

# **REPORT**

## ***Planning and Development***

**To:** Mayor Johnstone and Members of Council  
**Date:** November 4, 2024

**From:** Jackie Teed, Director  
Planning and Development  
**File:** 13.2525.20  
#2540080

**Item #:** 2024-603

**Subject:** **New Provincial Housing Legislation: Official Community Plan Amendments – 2025 Work Plan**

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### **RECOMMENDATION**

1. **THAT** Council direct staff to proceed with the work plan outlined in this report in order to update the Official Community Plan to comply with the new Provincial housing legislation and related regulations.
2. **THAT** Council, with regard to the proposed Official Community Plan amendments:
  - a. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the *Local Government Act*, and as such,
  - b. Direct staff to advise and consult with the following:
    - a. the Board of Education of New Westminister Schools;
    - b. the Board of the regional district in which the area covered by the plan is located (Metro Vancouver);
    - c. the Greater Vancouver Sewerage and Drainage District Board;
    - d. the Ministry of Transportation and Infrastructure;
    - e. the following First Nations:
      - i) Cowichan Tribes;
      - ii) Halalt First Nation;
      - iii) Katzie First Nation;
      - iv) Kwantlen First Nation;
      - v) Kwikwetlem First Nation;
      - vi) Lyackson First Nation;
      - vii) Lake Cowichan First Nation (Ts'uubaa-asatx First Nation);
      - viii) Musqueam Nation;

- ix) Penelakut Tribe;
- x) Qayqayt First Nation;
- xi) Seabird Island Band;
- xii) Semiahmoo First Nation;
- xiii) Shxw'ōwhámél First Nation;
- xiv) Skawahlook First Nation;
- xv) Soowahlie First Nation;
- xvi) Squamish Nation;
- xvii) Sto:lo Nation;
- xviii) Sto:lo Tribal Council;
- xix) Stz'uminus First Nation;
- xx) Tsawwassen First Nation; and
- xxi) Tsleil-Waututh Nation.

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## **PURPOSE**

To seek Council direction to update the Official Community Plan (OCP) to comply with new Provincial housing legislation and make other related updates; and to consider early and ongoing consultation regarding the proposed OCP amendment, as required by the *Local Government Act*.

## **SUMMARY**

This report is seeking endorsement of a work plan to update the Official Community Plan (OCP). The proposed work plan can be grouped into five areas of work:

1. Aligning with Provincial housing legislation regarding Transit Oriented Development (TOD) Areas and Small Scale Multi Unit Housing;
2. Integrating the findings of the Interim Housing Needs Report, as required by new Provincial housing legislation;
3. Drafting a new Regional Context Statement to align with the latest Regional Growth Strategy (Metro 2050);
4. Aligning the OCP with the City's Community Energy and Emissions Plan 2050 (CEEP) and 2050 greenhouse gas reduction targets; and
5. Integrating the OCP related outcomes from the Townhouse and Affordable Housing Accelerator programs.

The work plan takes an approach whereby baseline requirements are being advanced to meet the tight timelines mandated by the Province. Once deadlines have been met, staff would undertake a future phase of work incorporating additional changes to the OCP.

The *Local Government Act (LGA)* includes specific requirements for consideration of consultation opportunities during an OCP amendment. There would be opportunities for identified interest groups and the community to provide feedback during the development of the OCP update.

## **BACKGROUND**

### **New Provincial Housing Legislation**

As part of the Provincial Government's Homes for People Action Plan, the Province introduced wide ranging changes to Planning legislation, especially related to housing. Many of the changes were implemented through a series of amendments to the *LGA*.

On May 27, 2024, staff presented a report ([which can be viewed here](#)) that outlined the City's approach to implementing Transit Oriented Development (TOD) Areas and Small Scale Multi Unit Housing legislation. The work plan outlined in this report proposes to update the OCP to ensure that the future land uses, and the related Development Permit Areas, align with the legislation. This would include reviewing the edges of the defined TOD Areas to ensure the OCP land use map better aligns with block patterns and viable development opportunities, while still meeting legislated requirements.

In November 2023 the Province also amended the *LGA* to require municipalities to complete an Interim Housing Needs Report (HNR) by January 1, 2025, and reflect the outcomes of this report within their Zoning Bylaws and OCP by December 31, 2025. This work plan would include updates based on the City's new Interim HNR, which will be presented to Council in December. Further details can be found in Attachment 1.

### **Regional Growth Strategy (Metro 2050)**

The *LGA* establishes authority for regional district governments to prepare a Regional Growth Strategy (RGS). Municipalities are required to review and endorse the regional plan. Metro Vancouver's most recent RGS, Metro 2050, was adopted in February 2023, and provides a vision for how growth will be managed in the region for the next 25 years. In order to adopt an OCP, municipalities must include a Regional Context Statement (RCS) that outlines how their OCP contributes to the achievement of regional goals as established in the RGS. A new RCS would be prepared as part of this OCP update. Further details about Metro 2050 can be found in Attachment 2.

### **Climate Action Strategies and Targets**

The *LGA* requires an OCP to include targets for the reduction of greenhouse gas emissions, and the policies and actions of the local government to achieve those targets. The City has set targets to become a net-zero greenhouse gas emissions community by 2050 within the CEEP. The relevant actions and associated targets will be integrated in this OCP update to align with the CEEP, in accordance with the *LGA*.

## **Housing Accelerator Funding (HAF)**

The City was awarded a grant from the Housing Accelerator Fund (HAF) program, established by Canada Mortgage and Housing Corporation (CMHC). This program provides financial support that enables the City to advance initiatives aimed at improving the housing approval process, increasing housing supply, and expanding housing choice. Two of the HAF funded initiatives underway, Townhouse Accelerator and Affordable Housing Accelerator, require amendments to the OCP in 2025. To satisfy the funding deadlines, the OCP related changes for these initiatives would be integrated in this work plan. The work plan for the Townhouse Accelerator Programs was presented to Council on May 27, 2024 and [can be viewed here](#). The work plan for the Affordable Housing Accelerator Program was presented to Council on June 3, 2024 and [can be viewed here](#).

## **PROJECT SCOPE**

### **Work Plan**

The proposed work plan to update the OCP can be grouped into five areas of work:

1. Updating land use designations and Development Permit Area boundaries for properties within a Transit Oriented Development (TOD) Area or properties impacted by the Small Scale Multi Unit Housing legislation;
2. Integrating the findings and 20 year housing need identified in the Interim Housing Needs Report. This includes ensuring the land use plan allows for the total amount of new housing units the communities needs over 20 years;
3. Drafting a new Regional Context Statement to align with the latest Regional Growth Strategy (Metro 2050);
4. Aligning the OCP with the City's Community Energy and Emissions Plan 2050 (CEEP) and 2050 greenhouse gas reduction targets; and
5. Integrating the OCP related outcomes from the Townhouse and Affordable Housing Accelerator programs.

The update to the OCP would include five main work phases outlined in the table below. This would include updates to the OCP, Downtown Community Plan and Queensborough Community Plan. The work plan takes an approach whereby baseline requirements are being advanced to meet the tight timelines mandated by the Province. Once deadlines have been met, staff would undertake a second phase of work incorporating additional changes. As an example this would include updating Development Permit Area guidelines to better align with the new heights envisioned by TOD Areas. Staff would bring a work plan to Council outlining the scope of the further OCP amendments.

Phase	Timeframe
1. <i>Background research</i> : Review of the legislation, existing OCP, related policy (e.g. CEEP, Interim Housing Needs Report) and updated population projections to identify scope of required updates.	Fall 2024
2. <i>Land use plan update</i> : Update land use designations, future land use map, and Development Permit Area boundaries to align with TOD Areas and Small Scale Multi Unit Housing legislation.	Winter 2024 – Spring 2025
3. <i>Community and interest group consultation</i>	Early 2025
4. <i>Draft OCP update</i> : Incorporate analysis and community consultation to update the OCP, including a new Regional Context Statement. Incorporate OCP outcomes of the Townhouse Accelerator and Affordable Housing Accelerator programs	Winter 2024 – Spring 2025
5. <i>Council consideration of bylaw to amend the OCP and public hearing</i>	Summer 2025
6. <i>Metro Vancouver referral</i>	September 2025
7. <i>Council consideration of bylaw adoption</i>	December 2025

## Consultation Approach

### Local Government Act Consultation Requirements

Sections 475 and 476 of the *LGA* provide specific requirements for consultation that must occur prior to the consideration of an OCP amendment. The *LGA* requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers may be affected by the proposed amendment. These requirements are in addition to a public hearing. Attachment 3 outlines the proposed consultation approach for this OCP update.

### Community Engagement

The City would consult with the community during the development of the OCP update. This would include in-person events as well as an online component through the Be Heard New West webpage. This would also provide the opportunity for staff to answer questions about how the legislation has been applied to the city. Staff would seek to align community engagement opportunities with the concurrent Townhouse Accelerator and Affordable Housing Accelerator programs noting all projects have similar timelines and have city-wide implications.

## **FINANCIAL IMPLICATIONS**

The estimated cost for this project is \$175,000, which will be partially funded by the capacity funding grant for housing from the Province and the remaining from City's reserves. This would cover the cost associated with both the proposed work plan, and the anticipated second phase of work which would incorporate the additional changes that cannot be undertaken within the legislated timeline. This includes:

- Community consultation (e.g. renting community facilities, advertising).
- External consultants to provide technical expertise. This includes urban design expertise for development permit area guidelines to ensure adequate design guidance for the high rise and mixed use building forms permitted by the TOD Area legislation.
- A graphic designer to integrate the changes into the OCP document.

## **INTERDEPARTMENTAL LIAISON**

Staff across multiple departments have been engaged on the implementation of the new Provincial housing legislation and would continue to be involved in the OCP update. Specifically, staff capacity from the Climate Action Division and the Infrastructure Planning Division of the Engineering Department would be dedicated to supporting this work. The Communications and Public Engagement Divisions of the Community Services Department would support the community consultation component.

## **OPTIONS**

The following options are presented for Council's consideration:

1. That Council direct staff to proceed with the work plan outlined in this report in order to update the Official Community Plan to comply with the new Provincial housing legislation and related regulations.
2. That Council, with regard to the proposed Official Community Plan amendments:
  - 1) Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the *Local Government Act*; and as such,
  - 2) Direct staff to advise and consult with the following:
    - a. the Board of Education of New Westminster Schools;
    - b. the Board of the regional district in which the area covered by the plan is located (Metro Vancouver);
    - c. the Greater Vancouver Sewerage and Drainage District Board;
    - d. Ministry of Transportation and Infrastructure;
    - e. the following First Nations:
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- xviii) Sto:lo Tribal Council;
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- xx) Tsawwassen First Nation; and
- xxi) Tsleil-Waututh Nation.

3. That Council provide staff with alternative direction.

Staff recommends Options 1 and 2.

### **ATTACHMENTS**

Attachment 1: Summary of Interim Housing Needs Report and OCP Requirements

Attachment 2: Regional Planning Requirements

Attachment 3: Consultation Considerations

### **APPROVALS**

This report was prepared by:

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This report was reviewed by:

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This report was approved by:

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