

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

Minutes for the **Committee of the Whole** of Council of the Village of Pemberton held Tuesday, October 22, 2019 at 1:00 p.m. in Council Chamber, 7400 Prospect Street. This is Meeting No. 197.

ATTENDING: Mayor Mike Richman
Councilor Ryan Zant
Councilor Ted Craddock
Councilor Leah Noble
Councilor Amica Antonelli

STAFF: Nikki Gilmore, Chief Administrative Officer
Sheena Fraser, Manager of Corporate & Legislative Services
Lisa Pedrini, Manager of Development Services
Cameron Chalmers, Planning Consultant
Matt Rempel, GIS/Planning Tech
Joanna Rees, Planner
Elysia Harvey, Legislative Assistant

PUBLIC: 0

1. CALL TO ORDER

At 1:00 p.m. Mayor Richman called the October 22, 2019 Committee of Whole meeting to order.

In honour of the Lil'wat7ul, the Village of Pemberton acknowledges that we are meeting within the unceded territory of the Lil'wat Nation.

2. APPROVAL OF AGENDA

Moved/Seconded

THAT the agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

a) Committee of the Whole Meeting No. 196, Tuesday, October 8, 2019

Moved/Seconded

THAT the minutes of Committee of the Whole Meeting No. 196, held Tuesday, October 8, 2019, be adopted as circulated.

CARRIED

4. DELGATIONS

There were no delegations.

5. AFFORDABLE HOUSING ACTION PLAN WORKSHOP

Cameron Chalmers, Contract Planner, reviewed the framework of the Affordable Housing Action Plan and opened the table for the Committee's discussion and feedback.

Discussion took place respecting the type of affordable housing Pemberton may want and what the Committee wished to see as a focus of the plan. The following were some comments provided:

- Review of the current lands available for development (i.e.: Lion's Property)
- Looking to understand what is the most effective, efficient form of affordable housing that could be put in place quickly
- Desire for walkability to essential services
- Focus on the \$40 K demographic
- Establishment of resident restrictions in order to prioritize the affordable housing for Pemberton residents
- Ensuring affordability
- Understanding what the role of local government is with respect to providing affordable housing (whose responsibility is it?)
- Impacts to existing taxpayers to facilitate the development of an affordable housing project
- Establishment of dedicated rental units in new developments
- Ensure opportunity to support financially challenged or low-income residents

Discussion took place related to development financing and the challenges developers face in small communities, how to capitalize on opportunities and draw potential interested developers to the community.

The Committee reviewed the five key deliverables of the Plan and discussed the following:

Leveraging Partnerships

- Local churches (example – would the local churches consider including affordable housing if they are considering redevelopment)
- Habitat for Humanity's involvement in the Sea to Sky
- Vail Resorts – do they have a role/interest
- Pemberton business community
- Currently available housing/secondary suites
- Establishing incentives for residents to rent out suites

Advocacy, Education and Capacity Building

- Seeking public feedback
- Understanding the difference between housing wants vs. needs
- Learning what impacts housing changes might have on neighbourhoods and testing tolerance toward increased densification

- Incorporating outreach as part of the Official Community Plan (OCP) review to increase awareness and understanding of affordable housing needs and initiatives
- Ensuring the public has an understanding that development will follow a logical progression through the OCP, Zoning and Policy preparation.

Setting/Assessing Policy

- Review and assessment of current policies (Development Cost Charge Bylaw, Development Procedures Bylaw, etc.) and review those that might compete with affordable housing opportunities (i.e.: parking ratios, non-conforming suites, density and height restrictions)
- Official Community Plan review
- Balancing long-term objectives with short term solutions
- Inclusion of a diverse range of housing options including modular and mobile homes

Establishing Regulations (Regulatory Response)

- Zoning
- Available tools for regulating affordable housing
- Understanding a 'one size fits all' approach doesn't necessarily work as each community is different and has different needs
- Identification of tools available to local governments to address affordable housing needs
- Understanding if there are supports that can be put in place for landlords

Revenue Generation & Land Banking

- Land must meet viability and location criteria (i.e.: close to schools, amenities and shops)
- Liberation of Crown Land
- Land swaps
- List of potential sites
- BC Rent Bank
- Understanding costs associated with the administration of operating an affordable housing project, housing authority or land bank

Moved/Seconded

THAT the Committee of the Whole recommend to Council to approve the draft Age-Friendly Affordable Housing Action Plan;

AND THAT the Committee of the Whole recommends that Council direct Staff to prepare a detailed short-term affordable housing implementation program for consideration during the 2020 budget deliberations.

CARRIED

At 2:18 pm the meeting was recessed.

At 2:22 the meeting was reconvened.

6. AIRPORT HELICOPTER BASE OPERATIONS DISCUSSION

The Committee of the Whole considered ideas for the overall vision for the Pemberton Regional Airport, both in the short-term and long-term.

At 2:27 pm Councillor Zant declared a conflict of interest pursuant to section 100 (2) (a) of the *Community Charter* and excused himself from the meeting.

The following objectives were identified as priorities with respect to airport development:

- Increasing activity/development in a manner that benefits the Community, including helicopter traffic;
- Opportunities for increased revenue generation & employment;
- Supporting modest development on a case-by-case basis;
- Support for private users;
- Imposing time limits on the development of lease lots;
- Concerns about developing the airport to the benefit of Whistler;

Moved/Seconded

THAT the Committee of the Whole recommends to Council that Staff prepare a list of criteria for airport lease lot and development inquiries to include the following:

- Benefits to the community
- Impacts to the community
- Establishment of development timelines

And bring forward to a future Council meeting for consideration.

CARRIED

7. ADJOURNMENT

Moved/Seconded

THAT the Committee of Whole be adjourned at 2:45 p.m.

CARRIED

Mike Richman
Mayor

Sheena Fraser
Corporate Officer