

**THE VILLAGE OF PEMBERTON**  
**-COMMITTEE OF THE WHOLE –**  
**- MINUTES -**

**Minutes** of a Committee of the Whole of the Village of Pemberton held Tuesday, February 5, 2008 at 10:00 a.m. in Council Office, 7400 Prospect Street.

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**IN ATTENDANCE:** Mayor Jordan Sturdy  
Councillor Kirsten McLeod  
Councillor Jennie Helmer  
Councillor Mark Blundell  
Councillor David MacKenzie

**STAFF IN ATTENDANCE:** Lori Pilon, Administrator  
Sheena Fraser – Manager of Administrative Services  
Liz Jones, Manager of Development Services  
Richard Diamond, Planning Technician/Building Inspector  
Nikki Gilmore – Manager of Finance  
Michael Rosen, Planning Consultant – by phone

**GUESTS:** Drew Meredith, Whistler Real Estate

**OTHERS:** Bruce Van Mook  
Bernice Patterson  
Alexandra Ross  
Lisa Ames  
Cam McIvor  
Garth Phare

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**1. Call To Order**

At 1:00 p.m. Mayor Sturdy called the Meeting to Order.

**2. PRESENTATION OF ANALYSIS OF COMMERCIAL REAL ESTATE IN PEMBERTON**

Michael Rosen, Village Planning Consultant, joined the meeting by telephone.

Michael Rosen provided a short background on the rationale and development of the current commercial zoning in the Village of Pemberton. Rosen explained that for many years there were only two commercial zones, that of C1 and C2 and that approximately ten (10) years ago the Council of the day determined, through the Official Community Plan process, that it would be appropriate to create a third zone which was established as C3 – Portage Road Commercial.

The purpose of the C3 zoning was to allow for limited commercial/retail use such as artisan shops and recreational leisure type shops but not the traditional retail uses found downtown such as a grocery store. The Council of the day wanted to ensure that the commercial zoning along Portage road did not have a negative impact on the downtown core.

Rosen advised that consideration had been given to the inventory of vacant land along the road and in other parts of the Village and that as a result of some of the lots being very deep (for example in the case of the lot where Mountain Trails is located) it would be appropriate to zone

for residential as the feasibility of commercial development that far back from the road was questionable.

Mayor Sturdy called upon Drew Meredith to provide a presentation on his analysis of the situation in Pemberton with regard to commercial property and zoning.

Drew Meredith thanked Mayor Sturdy and opened by explaining that the reason behind his request to present to council on this issue was in essence because he, as a resident of the community, was not happy with the shopping environment in Pemberton and wanted to look for ways to improve the situation.

Meredith advised that he had reviewed the OCP, Village Vision and Zoning Bylaws and established that common goals in all of the documents were to ensure that the Village was a walkable community - it should be an interesting and easy place for pedestrians to move around, and to create a great downtown core with great retail opportunities that causes residents and visitors to stay in the area, congregate and shop.

Meredith advised that a general rule of thumb for commercial space per resident was 20 square feet per person. He noted that the Village has an enormous amount of land exceeding that need and questioned the need to protect this potential commercial space.

Meredith reviewed concerns related to the following:

- C3 zoning – Portage Road Commercial – suggesting that it was not contiguous with the town core.
- Desire by retail operators to be near the highway
- Concern that the highway will become the new village centre
- No development on currently zoned C2 lands other than the Pemberton Valley Lodge
- The need for more hotels/motels/gas stations and fast food restaurants – preliminary research indicates the Pemberton does not have the population base larger franchises are looking for in order to establish themselves.
- The Duffy Lake Road upgrades has not increased traffic as first anticipated
- Retail use restriction in C3 causes landlords hardship

Meredith provided some suggestions for Council to consider:

- Make commercial optional vs mandatory – let someone move forward to build site in residential.
- Consider changes to C2 highway commercial to allow for residential (in particular the KAP 56640 located on Hwy 99 across from the Pemberton Valley Lodge.)
- Reduce the amount of area set aside in C2 zoning
- Upgrade the Village Vision
- Changes to C1 Zone in the town centre to make it easier to develop by removing commercial parking requirements, enhance the Village Vision and demand quality.
- Identify more locations for public spaces that would be adjacent to commercial uses – look for space for patios.
- If the Core is important – then say so.... A compact friendly pedestrian village is good for the community.

Mayor Sturdy opened the meeting to discussion and questions from those in attendance. Discussion revolved around the following:

- The need to plan for the future and how far in the future
- How would Council go about making some of the changes as suggested.
- How to address development on the highway and what we want to look like with respect to the highway properties.
- Parking regulations and zoning – how can they be adjusted to provide more area for open space or building.
- Currently zoned properties and their compatibility with downtown vision
- Industrial use within the downtown core and the relevance of that use – should it not be at the Industrial Park.
- The need to review zoning to make it compatible and encourage some industrial uses currently in the village core to move to IP.
- Develop IP concurrent with downtown core – compatibility

Cam McIvor noted that there is currently some industrial use operations within the Village core and questioned whether or not it would be prudent to move those to the Industrial Park.

Michael Rosen advised that when the zoning bylaw was updated a review of non-compatible uses such as the tire shop was done and discussion took place about how to phase them out. One option was to zone those properties as legal non-conforming use and that as long as the use remains the same the operations can stay in place, however if use is discontinued for six consecutive months then the same operation would no longer be permitted there. Council at the time determined that it would be appropriate to provide for legal non-conforming uses but specifically to those properties only.

Lisa Ames commented that the Industrial Park needs to thrive as well and that the zoning at the Industrial Park needs to be reviewed in order to make it compatible and encourage some industrial uses currently in the village core to move to the Industrial Park.

Further discussion took place regarding:

- The need for the downtown core and the Industrial Park to thrive
- The need for the political will to ensure that the town does not become a mall
- Compatibility of development and the cost to build that translates into high rents
- The Industrial Park providing affordable alternatives for retailers and businesses
- The OCP review and Charette and the time lines for these processes

Staff were instructed to review the inventory of C1 through C5 zoning and the potential of making commercial optional in C2 and C4, to assess the current parking bylaw and requirements and provide a report at the Committee of the Whole meeting on March 4, 2008.

Staff were also requested to develop a timeline for the OCP Review.

At 2:10 p.m. the visitors left the meeting.

Liz Jones, Manager of Development Services, Richard Diamond, Planning Technician and Michael Rosen, Village Planning Consultant left the meeting.

### **3. PEMBERTON NORTH IMPROVEMENT DISTRICT WATER RATES 2008**

At 2:15 p.m. Nikki Gilmore, Manager of Finance, joined the meeting.

Mayor Sturdy reviewed the “principle of negotiations” with respect to the PNID Water Rates Agreement as presented to the SLRD board by SLRD staff.

A discussion took place regarding the current water and sewer rates, metering and data collection and how to proceed with the development of the water and sewer rates bylaws to ensure that operation and maintenance costs are covered.

Moved/Seconded

**THAT** Staff bring forward a meter rate for properties with un-rented secondary suites;

**AND THAT** the following principles be adopted with regard to the PNID:

- The Urdal Road meter must be replaced
- The water rates established will be retroactive back to January, 2007
- A 2% fee will be charged on amounts outstanding beyond thirty (30) days

**AND THAT** staff recommence discussion regarding the water agreement for the PNID with the SLRD.

**CARRIED**

### **4. TERMINATION**

At 3:30 p.m. the meeting was adjourned.

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Mayor

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Administrator