

# **Small-Scale Multi-Unit Housing (SSMUH) Implementation – Phase 2**

July 15, 2025 Committee of the Whole Meeting

Item F.3

# Item No. F.3 – SSMUH Phase 2



## **Background**

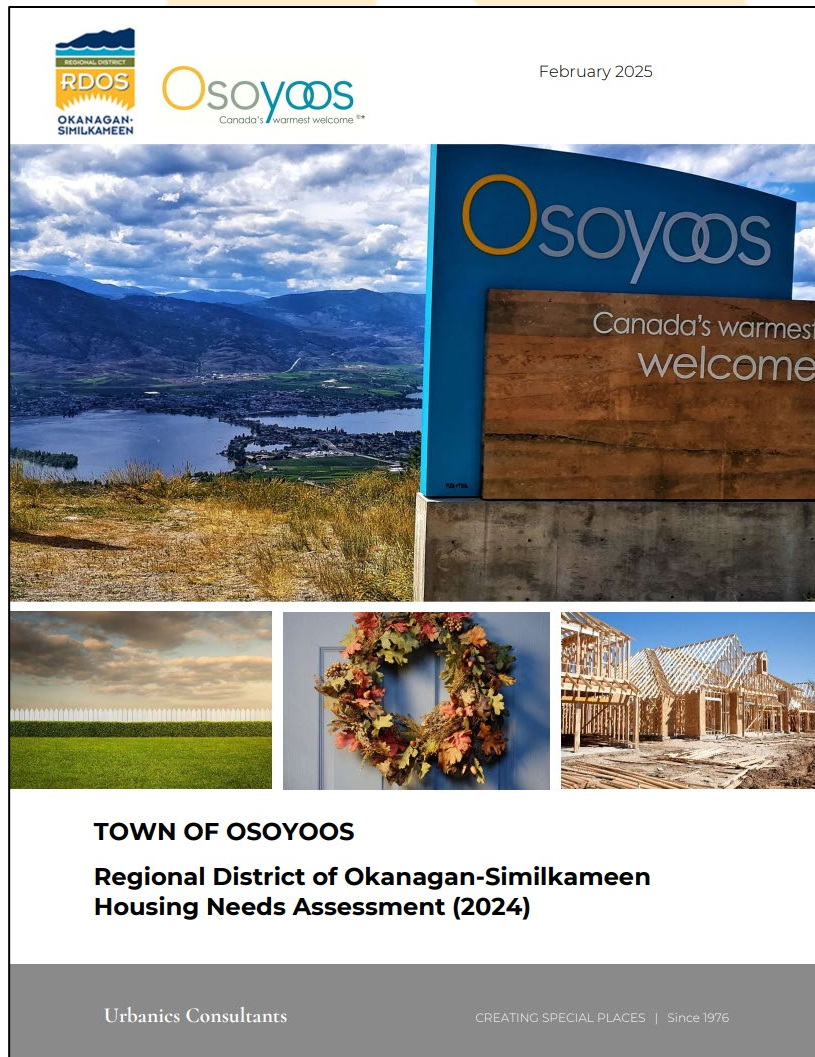
*Bill 44 – Housing Statutes (Residential Development) Amendment Act*

- Amended the *Local Government Act* to deliver more “small-scale, multi-unit housing for people, including townhomes, triplexes and laneway homes, and fix outdated zoning rules to help build more homes faster”

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## Background

- Introduction of new requirements pertaining to the completion of Housing Needs Reports and undertaking associated amendments to OCP and zoning bylaws.



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## Background

- ✓ January 1, 2025 – Complete an Interim Housing Needs Report (HNR)
- ❑ December 31, 2025 – Complete OCP and zoning amendments to “pre-zone” for required number of housing units identified under the Interim HNR.
- ❑ December 31, 2028 (and every 5 years thereafter) – Complete the next “regular” HNR.
- ❑ December 31, 2030 (and every 5 years thereafter) – Complete OCP and zoning amendments accordingly.

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## **Previous Council Consideration**

- The Town of Osoyoos Housing Needs Report Update (2024) was received by Council on February 11, 2025.
- Staff have been in discussions with Ministry of Housing staff to confirm whether OCP and zoning amendments would be required.
  - Uncertainty as to how the findings of the HNR and the approved SSMUH extension request interacted.

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## **Background**

### *Zoning Capacity Analysis*

- To support the Ministry's assessment of the Town's circumstances and to comply with legislative requirements, a Zoning Capacity Analysis was completed by Urban Systems (June 2, 2025).
  - Existing zoning capacity: **6,375 units**
  - HNR Update (2024) Identified Housing Need: **1,018 units** over next 20 years

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## **Considerations**

- Section 481.7, *Local Government Act*:

*A council of a municipality ... must exercise the powers under section 479 [zoning bylaws] to permit the use and density of use necessary to accommodate at least the 20-year total number of housing units required to meet anticipated housing needs, which total number is included in the most recent housing needs report received ... by the council.*

- As the calculated capacity exceeds the required housing units identified under the HNR, no zoning amendment required to address Section 481.7 of the Act.

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## **Considerations**

- Section 473.1 (3), *Local Government Act*:

*...the statements and map designations included in an official community plan of the council of a municipality must provide for at least the 20-year total number of housing units required to meet anticipated housing needs, which total number is included in the most recent housing needs report...*

- No OCP amendments required to address Section 473.1 (3) of the Act.

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## **Considerations**

- Section 473.1 (4), *Local Government Act*:

*...an official community plan of a local government must include housing policies of the local government respecting each class of housing needs required to be addressed in the most recent housing needs report...*

- As the OCP Bylaw does not currently include such housing policies, amendments are seen to be required.

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## **Draft OCP Amendment Bylaw No. 1375.09**

- Proposes to introduce a new section on “Provincial Direction” under Section 6.B (Housing and Our Neighbourhoods) which speaks to:
  - the new HNR-related requirements under the *Local Government Act*;
  - the findings of the HNR Update (2024), including 5-year and 20-year housing needs.

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## **Draft OCP Amendment Bylaw No. 1375.09**

- Proposes to revamp the Policies section by collapsing the policy sub-sections into one broad sub-section and tying in the HNR.
- Proposes new policies speaking to:
  - Supporting a variety of housing types/tenures (representing the various housing needs) in the Urban Containment Area where necessary infrastructure, essential amenities and services are in place to accommodate growth;
  - Supporting the creation of a favourable regulatory environment to help overcome barriers to housing construction;
  - With respect to housing and homelessness, advocating to the Province that improvements to the development approval process be considered through updates to the *Local Government Act*.
- Proposes to update the Projects list under Section 9.0 (Implementation)

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## Options

1. THAT the OCP Amendment Bylaw No. 1375.09 be initiated; or
2. Status Quo

NOTE: While the option is available to Council to maintain the status quo, it is noted that the OCP amendment bylaw seeks to address a statutory requirement.