

Executive Summary

2025 update

Theme 1

Updated Our Growth Projections

- Data and growth projections have been updated based on the 2016 and 2021 census data, including Population, Housing, Employment, and Commercial
- Growth has been forecasted to 2045



Theme 2

Created Capacity to Meet Our Housing Needs

Updates have been made to ensure our OCP has the capacity to meet the community's housing needs as outlined in the Housing Needs Report (2024).

Policies address:

- Areas of local housing need
- Current affordability challenges



Theme 3

Implemented New Provincial Housing Legislation

Updates have been made to provide more housing choice and affordability in our mature neighbourhoods while addressing projected household growth

- Gentle infill housing opportunities now include: secondary suites, accessory dwelling units, single-detached, semi-detached buildings, rowhouses and houseplexes

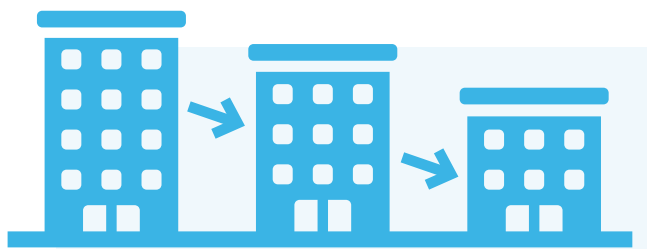


Theme 4

Created New Land Use Designations to Better Focus Growth

Policies have been updated to focus growth in the Town Centre as well as two new land use designations: Town Centre Transition–Mixed Use and new Town Centre–Residential

- New policies regarding uses, building types, height and density, density bonusing for affordable housing, and urban design have been included



Theme 5

Created a Specialized Health District

A new land use designation has been created to support health-related and compatible land uses (e.g., clinics, wellness centres, childcare centres) based on extensive community feedback and support received during the OCP update 2025 public engagement phases, and as also recommended within the North Bluff Road Corridor Plan



Theme 6

Supported Increased Transit Use & Reduced Reliance on Private Vehicles

Updates have been made to better align the OCP with the Integrated Transportation and Infrastructure Master Plan (ITIMP) and to implement Transportation Demand Management (TDM). Policies address:

- Collaboration with TransLink
- TDM measures in new developments
- North Bluff Road Corridor improvements



Theme 7

Provided Clear Guidance on Built Form & Character

New Development Permit Areas (DPAs) have been created for the Town Centre and Health District to ensure growth and development reflects community values and character. Policies address:

- Buildings, public realm and landscaping
- Parking and functional elements

