

Love
Where
You Live



Background Report



Official Community Plan Update

Sunshine Coast Regional District

October 2024



Acknowledgements

Land Acknowledgement

The Sunshine Coast Regional District is located on the territories of the shíshálh and Sḵwxwú7mesh Nations.

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1. Overview

The Sunshine Coast Regional District (“SCRD”) is located along the southwest coast of British Columbia. While the region is close to Vancouver, it is also remote, accessed primarily by ferries. People are drawn to the natural beauty of the area the forests, inlets and coves, along with a close-knit community and nature-based lifestyles.

Over the last 20 years, the region has seen significant population growth with an influx of new residents and visitors. This population increase, combined with changing climate patterns and aging infrastructure, requires a new framework to plan for the next 20 years of growth. As such, the SCRD is undertaking a comprehensive project to update the Official Community Plans (OCPs) and Zoning Bylaws, known as the OCP Update Project. Together, these plans establish the vision for the SCRD and outline how and where growth and development will occur. Policies set in these bylaws impact nearly everything that the Regional District does and touch on many aspects of how the region’s communities operate, look, and feel.

Over the last several years, the SCRD and other partner organizations and government entities have developed a comprehensive range of data, plans, strategies, and policies for various topics or issues across the region. This information was focused on a range of topics or issues, such as transit, housing needs, natural assets, etc.

This report is a collection and summary of key information that will form the foundation for the OCP Update and provides additional information on what an OCP is. Specifically, Part 1 provides more detail on the scope of the OCP Update project. Part 2 summarizes the planning that has occurred to support this project. Part 3 identifies seven key themes from foundational information that needs to be integrated in future planning. Part 4 invites feedback and talks about how you can engage with the project.



Part 1:
Overview of the OCP
Update Project



Part 2:
Summary of Recent
Planning Work



Part 3:
Identifying themes for
Future Planning Work



Part 4:
Working together on building
the Future Planning Work

For the purpose of this document, two different references to the Sunshine Coast will be made:

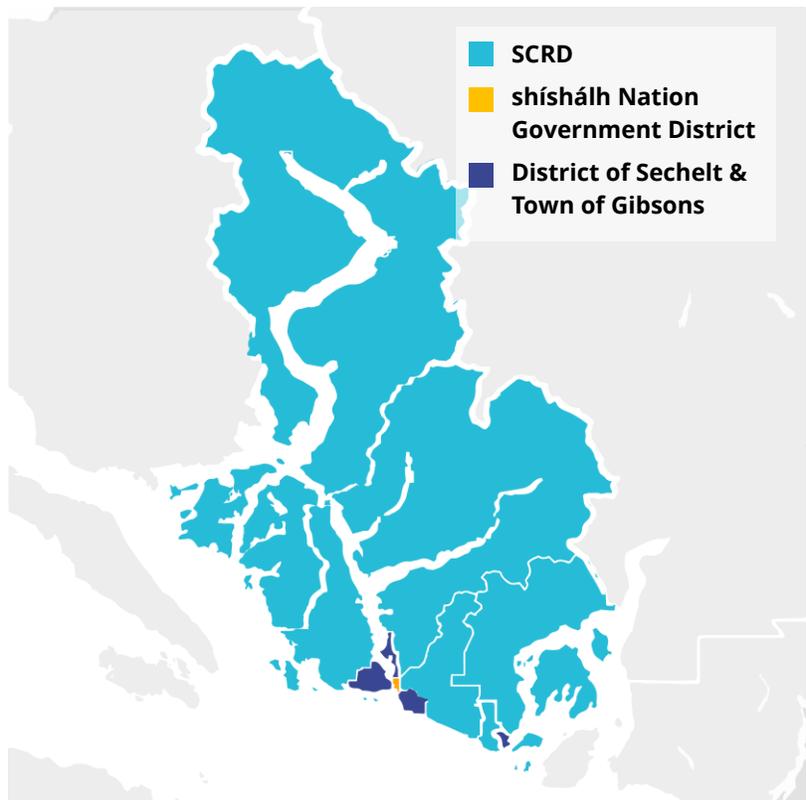
The terms **‘the region’** or **‘the Sunshine Coast’** will refer to the region as a whole, including the Town of Gibsons, the District of Sechelt, and the shíshálh Nation Government District, as shown on the left image below (Map 1).

In this document, the **‘Sunshine Coast Regional District’** or the **‘SCRD’** refers to the local government that provides many services to the region, including, land use planning in the electoral areas outside of the municipalities. It is this geographical area in Map 2 where the updated planning framework will apply.

Map 1: The Sunshine Coast Region



Map 2: The Sunshine Coast Regional District



Regional Context

Over the past 20 years, the SCRD has seen a significant amount of population growth and, much like other parts of British Columbia (BC) and Canada, is facing a range of complex community challenges. The region's desirability as a place to live has contributed to the population growth and led to affordability challenges. This growth coupled with a broad range of climate challenges, including significant drought, have placed substantial pressures on the SCRDs ability to address current and anticipated future needs. A range of challenges that have been expressed by community members, SCRD staff and/or Board Members in recent years are outlined below.

Known challenges include:

- Steep topography
- Vast amounts of watercourses and shorelines
- Inconsistencies in water supply
- Limited access to the region
- More extreme and frequent climate events
- High housing costs
- Limited housing supply
- Regulatory alignment
- Sensitive habitats and natural areas
- Aging infrastructure
- Transitioning economy
- Aging population
- Lack of diversification in housing stock
- Dispersed rural development patterns
- Long distances for infrastructure
- Limited fire fighting capacity
- Availability of developable land

Furthermore, the SCRD also faces jurisdictional complexity, with different government organizations and levels of government often required to coordinate both planning and service delivery. Similarly, historical rural development patterns have lacked coordination with development financing tools contributing to fiscal challenges. As these challenges and changes have been felt by the SCRD residents, discussions around how to approach the evolving needs of the communities continue to take place.

While a variety of data, policy direction, and studies will inform the OCP Update, overall governance for the project is led by an elected Board of Directors who have developed a strategic plan that is the primary driver in establishing the direction and approach for the OCP Update. The additional studies conducted in recent years have begun laying the foundation for understanding how and where the region will grow.

Many of these studies have included or been based on community discussions and ideas for addressing regional challenges and supporting coordination between the SCRD, partner agencies, governments, and First Nations.

Understanding what the most pressing needs are amongst the region's communities is key in establishing impactful and effective solutions.

This report aims to **put into context the challenges that have been felt** over the last 20 years as well as how to **go forward in a way that nourishes the unique and beautiful characteristics** that makes the SCRD the spectacular place that it is.



1.1 OCP and Zoning Bylaw Update Project

In an effort to be better equipped to address the changes seen throughout the region, the SCRD has initiated a series of steps to update and reshape the overall planning framework, and through that, pertinent planning documents that fall within it. One of these steps includes a project to update the Official Community Plan (OCP) and Zoning Bylaw documents for the five electoral areas.

This update process looks to **update, harmonize, and align policies and regulations** balancing **financial, environmental, and social** priorities so that the region can better **respond to the growth** and changes of the community.

Project Timeline

The OCP and Zoning Bylaw update project will take place over two and a half years, beginning in early-2024 and completing mid-2026. There are four phases within the project, the first looking into the background of the SCRD and understanding the current planning framework. The second phase looks to identify what is needed in the region and how to integrate solutions that will address the challenges being faced. The third phase starts to build up an outline for an updated planning framework, creating new OCP policies that harness the directions established in the previous phase. Phase four ties in the additional planning framework through the Zoning Bylaw, ensuring policies established in the updated OCP(s) work together to support the regulations from a land use perspective.



Throughout all phases of the project, community insights will play a critical role to ensure the needs of the community are reflected in the elements of the new planning framework to ensure both current and future needs are met.

Goals & Objectives

Project Goals

The intended outcome of this project is to have the updated OCP(s) and Zoning Bylaws:

- Establish a policy foundation based on equity and environmental sustainability.
- Align future development with amenities, service delivery and economically feasible infrastructure provision.
- Factor in input from the community through engagement.
- Develop clearer bylaws that better implement future growth and reflect the community's current and future needs.

Project Objectives

1. Establish a new land use framework that is simplified, modern, and easy to understand while remaining consistent across the electoral area's.
2. A. Develop OCP(s) that aligns with legislation and responds to public input and technical expertise, and that provides clear and consistent guidance and direction for the Board, staff, and the community.
B. Develop harmonized and modernized OCP policies for the region with a focus on addressing current and future needs related to housing, climate resilience, and sustainable development.
2. Update the Zoning Bylaw(s) that align with and are implemented with the updated OCP(s) (likely to include consolidating some zones).
3. Update Development Permit Area policy framework and implementation strategy that will result in Development Permit Areas and guidelines that are clear, accurate (data-driven), consistently applied across the region and meet established leading practice.
4. Define and enhance the unique character in each electoral area through the policies and regulations and potentially new planning tools.
5. A. Establish land use designations that include density targets, reflect development capacity accurately, and have appropriate zones associated.
B. Regarding density targets, develop a Housing Needs Report in alignment with the provincial legislation, providing data inputs and key findings for this matter (OCPs must address the total number of housing units anticipated to be needed within a 20-year period).
6. Update spatial data associated with the new land use framework.

Achieving these objectives will establish a new planning direction for the Board, staff, and the community, as well as provide policy harmonization and alignment across the SCRD that can similarly support regional-level service delivery.

What can be accomplished through this update process?

Part of what forms an OCP is input from community members, specifically around the time a plan is being updated. Engagement with community members helps to guide and inform structure through identifying social, environmental, and economic priorities. It is recommended that OCPs be updated every five years and are reviewed regularly, looking at incremental ways to maintain these priorities while carrying forward the vision for the community in the long run.

Updated and harmonized OCPs and Zoning Bylaws can bring sharper focus to policies and can clearly link a vision (OCPs) with the way land is used, and how and where buildings are constructed (Zoning Bylaws). As part of the review of the Zoning Bylaw, protection of environmental areas, hazards, and form and character considerations will be included with the Development Permit Areas (DPAs). Plain language, consistent policy and interpretation can increase user-friendliness, community awareness, and the overall capacity to engage in planning processes. Updating Zoning Bylaws ensures SCRDs vision for growth, development, and land use reflects current community thinking and responds to current and future needs while also allowing these quintessential documents to fully align with provincial legislation.



OCPs are intended to establish organization-wide values and unified direction. These planning documents not only provide structure and guidance for decision making related to key community matters, but also helps with the delivery of key capital projects and services that support community building. Planning aspects such as infrastructure and amenities to support housing needs must be considered through tactile matters such as water, wastewater, parks, recreation centres, schools, transit, firehalls, and more. Through the OCP process, the financial implication of future infrastructure is considered, and necessary changes are planned or made to corresponding bylaws.

In the context of this update project a large focus will be placed on housing and sustainable development solutions through the legislative requirements that fall within these planning documents.

1.2 Planning Framework Context

The SCRD is the local government servicing residents on the lower Sunshine Coast. The SCRD is located within the territories of the shíshálh Nation and Sk̓w̓x̓wú7mesh Nation, extending from Port Mellon to Egmont.

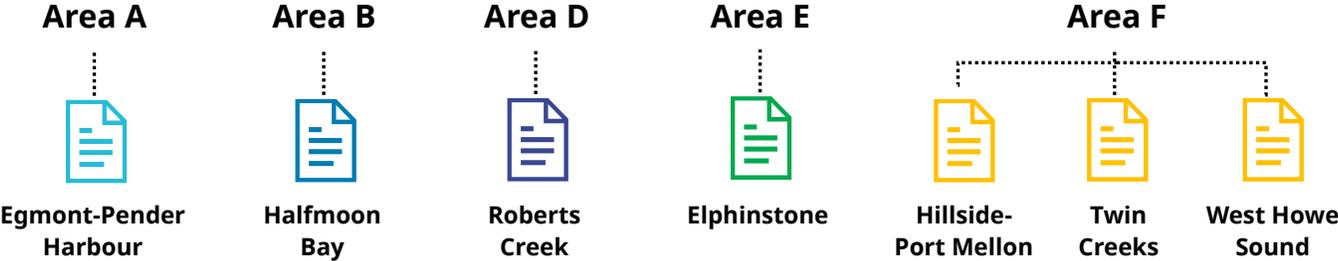
The Sunshine Coast is governed by a Board of Directors. The Board is made up of elected officials from each municipality and electoral area within the region. Member jurisdictions within the region include:

- Area A – Pender Harbour and Egmont
- Area B – Halfmoon Bay
- Area D – Roberts Creek
- Area E – Elphinstone
- Area F – West Howe Sound
- District of Sechelt
- shíshálh Nation Government District
- Town of Gibsons

Map 3: SCRD Local Government Boundaries



Land use planning across the region is informed by Official Community Plans (OCPs) for each of the municipalities, shíshálh has a Strategic Land Use Plan, and Squamish Nation has a sacred land use plan. Regarding the five electoral areas in the SCR, there are seven OCPs total:



What is an Official Community Plan?

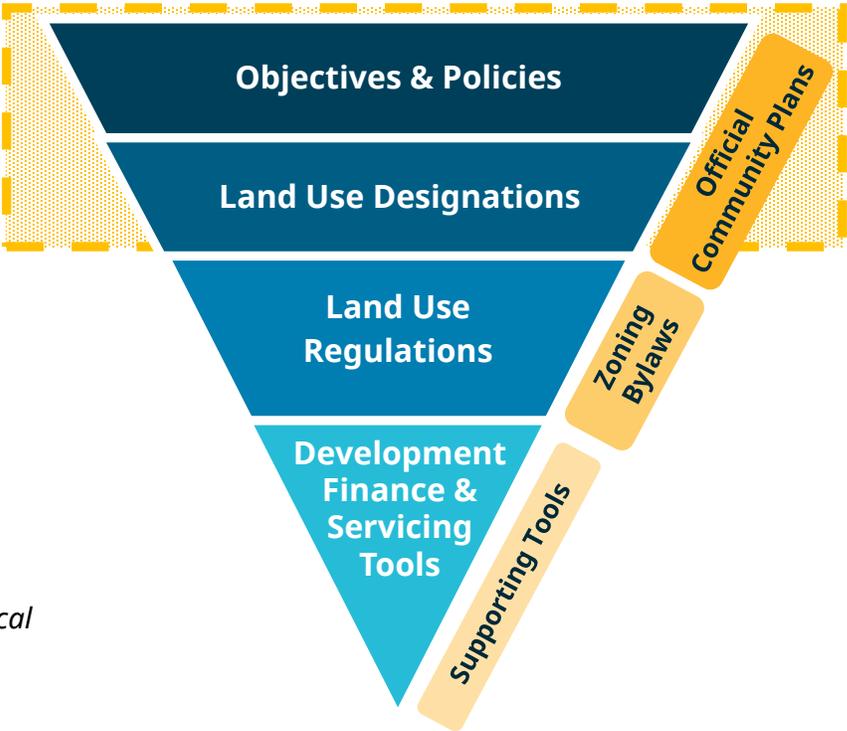
Various planning tools and documents are used to help provide structure and guidance around how decisions and actions are made toward growth and development for communities.

To understand how to navigate and benefit from these tools and documents, it is important to know what roles they play in the context of a region and its needs. Additionally, it is important to understand how these planning tools and documents interact with each other. In the context of planning, the scope of these documents includes **objectives and policies, land use designations, and land use regulations** (see figure below).

Objectives and policies along with **land use designations** are two planning tools established in a planning document called an Official Community Plan (OCP).

The purpose of an OCP is to provide a policy statement of objectives and policies to guide decisions on planning and land use.

An OCP document is a legislative requirement established in the *Local Government Act*.

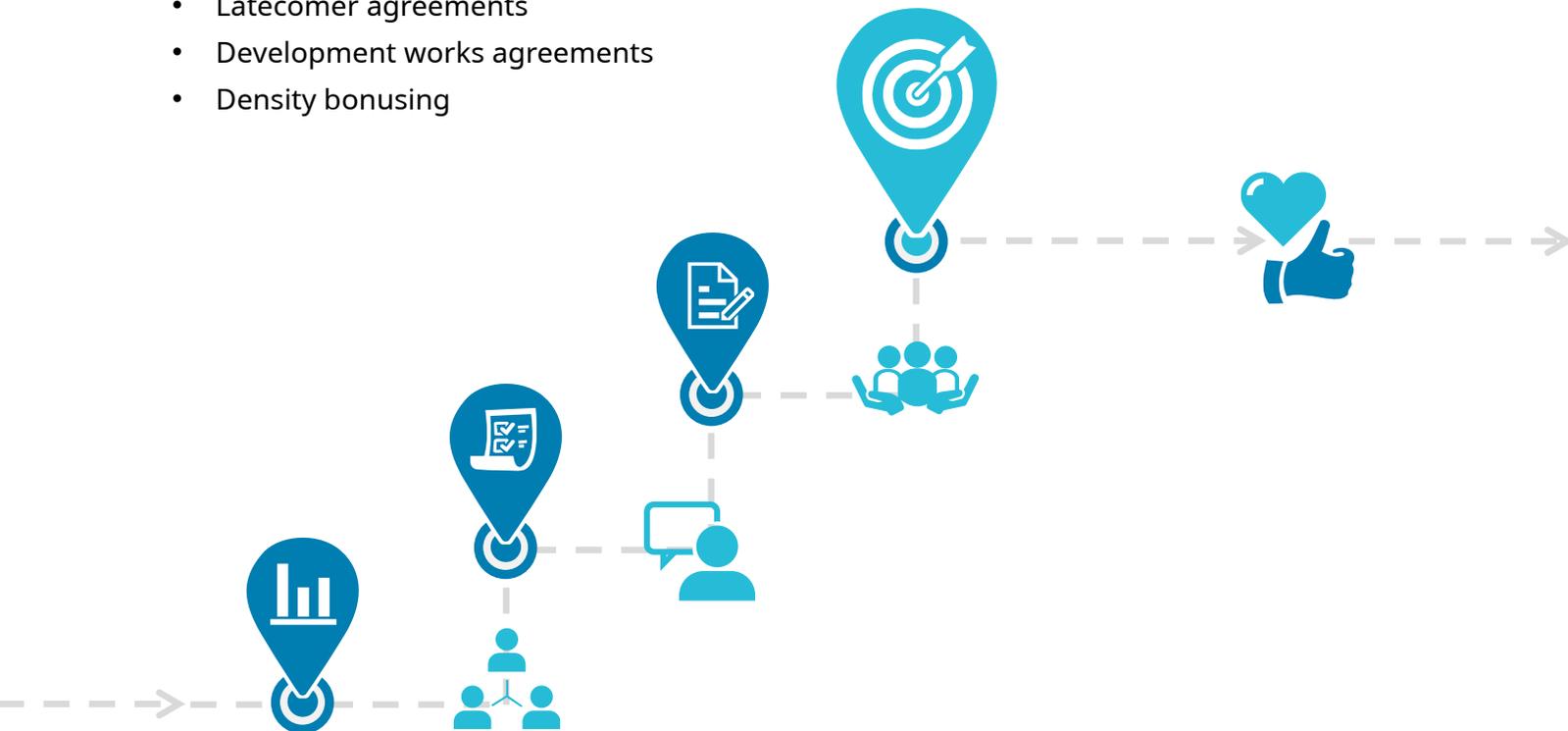


The **Local Government Act** creates regulations for municipalities and regional districts to follow and provides these local governments with the authority to govern their communities around certain planning matters, including OCPs and Zoning Bylaws. Further, to support community development, the *Act* outlines several additional **development finance and infrastructure servicing tools** to support development.

Finance-related planning tools help fund the costs of development like infrastructure and amenities needed to support a growing population, and servicing standards to guide infrastructure requirements.

Some of these tools include:

- **Development Cost Charges (DCCs)** and **Development Cost Levies (DCLs)**
- **Amenity Cost Charges (ACCs)**
- Subdivision servicing bylaws
- Excess or extended services
- Latecomer agreements
- Development works agreements
- Density bonusing



These development finance and infrastructure servicing tools will be updated following the OCP update project to support SCRDs implementation of the new OCP(s) and Zoning Bylaw(s).

The legislative purpose of an OCP is described as:

471 (1) ... a **statement of objectives and policies to guide decisions on planning and land use management**, within the area covered by the plan, respecting the purposes of local government.

Legislative Requirements

The *Local Government Act* provides a set of required content and optional content to be addressed in an OCP, including:

Required Content

- Location, amount, type and density of residential development to meet housing need for 5 years
- Location amount type of commercial, industrial, agricultural, recreational, and public use lands
- Location and area of sand and gravel deposits suitable for future sand and gravel operations
- Restrictions of use of land subject to hazardous conditions or that is environmentally sensitive
- Location and phasing of any major road, sewer and water systems
- Location and type of public facilities
- Housing polices
- Greenhouse gas (GHG) reduction targets

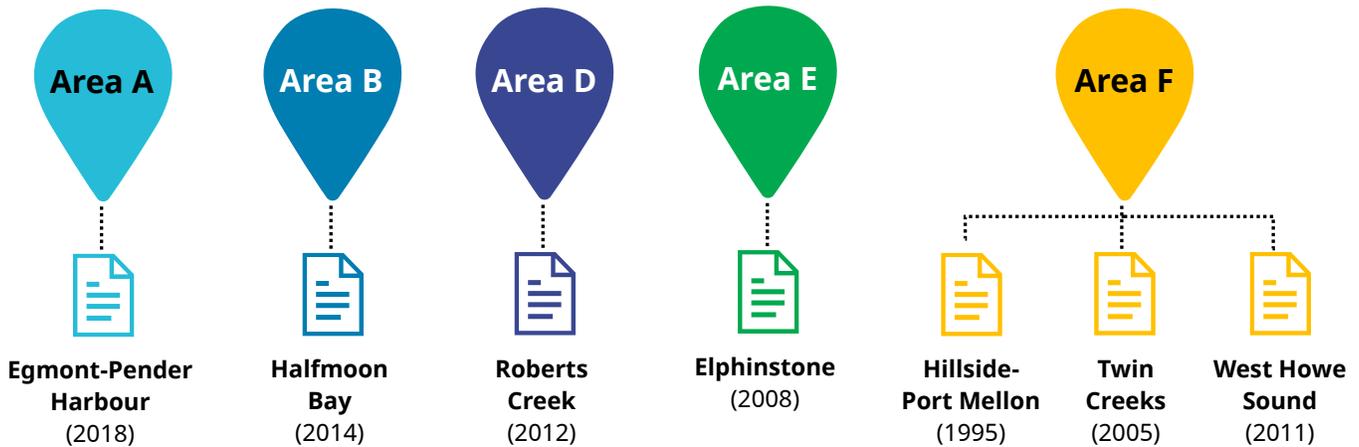
Optional Content

- Social needs
- Farming and farmland
- Preservation and protection of natural environment
- Development Permit Areas (DPAs)
- Temporary Use Permit Areas
- Development Approval information areas
- Heritage conservation areas

What can an Official Community Plan do for the SCR D?

OCPs are living documents, acting as a vital planning tool that helps communities navigate growth in a long-term context. These documents aid in determining how and where growth should occur, while balancing and maintaining the traits that are beloved within a community. Visions, goals, and policies are established in these documents, and are used to guide Board directors on their decisions around how land is used and developed.

Within SCR D, each of the electoral areas have one OCP document, aside from West Howe Sound which has three. Combined, these seven OCPs provide a long-term vision for the region and set out objectives and policies to guide planning and land use management within the area.

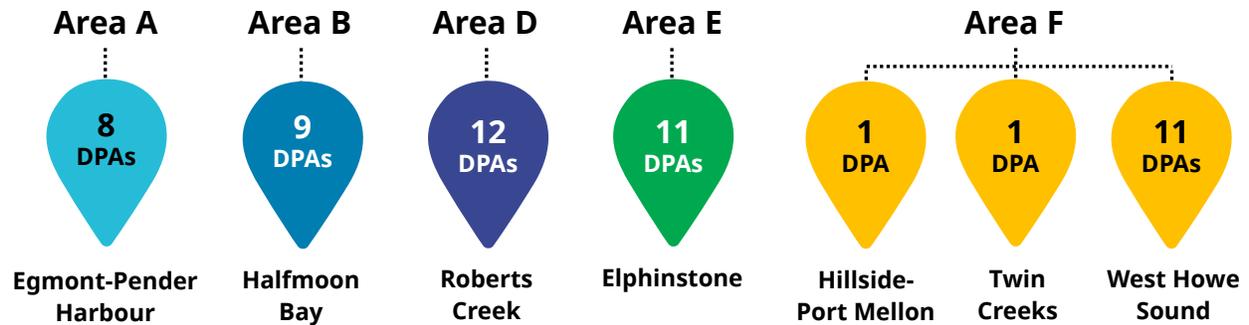


The adoption date of these seven OCPs range from 1995 to 2018. The OCPs have become increasingly more complex over the years, as the community continues to grow and evolve from the times when these documents were initially created. To put the age of the existing OCPs into context they range from 29 to 6 years old. As times change, priorities change, so an update is needed to ensure the OCPs reflect the current needs of the SCR D and its constituents.

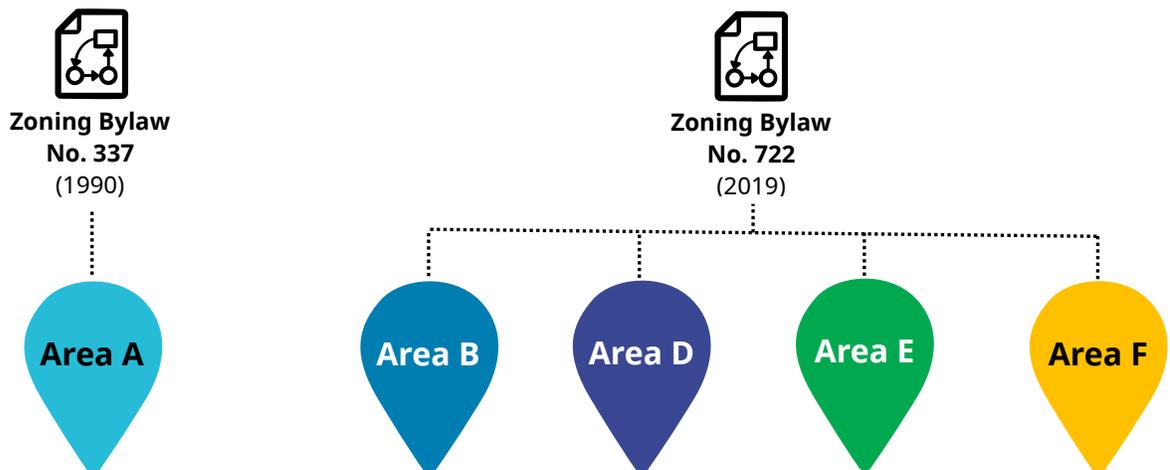
Although some aspects of the current OCPs continue to be relevant to guide matters of planning and development, as SCR D navigates ongoing changes, an update to the policies throughout these documents would offer updated tools to direct growth.

OCP's are supported by additional planning documents, including Zoning Bylaws and Development Permit Areas (DPAs). These supporting documents provide guidelines which further define parameters for development in the context of ongoing growth and changes within a community.

Within the SCRД there are 54 DPAs throughout the existing OCPs. Currently, five out of seven of the OCPs include eight or more of the same DPAs.



Within the SCRД there are two Zoning Bylaws, the oldest (No. 337) covering electoral area A (Egmont / Pender Harbour) which was adopted in 1990, and the more recent Zoning Bylaw (No. 722) covering the remaining electoral areas (B: Halfmoon Bay, D: Roberts Creek, E: Elphinstone, and F: West Howe Sound), adopted in 2019.



The challenges faced in the OCPs in part stem from these additional planning documents as they are complex and time-consuming regulatory frameworks to wade through when determining what can be built and where. An update to make the Zoning Bylaws and DPAs less repetitive and more simplified can make the development process more efficient and accessible, better aiding future growth directions outlined in the SCRДs OCPs.

2. What planning has been happening in the community?

To make the most out of the opportunities that come from updating planning frameworks, such as an OCP, it is important to first understand:

- What is happening in the SCRD?
- How has growth changed across the electoral areas or the region?
- How and where is growth anticipated over the next 20 years? How can the updated OCP(s) balance growing needs based on environmental, social, and economic considerations?
- How well do the seven current OCPs work, and how do they compare to one another?
- How will the updated OCP(s) inform other implementation tools such as the zoning bylaw(s) and other servicing or financial tools?
- What are the key challenges and opportunities?
- What needs to be protected?

Answering these questions helps to highlight topics to consider during the update process and can aid in establishing clearer policies, direction, and organization.

2.1. Recent Planning Work

Work has recently been completed to better understand how past planning documents have either remained aligned or differed from the current vision and direction of the SCRD.

This work includes:

- A **Comparative Analysis** of SCRDS electoral area Official Community Plans and Zoning Bylaws
- **Community Profiles** of SCRDS five electoral area's
- SCRDS-wide **Regional Growth Baseline Study**
- 2023 **Development Approvals Process Review** outlining the importance and need for policy alignment and a new planning framework
- **2024 draft Housing Needs Report** for SCRDS five electoral area's, a Provincial requirement that directly informs OCP requirements

How can I access these documents?

You can visit the [SCRD Let's Talk page](https://letstalk.scrd.ca/ocp-update) to access work done around the OCP update project.



SCRD Let's Talk

<https://letstalk.scrd.ca/ocp-update>

In addition to the work completed by the Sunshine Coast Regional District, several partner organizations have compiled, or are in the process of compiling, additional data and information on community goals and objectives.

These organizations include, but are not limited to:

- The Town of Gibsons
- The District of Sechelt
- The shíshálh Nation
- The Skwxwú7mesh Nation
- Islands Trust
- The Ministry of Transportation and Infrastructure (MOTI)
- BC Ferries
- Sunshine Coast Community Services Society
- The Sunshine Coast Resource Centre
- The Sunshine Coast School District 46
- BC Transit
- BC Parks / Recreation Sites and Trails BC
- Agricultural Land Commission (ALC)
- Vancouver Coastal Health
- Sunshine Coast Affordable Housing Society
- Sunshine Coast Regional Economic Development Organization (SCREDO)
- Sunshine Coast Chamber of Commerce
- Sunshine Coast Community Foundation
- UBC Early Learning Partnership
- UVIC Environmental Law Centre
- Coastal Douglas Fir Conservation Partnership

Various plans, documents, data, and strategies from these organizations will be used to inform the OCP update project.

Comparative Analysis of fundamental planning documents

In the early stages of this update project, a Comparative Analysis was conducted to help better understand how the current OCPs and Zoning Bylaws align with professional practices and meet the legislative needs of the region.

Findings from the Comparative Analysis:

Key findings from the analysis included identifying inconsistencies in the organization and method of regulating land use designations and development permit areas across the seven OCPs.

Number of DPAs: A key finding from the analysis were inconsistencies in organization and method regulating land use designations and development permit areas (DPAs) across the seven OCPs. Further, the analysis found the current DPAs to require further policy alignment to legislative. To improve the development approval processes, policy alignment across the electoral areas as well as integration of leading practices and incorporation of new legislative requirements will be needed as part of the OCP Update.

OCP Requirements: There is an extensive list of criteria that needs to be met from a legislative level. This looks at policies around housing density and affordability, building form and design, mapping, Indigenous reconciliation, environmental hazards and protection, alongside clearly distinguished visions that set a plan to adeptly meet these items.

Focus on Housing: For policies around housing density, the oldest OCPs from Hillside-Port Melon and Roberts Creek do not provide any guidance, while others, such as Egmont/Pender Harbour, Halfmoon Bay, and Elphinstone, only partially address the topic. In terms of statements on housing affordability and special needs in housing supply, only Egmont/Pender Harbour, Roberts Creek, and West Howe Sound include this guidance in their OCPs. Other planning work has shown the ongoing challenges to provide housing that is difficult to address, is in part due to these policy inconsistencies.

Findings from the Comparative Analysis (continued):

Focus on Environment: The SCRD has recently adopted a Community Climate Action Plan (CCAP) which has implications for how the region should grow and develop, working towards a low carbon and climate resilient future. The CCAP builds on existing SCRD and community actions to address climate change and allows the SCRD to proactively identify opportunities for action that advance the community towards low carbon resilience of its social, economic, built, and natural systems. The CCAP consists of 15 goals, 25 actions and 58 supporting actions, several of which could be considered/included within updated OCP and Zoning bylaws.

When considering how the SCRDs current OCPs measure up, it is important to consider that since the time when they were prepared, the science of climate change and adaptation has evolved considerably, and the urgency of climate action has increased. Based on the comparative analysis of the seven OCPs only three of the seven OCPs featured policies that could be considered as aligning with LGA requirements for reducing GHGs. Fire Smart and Wildfire policies are not required by the LGA but it is an emerging concern related to climate resilience and only two of the seven OCPs mentioned this topic, which could be strengthened to align with leading practices.

Regulation & Document Consistency: Having a lack of consistency in the regulations around significant OCP components makes the development process in SCRD complicated, time-consuming, and ultimately inefficient due to the various inconsistent layers of policies and regulations. The update of the OCPs is an opportune time to address these shortcomings. Actions like simplifying and consolidating land use designations and development permit areas is a step towards creating a more efficient and accessible development process. The inclusion of policies reflecting and addressing current and future challenges being faced by the region will help make SCRDs planning framework a key decision making tool for meeting community needs and helping to nourish the unique characteristics of the SCRD.

Understanding characteristics & demographics through Community Profiles

Conducted alongside the Comparative Analysis in the early stages of the update project, a Community Profile report was completed, looking to provide insights on the characteristics and demography of the communities throughout the SCRD. These profiles provide insight on trends and data to be considered for future planning approaches by gaining a better insight on what changes have occurred over the past 20 years.

Findings from the Community Profile:

There is a **limited housing stock** throughout the SCRD, and the current housing shortage is contributing towards affordability challenges along with limitations in the variety of the housing stock available. The housing stock is predominantly older, single detached homes, and many of its inhabitants and caretakers are residents over the age of 55.

As a whole the SCRD is experiencing an **aging population**, with 31% of residents being over the age of 65. An aging population has specific needs that will influence the complexity of the housing, land use, and community services delivery in the future.

Significant policy changes will need to be made to ensure growth patterns and changes among the community can be met with appropriate housing stock and ensure there is ample supply to meet demand.

The Profile also illustrates that **there are other issues and trends that need to be fully explored to better inform** decision making and land use planning. For example, employment across the SCRD is heavily concentrated in local service sectors including construction, retail, and social assistance services with opportunities for diversification and additional local economic development. Given that wages in these sectors have not kept pace with the increase in rents or housing prices, future housing or lack of housing will impact the ability of employers to staff these types of roles. More work needs to be done to better understand the role that housing plays in attracting and retaining employees. Considering the nuances behind this information will be important during the update process as it can ensure policies and regulations will best reflect the changes being seen through influencing factors such as work from home, seasonal industries, income in the face of a prevalent retired population, and so on.

Assessing the Housing Needs across the communities

Following the Comparative Analysis and Community Profile, a Housing Needs Report was created. While a Housing Needs Report is required to be completed by the BC Provincial Government, it was essential to ensure the insights provided within the report contributed towards the update project by helping to understand growth patterns and challenges being faced across the SCRDS communities. The report also highlights opportunities for SCRDS decision makers.

Findings from the 2024 Draft Housing Needs Report:

The SCRDS is experiencing rapid population growth, with an increase of almost 10% between 2016 and 2021 within the five electoral areas. The increase in demand for housing is compounded by stagnant new housing developments, which further strains the availability of affordable homes.

An analysis of the current and future housing needs reveals that **3,018 additional housing units will be required** across SCRDS five electoral areas **over the next 20 years**. For comparison, 1,705 new homes were built in the SCRDS from 2001 to 2021.

Studying changes that have occurred from Regional Growth

During a series of SCRDS-focused regional growth baseline reports completed in 2023, studies conducted around current planning documents helped to establish fundamentals for the update project. These reports set a lens for regional growth to be complete, compact, have low environmental impact on communities based on energy-efficient settlement patterns and protection of the environment, and is harmonious with the natural environments a community is set in.

Findings from the Regional Growth Study:

Key findings from the OCP documents found a strong emphasis around the importance of **protecting rural character and the natural environment**.

Regarding approaches to development, the findings discussed how commercial and community-oriented uses, and **denser forms of housing should be located in village centres and areas identified as 'community hubs'**, which in turn supports a more efficient delivery of infrastructure and services. In this growth study, certain electoral areas such as Egmont / Pender Harbour stated being open to more economic and industrial land uses.

2.2. Planning Next Steps

Using the recent work to help update SCRD's planning framework

Through the recent planning work, findings and insights highlighted from the mentioned studies and reports have helped to identify prevalent patterns. Seeing themes be consistently discussed over time helps to solidify necessary focus areas and establishes clear planning directions.

Common themes have emerged from a review of existing documents and past community conversations include:

- Growth in the community can and should facilitate **equitable** services and protection of the **natural environment**;
- Community demographics in the context of **housing needs** and **amenities**;
- **Servicing** and **infrastructure** to meet growth **demands** alongside **transportation and mobility**;
- **Economic development** that can help sustain for the next generation.

These highlighted topics help to answer some of the questions asked at the beginning of the chapter, offering guidance on how to approach the update project. Having a strong grasp on where to look when identifying and highlighting community needs, along with how to cater to them from a planning lens, is what will help make future OCP(s) and other planning documents be most effective in achieving visions sought out for SCRD.

3. Themes that will impact Future Growth

Planning for future growth in the SCRD will include a deeper understanding of a variety of topics that encompass social, economic, and environmental needs of the people who live, work, and play in the SCRD. While these themes are interconnected to plan for the efficient delivery of services, seven themes have been identified based on the planning insights established in the previous chapter to help guide further data analysis and community conversations.

Each of the themes include a list of key plans and strategies (either completed or in development) that will help to inform the OCP and Zoning Bylaw update project. From these plans and strategies, it is clear the seven themes do not occur in isolation of each but are rather integrated when considering how growth will be managed in the region. While the themes will help shape future community conversations, and ultimately the policy structure of the future OCP(s), the interrelationship between the themes is identified so further data analysis and community feedback can facilitate a comprehensive approach for informing where and how the SCRD will grow over the next 20 years.

Theme 1: Equity

This theme focuses on what it takes to create safe and welcoming places for everyone.

Theme 2: Climate Resiliency

This theme looks to climate adaption and mitigation strategies to reduce the impact of future climate events.

Theme 3: Housing

This theme focuses on affordable and accessible homes for everyone that can support a collective sense of wellbeing.

Theme 4: Transportation and Mobility

This theme focuses on how people and goods move to and around a place.



Theme 7: Economic Development

This theme focuses on the jobs and level of economic activity happening in a place that contribute to its overall wellbeing.

Theme 6: Parks and Recreation

This theme looks at the activities and places where people recreate, be it sports and physical-related or creative, cultural, and social.

Theme 5: Servicing and Infrastructure

This theme looks at how water supply, wastewater, and solid waste systems can cater to current and future communities.

3.1. Equity

Equity is about creating safe and welcoming places for everyone whether they live, work, or play in the Sunshine Coast. It is about being inclusive, embracing diversity in all its forms, ensuring services are accessible to anyone, and our shared human experiences are respected in both space and time.



In many ways, equity is a journey we continually strive for as our knowledge and understanding grows while staying rooted in our history and culture shaped by the land and environment of the region.

For future planning, equity is about incorporating all voices in the development of policies that shape future growth. It is also about breaking down system barriers that have caused past inequality, and to change policies, rules, or procedures that will build a more equitable, and ultimately sustainable future for everyone.

Some of the key plans and strategies, either developed or in development, that will inform an equitable approach for the update include:

- Accessibility Plan (currently underway)
- 2024 Youth Development Instrument Report - UBC Early Learning Partnership
- 2024 Middle Years Development Instrument Report - UBC Early Learning Partnership
- 2024 Sunshine Coast Vital Signs Report - Sunshine Coast Community Foundation
- 2023-2027 Sunshine Coast Regional District Strategic Plan
- 2023 Sk̓wx̓wú7mesh Nation Sacred Land Use Plan - Sk̓wx̓wú7mesh Nation
- 2022 Transit Futures Action Plan
- 2023 Sunshine Coast Social and Housing Needs Assessment
- 2021 Strategic Framework for Action on Poverty Reduction - Sunshine Coast Resource Centre
- 2021 shíshálh Nation Land Use Plan - shíshálh Nation 2020 Sunshine Coast Child Care Action Plan



Guidance & Opportunities for the OCP update

Select excerpts from the listed plans above that outline key considerations for the OCP update include:

2023-2027 SCRD Strategic Plan Social Equity and Reconciliation Lens:

We will embrace compassion and reconciliation, and expand opportunities to meet the needs of all people regardless of age, ability, gender, income, education level, culture or background.

2020 Sunshine Coast Child Care Action Plan Guiding Principles:

That accessible, affordable and quality child care is an essential part of ensuring an equitable society where all children, including those who may be more marginalized (e.g. lower income, Indigenous, new immigrants, those with extra support needs), have opportunities to grow and develop to their full potential.

Equity considerations for the OCP update

Equity is a theme that will inform policy development, updates to the regulatory system (i.e., Zoning Bylaw(s) and other bylaw updates required for alignment), and implementation actions when reviewing future development applications, capital planning initiatives and program development.

Given the breadth and importance of this theme, the SCRD will be looking for input from the community on what equity means and ideas on how to implement this type of a framework through the OCP update.

Equity will inform every aspect of the OCP update, for example:

Current Theme: Equity

How can the history and culture of the Sunshine Coast be better reflected in our changing communities?

What are some options to enhance social connection and diversity?

How can reconciliation efforts be integrated?

Theme 2: Climate Resiliency

How can climate resiliency goals respect the history and culture of the SCRD, and support broader community wellbeing and inclusion?

Theme 3: Housing

How can housing and associated service delivery support the diversity of people who live, work, and play in the region?



Theme 7: Economic Development

What industries can support fair access to jobs?

Theme 6: Parks and Recreation

What changes to the parks or recreation opportunities in the SCRD are needed to be more inclusive and accessible?

Theme 5: Servicing and Infrastructure

How can the location and cost of infrastructure support an equitable approach to housing?

Theme 4: Transportation and Mobility

How can transportation options be equally available to all?

Some concepts that are likely to shape the OCP update include:

- History and Culture
- Community and Social Connectivity
- Diversity and Inclusion
- Reconciliation

3.2. Climate Resiliency

Weather does not have administrative boundaries and the impacts of climate change are being acutely experienced throughout the SCRD. Drought, wildfires, flooding, and other weather events have wreaked havoc on communities and daily lives.



There is a need to better integrate climate adaptation and mitigation strategies in community design and infrastructure planning to reduce the impact of future climate events.

Planning for climate resiliency can include many considerations such as where and how development occurs to balance protection of the natural environment, integration of natural assets as ‘green infrastructure’, proactive planning for hazard areas to limit known risks to communities, groundwater management practices before, during and after construction, setting targets for reducing GHG emissions, electrification, and limiting deforestation and managing recreational trails to reduce the risk of wildfires, integrating nature-based solutions for future infrastructure.



Some of the key plans and strategies, either developed or in development, that will inform a climate resilient approach for the OCP update, include:

- Water Strategy (currently underway)
- Water Efficiency Plan (currently underway)
- 2024 Community Climate Action Plan
- 2024 Hazards, Risk, and Vulnerability Assessment
- 2023-2027 Sunshine Coast Regional District Strategic Plan
- 2023 Natural Asset Management Policy
- 2023 Corporate Carbon Neutrality Plan
- 2022 Climate Risk and Vulnerability Assessment Report
- 2022 Watershed Business Case
- 2021 Future Climate Projections Summary
- 2014 Twin Creeks Geotechnical Report
- 2013 Halfmoon Bay/Elphinstone/Roberts Creek Geotechnical Reports
- 2012 We Envision
- 1994 Hillside OCP Area Geotechnical Hazards Study
- Quantitative Historical Data on Climate
- Coastal Flooding Analysis
- SCRD GHG & Energy Emissions Inventory Report
- Tree Cutting Permit Bylaw

Guidance & Opportunities for the OCP update

Select excerpts from the listed plans on the previous page that outline key considerations for the OCP update include:

2023-2027 SCRD Strategic Plan Climate and Environment Lens:

We will reduce the carbon impact of all our services and activities, and take action to protect, adapt and restore the environment that sustains us, especially watersheds and aquifers. We will also build our capacity to respond to and recover from emergencies.

2024 Climate Action Plan Key Opportunities and Actions:

- Integrate a climate lens into decision making and planning.
- Create resilient action plans for critical infrastructure.
- Continue to advance knowledge about climate change impacts on water supply and integrate evolving impact of climate change into water plans.
- Integrate Complete, Compact Communities principles into Official Community Plans to facilitate walking, cycling, and transit use.
- Increase public transit convenience and ridership.
- Require new buildings to be more efficient and use cleaner energy (i.e., higher performance steps of the BC Energy Step Code or Zero Carbon Step Code).
- Develop an inventory of natural assets and green infrastructure, and associated level of service contribution.
- Review Official Community Plans and regulatory tools to include ecosystem health.
- Support market readiness for significant scaling of renovations that improve energy efficiency.

Climate Resiliency considerations for the OCP update

Similar to equity, climate resiliency is a theme that will influence almost every aspect of the OCP update, to varying degrees. As an issue that impacts every aspect of daily life, the integration of climate resiliency into policy development, the regulatory function, and overall implementation of the planning framework will be a key factor in shaping the OCP update project.

Climate Resiliency

Climate resiliency will be established through a data-based approach to understand the environmental constraints, areas identified as high value for protection, and opportunities related to future growth. With a diverse landscape across the region, certain areas are higher risk for hazards and for severe climate events. Some areas would benefit from additional layers of protection to reduce the likelihood and/or impacts from future climate events as well as an opportunity to leverage land use decisions to reduce carbon pollution.

The integration of natural assets into how we think about growth can help shape our understanding of where and how communities should grow and where protection of the environment should guide preservation instead of development. Often the role of the region's parks offer a protection role, but also provide opportunities for integrating 'green infrastructure' throughout a community such as a shaded, cooling place during heat waves. These considerations will similarly have a lens of equity, including how climate resiliency can have a shared benefit for the region's wellbeing.

Stormwater

The historical approach of considering stormwater conveyance as an infrastructure project alone is costly and vulnerable. A shift in thinking and approach for this OCP update project will include stormwater as part of the climate resiliency theme.

This change stems from the integrated nature of stormwater and natural assets. As development occurs, the land is changed in how it absorbs or integrates rain and precipitation, leading to 'stormwater' runoff, or the movement of that water after it falls to the ground.

Typical methods to address stormwater includes storm sewers or pipes in the ground to collect and convey that water further downstream. However, as development has increased and storms have become more extreme, the ability for these methods to adequately address conveyance of stormwater is challenged. The need to capture and re-use stormwater in the face of drought leads to thinking about new approaches for stormwater that are linked to climate resiliency and better land management.

Climate resiliency will inform every aspect of the OCP update, for example:

Theme 1: Equity

What areas of the region should be preserved for future generations?

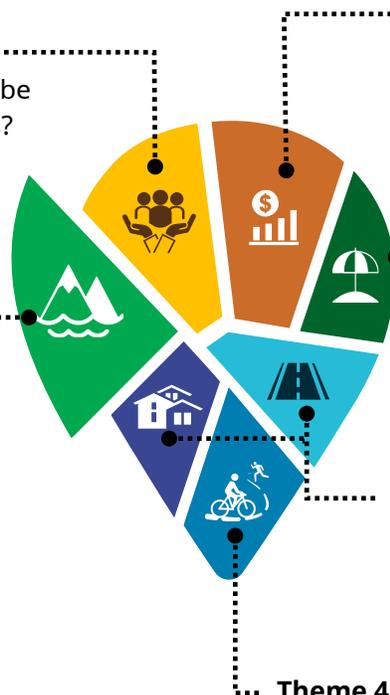
Current Theme: Climate Resiliency

What are the key aspects of climate resiliency that should be considered in the OCP?

What are some of the key risks around climate resiliency that concern you?

What are some opportunities for nature-based solutions?

What are some of the region's key natural assets?



Theme 7: Economic Development

How can climate resiliency goals support the regions transitioning economy and opportunities for new business development?

Theme 6: Parks and Recreation

How can the region's parks and recreation system further enhance climate resiliency efforts?

Theme(s) 3 & 5: Housing & Servicing and Infrastructure

How should climate resiliency shape housing and infrastructure design?

Theme 4: Transportation and Mobility

What additional changes are needed to support active modes of transportation to reduce GHG emissions?

Some concepts that are likely to shape the OCP update include:

- Natural assets, watersheds and stormwater
- Greenhouse gas emission reduction
- Environmental protection
- Hazards and development permit areas
- Electrification

3.3. Housing

Housing is fundamentally about where people live. It is reflective of the basic human right to have a place to call home. For the SCRD, it is about affordable and accessible homes for everyone that can support a collective sense of wellbeing.

Like much of the rest of British Columbia, the SCRD is experiencing a shortfall in housing which is leading to affordability challenges for both renters and homeowners. The provincial government has taken several legislative steps to address this housing shortfall, which the SCRD is responding to as part of the OCP update project.



Specifically, local governments are required, by provincial legislation, to produce a Housing Needs Report and integrate the findings from in an updated OCP with clear policy direction enabling the development of the needed housing supply.

The established benchmark in Canada for measuring housing need is the concept of ‘core housing need’ – which refers to households that fall below at least one of the following thresholds:

- **Adequacy:** Their housing does not meet acceptable standards.
- **Suitability:** Their housing is not suitable to their needs.
- **Affordability:** They would have to spend 30% or more of their before-tax income to pay the median rent of alternative local housing that is acceptable.

Through the draft 2024 Housing Needs Report, the total number of units needed in the SCRD as well as additional identification for specific types of units to meet different types of housing needs, are identified. To accommodate this future growth, housing will need to be part of the discussion on complete communities, including servicing and infrastructure needs/costs, recreation opportunities, mobility connections, and job opportunities.

Some of the key plans and strategies, either developed or in development, that will inform housing for the OCP update, include:

- 2024 Housing Needs Report (currently underway)
- 2023 Social and Housing Needs Report
- 2020 Housing Needs Report
- 2020 Housing Needs Assessment Implementation Framework

Guidance & Opportunities for the OCP update

Select excerpts from the listed plans on the previous page that outline key considerations for the OCP update include:

DRAFT 2024 Housing Needs Report Excerpts:

Approximately one in ten households in the region are facing affordability challenges. Renters are more likely to be affected by ongoing affordability challenges than homeowners with one in four renters experiencing core housing need.

The SCRD is experiencing rapid population growth compounded by lower levels of new housing development. The result is a growing housing challenge affecting a broad spectrum of the population already struggling to find adequate, affordable housing.

2020 Housing Needs Report Excerpts:

The single-detached home is the most common type of housing across the SCRD and is unaffordable for median earning households in almost all communities. There is a limited supply of smaller, affordable units such as apartments or townhouses. Studio and one-bedroom units can be an important supply of affordable housing for seniors looking to downsize and work force housing. Looking ahead projections indicate that more than half of the future population could be suitably accommodated in studio or one-bedroom units.

Housing considerations for the OCP update

Housing policies and regulatory supports will be key components of the OCP update and will be based on the recommendations from the draft 2024 Housing Needs Report. Future OCP policies should be equitable and meet climate resiliency goals regarding the scale of the housing shortage and the volume of housing that needs to be built, where it needs to go within the region, and who it needs to serve. While the first two issues speak to siting considerations, the latter two speak to building design considerations.

Future OCP policies and zoning bylaw regulations will need to integrate recommendations from the 2023 Development Approvals Process Review to enhance the approvals processes (such as policy alignment across the SCRD). With improvements to the approvals processes, more housing can be approved and enabled within a shorter timeframe thereby increasing the overall supply.

A diversity of housing options impacts economic development opportunities when suitable rental and homeownership options increase the viability of people moving to the region. Rental housing in particular can support workers and households moving to the region for work by giving them ways to ease into the community before they are ready to purchase a permanent home. Other types of housing options, such as apartments and townhomes, can similarly support the changing life conditions for the aging population currently living predominantly in single-detached housing. Smaller housing options allow aging homeowners to remain within their communities. This in turn can free up larger homes for growing families.

Furthermore, central to any housing discussion is the people it serves and how it fits into the physical and social fabric of the community. An equitable approach to address housing issues can ensure the different needs of various demographics of the community are realized in new supply. Climate resiliency is integrated through the development of complete communities and building new housing closer to or in locations where people can meet their daily needs. The built form and design of new housing can further support climate resilience goals by reducing greenhouse gas emissions and building more multi-family units. Integration with the transportation network and servicing is integral in meeting climate resiliency goals as well.

Housing cannot be built without adequate and safe servicing and infrastructure especially drinking water, solid waste management and a means of handling wastewater. Additional considerations include fire protection, road, parks and transit service. A key link between determining where housing should be located to accommodate future growth is consideration for where infrastructure could or should go, or opportunities for leveraging existing infrastructure to find efficiencies. New infrastructure is expensive to build and extending new pipes or other types of servicing infrastructure will either have to be paid by developers, which is downloaded to homeowners, or by ratepayers if the SCRD builds it. Ultimately, the operation and maintenance of new infrastructure is paid for by ratepayers, which also increases as new infrastructure is built. By focusing new growth in areas that have existing servicing capacity, costs for homeowners and ratepayers can be reduced, which has an added benefit of environmental preservation or protection by not building new homes into existing natural areas.

Housing will be an integral aspect of the OCP update, for example:

Theme 1: Equity

Who is rental housing for and how does that affect the type and amount being built?

What types of housing design options need to be considered for different demographics?

Theme 2: Climate Resiliency

What design and/or location options for housing should be considered to build more climate resiliency housing?

Current Theme: Housing

What type of housing should be constructed?

Where should new homes be constructed?



Theme 7: Economic Development

Are there groups that need to be considered when building housing? People in the workforce, seniors, people with young children?

Theme 6: Parks and Recreation

What community amenities should be integrated with different housing options?

Theme 5: Servicing and Infrastructure

Where is there additional capacity to accommodate new homes with existing servicing and infrastructure?

Theme 4: Transportation and Mobility

How can the existing transportation and mobility network support new housing opportunities?

Some concepts that are likely to shape the OCP update include:

- Housing Affordability
- Rental housing
- Building form and design
- Housing for different segments of the community such as workforce or seniors housing
- Land designation to support housing

3.4. Transportation and Mobility

Transportation and mobility is about how people and goods move to and around the SCRD. It encompasses the road network for vehicles; pathways and sidewalks for walking, cycling, or similar modes of active transportation; transit for shared transportation options; and ports and watercraft navigation to get into the fjords and inlets of the region as well as access to remote settlements in the region.

The SCRD is characterized by a centralized transportation network centered on the Sunshine Coast Highway extending from the Langdale Ferry north to Earls Cove. Several arterial roads and communities extend from that central network supported by five bus routes operated by SCRD through and agreement with BC Transit. The area is known for outdoor recreation opportunities including several mountain biking, hiking, and multi-use trails and numerous paddling routes.

The different components of transportation that make up the network people experience, is planned for, managed, and operated by several different agencies. The Ministry of Transportation and Infrastructure (MOTI) is responsible for all roads and provincial highways, as well as subdivision approval, whereas the SCRD is responsible for setting local policy direction that includes road location, design and subdivision considerations. Furthermore, BC Transit operates the bus routes and BC Ferries manages passenger and vehicle ferry services.



The need for coordination between levels of government and other organizations (as well as other local governments in the region) pose a significant implementation challenge for the future OCP(s) and Zoning Bylaw(s). Policy alignment is one way to support long-term integration.

Some of the key plans and strategies, either developed or in development, that will inform transportation and mobility for the OCP update, include:

- Highway 101 Alternate Route Planning Study - MOTI (currently underway)
- 2024 Community Climate Action Plan
- 2022 Preliminary Design Report Connect the Coast: An All Ages and Abilities Active Transportation Route Linking Langdale and (Underway) Sunshine Coast MUP Segment 5-7 Conceptual Design Project [Transportation Choices Sunshine Coast (TraC)]
- 2022 Transit Future Action Plan
- 2021 Moving Ahead Together on the Sunshine Coast - BC Ferries
- 2020 Highway 101 Gibsons to Sechelt Corridor Study, MOTI
- 2013 Transit Future Plan
- 2011 Integrated Transportation Plans

Guidance & Opportunities for the OCP update

Select excerpts from the listed plans above that outline key considerations for the OCP update include:

2022 Transit Future Action Plan Vision:

Transit is a preferred choice for residents and visitors, attracting riders through comfortable, safe, accessible, and convenient services.

BC's Highway 101 Alternative Route Planning Study Excerpt:

Highway 101 traffic volumes have grown approximately 20% in 2017 [alone], primarily between Gibsons and Sechelt. As communities continue to grow, it is becoming increasingly important to protect the role and function of the highway for inter-regional and local travel, and to incorporate provincial plans for transit and active transportation, climate change resiliency and environmental protection. While there is no foreseeable need for a full, end-to-end bypass route to address growing congestion, reliability and safety challenges, and to better accommodate active transportation needs.

Transportation and mobility considerations for the OCP update

Like servicing, transportation has both a strong infrastructure asset component with the physical roads, trails, and ports as well as a service delivery component. Transportation also includes every mode or type of transportation that can move people or goods.

Collectively, this network shapes how growth occurs by providing access to homes and communities, and for goods and services to move throughout and to/from the region.

Equitable access and use of this network will inform the location, design and operation. Integration of climate resiliency can provide options for different modes of transportation, siting considerations to minimize environmental impacts, design considerations to reduce greenhouse gas emissions or integrate nature-based solutions, and operation considerations such as transit fleet electrification.

The integration with servicing and housing will help to inform how the transportation network can support complete communities. Further, it will shape economic development by reducing travel distance between homes and jobs, as well as movement of goods to support various industries.

The transportation and mobility network does not occur in isolation. The land around and next to this system directly impacts the experience and use of both the transportation and mobility system as well as the activities that occur adjacent. Not only is this system a method to get to a destination, it also is the journey to get there. Location and design of roads and active transportation options are critical for balancing the environmental, social, and economic impacts.

Transportation and mobility will inform key aspects of the OCP update, for example:

Theme 1: Equity

What are some of the key equity considerations to ensuring access for all?

Theme 2: Climate Resiliency

What are key considerations for integrating climate resiliency options to the design of roads and pathways?

What are some considerations for electrification of vehicles?

Theme 3: Housing

How can transportation and mobility support a more diverse housing stock?

Current Theme: Transportation and Mobility

How should development be organized to support the growing use of transit services and active travel modes, such as cycling, and walking?

Theme 7: Economic Development

How can transportation and mobility support fiscally responsible servicing and infrastructure?

Theme 6: Parks and Recreation

What are the different destination versus journey considerations for designing and integrating the transportation and mobility network into communities?

Theme 5: Servicing and Infrastructure

How can transportation and mobility support fiscally responsible servicing and



Some concepts that are likely to shape the OCP update include:

- Road network and highways
- Public transit
- Active transportation
- Ports and marine transportation

3.5. Servicing and Infrastructure

Servicing and infrastructure are generally known as part of three components: the delivery of safe and reliable drinking water and distribution system, the wastewater system, and the solid waste management system. Each of these systems include both physical infrastructure or assets, such as the pipes in the ground, as well as operational components that actually distribute the water or extract the waste. The water supply system also incorporates considerations around fire protection determined by the fire flow capability.

Furthermore, each of these components are intricately interconnected with the natural environment that determines location of the infrastructure, along with capacity opportunities and constraints that ultimately impact where and how development occurs (including where and how sensitive environments should be protected).

In a regional context where development tends to be lower density, the infrastructure requirements needed are more expensive comparatively which is driven by the length of infrastructure and low number of properties paying into the maintenance or construction of the infrastructure, with services provided either directly by the SCRD or by landowners through private systems.



Functionally, servicing and infrastructure are key components for growth and development. The integration between servicing and infrastructure requirements and development could be clearer to recognize the financial implications of providing necessary levels of water, wastewater and solid waste infrastructure throughout the different geographical areas of the region.



Some of the key plans and strategies, either developed or in development, that will inform servicing and infrastructure for the OCP update, include:

- 2025 Fireflow Action Plan (currently underway)
- Water Master Plans (currently underway)
- Water Strategy (currently underway)
- Water Efficiency Plan (currently underway)
- 2023-2027 Sunshine Coast Regional District Strategic Plan
- 2021 Wildfire Protection Plan
- 2011 Solid Waste Management Plan (updated plan currently underway)
- Local Community Sewage Systems
- Asset Management Board Policy
- Subdivision Servicing Bylaw (No. 320)
- Wastewater Treatment Plan Service Establishment Bylaws
- Development Cost Charges (No. 693)

Guidance & Opportunities for the OCP update

Select excerpts from the listed plans on the previous page that outline key considerations for the OCP update include:

2023-2027 SCRD Strategic Plan Focus Areas:

Water: Prolonged summer droughts and the resulting water shortages have challenged SCRD residents. The SCRD developed new supply sources and increased efficiency, while repairing and renewing aging infrastructure.

Solid Waste: The Sechelt Landfill is nearly full and a long-term solution for the SCRDs garbage and recycling is urgently needed. The SCRD Board approves funding for hundreds of projects each year. To help make decisions on the best use of staff time and resources, four key lenses will be used: service delivery excellence, climate and environment, social equity and reconciliation, and governance excellence.

2024 Fire Flow Action Plan Report Excerpts:

SCRD has undertaken water modelling as part of the update to the SCRDs Water Master Plans to gain further insight into the water systems' performance. The water model can be used to assess potential impacts from population growth, changes in water use by the community and to ensure adequate water is available to fight fires.

This water modelling has shown upgrades are necessary within some SCRD water systems to ensure adequate water is available for fire flows defined as water flow that should be available for firefighting purposes, usually from a fire hydrant.

To address fire flow concerns, the SCRD will work to align the [Fire Flow Action Plan] with renewals of Official Community Plans.

2021 Wildfire Protection Plan Select High Priority Actions:

Develop FireSmart plan for identified high wildfire risk FireSmart priority areas.

Conduct a regional study to determine areas for a Wildfire Development Permit Area to apply and revise the [Official Community Plans] to include wildfire as a Development Permit Area.

Servicing and Infrastructure considerations for the OCP update

Servicing is about delivering safe drinking water and removing waste both through physical infrastructure as well as on-going operations. Often the unseen aspect of development, servicing is the fundamental and necessary backbone for any community. Given the infrastructure requirements to maintain an expected level of service delivery, servicing directly influences the financial aspects of growth for governments and rate payers.

For the OCP update, key questions for servicing will be linked to housing and climate resiliency to consider what type of development (including residential development, business development, and community services), where development will occur (and therefore what servicing is needed), all of which impact the region's overall climate risk resiliency.

As certain types of servicing are often located within or near road right-of-way's, transportation and parks network planning will also affect servicing options.

Servicing and infrastructure will inform key aspects of the OCP update, for example:

Theme 1: Equity

What is a more financially equitable approach to servicing so everyone pays a fair share (including where growth should occur)?

Theme 7: Economic Development

How can a more fiscally responsible approach for servicing and infrastructure support local business development and diversification?

Theme 2: Climate Resiliency

How can nature-based solutions play a role in addressing infrastructure risks associated with climate change?

Theme 6: Parks and Recreation

What are some opportunities to better integrate service infrastructure location planning with transportation and/or parks?

Theme 3: Housing

Where are the opportunities for integrating new development that reduce the need to expanded piped services thereby reducing costs of development and supporting environmental protection goals?

Current Theme: Servicing and Infrastructure

What are the key opportunities to reduce landfill use and increase recycling or re-use initiatives?

Theme 4: Transportation and Mobility

How can servicing and infrastructure requirements be better integrated with the transportation and mobility network?

What are some additional considerations to reduce the cost of growth?



Some concepts that are likely to shape the OCP update include:

- Water servicing, including fire protection
- Wastewater servicing
- Solid waste servicing

3.6. Parks and Recreation

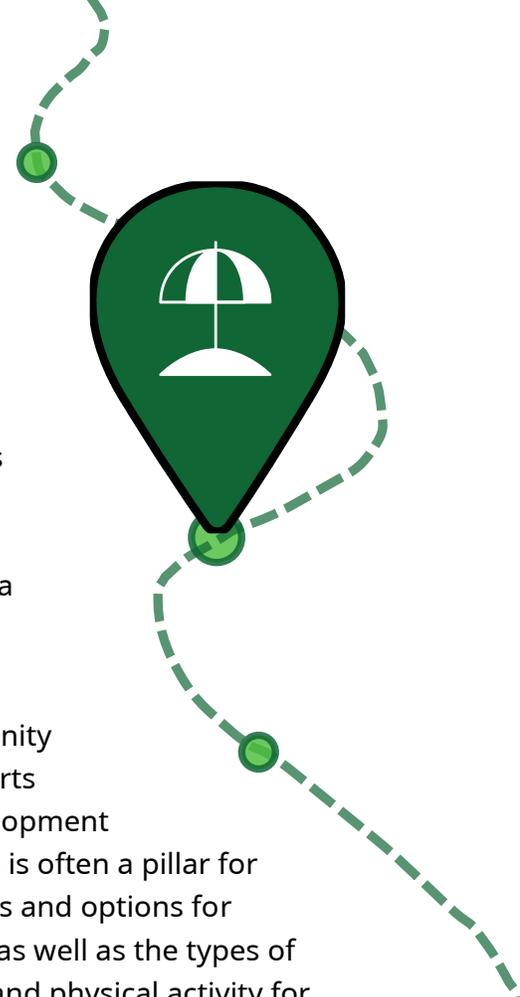
Parks and recreation is reflective of the activities and places where people recreate. For example, recreation encompasses activities such as sports and physical recreation programs, but can also include artistic, creative, cultural, social, and intellectual activities, offered both by the SCRD as well as local businesses. The SCRD has a myriad of parks and natural spaces for walking, cycling, hiking, paddling, etc. that occur both within communities as well as throughout the region. The naturally and culturally rich coastal area that makes up a large portion of the region is a major aspect of what its residents and visitors love about the Sunshine Coast.

Parks and recreation facilities, services, special events, and community engagement available for community members and visitors supports community well-being and offers opportunities for economic development through tourism and local business development. Equitable access is often a pillar for parks and recreation with (comparatively) minimal financial barriers and options for accommodating physical alternatives in both the design of spaces as well as the types of activities available. The offering of enjoyment, social connections, and physical activity for people of all ages and abilities is essential to community well-being.

Parks often also align with climate resiliency goals. The location of parks (both regional and community parks) are typically untouched existing natural areas, or locations around sensitive habitats. Often these locations are also areas with cultural significance that are part of the history of the Indigenous peoples. The identification and designation of parks space contributes to overall environmental preservation, provides opportunities to learn more about the land around us, and offers spaces to integrate green infrastructure.

Some of the key plans and strategies, either developed or in development, that will inform parks and recreation for the OCP update, include:

- SCRD Cemetery Master Plan (currently underway)
- 2022 Recreation Facilities Asset Master Plan
- 2015 Coppers Green Park Management Plan
- 2014 SCRD Parks and Recreation Master Plan
- 2014 Sunshine Coast Trail Strategy
- 2012 SCRD Board Policy - Park Acquisition from Subdivision
- 2007 SCRD Trail Network Plan
- 2007 Cliff Gilker Management Plan



Guidance & Opportunities for the OCP update

Select excerpts from the listed plans on the previous page that outline key considerations for the OCP update include:

Values from the 2014 SCRD Parks and Recreation Master Plan:

The SCRD is community centred. It believes in the unique contributions of individuals and groups and in welcoming diversity of input in the best interest of the whole community. It also believes that action arising out of consensus is most effective. The SCRD also believes in the following values:

- **Trust and accountability** - being accountable to the community and local governments. The SCRD ensures that issues have been researched and well considered. It also ensures that any advice it gives is based in fact.
- **Inclusion and accessibility** - programs and services must be designed to promote the inclusion of all in the community regardless of gender, race, sexual orientation, disability, ethnic origin, culture, or economic means.
- **Partnerships and collaboration** - hold great power and benefit everyone in the community.
- **Environmental stewardship** - promoting and supporting the goals of sustainability. The SCRD believes in protecting green space and wildlife corridors.

2014 Sunshine Coast Trail Strategy Guiding Principles:

A successful trail strategy needs the input of all stakeholders and users through a collaborative approach rooted in equality, fairness and diversity. This includes First Nations, diverse trail user groups, industry and all levels of government. Protecting and legitimizing the trails is key to be protected from environmental and human threats and to be legitimized through the formal process. Trail networks must also provide recreational opportunities to a range of users including hikers, bikers, horseback riders and motorized users. A diversity of trails for a variety of trail users will help deliver the various benefits to community members and visitors.

Parks and recreation considerations for the OCP update

For the OCP update, parks and recreation will guide considerations in many aspects of the OCP update, as it weaves together many key pieces throughout the SCRD. Park systems and recreation spaces are key linkages to building complete communities and can be further linked to equity, climate resiliency, the natural asset aspect of servicing and 'green' infrastructure, the active components of transportation networks, reconciliation in the lens of equity, and economic development from a tourism context and place people gravitate towards living and investing in.

It is important for an OCP to address recreation facilities, community halls, outdoor recreation, parks, alternative transportation and trails (greenways), shoreline access and boat launches, protection of environmentally, visually, and culturally/historically important areas, and coordination with the local school district(s). Indoor recreation centres within the Town of Gibsons and the District of Sechelt are operated by the SCRD and are therefore part of the OCP update. These planning documents should look to maintain working relations with other jurisdictions including First Nations and the Province to protect parks and recreation areas along with Crown land. A balance between population-based standards and service-area guidelines are important to ensure the needs of the community are provided for now along with in the future.

Looking at the characteristics unique to the region, the current services provided in the SCRD, the current resources (physical, fiscal, and human), potential leading practices, the potential impact of trends, the region's needs and opportunities are all key factors to consider. While parks and recreation helps weave together and support equity, climate resiliency, efficient service delivery, housing, economic development and transportation goals, these assets extend throughout the region with the Town of Gibsons, District of Sechelt, the Province and shíshálh Nation Government District. The impacts and benefits that stem from considering these linkages and connections play an impactful role in establishing meaningful solutions through a unified policy framework.

Parks and recreation will shape aspects of the OCP update, for example:

Theme 1: Equity

How can parks and recreation opportunities become more diverse and inclusive for everyone?

Theme 2: Climate Resiliency

How can parks and recreation opportunities further enhance climate resiliency?

Theme(s) 3, 4, 6 & 7: Housing, Transportation and Mobility, Parks and Recreation, & Economic Development

What are the opportunities to integrate future recreation facility locations and future outdoor sport facility locations with other community and/or local businesses to further enhance climate resiliency, housing, and transportation goals?

Theme 4: Transportation and Mobility

How can parks and recreation further enhance active modes of transportation?

Current Theme: Parks and Recreation

What additional recreational options are needed in the region?

What are some opportunities to enhance either the regional park network or the local community parks?

How do you plan for parks and recreation spaces with key population characteristics in mind? (e.g., places like Pender Harbour experience large population in the summer months through seasonal residents and tourists, large aging population).

Theme 5: Servicing and Infrastructure

How can lands used for parks and recreation further support servicing and infrastructure needs?



Some concepts that are likely to shape the OCP update include:

- Regional parks
- Community parks
- Recreation facilities
- Recreation activities

3.7. Economic Development

Economic development is about the jobs and level of economic activity occurring, or that will occur, in the SCRD. It is about the types of industries that are active that support or contribute to the overall wellbeing of the region. For the SCRD, tourism is a key industry and economic driver. Other industries common in the region include government, health care and education, resource-intensive industries (i.e., logging, gravel mining, pulp/paper) and service-based industries.

The overall role of economic development is to support a variety of industries and jobs for the people who live here.

The region is undergoing a transition with decline of the historical and traditional fishing industries that had previously dominated the Sunshine Coast. Through this transition, as questions persist around what industries could or should replace it from a workforce and economic perspective, as well as what are the broader implications for the traditional culture of the region.

Furthermore, the SCRD oversees the protection of agricultural land (in coordination with the Agricultural Land Commission), which contributes to the local economy and supports food security by providing options for local food production that is not reliant on the transportation network or global supply chains.



Some of the key plans and strategies, either developed or in development, that will inform economic development for the OCP update, include:

- 2023 Municipal and Regional District Tax Program (MRDT) One-Year Tactical Plan
- 2021 Employment Lands White Paper - Sunshine Coast Regional Economic Development Organization (SCREDO)
- 2012 SCRD Agricultural Area Plan

Guidance & Opportunities for the OCP update

Select excerpts from the above listed plans that outline key considerations for the OCP update include:

Key Learnings from MRDT One-Year Tactical Plan:

Overall, accommodation room revenues have rebounded since the beginning of the COVID-19 pandemic, exceeding pre-pandemic (2019) levels by 40% in 2021, with 2022 revenues on track to exceed 2021 by an additional 40%. Despite this incredible rebound, it should be noted that room revenues are still highly seasonal. In 2019, revenues from Q2 & Q3 represented 70% of the annual total. In 2021, that number decreased to 65%, meaning that the shoulder season (Q1 and Q4) had gained 5% of the annual share, but there is still much work to be done to encourage seasonal dispersion in the SCRD.

Key Challenges from MRDT One-Year Tactical Plan:

- Transportation barriers
- Lack of meeting and accommodation spaces
- Limited year-round guided activities
- Labour constraints
- Lower quality service levels
- Extreme weather events

Economic Development considerations for the OCP update

For the OCP update, economic development will guide considerations for future jobs, specifically for the next generation, shaped by the types of industries the region wants to grow or attract.

A constrained housing supply, or a lack of available accommodation, is often resulting in latent demand for growing the local economy, be it government, tourism or resource-based jobs. The size, scale, and land use considerations for these industries, combined with trends that are likely to shape how these industries act in the SCRD, will shape the policy and regulatory development.

Similar to housing, food security is a foundation human condition. The OCP will need to consider options for protecting agricultural land and enabling additional opportunities for local food production and distribution. One example relates to water supply for farming. Farms that are supplied by the regional water system are subject to some water restriction acting as a barrier to production. Other examples include balancing home-based food production and sharing with federal food safety requirements.

Economic development encompasses economic opportunities for households via jobs, but also tax revenue for governments, and more broadly, economic benefits for the region, province, and nation. Conversely, broad national or international industry trends can impact economic opportunities for the Coast. For example, price changes for goods can impact production or distribution.

These economic considerations impact the overall social and environmental wellbeing of the region, including protection of environmental areas which can contribute to the overall economic health of the region. Types of jobs and opportunities for the community impact the level of discretionary spending for households. Tax revenues impact the money available for community programs and infrastructure. The type of location of different industries impacts how people and goods move throughout the community, the region, and to other communities. The interconnections with equity principles, servicing requirements, housing needs, the transportation network, and climate resiliency opportunities will shape the OCP update.

Economic development will shape aspects of the OCP update, for example:

Theme 1: Equity

What cultural considerations are needed to support the transition from resource extraction industries?

Theme 2: Climate Resiliency

Where are opportunities to enhance local business development where housing, servicing, mobility, and community amenities already exist?

Theme 3: Housing

What housing is needed to support this workforce?

Theme(s) 4 & 5: Transportation and Mobility & Servicing and Infrastructure

What infrastructure and mobility supports are needed to diversify the economy?



Current Theme: Economic Development

What are some of the likely industries that will grow in the region over the next 20 years?

What are some of the economic development opportunities that can support a diverse tourism industry?

How can agricultural land and food production be supported by policy to support greater food security for the region?

Theme 6: Parks and Recreation

How do the parks and recreation opportunities of the region support economic development?

Some interconnected concepts that are likely to shape the OCP update include:

- Business, commercial and retail
- Industrial and resource development
- Agricultural land and local food security

4. Feedback and Engagement Process

For the OCP update project, there will be several opportunities to share your stories and provide input that can help shape the new planning framework for the SCRD. All feedback will be considered through an equity lens, with a clear goal of engaging with the breadth of different people in the region. We want to hear from everyone and better understand how to address the current challenges in the SCRD and support or grow current successes. Find the opportunities to participate and learn more at <https://letstalk.scrd.ca/ocp-update>.



SCRD Let's Talk

<https://letstalk.scrd.ca/ocp-update>



Phase 1 (Early 2024)

Understanding the SCRD Planning Framework.



This is where the project is currently.

Phase 2 (Mid-Late 2024)

Identifying community needs for the SCRD Planning Framework.



Phase 3 (Early-Mid 2025)

Putting together a new SCRD Planning Framework.



Phase 4 (Late 2025–Early 2026)

Solidifying the new SCRD Planning Framework.

The first round of engagement for the project, launching in November 2024, will be to understand the vision for what the community wants to be in the next 20 years, as well as begin to shape the high-level policy direction.

Following this round of engagement, staff will compile and analyze the feedback and begin putting together the first draft of the updated OCP(s) and Zoning Bylaw(s).

In the spring of 2025, the draft OCP(s) will be circulated for further review and refinement by the community. With that feedback in hand, staff will update the draft OCP(s) and align the draft Zoning Bylaw(s). Legal direction is likely to inform aspects of the draft Zoning Bylaw(s) during this time, as well as detailed review of the draft regulations both for efficacy as well as alignment to the feedback received.

In early fall of 2025, the updated draft OCP(s) and draft Zoning Bylaw(s) will be circulated for review and comment by the community. A final round of revisions by staff will occur to incorporate the feedback that does not conflict with legal direction or the goals for the project.

A public hearing on the draft OCP(s) and Zoning Bylaw(s) will be held in late 2025, at which time any member of the public can speak directly to the Board.

OCP Update and Land Use Policies

As per the direction provided in the BC *Local Government Act*, OCPs provide direction on land use and other policies, while Zoning Bylaws provide regulations on the placement, shape, and form of buildings. In the second and third rounds of engagement in particular, the themes outlined in these documents will translate to land use policies and zoning regulations that inform what can be built in the SCRD.

Through these rounds of engagement, hear about and be asked for your input on concepts will include:

- The location of residential, employment, recreational or industrial lands;
- Neighbourhood hubs where the social and economic aspects of a community come together;
- Mixed use or mixing uses in a given area or within a single building;
- Land protection policies to preserve or integrate natural assets;
- Community amenities, such as parks, schools and recreational places, that benefit everyone;
- Hazard lands where additional technical considerations are required or that limit certain types of development;
- Different modes of transportation and mobility choices to support the broadest range of mobility options; and
- Cost charges based on an equitable and transparent method of paying for growth.
- Complete communities where daily needs are within walking distance, housing has efficient service delivery, and a variety of mobility, parks and recreation options are offered.

Similarly, the draft OCP(s) and Zoning Bylaw(s) will include a variety of maps that identify the proposed land uses and proposed zoning. These maps will form the basis of the policy and regulatory direction in the SCRD.

Additional specific information on upcoming engagement events or opportunities to provide input will be on the SCRD Let's Talk website. See project links and contact information on the next page.

For more information on the OCP update project:



Project Website

For general information on the OCP update project.

www.scrd.ca/ocp-update



SCRD Let's Talk

For more detailed project information and engagement opportunities.

<https://letstalk.scrd.ca/ocp-update>



Project Contact

To directly reach out about the OCP update project.

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