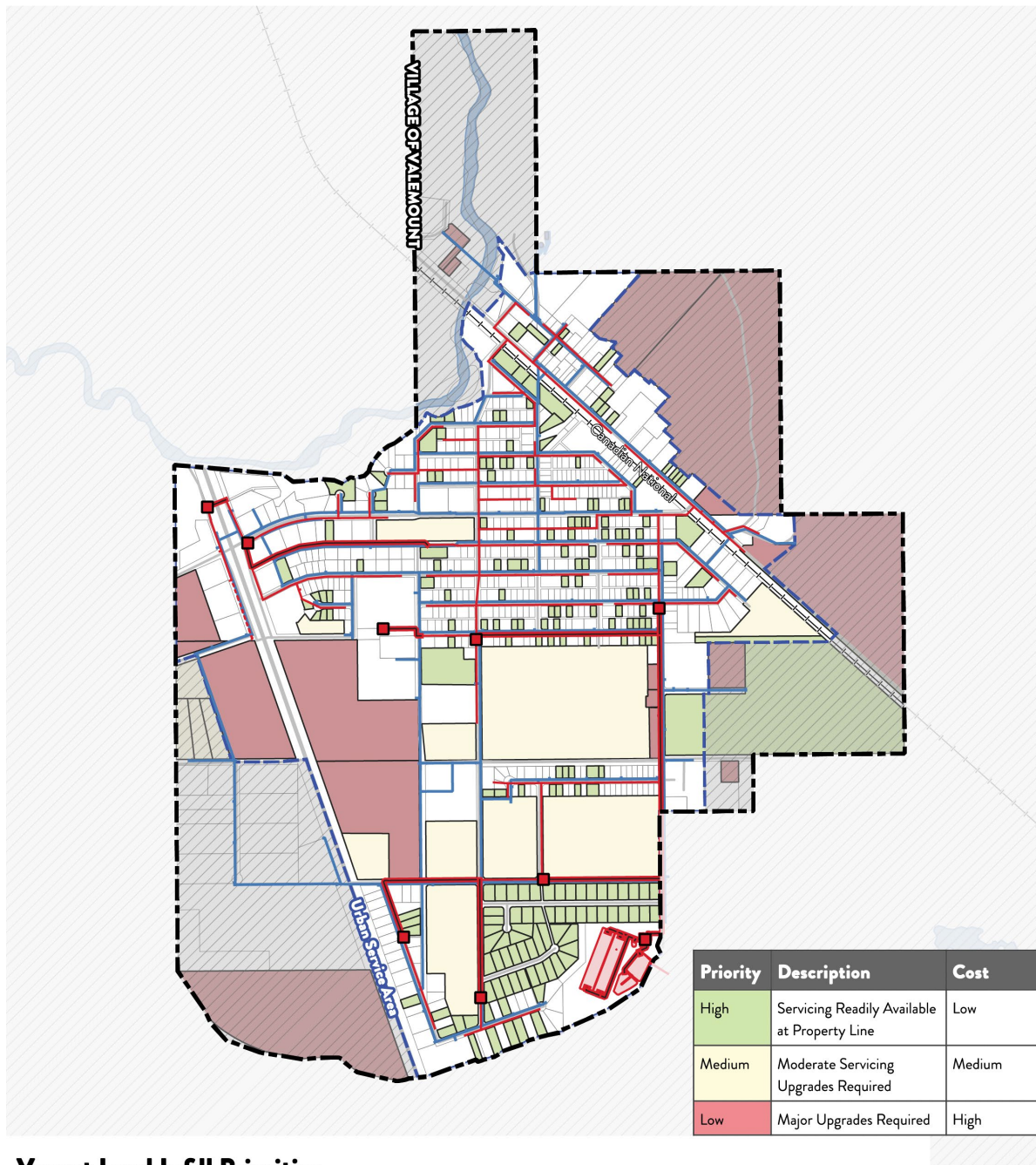


# Summary of Proposed Amendments

Official Community Plan | Village of Valemount

October 2025

| Amendment # | Existing                                                                    | Proposed Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1           | total population figure of <b>1,021</b> residents from the 2016 Census      | updated total population figure of <b>1,052</b> residents from the 2021 Census                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2           | Figure 05: Population and Major Economic Activities (Incorporation to 2016) | Include the total population figure of 1,052 residents from the 2021 Census                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3           | MAP 1: VACANT LAND INFILL PRIORITIES (see <i>page 2 for map</i> )           | Replace with updated map, which changes the priority for the Village-owned Ash Street lands from Low to High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4           | MAP 1: VACANT LAND INFILL PRIORITIES (see <i>page 2 for map</i> )           | Rename to <b>MAP 1A: VACANT LAND INFILL PRIORITIES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 5           | New schedule (see <i>pages 3 – 14 for new schedule</i> )                    | Schedule “B” be added at the end of <u>Section 4: Growth Strategy</u> within the OCP and named as <u>Section 4.5 Housing Needs</u> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6           | New policy                                                                  | Under <u>Section 6.1. Affordable Housing</u> , a new policy be added to meet the provincial requirement to address and support affordable in the Village. The policy shall be stated as follows:<br><b>6.1.8. The Village shall support the development of affordable housing by:</b><br><ul style="list-style-type: none"> <li>a) <i>permitting a wide variety of housing types within its zoning bylaw;</i></li> <li>b) <i>working with not-for-profit housing organizations to supply affordable housing;</i></li> <li>c) <i>investigating minimum parking requirements or relaxations where appropriate to assist affordable housing projects.</i></li> </ul> |
| 7           | New wording                                                                 | Under <u>Section 4.1. Historic Growth &amp; Vacant Land Analysis</u> , a new sentence be added that will be stated as follows:<br><i>Since 2006, the population has grown to 1,052 (2021 Census). Based on the Village’s population and regional growth an estimated 324 housing units will be needed over the next 20 years.</i>                                                                                                                                                                                                                                                                                                                                 |



### Vacant Land Infill Priorities

Village of Valemount Boundary

#### Vacant Land Infill Priorities

High

Medium

Low

Urban Service Area

Existing Lift Station

Force Main - Existing

Gravity Main - Existing

Gravity Main - Future

Sanitary Treatment Ponds

Watermain

Roads

Railway Track

Parcels

Rivers & Lakes



**NORTH**

0 100 200 300 400 500 m



**1:18,000**

**MAP 1: VACANT LAND INFILL PRIORITIES (updated)**

# Schedule “B”

## New Section 4.5 Housing Needs

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FORMING PART OF BYLAW XXXX, 2025

### 4.5 FUTURE HOUSING NEEDS

#### NOTE TO THE AUTHORITIES AND BC HYDRO

The Village acknowledges the province of British Columbia is seeking to ensure there is sufficient housing for all citizens and that zoning bylaws and official community plans are not a hindrance to housing development. The Village of Valemount since 2020 has enabled a wide variety of housing forms in the Village. However, housing development within the Village is currently limited by forces outside of its control, mainly the electrical capacity provided by BC Hydro and suppressed regional economic conditions. The Village continues to actively advocate to BC Hydro and the Province of BC for infrastructure upgrades and economic stimulus to support future housing needs and logical growth within the Village.

#### INTRODUCTION

Housing is a fundamental human need and a key pillar in advancing the Community Vision, “OUR LEGACY. OUR FUTURE.” in the Community Plan. By improving housing affordability and diversifying options to suit residents of all ages, Valemount can better support its existing community while welcoming the next generation of residents drawn to its live/work opportunities and mountain lifestyle. The Village within its Housing Needs Report has identified four key areas of need: *workforce housing*, *senior housing*, *affordable homeownership*, and *supportive housing*.

According to the Housing Needs Report, Valemount is experiencing economic challenges and stagnating growth, alongside a rising demand for housing driven by an influx of residents from major urban centers, growing real estate interest, and an increasing number of pipeline workers settling in the Village. The predominance of single-detached homes in the current housing stock has contributed to a widening gap between available housing types and the evolving needs of the community, particularly the demand for smaller units suited to single-person households.



## **Housing is a fundamental human need and a key pillar of the Village's Community Vision.**

While housing diversity in the Village is growing, most citizens currently live in single-detached homes. However, this does not fully reflect the housing needs of the community, as 75% of private households are one and two-person households, who may not want or need a single-detached home. The over-representation of this type of dwelling underscores the Village's need for a more diverse housing mix. These emerging needs are outlined in detail in the Housing Needs Report and are addressed throughout this section.

### **HOUSING NEEDS REPORT**

The Local Government Act (LGA) requires an analysis of the Village's housing needs for the next 5 years and 20 years. The Village completed this analysis in its 2022 Housing Needs Report and determined that based on the provincial methodology, the Village needs 119 new units by 2026 and 324 units by 2041. The data used 2021 as the base year.



**In 20 years, the Village will need 324 new housing units to address the extreme core housing need, anticipated growth, and vacant lots.**

## HOUSING SUPPLY & DEMAND

In addition to the total housing units needed in 5 and 20 years, the Housing Needs Report looked at additional data on the size of housing units needed. The findings from the Housing Needs Report shown in **Table 4** underscore a growing demand for smaller housing units, specifically studio, one-bedroom, and two-bedroom housing units, to address the evolving demographics in the Village. Note these numbers calculate a five-year housing needs (2022-2027) based on the number of local households and differ from the provincial calculations for five year and 20 year housing units needed.

By 2027, the Housing Needs Report identifies a need for 27 studio and one-bedroom units, and 9 two-bedroom units. Notably, the Valemount Senior Citizens organization has developed 18 supportive housing units for seniors. These 18 units will partially fulfill the overall need of 43 units, leaving a shortfall of 25 total units to meet the 2027 target.

In contrast, the Report highlights an oversupply of larger homes, especially those with three or more bedrooms. As a result, demand for these is minimal. Only 6 additional three-bedroom units and 1 additional four-bedroom unit are required by 2027.

**Table 4 | 5-year and 20-year Housing Needs by Bedroom Size**

|                    | Units needed<br>by 2027<br>based on<br>community<br>growth | Additional<br>Senior Units<br>needed | Staff<br>Housing<br>Shortage<br>Indicated | Affordable<br>Ownership<br>Dwellings<br>Needed | Additional<br>Units<br>Needed by<br>2027 |
|--------------------|------------------------------------------------------------|--------------------------------------|-------------------------------------------|------------------------------------------------|------------------------------------------|
| <b>1 bedroom</b>   | 9                                                          | 13                                   | 5                                         |                                                | <b>27</b>                                |
| <b>2 bedrooms</b>  | 4                                                          |                                      |                                           | 5                                              | <b>9</b>                                 |
| <b>3 bedrooms</b>  | 1                                                          |                                      |                                           | 5                                              | <b>6</b>                                 |
| <b>4+ bedrooms</b> | 1                                                          |                                      |                                           |                                                | <b>1</b>                                 |
| <b>Total</b>       | 15                                                         | 13                                   | 5                                         | 10                                             | <b>43</b>                                |

### 4.5.1 Key Areas of Housing Need

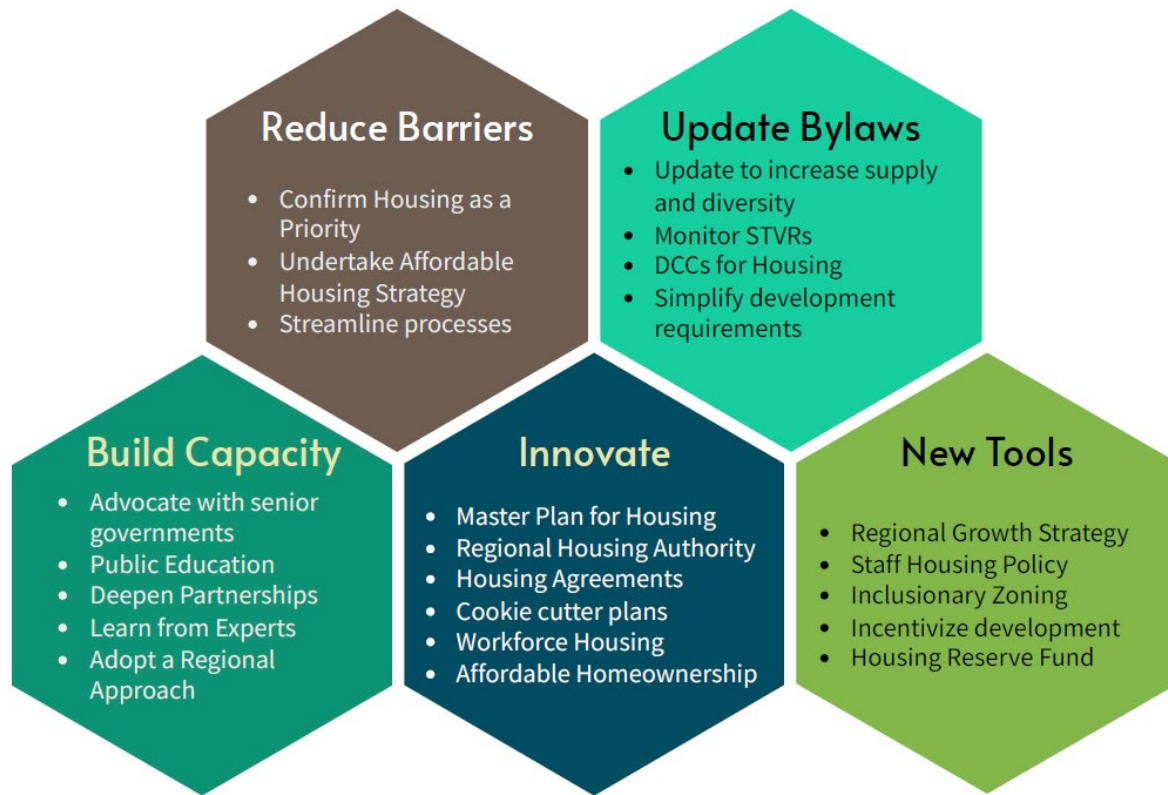
The Village has identified a significant and ongoing demand for affordable housing, Housing is also recognized as a key economic development issue, particularly as Valemount positions itself as a tourist destination and there will be detrimental effects if there is not enough housing for those who work in the tourism sector. There are four key areas of need, as identified in the Housing Needs Report: *workforce housing*, *seniors housing*, *affordable homeownership*; and *supportive housing*.



**Figure 14 | The Four Key Areas of Need.**

In response to these four key areas of need, the Village's Housing Needs Report has outlined five recommendations supported by strategies to improve access to affordable, safe, and secure housing (Figure 14). Valemount's housing strategy will focus on *affordability for owners and renters*, *a wider range of housing types*, *higher density*, *infill*, and *staff housing*.





**Figure 15 | Five Recommendations to Reduce Housing Gaps**

## 4.5.2 Current Capacity to Meet Housing Needs

### MAXIMUM BUILD-OUT SCENARIO

The Village's OCP and Zoning Bylaw enable a broad spectrum of housing types and, combined with sufficient vacant and under-developed land, provide a strong foundation for the Village to meet its housing needs over the next 5 years and 20 years.

**Table 5** below and **Map 1B** identify land and housing calculations based on four different lot types:

1. Existing Subdivided Vacant Lots;
2. Unsubdivided vacant lots (zoned residential)
3. Unsubdivided vacant lots (zoned mixed-use)
4. Underbuilt lots (mostly zoned residential) that have significant additional development capacity.

These four different lot types all provide distinct development opportunities. For example, existing subdivided vacant lots are opportunities for small builders or homeowners to construct a single-detached unit or duplex (in some cases). Unsubdivided vacant lots provide opportunities for larger developers to construct entire subdivisions. While these projects can take years to complete they can add a lot of housing units to the Village.

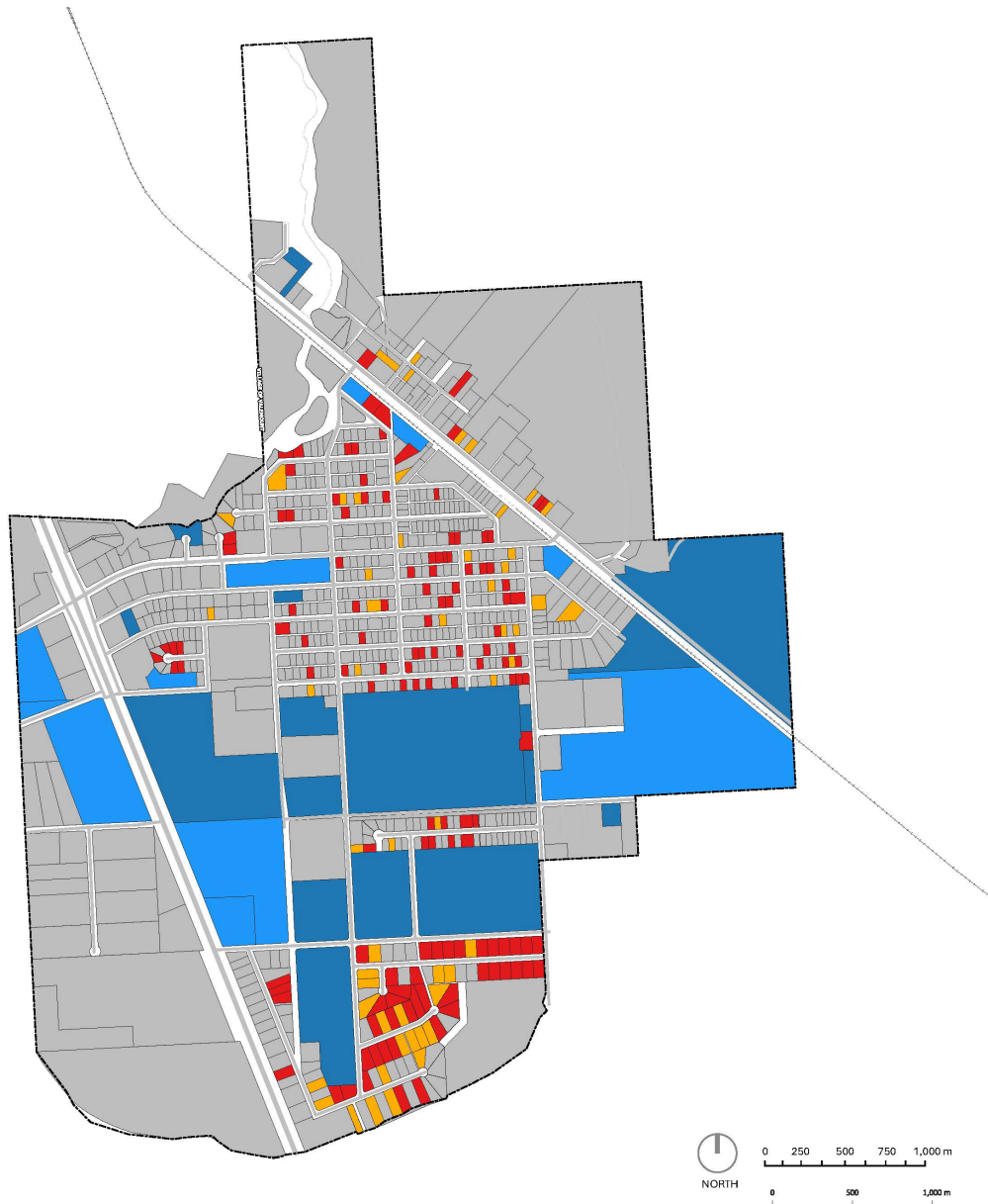
The results of this analysis (see **Map 1B**) shows the Village has more than enough land to meet its housing needs in the next 5 years and 20 years. The total number of housing units that could be built within the Village exceeds 4,000, which would be a very significant increase in the Village's population.

**Table 5 | Housing Unit Calculations Table for Maximum Build-Out Scenario**

| Categories                             | Anticipated Number of Housing Units | Area (ha)    |
|----------------------------------------|-------------------------------------|--------------|
| Existing Subdivided Vacant Lots        | 628                                 | 23.0         |
| Unsubdivided Vacant Lots (Residential) | 1,611                               | 64.8         |
| Unsubdivided Vacant Lots (Mixed-Use)   | 1,178                               | 37.3         |
| Underbuilt Lots                        | 134                                 | 7.9          |
| Total                                  | <b>3,551</b>                        | <b>133.0</b> |

Realistically, the projected number of units is unlikely to be achieved within the 20-year timeframe. However, this estimate demonstrates how the unit capacity permitted by the Village's OCP and Zoning Bylaw exceeds the number of housing units required by 2041, as identified in the Report and required by the province.





## HOUSING UNIT CALCULATIONS

### LEGEND

- Village of Valemount Boundary
- Railway Track
- Existing Subdivided Vacant Lot
- Unsubdivided Vacant Lot (Residential)
- Unsubdivided Vacant Lot (Mixed Use)
- Underbuilt
- Other

| Categories                            | Anticipated Number of Housing Units | Area (ha)    |
|---------------------------------------|-------------------------------------|--------------|
| Existing Subdivided Vacant Lot        | 628                                 | 23.0         |
| Unsubdivided Vacant Lot (Residential) | 1,611                               | 64.8         |
| Unsubdivided Vacant Lot (Mixed Use)   | 1,178                               | 37.3         |
| Underbuilt                            | 134                                 | 7.9          |
| <b>Total</b>                          | <b>3,678</b>                        | <b>136.7</b> |

*“Map 1B Housing Unit Calculations”*

## 4.5.3 Housing Solutions to Meet Needs

### HOUSING SOLUTIONS

Informed by the “Key Areas of Need” and the Recommendations presented in the Housing Needs Report, four housing solutions were developed to address the most pressing housing challenges. To visualize how these solutions will address the Key Areas of Need over the next 20 years (by 2041), clear metrics for each solution have been detailed in Table 6.

**Solution 1: 25% build-out of subdivided vacant lots for infill development.**



**Total Anticipated Units: 656**

**Solution 2: Development of residential unsubdivided lots.**



**Total Anticipated Units: 2,060**

**Solution 3: Development of mixed-use unsubdivided lots.**



**Total Anticipated Units: 1,277**

**Solution 4: Create “Accessory Dwelling Unit (ADU)” on underbuilt lots.**



**Total Anticipated Units: 134**

Of the four proposed solutions, two focus on the development of unsubdivided lots, leveraging the Village's abundance of undeveloped land to create new residential or mixed-use areas. The other two solutions prioritize strategic infill, including the construction of accessory dwelling units (ADUs) on underbuilt lots, to maximize existing infrastructure and increase density in a sustainable manner. This balanced approach reflects the unique development landscape of the Village: a majority of its land is both vacant and unsubdivided, offering substantial opportunities for development, while a significant percentage of subdivided lots remain vacant and well-suited for infill projects. By targeting both unsubdivided and subdivided parcels, the Village can address housing demand, enhance land use efficiency, and maintain the character of existing neighborhoods.

**Table 7** Housing Solution Strategies provides a summary of the four proposed solutions, each aligned with the Four Key Areas of Need and the Three Key Issues with Housing as identified in the Housing Needs Report. Collectively, these strategies are designed to fulfill the Village of Valemount's housing needs over the next 20 years. Based on this analysis, the capacity for development within the Village is extraordinary, with capacity for over 4,000 new housing units. Notably, even a quarter of these projected units are developed, the Village would still far surpass the targets outlined in the Housing Needs Report.

**Table 6 | Solution and Key Areas of Need Matrix**

| Key Areas of Need        | <b>Solution 1:</b> 25% build-out of subdivided vacant lots for infill development.                                                                                       | <b>Solution 2:</b> Development of residential unsubdivided lots.                                                                                                            | <b>Solution 3:</b> Development of mixed-use unsubdivided lots.                                                                                                                        | <b>Solution 4:</b> Create “Accessory Dwelling Unit (ADU)” on underbuilt lots.                                                                                           |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Workforce Housing        |  <p>Can create housing close to job centers.</p>                                        |  <p>Can support live-work units or shared workforce housing.</p>                           |  <p>Allows for proximity to employment.</p>                                                        |  <p>Offers low-cost rental options near employment areas.</p>                        |
| Senior Housing           |  <p>Can accommodate accessible units for seniors to “age in place”.</p>                 |  <p>Can support co-housing models for seniors to live independently.</p>                   |  <p>Creates more walkable communities which are more accessible and reduces isolation.</p>         |  <p>Allows seniors to “age in place” near family while maintaining independence.</p> |
| Affordable Homeownership |  <p>Depending on zoning, can support starter homes, townhouses, or modular units.</p> |  <p>May support higher density developments that integrate affordable housing units.</p> |  <p>Commercial uses generate revenue that can subsidize rental costs.</p>                        |                                                                                                                                                                         |
| Supportive Housing       |  <p>Infills can host small-scale supportive housing.</p>                              |  <p>Can accommodate transitional housing or youth housing.</p>                           |  <p>Can integrate wraparound services (e.g., job training, health care) on the ground floor.</p> |  <p>Can be used for transitional housing.</p>                                      |

**Table 7 | Housing Solution Strategies**

| <b>Housing Solutions<br/>(20-year period – 2041)</b>                                                    | <b>Studio</b>                               | <b>2-bed</b>                                | <b>3+ bed</b>                            | <b>Total Potential Units<br/>(25% build-out)</b> |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------|------------------------------------------|--------------------------------------------------|
| 25% build out of subdivided vacant lots for infill development.                                         | $(379 \times 0.25) =$<br><b>94 units</b>    | $(162 \times 0.25) =$<br><b>40 units</b>    | $(115 \times 0.25) =$<br><b>28 units</b> | <b>164 units</b>                                 |
| Development of Residential Unsubdivided Lots with a mix of housing- include density assumption from OCP | $(36 \times 0.25) =$<br><b>9 units</b>      | $(1,816 \times 0.25) =$<br><b>454 units</b> | $(208 \times 0.25) =$<br><b>52 units</b> | <b>515 units</b>                                 |
| Development of Mixed-Use Unsubdivided Lots                                                              | $(1,069 \times 0.25)$<br><b>= 267 units</b> | -                                           | $(208 \times 0.25) =$<br><b>52 units</b> | <b>319 units</b>                                 |
| Create “Accessory Dwelling Unit (ADU)” on underbuilt lots.                                              | $(55 \times 0.25) =$<br><b>13 units</b>     | $(39 \times 0.25) =$<br><b>9 units</b>      | $(40 \times 0.25) =$<br><b>10 units</b>  | <b>33 units</b>                                  |
| <b>Total Potential units (25% build-out)</b>                                                            | <b>384</b>                                  | <b>504</b>                                  | <b>142</b>                               | <b>1,031</b>                                     |
| <b>Total Potential Units<br/>(maximum build-out)</b>                                                    | <b>1,539</b>                                | <b>2,017</b>                                | <b>571</b>                               | <b>4,127</b>                                     |
| <b>Total Units Needed</b>                                                                               | <b>233</b>                                  | <b>143</b>                                  | <b>366</b>                               | <b>742</b>                                       |
| <b>In-Stream Applications</b>                                                                           | <b>0</b>                                    | <b>0</b>                                    | <b>0</b>                                 | <b>0</b>                                         |
| <b>Net Difference</b>                                                                                   | <b>233</b>                                  | <b>143</b>                                  | <b>366</b>                               | <b>742</b>                                       |

#### 4.5.4 Special Projects – Kick Start Housing Growth

##### VILLAGE-LED HOUSING SOLUTIONS

Given the Village’s economic challenges and abundance of vacant land, to kick-start the housing growth in the Village, the Village will continue to look for opportunities to partner with housing providers and builders to construct new housing on the Village-owned Ash Street property. The Village has identified Ash Street property as a high priority property for development as seen on **Map 1A Vacant Land Infill Properties**. The property is approximately 22.00 hectares in area and could bring much needed housing to the Village through the creation of one or two new apartments or townhouse complexes.





View of Seniors Housing



View of Live / Work Area



Figure 16 | Ash Street Visioning Sketches