

Housing Action Scorecard

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

Vision

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

Goals

The *Housing Strategy*:

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

Development to Date: Input Data

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

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

Priority Housing Types: Review

Reconsider the following housing types against the criteria below:

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

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

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

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

Actions: Review

Action	Status				Notes on Progress
	2025	2026	2027	2028	
Direction #1	2025	2026	2027	2028	
1.1. Allow higher density housing in targeted areas throughout the community, including implementation of small-scale multi-unit housing in residential zones, by amending the OCP and zoning bylaws.					
1.2. Reduce parking requirements to encourage more purpose-built rental housing and infill housing (e.g. accessory dwellings units or small-scale multi unit housing) by amending the zoning bylaw.					
1.3. Increase municipal revenue and fund community amenities by collecting fees from new development by developing and adopting an Amenity Cost Charges bylaw in alignment with provincial legislation.					
1.4. Streamline the development approval process to encourage new housing supply. Update the OCP and development procedures bylaw to allow development permits to be delegated to staff for some development applications in addition to purpose-built and affordable rental housing.					
1.5. Advertise and educate the community on incentives for priority housing types.					
Direction #2	2025	2026	2027	2028	
2.1. Allow affordable and workforce housing as a permitted use on all publicly owned lands (i.e., municipal, Crown, school district, or healthy authority owned land) by amending the zoning bylaw.					
2.2. Consider expanding incentives (e.g., permit fee, development cost charge, and user fee waivers) including not-for-profit or affordable rental housing, for-profit affordable rental housing, or development for use by a non-profit society.					

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