



Interim Housing Needs Report

Village of Pemberton

September 2024

1 Purpose

The Village of Pemberton prepared a Housing Needs Report in June 2023 to help the Village, local housing stakeholders, and residents better understand the housing trends in the community and the housing needs of individuals and families. Since that time, the Province of British Columbia has introduced new legislation which requires all local governments to complete an Interim Housing Needs Report by January 1, 2025. The interim report is intended to help municipalities incorporate the new provincial methodology and provides an opportunity to contextualize housing needs in light of extensive new legislation aimed at housing.

2 Provincial Methodology

The Housing Needs Report (HNR) Method is an approach to calculating housing needs standardized for application across the province of British Columbia. It consists of six components which contribute to housing needs and are added together to provide the total number of housing units needed in a municipality. The six components are:

- Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing);
- Supply of units to reduce homelessness;
- Supply of units to address suppressed household formation;
- Supply of units needed to meet household growth over the next 5 or 20 years;
- Supply of units needed to meet at least a 3% vacancy rate; and,
- Supply of units needed to meet local demand. This component is only included for municipalities.

3 Updated Housing Needs

3.1 5 Year Housing Needs

The following table summarizes the housing needs of the Village of Pemberton over the next 5 years according to the provincial methodology.

Component	5 Year Need
Extreme Core Housing Need	11
Homelessness	4
Suppressed Household Formation	32
Anticipated Household Growth	175
Rental Vacancy Rate	2
Demand Buffer	47
Total Units Needed by 2029	271

3.2 20 Year Housing Needs

The following table summarizes the housing needs of the Village of Pemberton over the next 20 years according to the provincial methodology.

Component	20 Year Need
Extreme Core Housing Need	46
Homelessness	9
Suppressed Household Formation	128
Anticipated Household Growth	699
Rental Vacancy Rate	8
Demand Buffer	186
Total Units Needed by 2044	1076



4 Sustainability

In Pemberton, a growing and dynamic community, it is essential to plan housing developments in close proximity to transportation infrastructure that supports walking, bicycling, public transit, and other alternative forms of transportation. Given the limited transit services and the current state of investment in active transportation infrastructure, prioritizing such planning is crucial.

By integrating housing with accessible and sustainable transportation options, Pemberton will enhance mobility and connectivity for its residents. This approach not only promotes a healthier lifestyle but also reduces the community's carbon footprint and traffic congestion. Ensuring that housing is conveniently located near transportation options will foster a more vibrant, inclusive, and resilient community, allowing all residents to fully enjoy the natural beauty and amenities that Pemberton has to offer.

5 Action Summary

The Village of Pemberton has initiated a series of actions since receiving the most recent Housing Needs Report to reduce housing needs. These actions are detailed below.

5.1 Strategic Direction

Based on the results of the June 2023 Housing Needs report, the Village of Pemberton made "Plan and Manage Growth" a strategic priority of Council. The priority, part of the Village's Strategic Plan, aims to support a diversity of housing development that meets with housing needs, primarily those identified in the housing needs report.

5.2 Housing Accelerator Fund

With the direction and priority established in the Strategic Plan, the Village has pursued a funding source to help accelerate the supply of housing in the community. Canada Housing and Mortgage Corporation's (CMHC) Housing Accelerator Fund (HAF) provided a purpose-built solution to help the Village pursue a series of initiatives to help speed up the pace of housing development. Award of HAF funding has enabled the Village to begin work on the following initiatives designed to ease housing needs in the community:



5.2.1 Housing Strategy

In response to critical housing needs in the community, the Village of Pemberton (VoP) is developing a new Housing Strategy. The Strategy will be a first-of-its-kind planning document that will look at housing across the continuum, will prioritize housing types, and include targeted and achievable actions in order to deliver more housing options in Pemberton.

5.2.2 Zoning Amendments

Housing needs, coupled with development constraints, are putting pressure on the Village to facilitate development of affordable homes close to the village centre. The Province's 2023 housing legislation requires that municipalities zone for at least 20 years of housing capacity. Zoning amendments are underway to meet the provincial requirements and foster a more vibrant, inclusive, and resilient community.

5.2.3 Infrastructure Planning

Tiny budgets mean that small communities frequently struggle to understand their current infrastructure let alone their future infrastructure needs. With the support of HAF Pemberton has embarked on the most significant infrastructure planning work in its history. Computer models of the village's water and sanitary pipe systems are being developed. A detailed assessment of the existing waste water treatment plant is underway, along with assessments of each lift station in the pipe network. Exploration for the next water source is being carried out first as a desktop exercise to be followed by test wells in 2025. A study of inflow and infiltration to the sanitary sewer is being conducted to identify leaks that reduce system capacity. Growth scenarios will be established and used to test the virtual models to determine when infrastructure will be overcapacity. This work will allow the Village to align 5 year capital plans with necessary infrastructure upgrades to support housing development over the coming decades.

5.2.4 E-Permitting

Digital tools are increasingly streamlining the application process for all types of municipal permit. The Village of Pemberton aims to bring the benefits of digital systems to the development application work flow and has committed to using the Cloudpermit technology to help manage and communicate the various development procedures that housing projects must navigate in the hopes of removing bottlenecks and streamlining applicant experience.

5.2.5 Housing Incentives for Targeted Housing Types

Housing incentives are typically used by local governments to help create a more attractive environment for housing development. The Village has committed to examining our current incentive programs and considering expanding incentives for priority housing types. Additional



incentives should help encourage the development of housing units identified in the housing needs report.

5.3 Data and Analysis

With the increasing attention of and urgency in dealing with unmet housing needs in the community, the Village of Pemberton has invested itself in gaining a better understanding of the housing landscape and local development activity through data collection and analysis. Housing and development data will now be collected and audited annually to help decision makers understand current trends and make more accurate forecasts. This work indicates that over 1,500 dwelling units are planned by developers in the community, and almost 40 new homes are currently under construction. These units may not materialize and will take time to be permitted, constructed, and absorbed by the market, however it is safe to say that the Village of Pemberton is on track to meeting its 20 year housing needs.