

# Hillside Neighbourhood Plan



**Schedule “F” to Village of Pemberton Official Community Plan**

**Referral Draft**

**August 2025**



<b>PART 1: NEIGHBOURHOOD PLAN FOUNDATION.....</b>	<b>7</b>
1. Hillside Neighbourhood Plan Introduction.....	7
2. Hillside Neighbourhood Vision Statement .....	8
3. Liíwat Nation Reconciliation Statement .....	9
<b>PART 2 – NEIGHBOURHOOD PLAN CONTEXT .....</b>	<b>10</b>
4. The Hillside Neighbourhood .....	10
4.1. Location .....	10
4.2. The Existing Neighbourhood .....	10
4.3. Policy History in Brief .....	11
4.3.1. SLRD Policy Framework .....	11
4.3.2. Village of Pemberton Policy Framework .....	11
5. The Hillside Lands .....	13
5.1. Plan Area and Context Area .....	13
5.2. Site Characteristics.....	14
5.3. Natural Environment.....	15
5.4. Considerations and Opportunities.....	15
5.4.1. Considerations.....	15
5.4.2. Opportunities .....	16
<b>PART 3: NEIGHBOURHOOD PLAN INPUTS.....</b>	<b>18</b>
6. Housing and Population Growth Management Background.....	18
6.1. Housing Introduction .....	18
6.2. Provincial Housing Initiatives .....	18
6.3. Community Wide Housing Context.....	19
6.3.1. Village of Pemberton Housing Needs Assessment .....	19
6.3.2. In-Stream Development .....	19
6.3.3. Village of Pemberton Housing Strategy.....	20
6.3.4. Market Conditions.....	21
6.4. Role of Hillside in Housing Strategy .....	21
6.4.1. Role Generally .....	21
6.4.2. Hillside Infill Residential Opportunities .....	22
6.4.3. Hillside Expansion Residential Opportunities .....	22
6.5. Proposed Development Applications .....	23
7. Consultation Process Summary .....	24
<b>PART 4: NEIGHBOURHOOD PLANNING PRINCIPLES.....</b>	<b>25</b>



<b>8. Planning Principles.....</b>	<b>25</b>
8.1. Applying Official Community Plan Principles .....	25
8.2. Hillside Community Planning Principles.....	26
8.3. Hillside Sustainability Statement.....	28
8.3.1. Environmental Sustainability.....	28
8.3.2. Economic Sustainability.....	28
8.3.3. Social Sustainability .....	29
<b>PART 5: LAND USE POLICY.....</b>	<b>30</b>
<b>9. Land Use and Development Policy.....</b>	<b>30</b>
9.1. General Land Use Policy.....	31
9.2. Natural Environment and Hazards.....	32
9.3. Open Space and Parks .....	32
9.4. Trails Network Policies .....	33
9.5. Hillside Development Policy.....	35
9.6. Sustainability and Energy Efficiency .....	35
<b>10. Rec Site Policy.....</b>	<b>37</b>
<b>11. Residential Growth Policy .....</b>	<b>39</b>
11.1. Existing Neighbourhood Residential Policy.....	40
11.2. Infill Residential Policy .....	41
11.2.1. Expansion Residential Development Policy.....	42
11.3. Affordable Housing .....	44
<b>12. Neighbourhood Commercial and Mixed-Use Development Policy.....</b>	<b>46</b>
<b>PART 6: Municipal Services and Infrastructure .....</b>	<b>47</b>
<b>13. General Servicing Policy .....</b>	<b>47</b>
13.1. General Servicing Policy .....	47
13.2. Active Transportation Policy .....	47
13.3. Vehicle Traffic Policy .....	48
13.4. Transit and Alternate Modes of Transport Policies .....	48
13.5. Water Policy .....	49
13.6. Sanitary Policy .....	49
13.7. Stormwater Management Policy .....	49
<b>PART 7: COMMUNITY AMENITIES AND IMPLEMENTATION.....</b>	<b>50</b>
<b>14. Community Amenity and Benefits .....</b>	<b>50</b>
14.1. Community Amenities and Benefits Policy .....	50

<b>15. Implementation Description.....</b>	<b>50</b>
15.1. Rezoning .....	50
15.2. Development Agreement .....	50
15.3. Development Permits .....	50
15.4. Subdivision Approval .....	51
15.5. Building Permits.....	51
<b>PART 8 – DEVELOPMENT PERMIT AREA No. 10 GUIDELINES .....</b>	<b>52</b>
<b>16. Development Permit Area No. 10 Guidelines.....</b>	<b>52</b>
16.1. General Guidelines.....	52
16.1.1. Introduction.....	52
16.1.2. Applicability.....	52
16.1.3. Justification.....	53
16.1.4. Exemptions .....	53
16.2. Development Permit Area No. 10.1 Natural Environment Protection Guidelines.....	55
16.2.1. Introduction.....	55
16.2.2. Applicability and Justification .....	55
16.2.3. Exemptions .....	55
16.2.4. Objectives .....	56
16.2.5. Guidelines.....	56
16.3. Development Permit Area No. 10.2 Geological Hazard Protection Guidelines.....	58
16.3.1. Introduction.....	58
16.3.2. Applicability and Justification .....	58
16.3.3. Objectives .....	58
16.3.4. Exemptions .....	58
16.3.5. Guidelines.....	59
16.4. Development Permit Area No. 10.3 Wildfire Hazard Protection Guidelines .....	61
16.4.1. Introduction.....	61
16.4.2. Applicability and Justification .....	61
16.4.3. Objectives .....	61
16.4.4. Exemptions .....	61
16.4.5. Guidelines.....	61
16.5. Development Permit Area No. 10.4 Form and Character of Hillside Development Guidelines.....	63
16.5.1. Introduction.....	63
16.5.2. Applicability and Justification .....	63
16.5.3. Objectives .....	63
16.5.4. Exemptions .....	63
16.5.5. General Guidelines .....	63
16.6. Development Permit Area No. 10.5: Form and Character of Small Lot Residential Development Guidelines .....	65
16.6.1. Introduction.....	65
16.6.2. Applicability and Justification .....	65
16.6.3. Objectives .....	65
16.6.4. Exemptions .....	65

16.6.5. Guidelines .....	65
<b>16.7. Development Permit Area No. 10.6: Form and Character for Multi-unit Development</b>	
<b>Guidelines.....</b>	<b>67</b>
16.7.1. Introduction.....	67
16.7.2. Applicability and Justification .....	67
16.7.3. Objectives .....	67
16.7.4. Exemptions .....	67
16.7.5. Guidelines.....	68
<b>16.8. Development Permit Area No. 10.7: Form and Character for Commercial Development</b>	
<b>Guidelines.....</b>	<b>72</b>
16.8.1. Introduction.....	72
16.8.2. Applicability and Justification .....	72
16.8.3. Objectives .....	72
16.8.4. Exemptions .....	72
16.8.5. Guidelines.....	73
<b><i>SCHEDULES .....</i></b>	<b><i>75</i></b>

## List of Figures

Figure 1: Location Plan .....	10
Figure 2: Current Official Community Plan Land Use Designations .....	12
Figure 3: Plan Area (Schedule A) .....	13
Figure 4: Plan and Context Area (Schedule B).....	14
Figure 5: Site Constraints (Schedule C) .....	16
Figure 6: Existing Hillside Development .....	22
Figure 7: Proposed Development Applications.....	24
Figure 8: Land Use Plan (Schedule D) .....	31
Figure 9: Trails Plan (Schedule E).....	34
Figure 10: Rec Site .....	37
Figure 11: Residential Areas (Schedule F).....	40
Figure 12: Draft Expansion Lands Development Concept.....	43



**Draft Note Regarding Definitions:**

*Though most terms carry the common Pemberton meaning, several terms used in this Plan introduce new terms to reflect contemporary planning terminology:*

*“**multi-unit residential**” means the same as the definition of “multi-family” in Village of Pemberton bylaws and policies and shall be interpreted as multi-family for the application of such policies and guidelines.*

*“**single-lot residential**” means the same as the definition of “single-family lot” in Village of Pemberton bylaws and policies and shall be interpreted as single-family for the application of such policies and guidelines.*

*“**small-scale multi-unit housing**” means multiple smaller dwelling units on a single-lot as described in Bill 44 and the Local Government Act*

DRAFT

## **PART 1: NEIGHBOURHOOD PLAN FOUNDATION**

### **1. Hillside Neighbourhood Plan Introduction**

The Hillside Neighbourhood Plan is a comprehensive planning document to guide the next stages of the Hillside Neighbourhood. Building on past planning policy approvals and incorporating contemporary Village of Pemberton housing needs and policy directions, the Plan contemplates both infill development within the existing neighbourhood and the outward expansion of the neighbourhood over time.

The Hillside Neighbourhood Plan process was initiated by Council in 2024 in response to three significant development applications in the Hillside area, each of which challenged the existing development policy in the area. Council directed Staff to review the implications of all three developments comprehensively and update the planning policy to reflect current Village needs and policy directions. The objective is to ensure the next stages of development support Pemberton's current and forecasted housing needs and to promote the development of a complete community that addresses commercial needs and recreational assets emerging in the area.

The Hillside Neighbourhood Plan builds on an extensive body of planning policy undertaken over the last several decades. It establishes the area as a residential growth corridor in the Village and updates the land use and development approach for the Hillside Neighbourhood in the Official Community Plan. The Plan aligns future development and land use decisions with the Village's housing needs and land use planning strategies. It describes how the hillside can be sensitively and strategically developed with a range of housing types and densities to support the Rec Site, commercial development, transit service, and other elements of a complete community.

The Hillside Neighbourhood Plan consolidates the planning history, current planning approaches and known development aspirations into one set of policy to guide future growth decisions. Through policy directions and Development Permit Area Guidelines, it ensures a coordinated approach to the short, medium, and long-term development of the land.

## 2. Hillside Neighbourhood Vision Statement

Rising from the Valley floor up the lower hillside, the Hillside neighbourhood will provide a range of housing options framing the Village's primary recreation site, commonly referred to as the "Rec Site". It will be an important contributor to housing supply throughout the Village. The regional destination playfields, recreation centre facilities, and active outdoor spaces will anchor the neighbourhood providing a place for the community to play and gather. The inclusive residential neighbourhood will grow from the Rec Site, radiating up the hillside accommodating a range of densities and housing forms that reflect Pemberton's housing needs and responsible hillside development.

Connected by an internal network of active transportation routes and trail connections that stitch the neighbourhood together, the seemingly isolated neighbourhood will be connected internally and to the broader community.

With access to world-class mountain biking, natural areas and nearby lakes, the area will remain a critical recreational habitat for visitors, residents, and the communities of Pemberton and Mt. Currie and beyond.

Sensitively working with the land, protecting Lílwat Nation's archeological, cultural, and business interests in the area, the Hillside neighbourhood will provide natural greenspaces that preserve the natural environment and culturally significant lands. Development forms will work with the topography of the land to minimize visual impacts while accommodating a neighbourhood sustaining level of development.

A community-serving scale of neighbourhood commercial will complete the neighbourhood, ideally meeting many of the daily needs of area residents. But the destination and focus for the Hillside Neighbourhood is the Rec Site and surrounding outdoor recreation amenities.

Situated on the traditional and unceded traditional territory of Lílwat Nation, the Rec Site will become a gathering place for the entire Pemberton Valley and will provide opportunities for both communities to enjoy mutual benefit through recreation amenities.

### ***Vision Statement – Sunstone Ridge Preliminary Neighbourhood Concept Plan, 2007***

*The Sunstone Ridge Neighbourhood is being envisioned as a new neighbourhood that will contribute to the livability of the Pemberton and Mount Currie Communities. Open spaces and natural areas are the foundation of the overall concept plan. The vision for the site includes a mix of complementary uses whereby natural areas and public amenities will complement the proposed mix of residential,, neighbourhood retail, school, and recreational uses – bringing together the elements that make a vibrant and unique neighbourhood.*

*A comprehensive vision for the Neighbourhood Concept Plan will be determined through the public consultation process.*



### 3. Lílwat Nation Reconciliation Statement

The Village of Pemberton recognizes and acknowledges the Hillside lands are within the traditional and unceded territory of Lílwat Nation. It further acknowledges that the Hillside Neighbourhood Plan and future development will require consultation with Lílwat Nation to assess the impacts on Lílwat aboriginal rights, title and interests. This input will assist the Village in respecting Lílwat Nation interests in balance with the Village's obligation to provide housing and related services.

In exercising its statutory duty to plan, manage, and approve community growth, the Village will consider Lílwat Nation input in the sensitive development of the hillside. The Village will also seek to continue delivering recreation assets that benefit the entire Pemberton Valley with through open communication on recreation needs.

Through the initial planning and land use stages of the area, while the land was in the Squamish Lillooet Regional District (SLRD), Lílwat Nation took a leadership role in past research and planning processes. Though undertaken in support of potential development or land use opportunities on Lílwat's lands surrounding Mosquito Lake, their contribution to the early stages of the Hillside neighbourhood is acknowledged.

The Mosquito Lake lands, immediately adjacent to the proposed development contemplated in the Hillside Neighbourhood Plan are owned by Lílwat Nation and the future use of those lands will be determined by Lílwat Nation. The Neighbourhood Plan does not impose any land use regulations or restrictions on the current or future use of those lands. Rather, it identifies them as an important consideration for land uses within the plan area to ensure the upcoming development does not unduly impact the future use of the Mosquito Lake lands.

## PART 2 – NEIGHBOURHOOD PLAN CONTEXT

### 4. The Hillside Neighbourhood

#### 4.1. Location

The lands included in the Hillside Neighbourhood Plan are located approximately 4 km from Pemberton Town Centre and 3 km from Mount Currie. Accordingly, the lands represent a centre-point of the communities sharing the Pemberton Valley. The Plan area extends from the Valley floor up the hillside with most of the residential development in the Plan Area located up the hillside.



Figure 1: Location Plan

#### 4.2. The Existing Neighbourhood

The Hillside Neighbourhood Plan is framed by the existing residential neighbourhoods developed in recent decades. The Ridge and Sunstone developments lay the foundation for the Hillside Neighbourhood Plan, and the Plateau neighbourhood provides an important context. Between these three housing areas there are approximately 120 single detached dwellings, 95 of which have suites, and 48 townhomes in the Hillside area. There are also a significant number of lots which have been subdivided but are not yet built upon.

The early stages of the Hillside Neighbourhood developed primarily as a conventional single-lot residential neighbourhood of individual lots created by subdivision, one multi-unit townhouse development, and one small-lot development. Most new homes have incorporated secondary suites, and portions of the Hillside area permit carriage homes and other forms of accessory suites.

Development has recently delivered significant Village-wide recreation amenities on what has become known as the “Rec Site”. Amenities include two purpose-built soccer fields, and a bicycle skills park. Additional lands have been prepared for field development, and a site has been identified for a future community recreation centre building. The Rec Site is an important gathering place and recreation facility for the entire Valley, and it is expected to expand in function and importance in coming years.

The existing road and pathway system form the foundation of the movement systems and nominal opportunities exist to fundamentally alter the patterns due to the natural topography of the land. The next stages of development are anticipated to use or expand the existing networks.

An extension of the corridor trail has also been delivered by the Sunstone neighborhood to tie the Rec Site into the larger community and in support of active transportation for residents of the neighbourhood. This ties the isolated neighbourhood to the Village town centre.

Recent development has also delivered new water supply infrastructure including a reservoir and distribution system, sanitary sewer connections, and on-site stormwater infrastructure. These systems provide municipal services to the current neighbourhood.

There are several large parcels of land that are undeveloped and will be addressed in additional detail in the Hillside Neighbourhood Plan.

### **4.3. Policy History in Brief**

The extensive planning policy history includes planning policy created while the lands were under the jurisdiction of the Squamish Lillooet Regional District (SLRD), before the Village boundaries were extended to incorporate the lands in the Village of Pemberton for residential development.

#### ***4.3.1. SLRD Policy Framework***

In 2007, the SLRD undertook a multi-jurisdiction exercise to identify additional land to accommodate residential growth in the Pemberton Valley. The *Pemberton and Area Sub-Regional Land Use Planning Study (2007)* first identified the Hillside neighbourhood as a future growth area for residential development for the Village of Pemberton.

The Hillside lands, and adjacent lands to the north, were designated for residential development in the SLRD’s Official Community Plan for the area with the adoption of the *Area C Official Community Plan (2008)*

As land within an existing Official Community Plan at the time of adoption, the land use is consistent with the *Regional Growth Strategy (2010)*.

#### ***4.3.2. Village of Pemberton Policy Framework***

##### ***Official Community Plan Designations***

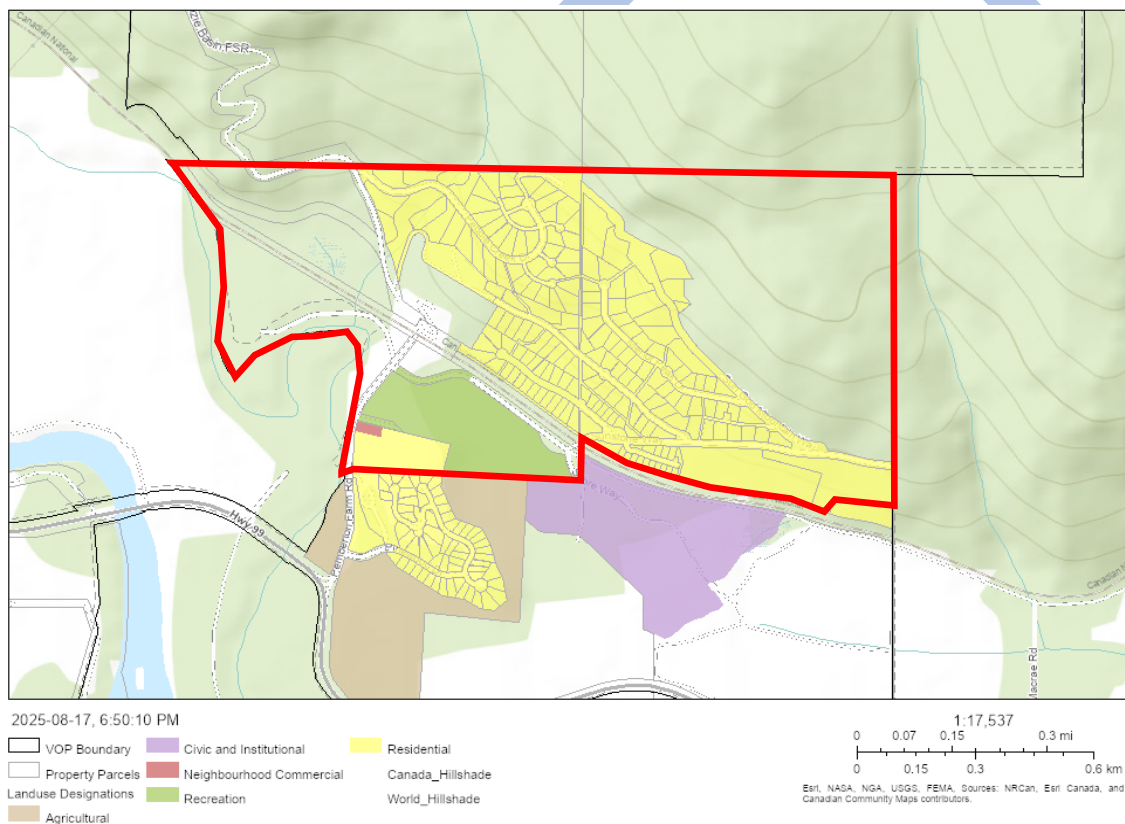
In September 2011 the Village amended its recently adopted Official Community Plan to address the Hillside lands. In addition to establishing the Rec Site, the entire plan area is identified as future growth areas by inclusion within the urban growth boundary on Map A. Similarly, the future development of the lands was contemplated by inclusion in Development Permit Area Guidelines which would apply to development under existing zoning and guide future development.



However, the amendments designated only a portion of the hillside as “Residential” on the Land Use Plan. The “Residential” designated lands were later rezoned to accommodate what is now the Sunstone and Ridge neighbourhoods. The remainder of the lands were designated as a “Special Planning Area” and identified as “expansion lands”.

The Special Planning Area policy framework in Section 6.2 of the Official Community Plan establishes that additional study to inform detailed land use and development decisions are prerequisites to “Residential” designation in the Official Community Plan and rezoning for development of these expansion lands. This Hillside Neighbourhood Plan builds on the direction of the Special Planning Area and enhances the planning framework established in the Hillside Planning Study. The Hillside Neighbourhood Plan serves as the special study for the purpose of designating the land “Residential in the Official Community Plan.

A 2024 Official Community Plan amendment approved by Council further redesignated a portion of lands immediately north of the Plateau neighbourhood as “Residential” to permit residential rezoning, subdivision, and development of the lands.



**Figure 2: Current Official Community Plan Land Use Designations**

## 5. The Hillside Lands

The Hillside is comprised of a mix of land characteristics from valley floor lands accommodating the Rec Site to dramatic sloping and forested hillside lands on the periphery of the developed neighbourhood.

There are two different development conditions on the land as well. Serviced land that has been subdivided and largely developed, and land that remains undeveloped and unserviced. These lands are treated differently under current Official Community Plan policy and will be treated differently under the provisions of this plan. There is also special influence from the lands surrounding the main study area that impart different considerations for the development of the land.



Figure 3: Plan Area (Schedule A)

### 5.1. Plan Area and Context Area

The Neighbourhood Plan identifies two areas. The *Plan Area* is the area that is subject to the policy and development permit areas in the Plan. It is where development is envisioned and includes the existing neighborhood, potential infill locations, and areas of potential expansion.

The Context Area is comprised of lands surrounding the Plan Area which have important relationships with the land in the Plan Area. A mix of established residential neighbourhoods, agricultural land in the Agricultural Land Reserve, and fee-simple lands owned by Lílwat Nation, the Context Area informs the Neighbourhood Plan and has been considered in development of Plan Area policy. However, the policies and guidelines in the Hillside Neighbourhood Plan do not apply in the Context Area. Substantial development or changes in zoning are not anticipated in the Context Area. In the future, these context lands may be incorporated into the policy area in this plan following additional consideration by Council and the community.

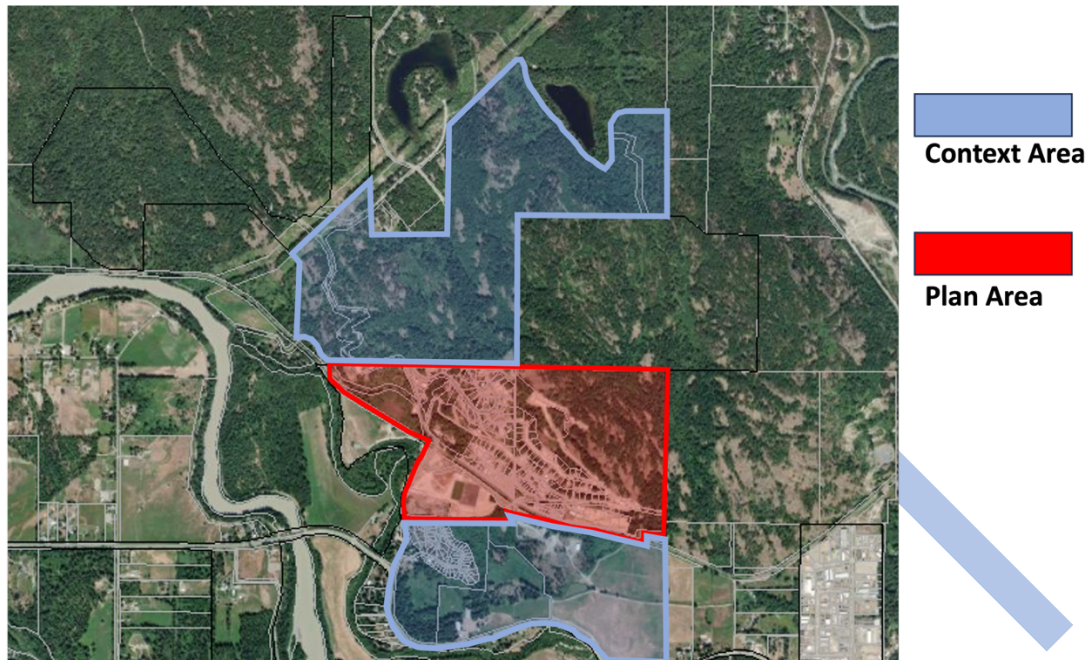


Figure 4: Plan and Context Area (Schedule B)

## 5.2. Site Characteristics

The following describes the current general characteristics of the lands within the Plan Area.

- a. *Archeological Sites and Traditional Territory:* The lands are within the Traditional Territory of Lílwat Nation which encompasses close to 800,000 hectares of land in and around the Pemberton Valley. There are known archeological sites within the Plan Area, and there are significant Lílwat Nation land holdings on traditional territory in the Context Area surrounding Mosquito Lake.
- b. *Existing Neighbourhood:* The existing neighbourhood in the Plan Area includes the recently developed Ridge and Sunstone neighbourhoods. These are predominantly single lots with single-detached homes. The majority of 120 new homes constructed have secondary suites or carriage homes. One 48-unit townhome cluster is also within the Plan Area.
- c. *Recreation Site (Rec Site):* The amenities at the Rec Site have been delivered predominantly through cash and in-kind amenity contributions delivered by the Ridge and Sunstone developments. To date two purpose built-soccer fields and mountain bike skills park have been developed and are available for community use.
- d. *Trails:* The Context and Plan Areas include a significant amount of recreation trail habitat. Longstanding trails emanating from the McKenzie Forest Service Road and Mosquito Lake are important community assets. The existing Sunstone neighbourhood has also developed an internal trail network which provides connections to the valley floor and Mosquito Lake areas as well as through the neighbourhood. Additionally, the Sunstone development has delivered an extension of the Corridor Trail from Highway 99 to the Rec Site, providing multi-user trail access as part of the region's active and passive transportation network.



- e. *Topography*: The topography of the Plan Area includes flat, valley floor conditions in the vicinity of the Rec Site, with the existing residential development climbing the hillside. Topography is a significant determiner of road layouts and development patterns.
- f. *Access and Transportation*: The Hillside neighbourhood is connected to Highway 99 by Pemberton Farm Road, which has been recently upgraded. A new Corridor Trail extension delivered by the Sunstone development provides a multi-modal and active transportation connection to the Recreation Site, connecting the neighbourhood to the rest of the community. Currently there is no transit service directly to the Sunstone Neighbourhood.

### **5.3. Natural Environment**

The Hillside area is naturally a sloping forested hillside with pockets of coarse woody debris and exposed rock. The lands are wildlife movement corridors for several terrestrial species. The Hillside area, and particularly the areas considered for expansion do not have notable watercourses, which will require site confirmation as development proceeds under the policies of this plan and the Riparian Areas Protection Regulation.

Several preliminary Environmental Assessments have been undertaken over the years that make recommendations for ensuring the preservation of any species at risk. Most notably, there has been historic concern over the potential for Sharp Tailed and Rubber Boa snakes on the lands. Studies prepared in support of the early phases of the neighbourhood did not identify limitations to development, and it is anticipated that additional work will be required in the future to ensure these species are properly addressed in future development.

In summary, the environmental reports prepared to date identify several recommendations for the development of the lands, but do not identify any atypical natural conditions that would preclude the development of the lands.

### **5.4. Considerations and Opportunities**

The result of the detailed site investigations is that the Hillside lands have both specific considerations and opportunities that will affect future development. These site attributes, when considered with the principles outlined in future sections, have driven the proposed land use and development regulations in the Hillside Neighbourhood Plan.

#### **5.4.1. Considerations**

The Hillside neighbourhood is located on a hillside of variable topography situated above the Recreation site on the valley floor. The lands have constraints to development shown on the Site Constraints plan (Schedule 4) that require a higher level of review and will compel a rigorous approvals and development process. The constraints that refined the land use and development approach are as follows:

- a. *Hillside Condition*: The remaining lands in the Hillside neighbourhood are influenced by topographic constraints, including portions of the site that exceed 40% slope and are deemed undevelopable. Topography will drive the ability to provide road access to portions of the site and the overall development potential of the land.

- b. *Isolated Neighbourhood:* The relative isolation of the Hillside Neighbourhood located several kilometres from commercial and retail services is a framing consideration for the neighbourhood.
- c. *Visual Impacts:* The sloping hillside is visible from Highway 99, making visual impacts of development on the hillside an important consideration.
- d. *Natural Environment:* The natural habitat and systems on the hillside are a driving consideration to balance with the Village's need to provide housing and a sustainable neighbourhood.
- e. *Archaeological Assets:* There are known Lílwat Nation archeological assets within the Plan Area and the hillside is an important part of Lílwat's traditional territory. Archeological assets will be protected under provincial legislation.
- f. *Existing Development:* The existing development pattern has established the foundations for the road and pathways systems, which are now set. The existing development pattern and occupied residences also influences the approaches taken to the next stages of hillside development.

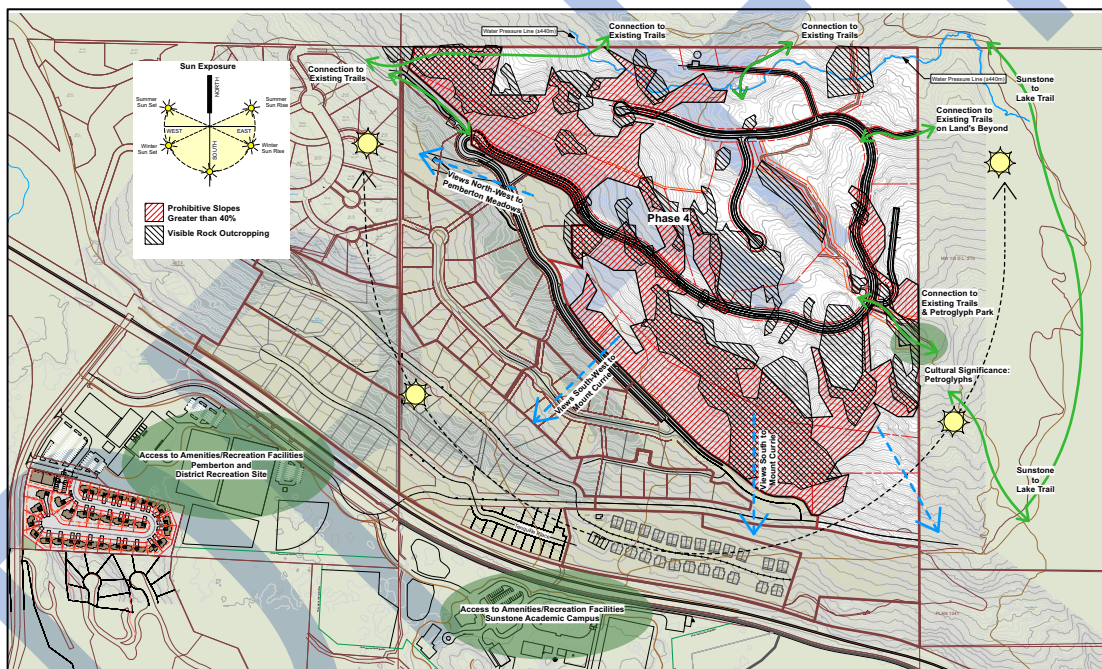


Figure 5: Site Constraints (Schedule C)

#### 5.4.2. Opportunities

Despite the constraints imposed by the natural topography and natural features of the site, there are several opportunities to incorporate residential development on responsibly and sensitively on the lands as follows:

- a. *Reconciliation:* Though the ownership of the land is not a primary land use planning consideration, Lílwat Nation is the owner of a substantial portion of the Context Area and have been active participants in previous land-use studies for the Hillside Neighbourhood. This represents an opportunity to ensure ongoing

engagement on land use planning and opportunities for Lílwat Nation to utilize lands within their traditional territory.

- b. Recreation Expansion:* The Hillside Neighbourhood Plan creates an opportunity to further the development of the Recreation Site through community amenity contributions and the additional housing developed on the lands. Other opportunities exist to potentially enhance the Rec Site, including a recreation centre building on the lands.
- c. Incorporate Infill Density:* Recent provincial and Village amendments promote additional housing through innovative forms. This creates an opportunity to plan for infill development comprehensively in the Plan.
- d. Housing Diversity:* As a predominantly single-lot residential neighbourhood, there is an opportunity to modify the density to provide a greater range of housing choice that reflects Pemberton's shifting housing needs and promotes affordability. Through reconsideration of historic densities, there is an opportunity to maximize the housing potential of the lands while preserving other important considerations such as the natural environment and topography.
- e. Commercial Support:* A commercial node has been identified in the area since the initial consideration of the neighbourhood. However, it is unlikely the current level of development, or continuation of the single-lot residential form would generate a critical mass of residents sufficient to support even a modest amount of commercial. An opportunity exists, through reframing the density of the neighbourhood, to promote future commercial business to serve the needs of the local community.
- f. Alternate Transportation:* Like commercial, transit service will require a critical mass of residents in the neighbourhood to support any future transit offerings. The Hillside Neighbourhood Plan is an opportunity to promote more transit supportive densities. Similarly, how people move through the community continues to shift, and there are alternatives such as shuttles and e-bikes that have emerged as considerations for how people move through the community.
- g. Trails Security:* The Hillside area is home to significant recreation trails that currently pass over privately owned land. The Hillside Neighbourhood Plan represents an opportunity to comprehensively plan and secure the recreation trail network in perpetuity.
- h. Enhanced Water Servicing:* The Hillside neighbourhood represents an opportunity to enhance water servicing in the Valley, through either additional storage capacity or additional water sources which will be further explored through the development approvals process.

## PART 3: NEIGHBOURHOOD PLAN INPUTS

### 6. Housing and Population Growth Management Background

#### 6.1. Housing Introduction

From its first designation as a growth area in the SLRD, the Hillside Neighbourhood's primary role has been to provide long-term housing supply in the Village of Pemberton. Limited by topographic constraints, the Agricultural Land Reserve, and servicing limitations, the Village of Pemberton has relatively few options for accommodating population growth over the medium and long-term planning horizons across the community, highlighting the critical role for the hillside in supplying future housing needs.

The 2011 Official Community Plan introduced a staged approach to development of the hillside, initially designating a portion of the lands for residential development, while withholding portions of the lands as a Special Planning Area for future consideration. The Hillside Neighbourhood Plan is intended to address and sequence the future development of the lands while also reconsidering the housing approach for certain larger lots within the Ridge and Sunstone areas that have yet to be developed.

Driving the overall housing strategy are several recently emerging influences that have redefined the approach to providing housing in British Columbia and emerging trends and influences in the Village of Pemberton specifically. Redefinition of the single-detached lot to permit up to four living units and an emergence of multi-unit forms as the primary target for housing are significant shifts since the neighbourhood was initially planned.

The intent of this plan is to incorporate these new approaches into the land use policy and reconcile them with the Village's housing needs and contemporary policy frameworks.

#### 6.2. Provincial Housing Initiatives

With the passing of Bill 44 amendments to the *Local Government Act*, the British Columbia Legislature re-established how communities in British Columbia plan and regulate housing development. Among a suite of changes, including the requirement to accommodate Small-Scale Multi-Unit Housing on single lots, the province introduced new layers of accountability for municipalities to forecast and accommodate future housing needs for a range of housing types and tenures.

The first obligation on the Village arising from these amendments is a requirement to forecast, assess, and appropriately zone lands to accommodate the housing demand projected in a Housing Needs Assessment. The Village initially completed the *Village of Pemberton Housing Needs Assessment* in 2023 and updated it in accordance with new provincial formulas in 2024. This assessment, described in following sections establishes a definitive target for delivering housing over the 5- and 20-year planning horizons.

To assist in the implementation, the province made Housing Accelerator Funds available to Pemberton to undertake a range of policy reviews and strategies to plan, incentivize, and deliver additional housing in support of the Housing Needs Assessment. The *Village of Pemberton Housing Strategy* in October 2024 is an amalgam of the work completed and is the foundation of Pemberton's approach to delivering housing in response to the Housing Needs Assessment.



The approach to housing in the Hillside Neighbourhood Plan reflects the new approaches to housing delivery in the Village that has emerged in response to Bill 44.

### 6.3. Community Wide Housing Context

A key driver of the Neighbourhood Plan is to reconcile the role of the Hillside Neighbourhood in the broader Pemberton context, particularly considering recent analysis on housing needs and significant development approvals and applications in Pemberton. Ensuring a healthy, viable, and strategically managed supply of housing is the principal objective of this Plan.

#### 6.3.1. Village of Pemberton Housing Needs Assessment

According to BC Stats and Census Canada data, Pemberton's population growth over the past two decades has been faster and more volatile than most BC municipalities. In that time, the region grew by 29%, and Pemberton grew 70% even though Pemberton sustained a 3.1% loss from 2010-2011 as the Olympics made employee housing available for purchase in Whistler. The projected population in report for 2020 was determined to be approximately 2,962, yet the 2021 Census indicates a population of 3407 which is an increase of 32.4% since 2016, indicating higher than forecast growth on a percentage basis.

In 2024, the Village updated the Housing Needs Report projections in accordance with a new provincial methodology to identify both 5-year and 20-year housing needs. This reflects a projection of the number of units of various sizes and types that are required to meet the spectrum of housing needs in the community. The following table identifies the community-wide need:

BC Provincial Guidelines		
Component	5 Year Need	20 Year Need
Extreme Core Housing Need	11	46
Homelessness	4	9
Suppressed Household Formation	32	128
Anticipated Household Growth	175	699
Rental Vacancy Rate	2	8
Demand Buffer	47	186
<b>Total Units Needed</b>	<b>271</b>	<b>1076</b>

#### 6.3.2. In-Stream Development

On a community wide basis, the Village has a significant amount of residential development under application review or recently approved outside of the Hillside Neighbourhood Plan Area. Including the major development applications recently approved, the Village will have ample lands approved for development to achieve the 20-year housing target. A 2024 analysis by the Village identified that approximately 1,450 housing units are presently under application or recently approved, generally as follows:

- Nkwúkwma (Benchlands): Approximately 400 units
- Downtown: Approximately 120 units



- Gateway: Approximately 500 units
- Hillside: Approximately 450 units

Of note, these numbers summarize only the current and recently approved development applications. There are underutilized and zoned properties that could deliver further housing under current zoning, or subject to smaller scale rezoning and subdivision applications. The Village's recent pre-zoning efforts ensure there is adequate land appropriately zoned to accommodate projected housing needs has recently confirmed the adequacy of land supply in the context of pending development. Even without the inclusion of the Hillside Neighbourhood, the Village of Pemberton is in a healthy position to meet housing needs targets.

Though there are sufficient units zoned or under application to achieve the Village's housing needs, the delivery of those units into the marketplace is an important consideration in furthering the provision of housing in the community. Driven by market forces and financing challenges, it is unlikely that every unit under application will be constructed, and it is also unlikely that market forces will enable the delivery of housing units in direct step with housing needs.

Accordingly, the Hillside Neighbourhood Plan is directed at providing another significant growth corridor that will be necessary to fulfill the Village's long-term housing needs. The proposed Hillside Neighbourhood Plan figures prominently in providing housing supply to meet future needs and seeks to balance supply and demand in a variety of housing typologies.

In summary, the forecast for Village housing needs can be accommodated throughout the community. The Hillside Neighbourhood Plan seeks to identify the timing and sequencing of development to ensure the housing potential of the lands create maximum long-term housing benefit.

### 6.3.3. *Village of Pemberton Housing Strategy*

In October 2024, the *Village of Pemberton Housing Strategy* introduced recommendations from works done under the provincial Housing Accelerator Fund program to promote housing delivery. The *Strategy* includes recommendations to address development application processing, prioritizes housing types and tenures based on the *Housing Needs Assessment*, and promotes partnerships and advocacy to promote housing.

The principal objective of the *Strategy* as it relates to consideration of the Hillside Neighbourhood is its role in ensuring the neighbourhood positively contributes to the Village achieving its housing needs over the long term in a planned and strategic manner.

The Core Principles in the Housing Strategy that underly the framework of the Hillside Neighbourhood Plan are as follows:

- *Pemberton residents have housing options and housing choice.*
- *Trade-offs are required to deliver new housing options and to achieve a balanced housing continuum.*
- *Development and growth are managed responsibly to deliver the housing needed by the community.*

- *The Village of Pemberton is proactive to meet new and evolving provincial legislative requirements.*
- *Housing solutions require partnerships and community capacity.*
- *The housing strategy takes a long-term view to proactively identify actions that should be initiated now.*

#### **6.3.4. Market Conditions**

Though Pemberton is a rapidly growing community by percentage. And though the Housing Needs Projection forecasts an accelerated program of housing delivery, consideration of the Hillside Neighbourhood plan in the context of broader market conditions and sustainable absorption rates within Pemberton is essential to managing growth.

The housing and development market conditions will ultimately determine the delivery of housing units in Pemberton. Regardless of how many units are approved, creating and sustaining favourable market conditions to deliver housing is a key consideration in the strategic management of growth in the community. Potential oversaturation of multi-unit housing is concerning given the pre-sale requirements for multi-unit housing. Dilution of presales among an excess of multi-unit projects can potentially extend the time-to-delivery for individual projects and affect the overall flow of new housing stock.

The Hillside Neighbourhood Plan seeks to ensure a balanced supply of housing stock complete with long-term strategies for maintaining a viable development market. This also includes market choice across the entire housing continuum. It outlines strategic considerations and tools for delivering housing over time.

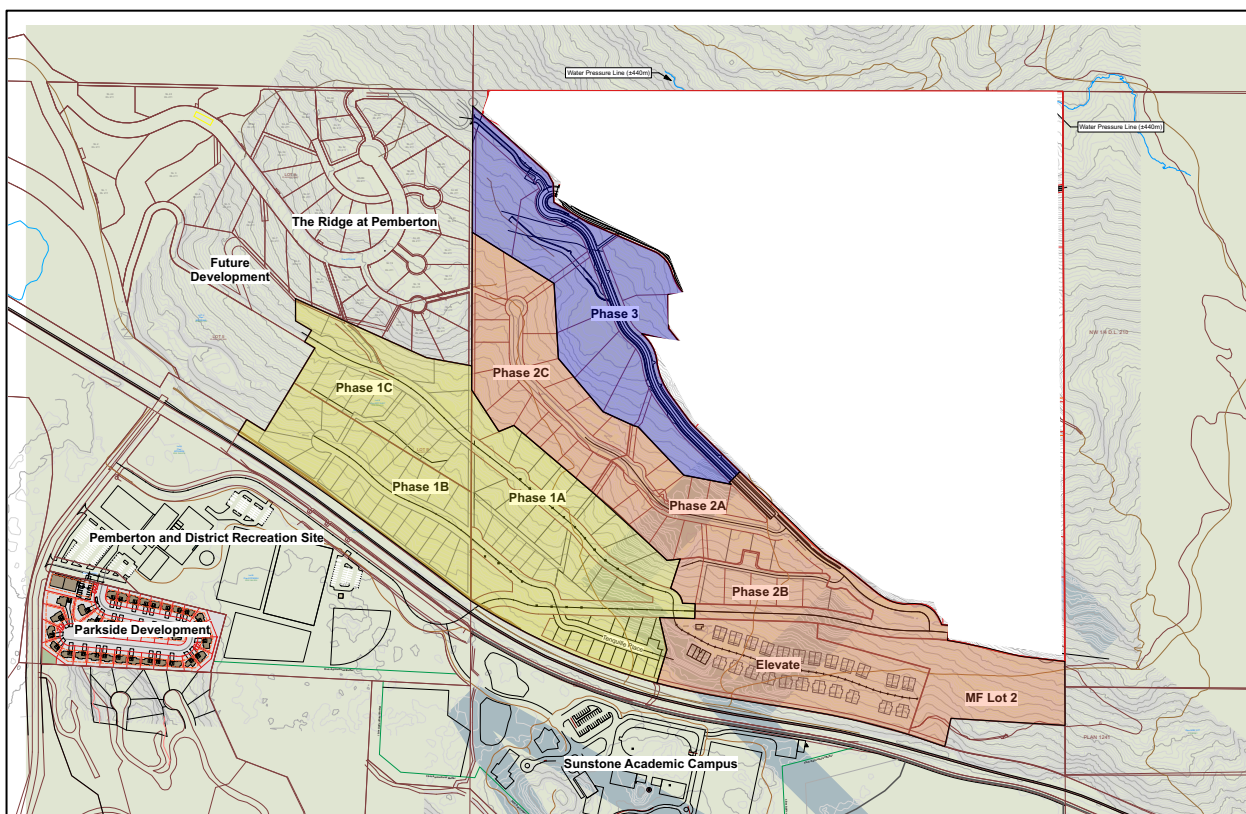
### **6.4. Role of Hillside in Housing Strategy**

#### **6.4.1. Role Generally**

The Hillside represents one of the last large-scale tracts of potential development land within the Village boundaries. Constrained by agricultural land, and the dramatic topography of the Pemberton Valley, the Village's approach to growth management must also look beyond current shorter-term housing needs.

Accordingly, this plan must consider the development potential of the Hillside in the context of the broader community, other significant growth areas, and consider the limited marketplace new development will be introduced into to ensure that growth follows a viable and sequential pattern over the long-term.

What has emerged as a consideration is the balance between the need to add sustainable density and infill into to the existing neighbourhood with an eye towards outward expansion when needed to ensure a long-term housing supply. The infill density will contribute towards emergence of a complete community with additional commercial viability, supporting the Housing Strategy core principles of promoting housing choice and options, and achieving a balanced continuum of housing. The outward expansion will be guided by the core principles of responsible management of growth and development and taking a long-term view while proactively identifying actions needed now.



**Figure 6: Existing Hillside Development**

#### *6.4.2. Hillside Infill Residential Opportunities*

The subdivision of the Sunstone and Ridge developments into single lots is almost entirely complete. Most of the lots have had homes and suites constructed on them, but a number are under construction or vacant. Under the Village's recently amended zoning framework there are opportunities for those lots to deliver additional small-scale and accessory housing units over previous phases, providing additional housing diversity.

There are also two potential multi-unit development sites within the existing serviced area. The eastern site is adjacent to the Elevate duplex-townhouse complex and has been zoned to accommodate multiple unit development. The Village is in receipt of an application to rezone one of these parcels for a substantial multiple unit development at the terminus of Pemberton Farm Road East.

These sites provide an opportunity to add housing on existing serviced lands and add critical mass to support commercial and transit aspirations within the plan area while delivering a range of new housing.

In keeping with the aspirations of the Housing Strategy and the emerging housing framework in the Village, infill development is considered part of the short-term housing needs solution.

#### *6.4.3. Hillside Expansion Residential Opportunities*

The Plan Area also includes a significant addition of newly serviced lands to expand the Sunstone neighbourhood up the hillside. Referred to as Sunstone Phase 4, the Village is

processing an Official Community Plan amendment and rezoning application to incorporate this new growth area.

The Hillside Neighbourhood Plan will serve to redesignate the lands in the Official Community Plan and provide a development framework and guidelines for future rezoning and development of these expansion lands.

The expansion area represents a part of the Village's longer-term housing solution, and accordingly growth should be appropriately managed and staged in relation to other developments and housing initiatives throughout the Village.

Consideration of the expansion lands for rezoning should consider broader growth management policies and approaches and should also respond to market conditions. As the housing in the expansion area is not imminently required, the policy established in this plan establishes policy direction regarding when and how the lands are rezoned in preparation for development.

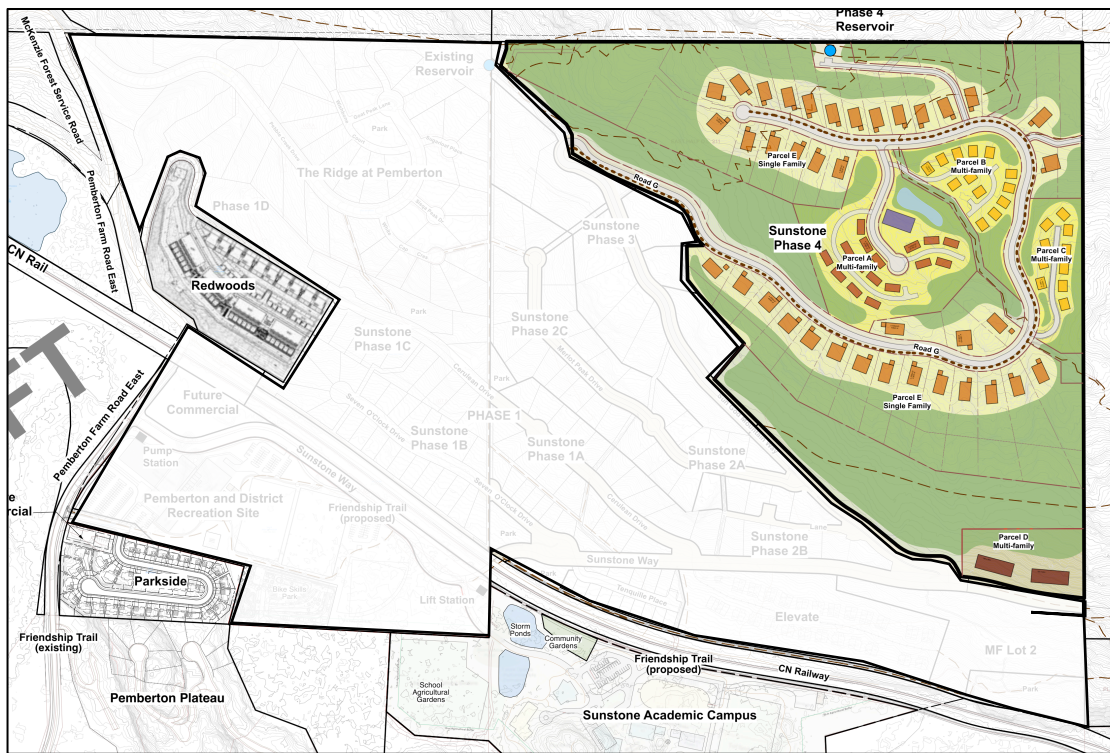
## **6.5. Proposed Development Applications**

The Neighbourhood Plan has been prepared in response to three unrelated development applications in the Hillside area. All three are on lands that were either contemplated for residential development or expansion but will require Official Community Plan amendment and/or rezoning. In 2024, Council amended the Official Community Plan and rezoned the lands referred to as the Parkside Development which intends to develop single-lot residential lots with a substantial proportion developed as small-scale multi-unit housing units. All are seeking an alternate form of development from that originally contemplated in previous planning works in response to current housing trends, housing needs, and elevated land values.

In brief, the three applications under consideration on the hillside are described as follows:

- *Parkside*: 34 lots intended to be built with a substantial portion of small-scale multi-unit housing units, multi-unit residential, and mixed use commercial residential. Infill residential lots intended for multi-unit development to introduce a new mix of housing types and tenures. The application for rezoning has been approved.
- *Redwoods*: An infill rezoning and DP application for 134 townhouse and stacked townhouse units on 3.28 hectares (8.1 acres) at 16.52 units per acre.
- *Sunstone Phase 4*: An application to amend the Official Community Plan and rezone to expand the Hillside Neighbourhood to deliver a mix of approximately 245 new housing units including approximately 43 single-lot residential lots and 200 multi-unit units on 36.9 ha (91 acres)





**Figure 7: Proposed Development Applications**

## 7. Consultation Process Summary

*{Note to Draft: The draft plan is built on consultative processes that inform it. Additional consultation will be undertaken in response to the draft plan. This section will be completed in the next release of the draft plan.}*



## PART 4: NEIGHBOURHOOD PLANNING PRINCIPLES

### 8. Planning Principles

The Hillside Neighbourhood Plan creates site specific policy to refine and apply the broader neighbourhood and community-wide planning principles established in the Official Community Plan to the Hillside Neighbourhood. It also captures advances in municipal policy and approaches that have been endorsed since the Official Community Plan adoption in 2011.

The planning principles listed below are the foundation of the land use and development outlined in this Neighbourhood Plan. Though many of the principles have existed in Village planning frameworks for some time, they continue to evolve in meaning in application. The Hillside Neighbourhood Plan exercise has been one of establishing contemporary application of these principles in a specific site context to guide the future of the neighbourhood:

#### 8.1. Applying Official Community Plan Principles

The following principles are taken directly from section 2.0 of the 2011 Official Community Plan have been applied to the creation of the Hillside Neighbourhood Plan as outlined below. The Official Community Plan principles apply to the entire community and what follows is a brief statement of how each principle is being respected in the Hillside neighbourhood.

*a. Our Community Is Habitat*

The Official Community Plan principle is that the Village of Pemberton is in a relationship with the natural world and will work to protect and enhance the environment that sustains and nourishes us. The Hillside neighbourhood as outlined in the Neighbourhood Plan seeks to minimize the footprint of the new neighbourhood while intensifying the development of the land necessary to provide housing for the growing community.

*b. Our community flourishes because the local economy is nurtured*

The Official Community Plan principle is to ensure a vibrant, diverse, and supported local economy and employment base that enables creative, intellectual, and material fulfillment of our citizens. The Hillside neighbourhood is a satellite neighbourhood and will contribute housing to support local business. Further, the recreation facilities will add potential for additional benefits to the local economy. Part of the Hillside plan is to attempt to generate a critical mass of population to support local commercial business development.

*c. In our community, all are valued.*

The Official Community Plan seeks to honour diversity and seek to provide a place to live, work and play that is inclusive, healthy, and safe for all. The Plan seeks to provide a range of housing types that promote a broader level of diversity than initial stages of the neighbourhood. It intends to permanently secure a comprehensive network of recreational trails on the lands to ensure the neighbourhood provides benefit to the entire community and enhances the Rec Site as a community hub for the entire valley.

- d. *We know where we are because we embrace our heritage.*

The Official Community Plan principle refers to acknowledging what makes Pemberton distinctive and grounded in a unique sense of place in our people, history, culture, and physical setting. The Hillside Neighbourhood Plan represents analysis of the land to ensure it reflects the physical setting. The Plan acknowledges the traditional territory of Lílwat Nation as well as their fee-simple land holdings adjacent to the plan area. The Neighbourhood Plan identifies and protects heritage assets including archeological sites.

- e. *Our community chooses to tread lightly.*

The Official Community Plan principles seek to proactively manage impacts on non-renewable resources to preserve them for current and future generations. The Hillside Neighbourhood Plan commits to a more sustainable land use and development pattern than earlier iterations on the site, minimizing the consumption of land per housing unit provided. Emphasis on reducing impacts on the climate, while still accommodating necessary housing is a theme of the plan. Incorporating alternative modes of transportation to the extent possible are key efforts to reduce climate impacts.

- f. *We work together.*

The Official Community Plan principle seeks to make decisions that engage and respect present and future citizens, considers neighbours in other jurisdictions and ensures financial responsibility. The Neighbourhood Plan and concurrent rezoning process will generate significant engagement with the community and other stakeholders in the final evolution of the planning framework.

## **8.2. Hillside Community Planning Principles**

The following principles reflect new and site-specific directions the Village has endorsed and how they apply to the Hillside neighbourhood. Like the Official Community Plan principles, these principles permeate the approach to neighbourhood planning, policy, and Development Permit Area Guidelines in the Neighbourhood Plan.

- g. *The Hillside neighbourhood prioritizes open spaces*

The Hillside Neighbourhood Plan represents a more compact approach to delivering housing than the initial phases of development approvals and the existing community. A result of this approach is an opportunity to preserve more natural and green spaces in the Plan Area and beyond. The intent is to provide a range of passive and active recreation experiences near existing neighbourhoods and the downtown in balance with preserving the natural environment.

- h. *The Hillside neighbourhood prioritizes infill development*

Like the rest of the Village of Pemberton, the utilization of existing infrastructure, and previously developed lands for innovative housing forms and densities is encouraged throughout the Hillside. Small-scale multi-unit housing, accessory dwelling units, and appropriate neighbourhood densities to support housing are the foundations of the Hillside Neighbourhood Plan and are prioritized over outward expansion.

- i. *The Hillside neighbourhood manages growth in response to community housing needs through short-medium-and long-term strategies.*

The Village of Pemberton has undertaken an initial Housing Needs Assessment as mandated by the province and has prepared initial strategies to promote affordable and attainable housing. The new Hillside neighbourhood will develop incrementally over time in a strategically coordinated manner with other development throughout the municipality. The Hillside will feature a broader range of housing types and will facilitate innovative forms of housing and gentle density to appeal to broader range of residents. This will further the Village objective of promoting a broad range of housing types. Affordable housing, either on site, or in a different location will be a consideration of rezoning approval.

- j. *The Hillside neighbourhood responds to climate action priorities*

The Village's Climate Action Strategy seeks to find means to reduce the climate impacts of the community and particularly new development. Though the existing neighbourhood is relatively isolated from the downtown, the intent of the Plan is to ensure that as the neighbourhood grows, it supports transit and local commercial as best as possible, and to ensure the neighbourhood is as connected as possible for alternate means of transportation.

- k. *The Hillside neighbourhood provides safe and resilient housing*

Located outside the floodplain and with development requirements specific to protection from wildfire and geological hazards, the Hillside neighbourhood provides housing in a safe and resilient manner in a valley which is prone to a range of natural hazards.

- l. *The Hillside Neighbourhood Plan models responsible hillside development*

The Hillside Neighbourhood Plan generates a range of considerations regarding the natural terrain, visual appeal, and integration with the natural environment. Earlier phases of development on the hillside have led to a more sensitive approach to hillside development that is incorporated in the Hillside Neighbourhood Plan. Specific Development Permit Area Guidelines will ensure that development is comprehensively planned and managed.

- m. *The Hillside neighbourhood is fiscally responsible*

The servicing approach to the Hillside neighbourhood will ensure the future phases of development of the land will not create undue financial burdens on the Village over the short or the long term. It prioritizes development using existing infrastructure before significant infrastructure expansions. Comprehensive analysis of Village service systems, and a requirement that the development make proportionate contributions to the Village's servicing infrastructure will ensure a coordinated and fiscally responsible approach to development.

- n. *Hillside will benefit the broader Pemberton community*

Through community amenity contributions reflected in the Rec Site improvements existing and proposed, servicing improvements, affordable housing contributions, and secured tenure over recreational lands, the Hillside neighbourhood will provide direct

and tangible benefits to the Village of Pemberton and its residents as a legacy of the project.

### **8.3. Hillside Sustainability Statement**

Building on decades of planning and study, the Hillside neighbourhood embodies a sustainable approach to land use and development that seeks to balance the environment, the economy, and people. When in harmony, these three pillars are equitable drivers of community growth, and the relative costs and benefits are offset. This sustainability statement specifically assesses the balance of the policy and development directions in the Neighbourhood Plan in contrast to the existing zoning and development regulations that apply to the lands.

In the Hillside Neighbourhood, the policy framework seeks to accommodate sustainability in both local development and at the valley-wide scale. Specifically, it addresses policy considerations for both infill development and expansion of the Hillside Neighbourhood to accommodate an increasingly diverse range of housing than previously contemplated to ensure the Hillside plays a pivotal role in the Village's long term, comprehensive approach to housing. The Plan seeks to further the development of the existing neighbourhood to promote a more complete neighbourhood where residents can fulfill more of their daily needs and routines in coming years through appropriate scale commercial amenities. The Rec Site is anticipated to grow in its social purpose in the community and the Valley as a whole.

#### *8.3.1. Environmental Sustainability*

- a. The Hillside Neighbourhood Plan is based on a comprehensive understanding of the land and its natural assets. Priority will be given to maximizing housing opportunity with minimal disturbance to the land through promotion of more compact housing forms.
- b. The policies and Development Permit Area Guidelines in the Hillside Neighbourhood Plan will preserve and protect extensive hillside lands as park and natural areas for recreation and ecological values.
- c. Riparian and ecologically sensitive areas will be protected through the Development Permit Area Guidelines.
- d. The proposed densities and design will promote transit service and alternate modes of transportation, and particularly opportunities for active transportation.
- e. Neighbourhood serving commercial will reduce vehicle trips for residents to satisfy their daily needs, and the Plan supports forms and densities to improve the viability of neighbourhood commercial uses.
- f. The neighbourhood will further the Village's Climate Action objectives by providing options for mobility and potentially transit relative to the existing neighbourhood.

#### *8.3.2. Economic Sustainability*

- a. As one of few large housing areas, the Hillside neighbourhood will play an important role in providing the Village with a range of housing types for a range of residents in accordance with the Village's Housing Needs Assessment over the short and long-terms to balance housing supply and demand.

- b. The buildout of the Hillside neighbourhood will provide long-term direct and indirect construction and related industry benefit.
- c. The residential densities proposed in the Hillside area will work towards creating a critical mass to support local-serving commercial in the Hillside area, Mount Currie, and the Village of Pemberton.
- d. Retention and expansion of the recreation centre and public trail system will support regional recreation and tourism sectors.
- e. The Hillside neighbourhood will compel coordinated upgrades to existing servicing infrastructure at the cost of the developers, some of which may benefit existing Village services.
- f. The proposed development form will seek to concentrate development and potentially utilize strata developments to minimize the Village infrastructure burden in providing the amount and types of residential development contemplated on the hillside.
- g. Significant community amenities and benefits are anticipated from the rezoning of the land which will provide additional assets for the community at the developer's cost.

#### *8.3.3. Social Sustainability*

- a. Through access to future development opportunities on Lílwat land, and the central recreation facility, the Hillside neighbourhood represents an opportunity to further reconciliation efforts with Lílwat Nation on traditional territory.
- b. The Hillside neighbourhood presents an opportunity to recognize and protect important archeological and culturally significant places for Lílwat Nation.
- c. The Hillside neighbourhood is an opportunity to create a broader range of housing types and densities to promote neighbourhood diversity in the existing neighbourhood.
- d. The current and future recreation facilities will provide a central community gathering place for residents of the Pemberton valley, surrounding region, and continue to provide important recreational assets for the region.
- e. The role of the Hillside neighbourhood to accommodate current and future housing demand is important in maintaining housing attainability and affordability across all housing needs.



## PART 5: LAND USE POLICY

### 9. Land Use and Development Policy

The Land Use Plan (Schedule D) identifies how land uses will be allocated. The Hillside neighbourhood is primarily housing situated amongst the natural environment and open spaces, anchored by Pemberton's main recreation centre complex. The Land Use Plan provides a higher degree of certainty about how the site will develop than the Official Community Plan yet includes sufficient flexibility to adapt the plan to housing needs in the Village over time.

The following land use descriptions identify the intended use of land within each land use on Schedule D, Land Use Plan:

- **Rec Site Civic Land Use** is intended for municipal and public facilities related to existing and future recreation development and other civic facilities identified by the Village. Supporting uses such as small retail or commercial may be considered accessory uses to the principal civic use.
- **Commercial Land Use** identifies lands suitable for the commercial and service centre for the Hillside Neighbourhood. The commercial may be stand-alone or as part of mixed-use buildings with residential above commercial.
- **Residential Land Use** is the principal land use and includes existing and future residential development. Future rezonings are anticipated to include a range of housing types and densities to reflect the Village's shifting housing needs.
- **Infill Multi-unit Land Use** to provide additional certainty about the intent to increase density within the plan area and promote infill development two sites have been specifically identified for multi-unit development. These may take the form of townhouse, apartment, or other innovative multi-unit housing to promote additional density within the plan area.

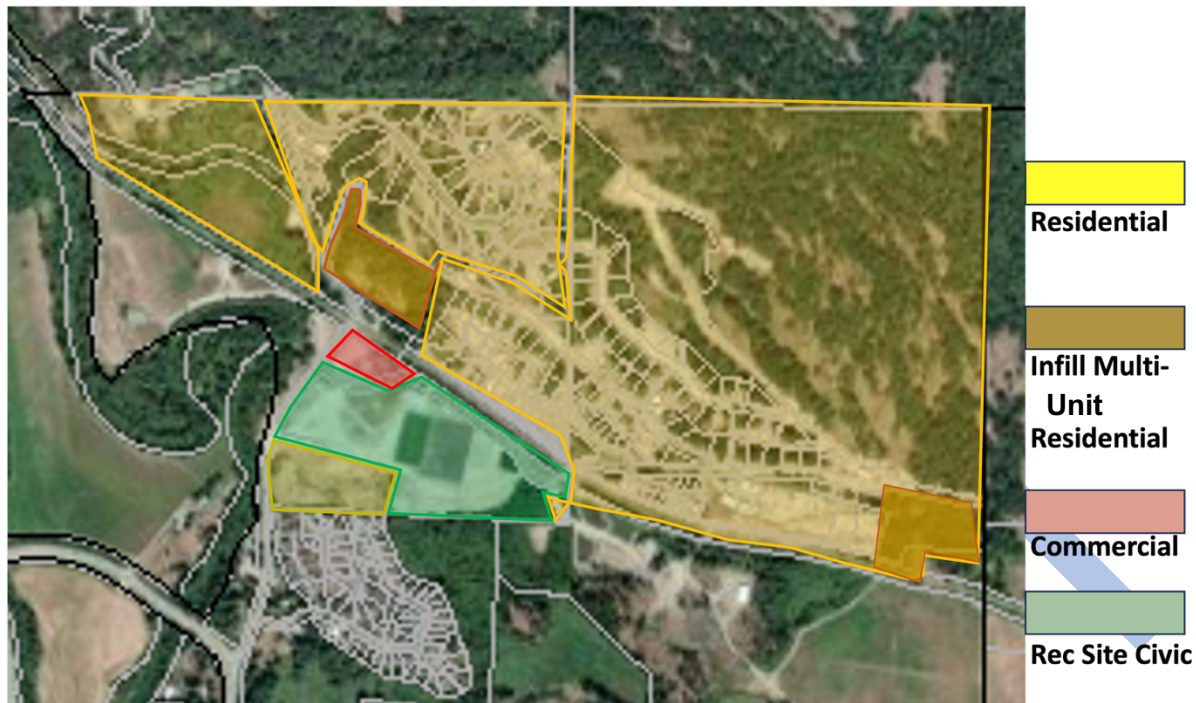


Figure 8: Land Use Plan (Schedule D)

### 9.1. General Land Use Policy

The following policy applies in general terms and applicability for applying the Land Use Plan (Schedule D) across the Hillside Neighbourhood.

- a. Zoning and use of land within the plan area shall be in accordance with the Land Use Plan (Schedule D). Significant changes to the allocation of land-uses and/or description of uses will require amendment to the Plan.
- b. Parks, trails, and other public amenities and benefits are permitted uses in every land use on the Land Use Plan (Schedule D).
- c. The land use designation boundaries on the Land Use Plan (Schedule D) are approximate and may be confirmed or refined through rezoning and the development process.
- d. Land uses within the Hillside neighbourhood are intended to be neighbourhood supporting uses. Inclusion of destination uses or development, other than the Rec Site, trails and opens spaces, is discouraged.
- e. Continuity in character through the neighbourhood is encouraged for parks, open space and pathway treatments, public realm design and facilities, and other improvements to create neighbourhood character.
- f. Development of lands within the Plan Area should consider both impacts and opportunities on the Context Area lands described on Schedule B to ensure minimal direct impact on the adjacent lands, and that the cultural significance, current uses, and future uses in the Context Lands are considered and respected.

## 9.2. Natural Environment and Hazards

The existing neighbourhood has a series of connected greenways determined by topography and natural features. Future development in the Expansion Area (Schedule F) will determine additional greenways and natural spaces through the detailed land use planning and approvals process.

The lands are also subject to natural hazards related to the hillside topography and wildfire interface. Development Permit Area Guidelines have been developed to use future development permits as a tool for mitigating hazards.

- a. Future development approvals of lands in the Expansion Area (Schedule F) shall identify and preserve areas of natural significance and a connected network of greenspaces and wildlife corridors through future development approvals.
- b. Lands identified on Site Constraints Plan (Schedule C), or through detailed site assessment as having a slope of 40% or greater shall remain free of development. Roads and utilities within those areas shall be comprehensively planned with an intention of minimizing impacts on the topography and visual impacts in accordance with the Development Permit Area guidelines.
- c. Areas subject to rockfall hazards as identified on the Site Constraints Plan (Schedule C), or through detailed site assessment, shall remain free of development. Any development adjacent to the identified rock hazards require Geotechnical reports to confirm the lands can be safely used for their intended purpose and making site-specific recommendations to address geotechnical hazards in accordance with the Development Permit Area guidelines.
- d. Watercourses or other features identified through a provincial Riparian Areas Protection Regulation (RAPR), if required, will require setbacks in accordance with the RAPR report, and shall comply with the Development Permit Area Guidelines.
- e. Each phase of development shall address the wildfire interface to the satisfaction of the Village, including accepted FireSmart BC practices and applicable Development Permit Area guidelines.
- f. All lands identified as contaminated lands shall only be rezoned or developed after receiving approval of the Ministry of Environment to the satisfaction of the Village.

## 9.3. Open Space and Parks

An important consideration for any neighbourhood, the Hillside has the potential to deliver a range of open spaces and parks. Large natural areas for preservation of slopes and environmentally sensitive areas, contiguous open spaces within development areas, and neighbourhood serving active parks are all contemplated within the plan area. For lands identified, dedicated, or otherwise set-aside for public use during the development process, the following policy shall apply.

- a. Through future development, consideration shall be given to creating contiguous open space corridors, pathway connections and a mix of passive and active park spaces.

- b. Lands identified for parks and open space shall be dedicated to the Village of Pemberton or have secured public access in a form acceptable to the Village.
- c. Active public spaces such as neighbourhood parks shall be designed and programmed through the development process to the satisfaction of the Village and delivered by developer contributions and amenities.
- d. Passive public spaces should be identified as such on future development plans and through the development process, the Village may require measures to limit public access on culturally or environmentally significant lands at the cost of the developer.
- e. Areas set aside as riparian areas should be provided as publicly accessible lands and should be designed to accommodate pathway access within or adjacent to any riparian setbacks.
- f. Neighbourhood park opportunities should be identified, designed, constructed, and secured through future residential development to ensure there are active park spaces for residents of the neighbourhood.
- g. Provision of public access to parks located in strata developments is encouraged.
- h. Neighbourhood-scale community gardens are encouraged as part of the open public and private open space planning process, including public active park development, and strata open spaces.

#### **9.4. Trails Network Policies**

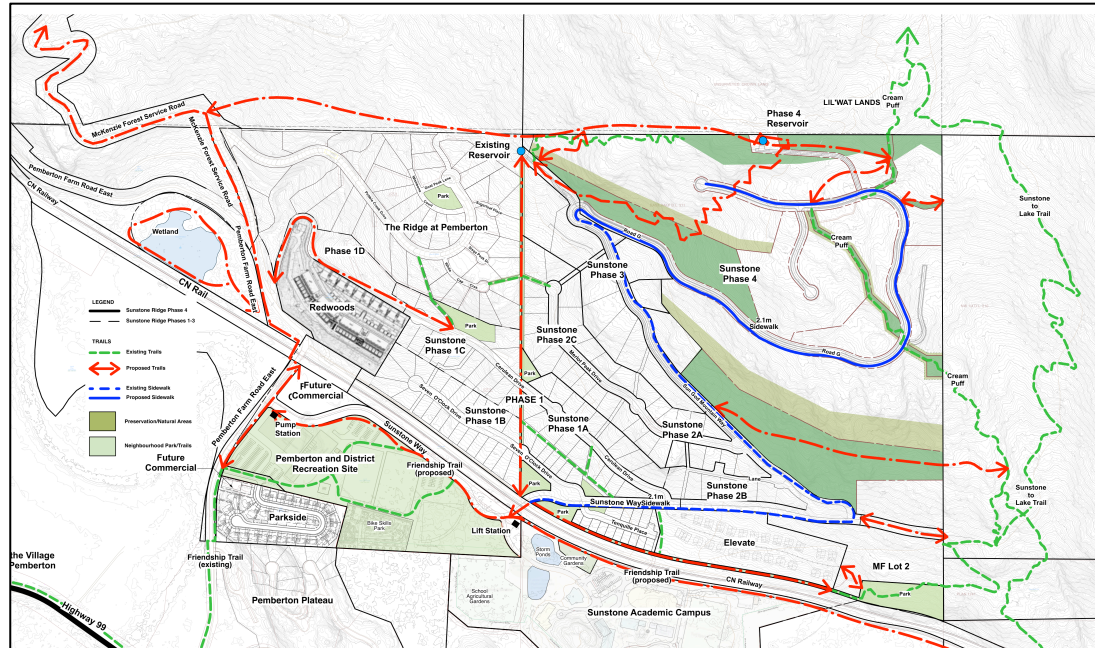
The trail network is an existing attribute of the site with significant importance to the Hillside Neighbourhood and the broader community throughout the Pemberton Valley. As a nexus for the entire trails network, careful consideration of the impacts on the trail network is an important consideration of any future planning and development approvals.

Though some impact is inevitable, The Hillside Neighbourhood Plan aims to retain the existing trail network as much as possible, while ensuring that future development replaces any trail connections and experiences with similar trails experiences in consultation with the trail users.

To inform future site-planning and planning approvals, the following trails network policy shall apply:

- a. A comprehensive trail network throughout the Hillside Neighbourhood shall be provided, generally as shown on Trails Plan (Schedule E) to provide a range of trail experiences for a variety of users.





- b. The Pemberton Valley Trails Society and every other relevant recreational user group shall be consulted during the design process for any neighbourhood expansion and before any disruption to existing trails to ensure connectivity to off-site trail assets, when any on-site trail requires rerouting to accommodate development.
- c. A net gain in recreational trails, equivalent to the trail typologies and experiences existing on the site, shall be provided through each phase of future development, and neighbourhood expansion.
- d. Destination trailhead parking and other facilities and amenities to accommodate recreational users are encouraged as an amenity to the community, and to minimize any negative impacts on surrounding properties.
- e. Any trails or trail connections over private or strata land shall be secure for public use as statutory rights-of-way or other means acceptable to the Village.
- f. Trail connections that promote a range of active transportation options and accessible connections to the Rec Site and the commercial areas is strongly encouraged.
- g. Any opportunity to provide connections with the corridor trail established should be considered through future development.
- h. For the expansion lands, a trails network plan that identifies a hierarchy of trails ranging from mountain bike trails to pedestrian pathways should accompany any application for rezoning or development.



### **9.5. Hillside Development Policy**

The Village is sensitive to the environmental and visual implications of development on exposed hillsides. As a neighbourhood visible from the highway, particular attention to standards and hillside development approaches to mitigate long-term impacts is an essential consideration in the plan. The Development Permit Area guidelines provide specific guidelines for hillside development, and the following policy directions will work in conjunction with the guidelines to promote sensitive hillside development.

- a. Development of land with any slopes more than 15% is considered hillside development.
- b. Development of lands with slopes more than 40% slope is not permitted, and such lands will be preserved by restrictive covenant, dedication, or other means deemed suitable by the Village.
- c. Development of hillside lands shall work with natural slopes with an emphasis on minimizing cutting, filling, and retention of natural lands in accordance with the Village's Hillside Development Guidelines and the applicable Development Permit Area Guidelines.
- d. Comprehensive grading shall be considered early in the development approvals process and will require development permits in accordance with the Development Permit Area Guidelines.
- e. Removal of natural vegetation on hillsides is discouraged and shall be minimized. Any disturbed areas should be revegetated as soon as possible to minimize erosion risks.
- f. Each proposed development shall demonstrate application of the Village's "Hillside Development Guidelines" or the objectives of any prevailing hillside development policy.

### **9.6. Sustainability and Energy Efficiency**

Sustainability and energy efficiency are ongoing considerations the Village is incorporating from neighbourhood design through to building materials and techniques. Development in the Hillside Neighbourhood will be subject to the community wide regulations and policies affecting energy efficiency and sustainability. In addition, the following policy shall apply.

- a. Future development applications shall further the Village's Community Climate Action Plan objectives and/or other applicable energy policy.
- b. The implementation of energy efficient utility servicing options for public infrastructure is encouraged.
- c. Water conservation is encouraged through building standards and low-maintenance landscape design.
- d. Leading-edge green building practices, exceeding minimum Village building standards, are encouraged at every stage of development.

- e. Future subdivisions and development permit applications should consider orientations that utilize passive solar gain minimize mechanical heating and cooling.

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## 10. Rec Site Policy

The Rec Site has developed over the preceding decade, largely at the initiative and effort of the Sunstone and Ridge developments. In addition to the value of their amenity contributions, the developers have been instrumental in constructing the Rec Site as one of Pemberton's premiere community facilities. Currently featuring two soccer fields, and a bicycle pump track, the Rec Site is emerging as a central gathering point for residents of the valley.

Opportunities to extend the Rec Site to include indoor recreation space and other community amenities have emerged and have been accommodated in past plans for the Rec Site. Ample space exists to accommodate future field and building facilities, and subject to additional processes, there may be an opportunity to expand the Rec Site further south in the future.



**Figure 10: Rec Site**

From a policy perspective, the Neighbourhood Plan does not establish policy to regulate the development of the Rec Site, but rather to ensure that development within the Plan Area interfaces and responds to this significant community amenity.

- a. The Rec Site should be considered as a community focal point and a mix of gathering places, active, and passive spaces should be considered at the Rec Site.
- b. Consideration of ancillary uses such as small-scale concession or commercial, to support recreation activities, tournaments, and the neighbourhood should be considered as future amenities.

- c. Seasonal or temporary commercial operations, such as food-vendors, should be permitted to ensure appropriate levels of service during events or peak operating periods at the Rec Site, and such operations should be available to the neighbourhood and public.
- d. A broad range of community uses including daycare and other community facilities should be encouraged in addition to the active recreation uses to enliven the Rec Site.
- e. Any outdoor lighting at the Rec Site, and the placement of any structures, should be sensitive to the adjacent residential uses.
- f. Opportunities to control the impacts of the Rec Site on adjacent uses through landscaping, screening, and building placement should be considered in the future development of the Rec Site.
- g. Pedestrian and cyclist access to and through the Rec Site are important priorities and end-of-trip amenities for bicycles, including e-bikes, ought to be considered.

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## 11. Residential Growth Policy

The Hillside Neighbourhood Plan makes provision for a significant increase of between 350-450 new housing units within the Plan Area, not including secondary suites and accessory dwelling units. Most of the new housing is expected in multi-unit forms or follows innovative gentle density approaches to incorporate a range of living spaces and maximize available housing on lands proposed for development.

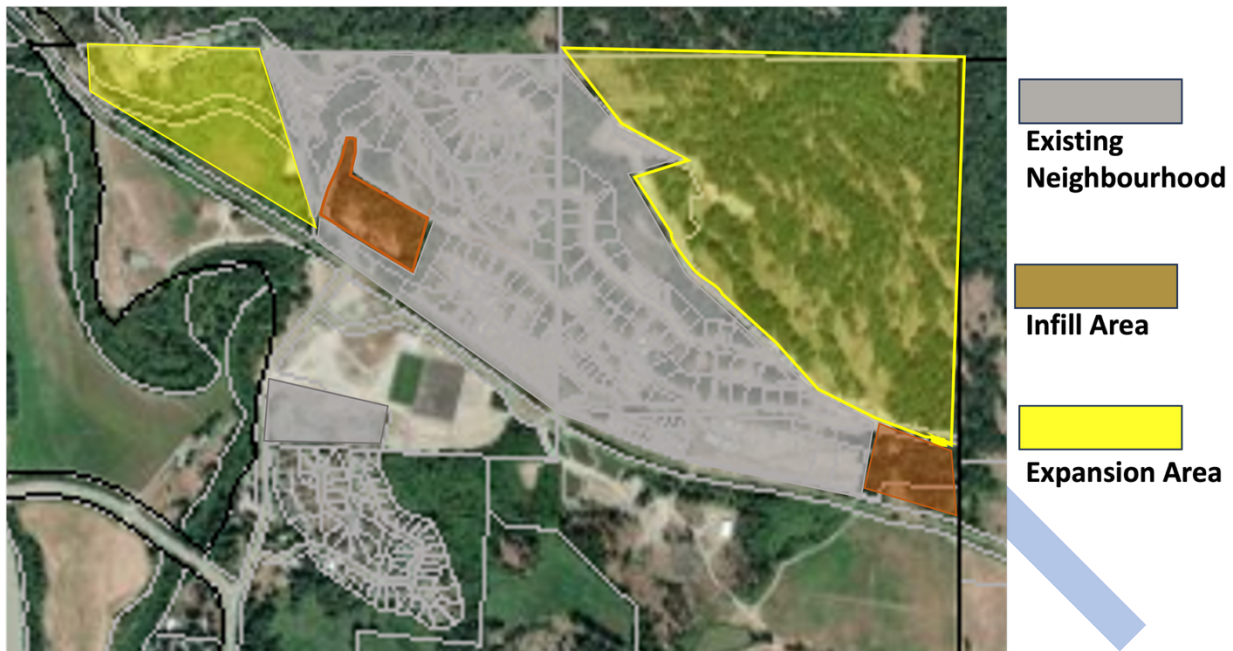
The residential growth contemplated in the Hillside Neighbourhood Plan marks a transition in housing forms from predominantly single-lot housing to a broader mix of housing types. From the additional housing permitted in existing and future single-lots to provision of additional multi-unit housing in the Expansion Area, the objective is to align the development of the land with the Village's housing needs, over time.

The growth of the Hillside will require careful consideration of the role of the Hillside Neighbourhood in meeting Village-wide housing needs over the long-term.

The Hillside Neighbourhood Plan area includes three different conditions for housing identified on Schedule F that will result in different policy considerations. The three residential development policy areas identified on Schedule F are described as follows:

1. **Existing Neighbourhood Residential** consists of existing serviced residential development and subdivided lots, primarily in the Ridge and Sunstone neighbourhoods. These areas will remain substantially as they have been approved. The lands are mostly zoned for single-lot residential development and rezoning is not contemplated. These lots subject to, and will continue to be subject to, additional densities and innovative housing forms undertaken to implement the directions of Bill 44 and the desire to permit up to four living units per lot.
2. **Infill Residential Area** are lands comprised of several larger, substantially serviced sites within the existing Sunstone and Ridge neighbourhoods that may be considered for more intense residential development and multi-unit development to diversify the housing stock within the Hillside Neighbourhood. These lands may be rezoned to increase allowable densities and multi-unit forms in larger projects. As infill development, these developments are expected to proceed in the short-term and deliver housing over the short- and medium terms.
3. **Expansion Residential Area** is land intended to accommodate future expansion of the existing neighbourhood on previously undeveloped and unserved portions of the Hillside to provide a range of housing types and opportunities over the long-term. The expansion residential lands will require comprehensive rezoning to permit any significant residential development. These lands will provide longer-term housing solutions, and the delivery and timing of the rezoning and initiation of these lands will be subject to Council approval in keeping with the provisions of this plan.





**Figure 11: Residential Areas (Schedule F)**

### **11.1. Existing Neighbourhood Residential Policy**

The Existing Neighbourhood residential policy applies to lands already zoned, serviced, and subdivided to their final state, predominantly as single-lot residential lots. The existing neighbourhoods shall be generally preserved in their current form, though recent provincial initiatives have resulted in more permissive housing options for small-scale multi-unit housing and accessory dwelling units than earlier stages of the development.

- a. Existing Neighbourhood Residential areas are those identified on Schedule F, or lots zoned and subdivided for residential development.
- b. Individual rezonings for lots within the Existing Neighbourhood Residential area will not be considered to increase or alter residential development, unless the proposal furthers an established Village of Pemberton Housing Strategy top priority housing need.
- c. Subdivision of lots in accordance with existing zoning is permitted within the Existing Neighbourhood Residential Policy.
- d. The Village will include the Existing Neighbourhood Residential area in future consideration of any Village-wide zoning amendments to implement the directions of provincial housing legislation for accessory dwelling units.
- e. The Village encourages small-scale multi-unit housing, accessory dwelling units and innovative housing forms in the development of new and existing residential lots in the Existing Neighbourhood precinct under current and future zoning provisions and the BC Building Code.
- f. In considering future applications to construct small-scale multi-unit housing or accessory dwelling units, consideration should be given to the topography of the lot and may require addition geotechnical investigation for detached structures.

## 11.2. Infill Residential Policy

Infill Residential lands on Schedule D are immediately adjacent to existing services that may or may not be zoned for additional development, but where multi-unit development is considered likely by zoning or pending development application. These areas will seek to diversify the housing supply in the Hillside Neighbourhood and increase the critical mass of residents in the short- and medium-term.

In general, the plan contemplates townhouse and stacked-townhouse densities on these sites that respond to the topography while providing a reasonable amount of density and housing choice. Low-rise apartment forms may also be included if sensitively incorporated into the landscape or as part of a mixed-density multi-unit neighbourhood. Innovative approaches to multi-unit housing development are encouraged.

The following policy applies to the Infill Residential Area:

- a. Infill residential development lands are identified on Schedule F.
- b. Multi-unit townhouse and apartment development on lands within the Infill Residential Area is encouraged as a priority over outward expansion of development and infrastructure.
- c. On Infill Residential lands, a mix of multi-unit housing types will be considered to promote housing diversity, increase commercial and transit viability, and to maximize the development potential of the remaining development lands in the Hillside area.
- d. The Village will consider innovative forms of multi-unit housing including, potential lock-off suites, cooperative housing, and other means to deliver the broadest range of housing options.
- e. The Village may consider alternate road and parking standards through the rezoning and development process provided the alternate service promotes innovative or affordable housing options while providing an appropriate level of service as determined by the Village.
- f. Development in the Infill Residential area may include a secondary amount of community supporting commercial provided it is consistent with the commercial policy directives in the Hillside Neighbourhood Plan and based on analysis of commercial capacity for the proposed development that considers the viability of the Commercial Lands on Schedule D as a priority.
- g. Provision of neighbourhood supporting uses such as daycare and other service spaces to accommodate the daily needs of neighbourhood residents are encouraged.
- h. In considering rezoning applications in the Infill Residential area, Council should consider the following specific matters as part of the comprehensive rezoning application review:
  - i. The most recent Village of Pemberton Housing Needs Assessment and role of the application in fulfilling the community-wide housing needs.

- ii. The potential for the rezoning application to promote future transit viability.
- iii. The potential for the rezoning application to promote future commercial viability for neighbourhood servicing commercial.
- iv. The servicing capacity of the Village to support and sustain the proposed development and any upgrades necessary to service the lands appropriately.
- v. Community amenities, including the provision of innovative and affordable housing options.

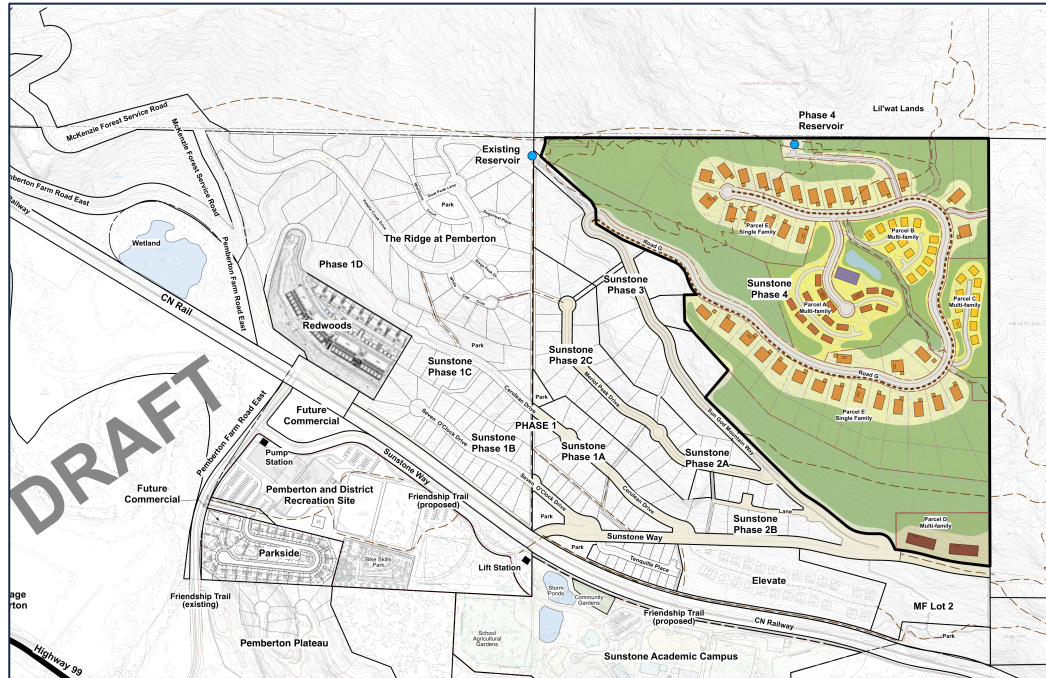
#### *11.2.1. Expansion Residential Development Policy*

The Expansion Residential Development Area is being redesignated from “Special Planning Area” to “Residential” in the Official Community Plan through the Hillside Neighbourhood Plan. Though the lands have long been identified as a growth area subject to additional study and Official Community Plan amendment, this plan designates the land for residential development in recognition of its role in ensuring long-term housing supply.

The Plan formally establishes the Expansion Lands as a new growth corridor in the Village Official Community Plan and will factor in accommodating additional residential growth over time. It has also been included with a broader range of housing types and densities to ensure that when the lands are developed, they provide a context-appropriate level of development intensity that helps accommodate the Village’s long-term housing needs.

As a key to long-term housing supply in Pemberton, the primary consideration is timing and delivery of the expansion lands through rezoning and phasing to align development with housing need in the context of the broader community. Pemberton has a relatively few remaining options for outward expansion due to limitations imposed by the Agricultural Land Reserve and natural topography. It also has a substantial amount of new housing at varying stages of approval and delivery in existing serviced areas. Sensitive consideration to enabling a viable and sustainable housing supply over the longer term is the primary consideration in the policy guiding the Expansion Residential lands.

- a. Expansion Residential Area are those lands so identified on Schedule F.
- b. Lands within the Expansion Residential Development Area should be developed as a mixed density residential neighbourhood with a range of housing forms and types.
- c. Compact residential development and innovative and housing types are encouraged and will be considered through rezoning.



**Figure 12: Draft Expansion Lands Development Concept**

- d. In considering rezoning applications in the Expansion Residential area, Council should consider the following specific matters as part of the comprehensive rezoning application review:
- vi. The most recent Village of Pemberton Housing Needs Assessment and role of the application in fulfilling the community-wide housing needs.
  - vii. The demonstrated need for the proposed housing types to accommodate established housing need in the context of the entire community.
  - viii. The timing, phasing and sequencing of development on a community wide basis, including assessment of the Pemberton housing market and absorption trends.
  - ix. The relative priority of infill residential housing versus outward expansion housing needs and opportunities.
  - x. The potential for the rezoning application to promote future transit viability.
  - xi. The potential for the rezoning application to promote future commercial viability for neighbourhood servicing commercial.
  - xii. The potential impacts of the rezoning application on adjacent properties, including the Context Lands identified on Schedule B.
  - xiii. The servicing capacity of the Village to support and sustain the cost of municipal servicing extensions and any upgrades necessary to service the lands appropriately.



- xiv. Opportunities for servicing expansions, and water servicing improvements to provide broader public benefit outside the plan-area.
  - xv. Impacts on existing recreation trails and the potential to re-route and formalize recreation trails in the expansion area.
  - xvi. Community amenities, including the provision of innovative and affordable housing options.
- e. Single-lot residential lots should be designed to promote accessory dwelling units and small-scale, multi-unit housing requirements such as building envelope and parking.
  - f. The Village may use zoning in combination with development agreement provisions to sequence residential development with housing needs throughout the community.
  - g. Greenspace and single-lot residential lots are encouraged as an interface with existing residential development on adjacent properties and shall be subject to the accessory dwelling and small-scale multi-unit housing provisions of the Village's single-lot residential zones.
  - h. Residential Lots less than 550 square metres, or with average frontages less than 15 metres, are deemed intensive residential development and subject to a Development Permit in accordance with the Development Permit Area Guidelines.
  - i. Bareland strata and strata development is encouraged for single-lot residential development on cul-de-sacs to minimize the public infrastructure burden on the Village.
  - j. The Village does not support the additional servicing burden created by the expansion of municipal services or utilities for housing that does not provide a range of housing types consistent with the Village's Housing Needs Assessment and Housing Strategy.
  - k. The design of the expansion lands road networks and services shall consider potential future uses and connections to the Context Lands identified on Schedule B and shall address the interface between proposed development and the context lands through setbacks and green spaces.

### **11.3. Affordable Housing**

- a. Affordable housing is a priority of the Village of Pemberton and acknowledgement or contribution toward affordable housing is encouraged as a deliverable of rezoning applications in the hillside. It will be considered in the context of other community benefits and amenities at the rezoning stage.
- b. In considering affordable housing in the Hillside Neighbourhood, the Village will consider the following conditions to determine the suitability of affordable housing on the Hillside:
  - i. The Village's most recent Housing Needs Assessment.



- ii. The priority of affordable housing in the Hillside neighbourhood relative to other locations in the Village, and other amenity opportunities at the Rec Site.
  - iii. Proximity of the proposed housing to commercial development and amenities.
  - iv. Availability of transit service or other means of transportation.
  - v. Appropriateness of providing affordable housing in Hillside relative to other community amenities, benefits, or cash-in-lieu payments.
- c. The Village will consider cash-in-lieu payments as part of the broader community amenities and benefits proposal for any development.

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## 12. Neighbourhood Commercial and Mixed-Use Development Policy

A priority for the Hillside neighbourhood is to satisfy the daily needs of residents and users of the Rec Site with basic goods and services within the neighbourhood. This will necessitate consideration of a critical mass of residents and visitors to support future commercial uses and sensitive consideration to the viability of local-servicing commercial uses in the Hillside neighbourhood.

In the Hillside neighbourhood, priority will be given for local-servicing commercial retail and service uses that seek to minimize the necessity for people to leave the neighbourhood to fulfil their daily needs. There is also an opportunity to enhance the visitor experience to the Rec Site amenities through provision of local servicing retail and service uses.

The following policy framework will be considered with respect to commercial land-uses in the Hillside neighbourhood:

- a. Commercial development will be considered as either stand-alone commercial or as part of a mixed-use development on lands identified on the Land Use Plan (Schedule D) as Commercial.
- b. Commercial land uses in the Hillside Neighbourhood should prioritize local-servicing commercial, and future rezoning applications should seek to accommodate a limited range of commercial uses that demonstrate local benefit to residents and Rec Site visitors.
- c. Destination commercial uses that do not satisfy local commercial and service needs are discouraged unless local-servicing retail and service uses are already in place.
- d. On lands designated for commercial use, the Village will consider mixed-use development with consideration for additional residential density up to six storeys to promote the development of commercial space.
- e. In the commercial and mixed-use area, residential development should not be permitted on the ground-floor of any building.
- f. Community uses, such as daycare facilities, are appropriate uses in the Commercial area identified on the Land Use Plan (Schedule D) either as independent uses or in conjunction with other commercial uses.
- g. Commercial and Community uses should be considered a central meeting place in the neighbourhood and should be supported by outdoor spaces and urban design focused on the public realm.
- h. Seasonal, temporary, and mobile commercial uses will be considered, subject to appropriate licensing and approvals.

## **PART 6: Municipal Services and Infrastructure**

### **13. General Servicing Policy**

The Hillside Neighbourhood will be serviced by existing municipal infrastructure that will be extended and upgraded as necessary to service the lands. The Village has recently undertaken modelling work to ensure that future development approvals have adequate information in support of service impacts.

The outcomes of the study will drive the overall servicing approach and financial model to deliver the new infrastructure at the developer's cost and an allocation of system wide improvements to the Village system. Before any rezoning for infill residential or expansion residential is approved, a comprehensive development agreement will secure the servicing and contributions of the developer at various trigger points in the development.

The Neighbourhood Plan speaks to servicing only generally. The rezoning and development processes will assess proposed development against the Village's modelling to identify and secure any necessary off-site improvements. The subdivision and development process also requires detailed servicing design and construction by the developer, secured through development and servicing agreements, as a prerequisite to approval.

#### **13.1. General Servicing Policy**

- a. Prior to any rezoning, a comprehensive review and modelling study will be required to confirm adequacy of service availability and identify any necessary off-site upgrades or improvements.
- b. All off-site works and services necessary to provide appropriate levels of service to the Hillside neighbourhood will be the responsibility of the developer.
- c. The Village and the Owner may consider infrastructure financing and cost recovery for service improvements that improve services for the broader community.
- d. A comprehensive development agreement will be required as a prerequisite to rezoning for all off-site service improvements, amenities, community benefits and other public improvements for each phase of development identified in the agreement.
- e. Significant expansions of the Village's road and utilities systems will require consideration of the long-term asset maintenance cost and cost liability for the Village which will be considered as part of any rezoning application for residential expansion.

#### **13.2. Active Transportation Policy**

- a. Safe access for residents to walk, cycle and take public transit from the neighbourhood to Village amenities is a priority.
- b. An integrated and efficient on-street sidewalk and off-street pedestrian pathway system is a priority for all phases of the Hillside neighbourhood.
- c. Dedicated neighbourhood bike and pedestrian pathways that link community and neighbourhood destinations will be required in the overall site circulation design.

- d. Implementation of the directions, recommendations and/or standards in the Village's *Cycling Network Plan* should inform the design of the cycling network for both bicycles and e-bikes.
- e. End of trip facilities, including bicycle racks adequate to accommodate e-bikes, and other cycling amenities should be considered both in the Hillside neighbourhood as well as in the downtown and other community destinations.

### **13.3. Vehicle Traffic Policy**

- a. Ensure capacity to accommodate traffic growth within Pemberton's existing transportation network and the Ministry of Transportation and Infrastructure's road system.
- b. Hillside road standards to minimize required earthworks and hillside disturbance, which could include a narrowed street right-of-way, and implement a lower design speed for increased neighbourhood safety will be considered through variances or incorporated in the Subdivision and Development Control Bylaw.
- c. Adequate emergency access to and through the neighbourhoods will be required as a pre-requisite to rezoning and subdivision approval.
- d. Parking areas should address access, safety, and landscaping standards without detracting from a high-quality pedestrian experience.
- e. Snowfall storage and winter conditions maintenance shall be considered in detailed street designs and construction.

### **13.4. Transit and Alternate Modes of Transport Policies**

- a. A transit-friendly street network to accommodate future transit service shall be a consideration in road design and pedestrian circulation.
- b. Transit turnaround and facilities shall be included for each phase of development.
- c. Trails and transportation networks should make specific consideration for e-mobility such as e-bikes, e-scooters, and other alternatives.
- d. The Rec site should be considered a future transit hub, and should consider transit-user amenities, bicycle storage and park and ride facilities.
- e. Parking to accommodate electric vehicles, car-share, and other innovative transportation approaches shall be considered in future development.
- f. End-of-trip facilities for bicycle commuters including ample bicycle racks suitable for e-bikes, and consider washroom facilities, bike-wash stations, and adequate parking areas for recreation trailheads should be incorporated in parks, public spaces, and commercial development.
- g. Consider the cooperative use of electric bicycles, co-op cars and other means of providing transportation alternatives for residents of multi-unit developments.



### **13.5. Water Policy**

- a. Ensure the Village's water system has adequate capacity and pressure for domestic water use and fire flows before rezoning and before each phase of development.
- b. Provide a level of service to each lot that promotes small-scale multi-unit housing and accessory dwelling unit maximization.
- c. Utilize water conservation initiatives consider use in buildings and irrigation. Use of drought tolerant plantings and xeriscaping will be considered.
- d. Accommodate appropriate setbacks, security, and landscape treatment for the Village's existing water system assets.
- e. As part of the Hillside Neighbourhood servicing considerations, options for an additional water-source should be considered in the context of community-wide benefits and amenities.

### **13.6. Sanitary Policy**

- a. Ensure that the sanitary system provides the required sanitary service for the neighbourhood as well as the community's corresponding off-site water infrastructure improvements.
- b. Prioritize gravity sanitary sewer connections, except where it is not practical given steep and rugged terrain.

### **13.7. Stormwater Management Policy**

- a. Develop an integrated stormwater management plan that simulates natural (pre-development) conditions reducing the amount of piped stormwater by applying innovative and integrated best practices (i.e., utilizing natural flows, ditches, ground infiltration and detention ponds within parks and the public realm).
- b. Ongoing consultation with the Pemberton Valley Diking District through the design and implementation process for new development is encouraged.

## **PART 7: COMMUNITY AMENITIES AND IMPLEMENTATION**

### **14. Community Amenity and Benefits**

Community amenities and benefits are important considerations in the rezoning and development process. In keeping with the Village's *Community Amenity Contribution Policy*, amenities and benefits will be negotiated through the rezoning process for residential use.

At that time, and once the off-site service improvements are known, the Village will receive a comprehensive proposal for community amenities as a rezoning consideration.

#### **14.1. Community Amenities and Benefits Policy**

- a. The Village of Pemberton will apply the *Community Amenity Contribution Policy* to the Hillside development at the time of rezoning.
- b. Any community amenities accepted by the Village shall be included into a development agreement, housing agreement, or other legislatively binding tool to ensure the obligation is delivered at the agreed-upon stage of the development process.

### **15. Implementation Description**

The Hillside Neighbourhood Plan represents a substantial refinement of Official Community Plan and other Hillside specific planning policy documents. Incorporation of this Hillside Neighbourhood Plan therefore usurps previous planning policy in the event of a conflict in planning policy. It amends and refines the current residential designation in the Official Community Plan and will guide the rezoning amendment to implement the provisions of this plan and the future development of the lands. As a schedule to the Official Community Plan it will be implemented as part of the Official Community Plan policy.

#### **15.1. Rezoning**

For the lands to develop as outlined in the Neighbourhood Plan, future rezonings are anticipated and will be considered against all applicable Village of Pemberton policy at the time, including conformity with the Hillside Neighbourhood Plan.

#### **15.2. Development Agreement**

A detailed development agreement may be required as a pre-requisite to rezoning approval for each development. The agreement will outline all the obligations for servicing, benefits, and amenities and assign the delivery of those obligations to a specific phase of development.

The agreement will become the guidebook for the long-term, coordinated development of the land over multiple phases.

#### **15.3. Development Permits**

The new Development Permit Area Guidelines established in the plan will apply to the Hillside lands once it is adopted. Most of the land will require a development permit before

any disruption or disturbance to the land to address the hillside condition, wildfire issues, natural environment guidelines and riparian areas setbacks.

Any intensive residential development of lots less than 550 square metres or multi-unit, or commercial development will also require development permits to address the form and character of sites and buildings.

#### **15.4. Subdivision Approval**

Following rezoning in accordance with this Neighbourhood Plan, and incorporating the obligations of the development agreement, the subdivision approvals process will incorporate many of the objectives and land uses in this plan. At subdivision, the owner will be required to provide detailed design drawings for all works and services and will require servicing agreements with security to ensure the detailed design drawings are implemented in accordance with applicable standards. The subdivision process will also compel development permits to address the land-based Development Permit Area Guidelines.

#### **15.5. Building Permits**

The first building permits in any phase of development are essential to the implementation of the plan framework and specifically the obligations outlined in the development agreement. The building permits will also reflect and assure that any commercial or multi-unit buildings meet the form and character guidelines established in development permits are satisfied.

## PART 8 – DEVELOPMENT PERMIT AREA No. 10 GUIDELINES

### 16. Development Permit Area No. 10 Guidelines

#### 16.1. General Guidelines

##### 16.1.1. Introduction

The Development Permit Area No. 10 (DPA 10) Guidelines apply to all lands in the Hillside Plan Area. The land-based guidelines ensure the land is safely used in a manner that responds to special site conditions and the natural characteristics of the site. The form and character guidelines seek to blend the built form of the neighbourhood into its natural surroundings and ensure visually appropriate development.

Development permits are key to incorporating Hillside Neighbourhood Plan policy into physical development in a manner that reflects the policy and the specific conditions of the Hillside neighbourhood. The Hillside neighbourhood will be subject to the following development permit areas:

##### *Land Based Guidelines*

- 10.1 – Protection of the Natural Environment and Riparian Areas
- 10.2 – Geological Hazard Protection
- 10.3 – Wildfire Hazard Protection
- 10.4 – Form and Character of Hillside Development
- 10.5 – Form and Character of Small Lot Residential Development

##### *Building Based Guidelines*

- 10.6 – Form and Character of Multi-unit Development
- 10.7 – Form and Character of Commercial Development

All guidelines apply within the DPA 10 area and will be considered with any development of land or buildings within the DPA area. However, the application of the guidelines varies by the type of development proposed and the individual site conditions. In the Hillside area, the land-based guidelines, hillside guidelines, and intensive residential guidelines will primarily be applied at subdivision, which is expected to occur primarily to outward expansion of the neighbourhood. The form and character guidelines for multi-unit and commercial will apply throughout the DPA 10 area equally between the infill and expansion areas based on the types of building proposed.

##### 16.1.2. Applicability

Section 488 (1) of the *Local Government Act* enables municipalities to designate development permit areas and establish guidelines to respond to certain site characteristics and to further form and character objectives for the built environment.

The DPA 10 guidelines reflect designations permitted in the *Local Government Act*, and Map C of the Village of Pemberton Official Community Plan designates the entire Hillside Neighbourhood as DPA 10.



Development of any portion of the lands subject to DPA 10 may be subject to multiple development permit guidelines as described in the applicability section of each guideline.

A development permit, issued in accordance with the Village's Development Procedures Bylaw, will be required before any of the following activities are undertaken within the DPA 10 area:

- a. Any alteration of land including deposition of soil or removal any vegetation or earthen materials.
- b. Subdivision of land under the Land Title Act or Strata Property Act, Bareland Strata Regulations.
- c. Construction or erection of buildings and structures requiring a development permit under these guidelines.

The applicability of any DPA guidelines will be determined by the Manager of Development Services. Generally, the Guidelines will be applied at the earliest opportunity which will typically be at subdivision for the land-based guidelines, and at Building Permit for the building-based guidelines.

#### 16.1.3. *Justification*

In alignment with Section 488(1) of the *Local Government Act*, the DPA 10 guidelines are designated for the following purposes:

- a. DPA 10.1 Protection of the Natural Environment
- b. DPA 10.2 and DPA 10.3 Protection of development from hazardous conditions.
- c. DPA 10.4 and DPA 10.5 Establishment of objectives for the form and character of intensive residential development.
- d. DPA 10.6 and 10.7 Establishment of objectives for the form and character of commercial, industrial or multi-unit residential development

#### 16.1.4. *Exemptions*

The lands are subject to all exemptions in the Official Community Plan. In addition to the Official Community Plan exemptions may be granted by the Village to all DPA 10 Guidelines in the following circumstances:

- a. Reconstruction of damaged or destroyed buildings on their existing foundations.
- b. Accessory buildings, located in the rear or side yard of a lot.
- c. Subdivision to facilitate boundary adjustments resulting in the same number of lots or lot consolidations.
- d. Development or improvements on roadways, public land, dedicated park land or public recreational trails.
- e. Construction of works, services, and structures for public utilities and roads constructed by the Village or under a Servicing Agreement.
- f. Removal of invasive plant species.

- g. Removal of trees deemed a danger by a Qualified arborist, and tree removal to prevent wildfire and incorporate FireSmart principles as approved by Pemberton Fire Rescue.

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## **16.2. Development Permit Area No. 10.1 Natural Environment Protection Guidelines**

### *16.2.1. Introduction*

The Hillside neighbourhood is located on a site with considerable natural attributes which warrants a measure of protection and enhancement. The Natural Environment guidelines are intended to ensure a balance of site alteration and development with the protection of the natural environment. Specifically, it will address and preserve riparian areas in accordance with the Riparian Areas Protection Regulation.

### *16.2.2. Applicability and Justification*

DPA 10.1 applies to all lands in Development Permit Area No. 10, and the riparian portion applies to any portion of land within 30 metres of a watercourse as defined by the Riparian Areas Protection Regulation. The natural environment guidelines are justified by section 488.1(a) as the site is heavily forested, providing natural habitats susceptible to disturbance and includes several watercourses which are important for fish and wildlife.

The Natural Environment Protection guidelines will apply at the subdivision stage but may also apply at the land development and building stages based on site conditions. These guidelines will work in conjunction with other DPA 10 guidelines.

### *16.2.3. Exemptions*

The following activities are exempted from the requirement to obtain a development permit otherwise required in the Natural Environment Protection guidelines:

- a. Development on land which is subject to report prepared by a Qualified Environmental Professional which is secured by a registered restrictive covenant that addresses all the applicable Natural Environment development permit area guidelines to the satisfaction of the Manager of Development Services.
- b. The emergency removal of hazardous trees as determined by the Village or a Certified Arborist.
- c. Emergency works required to prevent flood damage to structures or repair public utilities.
- d. Emergency works required to mitigate or prevent land erosion, landslip or significant soil erosion.
- e. Fish habitat enhancement work approved by the Department of Fisheries and Oceans or the Ministry of Environment.
- f. Tree and vegetation removal required to comply with a wildfire hazard mitigation program approved by the Village or to comply with any wildfire hazard development permit area obligation, and as authorized under the Riparian Areas Regulation.
- g. Construction of public recreational trails, and in riparian areas specifically, trails constructed in accordance with a Riparian Areas Protection Report prepared by a Qualified Environmental Professional.

- h. Lands which have been previously altered under a development permit issued in accordance with the Development Permit Area No. 10.1 Guidelines.

#### 16.2.4. Objectives

- a. To protect fish, wildlife and vegetation
- b. To protect sensitive riparian habitat
- c. To delicately integrate development and human impacts on the natural environment.

#### 16.2.5. Guidelines

##### Natural Environment Guidelines

- a. Development should be designed and constructed to minimize the disruption to the natural environment and protect sensitive ecosystems including wetlands, creeks, riparian areas, rock outcrops, cliffs and mature forests.
- b. Development sites and building envelopes shall be minimized with the goal of preserving mature forests, maximizing tree preservation, in balance with wildfire protection, using the following approaches:
  - i. Preserve mature tree stands where possible and safe to do so, and provide vegetated transitions between development, open areas, and significant tree stands.
  - ii. Where possible, preserve mature trees in groupings rather than individual trees with appropriate vegetative transitions.
  - iii. Minimize cut and fill required for road construction and utility installation; and
  - iv. Minimize exposed earthen areas by incorporating suitable, native, groundcovers.
- c. The Village may include recommendations and requirements as conditions of a development permit based on a species at risk survey prepared by a Qualified Environmental Professional.
- d. Design and construction practices should minimize erosion and sedimentation in stormwater run-off.
- e. Landscaping should include native tree and shrub species that reduce wildlife attractants.
- f. Construction Site Management Plans addressing how the construction approach will mitigate the impacts of development on the natural environment should be incorporated into development permit recommendations and conditions.
- g. If found on the site, an invasive species removal and mitigation plan should make recommendations for the Village to include as condition in a development permit.

## Riparian Area Guidelines

- h. All development and alteration of land within 30 metres of a riparian area shall comply with the Riparian Areas Protection Regulation.
- i. Development setbacks from riparian areas will comply with the recommended setbacks submitted by a Qualified Environmental Professional determined through a Riparian Areas Protection Report.
- j. Variances to the prescribed setback may be granted provided there is no net loss of riparian area, and the variance provides additional protection to more sensitive habitat in exchange for setback reductions in less sensitive areas.
- k. A development permit may be issued by the Village once the appropriate federal and provincial agencies have been notified of the proposal in accordance with the Riparian Areas Protection Regulation.
- l. The development permit may contain conditions or requirements based on the report prepared by a Qualified Environmental Professional.
- m. Where supported by a Qualified Environmental Professional's report, the Village supports the inclusion of public pathways and trails within riparian areas or expansion of riparian areas to accommodate pathway and trail construction adjacent to the setback area.
- n. If a Qualified Environmental Professional Report identifies works, services, or development that triggers a Harmful Alteration, Disruption, or Destruction (HADD) under the Canada Fisheries Act, the Village will not issue a development permit until approval is granted by the Department of Fisheries and Oceans.

## Wildlife Habitat Area Guidelines

- o. Applications for subdivision should be accompanied by a study conducted by a Qualified Environmental Professional identifying habitats for species at risk and red-listed species and include raptor and bird (nest) surveys, rare and endangered plant survey, and wildlife surveys (specific to the sharp-tailed snake).
- p. To facilitate wildlife movement through the site and retain breeding and foraging areas, vegetation within and surrounding development should be retained wherever possible. Long expanses of contiguous fencing are discouraged to promote wildlife mobility through the site.
- q. Development should minimize wildlife impacts and comply with any policies or management plans accepted by the Village.



## **16.3. Development Permit Area No. 10.2 Geological Hazard Protection Guidelines**

### *16.3.1. Introduction*

Located on a forested hillside site with sections of steep topography, the Hillside neighbourhood is potentially subject to natural hazards that the following guidelines seek to mitigate. Specifically, considerations and risks related to the steep topography of the land are addressed in the following objectives and guidelines.

### *16.3.2. Applicability and Justification*

The Hazard Protection guidelines apply to all lands within DPA 10 in which any of the following site conditions apply:

- a. Any portion of the land being developed or subdivided has a slope greater than 20% or is within 30 metres of either the top of bank or low side of a slope exceeding 20%.

The Geological Hazard Protection guidelines will apply at the subdivision stage, and at land development and building stages, and may apply in conjunction with other DPA 10 guidelines.

The Geological Hazard Protection guidelines are justified by section 488.1(b) as the site is steeply sloped and have special geological and geotechnical considerations that should be addressed through development. The Geological Hazard Protection Guidelines will work in concert with the Hillside Development guidelines (10.4) where both apply.

### *16.3.3. Objectives*

- a. To ensure development and public spaces are protected from geological hazards.
- b. To ensure development works with the natural topography and alteration is minimized.
- c. To ensure professional evaluation and mitigation of geotechnical hazards; and
- d. To preserve geologically hazardous lands as natural features.

### *16.3.4. Exemptions*

- a. Development on lands that have had a comprehensive geotechnical assessment report prepared by a qualified professional and are subject to a registered Section 219 Restrictive covenant that incorporates the report recommendations and, addresses the DPA guidelines to the satisfaction of the Manager of Development Services.
- b. The emergency alteration of sloped land as determined by the Village's engineer.
- c. Emergency works required to prevent flood damage to structures or repair public utilities.

- d. Emergency works required to mitigate or prevent land erosion, landslip or significant soil erosion undertaken in accordance with a geotechnical report prepared to the satisfaction of the Village.
- e. Alteration of land for surveying, road construction, emergency access construction, and utility servicing by the Village of Pemberton or under an approved servicing agreement.
- f. Construction of public recreational trails.
- g. Reconstruction or repair of a permanent structure on its existing foundation.

#### 16.3.5. *Guidelines*

- a. Lands with slopes more than 40% should remain free of development.
- b. On lands with slopes in excess of 20%, A Professional Engineer with experience in geotechnical engineering shall submit a geotechnical study in accordance with the landslide assessment guidelines published by APEGBC (Associated Professional Engineers and Geoscientists of BC) indicating that the development will not be endangered, or that the measures have been taken to ensure that the development will not be endangered by rock fall hazard, landslides, earthflow or other slope or foundational instability.
- c. Any dedicated public amenities including dedicated park land, pathways, trails and roads shall be included in the geological study and shall be confirmed as safe for public recreation use by a qualified professional.
- d. The Village may include any or all recommendations of the professional engineer as obligations of the development permit, or in a restrictive covenant obliging future owners, including a requirement that the professional engineer supervise the alteration of lands.
- e. Any clearing or stripping of sloped lands shall be accompanied by a landscape plan prepared by a member of the BC Society of Landscape Architects indicating how plantings will be utilized to minimize slope erosion and failure.
- f. The Village will require landscape security in its standard form for the replanting plan.
- g. Any development proposing rock cutting and filling shall provide a detailed plan, including estimated volumetric calculations for the removal, replacement or disposal of rock materials. The plan shall identify current natural and proposed finished grades.
- h. Any retaining walls exceeding 1.2 metres in vertical height, or any mechanical slope stability systems shall be designed by a professional engineer, who shall also supervise and certify the construction, and may be included in the development permit as a variance to any retaining wall regulations in the Zoning Bylaw.
- i. Post development alteration of land for development not contemplated in the initial geotechnical report will require assessment by a professional engineer and a new development permit.

- j. Any alteration of land on a sloped site will require a comprehensive stormwater management plan that addresses the management of stormwater, erosion and impacts on adjacent watercourses during construction and after development.
- k. Significant sources of water intrusion, or potential water intrusion such as in-ground swimming pools and decorative ponds are discouraged and will require a report from a qualified professional.
- l. Significant removal of vegetation and trees on sloped lands is prohibited and shall only be undertaken with a supporting geotechnical study and vegetation management plan.

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## 16.4. Development Permit Area No. 10.3 Wildfire Hazard Protection Guidelines

### 16.4.1. Introduction

The Hillside neighbourhood is bordered by, and incorporates natural forested areas which, despite their desirable natural attributes increase the risk of wildfire. The intent of the following wildfire hazard protection guidelines is to manage and mitigate the risk of wildfire impacts in the Hillside neighbourhood based on recommendations from qualified professionals. These guidelines will work in balance with other development permit area guidelines.

### 16.4.2. Applicability and Justification

The Wildfire Hazard Protection guidelines are justified under section 488.1(b) of the *Local Government Act* and apply to all lands within DPA 10 in which any of the following site conditions are present:

- a. Any portion of the land being developed or subdivided is within 70 metres of a forested area greater than 1 hectare.

The Wildfire Hazard Protection guidelines will apply at the subdivision, land development and building stages, and may apply in conjunction with other DPA 10 guidelines.

### 16.4.3. Objectives

- a. To ensure future development is protected and resilient against potential wildfire hazards.
- b. To balance wildfire hazard protection and FireSmart principals with the natural environment.

### 16.4.4. Exemptions

- a. Development on lands included in a site-specific wildfire assessment report, prepared by a qualified professional, that addresses all the Wildfire Hazard development permit area guidelines to the satisfaction of the Manager of Development Services, and are subject to a registered Section 219 restrictive covenant that incorporates the report recommendations to the satisfaction of the Village.

### 16.4.5. Guidelines

- a. All building development or subdivision of land within 70 metres of a forested area greater than 1 ha. in size shall prepare a wildfire hazard assessment and mitigation plan prepared by a qualified professional, which at minimum should address the following:
  - i. Assessment of the wildfire hazard.
  - ii. Building siting
  - iii. Building fire-resistant construction materials
  - iv. FireSmart principles respecting vegetation management

- v. Fire-resistant planting materials for landscaping plans
- b. The recommendations of the wildfire report may also be included in the development permit and possibly a restrictive covenant as an obligation of development permit to ensure that future owners maintain the recommended protection measures.
- c. The use of fire-resistant materials in building construction is strongly encouraged and should be incorporated as obligations of development permits.
- d. The development permit should address the management, storage, and disposal of site clearing materials.
- e. Development applications should identify emergency access, including firefighting access to wildland areas in a wildfire report prepared by a qualified professional.
- f. Where the Wildfire Hazard development permit area guidelines, may conflict with the Natural Environment guidelines in 10.1, the Natural Environment guidelines shall take precedence.



## 16.5. Development Permit Area No. 10.4 Form and Character of Hillside Development Guidelines

### 16.5.1. Introduction

Development on hillside sites requires a coordinated approach as development can have significant technical and visual impact considerations. Accordingly, the following guidelines are intended to work in concert with the hazard guidelines to ensure that the Hillside neighbourhood are comprehensively planned and coordinated.

### 16.5.2. Applicability and Justification

The Hillside Development Guidelines apply to all lands within the DPA10 area, as development of any portion of the site will require alteration of the hillside for road, utility and building construction.

The Hillside Development Guidelines are justified as guidelines to regulate the form and character of intensive residential development under section 488.1 (e) of the *Local Government Act* as any level of development on the hillside is deemed by Council to be intensive in the hillside context.

The Character of Hillside Development guidelines apply to all development, and a development permit will be required as a prerequisite to land alteration or subdivision as form and character guidelines. For clarity, they do not apply to individual standard single-detached lot construction, but they will work in conjunction with other DPA 10 guidelines.

### 16.5.3. Objectives

- a. To ensure the sensitive integration of development with the natural terrain and landscape context and minimizes the impact on the hillside
- b. To minimize the visual impacts of hillside development, from prominent public view corridors.
- c. To incorporate an approach to hillside development that comprehensively addresses the challenges of hillside development

### 16.5.4. Exemptions

- a. Subdivision applications where proposed each lot exceeds 2.0 hectares, and no clearing or construction for roads and utilities are required, are exempt from the hillside development permit area guidelines.

### 16.5.5. General Guidelines

- a. Prior to the subdivision of land, the owner shall submit topographic plans and cross sections to specifically illustrate the following information:
  - i. The natural topography of the land to be developed
  - ii. A proposed subdivision plan spot elevations at the corner of each lot
  - iii. A proposed subdivision plan identifying the portions of each lot available for building development and the portions of the land to be preserved

- iv. Spot elevations representing finished grade of the portions of land available for building development.
  - v. Driveway grades to the defined building envelope and parking areas that address negative slope driveways.
  - vi. Cross sections for each lot between the front and rear property lines and the two side lot lines.
  - vii. Any areas required to accommodate stormwater drainage.
  - viii. Any areas requiring retaining structures or mechanical slope stabilization.
- b. The owner shall prepare an assessment and statement of how the proposed development has incorporated the objectives of the Village of Pemberton *Hillside Development Design Guidelines*.
  - c. In determining finished grades and elevations for potential building sites, minimizing disturbance to the natural topography is encouraged.
  - d. Yard areas should be maintained generally in a natural slope condition to minimize excess cut and fill of earthen material for yards.
  - e. Locating building sites directly atop of significant topographic features is discouraged in favour of buildings set back from top of slope to minimize visual impacts.
  - f. Any retaining walls exceeding 1.2 metres in vertical height, or any mechanical slope stability systems shall be designed by a professional engineer, who shall also supervise and certify the construction, and may be included in the development permit as a variance to any retaining wall regulations in the Zoning Bylaw.
  - g. A comprehensive landscape screening plan shall be required for any areas requiring retaining structures and/or slope stabilization areas, as well as detailed drawings of the form and character of the retaining structures.
  - h. Conceptual drainage plans shall be submitted to illustrate the general approach to site drainage.
  - i. In addition to the terms of the development permit, the Village may require a restrictive covenant to ensure the hillside development works and guidelines are not altered or disturbed.

## **16.6. Development Permit Area No. 10.5: Form and Character of Small Lot Residential Development Guidelines**

### *16.6.1. Introduction*

The Form and Character of Small Lot Residential Development guidelines are to ensure that this intensive form of residential development is encouraged to develop in a uniform and coordinated manner. Specifically, the guidelines will address the form and character of the neighbourhood with respect to building siting and orientation, while enabling flexibility in building form and character.

The Form and Character of Small Lot Development apply to all subdivision applications that propose single-detached residential lots less than 550 square metres. The guidelines will guide development permits as a prerequisite to subdivision approval but will not regulate the form and character of single-detached homes on small lots.

The guidelines are justified under section 488(1)(e) of the Local Government Act which enables the creation of development permit area guidelines to regulate the form and character of intensive residential development.

### *16.6.2. Applicability and Justification*

The Form and Character of Small Lot Development apply to all subdivision applications that propose single-detached residential lots less than 550 square metres or have an average minimum lot-frontages of 15 metres or less. The guidelines will guide development permits as a prerequisite to subdivision approval but will not regulate the form and character or architectural design of single-detached structures on small lots.

The guidelines are justified under section 488(1)(e) of the Local Government Act which permits the creation of development permit area guidelines to regulate the form and character of intensive residential development sites.

### *16.6.3. Objectives*

- a. To ensure the form and character of small lot residential is well coordinated and comprehensively planned.
- b. To provide continuity in small lot development without restricting the architectural character and massing of individual homes.

### *16.6.4. Exemptions*

- a. Construction of dwelling structures with up to four dwelling units in single detached and duplex zones that otherwise comply with zoning.
- b. Landscape enhancement on previously landscaped sites.

### *16.6.5. Guidelines*

- a. The Owner shall prepare plans that express the following attributes:
  - i. A defined building envelope for each single detached house, including setbacks, landscaping areas, and garage, carports or parking areas.

- ii. Finished grade elevations for each building envelope on each lot and the means or structure for addressing grade differentials between lots.
- iii. A streetscape rendering demonstrating the rhythm of the streetscape frontage including driveways, parking areas, building alignments.
- iv. Landscaping for all public and/or common areas.
- v. The front yard setback of each small lot should be contiguous with adjacent lots to create a coordinated streetscape. Front yard setbacks should pay particular attention to ensure that vehicular parking and site circulation is both functional and aesthetically designed.
- vi. Staggered side-yard setbacks between residential structures are encouraged to manage topographic conditions, provide variety in the streetscape and enable some privacy among dwellings outdoor spaces.
- vii. Landscaping for all common and/or public areas in intensive residential developments should be coordinated and should be enhanced to establish a strong character for the neighbourhood and soften the transition between private and public lands.
- viii. Neighbourhood utilities such as community mailboxes, waste and recycling facilities, and snow-dump areas shall be attractively landscaped, and conveniently located for both vehicular and pedestrian access.

## **16.7. Development Permit Area No. 10.6: Form and Character for Multi-unit Development Guidelines**

### *16.7.1. Introduction*

The Form and Character of Multi-unit Development guidelines will guide the development of townhouse and apartment land and buildings as well as the residential portion of mixed commercial-residential buildings. Anticipated primarily as strata developments, these guidelines will promote a coordinated, comprehensively planned approach to development with an emphasis on creating livable spaces for future residents and blending the physical form of the development into the landscape and surroundings.

### *16.7.2. Applicability and Justification*

The Form and Character of Multi-unit Development Guidelines apply to all building development proposals for more than three residential units on one lot zoned for townhouse or apartment development, specifically excluding small-scale multi-family housing or accessory dwelling development on single-detached lots. The guidelines will apply as a prerequisite to building permit issuance and will regulate the form and character of the buildings and land.

The guidelines are justified under section 488(1)(f) of the Local Government Act which enables the creation of development permit area guidelines for multi-unit residential development.

### *16.7.3. Objectives*

- a. To ensure the form and character of multi-unit is coordinated, comprehensively planned and responds to site conditions.
- b. To ensure the form and character of multi-unit buildings respect the hillside condition, natural environment, and surrounding topography.
- c. To encourage form, massing and materials that create neighbourhood identity and continuity without limiting architectural expression.

### *16.7.4. Exemptions*

- a. Small-scale multi-family housing or accessory dwelling development or buildings to accommodate up to four dwelling units on lots zone for single-detached and duplex development.
- b. Accessory buildings that comply with zoning.
- c. Landscape enhancement of existing landscaped areas.
- d. Repairs, maintenance and minor alterations that, in the opinion of the Manager of Planning and Development, do not change the form and character of the buildings.
- e. Repairs, maintenance and minor alterations that, in the opinion of the Manager of Development Services do not change the form and character of the land or buildings.



- f. Reconstruction of one or more damaged permanent structures provided the reconstruction is constructed in accordance with a previously issued development permit.

#### 16.7.5. *Guidelines*

##### Building Siting

- a. Multi-unit buildings should recognize and complement the site's existing topography, vegetation and, relationship to adjacent buildings and surrounding conditions.
- b. Building siting should consider solar access and seasonal passive solar heating.
- c. Buildings fronting a public street or other public land shall establish a strong relationship with the street, sidewalk and/or access driveways. Where practical, buildings should provide an inviting frontage along the street.

##### Townhouse Building Form and Massing

- d. Buildings should respect the natural topography of the site with minimal cut and fill, with necessary grade changes achieved by stepped terracing rather than large retaining structures/walls, greatest extent possible.
- e. Townhouse clusters on sloped lots should reduce the building mass with fewer units per building to better respond to natural topographic considerations.
- f. If located at the top edge of a slope, the townhouse buildings should terrace with the slope rather than rise above it or be suitably set back to minimize visual impacts.
- g. Roof forms should be subtle and articulated to maximize unit and common area views of the surrounding environment.
- h. Roof-decks will be considered but shall not exceed 50% of the area of the roof and should be demised for each individual unit, with minimal overlooking of adjacent units or properties.
- i. Buildings with horizontal runs of more than four units shall articulate along any public-fronting space.

##### Apartment and Stacked-Townhouse Building Form and Massing

- j. Apartment and stacked townhouse forms should create visual interest through building articulation, varied rooflines and well-defined residential pedestrian entrances features and covered entrance plazas.
- k. Individual or communal roof-gardens are encouraged but should be incorporated into the roof with a clear setback from the roof-edge.
- l. Under-building parking entrances directly from the street are discouraged where possible, in favour of legible entrances from within the site.
- m. Building design that accommodates adaptation into accessible units for at least a portion of the units is encouraged.

## Building Materials and Colours

- n. All building materials and colours should reflect the natural landscapes and the robustness of the hillside environment to blend with the natural hillside.
- o. Any decorative or architectural elements incorporated into building design shall be meaningful and integral to the building rather than meaningless applications to the buildings.

## Storage

- p. Multi-unit development should provide adequate and secure storage opportunities for the equipment that accompanies a Pemberton lifestyle, and particularly enhanced bicycle, ski and outdoor equipment storage.
- q. Storage for larger outdoor equipment is encouraged either in communal storage areas or in balance with parking requirements.
- r. Stand-alone communal and secure equipment storage facilities will be considered if incorporated into the overall site-plan

## Signage

- s. Neighbourhood or development project signage should be made of natural materials, be subtle in scale, and be of a consistent character with other neighbourhood signs in the Hillside neighbourhood.
- t. Incorporating unifying artistic works in neighbourhood signage is encouraged.

## Site Circulation and Parking

- u. Each multi-unit apartment development should have only one primary feature entrance off the public street to promote legibility. Should a second access be required, it should be understated relative to the primary entrance.
- v. For townhouses and apartments, individual unit access off the public street is discouraged.
- w. Walled or gated developments that seek to separate an individual neighbourhood from the broader community are strongly discouraged.
- x. Site plans shall provide adequate circulation and turning radii for firefighting and services.
- y. Large expanses of surface parking are discouraged.
- z. Any necessary surface parking shall be clearly marked and extensively landscaped from any public vantage-point.
- aa. Under-building parking walls are discouraged along public streets. Any garage wall facing a street shall minimize exposed concrete, utilize artistic or visually appealing ventilation features and have extensive landscaping to minimize the visual impact of the parking facility from the street.
- bb. All communal and public parking areas should be universally accessible.

- cc. All surface and underground parking areas should prepare a lighting plan ensure optimal pedestrian-oriented lighting and minimal shadows to ensure the real and perceived safety of users.
- dd. Surface parking areas should not cast light beyond the property boundary of the development and incorporate dark sky principles.
- ee. Snow dump/snow clearing areas are a vital consideration in Hillside and adequate snow dump areas are required throughout each multi-unit development. Snow dump areas may be combined with passive recreation areas.
- ff. Electric vehicle charging units are strongly encouraged in resident and visitor parking areas, and pre-wiring for electric vehicle charging is similarly encouraged in all individual units and portions of common parking facilities.
- gg. Bicycle parking facilities should be weather protected, e-bike friendly, weather protected, e-bike friendly, visible, convenient and securely located in common parking areas or at grade level.

#### Usable Open Space and Pathways

- hh. Each multi-unit development is encouraged to provide communal open spaces within the development.
- ii. In townhouse complexes, the mix of active open spaces should include playgrounds, outdoor and covered gathering areas, and passive greenspace.
- jj. In apartment buildings, rooftop-terraces, building plazas, and active or passive greenspaces are encouraged.
- kk. A network of pathways connecting pedestrians to the larger public pathway system or the public street is required.
- ll. A network of pathways connecting to the larger public pathway system or the public street is encouraged.
- mm. If warranted, extensions of the public pathway network through private multi-unit developments will require statutory rights-of-way to secure public access over a portion of the property.
- nn. Multi-unit units are encouraged to have usable deck and/or patio space for each unit.

#### Recycling and Waste Management

- oo. Each multi-unit development shall provide fully enclosed communal waste management facilities.
- pp. Waste structures shall be constructed utilizing Bear Smart principles and should seek to mitigate access by other invasive wildlife.
- qq. Waste structures should be designed and constructed to be architecturally consistent with the neighbourhood.

## Landscaping

- rr. All landscaping should be designed by a registered BC Society of Landscape Architects professional who shall also monitor the installation of the landscaping.
- ss. Plant-groupings that reflect the natural surroundings and balance drought tolerance, fire-resistance with a natural aesthetic are encouraged.
- tt. Depending on landscape planting approach, irrigation may be required. Incorporation of the roof drainage and stormwater detention systems are encouraged as a source of irrigation water.
- uu. Any fencing and retention structures required shall be designed and constructed utilizing natural materials
- vv. Incorporation of artistic features into the landscape, and in open areas and public areas is strongly encouraged.

## **16.8. Development Permit Area No. 10.7: Form and Character for Commercial Development Guidelines**

### *16.8.1. Introduction*

The Form and Character of Commercial Development guidelines will guide the development of commercial development in the neighbourhood. Whether commercial uses integrated with residential in mixed use buildings or stand-alone commercial development. The intent of the guidelines is to ensure the commercial development achieves a certain standard of form and character. The commercial uses contemplated in the neighbourhood are anticipated to be of a neighbourhood commercial scale for residents, rather than more destination-oriented commercial for the broader community or travelling public.

### *16.8.2. Applicability and Justification*

The guidelines are justified under section 488(a)(f) of the Local Government Act which enables the creation of development permit area guidelines for commercial and commercial/multi-unit residential mixed-use development.

The Form and Character of Commercial Development Guidelines will apply to all building development proposals for any commercial buildings or commercial portions of mixed-use buildings. The guidelines will apply as a prerequisite to building permit issuance and will regulate the form and character of the buildings and land.

The guidelines are justified under section 488.1(f) of the Local Government Act which enables the creation of development permit area guidelines for commercial and mixed-use residential development.

### *16.8.3. Objectives*

- a. To ensure the form and character of commercial development is well coordinated and comprehensively planned and responds to site conditions.
- b. To ensure the form and character of commercial buildings reflects the natural characteristics of Pemberton and the surrounding topography and natural features
- c. To ensure that commercial development creates a welcoming gathering place for the neighbourhood.

### *16.8.4. Exemptions*

- a. Accessory buildings that otherwise comply with zoning
- b. Landscape enhancement of existing landscaped areas
- c. Accessory commercial uses, or temporary commercial uses, located on lands zoned for civic use.
- d. Repairs, maintenance and minor alterations that, in the opinion of the Manager of Development Services, do not change the form and character of the buildings.
- e. Repairs, maintenance, and minor alterations that, in the opinion of the Manager of Development Services, do not change the form and character of the buildings.



- f. Reconstruction of one or more damaged permanent structures provided the reconstruction is constructed in accordance with a previously issued development permit.
- g. Change of use permit applications to change commercial uses and signage copy, provided the change of use does not contemplate significant alterations to the exterior of the building.

#### 16.8.5. *Guidelines*

##### Siting, form, and massing

- a. Commercial uses should be located at important intersections or strongly address a public street.
- b. Commercial buildings located in mixed-use buildings should occupy the most prominent frontage or corner of the building, and in the event of a corner unit, should wrap the corner to create two related frontages.
- c. Stand-alone commercial buildings should be at a neighbourhood scale and modest in footprint.
- d. Strong, identifiable architectural forms that reflect the Pemberton character are encouraged for commercial development.
- e. Covered, rain protected entrance features to commercial entrances are encouraged.

##### Building Materials and Colours

- f. Extensive use of glazing and strong architectural elements should distinguish commercial development, while complementing the architectural character of the building or surrounding development.
- g. A natural colour palette, consistent with surrounding development is preferable over bright corporate or attention-grabbing commercial colours.

##### Signage

- h. A comprehensive sign plan shall be provided and shall identify natural themed signage materials with front lighting.
- i. The use of changeable copy, neon, or backlit signage is discouraged.
- j. Pylon or freestanding signage should be pedestrian scaled, low profile, made of natural materials, and front-lit.

##### Site Circulation, Parking, and Loading Areas

- k. Parking areas dedicated to commercial uses shall be universally accessible and should be located proximal to the front pedestrian entrance.
- l. Parking areas shall be lit to a pedestrian scale, without offsite light emissions, to ensure real and perceived safety and comply with dark sky principles.
- m. Parking areas should be appropriately screened by landscaping.

- n. Loading areas should be sized to mirror the scale and intended use of the building. Undesignated loading may be incorporated with parking areas at the discretion of the Village if site circulation is minimally impacted.

#### Landscaping

- o. Pedestrian plazas, patios, or similar finished outdoor gathering spaces are encouraged at the entrance to commercial uses.
  - p. Public art or other strong design elements to signify the commercial use are strongly encouraged.
  - q. Use of decorative pavers, modest landscaping and similar visual cues are encouraged to distinguish the public commercial portion of mixed-use developments.
  - r. All landscaping shall be designed, and the installation should be supervised by a registered member of the BC Society of Landscape Architects.
- o. *Waste Management and Recycling*
- s. All waste and recycling facilities shall be in a dedicated waste facility which should be incorporated into a mixed-use waste facility or designed as a specific feature of a stand-alone commercial development.
  - t. All waste facilities shall be screened from any public vantage point.

## SCHEDULES

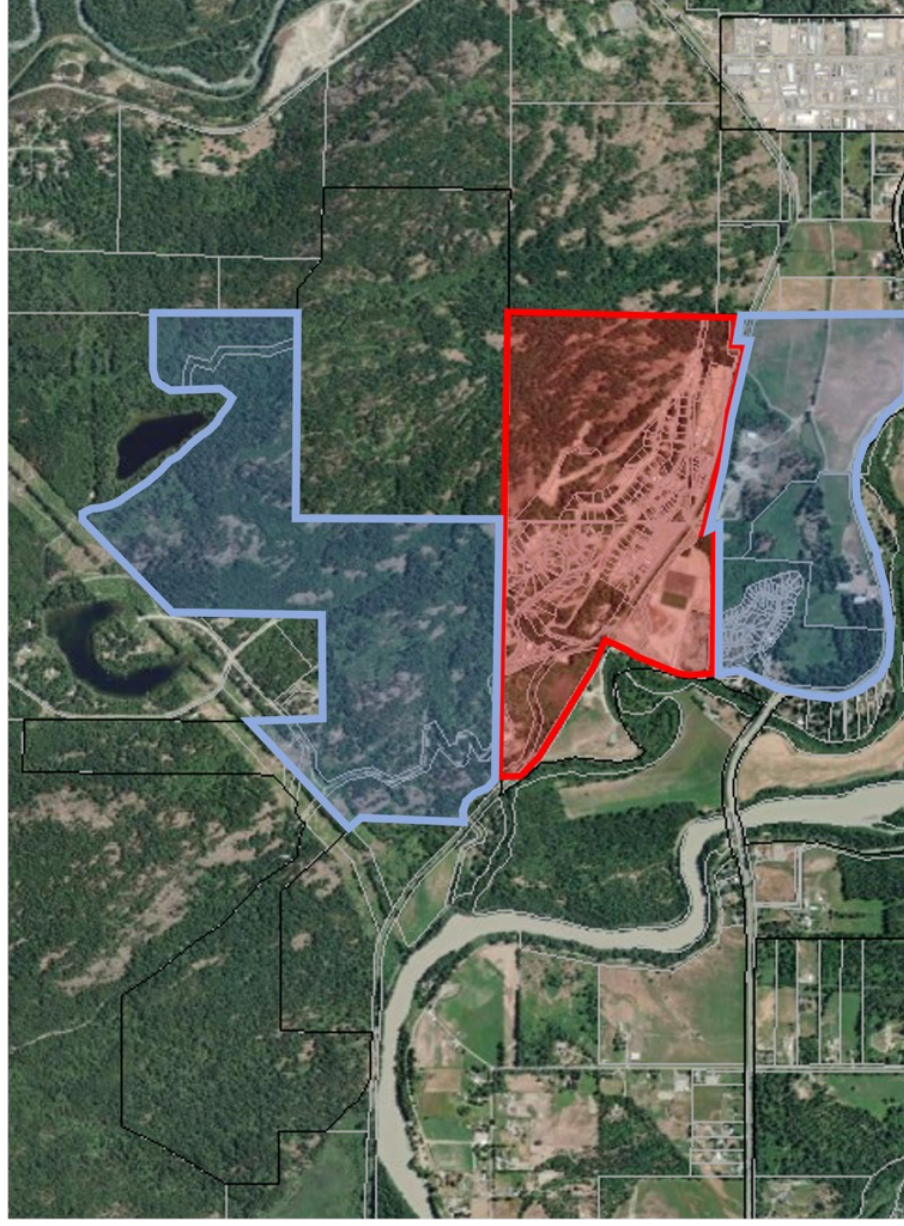
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Schedule "A"  
Plan Area





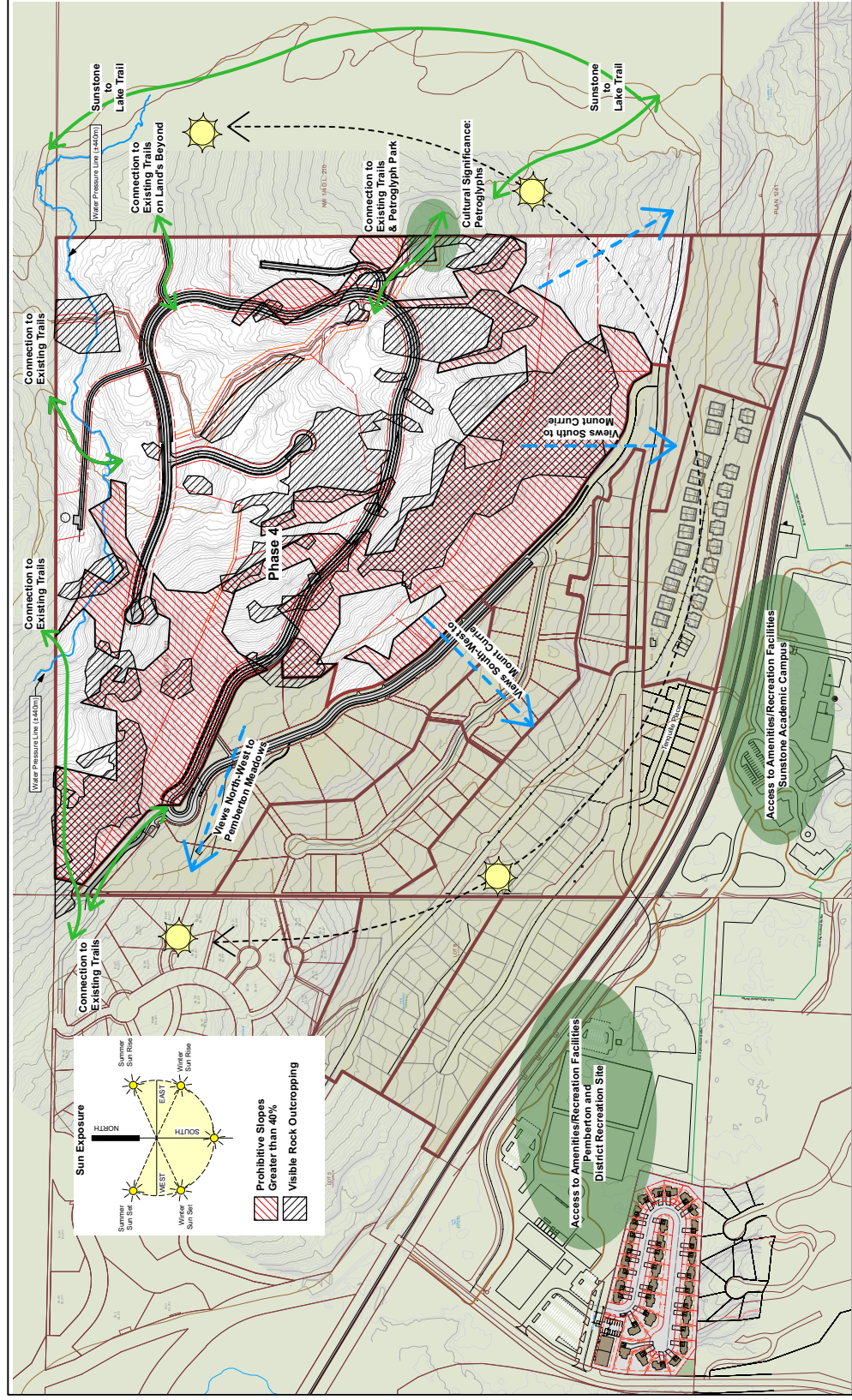
Schedule "B"  
Plan and Context Area



Context Area

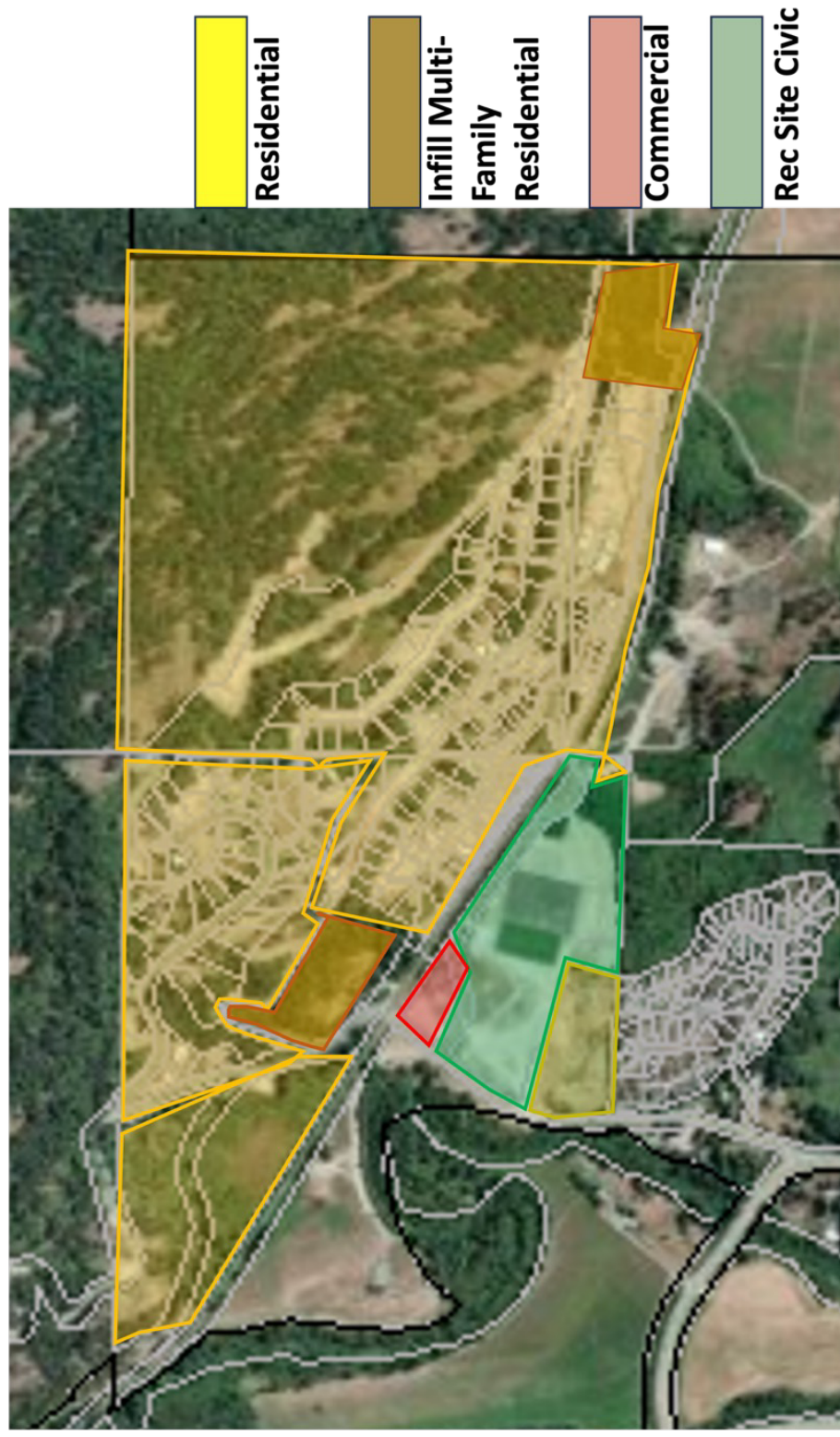
Plan Area





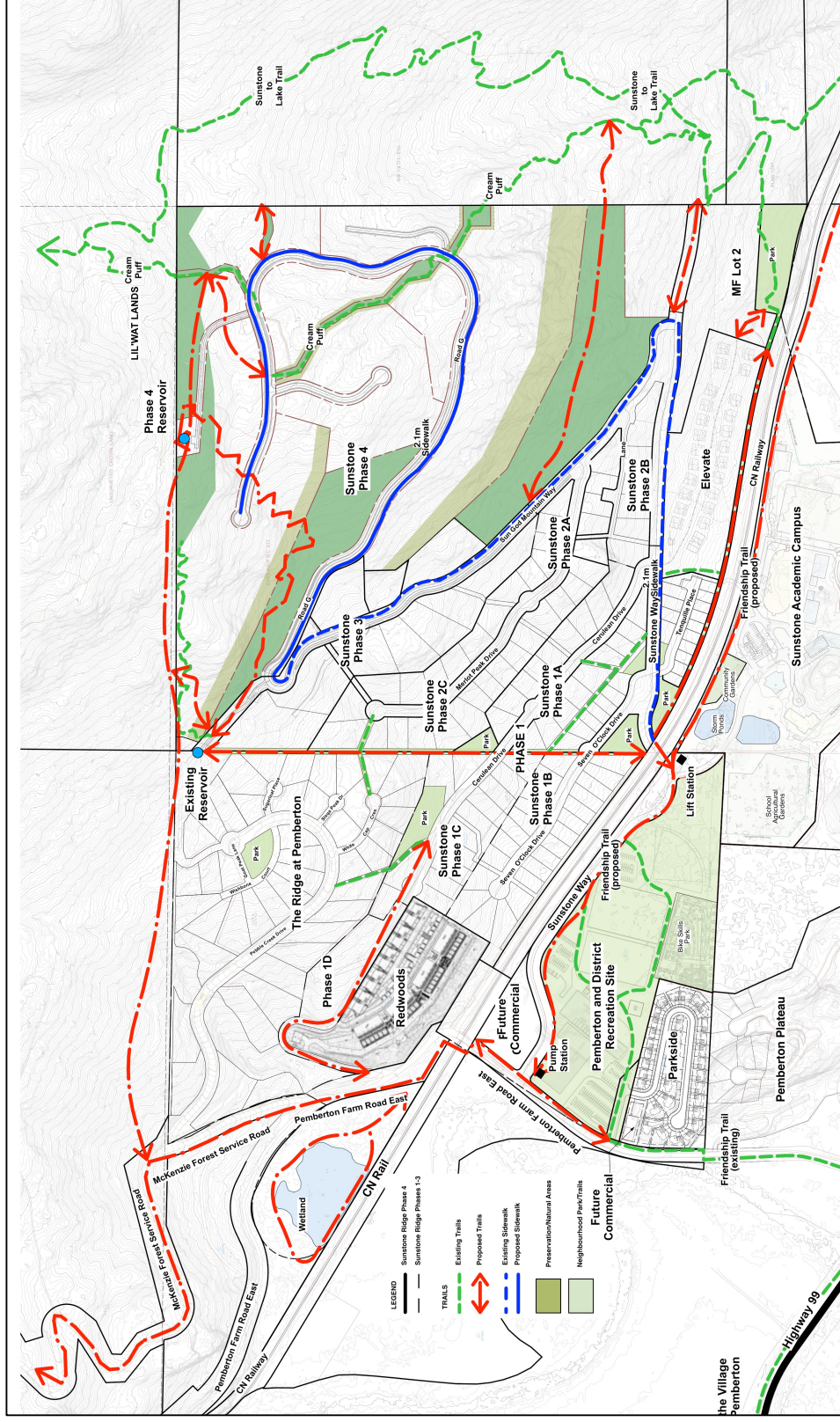


Schedule "D"  
Land Use Plan





# Schedule "E" Trails Plan



Schedule "F"  
Residential Areas

