

Welcome!

Official Community Plan Update Public Open House

The City of Courtenay is updating its Official Community Plan (OCP) to meet the community's housing needs over the next 20 years, as required by the Province of British Columbia.



Learn more, ask questions
and share your feedback.

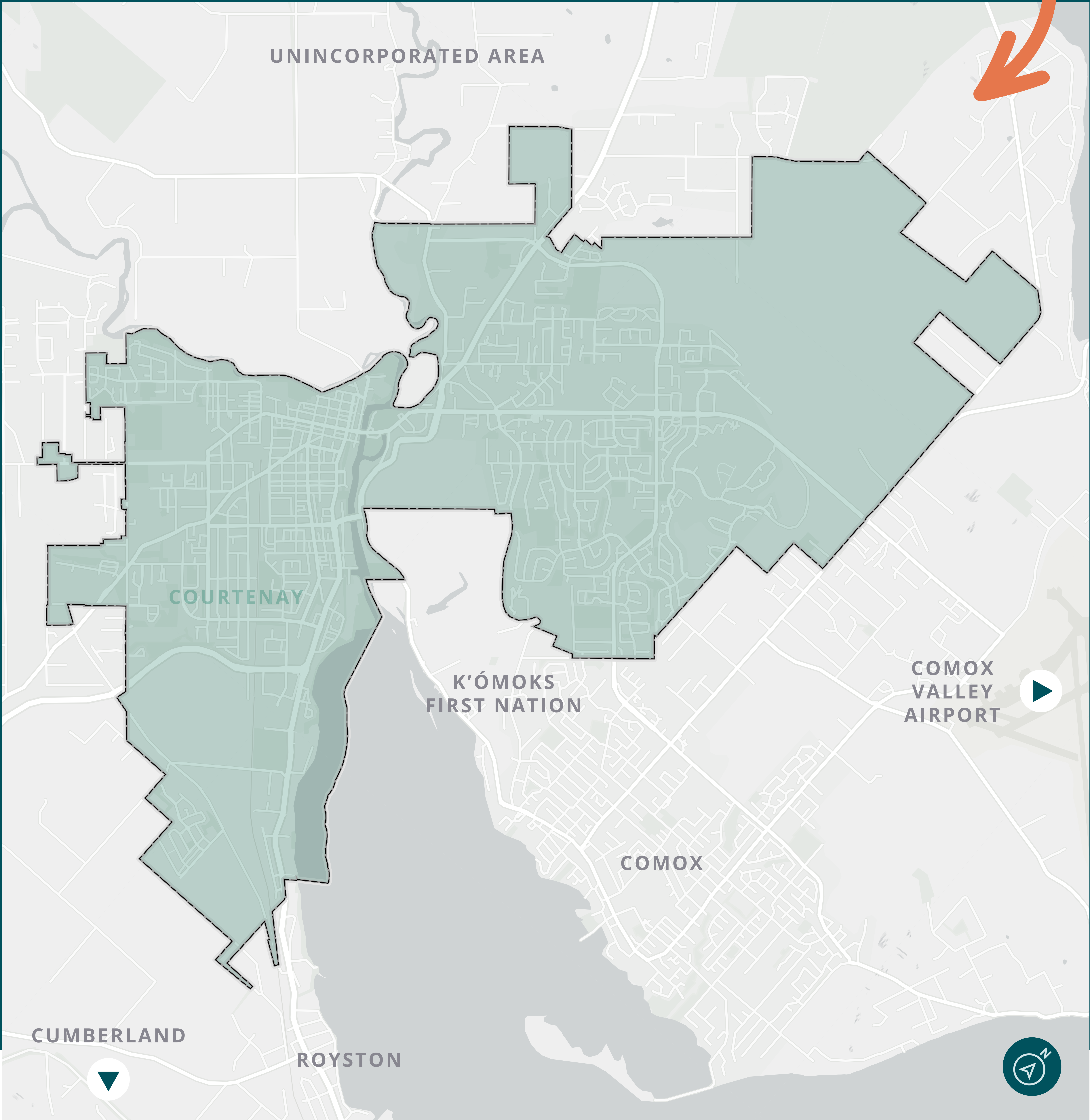


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Thank you for joining us today

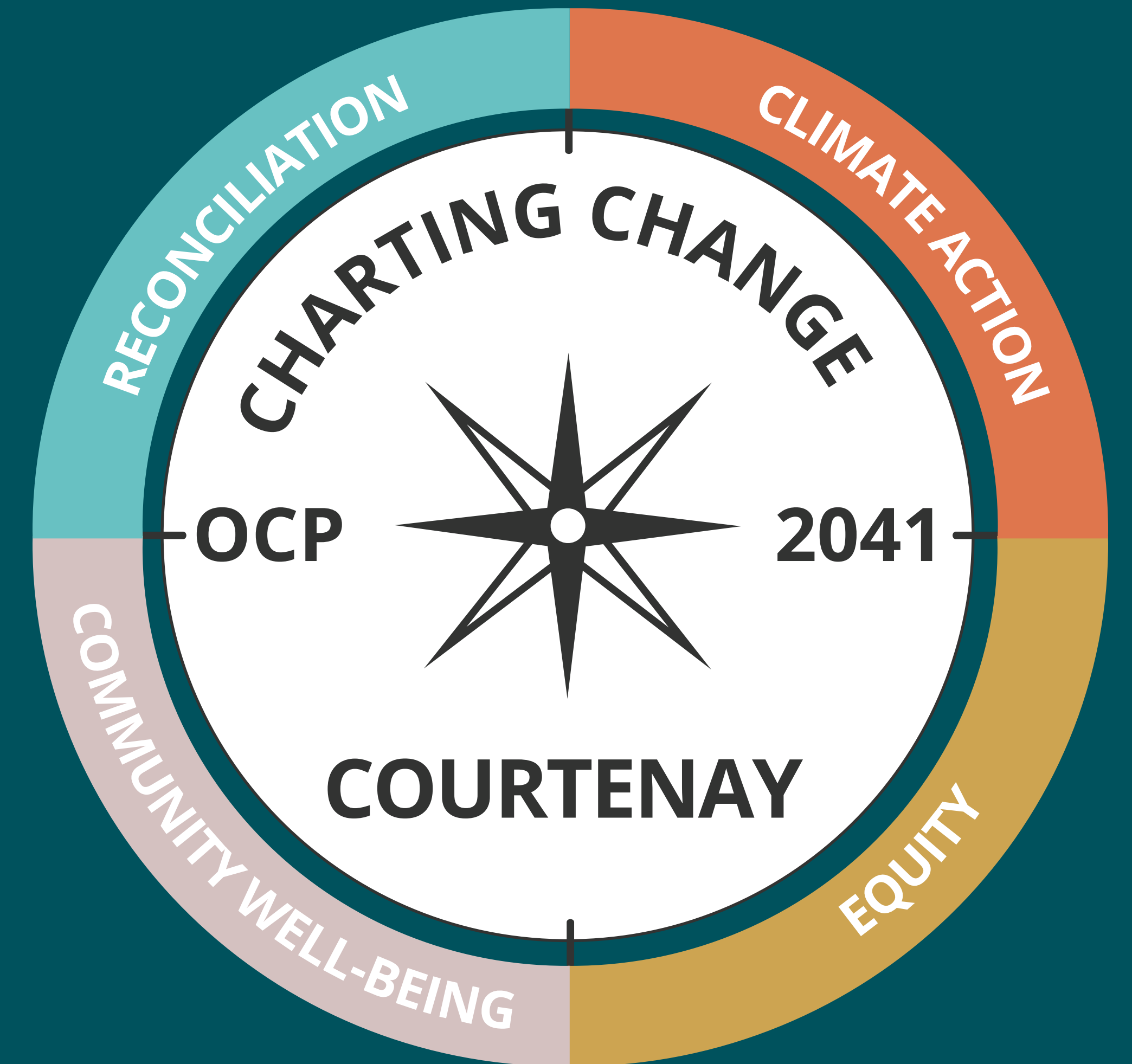
Help us see who's here today! Place a **dot on the map** to show where you live, work, or spend time in Courtenay.



● WHERE YOU LIVE ● WHERE YOU WORK ● WHERE YOU SPEND TIME

Official Community Plan Update

The City of Courtenay is updating our Official Community Plan (OCP) to meet the community's housing needs over the next 20 years, as required by the Province of British Columbia.



What is an OCP?

A guiding policy document created by local governments that provides a long-term vision for how a community will grow and develop.

How we got here?

Courtenay's existing OCP was updated in 2022 following over 2 years of public consultation. The previous OCP was from 2005.

This 2025 update is required to ensure Courtenay is growing in a way that reflects provincial planning and affordable housing requirements.

What the update will do:

- Identify where and how Courtenay can grow in a way that maintains a high quality of life.
- Expand new housing opportunities through updates to land-use designations and associated policies.
- Make sure growth is supported by roads, utilities, parks, and other services and amenities.
- Align the OCP with other City plans so that everything works together.
- Bring in new planning tools available to municipalities to support sustainable growth.



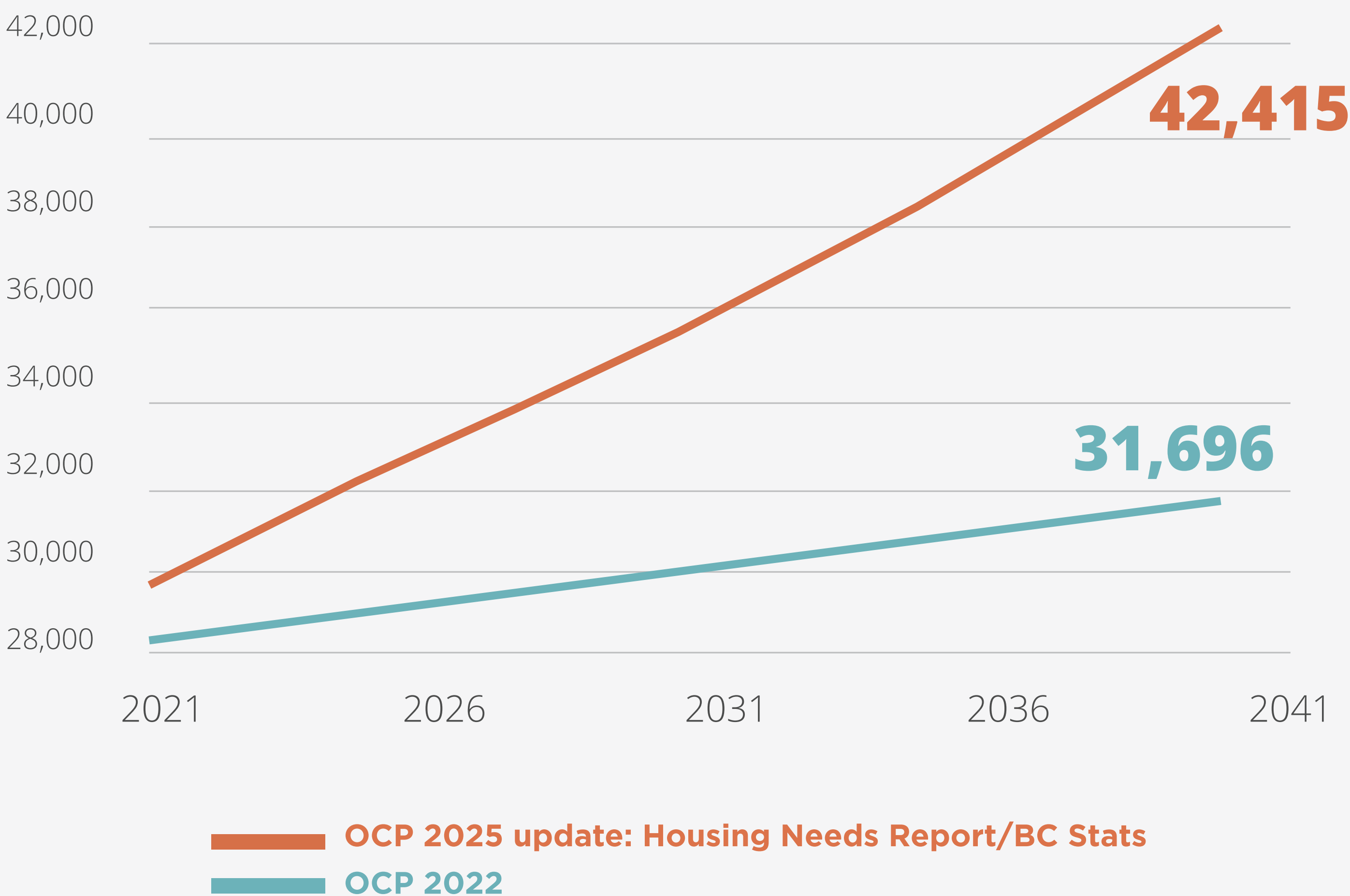
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We're Growing!

Faster than we thought. The growth outlook in the 2022 OCP was based on data available prior to the release of the 2021 Census, which indicated more people moving to Courtenay than originally anticipated.

Population Projection Comparison (2021-2041)

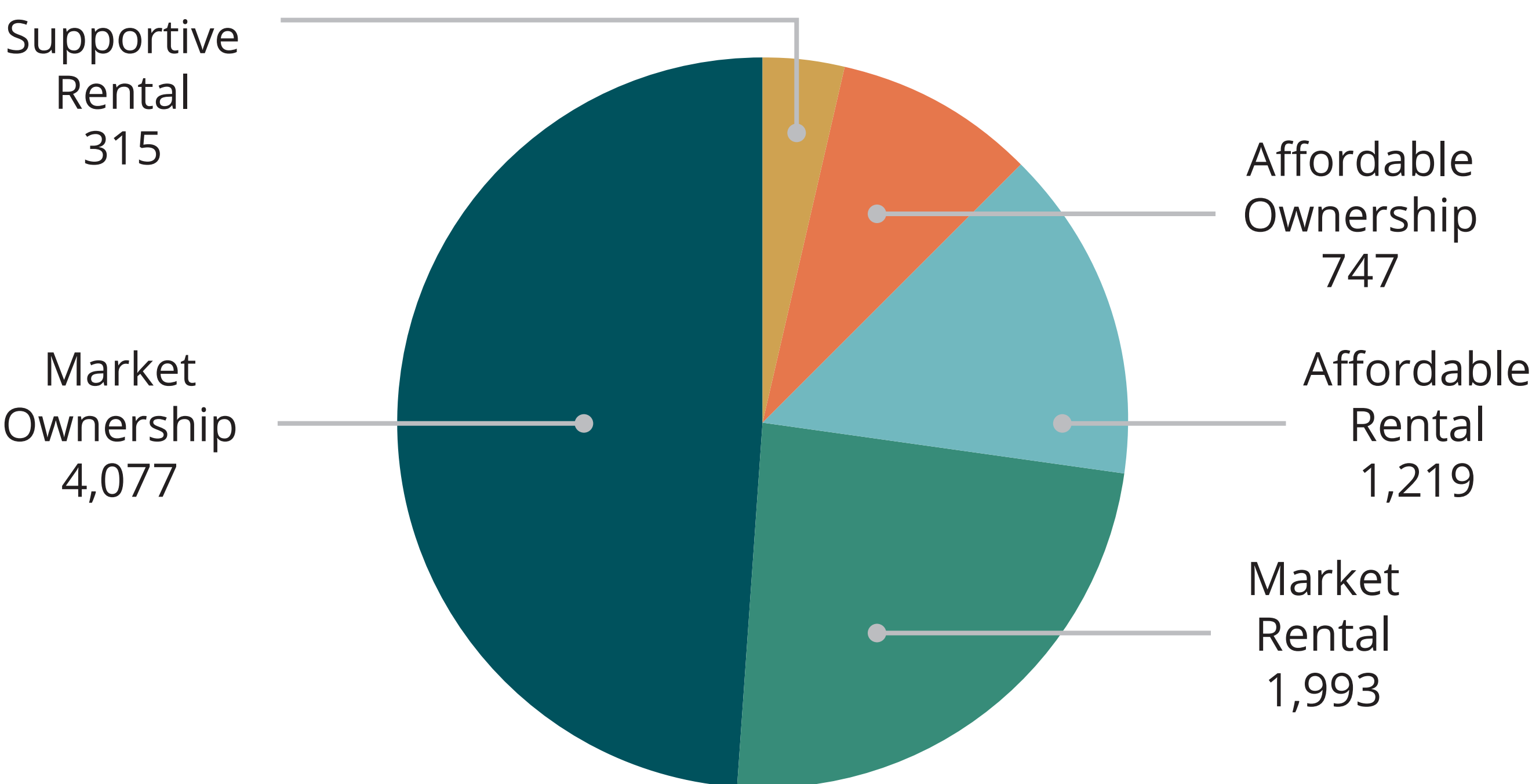


Planning for 20 years of Housing need

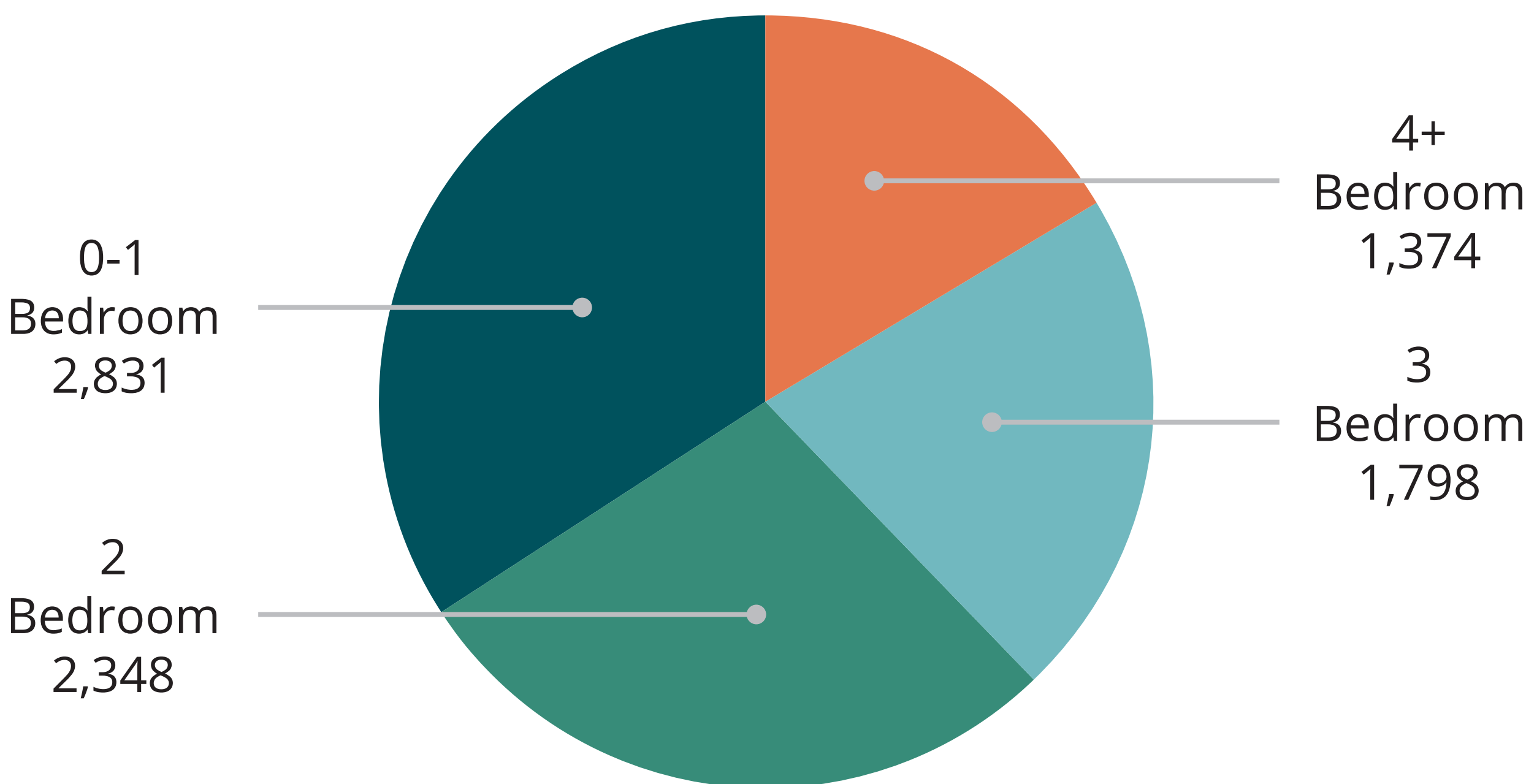
The Province of B.C. now requires municipalities to plan for housing needs over the next 20 years in their OCPs. These needs are identified through Housing Needs Reports, which analyze local data to guide future land use and housing decisions.

Population projections are continuously evolving. Provincial legislation now requires that local governments update their population projections and housing needs reports every 5 years to account for changes in BC communities.

20 YEAR HOUSING NEED BY TENURE



20 YEAR HOUSING NEED BY SIZE



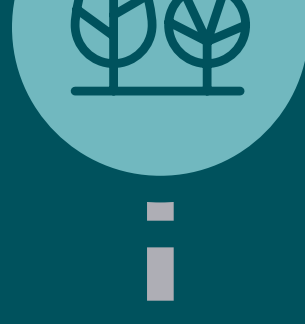
Courtenay's Housing Needs Report projects a need for 8,351 additional homes by 2041 to accommodate a population of about 42,415. Some of these homes have already been built.



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What's New, What's Not ...

The proposed **updates** for the OCP will ensure Courtenay can support growth into the future, they include:

-  Develop a planning cycle, reviewing plans every 5 years.
-  Update the land use policies to plan for specific neighbourhoods, development constraints and boundary expansion.
-  Clarify land use policies on built form and density.
-  Monitor development market to ensure new policy does not deter new housing.
-  Create a housing strategy for Courtenay's unique needs.
-  Ensure infrastructure can support growth.
-  Plan parks and community spaces with an emphasis on programing and place making.
-  Ensure a green and resilient City of Courtenay.
-  Support work together through open, ongoing community engagement.

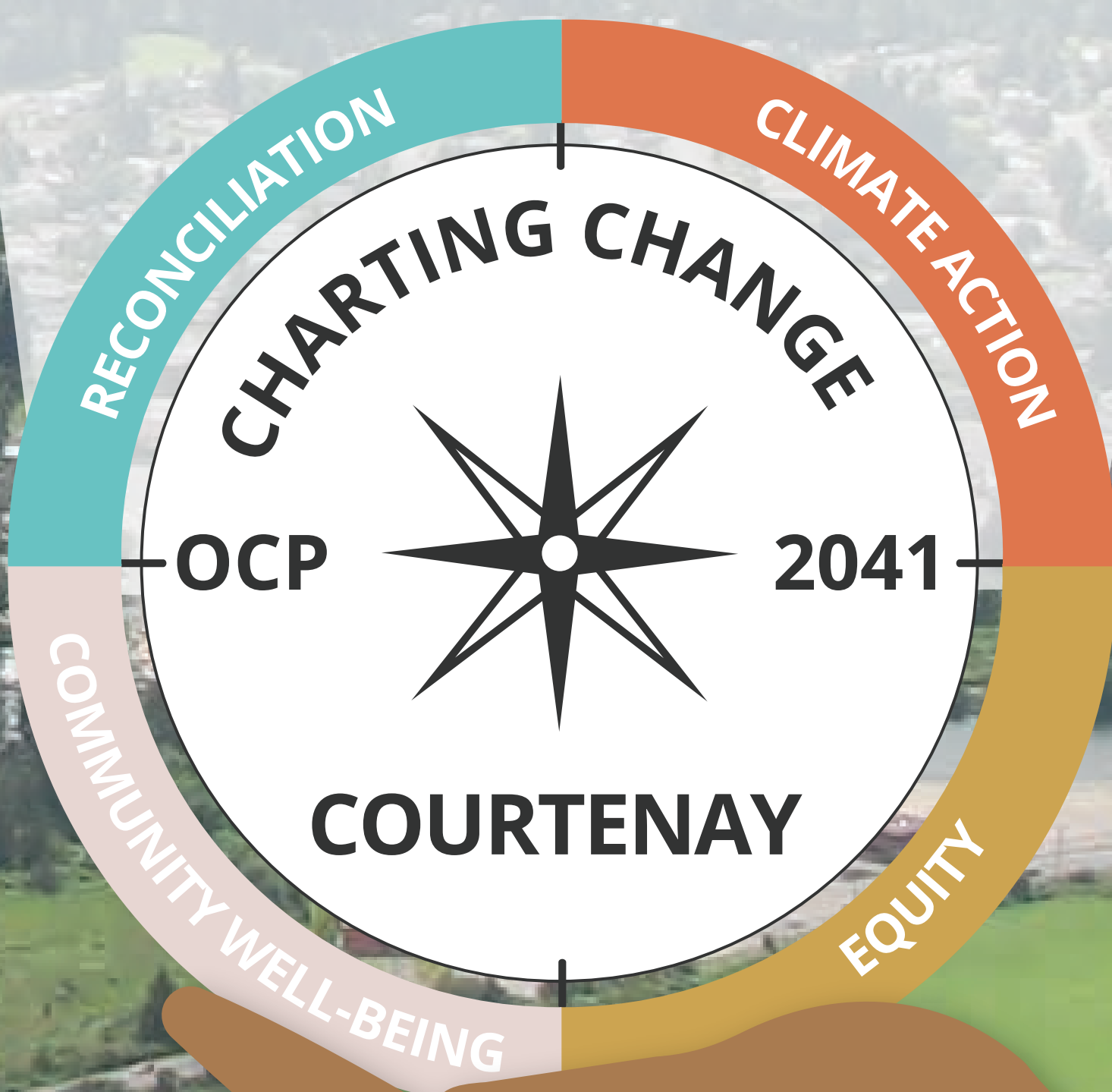
Courtenay's Official Community Plan was adopted in 2022 after a two-year process of research, visioning, and engagement. The OCP is built around four cardinal directions to achieve a community led vision and goals for Courtenay's future. **These directions, vision and goals continue to guide the OCP update.**

VISION

Courtenay is responsible for the future, supporting high quality of life with a low-carbon footprint for all.

GOALS

- Investing in relationships
- Economic success emerges from community values & place
- Love for local places
- Housing choices for all
- Functional transportation choices
- Land is valued as a precious resource
- More space and time in nature
- Strong neighbourhoods
- A City for everyone

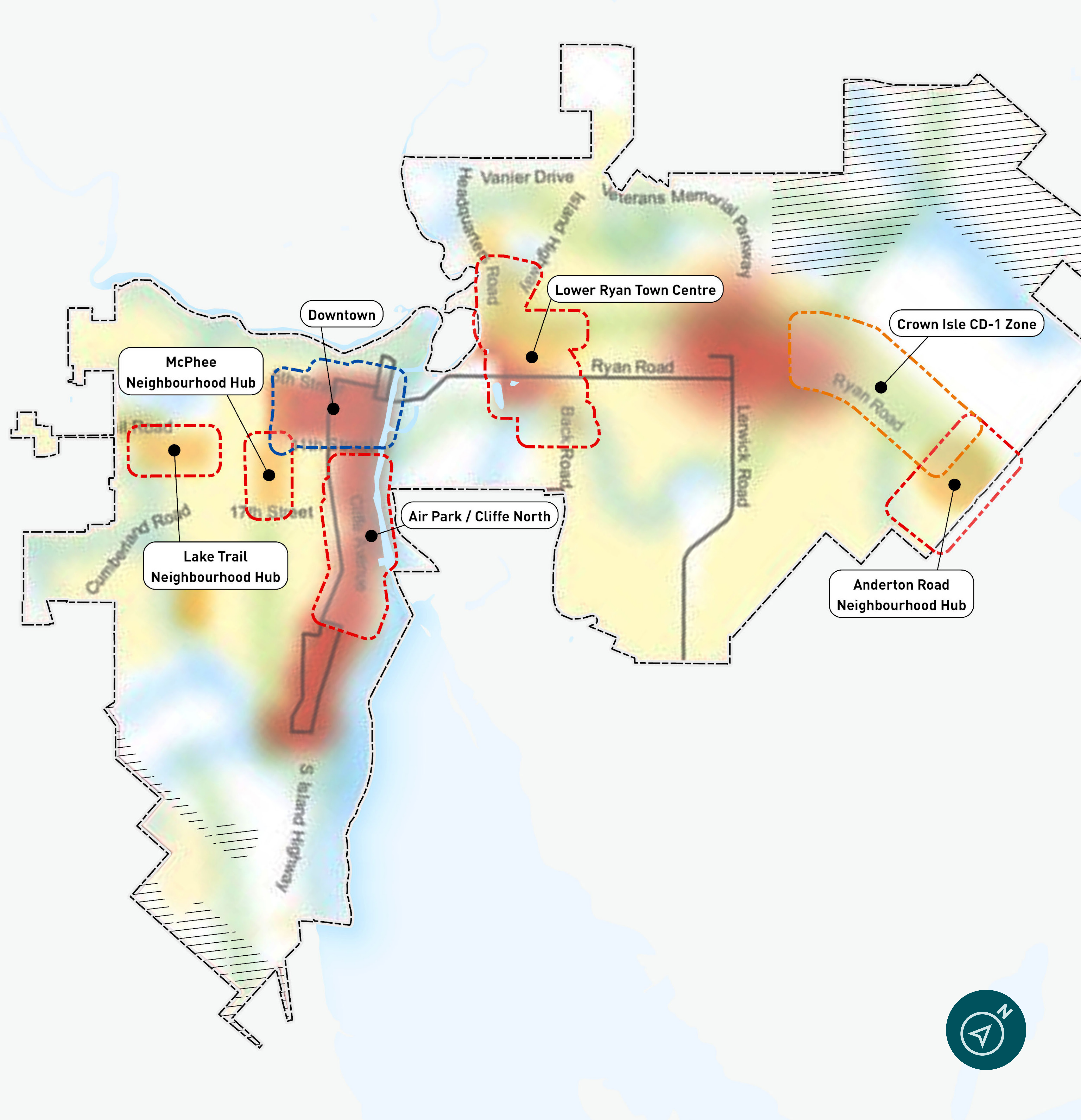


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Community Growth

The approach to new growth will remain consistent with the 2022 OCP, reaffirming the city’s approach to strengthen existing growth nodes and corridors across the city. Through this approach, Courtenay will continue to grow in a responsible manner.



- | | | | |
|---------------------------------|----------------------------------|-----------------------------|---------------------------|
| Priority Future Local Area Plan | Primary Growth Centre/Corridor | No Growth | Municipal Boundary |
| Local Area Plan In Development | Secondary Growth Centre/Corridor | Conceptual Aquatic ESAs | Future Growth |
| Master Plan Update | Infill | Conceptual Terrestrial ESAs | Frequent Transit Corridor |

Update: Local Area Plans for high growth areas

To guide neighbourhood-level growth and change.

What they are: More detailed plans that apply the OCP’s big-picture vision to specific areas.

What they do: Shape how neighbourhoods evolve with the public’s input on zoning, housing, and amenities.

What’s next: Future LAPs will roll out over time, subject to Council approval. The next one planned is for lands along the Cliffe Avenue Urban Corridor around the Courtenay Airpark.

What about expanding the City’s boundaries?

Analysis indicates the City won’t need to expand its boundaries for this OCP update. As we continue to grow, future Settlement Expansion Areas will be considered in line with the regional growth strategy.

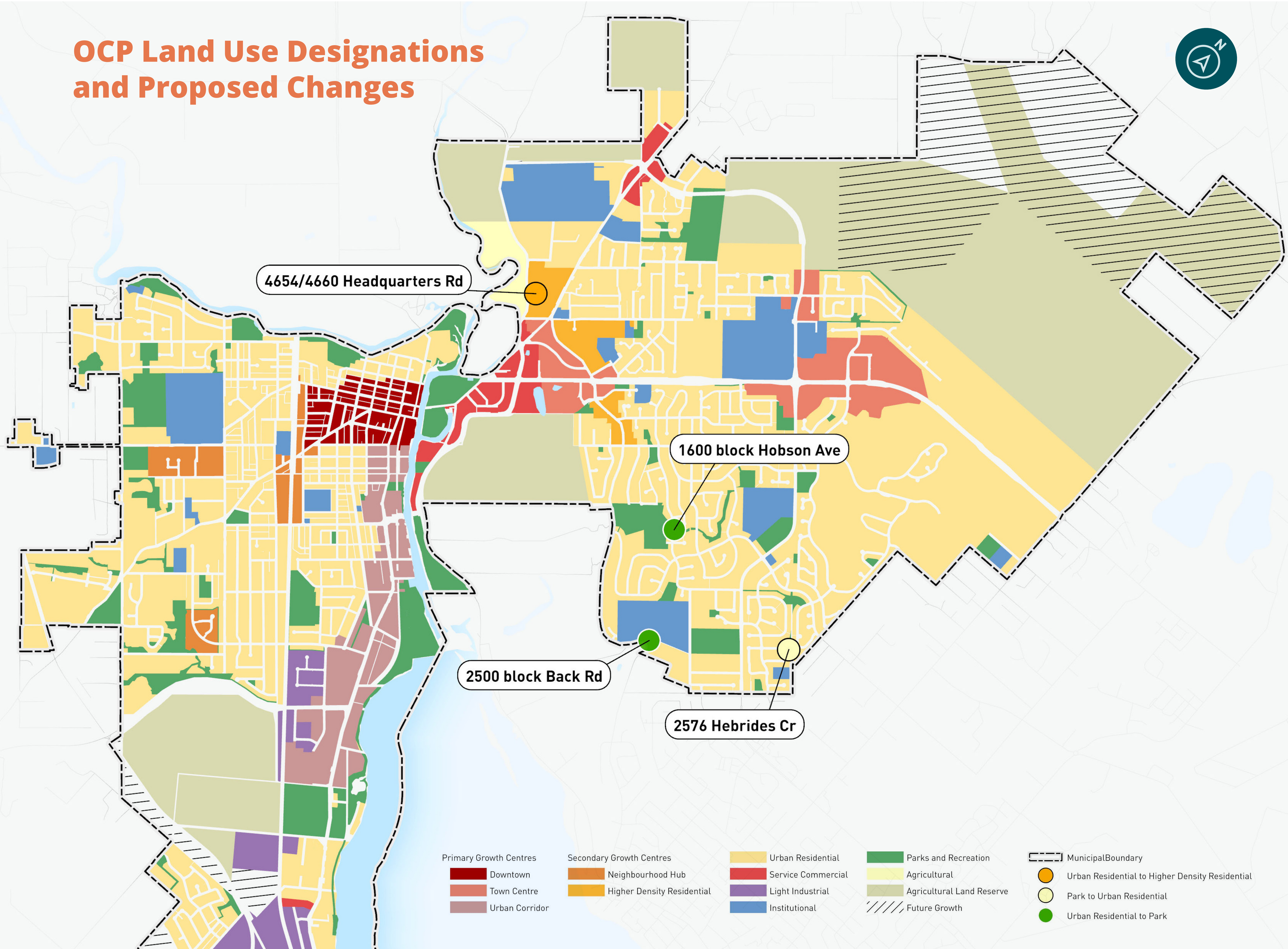


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Land Use Designations & Zoning

Land Use Designations provide high-level direction on what uses and built forms will be permitted in each area. This is then implemented by the Zoning Bylaw. Our current land use designations won't change much, except to ensure consistency across designations and in appropriate locations to provide more detail to better guide the Zoning Bylaw.



What can be built and where?	DOWNTOWN	TOWN CENTRE	URBAN CORRIDOR	NEIGHBOURHOOD HUB	HIGHER DENSITY RESIDENTIAL	URBAN RESIDENTIAL
GROUND-ORIENTED BUILDINGS Up to 4 storeys, each unit must contain a direct access to the outside at grade level	✓	✓	✓	✓	✓	✓
LOW-RISE Up to 4 storeys	✓	✓	✓	✓	✓	Conditional
MID-RISE 5 or 6 storeys	✓	✓	✓	Conditional	Conditional	
HIGH-RISE 7 or more storeys. Increased heights are subject to view, solar and shading analysis.	Conditional	Conditional	Conditional			

Note: Density Bonus may apply to higher density developments within each Land Use Designation. Conditional developments will be considered based on Local Area Plan direction.

Infrastructure Growth

Updates:

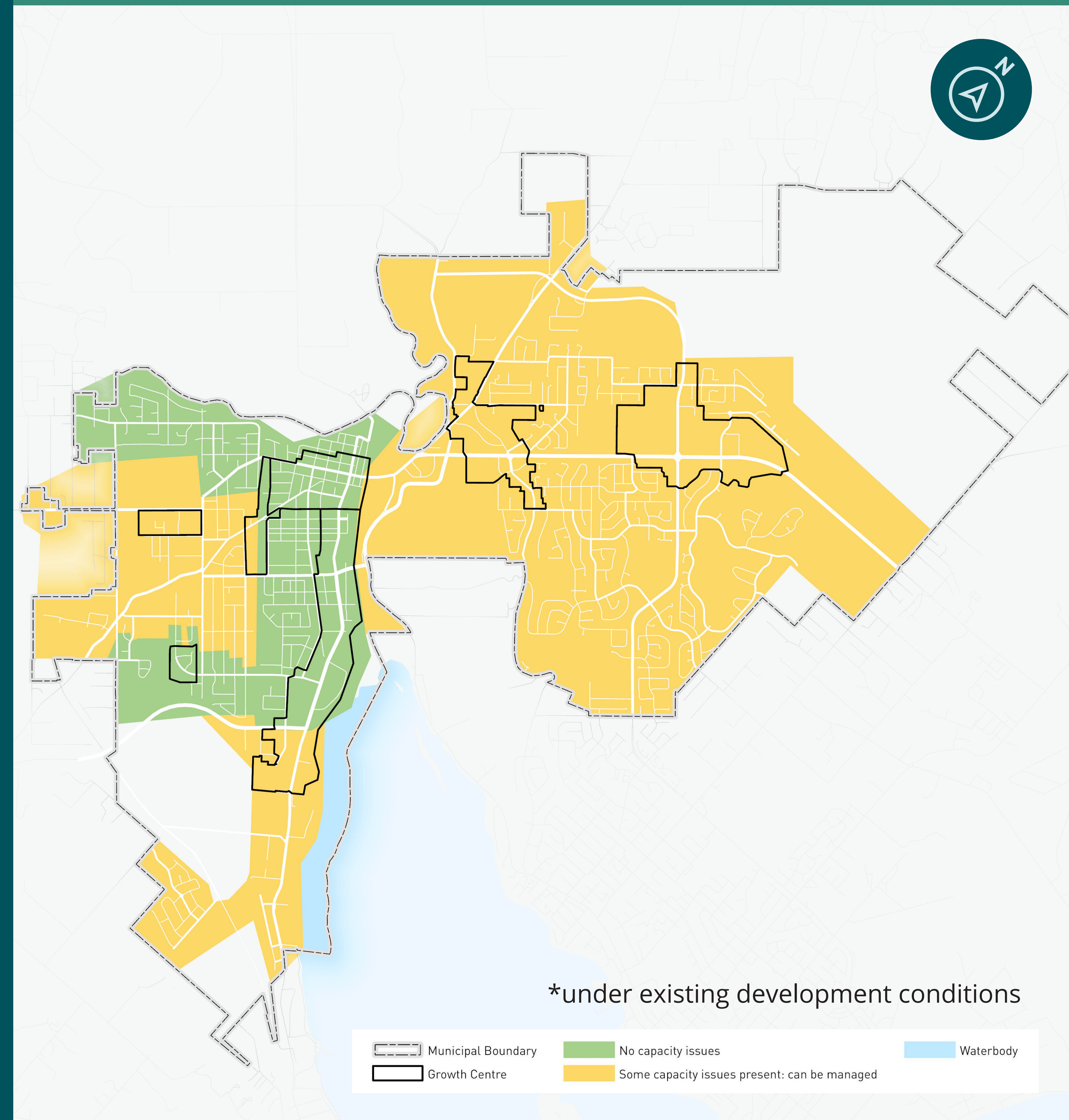
- Infrastructure upgrades, especially water and sewer, are needed to support growth.
- Regular updates to Courtenay's Development Cost Charges (DCCs) will better reflect the cost of servicing growth, by new development.
- Better regional coordination of infrastructure.
- Future studies including transportation and system upgrade studies.

Recent Investments:

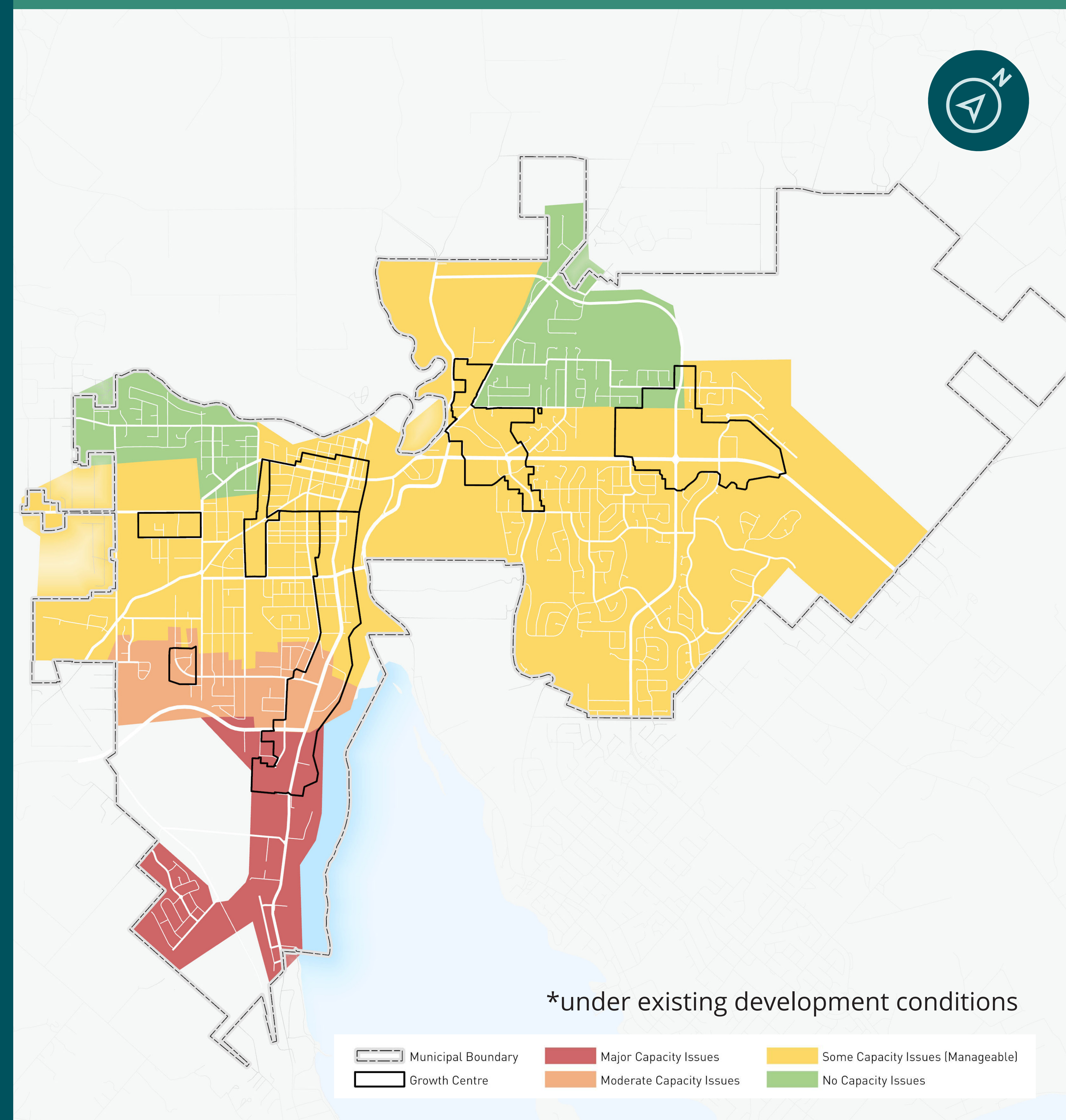
- Comox Road Sewer Improvements
- Construction of the 6th Street Bridge
- Construction on Lake Trail Mutli use pathway

Future Investments:

- Anderton Dike Remediation Project
- East Courtenay firehall
- South Courtenay sewer



Sanitary Infrastructure Readiness



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Community Spaces

As Courtenay grows, parks, public spaces, natural spaces, and community amenities must grow and change to support vibrant, inclusive neighbourhoods for everyone.

Updates:

- Create new park spaces and improve existing park programming to reflect changing community needs.
- Improve access to parks, especially in East Courtenay.
- Make better use of empty spaces and link parks with trails and stormwater systems.

New tool: Amenity Cost Charges (ACCs) are fees from some new development that fund community amenities such as libraries, daycares and playgrounds.

Recent Investments:

- McPhee Meadows natural park
- Playground design standards including upgrading one playground per year
- Memorial Pool options analysis

Future Investments:

- Harmston Park
- Bill Moore Park
- Recreation Strategic Plan



Community Parks | Lewis Park



Neighbourhood Parks | Sunrise Park



Linear Parks | Courtenay Riverway



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Housing Choices

The OCP addresses many housing needs, but targeted policy changes can better support the full housing spectrum.

Housing a team effort

The City is one of many actors with a role in the delivery of housing. It also requires assistance from all levels of government, partners and the community.

Updates:

- Refine existing policies to better deliver a mix of housing options.
- Develop an Affordable Housing Plan to clarify the City’s role and prioritize partnerships and investment.

New tools to ensure affordable housing:

- **Density bonus** provides options to a developer to build higher densities than permitted in a zone, in exchange for community amenities or affordable housing.

 **RECOMMENDED FOR PROJECTS ABOVE 4 STOREYS**

- **Inclusionary zoning**, where appropriate, require % of units from development to meet some level of affordability.

 **NOT CURRENTLY PROPOSED DUE TO NOT ECONOMICALLY VIABLE**

DENSITY BONUS



INCLUSIONARY ZONING



Future OCP Update

By the end of 2028, all local governments must update their Housing Needs Reports, OCPs and Zoning Bylaws on a regular 5-year cycle in line with new data released from the Canadian Census.

To support this work:

- Courtenay will prepare and update technical and strategic studies on a regular basis.
- Trends in community development and demographics will be tracked and reported on.
- Regular ongoing community engagement touch-points will serve as a foundation to all updates.

Proactive Planning Cycle



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Next Steps

The current OCP Bylaw No. 3070 was adopted on July 25, 2022. The updates to the OCP will be adopted by Council in early 2026.



Timeline

- ✓ Recommended updates report to council
October 1, 2025
- ✓ City of Courtenay public open house
October 20, 2025
- 📄 Updates to OCP documents & creation of Implementation Framework
Fall 2025
- Bylaw 1st and 2nd readings presentation to council.
January 2026
- Public hearing & OCP amendments adopted by council
February 2026

Share your thoughts, scan to complete the feedback form



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