

COMPLETE COMMUNITIES (CC)

CUMBERLAND 2050

GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

What Are Complete Communities?

Complete communities have several key elements:



Diversity of Housing Types



**Proximity to Housing,
Employment, and to Daily
Needs**



Transportation Options



**Efficient Use of
Infrastructure**

Benefits:

- More housing and transportation options.
- Increased walkability, accessibility, age-friendliness, and equity.
- Greater efficiency with servicing and infrastructure.
- Environmental sustainability, including reduced GHG emissions (largely from transportation)
- Preservation of the natural environment by reducing sprawl.

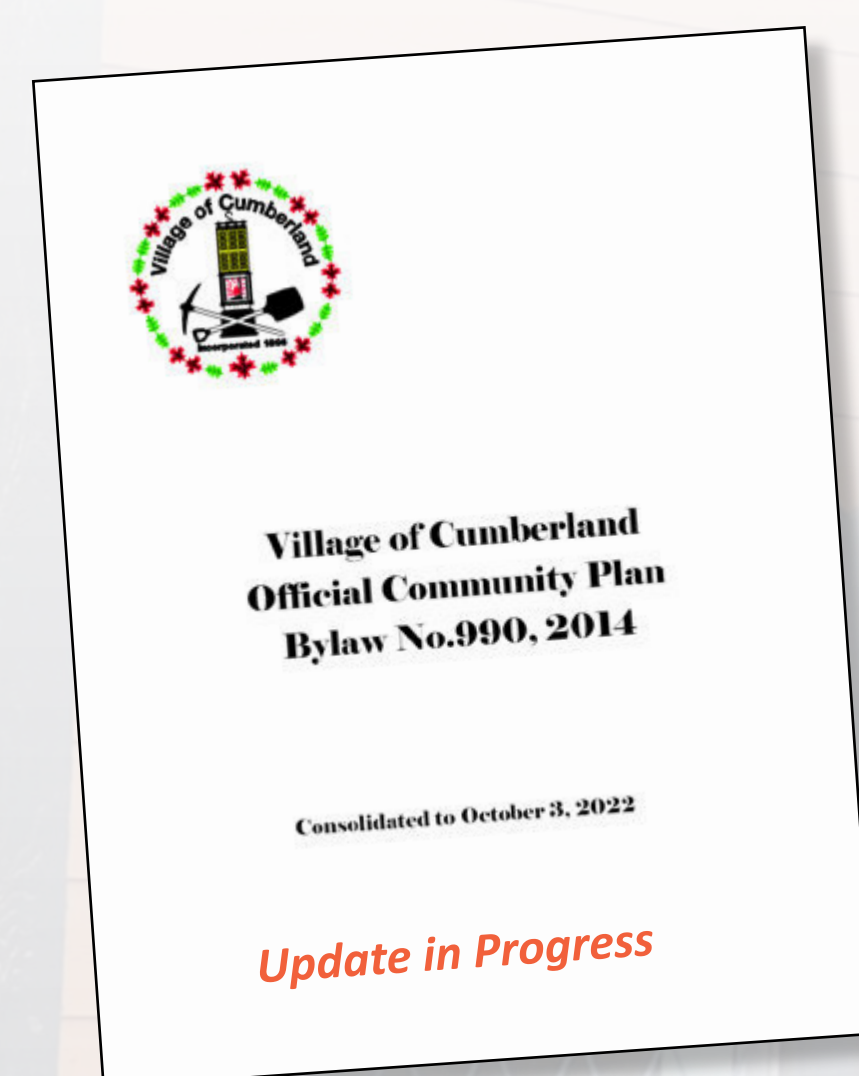
This project is funded through the Union of BC Municipalities (UBCM)

COMPLETE COMMUNITIES (CC)

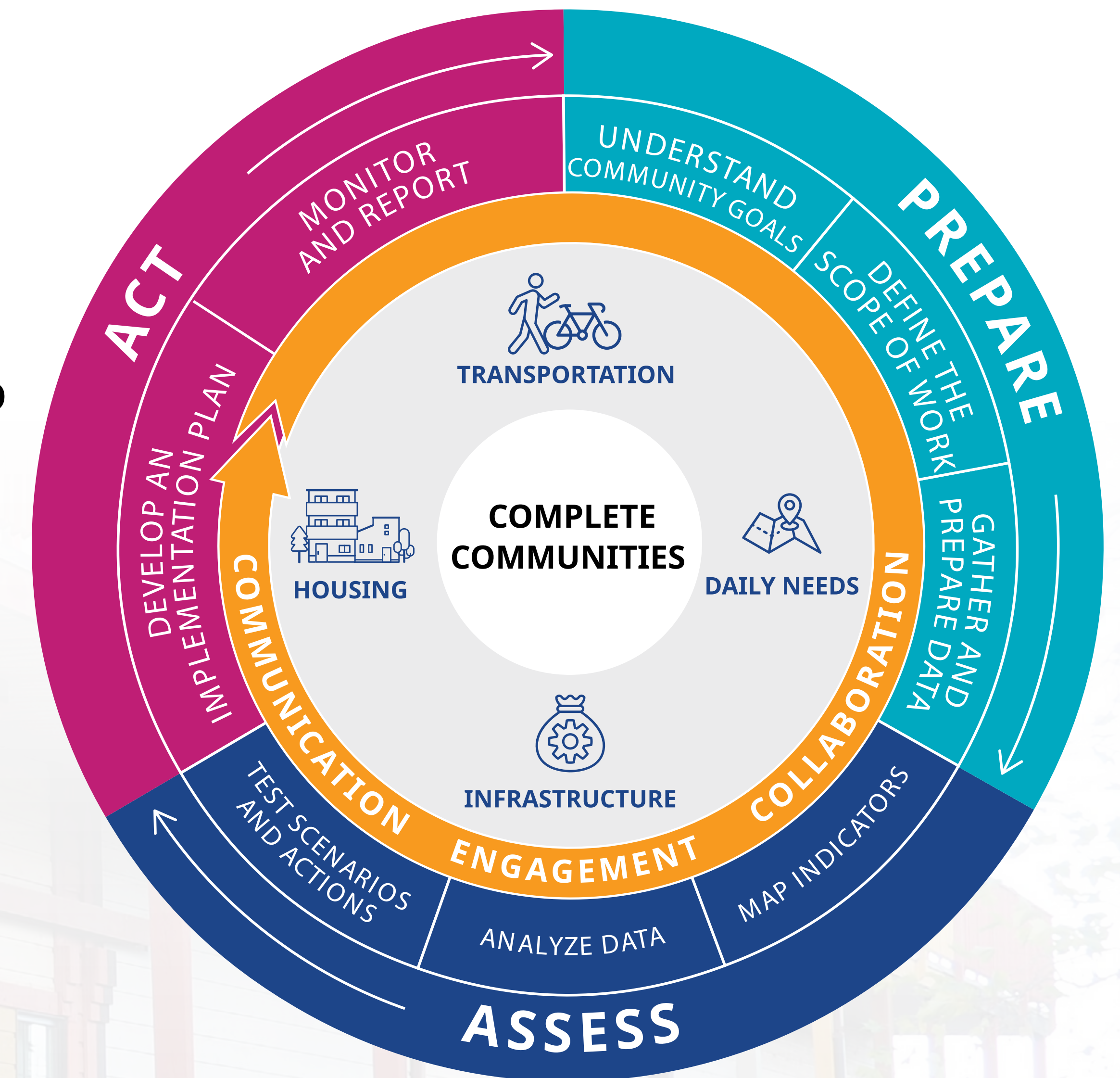
Project Process

The CC process is a geospatial analysis of the current state of completeness. This assessment can assist in determining potential strengths, challenges, and opportunities for advancing a community's identified goals, which might include accommodating additional housing capacity, tackling community emissions from transportation, supporting infill and reducing sprawl, supporting local small businesses, and ensuring infrastructure decisions take lifecycle costing into account.

How does it impact Cumberland?



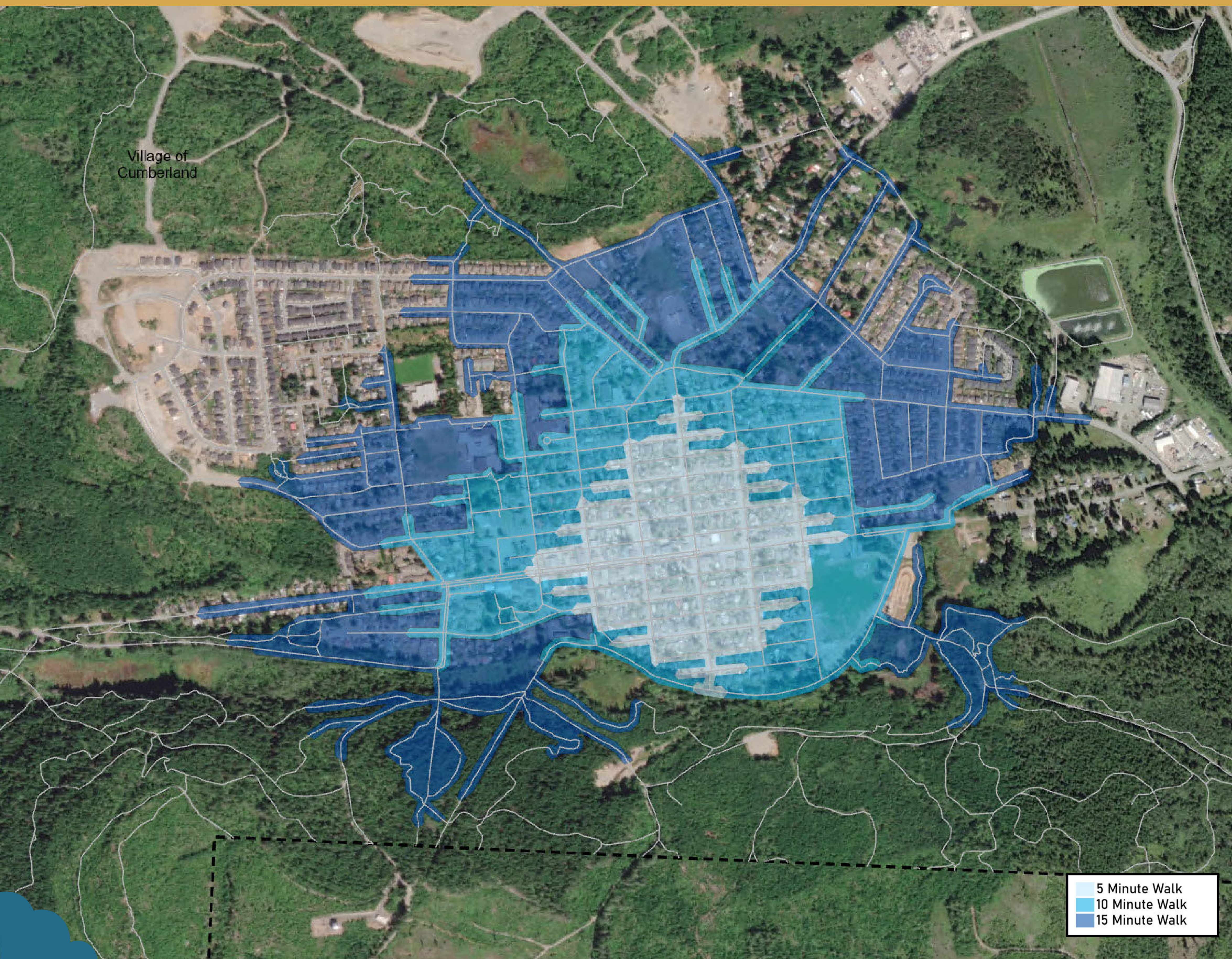
The Complete Communities assessment is directly informing the OCP process. The assessment is helping the Village refine growth scenarios for future land use and infrastructure as well as highlighting any gaps as they relate to housing, infrastructure, and amenities service provision.



DAILY NEEDS - WALKSHED

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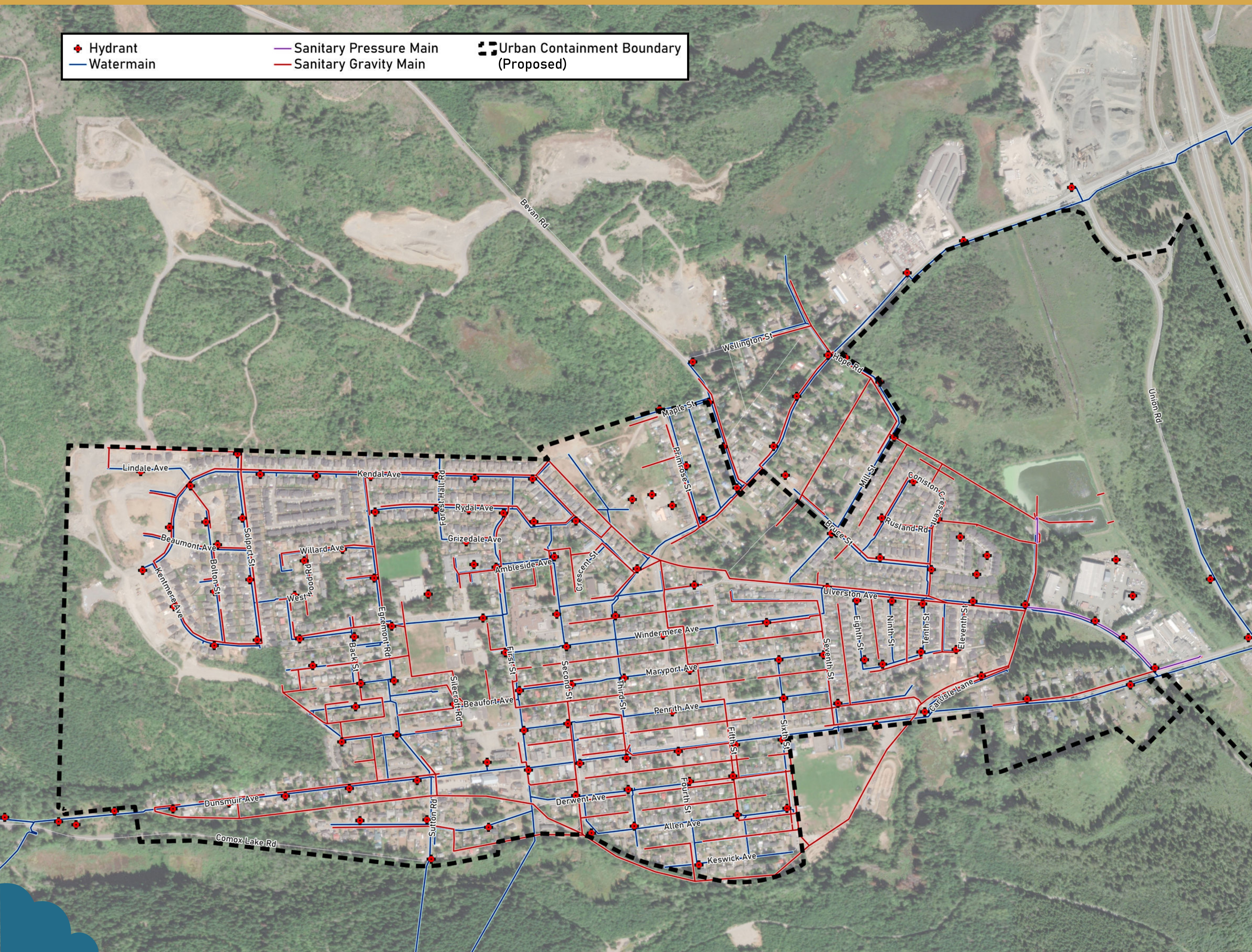
Proximity to daily needs is an important part of a complete community.

This map shows everything within a 5 to 15min walk from the post office.

INFRASTRUCTURE - SERVICE AREAS

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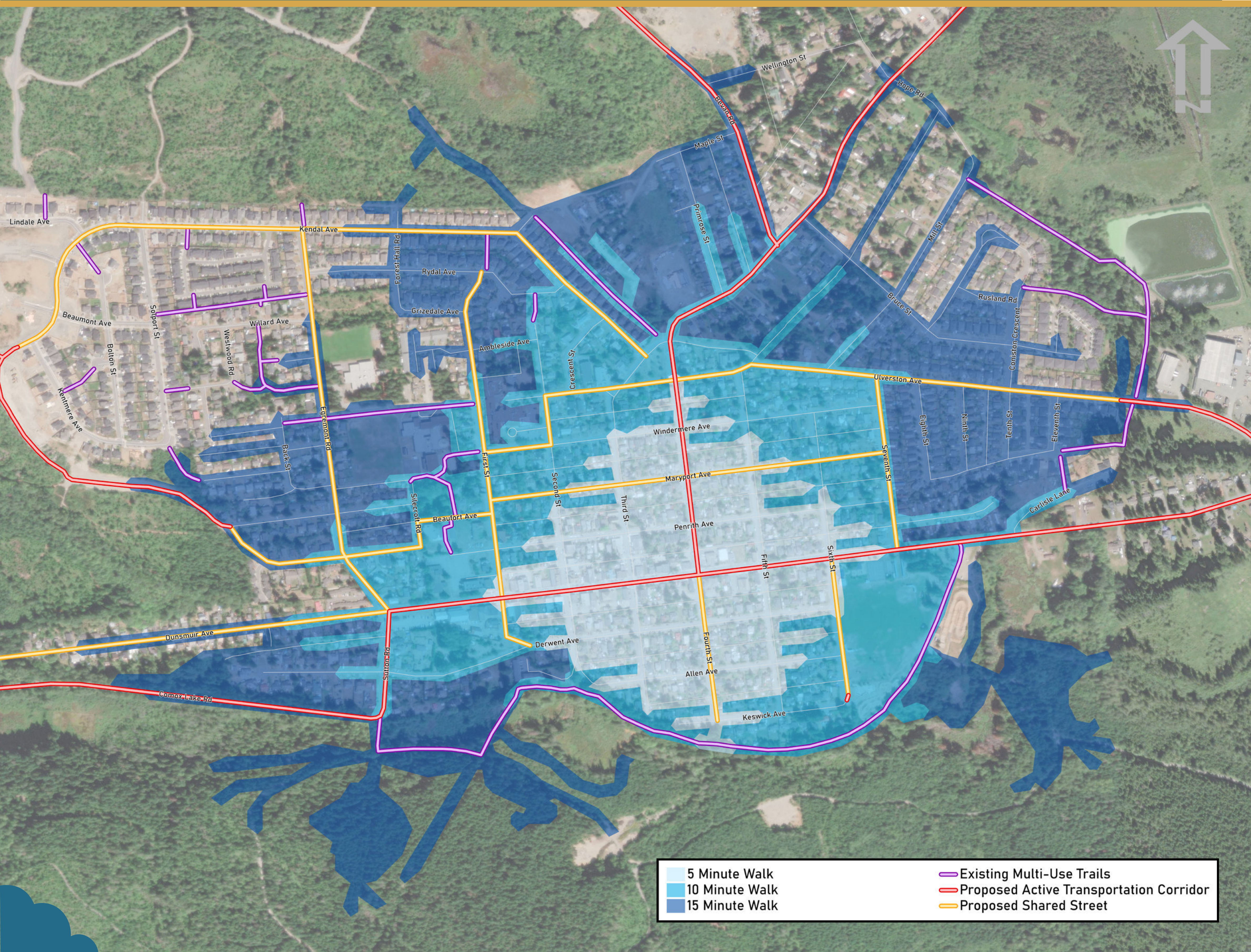
This map shows Cumberland's current water and sanitary service areas.

Infill development makes more efficient use of existing infrastructure. Areas with higher density may also signal where to focus new infrastructure investment.

DAILY NEEDS - TRANSPORTATION OPTIONS

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Transportation Options are a key element of Complete Communities.

The Village is in the process of completing a new Transportation Master Plan. This map shows the proposed active transportation network and existing multi-use trails.

What is the Small-Scale Multi-Unit Housing (SSMUH) Initiative?

What is the intent?

The Province is requiring all municipalities to address the housing crisis by requiring land to be designated as infill.

The suite of housing initiatives are intended to:

- Streamline development approvals process
- Facilitate an increased supply of housing in municipalities across BC
- Improve ability to provide more diverse housing
- Continued shift to more pro-active land use planning
- Build more complete, sustainable and well-planned communities

SSMUH is in line with
Council Strategic
Priorities and Policy
Direction

Where does it apply?

- Regional Districts and Municipalities

How is it determined?

Determined by several factors:

- Population
- Within Urban Containment Boundary
- Lot size
- Whether a lot is serviced by municipal water and sewerage systems
- Proximity to transit, presence of heritage designations, hazard lands.

“Restricted Zones”

Any lots which restricts residential use and density of use permitted in the zone to:

- Detached single-family dwellings; or
- Detached single-family dwellings and one additional housing unit; or
- Duplexes; or
- Duplexes with one additional housing unit.

Effectively: Any residential only zone which is limited to 3 or fewer units.

SSMUH - RESIDENTIAL INFILL ZONE

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The Residential Infill Zone - *proposed to include:*

Under the new
Provincial rules,
Residential Infill will
permit up to 4 units



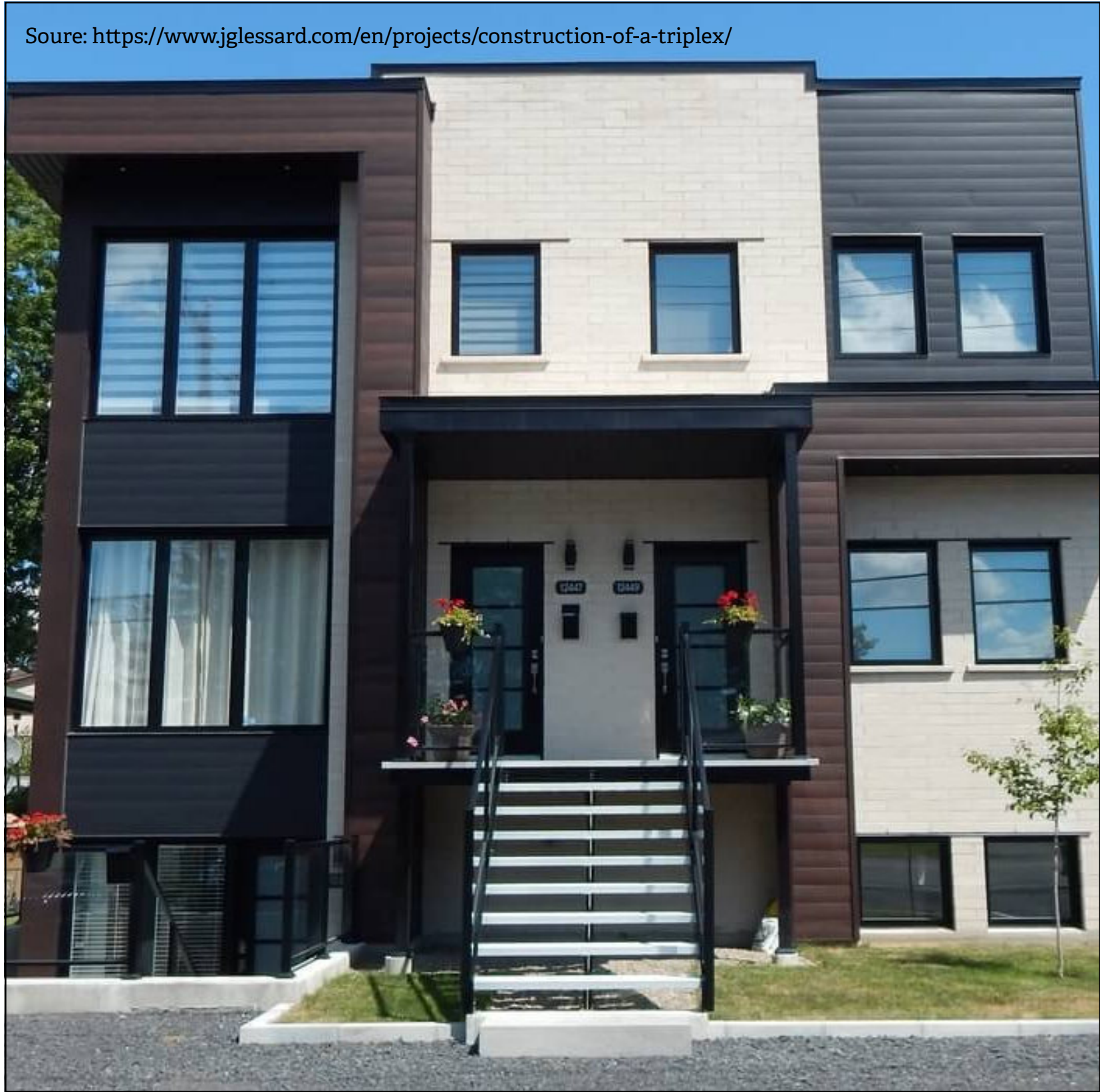
Secondary suites in single-family dwellings



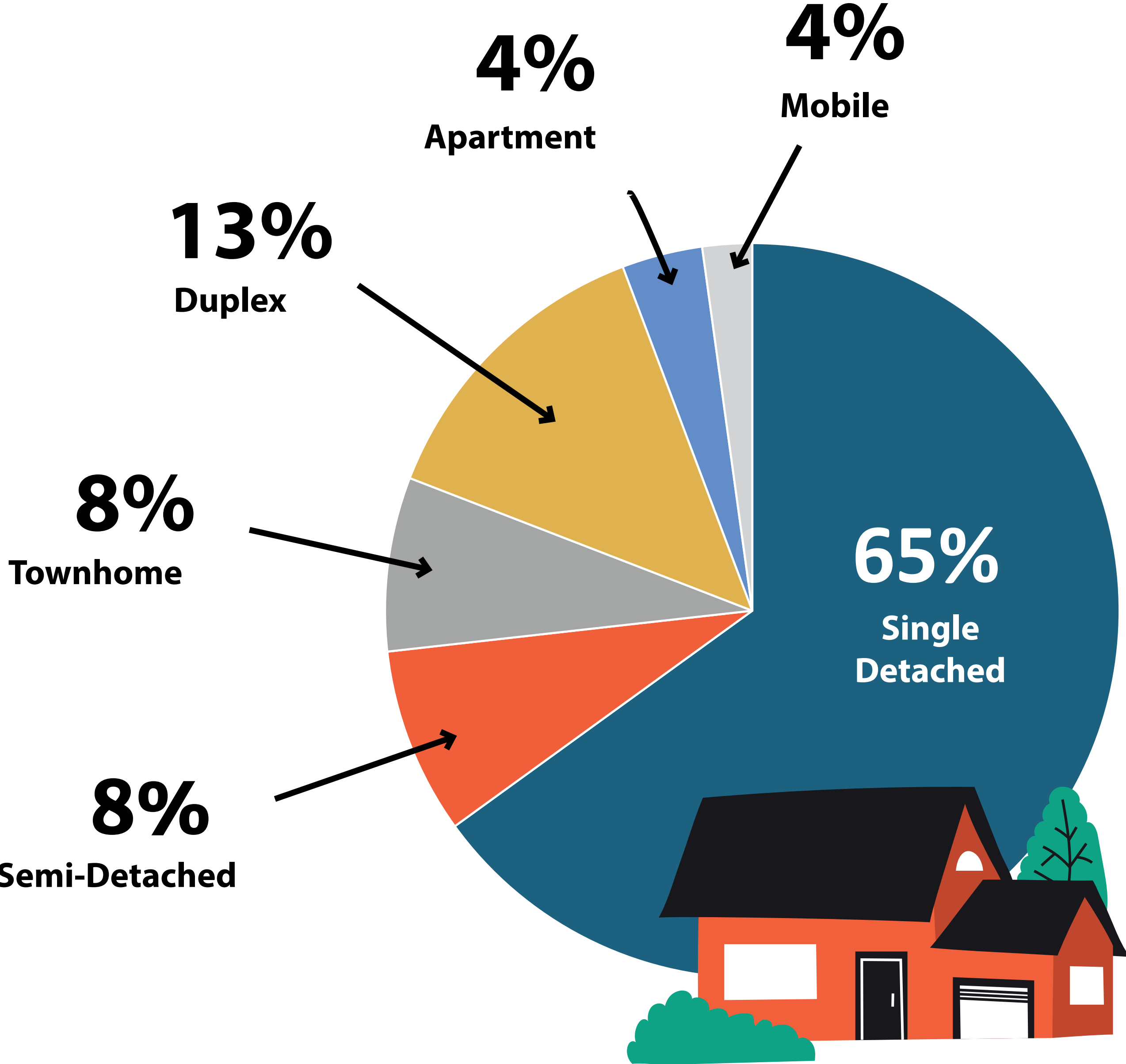
Townhomes



*Detached accessory dwelling units (ADUs),
E.g. garden suites or laneway homes*



BUILT ENVIRONMENT - HOUSING



Current dwellings occupied by usual residents by structural type (2021)

Diverse Housing Options

The Village has relatively few townhouses and apartment units. The 2014 OCP focused on providing opportunities for additional residential growth through infill housing—secondary suites and accessory dwelling units (e.g. carriage houses) close to the downtown core.

To provide additional housing options at a lower price point or lower rent than single-family dwellings, more apartment units are needed. Both growth scenarios propose that additional areas be designated for multi-family residential use.



Activity

Review the growth scenario maps and indicate your support for proposed locations for additional multi-family housing.

BUILT ENVIRONMENT - HOUSING

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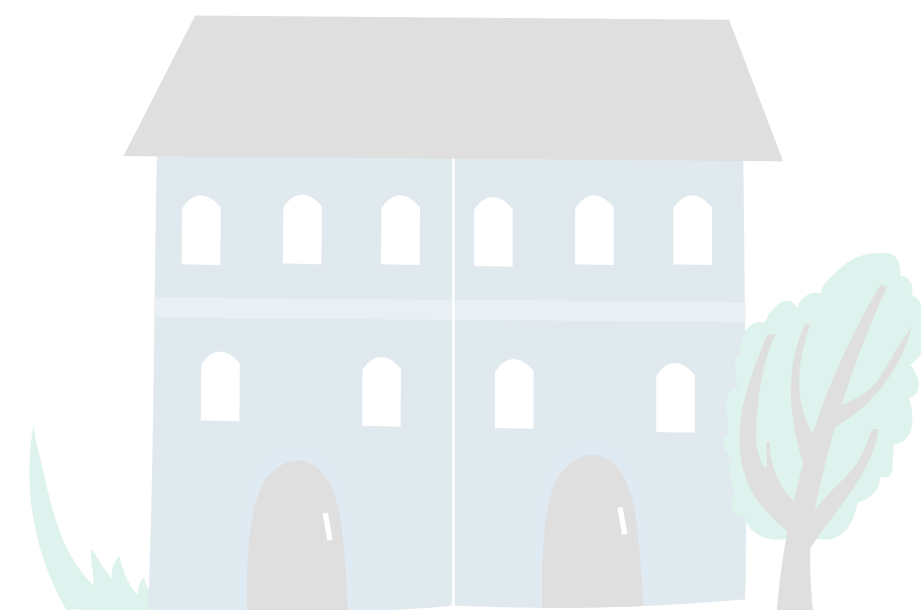
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What Kind of Housing Do You Live in Today?

Activity



Single Detached



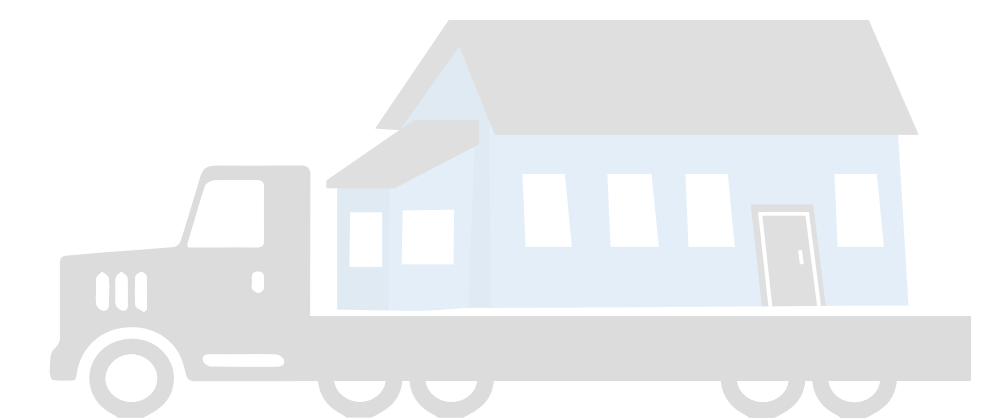
Townhouse



Apartment



Infill / ADU / Secondary Suite



Modular Home

What Kind of Housing Do You See Yourself living in 15 Years?



Single Detached



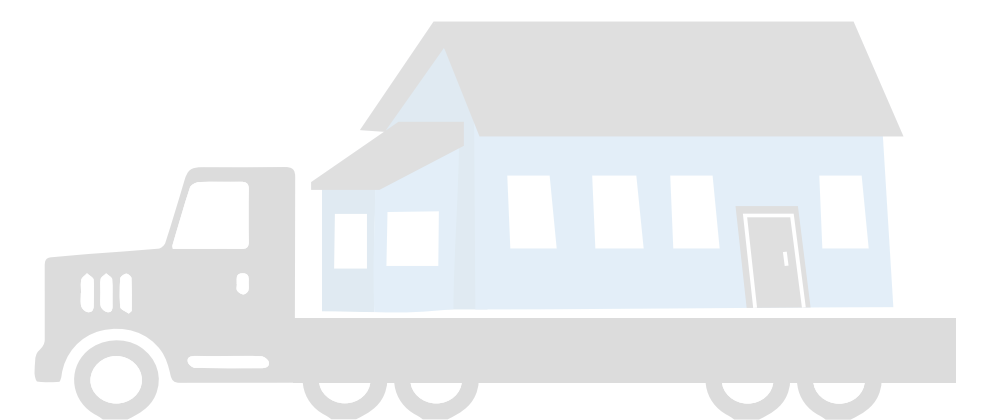
Townhouse



Apartment



Infill / ADU / Secondary Suite



Modular Home

LAND USE DESIGNATIONS - NEW

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- **RESIDENTIAL INFILL** - This land use is intended to accommodate infill density housing of up to four units within a 10-20 minute walk of the Historic Village Commercial Core. The renovation of heritage homes to include multiple rental suites is also envisioned within this area. Typical infill development includes the following densification scenarios:
 - Narrow lot single family dwellings
 - Single Family with secondary suite and accessory dwelling unit (garage apartment, coach house, laneway house)
 - Duplex dwelling units
 - Triplex or Fourplex units
 - Townhouse dwelling units
 - Rowhouse dwelling units
- **RESIDENTIAL** - This designation is intended for low density residential use. These properties are generally located outside of the urban containment boundary and may or may not be connected to municipal servicing.
- **MULTI-FAMILY LOW DENSITY** - This designation is intended to allow for a variety of low-rise residential uses such as row housing and townhouses
- **MULTI-FAMILY MEDIUM DENSITY** - This designation is intended to promote a medium-density residential area that allows for Low rise apartments (3-4 storeys)
- **COMMERCIAL MIXED USE** - This designation is intended for development in the Historic Village Commercial Core to accommodate: Mixed-use buildings with retail, service, and other uses on the ground floor and residential units above the non-residential space, as well as free-standing commercial units;
 - Encourage development that exhibits the physical design characteristics of the Historic Village Commercial Core as outlined in the Heritage Conservation Area Guidelines
 - Maintain pedestrian-oriented, storefront-style shopping streets.
- **SERVICE COMMERCIAL** - This designation is intended for business operations centres, small scale manufacturing and related storage and handling of materials, goods and equipment, private recreational facilities/fitness centres, and grocery stores requiring large lots and parking areas.
- **MIXED USE** - The mixed-use designation is intended to encourage and contain, commercial and residential use. Such residential uses are intended to create economic vitality and a mixed use community and may include live/work, live above, as well as free-standing residential units.
- **INSTITUTIONAL** - This designation includes non-profit or semi-public and public use or institutions such as a church, library, public or private school, health care facilities and civic facilities as well as limited employee or caretaker housing associated with the uses
- **INTERCHANGE LANDS** - This land use designation is intended for the Interchange Lands that are under a Comprehensive Development Agreement. This area is not required to meet the 20-year housing need projected at the time of OCP adoption but may contribute to increasing housing options and diversity and provide commercial and light industrial uses that complement existing land uses in the Village. The area requires further planning and design to clarify future use, servicing, and circulation patterns. The design shall protect wetlands and sensitive environments, provide a vegetated buffer to the highway and maintain connectivity with recreational trails on adjacent lands.
- **MIXED USE – CIVIC FACILITIES** - This designation is intended for a mix of two or more of the following land uses: civic, commercial, medium-density multi-family, institutional, cultural, and public open space.
- **OPEN SPACES, PARKS, AND GREENWAYS** - The intent of this designation is to provide suitable land for environmental conservation, including watershed protection, and low-impact public recreation. The designation also applies to the Village's parks, playgrounds, and other public open spaces including regional parks and conservation areas.
- **WORKING FOREST** - This designation includes privately managed working forest located in the northwest of the Village and is intended to accommodate forest management and other resource land uses. Land to the southwest of Comox Lake Road is intended to accommodate low impact recreational uses. Subdivision of land will only be permitted in this area for environmental conservation and appropriate recreational purposes.
- **DOWNTOWN COMMERCIAL – ADJACENT RESIDENTIAL** - This designation is intended to promote a medium density residential area that transitions the downtown to the surrounding neighbourhoods. The primary focus is on residential uses while allowing for some professional and personal services.
- **HEAVY INDUSTRIAL** - This designation is intended to maintain and reinforce industrial lands to allow for a variety of primary industrial uses.
- **LIGHT INDUSTRIAL** - This designation is intended to allow a diversity of light industrial and ancillary uses. It is permitted where appropriate and impacts to adjacent properties can be mitigated.

LAND USE DESIGNATIONS - CHANGING

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- **AGRICULTURE** - This designation is intended for rearing, producing, harvesting, and processing of agricultural products, including livestock, and the storage and repair of implements and machinery used for farming purposes.
- **PARK** - This land use designation applies to the Village's parks, playgrounds, and public open spaces. This includes regional parks, pocket parks, nature parks, community parks, and neighbourhood parks.
- **GREENWAY** - This designation applies to corridors and areas of land that provide:
 - Continuous multi-modal trails, that link existing parks, forest lands, environmentally sensitive lands, wetlands and other green spaces, including recreational trails, throughout the Village boundaries
 - Biodiversity and wildlife connectivity
- **COMMERCIAL** - This designation is intended for development designed to service the commercial needs of the Village, and the region. Commercial activities located in the Village include pedestrian oriented neighbourhood and community services as well as various forms of tourist accommodation and related services and microbreweries and micro-distilleries.
- **INDUSTRIAL** - This designation is intended to encourage and contain new industrial development and respect existing industrial development in the gateway area of Cumberland Road. Typical industrial development will have physical and operating characteristics that are neither offensive nor hazardous. Additionally, all industrial development will be designed and implemented to mitigate any adverse effects on the economic and aesthetic welfare of any nearby residential and commercial uses. Federally licensed medical marijuana production facilities can revitalize underused industrial, away from residential uses, and potentially create a hub for the pharmaceutical industry.
- **RESIDENTIAL** - This designation includes new neighbourhood-scaled residential development within the Village. It includes single detached and multiple dwellings in accordance with the Village's Zoning Bylaw.

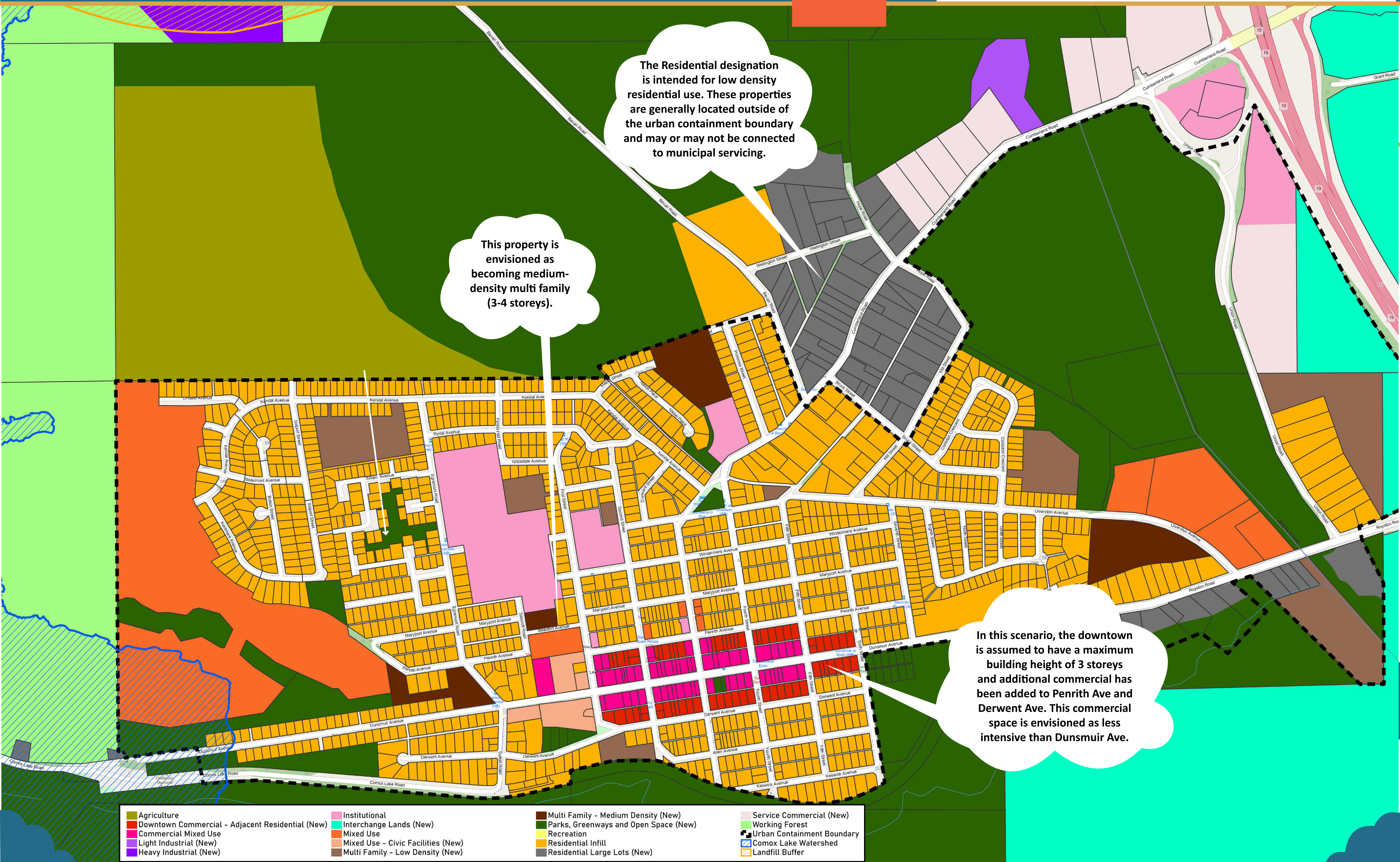
Parks and Greenway are being combined into the new Open Spaces, Parks and Greenways definition

This is being separated into Light and Heavy Industrial

The definition of residential is being updated to better reflect properties that are not subject to infill

GROWTH SCENARIO

A



GROWTH SCENARIO

A

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What Do You Like?

What Do You Not Like?

GROWTH SCENARIO

B

The land north of Kendal Ave is currently designated Agricultural. This scenario envisions it as Working Forest to better align with adjacent properties.

In this Scenario these properties are envisioned as Residential Infill.

- | | | | |
|---|---|--|---|
| <ul style="list-style-type: none">AgricultureDowntown Commercial - Adjacent Residential (New)Commercial Mixed UseLight Industrial (New)Heavy Industrial (New) | <ul style="list-style-type: none">InstitutionalInterchange Lands (New)Mixed UseMixed Use - Civic Facilities (New)Multi Family - Low Density (New) | <ul style="list-style-type: none">Multi Family - Medium Density (New)Parks, Greenways and Open Space (New)RecreationResidential InfillResidential Large Lots (New) | <ul style="list-style-type: none">Service Commercial (New)Working ForestUrban Containment BoundaryComox Lake WatershedLandfill Buffer |
|---|---|--|---|

GROWTH SCENARIO

B

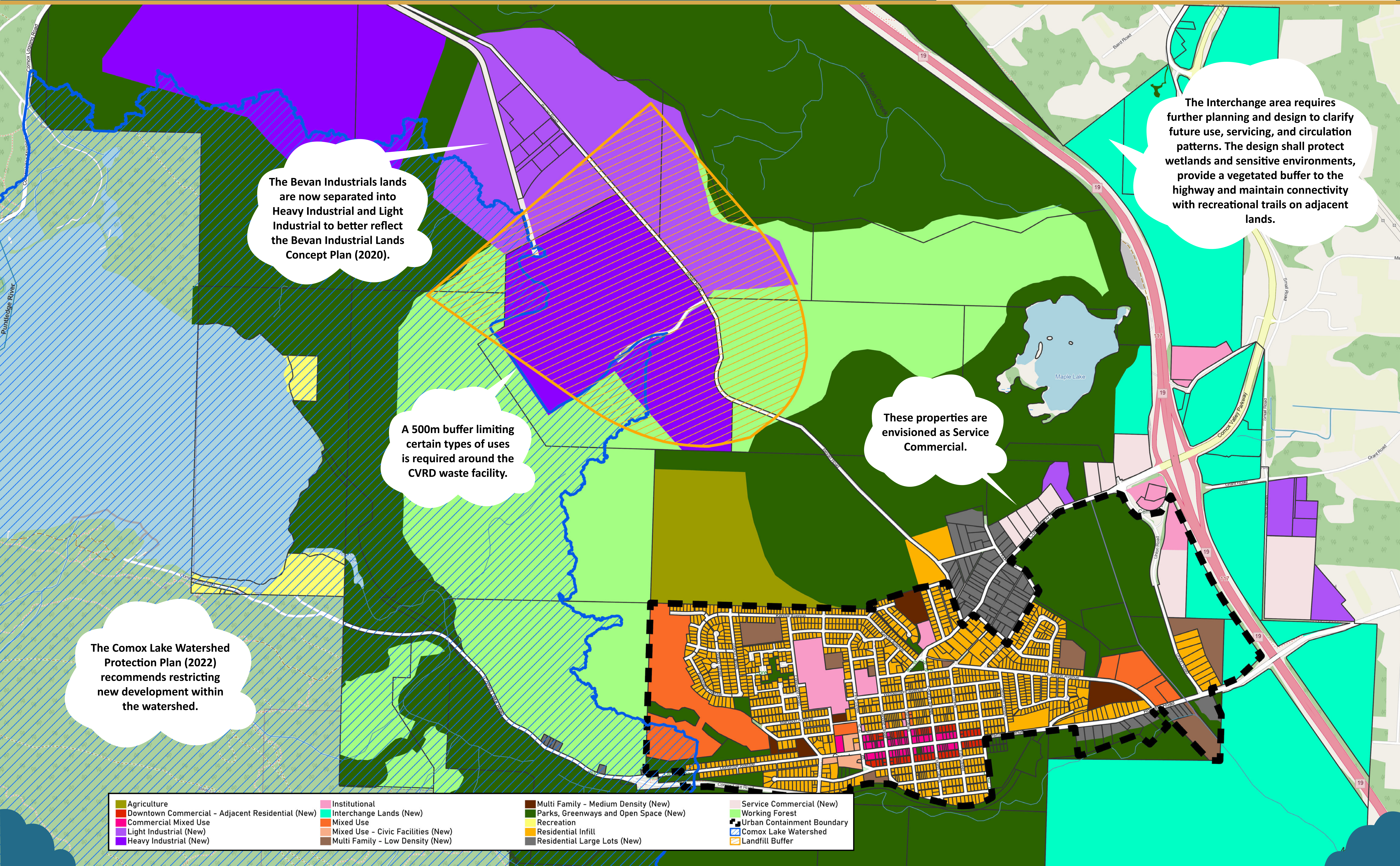
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What Do You Like?

What Do You Not Like?

GROWTH SCENARIO OUTSIDE VILLAGE CORE



GROWTH SCENARIO

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What Do You Like?

What Do You Not Like?