

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

Meeting #: 243
 Date: Tuesday, April 25, 2023, 1:00 pm
 Location: Council Chambers & Zoom Webinar
 7400 Prospect Street

COUNCILLORS: Mayor Mike Richman
 Councillor Ted Craddock
 Councillor Katrina Nightingale
 Councillor Laura Ramsden

ELECTRONIC
 ATTENDANCE: Councillor Jennie Helmer**

STAFF: Elizabeth Tracy, Chief Administrative Officer
 Sheena Fraser, Manager of Corporate & Legislative Services
 Scott McRae, Manager of Development Services
 Christine Burns, Manager of Recreation
 Colin Brown, Planner II
 Ethan Fredeen, Deputy Corporate Officer
 Elena Aranguren, Office Coordinator

PUBLIC: 5
 MEDIA: 0

**Denotes Partial Attendance

A recording of the meeting was made available to the media and the public.

1. CALL 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.

At 1:02pm Mayor Richman called the April 25, 2023 Committee of Whole meeting to order.

2. APPROVAL OF AGENDA

Moved/Seconded

THAT the Agenda be approved as presented.

CARRIED

3. ADOPTION OF MINUTES

3.1 Regular Committee of the Whole Meeting No. 242, Tuesday, April 18, 2023

Moved/Seconded

THAT the minutes of Committee of the Whole Meeting No. 242, held Tuesday, April 18, 2023, be adopted as circulated.

CARRIED

4. DELEGATIONS

4.1 Marina Jozipovic, Community Planner, Urban Matters, Introduction to the Housing Needs Report and Opportunities for Local Government in Housing

At 1:04pm Marina Jozipovic, Community Planner with Urban Matters, joined the meeting electronically.

Ms. Jozipovic presented an update of the Housing Needs Report which is a legislatively required document that will assist in guiding the decisions regarding housing development. Ms. Jozipovic also outlined the tools local governments have to support the development of affordable housing through tax exemptions or reductions and other incentives available through legislation.

Discussions regarding the Housing Needs report covered the following topics:

- Housing Authority versus Housing Society;
- Affordable Housing and Non-Market Housing;
- Housing Accelerator Fund;
- Impacts on housing demand;
- Proposed changes to provincial legislation and regulations related to housing; and
- Grants to Offset Property Taxes
- Opportunity for a Regional Housing Authority

At 2:05pm Ms. Jozipovic left the meeting.

5. REPORTS

5.1 Official Community Plan and Zoning Bylaw Amendment Application, Parkside, 7362 Pemberton Farm Road East

Colin Brown, Planner II, Dayprovided an overview of the Official Community plan and Zoning Bylaw Amendment for the proposed Parkside development.

Discussions regarding the following occurred:

- Parking for the residents;
- Housing diversity;
- Community and green spaces;
- Building density;
- Affordability of the proposed units - small lot home size and anticipated pricing;
- Difference between developing the area as a strata versus using municipal standards – downloading cost to future owners;
- Secondary suites and Vacation rentals;
- Review of the Advisory Land Use Commission recommendations;
- Should consideration wait until the Housing Needs Report is presented; and
- Provincial legislation regarding housing density;
- Should a sub-area plan be developed before consideration of any more development in the area.

At 3:04pm Councillor Helmer left the meeting.

Moved/Seconded

THAT the Committee of the Whole recommend to Council that staff be directed to review greenspace, commercial, community, recreation, and other land uses in the Hillside area and bring back recommendations for how to consider non-residential land uses in the neighbourhood when new development applications are before Council.

CARRIED

Moved/Seconded

THAT the application be referred back to staff to work with the applicant to explore options for housing diversity to improve the housing affordability such as:

- Houseplexes – that may include a principal dwelling unit and up to three (3) accessory dwelling units, duplex, triplex and fourplex, or combination thereof with regulations for a maximum four (4) dwelling units on each residential lot;
- Provisions for secondary suites, carriage houses, and garden suites, to increase the diversity of housing options;
- Addition of co-housing on lots 27 and 28 for up to 16 micro units on each lot;

CARRIED

5.2 Daycare Project: Nature Play Park Relocation Engagement Plan

Ms. Burns from Recreation Services presented the report to Council and opened the floor to questions. Council discussed the following items regarding the Daycare Playscape engagement plan and survey:

- Community consultation on a location for the Playscape;
- Community input on the 'Great Lawn';
- Safety;
- Wording regarding the green space; and
- Usership of the green space.

Moved/Seconded

THAT Recreation Services proceed with the implementation of the Nature Playpark Relocation Survey;

AND THAT the following amendments be included: Question 5 list remove 'Great Lawn' and replace it with the words "Green Space";

- Question 6 listing include the words "safety" and "accessible";
- Incorporate supplementary questions as follows:
 - Question 4 be expanded to include: 4 (a) *If no, Why Not?*;
 - Question 9 be expanded to include under Option 3 examples of potential other community spaces/parks that could accommodate the amenity should preservation of preserving the green space be valued.

CARRIED

6. ADJOURNMENT

At 3:58pm the Committee of the Whole meeting was adjourned.

Moved/Seconded

THAT the Committee of Whole meeting be adjourned.

CARRIED

Mike Richman, Mayor

Sheena Fraser, Corporate Officer