



DEL Δ NEY
the engagement people

Sea to Sky Community Services
Harrow Road Affordable Housing Project
Engagement Findings Report

March 2022

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Executive Summary

This report summarizes the engagement process and engagement findings on the Harrow Road Project. In March 2022, Sea to Sky Community Services (SSCS) will make an application to the Village of Pemberton for an Official Community Plan (OCP) amendment and Rezoning and Development Permit application to support the proposed development. It is important to note that this engagement process was conducted voluntarily by SSCS, prior to any application submissions to the Village of Pemberton. SSCS saw this engagement process as an early opportunity for the community voice to influence the application before it is submitted to the Village of Pemberton for review and decision by Mayor and Council.

The engagement was developed based on the International Association for Public Participation (IAP2) planning methodology and best practices. This report was prepared by Delaney, *the engagement people*, a neutral third party who supported engagement planning, implementation, and the analysis of engagement findings. The engagement process ran from January 2022 (pre-engagement) to February 2022 (public engagement). The two methods that were used in the engagement process were a public, online survey (651 respondents) and community dialogue sessions (33 participants). Between the two methods, 684 people participated in the engagement process. The purpose of the engagement was not to ask people their overall level of support for the project, but rather, to solicit feedback that could improve the application by ensuring the community voice influenced its contents. Specific areas of focus in the engagement included exploring opportunities related to the outdoor space and amenities, ground floor commercial space uses, and overall pros and cons of the proposed project.

Overall, respondents expressed overwhelming support for affordable housing, communicating a sense of *urgency around the need for affordable housing in this community at this moment in time*. For example, one respondent said: *“Pemberton needs more affordable housing for all demographics”* (respondents mentioned seniors, families and low-income individuals) and another said: *“reducing barriers to affordable housing [will] change people’s lives [making Pemberton] a role model for creating stronger communities.”*

The main themes regarding outdoor space and commercial space priorities are as noted below.

- **Outdoor space priorities:** The top priority for outdoor space is to have adequate **tenant parking**, followed by the importance of **green space**, and then adequate **parking for visitors**. There are concerns about overflow parking into the neighbourhood; if there is adequate parking in the development, those concerns could be mitigated.
- **Commercial space priorities:** The highest level of overall priority was given to **childcare**, which was seen as a very high priority. Having the space occupied by a **community service provider** ranked second-most important; that said, many respondents opposed adding commercial space to the development.

The top three concerns for the project heard throughout the engagement process are:

- **Height and view impacts** | Several participants mentioned the height of the building, mentioning sight lines, blocked views, and the four-storey precedent in the community. Participants asked whether it would be possible to build wide instead of high. Participants also questioned the location.

- **Parking and traffic flow** | Participants were concerned with overflow parking into the surrounding neighbourhood and raised the importance for each resident to have more than one parking spot. Additionally, participants mentioned concerns about getting on and off the highway safely, as well as the need for added sidewalks.
- **Impact on neighbours and community services** | Participants raised concerns about property values, privacy, and view obstruction. Additionally, participants raised a variety of concerns related to community services for the proposed development, such as fire suppression, water usage and flood mitigation.

Context + Background

Sea to Sky Community Services (SSCS) is proposing to develop new affordable rental housing in Pemberton. The project will bring much needed affordable housing to the region for singles, couples, and families, including people with disabilities. SSCS has a long history of partnering with communities throughout the Sea to Sky Corridor and BC Housing to help address the housing shortage. For decades, SSCS has been working with people in Pemberton and surrounding areas to provide a wide range of services – from child development to crisis intervention to employment programs. This project would be the first SSCS housing project in Pemberton. The project is designed to provide ground floor commercial space, the majority of which will be for SSCS staff and programs so they can continue to provide community services in Pemberton.

This project will help seniors, local families and workforce find secure, stable, and affordable housing during a time of critical shortage of affordable housing in Pemberton and the surrounding communities. The project would have a mix of rents and incomes within a single building, providing affordable non-market rental housing to families, seniors, and persons with disabilities. Thirty percent of units will be market rentals (moderate incomes), 50% will be 'rent geared to income' (RGI) (subsidized units for households that meet BC Housing's Housing Income Limits), and 20% will be deep subsidy (low incomes). The housing program does not include housing with support services or residential care components. The proposed development will create 63 housing units for community members and ground floor commercial and community service space.

The planned location for the new building is a three-acre property at the corner of Harrow Road and Highway 99. The design is being finalized, and the team is committed to designing a building that will integrate with the environment, exceed energy efficiency standards, and complement the Village's spectacular setting. The information gathered during the engagement process will inform the project's development applications to the Village of Pemberton and will include: an amendment to the Official Community Plan (OCP) and Zoning Bylaw, and a development permit. Pending approvals, construction on the project would start in Summer 2023 with occupancy anticipated as early as 2025.

Engagement Process

Throughout this engagement process (comprised of an online survey and community dialogue sessions), members of the Pemberton community and surrounding area were invited to provide their feedback on the proposed development, sharing feedback about outdoor space amenities and ground floor commercial space opportunities and providing general feedback.

The Engagement and Communications Plan (ECP) was developed based on pre-engagement that took place throughout January 2022, including a series of interviews and a workshop for Village of Pemberton, BC Housing and SSCS staff.

Key Dates

Pre-engagement occurred in January 2022 and active community engagement occurred from February 14 – 28, 2022. Key milestones included:

Event	Dates
Pre-engagement Interviews (x 5)	January 10, 2022 – February 2, 2022
Workshop (SSCS staff, BC Housing, Village of Pemberton)	January 26, 2022
Online Survey	February 14, 2022 – February 28, 2022
Community Dialogue Sessions (x 2)	February 17, 2022 & February 23, 2022

* Promotions and communications techniques and dates are outlined on page 7.

Engagement Process Limitations

It is important to note that there are limitations that may impact the results of the engagement process. One such constraint is the ongoing COVID-19 pandemic, which impacted the team’s ability to host in-person events; as such, engagement opportunities were held in the virtual space (online survey and virtual community dialogue sessions). To mitigate this constraint, the team provided printed paper surveys in central locations in the community, including the library, post office, Lions Villa Seniors Housing, Pemberton Foodbank, and SSCS program space and offices. An option was listed for respondents to call in survey results if they were unable to participate online or by paper. Another constraint is time, given the need to submit the applications for OCP and rezoning to move the process along.

Engagement Goals + Objectives

The engagement goal is the overarching purpose for the engagement and identifies the intention of SSCS in its engagement efforts with interested and affected parties. For this project, the engagement goal is:

To receive feedback on the draft project plan for the proposed affordable housing development so that feedback can help to inform an updated project submission to the Village of Pemberton.

The communications goal is the overarching communications purpose associated with this process and stage of the project. For this project, the communications goal is:

To share information which builds common understanding about the project and the engagement process so that all participants have the information they need to meaningfully participate in the engagement process.

The following **engagement and communications objectives** were developed based on the International Association for Public Participation Spectrum of Engagement (please see Appendix A for the IAP2 Spectrum).

Engagement objectives

1. **Consult** | To receive feedback from the community and interested and affected parties on the draft project plan for the site, so that the **merits and drawbacks of the draft project plan** can be well documented and considered as plans are updated.
2. **Involve** | To listen and learn from interested and affected parties to understand and document their **preferences for outdoor amenities** that may be considered for the project.
3. **Involve** | To listen and learn from interested and affected parties to understand their **preferences for the commercial space**, with a particular focus on community and social services.

Communications objectives

1. To **share information** with interested and affected parties about the draft project plans, key project considerations, and overall project timelines.
2. To **build common understanding** about how the proposed project addresses a critical housing need in the community.
3. To **promote engagement opportunities** for community members to offer their feedback.

Engagement Techniques

The engagement consisted of two community dialogue sessions, with a total of **33 participants**, and an online survey, with a total of **651 respondents**. The online survey and community dialogue sessions were promoted publicly through a roundabout sign featured prominently in the community, 500 printed postcards hand-delivered to neighbours and distributed to community institutions (including library, post office, Mount Currie gas station and grocery store, Pemberton Foodbank and SSCS offices), and through traditional and social media.

Online Survey

The online survey was developed by Delaney and hosted on Canadian-hosted SurveyMonkey. It was launched on February 14 and ran until February 28, 2022.

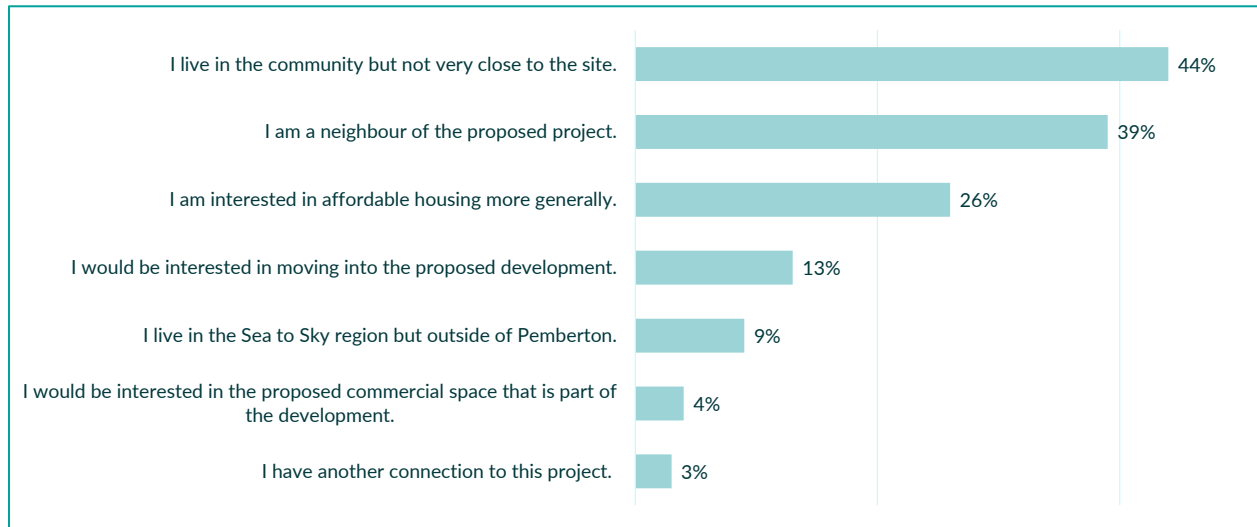
It is important to note this survey was conducted via an open link that was accessible to anyone. As the survey respondents were self-selected and not a random sample, and the results were not weighted to be reflective of a larger group (i.e., the public or community), the results should not be extrapolated to a larger community or group, nor can they be deemed representative of the broader community. We report, therefore, on what was heard from the respondents or survey participants and cannot say that findings reflect the opinions of anyone but this group. These findings provide a window of insights into perceptions of those who participated in the survey.

Please see [Appendix B](#) for the full text of the survey questionnaire.

A total of **651 people** participated in the survey. In the first question, respondents indicated their connection to the project.

Respondents were able to select any and all groups they belonged to, resulting in overlap. Just over four in ten (44%) indicated they live in the community but not necessarily close to the site, while four in ten (39%) classified themselves as a neighbour of the project. Another 9% lived in the region but outside Pemberton. As well, a quarter (26%) said they were generally interested in affordable

housing, with 13% interested in moving into the proposed development and 4% interested in the commercial space.



Participants who responded they would be interested in moving into the proposed development were asked the follow-up question: *What type of unit(s) would you be interested in?* Two-bedroom units were the most popular answer, with 71% (of the 13% interested in moving into the proposed development). Four in ten (39%) would be interested in a one-bedroom unit and a third (32%) would be interested in a three-bedroom unit:

# of bedrooms	% Indicating interest
1	20%
2	35%
3	9%
1 or 2	13%
2 or 3	17%
1 or 3	1%
1, 2, or 3	5%

For more detail on the demographic profile of survey respondents, please see [Appendix C](#).

For the open text responses to the survey, please see [Appendix D](#).

Community Dialogue Sessions

Two virtual community dialogue sessions were held – one on February 17, 2022, and the other on February 23, 2022. The first session had 15 participants and the second session had 18 participants, totalling **33 participants**.

The community dialogue sessions allowed the project team to share information about the project and receive feedback on the proposed housing development. Feedback included general comments and concerns on the Harrow Road Project, as well as a more nuanced discussion regarding preferences for:

- Outdoor amenities that may be considered for the project.

- Ground floor commercial space, with a particular focus on community and social services.

Communications: Engagement Promotion

The communications approach was enacted collaboratively between the Sea to Sky Community Services project team and the engagement consultant team. Communications techniques were used to build awareness of engagement opportunities and encourage people to take the online survey and register for the community dialogue sessions.

The team utilized the following communication channels:

Channel	Date Promoted
SSCS project page/website (with informational video)	February 2022 and ongoing
Village of Pemberton newsletter	February 11, 2022
Postcard drop (500 postcards delivered to neighbours and centralized locations)	February 11, 2022
Village of Pemberton roundabout sign	February 14 – 28, 2022
Ad in The Pique	February 17, 2022
Social media (Twitter, Instagram, Facebook) <ul style="list-style-type: none"> • Facebook ads with 11,884 impressions • Posts by SSCS, Village of Pemberton 	February 14 - 28, 2022
The Squamish Reporter	February 16, 2022

Key Findings: What Was Heard

Within the survey in particular, there was strong respondent recognition of the need for affordable housing in Pemberton. Specific to this project, there were three general areas of engagement: outdoor space, commercial space, and general feedback (pros/cons) for the project. The information below reports on these areas of engagement with the survey results shared first and then additional insights learned through the community dialogue sessions.

Outdoor Space

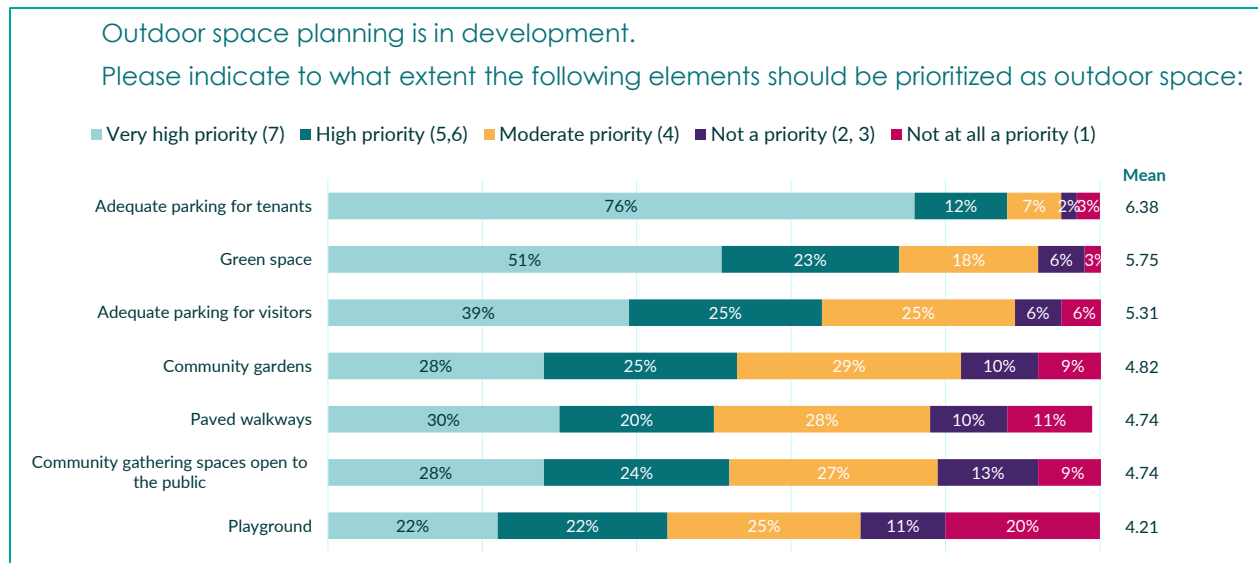
Survey Results

Regarding outdoor space planning, survey participants were asked to what extent they felt several potential elements should be prioritized.

The highest level of priority was given to **adequate tenant parking**, with three quarters (76%) indicating it should be a very high priority (rating it a seven on the seven-point scale) and with an average score of 6.38 out of a possible 7. Second-most important was **green space** (51% highest priority; 5.75), followed by **adequate visitors parking** (39%; 5.31).

The following three elements were seen as secondary priorities: **community gardens** (28%; 4.82), **paved walkways** (30%, 4.74) and **community gathering spaces open to the public** (28%; 4.74).

A **playground** was given the least priority overall, seen as a very high priority for 22% of respondents, with an average score of 4.21 out of 7.



Survey participants were then asked to answer the following open text question: *Do you have any additional input you would like to share on outdoor spaces, including ideas for other uses or amenities?*

To this question, there were several varied responses, with the most common themes being:

- *Adequate parking* | Of primary concern to participants was the need for adequate parking, especially for tenants, followed by visitors. Participants mentioned there is not enough public transit to support living without a car in Pemberton; as such, adequate parking for both tenants and visitors is important. Multiple participants mentioned concerns about overflow parking into the neighbourhood. Some respondents mentioned a desire for indoor or covered parking options.
- *Additional community amenities* | The second most common theme was around specific community amenities. Suggestions varied amongst respondents, reiterating the desire (as noted in the above question) for community gardens and a playground designed for all-abilities. Though there was no predominant response, the following items were raised: storage space and bike parking, spaces designed for tenants, weather protected gathering areas, benches, an area for pets, sports facilities, garbage/recycling area and a snow collection area.
- *Green space for beautification, privacy, and noise* | Several participants wrote of the need for a green buffer to create privacy and noise mitigation between the highway and the development, between existing properties and the development, and in the parking lot. Respondents mentioned that “outdoor spaces should afford current residents with privacy.” Many respondents mentioned a desire for green space in general that is “adequate to serve the new residents.” Some respondents suggested types of landscaping, including landscaping that “does not attract wildlife.”
- *Less Common Themes*: Further themes that emerged from this open text question, though had fewer mentions were environmental considerations (rainwater, use of concrete), connection points to trails and sidewalks, safety measures and accessibility (for bikes, mobility, and visual impairment).

Community Dialogue Session Results

Community dialogue participants were asked to participate in a zoom poll, selecting their top priority for outdoor space. In both sessions, parking was the top priority (for residents, followed by visitors), mirroring the survey results. Green space came in a close second.

Additionally, participants were asked an open-ended question in small breakout groups, giving space for each participant to expand on: *What is your top priority for outdoor space? Is there anything missing?*

The primary themes evident in participants' responses included:

- *Overflow parking concerns* | Participants were concerned with overflow parking into the surrounding neighbourhood, as streets are already crowded (especially in the winter when paired with snow management). Participants raised that it is important for each resident to have more than one parking spot so that the neighbourhood does not flood with cars.
- *Green space and landscaping* | Participants expressed that it "looks like a big parking lot", and the importance of bringing greenery and trees into the space for visual impact. Participants also mentioned the desire for a green space barrier at the edge of the property.

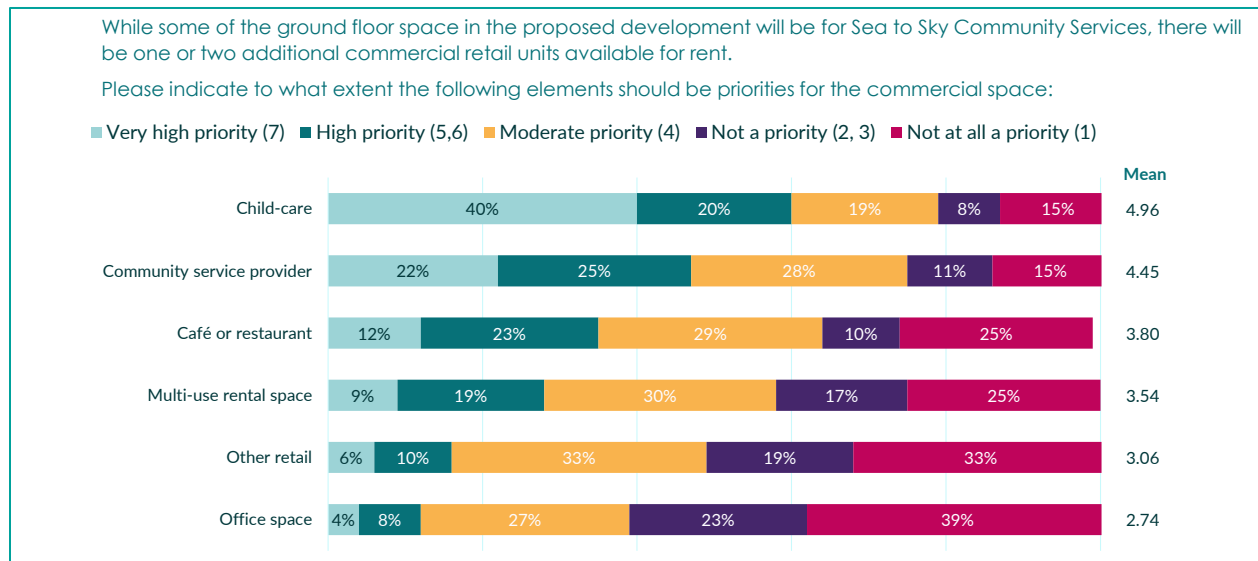
Ground Floor Commercial Space

Survey Results

Survey participants were also asked to assign levels of priority to several potential elements for the proposed commercial spaces.

The highest level of overall priority was given to **childcare**, which was seen as a very high priority for four in ten respondents (40%), with another two in ten (20%) assigning it a high priority. The average rating for this potential use was 4.96 out of 7. Having the space occupied by a **community service provider** ranked second-most important (average rating of 4.45). These top-two elements were chosen as a priority (ratings of 5, 6, or 7) more often than as not a priority (ratings of 1, 2, or 3); however, for all other proposed space uses, there was a larger proportion of respondents who said they should not be a priority, compared to those who felt they should be.

Using the space as **café or restaurant** was third-most popular (3.80), while a **multi-use rental space** followed in fourth place (3.45). **Retail space** (3.06) and **office space** (2.74) were the lowest priorities for respondents.



Survey participants were then asked to answer the following open text question: *Do you have any other ideas for what you would like to see in the ground level commercial spaces? Please be specific (i.e., type of service / retail, etc.)*

The lower levels of importance assigned overall (as indicated in the chart above) can be explained by the fact that participants often indicated hesitation or opposition to commercial spaces in general, as can be seen from the open-ended themes below.

To this question, there were several varied responses, with the most common themes being:

- *Childcare* | The primary request for the ground level commercial space was to host additional childcare. Even though there is a general hesitation to put in commercial space, comments recognized this and indicated the space's usefulness in alleviating the childcare shortage in town.
- *Community Space* | The second most popular opportunity noted was for an *adaptable* community space that could be used by multiple persons and community groups. Several people mentioned the need for group meeting space for seniors, youth, and other established community groups/teams. Others noted the potential for the space to become a business centre, coworking area, or community kitchen. Tied to a few of these comments were suggestions to involve public services.
- *Disapproval of Commercial Space* | Many respondents showed hesitation around having any commercial space in the development. Questions about the types of business selected for the space were raised and comments requested context for the location choice and its proximity to other business and services. There was concern that traffic would be affected or that businesses would lack the needed parking.
- *Fear of diversion from the village* | Another concern expressed by respondents was that commercial space outside of downtown would divert attention from established businesses in the village. It was suggested that refocusing attention to existing commercial entities would do more for the village than creating more commercial space.

Community Dialogue Session Results

Community dialogue participants were asked to participate in a zoom poll, selecting their top priority for commercial space. In both sessions, childcare was the top priority.

Additionally, participants were asked an open-ended question in small breakout groups, giving space for each participant to expand on: *What is your top priority for ground floor commercial space? Is there anything missing?*

The primary themes evident in participants' responses included:

- *Concerns about flooding* | Under this theme, participants spoke of ground floor flooding concerns, given that the proposed development is in a flood plain. Participants mentioned the need to raise electrical outlets to comply with the bylaws.
- *Desire for childcare* | Comments under this theme focused on the need for childcare in the area, and the benefit of having potential staff for a childcare facility living in the proposed development above the childcare facility (should it be considered).
- *Fear of diverting business away from the Village* | Some participants were against the idea of spreading commercial venues further away from the Village and diverting business from the Village. Other participants said that this may not be the best space for commercial venues moving forward.
- *Less common themes* | Further, though less common, themes that emerged in the discussions include general support for commercial business, walk-in clinic and earthquake considerations.

General Feedback on the Proposed Project

While the primary method for collecting general feedback was through the online survey and community dialogue sessions, the project team received a few written submissions as well. The themes from written feedback submissions are incorporated in the summaries below.

Survey Results

Survey participants were asked to answer two open-text questions related to general feedback.

The first open-text question was: *Sea to Sky Community Services is preparing to submit its application for an Official Community Plan amendment, rezoning, and development permits to the Village of Pemberton in the coming months. What are you most excited about when it comes to the proposed development?*

To this question, several themes emerged, **the most prominent of which was excitement around the opportunity for affordable housing in the area.** Below are the main themes that came through in the answers to this survey question.

- *Overwhelming need for affordable housing* | Nearly a third of total respondents noted the impact that affordable housing would have on Pemberton. Several respondents noted that affordable housing for families, single parents, low-income families, and families that can't afford current rents would be beneficial. There were a few comments that noted that childcare space would also be beneficial. There was also a significant number of replies about the importance of affordable and accessible housing for seniors. There were also several comments about the general lack of housing and the need for additional housing in the village. Respondents spoke about how affordable housing "will save local businesses" by offering housing for employees.
- *Dissatisfaction voiced* | While the majority of comments in response to this question expressed positivity and excitement around affordable housing, several respondents raised concerns. These respondents said that they were not excited or saw limited benefit to the project going forward. While there were several comments that voiced

general dissatisfaction, others noted the impact the proposed location would have on the surrounding neighborhood and the missed opportunity to place the development in the village's downtown. Much of the dissatisfaction noted was paired with comments about the building design in relation to the location.

The second open-text question was: *Sea to Sky Community Services is preparing to submit its application for an Official Community Plan amendment, rezoning, and development permits to the Village of Pemberton in the coming months. Do you have any other comments or concerns about the project that you'd like to share?*

To this question, several themes emerged, the **most prominent of which was concern about the building height, increased traffic, and infrastructure constraints**. Below are the main themes that came through in the answers to this survey question.

- *Building height and location* | The building height was the top concern raised. Respondents spoke about sight lines, sunlight obstruction and the four-storey precedent in the community. Several comments spoke about the need for a green buffer between the development and neighbours. Participants asked whether it would be possible to lower the building by one level to maintain consistency with the rest of Pemberton, building wide instead of high. Respondents also questioned whether this is the only possible location, stating that they would prefer that this be located elsewhere or closer to the Village.
- *Traffic, safety, and access* | The second most common theme was related to concerns about the increased traffic and noise from traffic that would result from the proposed development; additionally, many respondents raised concerns about getting on and off the highway safely, as well as the need for added infrastructure (such as lights and sidewalks).
- *Impact to surrounding neighbours* | Respondents mentioned impacts to property values, privacy, and mountain view obstruction; additionally, respondents were concerned about the loss of green space.
- *Concerns about infrastructure and community services* | Respondents raised a variety of concerns related to infrastructure and community services for the proposed development, such as flood mitigation, fire suppression, water usage, snow clearing (and dumping areas) and lack of public transit.
- *Overflow parking concerns* | Respondents were concerned with overflow parking into the surrounding neighbourhood.
- *Less common themes* | Further, though less common, themes that emerged in the discussions include specific flood plain concerns, accessibility, eligibility and affordability.

While the majority of respondents raised concerns in response to this question, several respondents spoke to the **opportunities**. These positive comments related to overall support for the project in general, and more specifically spoke to the need for affordable housing, mentioning "the need for this type of housing in our community is really urgent."

Community Dialogue Session Results

Community dialogue participants were asked two open-ended questions related to general feedback in small breakout groups. The results from these dialogues mirrored survey results.

The first question was: *What are you most excited about when it comes to the proposed development?*

The primary themes that were evident in participants responses included:

- *Need for affordable housing* | By far the most common theme, participants spoke of the need for affordable housing in the region.
- *Support for increase in housing supply* | In addition to the specific need for affordable housing, participants spoke of the housing supply in general, and their excitement for a project like this to increase the housing supply. Business owners commented on the need for rentals for employees to live and work in the local area.
- *Support for SSCS* | Participants mentioned the importance of SSCS programming, saying that it is critical for families in the region and that these populations are not currently being served.

The second question was: *What concerns do you have, when it comes to the proposed development that you'd like to share?*

The primary themes that were evident in participants responses included:

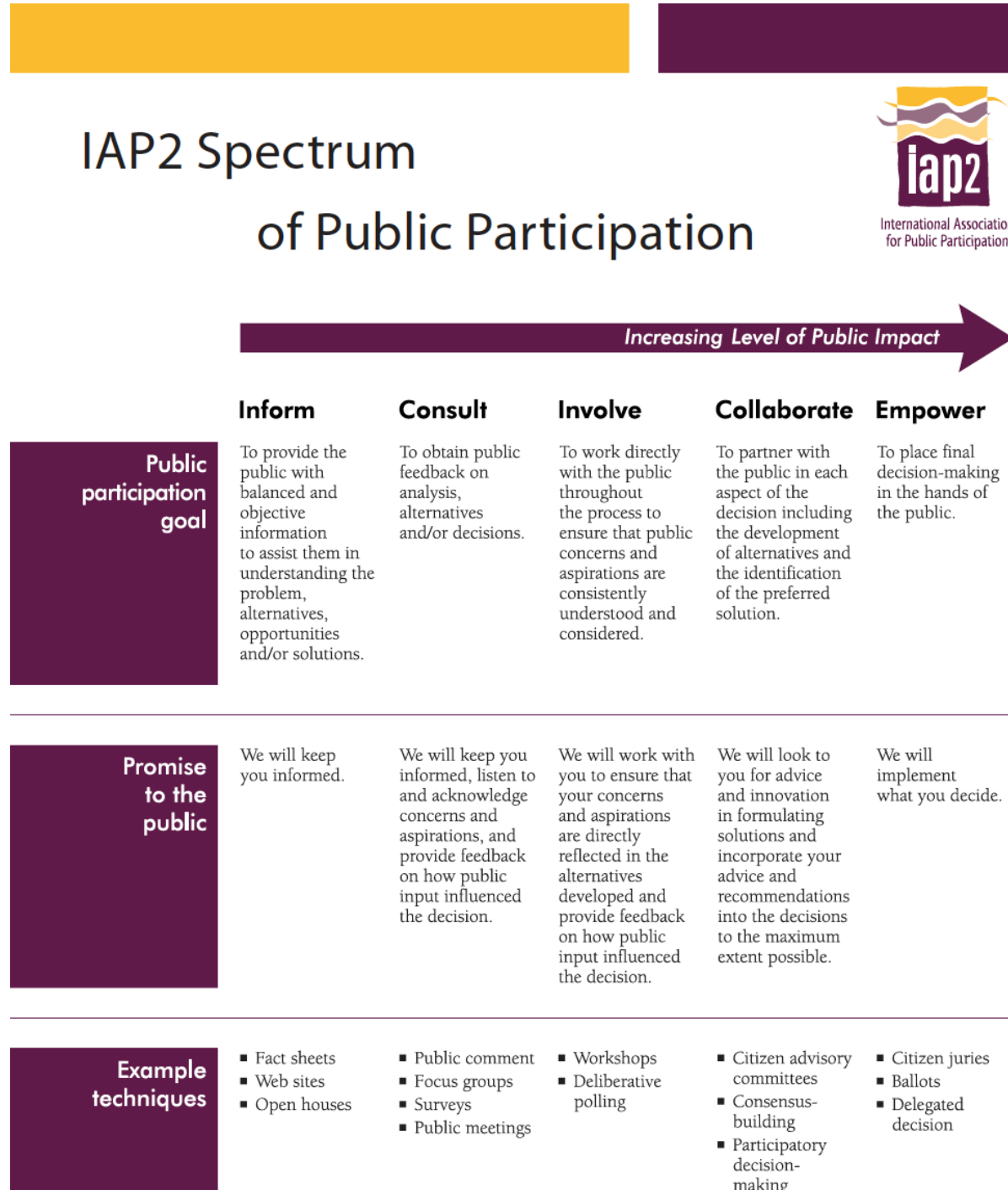
- *Building height and location* | Many participants raised concerns about the building height, mentioning sight lines, blocked views, and the four-storey precedent in the community. Participants asked whether it would be possible to build wide instead of high. Participants also asked whether this is the only possible location, stating that they would prefer that this be located closer to the Village.
- *Concerns about infrastructure and services* | Participants raised a variety of concerns related to infrastructure and services for the proposed development, such as fire suppression, water usage and flood mitigation.
- *Neighbourhood impacts* | Participants mentioned impacts to property values, privacy, and view obstruction; additionally, participants raised noise and light pollution concerns related to the proposed development.
- *Overflow parking concerns* | Participants were concerned with overflow parking into the surrounding neighbourhood, as streets are already crowded (especially in the winter when paired with snow management). Participants raised that it is important for each resident to have more than one parking spot so that the neighbourhood does not flood with cars.
- *Green space and landscaping* | Participants expressed the importance of bringing in greenery and trees into the space, so that it does not look like a large parking lot. Participants also mentioned the desire for a green space barrier at the edge of the property, which is of importance visually and to serve as a noise barrier.
- *Concerns about flooding* | Under this theme, participants spoke of ground floor flooding concerns and the need for water diversion to avoid flooding other properties.
- *Traffic, safety, and access* | Participants mentioned concerns about getting on and off the highway safely, as well as the need for added sidewalks. This concern tied into concerns related to increased traffic that would result from the proposed development. A few participants mentioned safety concerns for children being close to the highway.
- *Less common themes* | Participants mentioned concerns about potential construction impacts, the importance of access/pathways to the town by bike/foot, accessibility concerns for seniors, desire for bike storage and reiterating the need for childcare.

Next Steps

This report describes in detail all the engagement and communications efforts planned and implemented to inform the Harrow Road Project application submission for an Official Community Plan (OCP) amendment and rezoning to the Village of Pemberton in early 2022.

The planned approach to engagement and communications was informed by the International Association for Public Participation (IAP2) planning methodology and best practices. The next step is for the project and development team to review the findings of the engagement report and use those findings to inform the OCP and rezoning applications to the Village of Pemberton. Upon submission of the application, a formal engagement process will be directed by the Village of Pemberton. Pending approval, building construction would start in Summer 2023 with occupancy anticipated as early as 2025.

Appendix A: iap2 Spectrum of Engagement



Appendix B: Survey Questionnaire



Pemberton Harrow Road Project

Introduction

Welcome!

On behalf of Sea to Sky Community Services, thank you for your participation in this survey.

Sea to Sky Community Services (SSCS), in partnership with BC Housing and the Village of Pemberton, is leading an exciting new affordable housing project in Pemberton. The project will bring much needed affordable housing to the region for singles, couples, and families. The project will be for a mix of rents and incomes within a single building, providing affordable non-market rental housing to families, seniors, and persons with disabilities. Thirty percent of units will be market rentals (moderate incomes), 50% will be 'rent geared to income' (subsidized units for households that meet BC Housing limits), and 20% deep subsidy (low incomes). The housing program does not include housing with support services or residential care components. The proposed development will have 63 housing units for community members and ground floor commercial space, some of which will be for SSCS staff and programs so they can provide much needed community services in Pemberton.

The planned location for the new building is a 3-acre property at the corner of Harrow Road and Highway 99. The information to be gathered during the engagement process will inform the project's development applications to the Village of Pemberton which will include: an amendment to the Official Community Plan (OCP) and Zoning Bylaw, and a development permit (Spring 2022). Pending approvals, construction on the project would start in Summer 2023 with occupancy anticipated as early as 2025.

Questions

If you have any questions about this survey or need an alternative method of participating, please email or call Rebecca Recant at rebecca@rmdelaney.com or 778-879-5103.

The Survey

The survey will take approximately 10 minutes to complete. If you want to move back to a previous page or question, do not use your browser's back button, as that will result in a survey error. Use the survey's "previous" button at the bottom

of the page instead.

Anonymity

Your participation in this survey is completely voluntary. If you decide to take part, you can stop the survey at any time. No personal information will be collected. Your answers will be kept anonymous and confidential. The responses you provide will be combined with the responses of other survey participants and individual responses will not be identified.

Please do not include personal identifiable information, such as your name, email address, phone number, address, etc., in the comments.

Privacy

Your responses will be collected and analyzed by independent engagement firm Delaney for the purpose of this engagement process only and will not be used for any other purpose. Your responses will remain anonymous. This collection is authorized under section 26(e) of the Freedom of Information and Protection of Privacy Act (BC). If you have any questions about this data collection, you can contact Rebecca Recant, Specialist in Engagement and Communications, at rebecca@rmdelaney.com.

Thank you for completing this survey. What we learn from your input will inform the proposed Harrow Road affordable housing development.

* Which of the following describes your interest in this project? Please select all that apply.

- I am a neighbour of the proposed project.
- I live in the community but not very close to the site.
- I live in the Sea to Sky region but outside of Pemberton.
- I would be interested in moving into the proposed development.
- I would be interested in the proposed commercial space that is part of the development.
- I am interested in affordable housing more generally.
- I have another connection to this project. (Please specify)



Pemberton Harrow Road Project Interest

[Note: Only asked if previous question = I would be interested in moving into the proposed development.]

What type of unit(s) would you be interested in?

- One-bedroom
- Two-bedroom
- Three-bedroom



Pemberton Harrow Road Project Outdoor Spaces

Outdoor space planning is in development.

Please indicate to what extent the following elements should be prioritized as outdoor space, using a scale from 1 to 7, where 1 means not at all a priority and 7 means a very high priority.

	1 - not at all a priority	2	3	4 - a moderate priority	5	6	7 - a very high priority	N/A
Adequate parking for tenants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adequate parking for visitors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Green space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paved walkways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community gathering spaces open to the public (such as areas with benches, picnic area, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Playground	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community gardens	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have additional input you would like to share on outdoor spaces, including ideas for other uses or amenities?



Pemberton Harrow Road Project Ground Floor Commercial Space

While some of the ground floor space in the proposed development will be for Sea to Sky Community Services, there will be one or two additional commercial retail units available for rent.

Please indicate to what extent the following elements should be priorities for the commercial space, using a scale from 1 to 7, where 1 means not at all a priority and 7 means a very high priority.

	1 - not at all a priority	2	3	4 - a moderate priority	5	6	7 - a very high priority	N/A
Child-care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-use rental space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Café or restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community service provider	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other retail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any other ideas for what you would like to see in the ground-level commercial spaces? Please be specific (i.e. type of service / retail, etc.)

Pemberton Harrow Road Project Comments

Sea to Sky Community Services is preparing to submit its application for an Official Community Plan amendment, rezoning, and development permits to the Village of Pemberton in the coming months.

What are you most excited about when it comes to the proposed development?

Do you have any other comments or concerns about the project that you'd like to share?

Pemberton Harrow Road Project

About you

Now we just have a few questions about you, which helps us to ensure we gather input from a wide and diverse group of people.

Where do you live?

- Pemberton
- Pemberton Meadows, Mount Currie, Birken, D'Arcy and surrounding areas
- Whistler
- Squamish
- Somewhere else (please specify)

Which of these options best describes your housing situation?

- I rent my home
- I own my home
- Temporary housing (travel trailer, hotel/motel, couch surfing, emergency shelter or other temporary arrangement)

Do you identify as:

- Female
- Male
- Non-binary
- Prefer not to say
- I prefer to self describe (please share)

In what year were you born?

Do you identify as any of the following? Please select all that apply.

- First Nations
- Métis
- Inuit
- A visible minority
- A cultural minority
- A person with a disability
- None of the above

Including yourself, how many people live in your household? *[NOTE: Drop down]*

Pemberton Harrow Road Project Almost done...

[Note: only asked if previous question >1]

* Do you have any children under the age of 18 in your household?

- Yes
- No
- Prefer not to say

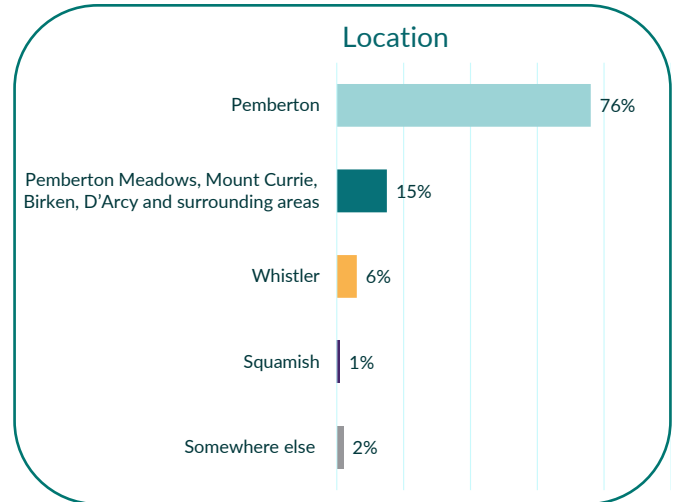
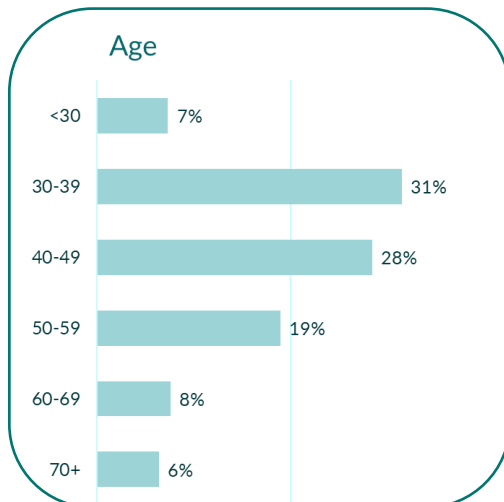
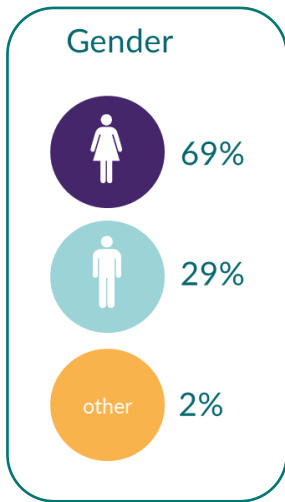
Pemberton Harrow Road Project Children

[Note: only asked if previous question =yes]

Please select the age(s) of your child/children.

- | | | |
|---|-----------------------------|-----------------------------|
| <input type="checkbox"/> under 1 year old | <input type="checkbox"/> 6 | <input type="checkbox"/> 12 |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 7 | <input type="checkbox"/> 13 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 8 | <input type="checkbox"/> 14 |
| <input type="checkbox"/> 3 | <input type="checkbox"/> 9 | <input type="checkbox"/> 15 |
| <input type="checkbox"/> 4 | <input type="checkbox"/> 10 | <input type="checkbox"/> 16 |
| <input type="checkbox"/> 5 | <input type="checkbox"/> 11 | <input type="checkbox"/> 17 |

Appendix C: Demographic Profile of Survey Respondents



Self-identification	#	%
A person with a disability	20	3%
A cultural minority	16	2%
A visible minority	18	3%
First Nations	14	2%
Métis	10	2%

