

VILLAGE OF PEMBERTON

BYLAW No. 743, 2013

Being a bylaw to amend the Village of Pemberton Official Community Plan Bylaw No. 654, 2011

WHEREAS the Council may amend its Official Community Plan from time to time;

AND WHEREAS the Council of the Village of Pemberton deems it desirable to amend the Official Community Plan to accommodate a new neighbourhood and an open space and trail network known as the Benchlands;

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

1. CITATION

This Bylaw may be cited for all purposes as "Official Community Plan Amendment (Benchlands Special Planning Area Policies) Bylaw No.743, 2013."

2. Village of Pemberton Official Community Plan Bylaw No. 654, 2011 is amended by:

(a) deleting Schedule E "Benchlands Special Planning Area"; and

(b) inserting as "Section 6.3 Special Planning Area (Benchlands)", as attached as Schedule 1 of this Bylaw.

READ A FIRST TIME this 1st day of October, 2013.

READ A SECOND TIME this 1st day of October, 2013.

NOTICE OF INTENT TO HOLD A PUBLIC HEARING TO AMEND the Village of Pemberton Official Community Plan Bylaw No. 654, 2011 was **PUBLISHED IN THE** Whistler Question October 29, 2013 and Pique Newsmagazine October 31st, 2013.

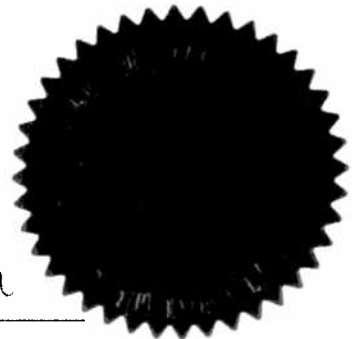
PUBLIC HEARING HELD this 5th day of November, 2013.

READ A THIRD TIME this 5th day of November, 2013.

ADOPTED this 19th day of November, 2013.

Jordan Sturdy
Mayor

Sheena Fraser
Corporate Officer



Schedule 1
Official Community Plan Amendment
(Benchlands Special Planning Area)
Bylaw No. 743, 2013

The Benchlands Special Planning Area covers an area of 95.7 ha (236.5 ac) as identified in *Map N*. The Benchlands area is situated along the Village's western boundary, within close proximity to the existing village centre and with panoramic views over the Pemberton Valley. The new neighbourhood complements the Village of Pemberton's unique character and significant recreational areas by developing a vibrant, pedestrian-oriented neighbourhood that will further strengthen the downtown economy.

The Benchlands Special Planning Area proposes a mixed use, residential neighbourhood in the Benchlands that links the hillside with the existing Village. The neighbourhood is to be composed of a broad range of single family and multi-family housing units, neighbourhood commercial services, an elementary school, a community playfield, and an integrated network of parks and trails providing connections to Pemberton's village centre and to the backcountry.

In August 2007 Pemberton Council approved the *Pemberton Benchlands Neighbourhood Concept Plan* which provides a comprehensive framework for the future development of the Benchlands Special Planning Area including an overview of the character of the lands, land use, infrastructure and services, development permit areas, sustainability initiatives and implementation. The information and policy directions contained within the *Benchlands Neighbourhood Concept Plan* shall be directly referenced in any future amendments, rezonings or development permits that concern the Benchlands Special Planning Area.

Land Use

The Benchlands propose the ultimate development of 503 dwelling units, composed of both single family and multi-family homes. The land use plan allows a diversity of ground-oriented housing forms, including detached single family homes, with a range of lot sizes and multi-family townhomes. Following the patterns established in other residential neighbourhoods in Pemberton, it is anticipated that some detached houses will have secondary suites. The Neighbourhood Concept Plan also indicates that 5% of dwelling units will be dedicated for community housing which means it will be oriented toward those persons who have special housing needs as defined by such factors as age, disability, or income (to be achieved through density bonusing as outlined in the Community Amenity Policies in the OCP).

The centre of the community will comprise a public commons with a small park and neighbourhood commercial services, such as a corner store or small café. Higher density townhomes supported by rear lanes are clustered in this area, providing the needed pedestrian activity to support the neighbourhood commercial uses and to define the neighbourhood "heart" through built form. A joint elementary school and neighbourhood park is proposed to meet the needs of Benchlands residents and the growing population of Pemberton. Adjacent to the elementary school is a community playfield to service both the physical education programmes of the school as well as the recreational needs of the broader community.

A series of public Community Nature Parks will occupy the three landmark knolls with spectacular valley vistas. The Community Nature Parks will serve to provide active and passive recreation opportunities, protect environmentally sensitive areas, preserve view corridors, reduce the visual impact of the Benchlands development, and support wildlife movement. Smaller Neighbourhood Parks are situated throughout the planning area.

A joint School and Neighbourhood Park with limited active play space and equipment will be provided in the Benchlands in association with the School Board. The playing field will be approximately 60m x 100m in order to accommodate a variety of field sports, including soccer and baseball, and serve to protect views for public enjoyment.

Connectivity

A comprehensive network of recreational trails will link the Benchlands to Pemberton's village centre, local points of interest such as Pemberton Creek falls, and the backcountry of Crown lands. Hillside street standards will be required in order to meet the specific demands presented by the Benchlands' challenging landscape. Hillside street standards will reduce the visual, physical and environmental impact of streets within hillside landscapes.

Primary access for the Benchlands is provided along the proposed collector road which links individual neighbourhood clusters to Pemberton Meadows Road, a designated collector road, while protecting existing neighbourhoods from an excessive increase in through traffic. The Collector Street creates a coherent street hierarchy that will ensure safety, access and an enhanced public realm.

Rear lanes further enhance the pedestrian experience by eliminating driveways, strengthening the visual prominence of street fronting homes, and directing car traffic to the rear of properties. The use of rear lanes will be sought in pedestrian-oriented neighbourhood centres, specifically around the neighbourhood commons, the Joint School and Park, and wetland commons adjacent to Pemberton Meadows Road.

Servicing

The proposed development will be serviced by the Village's potable water system. An additional water reservoir will be required with one pump station and two pressure reducing valves. The Benchlands will be serviced by a gravity sanitary sewer connected to the existing municipal sewer system at Pemberton Meadows Road. In some specific locations individual pumping will be required for sewage to be lifted to connect to the gravity sewer system. Storm water is proposed to be accommodated on-site through a drainage system that aims to simulate pre-development conditions according to best management practices. Detention ponds will be required in some locations to assist in the regulation of post development flows.

Phasing

The detailed phasing of the Benchlands Special Planning Area has been detailed within the Neighbourhood Concept Plan. Due to the diverse and potentially changing land ownership of the Benchlands, phased implementation will be required and will likely take place over many years. With this in mind, flexibility has been incorporated into the Plan so that it remains relevant throughout its implementation.

In order to realize the vision for the Benchlands, collaboration by landowners and the Village of Pemberton will be required, particularly in the preparation of Development Servicing Agreements at the time of rezoning and transportation.