

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

**Agenda** for the **Committee of the Whole** of Council of the Village of Pemberton to be held **Tuesday, September 12, 2017 at 1:00 p.m.** at Council Chambers, 7400 Prospect Street. This is meeting No. 166.

*"This meeting is being recorded on audio tape for minute-taking purposes as authorized by the Village of Pemberton Audio Recording of Meetings Policy dated September 14, 2010."*

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<b>Item of Business</b>	<b>Page No.</b>
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**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.

**2. APPROVAL OF AGENDA**

**1**

**Recommendation: THAT** the agenda be approved as presented.

**3. APPROVAL OF MINUTES**

**a) Committee of the Whole No. 165 – Tuesday, July 25, 2017**

**3**

**Recommendation: THAT** the minutes of Committee of the Whole Meeting No. 165, held Tuesday, July 25, 2017 be adopted as circulated.

**4. UPCOMING MEETINGS – DISCUSSION**

**7**

- a) **BUILDING BRIDGES WORKSHOP – September 22 – 8:30am – 4:30pm**
- b) **DESTINATION DEVELOPMENT PLANNING SESSION – September 22 – 9:30 am – 4:00pm**
- c) **AIRBNB MEETING INVITE – UBCM – September 25 - 29**
- d) **VCH NORTH SHORE LOCAL GOVERNANCE LIAISON MEETING – Agenda topic discussion – October 6 – 10am – 11:30am**
- e) **VCH SEA TO SKY CONGRESS – November 16 – 1pm – 4pm**

**5. SITE ALTERATION BYLAW – DRAFT FOR DISCUSSION**

**13**

**Recommendation: THAT** the Committee of the Whole provide comment with respect to the proposed Site Alteration Bylaw as presented.

**6. AFFORDABLE HOUSING PLAN REVIEW**

**33**

**Recommendation One:**

**THAT** the Committee of the Whole recommends to Council to direct Staff to review and update the 2009 Affordable Housing Strategy Background Report with current information regarding community housing need, supply and demand;

**Recommendation Two:**

**THAT** the Committee of the Whole recommends to Council to allocate funding in the 2018 budget to hire a planning consultant with experience in affordable housing to work with staff to develop an Affordable Housing Action Plan, which would include clear targets and tools to provide a range of affordable housing for employees, seniors and people in high need.

**Recommendation Three:**

**THAT** the Committee of the Whole gives staff direction with respect to other options listed in this report they would like to see explored as part of the Affordable Housing Background Report and/or Action Plan.

**7. SHORT-TERM VACATION RENTALS – MANAGEMENT OPTIONS 112**

**Recommendation: See Report**

**8. ADJOURNMENT**

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

**Minutes** for the **Committee of the Whole** of Council of the Village of Pemberton, held Tuesday, July 25, 2017, at 1:00 p.m., at Council Chambers, 7400 Prospect Street. This is meeting No. 165.

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**ATTENDING:** Mayor Mike Richman  
Councillor James Linklater  
Councillor Ted Craddock  
Councillor Jennie Helmer  
Councillor Karen Ross

**STAFF:** Nikki Gilmore, Chief Administrative Officer  
Sheena Fraser, Manager of Corporate & Legislative Services  
Tim Harris, Manager of Operations and Development Services  
Lisa Pedrini, Village Planner  
Wendy Olsson, Executive Assistant  
Shelley Termuende, Legislative Assistant

**PUBLIC:** 5

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**1. CALL TO ORDER**

At 1:03 p.m. Mayor Richman called the meeting to order.

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

**2. APPROVAL OF AGENDA**

Moved/Seconded

**THAT** The agenda be approved as presented.

**CARRIED**

**3. APPROVAL OF THE MINUTES**

**a) Committee of the Whole No. 164 – Tuesday, June 20, 2017**

Moved/Seconded

**THAT** the minutes of Committee of the Whole Meeting No. 164, held Tuesday, June 20, 2017, be adopted as circulated.

**CARRIED**

#### 4. DELEGATIONS

##### a) 1:00 PM – 2:00 PM

###### **Vancouver Coastal Health –**

Karin Olson, Chief Operating Officer, Coastal  
Shannon Chutskoff, Director Acute Services Sea to Sky  
Dr. Mark Lysyshyn, Medical Health Officer  
Shannon McCarthy, Director, Mental Health & Substance Use  
Sujata Connors, Director Home & Community Care  
Colleen Moberg, Manager Public Health & Prevention, Home & Community  
Care Sea to Sky  
Sheilagh Smith, Interim Manager, Older Adult Mental Health & Stepping  
Stones

Karin Olson, Chief Operating Officer, Vancouver Coastal Health, introduced the Vancouver Coastal Health team, provided an overview of the services provided at the Pemberton Health Care Centre and reviewed average daily visit statistics.

Ms. Olson updated the Committee on the Sea to Sky Site Upgrades and clinical enhancements put in place this year which included for 2017 the following:

- Upgrades to security measures at the Pemberton Medical Centre
- Increase of on-call nurses with rotation set to begin on August 25

As well, Vancouver Coastal Health will continue to advocate for increased ambulatory coverage for Pemberton.

Discussion was had regarding joint advocacy for improved British Columbia Emergency Health Services and the continuation of the Child and Youth Mental health and Substance Abuse Collaborative funding.

Dr. Mark Lysychyn, Medical Health Officer, spoke to the Community Health Partnership Agreement and advised that the first Sea to Sky Healthy Community Congress is being scheduled for November in Squamish.

At 1:58 the representatives from Vancouver Coastal Health left the Committee of the Whole meeting.

**b) 2:00 PM – 3:30 PM**

**Short Term Vacation Rentals Presentation – Dan Wilson, Whistler Centre for Sustainability**

Dan Wilson, who has been contracted to assist the Village with public engagement on the community's preferences with respect to addressing short term rentals in Pemberton, provided an overview of the recent Short Term Rental engagement strategy currently underway and included background on the new sharing economy related to short term rentals.

Discussion took place respecting the following:

- The challenges of managing and enforcing short term vacation rentals
- Level of compliance when policies/bylaws (Zoning, Business Regulations etc.) have been put in place
- Experiences of other communities – processes and regulations
- Impacts of short term rentals on development (ie; hotels)
- Public engagement sessions to date and an online survey
- Options respecting ways to manage short term rentals
- Fee and fine structures

At 3:30 p.m. Mayor Richman opened the meeting to provide the public in attendance an opportunity to comment.

**c) Short Term Vacation Rental Public Input Session**

A member of the public sought clarification on fines vs. tickets and requested information on Village enforcement practices.

At 3:33 p.m. Mayor Richman called for any other comments and hearing none recessed the Public Input Session.

At 3:39 p.m. the Committee of the Whole was reconvened.

**5. Corporate Quarterly Update – Resolutions**

The Committee reviewed the outstanding resolutions listing and determined that the direction to investigate video recording of Council Meetings was no longer a priority. As well, the Committee wished to see the discussion on Affordable Housing come forward in September.

Moved/Seconded

**THAT** the resolution regarding Video Recording of Council meetings, passed at the Committee of the Whole Meeting No. 156, held on Tuesday, January 17, 2017, be rescinded.

**CARRIED**

## 6. UBCM Minister Meetings – Discussion

The draft Minister Meeting Briefs were reviewed and the following meetings/briefing topics were confirmed:

- Ministry of Transportation and Infrastructure: Pemberton Creek Bridge, Road Safety Improvements above One Mile Lake Park and Passenger Rail Services between Lower Mainland and Northern Communities
- Ministry of Health: British Columbia Emergency Health Services Ambulance Service in Pemberton and Child and Youth Mental Health and Substance Use Collaborative

Mayor Richman will bring forward to the Squamish-Lillooet Regional District (SLRD) Board the following topics for consideration as they are more regionally based issues:

- Ministry of Transportation and Infrastructure – Road Safety Improvements for Cycling Tourism
- Ministry of Jobs, Tourism and Skills Training and Ministry of Forests, Lands and Natural Resource Operations – Impacts of Increased Tourism in the Region

## 7. ADJOURNMENT

The Committee of the Whole Meeting was adjourned at 4:07 p.m.

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Mike Richman  
Mayor

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Sheena Fraser  
Corporate Officer

## BUILDING BRIDGES THROUGH UNDERSTANDING THE VILLAGE©

During this **experiential** workshop we will explore our personal role in supporting the revival of the values that worked so beautifully in indigenous villages for thousands of years. We will also explore in-depth the affects of Residential Schools and Canada's Policy of Assimilation. This workshop is geared to solutions rather than recrimination and is a great forum in which to ask questions. Participants who participate in these often emotion provoking workshop experiences comment that while they understood a bit about the issue on a cognitive level, after participation in *Building Bridges Through Understanding the Village* they understand on a deep emotional level as well. The workshop is done from a non-blame and non-shame perspective and invites all participants to become a part of the healing that IS already happening. Kathi's work has been inspired by Jann Derrick's teachings of 'The Circle and The Box' and by many Elders' teachings.

**Kathi Camilleri** is an Aboriginal woman who has coordinated healing programs in the Aboriginal Community for 20 years. She has a Master's Degree in Leadership Studies. Kathi works with Aboriginal Mental Health and has her own consulting business. She facilitates strategic planning sessions and experiential workshops regarding Canada's Policy of Assimilation and Colonization with social workers, foster parents, health care workers, church groups, students and educators, frontline workers in communities across Canada. The healing power and personal impact of this work elicits rave reviews.



One participant wrote: *"Kathi uses humour, kindness and wisdom to hold the space safely for us while we change how we see the world and how we forever interact with those who have Aboriginal Heritage. It is easy to learn because of her gentle ways, and her respect for all people."* To contact Kathi ph: 250-287-0150 or email [cckc@telus.net](mailto:cckc@telus.net)

### **Learning outcomes:**

- A cognitive and emotional understanding of traditional First Nations values,
- A deep and emotional insight into the depth and intergenerational effects of Colonization,
- Methods for creating supportive relationships in a positive way.

*Note to workshop host: Prior to the workshop, participants need to understand that we will be addressing Residential School and its affects in an in-depth way. Participation may trigger unresolved grief and loss issues for some. It is imperative that participants know that in advance and have an understanding that coming to the workshop is not mandatory; it is their choice. It is also recommended that options to access support after the workshop are provided. Please arrange to have chairs in a circle (nothing inside the circle.)*

**From:** Boyd, Heather DBC:EX [<mailto:Heather.Boyd@destinationbc.ca>]

**Sent:** Tuesday, August 22, 2017 2:17 PM

**Cc:** Leung, Shawna DBC:EX <[Shawna.Leung@destinationbc.ca](mailto:Shawna.Leung@destinationbc.ca)>; Harrison, Peter DBC:EX <[Peter.Harrison@destinationbc.ca](mailto:Peter.Harrison@destinationbc.ca)>; Young, Jody DBC:EX <[Jody.Young@destinationbc.ca](mailto:Jody.Young@destinationbc.ca)>; Susan Rybar ([susan@vardocreative.com](mailto:susan@vardocreative.com)) <[susan@vardocreative.com](mailto:susan@vardocreative.com)>; Mattock, Amber JTST:EX <[Amber.Mattock@gov.bc.ca](mailto:Amber.Mattock@gov.bc.ca)>; Whyte, Bruce JTST:EX <[Bruce.Whyte@gov.bc.ca](mailto:Bruce.Whyte@gov.bc.ca)>; 'tracy@aboriginalbc.com' <[tracy@aboriginalbc.com](mailto:tracy@aboriginalbc.com)>

**Subject:** <You're invited September 22> Destination Development Planning Session for Sea to Sky Corridor

Dear Sea to Sky Corridor Tourism Partners:

A new Destination Development Program that will help drive long-term growth for the tourism sector along the entire length of the Sea to Sky Corridor from **North Vancouver to Lillooet** is being launched by Destination BC within the Vancouver, Coast and Mountains tourism region and in partnership with the Ministry of Tourism, Arts and Culture (see attached for further program details).

As someone with a stake in the future of tourism, we hope you can join our planning sessions as we work to create a 10-year destination development strategic plan for this important travel corridor.

The first session will provide an overview of Destination BC's Destination Development Program, offer context to the tourism operating environment, and identify and assess development issues and opportunities relevant to the Sea to Sky planning area.

What we learn from this session will provide much of the framework for the Destination Development Strategy for the Sea to Sky Corridor.

### **Partner Engagement**

For this plan to be successful, we need representation from the following groups:

- Destination marketing and management organizations
- Tourism businesses and operators
- Provincial government
- Municipal and regional governments
- First Nations and aboriginal communities
- Local and regional economic development
- Heritage/cultural organizations
- Community groups and associations

Collaboration is necessary to ensure the strategy we develop will enable tourism partners to make well-informed decisions in the future, take advantage of opportunities and allow us to be positioned to address barriers to growth by identifying them early.

The strategy will outline key tourism assets and set priorities for product development, infrastructure and amenity improvements and investment along the Sea to Sky Corridor.

**Meeting Information**

**WHEN:** Friday September 22, 2017

**Time:** 9:30 am to 4:00 pm

**WHERE:** Whistler (venue TBD)

*Lunch and refreshments will be provided*

***Heather Boyd***

Manager, Vancouver, Coast & Mountains and Industry Programs  
Destination British Columbia

**From:** Clare Schulte-Albert <[CSchulteAlbert@navltd.com](mailto:CSchulteAlbert@navltd.com)>  
**Subject:** Airbnb meeting request at 2017 UBCM Convention  
**Date:** August 22, 2017 at 9:47:41 AM PDT  
**To:** "[mrichman@pemberton.ca](mailto:mrichman@pemberton.ca)" <[mrichman@pemberton.ca](mailto:mrichman@pemberton.ca)>

Good morning Mayor Richman,

I am writing to you on behalf of Alex Dagg, the Public Policy Manager for Airbnb in Canada. We would like to request a meeting with your delegation during the Union of BC Municipalities (UBCM) conference on September 25-29.

The sharing economy has created new economic, community development and tourism benefits right here in British Columbia. As the price of housing skyrockets, home-sharing is an economic lifeline for over 14,000 British Columbians who earn modest, supplemental income through Airbnb to help make ends meet.

Airbnb is proud to have worked with over 350 communities around the world, both big and small, to create fairer tax agreements and to modernize public policy on short-term rentals. We have always welcomed debate about our role in communities—and contrary to most companies, we want communities to regulate our sector and we want to pay our fair share of tax.

With a new provincial government in Victoria, and as jurisdictions across the province seek to develop new regulations for home-sharing, Airbnb would like to work with you as you consider rules and regulations for this sector. We also want to hear about your community's experience with short-term rentals, share information about our platform and discuss how we can best collaborate.

Thank you for considering this request. If you have any questions or to schedule a meeting, please contact me at 416-307-3042 or [cschultealbert@navltd.com](mailto:cschultealbert@navltd.com).

Yours sincerely,

**Clare Schulte-Albert**  
Consultant

**From:** Camm, J.Clive [CORP] [<mailto:Clive.Camm@vch.ca>]

**Sent:** August 15, 2017 2:23 PM

**To:** 'Chief Brenda Lester' <[Brenda.Lester@inshuckch.com](mailto:Brenda.Lester@inshuckch.com)>; [dean.nelson@lilwat.ca](mailto:dean.nelson@lilwat.ca); 'Chief Don Harris' <[Don.Harris@xaxtsa.ca](mailto:Don.Harris@xaxtsa.ca)>; 'Chief Harry O'Donaghey Sr.' <[Chief@nquatqua.ca](mailto:Chief@nquatqua.ca)>; 'Chief Patrick Williams' <[Patrick.Williams@inshuckch.com](mailto:Patrick.Williams@inshuckch.com)>; 'Chris Vernon-Jarvis' <[CVernon-Jarvis@sd48.bc.ca](mailto:CVernon-Jarvis@sd48.bc.ca)>; 'Dallas Squire' <[dsquire@sshs.ca](mailto:dsquire@sshs.ca)>; 'Fran Hopkins' <[fhopkins@sshs.ca](mailto:fhopkins@sshs.ca)>; James Linklater <[jlinklater@pemberton.ca](mailto:jlinklater@pemberton.ca)>; 'Linda Glenday' <[lglenday@squamish.ca](mailto:lglenday@squamish.ca)>; 'Lynda Flynn' <[lflynn@slrd.bc.ca](mailto:lflynn@slrd.bc.ca)>; Mike Richman <[mrichman@pemberton.ca](mailto:mrichman@pemberton.ca)>; 'Mayor Nancy Wilhem-Morden' <[mayoroffice@whistler.ca](mailto:mayoroffice@whistler.ca)>; 'Mayor Patricia Heintzman' <[pheintzman@squamish.ca](mailto:pheintzman@squamish.ca)>; 'Mike Furey' <[mfurey@whistler.ca](mailto:mfurey@whistler.ca)>; 'MLA Jordan Sturdy' <[jordan.sturdy.mla@leg.bc.ca](mailto:jordan.sturdy.mla@leg.bc.ca)>; Nikki Gilmore <[ngilmore@pemberton.ca](mailto:ngilmore@pemberton.ca)>; Palazoff, Cheryl [CORP] <[Cheryl.Palazoff@vch.ca](mailto:Cheryl.Palazoff@vch.ca)>; 'Rosemary Stager' <[rstager@sshs.ca](mailto:rstager@sshs.ca)>; 'Russell Mack' <[russellmack3@icloud.com](mailto:russellmack3@icloud.com)>; 'Tony Rainbow' <[trainbow@slrd.bc.ca](mailto:trainbow@slrd.bc.ca)>; 'Charlene Pawluk' <[cpawluk@squamish.ca](mailto:cpawluk@squamish.ca)>; 'Bettina Falloon' <[bfalloon@pemberton.ca](mailto:bfalloon@pemberton.ca)>; Braich, Ashley [NS] <[Ashley.Braich@vch.ca](mailto:Ashley.Braich@vch.ca)>; Camm, J.Clive [CORP] <[Clive.Camm@vch.ca](mailto:Clive.Camm@vch.ca)>; Fraser, Kevin [STS] <[Kevin.Fraser@vch.ca](mailto:Kevin.Fraser@vch.ca) Disabled>; Hamel, Denice [NS] <[Denice.Hamel@vch.ca](mailto:Denice.Hamel@vch.ca)>; 'Jennifer Hanna' <[jhanna@slrd.bc.ca](mailto:jhanna@slrd.bc.ca)>; 'Jessie-Ann Gabriel - Southern St'l'atl'imx Health Society' <[hs\\_admin@telus.net](mailto:hs_admin@telus.net)>; Leith, Laurie [NS] <[Laurie.Leith@vch.ca](mailto:Laurie.Leith@vch.ca) Disabled>; 'Nicole Dumas' <[ndumas@squamish.ca](mailto:ndumas@squamish.ca)>; Paula Sherman <[psherman@slrd.bc.ca](mailto:psherman@slrd.bc.ca)>; Stanger, Elizabeth [CORP] <[Elizabeth.Stanger@vch.ca](mailto:Elizabeth.Stanger@vch.ca)>; 'Wanda Bradbury' <[wbradbury@whistler.ca](mailto:wbradbury@whistler.ca)>

**Cc:** King, Lori [NS] <[Lori.King@vch.ca](mailto:Lori.King@vch.ca)>

**Subject:** The next VCH North Shore Local Governance Liaison meeting: October 6th from 10:00 to 11:30 am

Hello,

I hope you are able to attend the next VCH Sea to Sky Local Governance Liaison meeting, which is scheduled for **Friday, October 6<sup>th</sup>, 2017 from 10:00 to 11:30 am in the boardroom at Squamish General Hospital.**

We hope this works with your schedule and please send a designate/designates if you are unable to attend. And send myself and/or Lori King ([lori.king@vch.ca](mailto:lori.king@vch.ca)) a quick reply e-mail either way.

As a part of the agenda, we will provide an update on VCH services in Sea to Sky and we invite status updates from each organization around the table. Please come prepared to spend a few minutes discussing challenges and opportunities facing your organization, especially as it relates to the overall health of the community. And please send any topics or issues you would like included in the agenda either now or anytime leading up to the meeting. I will send you an agenda in advance of the meeting.

We look forward to seeing you on October 6<sup>th</sup>. Please note I will be away until the beginning of September and will be happy to answer any questions on my return.

Thank you.

Clive

**Clive Camm, APR**

External Communications Leader  
VCH Communications and Public Affairs

Village of Pemberton  
Committee of the Whole No. 166  
Tuesday, September 12 2017  
11 of 213

August 17, 2017

**Save the Date: Sea to Sky Congress, Thursday Nov 16<sup>th</sup>, 2017 from 1:00 -4:00 pm**

Dear Elected or Appointed Officials in the Sea to Sky Corridor,

Vancouver Coastal Health has been working in partnership with local governments and other partners in the Sea to Sky Corridor to build healthier communities. To further this work we have proposed creating a Sea to Sky Healthy Communities Congress that will bring together elected and appointed officials from the Sea to Sky Corridor to discuss important issues impacting the health of their communities.

The Sea to Sky (STS) Congress is modelled after the North Shore Congress which has been an important forum for discussing key issues facing the communities on the North Shore of Vancouver for many years. We anticipate the STS Congress to be a half day annual event where elected and appointed officials from local First Nations, municipalities, the Regional District, the School District, MLAs and MPs can hear from inspiring speakers, discuss problems in a local context and work collaboratively towards solutions that can be implemented across the Corridor.

After an initial planning meeting with staff from our municipal and regional district partners, we would like to request that you hold the date **Thursday Nov 16<sup>th</sup> from 1:00-4:00 pm** in your calendars for this event. The District of Squamish has generously agreed to host the inaugural STS Congress meeting, and we anticipate rotating it between communities in future.

To ensure that we are meeting your interests and needs we would like to encourage you to fill in this 2 minute survey to help identify a topic for our first meeting by September 5, 2017.

Link to the survey: <https://www.surveymonkey.com/r/GSNDPC9>

We look forward to your participation at this important event and the ongoing enhancement of the well-being of communities along the Sea to Sky Corridor.

Sincerely,



Mark Lysyshyn, MD, MPH, FRCPC  
Medical Health Officer  
Vancouver Coastal Health, North Shore & Sea to Sky

**Date:** September 12, 2017  
**To:** Nikki Gilmore, Chief Administrative Officer  
**From:** Sheena Fraser, Manager of Corporate & Legislative Services  
Tim Harris, Manager of Operations & Development Services  
**Subject:** Site Alteration Bylaw – Draft for Discussion

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## **PURPOSE**

The purpose of this report is to present to the Committee of the Whole a draft of a proposed Site Alteration Bylaw for review and discussion attached as **APPENDIX A**.

## **BACKGROUND**

In the fall of 2012, as a result of several very visible lots within the Village being cleared in anticipation of development that had not yet occurred, Staff were directed to research what options were available to the Village to ensure that the property owners keep their lands in reasonable conditions or screened so that it does not impact the visual quality of the community especially if development of the property was slowed for any reason.

As a result, Staff researched options and presented to the Committee of the Whole several legislative tools that could be put in place for consideration. These included establishment of a Site Alteration Bylaw, a Soil Removal and Deposit Bylaw, a Tree Protection Bylaw, which were regulatory in nature and would be enforceable through permits, fees and fines, or an amendment to the Development Permit Guidelines established in the Official Community Plan which would see the addition of language related to site alteration which was more policy focused in implementation. The intent of this latter approach was to ensure that, prior to any works being done on a parcel of land, a property owner was required to have a Development Permit approved and issued.

At that time, the Committee and subsequently Council directed staff to amend the OCP to include and enhance language related to site alteration and in January, 2013 the Official Community Plan (Site Alteration DP Guidelines) Amendment Bylaw No. 722, 2012 was adopted and attached as **APPENDIX B**.

Although the intent of the additional Development Permit requirements was to bring to the forefront the importance of ensuring that an undeveloped site does not become an eyesore and negatively impact the community; unfortunately, as a result of a slowdown in development at the time, the opportunities to implement these requirements, especially on those lands that were already cleared continue to be limited. As a result, the Village has relied on the Unsightly Premises Bylaw but that bylaw also has had its limitations.

In the last year and a half, interest in developing in the Village of Pemberton has increased which has entailed activity on several high profile lots at the entrance of the Village and along Portage Road. As well, significant work has been taking place on the Hillside properties and staff has been fielding interest for the development of several other lands throughout the Village. As such, it has become apparent that it would be in the best interest of the Village to put in

place a regulatory bylaw<sup>1</sup> that establishes regulations and/or conditions related to altering a site and specifically addresses the deposit and/or removal of soil and other materials as well as the removal of trees. The rationale for this is that this type of work can significantly impact a neighbourhood and the community as a whole. .

At the Regular Council Meeting No. 1452, held on June 6, 2017, Council reviewed the 2017 Strategic Priorities and Department Work Plans and at that time staff were asked to add to the work plans several items including the establishment of a Site Alteration Bylaw and Policy.

### **DISCUSSION & COMMENTS**

In preparation for developing a Site Alteration Bylaw staff researched and reviewed similar bylaws from the District of Squamish, the Resort Municipality of Whistler and the Squamish-Lillooet Regional District. As well, review also included bylaws from other communities around the province that have been managing development with a focus on bylaws and/or policies adopted in the past two to three years. This was done to ensure that the language in the bylaw was up to date and reflected current legislative authorities or regulations.

Staff has prepared a draft bylaw for review by the Committee of the Whole that is reflective of the recent Soil Deposit and Removal Bylaw adopted by the SLRD in 2016 and incorporates components of the District of Squamish Site Alteration Bylaw as amended over time given that it covers a broader range of site alteration activities.

#### **Permit Application and Fees:**

The draft bylaw establishes that anyone wishing to make alterations to their property must apply for and be issued a Site Alteration Permit. This includes the requirements that must be met in order to make application for a Permit (Section 10). In considering that not all site alterations may be significant, staff determined that it would be reasonable to establish that the deposit or removal of soil, trees and other materials less than 10 cubic metres in a calendar year would not require a Permit; however, anything over and above that amount would. In this regard, the fee structure has taken into account that a larger project will require more staff time for review and as such three fee levels have been established:

<b>Permit</b>	<b>Fee</b>	<b>Refundable Deposit*</b>
Site Alteration Permit for deposit or removal of more than 10 cubic metres (m <sup>3</sup> ) and up to 100 cubic metres (m <sup>3</sup> ), trees or other materials in any calendar year	\$100	\$1,000
Site Alteration Permit for deposit or removal of more than 100 cubic metres (m <sup>3</sup> ) and up to 1,000 cubic metres (m <sup>3</sup> ), trees or other materials in any calendar year	\$250	\$2,500
Site Alteration Permit for the deposit or removal of more than 1,000 cubic metres (m <sup>3</sup> ), trees or other materials in any calendar year.	\$500	\$5,000

<sup>1</sup> A regulatory bylaw enables the municipality to put in place fees and establish fines for non-compliance

As well, the requirement for a refundable deposit has been included to ensure that all works are completed to the satisfaction of the Village. In the event that an applicant does not properly follow the conditions of the Permit, the Village has the ability to enter onto the site and complete the work and draw down on the deposit to recover costs. Alternatively, the Bylaw also includes the ability for the Village to add on to the property taxes any amount owing for works or services completed by the Village on the lands.

### **Permit Conditions:**

Upon receipt of an application, staff will review and, if the application is responsive to all the requirements set out in Section 10, a Site Alteration Permit will be issued with conditions. Section 12 outlines the main conditions but the Manager has the ability under the Bylaw to impose other conditions as may be deemed appropriate. The Permit conditions also require that a post site alteration report be submitted to the Village as a means of ensuring that all works have been completed. Permits will be issued for a twelve (12) month period and can be extended if requested subject to a renewal fee being paid and approval of the Manager. As well, the Manager has the ability at any time to revoke the Permit or issue a Stop Work Order if it is deemed that the applicant is not meeting the conditions as set out in the Permit.

### **Tree Cutting:**

Under the Section 8 (3) (c) of the *Community Charter*, the municipality has the ability to establish a bylaw specifically to address tree removal. Staff did consider preparing a separate bylaw specifically to address this matter; however, in reviewing Site Alteration Bylaws from other communities it was determined that it would be appropriate to include in the proposed Site Alteration Bylaw requirements respecting trees. As such, in the application requirements an applicant must provide a tree management plan, prepared by an Arborist or other registered professional, which identifies the removal and protection areas within the site as well as the rationale for the removal of the trees. This has been included to ensure that trees that may not need to be removed will be protected.

With respect to tree removal only, under Section 52 of the *Community Charter*, an applicant who has had their permit application denied may request consideration by Council. The process by which reconsideration is established is set out in Section 16 of the Bylaw. As this will require staff resources a fee of \$150 has been established to make application for reconsideration. This is in keeping with the practices of other municipalities.

### **Fines:**

Included in the bylaw is the ability to fine a property owner in the event that they are non-compliant with the bylaw. A fine of \$150 has been set. As well, any unpermitted work in advance of a Site Alteration Permit issuance carries with it a surcharge of \$5,000 in addition to the permit application fees.

### **Summary:**

Staff developed the proposed Site Alteration Bylaw with the aim to address the concerns of Council and ensure that staff have the tools required to effectively regulate and control the activities that may take place as a result of alterations to a parcel of land in anticipation of development. It should be noted, that a condition of the Permit issuance is that all other permits and permissions, for example a Development Permit Development Variance Permit, or Temporary Use Permit, must first be in place. This ensures that clearing of a site will only take

place if development of the lands is imminent, thereby reducing the risk that lands will be cleared and sit empty without proper remediation for long periods of time. As well, this bylaw is in alignment with the SLRD Soil Deposit and Removal Bylaw to be consistent across jurisdictions.

### **COMMUNICATIONS**

At this time, there is no communications elements to be considered; however, if the Bylaw does proceed forward and is adopted an information flyer will be prepared that will be distributed to the development and construction community to advise them of the new requirements. As well, the Village website will be updated to include information on the Site Alteration Permit requirements along with an online application form.

### **LEGAL CONSIDERATIONS**

Section 8 of the *Community Charter* gives a municipality the rights, powers and privileges of a natural person of full capacity. Specifically, Section 8 (3) enables Council, by bylaw, to regulate, prohibit and impose requirements in relation to a number of items including 8 (3) (c) *trees* and 8 (3) (m) *the removal of soil and the deposit of soil or other material*.

The proposed bylaw has not received legal review to ensure that it meets with the legislative requirements and/or authority and this will be undertaken after the Committee of the Whole reviews and provides direction.

### **IMPACT ON BUDGET & STAFFING**

The proposed Site Alteration Bylaw was prepared in-house and incorporated into the Departmental work plans for the Operations and Development Services and Corporate and Legislative Services.

There will be some costs attributed to legal review which has not yet been completed and those costs are unknown at this time.

### **INTERDEPARTMENTAL IMPACT & APPROVAL**

The above noted project has been incorporated into the 2017 Work Plans and if supported and subsequently adopted, the daily management of the Permit process will be supported by Operations and Development Services with support from Bylaw Enforcement as required.

Interdepartmental Approval by:	Tim Harris, Manager of Operations and Development Services
Interdepartmental Approval by:	Sheena Fraser, Manager of Corporate and Legislative Services

### **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

In 2016, the Squamish-Lillooet Regional District adopted Soil Deposit and Removal Bylaw No. 1423-2015. The intent of Bylaw No. 1423-2015 is to regulate the Deposit and Removal of Soil within Electoral Areas A, B, C and D of the Squamish-Lillooet Regional District. The proposed Soil Alteration Bylaw is in alignment with the permit conditions established in the SLRD Bylaw and has been done intentionally as many developers and contractors doing work within the SLRD also work in the Village of Pemberton. By keeping the regulations similar it will help to gain compliance and reduce confusion related to the requirements between jurisdictions.

### **ALTERNATIVE OPTIONS**

The following options are presented for consideration:

Option One: Support the proposed Site Alteration Bylaw as presented and recommend that following legal review the Bylaw be brought forward for readings at the next Regular Council Meeting.

Option Two: Support the proposed Site Alteration Bylaw with recommended changes refer the Bylaw as amended for legal review and brought forward for readings at an upcoming Regular Council Meeting..

Option Three: Not support the proposed Site Alteration Bylaw and recommend that further work be done, including legal review, and brought back to the Committee of the Whole for further review and discussion.

Option Four: Not support the proposed Site Alteration Bylaw.

### **POTENTIAL GOVERNANCE CONSIDERATIONS**

Development of a Site Alteration Bylaw meets with Strategic Priority Two: Good Governance whereby the Village is committed to being open and accountable government; Strategic Priority Three: Excellence in Service by delivering the highest level of municipal services within the scope of our resources; and Strategic Priority Four: Social Responsibility whereby the Village strives to create a strong and vibrant community and managing the natural environment.

### **RECOMMENDATIONS**

**THAT** the Committee of the Whole provide comment with respect to the proposed Site Alteration Bylaw as presented.

#### **Attachments:**

Appendix A: Draft Site Alteration Bylaw

Appendix B: Official Community Plan (Site Alteration DP Guidelines) Amendment Bylaw No. 722, 2012.

Submitted by:	Sheena Fraser, Manager of Corporate & Legislative Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer

## VILLAGE OF PEMBERTON

### BYLAW NO. \_\_\_\_\_, 2017

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A bylaw to regulate Site Alterations within the Village of Pemberton

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**WHEREAS** a Municipal Council may, by bylaw, regulate, prohibit and impose regulations to the deposit and removal of soil, trees and other materials pursuant to Section 8(3) of the *Community Charter*.

**AND WHEREAS** the Municipality may impose rates or levels of fees for a permit for site alterations on any land or area in the Village of Pemberton;

**NOW THEREFORE**, the Council of the Village of Pemberton, in open meeting assembled, enacts as follows:

#### 1.0 TITLE

- 1.1 This bylaw may be cited for all purposes as the "Village of Pemberton Site Alteration Bylaw No. \_\_\_\_\_, 2017".

#### 2.0 APPLICATION

- 2.1 This Bylaw applies to all lands within the Village of Pemberton.
- 2.2 Nothing in this Bylaw shall preclude anyone from complying with the provisions of any other local, provincial, or federal regulations or enactment.

#### 3.0 PURPOSE

- 3.1 This Bylaw has been enacted for the purpose of regulating the deposit and removal of soil, trees and other materials within the Village in the general public interest.

#### 4.0 DEFINITIONS

- 4.1 Within this Bylaw, the following definitions apply:

**Bylaw Enforcement Officer** means a person appointed by the Village to act on matters of bylaw enforcement.

**Contaminated Soil** means the presence in soil of a hazardous waste or another prescribed substance in quantities or concentrations exceeding provincial environmental quality standards.

**Council** means the elected Council members for the Village of Pemberton.

**Deposit** means the placement, storage, filling, spilling or releasing, directly or indirectly, of soil or other material on lands in the Village where the soil or other material was not previously located.

**Manager** means a person who holds the position of Manager of Operations & Development Services for the Village of Pemberton or such persons designated by the Manager to act on their behalf in the execution of this Bylaw.

**Invasive Species** means a species not native to British Columbia whose introduction or spread does or is likely to cause economic or environmental harm or harm to human health.

**Other Materials** includes, but is not limited to, construction and demolition waste, masonry rubble, concrete, asphalt, wood waste, unchipped lumber, drywall, refuse, undecomposed organic matter, contaminated soil, soil containing invasive species, and other similar matter.

**Organic Waste** means biodegradable, compostable waste of plant or animal origin from domestic or industrial sources.

**Owner** means a person registered in the records of the Land Title Office as the fee simple owner of a lot, including the strata corporation in the case of a lot under strata ownership.

**Parcel** means any lot, block or area in which land is held or into which it is subdivided.

**Parcel Line** means any boundary of a parcel.

**Permit** means the written authority granted by the Village and/or the Manager pursuant to this Bylaw for the alteration of a site.

**Permit Holder** means a person holding a permit issued by the Village.

**Registered Professional** means an, engineer, geoscientist, agrologist, environmental consultant, soil scientist, biologist, or land surveyor who is registered with a professional association that is regulated by a statute, appointed to act in the capacities described under the sections of this Bylaw requiring a registered professional;

**Removal or remove** means to take, excavate, or extract soil from a lot on which it exists or has been deposited.

**Site** means any lot or parcel of land and any group of lots or parcels of land.

**Site Alteration** means the placing, dumping or removal of fill or topsoil from land, vegetation and tree removal, or the alteration of the grade of the land by any means including placing fill, clearing and grubbing, the compaction of soil or the creation of impervious surfaces, or any combination of these activities.

**Soil** means clay, silt, topsoil, sand, gravel, cobbles, boulders, peat or other substance of which land is naturally composed, down to and including the bedrock but shall not include other material.

**Stockpile** means a human-made accumulation of soil or other material held in reserve for future use, distribution or removal.

**Tree** means any living erect, woody plant which is 10cm (4") or more in diameter measured 1.4 m (4.5') above ground, and for the purpose of this Bylaw does not include a hedge,.

**Village** means the Village of Pemberton.

**Wood waste** means wood residue in mechanically shredded form and includes sawdust, hog fuel, bark, chips, slabs, shavings, trimmings, edgings, or other such waste which is the result of any manufacturing process involved in the production of lumber or other wood products.

## 5.0 PROHIBITION

- 5.1 No person shall cause or permit the alteration of a site within the Village except in accordance with this Bylaw.
- 5.2 No person shall alter a site on any land within the Village without a valid permit or exemption under the *Environmental Management Act*, and amendments thereto.

## 6.0 PERMIT REQUIREMENTS

- 6.1 Subject to the other terms in this Bylaw, no person shall cause or permit the alteration of a site within the Village unless the person:
  - a) has applied for and been issued a valid and subsisting permit for such alterations; and
  - b) carries out the alterations in accordance with this Bylaw and the terms and conditions set out in the permit.

## 7.0 PERMIT EXEMPTIONS

- 7.1 Despite section 5 of this Bylaw, a permit is not required where the site alteration:
  - a) Results in the deposit or removal of less than 10 cubic metres (m<sup>3</sup>) of soil in a calendar year;
  - b) is for the purpose of constructing or maintaining provincial roadways, forest service roads, walkways or trails;
  - c) is on land owned by, or works undertaken by, the Village (or its appointed agents);

- d) is on land managed under the *Forest Act* or regulated under the *Highways Act* and for which a provincial soil permit has been obtained, so long as the land continues to be used as managed forest or highways;
- e) is related to and in accordance with a valid building permit issued by the Village;
- f) is required as part of the clean-up or remediation of contaminated soils as directed and approved by the *Ministry of Environment*;
- g) is undertaken as a permitted farm use on land located within the Agricultural Land Reserve (ALR), as specified within the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*. (For certainty, soil deposit or removal as a non-farm use or for non-farm uses require a permit under this Bylaw);
- h) is undertaken as flood protection works in emergency circumstances by or on behalf of a dyking authority; or,
- i) is undertaken to resolve emergency situations that present an immediate danger related to flooding, erosion or other immediate threats to life or property, including removal of hazardous trees, provided the Village's Manager has been informed.

## **8.0 PERMIT APPLICATION**

- 8.1 An application for a permit must be made on a form provided by the Village.
- 8.2 A separate application for a separate permit must be made for each parcel that is to be altered, as per section 10.0 (Permit Application Requirements).
- 8.3 The permit application must be signed by the applicant, and
  - a) If the applicant is not the owner, by all owners of the parcel, and
  - b) In the case of strata property:
    - i. by an authorized representative(s) of the strata corporation plus the strata lot owner for the property where the site is to be altered; and
    - ii. by resolution of the strata council if the site alterations apply to common property.

## **9.0 PERMIT APPLICATION FEES**

- 9.1 An application for a permit must be accompanied by a non-refundable permit fee and a refundable deposit as set out in Schedule "A";
- 9.2 In the event of unpermitted work in advance of Site Alteration Permit Issuance a surcharge in addition to the Site Alteration Permit Application will be required as set out in Schedule "A".

## 10.0 PERMIT APPLICATION REQUIREMENTS

10.1 Subject to section 10.2, every application for a site alteration permit which includes between 10 cubic metres (m<sup>3</sup>) and 100 cubic metres (m<sup>3</sup>) of soil, other material or trees shall be accompanied by:

- a) the location of the site from which soil, trees or other materials is to be removed from, in the case of deposition, or the location of the site to which soil, trees or other materials is to be deposited to, in the case of removal;
- b) the general description and volume of the soil, other material or trees to be deposited or removed;
- c) a tree management plan, prepared by an Arborist or registered professional, identifying removal and protection areas within the site as may be applicable along with a rationale for the removal of the trees;

The Manager is entitled to require that such application also be accompanied by detailed plans, data and specifications for the proposed site prepared by a Registered Professional to a scale of not more than 1:1,000, unless otherwise authorized by the Manager, showing the contour of the ground in its current state and containing information regarding the site alteration with respect to any (or all) of the matters set out in section 10.3 as may be required by the Manager.

10.2 Where the application set out in section 10.1 relates to parcels (or portions thereof) that are:

- a) situated within the Agricultural Land Reserve (ALR);
- b) subject to flooding or floodplain hazards, including flood construction level covenants, save harmless covenants or identified on provincial flood mapping;
- c) situated within a development permit area pursuant to section 488(1)(a) of the *Local Government Act* (protection of the natural environment, its ecosystems and biological diversity)

The Manager is entitled to require that such application also be accompanied by detailed plans, data and specifications for the proposed site prepared by a Registered Professional to a scale of not more than 1:1,000, unless otherwise authorized by the Manager, showing the contour of the ground in its current state and containing information regarding the site alteration with respect to any (or all) of the matters set out in section 10.3 as may be required by the Manager.

10.3 Every application for a permit for site alteration that involves more than 100 cubic metres (m<sup>3</sup>) of soil, trees or other material and up to 1,000 cubic metres shall be accompanied by detailed plans, data, and specifications for the proposed site prepared by a Registered Professional to a scale of not more than 1:1,000, unless otherwise authorized by the Manager, showing the contour of the ground in its current state and shall contain information regarding the site alteration with respect to the following matters:

- a) the location of the site from which soil and other material is to be removed from, in the case of soil deposition, or the location of the site to which soil or other material is to be deposited to, in the case of soil removal;
- b) the general description and volume of the soil or other material to be deposited or removed;
- c) a tree management plan, prepared by an Arborist or Registered Professional, identifying removal and protection areas within the site and a rationale for the removal of the trees;
- d) all features including buildings, structures, tree cover, roads, bridges, and natural watercourses;
- e) land uses and designations, such as ALR, zoning, floodplain areas, environmentally sensitive areas, and First Nations reserve land;
- f) the proposed slopes which will be maintained upon completion of the site alteration;
- g) the proposed methods to control the erosion of the banks of the site alteration area;
- h) the proposed methods of drainage control during the site alterations;
- i) the proposed methods to control noise and dust generated by the proposed site alterations;
- j) the proposed methods and locations of access to the site during the site alterations;
- k) the proposed grading and rehabilitation plan for the site during and upon completion of the proposed site alterations, copies of any remediation requirements of the Agricultural Land Commission;
- l) the proposed location of buffers and tree cover, and the location and grade width of berms as may be required;
- m) the proposed schedule for the deposit or removal of soil, trees or other materials, indicating the amounts to be either removed or deposited on a monthly basis;

- n) the proposed routes to and from the site;
- o) a traffic management plan, which would include but not be limited to a description of the frequency of vehicles, signage, placement of safety control devices, and other traffic control that would minimize the disturbance created;
- p) copies of all other necessary approvals and permits from Federal and Provincial authorities required by statute or regulation in connection with the proposed site alteration;
- q) if the proposed site alteration takes place on ALR land, information on the past and proposed farming activity, the relationship of the soil deposit or removal to existing or proposed farming activity on the land, impact on the agricultural capability of the land, and a report, prepared by a Professional Agrologist, identifying the positive benefit of the proposed soil deposit or removal to agriculture;
- r) a site reclamation plan including an Invasive Species Management Plan, prepared by a Registered Professional to be incorporated into the permit.

10.4 Every application for a permit for site alteration that involves more than 1,000 cubic metres (m<sup>3</sup>) of soil, trees or other material shall be accompanied by detailed plans, data, and specifications for the proposed site prepared by a Registered Professional to a scale of not more than 1:1,000, unless otherwise authorized by the Manager, showing the contour of the ground in its current state and shall contain information regarding the site alteration as set out in Section 10.3 (a through r):

10.5 Under this section the Manager is entitled to require an applicant to provide any other information the Manager deems appropriate or required to facilitate the review of the Permit application.

## **11.0 PERMIT ISSUANCE**

### 11.1 Where

- a) a completed application for a permit under this Bylaw has been submitted; and,
- b) the proposed site alteration set out in the application conforms with this Bylaw, all other bylaws of the Village, and all other applicable enactments; and,
- c) the applicant for the permit has paid the Village the required application fees and the refundable deposit;

The Manager may issue the permit, issue the permit with all or some conditions as per section 12.0 or refuse the permit for non-compliance with the Bylaw.

## 12.0 PERMIT CONDITIONS

12.1 Permitted site alteration activities may only occur between the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. Saturday unless otherwise restricted by the permit.

12.2 Site Alteration activities are not permitted on Sundays or statutory holidays unless prior written authorization from the Manager is provided.

12.3 No person may undertake any site alterations so as to do any of the following:

- a) foul, obstruct, divert, or impede the flow of or damage or destroy any watercourse, ditch, rain, sewer, or other water utility, whether privately or publicly owned;
- b) damage or destroy amenities on the lands or adjacent lands including, without limitation, any utilities, works or services, statutory rights of way, structures, buildings or improvements;
- c) contravene any Village bylaw or provincial or federal law;
- d) threaten the health and safety of the public;
- e) result in the use of the permit lands in a manner inconsistent with the current zoning for the permit lands;
- f) compromise the hydrological function or drainage capacity of the permit lands or adjoining lands;
- g) result in soil on the land or on adjacent land becoming unstable or susceptible to erosion, slippage, landslide, slumping or settling;
- h) result in excessive costs for any government to provide public utilities, works or services to the permit lands or adjoining lands;
- i) permit dust, dirt or noise to escape the property boundary that may cause a private or public nuisance;
- j) result in the coverage of topsoil; or
- k) permit the promotion of growth of invasive species on the parcel that are subject to the permit.

- 12.4 All descriptions, plans and specifications submitted by the applicant in support of the permit application and marked 'FINAL' by the Village form part of and are incorporated into the permit and the permit specifically limits site alterations in accordance with the descriptions, plans and specifications accepted by the Village.
- 12.5 The permit holder is at all times responsible for compliance with the provisions of this Bylaw and any other applicable enactment and for any claim, demand, damage, loss, costs, expense, fees or fine that may arise from site alterations.
- 12.6 The permit holder shall save harmless, indemnify and keep indemnified the Village, its elected officials, officers, employees, and contractors from any claims, demands, damages, losses, costs, expenses, fees, fines, actions, proceedings whatsoever brought by persons arising from the issuance of a permit under this Bylaw with respect to the site alterations authorized under a permit.
- 12.7 The issuance of a permit does not constitute authority to conduct processing of soil on the parcel or any part thereof if not appropriately zoned for such use.
- 12.8 Every permit issued pursuant to this Bylaw shall expire twelve (12) months following the date of issuance unless an expiry date for a different term is expressly specified in the permit. Every permit shall cease to authorize site alterations upon the expiry date without the necessary permit renewal in accordance with sections 13.1, and 13.2.
- 12.9 No permit issued pursuant to the terms of this Bylaw may be transferred, assigned or sold.
- 12.10 Before a permit is issued, the applicant shall have first obtained all permits (Development Permit, Development Variance Permit, Temporary Use Permit, etc.) or other Permits and permissions as established and required by the Village and any other authority having jurisdiction. The requirement to have all Village permits and permissions in place may be waived at the discretion of the Manager.
- 12.11 Any soil, trees or other materials deposited without a permit (or contrary to the terms of a permit) shall be removed from the parcel by the owner of the parcel at the owner's expense. Failure to remove or remediate the soil or other material within the time period so given for the removal or remediation shall constitute an offence under this Bylaw. In the event that the owner of the parcel fails to remediate the lands or remove the soil or other material in accordance with this section within the stated time period, the Village or its appointed agents may, at its sole discretion and at the expense of, as the case may be, the permit holder or the owner of the parcel, enter onto the parcel or any part thereof and carry out the work required to remediate or effect the removal of soil or other material.

12.12 The Manager may impose conditions on a permit that restrict the location of deposit or removal and the type and volume of soil, other materials or trees to be deposited or removed based on the information supplied by the applicant under section 10.1, 10.2 or 10.3 of the Bylaw, to ensure the deposit or removal occurs in the manner and amount specified in the application. Where the applicant is required to submit detailed plans, data and specifications under section 10.2 or 10.3 of the Bylaw, the Manager may issue the permit on conditions pertaining to subsections 10.3 of the Bylaw to ensure the applicant undertakes the site alterations in accordance with the detailed plans, data and specifications provided.

12.13 If required under the terms of the permit, upon completion of the site alteration authorized by a permit, the permit holder shall deliver to the Manager a certificate from a Registered Professional stating that all site alterations are in substantial compliance with the requirements of the permit and good environmental and engineering practices.

### **13.0 PERMIT RENEWAL**

13.1 A permit for site alterations may be renewed for one additional term not to exceed twelve (12) months at the request of the applicant if the Manager determines, after inspecting the permit parcel that the applicant is in full compliance with the permit and this Bylaw.

13.2 Application for renewal of a permit or part thereof will be made in the same manner as provided herein for a new permit along with a non-refundable renewal fee as set out in Schedule A. The original application may be re-submitted for renewal, provided all applicable drawings and specifications are updated as necessary to identify any material changes to site conditions and to demonstrate compliance with current bylaws and regulations.

### **14.0 PERMIT REVOCATION AND REINSTATEMENT**

14.1 The Manager may issue a stop work order, with immediate effect, acting reasonably, if site alteration activities have not been undertaken in accordance with the terms and conditions of this Bylaw or the permit.

14.2 The Manager may, by delivery of a ten (10) day written notice to a permit holder, revoke or suspend a permit under this Bylaw where:

- a) The permit holder has contravened this Bylaw, or another bylaw of the Village;
- b) The permit holder has contravened a condition of the permit;

- c) The permit was issued by the Village on the basis of descriptions, plans and specifications submitted by the permit holder in support of the permit application which were incorrect or misleading; or,
- d) The permit holder failed or refused to comply with a stop work order made pursuant to this Bylaw.

14.3 The Village may reinstate a permit if the applicant provides a report from a Registered Professional confirming compliance with the Bylaw.

## **15.0 ENFORCEMENT**

15.1 The Manager, Bylaw Enforcement Officer, all Village employees, persons retained by the Village for inspection purposes, and agents of the Village are authorized individually or in combination to enter at all reasonable times on any parcel to ascertain whether the provisions of this Bylaw are being observed.

15.2 For the purposes of ascertaining compliance with this Bylaw, the Manager may require a permit holder to provide records of the site alteration activities and/or a specified report from a Registered Professional.

## **16.0 RECONSIDERATION OF SITE ALTERATION PERMIT APPLICATION**

### **TREE CUTTING**

16.1 An applicant for a site alteration permit to authorize the cutting and removal of trees may, pursuant to s.52 of the *Community Charter*, request reconsideration of the Manager decision within ten (10) days of the date on which the decision is mailed, emailed or faxed to them.

16.2 A request for reconsideration must be delivered in writing to the Manager and must set out the grounds on which the applicant considers the Village Official's decision is inappropriate and what decision the applicant considers the Council ought to substitute, and must be accompanied by the fee set out in Schedule "A".

16.3 The Manager of Corporate & Legislative Services must place each request for reconsideration on the agenda of a meeting of the Council to be held not earlier than two (2) weeks from the date on which the request for reconsideration was delivered.

16.4 The Manager of Corporate & Legislative Services must notify the applicant and any other person who the Manager reasonably considers may be affected by the reconsideration, of the date of the meeting at which it will occur.

16.5 At the meeting, the Council may either confirm the decision of the Manager or substitute its own decision.

## 17.0 OFFENCES AND PENALTIES

- 17.1 Any person commits an offence against this Bylaw who:
- a) undertakes a site alteration without a permit where a permit is required;
  - b) violates a provision of this Bylaw;
  - c) fails to comply with a term or condition of a permit;
  - d) fails to comply with an order or notice given under this Bylaw; or,
  - e) refuses or hinders an inspection under this Bylaw.
- 17.2 Any person who neglects or refuses to carry out works prescribed by the Manager to remedy a contravention of this Bylaw commits an offence.
- 17.3 Any person who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw, or who refuses, or omits or neglects to fulfill, observe, carry out or perform any duty or obligation imposed by this Bylaw, is guilty of an offence and
- a) shall be liable to a fine set out in the Village of Pemberton Municipal Ticket Utilization Bylaw as amended from time to time; or
    - i. shall be liable to a fine of not less than the amount identified in Schedule "B" attached hereto, in addition to any other penalty imposed under this bylaw;
    - ii. where a specific penalty has not otherwise been designated, shall be liable to a fine and/or penalty of not less than One Hundred Fifty Dollars (\$150) and not more than Ten Thousand Dollars (\$10,000), plus the costs of prosecution, and any other order imposed; or
    - iii. any combination of the above.
  - b) the penalties and remedies imposed under subsection a) shall be in addition to and not in substitution for, any other penalty or remedy imposed by or permissible under this Bylaw or any other enactment; and
  - c) each day that a violation is caused or allowed to continue constitutes a separate offence under this Bylaw.

**18.0 FEES AND COST RECOVERY**

18.1 Where a person fails to pay the Village’s costs as required by this bylaw or where a person subject to an order under this bylaw fails to take action required by the order and the Village carries out the work or otherwise fulfills the requirement, the Village may recover its costs from the owner, occupier or person responsible for the work or for payment of the costs, as a debt to the Village. Money owed to the Village under this bylaw is payable upon receipt of an invoice from the Village.

18.2 If an amount owing under this bylaw for work done or services provided to land or improvements remains unpaid on December 31<sup>st</sup> of the year in which the debt was incurred, the amount is deemed to be taxes in arrear and may be collected from the owner of the land or improvements in the same manner and with the same remedies as for property taxes.

**19.0 SEVERABILITY**

19.1 If any section or portion of this Bylaw is held to be invalid by a Court of competent jurisdiction, such invalid section or portion shall be severed and such invalidity shall not affect the remainder of this Bylaw.

<b>READ A FIRST TIME</b>	<b>this</b>	<b>day of</b>	<b>, 2017.</b>
<b>READ A SECOND TIME</b>	<b>this</b>	<b>day of</b>	<b>, 2017.</b>
<b>READ A THIRD TIME</b>	<b>this</b>	<b>day of</b>	<b>, 2017.</b>
<b>ADOPTED</b>	<b>this</b>	<b>day of</b>	<b>, 2017.</b>

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**Schedule A:  
Site Alteration Permit Fees:**

Permit	Fee	Refundable Deposit*
<b>SECTION 9</b>		
Site Alteration Permit for the deposit or removal of soil or other materials less than 10 cubic metres (m <sup>3</sup> )	Not Applicable	Not Applicable
Site Alteration Permit for deposit or removal of more than 10 cubic metres (m <sup>3</sup> ) and up to 100 cubic metres (m <sup>3</sup> ), trees or other materials in any calendar year	\$100	\$1,000
Site Alteration Permit for deposit or removal of more than 100 cubic metres (m <sup>3</sup> ) and up to 1,000 cubic metres (m <sup>3</sup> ), trees or other materials in any calendar year	\$250	\$2,500
Site Alteration Permit for the deposit or removal of more than 1,000 cubic metres (m <sup>3</sup> ), trees or other materials in any calendar year.	\$500	\$5,000
Unpermitted work in advance of Site Alteration Permit Issuance, Surcharge in addition to Site Alteration Permit Application Fee.	\$5,000	
<b>SECTION 13</b>		
Permit Renewal	\$ 50	
<b>SECTION 16</b>		
Reconsideration by Council (Trees only)	\$150	

\*The refundable deposit shall be security for the completion of all requirements established in the Site Alteration Permit and may be used at any time by the Village to secure the completion of any requirement or undertake remediation works as required.

**Schedule B:  
Fines**

	<b>FINE</b>
Non-Compliance with Site Alteration Permit conditions (Section 12)	\$150

DRAFT - for COW - Sept 12

**Date:** September 12, 2017  
**To:** Nikki Gilmore, Chief Administrative Officer  
**From:** Lisa Pedrini, Senior Planner  
**Subject:** Affordable Housing Strategy – Status Update

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## **PURPOSE**

The purpose of this report is to provide an update to the Committee of the Whole on the status of the Village's Affordable Housing Strategy.

## **BACKGROUND**

In the spring of 2009, the Village retained CitySpaces Consulting to prepare an Affordable Housing Strategy. The purpose of the Strategy was to influence the provision and retention of affordable housing in Pemberton. In developing the Strategy, the consultants:

- created a Steering Committee of community experts to guide the process;
- conducted interviews and met with a wide range of housing interests in the Pemberton area;
- prepared a Background Report (attached as **Appendix A**) related to local housing facts and issues;
- held a stakeholder workshop in June 2009 to review the findings of the Background Report and perceptions of housing issues within the Pemberton area;
- held a community open house to review the findings of the Background Report and perceptions of housing issues within the Pemberton area;
- undertook a community housing survey both on-line and through drop boxes at strategic locations; and
- prepared a summary of the survey findings and an overview of the draft strategic directions presented them to the Advisory Land Use Commission and other referral agencies for their comments and input.

The Affordable Housing Strategy was presented to Council at the Village of Pemberton Regular Council meeting No. 1242, held Tuesday, December 15, 2009, and the following resolution was passed:

*Moved/Seconded*

**THAT** Council receives and adopts the Affordable Housing Strategy dated December 2009.

**CARRIED**

A copy of the Village Affordable Housing Strategy is attached as **Appendix B**. The Strategy includes twelve (12) Strategic Directions:

- 1) *Draft and adopt affordable housing policies that provide clear and consistent direction to staff, council and developers.*
- 2) *Streamline the development review process and remove barriers to affordable housing development.*
- 3) *Amend regulations to encourage innovation in the design and planning of new residential construction as well as residential redevelopment and infill projects.*
- 4) *Amend zoning regulations to facilitate the development of accessory suites as a means of increasing the rental housing stock.*
- 5) *Use financial tools to facilitate the development of affordable housing.*
- 6) *Consider approaches to legalize and facilitate the development of secondary suites.*
- 7) *Introduce municipal programs and mechanisms to direct funds toward affordable housing initiatives.*
- 8) *Build partnerships that can lead to the development of non-market housing projects in the Pemberton area.*
- 9) *Build partnerships that can lead to the development of rental housing projects in the Pemberton area.*
- 10) *Continue to liaise and facilitate dialogue with key stakeholders and community groups regarding housing issues.*
- 11) *Advocate to senior levels of government on housing matters beyond the Village's jurisdiction.*
- 12) *Provide information and outreach to community members.*

During 2010-2011, the Village undertook the process of updating its Official Community Plan (OCP). Included in the approved OCP was a section devoted to formalizing the Strategy's recommendations. The OCP Bylaw No. 654, 2011 includes Section 5.9 – "**Pemberton Offers a Stock of Livable, Affordable and Secure Housing**" as one of its Community Planning Directions. Section 5.9 of the OCP acknowledges "*that residential growth should facilitate the needs of the local workforce and residents*" and includes the following Housing Policy goal statements:

- *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;*
- *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; and*
- *Acknowledge that housing development and redevelopment is a provider of local employment.*

On July 22, 2014, the Manager of Development Services at the time provided a staff report that included a suggested OCP scorecard for Council's review in order to track progress made on OCP actions. Below is a copy of the 2014 scorecard with respect to Pemberton's support for Section 5.9 **Livable, Affordable and Secure Housing**. Some of the actions noted in this scorecard were denoted as ongoing or not as urgent given the change in the economic market in 2014.

OCP ACTIONS



OCP REF #	ACTION	DONE	COMMENTS
5.9.3	Pemberton Offers a Stock of Livable, Affordable and Secure Housing		
.1	Implement the policies and actions of the Affordable Housing Strategy	Ongoing	
.2	Update the Development Procedures Bylaw to further promote affordable housing	Complete	Adopted May 21, 2013
.2	Prepare a zoning bylaw amendment that encourages innovation in the design of affordable housing and accessory suites	Ongoing	New Zoning Bylaw
.4	Review opportunities to provide an affordable housing land reserve	Complete	Land Use Inventory completed
.5	Pursue partnerships that can lead to the development of non-market housing projects	Ongoing	
.6	Continue to liaise and facilitate dialogue with key stakeholders and community groups regarding housing	Ongoing	
.7	Support opportunities to provide education and outreach to community members regarding affordable housing considerations	No Status	The large amount of resident housing in Whistler since the Olympics has reduced demand for affordable housing in Pemberton. No outreach campaigns have been initiated, although the Village has streamlined development review processes to encourage affordable housing.
.8	Review the Affordable Housing Strategy no later than 2013	No Status	As noted above, the Pemberton market is still very slow and therefore little has changed since the 2009 study was finalized. In addition, the SLRD's Regional Growth Strategy has an action to complete a regional housing strategy. It is recommended that this initiative be moved to 2014 for consideration.
.9	Prepare a Mobile Home Retention and Relocation Policy	In Progress	2014 Work Program

At the time the scorecard was presented, it was staff's recommendation that the OCP be reviewed every two years to ensure that all policies and actions, including the affordable housing directions, continue to be appropriate and achievable. This recommendation proved ambitious, as staffing changes and the 2014 election saw other community priorities being established.

Nonetheless, in 2016 the topic of Affordable Housing became a Strategic Priority of Council as the economy began to boom and a lack of long term rentals developed. The shortage of rentals occurred due to personal reasons (homeowners deciding to incorporate secondary suites back into the footprint of their primary residence or deciding they did not wish to continue renting) and due to the proliferation of short term vacation rental opportunities through Airbnb and other online accommodation providers).

Discussion of a potential regional approach to supporting a variety of affordable housing options in the Sea to Sky was broached as part of the Squamish-Lillooet Regional District (SLRD) Regional Growth Strategy (RGS) review. An Elected Officials Forum was held on December 1, 2016 to explore this possibility with political and staff representatives in the Sea to Sky area. In the end there was no overall support for continuing to explore a regional approach as the representatives could not reach agreement on how or why a regional approach to affordable housing would benefit each of the individual member municipalities.

Since this time, the RGS Steering Committee developed suggested revisions to the RGS Affordable Housing Section that are a reflection of the discussions that took place during the Elected Officials Forum held in December 2016. The present RGS does identify the goal of 'Supporting Affordable Housing' and includes a number of strategic directions to realize this goal. An excerpt of the current RGS Affordable Housing Section is attached as **Appendix C**. A bylaw containing the Steering Committee's suggested revisions to this Chapter along with the other remaining Chapters in the RGS will be presented to the SLRD Board for their consideration of First Reading of the RGS Amendment Bylaw at an upcoming meeting (anticipated during the fourth quarter of 2017).

In early 2017 Affordable Housing was added to the list of Strategic Priorities. As such, In the spring of 2017, the following resolutions were passed by the Committee of the Whole:

160	11-Apr-17	<b>Affordable Housing</b>	<b>THAT</b> a Committee of the Whole working session be held on housing and include discussion related to the following: Social Housing Opportunities, Review of the Affordable Housing Plan, Incentives for Developers, Temporary Use Permit for a work camp, density
162	16-May-17	<b>Affordable Housing</b>	<b>THAT</b> staff prepare a listing of properties within the Village of Pemberton that could accommodate affordable housing opportunities and report back to a future Committee of the Whole meeting

### **DISCUSSION & COMMENTS**

Pemberton is facing a critical time in home ownership affordability and availability of rental units in the market. This threatens to undermine the Village’s ability to retain employees by driving out young people and making it harder to attract employees to the Region.

Over the years the Village of Pemberton has supported several initiatives to facilitate affordable housing within its boundaries:

- Since the adoption of Zoning Bylaw No. 466, 2001, the Village has permitted secondary suites in its single family residential zones (RS-1, RSA-1, RSA-2) and permits up to four (4) accessory residential units in the Industrial Zone (M-1), thus increasing the supply of rental accommodation.
- The Village supported the development of the Lions Villa Seniors Housing in 2005 by funding the cost of the trucking and pre-load for the site when it appeared this development might not proceed without the Village’s assistance.
- The Village adopted the Benchlands Neighbourhood Concept Plan in 2007 which calls for a mix of housing (single family and multi-family housing) and mandates that 5% of dwelling units be dedicated for community housing which means it will be oriented toward those persons who have special housing needs as defined by such factors as age, disability, or income (to be achieved through density bonusing as outlined in the OCP).
- The C-3 Portage Road Commercial zone was amended in 2008 in allow stand-alone residential units including townhouses and stacked townhouses and again in 2010 to allow stand-alone apartments, all of which are considered more affordable housing options than single family residences.
- The Village of Pemberton adopted an Affordable Housing Strategy in 2009.
- The Village adopted an Official Community Plan in 2011 which included a policy statement with respect to supporting the development of a variety of affordable ownership housing options.
- The Village of Pemberton adopted a new Development Procedures Bylaw in 2013.

- The Village approved the Comprehensive Development Zone No. 5 for the Tiyata Development in 2014, which is a small lot residential development close to community amenities.
- The Village approved amendments to the OCP and Zoning Bylaw to facilitate Hillside Residential Developments - the Ridge (in 2015) and Sunstone (in 2011) both of which include a mix of single family lots sizes (including small lot), multi-family residential development and the potential for accessory carriage homes which may accommodate rentals.
- The Village has recently approved a Development Permit (in 2016) to build dedicated, energy efficient rental apartments (Radius) in close proximity to community amenities.

These initiatives have been beneficial to increase the supply of what is referred to as “attainable”<sup>1</sup> affordable housing. However, to really address affordability, Pemberton needs to attract more dedicated and non-market affordable housing, not just “attainable” initiatives that have come forward in the last few years.

Not all of the recommendations contained in the Village’s Affordable Housing Strategy have been accomplished. The first of which - the creation of affordable housing policies that provide clear and consistent direction to staff, council and developers - was never completed. And although the Development Procedures Bylaw was updated, it did not contain specific measures to streamline (i.e., fast-track) applications related to affordable housing. In addition, there are actions identified in the 2011 Official Community Plan related to affordable housing that still hold merit (i.e., the creation of a Mobile Home Retention Policy) but have not yet been achieved due to work load and other priorities. The Village would benefit from a clearly articulated action plan that prioritizes the relevant work still needed to be done, and new measures, rather than a re-write of the Strategy.

In the meantime, new challenges have presented themselves that have impacted the supply of long term rental housing in Pemberton. As mentioned above, short term vacation rentals using platforms like Airbnb.com which may have partially resulted in a loss of long term rentals units in Pemberton and subsequent higher rents for those still in the market. Housing prices have increased significantly over the last two years creating greater challenges to local businesses to attract and retain employees given a lack of affordable options.

Given all this, staff recommends that an Affordable Housing “Action Plan” (i.e., Policy) be created to address the community’s current challenges and changes to the market. To support this work, staff recommends updating the Background Report on housing affordability in order to gain a clear picture of today’s numbers with respect to housing need, supply, and demand.

The creation of a Village of Pemberton Affordable Housing Action Plan would outline how the Village will respond to this community’s unique housing needs and address a broad range of housing options in our community and focuses on solutions for those not able to find and maintain private market housing.

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<sup>1</sup> The terms “attainable” and “affordable” are often used synonymously. The terms refer to housing that could be rented or purchased by a household without spending 30% or more of their gross income on housing.

The Action Plan could include:

- Actions to support social housing
- Targets for creating or preserving affordable housing to meet future demand
- Affordable market housing policies

This type of Plan would also address the challenges facing long term renters in a very tight market. The Village is fortunate to see some rental housing coming on market soon, but more is needed – according to the local developer of Radius, in July of 2017 there were approximately 120 names on their wait list for the 45 available rental units. The Village would require even more to address growing needs for seniors' housing or to address the need for social housing in a meaningful way.

Therefore, staff recommends that the Committee of the Whole recommend to Council to direct Staff to review and update the 2009 Affordable Housing Strategy Background Report with current information. In conjunction with this, staff recommends to the Committee of the Whole to recommend to Council to allocate funding in the 2018 budget to hire a housing consultant to work with staff to develop an Affordable Housing Action Plan, which would set clear targets and include tools to provide a range of affordable housing for employees, seniors and people in high need.

The Action Plan should be informed by the findings of the updated Affordable Housing Background Report and the upcoming revised RGS Strategic Directions on Affordable Housing (which will be presented to the SLRD Board of Directors in late fall 2017). The Action Plan should also be based on the input of concerned Village residents, service groups/non-profit organizations, developers, healthcare organizations, local businesses, and governments.

Once approved, the OCP should be updated to reflect the Village's new Affordable Housing Action Plan.

### **Other Options for Consideration**

There are many tools available to the Village of Pemberton to address the supply of affordable housing. Here is an example of some of these options:

- Continue to use amenity zoning (density bonus<sup>2</sup> zoning) in the Village Zoning Bylaw and consider its use to secure affordable housing.
- Amend the Village's Community Amenity Contribution Policy to broaden the types of contributions acceptable to include contributions that support the provision of affordable housing (this is currently underway and will be presented to Council later this year).
- Investigate the application of Inclusionary Zoning<sup>3</sup> requirements where a specified percentage or given share of any new construction accomplished via rezoning is required to be affordable by people with low to moderate incomes.

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<sup>2</sup> A density bonus model is a voluntary system of exchange between a local government and land developers.

- Manage Short term Vacation Rentals through the inclusion of new regulations in the revised Zoning Bylaw in order to ensure a stock of long term affordable rental housing, and direct staff to make amendments to the Business Licence Bylaw and Municipal Ticketing Bylaw.
- Create financial incentives for homeowners (i.e., property tax exemptions, utility savings, grants, etc.) to keep secondary suites available for long term rentals or create an empty home/suite tax to keep empty homes or suites in the market as long term rentals.
- Create financial incentives for developers (i.e., fast-tracked applications, waived or reduced DCC fees, property tax exemptions, land grants, or other funding or in-kind support) to facilitate the creation of deed restricted, price controlled employee housing to secure affordable employee housing in perpetuity.
- Partner with local service groups/non-profit organizations to facilitate the development of non-market social housing options in the Village to address the most vulnerable populations (seniors or the 'hard to house'<sup>4</sup>).
- Encourage higher density and mixed use infill developments with residential units above commercial spaces in appropriate commercial or comprehensive development neighbourhoods. For example, the Village could consider raising the maximum height of mixed use buildings from 10.5 m (3 stories) to approximately 16 m (~4 stories) in certain Commercial Zones, such as the C-1 Town Centre Commercial, if targeted affordable units are included on the additional floor to increase the supply of rental apartments and condos.
- Consider assembling land that could support affordable housing units in whatever form Council deems appropriate to be developed by the Village, in partnership with a non-profit or service group or a public private partnership (3P) (i.e.: in partnership with a recognized developer).

## **COMMUNICATIONS**

The review and update of the Affordable Housing Background Report/creation of an Affordable Housing Action Plan would involve a communications component. Public consultation will be facilitated through "Have Your Say" information sessions, open house, survey, referral to community groups/organizations/specific interest groups, etc.

## **LEGAL CONSIDERATIONS**

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<sup>3</sup> Inclusionary Zoning regulations require the inclusion of affordable housing in new housing developments. This is usually done through a rezoning process which requires an applicant to provide some contribution towards affordable housing. The contribution can be a specified percentage or number of affordable housing units in the new development or on a different site, or cash-in-lieu to be used for affordable housing. (Province of BC website, <http://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments/taking-action-on-housing-affordability/zoning>, accessed September 5, 2017).

<sup>4</sup> The hard-to-house includes high-need households, grandparents caring for grandchildren, families with disabled members, very large households, and multiple-barrier families.

The *Local Government Act RS2015*, Section 482 allows B.C. municipalities to exchange bonus density for amenities and affordable housing by including density bonus provisions in their zoning bylaw. A land developer can choose to either:

- Develop to the permitted base density with no additional contribution required
- Build additional bonus density or floor space in exchange for a contribution back to the local government
- Contributions can either be a developer-provided amenity (e.g. a specific number of affordable housing units or energy efficient building features that reduce occupancy costs) or funding that the local government can use towards a community amenity.

### **IMPACT ON BUDGET & STAFFING**

An update of the current Affordable Housing Background Report could be completed in-house by the Senior Planner. It is recommended that approximately \$8,000 be budgeted to create a new Affordable Housing Action Plan based on the updated Background Report.

### **INTERDEPARTMENTAL IMPACT & APPROVAL**

The update of the Affordable Housing Background Report and Action Plan will involve the Development Services Department and the Office of the CAO and can be accommodated and incorporated into the daily departmental routines.

Interdepartmental Approval by:	Nikki Gilmore, Chief Administrative Officer
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### **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

A review and update of the Village Affordable Housing Background Report and the creation of an Affordable Housing Action Plan would be in line with the recommended new strategic directions of the Regional Growth Strategy (in progress).

### **ALTERNATIVE OPTIONS**

Alternative Options for consideration are as follows:

Option One: Support the staff recommendation and provide a recommendation to Council;

Option Two: Support the staff recommendation with changes as suggested by the Committee of the Whole and provide a recommendation to Council;

Option Three: Do not support the staff recommendation;

Option Four: Request that staff continue to work on this issue and bring forward a different recommendation.

## **POTENTIAL GOVERNANCE CONSIDERATIONS**

The review of the Affordable Housing Strategy and in particular consideration of an Affordable Housing Policy meets with Strategic Priority One: Economic Vitality by supporting a competitive and diversified economy; Strategic Priority Two: Good Governance by being committed to citizen engagement and accountable government; Strategic Priority Three: Excellence in Service through delivering the highest quality of municipal services and Strategic Priority Four: Social Responsibility by creating a strong and vibrant community.

## **RECOMMENDATIONS**

### **Recommendation One:**

**THAT** the Committee of the Whole recommends to Council to direct Staff to review and update the 2009 Affordable Housing Strategy Background Report with current information regarding community housing need, supply and demand;

### **Recommendation Two:**

**THAT** the Committee of the Whole recommends to Council to allocate funding in the 2018 budget to hire a planning consultant with experience in affordable housing to work with staff to develop an Affordable Housing Action Plan, which would include clear targets and tools to provide a range of affordable housing for employees, seniors and people in high need.

### **Recommendation Three:**

**THAT** the Committee of the Whole gives staff direction with respect to other options listed in this report they would like to see explored as part of the Affordable Housing Background Report and/or Action Plan.

## **Attachments:**

**Appendix A:** Affordable Housing Strategy Background Report 2009

**Appendix B:** Affordable Housing Strategy, 2009

**Appendix C:** Excerpt from the SLRD Regional Growth Strategy, 2011

Submitted by:	Lisa Pedrini, Senior Planner
Manager Approval by:	Tim Harris, Manager of Operations and Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer



# Pemberton

AFFORDABLE HOUSING STRATEGY

## Final Report

December 2009

Prepared for:



Prepared by:

## FOREWORD

The Village of Pemberton and CitySpaces Consulting would like to thank the individuals and groups who shared their time and feedback with us in the development of the Affordable Housing Strategy. We would like to thank Mount Currie Coffee, the Pemberton Community Centre, the Pemberton Health Centre and the Bank of Nova Scotia for hosting our survey stations during the month of June and those individuals who took the time to complete the survey. Special thanks are also given to the Development Services staff at the Village of Pemberton, members of the project steering committee, Councillors and development industry representatives who committed valuable insights, ideas and time to review materials and ensure that the proposed approaches reflected the local context and perspective. The appendices identify members of the steering committee, key staff, and those individuals and groups involved in the consultation process.

Pemberton Affordable  
Housing Strategy

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## SUMMARY OF STRATEGY

### VISION

The Pemberton Affordable Housing Strategy seeks to “create a mix of rental, ownership and non-market housing options to meet the diverse and evolving needs of Pemberton residents”.

### GOALS

The Village of Pemberton shall seek to:

- Enhance the supply and quality of rental housing for low income households.
- Provide a variety of affordable ownership housing options for young families, first time home purchasers and those seeking to move up the property ladder.
- Encourage housing designed to meet changing household needs and allow seniors to age in place.
- Encourage the development of housing for seasonal workers.
- Encourage the provision of housing services and supports for Pemberton’s vulnerable populations.

### ROLES

The Village of Pemberton has six key roles in delivering affordable housing within the community:

- Role #1 - Setting Policy: Clear, consistently applied policies express the City’s commitment to affordable housing.
- Role #2 - Establishing Regulations: Effective use of regulatory authority creates housing opportunities to facilitate affordable housing options.
- Role #3 - Revenue Generation and Land Banking: Strategic use of Village resources (land, revenues) can support an increased supply of affordable housing.
- Role #4 - Leveraging Partnerships: Collaboration with the business and non-profit communities, and Provincial agencies can lead to creative solutions to existing and emerging housing issues.
- Role #5 - Advocacy, Education and Capacity Building: Dedication of staff resources, political leadership and advocacy toward senior levels of government will demonstrate a commitment to ongoing leadership and contribute to increased capacity to create affordable housing.

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## STRATEGIC DIRECTIONS

- Strategic Direction #1 - Draft and adopt affordable housing policies that provide clear and consistent direction to staff, council and developers.
- Strategic Direction #2 - Streamline the development review process and remove barriers to affordable housing development.
- Strategic Direction #3 - Amend regulations to encourage innovation in the design and planning of new residential construction as well as residential redevelopment and infill projects.
- Strategic Direction #4 - Amend zoning regulations to facilitate the development of accessory suites as a means of increasing the rental housing stock.
- Strategic Direction #5 - Use financial tools to facilitate the development of affordable housing.
- Strategic Direction #6 - Consider approaches to legalize and facilitate the development of secondary suites.
- Strategic Direction #7 - Introduce municipal programs and mechanisms to direct funds toward affordable housing initiatives.
- Strategic Direction #8 - Build partnerships that can lead to the development of non-market housing projects in the Pemberton area.
- Strategic Direction #9 - Build partnerships that can lead to the development of rental housing projects in the Pemberton area.
- Strategic Direction #10 - Continue to liaise and facilitate dialogue with key stakeholders and community groups regarding housing issues.
- Strategic Direction #11 - Advocate to senior levels of government on housing matters beyond the Village's jurisdiction.
- Strategic Direction #12 - Provide information and outreach to community members.

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## APPENDICES

Appendix A – References

Appendix B – Study Participants

Appendix C – Survey Results

Appendix D – Notes from Development Industry Workshop

Appendix E – Selected Affordable Housing Best Practices

Appendix F – Background Report

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# 1.0 INTRODUCTION

In recent years, housing issues in Pemberton have become a growing concern for residents, employers and community leaders alike. Substantial increases in real estate prices coupled with a scarcity of good quality rental housing have resulted in less choice in the housing market for a broad range of households. Such housing challenges have also been linked to Pemberton’s economic and social sustainability with issues related to accommodating the local workforce, ensuring a safe and secure rental stock, and creating choice in the housing market for all households.

Both the Village of Pemberton and Squamish-Lillooet Regional District (SLRD) have recognized the need for policies and mechanisms to increase the supply of affordable housing in the area, and considerations for affordable housing have been articulated through a number of recent policies and plans. Still, a comprehensive approach to emerging affordability challenges is needed.<sup>1</sup> In spring of 2009, with financial support from the UBCM Community Health Promotion Fund, the Village initiated the development of an Affordable Housing Strategy and commissioned CitySpaces Consulting to undertake this work.

## 1.1 STRATEGY DEVELOPMENT

The Affordable Housing Strategy, presented here, builds on the research findings documented in the Pemberton Affordable Housing Strategy Background Report. The Background Report outlines the policy, planning and regulatory framework for affordable housing in Pemberton; presents the facts and factors that underly housing affordability based on available housing statistics; and identifies preliminary issues and considerations based on discussions with Village of Pemberton staff, members of the Affordable Housing Strategy Committee and key-informant interviews. Committee members and key informants are identified in Appendix B.

To validate the initial Background Report findings, the consultants facilitated a stakeholder workshop and held a public open house during the month of June. A list of workshop participants and open house attendees is included in Appendix B. To further substantiate the initial findings, a community-wide survey was also conducted during the month of June. The survey was available both on-line and at four locations in Pemberton – the Mount Currie Coffee Company, the Bank of Nova Scotia, the Pemberton Health Centre and the new community centre. Results of the survey, completed by 80 respondents (32 online and 48 hard copy) are attached as Appendix C.

In September 2009, a draft Affordable Housing Strategy was presented to Village of Pemberton Council. Council provided input and direction to staff and the consultants to conduct a follow-up workshop with development industry representatives to explore the potential cost implications of the proposed strategic directions. A workshop was subsequently held in early December 2009 with development industry representatives and members of Council providing valuable input to the strategic directions. The recorded flipchart notes from this workshop are attached as Appendix D. The input gathered from the workshop was used to revise and finalize the Affordable Housing Strategy.

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<sup>1</sup> The policy and planning context in Pemberton is described in the Pemberton Affordable Housing Strategy Background Report (June 2009), attached to this report as a companion document.

In summary, this Strategy has emerged from:

- A review of Village of Pemberton and SLRD plans and policies;
- An analysis of housing-related statistics;
- Discussions with Village of Pemberton staff and community stakeholders;
- A community-wide survey;
- Input from Village of Pemberton Council; and
- Consultation with development industry representatives.

## 1.2 REPORT STRUCTURE

The Affordable Housing Strategy is prefaced by a description of Pemberton’s current housing context, which identifies factors affecting housing affordability in the community, the populations most in need and the key issues related to the current housing supply. Based on Pemberton’s current housing context, a framework for planning and decision-making is proposed. This framework includes an overarching vision, five goals for affordable housing, five roles for the Village of Pemberton and a set of corresponding strategic directions. An implementation plan follows with specific attention to priorities, roles, timelines and monitoring.

The attached appendices provide background material related to the research and consultation process (Appendices A, B, C and D). Selected affordable housing best practices are included in Appendix E. The background report, upon which the Affordable Housing Strategy is largely based, is attached as Appendix F.

## 1.3 A DEFINITION OF AFFORDABLE HOUSING

Affordable housing may be defined differently by different communities. In Canada, the commonly accepted definition for affordable housing comes from Canada Mortgage and Housing Corporation (CMHC) – housing that costs no more than 30% of a household’s gross income. In some communities, affordable housing may be defined more narrowly and targeted specifically to populations earning a percentage of the median household income.<sup>2</sup>

In Pemberton, issues related to suitability and quality of the housing stock are identified as being integral to planning for affordable housing. With this in mind, the following definition of affordable housing is proposed for Pemberton:

*“Affordable housing refers to housing that enhances the quality of life of inhabitants of the Pemberton area and costs no more than 30% of the median household income.”*

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<sup>2</sup> Where median household incomes are vastly disproportionate to home prices, it may be necessary to use an adjusted annual median income. For example, the Teton County Housing Authority based in Jackson Hole, Wyoming aims to provide housing opportunities to employees in Teton County who make less than 120% of the median income.

## 1.4 THE AFFORDABLE HOUSING CONTINUUM

The affordable housing continuum, illustrated in Figure 1 on the following page, represents the spectrum of affordable housing types. At the far left of the continuum are non-market options including emergency shelters for people who are homeless or at risk of homelessness. At the far right of the continuum are affordable rental and home ownership options for households with low to moderate incomes. As the continuum shifts from left to right, the level of government involvement and subsidy declines and is replaced by a greater reliance on private sector solutions.

Figure 1: Affordable Housing Continuum



Source: CitySpaces Consulting Ltd. 2009

Pemberton Affordable Housing Strategy

In Pemberton, the affordable housing continuum is only partially represented. On the non-market side, there is no emergency shelter, transitional, or supportive housing. Social housing and rent supplements are provided to a limited extent: the Pemberton Lion's Villa includes eight units for seniors; and ten households are receiving rental supplements (seven through the Rental Assistance Program (RAP) and three through the SAFER<sup>3</sup> program). However, the Province has recently committed funding for an 18-unit complex through BC Housing's Seniors' Rental Housing Initiative.

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There is currently no price restricted (below market) housing – a type of housing typically administered by a housing authority as in the case of Whistler or Ucluelet. Low cost market housing is available largely through secondary suites although the Village's small-lot zoning also provides potential for this type of housing.

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<sup>3</sup> The Shelter Aid for Elderly Renters (SAFER) program provides monthly cash payments to subsidize rents for BC seniors (age 60 and over) with low to moderate incomes and who are renting their homes.

## 2.0 PEMBERTON'S HOUSING CONTEXT

### 2.1 KEY INDICATORS

Statistics Canada data along with information about recent development and real estate activity in Pemberton help to inform the housing context. Relevant demographic, socio-economic and housing indicators are described in the Background Report. Some of the notable indicators are highlighted here.

#### 2.1.1 Demographic Indicators

- Pemberton is one of the fastest growing municipalities in BC, growing by 6% per year between 2001 and 2006, compared to the provincial annual growth rate of 1% per year.
- In 2006, more than half of Pemberton's population (51%) was between 25 and 44 years of age.
- In 2006, 28% of households were couples with children, 26% of households were couples without children, 29% of households were singles and 15% consisted of other household types (multiple-family households, lone-parent family households and non-family households).

#### 2.1.2 Socio-economic Indicators

- Approximately 21% of Whistler employees reside outside Whistler, primarily in Squamish or Pemberton.<sup>4</sup>
- Compared to 66% BC-wide, 89% of Pemberton's population participates in the labour force.
- More than one quarter of the labour force (26%) is employed in sales and service sector jobs, while 21% is in management and 18.5% is in trades, transport and equipment (i.e. construction).

#### 2.1.3 Housing Indicators

- Pemberton's housing stock has tripled since 1996 with 70% of new building starts in multi-family units.<sup>5</sup>
- There are approximately 1,200 to 1,300 units currently in the development pipeline, although the Village has experienced a slowdown in development activity in 2008.<sup>6</sup>
- Low-cost market rental housing in Pemberton is limited primarily to secondary suites. According to the Village of Pemberton, 88 suites have been permitted while existing illegal suites are hindered by the flood construction level.<sup>7</sup>
- The Lions Villa is the only seniors social housing development in Pemberton (although as noted, additional seniors housing is expected to be developed).

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<sup>4</sup> Personal communication with Marla Zucht, Whistler Housing Authority. August 2009.

<sup>5</sup> Village of Pemberton Building Statistics. June 2009.

<sup>6</sup> Village of Pemberton Development Services Department. Snapshot 2009: A Community Status report to inform Pemberton's future land use and growth policies. May 2009.

<sup>7</sup> Personal Communication with Caroline Lamont. Village of Pemberton. June 2009.

### 2.1.4 Housing Costs

- Between 2003 and 2008, median real estate prices for single detached homes in Pemberton more than doubled, while apartment prices virtually tripled. Single detached home prices increased from \$240,000 to \$530,000; townhomes increased from \$175,000 to \$320,000 and apartments increased from \$90,000 to \$270,000.<sup>8</sup>
- Rents in Pemberton range from \$551 for a shared unit to \$1,891 for a house or townhouse with three or more bedrooms. Typical 1-bedroom units rent for \$922 and 2-bedroom units rent for \$1,341.<sup>9</sup>

### 2.1.5 Housing Affordability

Using estimated household income figures for 2008, Table 2 presents the maximum purchase price and maximum rents for different types of households earning the median household income in Pemberton.

*Table 1: Estimated Maximum Housing Costs (2008)*

Household/Family Type	Median Income	Available Income for Rent (30%)	Maximum Purchase Price (5% down)	Maximum Purchase Price (10% down)
Married Couple Families	\$68,500	\$1,710	\$281,000	\$297,000
Single Parent Families	\$42,250	\$1,060	\$148,000	\$156,000
One person household	\$36,300	\$910	\$118,000	\$124,000

*Source: CitySpaces Calculations based on 2006 Federal Census and adjusted to 2008 using Provincial wage earnings. Mortgage calculations determined using ING-posted rates for five-year fixed term at 4.49% (June 2009), 25 year amortization and \$350 monthly costs for property taxes, maintenance fees and utilities.*

- Married couples earning the median household income of \$68,500 could afford \$1,710 for rent; single parent families could afford up to \$1,060 per month; and one person households could afford up to \$910 for rent. While the median-income household in Pemberton may be able to afford current rents in the area, the greater challenge is reported to be the availability of suitable and adequate rental housing units.
- Married couples earning the median-income could afford a home priced at approximately \$297,000 with a 10% down payment. Single parent families could afford a home priced at approximately \$156,000 and one person households a unit priced at \$124,000. Overall, options for home ownership are limited for all households. First-time home buyers are generally limited to condominium apartments and those looking to move up the property ladder may not be able to do so because of limited choice in the market.

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<sup>8</sup> Whistler Real Estate Company. June 2009.

<sup>9</sup> The Pique Classifieds - Rental Listings in the February and September issues, 2002-2009.

## 2.2 FACTORS AFFECTING HOUSING AFFORDABILITY

Some of the major factors affecting housing affordability in the Pemberton area include:

- Physical constraints affecting the supply of serviceable land such as floodplain, agricultural land reserve, steep slopes, slope aspect (sun/shade), and soil/bedrock conditions;
- Construction costs including high servicing and site preparation costs (i.e. filling sites upon the floodplain or blasting areas of significant bedrock);
- Costs related to regulatory processes such as rezoning and development permitting and other development requirements such as geotechnical studies, landscaping and lighting requirements, off-site servicing, Development Cost Charges (DCCs) and Community Amenity Contributions (CACs);
- Limited housing supply, as noted by 40% of survey respondents;
- Pemberton's role as a bedroom community with high demand for housing from Whistler employees, as noted by 51% of survey respondents;
- High housing costs in relation to personal incomes as noted by 68% of survey respondents and substantiated by the consultants' maximum purchase price calculations; and
- Competition from investment or second home purchasers, as noted by 43% of survey respondents.

With regard to the last two factors, there is some speculation that the Sea-to-Sky highway improvements (between Whistler and Vancouver) will increase accessibility to communities in the corridor. Despite current economic conditions, decreased travel time to and from the lower mainland is expected to attract increasing numbers of second-home owners and amenity migrants<sup>10</sup> and further stimulate economic development in the Pemberton area.

## 2.3 HOUSING ISSUES AND GAPS

The research has highlighted gaps in Pemberton's housing stock and, in particular, a variety of challenges related to the provision of rental, ownership and non-market housing.

### 2.3.1 Rental Housing

There are key challenges related to the provision of affordable rental housing in terms of supply and quality.

- Given the nature of the local economy, there is high demand for rental accommodation during the ski season, particularly with competition from Whistler employees. Compounding the issue, the reliance on sales, service and trades-related employment results in a disconnect between local incomes and housing costs.
- There is also an emerging concern that the 2010 Olympic Games may negatively impact the availability of rental housing to local residents as owners withhold their rental units to accommodate short-term visitors prior to and during the Games.

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<sup>10</sup> The term, amenity migration, was coined by Laurence A.G. Moss in "Beyond Tourism: The Amenity Migrants" (1994) and refers to the movement of people to places, permanently or part-time, principally because of the actual or perceived higher environmental quality and/or cultural differentiation of the destination.

- Based on community survey results, concerns regarding rental housing challenges were noted:
  - 62% of respondents indicated that it is difficult or very difficult to find affordable rental housing.
  - 31% of respondents indicated that it is difficult or very difficult to find well-maintained rental housing.
  - 93% of survey respondents indicated that secondary suites are an important form of rental housing in the Pemberton area.
- Many secondary suites are not registered because they have been in existence for a long time, were constructed illegally or were constructed beneath the Flood Construction Level (FCL).<sup>11 12</sup>
- Key-informants noted that a hostel or dormitory-style development with shared living quarters could be an asset in the community, serving the transient/short-stay or seasonal populations.

### 2.3.2 Ownership Housing

Challenges related to affordable ownership housing in Pemberton appear to be less related to lack of supply than to a lack of housing options in the community. In particular, key informants and workshop participants suggested that it can be difficult to get into the market and also to move up the property ladder with typical household incomes. The lack of housing to accommodate changing household needs was identified as a significant issue. Young families, in particular, seeking larger homes with private yards, find that this type of housing product is difficult to obtain while maintaining affordability. Others noted the lack of housing to accommodate “aging in place”.

Results of the community survey support these findings:

- 73% of respondents indicated that it is difficult or very difficult to find a home that is affordable.
- 67% of respondents indicated that it is difficult or very difficult to find a home that is affordable and has enough interior space to meet household needs.
- 64% of respondents indicated that it is difficult or very difficult to find a home that is affordable and has enough exterior space to meet household needs.
- 54% of respondents indicated that, within the next five years, they will need to upsize to a larger home to accommodate a growing family.
- 23% of respondents indicated that, within the next five years, they will need to downsize to a smaller home.

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<sup>11</sup> The Flood Construction Level (FCL) is the minimum allowable elevation for a habitable space (above mean sea level). This height is determined by an engineering assessment of the flood hazard. In new construction, the underside of a wood floor system or the top of a concrete slab must be no lower than the FCL.

<sup>12</sup> The municipalities of Port Coquitlam, Chilliwack, New Westminster and Richmond were contacted regarding their approach to secondary suite development in flood-risk areas. All municipalities indicated that illegal suites are enforced on a complaint basis. None of the municipalities authorize secondary suites in flood risk areas and none have identified options to legalize suites through mitigation techniques. It has been suggested that Council has authority to permit suites in geologically hazardous areas but that the BC Emergency Program will not respond to areas where charters have been overridden to allow development in flood-risk areas. Contacts are identified in Appendix B.

Many of the stakeholders, key-informants and community members involved in the research suggested that there is a need for a variety of housing forms, sizes and lot configurations in order to reconcile housing cost with quality of life and to meet the unique and changing needs of households.

### 2.3.3 Non-Market Housing

There is currently no non-market housing in the Pemberton area, such as a shelter or treatment centre, dedicated to the community's most vulnerable populations. Discussions with Sea-to-Sky Community Services indicate that the Sea-to-Sky Corridor is home to a significant and growing homeless population with an estimated 200 homeless people residing between Squamish and Whistler and an additional 200 homeless people residing between Whistler and Pemberton.<sup>13</sup> The number of homeless in the Pemberton area has not been officially documented, although Sea-to-Sky Community Services suggests that, at any given time, the homeless population will include both people who are entrenched homeless – living in tents or other substandard shelter – and “hidden homeless” – those who have no fixed address but arrange temporary shelter with friends or acquaintances.

This assumption was supported by those involved in the consultation process who reported there were individuals living in the woods outside Pemberton who had no other housing options, and others who are living in cars or trailers on private property because they are unable to obtain short-stay housing. It has further been suggested that there is often a “temporary homeless” population where individuals arriving in the community can't return home due to the lack of public transit.

Studies undertaken by the Joint Winds of Change Committee have identified a need for both residential treatment services and support recovery services in the Pemberton Valley.<sup>14</sup> Although facilities exist for Lil'wat Nation members and Pemberton residents outside the region, either in the lower mainland or in Squamish, such services are not easily accessible particularly due to the lack of public transportation and poor accessibility to family and community supports.

*Figure 2:  
Single detached dwelling under  
construction in the Benchlands,  
where construction site preparation  
often involves rock blasting.*



Credit: CitySpaces Consulting Ltd.

<sup>13</sup> Personal communication with Peter Harker, Sea-to-Sky Community Services. August 2009.

<sup>14</sup> Winds of Change: Drug & Alcohol Services Feasibility Study. 2008.

## 2.4 TARGET POPULATIONS

Five target groups have been identified that merit specific attention through the development of an Affordable Housing Strategy. These groups were confirmed by workshop and open house participants.

### 2.4.1 Low Income Households

Pemberton's low income households have difficulty finding secure, long-term housing that is both affordable and appropriate to their needs. The research suggests that rental housing is often difficult to obtain and that rental housing prices are often high in relation to household incomes. Households within this demographic include those on fixed incomes or those in low-paying service sector jobs.

### 2.4.2 Seasonal Workers

Seasonal workers are another group that are challenged with finding secure, affordable housing. Seasonal workers are a vital component of the regional economy – contributing primarily to Whistler's tourism economy and, to a lesser extent, farming activities in the Pemberton Valley. According to the Whistler Housing Authority, 79% of the winter workforce live in Whistler, while the remaining 21% (2,940) live primarily in Pemberton or Squamish.<sup>15</sup>

### 2.4.3 Young Households

With 51% of the population between 25 and 44, young households constitute a major part of the Pemberton community. Young households, including families and individuals, seeking to move up the property ladder are finding that their options are limited. Growing families seeking more interior space and secure, private yards are challenged to find homes which meet their needs, yet fit their budgets.

### 2.4.4 Seniors

Seniors currently comprise a small proportion (3%) of the population. Still, the lack of seniors' housing continues to be a concern, particularly in light of the trend to allow "aging in place" and the likelihood that today's young households will eventually become seniors themselves. Recent studies and work of the seniors housing committee have explored ways to accommodate the existing and future seniors' populations through a range of market and non-market housing options.<sup>16</sup> The proposed 22-unit seniors rental housing facility may largely address the current demand for housing although, moving forward, other types of seniors' housing should be considered.

### 2.4.5 Vulnerable Populations

Based on anecdotal evidence, consideration for vulnerable populations is a necessary element of the housing strategy. Such populations may include the hidden homeless, entrenched homeless and temporary homeless in addition to those suffering from mental health and/or drug addiction problems. However, further research is needed to identify all vulnerable populations within the Pemberton Valley and also to ascertain the extent of their needs.

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<sup>15</sup> Personal communication with Marla Zucht, Whistler Housing Authority. August 2009.

<sup>16</sup> Notable studies include the Pemberton and Mount Currie Age-friendly Community Project and Pemberton Village 55+ Housing Market Study and Financial Feasibility Analysis.

### 3.0 AN AFFORDABLE HOUSING STRATEGY FOR PEMBERTON

The Affordable Housing Strategy is focused on the provision of home ownership, rental housing and non-market housing with specific attention to Pemberton’s target populations, including low-income households, young families, seniors, seasonal workers, and vulnerable populations. A guiding vision and five goals are provided as the foundation for six key roles and corresponding proposed strategic directions for the Village of Pemberton.

#### 3.1 A VISION FOR AFFORDABLE HOUSING

The Pemberton Affordable Housing Strategy seeks to “create a mix of rental, ownership and non-market housing options to meet the diverse and evolving needs of Pemberton residents”.



Photo Credit: CitySpaces Consulting Ltd.

*Figure 3: Typical multi-family housing typology in the Pemberton Plateau neighbourhood.*

*Figure 4: Typical multi-family housing typology in the Pioneer Junction neighbourhood.*



Photo Credit: CitySpaces Consulting Ltd.

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### 3.2 FIVE AFFORDABLE HOUSING GOALS

With an understanding of the Pemberton Housing Context and target populations, the Village of Pemberton shall seek to:

1. Enhance the supply and quality of rental housing for low income households.
2. Provide a variety of affordable ownership housing options for young families, first time home purchasers and those seeking to move up the property ladder.
3. Encourage housing designed to meet changing household needs and allow seniors to age in place.
4. Encourage the development of housing for seasonal workers.
5. Encourage the provision of housing services and supports for Pemberton's vulnerable populations.

### 3.3 FIVE KEY ROLES FOR THE VILLAGE OF PEMBERTON

The Village of Pemberton has five key roles in delivering affordable housing within the community:

1. **Setting Policy:** Clear, consistently applied policies express the City's commitment to affordable housing.
2. **Establishing Regulations:** Effective use of regulatory authority creates housing opportunities to facilitate affordable housing options.
3. **Revenue Generation and Land Banking:** Strategic use of Village resources (land, revenues) can support an increased supply of affordable housing.
4. **Leveraging Partnerships:** Collaboration with the business and non-profit communities, and Provincial agencies can lead to creative solutions to existing and emerging housing issues.
5. **Advocacy, Education and Capacity Building:** Dedication of staff resources, political leadership and advocacy toward senior levels of government will demonstrate a commitment to ongoing leadership and contribute to increased capacity to create affordable housing.

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## 4.0 STRATEGIC DIRECTIONS

In relation to the five key roles, there are twelve strategic directions. For each strategic direction, there are specific actions. The actions are intended to achieve results in a timely fashion, respecting Pemberton's small community context and limited resources. The strategic directions, along with their specific actions, aim to facilitate a mix of affordable housing including rental, ownership and non-market options while recognizing the unique and evolving needs of Pemberton residents.

### 4.1 ROLE #1: SETTING POLICY

Clear, consistent policies express the Village of Pemberton's commitment to affordable housing. When Village officials meet with prospective developers, funders, partners or senior government representatives, it is beneficial to have a clear policy framework.

The Official Community Plan (OCP) is the Village's guiding decision-making framework for growth and development. Policies to address affordable, rental and special needs housing are a legislative requirement of the OCP, and as such, will be introduced as the current OCP (adopted in 1999) is updated. These policies must be appropriate to Pemberton and should also reflect the regional context.

The draft Squamish-Lillooet Regional District Regional Growth Strategy (RGS) calls for consistency among affordable housing policies across the region and provides strategic direction with regard thereto. The RGS specifically directs the adoption of policies and regulations to support live-work, mixed-use neighbourhoods, and residential intensification (secondary suites, flex-housing, infill and small lot development); financial tools (e.g. cash-in-lieu of social housing contributions, waiving DCCs, property tax exemptions, and land grants); and tools to increase the affordable housing supply and create housing that is perpetually affordable).

Similarly, housing policies within the Village of Pemberton OCP could be aligned with the Squamish-Lillooet Regional District Area C Plan (also pending adoption), which contains specific language and direction around affordable housing: supporting principles of smart growth; advocating for a range of affordable housing options and including policies (e.g. secondary suites and cluster housing development, providing for new and existing mobile home parks, compensating for the net loss of affordable housing, considering 10%-15% inclusionary zoning, financial contributions to an affordable housing fund, and density bonuses for the provision of affordable housing).

Policies are intended to provide a wide range of housing forms (i.e. different tenure, type and price point) to ensure there is choice and diversity of housing for residents. This would ensure that people and households of all ages and income levels are accommodated through the local housing market. This would involve the development of different housing forms across the housing continuum – from non-market housing through to home ownership.

#### *Strategic Direction #1*

*Draft and adopt affordable housing policies that provide clear and consistent direction to staff, council and developers.*

- Introduce OCP policies to:
  - encourage diverse housing forms through a variety of approaches such as cluster development, manufactured homes, lot-splitting and small-lot

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development, lock-off units, residential infill/intensification, grow homes<sup>17</sup> and coach houses.

- encourage diverse housing tenures (e.g. fee simple ownership townhouses and rowhouses as an alternative to stratified townhouse condominiums. With municipal support and the use of party wall agreements, fee simple rowhousing projects have been recently introduced in a number of Lower Mainland communities<sup>18</sup>).
- protect and enhance the supply of rental housing introducing incentives to encourage new single detached homes to be “secondary suite ready”.
- support the development of short-stay rental housing.
- support the development of non-market housing.
- restrict the rental of private homes for nightly/tourism purposes.
- support accessory housing for employees working in industrial areas (while maintaining primarily industrial uses).
- support accessory housing for employees working in agricultural areas (while maintaining primarily agricultural uses).
- Acknowledge that affordable housing is an important community amenity to be considered for inclusion with major development applications (on par with parks, recreational facilities, public art and other services) subject to the project’s location and form.
- Develop a policy statement on manufactured home parks to supplement the requirements of the Manufactured Home Park Act. The intent behind this policy statement would be to further address the issues of tenant displacement and loss of affordable housing.

## 4.2 ROLE #2: ESTABLISHING REGULATIONS

Regulatory mechanisms such as subdivision, zoning and building bylaws are the most direct tools available to municipalities to facilitate the development of affordable housing. Periodically, bylaws need to be reviewed to ensure they do not hinder the development process. This is also necessary to facilitate the legalization of existing secondary suites, encourage more suite construction and encourage innovative and affordable land use applications and housing forms.

### *Strategic Direction #2*

*Streamline the development review process and remove barriers to affordable housing development.*

- Proactively review Village zoning, subdivision and building bylaws to ensure regulations and standards are not a barrier to affordable housing development. It is recommended that members of the development community continue to be

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<sup>17</sup> Avi Friedman’s Grow Home gives people what they need in a house at an affordable price - a quality product that allows both the perimeter and interior of a house to be expanded and changed to fit the space needs and budget of its owners.

<sup>18</sup> Parklane Homes’ Bedford Landing in Langley (<http://www.bedfordlanding.com/>) and Aragon’s Port Royal development in Queensborough, New Westminster (<http://www.portroyalhomes.ca/>)

involved in this process to collaboratively identify process barriers and improvements to facilitate the development of affordable housing.

- Revise the Village's current approach to Development Cost Charges for residential development<sup>19</sup> to a per square metre basis rather than a per unit basis and decrease DCCs for rental housing restricted to local employees. This would benefit developers of smaller sized units and, potentially, incentivize more innovative, compact housing and affordable rental housing.
- Designate and/or rezone lands that are appropriate for new housing development.
- Work towards clarifying unknown development requirements within existing policies and regulations, rather than adding new requirements and costs during the development review process.

### *Strategic Direction #3*

*Amend regulations to encourage innovation in the design and planning of new residential construction as well as residential redevelopment and infill projects.*

- Review Section 508 of the zoning bylaw and consider reducing parking requirements for housing projects.
- Introduce conditional regulations in the zoning bylaw and development permitting to encourage infill and intensification of the RS1 zone. This includes lot splitting, backyard infill, front-back duplexes, triplexes and fourplexes.
- Continue to encourage rezoning applications to facilitate innovative and affordable housing.

### *Strategic Direction #4*

*Amend zoning regulations to facilitate the development of accessory suites as a means of increasing the rental housing stock.*

- Review RS2 (small-lot) regulations and incorporate relaxation of lot width to 9.1 m (30 feet) subject to certain conditions that ensure that other zoning requirements can be satisfied.
- Allow secondary suites as accessory uses on small lots subject to certain conditions that ensure other zoning requirements can be satisfied.
- Allow new multi-family developments to incorporate lock-units<sup>20</sup> (or flex units) as accessory uses. "Lock-off units" can be found in resort and university communities<sup>21</sup> as they are often suitable for short-term occupants (e.g. seasonal workers).
- Amend Section 208 of the zoning bylaw (accessory single residential use) reducing the minimum floor area of accessory suites to 35 m<sup>2</sup>.

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<sup>19</sup> The Village has commenced this process. Personal communication with Caroline Lamont. September 2009.

<sup>20</sup> A lock-off unit can be generally defined as a self-contained dwelling unit within, but separate from, a multi-family housing unit, which may have independent access to the exterior or common area within the building.

<sup>21</sup> Lock-off units can be found in a number of resort communities including Lake Tahoe and Vail. They have recently been introduced locally in Burnaby (Verdant at SFU UniverCity), Vancouver, and Langford.

- Amend Section 210 to allow an accessory suite in a duplex or townhouse dwelling subject to certain conditions that ensure that other zoning requirements can be satisfied.
- Increase the maximum height of accessory buildings in the RS1 (residential) zone to accommodate coach houses or suites above garages.
- In the Downtown core, parking requirements for accessory suites could be waived entirely if the units are restricted (with a covenant on title) as rental housing for local employees (and where employee parking has already been applied to corresponding commercial uses).

### *Strategic Direction #5*

*Use financial tools to facilitate the development of affordable housing.*

- Continue to support and maintain a consistent approach to density bonusing as a mechanism to increase the supply of affordable housing.

### *Strategic Direction #6*

*Consider approaches to legalize and facilitate the development of secondary suites.*

The Background Report and subsequent community survey confirm that secondary suites are a vital component of Pemberton’s rental housing stock. While the current zoning bylaw allows secondary suites in single detached homes, there is an opportunity to support the development of new suites and improve the safety of existing suites – namely those beneath the FCL.

- Research and formalize “alternative life safety standards” and amend the Building Bylaw to require compliance with “alternative life safety standards” for existing suites. Maintain “compliance with the BC Building Code” for new-build situations.
- Consider reducing the utility rate for legal secondary suites to no more than 40% of the rate for the primary unit.
- Encourage all new single detached homes to be “suite ready” to enable a portion of a home to be utilized as a secondary suite if needed. The philosophy underlying this approach is based on the assumption that the various households which occupy a home during its lifetime will have different needs. Furthermore, making a home “suite ready” from the start is generally less costly than it would be to try to retrofit an existing home. Typically, where “suite ready” programs are in place, provisions are made for independent heating systems (e.g. gas fireplace in the future suite area); fire separation; inter-connected smoke detection; and a separate entrance to the unit from the exterior.
- Introduce a *Standards of Maintenance* bylaw for rental housing. Local governments can enact standards of maintenance bylaws to enforce basic levels of maintenance for rental accommodation. The bylaw can be used to ensure apartment buildings, secondary suites and other dwellings that are rented meet minimum standards for comfort and safety. In the case of secondary suites, a complaint by a tenant under this bylaw could result in an unauthorized suite being required to upgraded to meet the required standards without necessarily being shut down for non-compliance with other bylaws (e.g. zoning).

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### 4.3 ROLE #3: REVENUE GENERATION AND LAND BANKING

#### *Strategic Direction #7*

*Introduce municipal programs and mechanisms to direct funds toward affordable housing initiatives.*

- Establish a housing reserve fund and terms of reference for the operation of the account. A housing reserve fund can be used to purchase land for the purposes of affordable housing and/or to provide grants to non-profit housing providers and support other affordable housing initiatives. A housing committee could be set up to advise on the allocation of affordable housing dollars in the housing reserve fund by developing criteria for project selection and expectations.
- Direct funds from density bonusing initiatives or other sources that are earmarked for affordable housing into the Village's housing reserve fund.
- For non-profit housing providers, consider providing grants in lieu from the housing reserve fund to offset the costs associated with Development Cost Charges (DCCs) or other permit fees on a case-by-case basis.
- Establish a land reserve and terms of reference for the management of the reserve. Similar to the housing reserve fund, the Village of Pemberton can create a land reserve or land bank as a mechanism for acquiring a supply of serviceable land for the purpose of affordable housing. A housing committee should advise on the acquisition and disposition of reserve land.
- Use land within the reserve for the purpose of developing a short-stay rental housing project or shelter, supportive or transitional housing facility.

### 4.4 ROLE #4: LEVERAGING PARTNERSHIPS

#### *Strategic Direction #8*

*Build partnerships that can lead to the development of non-market housing projects in the Pemberton area.*

Local governments throughout BC partner with the Provincial government and non-profit agencies and housing providers to develop and acquire housing for low income households. The Village of Pemberton previously partnered with the Lions and BC Housing to obtain funding for 18 units of subsidized rental housing for seniors.

- Build and strengthen partnerships with other agencies (i.e. BC Housing, the SCRD, Lil'Wat First Nation and Sea-to-Sky Community Services).<sup>22</sup>
- Working proactively with partner agencies to identify the population groups who are most in need of housing and support services in the Pemberton area.
- Collaborate with BC Housing and leverage partnerships to develop an emergency shelter or supportive housing for vulnerable or special needs populations. The Village could provide community grants, make land contributions or expedite approvals to facilitate such a development.

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<sup>22</sup> It is important to build on partnerships such as the Pemberton - Mount Currie Joint Winds of Change.

### ***Strategic Direction #9***

*Build partnerships that can lead to the development of rental housing projects in the Pemberton area.*

Partnership opportunities offer the greatest chance of success at developing purpose-built rental housing projects given current market conditions. Below-market or donated land would be required alongside additional incentives in order to make rental housing financially viable.

- Pursue partnership opportunities with the private sector and government and investigate the feasibility of developing a short-stay rental project (e.g. dormitory style rooms with shared living areas or small units).<sup>23</sup> The Village could provide financial grants, make land contributions or fast-track the review process.

### **4.5 ROLE #5: ADVOCATING, EDUCATING AND CAPACITY BUILDING**

The Village can demonstrate its commitment to affordable housing through strengthening the housing policies within the Official Community Plan and by pursuing the recommended directions within this housing strategy. Ongoing leadership would further involve advocacy to senior levels of government and capacity building within the community.

### ***Strategic Direction #10***

*Continue to liaise and facilitate dialogue with key stakeholders and community groups regarding housing issues.*

- Establish an affordable housing or housing advisory committee to consider future housing issues, undertake regular monitoring and evaluation of the Affordable Housing Strategy (and actions) and advise on the housing reserve fund and housing land reserve.
- Encourage the formation of a liaison group with representatives of the development community active in the Pemberton area.<sup>24</sup> This group could act as an advisory board for planning and regulatory issues.

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### ***Strategic Direction #11***

*Advocate to senior levels of government on housing matters beyond the Village's jurisdiction.*

- Seek funding from provincial and federal government agencies to conduct an FCL Reduction Analysis.
- Advocate to the provincial government to review and consider relaxations to flood control related requirements for residential construction, without reducing flood hazard protection levels. This would include consideration of secondary suites in houses on the floodplain.

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<sup>23</sup> An example of this type of project would be the 180-unit hostel developed as part of the Whistler Athletes Village for the 2010 Olympics. Following the Olympics, the hostel will provide short-term and budget accommodation. The hostel was developed through a partnership between Hostelling International Canada and the Whistler 2020 Development Corporation (WDC), a wholly owned subsidiary of the Resort Municipality of Whistler (RMOW).

<sup>24</sup> A candidate group may be the Canadian Home Builders Association - Sea to Sky Chapter, which (according to the chapter website at [www.chbaseatosky.com](http://www.chbaseatosky.com)) serves the Sea to Sky Corridor including Mount Currie, Pemberton, Whistler, Squamish & Furry Creek.

- Advocate to the federal government through the Federation of Canadian Municipalities and other advocacy groups regarding tax disincentives and other barriers that inhibit the development of new purpose-built rental housing.

### *Strategic Direction #12*

*Provide information and outreach to community members.*

- Use the Village of Pemberton website to provide housing information and to promote housing programs and initiatives.
- Arrange for the Residential Tenancy Branch (RTB) to host a presentation regarding the rights and responsibilities of landlords and tenants well in advance of the 2010 Olympics.
- Provide information about existing government programs:
  - The BC Housing Rental Assistance Program provides cash assistance to eligible low-income, working families with at least one child under age 19 and a household income less than \$28,000 per year.
  - The BC Housing Shelter Aid for Elderly Renters (SAFER) program provides cash payments to subsidize rents to residents who are 60 or over.
  - The CMHC RRAP (Residential Rehabilitation Assistance Program) program offers a forgivable loan for the creation of a secondary suite for low-income seniors or adults with disabilities. The Village can promote the program among resident homeowners.
- Provide information and educational opportunities to residents and potential residents to encourage home ownership and create successful home owners.
- Educate landlords about building and electrical code requirements, alternative life safety standards and minimum maintenance standards for rental housing.
- Develop and distribute information (e.g. fact sheets) on innovative housing forms and concepts (e.g. shared equity or co-housing models) to encourage innovation in housing.

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## 5.0 PRIORITIES FOR IMPLEMENTATION

A general timeline is proposed for implementing the Affordable Housing Strategy, which acknowledges the Village's limited resources. Short-term priorities are immediate and intended to be addressed in the first half of 2010. Medium priorities are intended to be addressed over a two-year time horizon including 2010 and 2011. Long-term priorities are identified as those that will be more complex in scope and will require a longer time frame to implement. These may be completed from 2012 onward. A prioritization table is presented below.

Strategic Directions & Actions	Short-term Priority	Medium-term Priority	Long-term Priority
<b>1. Provide clear and consistent policies</b>			
▶ Introduce new OCP policies to support diverse housing forms and tenures	★		
▶ Acknowledge affordable housing in the Community Amenity Policy	★		
▶ Develop a manufactured home park policy statement		★	
<b>2. Streamline regulatory review process</b>			
▶ Review Village subdivision, zoning and building bylaws with development community		★	
▶ Revise approach to calculating DCCs for residential development	★		
▶ Designate and/or rezone lands appropriate for new housing development		★	
▶ Clarify development requirements in existing policies and regulations	<i>ongoing</i>		
<b>3. Amend regulations to encourage innovation</b>			
▶ Review zoning requirements for parking and consider revising requirements for housing		★	
▶ Introduce conditional RS1 zoning regulations to allow for infill/intensification		★	
▶ Encourage rezoning applications for innovative affordable housing projects	★		
<b>4. Amend regulations for accessory rental suites</b>			
▶ Zoning amendments to facilitate accessory rental suite and lock-off suite development	★		

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Strategic Directions & Actions	Short-term Priority	Medium-term Priority	Long-term Priority
▶ Introduce restrictive covenant when parking waived for employee housing in downtown		✱	
5. Use financial tools			
▶ Ensure a consistent approach to density bonusing to facilitate affordable housing	✱		
6. Legalize/facilitate secondary suites			
▶ Consider reducing the utility rate to no more than 40% of the primary unit for legal suites	✱		
▶ Introduce alternative life safety standards and amend building bylaw		✱	
▶ Create incentives to encourage new single detached homes to be secondary suite ready		✱	
▶ Introduce a standards of maintenance bylaw		✱	
7. Municipal programs/mechanisms to fund affordable housing			
▶ Establish a housing reserve fund		✱	
▶ Establish a land reserve		✱	
8. Leverage partnerships to develop non-market housing			
▶ Build and strengthen partnerships with BC Housing, SCRD, Li'l'Wat, and Sea-to-Sky Community Services	<i>ongoing</i>		
▶ Identify population groups in need		✱	
▶ Leverage partnership to develop an emergency shelter or supportive housing		✱	
9. Leverage partnerships to develop short-stay rental housing			
▶ Leverage partnership to develop a short-stay rental project		✱	
10. Liaise with key stakeholders and community groups			
▶ Establish a housing committee		✱	
▶ Establish a developer liaison group		✱	

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Strategic Directions & Actions	Short-term Priority	Medium-term Priority	Long-term Priority
<b>11. Advocate to senior levels of government</b>			
▶ Explore FCL Reduction Analysis			
▶ Advocate to the provincial government to reconsider flood control requirements			
▶ Advocate to the federal government to remove barriers to purpose-built rental			
<b>12. Provide information and outreach</b>			
▶ Use the Village website to provide information	<i>ongoing</i>		
▶ Arrange for the RTB to provide a presentation on tenant/landlord rights and responsibilities	<i>ongoing</i>		
▶ Provide information about existing government programs	<i>ongoing</i>		
▶ Provide educational opportunities regarding home ownership	<i>ongoing</i>		
▶ Educate landlords about codes, alternative life safety and maintenance standards	<i>ongoing</i>		
▶ Provide information on innovative housing forms and concepts	<i>ongoing</i>		

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## 6.0 MONITORING & EVALUATION

Over time, the housing needs of Pemberton residents will undoubtedly change due to fluctuating market conditions. At the present time, there is speculation that the upcoming 2010 Olympic Games are exerting pressure on the housing market, and that this pressure may subside once the Games have concluded, particularly once the stock of affordable units are released in Whistler. There is also speculation, however, that Pemberton will become increasingly attractive to amenity migrants seeking a piece of paradise in the mountains and thereby driving up demand and corresponding costs for housing -- as has been the case in numerous mountain communities. The future is uncertain.

Because of the potential for changing market conditions and corresponding changes in the community's housing needs, regular review, monitoring and updating of the Affordable Housing Strategy is important. Ongoing research and assessment of affordable housing needs in relation to Village of Pemberton policies and priorities will ensure that strategic directions for affordable housing continue to be valid and effective. The following steps are recommended:

- Monitor and report annually on the implementation of the affordable housing strategic directions and status of affordable housing development. A "current conditions" snapshot or report card may be used to assess the priority housing issues of the day and the extent to which the Affordable Housing Strategy is in line with these issues.
- Every five years (following the completion of the federal census), revisit the key indicators of housing affordability (as identified in the Background Report) to evaluate local housing needs and housing affordability.
- Amend the strategic directions as necessary to reflect changing housing conditions.
- Amend municipal policies and regulations as necessary to address affordable housing needs.

The consultants recognize that the implementation and monitoring of a comprehensive affordable housing program is challenging for small municipalities with limited budgets and staff resources. For this reason, it is recommended that a volunteer housing committee be utilized (as directed under Strategic Direction #10) where possible to consider and advise on housing-related matters. Two purposes will be served: (i) to minimize the burden on municipal resources; and (ii) to help build capacity to support an affordable housing program in perpetuity.

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## 7.0 CONCLUSION

The Village and the community at large have expressed a desire to take action to address affordable housing in the Pemberton area. The research on housing conditions has confirmed the need for a comprehensive strategy to address housing affordability, quality and diversity for a range of population groups including: low-income residents, seasonal employees, young households, seniors and vulnerable populations.

The 2009 Affordable Housing Strategy aims to address the needs of each population group through actions which are suited to the community's specific needs, while recognizing the Village's limited resources. The Strategy does, however, place the onus upon the Village, including its staff and Council, to provide leadership in implementation. The Strategy is also strongly reliant upon the development of partnerships with other government agencies, developers and the community in order to build the needed capacity to achieve the actions identified within the twelve strategic directions.

It is also recognized that, over time, the community's needs may change and that the Affordable Housing Strategy will have to be adapted to meet these changing conditions and emerging priorities accordingly. For this reason, the Village of Pemberton will have to remain proactive in monitoring the strategy, reporting annually on the progress within the strategic directions and comprehensively reviewing the strategy every five years. The ongoing implementation of this Housing Strategy will demonstrate the Village's continuing commitment to affordable housing and choice for residents of all ages, incomes and abilities.

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## APPENDIX B - STUDY PARTICIPANTS

### AFFORDABLE HOUSING STEERING COMMITTEE

Jordan Sturdy, Mayor, Village of Pemberton

Lisa Griffith, Planner, SLRD

Rick Staehli, Resident

Kirsten McLeod, Pemberton Supermarket

### MUNICIPAL STAFF RESOURCES

Caroline Lamont, Manager of Development Services/Project Manager

Jill Brooksbank, Communications

Suzanne Belanger, Development Services

### KEY INFORMANTS

- Peter Harker, Sea to Sky Community Services
- Michael Hutchison, Bethel Corporation
- Bruce McFadden, Pemberton Foundation & Seniors Housing Committee
- Michael Rosen, Planning Consultant
- Nolan Cox, Pemberton Secondary School Principal
- Garth Phare, Signal Hill Homes
- Shane Pedrini, Contractor
- Tom Horler, Chamber of Commerce/ McDonald's Restaurant
- Gayle Andrews, Mt. Currie Band
- Tina Rizutti, Former Resident Renter
- Norm Leblanc, Lizzie Bay Logging
- Tim Arthur, Port Coquitlam Planning Department
- Jillian Villeneuve, Chilliwack Development Department
- Dave Guiney, New Westminster Development Services Department

### VILLAGE OF PEMBERTON COUNCIL

- Mayor Jordan Sturdy
- Councillor Lisa Ames
- Councillor Susie Gimse
- Councillor Ted Craddock
- Councillor Alan leBlanc

### WORKSHOP & OPEN HOUSE PARTICIPANTS

- Lisa Ames
- Susie Gimse
- Garth Phare
- Drew Meredith
- Jordan Sturdy
- Kim Needham
- Alan leBlanc
- Caroline Lamont
- Rick Staehli
- Eric Prall
- Don Coggins
- Pat Saintsbury
- Tim Sutherland
- Gail McKellar
- Christiane Bless
- Rosalind Steel
- Lori Pilon
- Ivan Knowles
- Gayle Andrews
- Bruce Van Mook
- Brian Young
- Lisa Griffith
- Richard Nicolas
- Ted Craddock

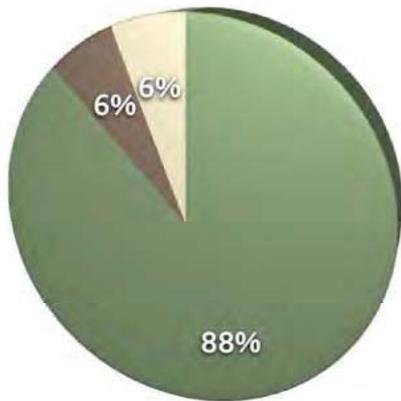
APPENDIX C - AFFORDABLE HOUSING SURVEY RESULTS

# Community Survey Results

Between June 12th and 30th, 2009, CitySpaces Consulting conducted a survey to find out what people think about affordable housing in the Pemberton area. 80 people completed the survey (32 online and 48 hardcopy).

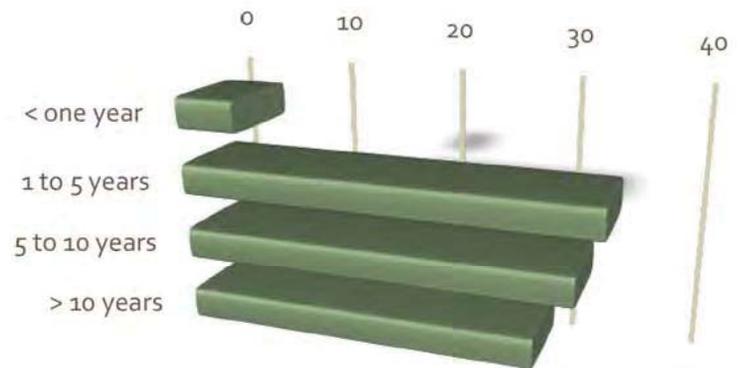
Here are the results:

## Where do you live?

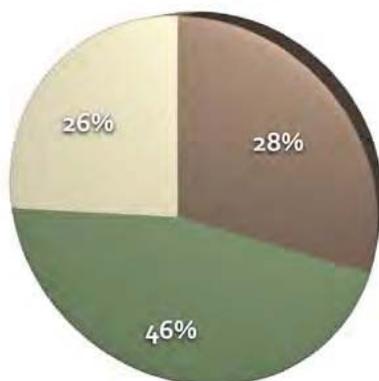


- In Pemberton
- Work in Pemberton; live elsewhere
- Don't live or work in Pemberton

## How long have you lived in Pemberton?

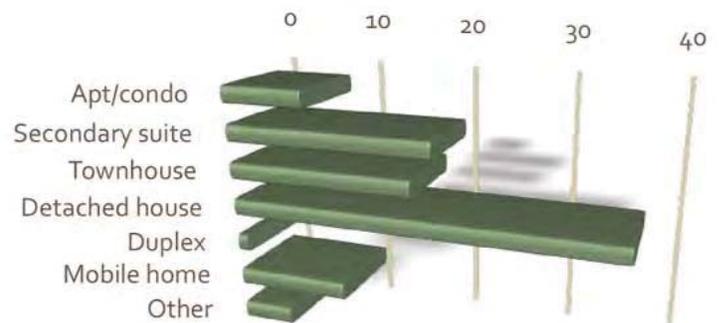


## What percentage of your monthly income goes to housing?



- < 30%
- 30 to 50%
- > 50%

## What type of housing do you currently live in?



Thinking of your current housing situation, how satisfied are you with the following:

	Unsatisfied or Very Unsatisfied	Neutral	Satisfied or Very Satisfied
Cost of housing	45%	14%	42%
Quality of housing	18%	29%	53%
Safety and security	8%	12%	79%
Size of interior space	19%	17%	64%
Exterior amenities (deck, patio, yard)	23%	24%	53%
Amount of parking	17%	13%	71%
Access to transit	35%	19%	46%
Access to shops and services	22%	11%	67%
Access to recreational amenities (park, playground, trails)	27%	12%	61%

How easy is it to find rental housing that:

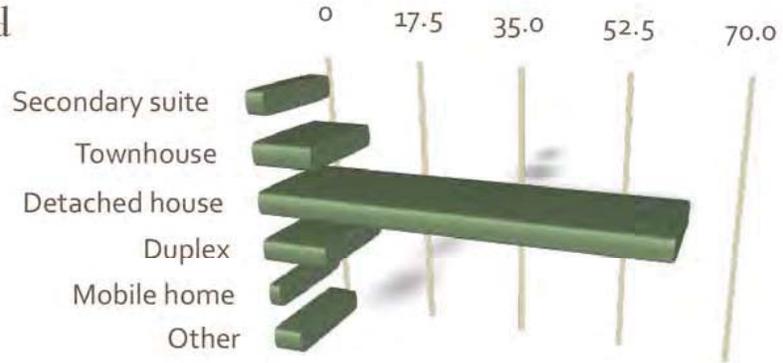
	Difficult or Very Difficult	Neutral	Easy or Very Easy	Don't Know
Is affordable	62%	5%	8%	25%
Is safe	13%	26%	34%	26%
Is well-maintained	31%	24%	23%	22%
Has enough interior space	35%	28%	11%	26%
Accepts pets	43%	16%	11%	30%
Offers a long term lease (> 1 year)	22%	29%	18%	32%

**93% of respondents think that secondary suites are an important form of rental housing in the Pemberton area.**

## When buying a home in Pemberton, how easy is it to find the following:

	Difficult or Very Difficult	Neutral	Easy or Very Easy	Don't Know
A home that is affordable	73%	13%	9%	5%
A home that is affordable and has enough interior space to meet my needs or the needs of my family	67%	19%	8%	6%
A home that is affordable and has enough exterior space to meet my needs or the needs of my family	64%	27%	3%	6%

## What type of housing would you prefer to live in?



## If you believe housing in Pemberton is not affordable, tell us why.\*

There is limited supply.	40%
Competition from investment or second home purchasers drives up costs.	43%
High demand in Pemberton, because there isn't enough housing in Whistler.	51%
Housing costs are high compared to personal incomes.	68%
Other**	15%

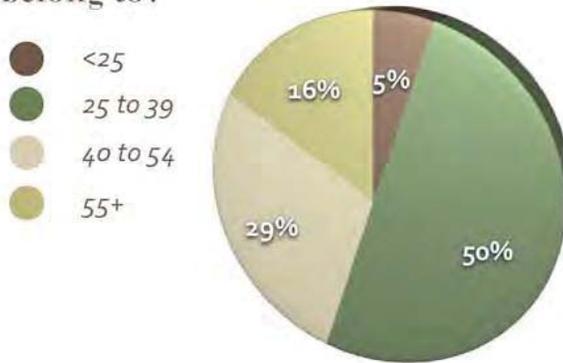
## If you think you will need to relocate within the Pemberton area in the next 5 years, tell us why.

As my family grows, I will need to upsize to a larger home.	54%
I have more space than I need, and would like to move to a smaller home.	8%
I will be retiring, and would like to downsize to a smaller home.	15%
Other	22%

\* More than one answer may have been given.

\*\* "Other" responses referred to: size of new homes, high costs of construction, and relative affordability compared to other areas.

## Which age group do you belong to?



## Do you consider yourself to be:



## What people are saying...

"A variety of housing stock and accommodation options, from trailers to rental suites to co-op housing options, to co-housing experiment on properties are all important components".

"A lot of people are drawn to this region because they want to live a self-sufficient lifestyle...housing options that might take that into consideration would be excellent".

"There is not a lot of diversity in the Pemberton housing stock – there is a lot of "entry" level options – the market is quite saturated in that department, but it seems to be difficult for people to make the next step".

"For a dog-friendly community, it is still hard to find affordable places that accept pets and smokers".

"It's equal to renting in Whistler if you want a decent house, but we lack pools, lakes, commuter trails, and affordable groceries".

"The Pemberton market is very much tied to the Whistler market with respect to what is, or is not, available up there".

"We need to make sure that our community is a place that firefighters, paramedics, teachers, nurses, administrators, government employees, etc., can afford to be".

"Many young families and seniors have moved farther north for jobs and affordable housing, or to be closer to medical facilities".

"Need more affordable housing with access to amenities".

"In detached houses, one suite should be allowed only".

"Have an area which restricts rental/ownership to people who work between Squamish and north of Pemberton to stop vacation homes being bought".

"Need to build bungalows for seniors – there is a huge demand and Pemberton seniors are leaving the area".

## What else we heard...

- Low quality of the rental stock – particularly the condition of suites.
- Co-housing and co-ownership housing were raised as viable options for households looking to buy in Pemberton.
- There were mixed opinions regarding subsidized housing, along the lines of the Whistler Housing Authority.
- Concerns regarding municipal charges and fees, which increase development costs, and subsequently house prices.
- Limited choice in the ownership market.

## APPENDIX D - DEVELOPMENT INDUSTRY REPRESENTATIVES WORKSHOP NOTES

### SETTING POLICY

- encourage, not require, new single detached homes to be secondary suite ready
- cost of suites built at time of original home construction is estimated to be 10-15% less than suites built in existing homes
- area construction is to a higher standard than the BC Building Code
- don't make suites a requirement but incentivize
- houses over a certain size could be required to have suites
- financing costs/underwriting
- explore incentives
- decreased costs to homeowner later vs. initial costs of construction
- reduce DCCs one incentive
- CMHC programs to help create suites
- reduce municipal taxes
- reduce building inspection fees
- be careful with approach to DCCs
- community amenity contributions should produce community amenity in a timely manner
- affordable housing is a community amenity on par with other amenities (e.g. parks)
- affordable housing could be considered a community amenity in some projects

### ESTABLISHING REGULATIONS

- integrate affordable housing with new development
- more DCC discussion needed
- amend DCCs to encourage affordability (small lots, small units)
- lower DCCs if suites constructed legally
- fast tracking is not applicable; all processes should be streamlined
- remove the "oh by the way" from the process; know what requirements are needed at the beginning (e.g. streamlining development fees collection)
- eliminate variables from the development review process (i.e. breach flow analysis)
- SLRD has an updated fees bylaw
- pre-designate lands for affordable housing; use density bonusing/amenity zoning
- eliminate the 6-12 month rezoning processes
- parking is an issue with multiple rentals on properties

## APPENDIX D - DEVELOPMENT INDUSTRY REPRESENTATIVES WORKSHOP NOTES

- encourage transit
- parking off-street; community parking
- downtown parking needs to be dealt with; downtown serves larger regional area so needs parking
- need a parking/transit strategy
- conditional zoning to RS1
- there is support for coach houses (example of City of North Vancouver)
- small lots parking issue
- consider snow storage, snow guards
- need a meeting to discuss parking issues
- allow flex units/lock-offs in new multi-family housing developments

### FINANCIAL TOOLS

- provide land
- reduce the regulatory process requirements to produce non-market housing which is affordable
- need to reduce costs of process
- eliminate land costs to make a rental project affordable/viable
- due diligence on certain sites needed
- consider costs associated with the building code and building bylaw
- standards of life safety needed
- explore borrowing potential through municipal finance authority
- explore tax increment financing

### USING RESOURCES

- short stay housing needed for Pemberton? not for Whistler workers; perhaps for farm workers
- could have RV parking/temporary on-site worker housing
- look at development permit requirements to facilitate this type of temporary use
- use development/building representatives for the liaison group
- do a breach flow analysis to reduce the flood control level and reduce costs

### FINAL COMMENTS

- implement strategic directions in a timely manner
- host a community non-development workshop
- take a big picture / regional approach to affordable housing

## APPENDIX E - SELECTED BEST PRACTICES IN AFFORDABLE HOUSING

This document brings forward a small selection of examples of affordable housing best practices occurring throughout North America. Examples have been divided into the following categories:

- Market Rental Housing
- Market Ownership Housing: Infill/Intensification Policies
- Density Bonus Initiatives
- Reducing Costs
- Inclusionary and Affordable Ownership Housing
- Innovative Financing/Partnerships

### MARKET RENTAL HOUSING

#### *City of Coquitlam Secondary Suites: Alternative Life Safety Standards*

The City of Coquitlam has an established set of building code equivalencies – “alternative life safety standards” – for secondary suites for houses that were built before July 1, 2000. This is intended to reduce the costs of legalizing existing suites. These standards allow lower ceiling heights, alternatives to sprinklers and existing heating systems. The information is available in an accessible “plain language” document on the City’s website. ([www.coquitlam.ca](http://www.coquitlam.ca))

#### *Nanaimo: Rooming Houses Policy*

In 2008, the City of Nanaimo amended its Official Community Plan to include a policy on rooming houses. The policy encourages rooming houses in existing single family dwellings and/or purpose-built facilities throughout the city. Homes or purpose built facilities must be in keeping with the character of the area, comply with Building Code regulations, and should be equitably distributed throughout neighbourhoods. ([www.nanaimo.ca](http://www.nanaimo.ca))

#### *Province of British Columbia Office of Housing and Construction Standards: Model Standards of Maintenance Bylaw*

BC local governments can enact a standards of maintenance bylaw to enforce basic levels of maintenance for rental accommodation. A standards of maintenance bylaw can be used to ensure that apartment buildings, secondary suites, houses and condominiums that are rented and any other types of rental housing meet minimum standards of comfort and safety. A model standards of maintenance bylaw may be obtained from the Office of Housing and Constructions Standards website. ([www.housing.gov.bc.ca/housing/guide.html](http://www.housing.gov.bc.ca/housing/guide.html))

### MARKET OWNERSHIP HOUSING: INFILL/ INTENSIFICATION POLICIES

#### *City of Vancouver: Kingsway and Knight Housing Area Plan*

In 2004, a Housing Area Plan for the Kingsway and Knight area was adopted. The Plan included two new residential zones: a Courtyard Rowhouse and Small House/Duplex Zone. These zones were intended to deliver housing that includes many of the desirable features of a single family home while providing a more affordable alternative. The Plan allows for incremental development to occur in the existing neighbourhood without the need for large land assemblies. All new development is subject to guidelines to ensure attractive building design, quality materials, landscaping and neighbourhood fit. ([www.vancouver.ca](http://www.vancouver.ca))

## APPENDIX E - SELECTED BEST PRACTICES IN AFFORDABLE HOUSING

### *City of Coquitlam: Southwest Coquitlam's Housing Choice Study*

In 2007-08, the City undertook a study and identified strategic recommendations to facilitate the implementation of infill and intensification of low density neighbourhoods. This included neighbourhood area plan policies, a zoning bylaw review, and the development of checklists, design guidelines and conditions to enable and encourage the redevelopment of single detached housing to triplex, duplex with coach house, fourplex, and small lot configurations. ([www.coquitlam.ca](http://www.coquitlam.ca))

### *Port Coquitlam: Freehold Tenure Row Housing*

In 2003, the City of Port Coquitlam amended its Official Community Plan to allow for a new RM-3R zone in areas designated for apartments to accommodate freehold tenure row housing projects. Various sections of the zoning bylaw were also amended to accommodate the new use and small lots. New development applications do not require an OCP Amendment. ([www.city.port-coquitlam.bc.ca](http://www.city.port-coquitlam.bc.ca))

### *District of Delta: Coach House Zone*

In 2007, Delta adopted zoning bylaw amendments to the RS9 coach house zone. The amendments provide opportunities for alternate housing forms, less interruption of existing street forms, and greater compatibility with adjacent residential development. In 2008, the District published design guidelines for housing and coach housing in the community of Ladner. ([www.corp.delta.bc.ca](http://www.corp.delta.bc.ca))

### *City of Vancouver's Laneway Housing*

In June 2009, Vancouver City Council adopted guidelines for laneway housing in the RS1 and RS5 residential districts. The guidelines include provisions for building quality, durability and expression; scale and massing; privacy; lane frontages and landscaping. Notably, laneway houses are generally located in the space where a garage would be permitted. By regulation, they may not be strata-titled; require one on-site parking space and may be up to 750 sf in size. ([www.vancouver.ca](http://www.vancouver.ca))

## DENSITY BONUS INITIATIVES

### *City of Burnaby: Community Benefit Bonus Program*

Through the Community Benefit Bonus Program, the City of Burnaby facilitates the development of affordable housing and amenities in distinct parcels in town centre areas. Bonus density is used in conjunction with comprehensive development zoning. Burnaby adopted the City of Vancouver's formula for calculating contributions: Bonus Floor Area (sf) multiplied by Market Land Value (\$ per buildable sf). The value of the amenity received is equivalent to the increased value of the property arising from the density bonus. The density bonus bylaw sets the conditions by which the maximum floor area ratio (FAR) may be increased. ([www.burnaby.ca](http://www.burnaby.ca))

### *City of Vancouver: Density Bonusing*

The City of Vancouver has density bonusing policies in local area plans that permit increases in height and density and reductions in parking requirements for new developments. Density bonusing is used to leverage public amenities, which may include affordable housing. The Oakridge/Langara planning policies provide opportunities for an increase of up to 20% in density to encourage the provision of City desired public amenities. ([www.vancouver.ca](http://www.vancouver.ca))

## APPENDIX E - SELECTED BEST PRACTICES IN AFFORDABLE HOUSING

### REDUCING COSTS

#### *Verdant (Simon Fraser University, Burnaby)*

Targeting Simon Fraser University faculty and staff, The Verdant is a 60 unit strata-titled stacked townhouse in Burnaby Mountain that provides affordable homeownership units at 20% below those of comparable market housing in Burnaby.

- The project, completed in 2007, is based on a partnership between SFU Community Trust, VanCity Enterprises and ReSource Rethinking Building Inc. SFU provided the land at a discounted price (50% of market value) and bought back 20 units to be managed by the university as rental housing for staff and faculty.
- To further reduce project costs, ReSource Rethinking Building provided development management services on a fixed fee basis, and lower marketing costs were achieved by using a direct marketing approach.
- With a reduced cost base overall, debt servicing costs were inherently reduced. VanCity also provided innovative financing in the form of preferential mortgage terms with low interest rates and longer amortization rates. Home ownership equity was based on a fixed return option.
- The long term affordability of the project is ensured by restrictive covenant to control resale and thereby limit price appreciation relative to that of adjacent developments.
- The City of Burnaby also eliminated a second set of development cost charges for secondary suites development as part of the mixed use development which allows suites in strata townhouses or apartments. These “multi-family flex units” are dwellings containing a defined area for potential rental accommodation. The units, if rented, must be registered with the student housing registry at the university. ([www.verdantliving.com](http://www.verdantliving.com))

#### *Lancaster Net Zero Energy Live/Work Townhomes (Oakland, California)*

As a demonstration project, Zeta Communities developed a net zero energy, urban infill, townhome project in Oakland, California. The homes are 1,540 sf, zero lot line, live/work units incorporating a ground floor work studio, 2-bedrooms, amenity spaces and sustainable landscape and a one-car garage. The homes, incorporating photovoltaics, automated energy controls and high-performance insulation, are certified LEED platinum and projected to produce more energy than they consume. Because they are constructed in a factory off-site, the homes are manufactured at a significantly lower cost than to build on site. ([www.zetacommunities.com](http://www.zetacommunities.com))

## APPENDIX E - SELECTED BEST PRACTICES IN AFFORDABLE HOUSING

### INCLUSIONARY AND AFFORDABLE OWNERSHIP HOUSING

Inclusionary housing policies are intended to facilitate secure, suitable, affordable housing for a community's working population unable to find such housing in the open market. There are often restrictions on price, income and/or residency to ensure that target populations are reached.

#### *Affordable Home Ownership (City of Langford, BC)*

In March 2004, the City of Langford (Greater Victoria) adopted a housing policy to deliver affordable single detached dwellings in new subdivisions through an amenity zoning bylaw using the density bonusing provisions of the *Local Government Act*.

- In December 2007, the City updated its policy to identify the neighbourhoods to which the amenity requirement applies. In these areas, rezoning applications of 10 or more "single residential" lots must include small lot affordable lots. For each group of 10 single detached lots, the development is required to provide one affordable housing unit.
- Council may agree to allow one or more affordable housing units to be provided on a site different than that being developed, subject to the location being confirmed prior to approval of the bylaw.
- An affordable housing agreement is signed between the developer and the City of Langford to restrict the maximum sale price to \$165,120 (August 2009) to qualified purchasers. After the first five years, the owner is permitted to increase the sale price by \$2,000 for each year of the ownership period. After 25 years, the home may be sold at market value.
- The City's Affordable Housing Committee reviews the applications of prospective purchasers to determine eligibility and need. The Committee controls the transfer or resale of affordable homes for a period of five years and selects subsequent purchasers. The maximum household income to be eligible for this housing is \$60,000. ([www.langford.ca](http://www.langford.ca))

#### *Boulder, Colorado*

The City of Boulder has a 40-year history of making affordable housing a reality and is approaching its goal of setting aside 10 percent of local housing as "permanently affordable" (approximately 4,500 homes). In the last seven years, 1,000 permanently affordable homes were made available and 200 more are expected between 2008 and 2009. Of this number, 61 percent of units are intended for rental and 39 percent for homeownership. These homes are available to households with incomes between 30% and 80% of the Annual Median Income.

- In 2007, the median price for a detached home in Boulder was \$540,000 and \$242,000 for a townhouse condominium. In 1980, the City began to enter into contracts with developers, requiring the inclusion of modest-sized units in new developments that could only be sold to buyers of low and moderate incomes. Since then the Inclusionary program has evolved with a cap on resale prices and on the income of would-be buyers. Developers can opt for cash-in-lieu which, on average, range from \$100-\$150,000 per required affordable unit. ([www.bouldercolorado.gov](http://www.bouldercolorado.gov))

#### *Mixed-Market Housing, Foxcroft (Salmon Arm, BC)*

In 2009, the Province of British Columbia and the Canadian Mental Health Association (CHMA) partnered to develop an affordable housing complex in Salmon Arm. The development is an apartment

## APPENDIX E - SELECTED BEST PRACTICES IN AFFORDABLE HOUSING

condominium with 11 units for sale and 28 units for rent. Families with an income under \$55,000 are eligible to purchase the for sale units, which are being sold for \$135,000. The for rent portion of the development is reserved for low income individuals who are at risk of homelessness. Both complexes are managed by the CHMA, who maintains resale control over the property.

### *Mixed Equity Co-op – Mountain Haven Coop (Canmore, Alberta)*

The Mountain Haven Co-operative located in Canmore has developed an affordable housing project based on a mixed equity co-operative model. On a non-profit basis, the Co-op has constructed 44 stacked townhouse units, including 12 Non-Equity and 32 Equity units.

- Prospective owners/co-operative members must have an annual household income that is within the income cap of \$66,500. Co-operative members must qualify for an individual mortgage in order to purchase a home at a price range of \$167,589 to \$234,638.
- The mixed equity units consist of 40% continuing and 60% limited equity home ownership. Over time, co-operative members can build equity in their home. The co-operative also aims to maintain the 60%/40% distribution over time by repurchasing units as required to maintain that balance.
- With respect to resale, the co-operative registers title covenants restricting occupancy and resale. The restriction on resale price is limited to 110% of inflation measured by CPI.  
([www.canmore.ca](http://www.canmore.ca))

### *Not-for-profit Condo Model – Clarence Gate Project (Ottawa, Ontario)*

Centretown Affordable Housing Development Corporation (CAHDCO) develops projects based on an affordable home ownership model that ensures long term affordability by controlling the terms of resale and leasing. An example of this program, the 30-unit Clarence Gate Project, was implemented in 2003.

- The key to the project's affordability is modest design and low profit. One-third of the units were sold at market prices to provide a capital subsidy to the affordable units.
- This not-for-profit condo model is a tenure arrangement designed to balance the need for the sponsor (CAHDCO) to retain control of resale and ensure long term affordability, and the homeowner's need to protect his or her equity. Purchasers are required to sign an option that gives CAHDCO the opportunity to buy back the unit. Owners receive their full purchase price plus inflation (determined by CPI), plus a 3% charge for administration and resale.
- Owners are required to consult with CAHDCO in the event that the unit is to be rented. The approval to lease cannot be unreasonably withheld; however, the duration of the lease may be no more than one year, and the rent charged must meet the affordability criteria.
- Purchasers pay the financing costs, taxes, utilities and a monthly fee for a share of common expenses. CAHDCO also negotiated with the City to ensure property taxes reflect the controlled value of the home as opposed to the higher market price.
- Most of the parking spaces are rented out by the condominium to the unit owners. This revenue helps to reduce common cost expenses. ([www.cahdco.ca](http://www.cahdco.ca))

## APPENDIX E - SELECTED BEST PRACTICES IN AFFORDABLE HOUSING

### INNOVATIVE FINANCING/PARTNERSHIPS

#### *Provincial Homeless Initiative*

The Province has committed to creating more than 4,000 housing units under the Provincial Homelessness Initiative. BC Housing leverages partnerships with local governments and non-profit service providers and allocates funding to developments that integrate subsidized housing with support services for people who are homeless or at risk of homelessness, people with mental illnesses and physical disabilities, those with drug and alcohol addictions, aboriginal peoples, youth, and women with children fleeing abusive relationships. To date the Province has acquired 25 Single Room Occupancy hotels in Vancouver, Victoria and New Westminster, and is funding pre-development costs for approximately 1,900 city-owned supportive housing units in Vancouver, Victoria, Kelowna, Surrey, Abbotsford, Nanaimo, Maple Ridge, and Campbell River.

#### *Reduced Downpayment and Monthly Subsidy (Medicine Hat, Alberta)*

In Medicine Hat, the city's largest local builder — Classic Construction Limited — developed an innovative solution to create affordable homeownership opportunities. In partnership with the City of Medicine Hat and CMHC, Classic Construction has facilitated the construction of approximately 442 units through assisting purchasers of new below-market housing units.

- Each purchaser receives an equity subsidy of approximately \$5,000 that reduces the downpayment and also receives a monthly subsidy for five or seven years to reduce mortgage costs, condominium fees and utilities. Classic Construction contributes approximately \$18,000 per unit to cover the monthly subsidy. This subsidy is gradually decreased over the five or seven years, allowing homeowners to adjust to making the monthly payments independently at the end of the subsidy period.
- The Medicine Hat Community Housing Society provides homeowner training to potential buyers and administers the monthly mortgage subsidy. CMHC provides mortgage loan insurance flexibilities to homebuyers. The City of Medicine Hat helps to facilitate these projects through relaxed zoning requirements for density, greenspace and site coverage.
- Classic Construction has now expanded this model of affordable home ownership to the Alberta towns of High River and Canmore. ([www.cmhc.ca](http://www.cmhc.ca))

#### *Mortgage Financing Innovation (Vancouver, BC)*

Vancity is an example of a lending institution that offers a number of financing options to provide flexibility and opportunity for new home owners in the Vancouver real estate market.

- Mixer Mortgage — a new approach to traditional home buying designed for multiple households who partner up to purchase a home. The new owners/partners can share the down payment, mortgage payments and other ownership expenses. While each party's name appears on the title for the property, the owners have the flexibility to decide how the costs are divided among the partners. ([www.vancity.com](http://www.vancity.com))

#### *Second Mortgage Financing — Options for Homes (Toronto, Ontario)*

Launched in 1992, Options for Homes is a non-profit agency targeting lower income households currently renting their homes, those who have limited opportunities to buy into the current market, and those who are not familiar with the principles of home ownership. The model brings low and

## APPENDIX E - SELECTED BEST PRACTICES IN AFFORDABLE HOUSING

moderate income people into the condominium market through lowering project costs and second mortgage financing.

- The non-profit finds residential land and pre-sells the condo units. The buyers form a co-operative housing corporation, which then hires Options as the development consultant to provide the expertise to develop the project. This includes finding contractors, architects and lawyers, providing marketing and arranging financing.
- The condos are sold at scheduled information sessions. The purchase “consultants” who assist buyers are not real estate agents, but for the most part, owners from other Options’ projects working part time for a small flat fee. Real estate agent fees are thereby eliminated.
- A second mortgage representing the difference between the building costs and market value is set up. This second mortgage, however, lies dormant until the owner either sells the property or rents it, thereby deterring speculators. For example, a condo unit valued at \$110,000 on the market is sold at the cost price of \$100,000. The down payment is taken off the cost price (\$100,000), leaving the buyer with a mortgage of \$94,500, \$10,000 less than they would have had to pay at full market price. As the condos appreciate, so does the second mortgage, an amount buyers must repay if they rent or resell. This money then goes into an equity pool that is used to develop other similar projects. ([www.optionsforhomes.ca](http://www.optionsforhomes.ca))

### *Habitat for Humanity (Continent-wide)*

Habitat for Humanity Canada is a national non-profit organization that mobilizes volunteers and community partners in building affordable housing and promoting home ownership as a means to breaking the cycle of poverty. Habitat builds modest homes with simple yet effective designs, reduced building costs through the use of skilled and unskilled volunteer teams, and building material donations by private sector sponsors. Typically, the affordable housing units are sold at 10% below market prices, much of which can be attributed to the donations of time and material.

Families are provided with a first mortgage based on construction costs at a zero interest rate, and a second mortgage based on market value (difference between market value and first mortgage). Second mortgages are forgiven after 12 years of residence.

Habitat has also developed a revolving fund in which the mortgage payments made by families are used as a source of capital to build new homes for other families in need. The revolving fund is now used primarily for multi-family dwellings due to increasing land costs across the country, while historically single detached units were the norm. ([www.habitat.ca](http://www.habitat.ca))

APPENDIX F - AFFORDABLE HOUSING STRATEGY BACKGROUND REPORT



# Pemberton Affordable Housing Strategy

## Background Report

Prepared for the Village of Pemberton | June 2009



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## EXECUTIVE SUMMARY

Affordable housing considerations have been an important aspect of the Village of Pemberton policies and plans for the past several years. Facing continued pressures on rental housing and rising real estate prices, the Village initiated the development of an Affordable Housing Strategy in the Spring of 2009 and commissioned CitySpaces Consulting to assist with this work. This initiative is intended to create a policy and planning framework through which the Village can effectively respond to its affordable housing issues.

This background report provides an outline of the policy, planning and regulatory framework for affordable housing in Pemberton; an analysis of available data to produce indicators of housing affordability; and an identification of preliminary issues and considerations based on key-informant interviews. Key research findings are as follows:

### *Key Population Groups*

Four population groups have been identified as being in housing need and in need of special consideration through the Affordable Housing Strategy:

- Low income households seeking rental or ownership housing suited to their needs;
- Young families looking to move up the property ladder or into ground-oriented housing suitable to family living;
- Seniors seeking housing to accommodate “aging in place”; and
- Seasonal workers looking primarily for secure and affordable short-term housing.

### *Key Housing Indicators*

- Pemberton is one of the fastest growing communities in BC, with a population that has roughly tripled since 1996. Many of the newcomers are young families and individuals working in Whistler, resulting in a younger population overall compared to the rest of the province, along with high rates of labour force participation.
- Pemberton’s housing stock has tripled since 1996, with 70% of building starts in multi-family units and the remainder in single detached units. New construction activity is reported to have slowed down somewhat in the past two years.
- In Pemberton, low cost market housing is limited to secondary suites in detached houses. There are no purpose-built rental apartment buildings in the Village. In terms of non-market housing, the Lions Villa seniors housing is the only project in the Village. A small number of households receive rental assistance funds through the BC Rental Assistance program for families and SAFER<sup>1</sup> program for seniors.
- Between 2003 and 2008, single detached home prices increased 20% reaching a peak median price of \$530,000 in 2008. During the same five year period, townhouse prices increased 18% reaching a peak median price of \$320,000 in 2008 and, notably, apartment prices increased 70% reaching a peak median price of \$270,000 in 2008.
- According to the classified listings from 2008-2009, rents in Pemberton range from as low as \$551 for a shared unit to \$1,891 for a house or townhouse that has three



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<sup>1</sup> The Shelter Aid for Elderly Renters (SAFER) program provides monthly cash payments to subsidize rents for BC seniors (age 60 or over) with low to moderate incomes and who are renting their homes.

bedrooms or more. A typical 1-bedroom unit rents for \$922 and a 2-bedroom unit rents for \$1,341. Between 2002 and 2008, rents increased by as much as 20%, according to the rental classified listings.

- For the typical Pemberton household, rental units remain relatively affordable. Married couples earning the median household income of \$68,500 could afford \$1,700 for rent, single parent families could afford up to \$1,050 per month and one person households could afford up to \$900 for rent. Rental housing may, however, be difficult to find.
- With regard to purchasing a home, a married couple family earning the median-income could afford a home priced at approximately \$297,000 with a 10% down payment. Single parent families could afford a home priced at approximately \$156,000 and one person households a unit priced at \$124,000. Overall, options for home ownership are limited for all households. First-time home buyers are generally limited to condominium apartments and those looking to move up the property ladder may not be able to do so because of limited choice in the market.

### *Key Factors and Considerations*

- Housing issues span geopolitical boundaries and housing in Pemberton need to be considered in a regional context encompassing SLRD Area C and Mount Currie.
- Recent studies have focused on the provision of seniors housing in the community in response to the desire to have seniors “age in place”. BC Housing has recently committed to constructing an additional eighteen new modular units for seniors and persons with disabilities as part of the Provincial Seniors’ Rental Housing Initiative.
- A number of challenges directly affecting housing in Pemberton have been reported:
  - Demand for recreational and retirement housing by non-residents and Whistler commuters has resulted in house prices that exceed local affordability levels;
  - Limited supply of rental housing has resulted in low vacancies and concerns around quality and safety of the stock of secondary suites in private market homes;
  - Pemberton is home to a mix of multi-unit and single detached dwellings. With a large share of the population in the young family stage, many residents have reported there is limited choice within the ground-oriented dwelling stock;
  - Physical constraints to development such as building on the floodplain, land within the Agricultural Land Reserve (ALR), topographic conditions, and lack of servicing are reported to have resulted in complex approval processes and above average costs;
  - Housing in Pemberton is closely tied to the housing situation in Whistler. As employee housing projects in Whistler (Rainbow, Athletes Village) reach completion, a decline in demand is anticipated to occur in Pemberton. Conversely, improved accessibility due to Sea-to-Sky highway improvements between Whistler and the lower mainland could positively impact housing demand in the Pemberton area and beyond; and
  - The opportunity to benefit from short-term rentals to tourists during the 2010 Olympic and Paralympic Games is expected to displace long-term renters and exert pressure on the rental market during the winter months preceding and following the Games.



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## INTRODUCTION

Pemberton has experienced significant growth and change in recent years. The community's natural setting, abundance of outdoor amenities and recreation opportunities, proximity to Whistler, friendly, small-town character and lower cost housing, in comparison, have attracted many people, employees and young families to Pemberton. In response to new demand for housing, several multi-family housing and mixed use projects have been constructed close to the Village Centre, with development beginning to emerge more slowly in other areas, such as the Benchlands.

In recent years, however, land values have escalated, presenting challenges for local residents in terms of housing affordability and attainability.

*“Over the long-term, real estate values in the Village of Pemberton have been consistently rising, and affordable housing has become a prevalent issue for the municipality”<sup>2</sup>.*

In order to address both the current and future housing needs of the community, the Village of Pemberton has embarked on the development of an Affordable Housing Strategy. This background report provides a summary of the contextual information, including statistical and qualitative research findings, to describe Pemberton's current housing situation and appropriately guide the development of a strategy. More specifically, this report provides:

- An outline of the policy, planning and regulatory framework for affordable housing in Pemberton;
- An analysis of current demographic and development related data to produce key indicators of housing affordability in Pemberton; and
- An identification of preliminary issues and considerations related to housing affordability based on key-informant interviews.

It is recognized that, although this research is being conducted at the request of the Village of Pemberton, housing issues are both local and regional in nature, crossing the jurisdictional boundaries of the Village of Pemberton, the Squamish-Lillooet Regional District and Lil'Wat First Nation. As such, the research focuses not only on the Village of Pemberton but on the Pemberton area in general.



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<sup>2</sup> Benchlands Neighbourhood Concept Plan. 2007.

# A FRAMEWORK FOR AFFORDABLE HOUSING

## DEFINITIONS

The definition of affordable housing remains a moving target. According to CMHC, affordable housing is housing that costs no more than 30% of a household’s gross income. In addition to affordability, issues related to suitability and quality of the housing stock are identified as being integral to planning for affordable housing. For Pemberton, the following affordable housing vision and definition of housing affordability have emerged:

*Vision: Our affordable strategy seeks to create a mix of rental and ownership housing options that meet the needs of Pemberton residents.*

*Definition: Housing affordability refers to a household’s ability to pay for housing at a reasonable percentage of household income. In Canada, this is typically 30% of gross income.*

## THE AFFORDABLE HOUSING CONTINUUM

The affordable housing continuum, illustrated in Figure 1, represents the spectrum of affordable housing types. At the far left of the continuum, is emergency shelter for people who are homeless or at risk of homelessness. At the far right of the continuum, are affordable rental and home ownership options for households with low to moderate incomes. The continuum shows a shift from non-market housing to housing that is government subsidized, to affordable housing that is provided in the private market. As one moves along the continuum, reliance upon government support decreases and independence increases.

Figure 1: Affordable Housing Continuum



Source: CitySpaces Consulting Ltd. 2009

Lower cost market housing in Pemberton is limited to rental housing in the form of secondary suites. Social housing is limited to the Pemberton Lions Villa, an eight-unit complex for seniors. However, the province has recently committed funding for an 18-unit seniors complex with funding from BC Housing as part of the new Seniors’ Rental Housing Initiative. Ten households in Pemberton receive rental supplements through the Rental Assistance Program for families (7 households) and the SAFER program for seniors (3 households).<sup>3</sup>

<sup>3</sup> The Shelter Aid for Elderly Renters (SAFER) program provides monthly cash payments to subsidize rents for BC seniors (age 60 or over) with low to moderate incomes and who are renting their homes.



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## LEGISLATIVE CONTEXT IN BRITISH COLUMBIA

Since the federal government withdrew funding for new social and cooperative housing in 1992, provincial and municipal governments have become more involved in identifying and addressing housing needs. In British Columbia, BC Housing has played an increasingly important role in providing housing to vulnerable populations including low-income individuals and families, homeless and populations at-risk of homelessness.

A municipality's powers in relation to housing are derived from the Community Charter and the Local Government Act (LGA). The Charter (2004) gives BC municipalities the authority to legislate in a number of broadly-stated spheres of jurisdiction and provides:

- more flexibility to identify and provide service that Council considers necessary or desirable, such as housing;
- clear authority to regulate, prohibit and impose requirements;
- ability to waive or reduce fees when land or improvements are held by a charitable or non-profit corporation;
- authority to establish a tax exemption program for an area designated as a revitalization area.

In 1993, the BC Government amended the *Municipal Act* (now, the *Local Government Act*) to require municipalities to include policies related to affordable, rental and special needs housing in their Official Community Plans. The LGA contains a number of additional provisions related to housing:

- Provides flexibility to allow higher density (bonus zoning ) in return for the provision of community amenities, including affordable and special needs housing.
- Enables a local government to enter into a housing agreement with a landowner regarding the occupancy of the housing units in terms of tenure, classes of person, administration of the units, rents and lease, sale or share price. The housing agreement is registered on title and is binding on future owners.
- Provides authority to waive or reduce a Development Cost Charge (DCC) for not-for-profit rental housing.
- Allows for variation of DCCs according to different sizes or different numbers of lots or units in a development.
- Stipulates that the BC Building Code applies to all municipalities, of which Part 9.36 reflects on Secondary Suites.



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## THE POLICY AND PLANNING CONTEXT IN PEMBERTON

There are a number of policies, plans and regulations which comprise the current framework for housing development in Pemberton. In particular, affordable housing is flagged as a key planning issue in several documents. Key documents are noted here:

### *Squamish-Lillooet Regional District Regional Growth Strategy (Draft 2008)*

The Squamish Lillooet Regional District (SLRD) supports a range of quality affordable housing and housing types, targeting households of low and moderate income earning less than 80% of

the median income. It includes policy statements regarding stakeholder collaboration, advocating for a range of housing types and housing affordability, and promoting consistency of affordable housing policies across the region.

Strategic directions include:

- Establish a regional affordable housing strategy encouraging regional housing trust funds, partnerships with non-profit organizations and exchange of experiences via an affordable housing committee
- Adopt policies and regulations to support live-work, mixed-use neighbourhoods, and residential intensification (secondary suites, flex-housing, infill and small lot development)
- Encourage affordable housing self-help initiatives (e.g. community housing land trusts)
- Adopt financial tools (e.g. cash-in-lieu of social housing contributions, waiving DCCs, property tax exemptions, and land grants)
- Adopt price, resale, rent geared-to-income controls and other options to increase supply of affordable housing and create housing that is perpetually affordable
- Encourage cooperation with community services groups and developers to supply low-cost housing options for seniors

### *The Official Community Plan (OCP)*

Pemberton's Official Community Plan (OCP) adopted in 1999 establishes a number of policies and priorities in terms of housing:

- Encourage developers of Crown benchlands to include a range of multi-family residential housing opportunities; target of 25% multi-family housing
- Consider use of Comprehensive Development (CD) zones to accommodate multi-family housing; support increased densities for affordable housing with tangible community benefit
- Encourage housing for seniors and seniors housing located close to community amenities or Village centre
- Encourage residential uses within mixed-use buildings downtown
- Encourage group home facilities in residential areas
- Require careful review of development proposals for land within potential natural hazard area.



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### *Squamish-Lillooet Regional District Area C Official Community Plan (Draft)*

The Village of Pemberton is adjacent to the Squamish-Lillooet Regional District (SLRD) Area C. While not within the Village of Pemberton's jurisdiction, the SLRD Area C OCP warrants consideration. Land use planning policies affecting Area C have implications for growth and development in the Village of Pemberton.

- The Area C OCP speaks to supporting principles of smart growth including: directing urban development towards existing communities; building compact, mixed-use

neighbourhoods; creating walkable communities; promoting a variety of low impact transportation options; and advocating for a range of affordable housing options.

- Policies affecting rural residential areas allow for secondary suites and cluster housing development.
- Policies specific to affordable housing include: distributing affordable housing throughout the plan area; maintaining existing mobile home parks and considering new mobile home parks subject to conditions; compensation for net loss of affordable housing units as a result of rezoning through relocation allowance or assistance, replacement of affordable housing on-site, or other approaches; consideration for 10-15 % inclusionary zoning; financial contributions to an affordable housing fund; and density bonuses for the provision of affordable housing.
- The SLRD Area C OCP also makes notable reference to the possible future development of 400 ha of land south of Mosquito Lake with the potential for densities equivalent to the Pemberton Benchlands area (5.25 units per hectare) which could be allocated in several ways to include a broad range of housing types from some acreage type lots to apartments<sup>4</sup>.

### *Strategic Plans (2005-2009)*

Pemberton Council has addressed housing issues through its annual strategic planning processes:

- Supporting affordable housing is identified as one action to facilitate social sustainability. This action involves concentrating development into nodes which enhance walkability and providing a variety of housing options to ensure diversity.
- Developing an affordable housing policy *"to ensure a diverse range of options, provide developer incentives to value resident affordability, and explore the role of secondary suites, modular homes, townhomes and hostel."*
- Exploring the feasibility of developing a secondary suites policy regarding new and existing suites, and an affordable housing strategy *"that addresses the community's needs and challenges (seniors and staff housing)"*.
- Supporting a multi-generational community and the ability for residents to "age in place" working in partnership with the Seniors Society, Lions Club and Mount Currie Band in addition to continuing *"to support and facilitate the process for development of the Lions land into seniors housing"*.



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### *Benchlands Neighbourhood Concept Plan*

The 2007 Benchlands Neighbourhood Concept Plan (NCP) establishes a land use and servicing framework for the future development of the hillside adjacent to Pemberton's village centre. The NCP proposes a mixed use, hillside residential neighbourhood consisting of ground-oriented single family and multi-family housing units. Phase 1 includes 503 dwelling units including 189 secondary suites within large and medium single family homes. The OCP requires 25% of new housing in the Benchlands to be multi-family housing.

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<sup>4</sup> Squamish-Lillooet Regional District Area C Official Community Plan. Draft, 2008.

The plan is based on the assumption that Pemberton’s demographic profile points to a need for affordable and flexible housing for young families that they will be able to grow in to over time. The plan also assumes that secondary suites will be desirable as mortgage helpers and to help provide lower cost rental housing in the community.

*“Surveyed public opinion during the public consultation process has stated that affordable single family housing options are desirable, and that secondary suites are a necessary component of future growth in the Village. The Benchlands NCP aims to meet this demand by designating a broad range of single family lot sizes, multi-family townhomes, and the provision for accommodating secondary suites in larger single family homes”<sup>5</sup>.*



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<sup>5</sup> Benchlands Neighbourhood Concept Plan. 2007.

## INDICATORS OF THE HOUSING MARKET IN PEMBERTON

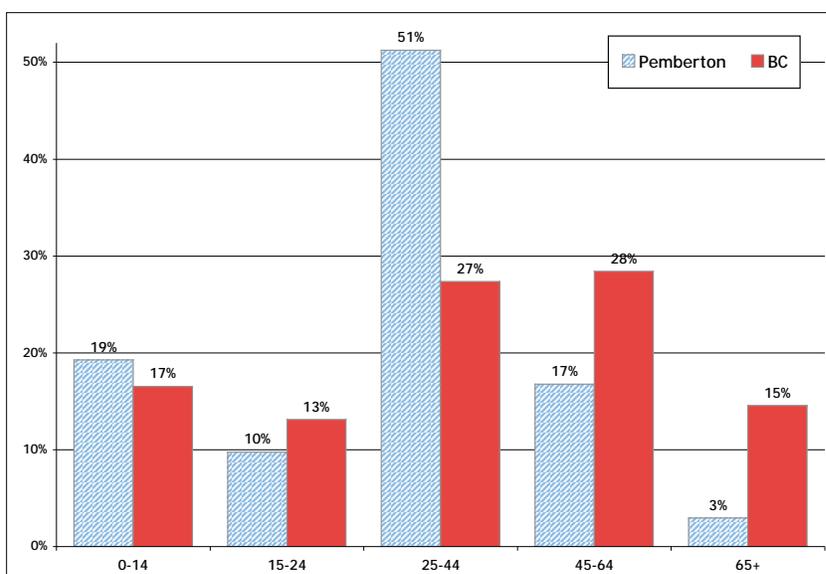
A number of demographic, socio-economic, housing, and income-related data help to inform our understanding of Pemberton's housing market.

### DEMOGRAPHIC INDICATORS

#### *Population Profile*

One of the fastest growing municipalities in BC, the Village of Pemberton grew at a rate of 6% per year between 2001 and 2006 compared to a provincial growth rate of 1% per year. Compared to the previous census period, however, Pemberton experienced a slowdown in its pace of growth – 34% between 2001 and 2006 compared to 94% between 1996 and 2001.

*Figure 1: Population by Age, Pemberton and BC, 2006*



Source: Statistics Canada, Census

- Generally, Pemberton has a younger population than the rest of the province. The median age in 2006 was 33 years of age compared to 40 years of age in BC.
- In 2006, more than half the population (51%) was between 25 and 44 years of age, compared to only 27% of the provincial population. Conversely, only 17% of Pemberton residents were between the ages of 45 and 64, and no more than 3% were seniors over the age of 65. While the share of the population over 45 has risen during the last census period, they make up a smaller share of the population in Pemberton (20%) than the rest of BC (43%). This distribution illustrates the extent that Pemberton's population consists of working families with children. (Figure 1)
- Between 1996 and 2001, there was a large increase among the 25 to 44 year old age group (118%) as well as children under 14 years of age (84%). In the more recent census period, 2001 to 2006, the most substantial changes were occurring among the older 45+ age groups.



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## SOCIO-ECONOMIC INDICATORS

Pemberton's economy, although historically rooted in agriculture and forestry, is today strongly tied to tourism and Whistler Resort, in particular. Approximately 21% of Whistler employees (2200) reside outside in Whistler, primarily in Squamish or Pemberton<sup>6</sup>. Although Whistler has a well-established employee housing program, many people choose Pemberton as a lower cost alternative for both renting and owning a home. Whistler employees may also seek home ownership in Pemberton due to the absence of housing restrictions<sup>7</sup>.

### *Labour Force*

The 2006 Census indicates a high level of labour force participation (the percentage of adult residents 15 years and older who are either working or actively seeking work), 89% in Pemberton compared to 66% BC-wide. This is not surprising, given the large share of the population of working age.

- Over a quarter of the labour force is employed in sales and service sector jobs (26%), while 21% work in management and 18.5% work in trades, transport and equipment operation (primarily construction jobs).
- Between 1996 and 2006, unemployment rates fell from 9.6% in 1996 to 4.8% in 2001, to 3.5% in 2006. Comparitively, the unemployment rate for BC in 2006 was 6.0%.

## HOUSING INDICATORS

### *Housing Stock*

In 2009, Pemberton was estimated to have over 1,000 occupied dwelling units, triple the housing stock in 1996. The vast majority of housing was ground oriented (87%) including single detached, duplexes, townhouses and mobile homes. The remaining 13% were in apartment condominiums. As part of the ground oriented stock, 5% of the dwelling units were in mobile homes and 9% were estimated to include secondary suites<sup>8</sup>.

Secondary suites (accessory suites) are permitted in new and existing single detached homes on residential and ALR designated land. Suites are not currently permitted on lots smaller than 1.2 hectares or beneath the Floodplain Control Level (FCL). However, many suites have been constructed illegally in basements upon the floodplain by owners taking advantage of existing space.

Although many are illegal, suites are recognized as an important source of rental housing within Pemberton. The Village of Pemberton has gone through a process of registering suites in order to charge homeowners the appropriate utility charges.



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<sup>6</sup> Whistler Housing Authority Employer Housing Needs Assessment. 2008.

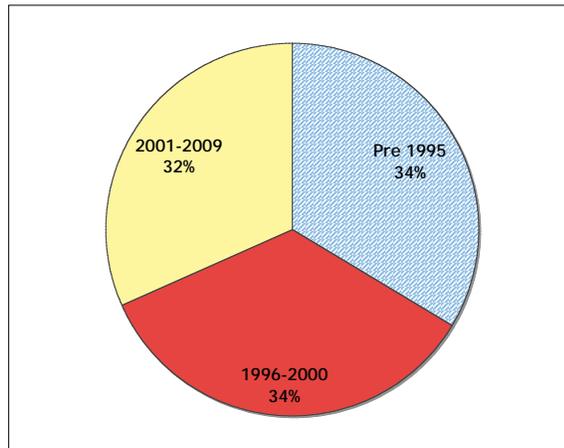
<sup>7</sup> Whistler Housing Authority (WHA) administers a pool of affordable ownership and rental housing. Some WHA units are occupancy restricted, and are required to be occupied by either a Whistler employee or retiree. Other units are both resale and occupancy restricted, and must be occupied by a Whistler employee or retiree while the resale price of the unit is controlled by the WHA.

<sup>8</sup> Village of Pemberton building permit statistics.

### Age of Housing Stock

Statistics Canada data on the period of construction of occupied private dwellings illustrates that Pemberton is a relatively young community. Of all dwelling units in the Village of Pemberton, roughly one third were built before 1995, one third were built between 1996 and 2000, and the remaining third were constructed since 2001.

Figure 2: Period of Construction



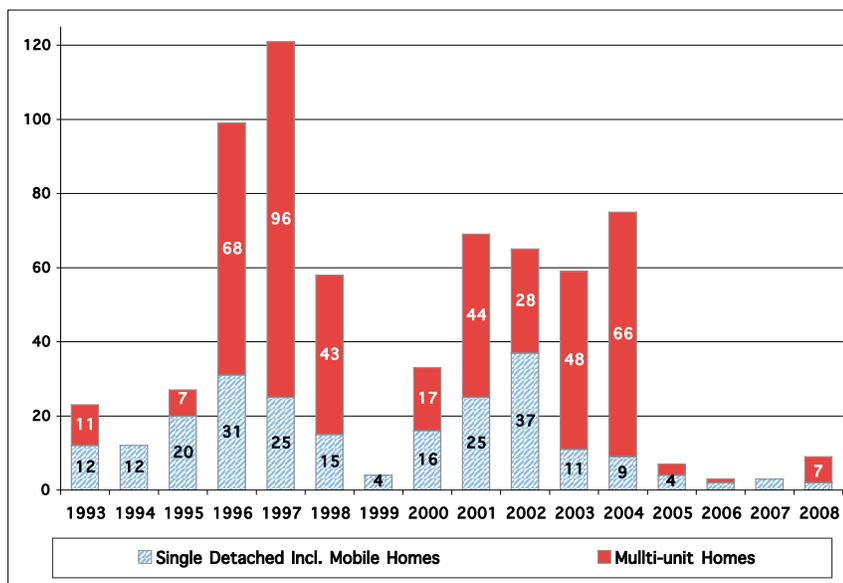
Source: Statistics Canada, Census - Updated with Building Permit Statistics

### Development Activity

Annual building permits suggest an increase in construction activity in the Village of Pemberton between 2001 and 2004. During this time, 74% of building permits were for multi-unit housing and 26% were for new single detached or mobile home construction.



Figure 3: Residential Building Permits, New Construction (1993-2008)



Source: Village of Pemberton Building Permit Statistics

Since 2004, real estate and development activity has experienced a slowdown, corresponding with trends in the Whistler market. Nonetheless, there are a number of major residential development projects to note:

- Pemberton Benchlands – a development of 600 to 700 units of small lot, single detached homes and townhouses included in the Benchlands Neighbourhood Concept Plan. Phasing for this project is expected to be over a 15 year period.
- The Plateau – mixed single detached and multifamily development and a number of vacant lots that have yet to come on the market.
- BCR Properties/Signal Hill Homes – rezoning application in process for 281 units during the first phase and approximately 170 units in the second phase.

Additionally, a number of mixed-use projects are in the development pipeline including:

- Arbutus Walk - commercial/multi-family residential development including 5 live-work units.
- Harrow and Portage - commercial and multi-family residential development including 43 housing units.
- Portage Station - The Landings - Commercial/live-work/multi-family development including 7 live-work units and 37 housing units.
- Gateway 1 - Commercial/Multi-family/hotel development including 27 units.
- Gateway 2 - Commercial/Multi-family development.
- Frontier Street - Commercial/Multi-family development including 41 units.
- Expedition Station - Commercial Live-work/Residential including 17 units.

Overall, 1,203 to 1,303 housing units are anticipated through projects in the development pipeline<sup>9</sup>. Notably, a 2007 study by Stantec estimated that an additional 3,071 dwellings would be required in the Pemberton-Mt. Currie area to accommodate anticipated population growth over a 20-year period<sup>10</sup>.

### ***Real Estate Prices (1998 - 2008)***

Available real estate data from 1998 to 2008, indicate that real estate prices increased steadily over the ten-year period. Notably, there has been a significant increase in residential real estate prices over the past four to eight years. Figure 4 shows changes in median real estate prices based on resale house prices in the Whistler Listing System. These figures do not include private sales (by owner) or pre-sales (new projects) typically listed with a real estate company.



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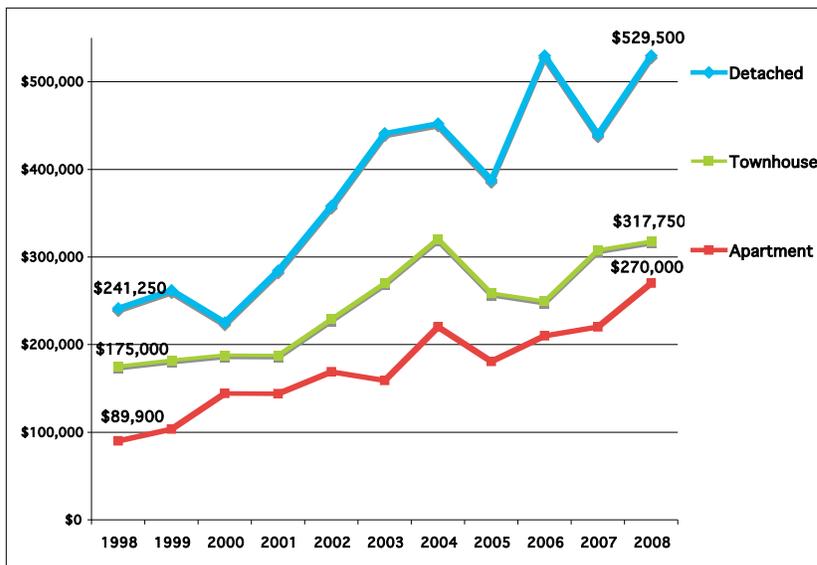
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<sup>9</sup> Snapshot 2009: A Community Status report to inform Pemberton's future land use and growth policies. Village of Pemberton Development Services Department, May 2009.

<sup>10</sup> Pemberton and Area Sub-regional Land Use Planning Study. Prepared for the Squamish-Lillooet Regional District, Village of Pemberton and LII'Wat Nation. Stantec Consulting Ltd. 2007.

Figure 4: Median Real Estate Prices (1998-2008)



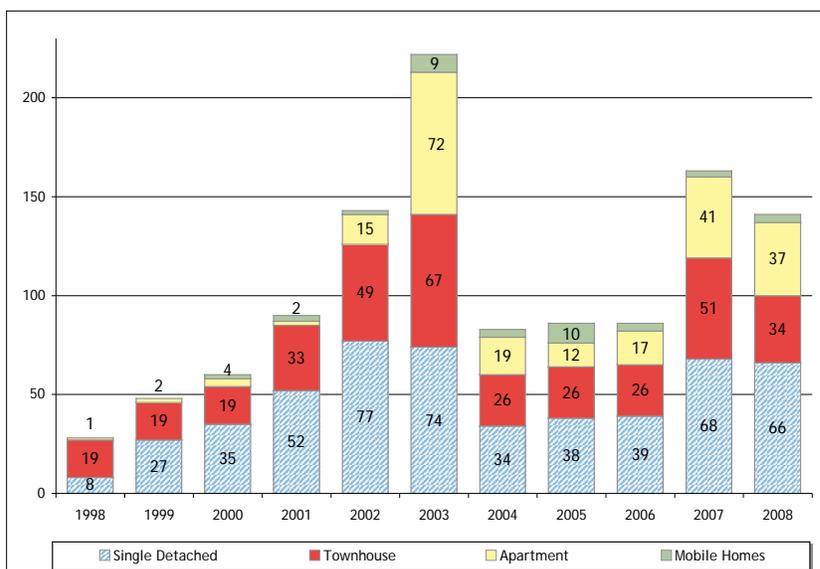
Source: Whistler Real Estate Company

Between 2003 and 2008, single detached home prices increased 20% reaching a peak median price of \$530,000 in 2008. During the same five year period, townhouse prices increased 18% reaching a peak median price of \$320,000 in 2008 and, notably, apartment prices increased 70% reaching a peak median price of \$270,000 in 2008.

### Real Estate Sales (1998 - 2008)

Since 1998, the number of real estate sales in the Whistler Listing System has gradually increased each year, reaching a peak in resale transactions in 2003 with 224 sales. Sales dropped between 2004 and 2006, with roughly 85 transactions per year, but have since recovered to an average of 153 sales per year in 2007 and 2008. (Figure 5).

Figure 5: Real Estate Sales (1998-2008)



Source: Whistler Real Estate Company



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While the resale market is split between single detached homes and condominiums (both apartments and townhouse units), the majority of new projects that have come on the market in the past few years have been multi-family attached dwellings.

### Tenure

Similar to many BC communities, Pemberton is primarily a community of home owners – 65% of households currently own their home. However, the proportion of home owners in the community has been declining. Between 1996 and 2006, the proportion of owned dwellings has declined from 73% to 65%. During the same period, the share of households who rent their residence has increased from 28% to 35%.

### Rental Rates

As rental market data for Pemberton is not compiled through Canada Mortgage and Housing Corporation’s rental survey, rental listings within *The Pique* classified advertisements were used to determine estimated average rents for typical rental unit types. The figures in Table 1 do not account for units rented by word-of-mouth or alternate advertisements.

*Table 1: Estimated Average Rents (2002-2009)*

Average Rent \$	2002	2003	2004	2005	2006	2007	2008	2009
Shared	\$437	\$458	\$467	\$475	\$428	\$481	\$523	\$551
1 Bedroom	\$702	\$707	\$689	\$691	\$634	\$600	\$811	\$922
2 Bedroom	\$944	\$955	\$952	\$856	\$838	\$848	\$1,126	\$1,341
3+ Bedroom	\$1,591	\$1,563	\$1,467	\$1,271	\$1,141	\$1,469	\$1,891	\$1,682
Units Listed	99	111	189	272	132	85	76	53

*Source: The Pique Classifieds - Rental Listings in the February and September issues, 2002-2009*

- According to the classified listings from 2008-2009, rents in Pemberton range from as low as \$551 for a shared unit to \$1,891 for a house or townhouse that has three bedrooms or more. A typical 1-bedroom unit rents for \$922 and a 2-bedroom unit rents for \$1,341. Between 2002 and 2008, rents increased by as much as 20%, according to the rental classified listings.
- The rental market in Pemberton has been closely connected to Whistler’s tourism economy and has historically offered Whistler employees a relatively more affordable alternative. As such, the decline in tourists to Whistler in 2005 and 2006 would have resulted in an increase in Pemberton’s rental supply (and rental price decrease). Similarly, the spike in Pemberton rental prices seen in 2008 and 2009 is likely related to pre-Olympic construction activity in Whistler.



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## HOUSING AFFORDABILITY INDICATORS

### Income to Housing Costs

In order to determine whether or not housing is affordable, housing costs are compared to household income. Affordable housing is typically considered to be housing that costs less

than 30% of a household's gross income. However, 32% of a household's gross income is used by lending institutions, corresponding to gross debt service ratio, for the purposes of approving mortgages.

Using estimated household income figures for 2008, Table 2 presents the maximum purchase price and maximum rents for different types of households earning the median household income in Pemberton.

*Table 2: Estimated Maximum Housing Costs (2008)*

Household/Family Type	Median Income	Available Income for Rent (30%)	Maximum Purchase Price (5% down)	Maximum Purchase Price (10% down)
Married Couple Families	\$68,500	\$1,710	\$281,000	\$297,000
Single Parent Families	\$42,250	\$1,060	\$148,000	\$156,000
One person household	\$36,300	\$910	\$118,000	\$124,000

*Source: CitySpaces Calculations based on 2006 Federal Census and adjusted to 2008 using Provincial wage earnings. Mortgage calculations determined using ING-posted rates for five-year fixed term at 4.49% (June 2009) 25 year amortization and \$350 monthly costs for property taxes, maintenance fees and utilities.*

- With regard to rental housing, according to the calculations in Table 2, married couples earning the median household income of \$68,500 could afford approximately \$1,700 for rent, single parent families could afford \$1,050 per month and one person households could afford up to \$900 for rent. This assumes households are spending a maximum of 30% of their income on rent.
- With regard to purchasing a home, according to the calculations in Table 2, a married couple family earning the median-income would be able to afford a home priced at approximately \$297,000 with a 10% down payment. Single parent families would be able to afford a home priced at approximately \$156,000 and one person households a home priced at \$124,000.
- For the typical Pemberton household, rental units remain relatively affordable (Table 1). However, key informant interviews indicate that affordable rental housing can be difficult to find.
- On the home ownership side, many households would not be able to purchase a home in Pemberton without surpassing the affordability threshold established by lending institutions. Single detached houses and many townhouses would be unattainable without a more substantial down payment or other special circumstances and starter homes for first time buyers would likely be limited to condominium apartments.
- Apartment units valued at \$270,000, based on 2008 resale prices, are most "attainable" for median income earning married couple families. Some married couple families could afford a typical townhouse unit with a larger down payment or potentially a lower-priced townhouse unit with 10% down payment. Singles and single parent families appear to be priced out of the homeownership market in Pemberton.



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# PRELIMINARY ISSUES AND CONSIDERATIONS RELATED TO HOUSING AFFORDABILITY

## HOUSING CHALLENGES

Discussions with Village of Pemberton and SLRD staff, members of Village of Pemberton Council, local developers and employers, and residents suggest that there are challenges in Pemberton related to both rental and ownership housing.

### *Cost of housing*

The cost of housing has repeatedly been cited as the greatest housing challenge in Pemberton. The ability to pay for housing, as already described, determines whether or not housing is affordable. From the census data, we know that a large proportion of Pemberton residents are employed in service sector jobs and, although median incomes do make rental housing affordable, there is far less choice in the home ownership market.

### *Rental Housing Availability*

Key informants noted that it can be difficult to find rental housing in Pemberton, especially during the ski season. This applies to both workers looking for short term seasonal accommodation and workers in need of longer term housing arrangements. There is competition for space primarily with workers who are unable to find accommodation in Whistler. Some renters have been forced to leave Pemberton because housing was unavailable. There is also some concern that the 2010 Olympic Games will negatively affect the availability of rental housing to longer-term workers as owners convert their long-term rentals to short-term accommodation from now until after the Games have concluded in Spring 2010.

### *Ownership Housing Options*

Key informants noted that it is difficult to get into the ownership housing market in Pemberton and, also, that there are a lack of housing options for people seeking to move up the property ladder. Reasons cited included the high cost, limited supply and poor quality of housing.

A number of key informants suggested that it would be very difficult to obtain ground-oriented housing, particularly single-detached housing, with typical household incomes. Young families, in particular, wanting to move from multi-family housing into ground-oriented housing with private yards find that this type of housing product is difficult to obtain while maintaining affordability. Similarly, those seeking housing options to accommodate aging in place noted that such options are limited. Some suggested a need for a good variety of unit types and sizes to meet the varying needs of different household types.

### *Physical Constraints*

There are numerous physical constraints which present limitations to development in Pemberton. These include the prevalence of land within the floodplain, the agricultural land reserve, steep slopes, slope aspect (sun/shade), and soil and bedrock conditions. The limited supply of appropriately zoned and/or serviced land was also a common challenge cited by key informants.



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## *Development Costs*

There are a number of costs associated with development in Pemberton -- these include costs typically involved with development (i.e. land purchase, servicing, and regulatory review) and also costs that are uniquely associated with development in Pemberton. These include primarily costs associated with preparing sites for construction. There is an additional expense with construction upon the floodplain where sites on the floodplain need to be filled or built to the flood construction level. Development in an area with significant bedrock, such as the Benchlands, may require rock blasting, which can also be very costly. Developers spoke to the high cost of land, high cost of off-site servicing, need for geotechnical studies, stringent landscaping and lighting requirements, community amenity contributions and a cumbersome development review process as being factors contributing to high development costs and the final cost of housing.

## *Economic Challenges*

A number of key informants referenced Pemberton's role as a bedroom community for Whistler as being a challenge both in terms of competing for housing with Whistler workers and also because Pemberton lacks its own significant economic generator or employment base. There was also the suggestion that employee hiring and retention for professional jobs can be difficult in Pemberton due to the cost of housing. Conversely, a lack of good paying local jobs and job security (permanent jobs with benefits) were also noted as challenges to finding stable and affordable housing in Pemberton.

## *Other Considerations*

The research has brought to light a number of other considerations that are relevant to the development of an Affordable Housing Strategy for Pemberton.

- Although land values have risen in Pemberton, those values remain lower than land values in Whistler. As such, Pemberton continues to be seen as an attractive and more affordable alternative to Whistler.
- Pemberton's housing market is closely interconnected with that of the markets in Squamish and Whistler. While higher real estate prices and rents in Whistler have increased demand for more accessible alternatives in Pemberton, increasing development and product choice in Squamish have also increased the appeal of that community to residents in the region, potentially slowing down the growth in Pemberton.
- Sea-to-Sky highway improvements increase accessibility to communities within the corridor, shortening the time it takes to travel to and from the lower mainland. This may result in increasing pressure on Pemberton as a destination for second-home owners and may also stimulate economic development within Pemberton.
- The lack of public transportation in the Pemberton Valley has been identified as a challenge related to housing. People come to Pemberton to access local services and entertainment but may be unable to return home, and rendered "temporarily homeless", due to limited transportation options.
- Discussions with Sea-to-Sky Community Services suggests that the Sea-to-Sky Corridor is home to a significant and growing homeless population. The number of homeless who



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may be living in the Pemberton area is unknown. However, anecdotally, there are people living in the area in tents or other substandard shelter.

- Although not directly a housing challenge, a number of key informants referred to a lack of community cohesion resulting from Pemberton being comprised of a mixture of long term residents and a transient population.
- In 2008, the Pemberton Lions Activity Society contracted a study, with funding through BC Housing, to determine seniors' housing needs and create a seniors housing vision for Pemberton. Through a seniors housing survey and community forums, the study confirmed the demand for seniors housing in Pemberton. Roughly half the survey respondents (51) expressed a need for independent living units and the other half (53) expressed a need for assisted living units, both now and in the future. Some of the desired characteristics of this housing include housing on one level, shared indoor and outdoor amenities, one or two bedroom units, and housing that is close to transit and services.

## TARGET POPULATION GROUPS

An analysis of relevant data sources and information collected through key-informant interviews indicates that there are four key demographic groups that merit specific attention through the development of an Affordable Housing Strategy.

### *Low income households*

Pemberton's low income households are a population group challenged with being able to find secure, long-term housing that is both affordable and appropriate to their needs. The research reflects a common perception that rental housing is often difficult to obtain and that rental housing prices are high in relation to household incomes. Households within this demographic primarily include those on fixed incomes or those working in the service sector of the economy.

### *Young Families*

Young families seeking to move up the property ladder are finding that their options are limited. Growing families, for instance, seeking to move from multi-family housing to more ground-oriented and detached housing forms with secure, private yards are challenged to find suitable homes which meet their lifestyle needs yet fit within their budgets.

### *Seniors*

While seniors remain a relatively small proportion of the population, the limited stock of seniors' housing has been reported to be one of the prominent concerns of Pemberton residents. There is a growing trend toward planning for seniors to "age in place". There have been a number of discussions in the community regarding how to accommodate an aging seniors' population and the importance of providing a range of market and non-market housing options. Some of Pemberton's seniors have assets and reasonable incomes, but are challenged by the lack of options that allow them to downsize to one-level ground-oriented living.



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### *Seasonal Workers*

Seasonal workers are another group that are challenged with finding secure, affordable housing. Seasonal workers are a vital component of the regional economy -- contributing to the tourism economy based primarily in Whistler and also, to a lesser extent, farming activities in the Pemberton Valley.

### *Others*

An often overlooked group in smaller communities is the homeless. There is no empirical data to substantiate the number of homeless people living in the Pemberton area. However, we know anecdotally that there are people living in tents or other types of substandard shelter in the Pemberton area. It has also been suggested that there is frequently a “temporary homeless” population – where individuals arriving in the community can’t get home due to the lack of regional transit service or because short-stay housing isn’t available.

## CONCLUSION

A review of relevant plans, policies and documents and discussions with key informants confirms that Pemberton faces a number of housing challenges that warrant further consideration. These include: the cost of both rental and ownership housing; limited rental housing availability; limited choice in home ownership options; and physical constraints to development including the floodplain, agriculturally zoned land, topographic conditions, and lack of servicing. Further to this, it is evident that Pemberton is tied strongly to the Whistler economy. Its role as a bedroom community for Whistler presents a challenge in terms of competition in the market contributing to the cost of both rental and ownership housing.

An examination of both rental rates and home prices, in relation to area incomes, indicates that housing affordability is a concern across the population. For the typical Pemberton household, rental rates appear to be relatively affordable but the research suggests that adequate and affordable rental accommodation is difficult to obtain. On the ownership side, married couple families have some choice in the market, while singles and single person households are virtually priced out. First-time home buyers are generally limited to condominium apartments and townhouses, while those looking to move up the property ladder may not be able to do so because of limited choice in the market.

The Village of Pemberton has begun to examine housing affordability issues and taken measures to address these issues through development -- primarily within the Benchlands area (although uptake in the Benchlands has been slow). In addition, Pemberton has a considerable number of secondary suites. Despite the fact that only some of the units have been permitted (by building permit), secondary suites represent an important stock of affordable rental housing within the community in addition to serving as mortgage helpers. A limited amount of affordable seniors housing has been constructed to date, with eighteen additional units coming on stream. Based on population projections and anticipated development, a housing shortage is expected over the next 15 to 20 years.

An Affordable Housing Strategy is needed to address Pemberton’s immediate and long-term housing challenges. Specific groups needing attention include: low income households seeking rental or ownership housing; young families looking to move up the property ladder or into ground-oriented housing; seniors wanting to “age in place”; and seasonal workers looking for secure and affordable short-term housing.



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# GOAL 3

## Support a Range of Quality Affordable Housing

The Regional Growth Strategy aspires to improve the provision of quality affordable housing and support a range of housing types in the region.<sup>3</sup> Affordable housing is intended for households of low and moderate incomes - those that have household earning 80% or less than the area's median income reported by Statistics Canada in the previous Census. However, many low to middle income regional residents and employees face affordability issues. In the south especially, affordability is an issue even with above-average household incomes that may exceed affordable housing benchmarks. Whistler has gained important experience in its efforts to house three-quarters of its workforce in the municipality. Also, with increasing numbers of seniors in the region, it will be crucial to create a variety of housing options that meet these particular needs.

Affordable housing is recognized as a regional issue, needing cooperative approaches that build upon a common strategy to support a range of quality affordable housing across the region.

The Regional Growth Strategy:

- (i) *Supports a regional forum for affordable housing that will serve to strengthen communication and coordination of local efforts by municipalities, housing authorities and community organizations.*
- (ii) *Encourages higher-density and mixed use neighbourhoods with housing close to where residents live, work and play as part of the solution to the affordability issue. This*

*strategy could involve incentives for targeted affordable units, infill housing, units above commercial space and mixed use developments that address the needs of families, singles, seniors and low-income earners.*



### Expanded housing choice and affordability will be achieved by:

- Building cooperation among stakeholders and pursuing collaborative regional affordable housing solutions.
- Adhering to *smart growth* principles to create communities that advocate a range of affordable housing options within Official Community Plans.
- Creating a range of housing types for seniors and other population groups with special needs and lifestyles.
- Securing a range of housing that remains affordable for local employees and residents over the long-term.

<sup>3</sup>Affordable housing means rental or ownership housing priced so that monthly payments are less than 30% of gross household income.

- Integrating affordable housing in existing communities and in close proximity to services.
- Promoting consistent affordable housing policies across the region, drawing upon lessons learned to date.

## Strategic Directions:

3.1 The SLRD and member municipalities agree to:

- a) Establish a regional Affordable Housing Strategy that encourages innovative and alternative methods for the provision of affordable housing, such as regional housing trust funds, partnerships with non-profit organizations, and exchange of experiences.

This will be pursued in discussions between member municipalities and electoral areas, and through the creation of an affordable housing committee within the regional district.

- b) Adopt policies and regulations that support live-work studio space, mixed-use neighbourhoods, and a variety of residential intensification strategies such as allowing secondary suites, providing for 'flex-housing' (a multi-unit built form designed for adaptability of units to accommodate changing family size and needs over time), encouraging infill housing and small lot development, density bonusing and other tools that will support housing affordability. This will be pursued in the review and updating of Official Community Plans and the

overall development of an affordable housing strategy within the region.

- c) Encourage affordable housing self-help initiatives by community organizations and individuals to maintain and/or increase the supply of affordable housing (e.g., community housing land trusts, non-profit, locally controlled entities that acquire and hold land in perpetuity so that it can be used for affordable housing).

This will be pursued in discussions with these organizations and in the review and updating of OCPs to identify affordable housing land supply options, and by maximizing the use of existing provincial and federal government housing programs and advocating for increased funding for affordable housing.

- d) Adopt financial tools that will assist in the delivery of accessible family housing, such as cash-in-lieu of social housing contributions, waiving development cost charges, property tax exemptions, and lands grants.

This will be pursued as part of an affordable housing strategy and in decision making by the Regional Board in regard to social housing proposals.

- e) Adopt, as appropriate, deed-restricted price, resale control, rent geared to income and other options to increase the supply of affordable housing and create housing that remains affordable in perpetuity.

This will be pursued by as part of an affordable housing strategy and through discussions on lessons learned by the Whistler Housing Authority and in affordable housing experiences in Squamish and Pemberton.

This will be pursued in the review of residential and commercial development proposals and in the review and updating of Official Community Plans in regard to congregate care and independent living developments for seniors.

- f) Encourage cooperation with community service groups and private developers to supply low-cost housing options for seniors with the aim of maximizing independence and self reliance and promoting continued socialization and the ability to age in place.



**Date:** September 12, 2017  
**To:** Nikki Gilmore, Chief Administrative Officer  
**From:** Lisa Pedrini, Senior Planner  
**Subject:** Short-term Vacation Rentals – Management Options

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## **PURPOSE**

The purpose of this report is to provide the results of the recent community engagement on short term vacation rentals and to seek direction from the Committee of the Whole on how the Village should regulate short term vacation rental use.

## **BACKGROUND**

The Village of Pemberton began the review of the Zoning Bylaw in January 2017. As per the Terms of Reference for this project, one of the key parts of the Review was to research zoning approaches used by other municipalities to address unregulated vacation, nightly and/or short term rentals through online accommodation booking sites such as Airbnb and VRBO and to assist with drafting new content around provisions to regulate vacation and short term rentals in Pemberton.

At Regular Council Meeting No. 1417, held February 2, 2017, Council passed the following resolutions with respect to short term vacation rentals and their prospective enforcement.

*Moved/Seconded*

**THAT** Staff be directed to consider the issue of short term/nightly rentals as part of the Zoning Bylaw review and update, proposed in the 2016 budget.

**CARRIED**

In March 2017, staff began initial public engagement on general aspects to be covered by the Zoning Bylaw and Sign Bylaw Review. These efforts included questions pertaining to resident's opinions on a variety of topics as well as the issue of short term vacation rentals. The results of this initial round of public consultation has been used to inform the development of draft bylaws that staff are currently reviewing and which will be presented to the public via an Open House to be scheduled this fall. However, before the draft can be completed, staff wanted to seek targeted input on the short term vacation rentals issue in order to develop clear regulations in the new Zoning Bylaw.

In July 2017, staff contracted with the Whistler Centre for Sustainability to provide assistance with public engagement over this issue. Dan Wilson, Sustainability Planner with the Centre, has helped a number of BC communities determine a course of action to address short term vacation rentals through community engagement, and his expertise was felt to be a benefit to this process.

The Centre developed and facilitated a public engagement process consisting of key stakeholder interviews, three public information sessions and an online survey. To inform the process, the Centre developed three background briefs which were circulated during the information sessions and posted on the Village website. Over the months of July and August 2017, the Centre, with staff assistance, held a number of public information gathering sessions, interviewed key stakeholders and conducted an on-line survey to garner feedback from residents both opposed and in support of the operation of homes as short term vacation rentals. Village staff also offered to host small group discussions on the topic but none were requested. The results of the targeted engagement are summarized in the attached report (**Appendix A**).

## **DISCUSSION & COMMENTS**

The community of Pemberton is facing challenges with respect to a lack of affordable, long term rental housing. One of the factors contributing to this loss appears to be the proliferation of unregulated short term vacation rentals in privately owned suites, apartments and units that historically had been available for long term rent to Pemberton residents.

Short term vacation rentals occurring in single family zoned neighbourhoods are causing other challenges as well: noise disturbances, safety and security threats, parking issues, and a loss of community identity. That being said, many residents who are operating short term rentals or interested in operating one feel strongly that they offer many benefits to the community as well: boost to tourism, additional, less expensive and more authentic accommodation options, support for local businesses and the wedding industry, and most importantly offsetting the high costs of housing (mortgages, taxes and utilities) for full-time residents. There was also a significant number who felt that renting on a short term basis to visitors was preferred to renting to long term tenants due to issues they may have experienced with long term renters in the past and because it offers them more flexibility to use suites for family or their own personal guests when needed.

As expected, the results of the targeted engagement demonstrated mixed opinions with respect to short term rentals. There was general agreement that short term vacation rentals should be regulated by the Village of Pemberton (81% of respondents), and there was good support for tools such business licencing, payment of a bylaw infraction deposit to act as an incentive for good management, and good neighbour agreements. However, the community appears to be divided on whether the opportunity to host guests on a short term basis in residential homes should be rolled back, left as is (the 'status quo', or somewhat expanded).

Just a little over half (52%) of the survey respondents would like to see the Village either maintain the 'status quo' or "roll back" regulations that allow residents to offer short term accommodation in their homes. Just under half (48%) of the survey respondents believe that the Village should expand opportunities for homeowners to rent out rooms, units and/or whole homes to the travelling public using platforms like Airbnb, etc.

For clarity, the only type of short term vacation rentals permitted in the Village of Pemberton boundaries is the option to run a bed and breakfast establishment in those zones that permit them. In other words, the 'status quo' refers to the operation of a bed and breakfast as defined by the Village Zoning Bylaw No. 466, 2001. Section 224 states that bed and breakfasts are limited to a maximum of two (2) bedrooms contained within the principal residence with a

requirement for one (1) off-street parking space for each bedroom used in a bed and breakfast. Breakfast is to be included as per the definition section in Bylaw No. 466, 2001. The use is only permitted as an accessory use of the dwelling unit; in other words the principal use of the dwelling unit shall remain a family residence and the operators must live in the home.

The only zones that permit bed and breakfast establishments are the RS-1 (Residential Single Family) Zone, the RSA-1 (Sunstone Residential Amenity Zone) and the RSA-2 (the Ridge Residential Amenity Zone). Bed and Breakfasts are presently not permitted in RT (Townhouse) Zones, CD (Comprehensive Development) Zones [which include several townhouse developments including Mountain Trails and Cottonwood Court], in any other Commercial Zoned lands or the M-1 (Industrial Zone).

**TABLE 1: Zones where B&B's are permitted under the conditions noted in Section 224, Zoning Bylaw No. 466, 2001**

RS-1	RSA-1 / RSA-2
The Glen	Sunstone
The Benchlands	The Ridge
Aspen Fields	
Pemberton Plateau	
Town Centre RS-1	

**TABLE 2: Multi-family/Mixed Use Zones where B&B's are not currently permitted under any condition**

RT-1	RTA-1/	CD 1 – 5	C-1	C-3	Other "C" Zones	M-1	A-1
	RTA-2	Comprehensive Development	Town Centre Commercial	Portage Road Commercial			
The Peaks	Sunstone	Creekside	Expedition Station	Portage Station			
Mountain View Manor	The Ridge	Mountain Trails	Elements	Gateway			
Monte Vale		Cottonwood Court	Above the Pemberton Grocery Store	Winchester			
Woodbridge		Pioneer Junction		Mountain's Edge			
Chelsea Place		Tiyata		Radius			
Meadows Lane				Crestline			
Pemberton Plateau Townhomes							

Rolling back the current zoning might be a possibility if the Village believes that allowing short term vacation rental accommodation through a bed and breakfast establishment in every residence zoned Single Family residential may need to be reconsidered.

Alternatively, if the Village is open to regulating and potentially expanding the use, assuming that effective enforcement is developed, this would allow Pemberton to grow as a tourism destination and give homeowners (willing to follow the rules) the ability to generate extra income to offset their housing costs.

**STAFF RECOMMENDATION**

Based on the results of the public engagement, Staff recommends that the Village take a blended approach to regulating short term vacation rentals. Specifically, staff recommends that

a clear definition of short term vacation rental be included in the revised Zoning Bylaw and that their use be permitted under the following conditions:

- Only in those zones that currently permit a bed and breakfast;
- Only permitted within the principal dwelling, unless the property owner receives a Temporary Use Permit (TUP) for their property to allow this use in a secondary suite (a TUP would allow the use on a temporary basis for up to a maximum of two years, with the ability to renew once for two more years, and would require an application fee, notification as per the *Local Government Act*, and with the opportunity to include other specific conditions as needed), thus keeping a majority of secondary suites in the long term rental pool;
- Up to a maximum of two (2) guests per bedroom, to a total household maximum of eight (8) guests with one (1) off-street parking space provided per bedroom used for short term vacation rental;
- Operators of short term vacation rentals will be required to apply for a business licence, which entails zoning, building and fire safety checks;
- The total number of business licence for a short term vacation rental would be limited to thirty (30) permits per year (which roughly correlates with the number of short term vacation rentals currently operating within the Village boundaries and not in compliance with the Zoning Bylaw as of September 8, 2017), and applications would be accepted on a first come first served basis;
- Operators of short term vacation rentals would be required to maintain a \$2,500 infraction deposit with the Village of Pemberton, which would be drawn upon in the case of complaints warranting staff time;
- Operators of short term vacation rentals would be required to enter into a 'Good Neighbour Agreement', which would include providing the name and phone number of a local contact person available 24/7 who would be responsible for the management of the unit;
- Operators of short term vacation rentals will be subject to the same utility rates as bed and breakfast operators;
- Breakfast would not have to be included; and
- Any other conditions that the Committee of the Whole deems appropriate.

### **COMMUNICATIONS**

Public consultation for the review of the Zoning Bylaw is facilitated through "Have Your Say" information sessions, paid advertisements, posters, an online survey, and posts on the Village website and Village Facebook page.

### **LEGAL CONSIDERATIONS**

The *Local Government Act* gives municipal governments the right to zone land and to permit and prohibit certain uses in any zone.

### **IMPACT ON BUDGET & STAFFING**

The cost for the targeted community engagement process contract with the Whistler Centre for Sustainability was covered by the amount originally budgeted in 2017 for the Zoning and Sign Bylaw Review.

If the staff recommendations are supported and incorporated into the new Zoning Bylaw, there will be an impact on the work plans and day to day operations of both the Operations and Development Services and Corporate and Legislative Services Departments. This will include the review and approvals for Business Licences, processing Temporary Use Permits if applied for and enforcement as may be required.

### **INTERDEPARTMENTAL IMPACT & APPROVAL**

Support and facilitation of the above noted project has been provided by the Office of the CAO and the Corporate & Legislative Services Department and has been incorporated into the daily routine and accommodated.

Interdepartmental Approval by:	Nikki Gilmore, Chief Administrative Officer
	Sheena Fraser, Manager of Corporate and Legislative Services

### **IMPACT ON THE REGION OR NEIGHBOURING JURISDICTIONS**

The SLRD Area C Official Community Plan and Zoning Bylaw are also in the process of review and updating this year. Staff from the SLRD was engaged as a stakeholder of the Short Term Rental engagement process and the Village will share its chosen approach with the SLRD as they may wish to consider synching the Village's direction with their approach to managing short term rentals.

### **ALTERNATIVE OPTIONS**

Alternative Options for consideration are as follows:

- Option One: Support the staff recommendation and provide a recommendation to Council;
- Option Two: Support the staff recommendation with changes as suggested by the Committee of the Whole and provide a recommendation to Council;
- Option Three: Do not support the staff recommendation to permit short term vacation rentals under any condition;
- Option Four: Request that staff continue to work on this issue and bring forward a different recommendation.

### **POTENTIAL GOVERNANCE CONSIDERATIONS**

The review of the Zoning Bylaw and in particular consideration of how best to regulate short term vacation rentals meets with Strategic Priority One: Economic Vitality by supporting a competitive and diversified economy; Strategic Priority Two: Good Governance by being committed to citizen engagement and accountable government; Strategic Priority Three: Excellence in Service through delivering the highest quality of municipal services and Strategic Priority Four: Social Responsibility by creating a strong and vibrant community.

**RECOMMENDATIONS**

**THAT** the Committee of the Whole recommends to Council to direct Staff to create a definition of short term vacation rental in the draft new Zoning Bylaw and permit their use under the following conditions:

- Only in those zones that currently permit a bed and breakfast;
- Only permitted within the principal dwelling, unless the property owner receives a Temporary Use Permit (TUP) for their property to allow this use in a secondary suite (a TUP would allow the use on a temporary basis for up to a maximum of two years, with the ability to renew once for two more years, and would require an application fee, notification as per the *Local Government Act*, and with the opportunity to include other specific conditions as needed), thus keeping a majority of secondary suites in the long term rental pool;
- Up to a maximum of two (2) guests per bedroom, to a total household maximum of eight (8) guests with one (1) off-street parking space provided per bedroom used for short term vacation rental;
- Operators of short term vacation rentals will be required to apply for a business licence, which entails zoning, building and fire safety checks;
- The total number of business licence for a short term vacation rental would be limited to thirty (30) permits per year (which roughly correlates with the number of short term vacation rentals currently operating within the Village boundaries and not in compliance with the Zoning Bylaw as of September 8, 2017), and applications would be accepted on a first come first served basis;
- Operators of short term vacation rentals would be required to maintain a \$2,500 infraction deposit with the Village of Pemberton, which would be drawn upon in the case of complaints warranting staff time;
- Operators of short term vacation rentals would be required to enter into a ‘Good Neighbour Agreement’, which would include providing the name and phone number of a local contact person available 24/7 who would be responsible for the management of the unit;
- Operators of short term vacation rentals will be subject to the same utility rates as bed and breakfast operators;
- Breakfast would not have to be included; and
- Any other conditions that the Committee of the Whole deems appropriate.

**AND THAT** the Committee of the Whole recommends to Council that staff be directed to make appropriate amendments to the Business Licence Bylaw and the Municipal Ticketing Bylaw to support the regulation of this new type of home-based commercial business.

**Attachments:**

**Appendix A:** Village of Pemberton Short-term Rentals Engagement - ‘What We Heard’ Summary, September 2017

Submitted by:	Lisa Pedrini, Senior Planner
Manager Approval by:	Tim Harris, Manager of Operations and Development Services
CAO Approval by:	Nikki Gilmore, Chief Administrative Officer



# Short Term Rentals Engagement

## 'What We Heard' Summary



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## ***Project Scope & How We Got Input***

The Village of Pemberton is in the midst of updating its Zoning Bylaw and like many communities across Canada, is looking to create zoning regulations pertaining to short term vacation rentals given recent community concern with respect to the accommodation 'sharing economy'. The Village sought support from the Whistler Centre for Sustainability with community engagement on the short term rental accommodation issue (rentals of less than 28 days), and the outcome is this report of the consultation results and possible routes forward the Village of Pemberton may want to contemplate.

During this engagement the Village wished to build a common understanding of the issues; understand short term rental approaches from other communities; gather community feedback; and understand how to maintain or adjust policy.

### **BACKGROUND RESEARCH**

The Whistler Centre examined responses to short term accommodation in residential areas as well the general notion of short term rental benefits and challenges by B.C. communities including the City of Nelson, the Resort Municipality of Whistler, the Sun Peaks Mountain Resort Municipality and the District of Tofino. Several background briefs were also prepared to explain the current situation in the Village of Pemberton, including the general issues being faced in the general community and this is attached as **Appendix A**.

### **PUBLIC ENGAGEMENT PROCESS**

The Centre developed and facilitated a public engagement process consisting of key stakeholder interviews, three public information sessions and an online survey. The engagement kicked off by releasing the background research on July 14<sup>th</sup> 2017 during the Pemberton Farmers' Market and then continued with the online survey until August 14<sup>th</sup> 2017. Village staff also offered to host small group discussions on the topic but none were requested.

## ***Summary and Recommendations***

Approximately 330 instances of engagement through face-to-face conversations or online surveys helped to connect with the Village of Pemberton community and stakeholders on the topic of short term nightly rentals. Approximately 60 people were engaged through outreach events and about 260 participated in the online survey. Six local stakeholder groups participated through one-on-one interviews and representatives from Airbnb communicated via email.

While local perspectives on short term rentals vary, it is clear from the comments and interactions that the Village of Pemberton community members and stakeholders all have the community at heart.

The engagement highlighted much common ground and understanding of the issues.

**Topics and issues where there was common understanding or support included:**

- **Regulation and Management:** Most of the people providing input supported the notion of regulating and managing short term rentals in some manner. While their opinion on the extent of regulation varied, most felt that operators should be contributing to the community tax base and treated more like a business than a residence. There was general agreement that short term rentals should only occur in areas where it is permitted through zoning. Options with respect to different management rules were provided in the survey, and all received some support; however, requiring a business license and paying a bylaw infraction deposit in case of disturbances were the two options that received the most support. The third most popular management option was some type of good neighbour agreement to proactively address neighbourhood issues.
- **Long-term rental housing/affordability:** Impacts on long-term rental housing/affordability was the most common concern for both the general public and most stakeholder organizations. Long-term rental/affordable housing is seen as important both for maintaining a strong community and in order to provide housing for employees of local business. The word ‘crisis’ was often used by community members and business organizations to refer to the current housing challenges. Many see this concern as requiring greater attention prior to expanding short term rentals. A good number of participants also highlighted the importance of utilizing short term rental income to cover housing costs which is seen by some as at odds with ensuring a supply of affordable long-term rentals.
- **Primary residences/Single Family /Everywhere – though limited:** If short term rentals continue to be permitted (i.e., bed and breakfasts) or are expanded, most respondents feel that these operations should mainly take place in rooms located within a primary residence (rather than in a secondary suite) or as a whole unit rental when the homeowner is away. While this approach is bound to preserve much long-term rental housing it isn’t clear that ‘preserving’ these rentals was the primary motivation for these suggestions. Rather the primary motivation could have been in order to grow resident homeowner incomes (vs. property investor incomes) as respondents also rated the importance of ‘resident’ income generation higher than income generation for absentee property land holders or part-time residents. Additionally, single-family properties or suites on site are where most feel these operations should occur. On the question of where short term rentals should be allowed in

*"This should not be an opportunity for real estate investment to profit but for permanent residents to benefit from living in a tourist industry town."*

**Survey Respondent**

they are pursued, most feel that there should be little discrimination on locations, though there was some general sentiment to somewhat limit their total number whether through the market or through a permitting process.

Opinions on some key topics varied. **Topics and issues with mixed opinions included:**

- **Benefits of having short term rentals:** While one of the most important benefits of short term rentals was noted as the ability to earn extra income or offset costs, these benefits were only deemed important (4 - 5 on 5 point scale) by 50%-55% of the 190 survey respondents to this question. Others didn't see income generation as a benefit or were somewhat indifferent to this possibility.
- **The approach to expanding or restricting short term rentals:** Respondents' feelings on how to regulate short term rentals through municipal policy was also quite mixed.

In total, a little less than half (48%) wanted to expand the options for short term rentals somewhat, and a little more than half (52%) wanted the 'status quo' or a roll back of policy which would virtually prohibit short term rentals. To be clear, the only type of short term rental accommodation for the travelling public permitted in the Village at this time is via bed and breakfast establishments and country inns, and these are only permitted in certain Residential Zones and under certain conditions. Bed and Breakfasts are not permitted in Townhouse Zones (multi-family units), Comprehensive Development Zones (mixed use zones) or in the Industrial Zones. The Village Zoning Bylaw does not contemplate the type of popular short term rentals (or commonly referred to as Airbnb's); however, many Village residents are offering short term accommodation options in exchange for payment through booking websites like Airbnb.com. Business and tourism stakeholders tended to support the opportunity provided by short term rentals but only with a level playing field and in conjunction with or after the shortage of employee housing (long-term rentals/affordable housing) concerns were addressed.

When the survey population is broken out by renters and homeowners however, a slightly clearer distinction arises with homeowners leaning toward more limited expansion/permissive approaches (54%) and renters clearly leaning toward a roll back or status quo (76%). The seventeen businesses that filled out surveys through the Chamber of Commerce collector link somewhat favoured 'limited expansion' over other options, but also stressed the importance of long-term rentals and affordable housing, indicating that achieving both could be possible. Those supporting some expansion indicated their support was based on the benefits to tourism and added income for local primary residence homeowners. Once again, those against expansion indicated a concern for the impacts on the long-term rental pool (community and business staffing) as the primary factor.

These results present somewhat of a dilemma as there is no straight forward approach to recommend based on the opinion of community members and stakeholders at this time. That said the issues and opinions raised during the engagement do provide some potential routes forward.

## MOVING FORWARD

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The following section is broken into two main topics. The first includes some common practices that build off areas we found to be of common interest. The second provides four possible routes forward on the areas where opinion was mixed.

### COMMON PRACTICE

One of the biggest challenges facing all municipalities with short term rentals is how to enforce the regulations regardless of what they are. The process to ticket or fine a homeowner in contravention of a Zoning Bylaw can be cumbersome and costly. Making this process more effective and efficient is important. In addition to what the Village of Pemberton is already ready doing, a few ideas to consider that may make enforcement and compliance easier include:

- Using third party software such as Host-Compliance to provide the Village with a monthly report and an up-to-date list of active short term rentals in the community. Pricing for this service ranges from \$380/year for monitoring to \$2,250/year for monitoring plus address identification, outreach case history, etc.
- Adding short term rental offences to the municipal information utilization ticketing system to increase the ability to charge those not in compliance and more easily manage disputes that may arise through the ticket system.
- Adding offences that relate to the marketing of short term rentals and not just the 'use' (activity) of short term rentals. It is thought that this advertising activity is easier to prove than whether a property was used in contravention of the Zoning Bylaw.
- Add a clear definition of short term rentals/short term tourist accommodation to the Zoning Bylaw so that this activity can be referred to when needed.
- More clearly articulate the permitted uses in each zone in the Zoning Bylaw to ensure use cannot be misconstrued with allowing short term rentals.
- Initiate an education or social marketing campaign once the new rules are in place to help make sure all property owners are aware of what is or is not allowed. For example, the Town of Canmore, AB is currently running a 'Myth or Fact' campaign to educate its residents.
- Work with Strata Corporations to help them find effective and efficient methods to deter short term rentals in townhouse units.



- If any type of short term rentals do continue:
  - Requiring a business license is an effective mechanism for tracking permitted properties and the business regulation bylaw is one mechanism in addition to zoning to help outline what is permitted. Business License fees can also help to cover the administration costs for any inspections or enforcement.
- While not a short term rental common practice ‘per se’, developing affordable housing policy and implementing affordable housing strategies or actions could go a long way to supporting the ‘housing crisis’ expressed by so many during this engagement. In fact, in order to take full advantage of the benefits of short term rentals to tourism and local incomes, the community will likely need to take some steps to manage this concern.

Introducing a commercial use into a residential neighbourhood has the potential for conflict. Through this engagement we heard about many experiences from people living beside a short term rental. Experiences were certainly a mix of ‘good’ and ‘bad’, but to ensure more consistency with good practices the following management rules should be considered:

- Efforts should be made to ensure that only ‘primary’ residences are rented out on a short term basis. Aside from having support for this approach, it is common practice for those communities wishing to protect long-term rentals.
- Limiting 2 people per room in a shared or a whole room rental is a common practice, as is capping the total number of people to around 8 per single family home.
- Ensuring onsite parking spaces for each room should help to manage parking issues and fire safety measures similar to the current Village approach should continue.
- Restricting any type of short term rental practice to single family detached homes and non-strata style properties is supported by the survey and by common practices. Expanding the option to duplexes/townhouse could also work, but smaller strata dwellings like condominiums and apartments can lead to more of the reported challenges.
- If whole home rentals are allowed, additional rules might include ‘bylaw infraction deposits’ of \$500-\$1,000 to promote better on-site management of guests and cost recovery of Village resources in the event that enforcement is required; ‘good neighbour agreements’ to proactively ensure that neighbours know of the commercial use, associated rules and have a 24/7 owner contact number in the case of concerns and to possibly report guest activities that may be detrimental to the rental property.
- With respect to taxation, the Village of Pemberton can work through UBCM to keep pushing the topic of ‘fair’ taxation for commercial accommodation operations. One area this could be expanded is toward the property class taxation legislation which treats B&B’s and short term rentals differently.
- Consulting a municipal lawyer on all of the above topics will help to ensure effective and efficient implementation.

## EXPANSION OPTIONS

Through the engagement it became clear that there are mixed opinions on the topic of short term rentals. While support for the tourism experience and local income opportunities was important for many of the respondents, the pressing issue of long-term rental housing and fair treatment of commercial properties was just as loud if not louder. Organizations like the Chamber of Commerce, whom normally are supportive of commercial expansion, expressed strong concern about ensuring the supply of rental housing first. In considering all the various feedback, there appears to be four possible ways forward for the Village to consider.

1. **Roll back** – Bed and breakfast establishments are currently only permitted in the RS-1 Zone, the RSA-1 and the RSA-2 Zones. Therefore all properties in these zones are permitted to rent out rooms on a short term basis if they comply with the zoning regulations for a bed and breakfast (B&B) which includes holding a valid Business Licence. Tightening up the current zoning might be a possibility if the Village believes that allowing short term vacation rental accommodation through a bed and breakfast establishment in every residence zoned for this use may need to be reconsidered. There does appear to be much less demand for shared home rentals from visitors and fewer residents seem to rent rooms on a nightly basis.

This approach may not have a huge impact on increasing long-term rentals, but it may prevent them from being lost in future if demand for shared rooms increases. While these types of rentals are likely to have the least amount of impact on local neighbourhoods, reducing this option by removing it as a use or limiting the amount will send a clear signal that the Village is not interested in commercial uses in neighbourhoods. It will also reduce the need to create more complex management rules. As there will still likely be demand for full home and shared home short term rentals from visitors as well as willing landlords, the Village will need to put more resources into enforcement in order to manage resident concerns.

2. **Modernize the 'Status Quo'** – Through engagement with tourist providers, residents and business organizations, it became clear that there is a role for short term rentals to support tourism and local incomes. Keeping the 'status quo' would make Pemberton unique in that the only 'sharing economy' accommodation options would be for rooms located in primary residences. With creative marketing this could create an authentic Pemberton experience for visitors. That said, any expansion could further impact longer-term room rentals, and not allowing full-home rentals in some capacity will certainly eliminate the majority of visitors who are looking to rent entire homes/properties. If this approach is pursued, the Village should also consider dropping the 'breakfast' requirement as many guests are not looking for this type of experience. As there will still likely be demand for full-home short term rentals from visitors as well as willing landlords, the Village may need to put more resources into enforcement in order to manage resident concerns. That said, maintaining the 'status quo' by only permitting property owners to rent out rooms within their primary residence will reduce the need to create more complex management rules that would be applicable to full-home rentals.

3. **Expanded:** The engagement findings lead us to believe that there is a role for short term rentals to support tourism and local incomes. The demand expressed for single room vs. full-home rentals is not equal however. Full-home/whole unit rentals are in much greater demand, and most leading tourism destinations have this type of 'whole unit' available for visitors who require something other than hotel style accommodation. Many of the survey participants admitted to staying in this type of accommodation themselves.

To fulfill this demand, Pemberton could consider expanding the current zoning and business uses to allow for full-home/whole unit rentals in primary residences only in addition to the current bed and breakfast room accommodation options. While the primary residence requirement would limit the impact on long-term rentals, the Village could also create a cap or maximum of 60-80 units total (to match current supply). Appropriate geographic distribution within the Village could help to alleviate the impact on any one neighbourhood. Allowing a certain amount of full-home/whole unit short term rental accommodations could support tourism, provide locals with extra income, reduce the 'illegitimate' operations, increase business license fees, potentially increase utility and property taxes collected and create a source of funding to pay for enforcement efforts.

4. **Blended:** Blending the Expanded and the Modernized 'Status Quo' options, this approach considers expanding the current zoning (either changing the bylaw or through temporary use permits - TUP's) and business uses to allow for full-home rentals in primary residences **only** in addition to the limited bed and breakfast room accommodations. While the primary residence requirement would limit the impact on long-term rentals, the Village could also create a cap or maximum of thirty (30) units for good measure while impact monitoring takes place. Again, appropriate geographic distribution within the Village could help to alleviate the impact on any one neighbourhood or the Village could seek out one developer or neighbourhood to include full-home short term rental use. Allowing a certain amount of short term rentals will support some tourism needs, provide locals with extra income, reduce the 'illegitimate' operations, increase business license fees, potentially increase utility and property taxes collected and create a source of funding to pay for enforcement efforts. These capped uses could be further directed to only operate in certain seasons when demand seems to be higher.

## FINAL REMARKS

The 'sharing economy' trend and visitor desire for full-home style rentals is not going away in the near future. The high cost of living in the Sea to Sky corridor has created the desire, if not a necessity, for homeowners to offer rooms or homes for rent to the travelling public. Given Pemberton's tourism offerings and its proximity to Whistler creates a legitimate demand for these types of short term rental accommodation. However, giving into this demand, without carefully balancing residents' rights to reside in neighbourhoods unaffected by the impacts of commercial operations and ignoring the need to maintain a stock of affordable long term rental housing for employees will prove detrimental. Without concerted effort the long-term rental and affordable housing challenges and issues with unmanaged short term rentals expressed by so many during this engagement committee of the Village of Pemberton

away. While these issues may be seen to divide the community, depending on which ‘side’ members are on, the thoughtful, engaged planning and implementation that Pemberton is known for can help to ensure that the community moves ahead in the right direction at this time.

## What We Heard

### STAKEHOLDER ENGAGEMENT

The Centre worked with the Village staff to identify and connect with a variety of stakeholders to better understand different perspectives on short term rentals.

Stakeholders included: Accommodation Providers, Planning Staff from the Squamish-Lillooet Regional District, and Board members of Tourism Pemberton and the Pemberton and District Chamber of Commerce and a representative from Airbnb.

Semi structured interviews with most of the stakeholders took place during July and August and email correspondence was made with Airbnb.

### PERSPECTIVES

Stakeholder	Summary of Comments
Pemberton and District Chamber of Commerce	<ul style="list-style-type: none"> <li>• Top issues for members: transportation, quality internet, staff attraction/retention – due to housing.</li> <li>• Some members are threatened by short term rentals.</li> <li>• Need some regulations/limitations and ensure enforcement isn't too costly.</li> <li>• Supported the motion at the BC Chamber AGM to essentially ensure fairer taxation across all types of commercial accommodation.</li> </ul>
Tourism Pemberton	<ul style="list-style-type: none"> <li>• The Board has yet to determine a position, but the feelings though informal discussions are mixed on the benefits and challenges of short term rentals.</li> <li>• Housing staff is the primary concern right now, businesses can't find staff, and steps are needed here.</li> <li>• If short term rentals occur, there should be a level playing field and taxes paid to support amenities in town.</li> <li>• Summer demand is high for accommodation especially from weddings.</li> <li>• Demand for short term rentals is very high, spring to October.</li> </ul>

Stakeholder	Summary of Comments
	<ul style="list-style-type: none"> <li>• More lodging in Pemberton could better support tourism operators/businesses and the current wedding industry.</li> </ul>
Squamish-Lillooet Regional District Planning Staff	<ul style="list-style-type: none"> <li>• Housing for their staff is a real issue and challenge.</li> <li>• Strive to ensure that the Village policy and policy for Area C is somewhat in sync where it makes sense.</li> <li>• Area C is also going through a Zoning Bylaw review.</li> <li>• The Board is taking a “wait and see” approach right now with short term rentals, but they do have some bylaw enforcement ability.</li> </ul>
Airbnb	<ul style="list-style-type: none"> <li>• Data indicates that most rentals in the Pemberton area are full home/whole unit rentals.</li> <li>• Would like smart, streamlined policies to allow for rentals.</li> <li>• Open to collecting hotel tax revenue as in other jurisdictions.</li> </ul>
Accommodation Providers	<ul style="list-style-type: none"> <li>• Short term rentals are problematic for long-term housing and fairness of taxation to pay for amenities and the additional infrastructure demand from commercial operations.</li> <li>• New businesses are not launching (e.g. new accommodation providers) and some businesses are closing for a day or two due to staffing issues, which impacts the visitor experience.</li> <li>• Currently the short term rentals are out of control so it has to be regulated and charged commercial tax rates.</li> <li>• Pockets of rentals could work perhaps in new neighbourhoods, not existing ones.</li> <li>• Recognition of the demand for short term rentals and especially full home rentals, visitors want this.</li> <li>• At times there are not enough accommodation options or the capacity in Pemberton right now.</li> <li>• Supportive of more options as long as there is a level playing field with respect to taxes, business licensing, parking regulations, etc.</li> <li>• Loss of B&amp;Bs in Pemberton may be due to retirement, or home sales - not necessarily competition.</li> </ul>

After a three hour pop-up consultation display booth on July 14<sup>th</sup> at the Pemberton Valley Farmers' Market, the Centre and the Village of Pemberton hosted a public information session on July 18<sup>th</sup> at the Pemberton Community Centre. The purpose of the information session was to present the background research and to collect more input from community members. An additional public information session took place on July 25<sup>th</sup> at the Village of Pemberton's Committee of the Whole meeting.

### WHO PARTICIPATED?

The Farmers' Market display booth piqued the interest of close to 30 people throughout the afternoon, and the public information session had an attendance of about 30 people as well. In addition to Village staff and Council, the Committee of the Whole session saw a handful of interested residents attend.

### PERSPECTIVES

Farmers' Market attendees were quite curious about the topic and provided thirteen written comments as feedback on short term rentals (comments in **Appendix B**). The comments received alluded to the need for some regulation though there was less similarity on the specific details or to what extent they should be regulated. Challenges with short term rentals such as: impacts on long-term rental availability; nuisances; and capacity issues were highlighted as were benefits such as: additional jobs and earning an income. A few comments noted the importance of regulating and taxing the operations like a business and limiting the rentals to residents' primary residences.

The public information session included a presentation covering the background briefs as well as an opportunity to ask questions and provide input on the challenges and benefits of short term rentals, considerations to keep in mind when regulating short term rentals, and personal experiences using or living next to a short term rental. Many participants were quite active in the question and answer sessions and most provided input on the poster boards. The results of the poster board questions are summarized below.

#### **Living next to short term rentals: What's it been like?**

Most comments described negative experiences.

- *Increased noise (2)*
- *Increased cars*
- *Less community involvement with absentee landlords*
- *Strangers in neighbourhood - security issues*
- *Less parking*
- *Theft*
- *Property damage*

### Ever used one? Why? What was it like?

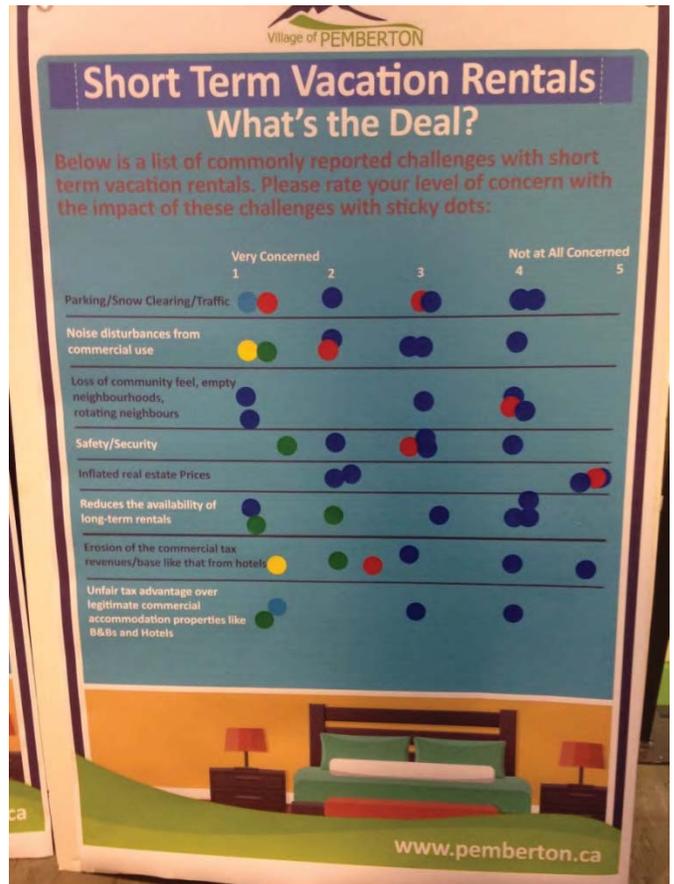
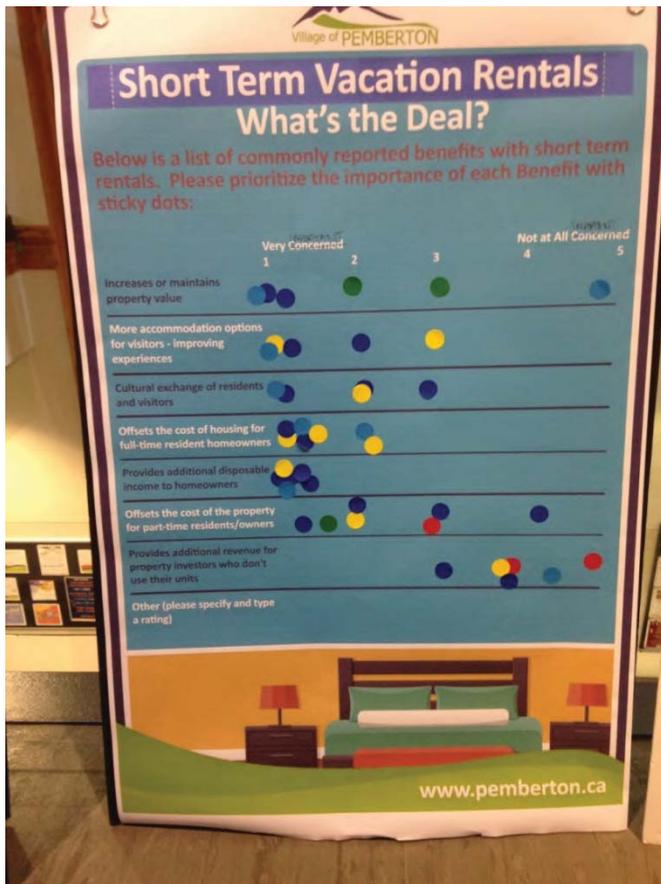
There was only one response to this question and it described a mixed experience with an Airbnb rental.

- *Booked an Airbnb - room in an apartment; showed up to find owner cleaned out half his monster bedroom closet for our stuff. We slept in master for the week while the owner slept on the couch in his tiny den in a sleeping bag.*

### Benefits and Challenges – Level of importance

Session participants were asked to rate the importance of specific short term rental benefits and challenges. The dotting exercise found that the most important benefits included *'offsetting the costs of housing for full-time resident homeowners'* and *'providing additional disposable income for homeowners'*. The benefit with the least amount of support was *'providing revenue for property investors who don't use their units'*.

In general the feedback on challenges was more mixed than the feedback on the benefits. Some participants were very concerned and others less so. *'Noise disturbances from commercial uses'* and *'concerns about parking/snow-clearing and traffic'* indicated slightly higher levels of concerns than other topics. The specific results of the dotting exercises are as follows:



### Commonly Reported Challenges

#### Short term rentals - What needs to be considered?

Session participants provided eight comments on what needs to be considered through the regulation process. The verbatim comments are below and ranged from suggestions on management approaches, taxation and the importance of commercial free neighbourhoods.

- Zoning - restrictions
- Limiting under 30 days or taxing will not solve issues
- Allow homeowners to earn additional income
- No tax PST (including 1% "hotel tax") and GST for those at \$30k +
- Secondary emergency egress i.e. rope ladders
- B&B with large # → sprinklers
- People need commercial free living areas
- Explore "pop up" housing (tiny houses, shipping container housing, Atco trailers)

## PUBLIC SURVEY

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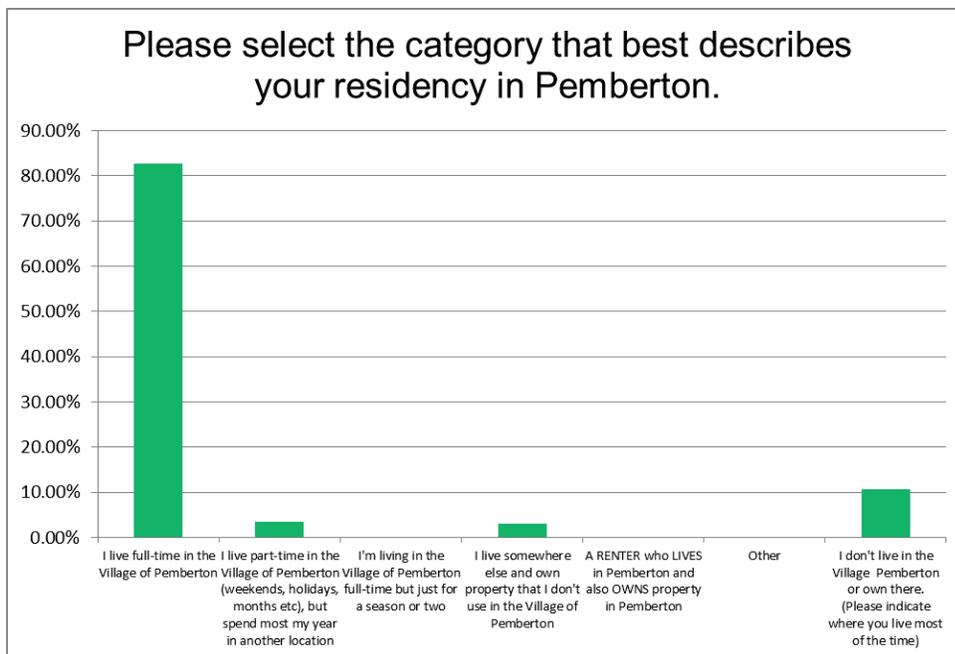
Immediately following the information session all community members were asked to respond to an online survey to provide their input about concerns and benefits, and to provide general direction around short term rental regulation approaches. The survey ran from July 14<sup>th</sup> to August 14<sup>th</sup> 2017 and was promoted via the Village website, the Village Facebook page, and through social media channels. Extensive coverage of the issue (workshops and input options) was provided by local media as well. **The survey questionnaire and verbatim comments are in Appendix C and D.**

An additional survey collector link was created for the business community and this survey was promoted via the Pemberton and District Chamber of Commerce.

### WHO PARTICIPATED?

A total of 246 people participated in the Village of Pemberton Short Term Rental Survey with most of them (90%) indicating that they had read the background research briefs. Another 17 participated in the survey via the collector link sent out to Pemberton and District Chamber of Commerce Members.

Of the participants, 83% (or 188/246) identified as living in the Village of Pemberton full-time, 4% indicated they live part-time in the Village of Pemberton, 3% indicated they own in Pemberton and don't use their property, and 10% indicated not living or owning in the Village of Pemberton. Of this 10%, most indicated they lived in the SLRD area.



- Of those living in the Village of Pemberton, most of them own their residence they stay at (76%) with about a quarter renting their dwelling.
- Only a few (5%) indicated that they owned one or multiple properties that they don't live in.

- Just over 50% of the respondents stated that their property they live in or own is a detached single family dwelling. The next most popular dwelling type is a townhouse at about 25%.
- Most respondents have stayed in a short term nightly rental at some point and those who did indicated a fairly high level of satisfaction with that experience.

### LIVING BESIDE OR RENTING OUT A DWELLING

Of survey participants, 113 provided comments on living next to or renting out their property as a short term rental. About two thirds of the relevant responses were from people living next to or near a short term rental and the remaining third of the comments were from those with experience renting out properties on a short term basis in Pemberton or other locations. In general, most of the comments of those living next to rentals related to annoyances with short term rentals, but not all. On the flipside, those renting their units had mostly positive remarks about the experience.

Responses and topics are summarized below:

- Dislike, disruptive x 31
- No problems x 24
- More cars, traffic/parking issues x 23
- Enjoy it, positive experience, more polite x 20
- Nosier in the area x 19
- Better than long term tenants x 9
- Extra income x 9
- Long term housing impacts x 8
- Unsafe x 4
- Wants to do Short Term Rental in future x 2
- Other x 4
- N/A or had no experience one way or the other x 34

### USING A SHORT TERM VACATION RENTAL SERVICE

Of survey participants, 128 or about 50% indicated they had stayed at a short term rental property and those who did indicated an average satisfaction level of 85% out of 100%. A large majority of the comments were positive and the most common comment about the experience was it was *'better than a hotel – more amenities, authentic'*, followed by a general *'great experience'* and *'good value'*.

Responses are summarized below:

- Better than a hotel, more amenities, authentic x 52
- Great experience, unique, 36
- Good value, affordable x 31

- Authentic, felt like home, like a local x 22
- More space for families and kitchen use x 21
- Easy and convenient, online booking x 16
- Clean x 9
- Varied experiences x 6
- Other: good hosts, housing issues, used them, adequate, bad experience, like a hotel, variety

### OPERATING OR THINKING OF OPERATING A SHORT TERM VACATION RENTAL

Only some survey participants are interested in operating a short term rental. Just below 25% of all survey participants (57 in total) indicated that they either operate or are considering operating a short term rental property. Their primary motivation by far was *'extra income'*.

Reasons for short term renting or considering a short term renting are summarized below:

- Extra income - afford home, holiday money x 48
- Long term rentals are riskier x 9
- Friend and family use of unit when not rented x 6
- Considering it in future x 6
- Other x 14 (Not interested, B&B owner already, staff housing – short term, concern some aren't paying taxes)

### BENEFITS AND CHALLENGES – LEVEL OF IMPORTANCE/CONCERN

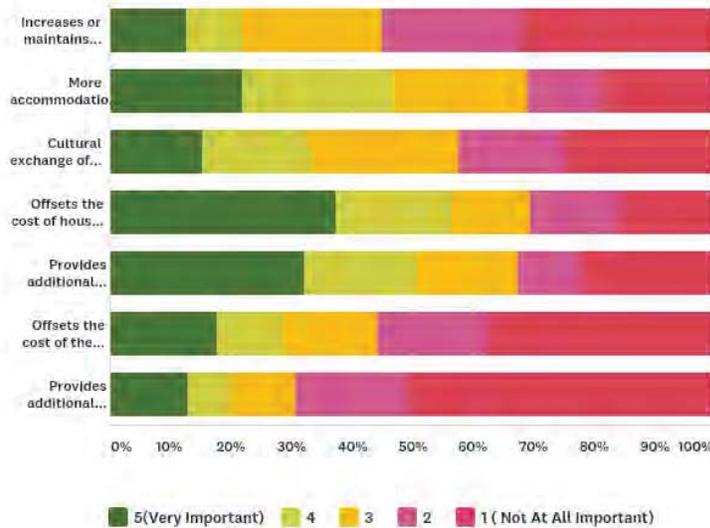
#### Benefits

A total of 187 survey participants provided input on the importance of some of the benefits from short term rentals. Clearly the most important benefit relates to the ability to earn income or offset costs with *'Offsetting the costs of housing for full-time resident homeowners'* as the most important benefit, followed by *'provides additional disposable income to homeowners'*. Beyond income generation/cost management, respondents valued more accommodation options for visitors. A large proportion of respondents were indifferent or not very interested in the benefits.

In general, renters tended to rate the benefits as less important to Pemberton than homeowners' ratings. Business owners who responded to the survey sent out by the Chamber of Commerce tended to favour *'more accommodation options for visitors'* over the other benefits. The overall results are below.

Q19 Below is a list of commonly reported benefits with short term rentals. Please prioritize the importance ( to Pemberton) of each benefit from 5 (very important) to 1 (not at all important)

Answered: 187 Skipped: 59



Other benefits cited included:

- Extra income x 6
- Economy boost x 2
- Bad full time tenants/law favours long-term tenants x 2
- Other x 4 (*flexibility, it's negative, decreases values of homes, should just be full-time renters*)
- Comments on benefits are summarized below:
- No benefits to community x 11
- Good for tourism x 8
- Economic impact x 5
- Issues with long-term tenants, this is better x 5
- Flexibility, family and friends x 4
- Housing issues, removes long-term options x 4
- Regulate Short Term Rental x 3
- Meets demand x 3
- Social benefits to renting x 2

*"As said earlier, as a business owner I am seeing that Pemberton is quickly becoming very difficult for my staff to find housing, let alone affordable housing. This is a very serious problem if we want to be able to continue to have thriving businesses in this town. The short term rental problem is a hard one to solve. I see both sides but I know that it is taking away a lot of long term rentals in town and this is having a very negative effect."*

**Survey Respondent**

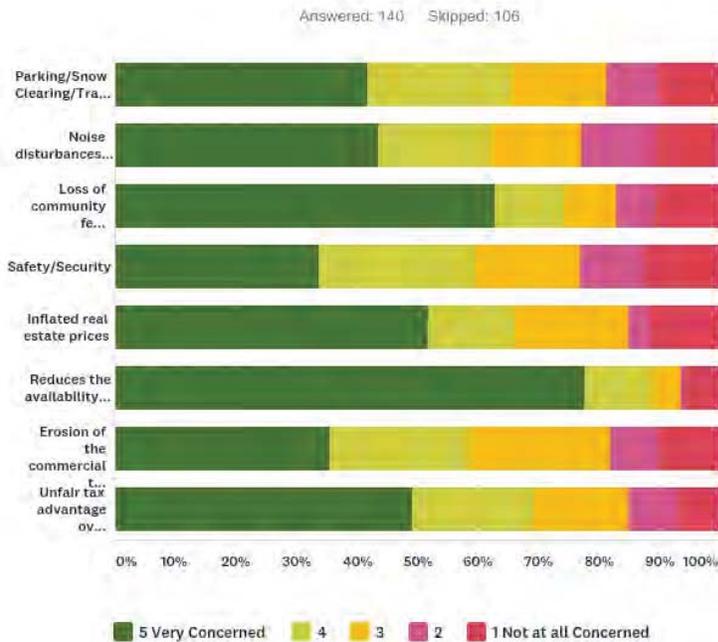
Village of Pemberton  
Committee of the Whole No. 166  
Tuesday, September 12 2017  
135 of 213

## Challenges

A total of 144 survey participants indicated that they have concerns with short term rentals and of those, 140 provided specific input. Clearly the highest level of concern is the impact of short term rentals on the availability of longer-term rentals. This concern is followed by 'loss of community feel, empty neighbourhoods, rotating neighbours', 'unfair tax advantage' and 'inflated real-estate prices'. Chamber of Commerce business respondents mirrored the top two concerns shared by the general survey.

In general, renters tended to be more concerned with the challenges overall compared to homeowners. The overall results are below.

Q22 Below is a list of commonly reported challenges with short term vacation rentals. Please rate your level of concern with the impact of these challenges on the community of Pemberton.



Most of the fourteen 'Other challenges' were variations on the challenges in the chart above, though one comment indicated 'reduced home values' and another noted 'community attitude' and 'strata management' as challenges.

Comments on challenges highlighted the concerns about long-term rentals and how that impacts businesses' and community feel. The full results are summarized below:

- Negative impact on long-term rental pool, impacts staffing for businesses and ruins the community feel x 35
- Level the playing field (Tax and/or license) with commercial operators / B&Bs, utility costs, parking, etc. x 21

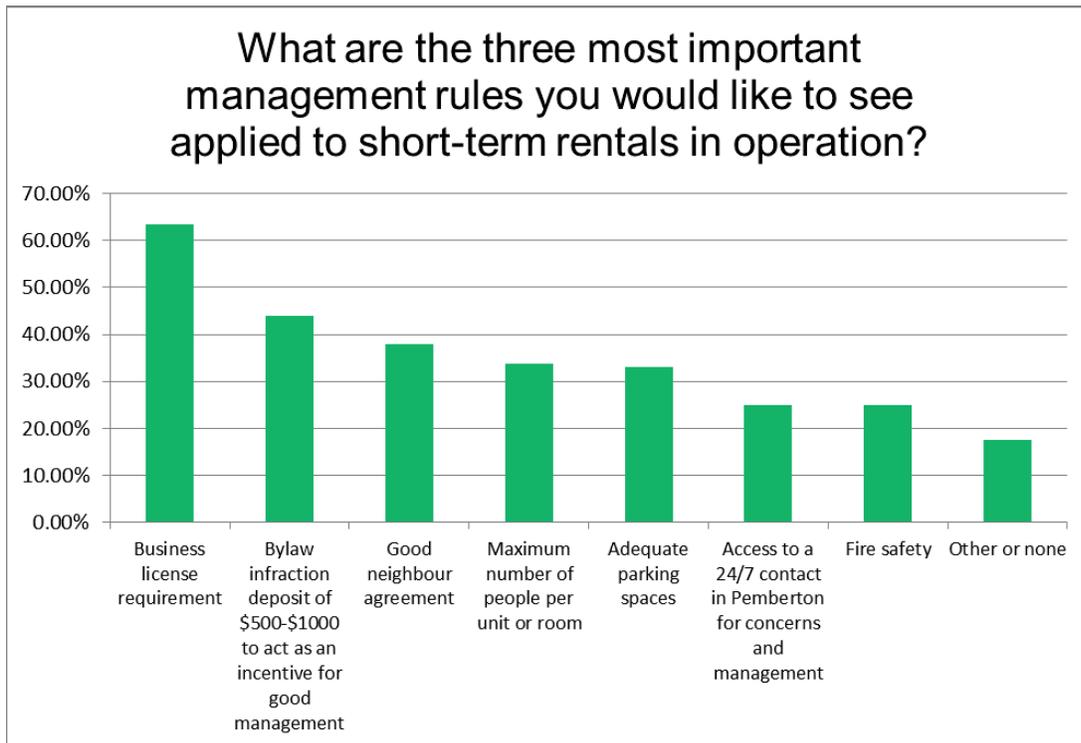
- A need for bylaw enforcement + regulation x 10
- General - against Short Term Rentals x 10
- Limit rentals (# of nights per neighbourhood/type of homeowners) x 5
- Supportive of Short Term Rentals x 3
- Only Short Term Rentals where zoned x 4
- Unsafe x 2

### PERSPECTIVES ON REGULATING SHORT TERM RENTALS

There is support for regulating short term rentals. A total of 190 survey participants answered the question related to regulating short term and 81% of those agreed that the Village of Pemberton should regulate short term rentals in some manner.

Most also feel that some additional management rules may be required, with 64% indicating that the Village should consider creating additional management rules related specifically to the operation of a short term rentals e.g. number of inhabitants, sharing contact information with neighbours, bylaw infraction deposits, etc.

While a few respondents supported a broad swath of management rules, the most popular rules to apply to short-term rentals included: a business license requirement; bylaw infraction deposits and a good neighbour agreements. In addition to business licensing, businesses filling out the Chamber collector highlighted a need for parking regulations. The full results are below.



Other management rule suggestions and comments included:

- Implement all the rule options x 6
- Limits to rooms, full-time resident only, limits per street, no foreign owners x 6
- Full ban of Short Term Rental x 4
- Taxes – increase, well thought out x 3
- Zoning requirement x 3
- Regulate mainly the full home rentals x2

### APPROACH TO SHORT TERM RENTAL POLICY

Following all the introductory questions about short term rental experiences, management rules etc., survey participants were asked their opinion on how the Village should respond to the short term rental issue. The question was prefaced with the assumption that effective management was in place to help deal with the multiple neighbourhood issues such as noise and parking.

The specific options to choose from were as follows:

**Roll Back/Prohibit:** Property owners in the Village of Pemberton should not be able to rent out their residential property in part or in whole on a short term basis.

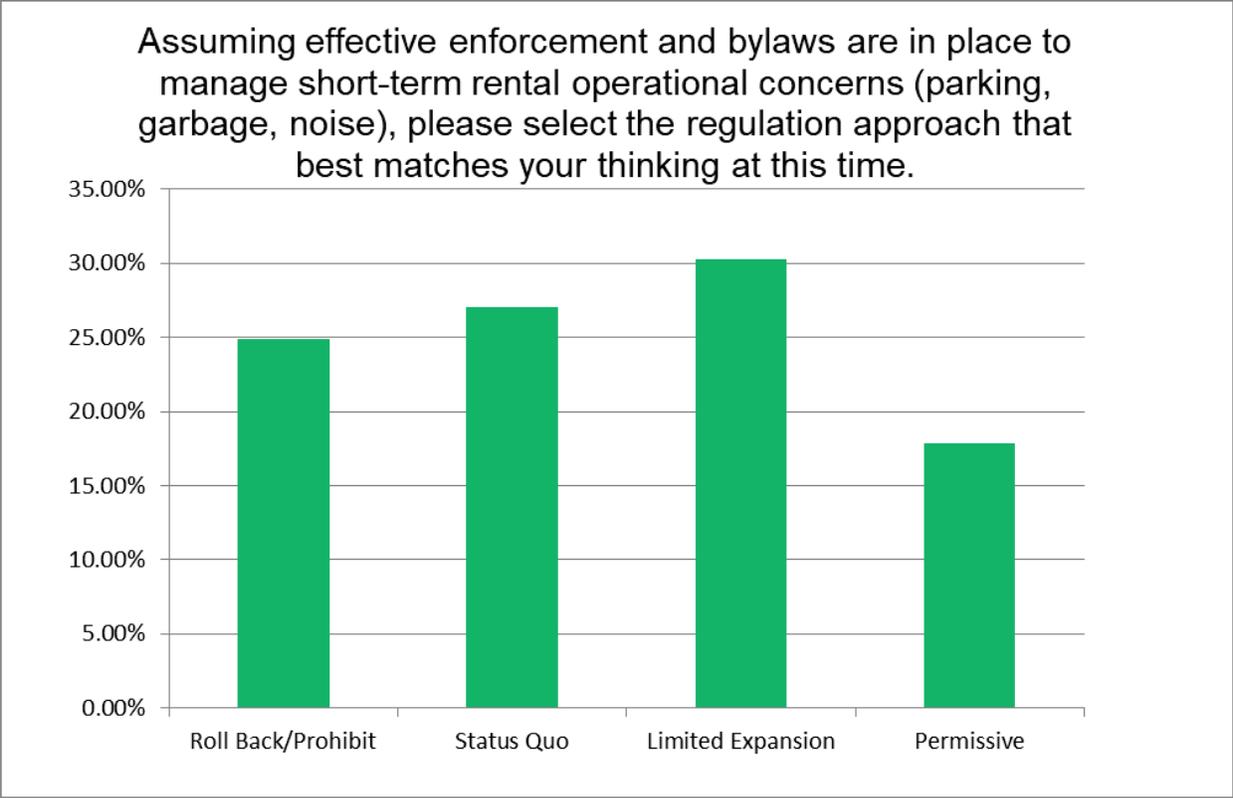
**Status Quo:** Property owners of most single family homes in the Village of Pemberton should be able to continue renting out rooms in their residence if providing breakfast [adhering to the zoning regulations pertaining to B&B's] and successfully obtaining a business licence. No whole home/suite rentals or rentals in townhouses/apartments will be allowed.

**Limited Expansion:** There should be some more opportunities for short term rentals in the Village of Pemberton. For example: More rooms or whole residence rentals; more types of dwellings allowed to rent; limited total number.

**Permissive:** There should be many opportunities for short term rentals in the Village of Pemberton. For example: More rooms and whole residence rentals; all types of dwellings allowed to rent; no limits on the total number.

**Other?**

Respondents' feelings on short term rental policy were quite mixed. When the 'other' responses were allocated to the appropriate policy option 'Limited Expansion' garnered 30% of the support, followed by 'Status Quo' at 27%, 'Roll Back/Prohibit' at 25% and 'Permissive' at 18%.



In total, a little less than half (48%) wanted to expand the options or short term rentals somewhat, and a little more than half (52%) wanted the 'status quo' or a "roll back' of policy virtually prohibiting short term rentals.

When the survey population is broken out by renters and homeowners however, a clear distinction arises with homeowners leaning toward more limited expansion/permissive approaches (54%) and renters clearly leaning toward a 'roll back' or 'status quo' (76%). The businesses that filled out the Chamber collector link somewhat favoured 'limited expansion' over other options.

*"The sharing economy and owner direct rentals are happening, and Pemberton won't be able to stop it if it wanted to. If Pemberton wants to grow as a tourism destination we need to be open to these changes - but welcome them with a fair and level headed approach that mitigates negative effects on long-term housing availability, noise, etc. Let's be a forward thinking and positive community."*

**Survey Respondent**

Survey participants provided the following rationale and comments for their responses:

- Pro Short Term Rental (mix of: good for tourism, only primary residence, rooms, homeowners on vacation, other) x 70
- Against Short Term Rental (Short Term Rental impact on long-term rental pool (35), generally against (15)) x 50
- Regulate and allow (license/tax) x 28
- Limit (group size, location, number of days, etc.) x 15
- Balanced approach x 5
- Level playing field for B&Bs etc. x 5
- Other: in appropriate properties, law favours long-term rentals, only where zoned,

*“Until the housing crisis is dealt with in the area, short term rentals should not be happening. The Sea to Sky is becoming impossible to live. Short term rentals are ruining the community and will eventually ruin the businesses in the area by forcing out the people who actually reside and work here”.*

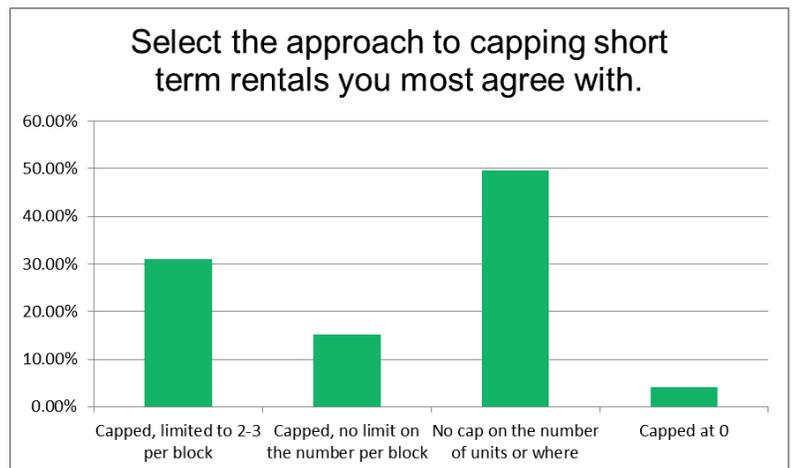
**Survey Respondent**

### EXPANSION OPTIONS

At this stage of the survey participants were provided the opportunity to comment on some expansion options if it occurred. Of the 185 responding to the previous question, about 129 took the opportunity and a majority of these were supporters of expansion.

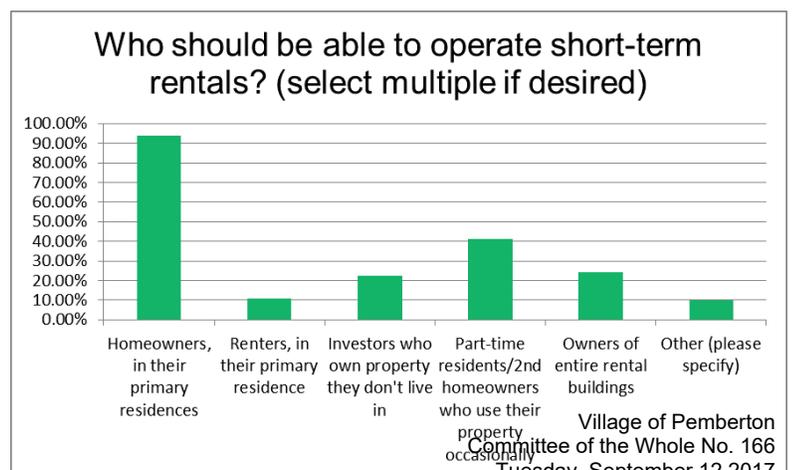
#### Capping the number of short term rentals

Respondents’ feelings on capping short term rentals were split. When the ‘other’ responses were allocated to the appropriate policy option ‘No Cap’ garnered 50% of the support, followed by ‘Some Cap Level’ (combined ‘cap’ types) at 50%.



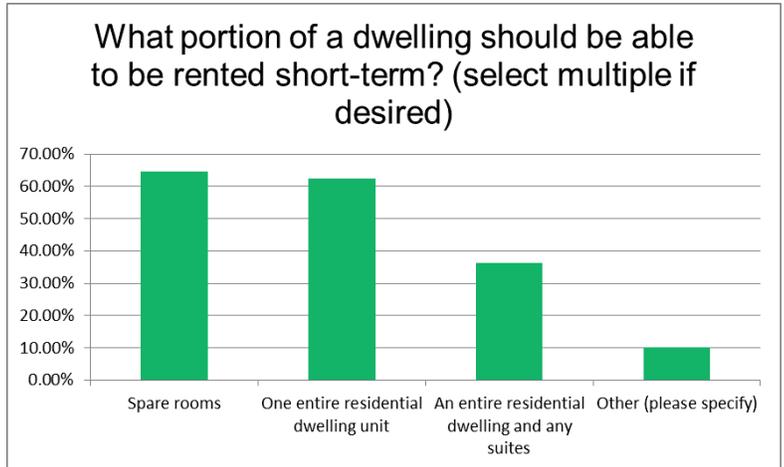
#### On who should be able to rent short term

In general, there was more support for property owners to be able to rent units on a short term basis than for renters to rent their unit on a short term basis. Homeowners living in their primary residence received the most support at 94%, with renters receiving very little support at 10%. Other ownership groups fell somewhere between these two results.



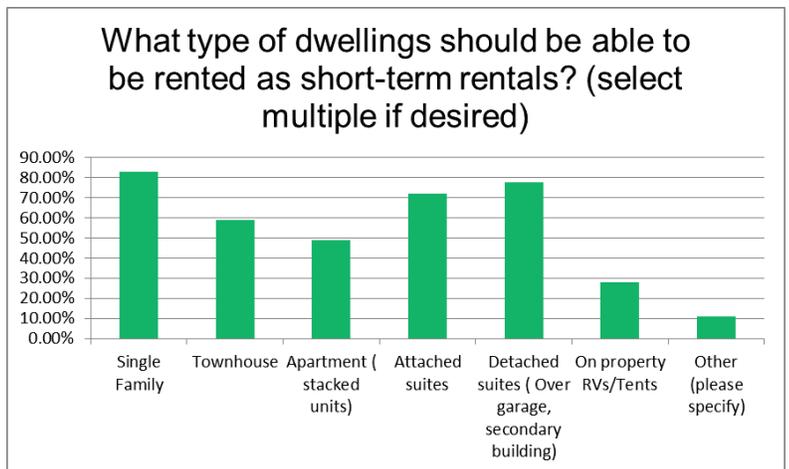
**On what portion of the unit should be able to be rented**

About equal support was provided for renting out ‘Spare Rooms’ (65%) and ‘One Entire Residential Unit’ (63%), and respondents expressed much less support for renting out an ‘Entire Residential Unit and Attached or Detached Suites’ (36%). The ‘other’ category representing 10% of the responses was split between allowing ‘No Rentals’ and variations on the above categories.



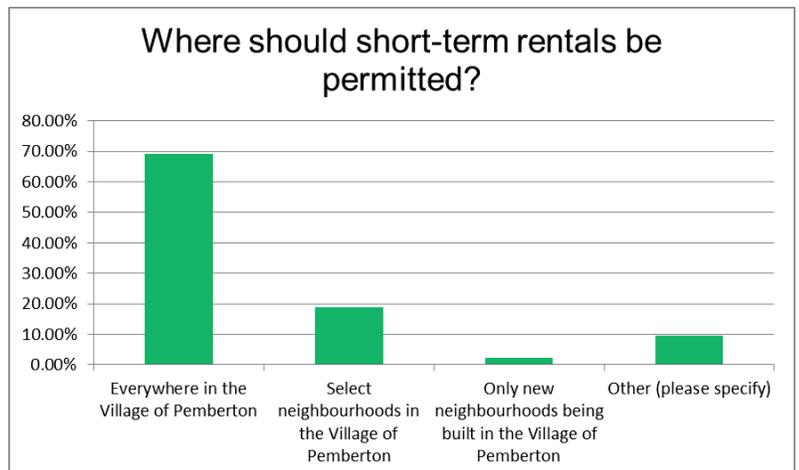
**On the type of dwelling**

In general there was more support for rentals in permanent dwellings with detached units and larger housing types such as townhouses, than apartments and detached mobile/tent dwellings. Single family homes and detached suites garnered the most support with 83% and 77% respectively. Attached suites were supported by 70%. ‘Other’ responses (10%) were mostly not supportive of any type of short term rentals.



**On the location in Pemberton**

Most respondents (70%) feel that short term rentals should be allowed ‘everywhere in the Village of Pemberton’. ‘Other’ comments include suggestions that they should be spread out, set on larger properties, or planned specifically by each neighbourhood.



**FINAL COMMENTS**

Survey participants were provided the opportunity to provide some final comments and 78 took up this opportunity. The very thoughtful comments reiterated and summarized points made earlier in the survey.

The following categories summarize the final comments:

- Regulate, tax, license, level playing field, parking etc. x 38
- Negative impact on long-term rental pool x 25
- Pro Short Term Rental (some primary homeowner only, should have the freedom) x 19
- Against Short Term Rental in general x 12
- Good for the economy tourism x 6
- Other: balance, limits, act soon, where zoned, unfair, and unsafe

*"I know a lot of people in Pemberton require extra income to make life easier. Heating is extremely expensive and so is food. Meeting and entertaining tourists in Pemberton is also a great idea and brings money to our restaurants and businesses. All of my guests have had dinner at either Mile One or the Pony and have rented Snow Shoes and Bikes."*

**Survey Respondent**

# Appendices:

## A: BACKGROUNDERS

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# Short Term Vacation Rentals

## What's the Deal?

Welcome to the conversation about short-term vacation rentals in the Village of Pemberton. The following is the second of two background briefs and outlines some experiences and solutions for short-term rentals in other communities. As you read through the document, think about what approaches or specific policies may or may not be useful to consider in Pemberton.

### We Are Not Alone

Many communities across British Columbia and indeed the world are trying to determine how to manage the increase in opportunities and challenges presented by short-term rentals. While there are some common provincial and federal laws such as taxation that need to be followed by everyone in the business of nightly accommodation, the permission to allow short-term rental use in residential dwellings is primarily addressed by local governments through municipal bylaws.

Municipalities' ability to zone land, regulate business and create nuisance rules (e.g. noise bylaws) enables them to regulate and manage short-term rentals. A mix of leading practices and specific community goals and local circumstances, as informed by residents and other stakeholders, typically determines the specific direction taken by a municipality.

The following sections cover a list of leading practices and four case summaries.

### Regulation Practices

Practices in regulating short-term rentals range from outright bans to a varying degree of allowance often with a set of regulations to optimize outcomes. The most common general response has been to permit the practice with conditions, rather than prohibit. In determining an individual approach, communities consider the applicable policy areas and adjust their regulations based on their circumstances.

The following table outlines some common policy practices in managing short-term nightly rentals. **The 'shaded' cells represent the more recent common practices in regulating short-term rentals**, but each community needs to choose what works best for them.

Policy Area	Limited	Limited +	Permissive
<b>Zoning</b>	Residential Single Family	Duplexes, townhouses	All zones
<b>Total # days</b>	30 days	30+ days, minimums	Unlimited - 365
<b>Seasonality</b>	One season	Up to three	Year round
<b>Residence ownership</b>	Primary residence	One secondary residence	Any type and number
<b>Entire home or rooms</b>	Limited to rooms	Limited to one dwelling unit	Entire dwelling and suite
<b>Location</b>	One limited area	A few areas	Entire community
<b>Number Permitted</b>	Capped	in between	Entire community
<b>Registration</b>	Yes, and business licence	One or the other	None required

### Management and Enforcement Practices

Management and enforcement deal with the day-to-day and year-to-year facilitation and/or limitation of short-term rentals.

The following table outlines a range of management approaches for short-term rentals. **The 'shaded' cells represent the more recent common practices.**

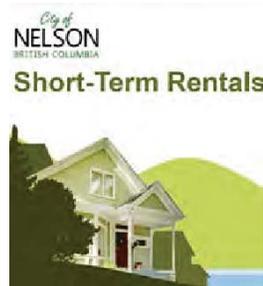
Mgmt. Area	Limited	Limited +	Permissive
<b>Registration</b>	Yes and business license	One or the other	None required
<b>Health/Safety Check</b>	Multiple times per year	Once a year	Every 2+ years
<b>Infraction Deposit</b>	\$1,000+	\$0<\$>\$1000	\$0
<b>Number of people</b>	1 per room	2 per room to a maximum of 6	6+
<b>Onsite Management</b>	Owner/Manager on site	Manager reachable 24/7	None
<b>Parking</b>	On site two stalls	On site one per room	On site/Off site one per room
<b>Enforcement</b>	Proactive	Mix	Complaint
<b>Advertising Enforced</b>	Allowed with a license; fines	N/A	Not enforced
<b>Taxes</b>	Commercial and Tourism tax/fee	One or the other	None

# Short Term Vacation Rentals

## What's the Deal?

### Nelson, BC | New Age Approach

The City of Nelson just recently passed a new set of regulations and management approaches for short-term nightly rentals. Their engagement included multiple stakeholder interviews, micro website, community meetings and an online survey.



**Unique issues:** Need for student housing fall-spring and tourist accommodation in summer; many secondary residences, limited parking, homes are part of the Nelson image, limited commercial accommodation.

**General Policy Approach:** Limited +

**Unique approaches:** Capped the total number in the community to 110 annual licenses; capped per block to three, mostly primary residences; many dwelling types allowed, and allowances to increase at small increments for short periods of time (e.g. summer to 40 more and anytime of the year up to 31 days); \$500 enforcement deposit.

**Key takeaways:** Broad but contained approach, allowed in most dwellings, but capped by business regulations; defined the enforcement approach upfront; strong support and can be scaled up and down.

### Whistler, BC | Traditional and Time Tested

Due to a number of short-term rental issues in Whistler neighbourhoods, Whistler enacted a zoning amendment to ensure that homes in most neighbourhoods were not rented out on a nightly basis.



From about 1995 to 2007, Whistler zoned the majority of new neighbourhood developments as RTA (Residential Tourist Accommodation). In 1998, the municipality opened up the possibility of spot zoning, but overwhelmed with applications and concerns they instead decided to maintain current zoning and initiated and won legal action against those not abiding by the zoning. In 2010, homeowners were allowed to temporarily rent units out on a short-term basis to Olympic Games staff. The regulations are currently proactively enforced and enhanced management tools are being proposed to ensure business licences are held by active short-term rentals and that only those with a license are advertising.

**Unique issues:** Significant demand for accommodation in Whistler; accommodation rates are quite high so there is a strong incentive to rent nightly; critical need for long-term rentals; 75% of dwellings are secondary residences; high demand in 2010.

**General Policy Approach:** Limited

**Unique approaches:** Short-term rentals are limited to specific new neighbourhoods or subdivisions; short-term rentals can be in primary or secondary residences; use of third party software to identify those properties not in compliance; temporarily allow more when needed.

**Key takeaways:** Geographically contained to specific neighbourhoods, but permissive there; uses zoning for regulation; little recent engagement; protects core accommodation yet limits residents' ability to generate additional income.

### Tofino, BC | Putting the Genie in the Bottle

Tofino has a year-round population of approximately 2,000 that swells to 30,000 on some days during the



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# Short Term Vacation Rentals

## What's the Deal?

summer months of July and August. Tofino has become an increasingly popular tourist destination, particularly during the spring, summer and fall months. As of 2004 it was estimated that between 130 and 350 short-term vacation rentals operated in Tofino. In response to community concerns the local government tasked the OCP Monitoring Committee (made up of a spectrum of the community) to address the issue in 2011.

**Unique issues:** Significant tourist accommodation demand in summer; critical staff housing shortages; accommodation rates are quite high so there is a strong incentive to rent nightly; 50% of dwellings are secondary residences.

**General Policy Approach:** Limited + to Permissive

**Unique approaches:** Larger lots - Required a caretaker on site, only allowed one dwelling to be rented (suite or home) to maintain long-term rentals for employees; Smaller lots – only allowed in suites; use of business licenses; and relatively permissive.

**Key takeaways:** 82% of properties permit short-term rentals; little enforcement initially; recent complaints shifted from nuisance to “*I lost my rental housing*”; proactive enforcement and education as of 2016 is starting to improve management but housing issues persist.

### Sun Peaks | Pre-Airbnb Approach

The Sun Peaks Mountain Resort Municipality was officially established on June 28, 2010, though the issue of short-term rentals at Sun Peaks came into early focus in 2001 due to concerns with the use in existing neighbourhoods. It was unclear whether the existing residential zoning allowed short-term rental accommodation but it was understood that the Sun Peaks Resort Corporation, as the property developer, intended to permit some short term rentals in residential zones. Extensive public consultation took place and most residents, property owners and

accommodators were in favour of some short-term rentals around the community given appropriate noise, parking, and safety management. The community now has 30 short-term rental zoned homes.

**Unique issues:** Identified visitor demand for home rental experience; more recent staff housing shortages; 85% of dwellings are secondary residences so there is lots of capacity to rent out; inherited ambiguous zoning language (not tested in courts).

**General Policy Approach:** Limited

**Unique approaches:** Chose a take it slow approach; single family lots only; spot zoning/public hearings; window of reduced fees for re-zonings to promote early compliance and legitimacy; New in 2017- can rent suite or home – not both; a \$500 infraction deposit; 24/7 complaint telephone contact shared with neighbours; and a posted notice on the unit indicating short term rental use parameters.

**Key takeaways:** Uptake for re-zoning was slow initially but demand increased as incentive deadline approached; public hearing allowed for neighbours to speak about properties that were ‘irresponsible’ in their nightly rental conduct to date; business license required and spot zoning is somewhat resource intensive (\$1,500 fee).

### What Do You Think?

We want you to join the Village at upcoming community engagement sessions and we want you to take part in an online community survey to tell us what approach Pemberton should take. For more information on engagement opportunities go to [www.pemberton.ca](http://www.pemberton.ca).



# Short Term Vacation Rentals

## What's the Deal?

Typically, the term "Short-Term Rental" is the practice of renting out a furnished room, suite, home, apartment, cabin or condominium for a short-term stay, usually periods less than 28-days at a time.

### Short-Term Rentals in 2017

Short-term vacation rentals and online booking platforms (Airbnb, HomeAway, VRBO, etc.) are getting lot of attention these days in the news and on social media. Hosting short-term visitors in a room or home however is not a new activity and was not invented by these online platforms. Before these popular platforms were available, travellers who wanted a different experience or price than a hotel often opted for a more personal rental in a room or a home. Popular tourist destinations have always been a magnet for these types of short-term rentals.

What is new is the rise in the number of short-term vacation rental properties in both tourism regions and popular cities. Short-term rentals are the poster child of the growing 'sharing economy', and part of a broader trend of property owners trying to leverage underutilized assets (homes, cars, tools, etc.) for income or something else of value. Online platforms have played a critical role in this growth.



### Accommodation Provisions in Pemberton

The Village land use and zoning policy has typically promoted and permitted a variety of 'tourist' accommodation options. Current land use and zoning policy aims to accommodate tourist accommodation in the following zones: **RC-1** Residential Country Inn; **C-1** Town Centre Commercial (Hotel/Country Inn); **C-2** Tourist Commercial (Hotel/Motel); **C-3** Portage Road Commercial (Hotel/Country Inn); and **C-5** Neighbourhood Pub Commercial (Hotel/Motel)/Country Inn).

Bed and Breakfasts are permitted in the **RS-1**, **RSA-1** and **RSA-2** Zones. In these zones, bed and breakfast operations must comply with a number provisions. These provisions include principle use remains a family residence; a family member is engaged in operating the bed and breakfast; not more than two bedrooms (since 2001) are used for accommodation; additional parking for each bedroom; and one meal served daily. Bed and Breakfasts are not permitted in the **RT** (Townhome) or **CD** (Comprehensive Development) zones.

### Other Regulations

Zoning and land use provisions are also supported by a host of other relevant regulations for accommodation properties including parking regulations; business licensing regulations; health and safety regulations; noise bylaw; the BC Building Code, etc. Currently there is no reference to short-term rentals in Pemberton's Zoning Bylaw No. 466, 2001.

### Short-Term Rentals: Friend or Foe?

Whether short-term rentals are perceived as friend or foe, depends on your perspective. The practice has proven contentious due to the presence of both benefits and challenges.

#### Commonly Identified Benefits Include:

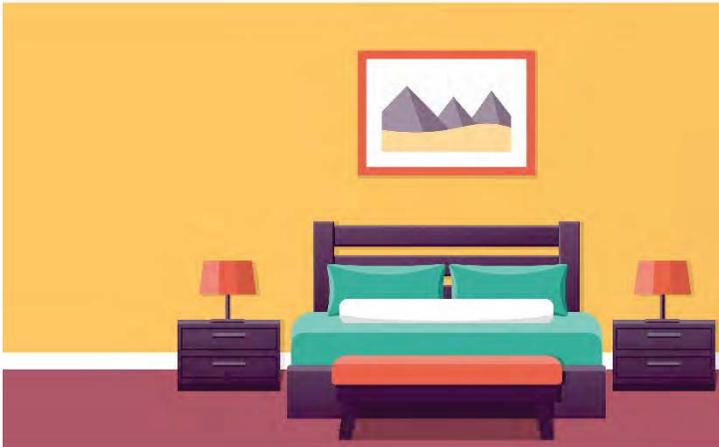
- More accommodation options for visitors – improving their experience
- Additional disposable income for property owners - renting out rooms or homes
- Efficient use of space - requiring less development
- Hardship prevention for some residents who use the income to make ends meet
- Cultural exchange for both visitors and residents

#### Commonly Identified Challenges Include:

- Noise and security concerns from rotating neighbours and commercial type uses
- Increased cost and decreased availability of housing from inflated real estate and lack of long term rentals
- Loss of community feel due to empty neighbourhood properties and transient visitors
- Unfair tax/fee advantage to residential owners over legitimate commercial accommodation properties
- Reduced "hotel tax" revenues to the community, if these are collected
- Safety and fire hazards due to overcrowding
- Parking issues, traffic and snow clearing challenges

## Pemberton Accommodation Today

Recognizing the importance of regional tourism to the community economy and the amazing outdoor and cultural experiences in Pemberton, local tourism operators actively promote the area to visitors. With the growing demand for overnight accommodation, Pemberton and area now hosts a broad supply of fixed roof accommodation options.



**Pemberton Hotels/Motels:** Pemberton Valley Lodge; Pemberton Hotel; and the Pemberton Gateway Village Suites.

**Pemberton Country Inns & Bed and Breakfasts:** Greenwood Country Inn, Log House B&B Inn.

**Other Area Accommodation Options:** Lillooet River Lodge, Ivy Lake Lodge, Drumkeeran House, Farmscapes B&B, Hitching Post Motel.

**Residential Short-term Vacation Rentals:** As of July 2017, there are 79 Pemberton & area properties listed on Airbnb.com alone. While the number of properties on booking websites does include legitimate, licenced accommodators within the Village boundaries, the majority are short-term vacation rentals that are may not meet zoning regulations or hold a business licence.

The addition of these short-term residential units to the accommodation marketplace in Pemberton has led to a number of local challenges.

## Village Steps to Date

Due to challenges posed by short-term vacation rentals, the Village of Pemberton Council resolved in 2015 to manage short-term issues by educating owners that have advertised their properties on Airbnb on their non-compliance with the Village Zoning Bylaws regulations. In addition to education, the Village requested that those identified cease these forms of nightly rental unless they are legitimized as a Bed and Breakfast (as defined by the Zoning Bylaw) in order to be in compliance. To date, only three property owners have applied to become legitimate operations.

## Other Stakeholder Perspectives

There are a number of other stakeholders with a bearing on rules and regulations for short-term residential accommodation operators.

**Province:** The incoming NDP Provincial government and provincial tourism associations such as Tourism Industry Association of BC (TIABC) and the BC Hotel Association all express a desire to tax all short-term accommodation equally in order to contribute to tourism marketing programs (Municipal Regional District Tax). The three organizations also have a strong focus on affordable housing for BC residents and/or tourism employees.

**Canada Revenue Agency:** Rental revenue whether from short-term or long-term renters is typically considered income and should be included in income report on annual tax reporting.

**Local Strata's:** Strata Corporations in BC have the power to remove the ability of strata members to rent their properties on a short-term or long-term basis.

# Short Term Vacation Rentals

## What's the Deal?

### Have Your Say | Consultation Process

In understanding how to address short-term rentals, there are four fundamental questions to consider:

- 1) How might short-term nightly rentals support or impact community goals/aspirations?
- 2) How much is appropriate?
- 3) Where is it best located?
- 4) How do we manage and enforce?



### Get Involved!

In order to address these questions, we want you to join the Village at upcoming community engagement sessions and we want you to take part in an online community survey. There is also the opportunity to host a session in your home if you can gather 10 or more interested friends or neighbours.

<b>July 14th</b>	Pemberton Farmers Market 3pm-6:30pm
<b>July 18th</b>	Pemberton Community Centre, 6pm-8pm
<b>July 19th – Aug 4th</b>	Online Survey & Home-based Sessions
<b>July 25th</b>	Committee of the Whole Meeting, 2pm-3pm
<b>Fall 2017</b>	Zoning Bylaw Open House, TBD



#### Questions? Contact Us!

**Lisa Pedrini, Village Planner**  
604.894.6135X234  
lpedrini@pemberton.ca

[www.pemberton.ca](http://www.pemberton.ca)

## B: FARMERS' MARKET COMMENTS

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- Bylaws that you cannot or will not enforce serve no purpose and only cost taxpayers money.
- I think if it is your primary residence you should be able to rent out your other rooms unlimited. If it is not your primary residence then long term rentals would be preferable.
- It would be great to be regulated.
- I support the zoning for short term vacation rentals but agree it should be regulated so that it doesn't become a problem like it is in Vancouver. We don't want vacant units only available as holiday rentals leaving permanent residents without accommodation. However, people with spare rooms should be allowed to rent rooms and earn an income if they occupy the home.
- Why shouldn't tax paying Pemberton locals that pay high property prices/taxes and have large mortgages in a low income/high cost of living corridor benefit from short term rentals? Of course they should.
- If you shine the light on Airbnb's that are located in "illegal" suites, you shine the light on the long-term residential units that are "illegal".
- For the SLRD, short term rentals are impacting Pemberton and area. Noise, fire hazard, impacting trails, too many people using limited resources. They should be licensed, regulated and taxed at a minimum.
- Give a portion of business license for Short Term Accommodation for tourism spending i.e. business license is \$200 instead of \$150 with \$50 donated toward Tourism Pemberton.
- Air B&BS should be treated as a business. Should be zoned and limited to who can do it. They should be used by owners who live here and not people that buy property from the city or anywhere else using them as a money maker driving the rental market through the roof.
- I believe that short term rentals and Airbnb are taking up too much rental space for locals. I hope it gets regulated.
- I think short term rentals must be regulated for the benefit of the village. Visitors use services and village resources, some of the money for short term rentals should go towards village services.
- What I see or hear about Airbnb:
  - Drove prices of housing up both rental and buying.
  - Displaced too many seniors who eventually had to move out of town.
  - Rent controlled senior housing has flaws:
    - Some seniors sell, or give away to family, their real estate to qualify.
    - Too many young men who qualify for 'disabled housing' have moved in and will be there for decades.
- Airbnb = patio noise.
- On the positive - it creates work for cleaners.

**C: SURVEY QUESTIONNAIRE**

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## Village of Pemberton Short-Term Rental Survey

Welcome to the conversation on Short Term Rentals!

**Welcome to the conversation about short-term vacation rentals in the Village of Pemberton.**

**The purpose of this consultation is to explore the local issues related to short-term rentals and to determine how to move forward in Pemberton as it relates to the Zoning Bylaw Review process.**

**A short-term rental (STR) is a home, or a room in a home, that is rented for less than 30 days at a time, e.g. daily, by weekend, weekly or bi-weekly basis to visitors who return to primary residence elsewhere at the end of their stay". It does not include Pension operations.**

**If possible, please try and read the background briefs prior to completing the survey. The survey will take 10-15 mins to complete, so grab your favourite beverage, have a seat and let us know what you think.**

**Thank you for your interest and willingness to share your opinion.**

1. I've read the two background briefs on short-term rentals.

- Yes
- No
- Unsure

## Village of Pemberton Short-Term Rental Survey

\* 2. Please select the category that best describes your residency in Pemberton.

- I live full-time in the Village of Pemberton
- I live part-time in the Village of Pemberton (weekends, holidays, months etc), but spend most my year in another location
- I'm living in the Village of Pemberton full-time but just for a season or two
- I live somewhere else and own property that I don't use in the Village of Pemberton
- I don't live in the Village Pemberton or own there. (Please indicate where you live most of the time)

3. Do you own or rent the residence you stay at in the Village of Pemberton?

- Own
- Rent
- Not applicable

4. Do you own residential properties in the Village of Pemberton that you do not live in?

- No
- Yes, I own one residential property that I don't live in
- Yes, I own multiple residential properties

5. Do you own and operate a business in the Village of Pemberton and/or are you member of the Chamber of Commerce there? (multiple responses allowed)

- Own and operate a business
- Chamber Member
- Neither

## Village of Pemberton Short-Term Rental Survey

### Part-Time Tenure

6. How long have you owned/rented a property in Pemberton?

Years (state the number only)

7. What type of property(s) do you own in Pemberton? (Multiple responses are allowed)

- Empty Lot/Land
- Detached Chalet/Single Family Home
- Duplex
- Townhouse
- Condo/Apartment Style
- Suite

Other (please specify)

8. How many nights on average do you spend at your Pemberton property each year between May and October?

9. How many nights on average do you spend at your Pemberton property each year between November and April?

\* 10. Please click 'Yes' to move on.

- Yes
- No

## Village of Pemberton Short-Term Rental Survey

### Length of Residency

11. How long have you lived full-time in Pemberton?

Years (state the number only)

12. What type of residence is the dwelling that you live in?

- Detached Chalet/Single Family Home
- Duplex
- Townhouse
- Condo/Apartment Style
- Suite

Other (please specify)

## Village of Pemberton Short-Term Rental Survey

### Experiences

**For the purposes of this survey: A short-term rental (STR) is a home, or a room in a home, that is rented for less than 30 days at a time, e.g. daily, by weekend, weekly or bi-weekly basis to visitors who return to primary residence elsewhere at the end of their stay". It does not include Pension operations.**

13. Take a moment if you wish to describe your experience living beside a short-term rental or renting out your property as a short-term rental.

14. Have you ever vacationed in a residential style short-term nightly rental booked through an online booking site or property manager?

- Yes
- No
- Not sure

15. If so, how was the experience

Extremely bad

Extremely good



16. Why did you answer the way you did in the previous question?

17. Do you currently operate a short-term rental or are you considering it?

Yes

No

18. If so what is the prime reason for doing so?

Village of Pemberton Short-Term Rental Survey

Benefits

19. Below is a list of commonly reported benefits with short term rentals. Please prioritize the importance (to Pemberton) of each benefit from 5 (very important) to 1 (not at all important)

	5(Very Important)	4	3	2	1 ( Not At All Important)
Increases or maintains property value	<input type="radio"/>				
More accommodation options for visitors - improving experiences	<input type="radio"/>				
Cultural exchange of residents and visitors	<input type="radio"/>				
Offsets the cost of housing for <u>full-time</u> resident homeowners	<input type="radio"/>				
Provides additional disposable income to homeowners	<input type="radio"/>				
Offsets the cost of the property for <u>part-time</u> residents/owners	<input type="radio"/>				
Provides additional revenue for property investors who don't use their units	<input type="radio"/>				

Other (please specify and type a rating)

20. Please add any more comments on benefits to short term rentals.

\* 21. Do you have any concerns with Short Term rentals in the Village Pemberton? \* must select one. (clicking 'Yes' will give you the opportunity to comment on concerns)

- Yes
- No

## Concerns

22. Below is a list of commonly reported challenges with short term vacation rentals. Please rate your level of concern with the impact of these challenges on the community of Pemberton.

	5 Very Concerned	4	3	2	1 Not at all Concerned
Parking/Snow Clearing/Traffic problems	<input type="radio"/>				
Noise disturbances from commercial uses	<input type="radio"/>				
Loss of community feel, empty neighbourhoods, rotating neighbours	<input type="radio"/>				
Safety/Security	<input type="radio"/>				
Inflated real estate prices	<input type="radio"/>				
Reduces the availability of long-term rentals	<input type="radio"/>				
Erosion of the commercial tax revenues/base like that from hotels and other businesses	<input type="radio"/>				
Unfair tax advantage over legitimate commercial accommodation properties like B&Bs and Hotels	<input type="radio"/>				

Other (please specify and type a rating)

23. Please add any more comments about your concerns with short term rentals.

## Management Approaches

24. Do you think the Village of Pemberton should regulate short-term rentals in some manner? (e.g. either prohibit and enforce; permit some and manage; encourage and manage.)?

- Yes
- No, it doesn't need regulation.

25. If short-term rentals continue or expand in residential areas should the Village go about managing the operations with specific short-term rental policies?

- No, existing or new general Village bylaws and regulations e.g. noise and parking bylaws, fire regulations, business licensing existing strata board rules etc... should suffice
- Yes, the Village should consider creating additional management rules related specifically to the operation of a short term rentals e.g. number of inhabitants, sharing contact information with neighbours, bylaw infraction deposits etc...
- Not sure

## Village of Pemberton Short-Term Rental Survey

\* 26. What are the three most important management rules you would like to see applied to short-term rentals in operation?

- Adequate parking spaces
- Bylaw infraction deposit of \$500-\$1000 to act as an incentive for good management
- Access to a 24/7 contact in Pemberton for concerns and management
- Maximum number of people per unit or room
- Fire safety
- Good neighbour agreement
- Business license requirement
- Other or none

## Village of Pemberton Short-Term Rental Survey

### Short-term rental regulation direction

\* 27. Assuming effective enforcement and bylaws are in place to manage short-term rental operational concerns (parking, garbage, noise), please select the regulation approach that best matches your thinking at this time. (\*you must answer this question to move on)

- Roll Back/Prohibit: Property owners in the Village of Pemberton should not be able to rent out their residential property in part or in whole on short-term basis.
- Status Quo: Property owners of most single family homes in the Village of Pemberton should be able to continue renting out rooms in their residence if providing breakfast - B&B permit. No whole home/suite rentals or rentals in townhouses/apartments will be allowed.
- Limited Expansion: There should be some more opportunities for short-term rentals in the Village of Pemberton. For example: More rooms or whole residence rentals; more types of dwellings allowed to rent; limited total number.
- Permissive: There should be many opportunities for short-term rentals in the Village of Pemberton. For example: More rooms and whole residence rentals; all types of dwellings allowed to rent; no limits on the total number.
- Other?

28. Explain why you answered the way you did please.

## Village of Pemberton Short-Term Rental Survey

Continue?

\* 29. Even though you don't want to see an expansion of short-term rentals would you like to comment on possible preferences for expansion in the Village of Pemberton?

- Yes
- No

Short-term rental preferences

30. Select the approach to capping short term rentals you most agree with.

- Capped on the total number of units, and limited to 2-3 per block where allowed to operate
- Capped on the total number of units, no limit on the number per block where allowed to operate
- No cap on the number of units or where they are allowed to operate
- Other (please specify)

31. Who should be able to operate short-term rentals? (select multiple if desired)

- Homeowners, in their primary residences
- Renters, in their primary residence
- Investors who own property they don't live in
- Part-time residents/2nd homeowners who use their property occasionally
- Owners of entire rental buildings
- Other (please specify)

32. What portion of a dwelling should be able to be rented short-term? (select multiple if desired)

- Spare rooms
- One entire residential dwelling unit at a time (e.g. apartment or home, a home with a suite could rent out one or the other, but not both)
- An entire residential dwelling and any attached suites (side suite) or detached suites (garage suite) at the same time
- Other (please specify)

33. What type of dwellings should be able to be rented as short-term rentals? (select multiple if desired)

- Single Family
- Townhouse
- Apartment ( stacked units)
- Attached suites
- Detached suites ( Over garage, secondary building)
- On property RVs/Tents
- Other (please specify)

34. Where should short-term rentals be permitted?

- Everywhere in the Village of Pemberton
- Select neighbourhoods in the Village of Pemberton
- Only new neighbourhoods being built in the Village of Pemberton
- Other (please specify)

## Village of Pemberton Short-Term Rental Survey

### Final Comment

**That's it! Thanks so much for your opinion. Please leave any final comments here.**

35. Final comments on short-term rentals and the Village of Pemberton

The results of this survey will be available along with a presentation to Council this fall.

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**D: SURVEY VERBATIM COMMENTS**

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## Q13 Take a moment if you wish to describe your experience living beside a short-term rental or renting out your property as a short-term rental.

Answered: 121 Skipped: 142

#	RESPONSES	DATE
1	No problems so far. We're interested in renting out our home in the future when we go on holiday's to offset travel costs.	8/13/2017 7:41 PM
2	Short-term rentals tend to be noisier (partying) and cluttered with more vehicles on street.	8/13/2017 12:27 PM
3	I have not experienced either.	8/13/2017 10:49 AM
4	n/a	8/13/2017 9:50 AM
5	Have always found the short term gusts to be much more accommodating and polite than any full time tenant.	8/13/2017 7:42 AM
6	Live beside an air bb in the plateau. No issue at all. I enjoy talking to the visitors.	8/12/2017 2:49 PM
7	I don't have any good or bad experiences to mention	8/12/2017 6:14 AM
8	Living close to a short term rental, I experienced increase traffic, inappropriate noise levels at inappropriate times, litter left outside attracted wild animals...	8/11/2017 7:50 PM
9	I think it is unsafe and disruptive to families and chldre.	8/10/2017 1:11 PM
10	I think short term rentals should be identified and taxed as businesses	8/10/2017 11:54 AM
11	Loud and disruptive. Have had city folk walk private property	8/9/2017 2:53 PM
12	I visit Pemberton frequently. I prefer the short term rentals as they have private living space not just a bed. I have always been respectful of the neighbors but I would prefer to stay at a homestyle hotel - it does not exist in Pemberton. Also, I have not visited on a number of occasions when I could not find suitable a rental.	8/9/2017 2:49 PM
13	Parking on the street is causing congestion. I have no idea who my neighbours are as it is so transient. Noise on weekends is disruptive.	8/9/2017 1:12 PM
14	N/A	8/8/2017 4:10 PM
15	n/a	8/7/2017 12:24 PM
16	Lots of vehicular traffic, yard full of parked vehicles, coming & goings all times of day, more noise, pollution, cut de sac too busy & small for increased traffic. More dust as drive not paved.	8/6/2017 9:16 AM
17	I do not have experience living beside nor renting out my property as a short term rental	8/6/2017 9:09 AM
18	There is an air B and B next door. Absolutely no issue. I like talking to the visitors	8/5/2017 8:51 AM
19	It makes it difficult to find a long term accommodation this driving locals out of Pemberton due to astronomical prices and limited housing.	8/5/2017 7:31 AM
20	NA	8/4/2017 1:55 PM
21	There are several on my street. Various cars block traffic constantly, with strangers coming and going.	8/4/2017 1:40 PM
22	We live beside a short term rental property that has 2 different areas they rent. Parking is an issue as they sometimes park in front of our property.	8/3/2017 10:16 AM
23	None	8/3/2017 1:58 AM
24	N/A	8/1/2017 5:25 PM
25	do not rent out my property short term nor have I had experience living beside a rental property	8/1/2017 4:08 PM

26	It has been a real treat to house people who could not otherwise find accommodation at a reasonable rate. We have had the opportunity to meet and learn more about who comes to Pemberton and from where. We have also had many longer term rentals to professionals in the area from 2 weeks to 3 months.	8/1/2017 2:01 PM
27	N/A	8/1/2017 5:41 AM
28	It's been much better than having long term tenants. Our last long term tenants we had many problems with & we had to take them to court in order for them to leave our property. We then learned the tenants have more rights than we as landlord do, and it took months for them to leave. They still owe us money, that we will never receive. The landlord/tenancy agreement & laws need to change.	7/31/2017 10:57 PM
29	No problems or opposition	7/31/2017 8:31 PM
30	I am NOT a fan of renting out our home on a short term basis. Aside from some extra income, there are no benefits.	7/31/2017 5:28 PM
31	We've had good experiences with short-term rentals. Renters have been courteous and quiet.	7/31/2017 4:26 PM
32	Concerned about the neighbourhood, strangers, vehicles, parking, houses using more than allocated infrastructure, impact on traditional accomodation, impact on longer term rentals.	7/31/2017 3:29 PM
33	No experience	7/31/2017 2:56 PM
34	I periodically rent out a guest bedroom for either one or two nights at a time and on weekends only. I have only rented out the room about 5 times as the room will be used this summer for my visiting relatives. I supply a breakfast to my guests and have a limit of 2 nights max.	7/31/2017 2:31 PM
35	Great experience meet all sorts of interesting people	7/31/2017 2:24 PM
36	N/!	7/31/2017 1:53 PM
37	N/A	7/31/2017 1:45 PM
38	We currently use AirBNB to manage the rental of the one bedroom suite in our home. In our experience we are getting a substantial percentage of visitors that rent for a longer term. Professionals such as educators and physicians that need a furnished place to stay for anywhere between one week and three months. The STR has been a perfect solution that allows us access to our suite in order to maintain and improve it. We also have the ability to have family and friends stay with us.	7/31/2017 1:20 PM
39	I have never done short term rentals out of my residence, but have neighbours and friends that do and I have nothing against it. I think if you own a property you should have the right to do whatever you want with it. There is a need for more rental housing but I don't think forcing people not to do short term rentals is the right solution. I would love to see a complex or building built that offers affordable rentals only to address this need that is obviously present in our community.	7/31/2017 1:14 PM
40	I believe that if the zoning down not allow for short term rentals, then you should not be allowed to rent short term. For example, you cannot open a welding business beside the grocery store. How is this fair for people who bought in a neighbourhood and then someone is not following he local by laws?	7/31/2017 12:57 PM
41	We have 3 air bnb in our neighbourhood and have had no issues what so ever, no noise or parking issues at all. In fact it's the neighbor that DOES NOT HAVE an air bnb that is a noise and parking issue for our road. We have met many lovely people traveling here that are bnb guests that are happily spending money in our community	7/31/2017 12:37 PM
42	I am currently operating one of my cabins as an Airbnb and have the other cabin as a long term rental. I absolutely love airbnb and what it brings to our small town. I know there is a housing shortage for locals, but I don't believe Airbnb is the cause. The reason we changed from a long term rental to short term is the type of renters we had and the rental agreement which provided us with no protection. Airbnb provides me with a modest income so I can stay home with my kids and continue to live in Pemberton.	7/31/2017 12:12 PM
43	N/A	7/31/2017 12:02 PM
44	currently have had no issues with short term rentals living nearby,	7/31/2017 11:55 AM
45	n/a	7/31/2017 11:53 AM

46	I operate a short term rental as does one of my neighbors. Both of us are legally registered to do so. With the inflated cost of homes here in Pemberton I rely on the increased income generated from STRs to cover my \$4.5k mortgage payment. Without the use of STR I would not be able to live here. We have had no issues or conflict from our STR or the neighbors STR. Both provide ample parking and tenants have been quite respectful.	7/31/2017 11:23 AM
47	You seen a lot of different cars, and there is no interaction with the people using the AirBnb.	7/30/2017 3:12 PM
48	There are a few around here and honestly no complaints. We have rented our property's suite as a long term rental only since 2008, however, one cannot deny the interest in additional revenue through short term rentals...yet the strain on long term rental resources for those looking to reside in Pemberton is concerning.	7/30/2017 8:40 AM
49	N/A	7/29/2017 3:49 PM
50	No problem, didn't even notice it was a STR home	7/28/2017 10:32 AM
51	In our complex we have had a few instances of these ST rental people showing up very late and trying to find their rental and waking up and/or scaring people in the complex.	7/28/2017 8:13 AM
52	There have been these rentals in our strata (I am the president) that have come to the strata attention. We've had no issues problem wise so far.	7/28/2017 4:38 AM
53	We have had our one spare bedroom as a short term rental for 2 months now, and it's significantly helped us pay for our mortgage along with other bills. In the past we have rented out this bedroom but we no longer wish to live on a more permanent basis with another person. Also, in addition to making that extra money to pay bills we can also have that room free for family and friends that come to visit. It works so well for us. However, we are concerned that this is not in line with the city of Pembertons regulations and we are hoping that the outcome of this will be in our favour so that we're able to move forward in life and not be stuck in the financial struggle as we were before.	7/27/2017 2:29 PM
54	We have only rented our space on an annual contract. However, would hope to not be blocked in the future from the possibility of doing short term rental. We have a legal suite in the house. I work in vacation rental management thus am very familiar with the business model and the development and future of airing/vrbo/homeexchange/home away/alluradirect/ And it goes on...	7/27/2017 11:37 AM
55	I have lived beside str elsewhere (squamish) and have no problems with it.	7/27/2017 9:44 AM
56	I have lived in a suite located in a short term rental house licensed as a b&b as well as letting the license lapse and still rent out nightly Owner wasn't living on premises at the time. Now live in a non legal suite with owner installing third Residence in single family home	7/27/2017 9:13 AM
57	lived next to an illegal short term rental in Whistler for years. some renters were okay, but lots of parties, and noise from others.	7/27/2017 8:15 AM
58	No experience	7/27/2017 6:07 AM
59	Extra traffic, extra cars parked on road, additional noise/parties	7/26/2017 10:56 PM
60	We have several properties in whistler which we rent in Airbnb and have only had great experiences. Our home in pemberton has a suite which we rent long term. We have much more trouble with long term tenants.	7/26/2017 10:07 PM
61	We rent a few times per year. It helps with the help HH cost of living	7/26/2017 8:45 PM
62	n/a	7/26/2017 8:31 PM
63	I am about to be without long term accommodation as my landlords have sold and the new owners are moving into the suite in order torrent out the main house as short term rentals	7/26/2017 8:05 PM
64	Hasn't noticed any neighbors renting out their place short term	7/26/2017 7:43 PM
65	use to live in the basement of a house that sometimes does STRs. For the most part it was alright but there was the occasional loud rental in the house.	7/26/2017 5:56 PM
66	Doesn't apply to me	7/26/2017 5:44 PM
67	No problems with it. Haven't done short term rentals myself yet.	7/26/2017 4:23 PM
68	Theft, property damage, noise, lack of parking. Even had one that tried to hide it by parking an extra car in the underground in front of fire door.	7/26/2017 3:37 PM
69	Increase in traffic to an end cul de sac with drivers who are not familiar with kids and dogs and who do not understand the parking and speed limits in the areas.	7/26/2017 1:43 PM

70	It's been fine no issues. Long term tenants around seem to be alot louder and messy	7/26/2017 1:35 PM
71	Having constant strangers coming and going can be unsettling	7/26/2017 12:59 PM
72	No issues	7/26/2017 11:43 AM
73	parking issue, strangers in common resident areas, waste, recycling, noise and strata rules being ignored.	7/25/2017 1:30 PM
74	I share a driveway with a STR home. In the summer months on weekends there would be a number of different cars driving in and out. Not knowing who these people are really changes how our community feels. Many of the drivers are disrespectful (driving too fast). Having 2 small children in our home, I feel that their safety is at risk. There was one day when a full size bus drove in our driveway. Please keep Pemberton a place where people want to raise a family and be part of a community.	7/25/2017 11:46 AM
75	no problems to date	7/25/2017 9:23 AM
76	I have never lived beside one and if my neighbours had rented theirs out I may not have noticed as we live on a bigger lot in the Village. I would be upset if I lived in a condo and my neighbours kept renting it out as I think I would notice more.	7/24/2017 10:43 AM
77	It can be loud. People get lost and knock on my door. I worry for my children as I don't know who may be showing up next door.	7/24/2017 9:15 AM
78	I have lived next to short term rental in a residential neighbourhood in the past and I find it is very disruptive. There are many strangers coming and going, garbage left out, and late partying.	7/23/2017 6:41 PM
79	House across street. He rents the full house, multiple people short term rentals on VRBO. Park on street taking away valuable spots esp in winter, often with sled decks too. No smoking, so smoke on the street, flick butts into my yard. Owner doesn't care, says he needs \$\$\$. Visitors don't care that small kids live here, drive too fast. Really hate it. Issue is same with longterm rentals as far as multiple units in houses, too many vehicles and no parking. Would like bylaw to come by more often, and in evening - no room for firetrucks or ambulance when people parked on both sides of street. Willow Drive.	7/22/2017 5:20 PM
80	There are multiple on my small street. There are so many cars parked on the street sometimes that I can barely get my car down the road. If there was an emergency there would be no way an ambulance or fire truck could get to my house	7/22/2017 3:07 PM
81	Noise and constant rotation of people are disruptive and cause a loss in the sense of community.	7/22/2017 10:32 AM
82	no experience of it	7/22/2017 10:16 AM
83	I have not lived beside or rented out as a short-term rental. I have two full-time tenants living beside me. One of the tenants is very annoying (noise late at night, dogs on my property, parking issues). In contrast, there is an short-term rental in my neighborhood that causes zero problems. The problems/lack of problems depend on the owner of the property and their concern for the neighbors.	7/22/2017 8:47 AM
84	Unknown people, parking,noise,extra traffic	7/22/2017 8:25 AM
85	Living beside a short term rental .... * Busier ( traffic, noise ) . * Takes away rental properties for local residents. ( higher \$\$\$ ) .	7/22/2017 6:45 AM
86	We "host" rent out a property where the owner works out of town 3 weeks/month so we look after renting out his primary residence for the weeks he is working. All the experiences have been positive with renters. All renters have been "tourists" mostly families, bringing added tourism money into Pemberton. This provides a small amount of income for us as well for the property owner.	7/21/2017 9:38 PM
87	I live beside a place often rented out for air bnb. Lots of loud parties and people often coming onto our property mistaking it for their short term rental.	7/21/2017 8:26 PM
88	Parking issues and the lessened sense of security of not knowing ones neighbours	7/21/2017 8:21 PM
89	We have had some experiences with increased late night noise, loud music, and speeding vehicles from rental units nearby. Also it is disconcerting to have strangers wondering around your neighbourhood.	7/21/2017 8:18 PM
90	Only positive experiences in single family homes	7/21/2017 8:05 PM

91	In the past we hosted Airbnb for over 3 years in the SLRD on property we owned which was zoned for short term rental. We paid for commercial insurance and our paid taxes for it. Things were very successful and it was fun to operate, but we had some challenges with noise and parking. Luckily we were always on there and knew who our guests would be, but found there were times when things got out of hand. We could deal with the situations, but defiantly know it's got some real issues if you were planning on operating in the village. I'd love to expand on the issues if needed!	7/21/2017 7:33 PM
92	N/A	7/21/2017 7:14 PM
93	No experience	7/20/2017 9:37 PM
94	I have never done either	7/20/2017 3:44 PM
95	N/a	7/20/2017 3:13 PM
96	To my knowledge there are no short term rentals on my street and we do not rent out our home when we are away.	7/20/2017 2:47 PM
97	As a renter, STR are taking away from the already extremely limited supply of rental housing. And they are driving rental prices up. Pemberton does not have any alternative systems in place (ie. no WHA). Those most vulnerable are most impacted. We need to collectively look out for our communities and the current trends are not representative of this.	7/20/2017 2:47 PM
98	no experience with the above specific examples, however, I have close friends who rent out a suite (in compliance with VoP reg's ;) and they have met amazing people from all over the world. They have more issues with loud neighbours partying at all hours than any issues with guests.	7/20/2017 12:10 PM
99	I have found it to have less of an impact on our property, neighbours, and our own privacy to rent 1 bedroom on airbnb as opposed to having a full time local roommate.	7/20/2017 11:42 AM
100	I have lived beside illegal nightly rentals and it is obnoxious. It is much better to know who your neighbour is than to have a different neighbour every night.	7/20/2017 11:23 AM
101	Short term renters are clean, quite and respectful. Short term renters are much better to live beside than long-term renters who tend to be messy, loud and disrespectful as they feel they are stakeholders, but since they do not own the property they do not take care of it. Short term renters in a tourist setting are typically affluent and respectable and since they are trying to get the most out of their stay, they go to be early and quietly arrive and leave in good order. At least this has been my experience.	7/20/2017 11:05 AM
102	n/a	7/19/2017 11:12 PM
103	n/a	7/19/2017 10:58 PM
104	We do have a bed and breakfast on our street and we have more traffic due to that. Some of the traffic is a bit annoying and the vehicles don't drive as slowly as they should in light of the fact there are a lot of small children around on their bikes, etc. It has not been a big problem so much as a small annoyance.	7/19/2017 10:41 PM
105	No experience	7/19/2017 10:04 PM
106	I have stayed in and rented out property on a short term basis. All experiences have been great. I have rented in the pemberton valley lodge on behalf of friends and family and they're experience was bad.	7/19/2017 9:35 PM
107	I am a very occasional airbnb-er of my own townhome. I open it up for a few weeks in the winter and summer, and when I get a booking, if it meets my minimum standards for length and dollars, I'll accept it. I then block my calendar again and hide my listing. Then, I use those dates and plan my own holiday. It's a beautiful thing. I am giving a family an opportunity to experience Pemberton in an accommodation type that doesn't exist without airbnb, and I am able to afford a more interesting vacation that what I may have afforded without the rental. The families I rent to end up eating in the restaurants, booking tours and activities, doing a full grocery shop... Definitely spending more money in local businesses than I would if I were home.	7/19/2017 9:21 PM
108	We have a suite in our home that we rented out to locals for the first 10 years. Our suite was not entirely respected throughout these times which made our decision to use it as a short term rental. Which also makes it easy for when friends and family come to visit, as our home is not big enough for entertaining guests.	7/19/2017 7:06 PM
109	Our experience live beside a short term rental has been very good.	7/19/2017 6:00 PM

110	i do not like it at all. i feel not very safe as the constant in and out of people/out of towners. super late arrivals and early leaving - as a single woman, i don't like strangers outside my front door whooping it up	7/19/2017 4:49 PM
111	Renting out our home as a short term as allowed us to afford our mortgage and accommodate family visits. We would not be using the space to rent to as suite, thus it is not taking away from rentals. It is has been great to meet people from around the world and share the things that make Pemberton special to us. Without this income, we would likely leave Pemberton as it isn't affordable without it.	7/19/2017 4:35 PM
112	N/A	7/19/2017 3:58 PM
113	Have experienced noise and garbage/litter issues near short-term rental properties.	7/19/2017 3:08 PM
114	N/A	7/19/2017 2:49 PM
115	n/a	7/19/2017 2:46 PM
116	I despise it. Non-stop strangers next to my front door. Late night arrivals - bit scary when u dont know why they are there.	7/19/2017 1:53 PM
117	Don't live beside one and don't currently rent anything short term.	7/19/2017 12:46 PM
118	There are two airBNB renters in our complex within eyeshot of my unit; one rents a room in her 2br place and the other rents their full 3br 2nd property (they live in the city). There have been no problems with the person renting their spare room out; no noise problems or parking problems due to the owner being on site. The 3br however, there have been parking and noise problems due to the owner not being on-site. They're lucky that the attached neighbor is very tolerant, which in part is due to the neighbor receiving highly reduced rates when they rent the 3br for visiting family. However the other complaints do impact other neighbors. Also, the 3br *was* rented out on a multi month basis to a family! Amazing! But then, has since reverted back to nightly rental.	7/19/2017 12:11 PM
119	Parking issues when not regulated.	7/19/2017 11:15 AM
120	My experience is that i have different people coming and going which leads to a concern about security. Parking becomes an issue that is hard to broach with neighbours and causes tension when there wouldn't be otherwise. Quite often, the owners are not present when their AirBnB guests are in residence.	7/19/2017 11:14 AM
121	Our strata has recently created a bylaw disallowing Nightly Rentals. I as a strata council member was a vote for this bylaw as having nightly rentals within a townhouse complex infringes on visitor parking as well as noise for owners	7/19/2017 11:11 AM

## Q16 Why did you answer the way you did in the previous question?

Answered: 134 Skipped: 129

#	RESPONSES	DATE
1	It was a great experience and enjoyed the extra space a home has to offer	8/13/2017 7:41 PM
2	NA	8/13/2017 12:27 PM
3	Nice- simple rental- good price point	8/13/2017 10:09 AM
4	It was easy, less expensive than a hotel.	8/13/2017 9:50 AM
5	Easy communication, got exactly what was advertised, the location I wanted and reasonable price.	8/13/2017 7:42 AM
6	I like different options	8/12/2017 2:49 PM
7	We prefer B&B or private home/suite over hotels. Our expectations have been met at the locations used thus far. The online experience generally works well.	8/12/2017 9:19 AM
8	Because it is true	8/12/2017 6:16 AM
9	Because having the option of staying in a home is sometimes better than a hotel	8/12/2017 6:14 AM
10	Varied experiences - good and bad	8/12/2017 2:40 AM
11	I rented through a property owner online, a condo- apartment in Hawaii. It was not as advertised. I paid a lot of money to share my kitchen with cockroaches.	8/11/2017 7:50 PM
12	I have rented B&B's in the past and know that some of them also advertise on AirB&B sites.	8/10/2017 5:49 PM
13	There are good operators that have clean nice residences (that do not interfere with the neighborhood) and some that I choose not to stay at. I like something with private living space	8/9/2017 2:49 PM
14	Place was in poor condition and had security concerns.	8/9/2017 1:12 PM
15	It was OK , as a traveler staying ion someones house residence lacks some privacy and professionalism	8/8/2017 4:10 PM
16	n/a	8/7/2017 12:24 PM
17	I have used AirBNB in the past as it gives me the 'home away from home' feeling. You can cook your own meals, do laundry if you want and have space away from others if needed. The host of the AirBNB I used was so accommodating, kind and there to help with any questions I had. Compared to hotels, private short term rentals don't come with hidden extra fees i.e.; internet charges, parking fees, etc.	8/6/2017 9:09 AM
18	This type of accomadation suits my family more than a hotel	8/5/2017 8:51 AM
19	I have not stayed in any air bnb	8/5/2017 7:31 AM
20	It was clean, convenient and affordable.	8/4/2017 7:11 PM
21	It was convenient, clean and easy.	8/4/2017 7:07 PM
22	House I stayed in outside of Pemberton for work was zoned for nightly rental 9 rooms being rented	8/3/2017 11:51 PM
23	n/a	8/3/2017 1:58 AM
24	I will not book a short term residential.	8/1/2017 5:25 PM
25	as a vacation option for accommodation it was convenience, more economical, provided cooking facilities, laundry and amenities. We had a home to ourselves and provided an option for a longer vacation than booking into a hotel	8/1/2017 4:08 PM
26	I have used airbnb in places where I couldn't find a hotel, it is a great way to really get to know an area. Especially in places that don't have very many hotel options.	8/1/2017 2:01 PM
27	Because it was amazing	7/5/2017 10:57 PM

28	Because I had amazing experiences	7/31/2017 8:31 PM
29	Most of our experiences renting short term have been. phenomenal. Excellent hosts and well kept, well advertised homes.	7/31/2017 5:28 PM
30	It was a unique vacation because of the accommodation.	7/31/2017 4:26 PM
31	Rented an airbnb in Madrid but found the room a little bleak. Very clean and in a good location.	7/31/2017 2:31 PM
32	95% of building was nightly rentals and condo units felt like a hotel	7/31/2017 1:53 PM
33	The building was in a building that was 90% rentals and the individual condo has great amenities.	7/31/2017 1:45 PM
34	Primarily ease of use.	7/31/2017 1:20 PM
35	I have had good luck staying in VRBO's I like the uniqueness of different houses and its usually cheaper than a hotel	7/31/2017 1:19 PM
36	-convenient -more amenities than hotel -better value -better atmosphere -more integrated into local community	7/31/2017 1:14 PM
37	It was travelling abroad. Great place. Cheap.	7/31/2017 12:57 PM
38	Beacause you are staying in someone's home there us a great level of respect for the accommodations and property, and that respect follows to into the community that you are visiting. It has made it more affordable to visit places that other wise we couldn't have gone. It has also allowed us to travel with children with less stress by renting places with kitchens and bathtubs and so on.	7/31/2017 12:37 PM
39	The space I rented was up to the standard advertised of the owner.	7/31/2017 12:36 PM
40	Only positive experiences in both hosting and staying in a short term rental	7/31/2017 12:12 PM
41	we have had mostly positive experiences and a few poor ones	7/31/2017 12:02 PM
42	Tourism is changing. Young people/tourists want to experience a town as a local would, not to stay in a faceless hotel that could be anywhere in the world. The practice of separating out tourists and locals and having tourist trap areas surrounded by hotels (Union Square, San Francisco) will be replaced by a different experience.	7/31/2017 11:55 AM
43	it provides more options than a hotel, allows for larger groups to stay in the same house.	7/31/2017 11:55 AM
44	n/a	7/31/2017 11:53 AM
45	Because stayed in B.C /Europe and Asia and all places were grrat	7/31/2017 11:41 AM
46	Accommodation was clean, affordable, and convenient.	7/31/2017 11:23 AM
47	All Air BNB and VRBO experiences I have had were positive - responsive owners, economical price, ease of rental, and great alternative to conventional lodging.	7/30/2017 8:40 AM
48	We stayed in a nice quiet place that we would never have found otherwise. The only downside was that it was a bit hard to find and we found it just before dark.	7/29/2017 4:58 PM
49	We have used residential style accommodation, particularly when staying in Vancouver, as we require the use of a full kitchen and most hotels do not offer that option.	7/29/2017 3:49 PM
50	I prefer to stay in homes over hotels	7/28/2017 10:32 AM
51	The accommodations were quiet, and well maintained.	7/28/2017 8:13 AM
52	Booking a family home often provides a kitchen, more room, an outside area... It was perfect for renting with young children. Another time i rented w my husband on airbnb, and we really enjoyed having a full kitchen and experiencing a 'real' dwelling in a new city (opposed to a hotel room for example).	7/28/2017 6:28 AM
53	The owner's 'bedside' manner.	7/28/2017 4:38 AM
54	We rent condos when we go to Hawaii and have had good experiences. I believe all of the places we have rented were licensed for short term rentals.	7/27/2017 3:37 PM
55	It was a beautiful, uniquely built cottage in saltburn, England where I stayed with some family. A really nice experience.	7/27/2017 2:29 PM

56	Short term private rental offers the option for visitors to experience the low-key authentic version of travel. Closest to experiencing the local life. This works especially well in small communities where traditional lodging accommodation is unavailable (sold out or nonexistent).	7/27/2017 11:37 AM
57	All the amenities of a home, can cook your own meals, more options and more family friendly than hotel.	7/27/2017 9:44 AM
58	The vacation suite was very private and comfortable	7/27/2017 9:13 AM
59	Convenient/affordable had kitchen facilities	7/27/2017 7:10 AM
60	Had some great experiences. Some were just okay.	7/27/2017 6:07 AM
61	It was a condo which was designed specifically for short term rentals. Had everything we needed and felt like a home not a hotel it had the warmth of a home.	7/26/2017 10:07 PM
62	No problems, good place, good location. I prefer hotels	7/26/2017 8:45 PM
63	It was good	7/26/2017 8:05 PM
64	Owner direct rentals I have booked have been always been a cheaper option in a destination I want to visit.	7/26/2017 7:43 PM
65	Because I haven't had that experience	7/26/2017 5:44 PM
66	It was perfect. Better than a hotel and more cost effective.	7/26/2017 4:23 PM
67	Because the experience was excellent.	7/26/2017 1:43 PM
68	It was small but clean and the owners were average people.	7/26/2017 1:39 PM
69	Home was quiet, clean, and very well equipped. The host family were lovely . Pricing very reasonable....cheaper than local options.	7/26/2017 1:35 PM
70	It was easy to book online. Could see photos of the house we rented for our family and read reviews from others who had stayed previously	7/26/2017 12:11 PM
71	Great to rent a house for family vacation	7/26/2017 12:09 PM
72	I enjoyed my stay at a non-hotel local rental. The price was reasonable and allowed me to spend more money at local establishments.	7/26/2017 11:59 AM
73	I never have because prices are the same as getting a hotel in most vacation spots and then I don't have to clean or cook!	7/26/2017 11:46 AM
74	Because it was easy, less expensive than a hotel and really a nice experience	7/26/2017 11:43 AM
75	Ammenities were so much better than a hotel and cheaper. Meeting home owners is such a friendly and wonderful way to immerse yourself in a community you are visiting.	7/26/2017 11:24 AM
76	It was in an complex that only had 2 of the rental units out of 300. i spoke with many people who lived there and they complained that more and more rentals like this were coming and people were moving out because the rent was going up	7/26/2017 10:56 AM
77	Real homes in my experience have more of a cozy feel to them, with less background distractions (elevators, loud fridges, lights from appliances) therefore resulting in a better sleep/stay. Also, you get to meet locals and get local advice on activities.	7/26/2017 10:48 AM
78	I don't like to use private homes that belong to strangers.	7/25/2017 1:30 PM
79	Complete suite with kitchen and living are provided relaxed feel as though it were our own cottage/condo	7/25/2017 9:23 AM
80	nice accomodation	7/25/2017 9:21 AM
81	Because it was in a location where I could not normally have rented and was alot cheaper than a motel for a week.	7/24/2017 10:43 AM
82	It was in a good neighbourhood that made it more engaging than a hotel	7/24/2017 8:32 AM
83	Nice to have a kitchen and not be in a typical hotel.	7/22/2017 6:27 PM
84	In Hawaii, so no car (no need for parking). Over 90% of units were rentals. Dealing with owner a bonus. Always in a condo environment.	7/22/2017 5:20 PM
85	They were adequate for our needs	7/22/2017 1:18 AM

86	Parking-when onsite parking was available it was very challenging to park a larger car-it was suitable for a hatchback; on road parking though stated as being available was very challenging to find. In one instance a pet free home meant that the cat was put outside for the duration of our stay.	7/22/2017 11:11 AM
87	Because it was in a small place away from the "tourist type" place	7/22/2017 10:16 AM
88	Issues with parking at some of the accommodations.ie. parking was at times supplied but difficult (small spot but our car was large); told would be able to park on road but all parking spots were occupied. One rental though advertised as pet free had a cat that was put outside for the duration of the rental.	7/22/2017 8:08 AM
89	We always book our vacations through airbnb. We find it a more affordable and comfortable way to vacation as a family. It also provides a unique experience to rent out someone else's home as oppose to a hotel which we could not afford.	7/21/2017 9:38 PM
90	In Costa Rica. Place was well maintained.	7/21/2017 8:26 PM
91	In Europe, house totally rented out rooms with no owner in residence.. Felt very insecure as a single woman.	7/21/2017 8:21 PM
92	The property was looked much nicer online than it was when we arrived (poor quality bedding etc). The experience of being in a cottage rather than a hotel was great.	7/21/2017 8:18 PM
93	Many countries and cities we travelled to were friendly and maybe use to having strangers in the area. Some were not so great and we felt kinda like outsiders.	7/21/2017 7:33 PM
94	Great options. Felt like a home while on vacation. Good rental locations. Larger accommodation for the family with full kitchen	7/21/2017 7:14 PM
95	I have had good and bad experiences, about 80% were good experiences	7/21/2017 12:05 PM
96	Is there anybody out there that really enjoys staying in a hotel??? Staying in a short term rental property is a full experience of meeting locals, living like a local and and as most people renting their properties keep their rental cleaner than hotels. Often Owners give advice on local activities.	7/20/2017 10:52 PM
97	Great vacation in nightly rental in Whistler.	7/20/2017 9:37 PM
98	It was a great location, clean and convenient.	7/20/2017 4:21 PM
99	N/a	7/20/2017 3:13 PM
100	We have used VRBO and both times the owner was very responsive and helpful. The unit clean and tidy and well cared for although a bit dated. In Europe we have stayed in flats within a main home and that too was a good experience.	7/20/2017 2:47 PM
101	Once in Boston - the owners lived in the SFD; they rented a room in their house occupationally while their daughter was away at university. They would never have rented this room out long-term.	7/20/2017 2:47 PM
102	in my experience real house always feels more comfortable than a hotel room that you can get at the same price.	7/20/2017 12:10 PM
103	I stayed in an Air BnB in Quebec; it was well-priced and met our needs, but very frustrating not be able to reach the owner because the heating system was malfunctioning.	7/20/2017 12:05 PM
104	I felt it to be more comfortable and organic than a hotel.	7/20/2017 11:42 AM
105	I enjoyed my stay at an AirBnB however I am not sure whether it was legal or not.	7/20/2017 11:23 AM
106	I enjoy airbnb accommodation much more than hotels. You get to meet a local resident that can provide you with insider tips and knowledge. It feels like you are visiting a friend, rather than being herded into an institution (i.e. a hotel). It is also much more affordable, allowing traveling to be done more frequently and to new places. The cost of living is so high these days, that the average person needs to save money everywhere they can. Paying \$200+ for a hotel room is simply not an option.	7/20/2017 11:05 AM
107	Because that was my experience, and thats what the question asked!	7/20/2017 10:47 AM
108	I have stayed in condos rented through VRBO - condos in areas zoned for STR use	7/20/2017 10:42 AM

109	Compared to a hotel, where everything feels like a business with people just wanting to make money, the air-Bnb I stayed in felt like a home away from home. With any questions I had, the owner of the house managed to give a personalized idea of options in the local area, and was far more friendly and welcoming than any business ever was. Being included in their culture as well was an incredible experience, all for less money and a more streamlined experience.	7/20/2017 10:31 AM
110	Affordability and location. Value for money in expensive places.	7/20/2017 2:31 AM
111	I appreciated having access to cheaper accommodations, but would have preferred a private hotel room in terms of amenities.	7/19/2017 11:12 PM
112	n/a	7/19/2017 10:58 PM
113	Cause we had a great holiday for a good price.	7/19/2017 10:47 PM
114	We have stayed in numerous short term rentals around the world and have had great experiences. The accommodations are more family friendly than traditional hotel rooms and more economical.	7/19/2017 10:41 PM
115	I love staying in air BnBs. It is more authentic and gives me a chance to connect more to a community I am exploring/visiting.	7/19/2017 10:24 PM
116	I have good experiences when renting owner direct although I don't do it often.	7/19/2017 10:04 PM
117	I have stayed in several Airbnb and VRBO rentals. Some were complete condo units or houses; others were rooms or suites in houses. Most were excellent locations and a good choice where other affordable accommodation was not available for a vacation.	7/19/2017 9:58 PM
118	I answered honesty.	7/19/2017 9:35 PM
119	I have been using airbnb for my own vacations for past few years in Colorado, Hawaii, California, and even in BC and have been thoroughly impressed every time. It is very difficult to find traditional hotel accommodation that is large enough for a family and has all the comforts of home, like a full kitchen and laundry. After staying in airbnb's, I don't know if I will ever go back to booking traditional hotels.	7/19/2017 9:21 PM
120	I fully support short term rentals, I have enjoyed my stays at them and like the freedom of using my own space too.	7/19/2017 7:06 PM
121	Our experience in Tofino and Vancouver has been great. These type of accommodation genery have more character, then conventional hotels.	7/19/2017 6:06 PM
122	It provides a unique and comfortable experience while visiting other locations.	7/19/2017 4:35 PM
123	The accommodation was nice, in a good location, reasonably priced and easily booked/accessed.	7/19/2017 4:34 PM
124	It's nice to have the space privacy and comfort of a home while on holidays	7/19/2017 3:58 PM
125	The accommodations matched our needs (location, accessibility and features such as full kitchen). The property was clean and well-managed, and the transaction was smooth. Finally, the price was reasonable for what we had rented.	7/19/2017 3:33 PM
126	Have never booked in a short term rental as I do not believe in robbing someone else of affordable housing in another community.	7/19/2017 3:08 PM
127	We were able to rent a place larger than our home on a beautiful property to have Thanksgiving with my visiting family	7/19/2017 2:49 PM
128	easy and cost effective for large families	7/19/2017 2:48 PM
129	I have only done it once, booked a house in Cannon Beach OR through a local property manager. It was a positive experience.	7/19/2017 2:46 PM
130	We enjoyed staying in someone's home while away. Had their expertise of the area and went/saw things we would have missed staying in a hotel.	7/19/2017 1:13 PM
131	Easier, flexible, more variety than traditional lodging options.	7/19/2017 12:46 PM
132	It was fine, in our instances we had no issues with the home or the neighbors & we were respectful.	7/19/2017 12:11 PM
133	Hotels in area where we stayed were run down & old. Had stayed in one of them many years ago & it was awful! However, we stayed in someones basement & we could hear the owners of the home loud & clear. Not sure if we would do an Air BnB again.	7/19/2017 11:50 AM

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134	I used VRBO rental in the past. It offers great options for affordable rental that included facilities such as kitchen etc. or for larger group.	7/19/2017 11:15 AM
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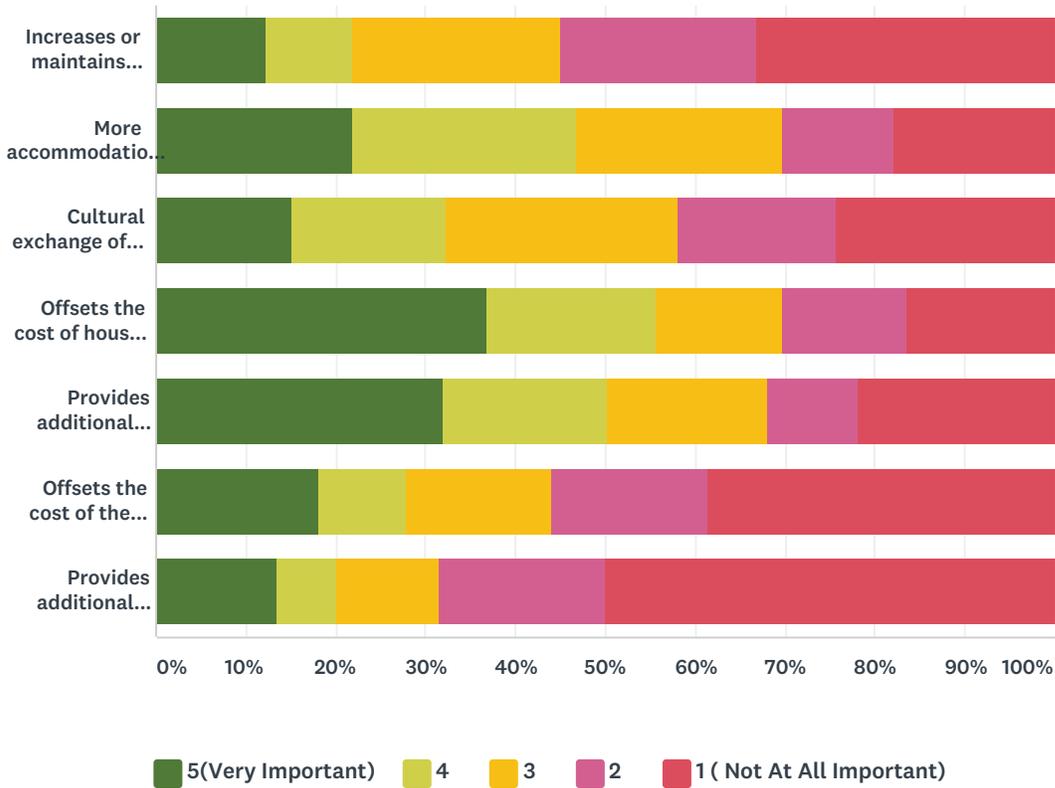
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31	I would consider for the company and experience people's views from other places and countyies	7/31/2017 11:41 AM
32	To be able to afford a house in Pemberton.	7/31/2017 11:23 AM
33	I would consider it for the income to help offset our mortgage, taxes, insurance and to have the flexibility to use our space when we wished (for family, friends etc)	7/29/2017 4:58 PM
34	N/A	7/29/2017 3:49 PM
35	Offset high cost of owning in Pemberton	7/28/2017 10:32 AM
36	I don't want strangers staying in my place	7/28/2017 8:13 AM
37	Financial gain	7/27/2017 2:29 PM
38	To help grow the community, make use of our home space while travelling or growing the family, to offer contracted workers a place to live	7/27/2017 11:37 AM
39	Additional weekend income (squamish). I personally will only be offering long term accomodate at my pemby house	7/27/2017 9:44 AM
40	Our house is not suitable and I don't want to.	7/27/2017 7:08 AM
41	Right now we don't want to do it. But years from now we might want to.	7/27/2017 6:07 AM
42	We earn a fair income after expenses.	7/26/2017 10:07 PM
43	Help with high cost of living	7/26/2017 8:45 PM
44	I would possible consider doing a home swap.	7/26/2017 5:56 PM
45	N/ a	7/26/2017 5:44 PM
46	Good source of revenue in a tourism community and it messes well with other tourism related buisness I do. It is also easier then dealing with full time tenants and allows me to let family and friends use the space when I need to.	7/26/2017 4:23 PM
47	One day I'd like to. I think it is such a nice way to slow down a little, meet new people and be home more with the kids.	7/26/2017 11:24 AM
48	I don't, but I would if I have a spare room to rent, for the above reasons as well as to supplement our income as we live in an expensive part of BC/Canada.	7/26/2017 10:48 AM
49	I would not because I respect my neighbors comfort around their primary residence.	7/25/2017 1:30 PM
50	So that I could go on vacation for a 2 month period and rent my place out while I was gone	7/24/2017 10:43 AM
51	To have rented while I am not here on most weekends and holidays	7/22/2017 10:59 PM
52	Income	7/22/2017 6:27 PM
53	We don't have a suite! (one of 2 on our block without illegals suites! Also, we are a family and don't want to share our space.	7/22/2017 5:20 PM
54	income	7/22/2017 10:31 AM
55	Not enough good paying full time JOBS in pemberton, and I need to make extra income to live and stay in this town	7/22/2017 10:16 AM
56	The only reason that I would consider it, is the difficulty of dealing with long-term tenants under the current residential tenancy act. This is one of the reasons that people decide to rent short-term - more money, less hassle!	7/22/2017 8:47 AM
57	Utilizing time and space for income for 2 pemberton families that cannot afford to live and work in Pemberton therefore having to work "up north" for 3 out of 4 weeks a month. The home is still there primary residence and is only rented for the days they work out of town. It would otherwise sit empty, being underutilized.	7/21/2017 9:38 PM
58	Financial - we can get more than twice as much income and not risk being stuck with bad tenants	7/21/2017 8:18 PM
59	Not interested in having long-term tenants but like providing accomodation and earning some extra income to cover operating expenses. Property will not be used for any accommodation if short term rental is not allowed.	7/21/2017 8:15 PM
60	so I can afford my house!	7/20/2017 9:37 PM
61	Additional Income as partner is a stay at home mom and is not working	7/20/2017 9:37 PM

62	There are too many people without homes and it's driving prices up to which the community members can not afford	7/20/2017 3:44 PM
63	Not where we live now b/c of parking, but for future SF home i would for income and meeting people.	7/20/2017 12:10 PM
64	income to save for my own property	7/20/2017 11:42 AM
65	Meet new people and share the Pemberton experience so that the entire economy of this village is uplifted. Also, make ends meet. My average grocery bill is approaching \$1000 a month. Rent is as much as in Vancouver for small townhome. Single detached homes are approaching \$1 million. Cell phone bills are \$100 a month or more. Wages have not kept up to these crazy expenses. How else can I afford to live if not by generating a small amount of revenue off the few 'assets' I have (i.e. a spare room)?	7/20/2017 11:05 AM
66	To offset the increased living costs (rent predominantly) in the VoP.	7/20/2017 10:46 AM
67	Supplement income.	7/20/2017 2:31 AM
68	We've had tenants sign leases for long term, but breaking the lease continuously. It's been a hassle. We could be earning more money for a similar amount of hassle.	7/19/2017 10:47 PM
69	I am considering offering it occasionally. I would like the village to allow short term rental, with regulations so that they are appropriately run and have a positive impact on the community.	7/19/2017 10:24 PM
70	To subsidize high mortgage payments and not have to deal with bad tenants through the bc landlord/tenancy act (when a bad tenant arises) which favours the tenant and causes much stress.	7/19/2017 9:35 PM
71	Strictly to offer up my home to tourists during my own vacation time. This is not a money maker for me. The revenue just helps me pay for my own vacations. I gross under \$10,000 in a year.	7/19/2017 9:21 PM
72	After renovating we wanted to keep our space in great condition, with less wear and tear. Also enjoy the ability to use our space for ourselves and guests	7/19/2017 7:06 PM
73	Social and financial	7/19/2017 4:35 PM
74	n/a	7/19/2017 2:46 PM
75	Considering renting a room for some extra money as well as meeting new people and sharing our love of the area.	7/19/2017 1:13 PM
76	Unused space in main house/potential income.	7/19/2017 12:46 PM
77	Pemberton locals need housing! We have 2 hotels that are not at their daily capacity. I did not purchase my house to operate it as a BnB. Not fair to neighbours.	7/19/2017 11:50 AM

**Q19 Below is a list of commonly reported benefits with short term rentals. Please prioritize the importance ( to Pemberton) of each benefit from 5 (very important) to 1 (not at all important)**

Answered: 201 Skipped: 62



	5(VERY IMPORTANT)	4	3	2	1 ( NOT AT ALL IMPORTANT)	TOTAL	WEIGHTED AVERAGE
Increases or maintains property value	12.24% 24	9.69% 19	22.96% 45	21.94% 43	33.16% 65	196	2.46
More accommodation options for visitors - improving experiences	21.89% 44	24.88% 50	22.89% 46	12.44% 25	17.91% 36	201	3.20
Cultural exchange of residents and visitors	15.15% 30	17.17% 34	25.76% 51	17.68% 35	24.24% 48	198	2.81
Offsets the cost of housing for full-time resident homeowners	36.82% 74	18.91% 38	13.93% 28	13.93% 28	16.42% 33	201	3.46
Provides additional disposable income to homeowners	31.84% 64	18.41% 37	17.91% 36	9.95% 20	21.89% 44	201	3.28
Offsets the cost of the property for part-time residents/owners	18.00% 36	10.00% 20	16.00% 32	17.50% 35	38.50% 77	200	2.52
Provides additional revenue for property investors who don't use their units	13.50% 27	6.50% 13	11.50% 23	18.50% 37	50.00% 100	200	2.15

#	OTHER (PLEASE SPECIFY AND TYPE A RATING)	DATE
1	Bring more visitors into Pemberton and with the appropriate advertising and operations, can help the village economy. More to the Sea to Sky than Whistler	Village of Pemberton Committee of the Whole, No. 166 8/13/2017 10:53 AM Tuesday, September 12 2017

25	As a homeowner, I do not want anyone to tell me what I can or can't do with my rental suite. Currently we lease our suite yearly however, as a family with one income, it can be difficult to get by and we have considered turning our suite into a short term rental (and no, not for "disposable" income but to live in a place as expensive as Pemberton).	7/26/2017 11:50 PM
26	Our first time buyer children have been able to buy a condo. And to afford it they rent it out nightly during Dec and Jan they both work full time but without the extra income they would have to move away from here, family and friends to afford something. They were born and raised in Pemberton.	7/26/2017 10:12 PM
27	It allows people flexibility. Homes can be used for friends and family as well as guests. Not everyone wants to deal with full time tenants.	7/26/2017 4:25 PM
28	I think property owners should be able to do what they want with their homes and for their own reasons. I don't blame homeowners at all for not wanting long term renters. Have heard so many horror stories through the years. Short term renters seem to be more respectful of other people's property...	7/26/2017 1:39 PM
29	It's VERY disappointing that this survey doesn't ask two very important questions! If you own a home for nightly rentals, does it comply with Village bylaws? And, if you could buy a home in Pemberton, would you? The answer is YES however nightly ILLEGAL rentals have contributed to driving up prices and so we now cannot afford to buy here, \$500K+ for a townhome!? Because of this we are looking at relocating out of the Sea to Sky corridor	7/26/2017 11:52 AM
30	I believe fees or licencing revenue should go directly to village infrastructure, parks and shared benefits for residents. This improves image of host and renter alike that their business brings positive impact for village and not just host - at the expense of services taxpayer funds.	7/25/2017 9:32 AM
31	If you were looking at different designations for different areas. I would look at larger properties versus condos where there are tight living quarters as I could see how this would create issues with parking, noise, strata by laws, etc.. This would also leave condos for long term rental and they should be more affordable.	7/24/2017 10:47 AM
32	These should be in properly zoned, properly permitted locations. When I bought here I was not expecting to have a different neighbour every night.	7/24/2017 9:16 AM
33	Sorry, don't own if you can't afford it. It is just greed, plain and simple!! If you own a large property, with lots of offstreet parking, and multiple buildings I don't have as much of an issue as on residential streets where parking is tight, and illegal suites are already an issue (but needed for long term workers)	7/22/2017 5:23 PM
34	Adds to the diversity of accommodation options	7/22/2017 11:19 AM
35	I think that the important benefits to full time home owners and even part time home owners to an extent are also fulfilled by renting out as longterm rentals for people working in pemberton/whistler area.	7/22/2017 10:34 AM
36	We don't have to deal with having to waste time looking for the right person to rent the room out!!! Roomies always ask for more and I can't stand when they start thinking they own the house!!!!	7/22/2017 10:18 AM
37	I think the people hosting guests to pemberton through airbnb benefits tourism to the area with in turn benefits many small business's. It also provides income to many families struggling to afford their homes here. It utilizes properties. It brings people here to visit that would not come if airbnb was not an option.	7/21/2017 9:44 PM
38	Our rental market is awful. People working in Pemberton can't afford to live here. Too many air bnbs.	7/21/2017 8:28 PM
39	It is really important that the laws do not encourage non-local residents to buy homes for the purpose of renting to cover their investment. Pemberton is under-served with health and education workers. There has to be incentive for valuable middle income working families and adults to own homes.	7/21/2017 8:27 PM
40	Provincial rental regulations are so tenant oriented that we would never rent out all or part (including the suite in our house) under a typical residential tenancy agreement.	7/21/2017 8:17 PM
41	I think things are out of control now with airbnb, it's not the experience it once was when we started hosting back in 2011. Now it's all about paying down the mortgage and not about the experience of being at a real cool place to stay in the country. So many places are just second homes that need to keep up with their mortgage payments. Sorry to say that's not what Pemberton is all about. You might as well stay in a hotel.	7/21/2017 7:50 PM

Unfair tax advantage over legitimate commercial accommodation properties like B&Bs and Hotels	50.00%	20.78%	14.94%	7.14%	7.14%	154	3.99
	77	32	23	11	11		

#	OTHER (PLEASE SPECIFY AND TYPE A RATING)	DATE
1	Again number 3 is a false statement not backed by any evidence	8/8/2017 4:17 PM
2	I would argue STRs reduces property values not increases	8/4/2017 1:44 PM
3	The biggest issue here is loss of long term rentals.	7/31/2017 1:22 PM
4	Community attitude And strata management 5	7/27/2017 11:52 AM
5	Create parking problems	7/27/2017 9:15 AM
6	The Village has been ignoring vacant "part time" property taxes and taxes on nightly rentals for FAR too long!	7/26/2017 11:55 AM
7	Drive too fast, not appreciative of small kids in area	7/22/2017 5:27 PM
8	Lack of critical community support workers able to live here- teachers/mental health workers.	7/21/2017 8:30 PM
9	No where for seasonal tenants to stay. I can say we are part of that search for housing.	7/21/2017 7:56 PM
10	Hard to get and retain employees	7/20/2017 2:51 PM
11	We are in an affordable housing crisis and these illegal uses are a big part of that.	7/20/2017 11:25 AM
12	loss of long term rental unit availability - 5	7/20/2017 10:45 AM
13	Definitely concerned about increased traffic	7/19/2017 10:43 PM
14	Groups that are more than 6 can be loud	7/19/2017 4:40 PM

## Q23 Please add any more comments about your concerns with short term rentals.

Answered: 74 Skipped: 189

#	RESPONSES	DATE
1	#17 covers my concerns. Tax and licence operators where appropriate. Fine those who do not comply. Put that By-Law Enforcement person to work!!!	8/13/2017 12:33 PM
2	There are situations where I feel that short term rentals are valid or acceptable such as renting out during a family vacation etc. That being said I feel it is important to regulate this and there should be licensing/registering. They are basically running a business and avoiding the costs associated with it in order to make extra money. I am all for the 'sharing economy', but I would hazard a guess that the majority of short term rental providers are NOT in it for this reason. For example comparing it to a tool sharing operation is not the same. Our local Tool Library is there to serve and support the community but not to collect high fees in order to make a profit.	8/10/2017 6:03 PM
3	They should be licensed.	8/10/2017 12:43 PM
4	Short term rentals like Air B&Bs are businesses and should be taxed and treated as businesses.	8/10/2017 12:01 PM
5	Lack of standardization of accommodation , commercial use and benefits on a residential tax platform , lack of adequate regulation and enforcement	8/8/2017 4:17 PM
6	If Pemberton starts enforcing an Abb bylaw but the SLRD does not it will be just another example of how unfair this community is. I feel so ripped off by Pemberton. This will be one more reason to sell my house and move!	8/5/2017 9:00 AM
7	They don't pay for proper utility usage (water). They should be paying proper taxes (partially commercial). These are ways to help pay for aging infrastructure	8/4/2017 1:44 PM
8	Long term rentals have gotten out of control with no reason for landlords to rent long term	8/3/2017 11:54 PM
9	There needs to be a level playing field for all. I am paying an extra \$1500 for water and sewer as a legal 1 bedroom B&B. Less water and sewage use is actually what is occurring as the unit is rented out sporadically. There is no clothes washing machine in the unit either. I know that less water and sewage is being used compared to having someone live full time as a tenant. I think this needs to be addressed as it will probably affect others decisions wether or not to be a legal operation. Also it should be disclosed at the time someone applies for a license as we only found out about this when we went to pay our taxes - a bit of a shock.	8/3/2017 10:31 AM
10	Need to have a fair playing field with other accommodation.	8/3/2017 2:02 AM
11	All the local people who live and work in Pemberton or Whistler can no longer find stable and affordable housing to remain in the area. If this continues all the working folk of the community will be forced to leave and in turn all businesses will suffer. Continue to suffer. They already can't find enough staff to fill their needs resulting in poor service and poor experiences for those visiting the area.	8/1/2017 5:45 AM
12	I am VERY concerned about the lack of long term rentals available to permanent residents of Pemberton, as well as the inflated cost of those (very few) long term rentals that are available to local residents. This is what I see as the biggest problem for the village. Short term rentals are having a terribly negative effect on people looking for decent, fairly priced long term rentals.	7/31/2017 5:32 PM
13	I worry greatly about young service sector workers being able to afford living here. Without these young women and men be able to live in Pemberton our town's F&B and retail sectors will be decimated.	7/31/2017 1:49 PM
14	I am concerned that short term rentals will be unfairly blamed for many of the issues you outlined in this survey. It is an easy bandwagon to jump on, but I do NOT feel that the increase in STR is the primary cause of any of these problems. Just the easiest to point a finger at. It is my sincere hope that the village takes time to consider all of the other factors and allows home owners in my situation (primary residence) the freedom to choose what works best for them. By the way... our place is available for long term rental. It just needs to be done through AirBNB.	7/31/2017 1:27 PM

Village of Pemberton  
 Committee of the Whole No. 166  
 Tuesday, September 12 2017  
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15	Businesses in town are having a hard time finding employees because there are fewer and fewer long term rentals available. Its becoming a very real problem.	7/31/2017 1:22 PM
16	If it's not zoned or approved / it shouldn't be allowed. Simple / straight forward.	7/31/2017 1:00 PM
17	A long as there is adequate parking and you are not disturbing your neighbors I see no reason for any issues. If you live in your home and air bnb allowed you the ability to continue to afford to live in Pemberton I see no issues. However if it is a vacant property that is only being used as an income generating property with air bnb than it should be a registered business with the village. Many people rent out there own lived in homes while they them selves travel to help off set the cost of their own holiday, I don't see how this should be any more of an issue that having company come and stay with you.	7/31/2017 12:45 PM
18	I would like to see a requirement put onto to the online booking agency to collect the provincial sales at the time of booking and submit it to the government..in addition to their service fee...this would eliminate the tax collection program and level the playing field of the accommodation provider.	7/31/2017 12:43 PM
19	housing should be left for owners to live in full time or to rent to locals so we can keep our small town thriving. short term rentals are exactly that short term benefit and only to the homeowner. no long term benefit at all	7/31/2017 12:19 PM
20	short term rentals will change the real estate values and alter the market. the effects will be hard to predict on Pemberton.	7/31/2017 12:05 PM
21	I think short term rentals should be allowed only for permanent residents of Pemberton which own their house. Additionally I think they need to be detached residencies with ample parking so as not to impact the neighbourhood dynamics.	7/31/2017 11:28 AM
22	Short term rentals are a business and should be treated as such. Currently the playing field with them and hotels are not fair, this should be mitigated so they are both equal.	7/30/2017 3:14 PM
23	Main concern is a level playing field - anyone offering a product that they are being paid for should be taxed on it by the Village and report it as income. If everyone who has a business license in the Village is paying taxes, so should short term rental providers.	7/30/2017 8:43 AM
24	The idea of limiting the number of short term rentals in a neighbourhood as done in some communities is appealing to help maintain the safe community feel of the neighbourhoods. I am not sure how you would determine who gets to be the limited few who have short term accommodations.	7/29/2017 5:02 PM
25	Domino effect of reducing long term rentals...suite appropriate renters have to band together to rent a larger dwelling as suites are unavailable...they then compete for family homes...families cannot find rentals and have to relocate	7/29/2017 10:09 AM
26	Makes it difficult for long term residents to find long term rentals	7/28/2017 11:32 PM
27	VOP should encourage positive thinking around this topic to increase community control. Positive outlook will promote licenses, proper management of the rentals. More negative news will promote disobedience. Focus on info sessions on how to properly operate vs trying to block. Take the community improvement approach. Homeowners should be permitted to move forward. VOP should work to improve overall monitoring of noise violations not just for short term rental. Should be an overall ruling. VOP can encourage - but not rule - strata managers and councils (for selfmanaged stratas) to vote on adding a strata bylaw for their specific development on whether or not they will permit short term rental. Can even do a percentage of units per development that is reviewed and rotated each year if large amount of owners wanting to participate	7/27/2017 11:52 AM
28	reducing the availability of long term rentals is the biggest issue.	7/27/2017 8:18 AM
29	If homeowners are going to rent out rooms they should be required to hold a business licence and pay more for water, sewer and tax. They should also have to go to public consultation so their neighbors have a say in the change. We live near a B&B which has operated well over the years.	7/27/2017 7:24 AM
30	I don't want my neighbours having a party every night. We don't rent our place because I don't want anyone in our house.	7/27/2017 6:11 AM
31	Housing for local workforce is a huge concern as well.	7/26/2017 10:59 PM
32	Legislation will cave to the pressure of hotels to stop what is fair competition	7/26/2017 10:14 PM

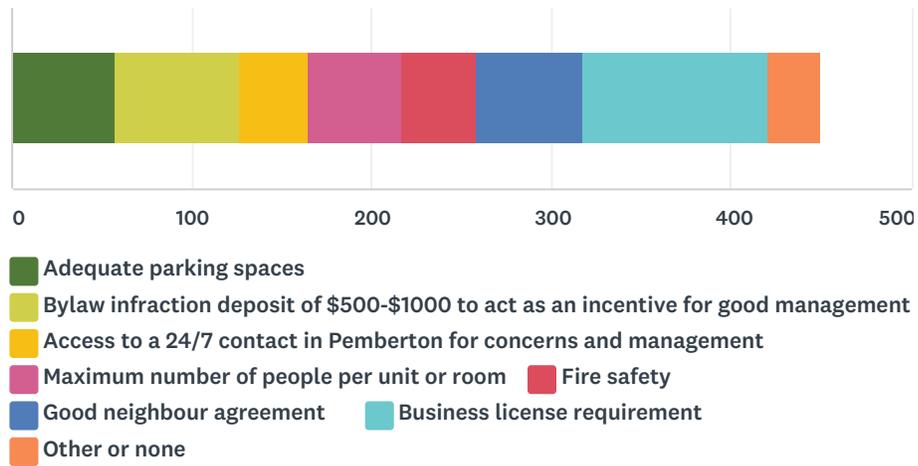
33	Affordable housing is pretty much gone due to supply being non existent so owners are doubling rent prices because they know they'll get it. Cost of living here is going way up from a few years ago. There used to be lots of long term housing.. not the case anymore. Many people have had to leave town because there is literally no rentals or lack of affordable ones. I was pushed out of Whistler after living there for 22 years. Couldn't afford it anymore. Now I feel Pemberton is heading in the same direction. I just want a place to call home and raise my daughter. As a single mom I would hope I will not be forced out of town ( like some other people) due to lack of housing or cost if ever I have to leave my current rental. Airbnb takes away a lot of l/t housing.	7/26/2017 6:15 PM
34	I'm fine with the occasional renting out as long as the owner lives in the house the rest of the time. Its the people that are constantly renting out their homes for less than a month at a time but do not live there.	7/26/2017 6:03 PM
35	We do not want to live in a hotel complex.	7/26/2017 3:40 PM
36	We have policies and bi laws in place that do not support short term rentals in many areas of Pemberton and this needs to be enforced. People know when they purchase their properties if they are or ARE NOT zoned for short term. There should be NO exceptions to these bi laws and they need to be enforced. I DO NOT want short term rental allowed in my neighborhood and will fight very hard against this.	7/26/2017 1:48 PM
37	Families are being driven out of Pemberton because they have nowhere to live because of short term rentals, it's crazy	7/26/2017 1:01 PM
38	I would just want to see some enforcement for rental owners - to ensure that rentals are being operated properly and not becoming a nuisance to neighbours	7/26/2017 12:15 PM
39	Short term rentals do NOT contribute in any way to building healthy, strong, vibrant, sustainable communitites or encourage people who want to or have moved here full time, to stay, in fact just the opposite.	7/26/2017 11:55 AM
40	I can't find any staff. they have no where to live. I have 4 full times staff member moving away because of this. it has always been difficult but lately it is rediculous	7/26/2017 10:58 AM
41	Displacing people from long term homes is my only concern, as many of the other issues are addressed with other bylaws (e.g. noise). also, parking issues should be updated as many households have one car or less.	7/26/2017 10:52 AM
42	Main one is the loss of community relationship building within the Village and accessibility for low income or even higher income employees in the area.	7/25/2017 1:35 PM
43	You nailed it! Safety, community, long term rental.	7/25/2017 11:53 AM
44	One cannot run a factory, mechanics shop, dry cleaners, etc out of their house, so why are these uses not being properly enforced on?	7/24/2017 9:17 AM
45	As above - parking is my biggest issue. We only have single side (ours) to park on in winter, and i am the slob who has to shovel it yet renters use it. Short termers don't care about local kids, drive fast, swear, smoke, make noise (they are on vacation, i get it, but we LIVE here!!). Neighbours are just greedy, they could rent long term and we would accept that as homes are needed for workers like teachers, etc.	7/22/2017 5:27 PM
46	Residential neighbourhoods in Pemberton weren't designed for the noise and traffic of a hotel. The houses don't have adequate parking. They don't pay taxes on the income or as a commercial business. Pemberton could really use the tax revenue.	7/22/2017 3:12 PM
47	Lack of business licences for short term rentals in place	7/22/2017 10:33 AM
48	Owners who are not concerned with how their rentals affect other owners.	7/22/2017 8:52 AM
49	This is a great opportunity for working people to rent part of or all of their property for "windows" of time so they can afford to own homes. That should be the driver of policy. Foreign ownership HAS to be discouraged.	7/21/2017 8:30 PM
50	Right now I can't find rental in Pemberton yet their are vacant housing only being used for air bnb.	7/21/2017 8:29 PM
51	I really feel there is a shortage of housing for true working class people to stay. We for one could not find a place and ended up living at a friends home till we can get our feet on the ground again. Maybe there needs to be zoning for new housing in backyards to accommodate yurts, coach houses, laneway houses so more people can find affordable housing. It's getting out of hand for young people to find a place to live or afford.	7/21/2017 7:56 PM

52	Who is going to "police" this and at what cost to the taxpayer	7/21/2017 12:08 PM
53	The community is becoming less and less of a community. Families are being forced to leave due to the concerns regarding air b & bs. It's gotten out of hand and most are illegally operating so it does nothing for this community other than take money away and drive prices up. It's becoming more and more of an issue and it needs to stop	7/20/2017 4:00 PM
54	It takes away places for locals to live	7/20/2017 3:15 PM
55	If I buy a home in a residential neighbourhood I am doing so for a reason. I want to be in a neighbourhood where my kids can play, we know the neighbours, build relationships and expand our community family. I did not buy there to not know the neighbours, have to deal with people coming and going which can be a safety and security concern. If I wanted that environment I would live in an area that allows for this sort of activity.	7/20/2017 2:54 PM
56	increase in campers/squatters and informal living arrangements - concerned from safety and health perspective	7/20/2017 2:51 PM
57	Short-term rentals threaten the community feel of Pemberton, as well as the economy of regular business who cannot find staff because staff cannot find accommodation.	7/20/2017 12:09 PM
58	The above are the concerns I have	7/20/2017 12:01 PM
59	These are ruining the community and displacing locals and making it very hard for local businesses to find accommodation for their employees.	7/20/2017 11:25 AM
60	My only concern is with residences that sit completely empty unless they are rented out on a short-term basis. If a spare room in a principle residence is being rented out, then there is no concern. But if a secondary residence that could otherwise be rented to responsible long term renters is taken out of the rental market for short term rentals, then I have a concern.	7/20/2017 11:11 AM
61	STRs are eating away at the long term rental pool and contributing to the housing crisis in the Sea to Sky corridor and all of BC	7/20/2017 10:45 AM
62	My biggest concern is about displacement of long-term renters--essential to Whistler's and Pemberton's workforce.	7/19/2017 10:03 PM
63	I have not witnessed or heard of any problems (snow clearing, parking, noise etc) from nightly rentals disturbance wise. Companies like air bnb provide a record to report taxable income on nightly rentals. Most nightly rentals have a customer/client rating in an effort to exclude problem clients/customers. Most families who choose this road do so to afford the cost of living here to remain here so, the community does stay together feeling in that aspect. The local hotels (not bnb's) are rattled because of this and the fact that a local hotelier is lobbying against nightly rentals will further worsen the problem.	7/19/2017 9:50 PM
64	I personally know many families that have had to move out of Pemberton because they either can't find a rental or can't afford to rent here	7/19/2017 5:40 PM
65	with the housing crisis in full swing in pemberton, how can you justify renting your space on a nightly basis. i get it - it is their home and they can do what they please, however, if you want to live in a community you cannot do that. long term locals (over 15+yrs) are leaving...how is that ok? obviously Pemberton is not in it for their working class people who run the town...the long term farmers who made this town...the people who are committed to this town...it is not ok in the current status of NOWHERE to live	7/19/2017 4:52 PM
66	Long term rentals may or may not be affected. We would not rent our suite to long term tenants. Simply put too many issue result from this.	7/19/2017 4:40 PM
67	The "playing field" should be fair -- hotels, B&Bs, etc. have certain requirements such as: - Minimum amount of available parking - Inspections - Tax collection STRs should be required, within reason, to meet similar requirements. However, these requirements should not be so onerous as to prevent (for example) a retired homeowner on a fixed income from being able to STR their primary residence for a week or two while they are away. In addition, while I think it's reasonable for a home owner to be able to offer a bedroom or unit for STR, it would be healthy for our community if this removes a substantial amount of housing stock from the long-term rental pool. Some reasonable limits should exist on STRs (e.g., maximum of one unit per home owner, maximum # within a community) Finally, renters should also be considered. They should have a local contact for any issues, and should be able to feel confident that they are renting something of reasonable quality and safety. A requirement for a local contact and for inspections or similar minimum requirements would help ensure a positive visitor experience.	7/19/2017 3:43 PM

68	Short term rentals remove rental stock needed by productive/working members of the community. In particular, a large amount of short term rentals remove bachelor and one bedroom stock which makes it difficult for single people to find housing.	7/19/2017 3:13 PM
69	People who cannot afford to buy in this super inflated (ridiculous) real estate market are suffering with no long term rental options. Soon people will have to leave when they have nowhere to live, and these are the people serving the tourists that Air BnB is marketed to. Pemberton is not made up of wealthy people, mostly young families trying to make it happen and this demographic is being forced out. I understand it is not a homeowners obligation to rent out any space they own, long term or short term, but as a community we need to realize the need of rentals for residents.	7/19/2017 2:58 PM
70	Short term rentals are taking up all of the rental housing in Pemberton, thus forcing long term local families and singles to have to move elsewhere. It has also made the cost of rentals extremely high for long term renters	7/19/2017 2:52 PM
71	Very very concerned with the lack of long term rental housing for local employees. Many businesses have noted losing employees because of a lack of employee rental housing.	7/19/2017 2:50 PM
72	It is unfair to the community who actually sustains the town. We are in a massive housing shortage and long term locals are losing out	7/19/2017 1:56 PM
73	My concern is the cost and shortage of long term rentals for residents. STR's are a personal gain and community loss.	7/19/2017 12:13 PM
74	People are purchasing homes thinking they can just rent out nightly rooms/basements.	7/19/2017 11:52 AM

## Q26 What are the three most important management rules you would like to see applied to short-term rentals in operation?

Answered: 160 Skipped: 103



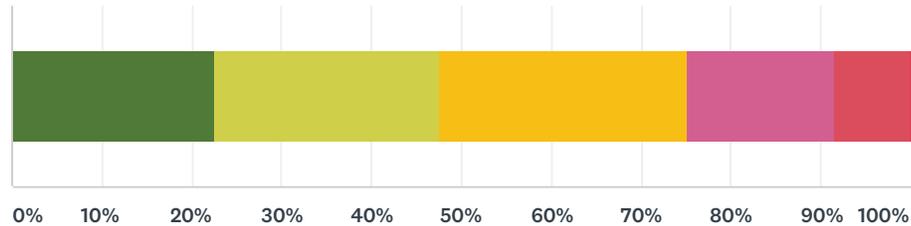
ANSWER CHOICES	RESPONSES	
Adequate parking spaces	35.63%	57
Bylaw infraction deposit of \$500-\$1000 to act as an incentive for good management	43.75%	70
Access to a 24/7 contact in Pemberton for concerns and management	23.75%	38
Maximum number of people per unit or room	32.50%	52
Fire safety	25.62%	41
Good neighbour agreement	36.88%	59
Business license requirement	65.00%	104
Other or none	18.13%	29
Total Respondents: 160		

#	OTHER OR NONE	DATE
1	Are our long term rentals being looked after first?	8/11/2017 7:51 PM
2	None	8/8/2017 10:35 PM
3	they should do them all just like a commercial operator has to	8/8/2017 4:18 PM
4	Partial commercial tax rate	8/4/2017 1:45 PM
5	need to regulate turnkey and suite rentals - these are the key problem areas and most impactful to rental pool	8/1/2017 9:38 AM
6	I feel that the village of Pemberton needs to make sure that they have well thought out tax regulations for income from STR.	7/31/2017 1:32 PM
7	If it's not zoned, approved, licensed and insured - then it should not be allowed to rent nightly.	7/31/2017 1:02 PM
8	limit allowed spaces per street	7/31/2017 12:20 PM
9	rental of a room in a home should have few if any regulations, rental of the whole home or condo should come with rules similar to the operation of a B&B	7/31/2017 12:07 PM

10	I had to uncheck my most important issues because of the limit to three choices. These are ALL equally important issues	7/27/2017 9:19 AM
11	These are all equally important to me-all of the above	7/27/2017 7:26 AM
12	Instead of the Village looking to make short term rentals 'work' I feel they need to be finding a way to stamp it out, businesses are struggling due to councils lack of foresight here- this has been con g for a few years and we are in a full crisis. Don't make it worse... please don't offer soft rules- stop allowing it, in effect allowing our local workforce and retirees more affordable places to stay- (not competing with nightly rentals would bring prices back to reality with the initial surplus of units.	7/26/2017 11:09 PM
13	Increased property taxes! And definitely business license as that INCOME legally should be reported to CRA.	7/26/2017 11:58 AM
14	Only full time home owners who also live in their home can rent rooms	7/26/2017 10:54 AM
15	These should be banned altogether. These should be in properly zoned, new neighbourhoods, not in existing residential neighbourhoods. And they should be in hotels and normal bed and breakfasts and guest lodges.	7/24/2017 9:19 AM
16	I WANT ALL OF THE ABOVE!!!! Why not!! They make stupid \$\$\$	7/22/2017 5:30 PM
17	limiting number of rentals per street/block	7/22/2017 11:23 AM
18	?	7/22/2017 10:19 AM
19	Not available to foreign owners	7/21/2017 8:31 PM
20	I don't think it needs to be regulated it needs to be shut down	7/20/2017 4:02 PM
21	need to regulate turnkey and suite rentals - these are the key problem areas and most impactful to rental pool	7/20/2017 2:53 PM
22	Limit on secondary residence. Airbnb should be limited to spare rooms in primary residences.	7/20/2017 11:12 AM
23	proper zoning and building permits	7/20/2017 10:47 AM
24	All of the above	7/20/2017 2:35 AM
25	It's important to have an allowance for RT-1 zoning at least permitting them to do it casually if it is their primary residence.	7/19/2017 9:44 PM
26	none	7/19/2017 9:13 PM
27	Maximum number of STR units in neighbourhoods or VOP overall	7/19/2017 3:44 PM
28	Ban short term rentals and enforce the ban.	7/19/2017 3:15 PM
29	I wish I could check all of these, otherwise Parking next, then max # of ppl per room, Fire Safety, Agreement then License.	7/19/2017 12:16 PM

**Q27 Assuming effective enforcement and bylaws are in place to manage short-term rental operational concerns (parking, garbage, noise), please select the regulation approach that best matches your thinking at this time. (\*you must answer this question to move on)**

Answered: 200 Skipped: 63



- **Roll Back/Prohibit:** Property owners in the Village of Pemberton should not be able to rent out their residential property in part or in whole on short-term basis.
- **Status Quo:** Property owners of most single family homes in the Village of Pemberton should be able to continue renting out rooms in their residence if providing breakfast - B&B permit. No whole home/suite rentals or rentals in townhouses/apartments will be allowed.
- **Limited Expansion:** There should be some more opportunities for short-term rentals in the Village of Pemberton. For example: More rooms or whole residence rentals; more types of dwellings allowed to rent; limited total number.
- **Permissive:** There should be many opportunities for short-term rentals in the Village of Pemberton. For example: More rooms and whole residence rentals; all types of dwellings allowed to rent; no limits on the total number.
- **Other?**

ANSWER CHOICES	RESPONSES
Roll Back/Prohibit: Property owners in the Village of Pemberton should not be able to rent out their residential property in part or in whole on short-term basis.	22.50% 45
Status Quo: Property owners of most single family homes in the Village of Pemberton should be able to continue renting out rooms in their residence if providing breakfast - B&B permit. No whole home/suite rentals or rentals in townhouses/apartments will be allowed.	25.00% 50
Limited Expansion: There should be some more opportunities for short-term rentals in the Village of Pemberton. For example: More rooms or whole residence rentals; more types of dwellings allowed to rent; limited total number.	27.50% 55
Permissive: There should be many opportunities for short-term rentals in the Village of Pemberton. For example: More rooms and whole residence rentals; all types of dwellings allowed to rent; no limits on the total number.	16.50% 33
Other?	8.50% 17
<b>TOTAL</b>	<b>200</b>

#	OTHER?	DATE
1	Limited number of days a dwelling can be rented out for per year	8/13/2017 11:01 AM
2	I think that there should be a balance of shortcand long term rental- both are important. Not sure how to manage this	8/13/2017 10:14 AM
3	Definately allow self contained suites the option to rent with no breakfast requirements as guests want to prepare thier own. Thats why they choose that type of rental. Many people dont want to be in someone elses personal residence but prefer to be in a self-contained suite.	8/13/2017 7:50 AM
4	Property owners of most single family homes in the VOP should be able to continue renting out their rooms (no breakfast included). No whole home/suite rentals or rentals in townhouses should be allowed.	8/11/2017 7:59 PM
5	Status Quo however would accept that breakfast not be required necessarily.	8/10/2017 11:01 AM
6	status quo without out requiring people to provide breakfast	Tuesday, September 12 2017 189 of 213

7	I'm okay with limits. But I'm concerned on who decides and if there is favouritism.	7/27/2017 6:14 AM
8	enforce current bylaws/zoning, report to CRA, not declaring income is a crime	7/26/2017 3:28 PM
9	Status Quo +: Option to provide breakfast or let guest cook their own meals using suite kitchen if available.	7/25/2017 9:49 AM
10	Whole home rentals should be out without proper B and B type licensing. Anyone renting single rooms/suites should require a business license, proper insurance, meet all safety regulations, have parking for their guests etc etc. Same as a hotel. The village will need to crack down on the illegal operators.	7/22/2017 3:20 PM
11	There are people CAMPING in thei vehicles on streets too!!!! And people parking their RV's and staying in there on the streets too!!! This should be looked in too!!!! This morning I saw saw two, other day I saw three! On the street!!!	7/22/2017 10:21 AM
12	Providing a meal is unnecessary - and opportunities should exist but this policies should be well thought out, and monitored.	7/21/2017 8:33 PM
13	a combo of limited and permissive... any owner should be able to rent out a room but must comply with required checklist - e.g parking, available 24/7, fire, business license, etc.	7/20/2017 12:22 PM
14	Hybrid. I think B&B's could still be allowed in homes; Short term rentals should be allowed but should be capped, taxed, licensed and regulated with good neighbour agreements, safety/fire inspections, etc.	7/19/2017 10:09 PM
15	Look at what vancouver has done. An ideal model. You cannot nightly rent entire secondary residences, but can nightly rent primary rooms/suites for a 3% transaction fee. Or as stated earlier, give a property tax break to those willing to rent solely to full time residents.	7/19/2017 9:54 PM
16	Short term rentals have been a key element in both lack of rental housing, and increased real estate prices. Many homeowners cannot afford their home without inflated AirBnB money versus long term rental income. In other words, short term rentals are, in part, allowing real estate prices to inflate higher and higher, while reducing rental stock, and having an exponential effect on rental prices. None of this leads to stability, either in terms of long term rentals, or real estate prices in general. Something has to be done.	7/19/2017 9:26 PM
17	ZERO REGULATION	7/19/2017 2:55 PM

## Q28 Explain why you answered the way you did please.

Answered: 155 Skipped: 108

#	RESPONSES	DATE
1	There is a perceived need for tourism accommodation, but some properties are inappropriate for the activity. You know where they are.	8/13/2017 12:35 PM
2	With a limited number of days a property can be rented out for, full-time residents can rent out their place if they go on holidays, etc, yet there would be a safety net against abuse of this.	8/13/2017 11:01 AM
3	.	8/13/2017 9:53 AM
4	Not everyone wants to stay in a hotel/motel. Many people want to stay in a self-contained suite and manage and cook for themselves on their schedule. For suites that are already set up, charge them for a business licence and give some of that money to the hotel association. make it easier for a homeowner to be legitimate not harder.	8/13/2017 7:50 AM
5	It's hard and expensive to live in Pemberton. Let people do what they want with their houses. No police state!	8/12/2017 2:51 PM
6	I just don't see the issue here. Someone against this must have an Alternative motive.	8/12/2017 6:23 AM
7	Freedom	8/12/2017 2:43 AM
8	We need more long term rental. I'd prefer to see long term room rentals instead but landlord/tenant agreements have me on edge. I'd never own a house with a suite for that reason. I've rented a room to pay for rent before but as the tenant I took extra care of the unit.	8/11/2017 7:59 PM
9	There needs to be more rentals available for local long term residents.	8/11/2017 7:58 PM
10	I feel that if there a situation where a family is on vacation and chooses to rent their home out, this would be acceptable PROVIDING they have a business license and 24/7 contact/manager in the Pemberton area.	8/10/2017 6:10 PM
11	Increasing tourism is important.	8/10/2017 12:49 PM
12	Short term rentals are limiting access to homes for permanent residents.	8/10/2017 12:05 PM
13	I don't see the need to prohibit people from using their properties as long as they don't infringe upon the rights of others. Taxation may need to be adjusted to be equitable.	8/9/2017 3:01 PM
14	There is simply no place for locals to live. Inflation of real estate is becoming a huge problem and only turning Pemberton away from a community and toward a bedroom suburb area	8/9/2017 2:58 PM
15	we need long term rentals for working residents.	8/9/2017 1:16 PM
16	I dont think you want to close the door , but it shoudl be done in consideration of current neighborhood character and future surrounding envelopment	8/8/2017 4:21 PM
17	I think it should provide a different option than on offer, should help with overflow during certain times of year, should be regulated to allow for level playing field.	8/7/2017 12:37 PM
18	we are between a rock and a hard place: Roll Back/Prohibit to difficult to enforce and Status Quo should have added stipulations.	8/7/2017 10:51 AM
19	It is a persons right to rent short term instead of long term.	8/6/2017 9:21 PM
20	There r already too many.don't want to encourage more unauthorized rental spaces	8/6/2017 9:20 AM
21	If single family home owners are travelling or are away for extended periods of time, I think it is their choice to rent their home out. What is the difference of sub-letting and short term rentals? I agree that Strata Properties should manage themselves and take care of their own By-laws regarding short term rentals. Insurance rates, licensing and tax rates should be applicable for short term rentals, yet I would be hard pressed to find a permanent solution that covers all the basis.	8/6/2017 9:15 AM
22	If we're not wanting to rent out a suit or rooms for long term residents because we don't want the restrictions of not having our space available for family or friends, we should have the optto rebt out short term.	8/4/2017 11:20 AM

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23	Tjis is a small community and should keep rentals for employees i in pemberton and whistler	8/4/2017 2:01 PM
24	There is a large contingent already so allowing more would be a problem	8/4/2017 1:47 PM
25	Regulations need to be strict. Home owners need to be responsible too.	8/3/2017 11:56 PM
26	Lack of long term rentals	8/3/2017 2:05 AM
27	Short term rentals are destroying our community. We should provide accommodation through legitimate hotels and bnb's only.	8/2/2017 11:11 AM
28	I don't believe in them.	8/1/2017 5:28 PM
29	I think there should be the option for an owner to offer a room/suite on a short term basis to assist with their housing costs. But only if the house/home is occupied by owner.	8/1/2017 4:18 PM
30	Until the housing crisis is dealt with in the area short term rentals should not be happening. The sea to sky is becoming impossible to live. Short term rentals are ruining the community and will eventually ruin the businesses in the area b forcing out the people who actually reside here	8/1/2017 5:49 AM
31	If the house isn't zoned for short term rentals, I don't think they should be doing it. We've invested a lot to do it on our property, as we are zoned for it, and it's taking business away from us	7/31/2017 11:06 PM
32	I believe that there should be some opportunities for visitors to Pemberton to use services such as VRBO, Airbnb etc. I would like to see the number of units/homes/properties capped so that there is opportunity for locals to acquire fair, decent long term rentals.	7/31/2017 5:36 PM
33	In our experience, short term rentals are working well	7/31/2017 4:29 PM
34	I think the opportunity to rent out rooms of an existing residence is fine, I think that the renting out of entire residences isn't ideal because it's taking away from long term rental availability for residents. I work at a business in Pemberton and we are having trouble hiring staff due to lack of affordable housing.	7/31/2017 3:40 PM
35	Pemberton has very limited hotel space. I personally would only feel comfortable staying at the Pemberton Valley Lodge or the Bed and Breakfasts. I would not stay at the Pem Ho or The Hitching Post. I don't feel that having Air BNB is taking away business from the already established businesses.	7/31/2017 2:39 PM
36	There is so much regulation I prefer commonsense. The government is too much in peoples pockets . People are being entrepreneurial and are being punished for it.	7/31/2017 2:29 PM
37	Our bylaws prohibit this use of a residential property.	7/31/2017 1:55 PM
38	Nightly rentals are simply not OK in residential neighbourhood, the bylaws say this and merely need to be enforce.	7/31/2017 1:51 PM
39	I am happy with the current level of regulation.	7/31/2017 1:33 PM
40	We need to keep some of these residences available for long term rentals.	7/31/2017 1:24 PM
41	People pay tons of money and work hard to own their own place. There are so many bills and fees and taxes and regulations already that people deal with. I don't believe in government of any level micro managing people's freedoms. If there is a legitimate reason for restricting short term rentals (i.e.: lack of affordable housing) I believe other long-term solutions need to be looked at on how to create this. There is a demand for nightly rentals and a demand for long term rentals, taking one away to help the other isn't correcting the problem.	7/31/2017 1:18 PM
42	Again - it should follow the local bylaws.	7/31/2017 1:03 PM
43	Obviously we can't have every home in town doing short term rental, but as long as you can provide adequate parking and are not distributing your neighbors it should not be an issue. People that belong to air bnb have to pay taxes on any revinue made. Pemberton has a massive amount of illegal rental suits/properties that are not being claimed in any way, these suites are not having to pay extra town taxes or taxes in general. The one thing that is good is that it does provide housing. However if you have a registered suite in your home you automatically pay way more town taxes, why should you not be able to rent that space how ever you wish if as long as you have the proper insurance.	7/31/2017 12:57 PM

44	I have no objection to more tourism rental, we don't have enough legitimate spaces available. My business has increased 50% since the popularity of on-line booking/house sharing has become available. I collect the taxes applicable and send them to the government and I serve a breakfast to my guests. I have no objection to give anyone the opportunity to rent short term as long as the basic rules are met and as long as the surrounding community is in agreement. This decision can be made with bylaws implemented by the people who are living on that street. Majority rules.	7/31/2017 12:50 PM
45	too keep residences open for locals to live in full time	7/31/2017 12:21 PM
46	A strong approach is required until the VoP can regroup and implement appropriate bylaws that can then be used to move forward	7/31/2017 12:20 PM
47	I completely support short term rentals and how this supports tourism in our small town.	7/31/2017 12:14 PM
48	If regulations are through zoning then that will change the value of the homes that get the zoning in place before the cap is reached on numbers. This will create animosity in the community between the people who can get the zoning and those that are denied. There should be a stepped set of rules. a room in a home should carry no regulations other than a permit and basic building code and fire safety. rental of a home would need to operate like a B&B with licensing and regulations governing size, number of rooms, parking, fire safety (assembly use has more stringent BC Building Code regulations than a single family home). Taxation for an operating business could be done at the commercial rates. Having a single room rented will help people with the high cost of housing.	7/31/2017 12:13 PM
49	give people more opportunities and options. better for locals and visitors.	7/31/2017 11:59 AM
50	This should not be an opportunity for real estate investment to profit but for permanent residents to benefit from living in a tourist industry town	7/31/2017 11:58 AM
51	The party or person that gets a good rating from guests will be the one that gets the rental....if you put allowable rules and things not allowed it is then understood..by all involved	7/31/2017 11:48 AM
52	It's important that you don't lop the knees out from residents which bought houses in Pemberton planning to live in it permanently but put in the extra effort required to legitimately and responsibly operate a STR out of it. Regulations should be in place to allow for the use of STRs where appropriate, but eliminate STRs for non-residents or properties which do not allow for residence as well as an STR to be run simultaneously. To be more specific I think STRs should be limited to suites in a house which the owner lives in and operates out of.	7/31/2017 11:36 AM
53	Housing availability is currently an issue, trying to recruit staff has become hard as there is no adequate housing to house new hires resulting in hardships filling vacant positions.	7/30/2017 3:16 PM
54	There has to be a balance of short term and long term rentals. Short term users spend money in the Village...is there any data on existing lodging's yearly or seasonal occupancy levels? Do short term rentals add lodging/bed units to the Village during peak times or simply take away from those lodging operator's revenues and thus dilute the entire pool? Is there an opportunity to cap the number of licenses available in Pemberton to short term rental providers and anyone looking to enter into this arrangement would go on a waiting list before applying for a license? This still adds administrative costs to the Village. It isn't getting any easier financially to live in the Sea to Sky corridor and actual residents of course can use the financial assistance that short term rentals provide. I would not allow non-permanent residents of Pemberton to rent short term units.	7/30/2017 8:49 AM
55	Until there is sufficient stock of long-term rental accommodation there should not be an expansion and any short-term rentals should be restricted to within a current dwelling only. All full suites should be on the long-term rental market only.	7/29/2017 3:54 PM
56	Short term rentals are already causing long term rental housing shortages and we are losing community members due to shortage and inflated rents	7/29/2017 10:11 AM
57	Because I've been trying to move to Pemberton long term but it's near impossible to find long term rentals	7/28/2017 11:34 PM
58	If you own a home, you should be able to make the choice to open it up to long and short term rentals. I am reluctant to continue offering my home to long term renters because of the damage, costs, and general hassle of renting to people in this community. Its not worth it.	7/28/2017 10:35 AM
59	I think there are more than enough places for people to stay in Pemberton now, and I don't want empty houses having rotating people in them. The system works best if the owners are present.	7/28/2017 8:18 AM

60	i think that its hard to generalize if a whole house should be allowed to be rented or not. The homeowner should also have some rights. Who knows their situation. For example, we have a small bachelor suite (300 sq ft) that we keep for our family (we get a lot of visitors). However, we could also rent it if need be. But we can't rent it full-time because the priority is our family coming to visit. It's our home and we should have the right to decide how we manage it. A home is a big project in itself, we upkeep it and maintain it: if we can get revenue from it, we should be allowed.	7/28/2017 6:38 AM
61	Allow room rental in resident occupied units with no permit or license. Allow limited whole home or suite rental on a limited, licensed basis.	7/28/2017 4:45 AM
62	Regulation by VOP should be an evolving annual review not a complete regulation package created at once. Review, data collection from short term rental homes, community surveys and so forth, so all be considered as the concept and web outlets change. For example, one site is switching to partner with expedia. Will now be one click bookings with no prescreening. This should not be permitted. Regulation should simply state homeowner are directly responsible and this prescreening of renters is required.	7/27/2017 11:59 AM
63	Should be some restricted options. Many people want to rent whole homes.	7/27/2017 9:46 AM
64	Experience in living full time in a rental as well as neighbourhood overcrowding	7/27/2017 9:21 AM
65	I want some regulation and fair playing field for B&Bs	7/27/2017 7:28 AM
66	People should have the option. But I'm worried some will abuse it.	7/27/2017 6:14 AM
67	If you own your property, it is NOBODYS BUSINESS to say what you can or can not do with it.	7/26/2017 11:53 PM
68	There is really no reason people need to rent short term- claiming they couldn't afford mortgages without is untrue- banks wouldn't have given a mortgage if non permitted rentals were needed. Not being over dramatic here- these rentals are killing the sustainability of Pemberton where kids/seniors/labourers can't afford to compete with those on holidays.	7/26/2017 11:13 PM
69	This will make it more inviting for tourist to visit pemberton. More rooms will be available. Currently a night at the lodge is \$300.00. We're a room or condo is about \$100.00. Gouging due to lack of supply is not fair. There is great benefits to people who rent part or all of their home by way of offsetting the extremely high cost to purchase a home in pemberton. It makes new home ownership possible in pemberton.	7/26/2017 10:19 PM
70	The market (ie what people actually want) is defying the short term rental supply and demand. You should facilitate what people want	7/26/2017 8:48 PM
71	trying to find balance	7/26/2017 8:35 PM
72	There is a serious housing crisis. There will soon be nowhere for long term renters to live	7/26/2017 8:09 PM
73	The sharing economy and owner direct rentals are happening, and Pemberton won't be able to stop it if it wanted to. If Pemberton wants to grow as a tourism destination we need to be open to these changes - but welcome them with a fair and level headed approach that mitigates negative effects on long term housing availability, noise, etc. Let's be a forward thinking and positive community.	7/26/2017 7:53 PM
74	Lack of housing for locals	7/26/2017 6:17 PM
75	I know how expensive it is to live in Pemberton so if renting out a room in your single family home is going to bring in a little extra money I don't have a problem with it. The owner is staying in the house so its basically like having a friend stay over night that is giving them a little bit of cash	7/26/2017 6:07 PM
76	People should be free to work with their properties as they wish. Many homes are increasingly expensive and some people need further revenue. Our housing problems should be solved by getting more properties built not by controlling what people do with the properties they own. If there are no problems with noise ect then things should be allowed to continue and when there are problems they can be dealt with on case by case basis.	7/26/2017 4:31 PM
77	If I wanted to live in a vacation style apartment complex/community I'd move to Hawaii.	7/26/2017 3:51 PM
78	I think Short term rentals should hold a business license, have regulations and be treated like a B&B or hotel.	7/26/2017 2:55 PM
79	short term rentals have their place, but should not push out long term rentals which are more important for community. Keep them limited and well regulated.	7/26/2017 2:43 PM
80	It's against the law. It affects everyone in the area when short term rentals occur. There is NO ENTITLEMENT to short term rentals.	7/26/2017 1:51 PM

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81	I think people have the right to do what they want with their properties. We already get taxed to death here.... (for nothing...) let people try to make some extra cash without the town interfering.	7/26/2017 1:47 PM
82	Lack of long term rentals. We are losing are community feel. To many families are being pushed out.	7/26/2017 1:46 PM
83	Because we have a severe rental shortage for long term residents	7/26/2017 1:03 PM
84	I'm somewhere between Limited Expansion and Permissive - I'd be fine with Permissive as long as the Village had systems to manage the noise/bad owners etc. in place and enforceable. Very much like the infraction deposit idea.	7/26/2017 12:19 PM
85	Its time to broaden thw hospitality experience in pemberton. This happening world over	7/26/2017 12:12 PM
86	I don't disagree with renting out a room in your home if you have the space. Suites should have to be legal and/or at least registered with the Village to ensure fire safety, violators should really have steep fines or penalties, otherwise what's the point of bylaws if they are not enforced. Vacant and vacation or part time resident properties should be taxed accordingly. A small farming community of under 3,000 people should NOT have real estate prices this high! The village should be doing all it can to encourage full time permanent residents!	7/26/2017 12:06 PM
87	I believe owners should be allowed to rent our rooms as they see fit without overregulation. But there needs to be a balance between owner freedom and loss of rentals for locals.	7/26/2017 12:04 PM
88	Pemberton is expensive to live in. Also, as a homeowner you should be able to use your space as desired.	7/26/2017 11:47 AM
89	People have found a way to afford our over-priced homes. I understand that it upsets many people but Pemberton is notorious for running businesses out of town (through either too many regulations or just the plain expense of building, DCC's ect.) When you are on the hook for that much money you should be able to rent your space out as you see fit (provided your zoning allows it) There are bylaws in place that all people including visitors need to abide by that is good enough for everyone to coexist peacefully. I also think it is expensive enough to live in this area and making the short term rentals more restrictive or cost too much to obtain would be detrimental to many in the community.	7/26/2017 11:38 AM
90	the answers do not include roll back and then start over with the new rules hoping there are more strict ones coming. the last 3 do not fix the problem we have now	7/26/2017 11:16 AM
91	People who own and live in their homes full time should be able to rent out rooms to help with raising taxes and cost of living expenses.	7/26/2017 10:57 AM
92	I feel it is out of hand. I like the BnBs, the hotel we have, as they are set up for visitors. Residential areas are our home space. Let remember what a community is about and let's start acting like one.	7/25/2017 1:40 PM
93	Safety, community, long term rentals	7/25/2017 11:58 AM
94	Agree that renting out entire house, appt or condo means that owner is not on site. Also sounds like second home rental. But suites in houses often are self contained with kitchen, matters not to neighbours if guest cook their own meals - subject to summer Bar-BQ fire smarts and noise by-laws. On this note, inspection of acceptability of use of outdoor space should consider impact (eve and AM) on 'quiet enjoyment' of neighbours.	7/25/2017 9:49 AM
95	If you going to limit it make it so that it must be their primary residence to absentee property investors. If it is a secondary residence it can be long term rental only. Must be your primary residence to be short term rental	7/24/2017 10:50 AM
96	These should be only allowed in existing hotels and lodges and properly zoned and permitted area. Or in new residential areas where everyone knows what to expect when they purchase into the neighbourhood	7/24/2017 9:23 AM
97	Homeowners can do what they like with their house.	7/22/2017 11:01 PM
98	I feel that with proper regulation and provisions to contribute to the tax base str's can benefit the community	7/22/2017 6:33 PM
99	I am tired of it. Rent out your suites to long term tenants, unless you live on acreage in Area C. VoP is residential, multiple suits and already crowded with vehicles/people.	7/22/2017 5:32 PM

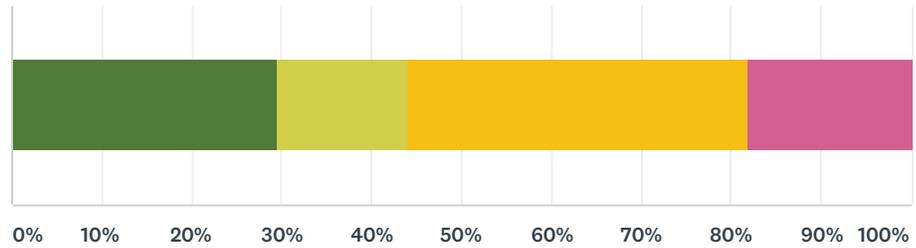
100	Because I'm not against the idea of people having short term rentals but they should be held to the same standards that other commercial business are. Safety, taxes etc. I'm against the whole home rentals because it takes too much stock out of the rental market, and turns residential neighbourhoods into commercial areas.	7/22/2017 3:20 PM
101	Limited expansion from present regulation, which in total may be less than the present advertised numbers. 3 of the total advertised rentals applying to be brought under regulatory approval further illustrates the need for strong regulation. This may include more legal options but less than are already listed.	7/22/2017 11:28 AM
102	Limiting expansion would benefit those who are ready to rent now-ie. first come first served. Permissive would allow owners to enter the market later-eg. When their kids leave home, allowing older couples to stay in Pemberton with increased income and social connectedness.	7/22/2017 11:16 AM
103	Accommodation whether short or long term should be used for workers/residents who need housing not people on vacation.	7/22/2017 10:37 AM
104	Owners of property should be allowed to use their property as they wish (to a certain extent) but it must be legal and conforming with bylaws etc - specifically having a business licence to operate.	7/22/2017 10:35 AM
105	there is not enough housing for locals at present if air b&b becomes prevalent there will be no locals, if you bought a house here in the last few years it's because you like pemberton the way it is, many small towns are ruined by too many tourists	7/22/2017 10:26 AM
106	I did!	7/22/2017 10:21 AM
107	If owners are following the rules, they should be allowed to rent rooms short-term.	7/22/2017 8:58 AM
108	It gives opportunity for short term but under surveillance by home owner....	7/22/2017 6:53 AM
109	I think the more rentals the better. It opens up options for all levels of income to find a rental accommodation for their visit to fit their budget. Most families cannot afford to stay in hotels. Families can rent a place that fits their accommodation needs whether that means families traveling together or single person or traveling with pets etc...	7/21/2017 9:50 PM
110	A limited number of rentals within the village or where it is zoned for B&B. Home owners must be present while renting their spaces. License should be required and proof of commercial insurance to operate.	7/21/2017 9:10 PM
111	see above	7/21/2017 8:33 PM
112	noting this must be permit with inspections to keep up standards visitors experience. Owner s/b in residence for anything less than 30 days.	7/21/2017 8:32 PM
113	The rental situation in Pemberton is not working for the town at the moment. If you can't see it you need to talk to some of the younger demographic.	7/21/2017 8:31 PM
114	Rules rarely generate the intended consequences. People who don't care will break the rules regardless or find a "work around". Use the carrot not the stick, encourage people to act reasonably with rentals, we don't need more bylaws and more bylaw enforcement people.	7/21/2017 8:21 PM
115	As per my earlier comments. Need an approach that let's full time residents to rent their primary home on a limited basis when they are away. VOP could put restrictions on # of days per year based on this "occasional user" option	7/21/2017 7:24 PM
116	There should be a maximum of 6 guests cap. Out of experience by hosting groups and having neighbours renting out part of their house. Groups of 6 are ok, no more.	7/20/2017 11:14 PM
117	Single family home owner should be able to rent as many rooms as they like in their own house without needing to serve a meal. Providing they abide by the parking etc bylaws that are currently in place.	7/20/2017 9:42 PM
118	Income assistance in order to be able to continue owning my property now that I have retired	7/20/2017 4:27 PM
119	While I believe people need the income from AirBnB, respect for neighbors is important as is long term rentals for our residents. We need some regulation but not complete prohibition.	7/20/2017 4:27 PM
120	It's ruining our community and displacing families that end up just leaving	7/20/2017 4:03 PM
121	There are hotels and b&bs for visitors	7/20/2017 3:18 PM

122	As this is the way of the future, there needs to some sort of allowance for this type of use but it does need to be regulated (In question 20 I would select all of them as they all apply in my opinion). I am not sure the B&B option really fits anymore so limited expansion might be considered as the next step. I would expect to see a limit on the number of licences issued, areas where it is not allowed (ie - specific neighbourhoods/areas), a security deposit, and generally more regulations that are enforced. If someone is to go down this route they should have to work for the privilege and not just take a few pictures and list their unit on a days notice because they are going away for a couple of weeks.	7/20/2017 3:01 PM
123	Our communities are suffering as a result. If the property is zoned or is a legit B&B fine, but blanket STR need to go. The Status Quo is not working!! we are prioritizing home owners rights over tenant rights and the right to shelter over right to make \$\$.	7/20/2017 2:56 PM
124	We live in an expensive part of Canada where many of the wages do not align with affordability. I think people who own thier homes should be able to rent out rooms as they like, regardless if they live in a townhouse or CD zone as long as they are complying fair reg's such as parking reg's, noise reg's, fire requirements and even getting a business license...etc.	7/20/2017 12:22 PM
125	I don't believe we will stop short-term rentals, but they should be limited and regulated.	7/20/2017 12:12 PM
126	I don't feel it benefits the community to have a whole suite/home rented out when we have such a housing crisis as we do now. Townhouses and apartments are too close quarters to have multiple rentals a year going through as compared to main residential houses. If the residence is occupied by the owner the level of respect for the community/neighborhood/dwelling by the renters would more than likely be higher than if there was no one there to keep an eye on things.	7/20/2017 12:06 PM
127	I feel it is fair to rent out a suite, or room of a property that you are living in full time only. Because you are living on the property, proper management is inevitable.	7/20/2017 11:47 AM
128	These should be illegal due to all of the associated issues and the housing crisis.	7/20/2017 11:27 AM
129	It seems that most of the housing stock in Pemberton is townhomes. Prohibiting townhome residents from participating in the sharing economy for spare rooms they may have in their principle residence provides an unfair advantage only to those that can afford much more expensive single family detached homes.	7/20/2017 11:18 AM
130	Status quo option can still consider rezoning application from properties that want to do STR instead of B&B use and through rezoning process deal with all the issues and concerns	7/20/2017 10:48 AM
131	While there is, debatedly a negative experience from short term rentals, with issues finding housing, it brings a major benefit to the town. Yes rent is increasing, as it is everywhere else. Although the owners of the homes should be allowed to do what they will with their own home, as long as it is within reasonable grounds. If they have two empty rooms in their house, they may as well be able to rent those out short, or long term with no punishment, or restrictions. If there is More money in the home owners pockets, more money will go into the economy of our area. With more visitors, there is also an increase in money spent with in the town.	7/20/2017 10:41 AM
132	While I would like to see the status quo maintained, it's a bad assumption to assume effective enforcement. The status quo has lead to the present problematic situation.	7/20/2017 2:39 AM
133	If we allow more, there will be more supply, the rental market will sort itself out	7/19/2017 10:53 PM
134	Home owners should decide how to use their homes while respecting the neighbours at the same time. Short term rentals can also help offset the cost of home ownership.	7/19/2017 10:46 PM
135	I don't think people are going to stop renting their properties, so it would make more sense to allow them, but to have rules about what's allowed. Also, visitors should be able to understand what is legal in a community so they can make informed choices.	7/19/2017 10:09 PM
136	I do not need to	7/19/2017 9:54 PM
137	Because the townhome experience is something that our guests want and it's something townhome owners should enjoy the freedom to be able to do just as RS-1 owners do. Why discriminate when it can be executed equally as well in a townhome? It doesn't make sense to exclude them.	7/19/2017 9:46 PM

138	Short term rentals have been a key element in both lack of rental housing, and increased real estate prices. Many homeowners cannot afford their home without earning inflated AirBnB money versus long term rental income. In other words, short term rentals are, in part, allowing real estate prices to inflate higher and higher, while reducing rental stock, and having an exponential effect on rental prices. None of this leads to stability, either in terms of long term rentals, or real estate prices in general. Something has to be done.	7/19/2017 9:26 PM
139	The sharing economy fits with Pemberton's image.	7/19/2017 6:10 PM
140	The housing market in this town is out of control. People can't afford to live here.	7/19/2017 5:44 PM
141	Maximum number should be 6 people, but 4 per room and pull sofas allowed to make things fair. Condo and townhouses should not be allowed, unless property owner lives in residence. Single family homes should be allowed full/ entire homes rentals if owners live on the property up to 4 max per room and 6 total with sofa bed options. Homes here are very expensive and this allows home owners to afford them.	7/19/2017 4:46 PM
142	I believe a BnB type experience is great for tourism. As long as this is being conducted in principal residences (single family homes) and not taking away from local rental stock of suites and town homes a balance can be made.	7/19/2017 4:03 PM
143	STRs are going to be important to any tourism-reliant town like Pemberton. We are just seeing the start and the trend will grow. We can't hold back the tide and should enable STRs within our community, but without thoughtful regulation, we will see risks to our community's affordability and character. A thoughtful, step-by-step approach to enabling STRs in a controlled way appears to be the best balance between managing our risks and supporting our community's future.	7/19/2017 3:47 PM
144	Prohibit short term rentals. There is currently a housing crisis in Pemberton with high rental rates and low vacancy rates. Furthermore, housing prices have increased at a rate beyond what anyone working could save (\$100K+ in 1-2 years for a one bedroom apartment). When these issues have been solved, then think about allowing short term rentals.	7/19/2017 3:17 PM
145	I like the approach Nelson has taken limiting the number of air bnb licenses	7/19/2017 2:59 PM
146	i feel more visitors to town the better and the costs of the only satisfactory hotel in town is way too much. Ive had family rent a 2 bedroom suite through Airbnb for 80\$ per night and the lodge was over 300\$. This was recently.	7/19/2017 2:56 PM
147	the muni should have nothing to do with telling me what i can and can't do with my property. The government sucks at EVERYTHING they do, why would they regulate this well? Answer = They won't. Stay out of it and leave me with my liberty. Stop imposing on me and my freedom to earn revenues with my assets.	7/19/2017 2:55 PM
148	To allow locals to live in Pemberton, rather than having to move or squatting in bushes with an TV or tent	7/19/2017 2:54 PM
149	I think it is a trend that is not going away, so we need to recognize this and come up with a solution that fits in Pemberton rather than prohibiting or keeping the status quo (and besides, the status quo is not working right now).	7/19/2017 2:53 PM
150	I think suites and whole houses should be left for a monthly long term rental to help with local housing. Rooms in a lived in house can be added for short term rental as this does not effect the shortage of local housing.	7/19/2017 1:19 PM
151	B&B styles imply that the owner is on-site to oversee their guests.	7/19/2017 12:17 PM
152	If people are running their B&B properly, in the right zone and paying tax on their income there is no issue. There is no problem with Air BnB as a tool to help fill these rooms, but there is an issue when people start taking rental spaces away from the public and don't pay any tax on their income. It is no good for local businesses that are legitimate, no good for people trying to rent, and it is inflating your house prices. We should not be allowing loop holes for people to afford their second home, over priced house, or earn tax free money.	7/19/2017 12:08 PM
153	We have BnB's that can do this!	7/19/2017 11:53 AM
154	I don't want to see in townhomes allowed etc due to space. All should be bound by same regulations as Hotels and B&Bs	7/19/2017 11:23 AM
155	removal of long term rentals will eventually effect the town as a whole	7/19/2017 11:17 AM

### Q30 Select the approach to capping short term rentals you most agree with.

Answered: 139 Skipped: 124



- Capped on the total number of units, and limited to 2-3 per block where allowed to operate
- Capped on the total number of units, no limit on the number per block where allowed to operate
- No cap on the number of units or where they are allowed to operate
- Other (please specify)

ANSWER CHOICES	RESPONSES	
Capped on the total number of units, and limited to 2-3 per block where allowed to operate	29.50%	41
Capped on the total number of units, no limit on the number per block where allowed to operate	14.39%	20
No cap on the number of units or where they are allowed to operate	38.13%	53
Other (please specify)	17.99%	25
<b>TOTAL</b>		<b>139</b>

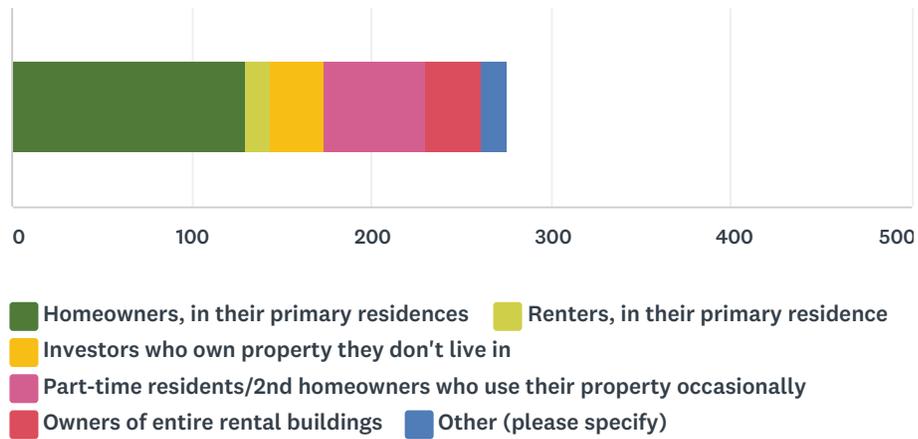
#	OTHER (PLEASE SPECIFY)	DATE
1	Shouldn't be allowed. But if they had their full business license and paid appropriate taxes etc then I'd leave it up to community design or neighbourhoods individually to say what they want.	8/11/2017 8:05 PM
2	Short term should stay in hotels otherwise stay in whistler	8/9/2017 3:01 PM
3	Capped number of unit with a limit on the number of allowable nights of rental	8/8/2017 4:22 PM
4	temporary use permits?	8/7/2017 12:41 PM
5	I feel that the market will self regulate the number of units. I don't think that the Village needs to concern itself with this.	7/31/2017 1:37 PM
6	If the places being rented are claimed and in legal spaces, with parking available, I feel that there should be no issue. However if you are renting and advertising an illegal space that is a different story	7/31/2017 1:03 PM
7	individual decision by the strata, neighbors	7/31/2017 12:53 PM
8	As long as local laws and rules of residence are followed should be fine ...noise bylaw for sure and not Hostels all over the place	7/31/2017 11:53 AM
9	Hybrid approach, must be equitable opportunity for all participants.	7/28/2017 4:59 AM
10	Review of activity required to make a decision	7/27/2017 12:01 PM
11	No cap on # of units or location but cap on number of guests per night	7/26/2017 10:23 PM
12	comply with existing bylaws	7/26/2017 3:30 PM
13	Disallow in areas not zoned for short term rentals. Period.	7/26/2017 11:04 AM
14	less than the first choice offers. Pemberton should only have XXX number of licenses to issue	7/26/2017 10:12 AM

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15	Capped to business operators only. No residential.	7/25/2017 1:44 PM
16	only in new neighbourhoods where the parking is planned for, and where everyone knows what to expect when they move there. Like the RTA zones in Whistler.	7/24/2017 9:25 AM
17	Limited areas where units are registered as B&B	7/21/2017 9:16 PM
18	I think that opening key windows - summer/March/Christmas will support families to rent their homes and profit without disrupting school for children.	7/21/2017 8:38 PM
19	Only allowed where there are not any B&B's already established in a three to four block radius.	7/21/2017 12:14 PM
20	How will capping be managed? Will there be a wait list if a block has its quota?	7/20/2017 2:43 AM
21	Individuals who own a residence should be able to do as they like. I have not heard of any licensing, health/safety regulations for monthly rentals? There have been more problems ( from my understanding) with full time tenants.	7/19/2017 9:58 PM
22	There doesn't need to be a cap, but there should be requirements that have to be met to be approved, such as it being a primary residence, good neighbour agreement, etc.	7/19/2017 9:51 PM
23	Investing in a short term rental is pricy and business licenses should not be temporarily. This would be very costly!	7/19/2017 4:49 PM
24	Capped total number of units, limited to XX per neighbourhood (e.g., Glen, Benchlands, Pioneer Junction, etc.), with maximum based on a ratio of STRs to total residential units in each community. A per block approach feels too specific (and not all communities are divided into clean "blocks") but there needs to be some area-level restrictions to prevent certain neighbourhoods from being overtaken by STRs	7/19/2017 3:52 PM
25	No cap needed if everything is being monitored and properly ran.	7/19/2017 12:10 PM

### Q31 Who should be able to operate short-term rentals? (select multiple if desired)

Answered: 139 Skipped: 124



ANSWER CHOICES	RESPONSES
Homeowners, in their primary residences	93.53% 130
Renters, in their primary residence	10.07% 14
Investors who own property they don't live in	21.58% 30
Part-time residents/2nd homeowners who use their property occasionally	40.29% 56
Owners of entire rental buildings	22.30% 31
Other (please specify)	10.07% 14
Total Respondents: 139	

#	OTHER (PLEASE SPECIFY)	DATE
1	If you own a home you should be allowed to do what you want with it	8/12/2017 6:26 AM
2	None	8/9/2017 3:01 PM
3	Homeowners when they are away on holidays	8/7/2017 12:41 PM
4	If owners of entire rental buildings are themselves full time residents of Pemberton	7/30/2017 8:51 AM
5	Renters if permitted by the homeowner/landlord	7/27/2017 12:01 PM
6	Owners of entire rental building who have property manager or are in the area.	7/27/2017 7:34 AM
7	These property types would not normally be in the long term rental pool so would not effect those demographics.	7/26/2017 10:23 PM
8	bona fide B&B operations, hotels and motels	7/26/2017 3:30 PM
9	No one whose properties are not zoned for this purpose.	7/26/2017 1:54 PM
10	Short term rental should ONLY be allowed for rental buildings and/or registered hotels and B&B's, Home owners and part time residents should have to offer full time rentals only.	7/26/2017 12:11 PM
11	with business license to operate rentals on premises	7/25/2017 1:44 PM
12	Anyone who owns or rents in properly zoned accommodation.	7/24/2017 9:25 AM

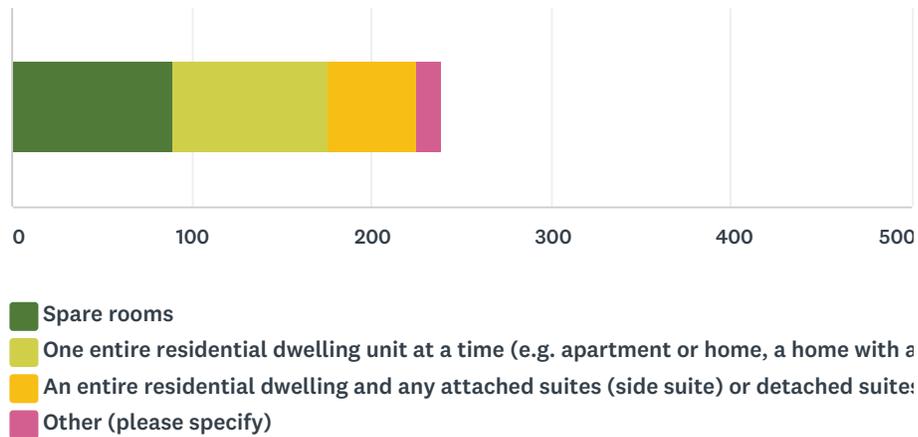
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13	Preference in issuing licenses should be given to primary residents, followed by part-time residents. If there are still licenses available, they can then go to investors and/or owners of entire rental buildings (but with a cap on the number of STRs within a single rental building -- treat it like a community)	7/19/2017 3:52 PM
14	anyone and everyone who desires to do so.	7/19/2017 2:56 PM

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### Q32 What portion of a dwelling should be able to be rented short-term? (select multiple if desired)

Answered: 140 Skipped: 123



ANSWER CHOICES	RESPONSES
Spare rooms	63.57% 89
One entire residential dwelling unit at a time (e.g. apartment or home, a home with a suite could rent out one or the other, but not both)	62.14% 87
An entire residential dwelling and any attached suites (side suite) or detached suites (garage suite) at the same time	35.00% 49
Other (please specify)	10.00% 14
Total Respondents: 140	

#	OTHER (PLEASE SPECIFY)	DATE
1	Self contained suite	8/12/2017 9:30 AM
2	None	8/9/2017 3:01 PM
3	spare rooms and attached or detached suites. No entire dwelling	7/31/2017 12:00 PM
4	Need to limit whole unit rentals to maintain long term rental inventory	7/28/2017 4:59 AM
5	condos/apartments should not be included	7/26/2017 3:53 PM
6	comply enforce existing zoning/bylaws	7/26/2017 3:30 PM
7	No areas.	7/26/2017 1:54 PM
8	on commercial property or tourist accommodation licensed only	7/25/2017 1:44 PM
9	Whatever is legally zoned and planned for. Not in existing neighbourhoods	7/24/2017 9:25 AM
10	spare rooms, with further limits on entire residential homes/suites	7/22/2017 11:33 AM
11	This will be situational - and owners should be encouraged/ allowed to develop secondary rental units	7/21/2017 8:38 PM
12	Homes with suites - the main home only. Do not allow suites as STRs.	7/20/2017 2:43 AM
13	If it's your primary residence and you only do it when you'll be out of town anyway, the whole house. If it is a full time airbnb, then the 2 bedroom rule should stick.	7/19/2017 9:51 PM
14	stop trying to make rules. Let people rent anything and everything they want. STAY OUT OF IT.	7/19/2017 2:56 PM

### Q33 What type of dwellings should be able to be rented as short-term rentals? (select multiple if desired)

Answered: 139 Skipped: 124



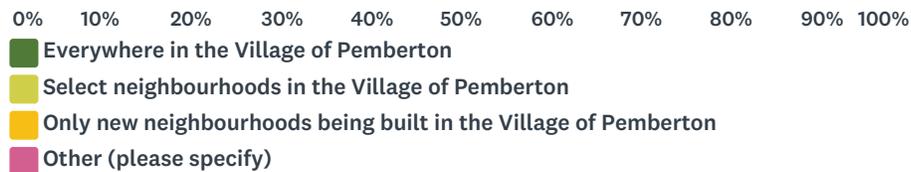
ANSWER CHOICES	RESPONSES
Single Family	82.73% 115
Townhouse	57.55% 80
Apartment (stacked units)	46.76% 65
Attached suites	71.94% 100
Detached suites (Over garage, secondary building)	76.26% 106
On property RVs/Tents	26.62% 37
Other (please specify)	12.23% 17
Total Respondents: 139	

#	OTHER (PLEASE SPECIFY)	DATE
1	None of the above	8/11/2017 8:05 PM
2	None	8/9/2017 3:01 PM
3	until legitimate legal alternatives exist	8/7/2017 12:41 PM
4	any of these	7/31/2017 1:21 PM
5	spare rooms	7/31/2017 12:00 PM
6	Condo	7/31/2017 11:53 AM
7	J	7/31/2017 11:38 AM
8	comply enforce existing zoning/bylaws	7/26/2017 3:30 PM
9	Only dwellings with this zoning.	7/26/2017 1:54 PM
10	Legal registered suites only	7/26/2017 12:11 PM
11	Commercial properties or licensed tourist accommodations only	7/25/2017 1:44 PM
12	Only what is zoned. Not in existing neighbourhoods.	7/24/2017 9:25 AM
13	There is a market for unique rentals - treehouse/glamping/tinyhomes/cabins which should be encourage if fit neighborhood and have appropriate toilet/parking	7/24/2017 11:30 AM

14	Townhouse and apartment rentals should be controlled as required by the individual strata corp.	7/21/2017 8:22 PM
15	Boats	7/19/2017 10:47 PM
16	anything and everything	7/19/2017 2:56 PM
17	None- rooms in houses only, like traditional BnBs	7/19/2017 12:10 PM

### Q34 Where should short-term rentals be permitted?

Answered: 137 Skipped: 126



ANSWER CHOICES	RESPONSES
Everywhere in the Village of Pemberton	69.34% 95
Select neighbourhoods in the Village of Pemberton	17.52% 24
Only new neighbourhoods being built in the Village of Pemberton	3.65% 5
Other (please specify)	9.49% 13
<b>TOTAL</b>	<b>137</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Each neighbourhood should decide and/or a community planner	8/11/2017 8:05 PM
2	with some monitoring or restrictions -	8/1/2017 4:20 PM
3	I don't think it's right to discriminate based on neighbourhood	7/31/2017 3:45 PM
4	no where for a room in a home and limited in single family neighborhoods for whole homes and only of they meet requirements similar to a B&B	7/31/2017 12:15 PM
5	Everywhere but spread out.	7/27/2017 7:34 AM
6	comply enforce existing zoning/bylaws	7/26/2017 3:30 PM
7	That have this zoning built in.	7/26/2017 1:54 PM
8	Location not important	7/26/2017 12:11 PM
9	on commercial properties or licensed tourist accommodations only	7/25/2017 1:44 PM
10	Acreage only.	7/22/2017 5:34 PM
11	limited numbers throughout the village	7/22/2017 11:33 AM
12	This need to be reviewed based on density - probably an inexpensive application process would be best	7/21/2017 8:38 PM
13	where zoning permits.	7/20/2017 2:58 PM

## Q35 Final comments on short-term rentals and the Village of Pemberton

Answered: 84 Skipped: 179

#	RESPONSES	DATE
1	Licence and tax it where appropriate. Make sure it is enforced. Properties should have to display a licence visibly beside unit being used as such.	8/13/2017 12:40 PM
2	Thanks for listening!	8/13/2017 11:03 AM
3	If regulations are put in place for the village and not the SLRD I will be disgusted. The unfairness of this valley is crazy. One group of citizens has to support two others and live to a "higher standard". I definitely don't believe anybody should be allowed to "make rules" for the villiage of Pemberton unless they live in (and pay \$\$\$taxes) the village. Thanks	8/12/2017 2:59 PM
4	Please, please, please do not allow any more short-term rentals! I know I do not speak only for myself but a multitude of people. Some who have grown up here and cannot find a place to live, some who have worked over 10 years in Whistler building a career in Health Care, living in Pemberton and being kicked out of their home so the owners can make a higher profit by renting short term. Others who work in Pemberton and have had to commute to Birken every day. Many who have relocated to Kelowna and the Okanagan area. There are numerous despairing stories. The vulnerability I experience as a renter of a basement suite, when I am told monthly that my landlords may sell and I may need to find a new place is extremely stressful. The possibility of me finding another home is minimal! I live and work in Pemberton and I would like to continue living and working here alongside my friends and family.	8/11/2017 8:12 PM
5	I don't want them in Pemberton. We can't even house our long term renters. Maybe fix that problem first. If there is abundance of space available then we can look at short term rentals.	8/11/2017 8:06 PM
6	Please observe strata rules as well and if this short-term rental is allowed per feedback from the public there should be a license and documentation in place in order to ensure safety for our neighbourhoods and manage traffic.	8/10/2017 1:18 PM
7	Access to basic housing for permanent residents must be the first priority for oir village.	8/10/2017 12:10 PM
8	I think you should also be looking at taxation . In Whistler properties doing short term rental are taxed both residentially in the permitted zones and commercially on a pro rata basis related to rental usage vs personal usage (the infamous Class 1/6) Should an owner rent over a certain number of days Say 30) he clearly has becoming a commercial operator and should be taxed locally as such and charged for utiilities accordingly The burden of a someone churning 100+ nights of rental on the infrastructure is that of a commercial operator and they should pay the appropriate costs associated with commercial operation (otherwise they are being subsidized by residential tax payers)	8/8/2017 4:28 PM
9	Any operators should have a business license, sufficient on property parking for the amount of rental they are doing, and a facility that meets health and safety standards. Anyone applying to do short term rental in a residential neighborhood not currently permitting short term residential should have to go public hearing /notice so that neighbors can input on it. As this is essentially B and B type of business it should have to meet the same procedural and legislative requirements	8/7/2017 4:19 PM
10	Thank you for asking for my opinion. I appreciate the opportunity.	8/6/2017 9:22 AM
11	This needs to be enforced! Every day you hear of some family being forced to pack up and move and start over somewhere else. This isn't right!	8/1/2017 5:50 AM

12	We need to consider the needs of the local residents before we consider the needs of visitors. I believe in a healthy short term rental market, but NOT at the expense of locals looking for quality long term rentals. The only way I can see a path to succeeding is through capping the number of properties available on short term rental sites. I don't want to see any additional taxes, fees, licenses for people operating these short term rentals, but I would like to see an application process whereby a set number of short term rental "permits" are offered each year. I have heard of far too many locals and neighbours being pushed out of the rental market locally because people are doing short term rentals instead. People have been kicked out of their rentals to make room for short terms. People cannot afford the high rents for long term rentals. We need to support everyone in our community. Even though I am not here full time, I will be one day and want to belong to a community that takes care of its own and is welcoming to others.	7/31/2017 5:45 PM
13	I know a lot of people in Pemberton require extra income to make life easier. Heating is extremely expensive and so is food. Meeting and entertaining tourists in Pemberton is also a great idea and brings money to our restaurants and businesses. All of my guests have had dinner at either Mile One or the Pony and have rented Snow Shoes and Bikes.	7/31/2017 2:46 PM
14	Short-term rentals are negatively impacting rental stock. This is making living in Pemberton difficult for young families and the young people who work in the town's F&B and retail sectors. When these people can no longer afford Pemberton, we will lose much of what we enjoy about living here — being part of a vibrant, youthful community.	7/31/2017 1:57 PM
15	Village of Pemberton... I eagerly await your feedback.	7/31/2017 1:38 PM
16	As said earlier, as a business owner I am seeing that Pemberton is quickly becoming very difficult for my staff to find housing, let alone affordable housing. This is a very serious problem if we want to be able to continue to have thriving businesses in this town. The short term rental problem is a hard one to solve. I see both sides but I know that it is taking away a lot of long term rentals in town and this is having a very negative effect.	7/31/2017 1:29 PM
17	thanks for taking the time to consult the community with such a detailed survey.	7/31/2017 1:21 PM
18	It's a small town with huge access to visitors. This hits hard on a town as unique as Pemberton and the bottom line of a major corporation should not be driving things in this direction. AirBnB should take the high road and own what is happening here, and learn some of the brave tone impacts it had on the growth of a young and prosperous town.	7/31/2017 1:06 PM
19	Support the collection of applicable taxes for the units by the on-line home sharing website directly (add the % on top of the rental fee) so that everyone is paying their share of taxes and level the playing field (daily rate) of private or businesses offering accommodation.	7/31/2017 12:59 PM
20	keep the small B&B's the way they are and if someone wants to rent out like and AirB&B they have to operate as other B&B's. keep it fair for our locals. If people want to own here just to make money off a property, they should focus on long term rather than a quick buck	7/31/2017 12:23 PM
21	Why has it taken so on to get to this stage? 2 This discussion has been ongoing for the best part of 2 years. How much longer is to going to take before action occurs? I am happy to see this feedback request but so disappointed in council and this lengthy process.	7/31/2017 12:22 PM
22	Good luck. There is no right answer. The easiest solution is to limit them but maybe not in a single home where a room is rented or a separate suite. Best to create some rules than not have any.	7/31/2017 12:17 PM
23	I think very good thing for economy and area...diverse people and ideas coming in	7/31/2017 11:54 AM
24	As a tax paying home owner and resident of Pemberton I should be allowed to use the tools at my disposal when I chose to buy a million dollar home in Pemberton. I emphasize with the rental shortage situation, but a renter has not made the same permanent commitment as I have made toward building this community. So as long as someone owns a detached home and is a permanent resident there I believe STRs should be an acceptable form of additional income used to help offset the tremendous burden of buying a house here and paying the corresponding taxes that go with that. STRs take a lot of time to run and are in no way free money, we work hard to make it possible to live here permanently and have figured out how to buy a house by sacrificing a lot of time and money. To take this tool away would be disastrous and would force the sale of our house. Renters come and go and I feel bad that it is hard for them to stay, but owners are a priority to the stable local economy as well as building of the community.	7/31/2017 11:45 AM
25	Short term rentals are a business and should be treated as such.	7/30/2017 3:17 PM

26	This is a very tricky challenge but solutions are available. Not all will be pleased with any arrangement but I believe the priority should be on permanent residents of the Village - not temporary or seasonal residents or those who own property as pure investment properties. Those should go into the long term rental pool in an effort to provide balance to all available rental styles.	7/30/2017 8:53 AM
27	Great for tourism! And that's what we want right?	7/28/2017 10:37 AM
28	While self rental sites negatively impact my business in whistler, a small community such as pemberton can benefit.	7/27/2017 12:02 PM
29	This is going to be a tough one. I would like to see some limitations, but I have concerns on how this is governed or enforced. I don't want to be in a position where I feel some people have an unfair advantage over me if I decided to do it. That's not fair.	7/27/2017 6:18 AM
30	I sure hope those on council with short term rentals are required to withhold their votes on this matter.	7/26/2017 11:15 PM
31	If you use pemberton valley lodge as an example there is no difference economically or socially than an individual renting their condo or room in their house nightly. Pvl every unit is a strata and privately owned like a condo. They market it maintain it and insure a guest positive experience to either their success or failure. Airbnb is nothing more than a marketing tool. It is just bigger and better than most other hotels. Pvl takes a commission and controls which units are occupied it is these type of hotel operators who have the resources to fight against the individual Airbnb user even though they are doing the same business they are loosing revenue to their individual yet collective strata condo owners. This is why they are against it yet they are the same but taking a much larger piece of the action. I agree there is an argument for the zoning and hotel like requirements. Every argument can be countered by a individual and enforced by bylaw or licensing an individual can also pay the same hotel tax as pvl. There is no difference in parking between a long term renter or multiple short term renters. Actually long term have been way more trouble and negative impact than any short term we've had. My rules I would impose Short term rentals in any building. Only operated by the owner. Same parking rules as bed and breakfast If pemberton hotels currently pay a hotel tax then the same for all operators Business license required Don't allow the hotels to convince you that what they do is any different. There is no difference in buying a room at PVL. and buying a condo above the liquor store.	7/26/2017 10:44 PM
32	business licenses and tax collection/revenue declared are a must!	7/26/2017 8:37 PM
33	I don't have a problem with the people that are renting out a room in their home for a night here or there. Its the ones that rent out the whole house for single months at a time and don't live in the home at all. If that is the case then I think it should be up for a long term rental. What is the difference between single month rentals constantly or a long term rental if you don't even live in the dwelling.	7/26/2017 6:10 PM
34	Let people make a living. The majority of short term rental people in pemberton live here and host guests showing them a good time. Many tourists much prefer this kind of experience to say the pemberton valley lodge which when I have had guests stay there we have experienced nothing but problems. Service will dictate who succeeds at this and if you have habitual problem homes they should be dealt with individually. The biggest problem with surveys of this type is the complainers, the squeaky wheels will respond the most.	7/26/2017 4:35 PM
35	People should hand the right to live in peace in non commercial neighbourhoods,	7/26/2017 3:42 PM
36	Bylaws Officer should be monitoring the parking situation around the village - there are way too many vehicles parked on the side roads,(and during the winter months it impedes snow clearing, and nothing is done )- if there is insufficient room on the driveway then they should not be renting out suites/rooms either longterm or shortterm. Accommodation and parking has become a serious issue in Pemberton - bylaw's need to be enforced and vehicles towed if they are not in compliance with said bylaws.	7/26/2017 3:36 PM
37	Having short term rentals in Pemberton is great for tourism, but they cannot have different rules/fees than people trying to make a living this way. Hopefully, if there is more hoops to jump it would motivate people to rent their suites for long term renters.	7/26/2017 3:00 PM
38	thank you for the opportunity to comment. Pemberton residents are having a hard time finding long term rentals, so I hope Council can find a balance between their needs and the tourism potential of short-term rentals. If no one can afford to live here full time, the tourism benefits won't help anybody.	7/26/2017 2:45 PM

39	The VOP needs to ENFORCE the bi laws in place for illegal long and short term rentals, illegal non licensed businesses operating out of garages without permits or zoning, and any other act that goes against VOP bi laws and strata bi laws in place. It's the only equitable thing to do. Please allow good governance to guide this and if new policies need to be created to ensure this can be enforced then bring this to council ASAP.	7/26/2017 1:56 PM
40	Build proper long term affordable housing and you wouldn't have so many people bitching about short term rentals. Whistler and Pemberton has really dropped the ball on that issue....	7/26/2017 1:52 PM
41	They should all have permits and pay appropriate tax	7/26/2017 1:47 PM
42	Really hope something is done to reign in short term rentals and promote long term rentals, and new construction affordable housing.	7/26/2017 12:12 PM
43	Can we live already.	7/26/2017 11:48 AM
44	I think the biggest issue from this is the lack of rentals available to long-term residents. I think if the VOP would like to get involved supporting affordable long-term rental accomodation construction in this community would be helpful. I have been both a renter, homeowner and landlord. I don't think a homeowner has any obligation to sign up for long-term tenancies as the way the current Tenancy Act is set up it is so one sided to the tenant. With long-term tenants you sign away many of your rights over your own property. Getting a bad tenant out can take months and cost you a fortune. Not to mention the wear and tear of your home with long-term tenants is so much greater than that of short term. I can really see the draw of short-term tenants.	7/26/2017 11:48 AM
45	If you do not have affordable places to live in Pemberton then businesses will cut back or close and when the tourists come they will complain that there is less and less in Pemberton.	7/26/2017 11:19 AM
46	This is real balance. We have several short term rental properties in our neighbourhood and have not experienced problems. Reason is the owners are on site and mindful of their neighbours. The type of guest has also been non-party and respectful. However the move to short term rental did evict longer term residents who became part of our street community. So I think there has to be rule in place NOT to kcik out existing tenants purely because the owner want to change his/her income stream. The Glen is mostly a quiet family oriented neighbourhood so a cap on short term locales is key to maintaining that feel. Resort owns like Whistler have more accommodation clusters that are purpose built for vacation stays and the transient nature of Whistler also means there is less potential damage to long-term family/resident 'community' feel.	7/25/2017 10:03 AM
47	I think these are terrible for residents and for the community as a whole. They create affordability problems and contribute to the rental housing crisis that we now have. I disagree with allowing these to be plunked in existing residential neighbourhoods. I bought here so that I could know who my neighbours are; i don't want a new neighbour every night and the disruption that goes with that. These should be in purpose-built, planned communities with specific zoning, parking, etc, and should have building permits to ensure safety. People are currently renting rooms that are not even bedrooms. These are very detrimental to creating community feelings and cause all sorts of problems that nobody anticipated when they purchased in a RESIDENTIAL neighbourhood. ENFORCE!	7/24/2017 9:30 AM
48	If we can license str's and tax them it could be a source of revenue to create some sort of affordable housing program. If the community sees a general benefit we will embrace them. It is important to me that we not undermine Pemberton's sense of community.	7/22/2017 6:38 PM
49	I live on Willow Drive, 1423. Happy to discuss at any time. There are only 2 houses on this street that do not have suites (and most are on bottom level). I have no issues if you rent your suites to long term tenants, or family/friends infrequently, IF you provide OFF street parking for you and your guests/renters. NO STREET PARKING. I would like to see a single street parking pass per household (non-transferable) also would like to see bylaw enforce owners who park their commercial vehicles on the street. A kid is going to get run over, or there will be an emergency and ER vehicles won't make it through. People park their sleds, boats, third cars on the street and there isn't room for them! Rant over. :-)	7/22/2017 5:38 PM
50	Accommodation for residents must be the first concern. Rentals should be strictly limited and enforced. Limit numbers per block/street with no secondary ownership having short term rentals. The 76 of 79 owners who have not applied to become legitimate operations should be fined.	7/22/2017 11:39 AM

51	Requiring a business licence would put more money in the VOP-good strategy. Requiring a 'good behaviour bond' may encourage homeowners to really consider the big picture as opposed to just wanting to make a quick buck. Requiring a business licence would also add to this. Having a 24/7 help line would provide neighbours with an appropriate action if there are issues. It would also provide an information trail as to the acceptance/conflicts and whether there is a need for a review process. No complaints may indicate relative success.	7/22/2017 11:25 AM
52	i don't think it;s a good idea at all, pemberton is good as it is, we have enough tourists, maybe two many already, lots of visitors is good for tourism business owners and investors who are always speaking up loudly for there own financial gain, however the majority of property owners in the town are not business owners and would probably be happier with the status quo. We like tourism, but we like it in whistler.	7/22/2017 10:39 AM
53	Get by law officers to look for free loader campers that park on streets for FREE!!!! It's a sign for sore eyes seeing them, and I walk my dogs every day and see this day and night!!!!	7/22/2017 10:23 AM
54	It makes me think that the people complaining about rentals are just the wealthy people who don't understand all the families that have unique work situations, working out of town so their families can live in pemberton etc trying to make ends meet. Airbnb provides opportunities, tourism and income which in turn positively effect all the hard working people trying to afford their homes living in Pemberton.	7/21/2017 10:01 PM
55	Encouraging homeowners to rent out suites to long term tenants builds community. With rental prices being so high, maybe more people will chose to rent long term, it's less work and more money if you don't have to pay commercial insurance. Making options for landowners to rent out yurt space or tiny house parking to long term renters could prove beneficial.	7/21/2017 9:23 PM
56	Finding the balance between affordable home ownership, long term rentals and current opportunities needs some good policy and oversight - without being onerous or expensive for the town.	7/21/2017 8:40 PM
57	I believe fairness and equality with existing business is essential for maintenance of our community goodwill. Renting out a room is more acceptable on a nightly basis than committing to short term for living suites that could accommodate working people on long term. Need to recognized those with second home wanting to rent out when not in residence and therefore not being suitable for long term family rentals due to owner access. Respect for existing Strata By Laws Important to avoid parking and noise problems - children contending with additional traffic ignoring speed limit.	7/21/2017 8:38 PM
58	Something needs to be done before you drive all your employees to other areas of the province. Can run a resort town without employees.	7/21/2017 8:32 PM
59	Don't over regulate, and don't find a solution for an issue that does not exist. House prices are going up - that is not due to short term rentals. People are looking for ways to earn extra income from their home - that should be a property right not to be taken away. Visitors (short or long term) should be able to choose how and where they can stay with only simple, understandable rules for safety and cleanliness.	7/21/2017 8:24 PM
60	What will be the cost to the taxpayer, for enforcement and who would be responsible for enforcement. At present the bylaw enforcement office is not readily available after hours and on weekends.	7/21/2017 12:16 PM
61	Very impressed with the meeting the other night! Nice work Pemberton :)	7/20/2017 11:21 PM
62	Lets embrace this new "sharing" economy. Take the opportunity to do something different to Whistler and offer people alternative accommodation so that they can enjoy the beautiful place we live. People will then come here and contribute to our economy rather then Whistler's.	7/20/2017 9:48 PM
63	I have lived in area c for just under 20 years, I owned my own home. Now that my life has taken a new path I find myself continuously on the verge of homelessness because I cannot afford a place to live. I cannot just up and move, my kids are here, my job is here. Short term rentals have taken away from long term rentals, which in turn has made it harder for locals to find a place they can afford. If locals keep getting pushed out, who will be here to serve the vacationers?	7/20/2017 3:23 PM

64	While I appreciate the need for options for short term accommodation I really do not want my neighbours to all of a sudden take back their suite and rent it out along with their home every time they go away. There needs to be restrictions and regulations. I would like to see Council look at setting a maximum number of days a year someone can list and rent on short term rentals (ie: 30 days a year). That should be plenty to allow for folks to supplement their income. Taxation should also be considered and those renting should have to pay more in Business Licence fees, utilities and be taxed at a commercial rate as well. Rental properties should be required to provide off - street parking so that Village streets are not clogged and there should be fines if bylaws are not adhered to - hefty fines.	7/20/2017 3:07 PM
65	the status quo is not working! This is a critical issue with severe community consequences. Enough is enough. homes should not be about making as much money as possible.	7/20/2017 3:01 PM
66	Thank you for involving the community in this discussion. I really hope people take the opportunity to have an open discussion with the VOP instead of ranting on social media, which accomplishes nothing.	7/20/2017 12:07 PM
67	I felt that this survey was very skewed toward trying to accommodate these uses. We are in a housing crisis and illegal uses are exacerbating this problem. If these are to exist, they should be purpose built and purpose zoned such as the RTA zones in Whistler. They should not be allowed to operate in existing residential neighbourhoods. These are killing employees and driving up the cost of rentals. Rental housing is already impossible to obtain.	7/20/2017 11:29 AM
68	Please do not make this overly restrictive to residents renting out spare rooms in small homes, and who are trying to make ends meet. These people are not causing any harm or problems, particularly to the availability of housing as studies have shown that in most of these cases these people would not rent to long term residents (i.e. have a full-time roommate). Restrictions should be placed on out-of-town speculative investors who are driving up property prices and the cost of living, and who are renting out entire homes or suites solely to short term renters.	7/20/2017 11:22 AM
69	I don't think that allowing short term rentals will result in a huge explosion of short term tourism or stays. I think it's worth trying a few years with no regulations or at least very few and if there are any negative effects they can be dealt with in due course.	7/19/2017 10:49 PM
70	Dont look at this issue from a tenants and business owner point of view only. Secondary residences should pay a premium to operate on a nightly basis or not at all. As well, bad tenants get away with far too much when dealing with the landlord/tenancy act	7/19/2017 10:00 PM
71	I sincerely hope you will make an allowance for all zoning types to be able to casually rent their whole property if it is their primary residence and they will be out of town anyway. It is the way airbnb was conceived and it is the way travellers are looking for accommodation globally. It gives guests to Pemberton the experience they are looking for, and it gives homeowners a tiny bit more financial freedom.	7/19/2017 9:56 PM
72	Short term rentals have been a key element in both lack of rental housing, and increased real estate prices. Many homeowners cannot afford their home without earning inflated AirBnB money versus long term rental income. In other words, short term rentals are, in part, allowing real estate prices to inflate higher and higher, while reducing rental stock, and having an exponential effect on rental prices. None of this leads to stability, either in terms of long term rentals, or real estate prices in general. Something has to be done.	7/19/2017 9:28 PM
73	The village should consider how new areas are zoned to help encourage long term rentals. Perhaps allowing suites in the new development behind signal hill.	7/19/2017 6:14 PM
74	People need options to make income from STR. Without fair options, people will hide their rental info and this will cause more issues. Thanks	7/19/2017 4:50 PM
75	The municipality needs to crack down on nightly rental situations outside of the current permissible bylaw. Lots of long time locals struggling to find rental accommodations due to suites and investment properties being rented nightly.	7/19/2017 4:05 PM
76	STRs are here to stay, particularly for a town like Pemberton that relies partially on tourism. We should be embracing the opportunities it brings, but taking measured steps to ensure a level playing field with other accommodation providers, to protect the character and safety of our communities, to ensure that STRs don't create an excessively negative impact on housing availability and affordability for long-term residents, and to ensure a positive visitor experience. Thank you for collecting community input on this issue. I look forward to seeing what other feedback you receive.	7/19/2017 3:55 PM

77	Focus on increasing the supply of affordable housing in Pemberton before working on this issue. Ban short term rentals in the mean time. There is a limited supply of land for development in Pemberton due to ALR. Density should be increased significantly, not more SFH like Tiyata, benchlands, plateau.	7/19/2017 3:23 PM
78	Thanks! Good luck with this one! Its a passionate topic for many	7/19/2017 3:01 PM
79	In my line of work I am constantly seeing people (families and seniors included) being kicked out of their long term rentals because the landlord can make more money with short term rentals. This is causing undue stress for local people who are trying to find housing that is affordable. It is also causing a huge homelessness issue that rivals larger cities	7/19/2017 3:01 PM
80	Reduce the size of government and rules, not increase.... Stay out of it. Regulation is NEVER the answer. Let the free market sort it out. Even if you did make rules and regulations, the pemberton muni does not have the man power to enforce any of it, and people are going to do it anyways. STAY OUT OF MY HOUSE and stop telling me what i can and can't do with my property.	7/19/2017 2:58 PM
81	Thank you for addressing this important community issue!	7/19/2017 2:54 PM
82	We have been thinking of renting out a room in our house for some extra income. We would not do this all the time so will not be doing this for a long term rental. I hope the process to do this would be fairly easy (permits) and not be a hinderence. This would allow us to stay in a home that does not have a suite.	7/19/2017 1:27 PM
83	Would like to see this addressed soon.	7/19/2017 11:53 AM
84	never in strata's residents must be in residence when their room/suite is in use must pay same fees as B&Bs must inform Neighbours of existence of short-term rental so they at the very least have an opportunity to give their opinions and concerns	7/19/2017 11:25 AM