



REQUEST FOR DECISION

Lil'wat Main Street Development – OCP and Zoning Amendment (Third Reading and MOTI Approval)

Meeting Date: June 29, 2022

To: SLRD Board

Applicant: Lil'wat Capital Assets Inc.

Location: Mount Currie, Electoral Area C

Legal Descriptions: LOT 1 DISTRICT LOT 209, LILLOOET DISTRICT, PLAN EPP102417

RGS Designation: Rural Community	OCP Designation: Commercial	Zoning: C-1 Zone Community Commercial	ALR Status: N/A	Development Permit Areas: Development Permit Area 1: Mount Currie Commercial
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RECOMMENDATIONS:

THAT Bylaw 1697-2020, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020" be given third reading.

THAT Bylaw 1698-2020, cited as "Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020" be given third reading.

THAT pursuant to Section 52(3)(a) of the *Transportation Act*, Bylaw 1697-2020, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020" and Bylaw 1698-2020, cited as "Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020" be sent to the Ministry of Transportation and Infrastructure for their approval prior to adoption of the bylaw.

THAT a Housing Agreement Bylaw be prepared for the 36 non-market rental dwelling units, with the Housing Agreement Bylaw and Housing Agreement provided in registrable form in conjunction with 4th reading of Amendment Bylaw No. 1697-2020 and Amendment Bylaw No. 1698-2020.

KEY ISSUES/CONCEPTS:

The SLRD received a development application from Lil'wat Capital Assets Inc. proposing a Village type mixed-use commercial and residential development on vacant land within the Mount Currie commercial area. Specifically, the property includes two consolidated land parcels at 2037 – 2043 Highway 99 (consolidated lot address is 2037 Sea to Sky Hwy 99, Mount Currie). Two separate buildings are proposed, with ground level commercial and 1-2 levels of residential. The South building consists of 36 units of affordable non-market rental housing units, sponsored by BC Housing, while the North building consists of 17 moderate income -

affordable market rental units. (full description of what is intended by “affordable non-market” and “moderate income - affordable market” is included below)

The current Community Commercial Zoning and Commercial OCP Designation does not provide for residential development, and thus the need for a Zoning and OCP amendment application. The Zoning and OCP amendment applications are being processed concurrently.

The Lil'wat Main Street Development (project name) directly addresses recommendations from the recently completed SLRD Housing Need and Demand Study (2020). It is also aligned with SLRD Regional Growth Strategy goals and strategic directions and the SLRD Electoral Area C OCP objectives and policies.

A public information meeting was held on February 17, 2022. The Amendment Bylaws were given second reading at the April 20, 2022 Board meeting. The Pemberton Valley Dyking District (PVDD) provided comments, which were presented at the Public Hearing held on May 17, 2022. Public Hearing outcomes and submission comments are outlined in this report. As there are no outstanding issues as part of the zoning/OCP amendment processes, SLRD staff are recommending the Board give third reading and refer the Amendment Bylaws to Ministry of Transportation and Infrastructure (MOTI) for approval.

RELEVANT POLICIES:

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)
[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999](#)
[Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002](#)
[Squamish-Lillooet Regional District Housing Need and Demand Study, 2020](#)

BACKGROUND:

Project Description Summary

The subject parcel is within Electoral Area C of the SLRD and is held as private fee simple land. The existing zoning is Community Commercial and the existing OCP designation is Commercial, which allows for relatively limited residential development. According to the application, the intent is to rezone the parcel to allow for a Village type mixed use commercial and residential development, consisting of two separate buildings linked by a covered walkway. The residential development will include affordable non-market rental units (sponsored by BC Housing) and affordable market rental units (see unit mix break down below). Site development will also include extensive landscaping, a children's play area, community gardens, and the development of surface parking areas for both vehicles, electric vehicles and bicycles. The site design principles indicate the development seeks to add a sense of arrival into a compact town centre with a walkable commercial area. The development also seeks to enhance pedestrian connectivity to the adjacent Ts'zil Learning and Lil'wat Cultural Centre.

See [Site Drawings](#), [Design Principles](#) and [Updated Site Plan](#) for full details.

South Building – Unit Mix	North Building – Unit Mix
36 Affordable Non-Market Units (Rental): 5 @ 3 -BR Units 5 @ 2-BR Units 14 @ 1 -BR Units 2 @ Accessible 1 -BR Units 10 @ Studio Units	17 Moderate Income - Affordable Market Units (Rental) 5 @ Live-Work 1-BR Units 12 @ 1-BR Units
5 Commercial Retail Units	1 Commercial Retail Unit

See [first reading report](#) for further project description details, including the project's Affordability Continuum and Sustainability Goals.

RGS Summary

The project proposes mixed-use compact residential and local commercial, at a small-scale and within the existing development node of Mount Currie, as supported by the Rural Community designation. The subject property is serviced by community water and sewer services. And it has been confirmed the existing community water and sewer services located in the adjacent street rights-of-way have the required capacity to accommodate the proposed Lil'wat Main Street Development.

OCP Summary

The subject property is designated Commercial under the Electoral Area C OCP, which provides for commercial development but not residential/mixed-use, thus the need for an OCP amendment. The OCP Amendment Bylaw 1698-2020 proposes to re-designate the subject property from Commercial to Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential.

Zoning Summary

The Zoning Amendment Bylaw 1697-2020 proposes to rezone the subject property from C1 - Community Commercial to C2 – Mixed Use Commercial and Multiple-Unit Residential. The intent of the C2 – Mixed Use Commercial and Multiple-Unit Residential Zone is to provide for a Village type mixed use commercial and multiple-unit residential development. The C2 Zone is proposed to include *residential rental tenure* units, including affordable non-market housing and moderate income - affordable market housing. The C2 Zone provides for a minimum 30 *residential rental tenure* units.

SLRD Housing Need and Demand Study Summary

The Lil'wat Main Street Development addresses the key finding around limited rental supply and housing shortages in First Nations communities. Further, the Lil'wat Main Street Development specifically addresses the recommendation for the development of modest density multi-family housing in Mount Currie.

Residential Rental Tenure

The C2 Zone includes *residential rental tenure units*, with affordable non-market housing and moderate income - affordable market housing. The C2 Zone sets a minimum 30 *residential rental tenure units* of the total 56 dwelling units proposed.

Housing Agreement and Covenants

The 36 non-market rental dwelling units will be subject to a Housing Agreement and Covenants will be registered on title to ensure affordability in perpetuity. The Housing Agreement Bylaw will be presented for readings and adoption in conjunction with adoption of the subject Amendment Bylaws. Lil'wat Nation is working towards securing BC Housing capital funding for the construction of the 36 non-market dwelling units within the South Building. The exact affordability formula used to determine rents within this building will depend on BC Housing's funding program available for this project, and will be outlined in the Housing Agreement.

Development Permits and Building Permits

Aspects to be addressed further at the Development Permit and Building Permit Stage include design/form and character, conservation and sustainability, lighting, landscaping, and natural hazard mitigation.

Previous Staff Reports

[First Reading - December 16, 2020](#)

[Second Reading – April 20, 2022](#)

Board Resolutions – December 16, 2020

At the December 16, 2020 SLRD Board meeting it was resolved:

THAT Bylaw 1697-2020, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020" be introduced and given first reading.

THAT Bylaw 1697-2020, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020" be referred to the appropriate First Nations, Village of Pemberton, and provincial agencies including the Ministries of Transportation and Infrastructure, Forests, Lands, Natural Resource Operations and Rural Development, Municipal Affairs and Housing, and Vancouver Coastal Health for comment.

THAT Bylaw 1698-2020, cited as "Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020" be introduced and given first reading.

THAT Bylaw 1698-2020, cited as "Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020" be referred to the appropriate First Nations, Village of Pemberton, and provincial agencies including the Ministries of Transportation and Infrastructure, Forests, Lands, Natural Resource Operations and Rural Development, Municipal Affairs and Housing, and Vancouver Coastal Health for comment.

At the April 20, 2022 SLRD Board meeting it was resolved:

THAT Bylaw 1697-2020, cited as "Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020" be given second reading.

THAT Bylaw 1698-2020, cited as “Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020” be given second reading.

THAT this development application be referred to the Pemberton Valley Dyking District and any referral comments received from the Pemberton Valley Dyking District be presented at the public hearing.

THAT Board direct staff to schedule and advertise a public hearing, to be held electronically, and delegate the holding of the public hearing to Electoral Area C Director Russell Mack with Director Jen Ford as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw No. 1697-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020” and Bylaw No. 1698-2020, cited as “Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020”.

ANALYSIS:

The following section provides an analysis of Board comments/concerns at second reading, Pemberton Valley Dyking District comments, and the public hearing outcomes. For full analysis of SLRD bylaws and policies, please see previous staff reports linked above.

Board Comments/Concerns at Second Reading

- Noted concerns around Grandmother slough and requested stormwater management plan be referred to Pemberton Valley Dyking District for comment
- Requested information as to possible connections to Friendship Trail

Pemberton Valley Dyking District Comments

1. The proposed drainage solutions need further refinement
 - The existing site is clear and has an organic well drained base
 - Once the development is built the site will likely see higher drainage flows due to hard surfacing and buildings
 - The high-level drainage solutions in the referral document are not likely to be an effective solution.
2. Snow Removal
 - Parking area is not well suited for snow removal and there is no area dedicated for snow storage
3. Emergency Preparedness and Parking
 - Opportunity to explore elevated parking to provide areas of refuge during high water events

The above comment summary was presented at the Public Hearing. For full referral response from PVDD, see Appendix C.

The PVDD comments are important – noting opportunities and concerns. The referral response has been shared with the proponent. SLRD staff look forward to working with the PVDD and the proponent to address opportunities and concerns, to be addressed at the development permit stage.

Friendship Trail

SLRD staff requested information as to the current Friendship Trail route and potential connections to the Lil'wat Mainstreet Development. The following information was provided:

- Lil'wat Lands and Resources is taking the lead role in the technical review and community consultation regarding the preferred route through the reserve lands.
- Discussions are underway yet the final route is still to be determined.
- Opportunities for immediate connection to the Lil'wat Mainstreet Development project can be explored at the DP stage once the final route through reserve lands is established.
- Approval of the rezoning will likely be considered by Lil'wat when contemplating preferred route.

This information was also shared at the public hearing.

Public Hearing

An electronic public hearing was held on May 17, 2022. The public hearing was advertised in the May 5th and May 12th issues of the Pique Newsmagazine. Neighbour Notifications were sent to all properties with 150m of the subject property. Information was also posted on the SLRD website and shared out on SLRD social media channels. One written submission was received and the only members of the public in attendance at the public hearing were the proponents.

The public hearing was adjourned as per section 10 of the *Squamish-Lillooet Regional District Development Approval Information, Fees and Notification Procedures Bylaw No. 1301-2014* which states:

10.1 If no members of the public attend a public hearing, the hearing shall be adjourned after 15 minutes and shall be considered to have been held as required.

See Appendix D for public hearing minutes and presentation slides.

Written Submission

One written submission was received. The submission comments as well as staff and proponent responses summarized in the below table. The full submission is included in the Public Hearing minutes in Appendix D.

Submission Comments	Staff and Proponent Responses
Concerned with residential component, with 53 units and increase in population	• SLRD Regional Growth Strategy and SLRD Housing Need and Demand Study support mixed use development and modest density multi-family housing in Mount Currie.
Concerned about number of cars (noting at least 53 cars to be anticipated plus traffic for commercial uses)	• 110 parking stalls are being provided for, as per the Area C Zoning Bylaw requirements. • MOTI Traffic Impact Assessment has been completed and development is contemplated in larger corridor traffic study.

Has an environmental study been completed to protect creeks given density proposed?	- An Initial Environmental Review was completed by Cascade Environmental, as well as servicing capacity (sewer/water) confirmed as per Vancouver Coastal Health requirements. - Riparian Area Protection regulations will be implemented as part of the Development Permit process, as per the SLRD Riparian Protection DPA.
How will noise issues be managed?	- The proponent has clarified that the rental housing units will be prioritized for Lil'wat Nation community members but not limited to only band members. - The proponent also communicated that a non-profit housing society would be set up to manage the units, including any noise complaints.
Request that a fence be built around the property to protect neighbouring land, creeks	Fencing options can be explored through the Development Permit process; the proponent noted the need to consider visual impacts of fencing.

REGIONAL IMPACT ANALYSIS:

Impacts of the additional of 36 non-market rental housing units, developed in partnership with BC Housing, and 17 Moderate Income - Affordable Market Rental units (affordable based on CMHC standards) will be largely local, with the community of Mount Currie benefiting. There may also be positive regional spin off impacts, as there is a shortage of affordable rental housing throughout the SLRD.

OPTIONS:

Option 1 (PREFERRED OPTION)

Give third reading to Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020 and referral to MOTI for approval.

Give third reading to Squamish-Lillooet Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020 and referral to MOTI for approval.

Option 2

Revise as per Board direction and give third reading to the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020 as revised and refer to MOTI for approval.

Revise as per Board direction and give third reading to the Squamish-Lillooet Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020 as revised and refer to MOTI for approval.

Option 3

Reject the zoning/OCP amendment application.

FOLLOW UP ACTION: If approved by the Board, refer the bylaws to MOTI for approval.

ATTACHMENTS:

Appendix A: Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020

Appendix B: Squamish-Lillooet Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020

Appendix C: Pemberton Valley Dyking District Comments – May 5, 2022

Appendix D: Public Hearing Minutes and [Presentation](#) – May 17, 2022

Prepared by: C. Dewar, Senior Planner

Reviewed by: K. Needham, Director of Planning and Development Services

Approved by: C. Dalton, Chief Administrative Officer

SQUAMISH-LILLOOET REGIONAL DISTRICT BYLAW NO. 1697-2020

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020”.
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:

(a) By adding the following definitions to SECTION 1 DEFINITIONS:

MULTIPLE-UNIT RESIDENTIAL means a residential use in a building divided into not less than 3 dwelling units.

RESIDENTIAL RENTAL TENURE means a form of tenure known as tenancy, in which rent is paid by a tenant to a landlord in exchange for the right to occupy a dwelling unit for residential use, in accordance with provisions of the Residential Tenancy Act.

(b) By adding the following designation to Table 2-1 Designation of Zones, to come after TC5 – Tourist Commercial 5 Sub Zone:

C2 – Mixed Use Commercial & Multiple-Unit Residential Zone

(c) By inserting the following 8.3 C2 ZONE – MIXED USE COMMERCIAL & MULTIPLE-UNIT RESIDENTIAL into Schedule A Zoning Bylaw under SECTION 8 COMMERCIAL ZONES and following the SECTION 8.2 TC ZONE as follows:

SECTION 8.3 – C2 ZONE – MIXED USE COMMERCIAL & MULTIPLE-UNIT RESIDENTIAL

Intent

- 8.3.1 The intent of this zone is to provide for a Village type mixed use commercial and multiple-unit residential development.

Permitted Uses

- 8.3.2 Land, buildings and structures in the C2 Zone shall be used for the following purposes only:

- (a) retail;
- (b) rental stores;
- (c) business and professional offices;
- (d) banks;

- (e) post office;
- (f) medical and dental clinics;
- (g) restaurants;
- (h) bakeshop or confectionery, whose products are sold retail on the premises;
- (i) personal service establishments as defined under *Health Act* regulations, shoe repair shops, electric and electronic shops, launderette, laundry and dry-cleaning shops, florist shops, tailor or dressmaking shops;
- (j) printing and publishing;
- (k) community halls, churches, libraries and other similar uses;
- (l) theatres;
- (m) recreation and places of amusement;
- (n) park
- (o) playground
- (p) community garden
- (q) community facilities
- (r) *home based business*
- (s) *multiple-unit residential*
- (t) *accessory buildings and accessory uses*
- (u) uses permitted in section 3.2.

Parcel Coverage

8.3.3 The parcel coverage of all buildings and structures shall not exceed 20 percent.

Parcel Area

8.3.4 The minimum parcel area for subdivision shall be one hectare.

Siting Requirements

8.3.5 No building or structure or part thereof, except a fence, shall be located within 5 metres of a *parcel line*.

Dwelling Units, Gross Floor Area, and Height Regulations

8.3.6 On a parcel located in the C2 Zone, no use, building or structure shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	COLUMN I	COLUMN II
	Matter to be Regulated	Regulations
.1	Minimum number of <i>dwelling units</i>	45
.2	Maximum commercial <i>gross floor area</i>	800 sq. m.
.3	Maximum residential <i>gross floor area</i>	5000 sq. m.
.4	Maximum building height	13 m
.5	Maximum accessory building height	4 m
.6	Minimum <i>residential rental tenure</i> units	30 units

Parking & Loading

- 8.3.7 Parking and loading shall comply with the requirements of Section 4 of this Bylaw.
- 8.3.8 In addition to the requirements of Section 4 of this bylaw, there shall be a minimum of 4 electric vehicle charging stations.
- 8.3.9 In addition to the requirements of Section 4 of this bylaw, there shall be a minimum of 25 long-term secure bicycle parking spaces and 20 short-term covered bicycle parking spaces.
- 8.3.10 For multiple-unit residential development, the required parking spaces are calculated at 1.25 spaces per residential unit.

- (d) The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 762, 2002, Schedule B Maps is amended as follows:

The land outlined on the map on Schedule 1 to this bylaw and legally described as “LOT 1 DISTRICT LOT 209 LILLOOET DISTRICT PLAN EPP102417” is rezoned from C1 Zone (Community Commercial) to C2 Zone (Mixed-Use Commercial & Multiple-Unit Residential).

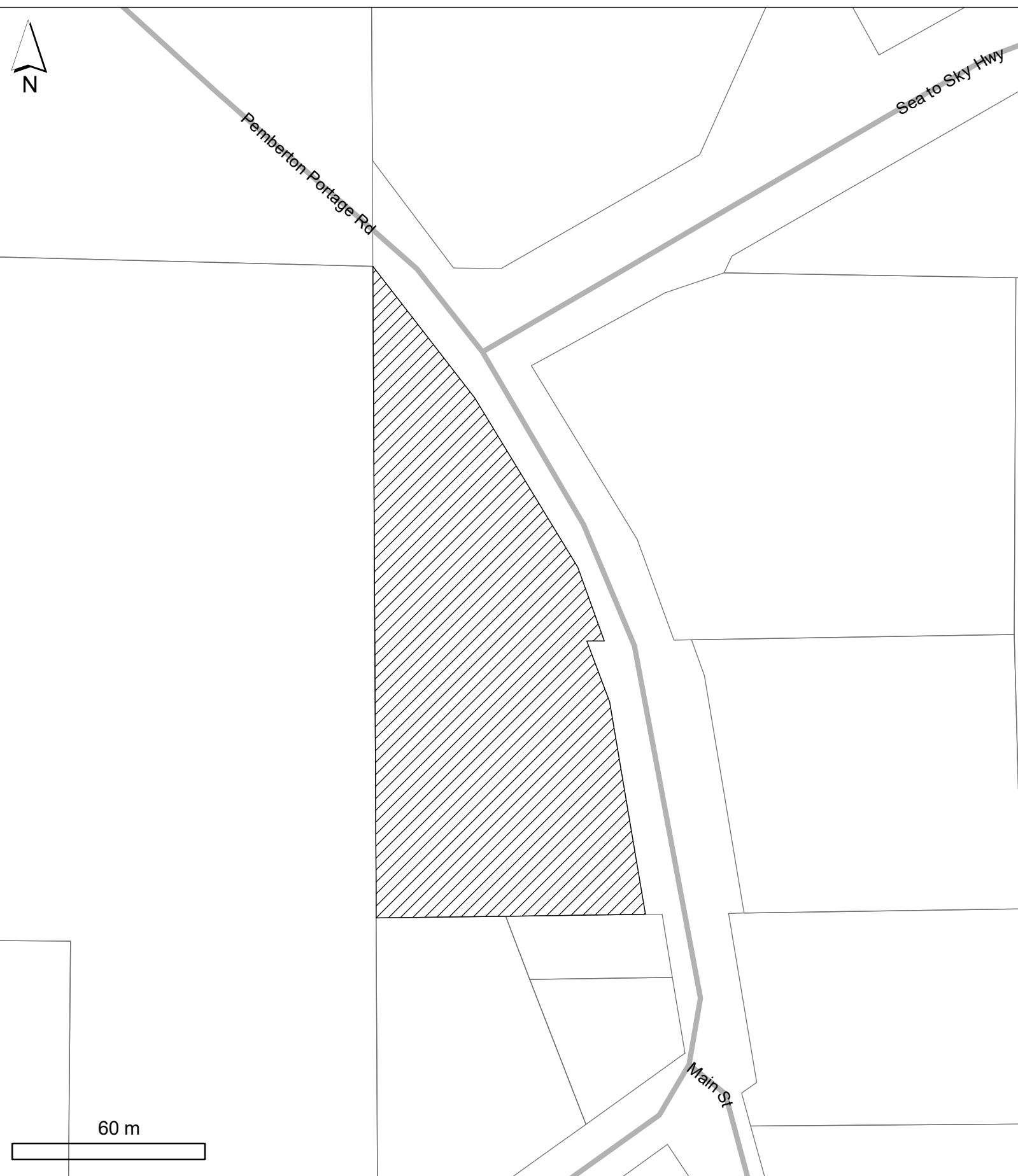
- (e) By adding Amendment Bylaw 1697-2020 to the Summary of Amendments table as follows:

1697-2020	Lil'wat Main Street Zoning Amendment	, 2022
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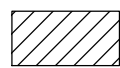
READ A FIRST TIME this	16 th day of	DECEMBER, 2020
READ A SECOND TIME this	20 th day of	APRIL, 2022
PUBLIC HEARING held this	17 th day of	MAY, 2022
READ A THIRD TIME this	day of	, 2022
APPROVED PURSUANT TO SECTION 52 (3)(a) OF THE TRANSPORTATION ACT this	day of	, 2022
ADOPTED this	day of	, 2022

Jen Ford
Chair

Kristen Clark
Director of Legislative Services and Corporate
Services



Schedule 1

 C1 Zone (Community Commercial) to C2 Zone (Mixed-Use Commercial & Multiple-Unit Residential)

SQUAMISH-LILLOOET REGIONAL DISTRICT BYLAW NO. 1698-2020

A bylaw of the Squamish-Lillooet Regional District to amend the
Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Electoral Area C Official Community Plan;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020”.
2. Squamish-Lillooet Regional District Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999 is amended as follows:
 - (a) By inserting the following **COMMERCIAL 2 – MIXED USE COMMERCIAL AND MULTIPLE-UNIT RESIDENTIAL LANDS** into Schedule A Zoning Bylaw under **LAND USE Section 7 COMMERCIAL LANDS** as follows:

COMMERCIAL 2 – MIXED USE COMMERCIAL AND MULTIPLE-UNIT RESIDENTIAL LANDS

Context

The Lil’wat Main Street Development is a Village type mixed use commercial and residential development, consisting of two separate buildings linked by a covered walkway. The residential development tenure is rental and includes affordable housing units, as well as a variety in dwelling unit types. The commercial development is ground level, connecting to and enhancing the pedestrian experience, and includes live work units. The addition of compact rental residential and local commercial at a small scale contributes to Mount Currie centre as a complete community.

The Lil’wat Main Street Development integrates into existing preferred modes of transportation routes, including the Friendship Trail, and provides community amenities such as a children’s play area and community gardens. Enhanced pedestrian connectivity, outdoor community spaces and extensive landscaping contribute to the vibrancy of the Mount Currie centre.

The Lil’wat Main Street Development enhances the natural landscape through the retention and use of native, drought resistant and low maintenance plantings. Sustainability features are incorporated throughout the development, including solar and heat recover systems. Natural hazard considerations guide site design, with geological and hydraulic mitigative measures implemented.

Objectives

- To create affordable housing units to serve the needs of the community.
- To provide a variety of housing types, sizes and tenures, including non-market housing options.

- To enhance connectivity and the public realm.
- To support a viable commercial centre in Mount Currie.
- To ensure adequate goods and services are locally available to residents of and visitors to Area C.
- To ensure development minimizes and mitigates risks associated with natural hazards.
- To encourage efficient, low-carbon, innovative development practices that conserve, recycle or generate energy, water, materials, and other resources.

Policies

- 7.12 The Plan provides for mixed-use residential and commercial and designates these land uses as COMMERCIAL 2 on Map 1 – Land Use Designations. COMMERCIAL 2 supports the use of land for local commercial activity including retail, restaurants, personal service, and community facilities. Residential use includes multiple-unit residential.
- 7.13 Affordable housing is prioritized, and provided for in perpetuity.
- 7.14 Multiple-Unit Residential development includes a variety of unit types and tenures to meet the diverse needs of the community over the long-term.
- 7.15 Commercial development contributes to the streetscape through quality design, materials and prioritization of pedestrians.
- 7.16 Commercial activity caters to the everyday needs of local residents and provides services and goods to area visitors.
- 7.17 Connectivity to preferred modes of transportation is encouraged.
- 7.18 Development of infrastructure that minimizes impacts to environmental resources is encouraged.
- 7.19 Buildings are encouraged to be net zero ready by 2032, as per the BC Step Code

- (b) By adding reference to Commercial 2 in 7.11 Development Permit Area 1: Mount Currie Commercial by inserting the following wording after “Development Permit Area 1 includes all parcels designated as Commercial...”:

and Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential...

- (c) By adding Amendment Bylaw 1698-2020 to the Summary of Amendments table as follows:

1698-2020	Lil'wat Main Street Development OCP Amendment	, 2022
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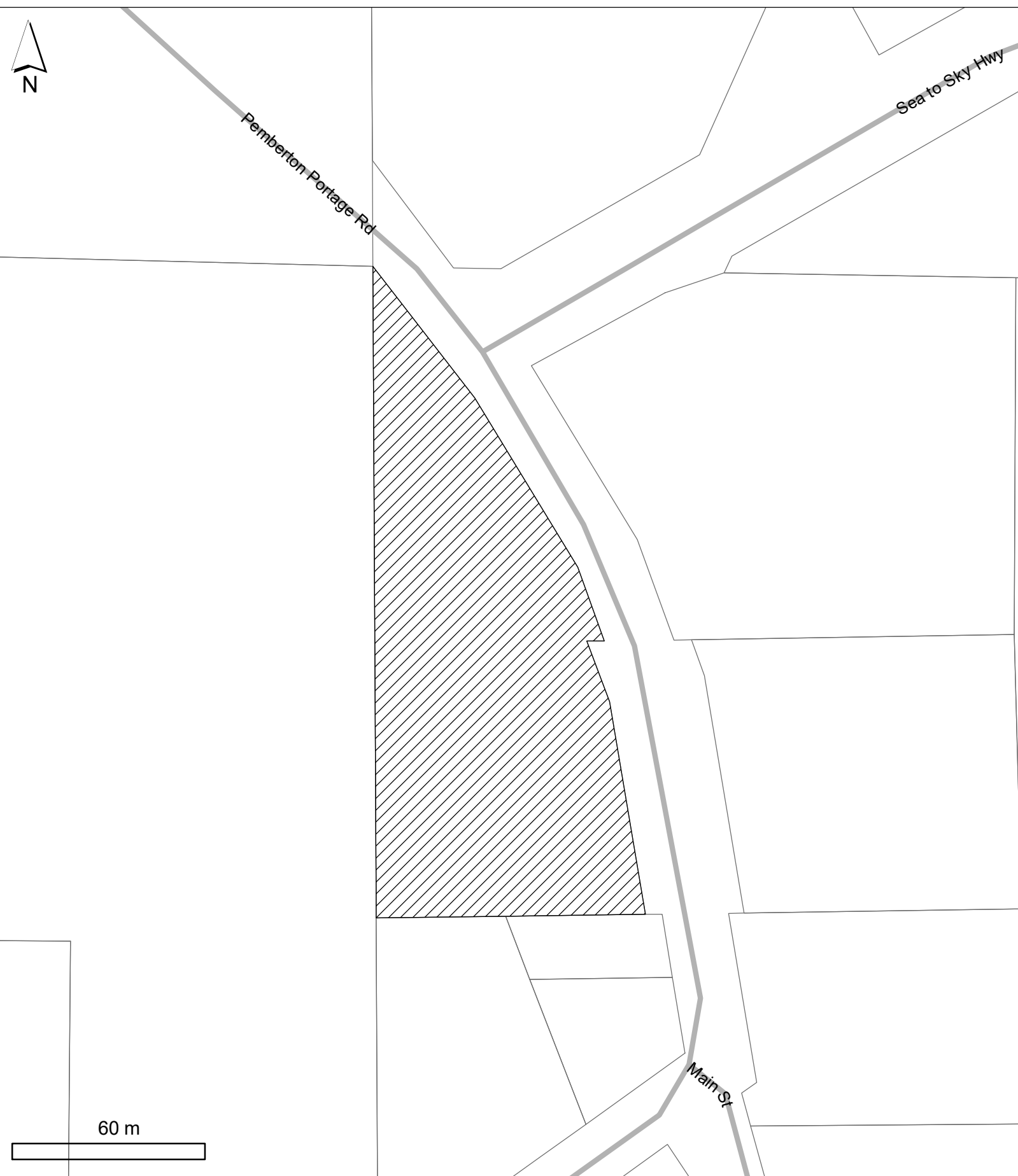
- 3. Map 1 (Area C Land Use Designations) of the Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999 is amended as follows:

By redesignating the land legally described as “LOT 1 DISTRICT LOT 209 LILLOOET DISTRICT PLAN EPP102417” from Commercial to Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential as shown on Schedule “1”.

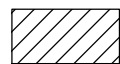
READ A FIRST TIME this	16 th day of	DECEMBER, 2020
READ A SECOND TIME this	20 th day of	APRIL, 2022
PUBLIC HEARING held this	17 th day of	MAY, 2022
READ A THIRD TIME this	day of	, 2022
APPROVED PURSUANT TO SECTION 52 (3)(a) OF THE TRANSPORTATION ACT this	day of	, 2022
ADOPTED this	day of	, 2022

Jen Ford
Chair

Kristen Clark
Director of Legislative Services and
Corporate Services



Schedule 1



Commercial to Commercial 2 - Mixed-Use Commercial and Multiple-Unit Residential

To: Claire Dewar

RE: Lil'wat Main Street Development – Zoning Amendment Bylaw 1697-2020 and OCP Amendment Bylaw 1698-2020 – Referral

The PVDD has reviewed the proposed development and has the following comments.

1. The proposed drainage solutions need further refinement. The existing site is clear but has an organic well draining base. Once the development is built the site will likely see higher drainage flows due to hard surfacing and buildings. The high-level drainage solutions in the referral document are not likely to be an effective solution.

Issues with current design (From referral document):



- The proposed roadside drainage does not exist and is not likely to have the slop required to meet flow requirements.
- The proposed roadside ditch will make for poor pedestrian access along this stretch that may be a safety concern
- The proposed roadside ditch would have to cross several driveway accesses which would require culverts. If this is the chosen path forward, there would have to be care and attention taken to culvert elevations and sizes.
 - Ditch path shown in red arrows
 - Driveway crossing shown in green
- It is not clear how the proposed drainage path would be planned, running from the back of the property to the Grandmother Slough.

Grandmother Slough:

The Slough is a natural drainage path that is an old channel of the Lillooet River. Since it was cut off from the river in the late 40's and with major development in the area, the slough lacks water flow. The slough is naturally infilling due to the lack of water flow. More waterflow into the slough would be beneficial provided that the water is clean. Care should be taken to make sure that salt from snow melt and other contaminants do not enter the slough in vast quantities. The slough is a fish bearing stream and an ecosystem that needs to be maintained.

Due to the expansion of development in the area the beaver population is thriving in the slough. With so much human activity the natural predators of the beavers are no longer very active in the area. This is causing the slough to further fill in. Areas up and downstream of a dam have sediment infill issues due the effects of the dam on the water flow. Other issue resulting from the dams are the PVDD's management of the water flow. The PVDD must release water from the dams to keep properties from flooding and septic fields working. This releases sediment downstream and is not desirable. The PVDD has been working to install beaver pipes in the dams and will keep up this practice.

The slough is a source of early flood water from the Birkenhead River due to high flows and any drainage designs should make sure they take this into account. The drainage can work in both directions. This means any gravity drainage should have backflow prevention or valves to shut it off. Also, gravity drainage is not a reliable mode of drainage in Pemberton.



Snow storage:

In the past many developments in the Pemberton have not included for snow clearing or snow storage in the up-front planning.

This continually causes issues in the (Peak/Pioneer, Meadow Lane and others). This issue is also very hard to deal with after the fact. This year when Pemberton saw a large amount of snow fall in the early winter months, many strata's and the VOP itself had to spend a lot of money and resources to move snow. This is because the areas where they traditionally store snow are not well thought out and quickly filled up.

In looking at the plan for this development the parking area is not well suited for snow removal and there is no area dedicated for snow storage. Further to this the proposed highway ditch states, "should not be used for snow storage" The reality is that this area will likely fill up with snow from the clearing of the highway itself and not just from the clearing of snow from the development. This is a problem that should be solved up front.

Emergency Preparedness and Parking:

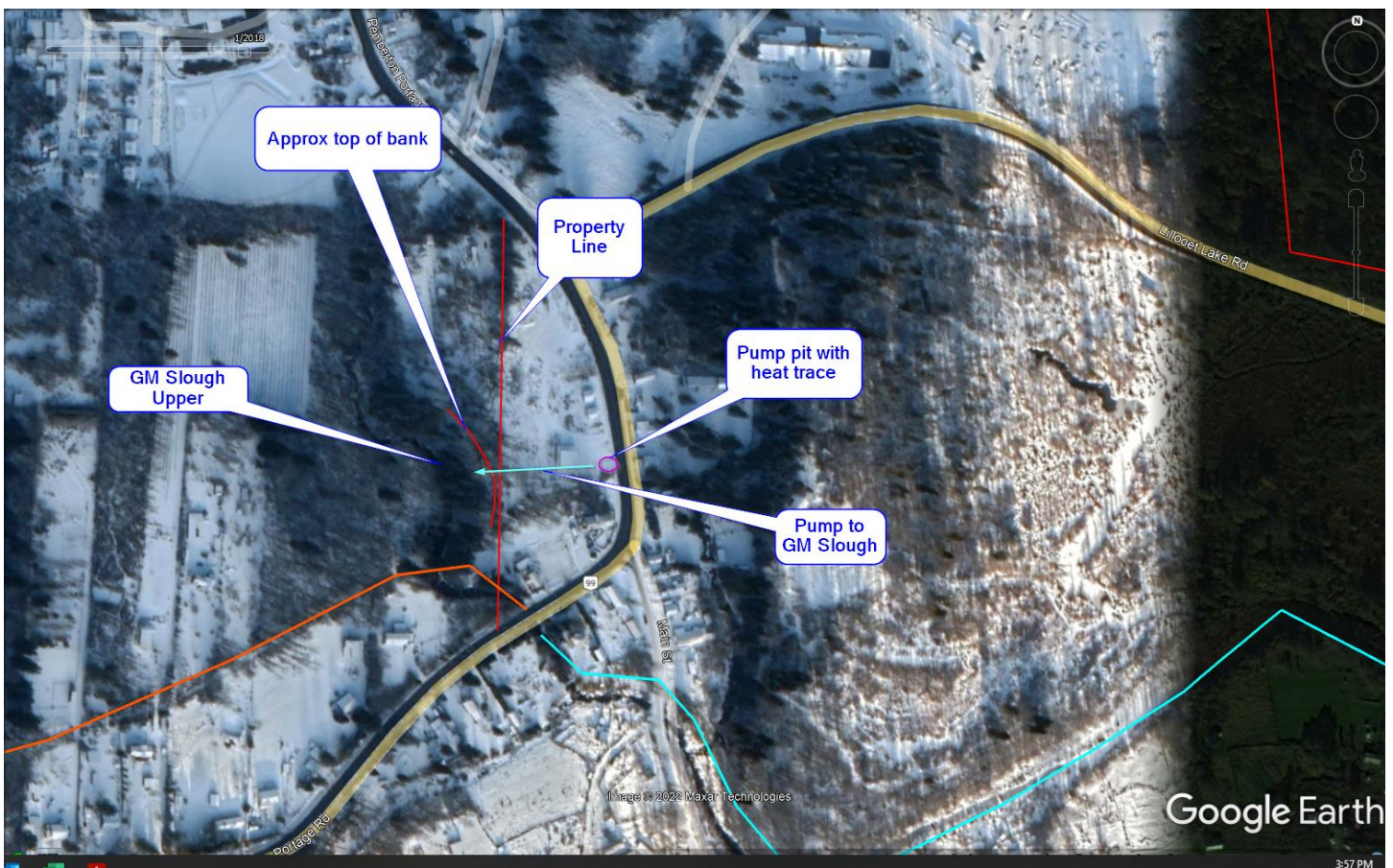
Areas of refuge during highwater events are few and far between in Pemberton. Going forward it would be a huge benefit if the developments ensured that there is adequate elevated parking (Above 200-year FCL) to avoid the need to move vehicles and possibly store excess vehicles and other valuables from the surrounding areas during a high-water event.

Also having capacity to house evacuees in an area like this would be a benefit but not mandatory as we cannot evaluate the financial capacity of a development such as this to be able to accommodate this.



Possible solutions for discussion:

The PVDD went out and walked the area. Although we could not locate any property pins to definitively comment of property lines, we have an option that may be worth exploring. The West side of the development should be able to gravity drain as long as a well maintained drainage path to top of bank is maintained.





The PVDD is available to help and add any input as required for this project. We are committed to working with development to ensure long term sustainable growth. This development fills a much-needed gap in this area and would appear to be very beneficial.

Thank you for the opportunity to comment.

Kevin Clark
Manager
Pemberton Valley Diking District
kclark@pvdd.ca



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PEMBERTON VALLEY DYKING DISTRICT



PUBLIC HEARING

Electoral Area C Wildfire Protection DPA Amendment

Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689-1999, Amendment Bylaw No 1741-2022

Electoral Area C Lilwat Mainstreet Development

**Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765-2002, Amendment Bylaw No. 1697-2020; and
Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689-1999, Amendment Bylaw No. 1698-2020**

SQUAMISH-LILLOOET REGIONAL DISTRICT

Minutes of a Public Hearing convened by the Squamish-Lillooet Regional District Board, held electronically via Zoom on May 17, 2022 at 4:00 p.m., pursuant to Squamish-Lillooet Regional District Planning Procedures Policy No. 14-2019.

Present were: R. Mack., Meeting Chair and Electoral Area C Director; K. Needham, Director of Planning and Development Services; C. Dewar, Senior Planner; L. Plotnikoff, Planning and Building Assistant (Recording Secretary); and 2 members of the public, including the applicant.

CALL TO ORDER

Director Mack introduced and called the meeting to order at 4:00 PM.

CHAIR'S INTRODUCTORY COMMENTS

Good afternoon, my name is Russell Mack, and as the Electoral Area C Director of the Squamish-Lillooet Regional District Board, I will be chairing this electronic public hearing. I would like to introduce Kim Needham, Director of Planning and Development Services, Claire Dewar, Senior Planner, and Lara Plotnikoff, Planning and Building Assistant who will be recording your comments.

I would like to recognize that collectively we are on the unceded territories of all of the First Nations within our regional boundaries.

This public hearing is convened pursuant to Section 464 of the *Local Government Act* to allow the public to make representations to the Board respecting matters contained in the proposed bylaw:

1. "Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022;
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020; and
3. Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020

This Public Hearing is being held electronically and we welcome and thank those who have joined us via Zoom video and phone. The Public Hearing is also being recorded and will be uploaded to the SLRD website for public viewing.

This public hearing was advertised in the May 5 & 12 issues of the Pique Newsmagazine. Every one of you present who believes that your interest in the property is affected by the proposed Bylaw shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Bylaw. None of you will be discouraged or prevented from making your views known. However, it is important that you restrict your remarks to matters contained in the proposed Bylaw.

I will now provide some brief instructions for those of you participating in this evening's Public Hearing via Zoom Online Video or Phone Conferencing.

For members of the public wishing to make a submission, please use the 'raise hand' feature.

We will call on each person to speak in turn and your microphone will be unmuted.

For those on the phone, the raise hand feature can be accessed by pressing star nine [*9]. We will use the last three digits of your phone number to call on you to speak.

For those on a computer, smartphone or tablet, click the raise hand icon on your screen. We will call on you to speak using the name you have used on screen.

Written submissions can be sent in until the end of the Hearing by email to cdewar at slrd dot bc dot ca (cdewar@slrd.bc.ca).

When speaking please address myself as Chair and commence your remarks by clearly stating your name and address or community of residence.

Members of the Regional Board or staff may ask or respond to questions following a presentation. However, the function of the Board representatives at this public hearing is to listen rather than to debate the merits of the proposed bylaws. After this public hearing has concluded, the Regional Board may, without further notice or hearing, adopt or defeat the bylaws, or alter and then adopt the bylaws, provided that the alteration does not alter the use or density.

May I remind you that tonight is your opportunity for input on the bylaw and that after the conclusion of this hearing, no further public comments can be received.

To date, we have received 0 written submission(s) regarding the Area C Wildfire Protection Development Permit Area and the associated bylaw.

And we have 1 written submission(s) regarding the Lil'wat Mainstreet Development and the associated bylaw.

I will now ask Senior Planner Claire Dewar to introduce the bylaw.

After Claire's presentation, the applicants will be given a brief opportunity to speak.

Following that, the floor will be opened to members of the public, and you will be given the opportunity to speak to the bylaws.

STAFF PRESENTATION
Area C Wildfire
Protection DPA

As there were no attendees for the Area C Wildfire Protection DPA the presentation was not given.

TERMINATION

Director Mack Called three times for further comments, he adjourned the public hearing for:

**Squamish-Lillooet Regional District Electoral Area C Official
Community Plan Bylaw No. 689, 1999, Amendment Bylaw No.
1741-2022**

at 4:15pm.

STAFF PRESENTATION
Lil'wat Mainstreet
Development

C. Dewar, Senior Planner, gave the option to present but as proponents were the only attendees they opted out of the presentation. C. Dewar verbally shared concerns from the submission received via email. C. Dewar shared that 110 parking stalls are being provided for as per the zoning bylaw. Additionally, it was confirmed an Initial Environmental Review was completed by Cascade Environmental, as well as servicing capacity (sewer/water) confirmed as per Vancouver Coastal Health requirements. C. Dewar stated that any fencing could be explored through the Development Permit process.

APPLICANT COMMENTS

Tom Laviolette (Director of Infrastructure)

T. Laviolette clarified that the rental housing units would be prioritized for Lil'wat Nation community members but not limited to only band members. Further, T. Laviolette shared that a non-profit housing society would be set up to manage the units, including any noise complaints.

Sean McEwen (Architect)

S. McEwen communicated the need to consider visual impacts of fencing.

TERMINATION

As per Squamish-Lillooet Regional District Development Approval Information, Fees and Notification Procedures Bylaw No. 1301-2014;

10.0 PUBLIC HEARINGS

10.1 if no members of the public attend a public hearing, the hearing shall be adjourned after 15 minutes and shall be considered to have been held as required.

Director Mack adjourned the public hearing for:

**Squamish-Lillooet Regional District Electoral Area C
Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2022; and**

**Squamish Lillooet Regional District Electoral Area C
Official Community Plan Bylaw No. 689, 1999, Amendment
Bylaw No. 1698-2020**

at 4:30 pm.

"ORIGINAL SIGNED BY"

R. Mack, Chair

"ORIGINAL SIGNED BY"

L. Plotnikoff, Recording Secretary

From: [Olwen Higgins](#)
To: [Claire Dewar](#)
Subject: SLRD BOARD OF DIRECTORS
Date: May 17, 2022 9:26:36 AM

I own a property adjacent to this proposed development.

There are a number of concerns I have:-

- 1, The residential component of this development , with 53 units available. This would increase the population by at least 106 people, and possibly more if they have children.
2. The number of cars for the residential tenants alone could be at least 53 allowing one car per household Plus all the traffic from the commercial suites..
3. We have a number of creeks on our property and I wonder if an environmental study has been for this density on less than 3 acres of land?
4. I understand that the residences are for band members only and if that is the case, who can be approached should the suites get rowdy?
5. I would like an undertaking that a fence be built around the property to protect our land. creeks and trespassing. from the tenants.

I look forward to hearing from you,

Olwen Higgins