



# Official Community Plan Phase 1 Status Update

September 15, 2025,  
Committee of the Whole  
Meeting

# Purpose

The purpose of this report is to provide the Committee of the Whole with an update on:

- Community Engagement Feedback
  - Housing Capacity Analysis results
  - How feedback is being reflected in the draft
  - Next steps in the OCP process
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# Engagement Activities

- August 26 Open House  
(**42 attendees**)
- Online Survey (**103 responses**)
- Project webpage



# Key Themes

- Recognition that action has been taken at provincial level
- **Housing needs:** seniors, families, workers and the need for more affordable options. Special concern for young people.
- **Infrastructure:** desire for development to pay its own way, ensure water, sewer, and road service is in place
- **Town Centre:** recognition of downtown's importance and potential to energize the area with more residential uses
- **Policy ideas:** accessibility, parking, incentives, partnerships, advocacy

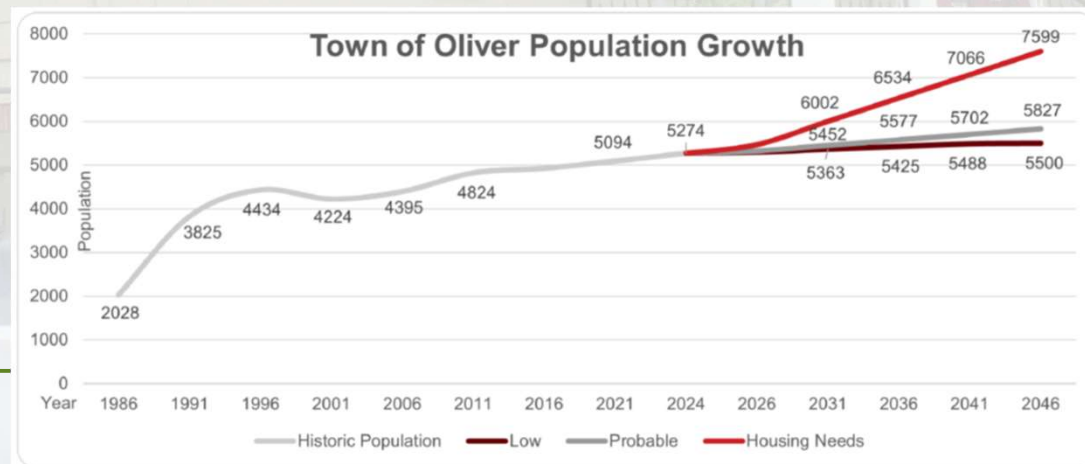
# Housing Capacity Analysis

- Purpose: measure realizable capacity vs. theoretical
- Conservative assumptions (redevelopment, subdivision, accessory uses)
- Consideration of constraints (environmentally sensitive lands, ALR, existing development)

	Potential New Units
<b>Low Density</b>	<b>705</b>
<b>Medium Density</b>	<b>403</b>
<b>High Density</b>	<b>432</b>
<b>Town Centre/Mixed Use</b>	<b>241</b>
<b>Total</b>	<b>1,787</b>

# Housing Capacity Takeaways

- 2017 OCP contained an estimated capacity of **850 units**
- Provincial legislation has changed the game: **doubling housing capacity**
- Oliver has a 20-year housing demand of approximately **1,100 units**, and a realizable capacity of nearly **1,800 units**
- Flexibility for future growth and meeting provincial housing requirements



# Incorporating the Feedback & Analysis

- **Height:** refer to “low rise” and “mid rise”; revisit in Phase 2
  - **Growth Projections:** use “recent historical average”
  - **Housing Support Policies:** Incentives, partnerships, advocacy, explore land disposition
  - **Live/work:** refine language to reduce conflicts
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# Phase 2 Primers

Community interest expressed in:

- Water supply and servicing
  - Transportation and road connections
  - Infrastructure planning to ensure Oliver remains positioned to support growth
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# Next Steps

- **October 6:** Draft OCP amendments to Committee of the Whole for first review
  - Phase 1 adoption process culminating by December
  - Phase 2 engagement in 2026 to address other topics
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# Staff Recommendation

That the Committee of the Whole receive the report as an update on the OCP amendment process.

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