

OVERVIEW

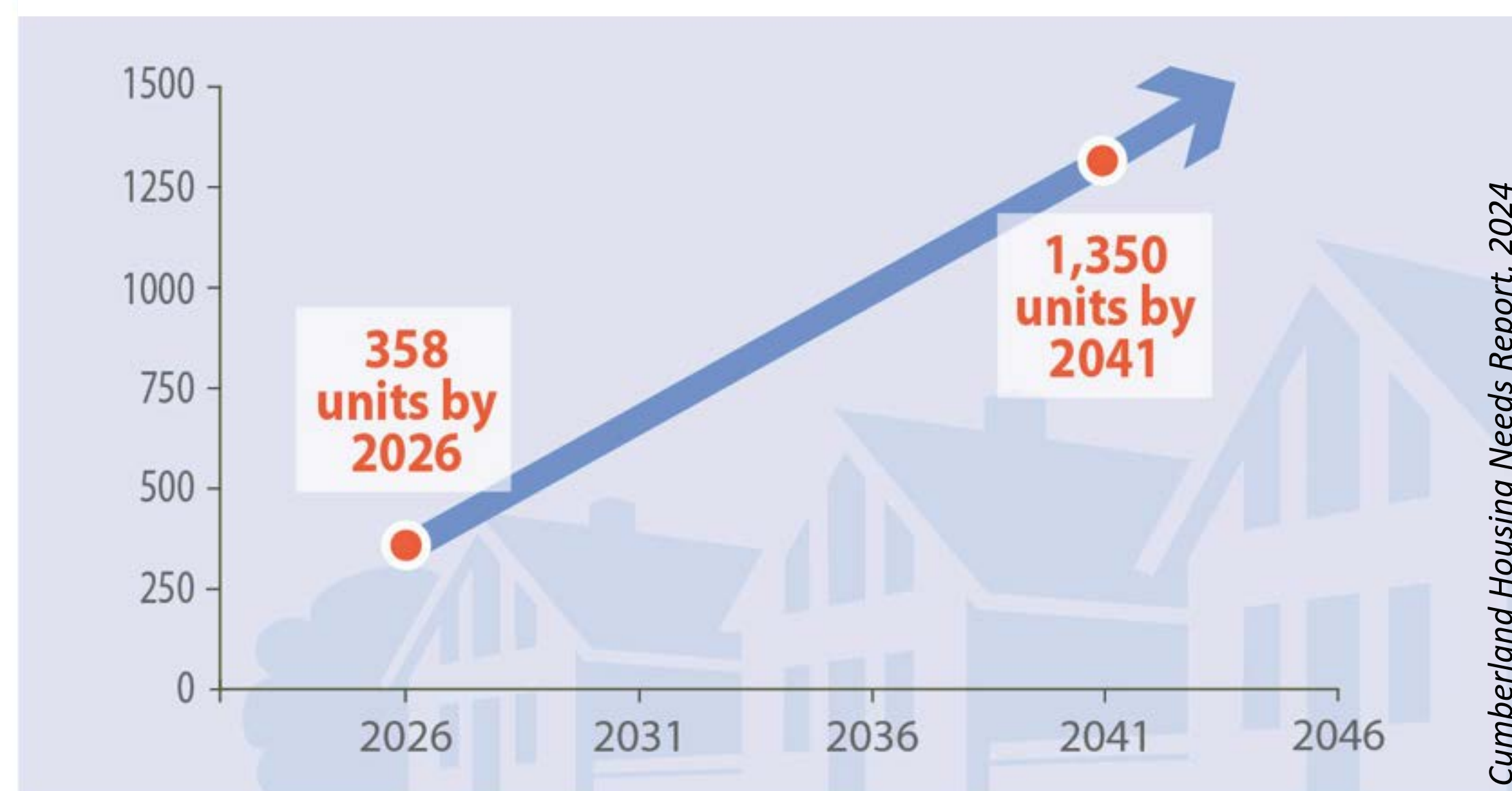
The New OCP: Community - Vibrancy - Natural Environment

The proposed new Official Community Plan (OCP) seeks to chart a course that fosters a strong sense of community, economic vibrancy, and a healthy natural environment.

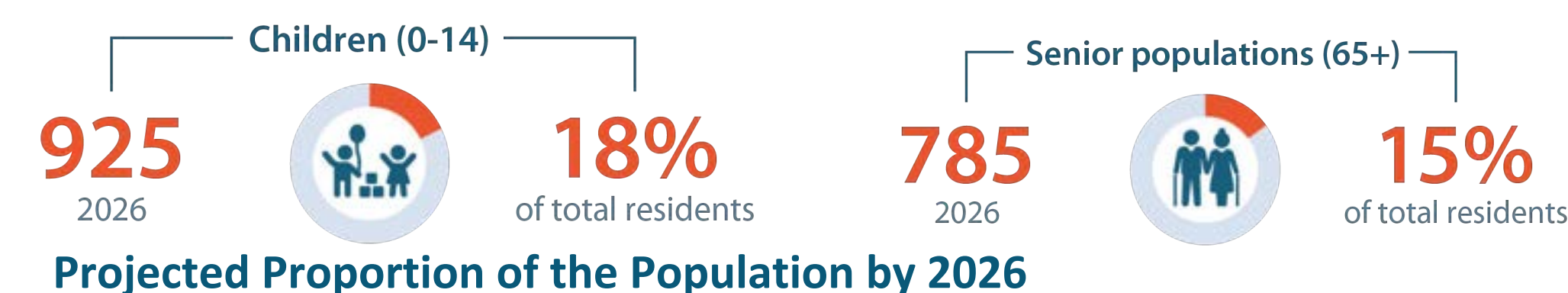
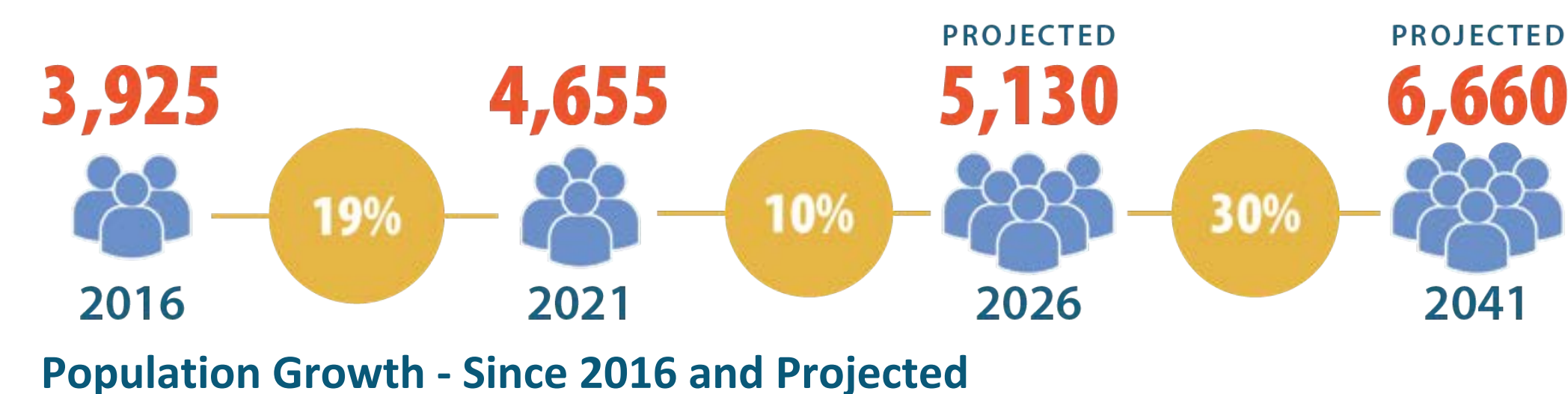
The OCP responds to the projected population growth and the need for housing that meets a diverse population - singles, young families with children, seniors, renters and owners.

The OCP also confirms Cumberland's ongoing commitment to reconciliation, to diversity, equity and inclusion, recreation opportunities, and a strong arts and culture community.

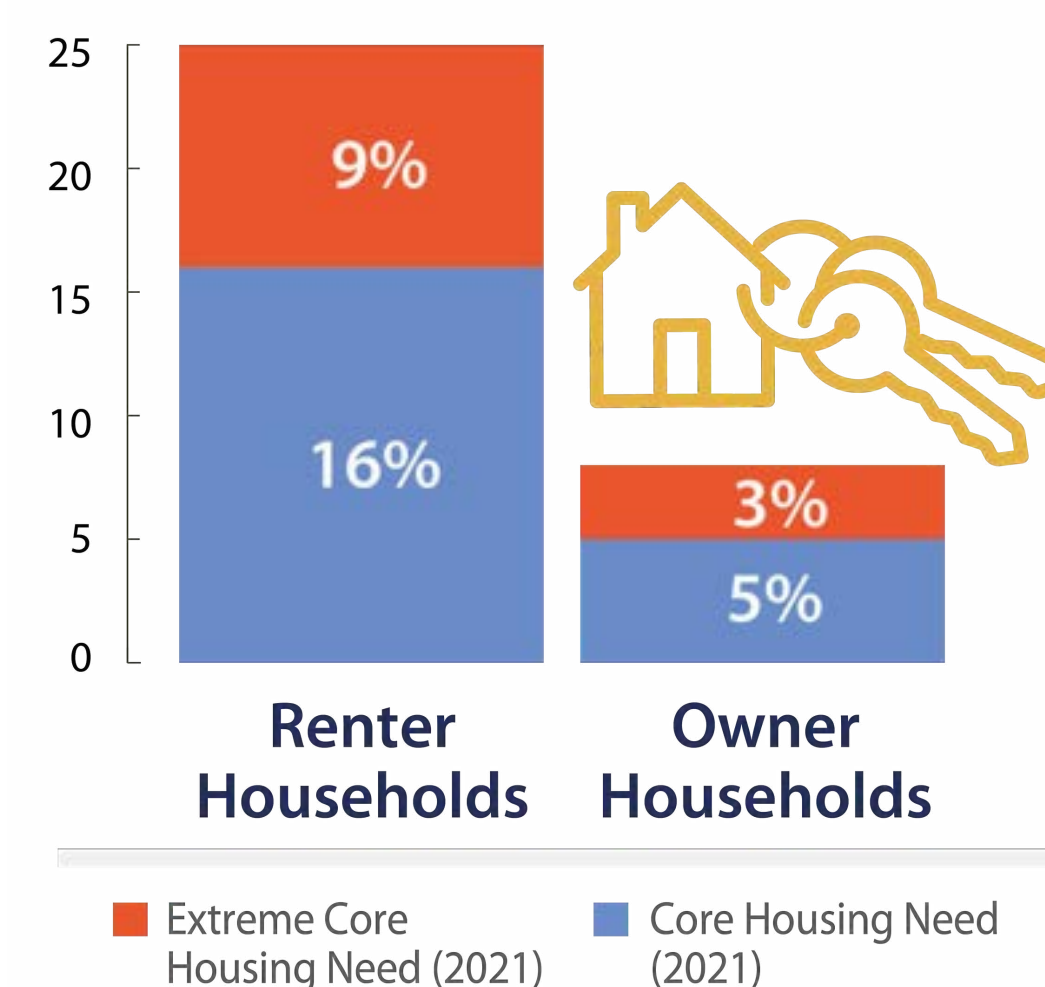
Cumberland's 5- and 20-year Housing Need



Community Demographics



Core Housing Need



16% of renter and 5% of owner households in Cumberland experience **core housing need**, spending more than 30% of household income on shelter costs

9% renter households and 3% owner households experience **extreme core housing need**, spending more than 50% of household income on shelter costs

What is an Official Community Plan (OCP)?

An OCP sets out a long-term vision, goals and policy to guide land use, growth and change in a community.

The OCP identifies desired future land uses in the community. Following the adoption of the OCP, zoning may be changed to reflect those land uses.

The OCP shapes development through development permit areas. Development permit areas set out guidelines to enhance environmental protection when a new property is developed and to regulate the form and character of multi-unit residential, commercial and industrial developments.

The OCP can designate Heritage Conservation Areas to protect the form and character of historically significant areas.

OCP Review Process and Timeline

During this third phase community engagement on the OCP, the Village is sharing the proposed new OCP bylaw for feedback. The new OCP incorporates the comments and feedback received during Phase 1 and 2, the Village’s 2024 Housing Needs Report, other Village plans and strategies, and new provincial requirements.

The final public engagement opportunity will be a public hearing on the OCP bylaw prior to adoption by Village Council.



Stay in the Loop



- Swing by the project page at engagecomoxvalley.ca/Cumberland
- Catch up on highlights of past engagement events
- “Follow” the page to receive updates



Feedback from Community Engagement

The Village engaged the community in spring/summer 2023 and 2024 on how Cumberland should grow and adapt to change over the coming years. The Village also received input from its Advisory Planning Commission, and its committees on Heritage, Affordable Housing and Homelessness Committee, and Accessibility and Inclusion. Following are the main themes from the community engagement.

Mixed Land Uses

Support for more mixed uses (commercial-residential)

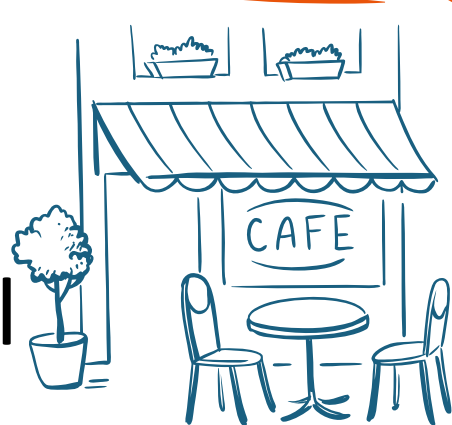


Support for a new Service Commercial Land Use Designation

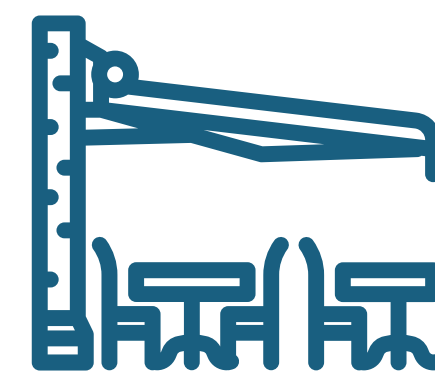


Village Character and Community

Strong desire to retain the Village character and feel



Update to Heritage Conservation Area Guidelines

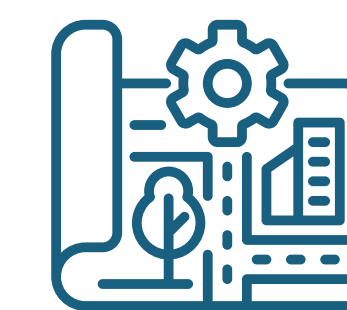


Housing and Transportation

Strong support for more affordable, inclusive and diverse housing options



Strong support for urban containment boundary



Support for more multi-family housing



Alternative transportation options a priority



Environment

Strong support for parks, greenways, conservation of sensitive ecosystems



Environmental protection a priority



For a comprehensive report of the community feedback received, visit engagecomoxvalley.ca/Cumberland

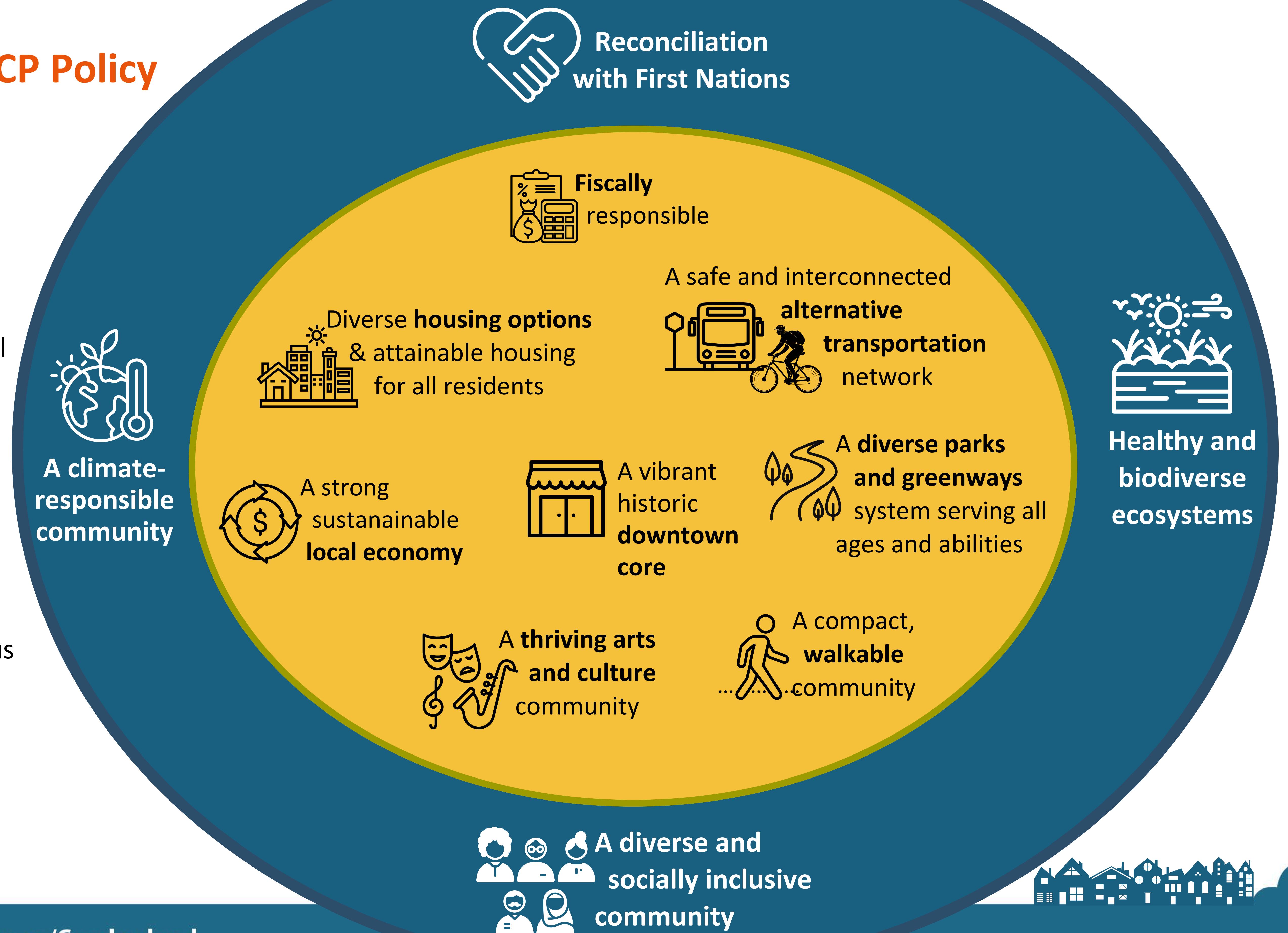


Goals To Guide OCP Policy

During previous engagement phases the community was asked to provide their aspirational goals for Cumberland.

Outer circle - Foundational goals that provide the ethical grounding to how the Village operates and interacts with the community.

Inner circle - Complete community goals that focus on cultivating a healthy, inclusive and liveable community.



Small Scale Multi-Unit Housing

The OCP implements new provincial Small Scale Multi-Unit Housing (SSMUH) regulations that require local governments with populations over 5,000, or with an urban containment boundary, to designate and zone land to permit up to four residential units on lots less than 4050 m² that have previously permitted single residential homes.

The new OCP increases the residential infill area (see Land Use board) to implement the provincial regulations. As part of the Zoning Bylaw update those lands will be zoned to permit up to four units. Housing forms may include detached and semi-detached dwellings, secondary suites, laneway houses, duplexes, tri-plexes and four-plexes.



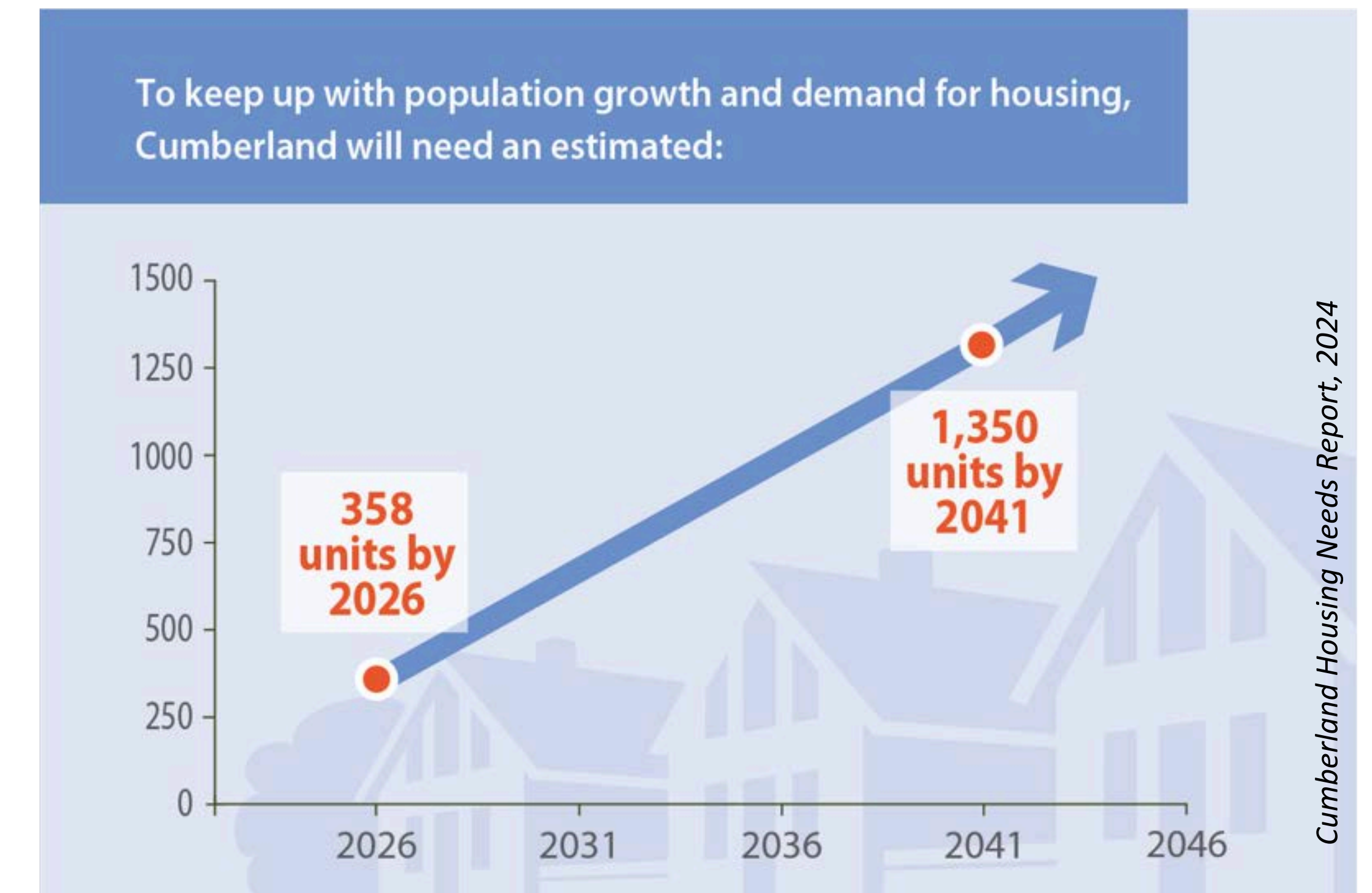
Examples of residential infill / small scale multi-unit housing

Cumberland's Housing Need

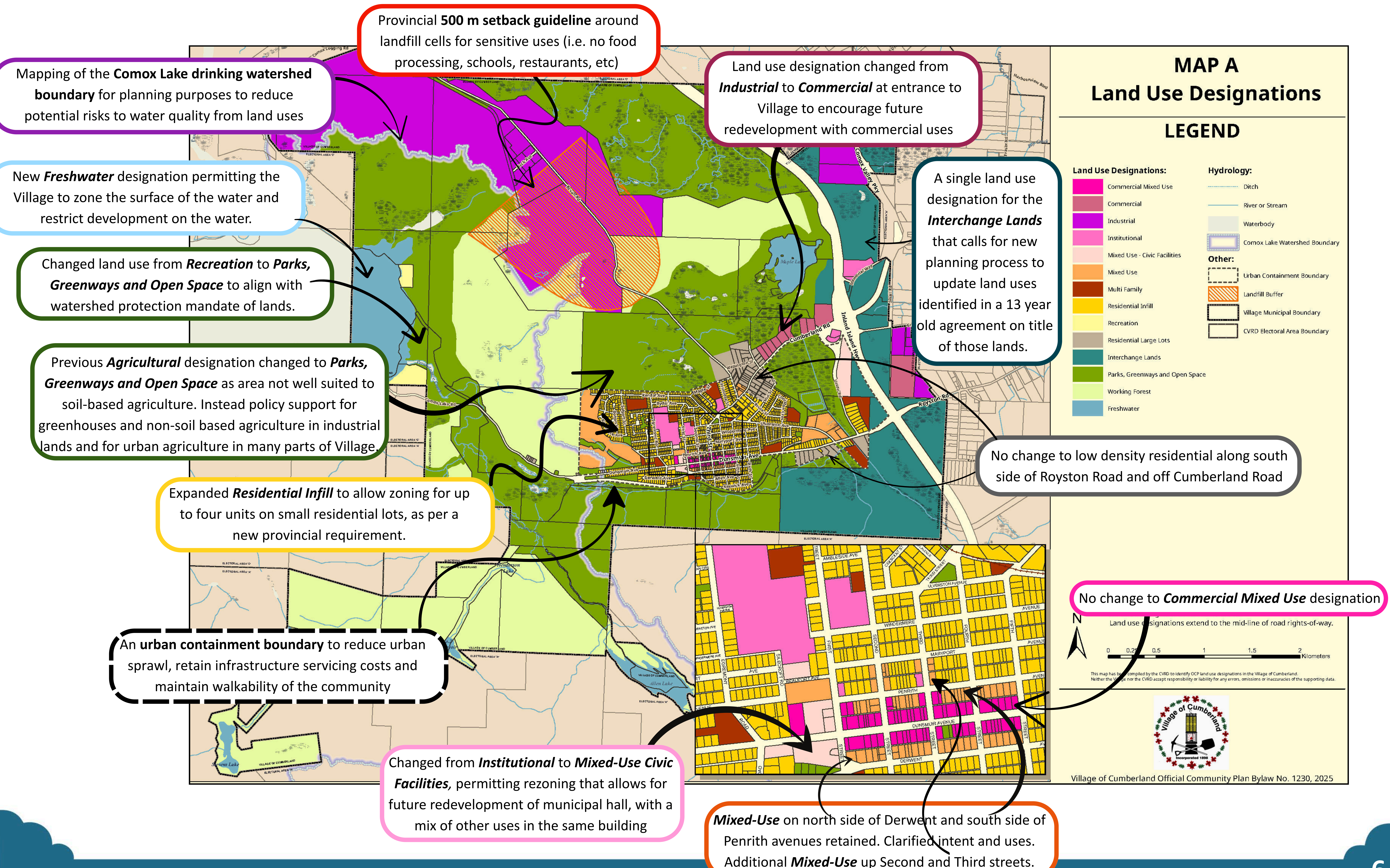
Cumberland's 2024 Housing Needs Assessment projects the 5- and 20-year housing need for the community. The OCP has to designate sufficient land to meet that need.

The OCP aims to meet Cumberland's housing need through lands designated for:

- residential infill
- multi-unit residential
- mixed use
- mixed use-civic facilities.



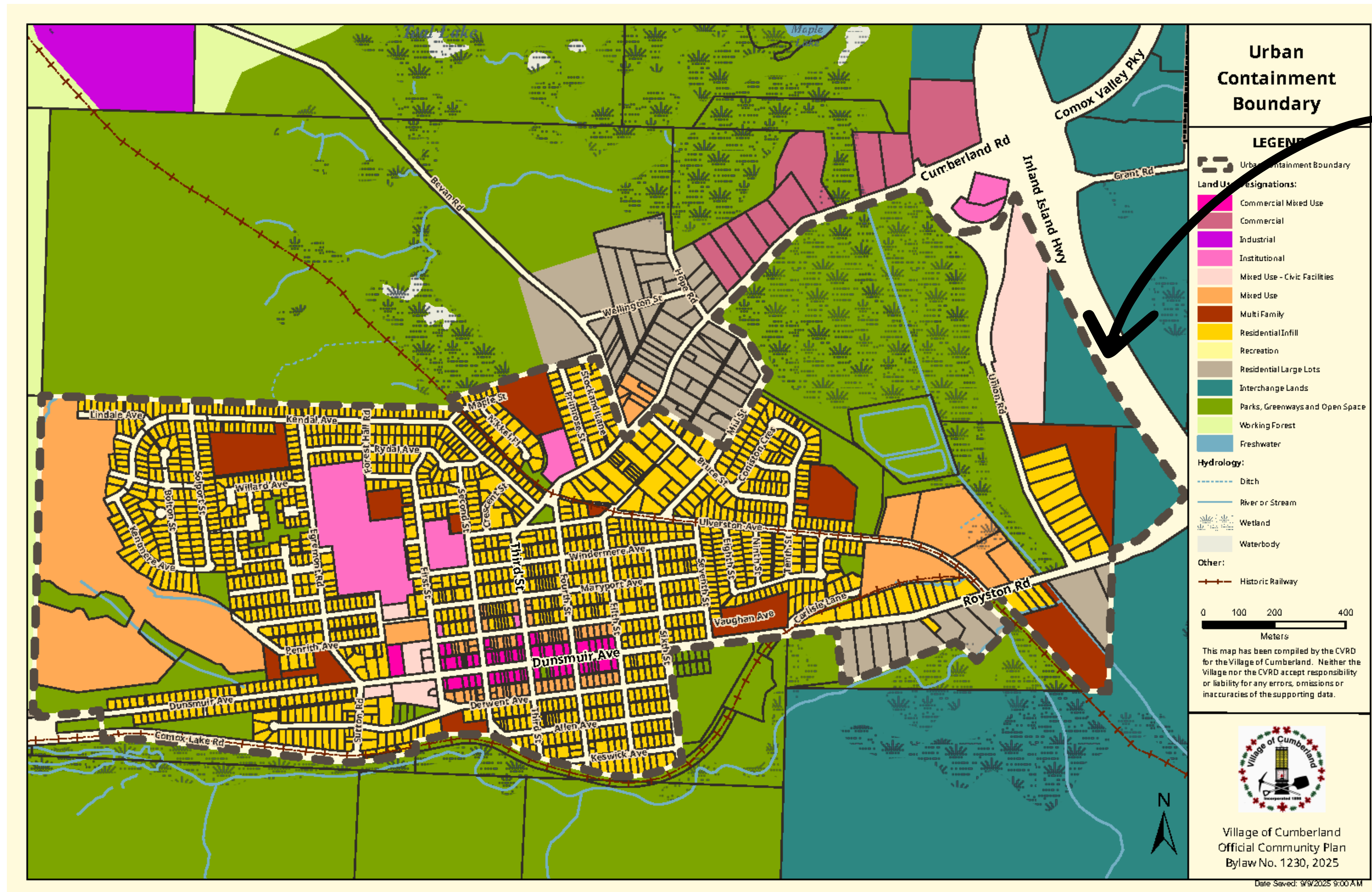
WHAT'S NEW - LAND USE



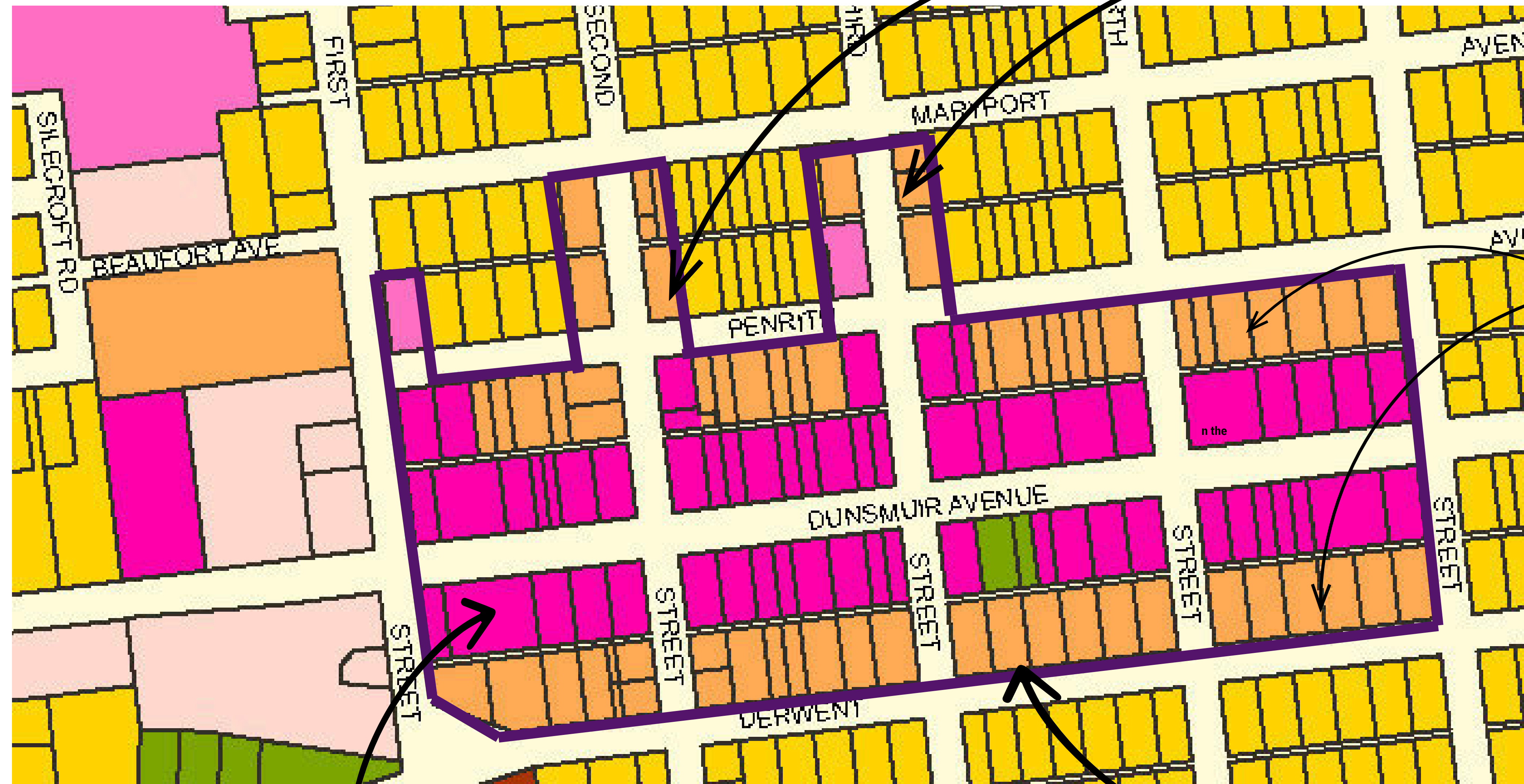
URBAN CONTAINMENT BOUNDARY

Purpose of the Urban Containment Boundary

- Contain residential growth, including SSMUH infill
- Reduce urban sprawl
- Maintain walkability of the community
- Retain greenspace around Village
- Reduce infrastructure maintenance and replacement costs.



LAND USE - HISTORIC COMMERCIAL CORE



Retain the existing **Commercial Mixed Use** designation for the historic village commercial core

Extend the **Heritage Conservation Area (HCA)** (*purple boundary*) to include the above two mixed use areas, requiring heritage alteration permits to retain the historic character of existing buildings and ensure respectful integration of new construction

Instead of the previous Residential Infill, the land use designation between Penrith and Maryport on Second and Third Streets is proposed for **Mixed Use** (commercial and residential) to:

- extend the downtown core into the direction it is already naturally growing
- enable possible future pedestrianization of Third Street

The existing **Mixed Use** designation on the south side of Penrith and north side of Derwent is retained to:

- permit mixed use and stand-alone commercial
- provide option for professional services (dentists, doctors, physios) to locate off Dunsmuir Avenue, retaining Dunsmuir for uses that animate the street, like restaurants and retail
- provide opportunity for adaptive use of heritage homes
- enable laneway businesses

LAND USE DESIGNATIONS

Commercial (24 ha)

Designation intended for commercial uses requiring buildings that are larger in size than what can be accommodated on a ground floor unit within a mixed-use building. Uses include small-scale manufacturing and processing and related storage, handling, display and retail of materials, goods and equipment, or for services such as fitness studios, educational facilities, tourist accommodation and grocery store.

Commercial Mixed Use (4 ha)

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.

Freshwater (137 ha)

Applies to all lakes. Intent is to protect the lakes' freshwater ecosystem, natural processes, water quality and quantity.

Industrial (436 ha)

Intended to allow for a variety of primary industrial uses, as well as a diversity of light industrial and ancillary uses.

Institutional (16 ha)

Designation for 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.

Interchange Lands (292 ha)

Applies to the lands abutting or in close proximity to Highway 19. Development of this area is not required to meet the projected 20-year housing need but the lands 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 must protect wetlands and sensitive environments, include parkland and trail corridors, maintain connectivity with recreational trails on adjacent lands, and provide a vegetated buffer to the highway.

Mixed Use (38 ha)

Intended to promote mixed commercial and residential development and create vibrant neighbourhoods with commercial nodes. Mixed use can include live/work, live above, as well as free-standing residential or free standing commercial units.

Close to the downtown commercial core and within the Heritage Conservation Area, the conversion and adaptive use of heritage homes is encouraged.

Mixed Use – Civic Facilities (9 ha)

Intended for a mix of civic, commercial, multi-family, institutional, cultural, and public open space uses.

Multi-Unit Residential (19 ha)

Intended to allow for a variety of multi-family residential uses such as, townhouses, multi-plexes, and apartment buildings with densities up to 160 units per hectare.

This designation aims to absorb a large proportion of the projected population growth in close proximity to the Village core. Adding this type of medium density within existing service areas optimizes the use of neighbourhood infrastructure and provides opportunities for development-funded upgrades to existing civic infrastructure.

Open Spaces, Parks, and Greenways (1,044 ha)

Intended to provide suitable land for environmental conservation, heritage conservation, biodiversity and wildlife connectivity, 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.

Recreational Residential (11 ha)

Applies to land on the east end of Comox Lake, developed with recreational cabins prior to modern zoning and environmental controls. The intent is to restrict additional development on the property, minimize the impact of existing non-conforming development, and reduce the risk of possible short- and long-term impacts on the water quality of Comox Lake, the drinking water supply for the Comox Valley.

Residential, Large Lot (29 ha)

Intended for low density residential use. These properties are generally located outside or at the fringe of the urban containment boundary and may or may not be connected to municipal servicing.

Residential Infill (100 ha)

Intended to accommodate infill housing of up to four units within a 10-20 minute walk of the Village commercial core and absorb a large proportion of the projected population growth.

Infill development may include single-residential with a secondary suite and/or accessory dwelling unit (e.g. coach house, laneway house), townhouses, duplexes, triplexes, or fourplexes. The renovation of heritage homes to include multiple units is also envisioned within this area. Densities range from approximately 31 units to 123 units per hectare.

Working Forest (707 ha)

Includes privately managed working forest in the northwest of the Village and intended to accommodate forest management and other resource land uses. Land to the south of Comox Lake Road is intended to accommodate low impact recreational uses. The intent is that subdivision of land within this land use designation will be primarily for environmental conservation and appropriate recreational purposes.