



District of
SECHELT



WHAT WE HEARD REPORT

OCP UPDATE - SUMMER 2026



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APPENDIX A - OPEN HOUSE BOARDS

PROJECT OVERVIEW

CLDA Report & OCP Update

The District of Sechelt, the Sunshine Coast Regional District, and the shíshálh Nation have partnered with DIALOG to undertake a Community Land Development Analysis (CLDA) and update the District of Sechelt’s Official Community Plan (OCP).

The CLDA is an assessment of four lenses of livability (housing, transportation, infrastructure, and daily needs). It investigates how to accommodate anticipated growth through analysis of both quantitative and qualitative data. The CLDA also provides recommendations for policy development.*

The OCP is a bylaw that outlines a shared vision for the future. It establishes the District’s goals and actions to support a growing community. The CLDA informs new OCP policies, which will be included in the updated OCP document.

The OCP update is necessary to respond to Sechelt’s evolving needs, including population growth, housing challenges, and climate change. Since the current OCP was adopted in 2011, new legislative requirements, emerging community

**The CLDA Final Report is available for download at www.yoursaysechelt.ca/official-community-plan*

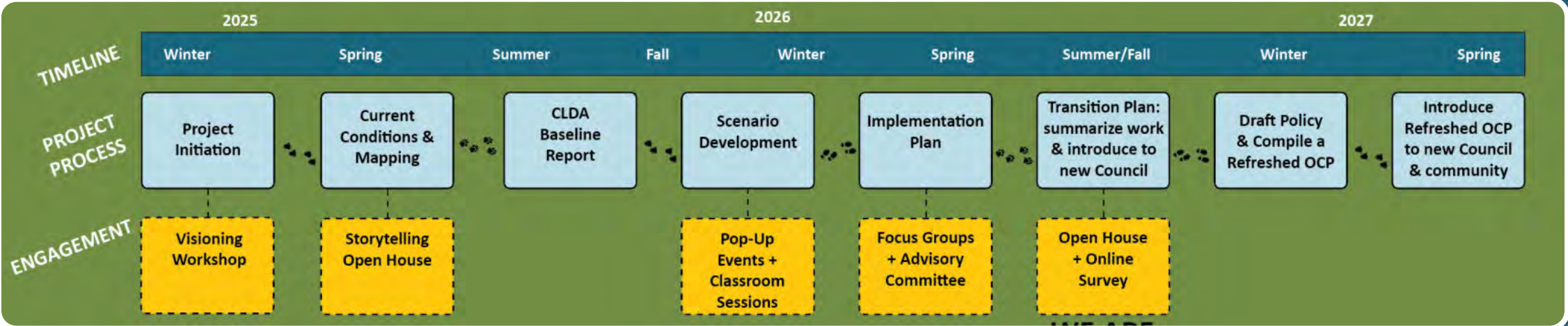
priorities, and changing environmental and economic conditions have created the need for a renewed plan. The update process places a strong emphasis on sustainability, climate resilience, ecological stewardship, and cultural heritage, helping to build a comprehensive understanding of Sechelt’s future opportunities and challenges.

By combining technical analysis with meaningful community engagement, DIALOG’s approach ensures that both the CLDA and OCP update are informed by local knowledge, values, and aspirations. This collaborative process not only supports compliance with provincial requirements but also helps build community understanding, trust, and support for implementation of the updated plan.

Process

The OCP update builds on the Community Land Development Analysis (CLDA), completed in Spring 2026. The CLDA examined how anticipated growth can be accommodated within Sechelt and provided recommendations to support future policy development. These recommendations, together with technical studies such as the SCRD Coastal Flood Mapping Project and the District’s Transportation Master Plan, are helping to shape the updated OCP. See Appendix A for the process timeline.

This What We Heard Report summarizes the findings from community engagement activities conducted throughout Spring and Summer 2026. Key themes and priorities gathered will help inform the OCP update and the development of future policies and actions. This phase marks the conclusion of engagement for both the CLDA and the OCP update process.



CLDA FINDINGS

The CLDA work explored two future growth scenarios to help inform refreshed OCP policy. These growth scenarios assessed how future residential growth could impact level of access to transportation, daily needs, and infrastructure.

The scenarios explored the maximum possible amount of growth if all identified opportunities were fully built out. This level of development is unlikely to happen.

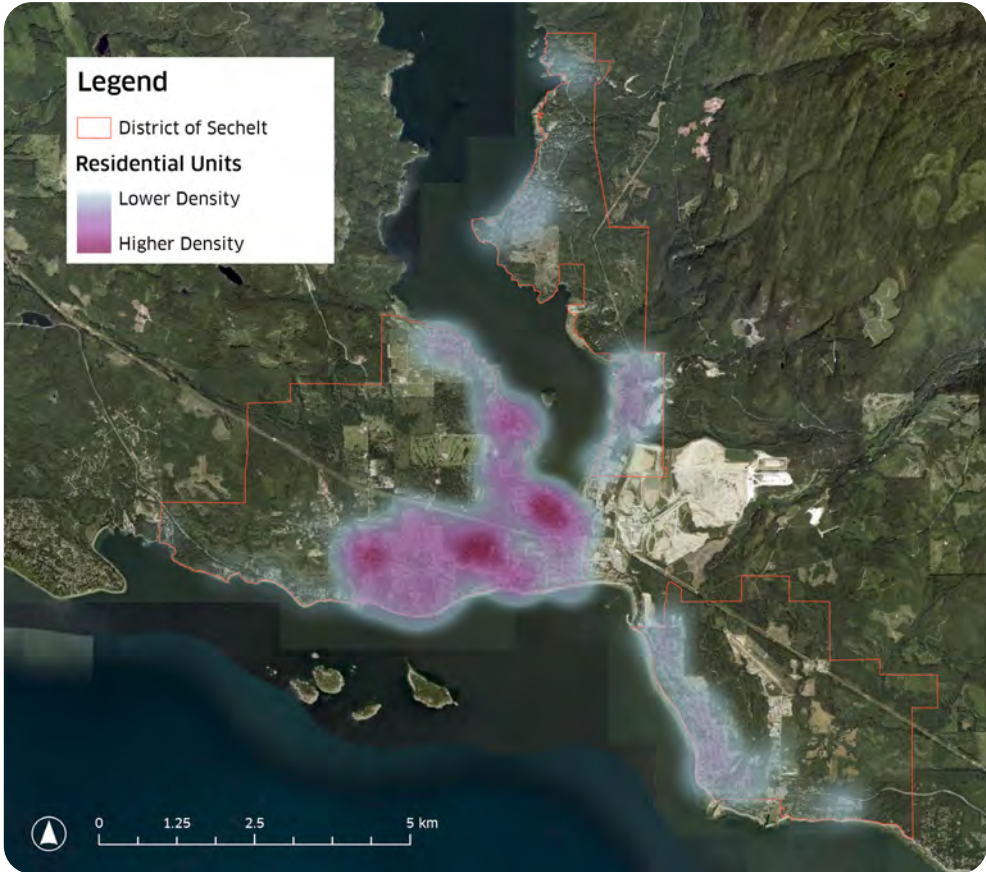
Many factors influence what gets built, including the housing market, landowner decisions, available infrastructure, and overall costs. Understanding that these scenarios show a maximum level of growth helps set realistic expectations.

The OCP update will use these scenarios to plan ahead, making sure there is enough land, infrastructure, and policy direction to support future needs.

Even if the full build-out isn't reached, planning for it helps the community avoid shortages in housing, services, and infrastructure, and ensure growth can happen in a coordinated and sustainable way.

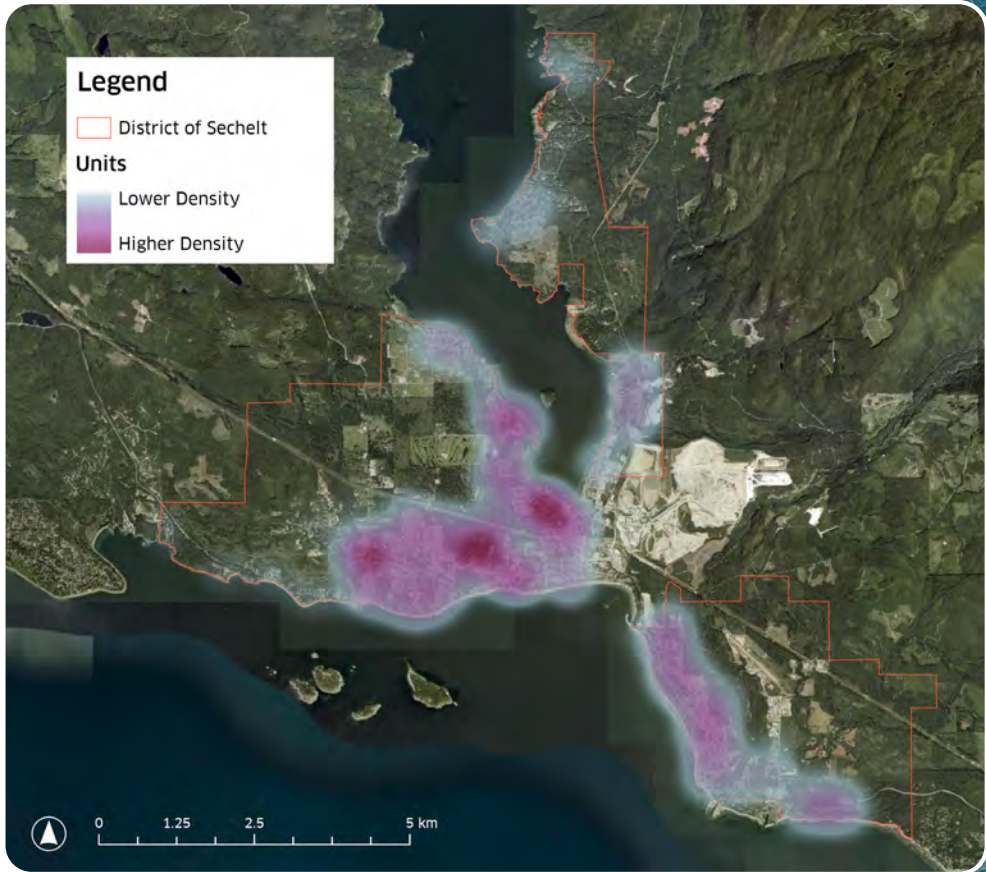
Scenario 1 - Grow where service can extend easily

The first scenario found that most new homes could be built west of Downtown Sechelt and a smaller amount in East Porpoise Bay. Growth is focused in places that already have sewer service, or where it's easiest to extend, since servicing is key to supporting new development. In total, this scenario plans for about 5,400 new homes.



Scenario 2 - Build out to Davis Bay & Wilson Creek

The second scenario builds on the first by adding more growth in South Sechelt, including areas near Davis Bay and Wilson Creek. These areas are close to existing or planned sewer services, making future expansion possible. It includes about 1,700 additional homes in these areas, bringing the total to around 7,100 new homes across Sechelt.



DRAFT VISION & PILLARS

Draft Vision

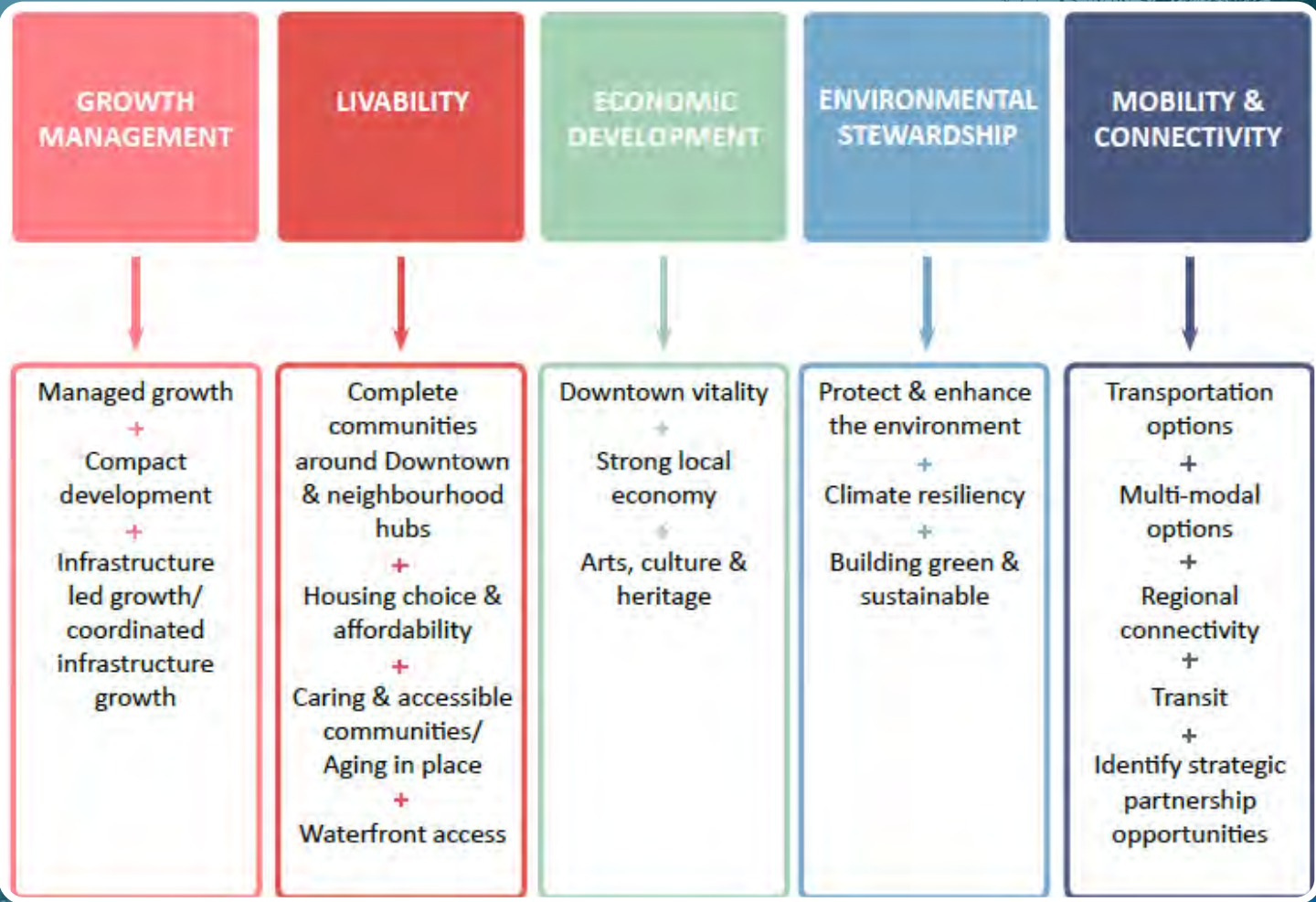
Throughout 2006/2007, a Vision Plan was adopted by the District after significant engagement and participation by the community. This Vision Plan informed the last iteration of the OCP back in 2011. It established several focus areas and guiding principles that continue to influence the District’s current work. When reviewing the Vision Plan, the Project Team discovered that Sechelt’s environment, quality of life, and identity remains largely the same, but plans for growth are changing. Through previous engagement outcomes for the CLDA work and review of the Vision Plan, a draft vision was proposed for the OCP update.

“Sechelt is a thriving coastal community where people, place, and nature are in balance. We grow thoughtfully, protecting the inlet, forests, and watersheds that sustain us while shaping complete, connected communities. By integrating development with strategic infrastructure planning and preparing for climate realities, we reduce our footprint and strengthen resilience, creating a vibrant, inclusive place to call home in every season.”

OCP Draft Vision

Draft Pillars

After careful review of Sechelt’s current OCP, there was a need for simplifying and streamlining priorities for the future. In cross-referencing the CLDA findings with what was heard from community and staff in previous engagement sessions, the Project Team organized objectives and drafted five pillar outlines to support the draft vision. Each pillar outline serves as an umbrella for actionable policy topics that will help Sechelt achieve the vision of becoming a place where people, place, and nature are in balance.



OCP ENGAGEMENT

Objectives

This phase of engagement invited community members to provide feedback for the OCP update, including which themes should be prioritized, as well as on the draft vision and guiding pillars. The insights gathered will help inform the policies and actions that will guide Sechelt’s future growth, development, and community well-being in the draft OCP update report.

Methods & Outcomes*

To achieve broad and meaningful participation, six engagement methods were used to gather feedback from residents, community organizations, interestholders, and more throughout the OCP update process:

1. Pop-Up Events
2. Classroom Session
3. Touchpoint Committee
4. Focus Groups
5. Open House
6. Online Survey

These engagement activities were designed to reach a diverse range of community members, providing multiple opportunities to share perspectives on Sechelt’s future. Together, the feedback collected through these methods helped validate key findings from the CLDA, refine the draft vision and pillars, identify community priorities, and inform the development of policies and actions for the updated OCP.

**The Project Team also received several letters and emails from passionate community members throughout the project.*



OPEN HOUSE & ONLINE SURVEY

Sechelt is updating the Official Community Plan!
Open House: Tuesday, July 7th from 3-8pm at the Seaside Centre

WHERE WE'RE AT

This project started in 2025 with the Community Land Development Analysis (CLDA) Report. We are now summarizing those findings from the CLDA (in tandem with community feedback) to inform the Official Community Plan (OCP) update.

WHERE WE'RE GOING

Transition Plan:
summarize work
& introduce to
new Council

Draft Policy
& Compile a
Refreshed OCP

Introduce
Refreshed OCP
to new Council
& community



If you are not able to attend the Open House or would like to provide feedback in longer form, consider taking our online survey! Visit yoursaysechelt.ca/official-community-plan or scan at the QR code below:



OCP ENGAGEMENT: POP UP EVENTS

Four pop-up events were held to provide informal and accessible opportunities for community members to learn about the OCP update and share their perspectives:

- Winter Fair Market, Seaside Centre (February 7, 2026)
- Rockwood Lodge, Dining Room (February 20, 2026)
- Trail Bay Waterfront Walkway, Inlet Road (March 31, 2026)
- Trail Bay Mall (April 1, 2026)

A total of 88 participants engaged across all four events. Attendees were invited to provide feedback on key OCP themes and priorities, discuss potential tradeoffs associated with future growth and development, and share their “big idea for Sechelt.” These conversations offered valuable insight into community values, aspirations, and concerns, helping to identify priorities that should be reflected in the updated OCP. Feedback gathered through the pop-up events complemented input received through other engagement activities and contributed to a broader understanding of community perspectives on Sechelt’s future.

Priority Themes

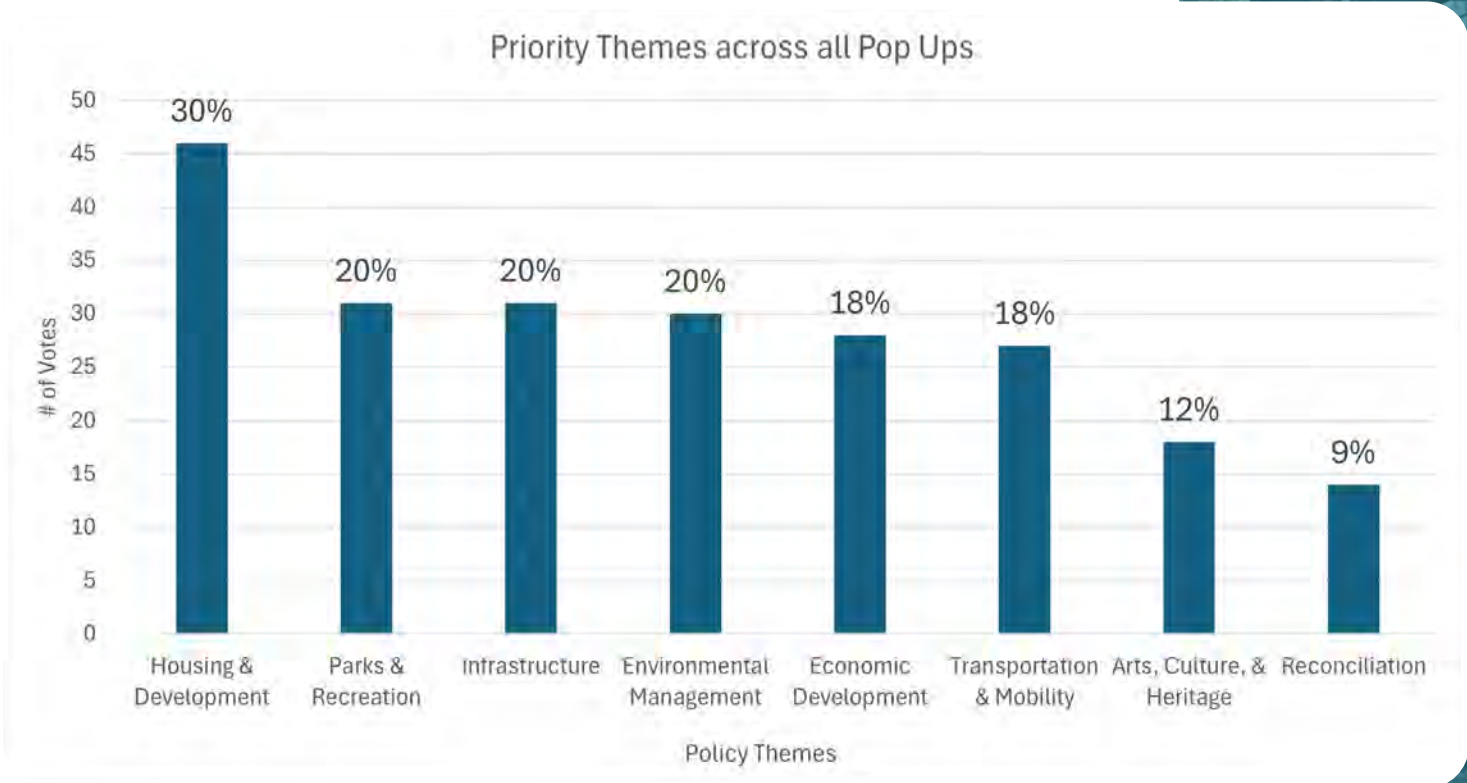
The highest priority identified through the pop-up events was Housing & Development, receiving 30% of all votes. This was followed by a three-way tie between Parks & Recreation, Infrastructure, and Environmental Management, each receiving 20% of the votes.

These results suggest that while housing remains a primary concern for many community members, there is also strong interest in ensuring that growth is supported by adequate infrastructure, access to parks and recreational opportunities, and protection of the natural environment. The findings from the pop-up events helped identify key areas of importance to the community and provided early direction for the development of policies and actions within the updated OCP.

Tradeoffs

Not everything can be prioritized in the OCP, and tradeoffs must be considered. Participants were encouraged to provide their thoughts on where the OCP could find balance across a range of topics. Comments received included:

- “Community engagement contribution [idea]: provide full dining room and kitchen in multi-family dense developments. If people eat together, so many problems get solved. I suggest calling it “The Cohousing Idea Solution””
- “I’d like to see balance in height and density. Housing affordability is important, but it has to fit in the community. Limit foreign investment in the housing market. Support local residents and the local economy.”
- “Smaller buses for more routes! More frequent and late buses to prevent drinking and driving. Even shuttles from events.”

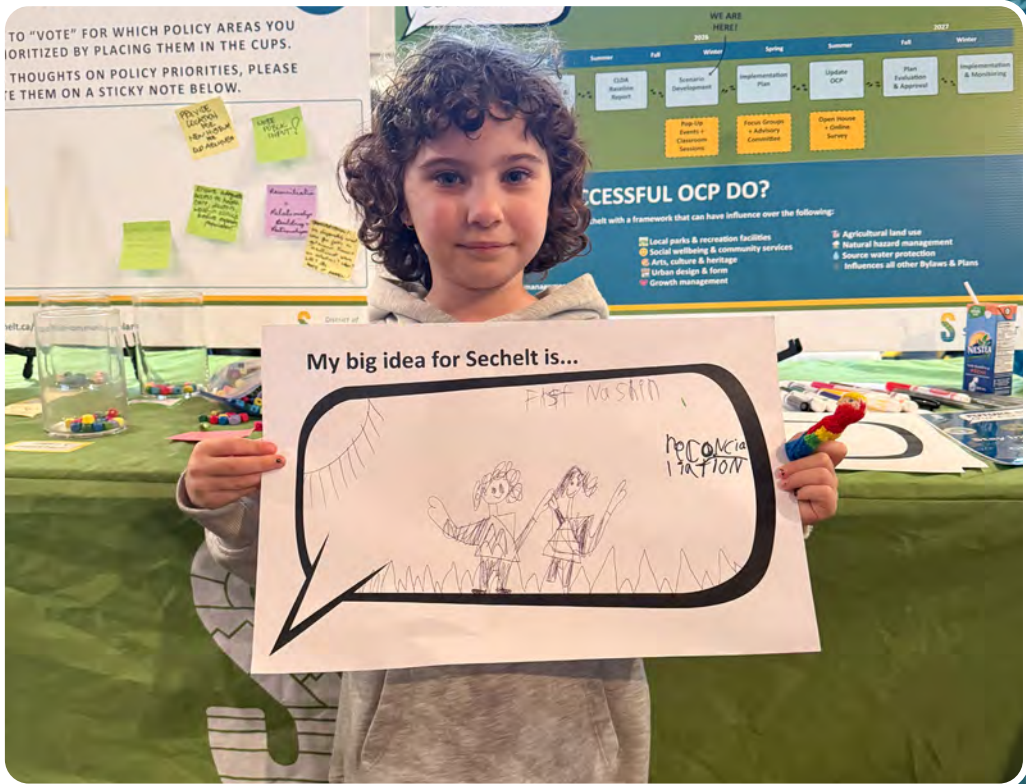


OCP ENGAGEMENT: POP UP EVENTS

My Big Idea for Sechelt

An activity at the pop ups prompted community members to share their ‘big idea’ for Sechelt. Many people wished for more transportation, housing, and economic options, while others spoke to cultural aspects with more qualitative elements.

- lobby province for hwy 101 upgrades and more transit routes
- museum in sechelt with archives access
- more tourist accommodations, hotels
- allow tiny homes
- more cultural and recreation amenities centrally located
- incentivize accessibility to private businesses
- develop our waterfront! linear park, bollards, kiosks
- community economic growth
- good paying jobs
- climate resilience
- security cameras in the downtown
- encourage affordable housing development
- improve accessibility to public parks and spaces
- investment in targeted infrastructure to accommodate population growth
- more outdoor activities for summer fun
- close streets for pedestrians, cyclists and transit only
- halt new development until the future water supply is sufficient
- maximizing the usage of the downtown area



OCP ENGAGEMENT: CLASSROOM SESSION

One classroom session was held with ~20 students in March 2026. Students participated in a presentation introducing key planning concepts related to community growth and development. Following the presentation, students completed an interactive mapping activity in which they designed a community that incorporated a range of land uses, amenities, and services. Each group was also assigned a “challenge card” that introduced a planning constraint or consideration that had to be addressed in their design. These challenges ranged from environmental considerations, such as steep slopes, to mobility and connectivity issues, such as a highway running through a neighbourhood. Students were also asked to develop a vision statement to guide their community design.

COMMUNITY CHALLENGE:

The Coastal Retreat

Rising sea levels require a 500-foot “buffer zone” from the shoreline where no buildings are allowed. Historically, your highest property taxes came from beachfront businesses.

Where will you move your high-value commercial district to stay economically viable, and how do you convince businesses to leave the “view” behind?

The session provided an opportunity to hear directly from youth about their experiences living in Sechelt and their aspirations for the community. Students identified several areas where they would like to see change, including:

- Desire for diversity of restaurants at affordable price points (too many pizza places, only fast food and high-end but nothing in between)
- Desire for more of a “hang out” spot, like an arcade or bowling alley with actual things to do (currently they feel they only have the rec centre, the youth centre, and the mall)
- Desire for more access to drinking water (restrictions are high in the summertime)
- Concerns regarding the homeless population

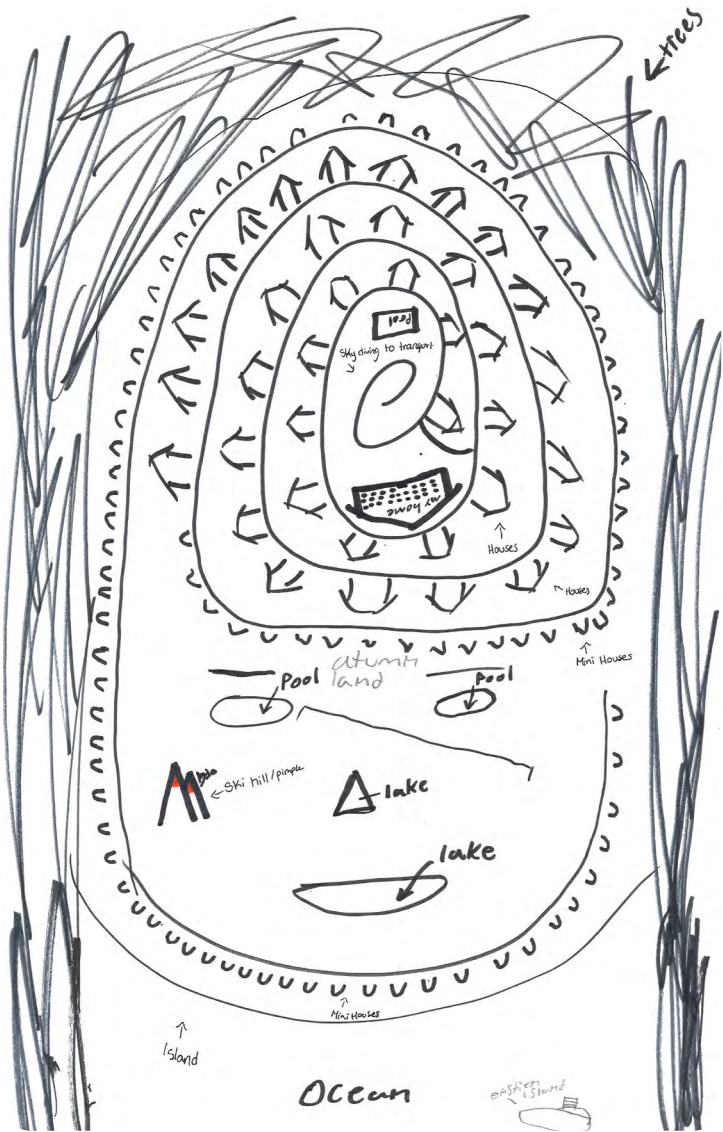
COMMUNITY CHALLENGE:

The Missing Middle

You have plenty of mansions and tiny apartments, but no middle-ground housing for local workers. You must re-zone a “quiet” street for duplexes.

How do you balance the need for affordable housing with the complaints of current neighbours who want the street to stay exactly as it is?

The classroom session provided valuable insight into the perspectives of younger residents and highlighted priorities related to recreation, affordability, infrastructure, and community well-being. These perspectives will help inform the development of policies and actions within the updated OCP.



OCP ENGAGEMENT: TOUCHPOINT COMMITTEE

Three Touchpoint Committee sessions were held during Spring and Summer 2026, with each session focusing on different topics and themes related to the OCP update:

- 1. Vision & Role of the Committee
- 2. Housing & Growth
- 3. Sustainability & Natural Areas

The Touchpoint Committee consisted of 13 community members from a variety of backgrounds who were selected through an application process and endorsed by Council. The Committee played an important role throughout the project by providing collective perspectives, sharing lived experiences, and acting as a link between the Project Team and the broader community.

As an advisory body, the Committee provided feedback on emerging ideas, key policy directions, and engagement activities. Through facilitated discussions, members helped identify community priorities, opportunities, and concerns related to Sechelt’s future growth and development. Their input helped inform the evolution of the draft vision, pillars, policies, and actions that will be included in the updated OCP.

Dicussions highlighted a shared vision for a more vibrant, inclusive, and sustainable Sechelt, with priorities focused on increasing housing diversity and affordability, directing growth to serviced areas, strengthening downtown vitality, and enhancing waterfront access and activation. Committee members emphasized the importance of attracting a broader mix of residents, supporting arts, culture, tourism, and local businesses, and building on Sechelt’s unique seaside identity.

There was also strong recognition that successful growth will require investment in infrastructure, transportation, and community amenities, alongside practical policies, partnerships, and incentives that reduce development barriers and support implementation of the community’s long-term vision. The impacts of climate change, protection of Sechelt’s natural areas, and potential tradeoffs for growth was discussed at length with consideration for future generations.

The Touchpoint Committee provided a valuable forum for ongoing dialogue throughout the project and helped ensure that a broad range of community perspectives were considered as the OCP update progressed.

A few members of the Touchpoint Committee (August 2026)



OCP ENGAGEMENT: FOCUS GROUPS

Four focus group sessions were held virtually in May 2026 and were open to invited participants, including community associations, organizations, and other interested community members.

Participants were invited to share their perspectives on the following topics:

1. Housing, Land Use, & Agricultural Land Reserve (ALR) Considerations
2. Transportation & Mobility
3. Community Wellbeing, Identity & Social Infrastructure
4. Environment, Climate, & Natural Areas
5. Parks, Recreation, & Public Spaces
6. Economic Development & Local Business Needs

The focus group format allowed participants to explore opportunities, challenges, and tradeoffs associated with each topic area in greater detail than was possible through other engagement methods. Discussions provided valuable local knowledge and helped identify community priorities, concerns, and aspirations related to Sechelt's future growth and development. Feedback gathered through the focus groups was used to further refine the draft vision, pillars, and policy directions for the OCP update.

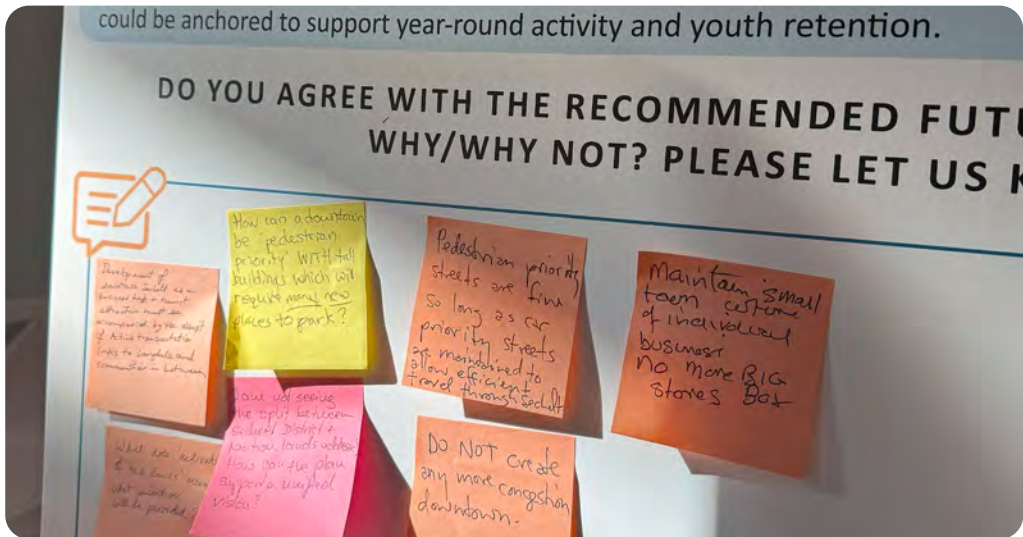


OCP ENGAGEMENT: OPEN HOUSE

An Open House was held at the Seaside Centre on Tuesday, July 7th. About 65 people attended. Printed materials (Appendix A) provided an update on the project process and community members were prompted for their feedback on the Draft Vision and Draft Pillars via dot voting and sticky notes.

10 key themes emerged from the Open House feedback. These themes were found to be consistent with feedback received in previous rounds of engagement during the CLDA process:

1. Infrastructure and Servicing
2. Housing Diversity and Affordability
3. Managing Density While Preserving Character
4. Transportation, Mobility, and Connectivity
5. Environmental Stewardship and Climate Resilience
6. Agriculture and Food Security
7. Parks, Public Spaces, and Community Livability
8. Economic Development Through Arts, Tourism, and Local Business
9. Partnership with the shíshálh Nation
10. Social Well-Being, Safety, and Inclusion



Infrastructure and Servicing

Residents consistently emphasized that growth should be aligned with infrastructure capacity. Water supply, sewer services, and transportation infrastructure were viewed as fundamental requirements that must be addressed alongside future development.

“Water capacity before growth together”

Housing Diversity and Affordability

There was strong support for increasing housing options across the community, particularly affordable and attainable housing. Residents highlighted the need for a wider range of housing types to support seniors, families, workers, and vulnerable populations.

“More affordable housing!”

“Smaller condos are essential for downtown”

Managing Density While Preserving Character

Comments reflected both support for and concern about increased density. Residents generally favoured thoughtful, compact growth that supports walkability while maintaining Sechelt’s character and avoiding congestion.

“Not high-density sprawl, but mini villages”

Transportation, Mobility, and Connectivity

Mobility was one of the most widely supported pillars. Residents emphasized the importance of improved transit, cycling infrastructure, pedestrian networks, and better connections between neighbourhoods.

“Wide clean road shoulders for cycling, please!”

OCP ENGAGEMENT: OPEN HOUSE

Environmental Stewardship and Climate Resilience

Many residents identified environmental stewardship as a top priority. Feedback focused on protecting natural ecosystems, addressing climate change, and ensuring future growth respects environmental limits.

“Critical to take care of environment”

Agriculture and Food Security

Residents expressed support for stronger recognition of agriculture and local food systems within the OCP. Protecting agricultural lands was seen as important to the community’s long-term sustainability and resilience.

“Support local farms!”

Parks, Public Spaces, and Community Livability

Parks, open spaces, and neighbourhood amenities were frequently cited as essential components of a livable community. Residents valued opportunities for recreation, social connection, and walkable neighbourhoods.

“Pocket parks are as important as large playing fields”

Economic Development through Arts, Tourism, and Local Business

Residents generally supported economic development that builds on Sechelt’s local character. Arts, culture, tourism, and small businesses were viewed as important contributors to a vibrant local economy.

“More artist spaces will make Sechelt more vibrant”

Partnership with the shíshálh Nation

Several respondents highlighted the importance of strengthening the relationship between the District of Sechelt and the shíshálh Nation. There was a desire for a more integrated and collaborative approach to planning.

“How can the plan support a unified vision?”

Social Well-Being, Safety, and Inclusion

Residents emphasized that livability extends beyond physical infrastructure to include social supports, accessibility, safety, and a sense of belonging. Respondents wanted a community that is inclusive and supportive of diverse needs.

“Can we add a pillar on social connection?”



OCP ENGAGEMENT: SURVEY

The Online Survey directly mimicked the content of the Open House boards (Appendix A) and ran for six weeks from July to mid-August. This virtual option provided an opportunity for longer form responses, while providing flexible ways to learn and engage for those who could not attend the Open House. The survey received 71 responses total.

Feedback on the Draft Vision

Many respondents indicated that the overall direction reflects their aspirations for Sechelt’s future. Residents frequently supported the vision’s focus on environmental protection, climate resilience, connected communities, and maintaining Sechelt as an attractive place to live. Many appreciated the emphasis on balancing growth with stewardship of natural assets and saw the vision as reflecting important community values related to sustainability, quality of life, and long-term resilience.

However, several participants felt the vision would benefit from being more specific, locally grounded, and action-oriented. There was a desire for language that better reflects Sechelt’s unique coastal identity, history, culture, and character, while providing a clearer sense of the community’s long-term direction.

Much like the feedback received at the Open House, concerns about growth and infrastructure emerged throughout the survey responses. While many respondents accepted the need for future growth, they consistently emphasized that investments in water supply, sewer services, transportation, healthcare, emergency access, and other infrastructure must keep pace with development.

Respondents also highlighted the importance of preserving environmental values, protecting wildlife and natural systems, supporting local economic opportunities, improving affordability and services, and strengthening Indigenous partnerships and reconciliation.

Overall, the feedback suggests that residents are largely aligned with the vision’s intent but are seeking greater clarity about how it will be achieved and how growth will be managed in a way that protects the qualities they value most about Sechelt.

WHO DID WE ENGAGE?

**unless otherwise stated, statistics below are based on survey responses*

~275 PEOPLE DIRECTLY ENGAGED
ACROSS ALL ENGAGEMENT METHODS



51%

AGE 55+

62%

EMPLOYED

30% ENGAGED
IN CLDA PHASES



70% FIRST TIME
ENGAGING FOR OCP

RELATIONSHIP TO SECHELT:



90% LIVE HERE



18% OWN A BUSINESS HERE



39% WORK HERE



38% VOLUNTEER HERE

32,151

SOCIAL MEDIA IMPRESSIONS



84% OWN

13% RENT

3% OTHER

OCP ENGAGEMENT: SURVEY

Feedback on the Draft Pillars

Overall, respondents were generally supportive of the proposed pillars and felt they capture many of the key priorities needed to guide Sechelt’s future growth. Many comments indicated that the pillars provide a solid framework, particularly around growth management, livability, environmental stewardship, economic development, and mobility. However, participants consistently called for greater clarity about what the pillars mean in practice, with several noting that terms such as “managed growth,” “infrastructure-led growth,” and “livability” require clearer definitions, measurable outcomes, and stronger links to implementation.

1. Growth Management

A dominant theme throughout the feedback was the need to place greater emphasis on infrastructure, particularly water supply, sewer servicing, transportation, healthcare, and community services. Many respondents viewed water security as a foundational issue that should be explicitly addressed within the pillars rather than implied. Participants repeatedly stressed that growth should only occur when supporting infrastructure is in place, and many questioned how decisions about infrastructure capacity and development approvals would be made.

2. Livability

There was also considerable concern about supporting an aging population through access to healthcare, seniors housing, and aging-in-place initiatives, while ensuring adequate services for youth and families, including childcare, recreation, parks, and schools. Residents also identified several areas they felt were missing or underrepresented. These included public safety, crime prevention, homelessness, and addiction recovery services, which many considered essential components of a livable community.

3. Economic Development

Economic development was broadly supported, but many residents emphasized the need for year-round employment opportunities, workforce housing, and economic diversification beyond tourism. Others called for increased recognition and support for local farmers and agriculture.

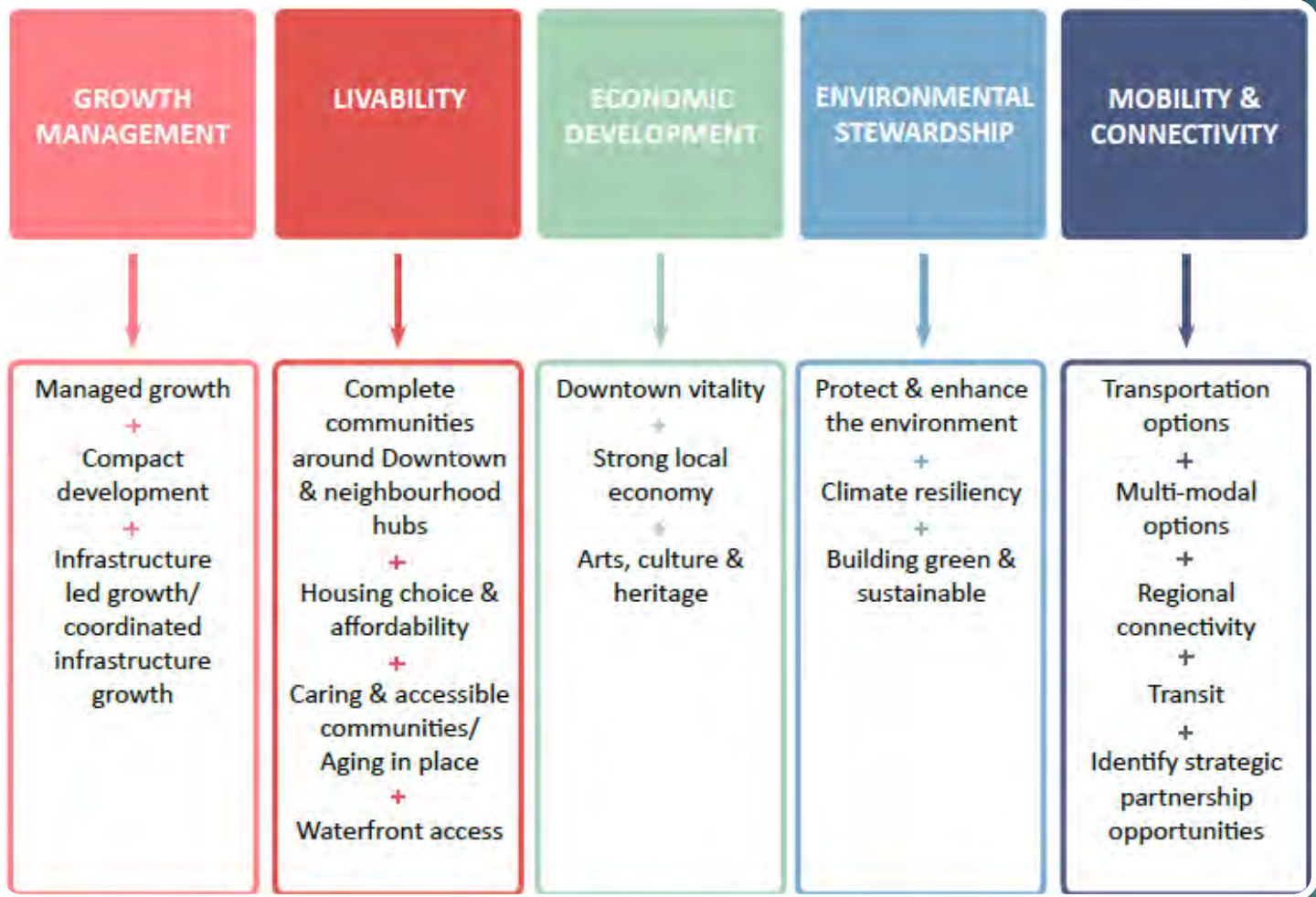
4. Environmental Stewardship

Respondents called for stronger recognition of Indigenous partnership and reconciliation, greater attention to community identity and culture, and a more detailed approach to environmental stewardship, including wildlife corridors, watershed protection, climate resilience, agricultural land preservation, and science-based decision-making.

5. Mobility & Connectivity

Nearly all respondents supported this pillar, and emphasized the need for improved pedestrian and cyclist safety, diversification of transit options, and desire for connectivity.

The survey feedback suggests that residents support the direction of the pillars but would like them to more explicitly address Sechelt’s infrastructure challenges, social needs, environmental values, and long-term community resilience.



KEY THEMES

Across all engagement activities, participants expressed a strong desire for a future that balances growth with the preservation of Sechelt's distinctive character, natural environment, and quality of life. While there was broad recognition that Sechelt will continue to grow, residents consistently emphasized that growth should be thoughtful, well-planned, and supported by the infrastructure and services needed to sustain it. Feedback was remarkably consistent across engagement methods, reinforcing many of the key findings identified through the CLDA.

Infrastructure First

The most consistent message throughout the engagement process was that infrastructure must keep pace with growth. Residents repeatedly identified water supply, sewer servicing, transportation networks, healthcare services, and community facilities as essential prerequisites for future development. Water security emerged as a particularly significant concern, with many participants emphasizing that future housing and population growth should only occur if reliable long-term water capacity can be secured. Transportation challenges, including highway congestion, ferry reliability, transit service, and active transportation infrastructure, were also recurring themes. Participants frequently called for growth to be directly tied to infrastructure capacity and for clearer explanations of how infrastructure investments will support future development.

Housing Diversity, Affordability & Managed Growth

Housing was identified as one of the community's highest priorities. Participants recognized the need for additional housing options to accommodate seniors, families, workers, youth, and vulnerable populations, while improving affordability and accessibility. There was strong support for smaller condominiums, seniors housing, workforce housing, supportive housing, and housing that enables aging in place. At the same time, many residents expressed concern about the pace and scale of growth, emphasizing that new development should respect Sechelt's character, fit within existing neighbourhoods, and avoid creating

congestion or overdevelopment. Feedback revealed mixed views on density, with some supporting growth in existing serviced areas and others concerned about impacts on community character, agricultural lands, and livability. Across all perspectives, there was broad agreement that higher-density development should be accompanied by investment in infrastructure, active transportation, parks, and community amenities.

Environmental Stewardship, Climate Resilience & Food Security

Environmental protection emerged as a core community value throughout the engagement process. Residents consistently emphasized the importance of protecting forests, watersheds, wetlands, watercourses, agricultural lands, beaches, wildlife habitat, and marine ecosystems while planning for future growth. Many participants advocated for stronger, more action-oriented policies related to environmental stewardship, including ecological corridors, riparian protection, climate adaptation, wildfire preparedness, water conservation, and science-based decision-making. There was also support for recognizing natural systems as interconnected assets rather than isolated features. In addition, respondents highlighted the importance of protecting the Agricultural Land Reserve (ALR), supporting local food production, and strengthening food security as part of Sechelt's long-term resilience.



KEY THEMES

Livability, Community Well-Being & Public Safety

Participants consistently described livability as extending beyond housing and infrastructure to include healthcare, recreation, social connection, accessibility, public spaces, and community services. Residents highlighted the needs of both an aging population and younger families, emphasizing healthcare access, seniors housing, childcare, youth recreation, educational opportunities, and community facilities. Public safety, homelessness, addiction, mental health, and social supports were recurring topics, with many participants expressing a desire for a more inclusive and supportive community while also addressing concerns about safety and community well-being. Accessibility also emerged as an important theme, including barrier-free design, accessible recreation opportunities, and inclusive public spaces that support residents of all ages and abilities.

Transportation, Mobility & Connectivity*

Improving transportation and connectivity was one of the most widely supported themes across all engagement activities. Residents emphasized the need for safer cycling infrastructure, enhanced pedestrian networks, improved transit service, and stronger connections between neighbourhoods, commercial areas, recreational destinations, and regional transportation hubs. Many participants expressed support for reducing dependence on private vehicles through investments in active transportation and transit. Ferry service reliability and improved regional connections were also identified as important priorities, particularly in relation to economic development, mobility for seniors, and access to services. Respondents consistently called for clear implementation strategies and stronger commitments to achieving transportation improvements.

**Much of the feedback received relating to Transportation was on items technically outside the jurisdiction of the OCP and BC Transit, such as ferry service, but underscored the need for regional collaboration to help solve some of the concerns.*

Economic Development, Downtown Vitality & Community Identity

Residents expressed strong support for economic development that builds on Sechelt's local character while creating employment opportunities and supporting long-term economic resilience. Feedback highlighted a desire for a vibrant, locally focused downtown that serves as a cultural and economic hub for the community. Participants supported expanding arts and cultural spaces, encouraging tourism, supporting small independent businesses, and strengthening Sechelt's distinct identity as a coastal community. Many viewed artist spaces, pedestrian-oriented public areas, cultural amenities, and tourism-related improvements as opportunities to enhance Sechelt's attractiveness and economic vitality, while expressing caution about large-format retail development and preserving the community's small-town character. Residents also emphasized the need for year-round employment opportunities, workforce housing, youth retention initiatives, and economic diversification beyond tourism.

Parks, Recreation, Public Spaces & Community Livability

Parks, trails, waterfront areas, and public gathering spaces were identified as essential elements of a healthy and livable community. Participants highlighted the importance of maintaining and expanding recreational opportunities, neighbourhood parks, beaches, trails, and accessible green spaces. Both large recreational facilities and smaller local parks were seen as important for supporting quality of life, social interaction, and physical activity. Residents also noted the value of walkable neighbourhoods, waterfront access, and public spaces that encourage community interaction and foster a strong sense of place.

KEY THEMES

Partnership, Inclusion & Reconciliation

Many participants highlighted the importance of strengthening relationships with the shíshálh Nation and ensuring Indigenous perspectives are meaningfully reflected throughout the OCP. Respondents frequently called for stronger collaboration, shared stewardship, and a more integrated vision for the future of the broader community. Reconciliation, recognition of Indigenous history and culture, and long-term partnership with the shíshálh Nation were viewed as important components of future planning. More broadly, residents emphasized inclusion, accessibility, and ensuring that planning decisions reflect the needs of diverse populations, including seniors, youth, families, renters, business owners, vulnerable populations, and newcomers.

Desire for Clearer Direction & Implementation

While there was broad support for the draft vision, pillars, and policy directions, a recurring theme throughout engagement was the desire for greater specificity and accountability. Residents often requested clearer language, stronger policy commitments, and more concrete implementation strategies. Participants wanted to better understand how goals related to growth management, environmental stewardship, housing, transportation, and community well-being would be achieved in practice. Consistent feedback suggested a preference for action-oriented policies, measurable outcomes, and clear connections between community priorities and future decision-making.

The engagement results demonstrate broad alignment around a common vision for Sechelt's future: a community that accommodates growth while protecting its natural environment, maintaining its small-town coastal character, strengthening local economic opportunities, and enhancing quality of life for residents. While opinions varied regarding the pace, scale, and location of future growth, there was strong consensus that future development should be guided by infrastructure capacity, environmental stewardship, housing affordability, transportation connectivity, and community well-being. Residents consistently emphasized the importance of creating complete, inclusive, and resilient communities that support people of all ages while protecting the natural and cultural assets that make Sechelt unique.

NEXT STEPS

Feedback collected through the engagement process, as documented in this What We Heard Report, will be considered alongside technical analysis to inform the drafting of OCP policies. These policies will be presented to the newly elected Council in Spring 2027 for review and direction.

To stay up to date on the OCP update, please visit www.yoursaysechelt.ca/official-community-plan.



APPENDIX A

WELCOME! WE ARE UPDATING THE DISTRICT OF SECHELT'S OFFICAL COMMUNITY PLAN.

FUTURE SECHELT:
Our Path to 2045



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FUTURE SECHELT: Our Path to 2045

We're updating Sechelt's Official Community Plan.

The District of Sechelt is updating the Official Community Plan (OCP) to meet the needs of our growing population and address the housing and climate crises. The current plan, adopted in 2011, is outdated and in need of a refresh to match the changes our community has and will experience.

Provincial legislation also mandates all community plans to be updated every five years.



The OCP helps ensure the community grows in a way that is safe, sustainable, and reflects what residents value.

WHAT'S HAPPENING?

What is an OCP?

An Official Community Plan (OCP) is a long-term plan that helps guide how a community grows and changes.

What topics does the OCP cover?

Provincial law requires it to consider key parts of community life, including:

- How neighbourhoods are built
- Protection of nature
- Places to live
- Places to shop & work
- Industrial areas
- Areas at risk
- Farmland & food production
- Schools & education facilities
- Community spaces
- How we get around
- Essential services

Are there other OCPs being updated on the Sunshine Coast right now?

Yes! The Sunshine Coast Regional District (SCRD) is combining several plans into one regional OCP, and the Town of Gibsons is finalizing its comprehensive land use updates. This process for Sechelt's OCP update is separate from both.



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FUTURE SECHELT: Our Path to 2045

TRAIL MAP TO SUCCESS

Community Land Development Analysis & Official Community Plan Update



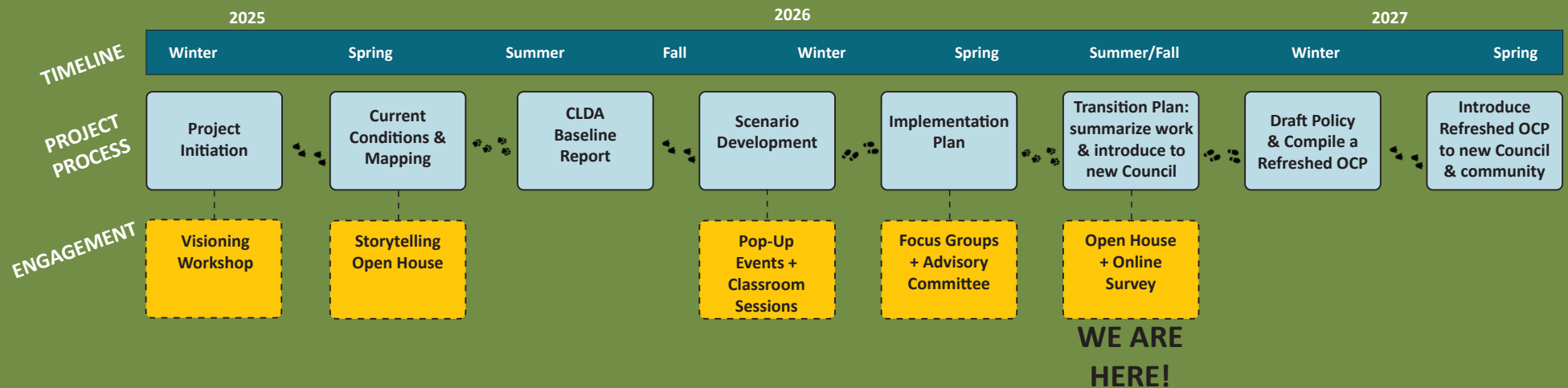
The OCP update builds off of the Community Land Development Analysis (CLDA), which was completed in the Spring of 2026.

The CLDA was an assessment of four lenses of livability (housing, transportation, infrastructure, and access to daily needs).

The CLDA investigated how to accommodate anticipated growth and provided recommendations for policy development.

Some of these policy recommendations will inform the OCP Update.

The OCP Update is also informed by technical studies, such as the SCRD Coastal Flood Mapping Project and Sechelt's Transportation Master Plan.



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FUTURE SECHELT: Our Path to 2045

CURRENT DENSITY IN SECHELT

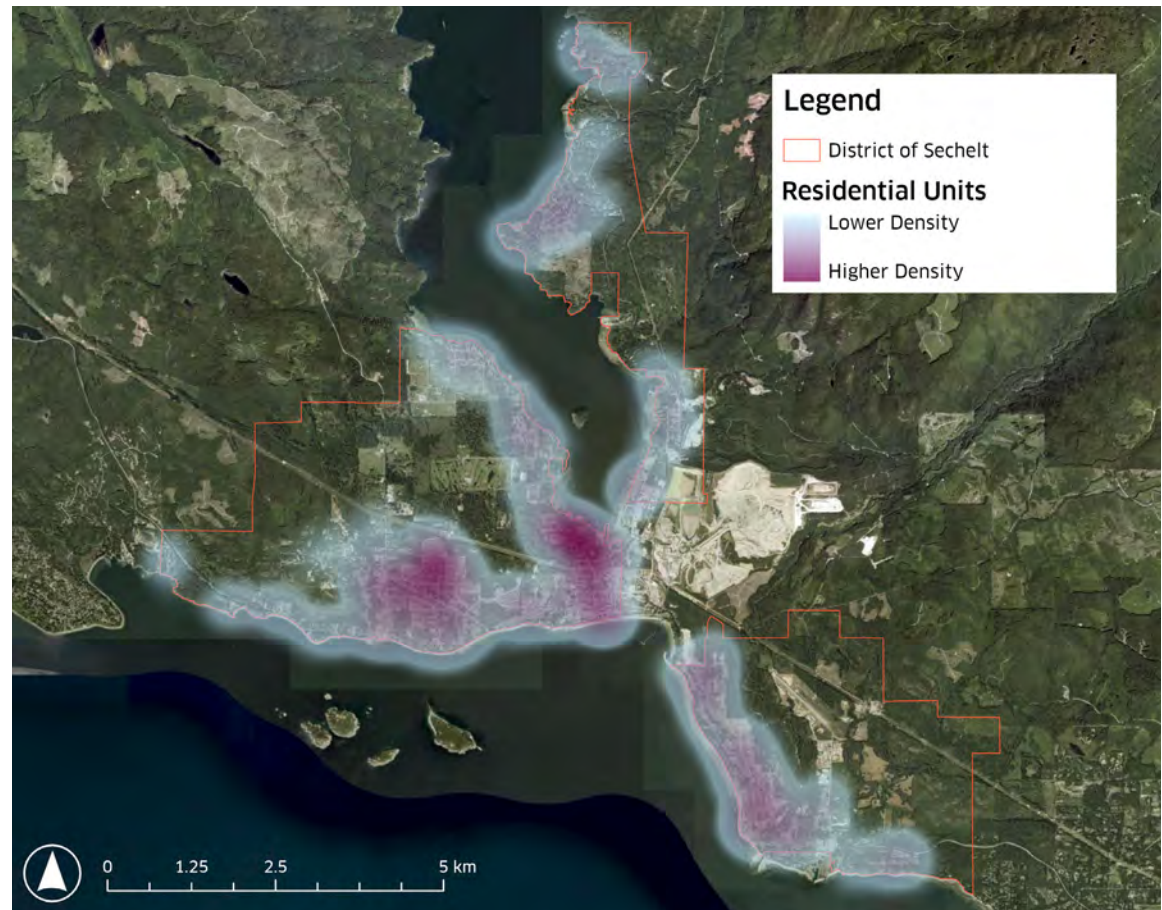
Current housing density

This map shows Sechelt's current residential density. The highest concentration of homes is marked by the purple, while the lowest is shown in light blue.

Future growth scenarios

The CLDA work explored two future growth scenarios to help inform refreshed OCP policy. These growth scenarios assessed how future residential growth could impact level of access to transportation, daily needs, and infrastructure.

The scenarios explored the maximum possible amount of growth if all identified opportunities were fully built out. In reality, this level of development is unlikely to happen. Many factors influence what actually gets built, including the housing market, landowner decisions, available infrastructure, and overall costs.



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FUTURE SECHELT: Our Path to 2045

CLDA GROWTH SCENARIOS

Scenario 1

The first scenario found that most new homes could be built west of Downtown Sechelt and a smaller amount in East Porpoise Bay. Growth is focused in places that already have sewer service, or where it's easiest to extend, since servicing is key to supporting new development. In total, this scenario plans for about 5,400 new homes.



Scenario 2

The second scenario builds on the first by adding more growth in South Sechelt, including areas near Davis Bay and Wilson Creek. These areas are close to existing or planned sewer services, making future expansion possible. It includes about 1,700 additional homes in these areas, bringing the total to around 7,100 new homes across Sechelt.



Understanding that these scenarios show a maximum level of growth helps set realistic expectations. The OCP uses these scenarios to plan ahead; making sure there is enough land, infrastructure, and policy direction to support future needs.

Even if full build-out isn't reached, planning for it helps the community avoid shortages in housing, services, and infrastructure, and ensures growth can happen in a coordinated and sustainable way.



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FUTURE SECHELT: Our Path to 2045

WHY THIS MATTERS FOR YOU

OCP Impact

The last OCP was adopted in 2011, and much has changed in Sechelt over the last 15 years; the community and its needs are growing! Policy updates are needed to guide how Sechelt grows, manages land, and adapts to climate change.

This update establishes a legal framework for all future zoning laws, which means **your input directly influences Sechelt's future neighbourhood character, traffic patterns, and overall economic vitality.**



Community input has been considered throughout every step of the process and is helping shape our future direction.

Housing Options

- **More Choice:** New rules allow diverse housing types like townhomes, rowhouses, and infill lots.
- **Affordable Living:** Streamlined approvals make it easier to build seniors' housing and rental units.
- **Closer Amenities:** High-density neighborhoods mean shops/services are closer to your front door.

Daily Commute

- **Better Connections:** Growth is aligned with the new Transportation Master Plan.
- **Safer Streets:** New developments must include safe walking paths and bike lanes.
- **Less Congestion:** Smart zoning reduces the need to drive for your daily errands.

Environment & Safety

- **Climate Readiness:** Tougher guidelines protect homes from rising sea levels, wildfires, and floods.
- **Green Spaces:** Strict rules preserve local parks, community trails, and natural habitats.
- **Clean Infrastructure:** Updated regulations ensure development practices protect water supply.

Local Economy

- **Vibrant Downtown:** New commercial zones encourage unique shops, restaurants, and services.
- **Job Growth:** Flexible waterfront and industrial zoning attract local businesses and tourism.
- **Stable Services:** Controlled development ensures tax dollars efficiently fund community infrastructure.



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FUTURE SECHelt: Our Path to 2045

2011 VISION PLAN

Vision Plan

A Vision Plan was adopted by the District after significant engagement and participation by the community to inform the last iteration of the OCP. This work established seven focus areas and thirteen guiding principles that continue to influence our work today.

The OCP update will have a new vision statement and pillars to guide the policy refresh. Today, we are presenting the draft Vision and Pillars. **Your thoughts and opinions are welcomed on the following boards.**



Sechelt's environment, quality of life, and identity remains largely the same since 2011, but plans for growth are changing.

FOCUS AREAS

Natural
Environment

Mine
Reclamation

Transportation
& Mobility

Residential
Neighbourhoods

Community
Wellbeing

Downtown &
Waterfronts

Economic
Development

GUIDING PRINCIPLES

- 1. Managed Growth** - Planned and sustainable development
- 2. Compact Community** - Limit sprawl, efficient design
- 3. Intergenerational Community** - Balanced age profile
- 4. Inclusive Community** - Accessible and welcoming
- 5. Vibrant Downtown** - Community focal point
- 6. Environmental Stewardship** - Develop in harmony with nature
- 7. Waterfront Access** - Maintain public access
- 8. Sustainable Economy** - Diverse and resilient
- 9. Transportation Options** - Multiple connected modes
- 10. Housing Diversity** - Range of housing options
- 11. Innovative Design** - Green infrastructure leadership
- 12. Arts & Culture** - Celebrate heritage
- 13. Regional Collaboration** - Coordinate across jurisdictions



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FUTURE SECHELT: Our Path to **2045**

DRAFT VISION

What we propose:

“Sechelt is a thriving coastal community where people, place, and nature are in balance. We grow thoughtfully, protecting the inlet, forests, and watersheds that sustain us while shaping complete, connected communities. By integrating development with strategic infrastructure planning and preparing for climate realities, we reduce our footprint and strengthen resilience, creating a vibrant, inclusive place to call home in every season.”



An OCP's vision serves as the community's 'North Star', guiding all future municipal decisions, bylaws, and infrastructure investments toward a shared goal over the next 20 to 30 years.

DOES THE DRAFT VISION ALIGN WITH WHAT YOU IMAGINE FOR SECHELT'S FUTURE? PLEASE LET US KNOW ON A STICKY NOTE BELOW:



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FUTURE SECHELT: Our Path to 2045

DRAFT PILLARS

How did we come up with these pillars?

After careful review of Sechelt's current OCP, we saw a need to simplify and streamline priorities for the future. We cross-referenced our CLDA findings on the four lenses (housing, transportation, access to daily needs, and infrastructure) with what we heard from community and staff to organize objectives and draft the five pillars. Each pillar serves as an umbrella for actionable policies that will help us achieve our vision of becoming a place where people, place, and nature are in balance.

Pillars serve as the foundational strategic priorities that translate the long-term vision into actionable policies for housing, infrastructure, and environmental growth.

GROWTH MANAGEMENT

Managed growth
+
Compact development
+
Infrastructure led growth/
coordinated infrastructure growth

LIVABILITY

Complete communities around Downtown & neighbourhood hubs
+
Housing choice & affordability
+
Caring & accessible communities/
Aging in place
+
Waterfront access

ECONOMIC DEVELOPMENT

Downtown vitality
+
Strong local economy
+
Arts, culture & heritage

ENVIRONMENTAL STEWARDSHIP

Protect & enhance the environment
+
Climate resiliency
+
Building green & sustainable

MOBILITY & CONNECTIVITY

Transportation options
+
Multi-modal options
+
Regional connectivity
+
Transit
+
Identify strategic partnership opportunities



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FUTURE SECHELT: Our Path to **2045**

DRAFT PILLARS

If you would like to provide feedback in longer form, consider taking our online survey at the QR code below.



**GROWTH
MANAGEMENT**

LIVABILITY

**ECONOMIC
DEVELOPMENT**

**ENVIRONMENTAL
STEWARDSHIP**

**MOBILITY &
CONNECTIVITY**

**WHAT DO YOU THINK OF THESE PRIORITY AREAS? IS ANYTHING MISSING?
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FUTURE SECHELT: Our Path to 2045

GROWTH MANAGEMENT

Intent of the Current OCP

Development is carefully planned to be coordinated, sustainable, and make the best use of existing infrastructure and services. Growth is directed to areas where water, sewer, roads, and community amenities already exist or can be efficiently expanded, helping to reduce urban sprawl and support compact, well-designed communities.

What We've Heard from You

The community wants to see a strategy to grow “up not out” by densifying where infrastructure already exists (downtown, serviced areas) and manage development pressure while the Sewer Master Plan confirms capacity.

This approach sequences approvals with infrastructure delivery, prioritizes compact mixed-use neighbourhoods with equitable services beyond downtown, and uses metrics like infrastructure intensity per unit to direct growth.

Key considerations:

- water supply constraints vs immediate housing need
- infrastructure timing vs approval pressure
- balancing density with livability and affordability



WHAT DO YOU THINK? PLEASE PLACE A DOT ON BELOW:



	I agree with this statement.	I disagree with this statement.	I'm not sure... I need more information.
The intent of the current OCP is still relevant.			
“Up not out” is a good development strategy.			
Infrastructure delivery should align with compact development.			
Growth in other areas could dictate servicing and infrastructure investments/expansions.			



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FUTURE SECHELT: Our Path to **2045**

GROWTH MANAGEMENT

Recommended Future Direction

New development could be tied to available sewer, water, and fire flow capacity, with growth focused in already-serviced areas (such as Downtown), while neighbourhoods receive local shops, parks, and transit ahead of outward expansion.

**DO YOU AGREE WITH THE RECOMMENDED FUTURE DIRECTION FOR GROWTH MANAGEMENT?
WHY/WHY NOT? PLEASE LET US KNOW ON A STICKY NOTE BELOW:**



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FUTURE SECHelt:

Our Path to 2045

LIVABILITY

Intent of the Current OCP

Sechelt is envisioned as an inclusive, accessible community that supports people of all ages and backgrounds, with a focus on retaining youth and fostering strong intergenerational connections. Improve public access to the waterfront, expand housing choices to meet diverse and changing needs, and support a broader mix of housing types while respecting neighbourhood character and infrastructure.

What We've Heard from You

There is support for complete communities where every neighbourhood has local shops, parks, and services (not just Downtown) so residents can age in place and access daily needs without driving.

Sechelt needs to diversify housing options (townhouses, 6-plexes, apartments, etc.)

Sechelt could benefit from flexible zoning to enable mixed-use hubs and waterfront access through public amenity contributions.

Key considerations:

- infrastructure capacity limits
- resident resistance to density
- transit deserts in outer areas



WHAT DO YOU THINK?
PLEASE PLACE A DOT ON BELOW:



	I agree with this statement.	I disagree with this statement.	I'm not sure... I need more information.
The intent of the current OCP is still relevant.			
Every neighbourhood should have local shops, parks, and services.			
Sechelt needs diverse housing options.			
Zoning should be more flexible to enable mixed-use hubs and waterfront access.			



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FUTURE SECHELT: Our Path to **2045**

LIVABILITY

Recommended Future Direction

Neighbourhood hubs could be prioritized with local shops, parks, and services beyond Downtown, enabling diverse housing types that let seniors and families age in place near amenities. Public waterfront access could be secured through development contributions.

**DO YOU AGREE WITH THE RECOMMENDED FUTURE DIRECTION FOR LIVABILITY?
WHY/WHY NOT? PLEASE LET US KNOW ON A STICKY NOTE BELOW:**



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FUTURE SECHELT: Our Path to 2045

ECONOMIC DEVELOPMENT

Intent of the Current OCP

Support a diverse and sustainable local economy that creates jobs and opportunities for businesses. Key economic areas (such as working waterfronts, tourism destinations, and employment lands) will be protected and strengthened. Downtown Sechelt will continue to be the community's main hub. Celebrate and support Sechelt's rich artistic community and cultural heritage as essential parts of our identity.

What We've Heard from You

Economic development could focus on Downtown intensification with 6-storey mixed-use buildings, waterfront public access, and pedestrian-priority streets to maximize existing infrastructure while creating a year-round destination.

Arts, culture and heritage investments (like a central museum with archives, teen hangouts, and intergenerational spaces) could anchor Downtown vitality, support the artist community, and build evening economy activity.

Key considerations:

- resource extraction dependence vs diversification needs
- prioritize youth employment, flexible industrial zoning, activation of ALR lands, and expansion of off-season tourism



WHAT DO YOU THINK? PLEASE PLACE A DOT ON BELOW:



	I agree with this statement.	I disagree with this statement.	I'm not sure... I need more information.
The intent of the current OCP is still relevant.			
Downtown should have pedestrian-priority streets and taller buildings.			
Local businesses would benefit from increased year-round tourism.			
Arts, culture, and heritage investments will create vibrancy and support for all ages.			



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FUTURE SECHELT: Our Path to **2045**

ECONOMIC DEVELOPMENT

Recommended Future Direction

Downtown mixed-use intensification could be prioritized to leverage existing infrastructure, diversifying the economy beyond resource extraction through flexible industrial zoning and tourism investment. Cultural facilities like a museum and artist spaces could be anchored to support year-round activity and youth retention.

**DO YOU AGREE WITH THE RECOMMENDED FUTURE DIRECTION FOR ECONOMIC DEVELOPMENT?
WHY/WHY NOT? PLEASE LET US KNOW ON A STICKY NOTE BELOW:**



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FUTURE SECHELT: Our Path to 2045

ENVIRONMENTAL STEWARDSHIP

Intent of the Current OCP

Growth in Sechelt is planned to respect and protect the natural environment, including sensitive ecosystems, waterfront areas, and hazard lands. Rural, forested, and waterfront neighbourhood character should be preserved. The waterfront focuses on public access and environmental stewardship. Sustainable building practices and innovative green infrastructure are encouraged to support a healthier, more resilient community.

What We've Heard from You

Protect watersheds, riparian buffers, and natural areas through conservation zones, parkland acquisition, and shared governance with the shíshálh Nation, while balancing development pressure.

Implement climate resiliency policies to address sea level rise/drought/wildfire/flooding through green infrastructure, expanded fire capacity, and multi-hazard planning.

Consider green building standards, water conservation incentives, and compact growth along serviced corridors to reduce environmental impact while enabling housing.

Key considerations:

- climate resiliency is not addressed in the current OCP



WHAT DO YOU THINK? PLEASE PLACE A DOT ON BELOW:



	I agree with this statement.	I disagree with this statement.	I'm not sure... I need more information.
The intent of the current OCP is still relevant.			
Environmental protection must be balanced with development pressures.			
Climate resiliency policies should be implemented to address hazard events.			
Housing is still a priority, but should reduce environmental impact as much as possible.			



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FUTURE SECHELT:
Our Path to 2045

ENVIRONMENTAL STEWARDSHIP

Recommended Future Direction

Watersheds, riparian buffers, and natural areas could be protected through conservation zones and shared governance with the shíshálh Nation. Green infrastructure and water conservation incentives could be prioritized, while compact growth along serviced corridors could reduce environmental impact and address climate risks.

**DO YOU AGREE WITH THE RECOMMENDED FUTURE DIRECTION FOR ENVIRONMENTAL STEWARDSHIP?
WHY/WHY NOT? PLEASE LET US KNOW ON A STICKY NOTE BELOW:**



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FUTURE SECHELT: Our Path to 2045

MOBILITY & CONNECTIVITY

Intent of the Current OCP

Create well-connected neighbourhoods with safe and convenient options for walking, cycling, and transit. Improved connections between neighbourhoods and Downtown make it easier for people to get around without relying on a car, supporting a more accessible and sustainable community.

What We've Heard from You

Expand transit service to underserved areas like Sandy Hook and Halfmoon Bay through phased rollout aligned with BC Transit thresholds and development patterns.

Improve active transportation by closing network gaps, securing 20m ROW dedications, and designing for topography and accessibility.

On a regional scale, ferry terminal access, Highway 101 upgrades, and multi-modal hubs with e-mobility, car-share, and park-and-ride facilities are desired.

Transportation and mobility is a shared responsibility. An OCP dictates local land use and street design, but it must legally align with provincial legislation and regional frameworks.



WHAT DO YOU THINK?
PLEASE PLACE A DOT ON BELOW:



	I agree with this statement.	I disagree with this statement.	I'm not sure... I need more information.
The intent of the current OCP is still relevant.			
Sandy Hook and Halfmoon Bay would benefit from improved transit service.			
Pedestrian and cycling routes could be improved in many ways.			
Sechelt would benefit from more e-mobility, car-share, and park-and-ride facility options.			



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FUTURE SECHELT:
Our Path to 2045

MOBILITY & CONNECTIVITY

Recommended Future Direction

Transit service could be expanded to underserved areas through phased rollout tied to development, while continuous bike and pedestrian networks could be secured through ROW dedications that accommodate topography. Multi-modal options could be explored. Coordination across BC Transit, MoTT, and BC Ferries is needed to address regional connectivity gaps.

**DO YOU AGREE WITH THE RECOMMENDED FUTURE DIRECTION FOR MOBILITY & CONNECTIVITY?
WHY/WHY NOT? PLEASE LET US KNOW ON A STICKY NOTE BELOW:**



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FUTURE SECHELT: Our Path to **2045**

NEXT STEPS

What's next?

An online survey exploring today's questions is available for the next few weeks for those who wish to provide feedback in longer form.

Once the survey closes, we publish a What We Heard Report.

The findings from this phase of engagement will be integrated into the Draft OCP Report, where we will flush out the policies and actions for Sechelt's future.

Thank you for taking the time to engage with us!

Local elections are coming up! We will engage with present and future Council on the Draft OCP Report in 2027.

IS THERE ANYTHING ELSE YOU WOULD LIKE TO TELL US ABOUT THE OCP UPDATE? PLEASE LET US KNOW ON A STICKY NOTE BELOW:



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DIALOG®



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SECHELT