

SUMMARY OF GUEST COMMENTS**Public Information Meetings - OR135 OCP/Zoning Amendment Application****Single-Family Housing**

We want you to succeed!

I like the concept. Pemberton needs more single-family homes.

I am a Pemberton local that would love the opportunity to continue to work local.

I would appreciate if you built affordable small homes rather than selling lots that people can cram large houses onto. I'm all for small homes.

I want all information pertaining to this development.

High density - No! Family-oriented - Yes please!

I would prefer townhomes.

Great project for Pemberton. It will be a great addition. More housing and commercial space.

Nice lots, good to see less density in a development.

It is a shame that affordable single-family homes are not being suggested here. This lot offers an exciting opportunity for this type of lot.

Overall looks like a great concept.

Single family lots - good (no apartment building or townhouses - too much density and traffic)

Need suites if you stick with single family homes as Village needs housing.

Layout/Design/Greenspace

I would appreciate if park space is prioritized because Sunstone and the Ridge have absolutely none, with all the dog owners and kids there is nowhere for anyone to go.

Amenity building (mail-post/garbage/meeting space?). Natural landscape buffer between development and Plateau homes (Pinewood Dr + Pinewood Place)

I would love to see you address: greenspace. Paying to reduce parkland is not acceptable. When this area is fully developed there wont be lots of space for community to gather. Using the sportsfield is not a viable alternative to greenspace.

Suites are good.

Consideration for a path from the Plateau through the development to the Recreation complex.

Don't understand why low lying lots that need backfill would not be townhouses, or is it the whole lot strata. Sidewalks needed.

Commercial Component

Love the idea of Bike shop/Coffee shop - Great!

My partner and I recently bought in Plateau and we love the commercial space idea - bike shop, coffee shop etc. We are a young couple with future family planning. Thank you.

Design review per lot should match formal proposal for retail space.

Commercial space - great idea.

Daycare would be good.

Parking

Please reconsider parking - you need lots! Visitor spots + 10. Also your spot is quite dark so take darkest places to make visitor parking?

Most people are in trades and garages often needed for tools storage. Is it possible to "halve" the commercial building in order to have more residential parking.

Parking is biggest issue - must require 2-car garage + driveway parking + suite parking + visitor parking.

Parking is a concern as garage is a space people use for storage.

Any re-zoning application should include enough parking for min 3-4 vehicles per lot.

Parking is very important. Garages will not be used for parking so essential to have enough parking on site.

Please consider visitor parking spaces.

Parking - reduce industrial lot to accommodate overflow. Road width - what's impossible vs. not cost-effective.

Consider ample parking for owners & visitors.

Parking good (can expand driveways)

Parking - need 2 for main home and 2 for rental suite.

CAC's

Contribution space = dog park / fencing along Sunstone Way.

Appreciate more going into the Rec site.

Love the update to PFarmRdE. Raised crosswalks to reduce speed on a road close to a family complex is fantastic. I am concerned about traffic and worried that the locals will be priced out of this development.

Traffic calming good (raised sidewalks). Community Amenity - park and play structure (with spray park?)

Equestrian use on trails. Equestrian parking/staging area

Other Guest Comments during the Information Meeting:

Where is the garbage area and mailboxes. Garbage is a chore.

Residents are car-dependent. Bus to/from Whistler only twice per day.

Answers from Rivertown Properties:

Lots will be flat, inside the building envelope. No need for the builder to do extensive lot preparation.

We could consider the greenspace immediately adjacent the site - provide cash-in-lieu and work this out with VoP planners.

We could look at a path that runs down from the Plateau and through lots 9 and 10 on the drawing to the Rec Complex.

Local builders are running out of serviced lots - this development supports local businesses and builders.

The bulk of the CAC's will be in the form of amenity contributions for Pemberton residents.

CAC's also to assist in the upgrades to Pemberton Farm Road East.

We propose to extend the Friendship Trail along the side of the property on PFRE.

The water facilities and sewer treatment plant for this area is expandable to accommodate this development.