

Town of Oliver

Official Community Plan Update: Phase 1 Proposed Amendments

Section 2.3

- New section, add the following

- 2.3 Housing Needs Report

The Town of Oliver completed a Housing Needs Report (HNR) in 2024 to inform decision making around housing development and policy. As required by the Province, the OCP must be updated to provide adequate land capacity to accommodate future housing needs as projected in the HNR. The report indicates that current planning practices are encouraging a mix of housing choices and that existing zoning capacity will meet housing needs in the short and medium terms. However, additional capacity is needed for long-term needs to be met.

The HNR indicates more specifically that more purpose-built rental housing is needed in Oliver, as well as housing for seniors, housing for temporary and seasonal workers, and supportive housing with wrap-around services.

The projected five-year housing need is 302 units.

The projected 20-year housing need is 1,107 units.

The OCP must be aligned with the most recent Housing Needs Report.

Section 3.4

- Revise first paragraph

- Existing text

- The Town of Oliver’s population was 4,824 in 2011 (Statistics Canada), with an additional 4,000 people living in the surrounding rural areas (Electoral Area “C”). The most recent estimate in 2015 (BC Stats) indicates a population of 4,597. The trend prior to 2011 shows modest but steady population growth between 1% and 2%. Table 1 illustrates the Town of Oliver’s growth over the decades. Some of the increases between 1986 and 1991 were due to the Town of Oliver’s boundary expansion.

- Revised text

- The Town of Oliver’s population was 5,094 in 2021 (Statistics Canada), with approximately an additional 4,000 people living in the surrounding rural areas

(Electoral Area “C”). The most recent estimate in 2024 (BC Stats) indicates a population of 5,274. The trend prior to 2021 shows modest but steady population growth between 1% and 3%. Table 1 illustrates the Town of Oliver’s growth over the decades. Some of the increases between 1986 and 1991 were due to the Town of Oliver’s boundary expansion.

- Revise Table 1 to include 2016 and 2021 Census data and 2024 BC Stats estimate

- Revise Table 1 as follows:

Table 1: Town of Oliver Population, 1985-2024

- Remove 2015 BC Stats estimate
- Add 2016 Census population of 4,928
- Add 2021 Census population of 5,094
- Add 2024 BC Stats estimate of 5,274
- Revise percentages accordingly
- Revise second paragraph to be in alignment with HNR
 - Existing text
 - Despite the flat or negative growth in the past five years, BC Stats projects a low growth rate of 0.25% for the area between 2015 and 2030, which would translate to a population in the Town of Oliver 4,831 people by 2030. With these trends and projections in mind, the Town of Oliver could anticipate an annual population change of between minus 1 percent and plus 1 percent, resulting in a population between 3,9 and 5,300 in 20 years. These projections do not include the possibility of a boundary expansion.
 - Revised text
 - Reflective of the modest growth in the past decade, BC Stats projects a modest growth rate of 0.25% for the Town of Oliver between 2025 and 2046, which would translate to a population of 5,550 people by 2046. However, in the past two census periods, the annual population increase has averaged 0.45% and 0.65%, respectively. Furthermore, the Housing Needs Report projects that 1,107 housing units will be needed over the next 20 years. Assuming 2.1 persons per household and that housing needs are met, the population could increase to 7,599. With these trends and projections in mind, the Town of Oliver could anticipate a 2046 population of between 5,550 and 7,599. These projections do not include the possibility of a boundary expansion.

- Revise Table 1 to include 2016 and 2021 Census data and 2024 BC Stats estimate
Table 1: Town of Oliver Population, 1985-2024
 - Remove 2015 BC Stats estimate
 - Add 2016 Census population of 4,928
 - Add 2021 Census population of 5,094
 - Add 2024 BC Stats estimate of 5,274
 - Revise percentages accordingly

- Revise second paragraph to be in alignment with Housing Needs Report (HNR)
 - Existing text
 - Despite the flat or negative growth in the past five years, BC Stats projects a low growth rate of 0.25% for the area between 2015 and 2030, which would translate to a population in the Town of Oliver of 4,831 people by 2030. With these trends and projections in mind, the Town of Oliver could anticipate an annual population change of between minus 1 percent and plus 1 percent, resulting in a population between 3,900 and 5,300 in 20 years. These projections do not include the possibility of a boundary expansion.
 - Revised text
 - Reflective of the modest growth in the past decade, BC Stats projects a modest growth rate of 0.25% for the Town of Oliver between 2025 and 2046, which would translate to a population of 5,550 people by 2046. However, in the past two census periods, the annual population increase has averaged 0.45% and 0.65%, respectively. Furthermore, the Housing Needs Report projects that 1,107 housing units will be needed over the next 20 years. Assuming 2.1 persons per household and that housing needs are met, the population could increase to 7,599. With these trends and projections in mind, the Town of Oliver could anticipate a 2046 population of between 5,550 and 7,599. These projections do not include the possibility of a boundary expansion.

- Revise Figure 1 to reflect HNR projection
 - Extend timeline to 2046
 - Revise low projection to 5,550 (0.25%)
 - Revise middle projection to 5,827 (0.5%)
 - Revise high projection to 7,599 (1.84%)

- Revise middle projection to 5,827 (0.5%)
- Revise high projection to 7,599 (1.84%)

Section 3.6

- Revise second paragraph to reflect 2021 Census data
 - Existing text
 - Two-thirds (66%) of housing in the Town of Oliver is single-detached homes. This is followed by a smaller percentage of low-rise ap (16%) and row houses (11%). The figure below illustrates housing type in the Town of Oliver
 - Revised text
 - According to the 2021 Census, two-thirds (67%) of housing in the Town of Oliver is single-detached homes. This is followed by a smaller percentage of row houses (13%) and low-rise apartments (12%). The figure below illustrates housing type in the Town of Oliver.

- Revise Figure 4 to reflect 2021 Census data
 - Revise single-detached house to 67%
 - Revise row house to 13%
 - Revise apartment (fewer than 5 storeys) to 12%
 - Revise movable dwelling to 4%
 - Revise semi-detached house to 2%
 - Revise apartment (in a duplex) to 2%

Section 5

- Revise Table 2 to include reference to housing needs
 - Add/remove policy sections in the third column that are related to housing and development

- Revise Map 1 to be aligned with OCP Land Use map and Zoning map
 - Remove date from the map title
 - Extend boundary to capture areas that are designated or zoned for development

Section 6.1

- Revise paragraph 3 to be consistent with Section 3.4 and the HNR
 - Existing text
 - Section 3.4 projects that the Town of Oliver could anticipate a growth rate of between minus 1 and 1 percent, and a population between 3,900 and 5,300 in 20 years. Anticipating the highest rate of growth within this range, and a continued average household size of 2.1 persons per household, the 20-year demand for housing could be 345 units.
 - Revised text
 - Section 3.4 projects that the Town of Oliver could anticipate a growth rate between 0.25% and 1.84%, and a population between 5,550 and 7,599 by 2046. The highest population projection is based on Town of Oliver’s Housing Needs Report (2024), which projects a five-year housing need of 302 units and a 20-year housing need of 1,107 units, and the assumption of 2.1 persons per household.

Section 6.2

- Revise first paragraph to eliminate references to specific properties
 - Existing text
 - Development capacity is estimated based on vacant developable properties and recent subdivision and development protocols. There are several large projects such as Desert Hills, the Forbes property, and a subdivision on Meadows drive that are unrealized but indicate potential unit capacity.
 - Revised text
 - Development capacity is estimated based on vacant developable properties and recent subdivision and development protocols. There are several large projects that are unrealized but indicate potential unit capacity.

- Revise third paragraph to include updated unit estimates
 - Existing text
 - Overall, the estimates that there is capacity for 850 new residential units in the Town of Oliver, including 285 single-family units. Of the single family units, 70% are from the proposed large projects, while the other 30% are residential infill on vacant lots.
 - Revised text
 - *Revise the text to reflect new data once the analysis is completed.*

- Revise Table 3 to reflect new data
 - Revise unit count for Vacant Single-detached Lots
 - Revise unit count for Proposed Major Projects and Subdivisions
 - Add category Redevelopment of Lots with Existing Homes (up to 4 new units)
 - Add category Potential Residential within Mixed Use Development
 - Revise unit count for Other Potential Subdivisions or Infill

- Revise Table 4 to reflect new data
 - Revise unit count and percentage for Single-detached
 - Add category Semi-detached and assign unit count and percentage
 - Add category Multiple Unit (3 or 4 units) and assign unit count and percentage
 - Revise unit count for Vacant Single-detached Lots
 - Revise unit count for Proposed Major Projects and Subdivisions
 - Add category Redevelopment of Lots with Existing Homes (up to 4 new units)
 - Add category Potential Residential within Mixed Use Development
 - Revise unit count for Other Potential Subdivisions or Infill

Section 6.3.6

- Add new objective
 - Revise unit count and percentage for Single-detached
 - Add category Semi-detached and assign unit count and percentage
 - Add category Multiple Unit (3 or 4 units) and assign unit count and percentage

Section 6.4.1

- Revise text to reflect revised map name
 - Existing text
 - Revise unit count and percentage for Single-detached
 - Add category Semi-detached and assign unit count and percentage
 - Add category Multiple Unit (3 or 4 units) and assign unit count and percentage
 - Revised text
 - Revise unit count and percentage for Single-detached
 - Add category Semi-detached and assign unit count and percentage
 - Add category Multiple Unit (3 or 4 units) and assign unit count and percentage

Section 6.4.9

- Add new policy to reflect Provincial legislation

- Supports a variety of housing types including semi-detached, townhouses, apartments, secondary suites and accessory suites.

Section 6.4.10

- Add new policy that reflects Housing Needs Report housing categories
 - Supports the development of housing to address extreme core housing need, persons experiencing homelessness, suppressed household formation, anticipated household growth, rental housing need, and additional housing demand, as per the Housing Needs Report.

Section 6.4.11

- Add new policy to enable development with a range of densities
 - Supports a range of housing densities including low, medium, and high density residential.

Section 8

- Revise second paragraph text to reflect revised population data and projections
 - Existing text
 - The Town of Oliver's population in 2015 was approximately 4,600. This is a decline from a 2011 population of 4,825, but regional and longer-term growth trends indicate that the Town of Oliver's population could grow to 5,300 people in 20 years. This potential population growth suggests a 20-year demand for 345 new residential units. Current development proposals and land use policies indicate that the Town of Oliver's potential capacity for new housing exceeds this demand.
 - Revised text
 - The Town of Oliver's population in 2024 was approximately 5,274. This is a modest increase from a 2021 population of 5,094, but regional and longer-term growth trends indicate that the Town of Oliver's population could grow to 7,599 people in 20 years. This potential population growth is reflective of a 20-year housing need of 1,107 new residential units. Current development proposals and land use policies indicate that the Town of Oliver's potential capacity for new housing exceeds this demand.
- Revise third paragraph (Low Density Residential) to reflect Small Scale Multi-Unit Housing (SSMUH) legislation
 - Existing text

- Low Density Residential (LR): generally, includes single detached dwellings, duplexes, and complementary uses such as daycares, preschools, parks and small-scale neighbourhood commercial uses such as local convenience stores.
- Revised text
 - Low Density Residential (LR): generally, includes single detached dwellings, duplexes, triplexes, fourplexes, secondary suites, accessory suites, and complementary uses such as daycares, preschools, parks and small-scale neighbourhood commercial uses such as local convenience stores.

Section 8.1.7

- Add new objective
 - Facilitate increased residential density in all areas of the community, not only in the Town Centre and adjacent neighbourhoods, to facilitate small-scale, multi-unit housing.

Section 8.1.8

- Add new objective
 - Support an increase in the amount of purpose-built rental housing.

Section 8.1.9

- Add new objective
 - Provide opportunities for more accommodation for temporary and seasonal workers.

Section 8.2.4

- Revise policy to be in alignment with SSMUH
 - Existing text
 - Encourages and supports affordable housing strategies, including provision for secondary suites and carriage houses in residential areas.
 - Revised text
 - Encourages development of small scale, multi-unit housing, including semi-detached, triplexes, fourplexes, and secondary suites and accessory suites, in residential areas throughout Oliver.

Section 8.2.9

- Add new policy
 - Supports non-profit housing agencies to develop nonmarket housing through the provision of letters of support for grant applications and financial incentives such as discounting the sale or leasing of Town-owned land, fee waivers, and other incentives.

Section 8.2.10

- Add new policy
 - Prioritises applications for purpose-built rental housing.

Section 8.3.1

- Revise policy to be aligned with SSMUH
 - Existing text
 - Supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single-family dwellings, duplexes, secondary suites and carriage homes, accessory structures, manufactured homes, parks, institutional buildings, and neighbourhood commercial uses.
 - Revised text
 - Supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single-detached dwellings, duplexes, triplexes, fourplexes, secondary suites and accessory dwelling units, accessory structures, manufactured homes, parks, institutional buildings, and neighbourhood commercial uses.

Section 8.3.2

- Revise policy to be aligned with SSMUH and the Zoning Bylaw
 - Existing text
 - Establishes maximum net density for detached primary residences in Low Density Residential (LR) areas to be 30 units per hectare. The calculation of net density does not include carriage houses or secondary suites, roads, right of ways, or parks.
 - Revised text
 - Establishes maximum net density for detached primary residences in Low Density Residential (LR) areas to be 3 units for parcels equal to or less than 280 m² and 4 units for parcels greater than 280 m². The calculation of net

density does not include accessory dwelling units or secondary suites, roads, right of ways, or parks.

Section 8.3.3

- Revise policy to be aligned with SSMUH and the Zoning Bylaw
 - Existing text
 - Establishes maximum net density for attached primary residences (duplexes) in Low Density Residential (LR) areas to be 45 units per hectare. The calculation of net density does not include carriage houses or secondary suites, roads, right of ways, or parks.
 - Revised text
 - Establishes maximum net density for attached primary residences (duplexes, triplexes, and fourplexes) in Low Density Residential (LR) areas to be 3 units for parcels equal to or less than 280 m² and 4 units for parcels greater than 280 m². The calculation of net density does not include accessory dwelling units or secondary suites, roads, right of ways, or parks.

Section 8.3.4

- Revise to exempt single-detached and duplexes
 - Existing text
 - Requires a high standard of architectural building design and landscaping for low density residential development by including lands designated as Low Density Residential (LR) in the Multi-Family Development Permit Area.
 - Revised text
 - Requires a high standard of architectural building design and landscaping for low density residential development by including multiple unit residential (3 or more units) on lands designated as Low Density Residential (LR) in the Multi-Family Development Permit Area.

Section 8.3.7

- Delete policy as it is redundant due to revised 8.3.1
 - Deleted text
 - Supports creative approaches, including the introduction of townhomes, along Tuc-el-nuit Lake in addition to the land uses in Policy 8.3.1, providing the maximum net density for Low Density Residential (LR) designation is not exceeded.

Section 8.4.2

- Revise policy to reflect increased density in Low Density Residential areas
 - Existing text
 - Establishes a minimum net density in Medium Density Residential (MR) areas to be 30 units per hectare. The calculation of net density does not include carriage houses and secondary suites, roads, right of way, or parks.
 - Revised text
 - Establishes a minimum net density in Medium Density Residential (MR) areas to be 3 units per parcel or 50 units per hectare, whichever is less. The calculation of net density does not include carriage houses and secondary suites, roads, right of way, or parks.

Section 8.4.7

- Add new policy to be in alignment with the Zoning Bylaw
 - There is no maximum density in Medium Density Residential (MR) areas.

Section 8.4.8

- Add new policy
 - Prioritises applications for purpose-built rental development such as low-rise apartment buildings through provision of letters of support, fast-tracked processes, and potential incentives.

Section 8.4.9

- Add new policy
 - Maximum height in Medium Density Residential (MR) should be 4 storeys or 18 m, whichever is less.

Section 8.5.2

- Revise policy to reflect increased density in Low Density Residential
 - Existing text
 - Establishes a minimum net density in High Density Residential (HR) areas to be 40 units per hectare. The calculation of net density does not include carriage houses and secondary suites, roads, right of way, or parks.
 - Revised text
 - Establishes a minimum net density in High Density Residential (HR) areas to be 50 units per hectare. The calculation of net density does not include accessory dwelling units and secondary suites, roads, right of way, or parks.

Section 8.5.6

- Revise policy to include workers housing
 - Existing text
 - Encourages the provision of affordable, community care housing, seniors housing, and special needs housing in areas designated high Density Residential (HR).
 - Revised text
 - Encourages the provision of affordable, community care housing, seniors housing, temporary and seasonal workers' housing, and special needs housing in areas designated High Density Residential (HR).

Section 8.5.8

- Add new policy to be in alignment with Zoning Bylaw
 - There is no maximum density in High Density Residential (HR) areas.

Section 8.5.9

- Add new policy
 - Prioritises applications for purpose-built rental development such as mid-rise apartment buildings through provision of letters of support, fast-tracked processes, and potential incentives.

Section 8.5.10

- Add new policy
 - Maximum height in High Density Residential (HR) should be 6 storeys or 25 m, whichever is less.

Section 9.1.1

- Revise objective to reflect desire for increased housing in the Town Centre
 - Existing text
 - Revitalize Downtown and reinforce its role as the commercial, institutional and social heart of the community.
 - Revised text
 - Revitalize the Town Centre and reinforce its role as the commercial, institutional, residential, and social heart of the community.

Section 9.1.3

- Revise objective
 - Existing text
 - Support additional mixed-use, commercial/office/residential uses, including development that includes multi-family uses.
 - Revised text
 - Support additional mixed-use, commercial/office/residential uses, including development that includes multiple residential dwellings and temporary and seasonal workers' housing.

Section 9.1.7

- Add new objective
 - Support the development of purpose-built multiple residential rental housing in the Town Centre.

Section 9.1.8

- Add new objective
 - Increase opportunities for affordable housing in mixed use developments in the Town Centre.

Section 9.2.14

- Add new policy
 - Supports non-profit housing agencies to develop nonmarket housing in the Town Centre.

Section 9.2.15

- Add new policy
 - Encourages the provision of more accommodation for temporary and seasonal workers downtown.

Section 9.2.16

- Add new policy
 - Prioritises applications for purpose-built rental development above commercial uses through provisions of letters of support, fast-tracked processes, and potential incentives.

Section 9.2.17

- Add new policy
 - Maximum height in Town Centre (TC) should be 6 storeys or 25 m, whichever is less, except along Main Street, where it should be 4 storeys or 18 m, whichever is less.

Section 10.1.4

- Add new objective
 - Support residential development above commercial uses, particularly purpose-built rental and temporary and seasonal workers' housing.

Section 10.3.6

- Add new policy
 - Encourages the provision of temporary and seasonal workers' housing above commercial uses.

Section 11.1.6

- Add new objective
 - Consider opportunities for mixed-use live-work arrangements in light industrial areas.

Section 11.2.12

- Add new policy
 - Will consider opportunities for mixed-use live-work arrangements in light industrial areas, where appropriate, including for temporary or seasonal workers.

Section 20

- Revise first paragraph
 - Existing text
 - housing (one of the most important social determinants of individual health), and social development. While not all health and social issues can be addressed...
 - Revised text
 - ... housing (one of the most important social determinants of individual health), and social development. The Housing Needs Report 2024 has also drawn focus on those in extreme core housing need and those experiencing

homelessness in Oliver. While not all health and social issues can be addressed...

Section 20.1.5

- Add objective in alignment with HNR
 - Support those in extreme core housing need and those experiencing homelessness.

Section 20.2.28

- Add policy
 - Prioritises strategies to meet the needs of families and individuals experiencing homelessness.

Section 20.2.29

- Add policy
 - Prioritises strategies to meet the needs of those in extreme core housing need.