

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

Meeting #: 252  
Date: Tuesday, November 28, 2023, 9:00 am  
Location: Council Chambers & Zoom Webinar  
7400 Prospect Street

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

ABSENT: Councillor Jennie Helmer

STAFF: Elizabeth Tracy, Chief Administrative Officer  
Ethan Fredeen, Acting Manager of Corporate & Legislative  
Services  
Scott McRae, Manager of Development Services  
Colin Brown, Planner II

PUBLIC: 2

MEDIA: 1

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

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1. **CALL TO ORDER**  
At 9:04am Mayor Richman called the November 28, 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**
4. **DELEGATIONS**
5. **REPORTS**

## **5.1 Affordable Housing Discussion**

CAO Tracy informed Council that this discussion was requested following the Mayor's report during the November 21, 2023 Regular Council Meeting where a letter from the Minister of Housing was received outlining the new housing legislation that was recently brought forward.

Mr. McRae, the Manager of Development Services noted that there was four pieces of legislation that addressed:

- Short Term Vacation Rentals;
- Single Family Zoned Properties;
- Single Family Neighborhoods; and
- Community Amenity Contributions.

Council thanked staff for attending the meeting and discussed the following:

- 5,000 is the population that triggers a large portion of what is contained in the legislation;
- Concern over lack of developable land when the Village reaches a population of 5,000;
- Downtown to be a focus of densification;
- Concern over loss of green spaces due to densification of single family neighborhoods;
- Are current development applications considering incorporating the new legislation into their plans;
- How will strata based properties be impacted;
- Expressed interest in opting into the short term vacation rental legislation;
- Sending out a message to the community of where the Village is going with this legislation;
- Will densification equate to affordability to the community;
- Downtown properties that could be rezoned to a different zone;
- Lot sizes and concerns over densification;
- What the process looks like to opt in to legislation that does not currently impact the community; and
- How can the Village quantify the changes to space with the new legislation.

Staff noted the questions and areas of expressed interest in terms of the new legislation and staff indicated they would report back in the new year regarding the legislation as further information continues to come available.

**6. ADJOURNMENT**

At 10:55am the Committee of the Whole meeting was adjourned.

Moved/Seconded

**THAT** the Committee of Whole meeting be adjourned.

**CARRIED**

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Mike Richman, Mayor

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Elizabeth Tracy, Corporate Officer