

Draft Hillside Development Design Guidelines

Village of Pemberton - COTW November 5 2019

Presented by: Joanna Rees, Planner

Today's Presentation



EXISTING POLICY AND
REGULATIONS



DRAFT HILLSIDE
DEVELOPMENT DESIGN
GUIDELINES

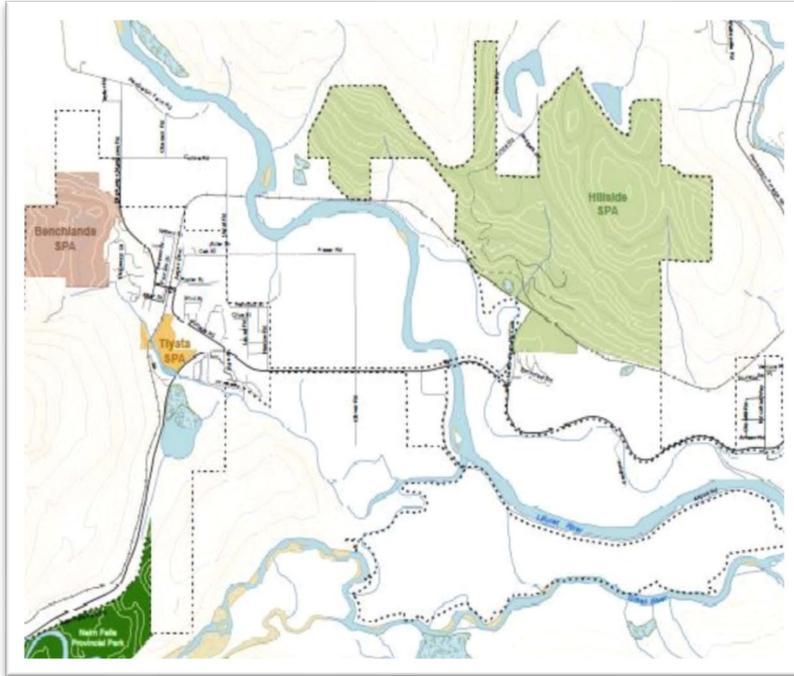


MOVING FORWARD:
ADDITIONAL POLICY TOOLS

Existing Policy and Regulations



Official Community Plan



Section 5.10.1 Natural Environment Policies

Section 6.2 Special Planning Area (Hillside)

- Pemberton Planning Status Report (July 26, 2011)

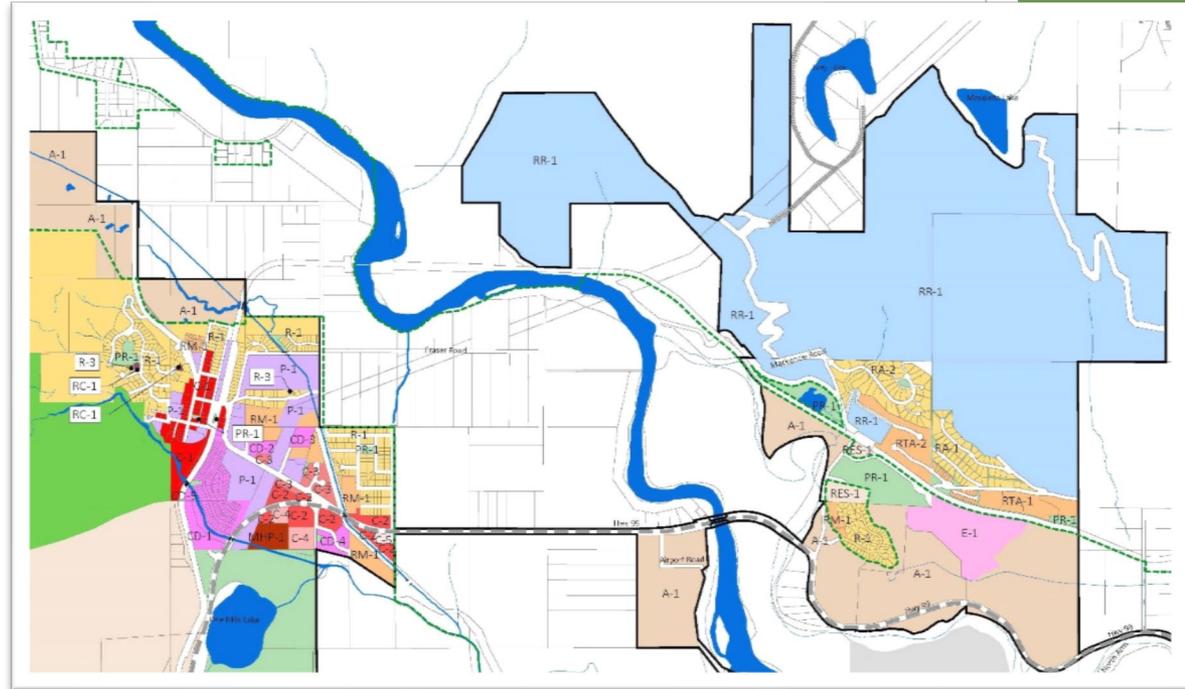
Section 6.3 Special Planning Area (Benchlands)

- Benchlands Neighbourhood Concept Plan



Zoning Bylaw No. 832, 2018

- Residential 1 (R-1)
 - The Benchlands (phase 1)
 - The Plateau
 - Beechwood
- RSA-1 and RTA-1 (Sunstone)
- RSA-2 and RTA-2 (The Ridge)





Development Permit Areas

DPA No. 1 - Environmental Protection

- ALL hillside lands are designated
 - Environmental Assessment
 - Construction management plans
 - Monitoring reports

DPA No. 2 - Land Constraints

- **Extreme Wildland Fire Areas**
 - Some Hillside SPA and some Benchlands SPA lands are designated
 - A pre-development fire risk assessment
 - fuels management strategy
- **Slopes > 40%**
 - Some Hillside SPA and some Benchlands SPA lands are designated
 - Development prohibited on slopes greater than 40%
- **Natural Hazards**
 - Some Hillside SPA are designated
 - Geotechnical report

DPA No. 5 - Intensive Residential

- Some Hillside SPA and some Benchlands SPA lands are designated

DPA No. 6 - Multi-family and/or Commercial Development

- Some Hillside SPA lands are designated



Subdivision and Development Control Bylaw No. 677, 2011

Section 6.16 of Schedule B - Hillside Road Standards

- It is required that hillside lands provide:
 - pedestrian and cyclist connectivity; and
 - provide opportunities for snow storage
- Technical standards are outlined for:
 - hillside roads;
 - cul-de-sac streets; and
 - hillside emergency access

Draft Hillside Development Design Guidelines

Process



REVIEW:

Existing hillside policy
in the Village of
Pemberton



RESEARCH:

BC municipalities policy
and guidelines



SITE VISITS:

Sea-to-sky hillside
developments



INTERNAL CIRCULATION:

Corporate services
Fire department
Operations

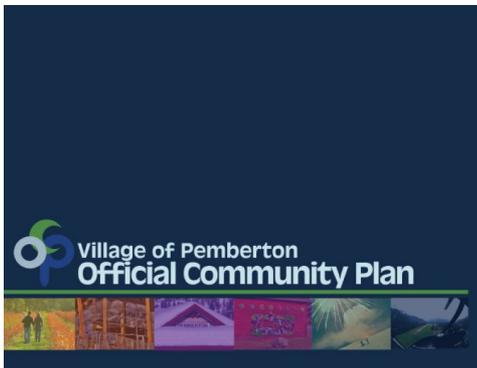


ALUC PRESENTATION:

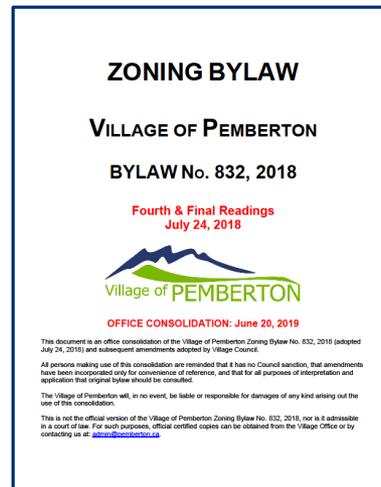
October 28th 2019

Applicability

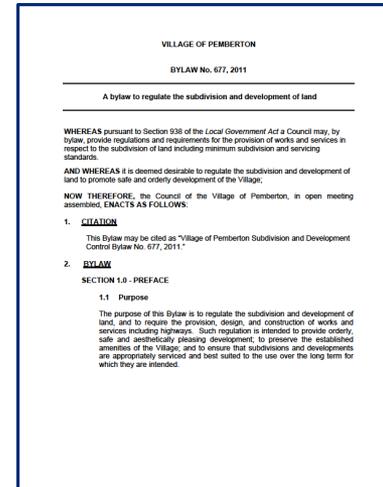
The guidelines compliment but do not replace existing Village polices. This includes but is not limited to:



Official Community Plan



Zoning Bylaw



Subdivision and
Development Control
Bylaw

Applicability

- The Guidelines are intended for use by developers, designers, builders and Staff to define the intent and purpose of hillside development in Pemberton
- Not intended to be regulatory
- To be considered with subdivision and development applications at the pre-application meeting
- They are structured to encourage innovation and flexibility

Vision and Goals

Vision

Hillside developments will be environmentally sensitive, functionally appropriate, aesthetically pleasing, and economically feasible.

Goals

- Complement the scenic hillside character of Pemberton
- Screen visual impact and minimize unsightly cut and fill
- Integrate unique natural features
- Avoid development on unstable or hazardous sites and prevent potential rockfall hazards
- Protect environmentally sensitive ecosystems and habitats
- Preserve and enhance access to trails and outdoor recreation
- Protect wildlife habitat, wildlife corridors and other environmental values
- Manage storm run-off and limit erosion hydrology

How To Read This Document



**SITE AND
SUBDIVISION
DESIGN**



**NATURAL
ENVIRONMENT**



**WORKS AND
SERVICES**

How To Read This Document

Objectives:

Identified in each section are considered as goals for the designer to work towards. Not all Objectives can be equally or simultaneously attained.

Design Guidelines:

Offer suggestions how to achieve those Objectives.

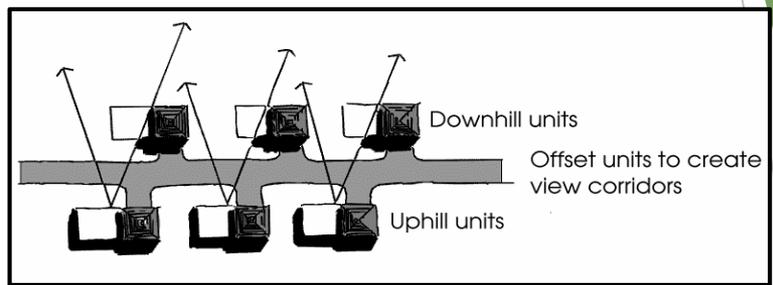
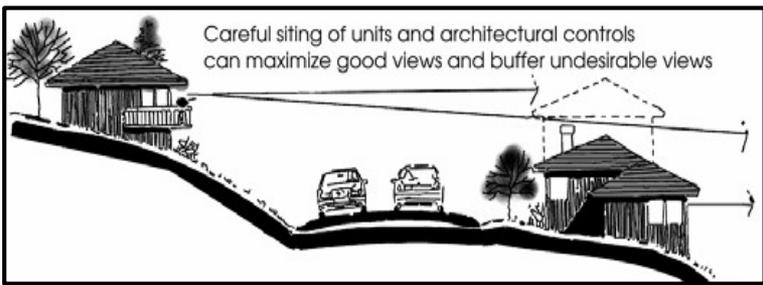


Site and Subdivision Design

- Visual Design
- Housing Diversity and Design
- Buildings, Structures, Massing and Setbacks
- Streetscape Design
- Grading and Retaining Walls
- Geotechnical and Hydro-geological



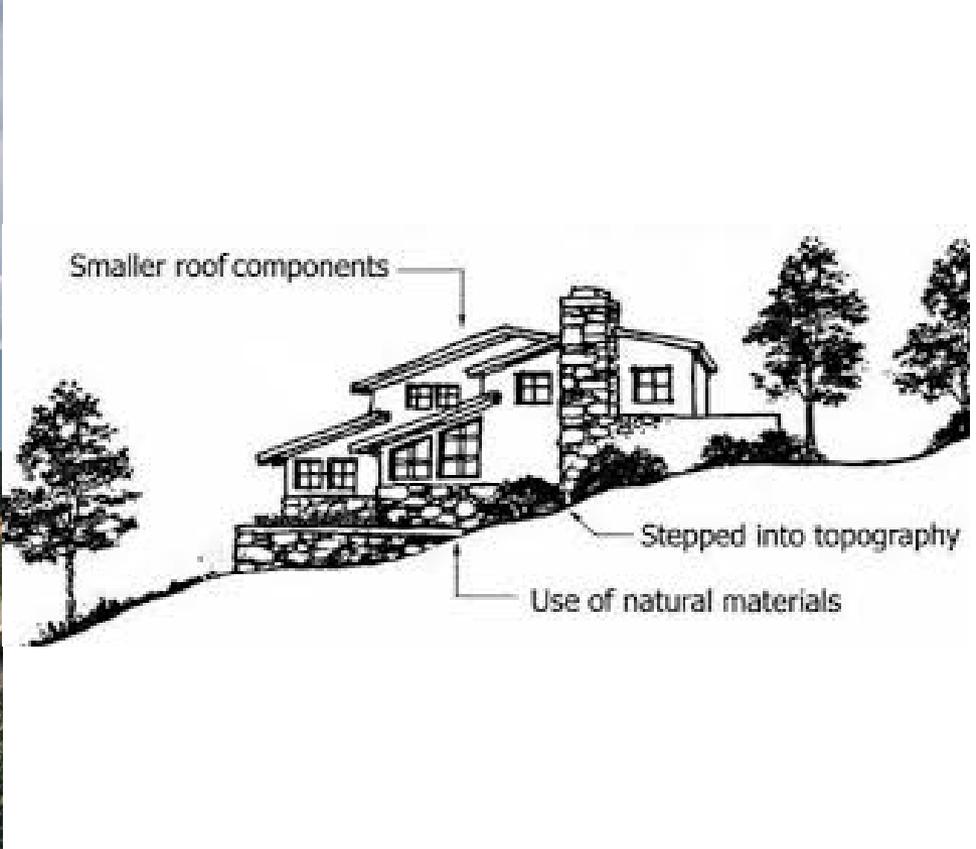
Visual Design





Housing Diversity and Design

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Buildings, Structures, Massing and Setbacks



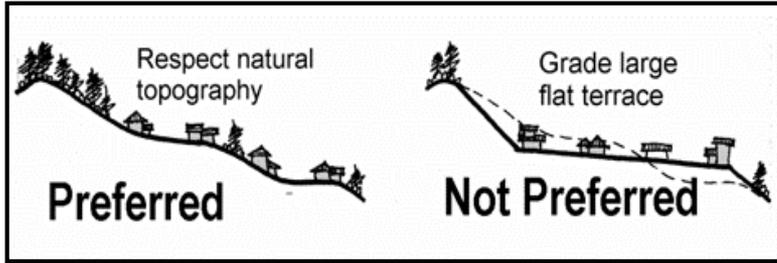
Streetscape Design

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Grading and Retaining Walls





Geotechnical and Hydrogeological

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Natural Environment

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Works and Services

Municipal Services and Utilities



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- The least environmental and visual impact, meets service requirements, and minimizes redundancy, capital costs and ongoing maintenance costs.

Moving Forward: Additional Policy Tool Options



Official Community Plan Goals
and Objectives



Hillside DPA



Site Specific Zoning



Technical Subdivision and
Development Design Standards



Thank You

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