



Project Summary

Priority: **Strategic**

Project Name: Official community plan

1-2-05100-615 CC510-02

Submitted by: L. Taylor, Director of Development Services

Executive Summary	<p>With the recent adoption of new Provincial housing legislation in November 2023 (Bill 44-2023 and Bill 47-2023), the Town is required to update its Official Community Plan (OCP) to align the OCP with its Housing Needs Assessment and identify areas for residential development to meet anticipated housing needs for at least the next 20 years. The OCP must also include policies for affordable housing, rental housing, and special needs housing. In addition, the Town is required to review and update the OCP every five years with public engagement and include in the OCP policies that address a wider range of housing types (e.g., affordable housing, rental housing (i.e., garden suites), housing for families, etc.).</p> <p>In addition to implementing the new Provincial housing legislation, there is an opportunity to review and update other policies and design guidelines in the existing 2011 OCP to better address emerging issues related to housing, climate action, environment, transportation, economy, and First Nations reconciliation, with substantial public engagement. Expanding the scope of the OCP review and update is included in this project summary to ensure an efficient use of staff and consultant time and resources.</p> <p>At its special meeting on July 17, 2023, Council passed a motion that an engagement tool be developed to seek feedback on the public’s preferred Official Community Plan (OCP) engagement strategies. Concurrently, results from this engagement process will be used to develop an engagement strategy for an OCP review and update to be undertaken over the next two years.</p>																																
Business problem and opportunity	An OCP is not a static document—it reflects the ongoing evolution of a community. Regular review of an OCP ensures that its policies and objectives continue to reflect community values, goals, and aspirations and will meet the new Provincial housing legislation requirements.																																
Proposed project objectives	To implement the new Provincial housing legislation in accordance with Bill 44-2023 and Bill 47-2023 and establish an engagement strategy for an OCP review and update that meets the needs and desires of the public, Council, and staff. The scope of work can be expanded to include a review and update to other policies and design guidelines of the existing 2011 OCP.																																
Business risks	Risks include development and policy that no longer meet community aspirations, land use policy becomes outdated, and emerging community issues are not addressed in a comprehensive way. The province will intervene if the Town does not meet the prescribed implementation timeline to carry out updates to the OCP to reflect the new housing legislation.																																
Proposed sources of funding	Provincial grant reserve account – <i>Local Government Housing Initiatives</i> 1-1-00500-185 Casino revenue																																
Costs and benefits	<table border="1" data-bbox="342 1493 1446 1650"> <thead> <tr> <th>Costs</th> <th>FY1</th> <th>FY2</th> <th>FY3</th> <th>FY4</th> <th>FY5</th> <th>5-year Total</th> </tr> </thead> <tbody> <tr> <td>Capital</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>Operational</td> <td>100,000</td> <td>300,000</td> <td>0</td> <td>0</td> <td>0</td> <td>400,000</td> </tr> <tr> <td>Total</td> <td>100,000</td> <td>300,000</td> <td>0</td> <td>0</td> <td>0</td> <td>400,000</td> </tr> </tbody> </table> <p>Benefits</p> <table border="1" data-bbox="342 1692 1446 1818"> <tr> <td><i>Tangible</i></td> <td>Clear objectives and land use policies, increased housing supply, and engagement procedures and tools to inform an OCP review process.</td> </tr> <tr> <td><i>Intangible</i></td> <td>A strong vision for engagement and community development with broad community support.</td> </tr> </table>	Costs	FY1	FY2	FY3	FY4	FY5	5-year Total	Capital						0	Operational	100,000	300,000	0	0	0	400,000	Total	100,000	300,000	0	0	0	400,000	<i>Tangible</i>	Clear objectives and land use policies, increased housing supply, and engagement procedures and tools to inform an OCP review process.	<i>Intangible</i>	A strong vision for engagement and community development with broad community support.
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Recommendation	THAT the Committee recommend the 2024-2028 Financial Plan include the Official Community Plan in 2024/2025 to be funded by provincial grant reserve account and Casino revenue.																																



Additional Information

A copy of Bill 44 – 2023 Housing Statutes (Residential Development) Amendment Act, 2023 is available here:

[Bill 44 - Housing Statutes \(Residential Development\) Amendment Act, 2023, 4th Session, 42nd Parliament \(2023\) \(leg.bc.ca\)](#)

A copy of Bill 47 – 2023 Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023 is available here:

[Bill 47 - Housing Statutes \(Transit-Oriented Areas\) Amendment Act, 2023, 4th Session, 42nd Parliament \(2023\) \(leg.bc.ca\)](#)

More information on local government housing initiatives is available here:

[Local government housing initiatives - Province of British Columbia](#)