

compliance with Section 481.3 of the Act. These amendments have resulted in a ‘win-win’ scenario for the District in terms of meeting the new provincial housing requirements and permits us to focus on creating the new OCP rather than on further amendments. Noting that the new OCP will also need to include provisions for housing demand described in the HNR.

It is recognized the HNR projections may be on the high side with a development pace of approximately 150 new housing units built annually over the 20-year period, whereas historical, 20-year residential trends are closer to an average of 100 units constructed annually.

RESIDENTIAL DEVELOPMENT POTENTIAL

Using the District’s GIS, the analysis reveals that our OCP residential policies are now aligned with Section 473.1 of the Local Government Act. That is, with the new policies adopted in December 2024 to support increased FARs and building heights, the quantity of reasonably serviced residential land with development potential is more than sufficient for the required 20-year housing unit forecast.

Land Criteria

OCP Designations:	Residential Special Infill Areas Multi-family / Mixed Use Residential
Zoning:	Residential Zoning
Infrastructure:	Within 50 m of the District Sanitary Sewer System Within 50 m of the SCRD Water System Mostly fronting dedicated and constructed road(s)
Combined Gross Area:	Approximately 4.5 km ² (450 ha)

Land Discounted for Net Area

Riparian areas:	Less provincial ‘streamside protection and enhancement areas’
Development:	Less existing building envelopes and encumbrances
Steep slopes:	Less potential hazardous slopes > 20%
Roads/parkland:	Less 20% for additional road and parkland dedications, utility and access rights of ways

Combined Net Area:	Approximately 1.7 km ² (170 ha)	} See Map 1
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Areas by Residential Land Use Designations

Residential	137 Ha	81%	} See Map 2
Special Infill Areas	19 Ha	11%	
Multi-Family / Mixed Use Res.	14 Ha	8%	

Potential Build Out Scenarios

<u>Land Use</u>	<u>OCP FAR</u>	<u>Floor Areas (m²)</u>	<u>Unit Areas (m²)</u>	<u>Potential No. of Units</u>
Residential	0.55*	753,500	250	3,014
Special Infill Areas	1.50	285,000	220	1,295
Multi-Family/ Mixed Use Res.	2.40	336,000	200	1,680
Total Units				5,989

*Average of 0.5 & 0.6 in the Residential category

DISCUSSION

The above presents a conservative estimate using practical criteria for gauging land development potential at the OCP policy level. While the existing OCP refers to a large supply of residential land available for future development, there is no similar analysis differentiating between serviced / unserved lands, discounts of unsuitable land, unit absorption potential based on land use designation policies, or land area quantities, nor effective servicing plans to utilize some of the lands for housing development.

Along with cyclical market conditions, there are always technical variables to consider at the development stage that are difficult to quantify in a high-level analysis such as this.

Different zoning restrictions, unknown sub-surface conditions and approval requirements are some of the site- specific challenges that can lessen the net land potential; likewise, density can be clustered and increased in certain areas. There is ample flexibility considered in this analysis for lesser densities with larger units or higher densities with smaller units.

Moreover, with new OCP height policies supporting 3 - 6 storey buildings in these designations, the capacity for our housing needs and options into the future also becomes that much higher. Therefore, no further amendment to the OCP to increase density is required at this time. The broader OCP update can continue, and density recommendations will be presented to Council in due course.

POLICY AND BYLAW IMPLICATIONS

With knowledge that the residential policies of the current OCP bylaw now meet provincial requirements, the District can focus its planning efforts on drafting the new bylaw in a more holistic manner. There are a host of other required policy topics to consider for the next OCP that are discussed in a separate report.

FINANCIAL IMPLICATIONS

By demonstrating a sufficient quantity of serviced land for future residential development, the need to expand hard infrastructure further outwards over the next 20 years becomes less necessary. From the perspective of future demands on services, capital planning, operational budgets, and assets management in general, the implications are positive for the District.

INTEGRATED COMMUNITY SUSTAINABLE PLAN

1. Sustainable Community Growth and Development

STRATEGIC PLAN IMPLICATIONS

1. Effective Growth
2. Housing

COMMUNICATIONS

None.

Respectfully submitted,

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Attachment: Maps 1 & 2 Residential Development Potential