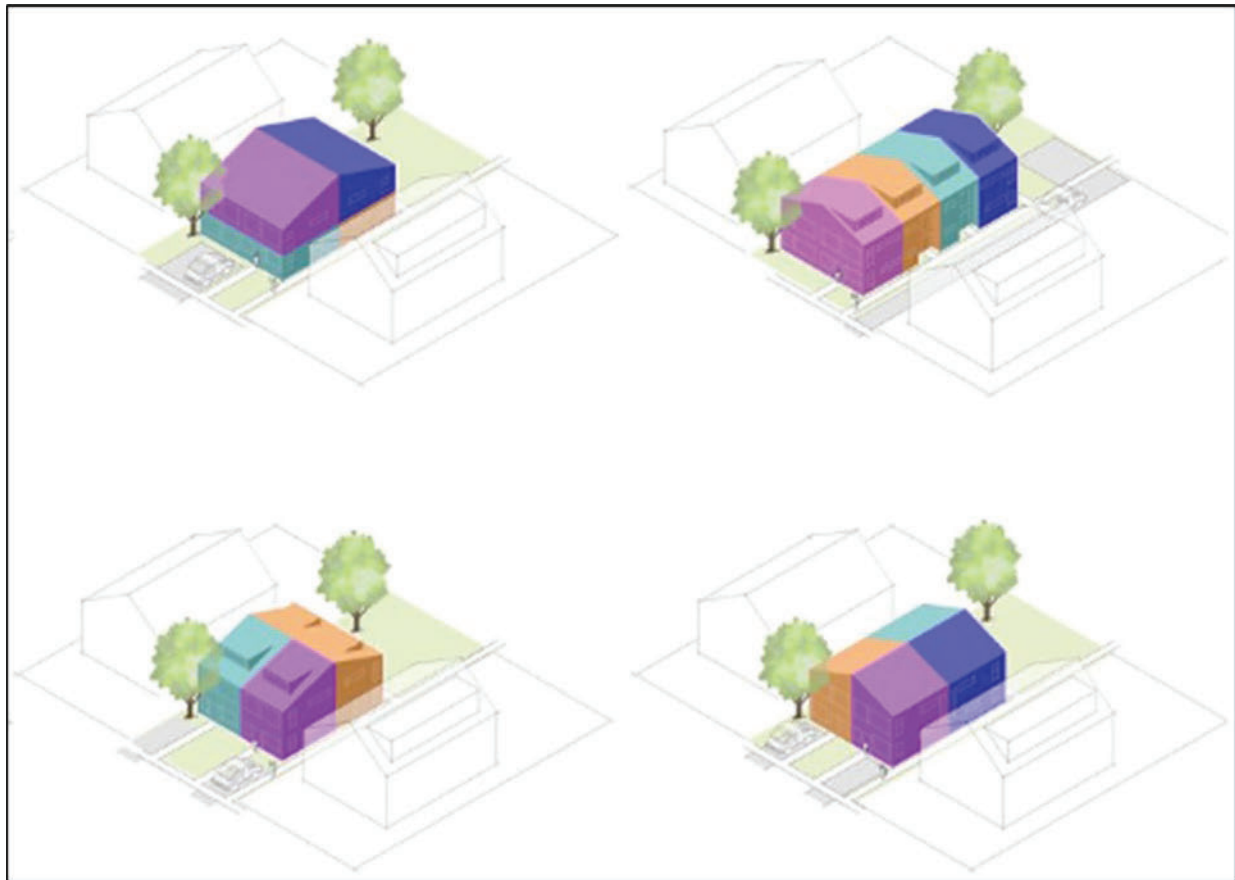


Provincial Bill 44

Now that the BC Government has enacted the largest housing policies in recent history, single-family zoning is no longer restricted to single-family houses. Although Pemberton’s population falls below the 5000 threshold for this policy, we believe that the VoP could benefit from incorporating some of Bill 44’s guidelines in an effort to accelerate the delivery of more housing and more affordable housing.

Here are some of the highlights of Bill 44:

- All single-family zoning must allow one secondary suite and/or an accessory dwelling unit (also known as a coach house or laneway)
- All single-family zoning must now allow a minimum of 3 units on a lot size 3,000 sq.ft. or less
- Allow a minimum of 4 units on lots larger than 3,000 sq.ft.
- Allow a minimum of 6 units if property is within 400 meters of a bus stop and the lot must be larger than 3,025 sq.ft.
- Sets out recommended legislation for % site coverage and parking requirements
- Minimum of 3 storey building height, standardized multiplex designs



Source www.news.gov.bc.ca: [New standardized designs will help build more homes quicker | BC Gov News](#)

Proposed Zoning CD-8 – Summary

Parkside is currently zoned RES-Resource Extraction, to be re-zoned to a customized Comprehensive Development Zone-8.

- All infrastructure in the area has been installed and has enough capacity to accommodate all projects in the area including Parkside.
- There are no environmental or geotechnical concerns regarding the proposed residential use.
- All Parkside lots will be above the Flood Construction Level.
- Landscaped Buffer of 3m for all lots that abut Den Duyf Park.
- Duplex and Triplex Lots, Houseplex lots, Co-Housing/Rental lot (Lot 60) and commercial mixed-use lot (Lot 61).

Residential Lots

- Permitted Primary Uses: Duplex, Triplex, Single-family, Houseplex
- Permitted Secondary Uses: Carriage House, Garden Suite, Lock-Off Suite, Secondary Suite.

Proposed Setbacks	Metres	Feet
Min Front Setback	6.0 m	20.01 ft
Min Rear Setback	4.5 m	14.76 ft
Min Interior Side Setback	1.2 m	3.94 ft
Min Exterior Side Setback	1.2 m	3.94 ft
Duplex/Triplex Adjoining Lot	0 side setbacks between units	0 side setbacks between units
Maximum Lot Coverage	50%	50%
Maximum Height - Principal	3-4 storeys*	3-4 storeys*

*depending upon #units in the structure

Commercial Lot

We support the Village of Pemberton’s proposal to allow the commercial lot to be zoned for a mixed-use building (combination of neighbourhood commercial uses with small rental units above) which will potentially further augment the rental housing stock available at Parkside. We would also support any plan to provide more frequent public transit along Pemberton Farm Road East which we feel is necessary to sustain the expansion of community services in Den Duyf Park.

Storage Building

We feel that the location of the 2-storey storage building erected by VoP is incompatible with the VoP’s previous comments on the importance of the transition between Den Duyf Park and Parkside (i.e. the dwellings facing Den Duyf Park). Given the proximity of this building to Parkside (only 3m from the property lines for lots 14 and 15), we had hoped that our opinion would have been considered prior to selecting this location. We expect that landscaped buffer screening will help, and we would like to be able to provide input, if possible, before the VoP finalizes plans for landscaping and access.

Amendment to the Official Community Plan

Although the Parkside development site does not officially have a land use designation under the existing OCP, we do note that the VoP has labelled Parcel #7 (Parkside) as residential with neighbourhood commercial use (once the parcel was removed from the Agricultural Land Reserve, which has been completed). Parkside’s gentle density will comply with the intent for this site to be a Future Growth Node.

Parcel #7 - Lot 1, Plan KAP87819, DL 211 (comprising the quarried rock outcrop)

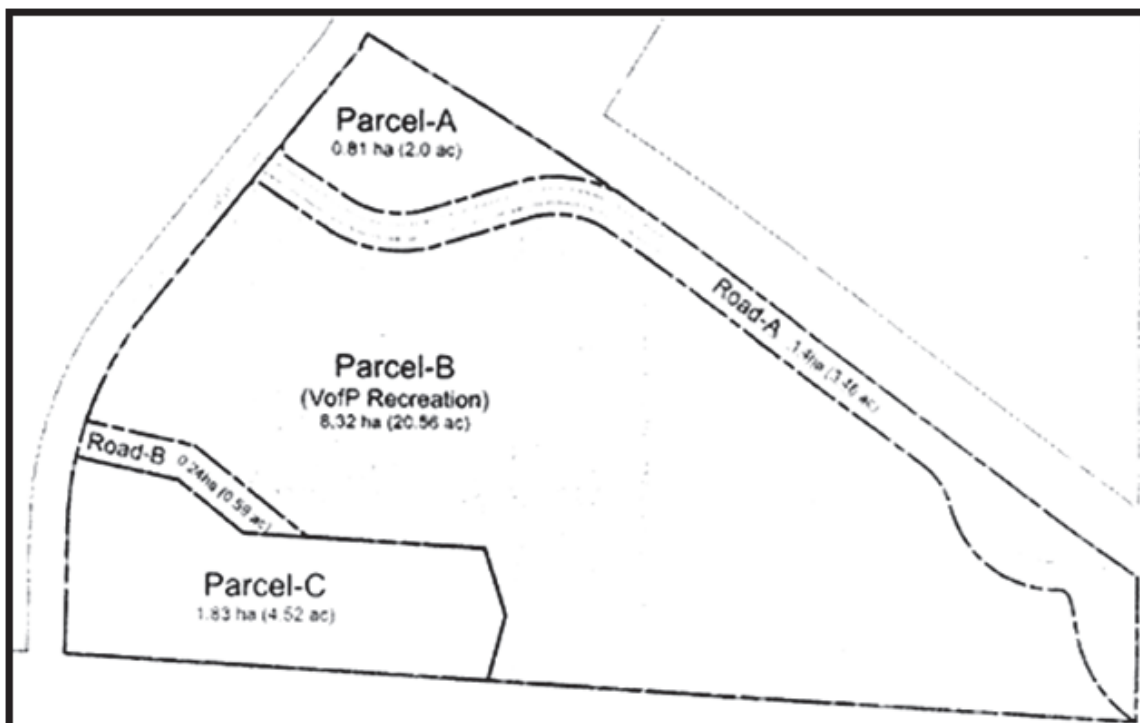
This rocky knoll is currently within the Agricultural Land Reserve, yet at one time was a BC Rail quarry and (due to an early mapping error) outside the ALR. The development of the rocky knoll will increase the density in the neighbourhood and may provide a small opportunity for a neighbourhood commercial store, thus reducing vehicle trips.

ACTION: The Village request that the SLRD initiate an amendment for Parcel #7 within the Settlement Area Map for Future Growth Node designation, if the lands are removed from the ALR.

We feel that it is in everyone’s best interest to not create a further delay to the development of Parkside while the Amendment to the OCP is being worked on by the Village of Pemberton and its stakeholders.

Park Dedication & Trails

According to the Lease/Option to Purchase between the Village of Pemberton and Art Den Duyf and Nellie Den Duyf, once the parkland for the Recreation Centre is created and donated, no further 5% park dedication would be required by future developments on Parcel A and Parcel C (Parkside).



We are committed to Parkside developing a corner pocket park at the southwest corner of the site (facing Pemberton Farm Road East “PFRE” at the Friendship Trail crosswalk) and would dedicate the land in favour of the VoP. We have enhanced this amenity with the addition of a trail to/from PFRE to the top crest of the subdivision cul-de-sac and another trail connecting the strata road to Den Duyf Park (between Lots 17 and 18).

Easement for Plateau

As you are aware, there are townhome neighbours near the southwest corner of the property whose backyards are encroaching over the property line. We are offering to formalize this arrangement with a surveyed easement allowing them to continue to use it.



Community Amenity Contributions

Latecomer Charges

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

Parkside Latecomer Fees:

Water Infrastructure \$2,919

Sewer Infrastructure \$23,639

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

Cash-in-Lieu Contribution

We propose providing a cash sum of \$330,000 to the Village of Pemberton. This is in line with the current CACs for single-family developments in Langley and Squamish, which have much larger populations and higher lot values. This \$330,000 would be spent at the discretion of the Village of Pemberton.

The complete summary of the project’s proposed contributions to the Community are as follows.

Chart Summary of Community Amenity Contributions/Community Benefits

	Amenity	Description	Value (\$)
1	Latecomer Fee	Water Supply	2,919
2	Latecomer Fee	Sewer Supply	23,639
3	Latecomer Fee	PFRE Road Upgrade	4,572
5	Friendship Trail	BC Hydro pole relocated and planned registration of SRW. We have cut back rock along PFRE to accommodate this trail.	10,000
6	Park Dedication	On PFRE at SW corner of Parkside development, where Friendship Trail crosses PFRE	60,000
7	Cash-In Lieu	\$10,000 per lot (Based on 33 structures – three triplexes, 22 duplexes, six single family/houseplexes, one co-housing and one commercial/mixed-use)	330,000
		Total Value of CAC’s/Community Benefits:	431,130

Amenity	Description	Value (\$)
Shared Benefit	Construction of Sabre Way Shared benefit of road between Den Duyf Park & Parkside	\$500,000
Co-Housing	Co-housing/rental development	Future rental stock



We look forward to future discussions regarding our Parkside re-zoning proposal from RES-1 Resource Extraction to a new Comprehensive Development Zone 8. We are excited to transform this brownfield rock quarry into a beautiful residential community that provides gentle densification to support more affordable housing in Pemberton. Our CAC proposal and shared community benefits will also support the VoP in their commitment to provide meaningful amenities for their growing communities.

Best regards,
Signature of Authorized Representative of Registered Owner,



Rivertown (Pemberton) Nominee Ltd.
604-614-4295



April 17, 2024

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

Attention: Colin Brown, Planner II, Development Services

Dear Colin:

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

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

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

Comments on Proposed CD Zoning Bylaw

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

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



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

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

Webster Engineering Ltd. Updated Drawing

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

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

Total of 33 lots

Community Amenity Contributions

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

Latecomer Charges

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

Parkside Latecomer Fees:

Water Infrastructure \$2,919

Sewer Infrastructure \$23,639

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

Cash-in-Lieu Contributions

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



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

Chart Summary of Community Amenity Contributions/Community Benefits

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

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

Conclusion

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

Best regards,
Signature of Authorized Representative of Registered Owner,



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