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Committee of the Whole

9 September 2025

Housing Needs Report: Proposed OCP Changes

Imagine Invermere OCP

Interim Housing Needs Alignment
and Update

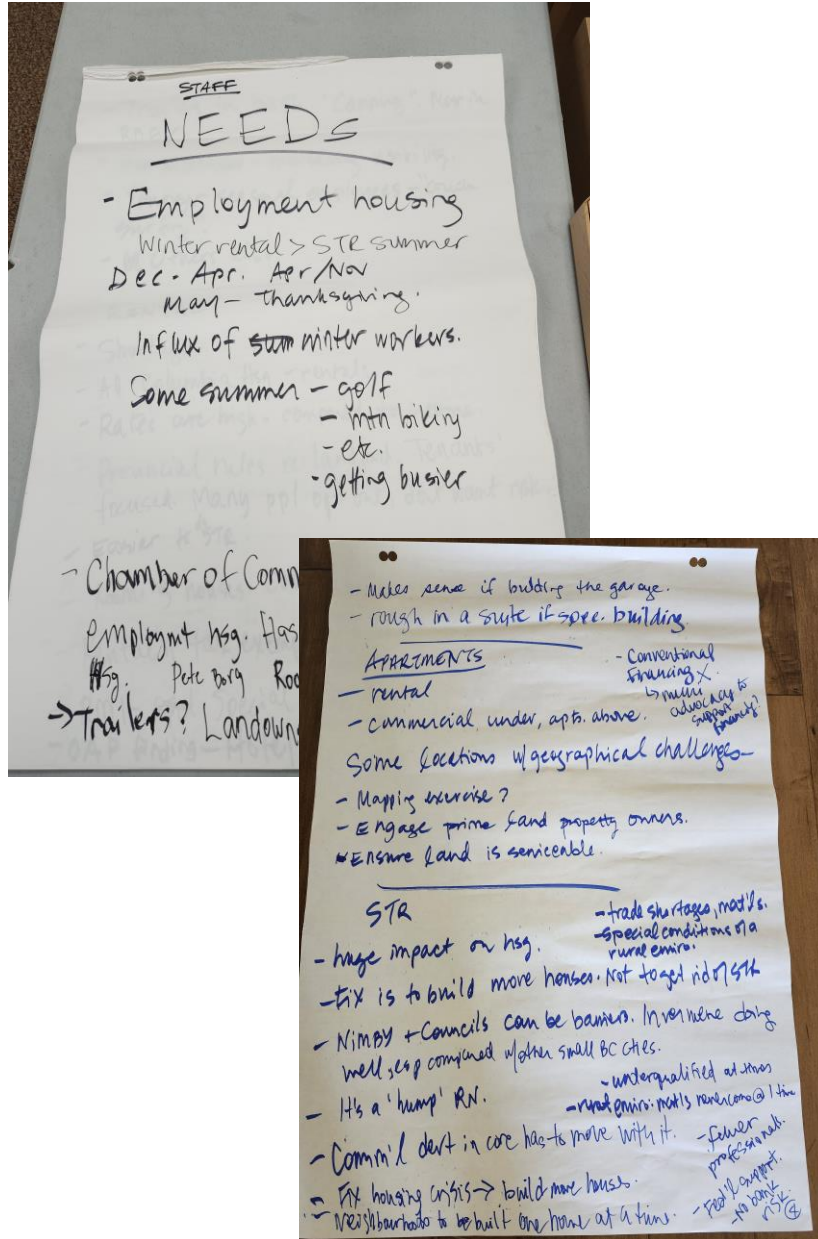


- 190 new housing units by 2026 – achieved.
- 723 new housing units by 2041.
- Other needs highlighted:
 - *Rental options*
 - *Supportive housing*
 - *Seniors' housing*
 - *Affordability*
 - *Housing near transit, active transportation*



- OCP must be updated to accommodate units in Interim HNR by December 31, 2025.
- Changes to OCP proposed that would allow more housing throughout Invermere.
- Engagement with key stakeholders, First Nations and public.





- General agreement with HNR.
- Purpose built rental.
- Regulation of STRs.
- Smaller housing.
- Improving housing condition.
- More infill and housing diversity.
- Partnerships, shared responsibility.

Housing affordability and rental availability are big concerns.

Supportive of:

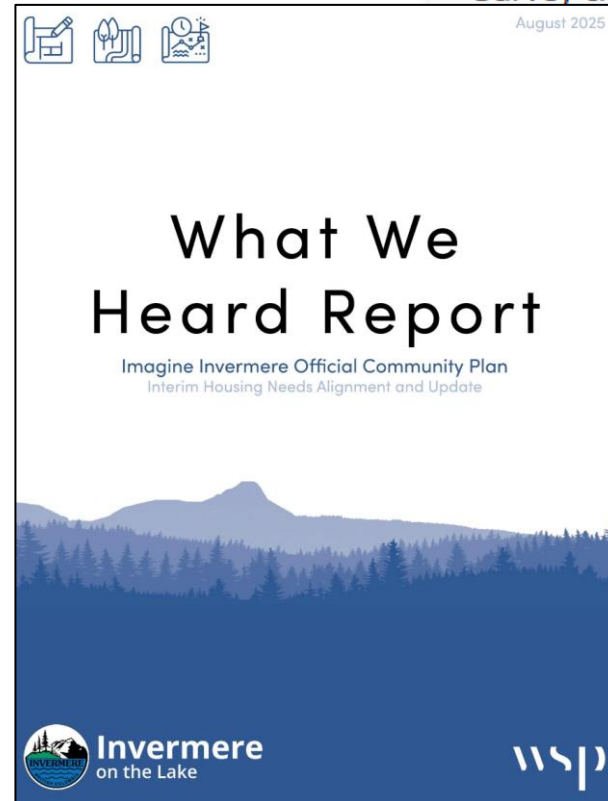
- More zoning flexibility.
- Infill development and greater housing diversity.
- Removal of barriers to new accessory dwellings.
- More direct municipal action.
- Partner collaboration.

Survey: Aligning the Invermere OCP with the Housing Needs Report

If you live or work in Invermere, or you spend a lot of time here, we want to hear from you. How can we best update our OCP to accommodate Invermere's future housing needs? Survey closes Midnight July 7th, 2025.

[Take The Survey](#)

[More Info](#)



Section on HNR and requirements.

References to HNR where needed.

New objectives & policies.

Examples of **new objectives**:

- To ensure there is enough land capacity to meet Invermere's 20-year housing need.
- To support non-profit agencies in the provision of non-market housing.
- To support the provision of good quality, attainable housing options for seniors.
- To support mixed use residential with commercial or light industrial development in key locations.

Examples of **new policies**:

- The District will encourage appropriate and affordable accommodation for people in need of specific housing supports, such as those with mental or physical disabilities, or those fleeing domestic violence, through land leases and tax relief.
- The District will explore options to increase development of new accessory suites and secondary suites.
- The District will explore the development of a temporary emergency shelter in collaboration with regional partners.
- The District will provide greater policy flexibility to allow more types of housing in more locations, particularly in areas with good infrastructure.



PROPOSED CHANGES

Current land use name	Proposed name	Features
Neighbourhood Commercial	Neighbourhood Mixed Use	-Small scale commercial -Residential above/below/behind -3 storeys
Downtown Commercial	Commercial Mixed Use	-Small scale commercial -Residential above/below/behind -Civic spaces, parks -4 storeys
Hotel Resort	Tourist Recreation	-Amenities, activities and businesses for visitors.
Resort Recreation		
Resort and Tourist Recreation		
Light Industrial	No change	-Non-industrial uses where industrial is not displaced. -Live/work units.

Current land use name	Proposed name	Features
Single Family Residential	Infill Residential	-Secondary suites, accessory suites, duplexes, semi-detached dwellings.
Multi Family Residential (Low Density)	Medium Density Residential	-As above, plus fourplexes, townhouses, row houses, low-rise apartments.
Planned Residential		
Residential Expansion		
Multi Family Residential (High Density)	High Density Residential	-Taller apartment blocks.
Rural Residential	Rural Residential	-Low density on or near ALR land. -Single detached, secondary suites, accessory suites, mobile/manufactured homes
Rural Resource		

NEXT STEPS



- September 9: CoW – Introduce proposed OCP changes.
- October 1: Public open house (drop-in format).
- October 14: Council meeting – First and Second Readings of OCP amendment bylaw.
- Week of November 10: Public Hearing for OCP amendment bylaw.
- November 25: Council meeting – Third Reading of OCP amendment bylaw.
- December 9: Council meeting – Adoption.