



Staff Report For Information

TO: Electoral Area Services Committee – May 15, 2025

AUTHOR: Jonathan Jackson, Manager, Planning & Development
Chris Humphries, Planner 2

SUBJECT: **Official Community Plan (OCP) Renewal Project Update #4 - May 2025**

OVERVIEW

Purpose of Report:

The purpose of this report is to provide an update on the Official Community Plan (OCP) Renewal Project.

BACKGROUND

The OCP Renewal project will create a new plan to respond to growth and changes happening in our communities, both now and in the future. Current plans are old, confusing and don't meet today's requirements. A new plan will enable SCRD to provide better service to achieve community goals in a cost-effective way.

A project scope has been endorsed that includes developing one integrated OCP containing two pillars of Housing, and Climate and Environment, supported by one companion Zoning Bylaw. The scope further seeks to meet all legislative requirements and integrate the Regional Growth Baseline Study to inform growth in the rural areas.

DISCUSSION

Project Progress

In preparation for the June 2025 Phase 1 engagement launch, staff worked with the consultant team through April and early May to launch workstreams for the two pillars. Data gathering and analysis related to each pillar took place, and the resulting maps will be used to guide discussions about growth during the community engagement sessions in June. Specifically, the work included:

- **Climate and Environment:**

- Progressed work on natural asset inventory: processed provincial, federal local and other data sets relating to data such as terrestrial, coastal and freshwater ecosystems, roads, building footprints, historical fire, [biogeoclimatic zones](#), paved surfaces, transmission lines, cumulative effects; received updated sensitive ecosystem inventory data from the Coastal Douglas Fir Conservation Partnership (CDFCP).
- Review of the initial natural asset inventory results involving multiple divisions of SCRD staff in preparation for engagement phase 1. A high-level condition assessment of natural assets is underway.
- Review of Coastal flood hazard data with the Sustainable Development division. Staff working on the OCP renewal project are updating flooding hazard information

will enrich engagement discussions and be an input to land use planning policies.

- **Housing:**
 - Ongoing servicing analysis focused on wastewater, water supply and fire flow. Staff from Infrastructure Services continue to meet with OCP project team to share data and align work on the Fire flow Action Plan, Water Strategy and OCP renewal project.
 - Facilitated by the OCP Renewal consultant team, senior staff from Planning & Development and Community Services met with the Ministry of Transportation and Transit (MoTT) to strengthen our relationship and explore opportunities for long range planning alignment. This was a first step in SCR D’s approach to engage MOTT as a central partner in community building.

Budget and Contract

There are no items to report related to project budget or contract.

Engagement and Communications Update

Staff and the consultant team are moving forward with Phase 1 community engagement preparations in accordance with the Engagement Plan adopted by the Board in April. Details are included in the communication section later in this report.

Emerging Issues

The project is on time, on budget, and is anticipated to achieve the Board’s directed scope.

Work Plan Outlook for Next Month

- Continue to refine workplans to align with the scope, timeline and engagement strategy.
- Continue to review technical & data analysis for each pillar and finalize maps and data for Phase 1 engagement.
- Integrate data from separate projects into the OCP Renewal schedule and workflows: Coastal Flood Mapping, SCR D Water Strategy, Fire Flow Action Plan.
- Finalize key message development
- Commence communications per the confirmed scope and engagement plan.
- Book events and pop-up locations
- Participate in local government sessions hosted by shíshálh Nation for Land Use Plan
- Support Area Directors as project champions through a planned briefing session/lunch and learn and keeping key messages up to date.

FINANCIAL IMPLICATIONS

N/A

STRATEGIC PLAN IMPLICATIONS

N/A

TIMELINE

The project is on track for a public launch in June 2025 (Attachment A).

COMMUNICATIONS

In the month ahead, the following communications are planned:

Internal:

- Staff from Infrastructure Services Division, GIS, Parks, Planning, Sustainable Development and Asset Management continue to be involved in consultant-led engagement and analysis work related to each pillar.
- An internal update on engagement plans will be provided to SCRD staff, prior to the June launch.
- Per Board resolutions, the Housing Needs Report and OCP Renewal Project Scope and Timeline Update Report were referred for information to the April 2025 APC agendas. Staff attended the meetings to provide support and address questions.

External:

- Preparation of First Nation invitation letters is underway
- Preparation of notification/invitation of engagement phase one is underway to share with partner agencies such as Ministry of Transportation and Transit, Vancouver Coastal Health, Sunshine Coast Community Services, School District 46, Sunshine Coast Community Resource Centre and more.
- The [OCP Let's Talk Page](#) is being continually updated as new information becomes available. Recent updates include the project timeline and Engagement Plan.
- Staff and the consultant teams have prepared draft engagement maps and associated materials for committee review within this agenda. The draft maps and materials highlight key considerations guiding Phase 1 engagement conversations in June.
- The ReMembering Youth Engagement is wrapping up and an engagement report is planned for June Electoral Area Services Committee.

SUMMARY AND CONCLUSION

- The OCP Renewal project is on track to launch community engagement in June 2025.
- Technical analysis work supporting the pillars continues, with the results used to inform and support community engagement.
- The APCs were referred two reports for information including the Housing Needs Report and OCP Renewal Project Scope and Timeline Update Staff Report.
- First Nations partners are receiving OCP renewal project engagement invitations.
- ReMembering Youth Engagement is wrapping up and a summary report is planned for June 2025.
- SCRD, MoTT, and KPMG have met to begin exploring alignment opportunities

ATTACHMENT(S): A – SCRD OCP Project Timeline

Reviewed by:			
Manager	X – J. Jackson	Finance	
GM	X – I. Hall	Legislative	
CAO	X – T. Perreault	Communications	X – A. Buckley

OCP Project Timeline

2025-2027 Roadmap



**Official
Community
Plan Update**

www.scrd.ca/2045

