DOWNTOWN VITALIZATION LOCAL AREA PLAN

Harmston Park

Welcome!

We're crafting the Downtown Vitalization Local Area Plan (DVLAP) to guide the future of Downtown Courtenay. Building on the Official Community Plan (2022) and Downtown Courtenay Playbook (2016), we're working to create a more connected, inclusive, and vibrant Downtown—anchored in place, community, and culture.

The DVLAP focuses on four districts—Riverfront, Downtown Core, Fitzgerald Corridor, and Harmston Park—each offering opportunities to improve public spaces, support housing, enhance transportation, and celebrate community identity.

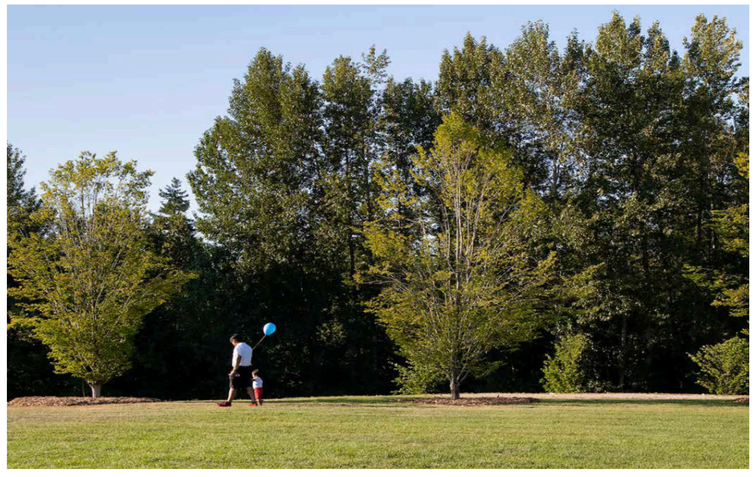


How to Participate

We are seeking feedback on draft ideas for each downtown district, including Harmston Park.

Complete the survey by June 4th through the DVLAP webpage or scan the QR code:

engagecomoxvalley.ca/courtenay-downtown-plan



Harmston Park Plan

Through the DVLAP planning process, and in consultation with the community, the Harmston Park district concept will:

- set a vision for the neighbourhood park reimagined as a community park
- explore ideas for programming and public space activation within the park
- consider opportunities for higher-density housing and innovative uses for adjacent municipal lands
- look to strengthen connections to nearby trails and city greenspaces

The Harmston Park district concept will inform a more detailed design process launching later this fall.

To learn more about the Harmston Park Plan and stay updated on the process, visit: engagecomoxvalley.ca/harmston-park

Harmston Park Plan Timeline

					May 2025 Phase 2 Open House + Survey	June 2025 Preliminary Feedback on Harmston Park Concept	Public & Interest -Holder Engagement on Harmston Park	July 2025 Engagement Summary	October 2025 Detailed Planning Process Launch		
2016 Downtown Playbook	2022 Official Community Plan	DVLAP	Jul 2024 DVLAP Boundaries Endorsed	Dec 2024 SWOT Analysis Finalized	Jan 2025 Phase 1 Engagement Meetings	Feb 2025 Design Framework Finalized	May 2025 Phase 2 Open House + Survey	Phase 2 Engagement Summary	Draft Local Area Plan	Phase 3 Survey + Meetings	Phase 3 Engagement Summary	Final DVLAP

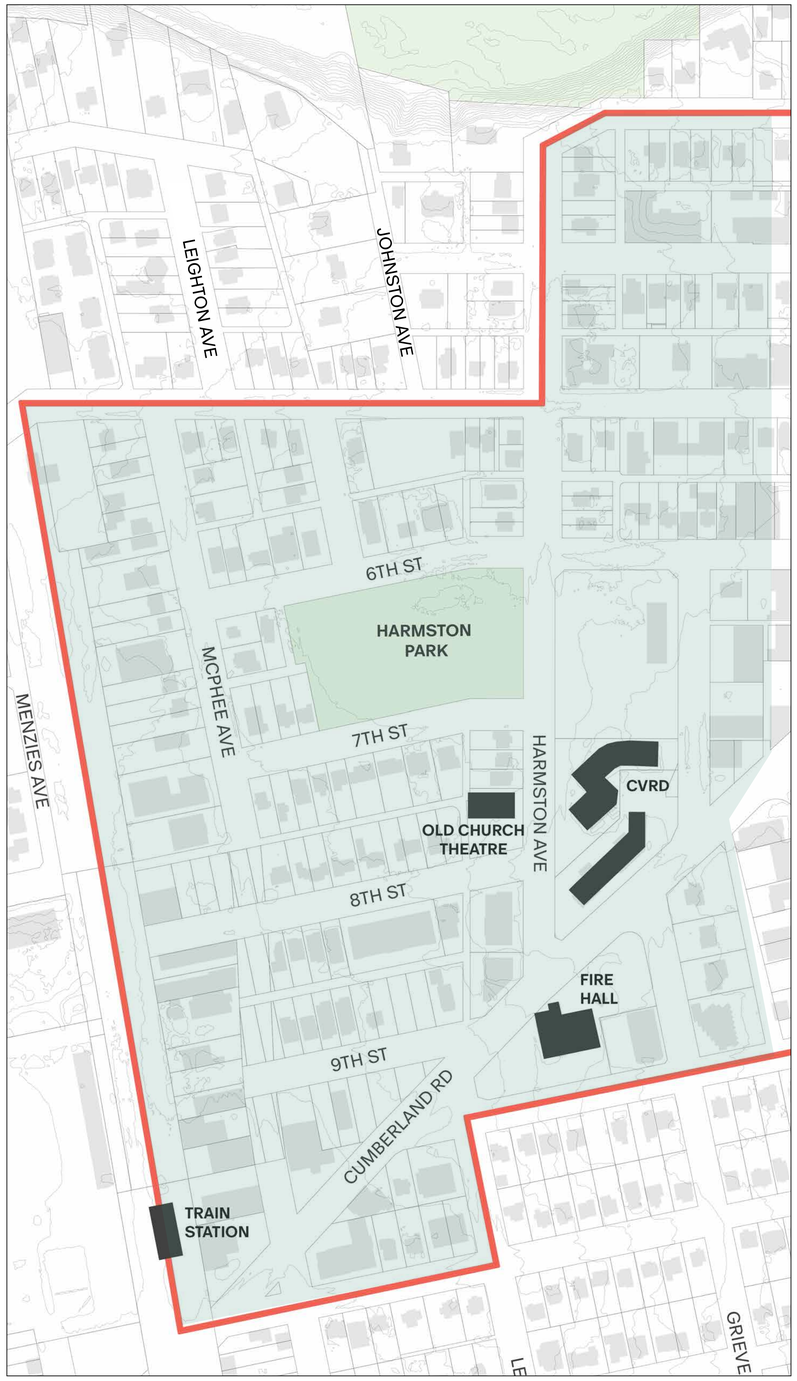
K'ómoks First Nation + City of Courtenay Gov't to Gov't Engagement

City of Courtenay

The City of Courtenay respectfully acknowledges that the lands to which this Local Area Plan applies are on the Unceded territory of the K'ómoks First Nation, the traditional keepers of this land.

HARMSTON PARK

Context and Opportunities



Big Move 4 Activate Harmston Park

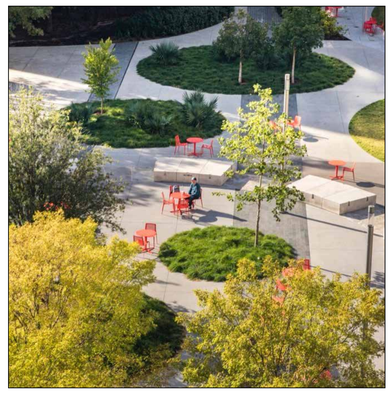
Design and develop Harmston Park as a dynamic community hub, supported by enhanced programming and infrastructure. Opportunities for higher-density housing and innovative uses for adjacent municipal lands, such as partial street closures, can further integrate the park into the community fabric.











Context

Harmston Park is a large green space surrounded by residential, institutional, and light industrial uses. While the area benefits from community assets like Share the Harvest Garden and regional government offices, it faces challenges such as underutilized industrial land and a park in need of activation.

Existing OCP Policies

- Downtown Policy 8: Ensure compatibility of land uses between the downtown and adjacent urban residential neighbourhoods by providing transitional form, character, and densities.
- Harmston Park Policy 1(d): Neighbourhood park function including ideas such as, but not limited to, community gardens, dog park, children's playground.
- Harmston Park Policy 1(e): Consideration to the temporary or permanent closure of Harmston Avenue between 6th and 7th Streets.
- Parks and Recreation Master Plan: Identify amenities desired by the surrounding neighbourhood as a basis for planning.
- Strategic Cultural Plan Objective 3.1: Increase availability of accessible and affordable spaces for arts and culture.

Opportunities

- Detailed design and activation of Harmston Park.
- Introduce regular programming and events in the park.
- Enable infill residential and mixed-use development around the park.
- Enhance trail connections, including strengthening access to Rotary Trail and McPhee Meadows.
- Historic Train Station provides a placemaking opportunity with economic potential.

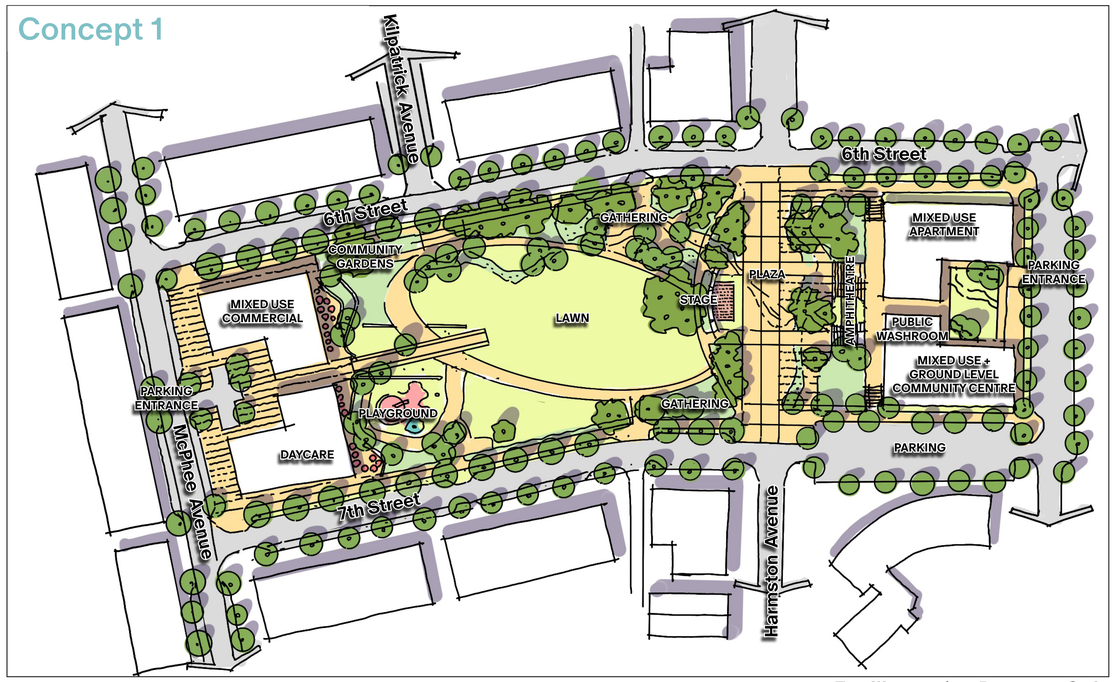
Constraints

- Perception of public safety issues near industrial areas.
- Privately-owned parcels could limit cohesive redevelopment.

HARMSTON PARK

Exploring Concepts and Park Features

Concept 1



For Illustrative Purpose Only

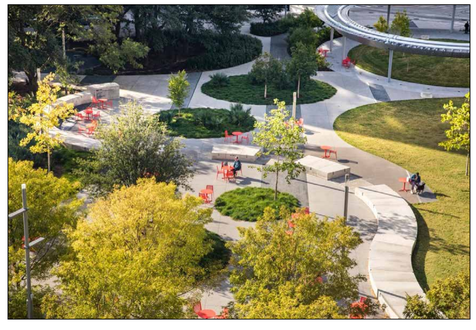
Concept 2



For Illustrative Purpose Only









These two concept explore potential programming elements for Harmston Park.

Concept 1 - Community Park and Civic Plaza

This concept integrates Harmston Park with a new civic plaza by closing Harmston Avenue to vehicle traffic (except emergency access). The plaza would serve as a flexible public space for markets, concerts, and community events.

The park would include a playground, community gardens, and an open lawn for informal recreation. Ground-level commercial or community uses in adjacent buildings could help activate the space throughout the year.

Concept 2 - Community Park

This concept envisions a more passive park anchored by a smaller plaza at 6th Street and Harmston Avenue, serving as a main entry point.

The park would feature a playground, community gardens, a dog park, and a large open lawn for informal use. Surrounding buildings would include more extensive commercial uses to help animate the area.

Parking

Expanded parking opportunities include:

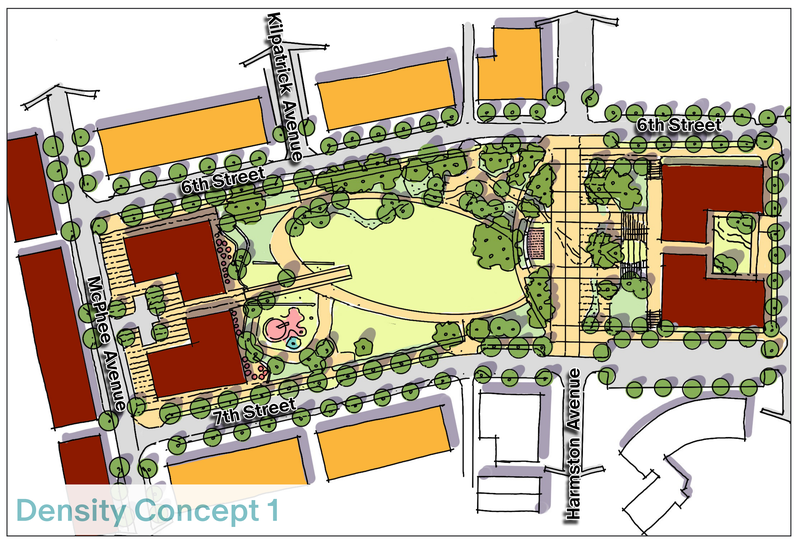
- Retaining public parking along 7th Street.
- Additional underground parking beneath new buildings between Harmston and Grant.
- New on-street parking surrounding Harmston Park.

Scan the QR code for further information and engagement opportunities specifically related to Harmston Park.

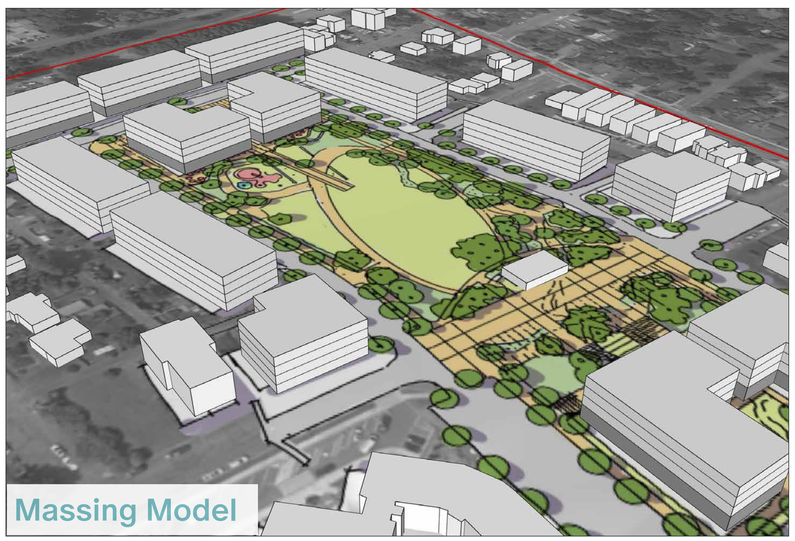
City of Courtenay

HARMSTON PARK

Form and Scale



Density Concept 1



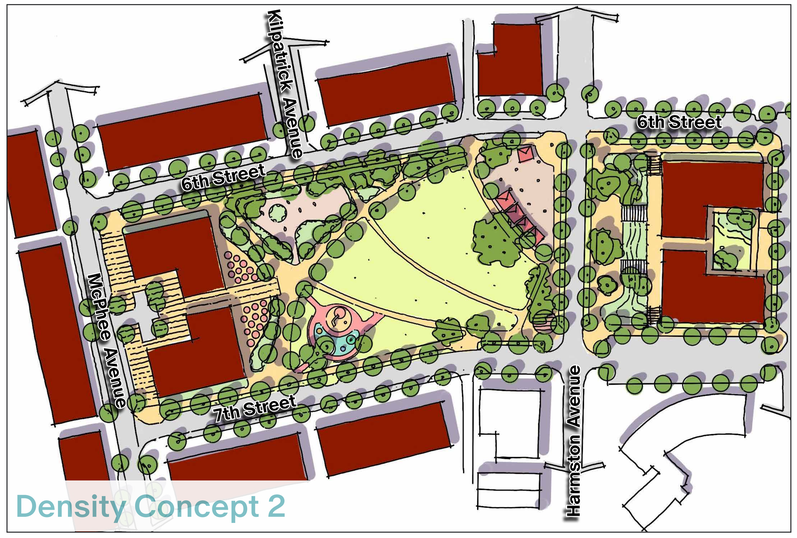
Massing Model

These two concepts explore potential density approaches surrounding Harmston Park.

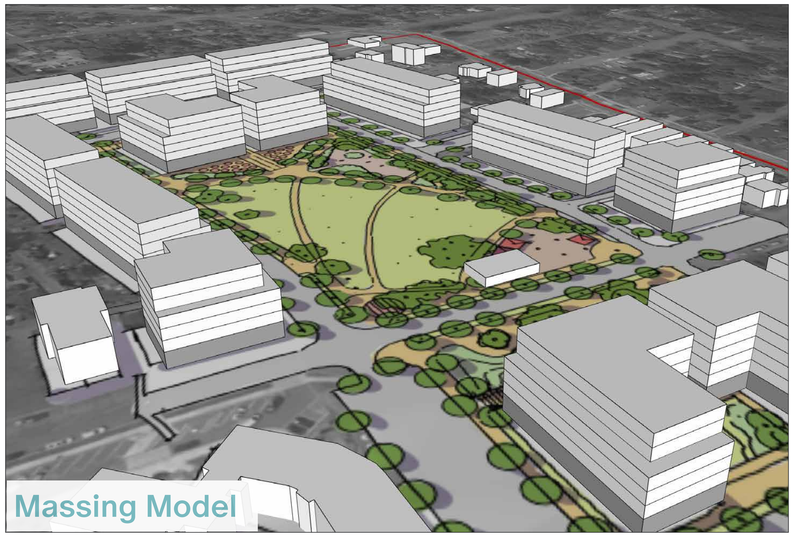
Density Concept 1 - Four Storeys with Limited Commercial

This concept proposes a consistent four-storey building form around Harmston Park and along McPhee Avenue.

Commercial uses would be limited to buildings fronting the park and McPhee Avenue, encouraging casual activation without overwhelming the area. The added residential density would help animate the park and offer housing close to valuable community amenities.



Density Concept 2



Massing Model

Density Concept 2 - Six Storey Mixed Use

This concept introduces six-storey mixed-use buildings surrounding Harmston Park.

Ground floors would feature commercial uses throughout, activating the park edges and bringing shops and services closer to residents.

Higher density supports a wider range of amenities, helps build a stronger sense of community, and can reduce car-dependency when part of a mixed use complete neighbourhood

Please note: The massing model illustrations show where added height and density could be supported—they do not represent the final built form.

- Residential
- Mixed-Use Commercial and Residential



