

Village of Pemberton Housing Strategy

October 2024



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Executive Summary

The *Village of Pemberton Housing Strategy* identifies actions across the housing continuum to ensure all Pemberton residents have access to diverse and appropriate housing options for every stage of life. The Strategy was developed between April and October 2024 in close collaboration with Village of Pemberton staff, Council, and the wider community.

Vision

All Pemberton residents have access to diverse and appropriate housing options for every stage of life.

Goals

The Housing Strategy:

- Identifies strategies and actions to deliver priority housing options that align with the vision,
- Provides a framework by which the Village of Pemberton can assess, prioritize, and monitor the delivery of new housing stock over time, and
- Aligns with the Village of Pemberton's community goals and objectives as outlined in the Official Community Plan and other planning documents.

Core Principles

The *Housing Strategy* vision, framework, and actions are based on the following core principles:

- Pemberton residents have housing options and housing choice,
- Trade-offs are required to deliver new housing options and to achieve a balanced housing continuum,
- Development and growth are managed responsibly to deliver the housing needed by the community,
- The Village of Pemberton is proactive to meet new and evolving provincial legislative requirements,
- Housing solutions require partnerships and community capacity, and
- The *Housing Strategy* takes a long-term view to pro-actively identify actions that should be initiated now.

The *Housing Strategy* identifies strategic directions and actions that are required to deliver on Pemberton's vision for housing and are summarized below:

Land Acknowledgement

We respectfully acknowledge that the Village of Pemberton is situated within the unceded traditional territory of the Lílwat Nation.

Strategic Direction	Actions
<p>Direction #1: Update regulations and development approval processes to increase housing supply</p>	<ol style="list-style-type: none"> 1.1. Allow higher density housing in targeted areas throughout the community, including implementation of small-scale multi-unit housing in residential zones, by amending the Official Community Plan (OCP) and zoning bylaws. 1.2. Reduce parking requirements to encourage more purpose-built rental housing and infill housing (e.g. accessory dwellings units or small-scale multi unit housing) by amending the zoning bylaw. 1.3. Increase municipal revenue and fund community amenities by collecting fees from new development by developing and adopting an Amenity Cost Charges bylaw in alignment with provincial legislation. 1.4. Streamline the development approval process to encourage new housing supply. Update the OCP and development procedures bylaw to allow development permits to be delegated to staff for some development applications in addition to purpose-built and affordable rental housing. 1.5. Advertise and educate the community on incentives for priority housing types.
<p>Direction #2: Enable the delivery of high priority housing types</p>	<ol style="list-style-type: none"> 2.1. Allow affordable and workforce housing as a permitted use on all publicly owned lands (i.e., municipal, Crown, school district, or healthy authority owned land) by amending the zoning bylaw. 2.2. Consider expanding incentives (e.g., permit fee, development cost charge, and user fee waivers) to encourage development of priority housing types, including not-for-profit or affordable rental housing, for-profit affordable rental housing, or development for use by a non-profit society. 2.3. Explore regional resources and partnerships to establish a viable option for a regional housing authority or organization, or work with an existing organization to access provincial and federal funding to operate housing long-term locally on behalf of the Village. 2.4. Update and enhance infrastructure planning to ensure infrastructure capacity keeps up with demand over the long term. 2.5. Work with market participants to identify potential opportunities to deliver high priority housing types, such as seniors housing, as part of suitable projects. 2.6. Maintain a land inventory of developable land for affordable housing, including community owned, church-owned, school district, Crown, municipal, or other public sector lands. 2.7. Prevent tenant displacement and encourage replacement of rental/affordable housing units through redevelopment by establishing policies in the OCP. Require a tenant relocation plan from developers for situations when tenants could be evicted from rental units.
<p>Direction #3: Build partnerships and advocate for housing needs</p>	<ol style="list-style-type: none"> 3.1. Continue to act as a strategic advisor in affordable housing projects to provide planning and regulatory support during the development process. 3.2. Develop a land strategy or planning document that inventories and assesses municipal, non-profit, and public sector lands and partnerships required to build new housing. 3.3. Identify and support key non-profit or community organizations that have the capacity to deliver housing. 3.4. Enhance efforts to advocate for increased transit funding and for regional transit services, which support more housing options for Pemberton. 3.5. Continue to work with Lílwat Nation to explore opportunities to deliver housing that can also support their members' needs. 3.6. Advocate, with key partners, to higher levels of government for support or funding to deliver priority housing for the community.

The *Housing Strategy* includes regular monitoring of activities and initiatives, recommended on an annual basis, to ensure actions are being completed and are positively impacting community housing needs. Annual monitoring and analysis will help inform a Housing Strategy Update, which is scheduled to be updated every five years in alignment with the Housing Needs Report and Official Community Plan updates.

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Introduction

How to use the Strategy

The *Housing Strategy* is a simple, clear framework for Village of Pemberton (Village) staff and Council to assess new development applications and to direct resources toward delivery of priority housing types.

Parts 1 to 3 of this document describes the overarching vision, strategic goals, core principles, and housing context that drive the directions and actions outlined in Part 4. Part 5 details implementation and monitoring of results. For background information and a full summary of the methodology, see Appendices A to C.

Part 1: Vision and Goals

Vision

All Pemberton residents have access to diverse and appropriate housing options for every stage of life.

Goals

The *Housing Strategy*:

- Identifies strategies and actions to deliver priority housing options that align with the vision,
- Provides a framework by which the Village of Pemberton can assess, prioritize, and monitor the delivery of new housing stock over time, and
- Aligns with the Village of Pemberton’s community goals and objectives as outlined in the Official Community Plan and other planning documents.

Part 2: Core Principles

The *Housing Strategy* vision, framework, and actions are based on the following core principles:

Pemberton residents have housing options and housing choice.

The Village of Pemberton will consider a balanced housing continuum to provide housing options for residents at all stages of life, and as their needs change over time (see Section 3 – The Housing Continuum). To achieve a balanced housing continuum, the Village must identify priority housing types, incentivize development, and simplify regulatory processes.

Trade-offs are required to deliver new housing options and to achieve a balanced housing continuum.

The Village must consider and embrace the trade-offs required to deliver new housing options. For instance, delivery of new homes may increase neighbourhood parking demands, but will also result in increased development revenue that can be channeled into alternate transportation options, like bike lanes, pathways, or increased transit service.

Development and growth are managed responsibly to deliver the housing needed by the community.

The Village will provide a framework to guide growth and development in a thoughtful manner to meet or exceed housing needs. The delivery of housing respects the community culture, provides access to green space, and supports local economic development.

The Village of Pemberton is proactive to meet new and evolving provincial legislative requirements.

The Village acknowledges the provincial government's Homes for People plan, which was developed in April 2023, in response to BC's housing crisis. The Village will implement initiatives to comply with the new legislation ahead of required deadlines, and considers financial, development, partnership, engagement, and advocacy tools available to local government to take action on housing.

Housing solutions require partnerships and community capacity.

Developing new housing programs and subsidized housing units requires partnerships with government and local organizations. The Village is committed to advocating to higher levels of government, partnering with community organizations, and engaging the public to address priority housing needs and provide housing solutions.

The *Housing Strategy* takes a long-term view to pro-actively identify actions that should be initiated now.

The housing system is complex and requires many small actions to be able to realize significant community benefits long-term. This Strategy includes a long-term vision that outlines what is desirable for the community and an action plan for the next 5 years; and outlining what the Village can do and how it will do it in order to move towards the long-term vision. The Strategy also includes indicators of success to measure progress towards the vision.



Part 3: Pemberton Context & Housing Needs

Community Context

Geography, Constraints and Opportunities

The Village of Pemberton is located in the Lillooet River valley, within the territory of the Lílwat Nation. The valley bottom is flat and is a highly productive and protected agricultural region, and is in the Lillooet River floodplain. The land rises steeply from the edge of the valley with few shallow slopes. The Agricultural Land Reserve (ALR), the floodplain and steep slopes limit development, and the forested mountainsides are a fire risk. Altogether, there are significant physical constraints to future development in and around the village.

Existing Built Form

The village centre lies just west of Highway 99, accessed via Portage Road. Most of the village proper is within about 800 m of the village commercial centre, which is about a 10-minute walk with some barriers like steep topography and the railway. To the east of the village centre are the airport, golf course, industrial park and the Hillside Area (Plateau/Ridge/Sunstone). The village's watershed lies to the west.

Housing in Pemberton is more diverse than most small communities, including more apartments and row homes, although the proportion of single-family homes grew about 50% between 2006 and 2021 (from 23 to 32%). About half of Pemberton's single-family homes have secondary suites, higher than Vancouver (about 40%) and much higher than the BC average of about 25%. Most of the community's renters live in secondary suites.

Commercial activities are spread across the community in three primary areas:

- The village centre, which has a mix of pedestrian-oriented multistorey retail/residential buildings and auto-oriented malls and businesses
- The gateway, which has a mix of multi-storey retail/residential buildings and a concentration of auto-oriented businesses along the highway
- The industrial park to the east, with a range of industrial and service commercial businesses.

Public facilities are concentrated in the village centre, with the health care centre, elementary and secondary schools, and community centre accessed from Portage Road, and the municipal hall in the village centre. The highway, BC Hydro right-of-way, the railway, waterways, and steep slopes are major linear features that define and shape the village.

Demographics and Housing Need

Pemberton is a fast-growing community with an average annual growth rate of 3.7% between 2001 and 2021. Key findings from the recent 2024 Interim Housing Needs Report indicates that **by 2026, 271 new housing units are required to address current demand** and by 2041, 1,076 units will be required. These projections are calculated based on the province's legislated methodology, "The HNR Method", published in July 2024.

Like many other communities, the supply and affordability of housing has not kept pace with the population. New housing supply is required to address the affordable and suitable housing deficit in the community.



The Housing Continuum

The housing continuum (see Figure 1) is a concept that illustrates housing options in a community and helps us understand housing challenges and barriers. It is a fluid network of housing types and tenures that allow households to find and afford a home that meets their needs. A household should be able to navigate the housing network as their needs change – including in times of crisis. When a household is unable to find and/or afford housing in a community that meets their needs, this signifies a housing gap along the housing continuum. A balanced housing continuum means people have options to find appropriate housing at all stages of life, and as their needs change over time.

Figure 1: The Housing Continuum



Source: CMHC, 2024.

The Village of Pemberton has some gaps and imbalances in its housing continuum (see Appendix E: Glossary for definition of housing types). Currently, a limited number of non-market housing options exist, including four transitional housing beds and a community housing stock of 30 units for independent seniors. An additional 63 units of community housing for families, seniors, and people with disabilities are anticipated to be completed by 2026. Village data shows 45 purpose-built rental units currently exist in the community but are only secured short-term. The remaining Pemberton households (over 1,200 households as per the 2023 Housing Needs Report) live in market housing, including renters living in secondary market rentals. Through the Housing Strategy, the village strives to achieve a more inclusive and balanced housing continuum with more options and choice for residents.

Priority Housing Types

Through the policy context review (described in Appendix A: Purpose & Methodology), the following priority housing types were identified, as shown in Table 1, and align with the 2023 Housing Needs Report and 2024 Interim Housing Needs Report. Although the provision of all housing types is important, some require higher levels of support and incentives to overcome delivery challenges (e.g. funding, design). The priority housing types are ranked based on the following criteria:

1. Identified in Village policy, research, or analysis as a clear need.
2. Identified by community groups, governments, through community engagement, or in what we heard reports from public events.
3. Faces greater barriers to delivery by the local development industry.

Table 1: Priority Housing Types

Ranking	Priority Housing Types
First Priority (meets 3 criteria)	<ul style="list-style-type: none"> • Affordable¹ rental housing, non-market (subsidized or below-market housing that is owned or operated by a non-profit or public entity) • Workforce² housing • Attainable homeownership • Diverse and suitable housing options for indigenous households
Second priority (meets 2 criteria)	<ul style="list-style-type: none"> • Rental housing, purpose-built • Seniors' housing (independent living or supportive housing) • Housing options and services for people experiencing homelessness • Youth housing (e.g., youth aging out of foster care)
Third Priority (meets 1 criteria)	<ul style="list-style-type: none"> • Accessible housing for people with disabilities • Housing for families with children • Small households (including units for one-parent families and individuals living alone)

¹For the purpose of this Strategy, affordable housing is considered housing that is secured long-term at a rate below average market rates (either ownership costs or rental rates) and targeting low to middle income earners.

²For the purposes of this Strategy, workforce housing is housing that is secured long-term for employees of any business located in the Village and Pemberton, Lil'wat Nation, and SLRD Electoral Area C.

Housing types will be reviewed and ranked annually against the criteria to ensure the Village is addressing the housing types in highest need (see Appendix D: Housing Action Scorecard).



Part 4: Strategic Directions & Actions

In order to achieve the strategic goals and address the demand for priority housing types, the following Strategic Directions and Actions are recommended:

Strategic Direction #1: Update regulations and development approval processes to increase housing supply

Actions

- 1.1. Allow higher density housing in targeted areas throughout the community, including implementation of small-scale multi-unit housing in residential zones, by amending the Official Community Plan (OCP) and zoning bylaws.
- 1.2. Reduce parking requirements to encourage more purpose-built rental housing and infill housing (e.g. accessory dwellings units or small-scale multi unit housing) by amending the zoning bylaw.
- 1.3. Increase municipal revenue and fund community amenities by collecting fees from new development by developing and adopting an Amenity Cost Charges bylaw in alignment with provincial legislation.
- 1.4. Streamline the development approval process to encourage new housing supply. Update the OCP and development procedures bylaw to allow development permits to be delegated to staff for some development applications in addition to purpose-built and affordable rental housing.
 - Consider waiving Advisory Design Review Commission (ADRC) and Advisory Land Use Commission (ALUC) requirements for priority housing types.
- 1.5. Advertise and educate the community on incentives for priority housing types.

Indicators/Measures

- # of building permits by housing (i.e. structure) type (see Appendix D: Housing Action Scorecard)
- # of occupancy permits by housing type

Examples from Other Communities

Parking requirements

- The City of Revelstoke is eliminating parking requirements for secondary suites in response to public feedback that parking requirements pose barriers to installing new secondary suites in existing homes.

Higher density in targeted areas

- The Town of Gibsons is pre-zoning the Gibsons Way Commercial Corridor to allow up to 4-storeys and considering a density bonus of additional 2 storeys if rental tenure is secured. Density is concentrated near major roads and commercial corridors.
- The City of Vancouver passed new rental tenure zoning to allow 4-6 storey purpose-built rental buildings on arterial streets and side streets near commercial centres and transit.

Public education and awareness

- The City of Williams Lake developed a webpage for ADUs, including step-by-step instructions, ADU guide for homeowners, and pre-reviewed plans.



Strategic Direction #2: Enable the delivery of high priority housing types

Actions

- 2.1. Allow affordable and workforce housing as a permitted use on all publicly owned lands (i.e., municipal, Crown, school district, or healthy authority owned land) by amending the zoning bylaw.
 - Develop an affordable housing policy that describes how to utilize housing agreements and monitor compliance on an ongoing basis.
- 2.2. Consider expanding incentives (e.g., permit fee, development cost charge, and user fee waivers) to encourage development of priority housing types, including not-for-profit or affordable rental housing, for-profit affordable rental housing, or development for use by a non-profit society.
 - Update the fees and charges bylaw with options for waivers, reduced fees, or other financial incentives.
- 2.3. Explore regional resources and partnerships to establish a viable option for a regional housing authority or organization, or work with an existing organization to access provincial and federal funding and operate housing long-term on behalf of the Village.
- 2.4. Update and enhance infrastructure planning to ensure infrastructure capacity keeps up with demand over the long term.
- 2.5. Work with market participants to identify potential opportunities to deliver high priority housing types such as seniors housing, as part of suitable projects.
 - Use housing agreements to secure affordable housing long-term, even in perpetuity, including through Community Amenity Contributions.
- 2.6. Maintain a land inventory of developable land for affordable housing, including community owned, church-owned, school district, Crown, municipal, or other public sector lands.
- 2.7. Prevent tenant displacement and encourage replacement of rental/affordable housing units through redevelopment by establishing policies in the OCP. Require a tenant relocation plan from developers for situations when tenants could be evicted from rental units.

Indicators/Measures

- # of building permits by priority housing type
- # of occupancy permits by priority housing type
- # of units with new housing agreements

Examples from Other Communities

Expediting and protecting affordable housing

- The City of Vancouver rental protection policy requires one-for-one replacement of any rental units that are lost to redevelopment, therefore, protecting existing rental housing in apartment areas.
- The City of Victoria has a Fast Lane for Affordable Housing that delegates development permits to staff (Council approval not required).
- The City of Parksville waives 100% of development fees for developments that are built in accordance with the City's definition of "affordable housing". These developments must remain affordable for at least 15 years, which is secured through a housing agreement.

Housing agreements

- The District of Squamish uses housing agreements to secure affordable housing units that are delivered as part of their Community Amenity Contribution program. For new developments proposing 30+ new residential units, the CAC policy requires up to 10% of all units to be secured at below-market rental rates in perpetuity.

Land inventory and acquisition

- The District of Squamish provided a municipal land inventory to the Squamish Community Housing Society when the organization was first established. This internal document was a key tool in considering new affordable housing sites.
- The City of Kelowna's Affordable Housing Land Acquisition Strategy has a focus on subsidized rental housing and aims to co-locate affordable housing with parks and transportation in order to increase affordability in the area.

Strategic Direction #3: Build partnerships and advocate for housing needs

Actions

- 3.1. Continue to act as a strategic advisor in affordable housing projects to provide planning and regulatory support during the development process.
- 3.2. Develop a land strategy or planning document that inventories and assesses municipal, non-profit, and public sector lands and partnerships required to build new housing.
- 3.3. Identify and support key non-profit or community organizations that have the capacity to deliver housing.
- 3.4. Enhance efforts to advocate for increased transit funding and for regional transit services, which support more housing options for Pemberton.
- 3.5. Continue to work with Lílwat Nation to explore opportunities to deliver housing that can also support their members' needs.
- 3.6. Advocate, with key partners, to higher levels of government for support or funding to deliver priority housing for the community.

Indicators/Measures

- Summary of activities to date (e.g., evolving themes or ideas, commitments, meetings, events or milestones)

Examples from Other Communities

Land strategy

- The City of Revelstoke maintains a land inventory (an internal planning document) that is reviewed annually. The City provides long-term land leases in partnership with a non-profit housing provider and a funder (i.e., BC Housing or CMHC). Partnership policies describe the term of land leases, partnership framework, and roles and responsibilities of the City.

Partnerships for new non-market housing

- The City of Kamloops has limited municipal land available for housing; however, the City has established a Memorandum of Understanding with BC Housing to include the City in decisions regarding delivery of new supportive housing and shelter units on privately-owned sites throughout the City.



Part 5: Monitoring & Implementation

Housing needs change over time and community growth is a dynamic process. As policies and actions are initiated, it is necessary to continue to monitor the Housing Strategy to assess impact and adjust actions as needed. It is recommended that:

- Priority housing types and housing actions are assessed and evaluated **every year, as part of the Development Services fourth quarter report**, to ensure measurable steps are being taken, and
- The Strategy is reviewed and evaluated at least **every five years** in alignment with Housing Needs Report and OCP updates to ensure the document remains relevant.

A framework for annual evaluation is provided in Appendix D: Housing Action Scorecard.



Appendix A: Purpose, Methodology & Background

Purpose

Pemberton residents have indicated that housing choices and affordability continue to be one of the top three challenges in the community. The Village recent housing needs report underscores these challenges, revealing a need for approximately 850 units over the next five years to meet both current and future demands. Further, the provincial government is requiring all communities with populations of more than 5,000 to allow up to four units in all single-family lots; Pemberton will reach this threshold within five years at its current rate of growth.

In line with Pemberton Council's Strategic Plan priorities to *Plan and Manage Growth* effectively and foster a community where residents thrive, and in response to a critical need for housing affordability and housing options, the Village launched the Pemberton Housing Action Project, funded by CMHC's Housing Accelerator Fund. This project includes several related housing initiatives that will increase housing supply and diversity in the community, including a key guiding document, the *Housing Strategy*.

The purpose of the *Housing Strategy* is to:

- Establish a long-term vision for Pemberton's housing needs,
- Identify strategies and actions to deliver housing options that align with the vision,
- Provide a framework by which the Village can assess, prioritize, and monitor the delivery of new housing stock,
- Identify incentives to encourage development of priority housing types, and
- Align with the Village's community goals and objectives as outlined the Official Community Plan and other planning documents.

Methods

Development of this *Housing Strategy* included a thorough policy review, a regional scan of comparable communities, analysis of tools and best practices, engagement with Village staff, Council, and the public. The process included three phases and was executed between April and November 2024. The Village of Pemberton retained a consultant team to work with Village staff to complete this initiative.

Phase 1: Understand the Housing Context

April to June 2024

- Policy Context Review: conducted an in-depth review of Village’s existing plans, policies, and planning documents.
- Regional Scan: identified strategies from three comparable communities that could inform Pemberton’s *Housing Strategy*. Conducted an in-depth review, including interviews with staff, of three communities to understand implementation of actions and lessons learned.
- Legislative Tools: identified housing tools available to local government and analysed best practices.

Phase 2: Identifying Strategic Directions for Pemberton

June to August 2024

- Strategic Framework: developed a draft framework that could be used for Pemberton’s Housing Strategy based on commonly used focus areas and priorities.
- 2024 Snapshot: Reviewed progress of the 2019 Housing Action Plan to identify strategies and actions that need to be included in the Housing Strategy.
- Staff & Council workshops: engaged Village staff and Council to review housing tools available to local government, and proposed policy directions and priorities.

Phase 3: Develop the Housing Strategy

September to November 2024

- Draft Housing Strategy: a first draft was presented to Village staff for feedback.
- Public engagement: a final draft was presented at a public open house for feedback.
- Council endorsement: the draft Housing Strategy is finalized based on input from the public and Village staff, and is presented to Council for endorsement.

Background

The following section includes findings from Phase 1 of the project, *Understanding the Housing Context*, including a summary of the provincial legislation driving legislative change across the province and the findings from the policy context review.

Provincial legislation

In April 2023, in response to BC’s urgent housing crisis, the provincial government announced the Homes for People plan, which focuses on four priorities:

1. Unlocking more homes faster
2. Delivering better, more affordable homes
3. Helping those with the greatest housing needs
4. Creating a housing market for people rather than speculators

The provincial government has introduced several pieces of housing legislation aiming to fulfill the Homes for People plan priorities, below is a summary of those proposed to date:

Short-Term Rentals

On October 16, 2023, [Bill 35: Short-Term Rental Accommodations Act](#) was introduced and will change how short-term rentals operate in BC. The legislation focused on three key areas:

1. Increasing fines and strengthening tools for local governments
2. Returning more short-term rentals to long-term homes
3. Establishing provincial rules and enforcement

The legislation did not apply to hotels and motels and regulations exempt additional types of properties not intended to be covered under the scope of the legislation.

Small-Scale, Multi-Unit Housing

The provincial government introduced [Bill 44: Housing Statutes \(Residential Development\) Amendment Act](#) on November 1, 2023, which will permit one secondary suite or laneway home in all BC communities. In most municipalities of more than 5,000 people, the legislation requires bylaws allowing:

- Three to four units on single-family zoned or duplex use lots
- Six units on larger single-family zoned or duplex use lots near transit stops with frequent service

The legislation shifted local planning and zoning processes to happen up front at the Official Community Plan (OCP) stage and phased out one-off public hearings for housing project rezonings that align with OCPs.

Although the Village of Pemberton is below the required population threshold, the Village decided to pursue small-scale, multi-unit housing in response to expected population growth and critical housing needs.

Housing Development Financing

On November 7, 2023, the provincial government introduced [Bill 46: Housing Statutes \(Development Financing\) Amendment Act](#), which required local governments to shift to up-front planning processes, pre-zone land for housing, and reduce current rezoning processes. The legislation provided high-growth communities with an optional development-finance tool called an amenity cost charge, which replaced the community amenity contribution, and gave a more transparent initial understanding of housing project costs. The legislation also proposed changes to the development cost charge/levy mechanism to allow funds from homebuilders to support additional services and infrastructure.

Transit-Oriented Development

The government introduced [Bill 47: Housing Statutes \(Transit-Oriented Areas\) Amendment Act](#) on November 8, 2023, which required municipal designation of Transit Oriented Development Areas (TOD Areas) near transit hubs, where municipalities are required to:

- Permit housing developments that meet provincial standards for allowable height and density;
- Remove restrictive parking minimums and allow parking based on need and demand; and
- Utilize the provincial policy manual standards to provide consistent tod area development approaches.

This legislation does not apply to the Village of Pemberton.

Speculation and Vacancy Tax

The provincial government announced the expanded Speculation and Vacancy Tax Regulation to 13 new municipalities. This legislation does not apply to the Village of Pemberton.

Policy context review: Summary of trends and directions

The Official Community Plan (OCP), last updated in 2011, provides direction for Village to offer a stock of livable, affordable, and secure housing. Existing housing policies include the following:

- Facilitate the development of quality rental housing for residents with low to moderate incomes
- Support a variety of affordable ownership housing options for young families, first time home purchasers, retirees, and seniors (known as rightsizing):
- Encourage housing designed to meet changing household needs and the ability for the community to age in place
- Encourage the development of housing for seasonal workers
- Facilitate the provision of housing services and supports for Pemberton's vulnerable populations
- Acknowledge that housing development and redevelopment is a provider of local employment

Recent engagement and policy development indicates a need to update the OCP to align with current housing needs. The most critical issue in Pemberton when it comes to housing is affordability across the housing continuum (rather than focusing on affordable home ownership alone). In addition, there is a greater focus on housing long-time Pemberton residents and permanent employees, rather than second homeowners and seasonal workers. Residents believe more housing is needed now, and that housing units should be delivered in targeted areas and in a variety of different forms.

The policy context review included the following plans and policies:

- 2023 OCP Review & Engagement Summary
- 2023 Housing Needs Report & 2024 Interim Housing Needs Report
- 2023 Council Strategic Plan
- 2021 Housing Options Survey
- 2019 Age-Friendly Housing Needs Assessment
- 2019 Age-Friendly Housing Action Plan
- 2011 Official Community Plan
- Regional Growth Strategy (last updated in 2019)
- Draft Nkwúkwma Sub-Area Plan (2024)

Key findings from the recent 2024 Interim Housing Needs Report indicates that **by 2026, 271 new housing units are required to address current demand, and by 2041, 1,076 units will be required.** These projections are calculated based on the province's legislated methodology, "The HNR Method", published in July 2024.

The 2023 Housing Needs Report further highlights that affordability is a major concern. Despite household incomes being higher than the BC average, rapidly rising home prices have rendered home ownership unattainable for most households. Specific needs for affordable housing include:

- Small households: One-parent families and individuals living alone or with roommates face the greatest affordability challenges.
- Seniors: Low- and middle-income seniors households are challenged; accessibility, cost, and assisted living are key gaps
- Families with children: affordable home ownership suited to families

The 2021 Housing Options Survey recognized that very little housing in Pemberton was considered affordable and the survey was established in response to Council's strategic priority to act on this issue. Respondents to the survey highlighted the following trends:

- Housing affordability is impacted by lack of housing supply, land values, and high demand to live in Pemberton, among other factors;
- New housing types should offer housing choices so residents can stay in Pemberton, more multi-family housing options are needed near Town Centre, and more secondary suites are needed, among other factors;

- New housing may increase parking pressures, increase traffic and congestion on local roads, and reduce green space and landscaping, among other factors;
- New 3 or 4+ storey buildings should be considered if providing affordable non-market housing, if near transit or major roads, and only if near Town Centre, among other factors;
- Parking should be reduced (varied) if new developments are near transit or major roads, if providing affordable non-market housing, and only if near Town Centre, among other factors; and
- Provide new housing options that are a good fit for Pemberton, including townhouses, secondary suites in detached dwellings, and carriage houses, among other types.

These preferred housing types and affordability concerns were similarly highlighted in the 2023 OCP review & engagement summary. Further, respondents believe that the OCP update should address housing by:

- Prioritizing affordable rental housing & investing in more affordable housing overall
- Supporting first time homebuyers
- Providing staff with housing options
- Supporting housing options for everyone

Residents believe the Village can achieve housing priorities by:

- Creating a housing authority/committee
- Developing a clear definition of affordability
- Upzoning the downtown core
- Supporting secondary suites/infill

Appendix B: 2024 Snapshot & Where We Are Now

In 2019, in response to increased rental and homeownership prices, the Village of Pemberton identified affordable housing as a municipal priority and launched a process to complete an Age-Friendly (Seniors) Housing Needs Assessment and formulate an Age-Friendly Affordable Housing Action Plan. The following is a snapshot of successes to date and outstanding actions.

SUCSESSES		
Leveraging Partnerships	Build partnerships that can lead to the development of affordable housing projects for low- and moderate-income households in the Pemberton area.	<ul style="list-style-type: none"> Partnership with Sea to Sky Community Services Harrow Road Project Initial stages of partnerships with Lil'wat Nation at Highway Yards Partnership with Pemberton Lions Club for next phase of seniors housing
	Liaise and facilitate dialogue with key stakeholders and community groups regarding housing issues	<ul style="list-style-type: none"> Staff make time to dialogue with stakeholders about potential development opportunities
Setting Policy	Draft and adopt affordable housing policies into the OCP that provide clear and consistent direction to Council, staff, and developers	<ul style="list-style-type: none"> The OCP update is in progress and will be supplemented by the Housing Strategy
Establishing Regulations	Review Development Procedures Bylaw to identify opportunities to fast-track non-market, rental, and seniors housing projects	<ul style="list-style-type: none"> Completed and has been implemented on non-market projects
	Consider measures to support and incentivize purpose-built rental housing	<ul style="list-style-type: none"> Purpose-built rental incentive program was approved by Council in July 2024 and implementation is in progress, including: pre-zoning to allow up to six (6) storeys for multi-family purpose-built rental developments with a Housing Agreement that restricts strata-titling, permitting co-housing in the zoning bylaw, establishing reduced off-street parking requirements, accelerated application approvals, and financial incentives (i.e. fee and DCC waivers for purpose-built rentals)
	Amend zoning regulations to facilitate the development of more secondary suites in multi-family areas where suitable as a means of increasing the rental stock	<ul style="list-style-type: none"> The pre-zoning initiative is underway and is considering regulations to increase zoning for secondary suites and accessory dwelling units, and considers adopting small-scale multi-unit housing in residential zones
	Consider infill housing opportunities where feasible (out of the floodplain) in existing low-density neighbourhoods such as garden suites (i.e., detached, ground-oriented rental suite located in the backyard of a property with a single detached home as its primary use), or suites over detached garages	<ul style="list-style-type: none"> The pre-zoning initiative is underway and is considering zoning amendments to allow for garden suites and carriage houses (i.e. accessory dwelling units)
	Support innovative housing forms to increase housing choice, and ensure older residents can age-in-place	<ul style="list-style-type: none"> The pre-zoning initiative is underway and is considering how to support new housing forms Partnerships with non-profit housing providers, such as Lions Villa, will support the delivery of new housing types

OUTSTANDING ACTIONS

Advocacy, Education, and Capacity Building	Review action plan and monitor achievements regularly
	Provide information and outreach to community members
	Continue advocating to Senior Government for additional fund
Setting Policy	Introduce an adaptable housing policy and propose minimum adaptable or accessible unit requirements for all new developments
	Explore the possibility of establishing a Low-End Market Rental (LEMR) housing policy
Establishing Regulations	Consider the use of covenants as a means to secure affordable rental and affordable homeownership housing for the workforce, as well as the retiring workforce
Revenue Generation and Land Banking	Explore the possibility of establishing an Affordable Housing Reserve Fund
	Support the development of a Rent Bank program
	Consider conducting a feasibility study of a Community Land Trust (CLT) and/or Housing Authority in Pemberton

Appendix C: Regional Scan Summary: Strategies & Action Plans from Comparable Communities

In April 2024, the following three municipalities were selected and surveyed about their housing strategies or action plans to compare strategic rationale, implementation, and effectiveness:

1. Castlegar Housing Strategy – City of Castlegar – 2021
2. Gibsons Housing Strategy – Town of Gibsons – 2022
3. Revelstoke’s Housing Action Plan – City of Revelstoke – 2022

The municipalities selected were based on:

- Similar sized community in terms of population,
- Similar urban context or growth rate,
- Variety of different regions throughout the province, and/or
- Proximity to a resort community.

The analysis included a review of planning documents and interviews with staff. The following is a summary of trends and directions reviewed, including what is working well and not working well:

Strategic Direction or Action	Feedback from Municipal Staff
<p>Zoning for Density: updating zoning bylaws to allow for small-scale multi-unit (SSMUH) housing, increased density in high growth areas, and more diverse and denser housing forms</p>	<p>Two municipalities (Gibsons & Revelstoke) already have zones that allow for up to four units with little uptake. Zoning bylaws are being updated to allow for more flexibility, ex. Allow a specific number of units per lot in any form, reduce setback parameters and floor area ratio, etc.</p> <p>All three communities noted that the highest density areas will not be downtown; as they want to maintain pedestrian-feel, human-scale, and/or heritage character of downtown. Restrictions include 3-4 stories maximum. Density will be concentrated near major roads or commercial corridors that are more conducive to vehicle traffic and 4-6 storeys.</p> <p>Even though SSMUH zoning is allowed, there is little uptake, likely due to lack of access to contractors and trades and high construction costs. SSMUH zoning has been successful on new lots; less uptake on existing lots.</p> <p>Even where high-density multi-family residential is allowed, development has slowed, likely due to high construction costs and availability of contractors and trades. One municipality (Gibsons) heard from the development community that mixed-use can be financially challenging, and all-residential buildings are more financially feasible.</p>
<p>Zoning & Parking</p>	<p>Gibsons: 1 stall per ADU, except if within 200m to bus stop then no parking required. Exploring on-street parking alternatives. Like Pemberton, Gibsons cannot rely solely on public transit, rural areas require parking provisions, and cannot provide parking underground due to an aquifer. Purpose-built rentals are requesting parking reductions.</p> <p>Revelstoke: current zoning amendment proposes 1.5 stalls per housing unit and no parking required for secondary suites. Parking requirements can be a decision-maker for whether a secondary suite or carriage house can be provided on an existing lot.</p>

Density Bonusing	<p>Gibsons and Revelstoke have density bonusing in their zoning bylaw. Gibsons has density bonusing in existing zones but was not based on an economic analysis; they are now updating with provisions based on the findings of a land economist. Density bonusing will be used at commercial corridors where 4 storeys are zoned and allowing for additional 2 storeys of rental tenure. Financial analysis indicate that this will only work for residential-only buildings.</p> <p>Revelstoke has density bonusing program with affordable housing delivered through new townhouse and apartment development; however further work is required to refine the housing program including housing agreement restrictions and the units are operated and monitored long-term.</p>
Purpose-built rentals	<p>All three municipalities offer incentivizes for purpose-built rentals, with additional fee waiver or tax exemptions for non-market rental housing (see financial incentives). Gibsons has found that parking requirements need to be reduced to make the development financially feasible.</p> <p>All three municipalities have decided not to pre-zone properties with rental-only zoning; instead, Revelstoke and Gibsons have zoned properties with existing BC Housing non-market developments to secure rental in perpetuity.</p>
Financial Incentives	<p>Castlegar has multiple streams of financial incentives for multi-family developments:</p> <ul style="list-style-type: none"> • Tax incentive program offers a 6-year tax exemption for eligible commercial and multi-family developments in the downtown. • DCC reductions up to 100% for non-profit rental housing and 50% for market rental housing. <p>Staff have found that fee waivers for non-market housing make a significant impact; however, for market rental, the financial benefit is negligible and has a negative impact on the City if they are not collecting enough funds for infrastructure. Staff have heard from developers that streamlining approval would be more valuable, saving time saves the developer money on borrowing costs.</p> <p>Gibsons expedites purpose-built rentals; more units being provided is higher in the priority list. The town also offers tax exemptions for non-market rental housing. They have incentivized ADU's by reducing utility fees for secondary suites (Revelstoke offers this as well), allowing one garbage tote for multiple units to reduce costs, and are looking at reducing DCC's for ADU's.</p>
Streamlining Development Approval Processes	<p>Revelstoke noted that one of their biggest successes when it comes to building more housing faster is to streamline internal processes, including updating procedure bylaws and application forms, and increasing delegation to staff.</p> <p>Gibsons staff are hearing from developers that a faster approval has financial benefits for the project; they support priority processes and delegating decisions to staff.</p>
Ready-made designs for ADU's	<p>Castlegar considered the idea of ready-made designs but did not pursue. Staff noted that Nelson conducted a design contest and produced ready-made designs but saw little uptake (one application in five years). Staff feel that residents in the Kootenays want to be creative and there is little appetite for standardized designs.</p>
Short-term Rentals	<p>Revelstoke finds that short-term rentals are an ongoing challenge. Up to 18% of the housing stock allows STR's due to prior zoning; and is therefore hard to reduce allowable STR's. An economic analysis will need to be conducted by a consultant to fully understand how the new Provincial (optional) requirement around principal residences could influence STR's.</p>
Addressing Homelessness	<p>Castlegar has an integrated services collaborative group, in which service providers and City staff meet regularly to discuss programming and gaps.</p> <p>Revelstoke co-funds a social development coordinator position (in conjunction with BC Housing) to address social issues in the community and execute the Integrated Community Sustainability Plan.</p>

<p>Resource Affordable Housing</p>	<p>Castlegar is currently exploring whether an Affordable Housing Reserve Fund is feasible, including how much development needs to occur to collect enough funds to make an impact.</p> <p>Castlegar is considering the feasibility of municipalities partnering to create a regional housing entity (not big enough on their own). A study is currently being completed; staff anticipate it will recommend a reserve fund rather than a new housing entity.</p> <p>Gibsons works regularly with a Regional Housing Coordinator who is employed with the Sunshine Coast Regional District. Staff rely on this role to assess and report on social housing needs, to coordinate between communities, to advise on development costs and impacts, and produce public information about and encourage legalizing and building ADU's.</p> <p>Revelstoke recognizes that it is not the City's role to manage and operate housing; they have considered establishing a new housing organization but have instead decided to take steps to help a local housing provider scale up operations to take on management of the affordable housing units that are being delivered through community amenity contributions.</p> <p>All three municipalities recognized the municipality's role in affordable housing is to be a key partner, provide land where possible, provide financing for servicing, when possible, provide fee waivers or tax exemptions, and expedite approvals. These partnerships are critical to developing non-market housing.</p>
<p>Land Inventory</p>	<p>Gibsons is working on a new land strategy that inventories and assesses municipal, non-profit, and community lands and whether partnerships can be entered into to build new housing.</p> <p>Revelstoke regularly assesses their inventory of city-owned land. Each year, staff identify parcels suitable for housing. The City recently identified a 13-acre site and paid for pre-servicing of the site to accommodate 400 units. They are currently partnering with a housing provider to move the project into the next phase.</p>
<p>Staff Capacity</p>	<p>All three municipalities noted that housing actions are hindered by staff capacity. One municipality noted that they feel they are competing with other communities for resources. Staff suggested having a vision or objective (ex. a strategy based on housing as a human right) and focusing on actions within staff capacity (ex. on housing vulnerable populations, missing middle, etc.).</p>
<p>Engagement, Advocacy, Partnerships</p>	<p>All three municipalities noted partnerships with BC Housing and social service providers is critical to delivering non-market housing and addressing homelessness.</p> <p>All three municipalities noted that political will and community buy-in is critical to delivering more housing faster.</p> <p>All three municipalities noted the importance of advocacy to provincial and federal levels of government, specifically regarding funding. One municipality noted that advocacy for funding for infrastructure and public amenities seems to be missing from the housing conversation, and these should be advocated for in addition to housing.</p>

Appendix D: Housing Action Scorecard

The *Housing Strategy* requires regularly monitoring, on an annual basis, to ensure actions are being completed and are positively impacting community housing needs. Annual monitoring and analysis will help inform a Housing Strategy Update, which is scheduled to be updated every five years in alignment with the Housing Needs Report and Official Community Plan updates.

Vision

All Pemberton residents have access to diverse and appropriate housing options for every stage of life.

Goals

The *Housing Strategy*:

- Identifies strategies and actions to deliver priority housing options that align with the vision,
- Provides a framework by which the Village of Pemberton can assess, prioritize, and monitor the delivery of new housing stock over time, and
- Aligns with the Village of Pemberton’s community goals and objectives as outlined in the Official Community Plan and other planning documents.

Development to Date: Input Data

Fill out the following development data table based on building permits issued:

Housing Type (based on structure type)	#Building Permits Issued				
	2024	2025	2026	2027	2028
Multi-Family Housing Units (i.e. apartments with more than 6 units)					
Small-Scale Multi Unit (i.e. 3-4 units on one lot)					
Single Family (i.e. one unit on one lot)					
Single Family with Secondary Suite (i.e. one principal home with suite)					
New secondary suite or accessory dwelling unit (i.e. carriage house)					
Total					
Purpose-Built Rental (i.e. multi-family housing units secured by housing agreement)					
Non-Market Housing (i.e. subsidized affordable housing, supportive housing, shelter)					

Priority Housing Types: Review

Reconsider the following housing types against the criteria below:

1. Identified in Village policy, research, or analysis as a clear need.
2. Identified by community groups, governments, through community engagement, or in what we heard reports from public events.
3. Faces greater barriers to delivery by the local development industry.

Ranking	Priority Housing Types
First Priority (meets 3 criteria)	Affordable ¹ rental housing, non-market (subsidized or below-market housing that is owned or operated by a non-profit or public entity)
	Workforce ² housing
	Attainable homeownership
	Diverse and suitable housing options for indigenous households
Second priority (meets 2 criteria)	Rental housing, purpose-built
	Seniors' housing (independent living or supportive housing)
	Housing options and services for people experiencing homelessness
	Youth housing (e.g., youth aging out of foster care)
Third Priority (meets 1 criteria)	Accessible housing for people with disabilities
	Housing for families with children
	Small households (including units for one-parent families and individuals living alone)

¹For the purpose of this Strategy, affordable housing is considered housing that is secured long-term at a rate below average market rates (either ownership costs or rental rates) and targeting low to middle income earners.

²For the purposes of this Strategy, workforce housing is housing that is secured long-term for employees of any business located in the Village and Pemberton, Lil'wat Nation, and SLRD Electoral Area C.

Actions: Review

Action	Status				Notes on Progress
	2025	2026	2027	2028	
	NI = Not Initiated/Deleted NU = No Update SD = Some Disruption R = Revised OT = On Track C = Completed				
Direction #1	2025	2026	2027	2028	
1.1. Allow higher density housing in targeted areas throughout the community, including implementation of small-scale multi-unit housing in residential zones, by amending the OCP and zoning bylaws.					
1.2. Reduce parking requirements to encourage more purpose-built rental housing and infill housing (e.g. accessory dwellings units or small-scale multi unit housing) by amending the zoning bylaw.					
1.3. Increase municipal revenue and fund community amenities by collecting fees from new development by developing and adopting an Amenity Cost Charges bylaw in alignment with provincial legislation.					
1.4. Streamline the development approval process to encourage new housing supply. Update the OCP and development procedures bylaw to allow development permits to be delegated to staff for some development applications in addition to purpose-built and affordable rental housing.					
1.5. Advertise and educate the community on incentives for priority housing types.					
Direction #2	2025	2026	2027	2028	
2.1. Allow affordable and workforce housing as a permitted use on all publicly owned lands (i.e., municipal, Crown, school district, or healthy authority owned land) by amending the zoning bylaw.					
2.2. Consider expanding incentives (e.g., permit fee, development cost charge, and user fee waivers) including not-for-profit or affordable rental housing, for-profit affordable rental housing, or development for use by a non-profit society.					

2.3. Explore regional resources and partnerships to establish a viable option for a regional housing authority or organization, or work with an existing organization to access provincial and federal funding to operate housing long-term locally on behalf of the Village.					
2.4. Update and enhance infrastructure planning to ensure infrastructure capacity keeps up with demand over the long term					
2.5. Work with market participants to identify potential opportunities to deliver high priority housing types such as seniors housing, as part of suitable projects.					
2.6. Maintain a land inventory of developable land for affordable housing, including community owned, church-owned, school district, Crown, municipal, or other public sector lands.					
2.7. Prevent tenant displacement and encourage replacement of rental/affordable housing units through redevelopment by establishing policies in the OCP. Require a tenant relocation plan from developers for situations when tenants could be evicted from rental units.					
Direction #3	2025	2026	2027	2028	
3.1. Continue to act as a strategic advisor in affordable housing projects to provide planning and regulatory support during the development process.					
3.2. Develop a land strategy or planning document that inventories and assesses municipal, non-profit, and public sector lands and partnerships required to build new housing.					
3.3. Identify and support key non-profit or community organizations that have the capacity to deliver housing.					
3.4. Enhance efforts to advocate for increased transit funding and for regional transit services, which support more housing options for Pemberton. Continue to work with Lílwat Nation to explore opportunities to deliver housing that can also support their members' needs.					
3.5. Advocate, with key partners, to higher levels of government for support or funding to deliver priority housing for the community.					

Appendix E: Glossary

Accessibility: **Accessibility** refers to the manner in which housing is designed, constructed or modified (such as through repair/ renovation/ renewal or modification of a home), to enable independent living for persons with diverse abilities. Accessibility is achieved through design, but also by adding features that make a home more accessible, such as modified cabinetry, furniture, space, shelves and cupboards, or even electronic devices that improve the overall ability to function in a home. (UBC Hart, 2024)

Affordable housing: In Canada, housing is considered “affordable” if it costs less than 30% of a household’s before-tax income. (CMHC, 2024). For the purposes of this Strategy, affordable housing is considered housing below average market rates and targeting low to middle income earners.

Community housing: Also known as social housing or non-profit housing, it typically refers to either housing that is owned and operated by non-profit housing societies and housing co-operatives, or housing owned by provincial, territorial or municipal governments. (UBC Hart, 2024)

Eviction: A legal process that enables a landlord to seek an order to end a lease agreement or occupancy agreement with a tenant. Every province and territory has different rules around evictions, but in Canada there must be a valid reason for the eviction, a right to a fair hearing, and sufficient notice of the proposed action. (UBC Hart, 2024)

Household: A person or group of persons who occupy the same dwelling. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone. (UBC Hart, 2024)

Housing continuum (or spectrum): The wide range of housing options available in our communities, from temporary options such as emergency shelters for people who are homeless, to more permanent housing such as rental and homeownership. The term isn’t intended to imply progression towards homeownership – it simply represents the full range of options that match people’s needs and preferences with appropriate forms of housing and supports (if needed). (UBC Hart, 2024)

Infill development: The practice of building on vacant or undeveloped parcels in dense areas, especially urban and inner suburban neighborhoods; promotes compact development. (UBC Hart, 2024)

Market housing: Also known as for-profit housing; housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market. About 95% of households in Canada live in market housing, either rental market housing or home ownership. (UBC Hart, 2024)

Mixed-use development: The development of land or in a building with two or more different uses, such as residential, office and retail. Mixed-use can occur vertically within a building, or horizontally on a site. (UBC Hart, 2024)

Non-profit housing: Housing that is owned and operated by community-based, non-profit societies or local governments and regional districts. Their mandate is to provide safe, secure, affordable accommodation to households with low to moderate incomes. Most non-profit housing societies receive some form of financial assistance from government to enable them to offer affordable rents. (UBC Hart, 2024)

Purpose-built rental housing: Also known as the primary rental market or secure rentals; multi-unit buildings (three or more units) which are built specifically for the purpose of providing long-term rental accommodations. Purpose-built rentals are a key source of both affordable and secure rental housing in any community. (UBC Hart, 2024)

Secondary rental market: All rental-occupied housing units that do not fall under the purpose-built rental umbrella. It includes rented condominiums, subsidized rental units, rented freehold row houses and rental units in structures with fewer than three units. (UBC Hart, 2024)

Shelter or emergency shelter: Also known as Emergency Housing; facilities providing temporary, short-term accommodation for homeless individuals and families. This may or may not include other services such as food, clothing or counselling. Shelters, hostels, and encampments are examples of emergency housing. There may also be smaller religious or community-based organizations that provide emergency housing. Emergency shelters are not considered to be a permanent form of housing. (UBC Hart, 2024)

Shelter costs: A more encompassing measure of accommodation expenses including direct homeownership and/or rental fees, as well utilities and municipal services. Statistics Canada uses this measure, compared against pre-tax income, as one of the benchmarks to determine whether a household is in Core Housing Need. (UBC Hart, 2024)

Short-term rental: All or part of a dwelling unit rented out for less than 28 consecutive days in exchange for payment. This includes bed and breakfasts (B&Bs) but excludes hotels and motels. It also excludes other accommodations where there is no payment. (UBC Hart, 2024)

Small scale multi-unit housing: Describes a range of buildings and housing units that can provide attainable housing for middle-income families. Housing forms include: secondary suites in single-family dwellings, detached accessory dwelling units (ADUs) like garden suites or laneway homes, triplexes, townhouses, and house-plexes. (Government of BC, 2024)

Subsidized housing: Encompasses all types of housing for which a subsidy or rent assistance is provided (usually by government), including public, non-profit and co-operative housing, as well as rent assistance for people living in private market housing. It also includes emergency housing and short-term shelters. (UBC Hart, 2024)

Supportive housing: Housing with staff on-site to provide ongoing assistance so residents can live independently: it can include services like case management, counselling, supervision/monitoring, assistance with medication, psychosocial rehabilitation, child care, meal services, personal care, housekeeping, and other forms of support that help people to live independently and remain stably housed. Supportive housing can be permanent or transitional; it is generally provided to seniors, people with disabilities (including mental disabilities and addictions), and children under the age of 18 in the child welfare system or those who have recently aged out of the child welfare. (UBC Hart, 2024)

Tenure: An arrangement and ownership structure under which someone has the right to live in a house or apartment. The most frequent forms of tenure are tenancy, in which rent is paid by the occupant to a landlord, and owner-occupancy, where the occupant owns the home they live in. (UBC Hart, 2024)

Transitional housing: Housing provided for a minimum of 30 days that can last up to two or three years. It includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency. (UBC Hart, 2024)

Workforce housing: for the purposes of this Strategy, workforce housing is housing that is secured long-term for employees of any business located in the Village and Pemberton, Lil'wat Nation, and SLRD Electoral Area C.

