

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

September 9, 2025 Committee of the Whole Meeting

Item K.4

# Item No. K.4 – SSMUH Phase 2



## **Background**

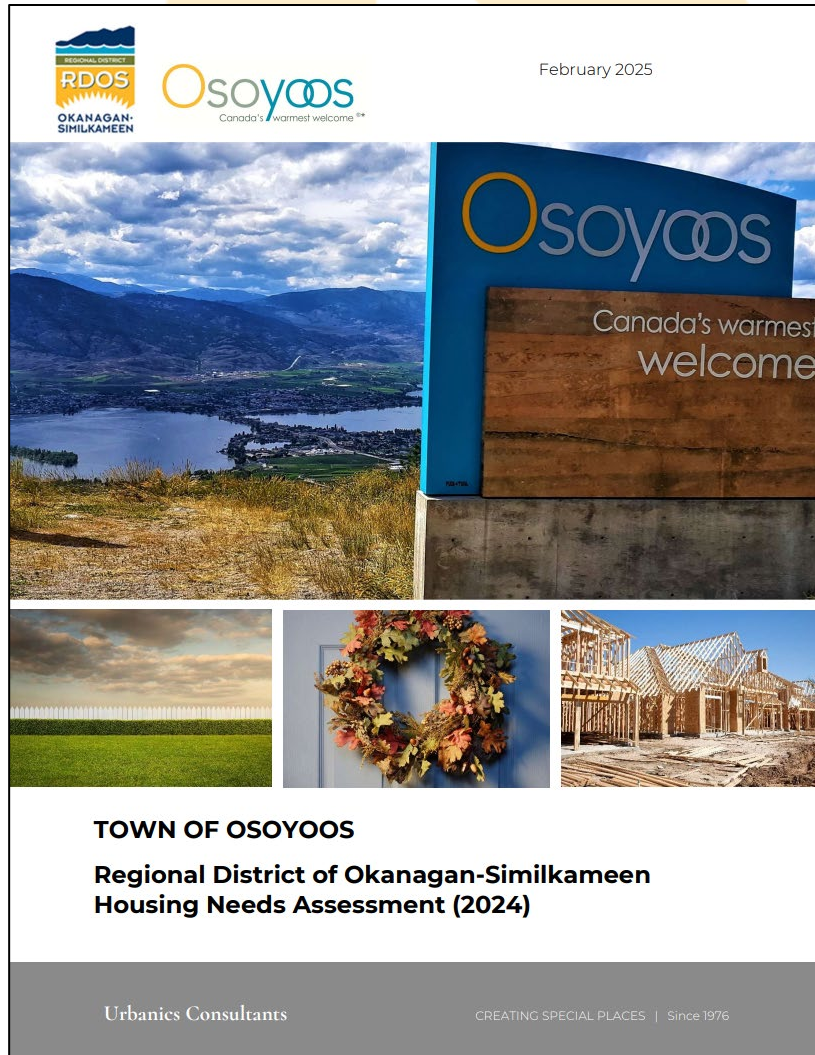
*Bill 44 – Housing Statutes (Residential Development) Amendment Act*

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to deliver more “small-scale, multi-unit housing for people, including townhomes, triplexes and laneway homes, and fix outdated zoning rules to help build more homes faster”

# Item No. K.4 – SSMUH Phase 2

## Background

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



# Item No. K.4 – SSMUH Phase 2

## 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.

# Item No. K.4 – SSMUH Phase 2

## Previous Council Consideration

- February 11, 2025 – Town of Osoyoos Housing Needs Report Update (2024) was received by Council which indicated a Housing Need of **1,018 units** over next 20 years
- July 15, 2025 – Committee of the Whole was provided with a June 2, 2025 Zoning Capacity Assessment prepared by Urban Systems indicating existing zoning capacity: **6,375 units**.

# Item No. K.4 – SSMUH Phase 2

## **Statutory Requirements**

- ✓ Section 481.7, *LGA* (requirement to pre-zone for HNR 20-year housing need – zoning bylaw amendments)
- ✓ Section 473.1 (3), *LGA* (requirement to pre-zone for HNR 20-year housing need – OCP bylaw amendments)
- 473.1 (4), *LGA* (requirement to introduce housing policies addressing classes of HNR housing needs).

# Item No. K.4 – SSMUH Phase 2

## **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.

# Item No. F.3 – SSMUH Phase 2

## **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)

# Item No. K.4 – SSMUH Phase 2

## Options

1. THAT the OCP Amendment Bylaw No. 1375.09 be read a 1<sup>st</sup> and 2<sup>nd</sup> time and proceed to a public hearing on October 14, 2025; 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.