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Page	Section	Action	Current Text	Proposed Amendment
10	1.9 Interim Housing Needs Report	Add new section		<p>In 2024, the District of Invermere completed an Interim Housing Needs Report (HNR). The HNR is intended to inform decision making around housing development and policy. As such, the OCP must be amended to accommodate the projected housing needs.</p> <p>The HNR identifies the key housing needs in Invermere as follows:</p> <ul style="list-style-type: none"> • Affordable rental housing for families and individuals • Supportive Housing • Homelessness • Seniors' housing • Affordable ownership opportunities • Lack of market rental housing and impacts of short-term rentals • Housing near transit and active transportation. • Projected five-year housing need: 190 units. • Projected 20-year housing need: 723 units.

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12	Goal 1: Objective 3	Change text	To support the provision of affordable housing	To support the provision of attainable, purpose-built rental housing for a variety of groups, from families to individuals.
12	Goal 1: Objective 12	Add new objective		To ensure there is enough land capacity to meet Invermere's 20-year housing need, as projected in the 2024 Interim Housing Needs Assessment Report.
12	Goal 1: Objective 13	Add new objective		To support non-profit agencies in the provision of non-market housing.
12	Goal 1: Objective 14	Add new objective		To support the provision of good quality, attainable housing options for seniors.
12	Goal 1: Objective 15	Add new objective		To plan for the provision of housing for those at risk of homelessness.
12	Goal 1: Objective 15	Add new objective		To support mixed use residential with commercial or light industrial development in key locations.
12	Goal 1: Objective 16	Add new objective		To better integrate housing opportunities with transit and active transportation.
12	Goal 1: Objective 17	Add new objective		To better integrate land use planning with infrastructure planning.
12	Goal 1: Objective 18	Add new objective		To support the development of smaller dwellings.

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13	2.1 Residential Policies	Add new paragraph at end of introductory section.		The Interim Housing Needs Report 2024 projects a need for 723 additional dwellings by 2041. The OCP aims to provide the policy flexibility to meet this housing need.
13	Residential Policy 2.1.1	<u>Change text</u>	Council will encourage initiatives to supply affordable forms of accommodation. These initiatives could include the development of new zones that would permit higher densities, different forms of housing, endorsement of secondary suites, and the introduction of density bonus provisions.	<p>Council will encourage initiatives to supply attainable forms of accommodation. These initiatives could include the following:</p> <ul style="list-style-type: none"> • <u>greater zoning flexibility</u> that would permit higher densities, <u>different forms of housing and mixed-use developments in a wider range of areas</u> • <u>greater support for secondary suites and accessory suites</u> • the introduction of density bonus provisions
13	Residential Policy 2.1.2	<u>Change text</u>	The District will encourage residential development that efficiently utilizes the existing land base to prevent further sprawl.	<u>The District will explore the benefits and limitations of a boundary expansion, while encouraging</u> residential development that efficiently utilizes the existing land base to prevent further sprawl.
13	Residential Policy 2.1.3	<u>Change text</u>	The District will encourage the development of entry level and	The District will encourage the development of <u>attainable</u> , entry level and rental housing within

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			rental accommodations within existing and future residential areas and mixed use developments within the downtown commercial area.	existing and future residential areas and mixed use developments within the downtown commercial area. <u>Key locations in light industrial areas will also be considered.</u>
14	Residential Policy 2.1.8	Add new policy		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.
14	Residential Policy 2.1.9	Add new policy		The District will build on our existing relationships with the Regional District, Shuswap Band, Akisq'nuk First Nation and housing providers to address existing and potential homelessness in the region.
14	Residential Policy 2.1.10	Add new policy		The District will explore options to increase development of new accessory suites and secondary suites.
14	Residential Policy 2.1.11	Add new policy		The District will explore the development of a temporary emergency shelter in collaboration with regional partners.
14	Residential Policy 2.1.12	Add new policy		The District will provide greater policy flexibility to allow more types of housing in more locations, particularly in areas with good infrastructure.

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14	Residential Policy 2.1.14	Add new policy		The District will review short term rental policies, research and assess the benefits and limitations of a principal residence requirements or short-term rentals, including impacts on housing needs of seasonal workers and visitors.
14	Residential Policy 2.1.15	Add new policy		The District will encourage accessory suites and secondary suites in duplexes, triplexes and fourplexes in areas with adequate infrastructure capacity.
14	Residential Policy 2.1.16	Add new policy		The District will actively promote accessory suites, secondary suites and small dwellings on small lots by providing resources and support to interested residents and builders about subdivision and design.
14	Residential Policy 2.1.17	Add new policy		The District will encourage builders to rough-in secondary suites in their plans.
14	Residential Policy 2.1.18	Add new policy		The District will explore opportunities to support non-traditional housing options including tiny homes and container homes.
14	Residential Policy 2.1.19	Add new policy		The District will explore opportunities for a mobile home park within our boundaries.

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14	Residential Policy 2.1.20	Add new policy		The District will explore built-in fire-fighting solutions for taller buildings that may not be accessible by fire truck ladder.
14	Residential Policy 2.1.21	Add new policy		The District will consider parking reductions for all types of residential development when integrated with transportation planning.
14	Residential Policy 2.1.22	Add new policy		Explore greater possibilities for the Invermere Housing Corporation to support housing needs.
14	Residential Policy 2.1.23	Add new policy		The District will implement the Transportation Plan and the Active Transportation Plan.
14	General Commercial & Industrial Policy 2.2.7	Add new policy		The District will explore the benefits of increasing building heights (up to 6 storeys) for mixed use commercial and residential developments in the key locations.
14	General Commercial & Industrial Policy 2.2.8	Add new policy		The District will support mixed use residential with commercial and light industrial in key locations.

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15	Downtown Commercial Policy 2.2.1.4	<u>Change</u> text	Encourage new development to be built to three storeys to increase the density within the downtown and to help create a comfortable environment for pedestrians.	Encourage new development to be built up to <u>four</u> storeys to increase the density within the downtown and to help create a comfortable environment for pedestrians.
16	Downtown Commercial Policy 2.2.1.9	<u>Change</u> text	Collaborate with the business community and the public to prepare a strategy to guide the redevelopment of the Community Hall.	Collaborate with the business community and the public to prepare a strategy to guide the redevelopment of the Community Hall. <u>Consider mixed use development that includes housing, and partnerships with BC Housing or other non-profit housing providers.</u>
17	Resort & Tourism Development Policy 2.2.3.3	<u>Change</u> text	The District will encourage the development of appropriate staff accommodation in conjunction with all new resort developments. Council will not support the development of staff accommodation in the Industrial Park or in environmentally sensitive or hazardous areas.	The District will encourage the development of appropriate staff accommodation in conjunction with all new resort developments. Council will not support the development of staff accommodation in <u>heavy industrial</u> , environmentally sensitive or hazardous areas.
18	Industrial Policy 2.2.4.4	Add new policy		The District will support mixed use residential with light industrial development for live/work and seasonal residential purposes.

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24	Goal 2: Managing Growth	Add Objective 8		To plan for growth that will meet the community's future housing needs as demonstrated in the most recent Invermere Housing Needs Report.
25	Growth management Policy 2.8.7	Add new policy		The District will update the OCP as required to ensure that it supports future housing needs as described in the most recent Housing Needs Report.
25	Growth management Policy 2.8.8	Add new policy		The District will review the Development Cost Charges Bylaw rates so that fees reflect current costs, thereby ensuring infrastructure to support housing development will be adequately funded.
32	Goal 4: Improving the Infrastructure	Add new text	The District of Invermere will take advantage of all of the options made available through the Local Government Act for the financing of water, sewer, roads, and other infrastructure costs.	The District of Invermere will take advantage of all of the options made available through the Local Government Act for the financing of water, sewer, roads, amenities and other infrastructure and servicing costs <u>so that there is sufficient infrastructure to support growing community needs, particularly for housing.</u>
40	Transportation Policy 2.21.12	Add new policy		The District will support initiatives to implement the actions from the Joint Active Transportation Network Plan recommendations.

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42	3.1 Land Use Plan – Commercial & Industrial	Rename and add new definition	Neighbourhood Commercial	<p>Neighbourhood Mixed Use</p> <p>Pedestrian-oriented areas allowing for small-scale commercial, service commercial and retail commercial uses to service residential areas. Street level commercial is a requirement. Residential development is permitted above, below or behind ground floor commercial.</p> <p>Height: 3 storeys</p>
		Rename and add new definition	Downtown Commercial	<p>Commercial Mixed Use</p> <p>Mixed use area in the town centre with active and vibrant commercial uses at ground level and medium density residential development such as apartments above, below or behind. Development is pedestrian oriented. Retail, civic spaces, public parks and open spaces are encouraged.</p> <p>Height: 4 storeys</p>
		Add new definition	Gateway Commercial	<p>Gateway Commercial</p> <p>Small and medium sized commercial development coming into Invermere from the highway that serves local, regional and visitor needs. This may include gas stations, restaurants, accommodations and small</p>

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				shopping centres. Residential development above ground floor commercial and multi-unit residential development may be permitted. Development has a mix of pedestrian and vehicular orientation. Height: 4 storeys
		Add new definition	Hotel Resort	Tourist Recreation Visitor-serving recreational amenities and businesses, including resorts, hotels, motels, RV parks and campgrounds. Complementary commercial amenities such as sporting equipment rentals, food kiosks and vendors, cafes and small restaurants are also encouraged.
		Replace this land use	Resort Recreation	Tourist Recreation
		Replace this land use	Resort and Tourist Recreation	Tourist Recreation
			Light Industrial	Light Industrial Areas with a mix of light industrial uses such as goods distribution, storage and light manufacturing. Non-industrial uses may be permitted only in the limited circumstances where such uses do not displace

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				<p>industrial uses or use land or buildings with potential for light industrial development.</p> <p>Live/work units containing a street-oriented workspace that is for use by the resident within the dwelling unit may be permitted. Live/work units may serve as quasi-retail space, offering an affordable alternative for workers in retail, arts & crafts, small scale manufacturing, service & repair, etc. who would otherwise require a separate commercial space in addition to their primary dwelling unit.</p> <p>Height: 12 m</p>
		Add new definition	Heavy Industrial	<p>Heavy Industrial</p> <p>Areas allowing for intensive and efficient use of Invermere's industrial land base such as goods manufacturing and processing, transportation and terminal facilities. Housing is not appropriate in these areas.</p> <p>Height: 12 m</p>
43	3.2 Land Use Plan – Residential	Rename and add new definition	Single Family Residential	<p>Infill Residential</p> <p>Lower density residential neighbourhoods outside downtown, allowing for infill development through</p>

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				small-scale multi-unit housing such as secondary suites, accessory suites, duplexes and semi-detached dwellings. Small lots encouraged.
		Rename and add new definition	Multi Family Residential (Low Density)	Medium Density Residential Medium density neighbourhoods allowing for semi-detached and multi-unit residential development such as fourplexes, townhouses, row houses and low-rise apartment blocks. Development to be pedestrian and transit oriented. Accessory suites and secondary suites encouraged.
		Rename and add new definition	Multi Family Residential (High Density)	High Density Residential Higher density areas allowing for taller apartment blocks with reduced or no setbacks. Development to be pedestrian and transit oriented. Parking behind buildings or underground.
		Replace this land use	Planned Residential	Medium Density Residential

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		Replace this land use	Rural Residential	Rural Residential Low density areas at the south end of Invermere on or near ALR land where land uses are intended to support rural residential and agricultural land uses on large lots. Single detached dwellings, secondary suites, accessory suites, mobile and manufactured homes, agricultural activities and home-based businesses permitted.
		Replace this land use	Residential Expansion	Medium Density Residential
		Add new definition	Rural Resource	Rural Residential
44	3.3 Land Use Plan – Parks, Pathways & Institutional	Add new definition	Public Institutional	Public Institutional Areas providing a wide range of public services, amenities and utilities for the community Height: Varies

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		Add new definition	Recreation/Environmental Lands	Public Greenspace Active and passive parks, trails, natural spaces, environmentally sensitive areas, and outdoor recreation facilities.