

**INFORMATION ONLY**

To: Mayor & Members of Council

Title: Director of Planning & Community Services – OCP Update and Phase 3 Update

Date: September 9, 2024

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**Background:**

This report follows the July 22, 2024 update from staff on the conclusion of Phase 2 Engagement for the Official Community Plan (OCP) review. Since that report staff have been working on the draft OCP which is attached for reference. The graphic below illustrates the four-stage process and progress for the review of the OCP.



Through Phase 2 staff, received considerable feedback from the community through a variety of means including surveys, events, and stakeholder workshops. This draft version of the OCP was shaped by the input received from the community via engagement sessions and community surveys, planning best practices and required updates for legislative changes.

In drafting this document, staff focussed themes commonly voiced through the engagement. Cross cutting themes from engagement are outlined in the table below. In Phase 2 engagement, the prioritizing or allocation of resources was not specifically addressed. Staff recognize that through the assembling of the draft OCP there is a significant increase in desired service levels

and resources identified by the public. Prioritizing service levels and resources will be the subject of direct input in Phase 3 of the engagement.

**Table 1: Phase 2 Engagement: Cross Cutting Themes**

Connectivity	<ul style="list-style-type: none"> <li>• Safe and connected trails, sidewalks, and bike paths (improved active transportation)</li> <li>• Expanded and accessible public transit network and service</li> <li>• Easy access to services and amenities</li> </ul>
Balanced growth	<ul style="list-style-type: none"> <li>• Well-maintained infrastructure and facilities that supports community growth and change</li> <li>• Protected and enhanced natural areas, green spaces, trees and agricultural lands</li> </ul>
Sustainability	<ul style="list-style-type: none"> <li>• Reduced greenhouse gas emissions</li> <li>• Improved climate resilience</li> <li>• Diverse food growing opportunities</li> <li>• Access to healthy, local foods</li> <li>• Improved water quality</li> </ul>
Safety	<ul style="list-style-type: none"> <li>• Celebration of diversity and improved sense of belonging</li> <li>• Access to low-barrier social, cultural, and wellness services and supports</li> <li>• Improved emergency preparedness</li> </ul>
Affordability	<ul style="list-style-type: none"> <li>• Affordable options for housing</li> <li>• Affordable options for transportation and recreation</li> <li>• Low unemployment</li> </ul>
Community vibrancy	<ul style="list-style-type: none"> <li>• Vibrant downtown core and small businesses</li> <li>• Arts and cultural spaces and celebrations</li> <li>• Age-friendly public spaces and recreational opportunities</li> </ul>

The draft OCP document is divided by chapter. As we move forward into Phase 3 Engagement the draft chapters will be grouped into topics in order to better organize the results. It should be noted that sections on First Nations relationships is under development and that engagement is ongoing. Similarly the introduction and background sections will be written at a later date and are not provided in the current draft. The topics are itemized below with a brief summary of what has stayed the same and what has changed.

**Topic #1: Growth Management & Housing**

- Growth Management
- Residential
- Rural & Agriculture

What stays the same?

- Growing in, not out – with a focus on growth within the UCB
- Continued protection of agricultural lands
- Affordable housing support, etc.

What we heard:

- A desire to concentrate growth Downtown and in nearby neighbourhoods to limit sprawl.
- A desire to maintain a healthy, connected community and small-town feel.
- A desire for diverse and affordable housing choices that meet a range of needs.
- A desire to support local, diverse, and sustainable food production and access.

What has changed:

- Draft land use map  
With the implementation of Small Scale Multi Unit Housing (SSMUH) legislation, residential density has increased in all areas that were previously identified for Low Density. In the current OCP Low Density Residential is 22 units/ha, Medium Density Residential is 40units/ha and High Density Residential is 100 units/ha (with amenity bonuses up to 130 units/ha). In the draft OCP there are only two categories –Medium Density Residential at 88 units/ha and High Density Residential at 130 units/ha (with amenity bonuses up to 200 units/ha). Staff are not seeking active feedback on this issue in Phase 3, since these densities are prescribed in Provincial legislation and cannot readily be adjusted.
- There are new areas defined for residential growth areas.  
The Urban Containment Boundary (UCB) remains the same and the concept of prioritizing growth within the UCB is the same. However, new boundaries for Areas A, B and C have been drafted based on current infrastructure service levels and better definitions for the City’s commitment to growth within each area. Area E (Employment Lands) has also been introduced as a growth area with policies supporting the City’s role in advancing development in those areas as it aligns with themes voiced through community input.
- Infill housing Development Permit Area Guidelines that provides guidelines for how the new residential density will need to be built and look are included.
- Support for mixed-use development throughout commercial areas.
- Small-scale commercial uses are supported in residential areas.
- New Farm Protection Development Permit Area.
- Future Agricultural Land Reserve (ALR) extractions are limited to two priority areas – others are discouraged. (Staff have received a number of requests in this regard and none have been incorporated into this draft. Given that the City must be the applicant on an ALR extraction, staff propose to focus efforts on these two key priorities.)
- Urban agriculture is encouraged and there is reference to the Food Security & Agricultural Plan that is being developed.

**Topic #2: Economy & Industry**

- Commercial
- Industrial
- Economic Development

What stays the same:

- Downtown remains the commercial centre of the community.
- Continued support for the Salmon Arm Economic Development Society (SAEDS).
- Continued protection of commercial and industrial areas from residential development.

- Continued support for revitalization tax exemption programs.

What we heard:

- A desire for a diverse economic base, including services, retail, tourism, manufacturing, food production and processing, and home-based businesses.
- A desire to protect existing industrial lands.
- A desire to continue support for a thriving downtown.
- A desire for low unemployment and workforce opportunities (i.e. housing, training, etc.).

What has changed:

- There is a new Economic Development section drafted.
- Increased support for residential development in the Downtown.
- Mixed use development is encouraged in all commercial areas.
- Support for transit and active transportation connections to the southern industrial park.
- Consideration of different development standards for infrastructure in industrial areas to facilitate development.

### **Topic #3: Environment & Community**

- Environment & Climate
- Parks & Greenways
- Arts, Culture, Heritage, Social, and Community Services

What stays the same:

- Focus and emphasis on greenways and trails network.
- Continued support for arts and culture and heritage.

What we heard:

- A desire for the City to be a leader in climate action.
- Concern about climate emergencies (e.g. wildfires).
- A desire for abundant natural areas, improved emergency planning, and water management.
- A desire for well-maintained and accessible recreational facilities, parks, and green spaces.
- A desire to continue support for arts and culture and community services.
- A desire for the City to commit to reconciliation.

What has changed:

- New section on climate change policies.
- Climate change lens throughout.
- Emissions reductions targets are proposed (5 options are suggested).
- Green infrastructure is encouraged.
- Increase in recreational service levels; focus on improved recreation facility asset management and facility maintenance planning.
- Combined arts, culture, and heritage with social and community services.

## **Topic #4: Transportation & infrastructure**

- Transportation
- Utilities & Infrastructure

What stays the same:

- Continued support for active transportation.
- Utility related policies are largely unchanged.

What We Heard

- A desire for improved and expanded public and active transportation networks.
- A desire for infrastructure and services to be improved and maintained to support community growth (e.g. water, roads, etc.).

What has changed:

- Increased transit system and network improvements are encouraged.
- Active transportation improvements are encouraged.
- Advanced street plans for new residential development areas are provided (maps will come in the next draft).
- Green infrastructure is identified and encouraged.
- More policy is provided on solid waste programs.

Staff and Modus are in the detailed planning phases for the tactics and activities that will be undertaken in the Phase 3 engagement. Staff will be gauging the level of support for the policies as drafted, and also actively seeking input on what has been missed or what additional policy that the community wants to see in the next draft.

At this stage the unfinished appearance of the draft OCP is deliberate and detailed editing on the part of Council is not necessary. Staff are presenting this for information and propose to utilize this draft as the means of seeking additional input on the proposed draft policies.

The draft OCP presents a significant lift in terms of future municipal service delivery and resources. At this stage there is no need for Council to provide specific feedback on prioritizing services or resources. This is the focus of Phase 3 engagement and will be presented back to Council prior to the final draft of the OCP. At that time Council can use the input received from that engagement to determine how to address implementation of the OCP objectives and goals.

For the purposes of this report, staff are looking for specific input from Council prior to the draft OCP being released to the public. To consider Council feedback it maybe useful to recall the September 2023 workshop with Council. Notes from that Workshop are attached. *After considering the attached draft OCP is there something you were expecting to see that is not included?* Council can provide any feedback on the draft at this point, and it can be revised accordingly.

### *Next Steps*

Through the next three months staff will be using the draft OCP document to gather more input for the final OCP. In Phase 3 planned upcoming engagement activities include:

- Stakeholder Workshop – tentative date October 9

- Promotions
- Public Pop-ups
- Public Survey 3
- Webinar(s)
- OCPizza Nights
- Open House Events

The draft OCP document will be posted on the OCP2024 webpage with an online survey to follow.

A revised draft will be presented late in 2024 for Council’s review. Once that later draft has been considered by Council, a formal new OCP bylaw will be presented for first reading, likely early in 2025.

**Legislative authority / plans / reports:**

X	Official Community Plan		Master Plan (list actual plan)
X	Community Charter/LGA		Other
	Bylaw/Policy		Corporate Strategic Plan
	Zoning Bylaw		2023-2027 Financial Plan
			Long Term Financial Plan

**Financial Considerations:**

The project is on budget (and on time). The full budget in 2024 is \$200,000, of which \$125,000 is committed to the consultant.

**Alternatives & Implications:**

1. For Information Only – No Motion Required.
2. Council has the option of referring this draft of the document back to staff for further work, prior to being released to the public. This would result in a 1-2 month delay in the process, given that there are no further Council meetings in September.

**Communication:**

Modus Consulting has provided a robust communication plan for Phase 3 and the activities noted above.

Prepared by: Manager of Planning & Building  
 Reviewed by: Director of Planning & Community Services  
 Approved by: Chief Administrative Officer

**Attachments:**

- Draft Official Community Plan (with maps)
- Council Workshop