

“Let’s Talk Affordable Housing”

Information Meeting - Jan 26, 2021



What to expect



Staff will share information on what the Village is doing around Affordable Housing



Participants – Answer polls, Ask questions, Fill out a survey (afterward)

Let's begin ...



Is Pemberton Affordable?



What does Affordable Housing mean?



Affordability is defined as housing that a single person or household can afford to rent or purchase without spending more than **30%** of their before tax income.

The Housing Continuum



The Village is aware of the gaps in local housing supply and is trying to facilitate a broader range of housing options = more attainable choices.

Roles



Federal

Canadian Mortgage & Housing Corporation

- Mortgage Insurance
- Investment in Affordable Housing (IAH) – Provincial and Territorial Funding



Provincial

Ministry of Municipal Affairs & Housing

- Residential Tenancy Branch



- Housing Registry/Rent Supplements
- Community Housing Fund



Municipal

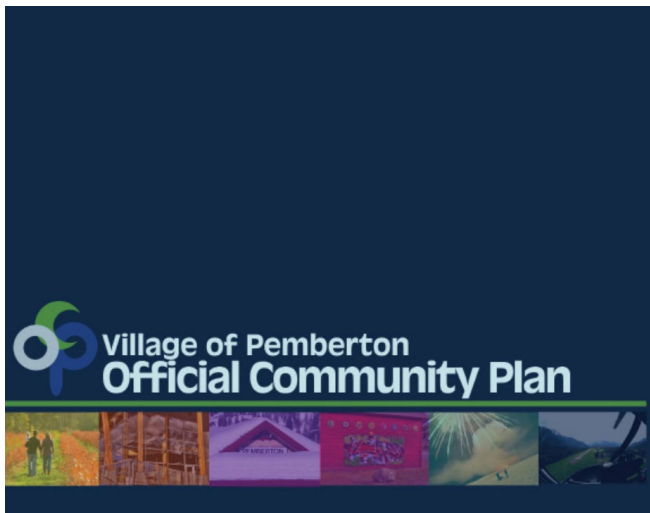
VoP OCP – Housing Policies

Land Use & Zoning

Development Review

Building Permits

What Tools does the Village have to tackle affordable housing?



TOOLKIT

Community Acceptance of Non-Market Housing

BC HOUSING RESEARCH CENTRE

Purpose
The purpose of this guide is to help non-profit housing providers prevent and address common site selection and design concerns raised by communities related to non-market housing.

Guide 2 forms part of the Community Acceptance of Non-Market Housing Toolkit, a series of five guides. For more information on the Toolkit, go to the Research Centre Library at www.bchousing.org.

Guide 2 Design Considerations to Gain Community Acceptance

More inclusive neighbourhoods can be created in the long-term by ensuring quality design to optimize outcomes for both residents and neighbouring residents in non-market housing developments. Avoiding community and neighbourhood opposition can be accomplished through thoughtful site selection, before a design concept is prepared. Attention to design details can also further address neighbourhood concerns while improving operational outcomes for the non-profit housing provider and living quality for residents.

This guide focuses on site selection and high-level design considerations related to proposed non-market housing developments. This guide is intended to help non-profit providers in their discussions with development consultants, architects, and other design professionals. These professionals will help guide non-profit providers through the design process and provide advice on how to design non-market housing with consideration of community acceptance. For additional information on design details, refer to BC Housing's Design Guidelines and Construction Standards, available online: <https://www.bchousing.org/partner-services/asset-management-redevelopment/construction-standards>. Some local governments may also have their own design guidelines.

This guide summarizes:

- Importance of design on living outcomes and mitigating concerns.
- Pre-planning for design acceptance.
- Design considerations with site selection to gain community acceptance.
- Designing site to achieve community acceptance.

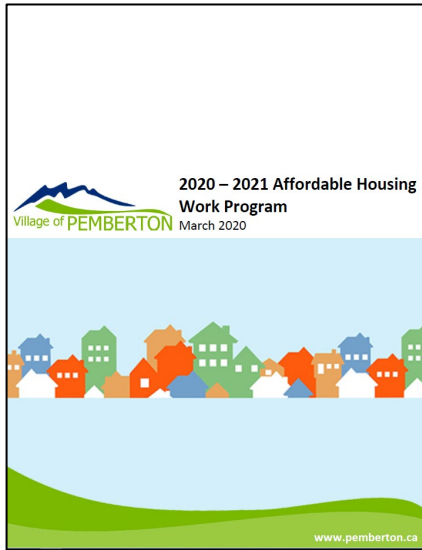
Margaret Mitchell Place, Vancouver

Creating Market and Non-Market
Affordable Housing
A Smart Growth Toolkit for BC Municipalities

Prepared By:
Deborah Curran, Deborah Curran & Company
Tim Wake, Affordable Housing Consultant
March 2008

SmartGrowthBC

Work Done to Date



Work Done to Date...continued

- Amend Amenity Policy to exempt Affordable Housing Projects
- Reduce parking requirements for Affordable Housing Projects by 0.25 spaces per unit
- Regulate & monitor Short Term Vacation Rentals (Airbnb's) to maximize the number of Secondary Suites in the rental pool

Work Still To Complete

- Housing Options Study (Underway)
- Official Community Plan Review (2021-2022)
- Development Cost Charge Review (2021)
- The remaining recommendations from the Affordable Housing Action Plan (2021 ->)

Exploring Housing

Housing

Permitted in Pemberton

Principal Dwellings:

- Detached Dwelling
- Duplexes
- Townhouses
- Apartments
- Mixed-Use Buildings
- Mobile homes

Accessory Units:

- Secondary Suites
- Carriage Houses

Duplexes



Potential Benefits:

- Cohesive scale and character
- Homeownership opportunity
- Mortgage helper
- Support multi-generational families

Potential Challenges:

- Not feasible to retro-fit existing single family homes

House-plexes

Potential Benefits:

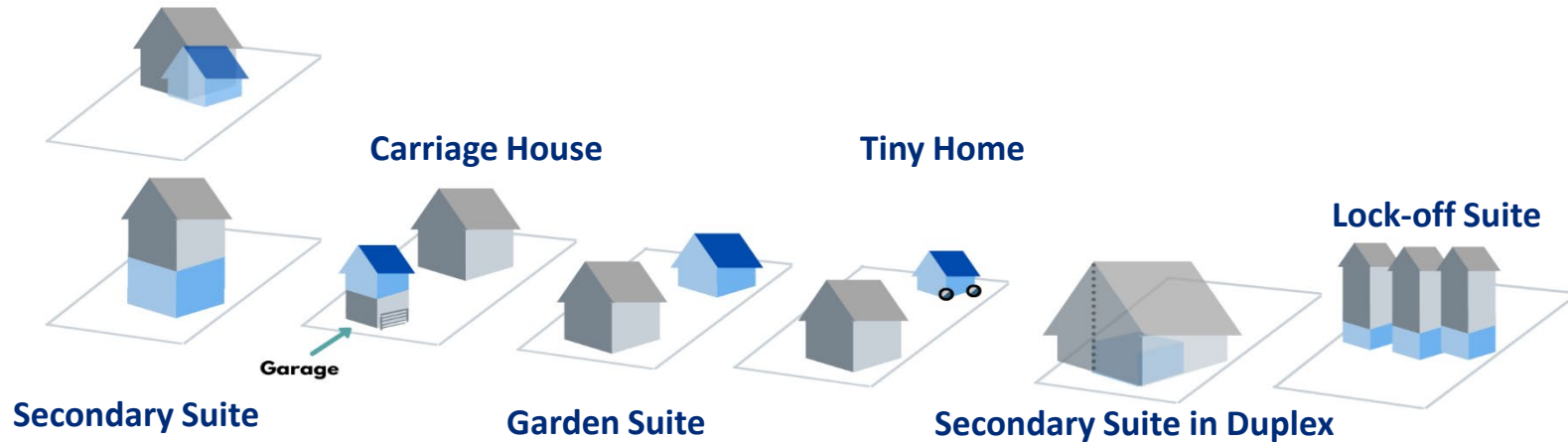
- Making neighbourhoods more accessible
- Maintain neighbourhood character

Potential Challenges:

- Meeting parking requirements
- Not feasible to retro-fit existing single family homes
- Construction costs



Accessory Units



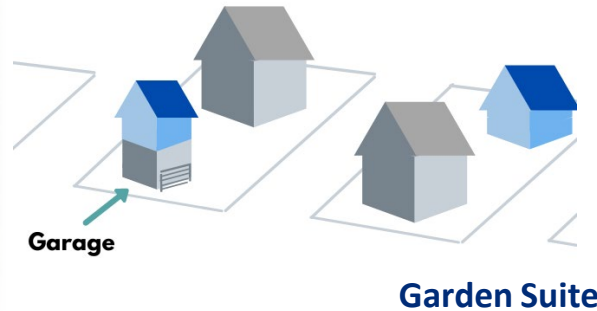
Potential Benefits:

- Increasing the supply of rental housing
- Mortgage helper
- Support intergenerational living
- Hidden density

Accessory Units: Carriage Houses and Garden Suites



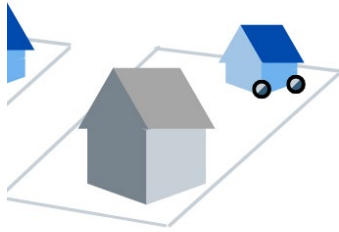
Carriage House



Potential Challenges:

- Resistance from neighbours
- Permanent structure
- High construction costs
- Flood construction level (FCL)

Accessory Units: Tiny Homes



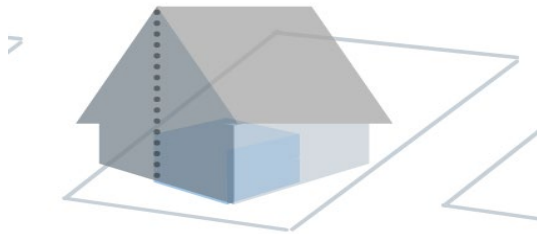
Tiny House
(possibly on wheels),
as small as 10m² in
the yard of a detached
home



Potential Challenges:

- Meeting BC Building Code
- Finding a location
- Flood plain construction level
- Securing loans and insurance

Accessory Units: Suites in Duplexes



Secondary Suite in
a Duplex



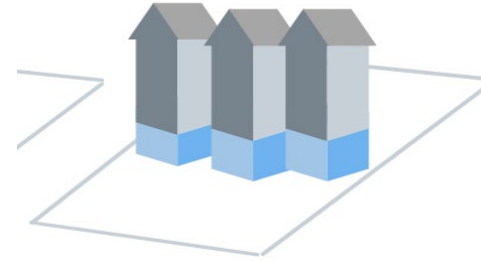
Potential Challenges:

- Meeting parking requirements
- Not feasible to retro-fit existing duplexes

Accessory Units: Lock-off Suites



Lock-off suites are likened to a hotel room with a kitchenette, typically less than 300 square feet.



Potential Challenges:

- High construction costs
- Meeting parking requirements
- May enable poor rental practices

haveyoursay.pemberton.ca





Thank-You

Questions ?