

**VILLAGE OF PEMBERTON
-COMMITTEE OF THE WHOLE MEETING AGENDA-**

Agenda for the **Committee of the Whole** of Council of the Village of Pemberton to be held Tuesday, February 6, 2007 at 4:30 p.m. – 6:00 p.m. in Council Office (White Building) 7400 Prospect Street.

	Page No.
1. CALL TO ORDER	
2. Amenities Policy Review 430 – 5:00	1
3. Benchlands Neighbour Concept Plan – Report and Bylaw Review – 5:00 – 6:00	11
Michael Rosen, Village Planner John Gerbrandt, Integrated Land Management Bureau – regarding affordable housing	
Correspondence:	24
Richard Wong, VER Holdings, dated January 31, 2007, regarding the Benchlands Neighbourhood Concept Plan and the affordable housing component.	
4. TERMINATION	

Please note: Due to the size of the Benchlands Neighbourhood Concept Plan document we are unable to provide an electronic version and a hard copy will be available for review at the Village Office.



Date: February 6, 2007

From: David Allen, Director of Development Services
Michael Rosen, Planning Consultant

Received by Council _____

Meeting No. _____

Date _____

Subject: Community Amenity Policy

RECOMMENDATIONS

THAT a roundtable discussion be scheduled with representatives of the development community and large property owners regarding the Community Amenity Policy;

AND THAT staff report back to Council on the results of the roundtable discussion, and any proposed revisions to the Community Amenity Policy by April, 2007.

BACKGROUND AND COMMENTS

The development of community and recreational facilities to serve the residents of the Village has been a priority for Council.

At the April 25th 2006 Regular Council Meeting, a report from the Director of Development Services and Village Planning Consultant regarding Financial Contributions for Community Amenity Policy was discussed, and the following resolution was passed:

THAT staff be instructed to prepare a draft Community Amenity Policy and report back to Council;

AND THAT the report include a consultation strategy for Council to pursue regarding the implementation and adoption of a Community Amenity Policy;

AND FURTHER THAT staff provide Council with a timeline for completion of the Policy.

On June 27th 2006, a Council working session was held with staff and the Village planning consultant to review a draft Community Amenity Policy, and discuss issues identified in an accompanying report. At the time of this working session, the Village was awaiting a review of the draft Community Amenity Policy from the Village solicitor.

Discussion at the working session centered on a rationale and methodology for contribution from new development (i.e. must be equitable, and justifiable), and secondly; determining the appropriate trigger for contribution to community amenities (i.e. at rezoning, subdivision, development permit, etc.).

In July 2006, the Village solicitor sent a letter to the Village outlining options for collecting funds for community amenities. Based on the requirements of the *Community Charter*, the letter suggested that the proposed Community Amenity Policy:

1. must be set up as a “voluntary contribution”¹
2. could be considered at rezoning, to alleviate or offset the burden of rezoning based on additional demand on community amenities that the development would have;
3. could be considered at the subdivision stage, given that the Approving Officer has the statutory authority to refuse the subdivision if the capital costs of the Municipal infrastructure would, in his opinion, be excessive, and;
4. would not be appropriate under a development permit application.

The completion and adoption of a Master Plan for Lot 12 and 15 in September also assisted in the development of the Community Amenities Policy, as the master plan identifies what amenities Council wishes to see developed on these lots.

At the September 12th 2006 Regular Council Meeting, the following resolution was passed:

THAT in recognition of the need to plan for the development of recreational amenities to serve the Village of Pemberton and Area, Council supports in principle the Master Plan for Lot 12 and Lot 15, as outlined in the Pemberton Community Park Master Plan prepared by Eckford & Associates Landscape Architecture Inc. of Vancouver, BC.

The completion of a Master Plan for Lot 12 and Lot 15 is intended to guide the future development of new community amenities for the residents of the Village and Area C. The Master Plan is also a key element in the construction of the new Pemberton Community Center, the Pemberton Day Care Center, and future water park on Lot 15, and the development of a new skateboard park, bike park, skating rink, and parking area on Lot 12. The Master Plan will also serve as the basis for assessing costs for inclusion in the proposed Community Amenity Policy.

The completion of a master plan for trails, walkways, public art, heritage components, and other amenities within the Village, will provide Council with an opportunity to amend the Community Amenity Policy as required.

¹ Currently, there is no statutory authority to require the contribution, and that is why it must be implemented as a voluntary contribution.

COMMUNITY AMENITY CONTRIBUTION ANALYSIS

The Community Amenity contribution analysis outlined in this report is based on the assumption that 50% of the capital costs of new community amenities would be borne by the Village of Pemberton, with the remaining 50% being borne by Electoral Area C in the SLRD. Currently, local recreation is delivered as a sub-regional joint service between the Village of Pemberton and Electoral Area C, the costs of which are shared based on assessed values.

The financial contributions proposed for a new Community Amenities Policy outlined in this report are based on a continuation of the current cost sharing approach between the Village and Electoral Area C.

New residential development that would require rezoning and/or subdivision approval that could contribute to community amenities within the Village in the next 20 years is projected to be as follows²:

Development	Unit Type	Number of Units
Benchlands NCP	Townhouse multi-family, small lot single family, medium single family, large single family	500
Old Mill Site	Multi-family & Small-lot Single Family	150
Y-Lands	Multi-family & Small-lot Single Family	130
Perkins Subdivision	Small-lot Single Family	37
BCR Properties	Small-lot Single Family	23
Boundary Extension related		?
TOTAL		840

Based on these projections, the total number of residential units projected to be in the Village in 20 years is 1795. New residential development community amenity contributions would be 840 divided by 1,795, or about 47%.

Having determined the formula for sharing the overall cost of community amenities, the following is a summary of how the revised Community Amenity Policy contribution would be derived:

- Projected cost of community amenities as per Lot 12 and 15 Master Plan – skateboard and bike park - \$660,000; water park - \$150,000; skating rink - \$150,000; and, youth centre and landscaping on Lot 15 - \$660,000. **Total - \$1.62 million**
- New Swimming Pool – \$8 million³
- New Arena – \$5.6 million⁴

² These projections are based on the OCP and exercising professional judgment in terms of the future development of the Village.

³ Based on 2005 Pemberton and Electoral Area C Master Plan Update Focus on Major Facilities

- Total Projected Cost of Community Amenities - \$15.22 million
- Estimate of projected amount of development (20 years): 840 Dwelling Units
- Assume a split of 50% Village of Pemberton and 50% SLRD - \$ 7.61 million each
- Assume \$ 7.61 million split - 53% existing residents and 47% new residents
- Cost of community amenities attributed to New Development - \$3.58 million
- Proposed Community Amenity Contribution: \$4,262 / unit

DISCUSSION

In reviewing the draft Policy, you will note that it contains the following major components:

- **The Community Amenity Contribution is only payable for residential projects of 3 units or greater that require rezoning or subdivision;**
- **The Community Amenity Contribution is set at \$4,262 per unit.**
- **The Community Amenity Contribution will be payable at the time of building permit for multi family projects, or at subdivision for single family dwellings.**
- **The Community Amenity Contribution will be deposited within a Community Amenity Contribution Reserve Fund and will be used to finance community amenity projects.**
- **The Community Amenity Policy will be reviewed in two years.**

It is important for Council to realize that in requiring the Community Amenity Policy (Policy) to apply only to residential projects that require rezoning, there will be future projects in which the Village will **not** be collecting a contribution, such as Phase 2 of the 54 lot Benchlands subdivision, and the mixed use commercial / residential projects within the existing C-1 and C-3 zones.

Based on a review by the Village solicitor, the Community Amenity Policy will apply to all future residential projects (greater than 3 units) requiring rezoning and subdivision, but will not apply to those requiring a development permit.

⁴ Based on 2005 Pemberton and Electoral Area C Master Plan Update Focus on Major Facilities

Proposed Consultation with Development Community

The proposed application of a Community Amenity Charge is clearly a new initiative that would be of great interest to the community at large, and in particular the development community. As such, consultation with major property owners and the development community should be pursued as an integral component of the adoption and implementation of a Community Amenity Charge policy.

One idea is that the draft Policy should be distributed to the major property owners and the development community, and that a roundtable discussion be initiated by the Village and input sought on the draft Policy. This roundtable discussion would be scheduled for February or March, and staff would expect to report back to Council in April, with adoption expected for May, 2007.

OPTIONS FOR COUNCIL

The following options are provided for Council's consideration with regards to proceeding with the draft Community Amenity Charge Policy:

- Option 1: Instruct staff to schedule a roundtable discussion with representatives of the development community and large property owners regarding the draft Community Amenity Charge Policy; or
- Option 2: Request staff to undertake more work on the draft Community Amenity Charge Policy prior to proceeding further with the Policy.

CONCLUSION

The development of community and recreational facilities to serve the residents of the Village and Electoral Area C has been a priority for Council and the SLRD Board for a number of years. A number of initiatives have been pursued in an attempt to raise the necessary funds to finance the project. The adoption of a Community Amenity Policy is seen by staff as another mechanism to help the community realize its goals.

David Allen,
Director of Development Services &
Approving Officer

Michael Rosen
Planning Consultant

Attachments:

- 1) *Draft Community Amenity Policy*

Approved for Council Agenda

Lori Pilon
Administrator



PURPOSE

Village Council has established a Community Amenity Policy (Policy) in order for Village to address the burden which residential development imposes on the demand for public facilities, services and amenities. As part of the Village Council exercising its discretion to rezone land, and the Approving Officer considering subdivision applications, the Policy addresses certain public interest considerations.

COMMUNITY AMENITY POLICY

1. Proponents of **rezoning applications**, which include a residential component of more than 3 units, are requested by Council to address the burden which residential development imposes on demand for public facilities, services and amenities by contributing to a fund for their provision, improvement and expansion through the payment of a *Community Amenity Charge*. If the proponent does not offer to contribute to the fund, Council may deny the application because the proposed development would impose a special burden, which the Village is not in a position to financially contend with.
2. Proponents of **subdivision applications**, which have not been the subject of a rezoning application, are requested by Council to address the burden which residential development imposes on demand for public facilities, services and amenities by contributing to a fund for their provision, improvement and expansion through the payment of a *Community Amenity Charge*. If the proponent does not offer to contribute to the fund, the Approving Officer may deny the application because the proposed development would impose a special burden, which the Village is not in a position to financially contend with.
3. The *Community Amenity Charge* is **\$4,262** per residential unit. The detail of the manner in which this charge has been determined is outlined in Appendix A of this Policy.
4. At the time of submission of a rezoning application, the proponent shall submit a *Confirmation of Contribution Form*, a copy of which is attached as Appendix B of this Policy.
5. Prior to adoption of the bylaw that will rezone the proponent's land, proponents will be requested to enter into a 219 restrictive covenant agreement with the Village that will require that the *Community Amenity Policy* contribution will be payable to the Village of Pemberton by way of

certified cheque at the time of application for building permit for multi-family projects, or at the time of subdivision for single-family lots.

6. Prior to the approval of a subdivision, the *Community Amenity Policy* contribution shall be payable to the Village of Pemberton by way of certified cheque.
7. The *Community Amenity Policy* will be deposited in a Community Amenity Reserve Fund that will only be used by Council to assist in the financing of the following types of community amenities that includes but is not limited to:
 - ❑ an indoor swimming pool complex;
 - ❑ an arena;
 - ❑ outdoor skating rink
 - ❑ a water park;
 - ❑ a skateboard park; and
 - ❑ bike park
8. Council will review the *Community Amenity Policy* every two years.

APPENDIX A

DETAILS ON THE CALCULATION OF THE COMMUNITY AMENITY CHARGE

- Projected cost of community amenities as per Lot 12 and 15 Master Plan – skateboard and bike park - \$660,000; water park - \$150,000; skating rink - \$150,000; and, youth centre and landscaping on Lot 15 - \$660,000. **Total - \$1.62 million**
- New Swimming Pool – \$8 million
- New Arena – \$5.6 million
- Total Projected Cost of Community Amenities - \$15.22 million
- Estimate of projected amount of development (20 years): 840 Dwelling Units
- Assume a split of 50% Village of Pemberton and 50% SLRD - \$ 7.61 million each
- Assume \$ 7.61 million split - 53% existing residents and 47% new residents
- Cost of community amenities attributed to New Development - \$3.58 million
- Proposed Community Amenity Contribution: \$4,262 / unit

APPENDIX B

**CONFIRMATION OF CONTRIBUTION
TO OFFSET BURDEN OF REZONING AND SUBDIVISION**

To: VILLAGE OF PEMBERTON

By: _____

(the "Applicant")

Re: _____

("the Lands")

WHEREAS the Applicant has applied to rezone and/or subdivide the lands so as to permit a residential development greater than three dwelling units;

AND WHEREAS the Applicant acknowledges that such a rezoning and/or subdivision imposes a special burden on the Municipality in relation to public facilities, services and amenities required to support such development;

THEREFORE, the Applicant volunteers and agrees to contribute the sum of \$4,262.00 per new dwelling unit permitted by the rezoning in order to help offset this special burden in the event that the rezoning is approved by the Council of the Village of Pemberton, or a subdivision is approved by the Village of Pemberton Approving Officer.

The Applicant acknowledges that this contribution is being made voluntarily and that it is not in lieu of development cost charges, or any other contribution, fee, charge or levy which the Village of Pemberton is authorized to impose.

Dated this _____ day of _____, _____.

Signature _____
(Applicant)



Date: January 18, 2007

From: Michael Rosen - Planning Consultant

Subject: Neighbourhood Concept Plan – Pemberton Benchlands
Official Community Plan Amendment Bylaw

Received by Council _____

Meeting No. _____

Date _____

RECOMMENDATIONS

- 1) THAT Official Community Plan Bylaw No. 435, 1999 Amendment Bylaw No. 594, 2007 be read a first time; and
- 2) THAT pursuant to Section 879 of the *Local Government Act*, Official Community Plan Bylaw No. 435, 1999 Amendment Bylaw No. 594, 2007 be referred to the following organizations for comment: School District 48, Lil'wat Nation, Agricultural Land Commission, Agricultural Advisory Committee, Advisory Land Use Committee, Neighbourhood Advisory Committee, and the Squamish Lillooet Regional District.

BACKGROUND AND COMMENTS

Over the last two and a half years, the Village has been engaged in a planning process with respect to the preparation of a Neighbourhood Concept Plan (NCP) for the Benchlands area, the area within the Village that has been identified as the Village's primary growth area in the Official Community Plan. The purpose of the NCP is to provide a framework to guide decision making with respect to land use and infrastructure matters related to the long term development of the Benchlands neighbourhood, a framework that is intended to enable the neighbourhood to be developed in an environmentally, socially, and financially sustainable manner.

The planning exercise has been undertaken in a collaborative involving the Village, the landowners, a neighbourhood advisory group, the Village's advisory committees, and the general public, the details of which will be outlined in a subsequent section of this report. Ekistics, a planning consultant firm, was retained to prepare the NCP under the guidance of a Steering Committee.

The intent has always been to incorporate the Benchlands NCP within the Village's overall Official Community Plan. Attached to this report is a formal bylaw that would amend the OCP.

1. Key Features Of The Benchlands Neighbourhood Concept Plan

An Executive Summary has been included within the NCP that summarizes its key elements. For the purpose of this report the following highlights have been identified:

- a) The NCP accommodates a mix of land uses and densities in creating a hillside residential neighbourhood.
- b) The NCP is based upon the Smart Growth principles of promoting compact and walkable communities that provide housing diversity and transportation choices.
- c) Approximately 50% of the 95 ha subject area would be allocated to the public realm; parks, open space, school site, and roads.
- d) The NCP anticipates a total of 500 residential units, 40% of which would be small lot residential lots and 10% would be townhouse units.
- e) A collector loop road will provide the primary access to the Benchlands area with two connections to Pemberton Meadows Road.
- f) A new water reservoir will be needed to service all of the lands within the NCP area.
- g) The NCP provides for a series of sustainability initiatives related to housing, transportation, environmental management, fire hazard mitigation, and hillside development. .

2. Elements Of The Plan Preparation Process

Section 1.4 of the NCP describes the planning process in some detail. As is outlined, the process was managed by a Steering Committee consisting of representatives of the Village, the Integrated Land Management Bureau (ILMB) and some private property owners. When it became clear that there would be some Crown Land that was to be acquired by the Lil'wat Nation, a representative was invited to join the Steering Committee.

A Neighbourhood Advisory Committee, consisting of residents in the Dogwood neighbourhood appointed by Council, participated in the process to provide a neighbourhood perspective. Three public information meetings were held at strategic points in the process, the intent of which was to involve the entire community.

School District 48, Lil'wat Nation, the Provincial Agricultural Land Commission, the Squamish Lillooet regional District's Agricultural Advisory Committee, the Village's Advisory Land Use Committee, and the Squamish Lillooet Regional District also participated in the process.

3. Summary Of Major Issues

During the preparation of the Neighbourhood Concept Plan, two major issues surfaced that gained considerable attention from Village Council, briefly described as follows:

- a) The land use designation for the flat parcel of land on the east side of Pemberton Meadows Road that has now been acquired by the Lil'wat Nation, called **Parcel 2A**, was the subject of much discussion by Council and the Steering Committee. Ultimately, after the consideration of various options and their respective consequences, Council instructed the Planning Consultant to ensure that the lands be designated for rural / agriculture use in the NCP to reflect the fact that the land is situated within the Agriculture Land Reserve. This approach has been reflected on Schedule A – Land Use Plan on page 65. Please note that Parcel 2A has also been designated for storm water detention, an important infrastructure element associated with the development of the upland area. It should also be noted that a policy has been inserted within the document on page 37 that indicates that the lands could be developed in the future should the land be excluded from the Agriculture Land Reserve and should any environmental issues be addressed. Council members should be aware that the representative from the Lil'wat Nation on the Steering Committee has indicated that the proposed approach for Parcel 2A cannot be supported by the Lil'wat.
- b) The second issue relates to the policy on **affordable housing**. This issue also attracted a lot of attention by Council and the Steering Committee, and based upon Council's direction, a policy was established that requires that 15% of the units within the Benchlands area to be allocated for affordable housing. Policy 6.1.1 (Community Housing) can be found on page 52. Council members should note that the landowners, due to the financial impact of such a policy, are not supportive of this policy, and their respective concerns have been made known at the Steering Committee level.

4. Summary Of Official Community Plan Amendment Bylaw

The attached draft bylaw that would amend the Official Community Plan contains six specific changes to the OCP, briefly described as follows:

- a) Sections 2(a) – 2(c) pertain to changes to the OCP document. Section 2(a) of the Bylaw provides for a new Policy 2 that indicates that a Neighbourhood Concept Plan has been prepared and that all development shall be consistent with the NCP. The existing Policy 2 requires that an NCP be prepared.

Section 2(b) of the Bylaw provides for a new Policy 3 that encourages developers to provide a range of housing densities in their development proposals. The existing policy states that a target of 25% of the total housing units should be multi family. Council members will recall that earlier in this report it was mentioned that the NCP allocates 40% of the units for small lot and 10% for townhouses. Given the proliferation of townhouses elsewhere within the Village and the apparent interest in small lot development, the Steering Committee determined that this would be the preferred approach instead of the requiring 25% as multi family as per the current policy.

Section 2(c) of the Bylaw provides for a new Development Permit Area to be applied in the Benchlands area, the details of which are outlined in the NCP. These DP areas will provide Council with greater control over the design of the neighbourhood.

- b) Sections 2(d) and 2(e) of the bylaw pertain to changes to the OCP map schedules. Section 2(d) makes reference to Schedule 1 of the bylaw that illustrates the manner in which Schedule A (Land Use Plan) of the OCP would be amended, that being to add reference to the NCP. Section 2(e) makes reference to Schedule 2 of the bylaw that illustrates the manner in which Schedule C (Development Permit Areas) of the OCP would be amended, that being to add reference to the new Development Permit Area No. 5 for the Benchlands area.
- c) Section 2(f) of the bylaw simply incorporates the NCP document as an integral component of the overall Official Community Plan.

Throughout the Official Community Plan there are numerous other references to the Benchlands area. However it has been determined that the above six amendments address the obvious required changes now that the NCP has been completed.

5. Council Options

The following options are provided for Council's consideration:

- 1) Option 1: Give the Official Community Plan Bylaw Amendment Bylaw first reading and refer it to the following organizations for comment: School District 48, Lil'wat Nation, Agricultural Land Commission, Agricultural Advisory Committee, Advisory Land Use Committee, Neighbourhood Advisory Committee, and the Squamish Lillooet Regional District; or
- 2) Option 2: Instruct the Planning Consultant to make changes to both the NCP and the OCP amendment bylaw prior to Council considering the bylaw for first reading.

6. Conclusion

The preparation the Benchlands Neighbourhood Concept Plan has been underway for approximately two and a half years. It has been a collaborative effort between the Village, the property owners, and other interested stakeholders that has resulted in the creation of a plan that will provide the vehicle to guide the evolution of a socially diverse, walkable, environmentally sensitive, and attractive residential neighbourhood. Throughout the entire process, the Steering Committee sought consensus on all elements of the Plan, and other than the land use policy for Parcel 2A and the affordable housing policy, all representatives on the Steering Committee support the NCP.

Following receipt of the comments from the various referral groups, the Planning Consultant will report back to Council, at which time Council will determine whether changes need to be made to the bylaw. Council will be asked to consider reading the bylaw a second time. After second reading of the bylaw, the formal Public Hearing will be held.

Attachments: Official Community Plan Bylaw No. 435, 1999 Amendment Bylaw No. 594, 2007

Approved for Council Agenda

Lori Pilon
Administrator

VILLAGE OF PEMBERTON

BYLAW NO. 594, 2007

Being a bylaw to amend the Village of Pemberton Official Community Plan Bylaw No. 435, 1999

WHEREAS Section 876 of the *Local Government Act* enables a Council to amend its Official Community Plan from time to time;

AND WHEREAS the Benchlands Neighbourhood Concept Plan has been prepared to guide land use and infrastructure decision making for the future development of the Village's primary growth area;

AND WHEREAS Village Council is desirous of incorporating the Benchlands Neighbourhood Concept Plan into the overall Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Village of Pemberton Official Community Plan Bylaw No. 435, 1999 Amendment Bylaw No. 594, 2007."
2. Village of Pemberton Official Community Plan Bylaw 435, 1999 is amended as follows:
 - a) Schedule 1 (Section 3 - Policy 2) is deleted and replaced with the following:

"The Benchlands Area has been identified on Schedule A (Land Use Plan) as an area subject to the Benchlands Neighbourhood Concept Plan. The development of the Crown and adjacent private land shall take place in accordance with the Benchlands Neighbourhood Concept Plan that is attached as Schedule D (Benchlands Neighbourhood Concept Plan.) Amendments to the Zoning Bylaw shall be consistent with the Benchlands Neighbourhood Concept Plan."

- b) Schedule 1 (Section 3 - Policy 3) is deleted and replaced with the following:

"The Village will encourage the developers of land within the Benchlands Neighbourhood Concept Plan area to work towards including a range of housing types and densities in their development proposals as part of rezoning applications."

-
- c) Schedule 1 (Section 4 - Development Permit Area 5) is added as follows:

“ Development Permit Area No. 5: Benchlands Neighbourhood is identified on Schedule C (Development Permit Areas) and the applicable guidelines are contained within the Benchlands Neighbourhood Concept Plan.”

- d) Schedule A (Land Use Plan) is amended in accordance with Schedule 1 of this Bylaw.
- e) Schedule C (Development Permit Areas) is amended in accordance with Schedule 2 of this Bylaw.
- f) Schedule D (Benchlands Neighbourhood Concept Plan) is added and is attached as Schedule 3 of this Bylaw.

READ A FIRST TIME this 6th day of February 2007.

READ A SECOND TIME this day of 2007.

PUBLIC HEARING HELD this day of 2007.

READ A THIRD TIME this day of 2007.

RECONSIDERED AND FINALLY ADOPTED this day of 2007.

Mayor

Clerk

THE CORPORATION OF THE VILLAGE OF PEMBERTON

BYLAW NO. 594, 2007

SCHEDULE "1" TO BYLAW NO. 594, 2007

THE CORPORATION OF THE VILLAGE OF PEMBERTON

BYLAW NO. 594, 2007

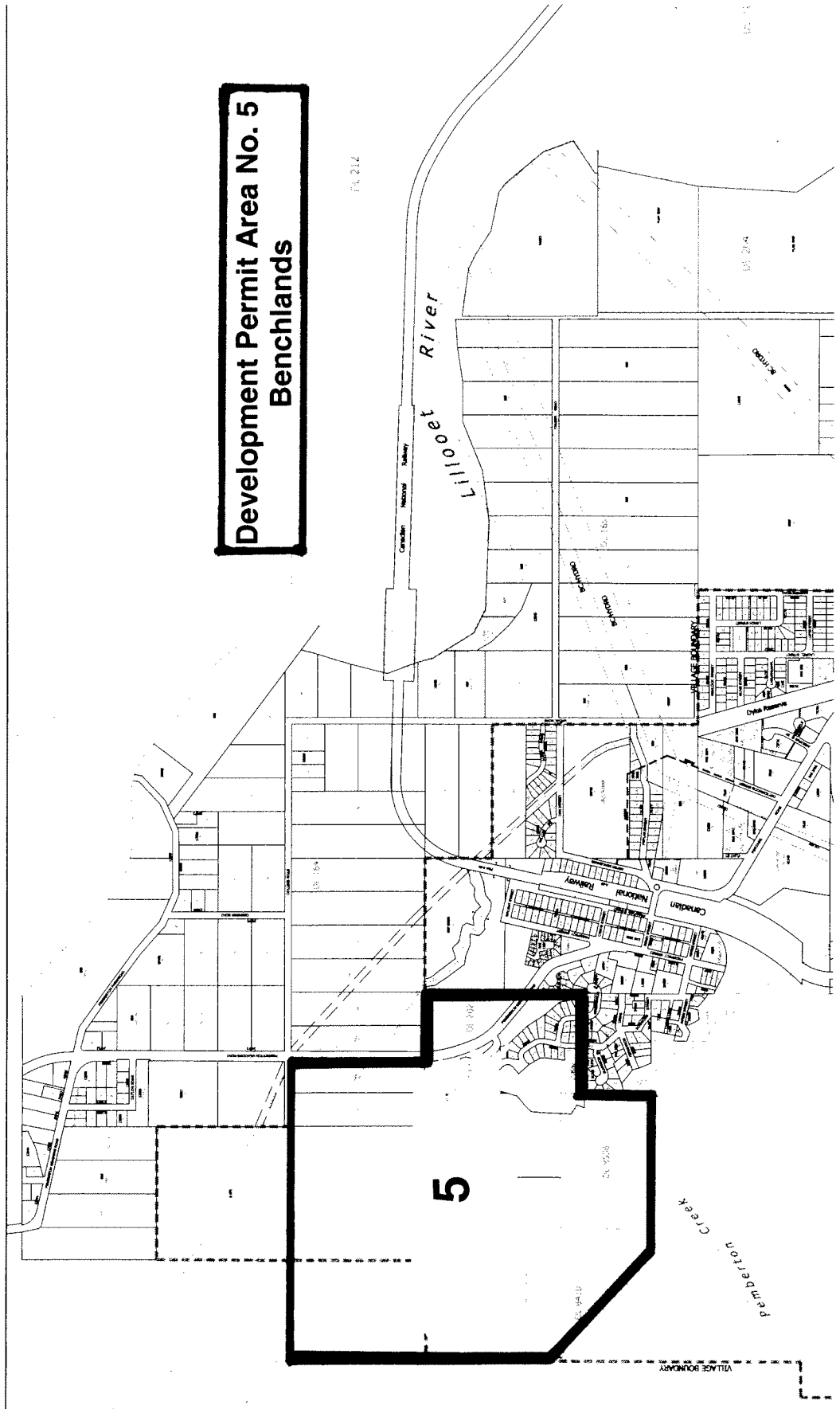
SCHEDULE "2" TO BYLAW NO. 594, 2007

THE CORPORATION OF THE VILLAGE OF PEMBERTON

BYLAW NO. 594, 2007

SCHEDULE "3" TO BYLAW NO. 594, 2007

**SCHEDULE 2
BYLAW No. 594, 2007
(DEVELOPMENT PERMIT AREAS)**



VER HOLDINGS LTD.
2303 – 6521 Bonsor Avenue
Burnaby, B.C. V5H 4N3
Telephone: 604 432 7767

RECEIVED
JAN 31 2007
Village of Pemberton

January 31, 2007

Mayor and Council
Village of Pemberton, BC

By Fax: 604 894 6136

Dear Mayor and Council:

**RE: NEIGHBOURHOOD COMMUNITY PLAN STUDY
THE BENCHLANDS**

VER Holdings Ltd. is the owner of the 40-acre parcel located north of the Benchlands. We have been a member of the Steering Committee of the Neighbourhood Community Plan study for The Benchlands (which includes our 40-acre parcel) and have paid a portion of the planning consultant's fees. We have been notified that the draft plan will be on the agenda for the February 6, 2007 Council meeting. Due to scheduling conflicts, we are unable to attend the Council meeting on that date and wish to put this letter on record regarding the draft Benchlands Neighbourhood Community Plan.

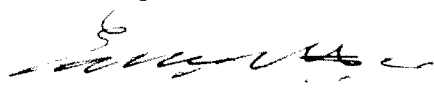
We strongly oppose the imposition of any contribution of serviced land for affordable housing because:

1. The 27-acre of the 40-acre parcel is already zoned residential (the remaining is undevelopable ALR land). We have paid for zoned residential land and property taxes.
2. The affordable housing issue has been dealt with in the Neighbourhood Community Plan study by providing developments with various densities.
3. The Village's imposed contribution was not part of the discussion and planning parameters for the study until the very end towards the draft report stage.
4. We paid for the cost to obtain the exclusion of part of Lots 48 and 49 from the ALR to provide access for the Benchlands study area. The steep terrain of our parcel yield only limited number of lots. With high servicing costs, the development of the parcel could only be considered financially marginal. The imposed contribution will render the development of our parcel economically infeasible.

We are unable to support the draft report with the imposed land contribution requirement. Since our land is already zoned residential, we request Council to exclude it from this requirement.

Respectfully submitted.

VER Holdings Ltd.



For Richard Wong

Cc Steering Committee Members, Benchlands NCP Study