

BUILT ENVIRONMENT

CUMBERLAND 2050

GROWING TOGETHER
OFFICIAL COMMUNITY PLAN REVIEW

A Vibrant Village Core

Downtown Heritage Conservation Area

A vibrant downtown, rich in character and history is a key element of the vision for Cumberland. Some of what makes the downtown streetscape unique and interesting are:

- A mix of heritage and modern buildings of different sizes, colours and building materials
- Varying building setbacks, including storefronts at the 0 lot line as well as recessed entrances and facades
- Outdoor seating areas in front of, or adjacent to, businesses (e.g. Love's Ice Cream, Moon's Records, Glow Café) as well as sidewalk cafes.

The OCP designates the downtown core as a Heritage Conservation Area (HCA) and includes guidelines on the form and character of new construction and renovations to existing buildings. The guidelines provide flexibility in how buildings are designed to encourage diversity and innovation, rather than seeking to lock in the look of a single era.

The guidelines have helped guide the design of renovations and new buildings. However, as vacant lots are developed and older buildings are replaced, some updates to the guidelines are needed.

Suggested changes to the HCA Guidelines:

1. Illustrate the guidelines to provide better guidance on design requirements.
2. Require the fourth storey of new buildings to be set back to reduce its visual impact on the streetscape.
3. Permit new buildings to be set back from the front lot line to allow for outdoor customer seating (but continue to permit parking only at the back of the lot).
4. Without unduly restricting renovations, add specific guidelines for key heritage buildings, such as the Big Store, Ilo Ilo, Masonic Hall, the Waverly Hotel, Biblio Taco, Riding Fools Hostel, etc.
5. Do not require additional on-site parking spaces when a commercial use changes in an existing building within the HCA.
6. Extend the HCA to include any additional commercial mixed-use areas proposed in the growth scenarios.



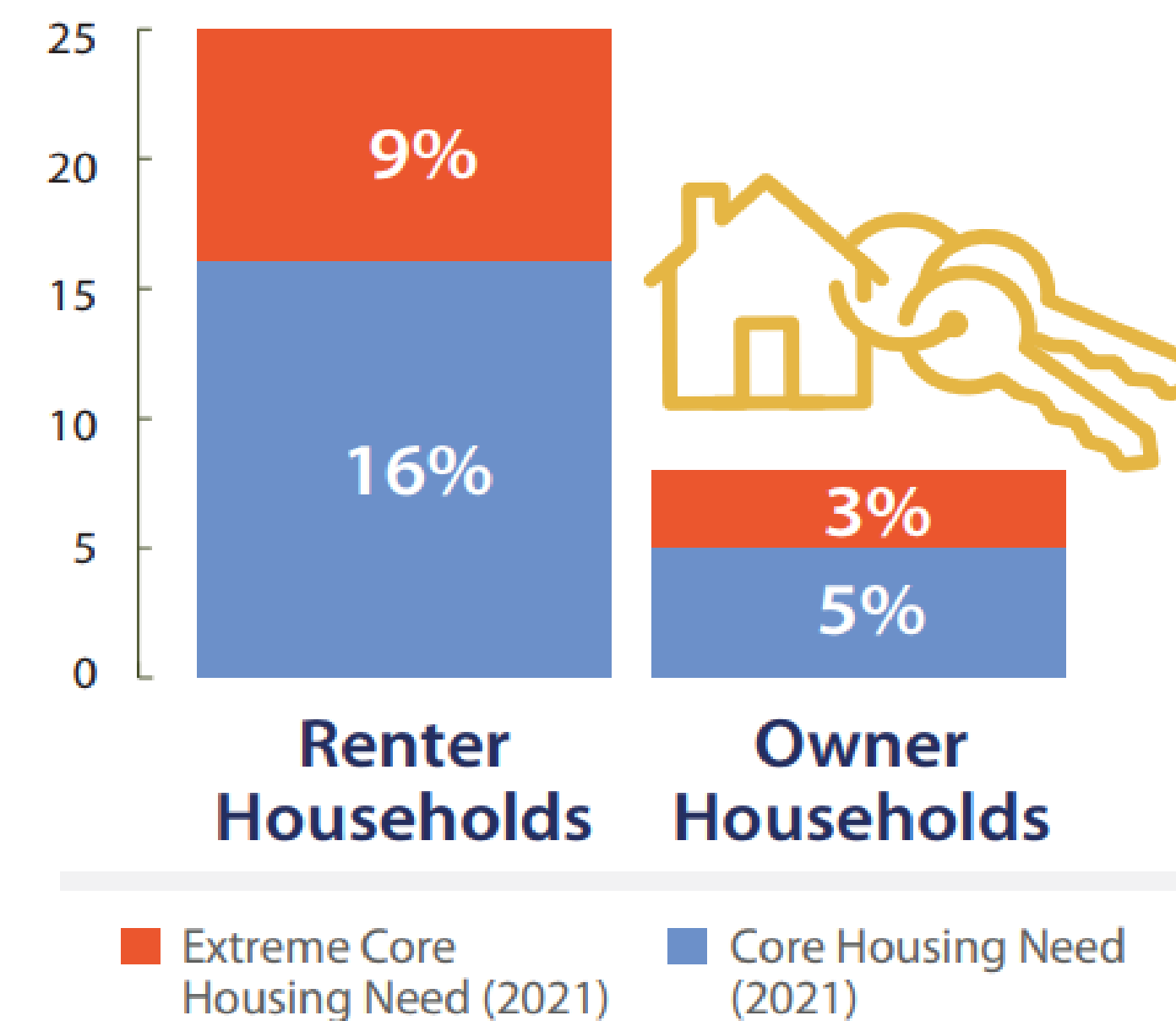
Place a sticky dot below the suggested changes that you support. Provide comments on the others:

Would you like to see Heritage Conservation Areas with specific design requirements in other historic parts of the Village?

Housing Affordability

For many residents, affording rent or home ownership is becoming increasingly difficult.

Especially renters are affected. In 2021, 16% of Cumberland renter households experienced core housing need, spending more than 30% of before-tax income on shelter costs (housing and utilities); 9% spent more than 50%.



While increasing the supply of housing available for rent or purchase can ease price pressures somewhat, non-market housing is also needed to provide housing that is affordable for low- and very low-income households.

The 2014 OCP supports infill housing, retention and creation of new rental housing, employee housing, seniors housing and special needs housing. Below are additional housing policies proposed for inclusion in the new OCP to support more affordable as well as more rental housing.

Additional housing policies recommended for inclusion in the new OCP:

- Develop a **clear definition of affordable housing** and **affordability guidelines** for non-market affordable units.
- Develop an “Affordable Housing in Cumberland” web **page with links to resources** for developers.
- Support and **partner with non-profit housing societies**.
- Build up the **Affordable Housing Reserve Fund**.
- Support **regional affordable housing initiatives**.
- Support a **regional coalition on affordable housing**.
- Prioritize development applications for non-market housing** over other types of applications.
- Seek partnerships to add affordable housing to municipal properties** as part of a civic building replacement plan.
- Seek opportunities to acquire properties** for affordable housing through the development process.
- Reduce parking requirements** in residential zones based on criteria such as proximity to transit/alternative transportation corridors, and income levels in the units.
- Advocate for a **review of the BC Building Code** to permit different standards for tiny homes.
- Explore permitting short-term residence in RVs.
- Implement **rental tenure zoning** within multi-family zones to require a percentage of new units to be rentals.

What do you like?

What would you change or add?