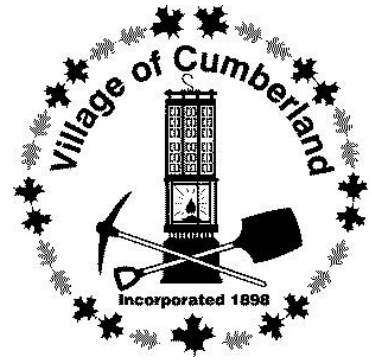


COMMITTEE OF THE WHOLE REPORT



REPORT DATE: 10/15/2024
MEETING DATE: 11/4/2024

File No. 6480-01 OCP Project Documents

TO: Mayor and Councillors
FROM: Karin Albert, Senior Planner
SUBJECT: Official Community Plan Review – Phase 2 Public Engagement and Policy Directions

PURPOSE

The purpose of this report is to present the Official Community Plan Review - Phase 2 Public Engagement Report to the Committee. Also presented are recommendations of the Advisory Planning Commission (APC) on the urban containment boundary and future land use map.

Based on a review of the diverse feedback received, data presented in the 2024 Housing Needs Report, the Complete Communities Assessment, and good planning practice, staff recommend key policy updates to the OCP for discussion. Any changes to policy direction proposed in this report or any new policy requires direction to staff through a motion from the Committee.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
July 24, 2023	THAT Council receive the “Official Community Plan Review – Phase 1 Public Engagement Report”, dated July 14, 2023. THAT Council direct staff to include into the scope of the Complete Communities Project an analysis of the long-term servicing costs of different development patterns such as single-family compared to multi-family and include that information in the Official Community Plan review.
April 11, 2023	THAT Council endorse the “Official Community Plan Review Process and Community Engagement Plan 2023-2024”, dated March 30, 2023.

BACKGROUND

Complete Communities Assessment

The Village was successful in obtaining Complete Communities program grant funding from the Province late last summer and awarded the contract for the work to Urban Systems in January 2024. The work under that program has supported the OCP Review through data collection, geospatial analysis, land use scenario building, community engagement, and policy development.

Based on the vision statements, goals, and hot topics shared by the community during Phase 1 engagement (see [Phase 1 Engagement Report](#)), the growth scenarios explored with the

community this past May and June were informed by values such as containing urban growth, preventing sprawl into the surrounding natural areas, improving active transportation, and reducing community greenhouse gas emissions. Development patterns that would result in urban sprawl appear counter to what most residents expressed they wished to see and, therefore, were not explored.

At the May 2024 open houses, Complete Communities [mapping](#) showed walking distances from the centre of the Village to surrounding residential areas, infrastructure service areas, and transportation options. The mapping and associated geospatial analysis presented at the open houses informed the location of an urban containment boundary, one of the key updates proposed for the OCP.

The intent of the urban containment boundary is to:

- Contain residential growth while meeting the projected housing need (see the Draft Housing Needs report presented to Council at their May 13, 2024 meeting, [agenda item 7.1](#)) and the updated Housing Needs report in the May 13, 2024 agenda package (item 4.1)).
- Create a complete community where most residential areas are located within walking distance of services and/or areas that can be efficiently serviced by transit and active transportation corridors.
- Reduce the impact of new development on the lifecycle maintenance and replacement costs of Village infrastructure.
- Focus the infill development mandated by the Province under the new Small Scale Unit Housing (SSMUH) legislation to areas within walking distance of the Village core (without urban containment boundary, SSMUH would apply to all residential lots under 4050 m² in size regardless of their location, when Cumberland's population reaches 5,000).

Housing Need

Due to the provincial SSMUH legislation, all single-family areas within Cumberland within the urban containment boundary will be able to develop their properties with up to four units, once the Zoning Bylaw is amended following the OCP Review.

While Cumberland already has an infill residential area which permits up to three units (a main home, secondary suites and an accessory dwelling unit), SSMUH will cover the entire area within the urban containment boundary and permit up to four units. The Complete Communities analysis assumes nine percent of properties per year over the next 20 years will be new SSMUH units over the next 20 years. This would meet approximately 1/3 of the Village's housing need. The remaining projected 20-year housing need can be met through multi-family residential development on larger vacant properties within the Village's urban core (e.g. land to be developed as part of the Coal Valley Estates build-out, behind the firehall, on Ulverston Avenue, off Union Road, etc). The land use development pattern resulting from SSMUH, lands proposed to be designated for multi-family residential, and an urban containment boundary will support more financially sustainable long-term infrastructure maintenance and replacement costs.

A final report on the Complete Communities Project is presented to Council on the same meeting agenda as this report. The report includes the analysis completed underlying the mapping presented at the open houses and the urban containment boundary, as well as a comparison of

relative costs of different development patterns. The latter information will assist in drafting OCP policy to guide the review of applications to amend the urban containment boundary in the future.

Phase 2 Community Engagement

Community Engagement Activities

The goal of the second phase of public engagement on the OCP review was to explore OCP topics and identify goals and policy updates. In preparation for Phase 2 community engagement, staff reviewed the hot topics identified by residents during Phase 1 community engagement, the Housing Needs report, recommendations and implementation actions in existing plans and policies, such as the 2020 Age-Friendly Community Plan, the 2019 Urban Forest Management Plan, the (then draft) 2024 Climate Action Plan, and the (then draft) 2024 Transportation Master Plan. Based on that review, staff identified topics and key questions for discussion with the community.

In-person community engagement activities took place in May 2024 and included two open houses and one workshop to review growth scenarios and future land use for Cumberland as well as possible policy updates related to housing, the local economy, arts and culture, heritage protection, environmental protection, parks and greenways, food security, social inclusion, diversity and equity. Eighty residents attended the open houses and 31 participated in the local economy workshop.

Following the May engagement events, the Village posted two OCP surveys on the growth scenarios and possible policy updates at engagecomoxvalley.ca. The surveys were open from June 21 until July 22, 2024. Survey 1 asked questions on the growth scenarios, housing, heritage preservation, parks and greenways and solicited 133 responses. Survey 2, with questions on industrial and agricultural land uses, environmental protection, arts and culture, food security, diversity, social inclusion and equity, received 78 responses.

The second engagement phase is now complete and the public feedback received is summarized in the Official Community Plan Review - Phase 2 Engagement Report (Attachment 1). A complete transcription of all the comments and survey results is provided in the appendices to the report.

Advisory Planning Commission Engagement

Following the community events and feedback received on the growth scenarios and urban containment boundary, land use planning staff created a proposed OCP future land use map (Attachment 2). The map was discussed with the Advisory Planning Commission (APC) at their August 26, 2024 meeting (Attachment 3).

The APC made the following recommendations:

- a. Include the residential lots (grey area north of the proposed urban containment boundary) and the service commercial and light industrial lots on Cumberland Road within the urban containment boundary.

The APC is concerned about giving property owners in that area within the Village the same development opportunities as elsewhere. If the urban containment boundary is applied to all types of land use, not just residential, the Bevan industrial area would have its separate containment boundary.

- b. Review the residential lots (grey area) along Bevan, Wellington, Hope, Mill Street, and Cumberland Road and add a combination of designations such as infill, multi-family and service commercial in that area, with consideration to avoiding access from Cumberland Road.

The APC wants to see more mixed use within that area as it is still fairly close and walkable from the Village core.

- c. Change most of the proposed Service Commercial area north of Cumberland Road back to Industrial and move more Service Commercial closer to the centre of the Village if possible - except for the lots that are currently in use as Service Commercial.

APC members want to see businesses that draw a significant number of customers be located within walking distance from most residential areas, especially uses such as grocery store or fitness studio.

- d. Do not change the land use designation of the area near the interchange lands from Institutional to Service Commercial because that location is not within walking distance from many parts of the Village.

- e. That the Interchange Lands are removed from within the eastern area of the urban containment boundary.

The reason discussed for both (d) and (c) is that those lands are outside walking distance of most services and residential areas in the Village.

ANALYSIS AND RECOMMENDATIONS FOR THE DRAFT OCP

Based on an analysis of the community feedback, APC discussions, provincial requirements to meet the projected 20-year housing need, and good land use practices, planning staff is recommending the following key updates to the OCP. These updates would be incorporated into the new draft OCP and be presented to the community for feedback during a last round of engagement later this fall and prior to the start of the formal bylaw review process.

OCP Updates

Vision and Goals

Edit the vision statement to ensure the following are incorporated:

- green infrastructure, clean air, clean water and healthy people
- decolonization
- keeping growth within the limits of infrastructure capabilities and the natural world
- site adaptive planning
- embracing diversity through a variety of housing options.

Include within the goals, or the intent statements explaining the goals, language on heritage, climate resilience, creating a complete and compact (walkable/bikeable) community, and fiscal responsibility.

Urban Containment Boundary

Residential Areas

Adjust the urban containment boundary (UCB) to include the seven properties on the east side of Bruce Street between Cumberland Road and Mill Street.

- The properties on Bruce Street are similar in size to the ones across the street and would benefit from having access to the provincial regulations allowing up to four units (Note this adjustment is reflected in the proposed future land use maps (Attachment 2)).

Keep the northeast boundary of the UCB as proposed at the open houses and in the survey.

- Although the APC recommended extending the urban containment boundary (UCB) to include the large properties on Cumberland Road, Wellington Street and Hope Road, the projected 20-year growth can be met within the proposed boundary, especially since Cumberland will be implementing the new provincial Small Scale Multi-Unit Housing (SSMUH) regulations that only apply to properties inside the UCB. As proposed, the UCB focusses development on infill on already disturbed lands. The lands that the APC recommends including within the UCB are generally less developed and contribute to the Village's forest canopy cover. The larger properties within that area could be reserved for possible future multi-family development when housing need warrants changing the land use designation, subject to a future community process to review the vision for that area. If included in the UCB now, the new provincial regulations would apply to that area and the lots could be redeveloped with up to four units, losing the potential for greater density when needed in the future.
- The intent statement for the UCB will acknowledge the development potential of that area in the future to facilitate an amendment to the UCB as more need for multi-family residential is demonstrated.

Commercial and Industrial Areas

Apply the UCB to residential lands only.

- Although the APC recommended including commercial and industrial lands within the UCB, specifically along Cumberland Road, this change is not included in this report. Given the location of Cumberland's industrial lands in the Bevan area and along Cumberland Road and the Comox Valley Parkway, the UCB would have to be so extensive that it would fail to focus residential growth on the Village core.

Residential and Mixed Land Use

Multi-Family

Retain the multi-family residential land use designations in the locations shown at the open houses and in the survey but create a single multi-family designation and leave the distinction between low and medium multi-family to the Zoning Bylaw.

- This leaves more flexibility to create zones to fit a particular site and respond to changing housing need. To address concerns about Cumberland's character, review the form and character guidelines in the multi-family and mixed-use development permit areas to ensure the guidelines provide adequate direction to developers.

Mixed-Use

Create a new Mixed-Use Civic Facility land use designation to permit future redevelopment of municipal facilities with a residential use component.

- There was a lot of support for this new designation at the open houses and in the survey. It provides flexibility to enter into partnership with the Province and/or developers to add housing, including affordable housing, above municipal facilities.

Revise the general mixed-use designation on Derwent and Penrith between First and Fourth to better describe the desired uses.

- There was limited support for the concept of shifting density from Dunsmuir Avenue to Penrith and Derwent.
- The Heritage Conservation Area guidelines will be updated to speak more clearly to building massing and design to ensure new buildings fit into the existing streetscape.

Building Height

Do not set a maximum building height in the land use designation in the OCP but leave this to the specific zones.

- This provides more flexibility to match a zone to site conditions and constraints and/or ensure multi-family residential development is financially viable. Currently the maximum building height for multi-family in the downtown core and the MU-1 Mixed Use zones is 15 metres.

Commercial and Commercial-Mixed-Use Land Use

Retain the Service Commercial areas presented during Phase 2 engagement, as mapped in Attachment 2 – Proposed Future Land Use Maps .

- The intent statement for the Service Commercial land use has been edited to clarify the types of uses to be included, focussing on services and retail-oriented uses that require loading areas, large areas for storage and handling of goods and equipment, and can generally not be accommodated in downtown spaces.

Downtown Heritage Conservation Area (HCA)

HCA Guidelines

Review the guidelines and the Zoning Bylaw (following adoption of the OCP) to permit more flexible building setbacks in the downtown core to accommodate outdoor seating and public areas.

- This proposal received strong community support.

Update the HCA guidelines.

The Heritage Committee reviewed the HCA guidelines and provided input on updates.

Heritage in Other Parts of the Village

Include a Heritage Neighbourhoods map in the OCP.

- Due to mixed support for additional heritage conservation areas in the downtown core and uncertainty around what this may mean for homeowners, planning staff has reviewed this item with the Heritage Committee. At their August 15, 2024 meeting, the Committee recommended including a map of heritage neighbourhoods in the OCP to increase awareness of those areas and to inform potential policies and design guidelines in development permit areas.

Housing Affordability

Rental Tenure

Add policies to add a rental tenure component to a zone when properties are pre-zoned to meet provincial regulations to meet housing need, as well as at time of rezoning to a multi-family use.

- More rental and more affordable housing came up as priorities at all community engagement sessions and in the survey.

Non-market Housing

Add policy to explore a non-market housing component as part of future redevelopment of civic properties and more rental tenure zoning.

Add policy to reduce parking requirements for non-market housing and seek additional transit connections into Courtenay.

- The above updates seek to reduce barriers and costs to develop non-market housing.

Active Transportation Network, Conservation Lands, Parks and Trails

Update the Active Transportation Network, Conservation Lands, Parks and Trails map presented at the open houses and in the survey to include any additional areas identified by residents that were not mapped.

Include policy language to identify a safe bike path to Courtenay and a multi-use trail to Comox Lake as priorities for active transportation.

- These updates reflect the community comments received.

Local Economy

Add policy to review zoning to allow a diversity of spaces to support business start-ups, shared spaces, live-work artist and artisan studios, a broad range of home occupations and staff housing.

Add policies to reduce parking requirements for new commercial tenants in the downtown core and, at the same time, continue to work toward better transit and bike infrastructure.

Add policy to support affordable, rental and non-market housing to support staff housing.

- The above policies received support at the Local Economy Workshop and in the survey.

Arts and Culture

Include policy to support arts and culture venues, such as gallery and youth art space, provide flexibility for start-up and small businesses, and permit live-work artist studio space in some zones that also permit light industrial processes.

Support affordable housing which is key to a strong arts and culture community.

- The above reflects the suggestions made during public engagement.

Mural Art on Buildings in the downtown Heritage Conservation Area

Add policy to establish a separate review process with an external review committee for murals in the downtown core.

- Community support for Council or staff review of murals was not strong. An external committee review process received the most support.

Industrial Land Use Designations

Keep the industrial area at Bevan in a single industrial land use designation as in the current OCP.

- The Local Economy workshop highlighted the importance of a supportive business climate. A single industrial land use designation supports new trends and innovation when it comes to industrial uses. It leaves more flexibility to respond to potential new industrial uses not contemplated in existing industrial zones without requiring an amendment to the OCP in addition to a rezoning when a new use is proposed.

Agricultural Land Use Designations

Review possible areas for an agricultural land use designation.

- Having an area of land outside of the Village core designated for agricultural use is important to provide opportunities for larger agricultural operations (aside from the small market gardens and urban agriculture uses permitted in the Village core). While the soils are not sufficiently fertile for soil-based farming in most areas of Cumberland, non-soil based agriculture is possible. The area currently designated for agriculture would have road access through a residential area. Other potential areas will be reviewed with the public during phase 3 of community engagement on the OCP.

Add policy to explore permitting greenhouses in light industrial zones when the Zoning Bylaw is updated.

- Greenhouses can be compatible with light industrial uses and adding greenhouses as a permitted use would open additional opportunities within light industrial areas in the Village.

Interchange Lands

Update the proposed statement of intent for the interchange land use designation to add the desire for parkland dedication in that area (Attachment 3 –Intent Statements – OCP Land Use Designations).

- This update supports the community feedback received and is in keeping with the Comprehensive Development agreement which includes a requirement to dedicate parkland.

Environmental Protection

Implement the environmental protection tools discussed during the public engagement sessions, including adding greenhouse gas emission reduction targets and key climate actions from the 2024 Climate Action Plan to the OCP. Ensure urban biodiversity, tree retention, climate preparedness, water conservation and wildfire risk reduction are included in the implementation.

- This update reflects the feedback received during the community public engagement activities.

Environmental Development Permit Area Guidelines

Update the Environmental Development Permit Area regulations with the provisions reviewed with the community during the engagement activities.

Add policy on tree protection, wetland protection, protection of connectivity corridors, water conservation, and protection of water quality of Comox Lake.

- These updates reflect the feedback received during the community public engagement activities.

Social Inclusion, Diversity and Equity

Strengthen language in the OCP in support of social inclusion, diversity and equity.

- This update reflects the feedback received during the community public engagement activities.

Food Security

Update OCP policy on food security, including the importance of community gardens close to multi-family residential development, food access programs, regional emergency planning for food security, local and regional food infrastructure, a permanent facility for the Cumberland Food Share, education on food preparation, awareness around food waste, ways for farmers and small-scale growers to sell directly to the public.

- This policy update reflects the feedback received during the community public engagement activities.

Next steps

Next steps in the OCP review process are to:

- write OCP policy to reflect the recommended updates above or as amended by Council
- present the policy updates to the public for a final round of engagement for feedback.

PUBLIC NOTIFICATION AND CONSULTATION

Community engagement events were promoted in Cumberland, on social media, through posters, on the Village website and Village email news posts, and via engagecomoxvalley.ca/Cumberland. The Village also issued a news release which resulted in a radio interview with the mayor.

In-person engagement included two open houses, on May 22 and 23, 2024, drawing 80 community members, and a workshop on the local economy on May 30 with 29 participants, composed of local business owners and residents.

Online engagement was conducted via two surveys, open from June 21 to July 22. The surveys were available online and in paper format. Survey 1, which explored topics of broad interest, received 133 responses, and survey 2, which explored more specialized topics, received 78 responses.

Advisory Planning Commission

The APC will continue to be involved in the project and will be asked to review draft policies in the next phase. With the recent resignation of one APC member, there are now six members. The Advisory Planning Commission Bylaw No. 999, 2014 states that the Commission shall consist of a minimum of five and a maximum of seven appointed members. Staff plan to advertise for a new member in 2025 after the APC involvement in the OCP review is complete since it could be challenging to introduce a new member to this planning project mid-stream. Introducing a new member at this time would require staff resources for training and bringing them up to date on the on the project and APC involvement so far.

ALTERNATIVES

1. The Committee may provide feedback and direct staff to change the recommended OCP updates by Committee motion.

STRATEGIC OBJECTIVE

- ☒ Diverse and Healthy Community
- ☐ Sustainable Service Delivery and Asset Management
- ☒ Community Planning

FINANCIAL IMPLICATIONS

The OCP review project is fully funded in the 2023-2026 Financial Plan. Additional funding of \$150,000 was received in August 2023 for data collection and mapping from the provincial Complete Communities grant. The Complete Communities Assessment is presented to Council at the same meeting as this report.

OPERATIONAL IMPLICATIONS

The OCP review process is coordinated by the Senior Planner with the involvement of other Development Services as well as Operations, Legislative Services and Financial Services staff. The graphic communications components of the project were also supported by a graphic design consultant.

The Development Services Department has limited capacity to begin other new policy projects during the OCP Review.

CLIMATE CHANGE IMPLICATIONS

Climate action planning is a key topic in the OCP review. Based on the Village's new Climate Action Plan, accepted by Council at their June 24, 2024 meeting, the climate section in the OCP will provide specific actions to move the Village away from dependence on fossil fuels and achieve reductions in greenhouse gas emissions in the building, transportation, energy, and solid waste sectors. The OCP will also include policy and actions to adapt to climate change.

ATTACHMENT

1. Official Community Plan Review - Phase 2 Public Engagement Report
2. Proposed Future Land Use Maps – Village Core and Entire Village
3. Intent Statements - OCP Land Use Designations

CONCURRENCE

Courtney Simpson, Manager of Development Services **CS**

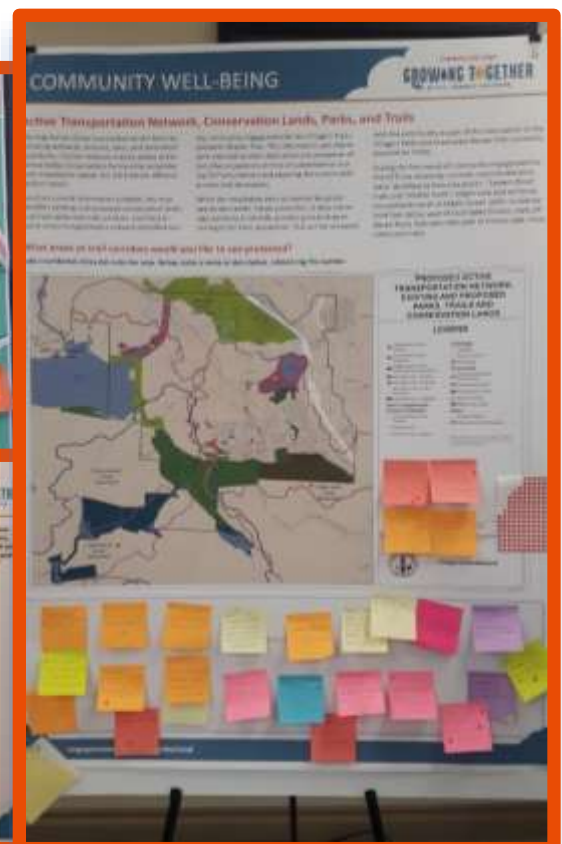
Respectfully submitted,

Karin Albert
Senior Planner

Michelle Mason
Chief Administrative Officer



Official Community Plan Review 2023-2024 Phase 2 Engagement Report Growth Scenarios and Policy Review



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A. Introduction

This report summarizes the feedback received during phase 2 public engagement on the Official Community Plan (OCP) at two open houses, a local economy workshop, and through two OCP surveys and an online mapping tool. A complete collation of the feedback is appended to the report.

The focus of phase 2 public engagement on was to explore OCP topics and identify goals and policies. This included the review of:

- future land use and growth scenarios,
- possible changes to land use designations, and
- policy updates related to housing, the local economy, arts and culture, heritage protection, environmental protection, parks and greenspace, food security, social inclusion, diversity and equity.

B. OCP Phase 2 Public Engagement Activities

Phase 2 engagement activities included several meetings with Village Council Committees on topics within their specific mandates, discussions with the Advisory Planning Commission to develop growth scenarios and future land use map to share with the public, two public open houses, a workshop on the local economy, and two surveys.

Committee Review

In follow-up to phase 1 community engagement that identified a draft vision, goals and hot topics, in fall 2023 and spring 2024, Village land use planning staff worked with the Homelessness and Affordable Housing Committee, the Heritage Committee, and the Accessibility and Social Inclusion Committee to review OCP policies within the committee mandates. In addition, staff and a consulting team worked with the Advisory Planning Commission (APC) to develop scenarios of where future growth in the Village could go. The discussions with the Council Committees and the Commission informed the growth scenarios and policy proposals discussed with the public at the Phase 2 (May 2024) engagement activities.

The policy review with Committees was summarized in detail in a separate report, available in the Document Library at [Official Community Plan Review | Engage Comox Valley](#).

Climate Action Plan

As part of the OCP review, the Village also developed a Climate Action Plan. Public engagement events on goals, a greenhouse gas reduction target, and climate actions were held in February 2024 and again in May 2024. A final Climate Action Plan was approved by Council on June 24, 2024. The final plan is posted at <https://cumberland.ca/plans/>. Greenhouse gas reduction targets and key community climate mitigation and adaptation actions from the plan will be included as OCP policy.

Transportation Master Plan

Concurrent with the OCP review, the Village reviewed transportation options and priorities for a new Transportation Master Plan. Public engagement for that planning process was held in May and September 2023.

Council approved the final plan at their July 8, 2024 meeting. The plan is available at: <https://cumberland.ca/plans/>. Future roads and active transportation corridors identified in the Transportation Master Plan will be incorporated into OCP mapping and policy.

Open Houses and Workshop

The Village hosted two public open houses on May 22 and 23, 2024. Discussion topics included how Cumberland should accommodate its 20-year projected population growth, what land uses should be permitted where, and what policy updates are needed in the areas of diversity, inclusion and equity, housing, arts and culture, heritage protection, food security, parks and greenways, and the local economy. Eighty people attended the two open houses.



On May 30, 2024, the Village hosted a focussed workshop on ways to support the local economy through changes in land use designations and policy. Twenty-nine residents and local business owners participated in the workshop.

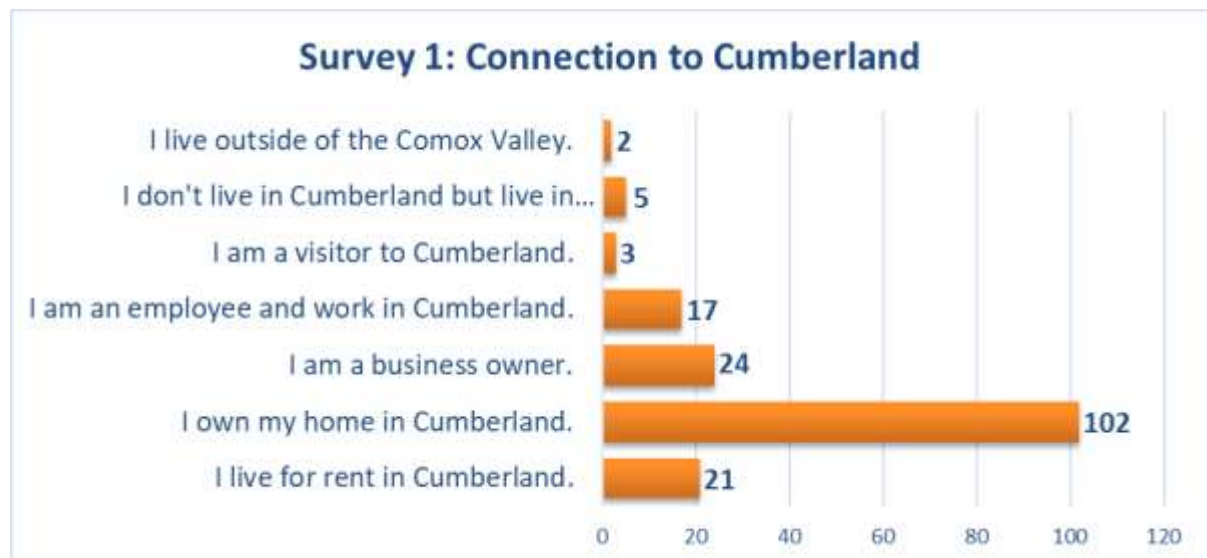
Survey

In addition to the open houses, residents were able to weigh in on growth scenarios and policy questions through two surveys, open from June 21 – July 22, 2024.

Survey 1 questions explored residential and commercial land use and growth, housing, heritage protection, parks and greenspace, the local economy, and arts and culture.

Survey 2 questions focussed on industrial and agricultural land use, the highway interchange lands, environmental protection, diversity, inclusion and equity, and food security.

In addition, an online mapping tool invited residents to identify lands, trail corridors and sensitive ecosystems that they would like to see protected in the future. While this question was also included in Survey 1, the online mapping tool allowed participants to mark locations on a map.



Survey 1 received 133 responses and survey 2 received 78. The higher response rate to survey 1 is likely due to the topics of that survey which are of interest to a broader spectrum of residents.

Of survey 1 respondents, 123 (93%) live in Cumberland. Of those, (102) 77% are homeowners and (21) 16% are renters. Survey 2 respondents had a slightly higher percentage of homeowners responding (79% vs 14% of renters).

Eighteen percent of survey 1 respondents own a business in Cumberland and 13% are employees working in Cumberland. The breakdown for survey 2 respondents is 12% and 17% respectively.

The highest response rate in both surveys was in the 30-49 age group (62%), which also is the largest census age group in Cumberland. There was also good representation in the 50-64 age group (20% of survey 1 and 24% of survey 2 respondents) and the 65 and over age group (13% survey 1 and 9% survey 2).

See the survey results in appendices 3 and 4 for the complete respondent profile.

C. Community Feedback

The community feedback received through the open houses, workshop, and survey are presented by topic below. In some instances a “dot” count is reported for open house responses. These are dots posted in agreement with a statement posted by someone else.

1. Vision and Goals for Cumberland

Based on the community input received during the first phase of engagement, a draft vision and ten goals for the OCP goals were developed (see [Phase 1 Engagement Report](#)).

The draft **vision** was presented at the two open houses. Suggestions were made to add language on green infrastructure, clean air, clean water and healthy people, decolonization, keeping growth within the limits of infrastructure capabilities and the natural world, site adaptive planning, and embracing diversity through a variety of housing options.

The following **ten goals** were shared at the open houses and through the survey:

- a. Reconciliation with Indigenous Peoples
- b. A diverse and socially inclusive community
- c. Healthy and biodiverse ecosystems
- d. A climate-responsible community
- e. A diverse parks and greenways system serving all ages and abilities
- f. Diverse housing options and attainable housing for all residents
- g. A vibrant downtown core
- h. A thriving arts and culture community
- i. A strong and sustainable local economy
- j. A safe and interconnected alternative transportation network that ties into a larger Comox Valley network

When it came to OCP goals, open house participants commented to include walkability/ sidewalks for pedestrians, affordable housing, compact development over sprawl, traffic calming, striving towards zero greenhouse gas emissions and protection of biodiversity.

Survey respondents generally supported the ten goals. Eighty-one percent of respondents gave the ten goals five or four out of five stars. Nineteen percent gave 3 stars and less.

Thirty-six respondents provided comments on the goals. Comments included:

- preserve Cumberland’s heritage
- add climate resilient
- add bike-able and walkable

- keep growth sustainable
- reduce sprawl
- more parks and playgrounds
- value ethnic communities
- include fire prevention
- financial responsibility

Two respondents commented that the goals are meaningless and out of reach. See Appendix 3 for a collation of the comments.

Summary:

There was broad support for the ten goals presented. Additional emphasis is needed on heritage, climate resilience, fiscal responsibility, and creating a complete and compact community.

2. Urban Containment Boundary

As part of Phase 2 engagement, the Village presented an urban containment boundary (UCB) that would largely restrict residential growth within the already developed area of Cumberland. Local economy workshop participants as well as survey respondents were in support of establishing an UCB. Only two open house participants commented on the UCB, both expressing their support for it.

Open house and local economy workshop participants did not comment on the specific location of the UCB. Survey respondents suggested the following changes to the boundary:

- No or lower density in mixed use area on west side of Coal Valley Estates¹
- Move UCB to west side of sewage lagoon, thereby excluding Union Road and all interchange lands²
- Include the Eastern block
- Expand residential infill area
- Increase area to allow for more housing
- Increase multi-family land use designation
- No further growth on Kendal
- Include large, serviced lots in the R3-zone, on Hope Road and Mill Street

¹ The area owned by Coal Valley Estates has been approved for a certain density through a Comprehensive Development Agreement registered on title of the property. The density cannot be revoked.

² This area was identified for future growth as the Village is planning to move its public works yard to a Village-owned property on Union Road and, at that time, would service the entire street. This would permit additional development on that road and help the Village fund the servicing and construction of a new public works yard.

- Include large lots on Cumberland Road

In addition, a few comments were made that relate not directly to the urban containment boundary, but to the future land use designations.

Summary:

There was broad support for an urban containment boundary to contain residential growth to already developed areas. There were different suggestions of what areas should be included within the urban containment boundary.

3. Future Residential, Mixed-Use and Commercial Land Uses

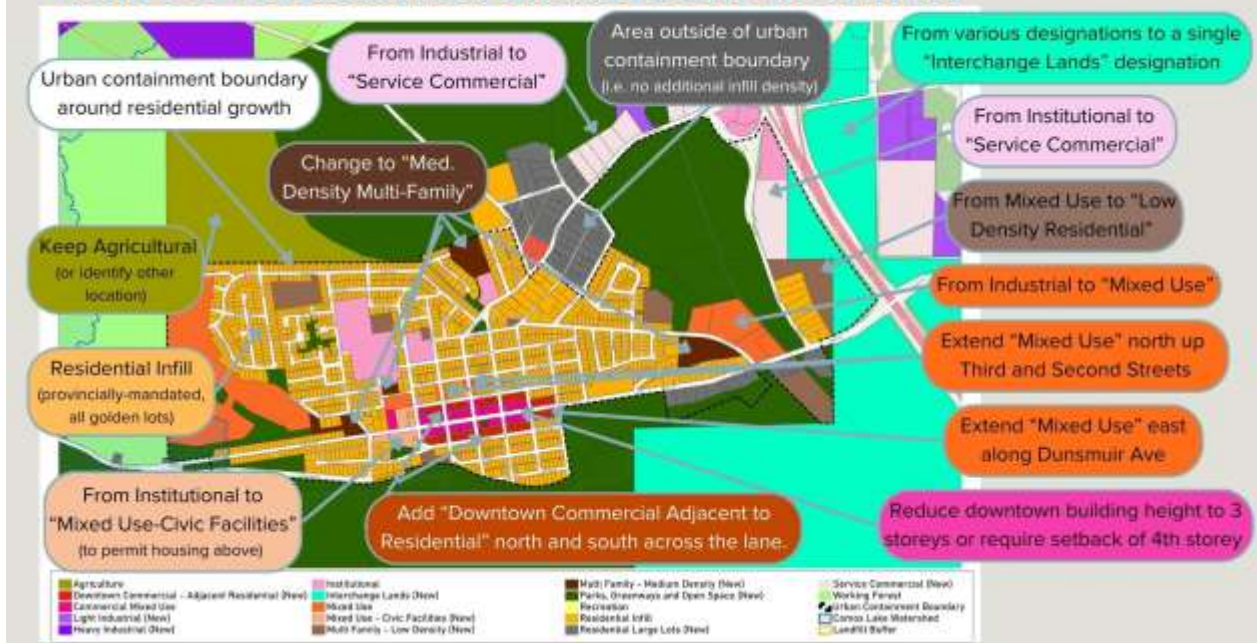
The provincial government requires that municipalities complete a Housing Needs Report every 5 years to identify projected population growth for the next 20 years and the number of new housing units that are needed. The OCP has to designate a sufficient number of properties for residential uses (infill or multi-family) to meet the housing need.

New provincial regulations on Small-Scale Multi-Unit Housing require lots between 280 m² (3014 sqft) and 4050 m² (1 acre) in size to permit up to four residential units. This regulation will apply to all single-family properties within the urban containment boundary. The OCP designation will need to reflect this new regulation.

Cumberland's 20-year housing need can be met through a mix of infill housing (such as 4-plexes, secondary suites and laneway housing), low and medium-density multi-family housing (townhouses and apartments).

As part of the phase 2 engagement activities, different long-term land use and growth scenarios for Cumberland were presented for feedback.

LAND USE DESIGNATION CHANGES UNDER REVIEW



3.1. Density

Open house and workshop feedback on the growth scenarios was overall positive. The majority of participants who left comments wanted to see *more density*. There was also support for *more multi-family housing* and for *more options for elderly people* to downsize and stay in the community.

A few participants commented specifically on the proposed zoning for a large vacant lot at the south end of Ulverston Avenue stating their preference for low density multi-family on that property. One comment asked to keep the Village to stay at a low density and another agreed that Cumberland needed to do "smart" density, not losing the character of the community in the process of densifying. In a similar vein, one participant did not want to see more than three storey buildings.

Summary:

There was a high level of support for more multi-family housing, more options for the elderly. At the same time, people cautioned that additional density needs to fit and support the character of the community.

3.2. Residential Mixed-Use Land Uses

The survey asked respondents to select specific land use changes that they agree with.

The highest level of support (70 %) was for *designation of the Village office, recreation and cultural centre properties as Mixed-Use Civic Facility* to permit future redevelopment of those properties to include residential units on the floors above the civic facilities.

Sixty-three percent also supported *designating the vacant Village-owned property on Beaufort Avenue, as Mixed-Use Civic Facility*.

Support was not strong (29%) for *reducing the maximum building height on Dunsmuir Avenue between First and Fifth Street* from four to three storeys and, to make up for the loss in residential capacity on Dunsmuir, permit multi-family (condos or rental apartments) on the south side of Penrith and North side of Derwent.

Thirty-five percent supported *keeping the maximum building height on Dunsmuir between First and Fifth Street at four storeys* but requiring the top storey to be set back to reduce the visual impact of new buildings on the Dunsmuir Avenue streetscape.

Two persons commented on maximum building height on Dunsmuir at the open houses. Both stated that they wanted the maximum building height on Dunsmuir Avenue to remain four storeys.

Summary:

There was a high level of support for the Mixed-Use Civic Facility land use designation to permit future redevelopment of municipal facilities with a residential use component.

There was not much support for reducing the maximum building height in the commercial area on Dunsmuir Avenue.

3.3. Building Height of Multi-family Residential

The survey queried what the maximum permitted building height for multi-family residential development should be. Opinions on this question diverged. Forty-two percent wanted *no more than 3 storeys*. Fifty-five percent supported *more than 3 storeys*. Of those, 36 percent supported *up to 4 storeys*, eight percent supported *up to 5*, and eleven percent supported *up to 6 storeys*.

Under the “other” options, one respondent stated that they did not want more than 2 storeys on the vacant lot on Ulverston Avenue currently undergoing a rezoning. Another respondent commented no more than two storeys and keeping properties treed; a third cautioned that density at all costs will create an unliveable community.

Summary:

Up to 3 storey multi-family residential buildings are commonly supported and 55% of participants would support more than 3 storeys. Of those 36% support 4 storeys; 8% support 5 and 11% support 6 storeys.

3.4. Location of Multi-family Residential

In response to where they would like to see future multi-family residential land use, 75% supported medium density multi-family residential buildings behind the firehall. 74% supported providing the opportunity for additional density to the seniors’ residences on Penrith Avenue and Egremont Road. Fifty-seven percent supported medium-density on the vacant lot at the east end of Ulverston Avenue, close to Royston Road. Forty-eight percent supported low density multi-family behind the residential infill properties on Union Road. Four percent supported none of these options. Eight percent indicated “other”.

Specific properties identified for higher density under “other” were:

- Lot on Bevan Road and Wellington Road
- Remaining Coal Valley lands
- Medium-density for remainder of Coal Valley development
- In the “old Eastern Block” in the Tunnel Canary and Crazy Ivan trail areas
- Medium density multi-family behind the infill properties on Union Road
- Remove all restrictive single-family zoning from all areas of the Village
- Some expressed concern about how the density may affect Cumberland’s character:
- Support for all the areas listed provided the buildings can be no higher than 3 storeys
- Keep apartments limited to the ‘downtown’. Keep the Village vibe and stop new developments...
- The growth model is unsustainable. People don’t live here for mainland levels of density....

- Allow 6 storey medium density multi-family within urban containment area. Use setbacks to preserve heritage feel.

Summary:

There was strong support for the majority of the proposed locations of multi-family residential designations. At the same time, there was concern to retain Cumberland's character and heritage feel.

3.5 Commercial and Mixed-Use Land Use Designations

The land use scenarios presented at the open houses, local economy workshop, and in the survey propose several changes to commercial and mixed-use land use designations in the Village. There was strong support for all of the changes. Survey respondents gave the greatest level of support (82%) to the proposal to change the designation of the industrial properties on the north side of Cumberland Road, at the entrance to the Village, to **Service Commercial** to encourage future redevelopment with fitness studio, grocery store, light manufacturing, artist studio, etc.

This was followed by 76% support for small scale **"backyard" commercial uses** off both sides of the Dunsmuir Avenue commercial lane (e.g. as already happening between Second Street and Third Street).

Seventy-three percent supported expansion of commercial uses **adjacent to areas where it is already naturally starting to happen** (i.e. from Dunsmuir Avenue up to Maryport on Second and Third Streets).

Sixty-one percent supported commercial uses in **new areas** abutting the downtown commercial core (e.g. east along Dunsmuir Avenue to Sixth Street, south on Second and Third Street to Derwent).

Four percent added other suggestions for mixed-use including the large vacant property at the east end of Ulverston Avenue, large lots on Cumberland Road, lots on Royston and Union Road.

Summary:

There was strong support for the proposed new Service Commercial land use designation, commercial uses in the lane behind Dunsmuir, along Second and Third Streets and an expansion of the downtown commercial area on Dunsmuir to the South and East.



4. Downtown Core Heritage Conservation Area

The OCP designates the downtown commercial core on Dunsmuir Avenue as a Heritage Conservation Area (HCA) and includes guidelines for 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.

As vacant lots are developed and older buildings are replaced, some updates to the guidelines are needed.

4.1 Changes to Heritage Conservation Area (HCA) Guidelines

Open house participants and survey respondents were asked if they supported changes to the HCA guidelines.

Support was highest (72%) for the suggestion to 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. This proposed update also received support at the open houses.

A high percentage of respondents (68%) also supported specific guidelines for key heritage buildings in the downtown core without unduly restricting renovations.

Sixty-two percent supported providing incentives for the protection of heritage buildings, 58% supported illustrated design guidelines, 45% supported setting back the fourth storey to reduce the visual impact on the streetscape, and 43% agreed with not requiring new commercial tenants in a building within the HCA to provide additional on-site parking spaces. One open house participant also voted for the latter update.

Thirty-six percent supported extending the HCA to include any lands adjacent to the downtown core whose OCP land use designation changes to mixed-use commercial.

A few respondents provided suggestions under “other” including:

- No added commercial along Penrith and Derwent as the roads cannot handle the traffic or current parking.

- The reason Cumberland has an interesting downtown is because people built what they wanted. Don't be overly prescriptive.
- Having a certain heritage esthetic to the Dunsmuir core is important however isn't everything. We've already seen new buildings blend in with heritage properties. Undue HCA guidelines handcuff redevelopment of older derelict properties. We need to reinvigorate the core as a priority.
- Please ensure parking spots are not taken away in development activities
- I believe it is too late. With the past fires, the booms and the busts, the foundational structure of these buildings need to be completely redone. To enforce "heritage" building plans will not promote growth and our town will continue to degrade and the changes will make renovations and rebuilds financially unviable.
- Rip them all down. They're fire hazards and mostly empty anyways
- Guidelines should limit building of monolith structures (e.g. proposal at Cumberland hotel) that impact charm of downtown.

At the open house, additional suggestions were "protect back alley character by regulating the second dwelling size" and consider a "provision for tiny houses". One participant expressed that they were "not concerned about heritage" and thought "this designation is preventing buildings from being modernized and causing them to be left empty".

Summary:

The majority supported more flexible building setbacks in the downtown core to accommodate outdoor seating and public areas. There was also good support for specific guidelines for renovating key heritage buildings on Dunsmuir Ave. At the same time, people expressed support for continuing to encourage an eclectic downtown.

4.2 Heritage in Other Parts of the Village

The survey checked in with residents whether they would support a new Heritage Conservation Area (HCA) in other parts of the Village. The introduction explained that being in an HCA does not prohibit owners from demolishing their buildings and rebuilding but adds design requirements for new buildings and requires that renovations of existing buildings retain character-defining elements, such as front yard porches, or the types of windows and roof lines.

People were cautious responding to this question, likely requiring more information to provide a response. Forty-two percent indicated that they were unsure.

The highest percentage supported an HCA for the Camp Road neighbourhood (43%). This was followed by Doctors Row (Windermere Avenue across from Cumberland Lodge) (37%), Fernwood Heights (Maryport Avenue between First and Third streets) (25%), New Bevan (Bevan houses

located in the blocks north of Dunsmuir Avenue between Sixth and Seventh streets and up to Windermere Avenue) (22%), and Little Jerusalem (south of Derwent and north of Allen Street between Second and Fourth streets) (20%). The lowest level of support was expressed for 42nd Street (Cumberland Road, Primrose Street, Stockand Lane, Wellington Street, Hope Road, Mill Street and old part of Bruce Street) (15%).

Ten percent provided comments under “Other”, summarized below:

- Incentives over restrictions for heritage conservation, including upgrading houses to be more efficient and meet modern standards, while maintaining the original character
- No HCAs (3)
- No sure about implementation as most houses have already had significant changes.
- Include Japanese and Chinese cemeteries and old townsites
- Beauty and heritage is in the eye of the beholder, Doctors Row properties contain more character than Camp Road properties. However, overall not suggesting to extend HCA to other areas.
- Property owners in these areas should have a voice in this. Otherwise in favour of HCA expansion.
- Concerned about costs for property owners (3)

Summary:

The question regarding establishing additional Heritage Conservation Areas in the Village was met with uncertainty. More information is needed for residents to understand the pros and cons of a new Heritage Conservation Area in a residential area.

5. Housing Affordability

Both the open house poster boards and the survey checked in on which additional policies residents wanted to see included in the OCP to support more affordable housing.

Open house participants wanted to see more resilient housing designed for hotter temperatures with passive heating and cooling and rainwater harvesting, cooperative housing, and housing for seniors. Four participants cautioned against short-term residence in RVs, especially without hookups.

Survey respondents expressed the strongest support for seeking partnerships to add non-market housing to municipal properties in the future as part of a civic building replacement (67%). This was followed by support for implementing rental tenure zoning within multi-family zones, requiring a percentage of new units to be rentals (58%), and support for reducing parking

requirements for non-market housing units based criteria such as proximity to transit/alternative transportation corridors, and average vehicle ownership (54%).

Thirteen percent provided suggestions under “other”, summarized below.

- Set up a housing corporation.
- Remove barriers to residents providing rental housing, such as tax breaks and rebates on rental home improvements.
- Don’t reduce parking requirements (4). Not enough transit. People need cars to access services outside the Village.
- Allow larger lots with ability to have accessory dwelling units as rentals.
- Do not allow large rentals to destroy the form and character of the neighbourhoods.
- Expand Urban Containment Boundary to include all existing residential lots.
- Support long term residents to buy rather than be locked into ever increasing rents. Don’t want only remote workers being able to afford to live in Cumberland.
- Open up available land for modular home communities – seniors /family / starter homes
- Develop Co-op Housing opportunities
- Strong policy language that enforces non-market housing on new developments, instead of "costs went up so we have to charge more" bait-and-switch

Summary:

There was general support for adding a non-market housing component as part of future redevelopment of civic properties and more rental tenure zoning. Reducing parking requirements for non-market housing was met with the caution that better transit is needed in conjunction with lowering parking requirements.

6. Active Transportation Network, Conservation Lands, Parks and Trails

Both the survey and open houses asked participants to comment on a map with the general location of proposed future protected trails, municipal parks and conservation lands. Participants were asked to describe or mark down what lands, trail corridors, and sensitive ecosystems they would you like to see protected in the future.”

The most common response of survey respondents was “all shown” (14%). This was followed by a bike or walking path to Comox Lake (12%), adjacent or surrounding forested lands (12%), the Eastern block lands and trails (10%), and all wetlands and marshes (8%).

Commonly mentioned were also the forest west of Coal Valley Estates (7%), Maple Lake and wetlands (7%), Middle Earth (6%), and a bike path to Courtenay (6%).

Other desired protected areas are Teal Lake (5%), forest north of Camp Road (5%), and a municipal park at top of Kendal (off Beaumont Crescent) (4%). Further areas desired as protected are listed in the survey results in Appendix 3.

The online mapping tool that was provided in addition to the survey question in order to allow people to map their favourite areas received 22 contributions. Most commonly mentioned were Little Pigeon Lake, wetlands and surrounding trails (5), Maple Lake and wetlands (3), bike path to Courtenay (3), wetlands off Munday's Child Trail (2), ridge trail on property north of Kendal Ave (2). Other contributions identified trails in the area around Little Pigeon, Maple, and Teal Lakes, and an ecosystem corridor between Comox Lake and Morrison Creek headwaters. See Appendix 3 for all contributions.

Summary:

There was strong interest in securing all the parks and greenways shown on the map provided at the open house and in the survey. Respondents also identified their support for specific sites, in particular, a multi-use path to Comox Lake, a bike path to Courtenay, a municipal park within Coal Valley Estates, and the lakes and wetlands around Cumberland.

7. Local Economy

The open house poster boards and OCP survey provided several new OCP policies to support the local economy.

Survey Results

Of the policies provided, 82% survey respondents supported reviewing zoning to ensure it supports business development by permitting small spaces for start-ups, shared spaces for cooperatives, opportunities for live-work artist and artisan studios, a broad range of home occupations, and staff housing.

Fifty-six percent supported sharing local economic data that the Village collects such as number and types of business licences with the community, 47% supported reducing parking requirements for downtown commercial businesses. However, only 29% supported eliminating parking requirements for downtown commercial businesses.

Under other comments, seven respondents commented on parking including:

- never reducing parking

- not reducing parking until better transit is in place
- eliminating commercial parking requirements and reducing residential requirements
- putting parking in at the Village edge.

Bicycle infrastructure was mentioned by four. Respondents wanted more bike racks downtown and safer bike routes.

Comments on industrial development included providing an alternate route to the Bevan Industrial area behind Maple Lake and generally putting emphasis on promoting industrial development.

One respondent wanted strict signage rules to prevent chain stores. Another respondent asked for reduced restrictions on development generally. There were also comments on encouraging more housing.

Local Economy Workshop

Key themes identified in the workshop on the local economy were:

- more affordable employee housing
- more frequent transit
- safe active transportation options
- removal of commercial parking requirements in the downtown core
- encourage use of underutilized spaces
- a more streamlined development approval process
- ease up on requirements to lower costs to retrofit commercial spaces
- support for business networking meetings
- allow more small scale mixed use in different areas of the Village
- additional highway access to Bevan Industrial area
- retain community feel (it's what attracts residents and businesses)

For further details, see the notes from the workshop in Appendix 2.

Summary:

Affordable housing for employees is essential for strong businesses.

There is strong support for reviewing zoning to allow a diversity of spaces to support business start-ups, shared spaces, live-work artist and artisan studios, a broad range of home occupations and staff housing.

There is medium support for reducing parking for commercial uses downtown but not eliminating it. Better transit and bike paths are needed to in conjunction with reducing residential parking requirements.

8. Arts and Culture

The open house poster boards and survey suggested to strengthen OCP policies to support arts and culture.

In response to what forms of art and culture are important to them, open house participants commented daytime events that celebrate heritage and music. To support the arts, the need for funding was identified. With regards to what kind of arts and culture spaces are needed in the Village, participants commented “downtown everywhere” and “in the park”. Buskers and performance art were suggested as a way to incorporate public art into the Village to celebrate Cumberland.

The OCP survey asked respondents to rank what is needed most among six potential initiatives.

More affordable housing was ranked the most important way to support arts and culture in Cumberland with a score of 3.38. This was followed by *covered outdoor performance space* (score of 3.38), *indoor performance space* (2.92), *affordable live-work housing for artists* (2.84), *affordable studio spaces* (2.41) and a *Cumberland Arts and Culture Plan* (2.12).

A follow-up survey question asked for other suggestions to support arts and culture. Some of the suggestions included:

- a regional theatre/gallery at the interchange
- more “third spaces” where artists can meet and create
- accessible year-round community youth art space
- support for small businesses that offer arts/lessons, no Temporary Use Permits
- venue for more daytime and evening performances
- community art gallery including indoor performance space
- a central website / calendar for cultural events; an app for cultural assets
- allow living spaces above studios in light industrial area

A few commented that better recreation facilities are also needed. One comment pointed to existing artist spaces on Dunsmuir Avenue which do not seem to be in use and are taking away space from other businesses.

Summary:

Affordable housing is key to a strong arts and culture community.

Venues, flexibility for small businesses, youth art space, gallery space and live-work artist studio space are all ways to support arts and culture.

8.1 Mural Art on Commercial Buildings

The Heritage Conservation Area guidelines require that murals in the downtown core be approved by Village Council. However, the guidelines do not outline a process for this review. The survey checked in on what would be the best way to support mural art on commercial buildings in the Village.

Forty-six percent supported referring mural proposals to a group or committee composed of local residents and artists; 37% wanted no formal review and approval of murals, letting property owners decide on the mural design.

Nine percent wanted to see guidelines developed and have Village staff review and approve murals. Eight percent wanted to see Council review and approve murals.

Summary:

Mural proposals should either be reviewed by a group of local residents and artists or not be reviewed at all, leaving the decision on mural design to property owners.

9. Industrial Land Use Designation

The following points were raised in relation to industrial land use during the Local Economy Workshop:

- Need access to Bevan area from the highway interchange
- When updating the zoning, remove the heavy industrial zoning over the Morrison Creek headwaters area. This is an important wildlife area, includes wetlands and feeds the aquifer.
- Explore more mixed-use combinations, e.g. residential use in light industrial spaces or commercial service areas? E.g. employee housing, residential above a climbing gym, artist live-work studio, etc but be cautious as residential uses tend to push out light industrial ones over time.

Both at the Open House and the Local Economy Workshop, comments were received in support of the light industrial area at Royston Road/Ulverston Avenue changing to mixed-use.

The growth scenarios presented at the Open Houses, the Local Economy Workshop, and in the survey, proposed splitting the current single industrial land use designation in the Bevan industrial area into Light and Heavy Industrial. No one commented on this at the Open Houses. Local Economy Workshop participants reacted positively to this proposed change. Thirty percent of survey respondents gave this a moderate level of support (3 stars out of 5), 36% supported it with 4 out of 5, and 25% provided strong support (5 out of 5 stars).

Summary:

Support is moderately strong for splitting the existing single industrial land use designation into a light and a heavy industrial designation.

Changing the light industrial area at Royston Road and Ulverston Avenue into mixed-use is generally supported.

While more mixed-use areas are seen as opening up possibilities for businesses and artist studios, this has to be done carefully to ensure residential uses do not displace light industrial uses over time.

10. Agricultural Land Use Designation

The growth scenarios explored whether to change the area north of Lindale and Kendal avenues, currently designated “Agricultural”, to “Working Forest” to align with adjacent properties to the West and North. Views on this diverged.

Some open house participants pointed out that soils in Cumberland are not favourable for agriculture. Others advised out that municipalities should designate some areas as agricultural to facilitate farming and that modern forms of agriculture can be situated anywhere.

Survey responses on this question were mixed – 22% opposed it, 16% were neutral, 20% supported it and 36% strongly supported it.

The following suggestions were received to the question if there was another area in Cumberland that should be designated “Agricultural”:

- Teal Lake lands outside of landfill setback
- Also permit greenhouses in light industrial areas
- Area better suited for growing
- Minto area

- Royston Road area

Summary:

Views on whether to change the existing agricultural land use designation in the Village to “Working Forest” diverge. Poor soils and need for housing are comments against keeping the agricultural land use designation in its current location. The need to keep some agricultural land within the Village and ability to farm in greenhouses or hydroponically are arguments in support of designating agricultural land even where soils are poor.

11. Interchange Lands

The growth scenarios presented at the open houses and the Local Economy Workshop proposed a single land use designation for the interchange lands, inviting a separate planning process for those lands in the future by the property owners.

The survey queried what types of uses should be the priorities for the Interchange Lands. The protection of wetlands and sensitive ecosystems received the highest priority (score of 8.97). This was followed by the protection of trails within the area (score of 8.21), parks and open space (7.63). As far as development, the highest scored option was mixed-use with a score of 5.51. Infill, low- and medium-density residential, commercial, and light industrial development all received similar scores (between 3.5 and 4.22). These scores recognize the diversity of the interchange lands, some being more suitable than others for certain uses.

The lowest scores were received by heavy industrial (2.18) and golf course (1.47)

Summary:

Priorities for the Interchange Lands are protection of wetlands and trails and creation of parks and open space. When it comes to the type of future development preferred, a broad range of uses are acceptable to survey respondents, except golf course and heavy industrial.

12. Environmental Protection

All of the tools identified in the survey to protect the environment received a high level of support:

- Urban containment boundary (score of 4.17 out of 5)
- Strong environmental development permit area regulations (4.38)
- Strong water conservation requirements (4.4)

- Green infrastructure as part of stormwater management (4.43)
- More parks and greenspaces (4.48)

Open house comments added the following suggestions or questions:

- Nature based solutions
- Retain urban biodiversity and tree cover within the urban containment area
- Is there enough water to support growth in population?
- Adaptation and preparedness for climate change, in particular protection of water and reduction of wildfire risk.

Summary:

Support for environmental protection through all tools proposed is strong. In addition, urban biodiversity, tree retention, climate preparedness, water conservation and wildfire risk reduction are important.

13. Environmental Development Permit Area Requirements

Open house and survey participants were asked to identify what regulations they would like to see included in an updated Environmental Development Permit area. The following proposed additional regulations received strong support:

- Require new developments to work with natural site conditions and constraints (site adaptive planning) (85%)
- Require foreshore protection on Comox Lake to use greenshore principles whenever possible, as confirmed by an engineer (85%)
- Require the retention of vegetation at the top of steep slopes at a setback recommended by a geotechnical engineer to ensure the stability of the slope (83%)
- Restrict construction on steep stopes (68%)

While still supported by a majority, somewhat less support was received for:

- Do no permit flat faced cast-in-place concrete walls or lock block wall as shoreline protection on Comox Lake (56%)

Other suggestions made both at the open house and in the OCP survey included:

- Implement Tree Protection Bylaw (2)
- Protect second and old growth trees (2)
- Add wetland and connectivity areas to OCP maps
- Protect water that feeds the wetlands, quality, quantity and timing (3)
- Require sufficiently wide greenway connections through developments

- Environmental DPA needs to be more focussed. Adds too much cost to doing business for no reason
- Require professional reports on species and ecological communities at risk to the Province
- Work with provincial ministries on long term availability of water
- No further development
- No gas powered motorboats on Comox Lake

Summary:

There is strong support for strong Environmental Development Permit Area regulations. Tree protection, wetland protection, and protection of connectivity corridors, water conservation, protection of water quality of Comox Lake are of particular concern.

14. Social Inclusion, Diversity, and Equity

The OCP has a role in removing barriers to social inclusion, diversity and equity by supporting different initiatives. Open house participants identified the following initiatives as important:

- Requirement for more accessible and adaptable housing, e.g. lower units in multi-plexes
- More housing options to support ageing in place
- Bike trail to Courtenay
- Safe off-road trail to Comox Lake

In the OCP survey, respondents were asked to identify their top seven initiatives to support social inclusion, diversity and equity in Cumberland to help with allocation of resources. Following is the list of the initiatives and their overall score.

- Safe cycling routes (9.1)
- Additional transit route connections into Courtenay (7.0)
- More accessible public facilities and sidewalks (6.8)
- Development of affordable non-market housing (6.6)
- Housing options that allow for ageing in place (6.2)
- Development of more rental housing (6.0)
- More access to greenspace for people of all abilities (5.0)
- Multi-generational housing (3.7)
- Inclusive recreation programs for a broad range of participants (3.3)
- Incentives for accessibility and universal design in housing (3.2)

- Civic engagement of a diversity of people and ages (2.4)
- Gender neutral public bathrooms (1.2)
- Partnerships with organizations that support equity-seeking groups (1.3)

Summary:

For those who participated in the engagement events, the need for alternative transportation (additional transit and safe cycling routes to Courtenay, more accessible public facilities and sidewalks) and housing (more affordable non-market housing, more housing options for ageing in place, accessible and adaptable housing, rental housing), are at the top of the list of priorities for improving social inclusion, equity and diversity.

It is probable that equity-seeking individuals were underrepresented at the public engagement sessions, therefore, one cannot conclude that other initiatives identified are not also important.

15. Food Security

In response to what incentives and policies the Village could support to increase food security, participants identified grocery store, community gardens, setting land aside for agricultural purposes.

Survey respondents were asked to select policies they support from several options, listed below together with the percentage of support.

- Encourage community gardens close to or within multi-family residential developments (88%)
- Support food access programs, such as the Cumberland Food Share program (85%)
- Support food security as part of regional emergency planning (84%)
- Support local and regional food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens. (74%)
- Review industrial zones to support food processing and post-production facility uses (66%)

Survey respondents also identified a number of other possible initiatives and policies to encourage local food production:

- Leave space for growing food in the Village
- Minimize shading of gardens from adjacent properties
- Free compost from collection and processing of kitchen waste
- Incentivize food growing through tax breaks

- Keep taxes stable
- Support securing a permanent facility to operate the Cumberland Food Share
- Reduce food waste.
- Courses and workshops on food preparation
- A co-op grocery store in walking/biking distance
- Facilitate farmers selling directly to the public
- Less restrictive bylaws for growing and selling food from backyards and keeping chickens

Summary:

Community gardens close to multi-family residential development, food access programs, regional emergency planning for food security, and local and regional food infrastructure all have strong support. Environmental Development Permit Area regulations.

Additional ideas are a permanent facility for the Cumberland Food Share, education on food preparation, awareness around food waste, ways for farmers and small-scale growers to sell directly to the public.

D. Submissions to the OCP Process

The Village received several submissions to the OCP process. The submissions are summarized below and attached in Appendix 5: Submissions to the OCP.

- a. Change the Residential Infill land use designation at 3284 Third Street to a designation that permits mixed residential-commercial use.
- b. Change the land use designation on a property at 3041 Royston Road from Residential to Multi-family Residential to facilitate a subsequent amendment to the Zoning Bylaw to change the existing zone from Manufactured Home Park to a multi-family residential zone.
- c. Change the land use designation of 3330 Egremont Road, adjacent to the school grounds, from Residential Infill to Multi-family.
- d. Change the land use designation around Teal Lake from Working Forest and Greenway to a low-density residential designation.
- e. Include the properties on the east side of Bruce Street between Cumberland Road and Mill Street within the urban containment boundary.

The growth scenarios presented to the public at the May open houses and in the survey showed a mixed-use land use designation along Second and Third Streets between Penrith and Maryport

avenues. The area for the new designation would include 3284 Third Street. The idea of a mixed-use land use designation in an area that is already seeing some commercial growth received a lot of positive support from survey respondents.

The land use designations for 3041 Royston Road, 3330 Egremont Road and the Teal Lake property were not proposed to be changed in the growth scenarios.

The Egremont Road property will qualify for the provincially mandated four-unit minimum on properties between 280 m² and 4050 m² in size. Changing the designation of the property to multi-family residential would add development potential close to the school.

The Royston Road property is zoned for Manufactured Home Park, a type of multi-family zone which generally allows for lower cost housing. The property is serviced and developed with a single-family dwelling. It is located within the proposed urban containment boundary.

If the OCP land use designations of the Egremont and Royston Road properties are not changed through the OCP review process, the owners could apply for amendments to the OCP and the Zoning Bylaw.

The Teal Lake property is currently undeveloped, not serviced and located outside of the proposed urban containment boundary. Cumberland's projected 20-year housing need can be met without including undeveloped and unserviced areas. Even if paid by the developer, adding new infrastructure outside of the developed core area will increase long-term infrastructure maintenance costs for the Village and does not meet Complete Community goals which focus on walkability, proximity to daily needs, transportation options and sustainable infrastructure costs. If the owners apply for an OCP amendment, they would have to seek to amend both the land use designation and the urban growth boundary.

The northeast boundary of the urban containment boundary generally follows the edge of the existing Residential Infill land use designation. However, the boundary includes 4695, 4693 and 4689 Cumberland Road and 2839 Bruce Street, currently outside of the Residential Infill area in the OCP. The properties on the north side of Bruce Street could be considered for inclusion.

E. APPENDICES

Appendix 1: Open House Comments

Appendix 2: Local Economy Workshop Notes

Appendix 3: Survey 1 Results

Appendix 4: Survey 2 Results

Appendix 5: Submissions to the OCP Review

Appendix 1: Participant Comments

May 22 and 23, 2024 Open Houses

VISION	
1.	Cumberland is a community known for its active protection of green infrastructure .
2.	I'd like to see inclusion of language around decolonize and indigenize opportunities within the village.
3.	Don't allow more growth than infrastructure can handle. i.e. water supply.
4.	I would like to include language that speaks to clean air, clean water, and healthy people in the vision.
5.	Be cautious about opportunist developers under the guise of "densification". Create a contingency plan before adding hundreds of more homes.
6.	The village and community strives to live in harmony and reciprocity with the natural world .
7.	Cumberland is known for its progressive approach to development (site adaptive) .
8.	Ensuring greenspace. Environmental implications with all growth building.
9.	Cumberland is a community that embraces diversity through providing a variety of housing opportunities .
10.	Climate actions have reduced – to – Climate actions reduce....
11.	A variety of housing is important. I think four storey rental buildings is too much rental density in one spot.

COMMUNITY GOALS	
1.	"Level of walkability" was highlighted. The comment was "Including pedestrians!"
2.	Connection btw Maple Lake & Morrison is key
3.	Connection btw Morrison & Black Lake is key.
4.	#3, #4, #5 – protecting the wetlands and the commitment to the "60" meter set-backs.
5.	Need to help promote and incent more housing especially affordable housing for families.
6.	Compact development NOT sprawl.
7.	Diverse housing with major consideration to the existing forests and waterways & flood plains. Traffic calming also a major concern.
8.	Keep industrial lands as industrial. Keep green pockets and have parks protected.
9.	I'd like to see stronger wording than "climate responsible". "striving towards zero emissions"
10.	Sidewalks on Bruce Street.
11.	Protection of natural areas to promote biodiversity and protect environmental assets like forests & wetlands.

BUILT ENVIRONMENT A Vibrant Village Core	
1.	Protecting “back alley” character by regulating second dwelling size. (5 dots)
2.	How about a provision for tiny houses? (2 dots).
3.	I am not very concerned about heritage. I think this designation is preventing buildings from being modernized and causing them to be left empty.
	Item #3 on board (setbacks of new buildings for outdoor space) (1 dot)
	Item #5 on board (do not require additional on-site parking from new tenants) (2 dots)

BUILT ENVIRONMENT Housing Affordability	
1.	Advocate for more resilient housing; designed for hotter temps (AC, passive shading) and rain water harvesting for non-potable use (like gardens, toilet flushing).
2.	Co-operative housing & multigeneration & senior
3.	All housing is important, so priority to non-market housing does not make sense to me.
4.	No short-term residence in RV unless in designated area/hooksups to be able to monitor.
5.	What about using inclusionary zoning to require developers to add affordable housing or density bonuses etc.?
6.	Use caution in a policy to allow short term residence in RV's. These are not built for long term (winter) occupation and it can be difficult to remove them once in place. It risks becoming sub-standard low income housing. (3 dots)
	Item j on board (regional coalition on affordable housing): *yes
	Item a on board (clear definition of affordable housing) (1 dot)

NATURAL ENVIRONMENT How the OCP strengthens environmental protection	
1.	Nature-based solution.
2.	In the urban containment: urban biodiversity, bringing biodiversity and nature to people.
3.	Can existing water supply meet the growth plan?
4.	Including carbon sequestration hotspot in conservation strategy.
5.	Water is life. Will we have enough water to support the growth of population?
6.	Urban containment key for maintaining tree cover (no mass removal of trees for new subdivisions).
7.	Adaptation and preparedness for a new climate reality. How will this affect water? How do we reduce our wildfire risk?

NATURAL ENVIRONMENT Development Permit Area Requirements	
1.	Including second growth as SEI
2.	Protect the water that feeds the wetlands. Quality, quantity, timing (2 dots)
3.	Coal Valley Development run-off. Headed to village wetland. Quality, shear volume, protect. (1 dot)
4.	Really support the steep slopes buffer protection.
5.	No blasting zones. Respect watersheds.
6.	Need to be mindful of all eco impactions wit any new development and say NO if it doesn't make sense to the environment.
	DPA #1 Updates bullet #3 (one dot)

COMMUNITY WELL-BEING Active Transportation Network, Conservation Lands, Parks & Trails		Key Words	Dots
1.	Is the town tracking how much water is being used by the bike wash station ? Stream keepers would like to see it closed from mid-May till fall rains (usually mid-Sept.) and the equivalent flow be added to Perseverance Creek to sustain refuge pools for fish and wildlife. (2 dots)	Water use bike wash station	2
2.	Perseverance Creek update May 22, 2024: coho fry are present in all reaches of lower Perseverance . Cutthroat Trout spawned behind Japan Town in February. Rainbow Trout spawned above Chinatown Meadow in March. By May 19 – stream keepers have already started rescuing fish from drying pools! (1 dot)	Perseverance Creek streamkeeping	
3.	Can we have a “ pay per use for the bike wash station ?”. A day/time limitation as water is an issue – to wash bikes is a luxury not an entitled service.	Water use bike wash station	
4.	Curbing use of water by charging even a nominal fee (\$2/wash – 1 minute) . What is the consumption per year???	Water use bike wash station	
5.	Corridor between Morrison Creek watershed.	Comox Lake to Morrison Creek watershed	
6.	Wetlands around Maple Lake	Maple Lake wetlands	
11.	#3 – Including also wetlands around Maple Lake	Maple Wetlands	
7.	Multi-use trail along Bevan Road as alternative to the CVP commute.	Bevan Road MUP	
8.	#9 – Protect Eastern Block , the Village Park/BMX (1 dot)	Eastern block BMX track	

9.	Expanding strategy to include the entire watershed #4	Entire Comox Lake Watershed	
10.	Please ensure greenspace proposed by developers protects existing mature trees . Are there any guarantees or protections??? (1 dot)	Mature tree protection	1
12.	#5 – This is a beautiful wetland and has potential for a nice nature park.		
13.	Why do residents need cars? Seriously?		
14.	Protect the privately owned water sources that supply these beautiful wetlands		
15.	Municipal “Park” purposed. Should have fields & parks for “play” not Solport Park.	Park on Beaumont Cres	
16.	#6 – Including urban forest		
17.	Its also important for wildlife to have corridors with NO trails . The lower Perseverance Creek corridor is such an area. All it needs is water flow during summer months to sustain fish and provide drinking water for toads, mammals and all wildlife.		
18.	Allow horse trails/shared use trails .		
19.	#7 – Protect ravine & enforce 60 metre environmental setback as approved by ACP.		
20.	#7 - Protect this park area – OCP specifies a 60 metre boundary around parks! Enforce it!		
21.	#12 – Move this park to the top of the hill.		
22.	#7 – Water headed straight to the village and wetlands.		
23.	Off road trail all the way to the lake (1 dot) x 2		
24.	Greenspace is critical to growth. Maintaining ravine and all underwater reservoirs.		
25.	Safe off road to the lake (3 dots)		
26.	With temps rising greenspace is critical to our well-being.		
27.	Safe multi-use off-road trail to Union Road from village centre. (1 dot)		

COMMUNITY WELL-BEING Social Inclusion, Diversity, and Equity	
1.	Bike trail to Courtenay.
2.	Requirement for Lot 4 (for example) units in houseplexes or lower units of duplexes to be mobility accessible.
3.	Kudos to the recommendation to provide incentives to developers to create accessible & adaptable housing – not just limited to low-income housing.
4.	Options for aging in place. Housing options.
5.	Safe off-road to the lake.

6.	Continued maintenance & upgrade for outdoor facilities : tennis, pickleball, basketball.
7.	Healthy built environment linkages toolkit! - Links between design, planning & health.
8.	Homeless shelter? Youth centre? Community centre?

COMMUNITY WELL-BEING Arts and Culture	
What forms of art and culture are important to you?	
1.	Day events that celebrate our heritage.
2.	Music! Venues with less sound restrictions. Arts: where are all the artists?
What can the Village do to support arts and culture?	
1.	Funding – art as business or art as gifting.
What kind of arts and culture spaces are needed in the Village? Where do these spaces best exist?	
1.	Downtown everywhere!
2.	In the park
How can public art be incorporated into the Village to celebrate Cumberland's identity?	
1.	Buskers – performance art.

COMMUNITY WELL-BEING Food Security	
What is needed to support local food growers?	
1.	Incentivize landowners to promote food production – tax incentives
What other initiatives and policies could the Village support to increase food security in Cumberland?	
1.	Grocery Store.
2.	Community gardens
3.	Ensure that land is set aside for agricultural purposes.
4.	Grocery options.

COMMUNITY WELL-BEING Local Economy	
What are the current strengths of Cumberland's economy?	
1.	People like to visit our quiet town. They love the pace and how friendly we are.
2.	Locally owned & operated.
What is needed to strengthen the local economy further?	

1.	Full storefronts in our core. (1 dot)
What trends affecting the local economy have you experienced or do you see in the Village and the region?	
	No comments

COMPLETE COMMUNITY BOARDS

BUILD ENVIRONMENT – HOUSING	
What kind of housing do you live in today?	
Single Detached	18 dots
Townhouse (duplex was added)	0 dots
Apartment (condo was added)	0 dots
Infill/ADU/Secondary Suite	2 dots
Modular Home	0 dots
BUILD ENVIRONMENT – HOUSING	
What kind of housing do you see yourself living in 15 years?	
Single detached	11 dots
Townhouse (duplex was added)	7 dots – comment “I want to live in co-housing! Intergenerational)
Apartment (condo owned was added)	2 dots
Infill/ADU/Secondary Suite	1 dot
Modular Home	0 dots

GROWTH SCENARIO	
What do you like?	
1.	Love the urban growth boundary .
2.	People are wanting to move to Cumberland because of it’s amazing community feel. We should be striving and fighting to keep us amazing. People in Courtenay/Comox come into Cumberland to “relax” unwind and feel the community spirit. They come to eat, drink bike and hike. We need to do what we can to keep this “feeling” . +1
What do you not like?	
	No comments.
GROWTH SCENARIO A	
What do you like?	
1.	Plan to increase density behind Dunsmuir.
2.	Density is good.
3.	Love the commercial growth area .
4.	Increased density
5.	All of it and increase.
6.	Maximum 3 stories.
7.	Use both A and B
8.	Love the commercial on Penrith/Derwent
9.	Keep low * lot density . 40% density.
10.	We love living in our townhouse. More multi-family is great.
11.	I like the increased business core .
12.	Beaufort forest . Please retain trees .
What do you not like?	
1.	Extend watershed . The ravine is real.

2.	Lack of trees in Coal Valley Estates upper area. (2 dots)
3.	Why don't we offer tax breaks to homeowners who build ADU's and rent them out to long term renters? At or below market value. No more Air BNB. (2 dots)
4.	Increase mixed use density in downtown core & down side streets. Keep 4 stories on Dunsmuir – people keep the businesses alive. (1 dot)
5.	Removing existing density (height) from VMCU-1
6.	Not enough multi-family housing.
7.	Watershed needs protection as well as the ravine.

GROWTH SCENARIO B

What do you like?

1.	Increased density (1 dot)
2.	More options for aging population to downsize & stay in home community.
3.	Different options to work together as a community.
4.	Yes! More multi-family housing. And housing (condos/townhouses) that are family size 2-3+ bedrooms. (1 dot)
5.	Does the “working forest” designation include recreational use, such as walking trails? It would be great to add more rec space at this end of the village.
6.	All high density (6 story) zoning to multi-family zone. Will support more affordable housing options.
7.	UCB's help focus development where the infrastructure and services already exist!
8.	More mixed use and multi family housing. Less single dwellings.

What do you not like?

1.	Better suited land to expand housing – not a lot of trees there.
2.	Change the Ulverston property to low density multi-family.
3.	Density no matter what, isn't the way forward for Cumberland. Please do “smart density” . The character of the community is important. (1 dot)
4.	We would love a grocery store like a co-op.
5.	Please consider a smaller scale plan for the Ulverston property . Multiple 4-story buildings is too much! Please consider affordable housing for families. i.e. townhouses & row houses.
6.	Prefer A. More mixed use downtown.
7.	The “working forest” isn't a good use next to residential housing.

GROWTH SCENARIO A (Map)

Area	Comment
From corner of Silecroft Road to Windermere Ave	Road was drawn. Comment: Make a drop off road for CCS “Strathcona Building”
Maple Street Holdings Property. PID 008-879-801	New Playground
Bottom of map, right side	Extend the commercial to the big corner lots on Penrith.
Corner of Bruce and Bevan	Create new commercial area at this busy corner to slow traffic/maintain with traffic circle
Beyond Hope Road and Cumberland Road	Allow STR here in R3
Below Royston Road/corner of Union Road	Mixed use high density
Below Lindale Avenue (undeveloped land)	Park

GROWTH SCENARIO B(Map)	
Area	Comment
Undeveloped area left of Kendal & Kentmere	New transportation corridor – no more traffic through Dunsmuir or Kendal
In the balloon that says “in this scenario these properties are envisioned as Residential Infill.	Yes (to residential infill)
In the balloon that says “The land north of Kendal Ave is currently designated Agricultural. This scenario envisions it as Working Forest to better align with adjacent Properties	- No - Agree - 1 extra dot
Mixed Use area corner of Ulverston Ave & Royston Road	Please change to high density developable and shift these businesses to the industrial lands. 1 dot and comment YES
Below Royston Road /corner of Union Road	Mixed Use High Density

Appendix 2: Local Economy in Focus Workshop

May 30, 2024

Village of Cumberland Council Chamber
2675 Dunsmuir Avenue

Notes - Discussion Circle 1

Staff: Erik and Seamus

Round 1 Questions:

Q1: What trends affecting the local economy have you experienced, or do you see in the Village or region?

- Lack of affordable places for a business to operate (***)
 - However, what is considered affordable varies depending on the type of business or type of space needed
- Cost to develop new commercial spaces is high, and is only increasing with rising costs of construction, interest rates etc.
- Streamlining the development approvals process would help businesses get started earlier/ higher chance of having them settle in Cumberland and be successful
 - Are there businesses that would like to be here but are not even trying due to limited spaces or lack of financial capital to purchase/improve/occupy a heritage building?
 - If the approvals process (variances, HAPs etc.) cannot be changed, are there at least opportunities to help applicants/businesses navigate the process? (guides, resources etc.) – to someone unfamiliar with the process it can be daunting and costly
- Seasonal nature of traffic to Cumberland hurts certain types of business – is there a way to attract year round forms of business so people are around and more likely to also stop into the more seasonal shops (bike shops etc.).
 - Reliance on tourism sector to bring people to town? More diversity in businesses and more people living around downtown could help

Key themes: lack of affordable spaces, high costs of development/construction, seasonal/reliance on tourism

Q2: What are the current strengths of Cumberland's economy?

- Lifestyle (friendly, walkable, arts/culture, outdoor recreation/ alternative vibe)
- Kid friendly (low median age, families want to be here and grow here)

- Diversity of businesses and a focus on local (lack of big box stores is a huge draw – “there should never be a Tim Hortons in Cumberland. That marks the start of the end.”)
- Residential density close to downtown – walkability, close to amenities, atmosphere
- Despite being a small municipality, there still is lots of available land
- Cumberland is a destination. It is not somewhere you drive through. If you are here, it is because you chose to be!
- Great local partnerships and community groups

Key themes: lifestyle, diversity of local businesses, destination, character/vibe

Q3: What is needed to strengthen the local economy further?

- Affordable housing
- Village support for businesses making development applications (streamlining process, removing requirements, providing support/clarity/resources)
- Removal of parking minimums for commercial uses
- More support for downtown businesses
- Business networking events/meetings (both formal and informal, much like this event itself) involving a broad base of perspectives and getting support from the village to make these sort of events happen
- More smaller scale mixed use – push the boundaries of where and how businesses can exist (spaces for startups, alternative business models)
- Figure out why people leave Cumberland to go work/shop and bring them to (or keep them in) Cumberland

Key themes: affordable housing, development approvals process, removal of requirements, support for business community, missing certain amenities (?)

Round 2 Questions:

Q1: What do you like about the proposed land use scenarios?

- NOT 3-stories – that is moving in the wrong direction. 4-stories (+?)
 - Height is relative and does not automatically mean a lack of heritage or character (do not negate the impact of innovative design)
 - Density is cheaper and increases walkability + supports the idea of having people living where business/commerce is (mixed-use)
- 4-stories AND additional density in lanes behind (it is does not have to be one or the other)
 - Opportunity for additional density on other streets too? (3rd, 4th?)
- Light industrial area changing to mixed-use makes sense @ Royston/Ulverston

Key themes: height/density welcomed, be bold, mixed-use

Q2: Do the proposed scenarios support the type of local economic development we want and need? How so?

- Connection (active transport corridors?) needed between service commercial, and areas chosen for density (be cautious of isolating areas)
- If we want to prioritize walkability, where do we put people vs. where do we put vehicles? Is a designated space for centralized parking a solution?
- Is there opportunity for more interesting mixed-use combinations? Can we put people in light industrial spaces or commercial service areas? i.e. Tin-town – why can't someone live above a climbing gym, an artist studio etc.

Key themes: walkability vs. parking, density, mixed-use

Q3: What would you change to the scenarios? And why?

- Be bolder?
- Zoning/ designated spaces specifically for accommodation?
- Push the idea of mixed-use further – can housing exist in industrial areas? Or adjacent at least... we need to view areas as neighborhoods not wastelands (*varied response to this suggestion*)
 - If housing was to exist in these spaces, maybe it is in light industrial only, or an entire new category of housing (i.e. staff housing)
 - Must be within reason – residential use can consume other uses, which in the end only results in the loss of certain needed (but less pretty) uses, such as industrial and agricultural – once they are gone, hard to get them back

Key themes: housing, mixed-use, accommodation

Local Economy in Focus – May 30, 2024

Discussion Questions: Circle 2 Notes

Staff: Courtenay and Michelle/Vickey

Round 1 Questions:

Q1: What trends affecting the local economy have you experienced, or do you see in the Village or region?

- Mountain biking (4 bike shops, events)
- Young families – childcare
- Remote workers – office space demand limited?
- Satellite offices
- Food/beverage struggling?
- Private recreation struggling?
- Increased interest rates
- Population increasing, why are discretionary spending ↓
- Space availability low?

Key themes: Remote work arrangements, some businesses experiencing financial struggles, uncertain if have lack of space

Q2: What are the current strengths of Cumberland's economy?

- Biking, arts & culture, trail network
- Sense of community – food shed, community groups, connections
- History
- Walkability – can there be some car free areas/times?
- Character & scale
- Village
- Stores & businesses locally owned, no chains
- Proximity to highway
- Industrial land base – close to highway
- Ease of commute for remote workers
- Mix of services/businesses
- Night life/vibrancy/events
- Performance venues

Key themes: Village vibrancy, recreation, arts, culture and heritage, walkability, proximity to highway

Q3: What is needed to strengthen the local economy further?

- Overnight accommodation in Cumberland
- Additional highway access from Bevan
- Underground/supply/collection infrastructure
- Services local (no need to travel for services)
- Affordable housing for workers (Govt funded, required w/every development, arts & culture workers)
- Housing diversity
- Improved transit scheduling
- Safe active transportation

Key themes: Housing options, affordable employee housing, transit and active transportation options, highway access from Bevan area, infrastructure

Round 2 Questions:

Q1: What do you like about the proposed land use scenarios?

- Growth boundary including keeping greenspace outside of it
- Service commercial on Cumberland Road
- Three stories downtown and mixed use extended behind Dunsmuir
- Concern on parking w/density downtown (four story)
- Medium density limit to three stories
- Consider impact of upzoning on land and opportunity for affordable housing
- Development friendly - inviting

Key themes: Growth boundary, Service Commercial on Cumberland Road, three storeys downtown and mixed use behind, development-friendly

Q2: Do the proposed scenarios support the type of local economic development we want and need? How so?

- Contains growth for walkability
- Industrial land and job opportunities close to town is an opportunity for more economic development
- Can developers use adjacent land for parking?

Key themes: Retains walkability, work opportunities close to the core

Q3: What would you change to the scenarios? And why?

- No heavy industrial in Morrison Creek (head water) and aquifer area – remove from map

- Infill & opportunity to expand infill outside growth boundary – for scale for developers – small lots to get density
- Bypass road from industrial area outside the village to remove pressure on Cumberland Road
- Four lanes on Cumberland Road
- Concern around traffic on Cumberland Road & Bevan – including people accessing landfill
- Bed cap (for parking management) does residential infill really add to downtown

Key themes: Allow infill outside of growth boundary to get more density, provide bypass to Bevan, more traffic capacity on Cumberland Road, manage parking

Local Economy in Focus – May 30, 2024

Discussion Questions: Circle 3 Notes

Staff: Karin

Round 1 Questions:

Q1: What trends affecting the local economy have you experienced, or do you see in the Village or region?

- In-migration of talents into the community
- Remote work arrangements, resulting in more diversity in sectors
- Changing wage expectations, expectation of greater flexibility at work (lifestyle and cash)
- The vibrancy of Cumberland supports businesses
- Culture of supporting buying local
- Increase in gentrification / decrease in affordability
- Low vacancy rates, resulting in challenge to recruit and retain staff
- Empty lots / buildings in the downtown core waiting for redevelopment

Key themes: Expectation of more work flexible work environments and higher pay, low availability of affordable housing, redevelopment of empty lots/buildings in the downtown core slow

Q2: What are the current strengths of Cumberland's economy?

- Mostly local-owned businesses, no multi-nationals. This attracts new residents and visitors, creates the unique Cumberland vibe.
- Strong relationships between businesses and non-profit organizations, including financial ties
- Cumberland feels like community
- Numerous and diverse events are an economic driver, loved by locals but also attract people from the region and beyond.
- More events in Cumberland than elsewhere in the region.
- The quality of the water supply. Great for making beer.

Key themes: strong relationships between businesses and non-profits, strong sense of community, diversity of events,

Q3: What is needed to strengthen the local economy further?

- Need a strategy to protect the long term water supply as community grows and climate gets hotter and drier in summer
- We have to figure out how to retain the community feel as Cumberland grows and fills in
- Need to encourage using underutilized spaces
- Housing affordability crisis affects volunteerism – people who need to work two jobs have less leisure time to volunteer
- Need non-market housing. Private sector does not provide affordable housing.
- A regional housing corporation that raises funds, builds and manages non-market housing
- Growth requires more amenities, like schools, transportation options, transit, and infrastructure to support the growth.

Key themes: non-market housing, encourage use of underutilized spaces, retaining the community feel, ensure have amenities and infrastructure to accommodate growth

Round 2 Questions:

Q1: What do you like about the proposed land use scenarios?

- Support more density
- Service Commercial along Cumberland Road
- Encourage heavy industrial to move to Bevan Road area
- Density close to downtown.
- Multi-family housing in addition to infill.
- An urban containment boundary.
- Providing space for professional services off Dunsmuir Ave

Key themes: density, multi-family, urban containment, heavy industrial at Bevan

Q2: Do the proposed scenarios support the type of local economic development we want and need? How so?

- More housing is crucial. Especially more affordable non-market housing.
- Need access to Bevan area from the highway interchange.
- Density close to downtown is good
- Note sure about not including Cumberland Road properties into in-fill.
- Cumberland Road properties large, could become multi-family in a future OCP update, additional density there is not yet needed.

Key themes: density close to downtown core

Q3: What would you change of the scenarios? And why?

- Don't need more commercial heading east. Too far, a dead zone inbetween. Put Commercial mixed use with store fronts along First, Second and Third going up to Penrith and possibly Maryport to the north and to Derwent to the south. More interesting to have store fronts on side streets than on Penrith and Derwent. Commercial use is naturally spreading that way already.
- Consider more multi-family close to the school. Multi-family land use designation can encourage land assembly
- Make development processes easier for businesses.

Key themes: More multi-family close to community hubs, build out commercial density heading north on side streets

Closed

Goals
Official Community Plan Review

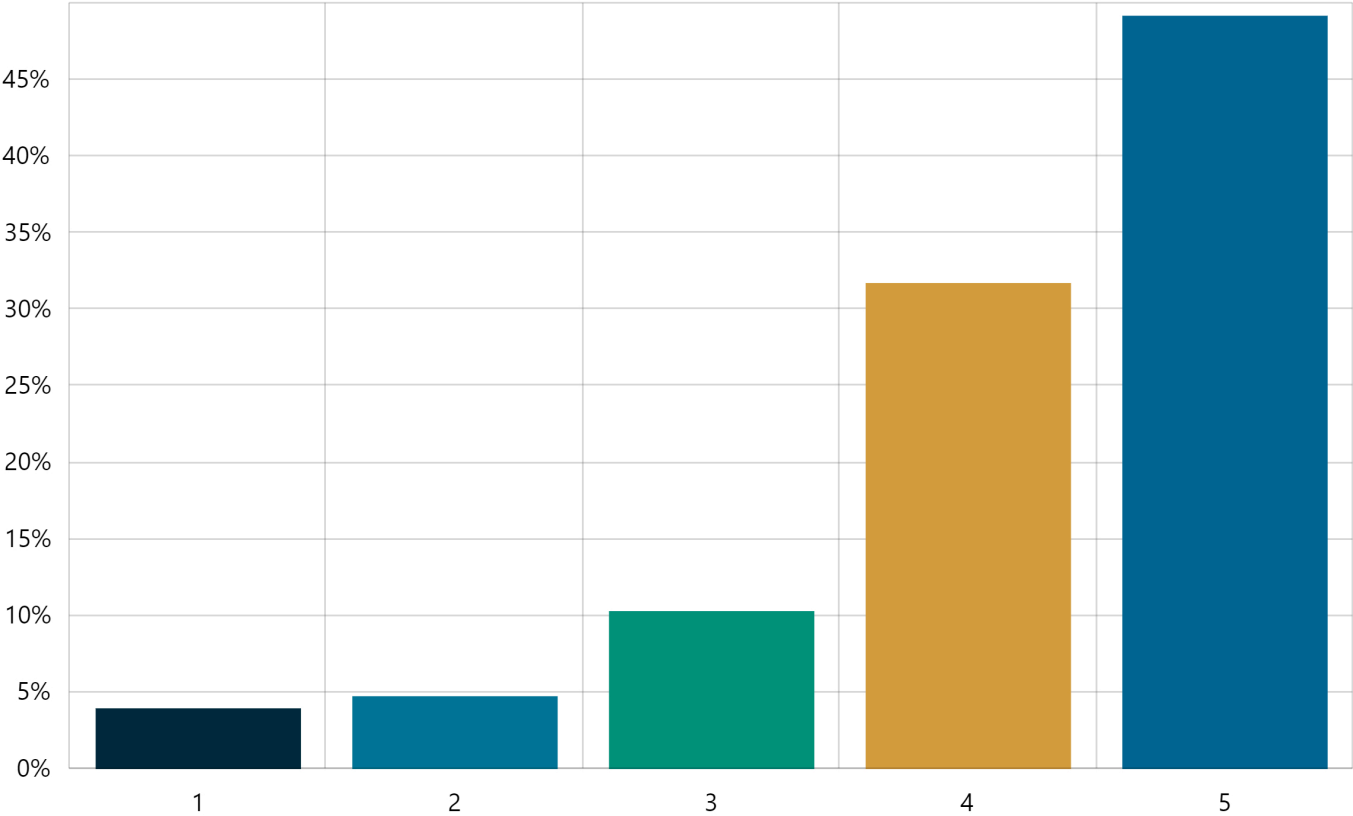
124
Contributors

133
Contributions

Contribution Summary

1. Indicate your level of agreement with the ten OCP goals for Cumberland.

Rating | Skipped: 7 | Answered: 126 (94.7%)

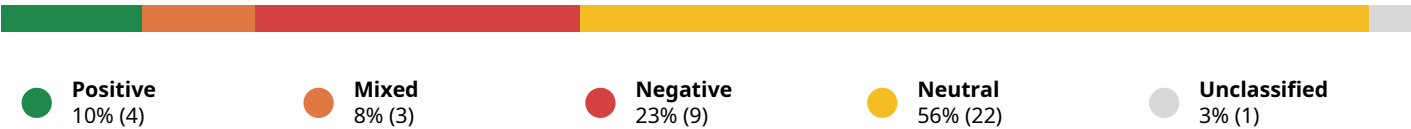


1	2	3	4	5	Count	Weighted average
3.97%	4.76%	10.32%	31.75%	49.21%	126	4.17
5	6	13	40	62		

2. If you do not agree with the ten goals, what would you add or change?

Short Text | Skipped: 94 | Answered: 39 (29.3%)

Sentiment



Tags



Tag	Percent	Count
reconciliation not top priority	10%	4
bike-able	8%	3
heritage preservation	8%	3
climate resilient community	5%	2
sustainable growth	5%	2
infrastructure	5%	2
walkability	5%	2
valuing ethnic communities	3%	1
fire prevention	3%	1
basic health care	3%	1
recreation	3%	1
playground	3%	1
health	3%	1
housing	3%	1
parks	3%	1
increase commercial tax base	3%	1

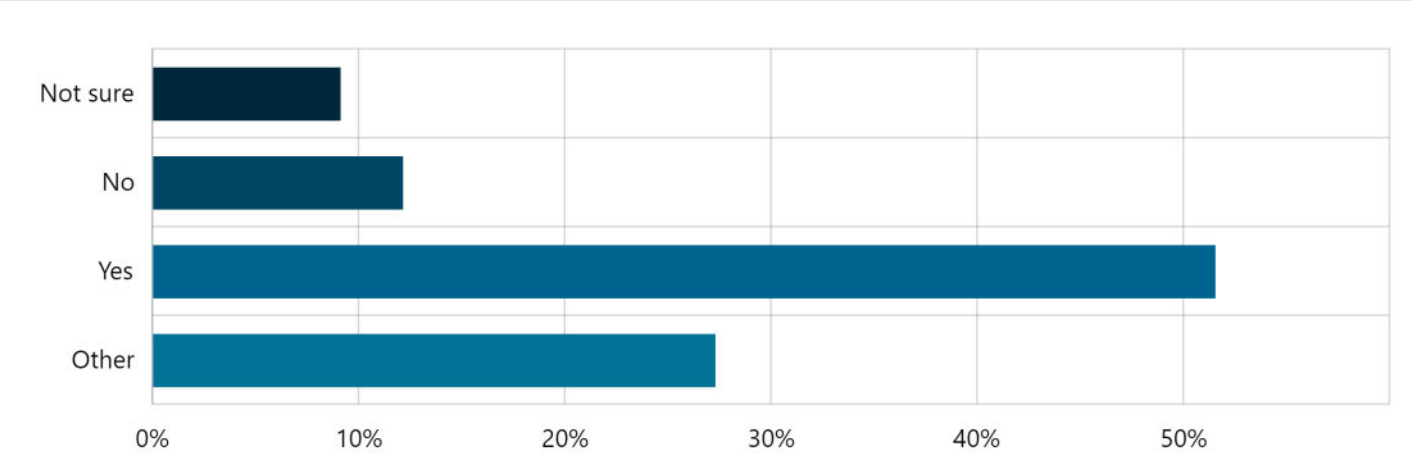
sustainable infrastructure	3%	1
quantitative metrics	3%	1
reduce sprawl	3%	1
green space	3%	1
land for future high school	3%	1
cap on population	3%	1
streets designed for people	3%	1
truly affordable housing	3%	1
recognition of settler history	3%	1
cultural integrity	3%	1
preservation of environment	3%	1
diverse housing	3%	1
business opportunities	3%	1
food security	3%	1
parks and healthy lifestyle	3%	1

Featured Contributions

No featured contributions

3. Do you support the proposed urban containment boundary?

Multi Choice | Skipped: 1 | Answered: 132 (99.2%)



Answer choices	Percent	Count
Not sure	9.09%	12
No	12.12%	16
Yes	51.52%	68
Other	27.27%	36
Total	100.00%	132

Question 3: Do you support the proposed urban containment boundary (UCB)?

Yes, but I would change:

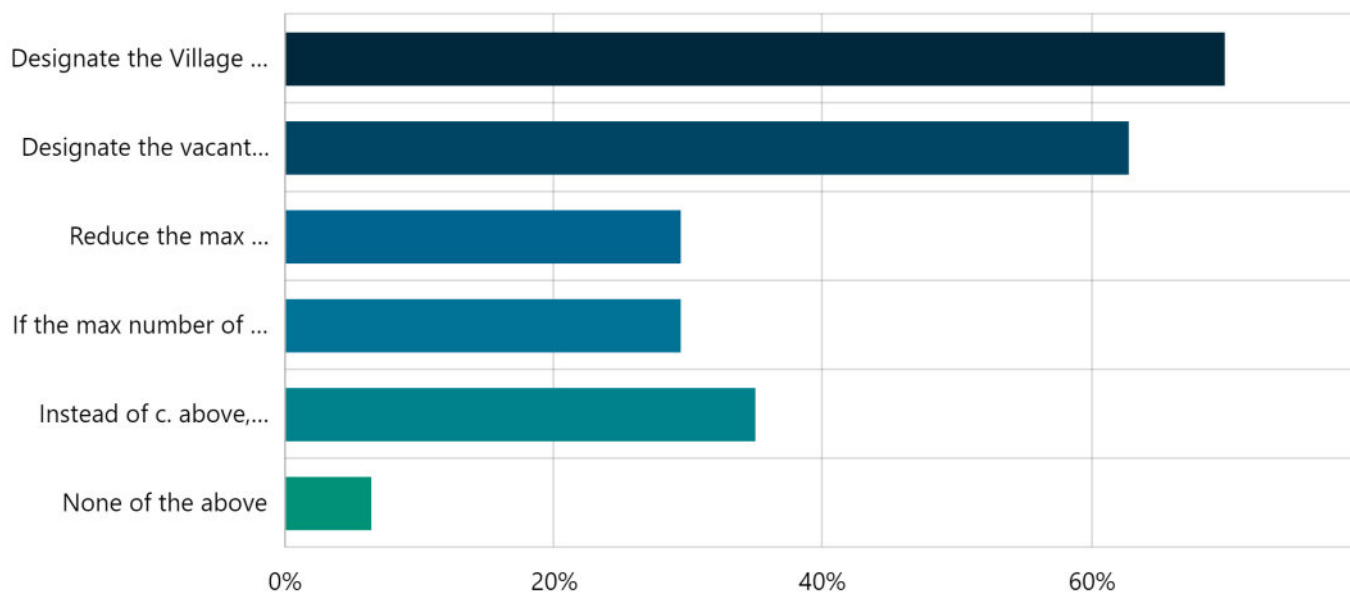
	Response	Key Words
1.	Change west side mixed use to something lower density . Makes no sense to have more people on the outskirts of the village.	No mixed use on West side of Coal Valley Estates
2.	map doesn't show commercial at Gas n' Go. Lots on Bevan/Wellington should not be marked infill if outside of the urban containment boundary; should be a proposed urban containment boundary. This is too big and should be done more slowly. Is there enough water? Should end at Ulverston and run around Coniston to reiy Bruce	Reduce area within UCB. End at Ulverston but include Coniston Crescent and Bruce Street
3.	This map is extremely small and difficult to read! From what I can see I would request no medium density multi-family on Ulverston - change to low density. I aslo don't agree with orange mixed use to the west end .	No mixed use on West Side of Coal Valley
4.	Draw the boundary so it is west of the waste treatment ponds.	Move UCB to west side of sewage lagoon
5.	Ensure there is land set aside for an affordable housing project. Even if it means it has to be outside of the boundary.	Ensure land set aside for affordable housing
6.	Need a buffer between containment boundary and agriculture area. Presumably agriculture refers to non-animal related farming and production?	Buffer to agricultural area
7.	I urge the powers that be to move the boundary line above Camp Road back to protect the Hidden Ravine.	No development west of Hidden Ravine
8.	No development below the Kendal extension/west of Kentmere.	No further development on Coal Valley Estates property
9.	The eastern block of the trail network - behind current bmx and over towards the inland highway could be developed . I want places to live. People from around the world will be moving here due to climate change. I would expand residential infill .	Include Eastern block. Expand residential infill.
10.	I would include the already serviced lots in grey that are currently r3. The ones on Cumberland rd. Hope rd. And Mill st.	Include large serviced lots in R3 / on Hope Rd and Mill St
11.	Include Hope and Mill streets and the current "large lots" area.	Include large serviced lots in R3 /on Hope Rd and Mill St
12.	Some residential properties on the south side of the map look like they potentially fall within (or very close to) the natural floodplain of wetland/marsh/riparian/ beaverdam complex. I understand the practicality of keeping residences at their current locations but accepting this as permanent residential infill will limit long-term potential and options for riparian restoration in this area.	No additional density close to / within buffers to wetlands.
13.	Limit growth on Kendal; ensure adequate buffer on all sides of sewage lagoon (min 30m but ideally 50m +)	No further growth on Kendal
14.	I think it is unrealistic to have no new development areas. Restrict development into the forest trails but allow it between town and the dump . This land is already severely impacted by humans	No additional density close to / within buffers to wetlands.
15.	Add the large lots on Cumberland Road. We need more housing and it is odd to leave them out while including all the lands way out by Union Road.	Include large lots on Cumberland Road

	Response	Key Words
16.	Adding the large lots on Cumberland road. The current boundary cuts them out for now good reason, but then includes the large lots way out on Union Road.	Include large lots on Cumberland Road
17.	Include the large lots at the entrance to Cumberland. Excluding them appears arbitrary and is not equitable for those residents.	Include large lots on Cumberland Road
18.	I'm concerned by the large orange area behind camp road	No mixed use on West Side of Coal Valley
19.	We should never ever ever allow new neighborhoods to clear cut the trees. It's not just sad it also raises our town's temperature. You can feel the difference if you go from near Gas n Go where there are trees in the residential neighborhood to one of the new neighborhoods that were clear cut. I rent a basement suite up there and walking home in 25C or hotter I actually feel sick by the time I get home because there isn't a single tree to get shade from.	Retain trees
20.	Make it smaller to incentivize infill and medium density builds. Right now there's more than enough greenfield here for our expected population growth in the next decade, which means business as usual: large single family homes.	Reduce area to incentivize infill and medium density
21.	Include larger areas that will allow for more housing .. Bevan Road lands ?	Increase area to allow for more housing
22.	More multi family development opportunities where possible	Increase multi-family land use designation
23.	I would not support extending more housing past Kentmere unless additional infrastructure (another road access in/out, adjusting parking and speed on Kendal, additional park space) is added.	No further development on Coal Valley Estates property
24.	If we're going to attract young families to Cumberland - we need cheaper housing. By limiting the boundary, we're limiting housing to infills / knockdowns.	Increase area to allow for more housing
25.	Northern two portions of Residential infill either inside boundary or changes to not be RI	Correct infill designation to match UCB
26.	I would exclude ALL the interchange lands from inside urban growth boundary as it is not serviced.	Exclude all Interchange Lands
27.	Make sure slated development areas are connected to the rest of Cumberland , not isolated as Coal Valley Estates is today.	Don't create isolated development areas
28.	too much development space in the park, greenways	
29.	I would like to better understand what multi family medium density is. My understanding of the proposed "medium density" development on Ulverston was multiple multi story apartment buildings, which seems like a lot more than medium density. I agree with infill but I think multi storey buildings should be focused to downtown on dunsmuir.	Focus multi-storey residential buildings on Dunsmuir Avenue, not Ulverston.
30.	bring in the grey lots on Cumberland Road on the way into town. Instead of gravel lots and light industry there it could be townhouse/apartment/low rise	Include large lots on Cumberland Road
31.	I think this is reasonable for now, but if the community continues to grow I think there will need to be though on expanding the commercial zone on dunsmuir . There is not a lot of space for further commercial development in the current model. I worry that this would make overhead costs high and adversely affect the character of businesses open in Cumberland. Maybe the mixed use zoned area to the left of	Expand commercial area on Dunsmuir

	Response	Key Words
	coal town estates could be a good place for some mixed use commercial development , but how will people get there?	Include commercial in mixed use at Coal Valley.
32.	Small parks in subdivisions add a lot of value and connection in the community. Allow for commercial zoning (cafes etc) beyond downtown core to allow for walking and biking to ammentities.	Small commercial nodes beyond downtown core
33.	No and I do not support the new change on Ulverston rd. makes no sense to put apartments next to sewar and recycling depot. Lookss like you are building the ghetto of our future.	Low density on Lot A, Ulverston Ave
34.	I am concerned about the mixed use area on the western edge of the boundary. I believe that area contains important, sensitive wetlands and I am extremely concerned about the environmental impact of development of that area.	No additional density close to / within buffers to wetlands.
35.	I would stop building any new developments. Let's continue to work with what we have. It's perfect the way it is	No additional development
36.	The ravine/greenway and surrounding area should be removed from the urban containment boundary. Let's protect that ravine!	No development around the Hidden Ravine

4. When thinking about future residential land use in the Village, select the potential land use changes that you agree with.

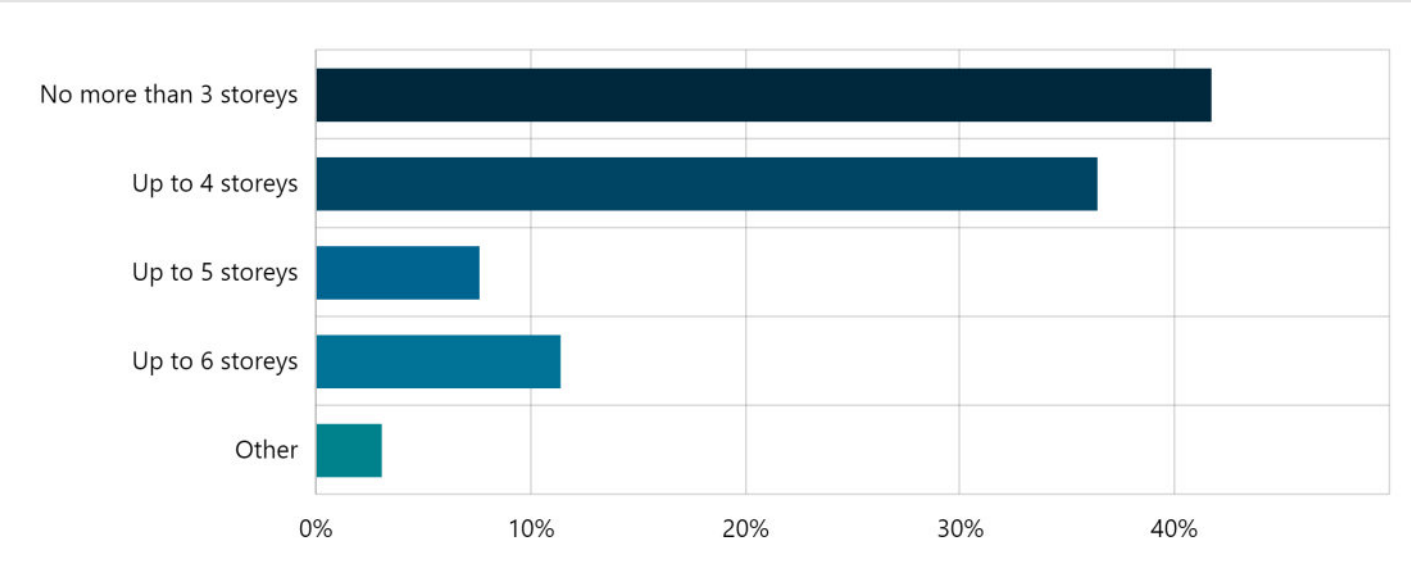
Multi Choice | Skipped: 7 | Answered: 126 (94.7%)



Answer choices	Percent	Count
Designate the Village office, recreation and cultural centre properties as Mixed-Use Civic Facilities to permit future redevelopment of those properties to include residential units on floors above the civic facilities.	69.84%	88
Designate the vacant Village-owned property on Beaufort Avenue, across from the Cumberland Health Clinic, as Mixed-Use Civic Facilities. A possible future use under that designation would be non-market affordable housing.	62.70%	79
Reduce the max building height on Dunsmuir Ave between First and Fifth Street from 4 to 3 storeys. To make up for the loss in residential capacity on Dunsmuir, permit multi-family (condos or rental apartments) on the south side of Penrith and North side	29.37%	37
If the max number of storeys, and thereby residential units, on Dunsmuir is reduced as per (c), permit multi-family (condos or rental apartments) on the properties on the south side of Penrith and north side of Derwent.	29.37%	37
Instead of c. above, keep the maximum building height on Dunsmuir Avenue between First and Fifth Street at 4 storeys but require the top storey to be set back to reduce the visual impact of new buildings on the Dunsmuir Avenue streetscape.	34.92%	44
None of the above	6.35%	8

5. The proposal is to designate a few of the larger properties in Cumberland as Medium-Density Multi-Family, permitting multi-storey residential buildings. What should be the maximum height permitted? Select your preferred option.

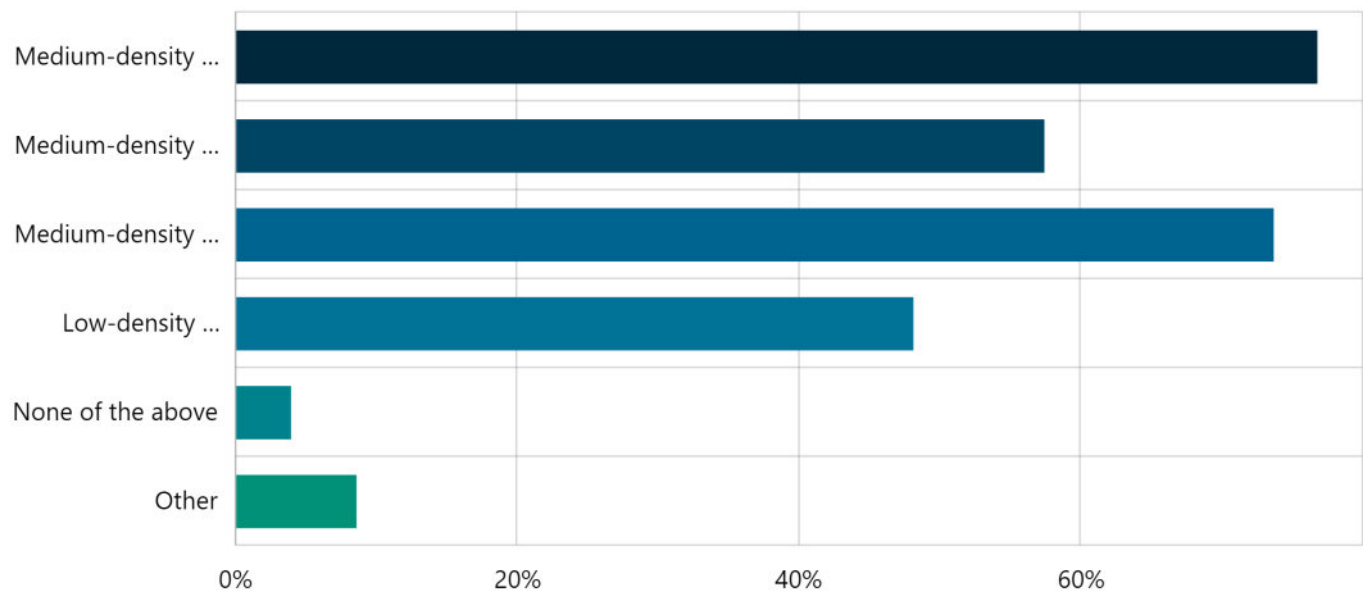
Multi Choice | Skipped: 1 | Answered: 132 (99.2%)



Answer choices	Percent	Count
No more than 3 storeys	41.67%	55
Up to 4 storeys	36.36%	48
Up to 5 storeys	7.58%	10
Up to 6 storeys	11.36%	15
Other	3.03%	4

6. Where would you like to see future multi-family residential land use? Select the locations that you agree with.

Multi Choice | Skipped: 4 | Answered: 129 (97%)



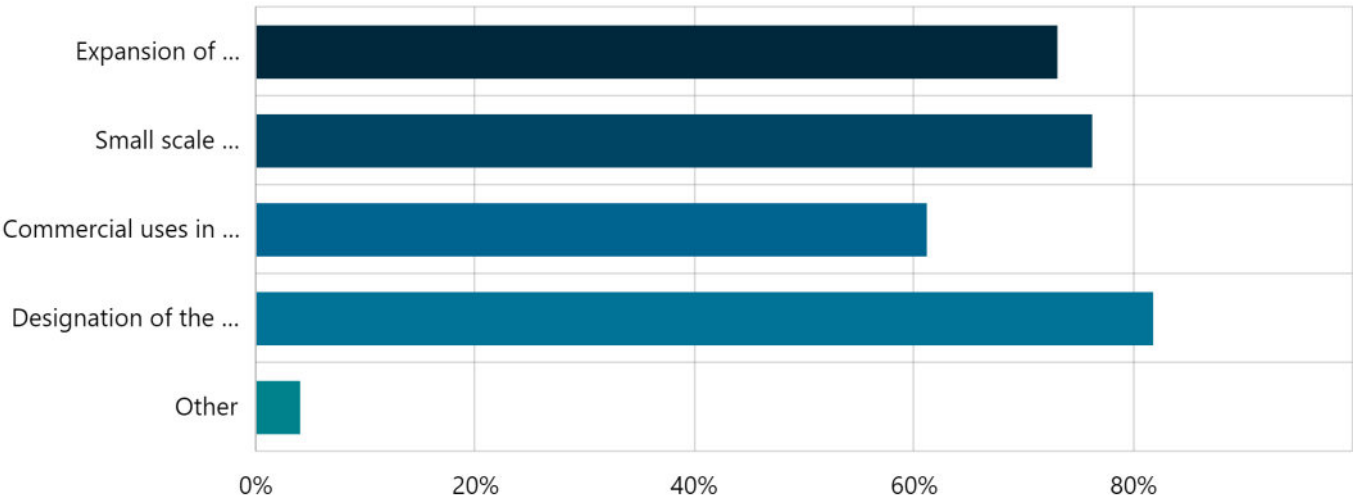
Answer choices	Percent	Count
Medium-density multi-family on the vacant property behind the firehall	76.74%	99
Medium-density multi-family at the east end of Ulverston Ave, close to Royston Road	57.36%	74
Medium-density multi-family for the seniors residences on Egremont and Penrith Avenue so additional units can be added to that site in the future	73.64%	95
Low-density multi-family behind the infill properties on Union Road	48.06%	62
None of the above	3.88%	5
Other	8.53%	11

Q 6: Where would you like to see future multi-family residential land use? Select the locations that you agree with. Other:

- Infill on Bevan/Wellington; Coal Valley remaining lands
- Old eastern block - tunnel canary/crazy Ivan area
- I would like to see a low density multi family designation along Cumberland rd where the grey areas are.
- If the height of the apartment buildings is limited to 3 storeys I think all these areas are great however I do not agree with any of the properties being permitted to have apartment buildings over 3 storeys as it will significantly impact the neighbouring residents and the form and character of Cumberland.
- Med density multi family for remainder of coal creek developments
- Medium-density multi-family behind the infill properties on Union Road.
- Fourplex 60*120 lots
- No. Just no. Keep the apartments limited and only 'downtown'. Or you are just continuing the spread. Where in our OCO can we add to keep our village vibe and stop new developments. We do t have a proper sewer or a school to put those kids in. Come on. You have to build a new school first.
- The growth model is unsustainable. People don't live here for mainland levels of density. Cumberland is already big enough.
- Allow 6 storey medium density multi family within urban containment as possible. Use setbacks to preserve heritage "feel" of Dunsmuir but let's densify by going up not out.
- I would remove all restrictive single family zoning from all areas of the village

7. Where should the OCP designate additional mixed residential-commercial properties for possible future development? Select all that you support.

Multi Choice | Skipped: 7 | Answered: 126 (94.7%)



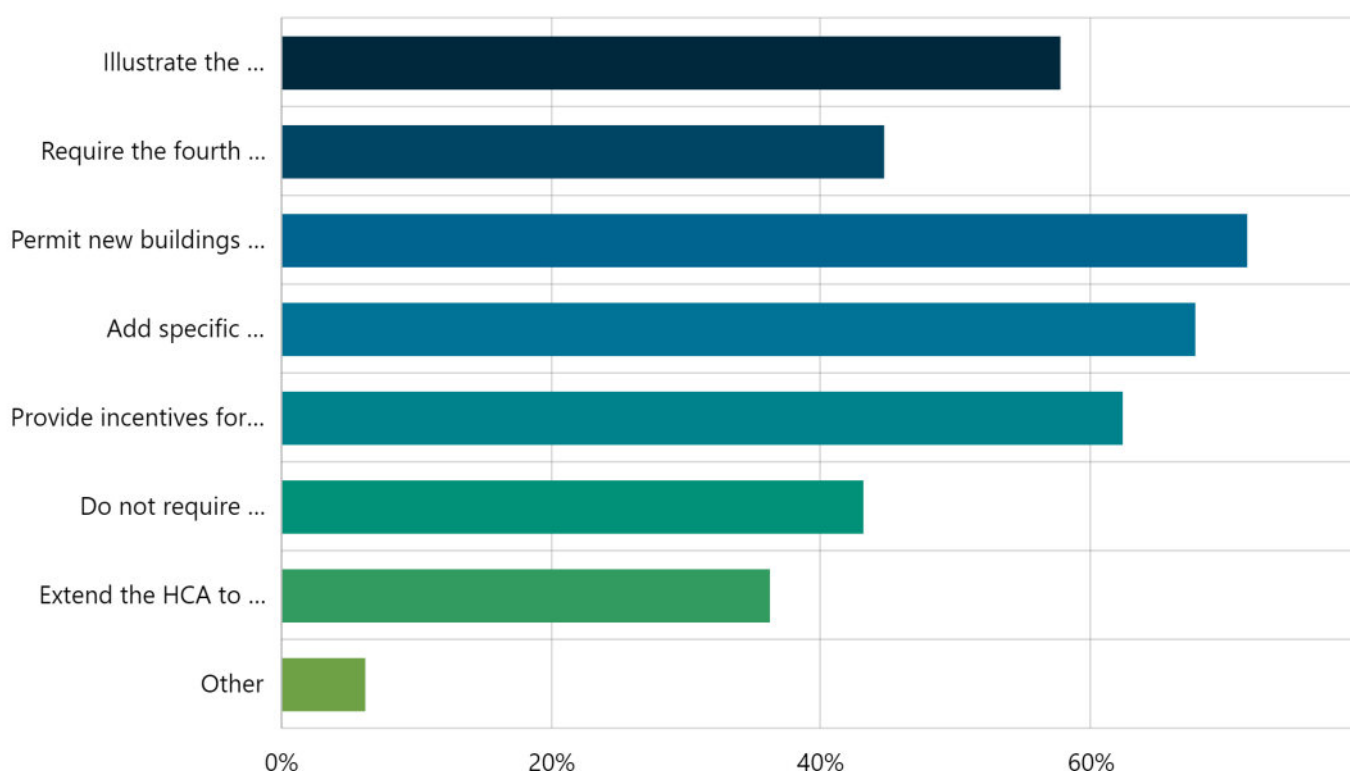
Answer choices	Percent	Count
Expansion of commercial uses adjacent to areas where it is already naturally starting to happen (i.e. from Dunsmuir Avenue up to Maryport on Second and Third Streets).	73.02%	92
Small scale "backyard" commercial uses off both sides of the Dunsmuir Avenue commercial lane (e.g. as already happening between Second Street and Third Street).	76.19%	96
Commercial uses in new areas abutting the downtown commercial core (e.g. east along Dunsmuir Avenue to Sixth Street, south on Second and Third Street to Derwent).	61.11%	77
Designation of the industrial properties on the north side of Cumberland Road, at the entrance to the Village, as Service Commercial. This would encourage future redevelopment with fitness studio, grocery store, light manufacturing, artist studio, etc	81.75%	103
Other	3.97%	5

Question 7: Where should the OCP designate additional mixed residential-commercial properties for possible future development? Select all that you support. Other:

- On Ulverston where application is on file should be live/work and it could be service commercial. Part of the heritage of the Village is industrial, then larger lots/acres then Village centre
- All properties along Royston Road, Cumberland Road, and Union Road
- Large lots on Cumberland Road
- Bulldoze all buildings and make 12 story office buildings and apartments. Remove all streets and make pedestrian walkways only. Ban all other forms of transport including cycling.
- Mixed use along Union road when redeveloped.

8. Select the possible changes to the Heritage Conservation Area (HCA) Guidelines that you support.

Multi Choice | Skipped: 3 | Answered: 130 (97.7%)



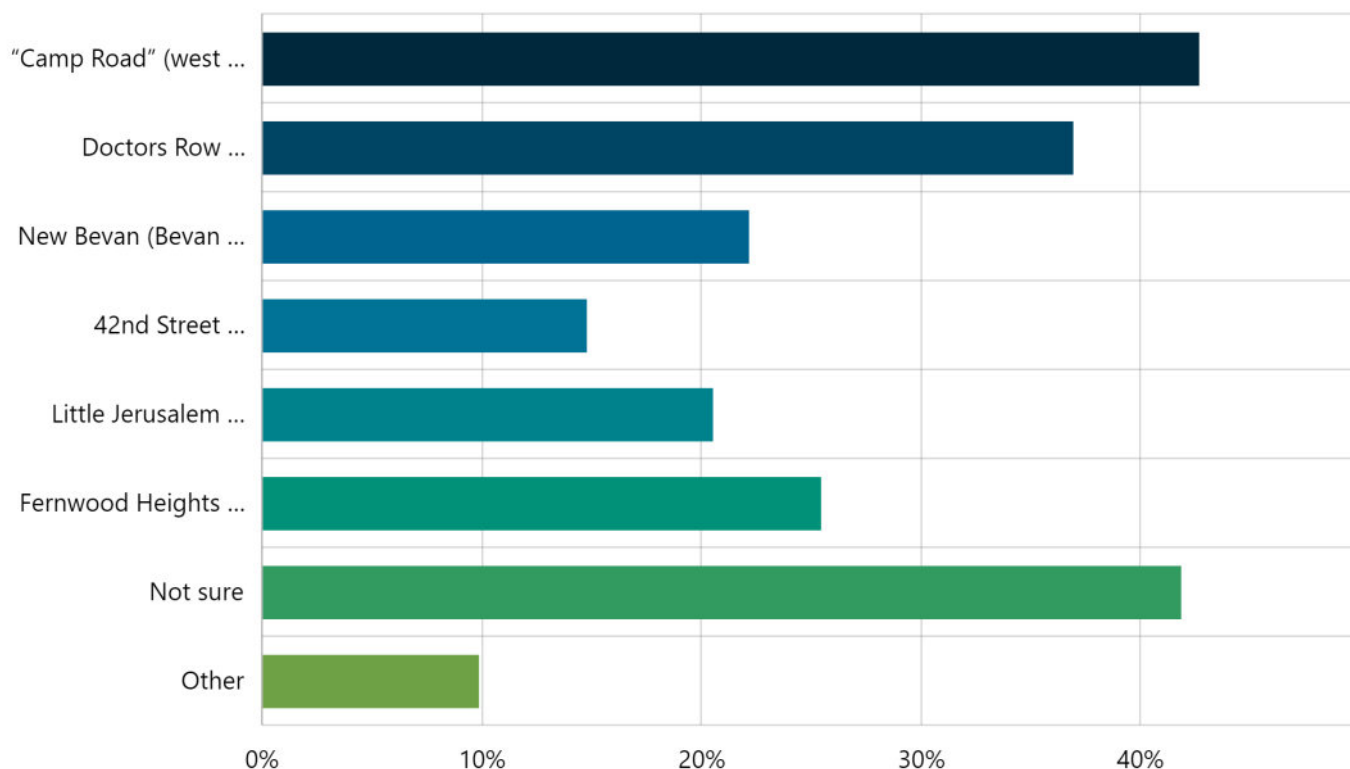
Answer choices	Percent	Count
Illustrate the guidelines to provide better guidance on design requirements.	57.69%	75
Require the fourth storey of new buildings to be set back to reduce its visual impact on the streetscape.	44.62%	58
Permit new buildings to be set back from the front lot line to allow for outdoor customer seating (but continue to permit parking only at the back of the lot).	71.54%	93
Add specific guidelines for key heritage buildings, such as the Big Store, Ilo Ilo, Masonic Hall, the Waverley Hotel, Biblio Taco, Riding Fool Hostel, etc, but not unduly restrict renovations.	67.69%	88
Provide incentives for protection of heritage buildings.	62.31%	81
Do not require additional on-site parking spaces when a new commercial tenant moves in an existing building within the HCA.	43.08%	56
Extend the HCA to include any lands adjacent to the downtown core whose OCP land use designation changes to mixed-use commercial.	36.15%	47
Other	6.15%	8

Question 8: Select the possible changes to the Heritage Conservation Area (HCA) Guidelines that you support. Other:

- No additional on-site parking should not apply to new buildings and developer pretends only one space needed.
- No added commercial along penrith or derwent as the roads cannot handle the traffic or even current parking
- The reason Cumberland has an interesting downtown is because people built what they wanted. Don't be overly prescriptive.
- Having a certain heritage esthetic to the Dunsmuir core is important however isn't everything. We've already seen new buildings blend in with heritage properties. Undue HCA guidelines handcuff redevelopment of older derelict properties. We need to reinvigorate the core as a priority.
- Please ensure parking spots are not taken away in development activities
- I believe it is too late. With the past fires, the booms and the busts, the foundational structure of these buildings need to be completely redone. To enforce "heritage" building plans will not promote growth and our town will continue to degrade and the changes will make renovations and rebuilds financially unviable.
- Rip them all down. They're fire hazards and mostly empty anyways
- Guidelines should limit building of monolith structures (e.g. proposal at Cumberland hotel) that impact charm of downtown.

9. Select the areas of Cumberland where you would support a new Heritage Conservation Area. See map for locations.

Multi Choice | Skipped: 11 | Answered: 122 (91.7%)



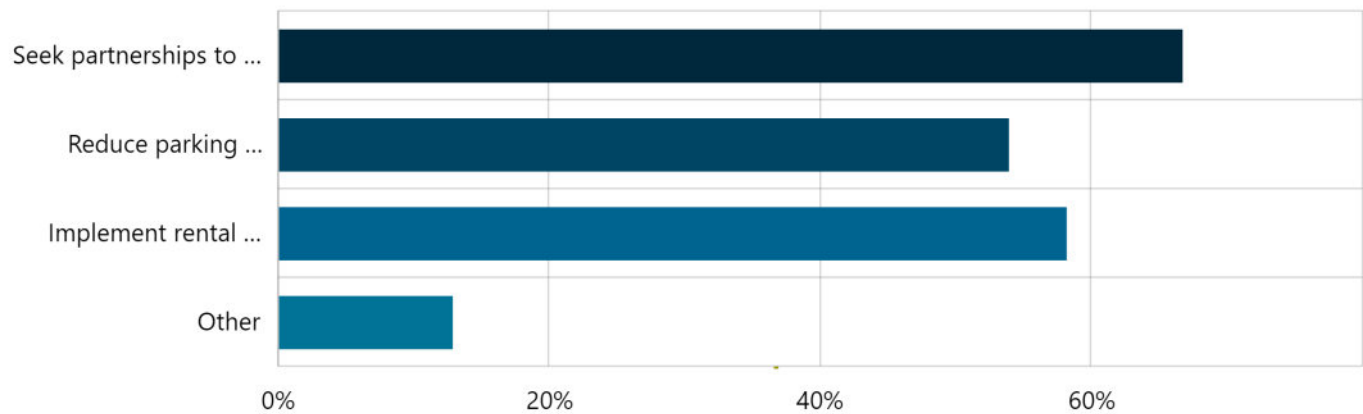
Answer choices	Percent	Count
"Camp Road" (west end of Dunsmuir Avenue)	42.62%	52
Doctors Row (Windermere Avenue across from Cumberland Lodge)	36.89%	45
New Bevan (Bevan Houses located in the blocks north of Dunsmuir Avenue between Sixth and Seventh Streets and up to Windermere Street)	22.13%	27
42nd Street (Cumberland Road, Primrose Street, Stockand Lane, Wellington Street, Hope Road, Mill Street and old part of Bruce Street)	14.75%	18
Little Jerusalem (properties south of Derwent and north of Allen Street between Second Street and Fourth Street).	20.49%	25
Fernwood Heights (Maryport Avenue between First Street and Third Street)	25.41%	31
Not sure	41.80%	51
Other	9.84%	12

Question 9: Select the areas of Cumberland where you would support a new Heritage Conservation Area. See map for locations. Other:

- I'd be keen for there to be incentives over restrictions for heritage conservation, and solutions for upgrading housing to be more efficient and built to modern standards, while maintaining the original character of the home
- No HCAs!
- Not sure how this would be implemented, most of the houses in these areas have already had significant changes
- Japanese and Chinese cemeteries on Union Rd. They are now Institutional so I don't know how those two designations coincide. Old townsites also.
- This is difficult. I would suggest that beauty and heritage with these properties is in the eye of the beholder. Many of the Camp road properties look like they should be torn down. Doctors Row properties contain more character in my opinion so I would lean towards that area. However, overall I would suggest not extending HCA to any other areas
- Not against these expansions of HCA but would want to give current owners in these locations a strong voice in this (primarily because it would seem to impose a lot of potential unexpected costs on current owners). Otherwise in favor of these expansions.
- None
- Just backfill them in. Too much flooding and bugs coming from them. Interfere with future pedestrian walkways
- Seems like this could be a significant cost adder to residents who already live in this area to make changes to their property.
- None, not necessary
- I do not support additional heritage conservation measures as they add to the cost of doing business.

10. Select which additional policies you support.

Multi Choice | Skipped: 16 | Answered: 117 (88%)



Answer choices	Percent	Count
Seek partnerships to add non-market housing to municipal properties in the future as part of a civic building replacement plan (e.g. Village office on ground floor with residential units above).	66.67%	78
Reduce parking requirements for non-market housing units based on criteria such as proximity to transit/alternative transportation corridors, and average vehicle ownership.	53.85%	63
Implement rental tenure zoning within multi-family zones to require a percentage of new units to be rentals.	58.12%	68
Other	12.82%	15

Below are additional housing policies proposed for inclusion in the new OCP to support more affordable non-market housing as well as more rental housing (Non-market housing is housing that can be rented or purchased below the going market price).

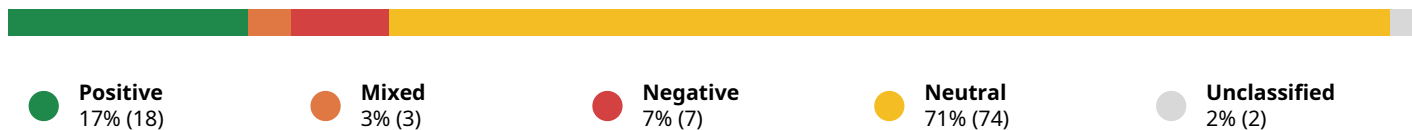
Question 10. Select which additional policies you support. Responses under “Other”:

- Look at setting up a housing corp to build and manage non market housing
- remove barriers to residents owning and providing rental housing, such as tax breaks for rental housing in addition to primary residence, and rebates on rental home improvements
- Never reduce parking requirements. This is still a bedroom community servicing the valley. Everyone owns a car, which often means 2 per bedroom. We cannot wish it to be different, or remove parking stalls and expect fewer people to drive as a result.
- Allow larger lots with ability to have accessory dwelling units as rentals
- Do not haphazardly allow rentals to be built to meet the supposed need for rental housing. This will destroy the form and character of the neighbourhoods already in place.
- Not practical to reduce parking requirements when there is lack of efficient public transportation, cars still necessary for most residents to access medical, and other appointments outside the village
- Expand Urban Containment Boundary to include all residential lots currently in the community
- We need to find ways to support long term residents to buy rather than be locked into ever increasing rents. A two bedroom goes here for almost the same as Vancouver. If we don't get control of this very soon Cumberland will turn into Squamish where only remote workers can afford to live long term.
- Open up available land for modular home communities .. seniors /family / starter homes
- Would want above reduced parking requirements to only change contingent on actual improvements to transit/transportation corridors.
- Develop Co-op Housing opportunities
- Make a bylaw that allows the village to kick anyone that disagrees with the changes out of town
- Can't afford to reduce parking.
- strong policy language that enforces non-market housing on new developments, instead of "costs went up so we have to charge more" bait-and-switch

11. What lands, trail corridors, and sensitive ecosystems would you like to see protected in the future? Please describe.

Long Text | Skipped: 29 | Answered: 104 (78.2%)

Sentiment



Tags



Tag	Percent	Count
Eastern block trails	10%	10
bike path to Comox Lake	9%	9
forest west of Coal Valley Estates	6%	6
adjacent forested lands	6%	6
all wetlands and marshes	5%	5
all shown	5%	5
bike path into Courtenay	5%	5
Maple Lake and wetlands	4%	4
Teal Lake	4%	4
second growth forest north of Camp Road	4%	4
Middle Earth	4%	4
Little Pidgon Lake	3%	3
trail connecting Cumberland to Bear Bait Trail/dam	3%	3
Municipal Park at top of Kendal	3%	3
sensitive ecosystems	3%	3
bike trail to Comox Lake	2%	2

wetlands north of Maple Street	2%	2
More area around Maple Lake	2%	2
restoration of sewage lagoon wetlands	1%	1
Black Lake wetlands	1%	1
trail to Teal Lake area	1%	1
bike path from Parkway via Maple Lake to Cumberland	1%	1
BMX track	1%	1
the Cumberland forest	1%	1
Trails off Bevan Road	1%	1
proposed municipal parks	1%	1
additional wildlife corridors through Bevan Industrial lands	1%	1
Maple Lake to Cumberland trail	1%	1
Forested area above Allen Lake	1%	1
Wildlife corridor at Cumberland Road to wetlands	1%	1
wetlands south of Cumberland Road and west of Union Road	1%	1
cumberland creek and perseverance creek water sheds	1%	1
Old trees in watershed	1%	1
green buffer to highway to back of Union Road properties	1%	1
Wetlands along Colliery trail to China town	1%	1
area around dam and Puntledge River	1%	1
bike path to Coal Beach	1%	1
trail connecting Little Pigeon Lake	1%	1
Maple Lake and Morrison Creek headwaters	1%	1
large municipal park at Coal Valley	1%	1
bike path to Royston	1%	1
forest north of Coal Valley Estates	1%	1
bike paths	1%	1

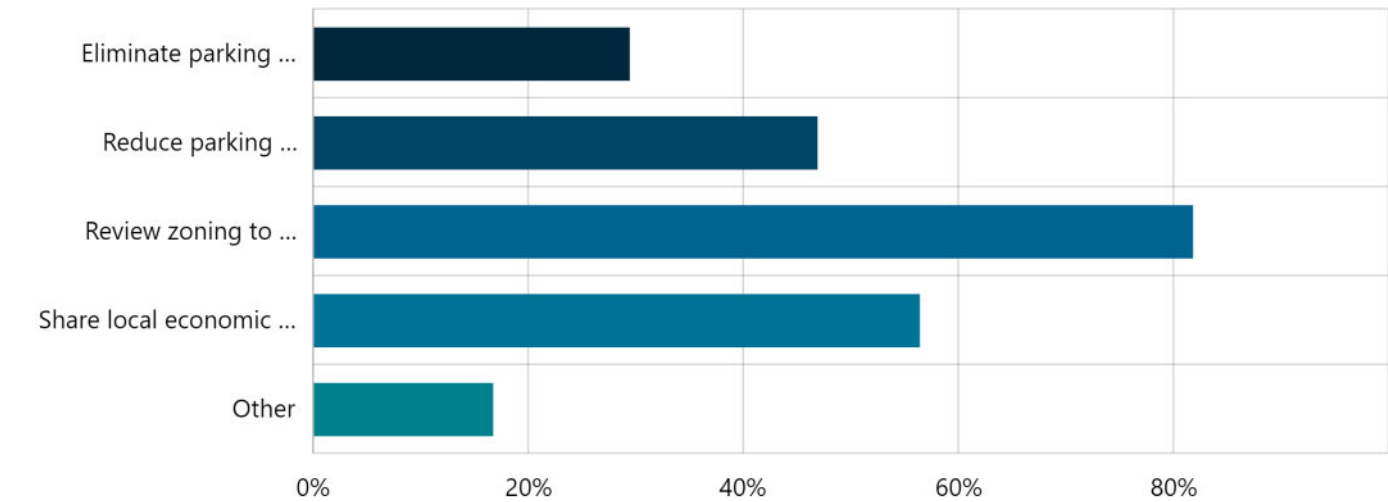
area at Ulverston and Royston	1%	1
expand Lake Park	1%	1
creek on Ulverston Lot A property	1%	1
entire watershed	1%	1
trail to Comox Lake	1%	1
bike path via Bevan to Puntledge River	1%	1
Ravine off Kendal	1%	1
Village owned property on Beaufort	1%	1
area around truffle shuffle trail	1%	1

Featured Contributions

No featured contributions

12. Select the OCP policy updates that you support.

Multi Choice | Skipped: 7 | Answered: 126 (94.7%)



Answer choices	Percent	Count
Eliminate parking requirements for downtown commercial businesses.	29.37%	37
Reduce parking requirements for downtown commercial businesses.	46.83%	59
Review zoning to ensure it supports business development by permitting small spaces for start-ups, shared spaces for cooperatives, opportunities for live-work artist and artisan studios, a broad range of home occupations, and staff housing.	81.75%	103
Share local economic data that the Village collects such as number and types of business licences with the community.	56.35%	71
Other	16.67%	21

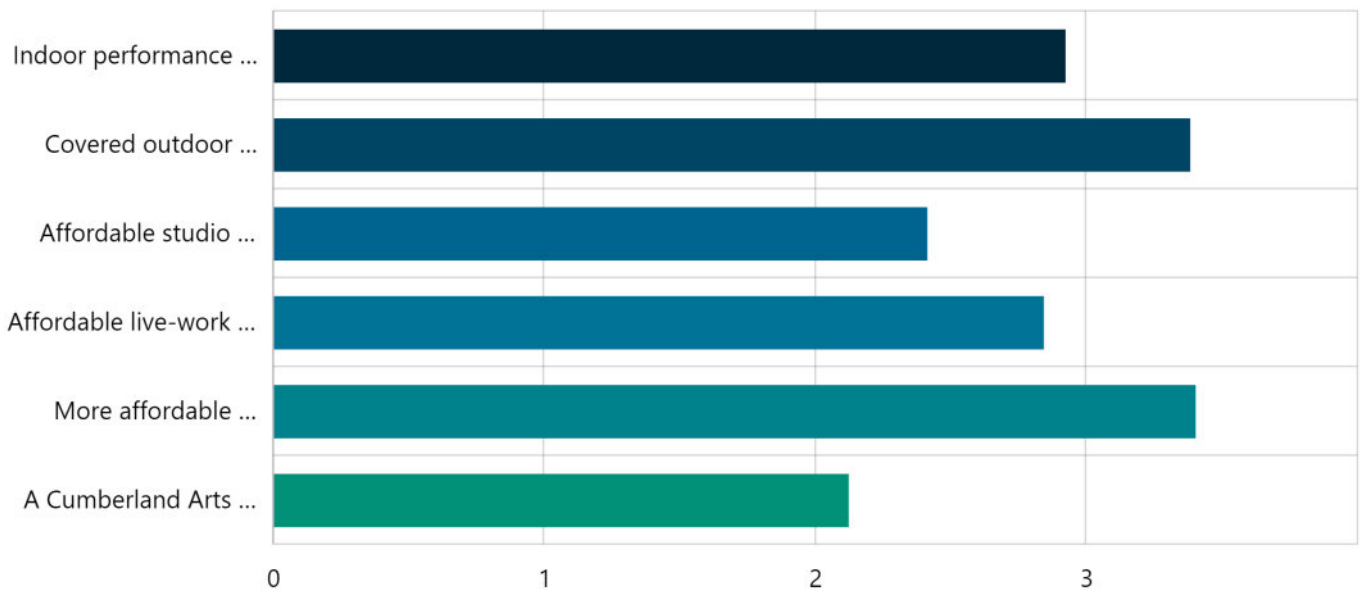
Question 12: Following are some ways the OCP can support local businesses. Select the OCP Policy Updates you Support. Other:

Comment	Topics	Key words
In addition to reducing parking requirements, remove cash-in-lieu for existing downtown commercial businesses. Make sure all businesses have a licence .	Parking	Remove cash in lieu Enforce business licence requirement
Put a road around maple lake to the industrial park . Never reduce parking . You can't get it back.	Industrial development Road network	Alternate road to Bevan Industrial area Don't reduce parking
If you want economic development then reduce restrictions on development . There is no housing available for entrepreneurs - they will not move to Cumberland to live in what is currently offered.	Development Housing	Reduce restrictions on development More housing
Dedicated bike lane to Courtenay :)	Bicycle infrastructure	Dedicated lane to Courtenay
We need to stop including parking requirements. We need to stop taking over so much space for vehicles when that space could be repurposed and much better utilized. Therefore, I support eliminating parking requirements for commercial and reducing for residential	Parking	Eliminate for commercial Reduce for residential
Not sure we can reasonably reduce parking requirements. Parking is already a problem downtown and those that live in the immediate area of businesses already have trouble parking at/near their homes. Until other transit is *in place* (not planned), I'm not sure it's responsible to reduce parking requirements . We need more (and more frequent) transit, bike- and ski- friendly transit, and safe, comfortable bike routes to other parts of the Valley. Or a big parking lot at the edge of town with a shuttle . :)	Parking Transit Bicycle infrastructure	Parking downtown difficult Parking at Village edge Need transit before reducing parking Safe bike routes
Consider intercept parking areas east of the village , connected to the downtown and the community forest by accessible trails. Open up commercial space	Parking	Parking area east of Village core

near intercept lot, support bikers by providing more locations to lock bikes downtown.	Bicycle Infrastructure	More bike racks downtown
Generally eliminate parking requirements for commercial but retain ability to require for high traffic e.g. grocery,	Parking	Eliminate for commercial Keep for high traffic uses (e.g. grocery store)
Please don't let us become Coombs - the CUB space small flex spaces thing just attracts unprofessional lower quality offerings.	Development	Keep high quality of businesses
No vehicles, no bikes. Pedestrian only	Pedestrians	Pedestrians only
signage rules that prohibit chains from moving into town and putting up their branding in a way that is garish and unbecoming of a small mountain village	Development	Signage rules to prevent chain stores
I am not sure what is to be done but these choices don't seem to go far enough to address the issues described above.	More solutions	More solutions needed
Could the village install bike parking for staff and business customers? So this wouldn't fall on individual businesses?	Bicycle infrastructure	More bike racks downtown (Village to install)
Continued emphasis on industrial development	Industrial development	Promote industrial development
If parking requirements reduced there must be other options for visitors such as park and ride/bike at entrance to Cumberland.	Parking	Offer other options, e.g. park and ride
Make Dunsmuir one way is only way I see that you can address the terrible downtown parking problem.how can you consider adding anything? Try to park there on a sat afternoon.	Parking	Make Dunsmuir one-way
None of the above.		
Eliminate single family zoning.	Housing	Eliminate single-family zoning

13. What is needed most to support local arts and culture? Rank the following: Required

Ranking | Skipped: 32 | Answered: 101 (75.9%)

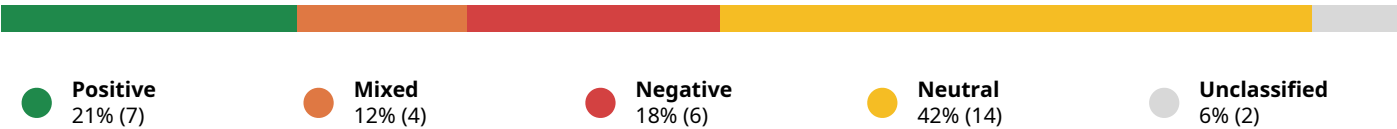


	1	2	3	4	5	6	Count	Score	Avg Rank
Indoor performance space	25.97% 20	14.29% 11	15.58% 12	18.18% 14	12.99% 10	12.99% 10	77	2.92	3.17
Covered outdoor performance space	27.50% 22	31.25% 25	13.75% 11	7.50% 6	7.50% 6	12.50% 10	80	3.38	2.74
Affordable studio spaces	5.88% 4	22.06% 15	29.41% 20	20.59% 14	10.29% 7	11.76% 8	68	2.41	3.43
Affordable live-work housing for artists	17.57% 13	27.03% 20	14.86% 11	12.16% 9	22.97% 17	5.41% 4	74	2.84	3.12
More affordable housing	40.74% 33	11.11% 9	16.05% 13	8.64% 7	9.88% 8	13.58% 11	81	3.40	2.77
A Cumberland Arts and Culture Plan	13.64% 9	12.12% 8	15.15% 10	22.73% 15	16.67% 11	19.70% 13	66	2.12	3.76
Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions. Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.									

14. Please add anything else that's needed but was missed from the list above.

Long Text | Skipped: 100 | Answered: 33 (24.8%)

Sentiment



Tags

No tag data

Featured Contributions

No featured contributions

Previous question for context: Q13: What is needed most to support local arts and culture? Rank the following:

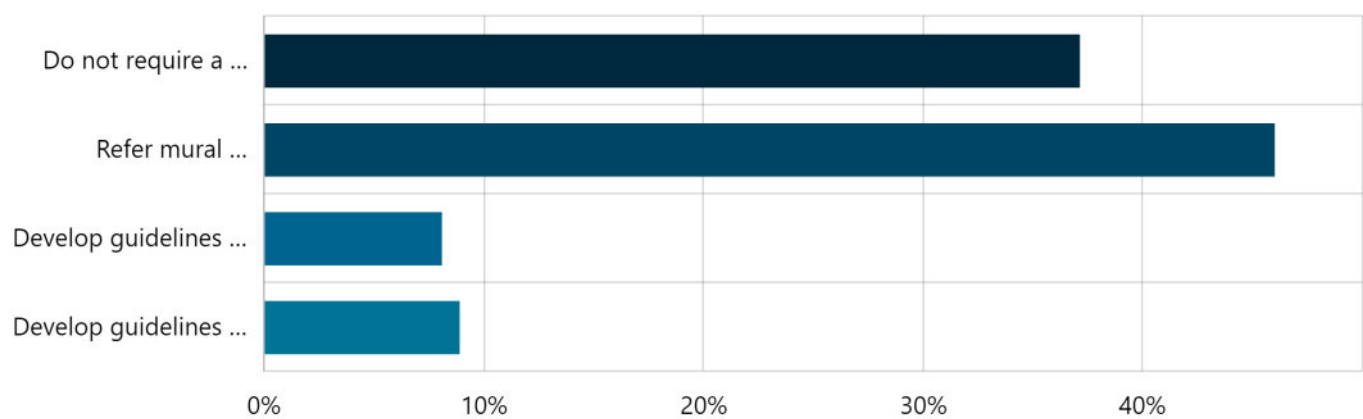
Question 14: Please add anything else that's needed but was missed from the list above.

- A **website or app** to help navigate all the cultural assets in the community.
- The list above doesn't include the history of the Village. Might want a **definition of affordable**. Might want to support people who need benches.
- A **regional theater/gallery** at the interchange.
- I think there is a heavy focus on arts here, but **we're missing a parallel focus on recreation and athletics**. In thinking about arts and culture, think more broadly about events, including sporting events.
- **More 'third places'** so artists have non-commercial spaces to meet, create, be inspired (even when raining). E.g. I'm grateful for the village square but outside of performances it's hardly an inspirational place to spend creative time, these spaces are best when desirable and worth visiting on their own.
- **Accessible year-round community youth art space**, rank #3 below arts and culture plan
- The arts are thriving as is.
- Supporting **small businesses that offer arts/lessons**. Give them Incentives rather than make it difficult ie. no TUPS
- **Affordable housing** should be the top 3 things on the list. It is the most important thing to promote diversity in the village.
- Would love a **theatre for indoor performances and movies** :)
- Why is “**More affordable Housing**” part of the Arts and Culture initiatives. I know that Affordable Housing is the buzz word that gets politicians elected, but seriously we need to look at the cost of infrastructure renewal and avoiding major property tax hikes before we bankrupt every homeowner in Cumberland. We urgently need this before we need indoor performing space... let's get rational for once.
- We need **more recreation facilities** as well.
- Since I moved to Cumberland in the 90's and attended a few auctions at the I-Lo I-Lo I always imagined that as a **multi use theatre space**. Drama, Music, etc. I am clearly not the only one who feels this way, but it's worth repeating. I am not aware of all the issues with this happening, but I hope it is a possibility as it is a great size and location, as well as the historical value. Opportunity!
- We also need **better recreation facilities** to keep people healthy.
- Support **performance space/ venue for more daytime and evening performances** (instead of night - after 9:00 (ie: the Waverly). The Wave is fantastic but there are so many young families in Cumberland - it is hard to attend all these amazing shows when you have to stay up so late, knowing you will be up in 5 hours to work or take care of kids! (ie: the Queens in Nanaimo - shows start at 7 or 8!)

- I don't know if you're involved in everything but it's so great how many **free outdoor events** there are in summer. It would be great if that cadence was kept up all year
- All great points but where to they live ? For sure **housing** !
- **Community Art Gallery including indoor performance space** for musical, theatrical and literary events.
- I **do not agree with the affordability options** for art and culture spaces or accommodation.
- It's tricky, is it the municipalities job to build spaces for businesses and individuals? I'm not sure.
- **a real theatre** is all you need.
- **New multipurpose space** appropriate for Council and performance. Redevelop village office block (do not keep old buildings, please, they are so ugly)
- **Already too many artist spaces on main Street.** A lot of them seem to be not really in use, just displaying their goods but not really open for viewing or business. There are other businesses that we need in the village.
- I wish there was a way to keep track of all the events in town that wasn't Facebook (even those can be missed easily). **A central website/ calendar would be great for hosts to add their events** to promote, and for those wondering what to do on a Friday could check to see. It's very disjointed at the moment and hard to keep track, especially if you aren't on Facebook.
- Make the entire length of **Dunsmuir an interpretive dance studio**
- All of these **sound very expensive**, there are already great outdoor gathering spaces that include covered areas and places inside to have shows. I don't agree with needing new performing areas, **focus on housing and mixed use commercial space with living above.**
- Often local staff are also part of the local cultural community, so **affordable staff accommodations** is important. Also allowing "creatives" to live in unconventional spaces, for example if music rehearsal/studio space were to open up along the light commercial strip on Cumberland Road on the way into town, there should be **allowed living spaces above the studios.** Musicians often keep late hours and make noise, so letting them do that in a place where they are not bothering residential dwellings would be good.
- **Indoor riding / skateboarding park** for winter riding
- **Let the tax payers vote on this.** This survey is not good enough
- **Convert one of the old properties on Dunsmuir for this purpose.**
- **Residents near the park should be notified when events are held,**
- Housing housing housing. **Affordable, non-market housing**, protected with covenants on title (no conversion to STR etc).
- **A comment for Q15:** The only type of mural that I would want to see blocked is a giant advertisement/billboard style wall. Otherwise, let murals happen naturally without an approval process.

15. What is the best way to support mural art on commercial buildings in Cumberland? Choose one.

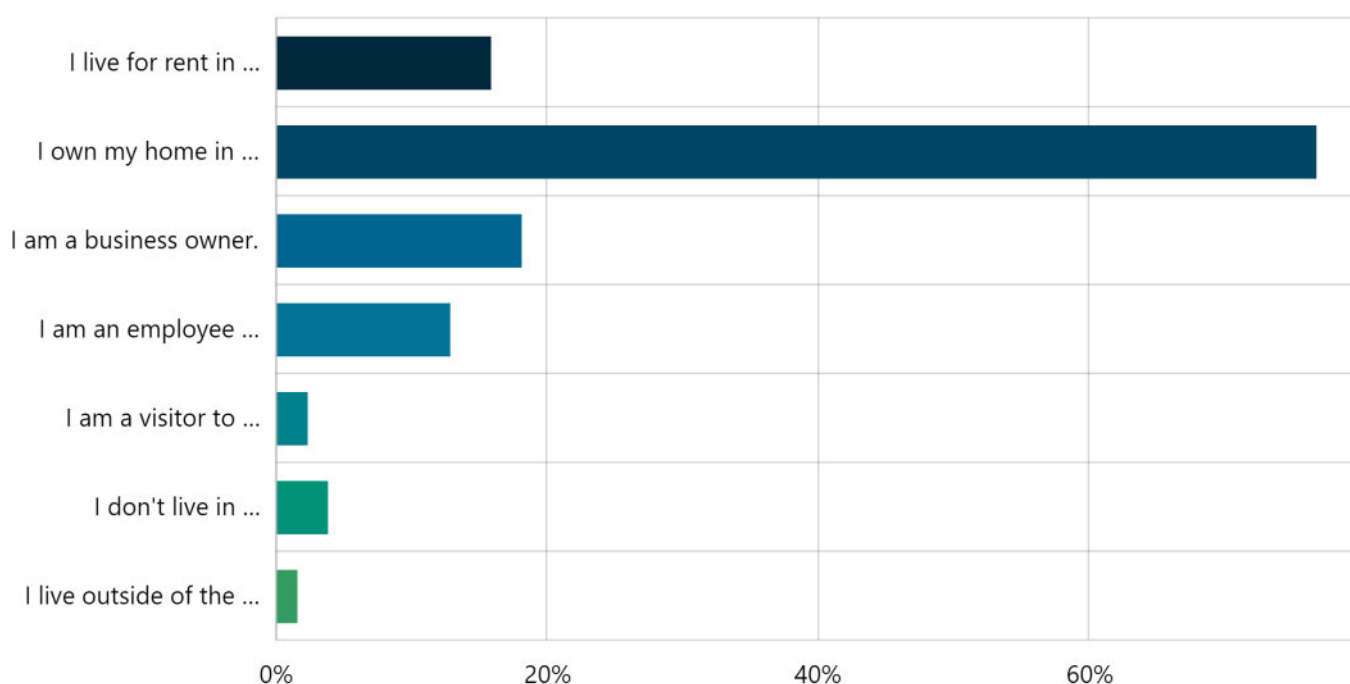
Multi Choice | Skipped: 9 | Answered: 124 (93.2%)



Answer choices	Percent	Count
Do not require a formal review and approval of murals, let property owners decide on the mural design.	37.10%	46
Refer mural proposals to a group or committee composed of local residents and artists.	45.97%	57
Develop guidelines and have Council review and approve murals.	8.06%	10
Develop guidelines and have Village staff review and approve murals.	8.87%	11
Total	100.00%	124

16. What is your connection to Cumberland. Select all that apply.

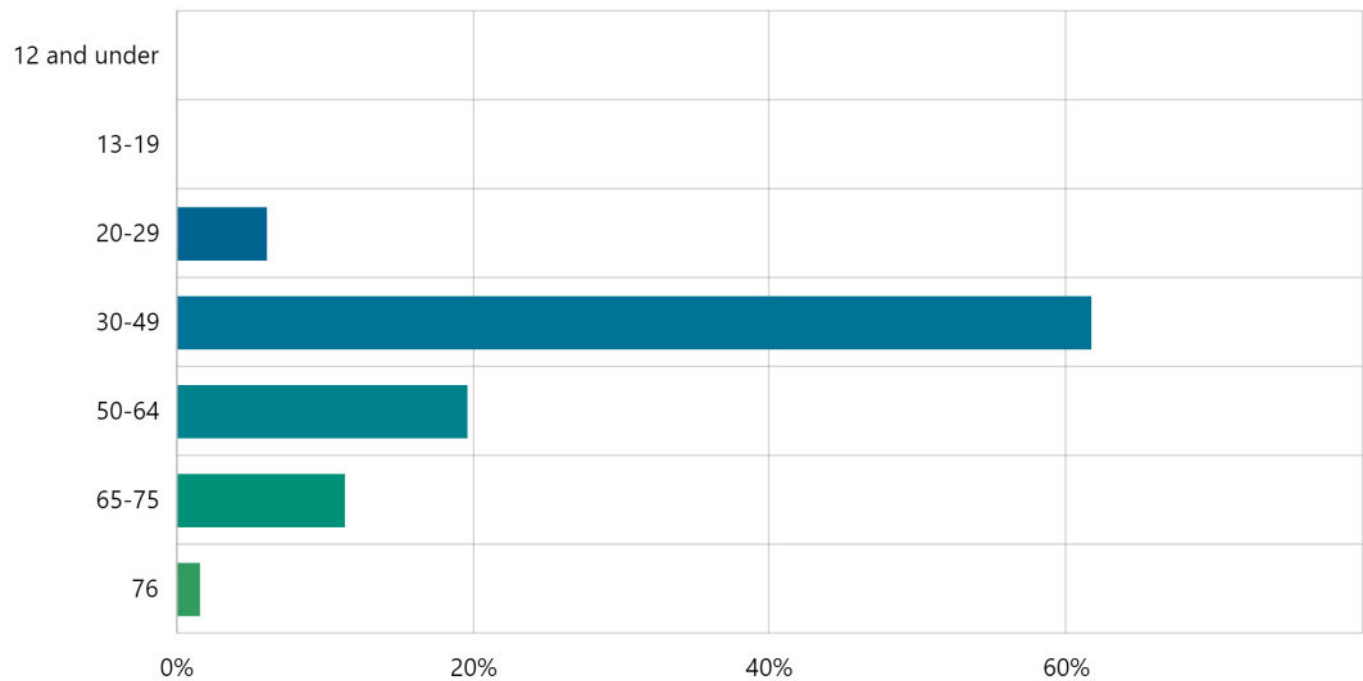
Multi Choice | Skipped: 0 | Answered: 133 (100%)



Answer choices	Percent	Count
I live for rent in Cumberland.	15.79%	21
I own my home in Cumberland.	76.69%	102
I am a business owner.	18.05%	24
I am an employee and work in Cumberland.	12.78%	17
I am a visitor to Cumberland.	2.26%	3
I don't live in Cumberland but live in another community in the Comox Valley.	3.76%	5
I live outside of the Comox Valley.	1.50%	2

17. What is your age group?

Multi Choice | Skipped: 0 | Answered: 133 (100%)

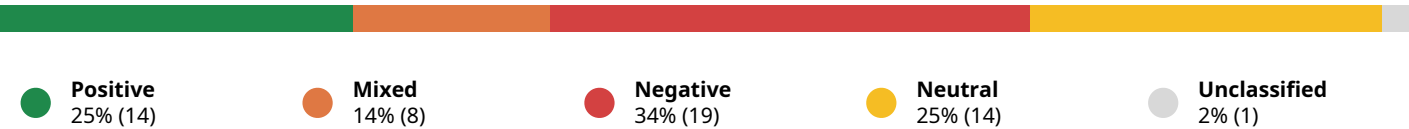


Answer choices	Percent	Count
12 and under	0%	0
13-19	0%	0
20-29	6.02%	8
30-49	61.65%	82
50-64	19.55%	26
65-75	11.28%	15
76	1.50%	2
Total	100.00%	133

18. Do you have any other comments?

Long Text | Skipped: 77 | Answered: 56 (42.1%)

Sentiment



Tags

No tag data

Featured Contributions

No featured contributions

18. Do you have any other comments?

Responses	Key Words
1. How much drinking/potable water does the Village have to provide for use in all the dwellings and industrial/commercial properties. Development needs to be thoughtfully planned and NOT just to develop because we can. Need to stop having pipes/gutters. Ditches cheaper/greener to maintain. We want to retain the character of Cumberland which is NOT cookie cutter. Need to ensure that with Dunsmuir development that having tall buildings do not create a wind tunnel nor cut off properties of sun and views.	Enough Drinking water to allow for growth? Ditches instead of pipes and gutters. Retain Cumberland's character. Do not create wind tunnel on Dunsmuir.
2. I was concerned when I saw the modular homes being built in the wetland beside Royston Rd. I appreciate the area may not have been identified as wetland by the developer's environmental specialists, but I think a neutral, third party environmental specialist may have found it to be an important wetland area. Does the Village send developer reports out for third party review? If not, it might be a useful exercise to better understand and possibly challenge a report prepared for and submitted by a developer.	Important to have third party review of environmental reports for developments.
3. A new facility is needed to operate the Cumberland Food Share. Ensure that there is property zoned and/or set aside for community services like the Food Share. Collaborate with School District and other partners to ensure new buildings are well thought out and ensure community needs are met. Multi-use buildings should be explored. The Fire Hall was a missed opportunity. It could have included shared space for search and rescue, ambulance, community services or residential apartments.	Ensure zoning permits for community services like a Food Share. Collaborate with School District. Explore multi-use buildings. Fire Hall could have included space for ambulance, search and rescue, etc.
4. I do not agree with the intense densification of Cumberland. We do not have the water and sewer to provide service to so many new people. The property values have increased because of the ability to increase units. Where is the space for trees, natural infiltration of rainwater, areas for the animals that live among us like deer, space for noise buffering between developments and peaceful co-existing with more people? Does everyone need to live in small boxes in the future with no yards? Why isn't the trilogy land included in this OCP? Maybe spare us this OCP and leave our neighbourhoods alone. We already are diverse. Does every unique area have to have the flavour sucked out to become a homogenized suburb? We supposedly elected some environmentally conscious people. Not just tiny condo cheerleaders.	Disagree with densification. Concern about water and sewer, reduced tree cover, tiny condos, homogenized suburbs.
5. The non-zoomable maps made getting a sense of the zoning changes challenging	Maps too small.

6. Parking is already a problem downtown and along some of coal valley estates. Coal valley should have had 2 parks built by the developer. Don't make that mistake again. Promote the industrial park by giving them a road that eliminates the Cumberland Road and Bevan road as the main access.	Concern about parking downtown. Coal Valley needs 2 parks built by developer. Alternate access to Bevan Industrial area.
7. The OCP survey is biased to achieve preconceived goals. The emphasis on density will result in a lower quality of life in the Village. The regional landfill is not even mentioned and expansion plans there will make it an unbelievable eyesore and source of contamination - not to mention restricting land use for 500m around it. The Village has plenty of land and an urban containment boundary drawn tightly around the existing Village core will simply strangle any innovative housing solutions and force more and more people into a small space. The natural environment and green space will suffer - this isn't the way to house livestock let alone people.	OCP survey biased toward density, resulting in lower quality of life. Landfill expansion will be an eyesore. Urban containment boundary will strangle innovative housing solutions. Natural environment will suffer.
8. Keep growth contained to reduce sprawl, but after that give property owners freedom to do what works best for them, don't over regulate, and micromanage everything.	Contain growth but do not overregulate property owners.
9. I realize that there has to be growth but a huge part of the charm of Cumberland is the size/ small community. I like the idea of capping the area that can be built to avoid sprawl (and to preserve natural areas) but also worry about too much density (parking, crowding, roads, schools, medical, recreation services, swimming spots, trails, restaurants...). I see so much building and development in the Comox Valley and really worry about how busy it is going to get. Most people want to live here because it is small and not crowded. How can we preserve this?	Difficult balance between avoiding sprawl and too much density and crowding. Don't want it to become crowded.
10. Please please please reconsider Lot A Ulverston as medium density. It is not at all suited to that density due to the proximity to the sewage facility, industrial lands, and a water table that will not permit any underground parking. Do not allow the commercial developer to dazzle you with their lofty promises to rectify the housing shortage at the expense of every neighbour that lives in the surrounding areas.	Do not put medium density on Lot A Ulverston.
11. Some questions on this survey seemed very specific (e.g., development/residential infill proposals) while others (e.g., about land protection/conservation) were pretty "free form" and general. I think people could use more time to fill out this survey. Perhaps extend the deadline and advertise some more. How will the results be evaluated? This survey doesn't seem terribly accessible. Is a minimum number of responses required to consider it a valid source of engagement?	Some questions specific, others very general. Extend deadline to allow more time to complete. Concern re how results will be evaluated.
12. More rentals please	More rentals.

13. Your proposed Urban Containment Boundary is not logical and should include the large lots along Cumberland road. It makes no sense to exclude those, but then include all of the lands way out at Union Road. This is not consistent with your own stated objective of the boundary, which is to encourage density close to the core.	UCB should include large lots on Cumberland Road and not include lands at Union Road.
14. Thank you for allowing the community to be engaged in these plans!	Thank you for engagement.
15. I guess my "constructive criticism" would be on behalf of my elderly parents. They are told there will be consultation on projects like the public works yard on Union Rd. and if these surveys are what we're calling consultation, you are leaving some people out. They were told there would be consultation and then they heard what was happening. Maybe they need to be invited to have their say, I don't know. I would hope that the people some of these ideas affect the most, would have more of a say in how things might be planned. It can't just be a numbers game, because the people truly affected aren't being included always. Because they are older they might now reach out sometimes, which doesn't help either I realize. If this town is getting bigger we need to be thoughtful about what the end result will look like, and preserve what drew people here (other than housing prices). Cheers	People more directly affected by a proposed development should have more say. How are elderly people being consulted?
16. We need more housing in Cumberland and I support expanding the Urban Containment Boundary to include all existing residential lots.	Expand UCB to include all existing residential lots.
17. Stay progressive Cumberland - LETS SAVE THE TREES - Get that tree bylaw going :)	Implement tree protection bylaw.
18. Lowering the height from 4 storey to 3 storey downtown while rezoning property behind the fire hall and at the east end of Ulverston to allow 4 storey buildings seems backwards. Putting the highest density residential property bordering the lowest density residential property will negatively affect the community forever. Parking is already a problem and if we're going to reduce requirements for new development there needs other options like improved transit and or bike lanes to Courtney.	Keep 4-storey buildings to the downtown core. Parking a problem, need better transit and bike lanes.
19. I think having smart development is important that considers more green space/parks within the Kendal development area. Bike lane out of town on 4th/Cumberland rd.	More parks in Kendal area. Bike lane along 4 th St/Cumberland Rd.
20. I'm so worried about the new money coming in. The houses all along the Kendal neighborhoods are huge and disgusting and have no trees or nature or anything. It feels like the antithesis to Cumberland and I can't believe it was ever allowed. The people up here call Dunsmuir "the ghetto" - I've heard them! It's so upsetting to think that we will allow more of these neighborhoods and fill this lovely town with people like that. Why was this clearcut huge house neighborhood ever approved? My jaw dropped the first time I saw it after spending two weeks biking around the rest of town exploring. It's so upsetting. I unfortunately live here because when I got here there were a couple dozen places on AirBnB and only 3 rentals available so I didn't have a choice.	Don't like big house neighbourhoods with no trees like along Kendal.

21. Well done on the work and efforts .. hoping this will come into place and allow for open minds for new housing proposals.	More housing proposals.
22. Thank you to all who are working on these updates-- it is so needed and so appreciated!	Thank you. Updates needed.
23. Looks like a lot of thought has been put into this. Generally I support any well thought out plan for our community, I love progress and thoughtful change/improvement.	Like a well-thought-out plan and thoughtful change.
24. I personally would not purchase commercial space in Cumberland as the rules, timelines and processes for renovations are too slow and financially unviable as a small business owner.	Regulations and timelines for renovations of commercial spaces are too slow.
25. Good work, I appreciate everything you're doing.	Thank you.
26. I would like to see more focus on ecosystem connectivity in the OCP. Cumberland has the opportunity to support the large carnivores that live and travel around our community. Adopting a program such as Wildsmart could benefit both the residents and the local wildlife.	More focus on ecosystem connectivity.
27. There is a lot of residential waste being dumped in our community. We should consider how to address this. A good portion appears to be renovation and construction waste.	Concern over dumping of residential waste.
28. Your team has done an amazing job with the OCP so far, and all the maps that you share with the public are very helpful. I like almost all the proposed changes, especially expanding the commercial zone to Penrith and Derwent. Thanks for reading all these surveys :)	Thank you. Like expansion of commercial area to Penrith and Derwent.
29. Additional park zoning west of the Kendal development area. increased utilization of industrial space along Bevan with commuter trails and protected green space	More park in Kendal area. Commuter trail along Bevan Road and protected greenspace.
30. I have lived in Cumberland for 30 years and don't like some of the changes. #1 I don't like the new building on Dunmuir that was built beside the King George. If there was ever a building built on the property beside Ilo-Ilo its height and design should be very specific to the character of Cumberland.	Don't like new building on Dunmuir next to King George. Take care to integrate tall buildings on vacant lots, e.g. on lot next to Ilo Ilo.
31. Thank you!	Thank you.
32. Please, no more single family suburban style development for a while. Make sure new development is connected to the rest of Cumberland through walking/biking/transit options. Consider the possibility of a tiny home site as an additional option for lower cost housing. Thanks	No more single-family suburban style development. Connect new development with walking trails and transit. Tiny home site.

33. The parking situation in the village core has greatly changed since the development of the condos and although many are in walking distance, many are just a bit to far outside of walking for groceries etc especially considering our annual weather. It seems as though many days on route to work or to make a stop at one of our local businesses, the lack of parking spots is becoming a deterrent to actually utilizing the local businesses. Many people that come from out of town to enjoy day use tourism, have a tougher time finding spaces to park to come and enjoy. We would love to see, residential multi family buildings have to provide parking spots rather than using our precious handful for guests, that are already now half gone. That's our only complaint of recent developments. As home owners, we were required to develop our places to park. In the core shopping area, this is even more important. Also, thank you for trying to protect our important wild places.	Lack of parking a deterrent to support local businesses. Multi-family buildings have to provide parking spots. Protect wild spaces.
34. I feel strongly that the Village should not spend tax dollars on cultural events or lifestyle products (EVs are not yet proven a good investment) and leave it solely to material infrastructure (so a theatre yes - art no; jobs yes - DEI no).	Don't spend money on cultural events or lifestyle products, spend it on infrastructure.
35. I would like to see coal hills estate finished. There should not be mixed use land behind the houses there.	Do not expand Coal Valley Estates further.
36. It feels like Wild West! The developers are winning and seem to be able to do whatever it takes to build. Even if this affects local establishment businesses and residents. The local deforestation in this village is intense. Need more education of the value of living with trees as we move into heat domes and air pollution. Sound pollution of Cumberland of has increased by 100%. We are losing the people in this village who make it special and paving a new road for incoming residents from higher markets such as Vancouver. We have an opportunity to build a unique sustainable community. Let's not follow the fast builds and quick money design. Let's be the role model and make the changes to be successful and sustainable to this beautiful ecosystem	Concern about local deforestation. Need to retain more trees. Build a sustainable community.
37. There are a number of commercial spaces sitting empty downtown. There must be some way to encourage these spaces to be used and open all 4 seasons.	Encourage occupancy of empty commercial spaces downtown.
38. Can we try to avoid developments with giant houses and a million cars on the street? Kendal has no character. Prefer multi family over this kind of sprawl	Avoid developments with giant houses and lots of cars. Multi-family over sprawl.
39. Village staff in the building/development are difficult to deal with. They follow the rules rigorously without any discretion, unless they are working with a large building company that they like.	Building/development staff difficult, follow rules unless working with large developers.

40. Make it easier for individuals to build/renovate by making the staff and inspectors easier to work with. Many residents refuse to build below market housing without a contractor because they don't want to risk interacting directly with the village. This will create housing density especially at the lower end of the market.	Make it easier for individuals to build or renovate.
41. Excited to see what comes out of this! Thanks for all the hard work :)	Thank you.
42. Is sad that a small group of individuals are doing their best to ruin what was a nice peaceful village.	A small group are ruining our nice peaceful Village.
43. Please consider tax impacts when implanting new parks etc. and the impact the multi storey buildings will have on existing Cumberland residents. I moved to the Village for its small town vibe and I understand the challenges around housing however I would be very disappointed if this changed significantly and I think would be extremely unfair to residents who already live and love Cumberland for what it is if huge multistorey developments start popping up all over town, focus the multi storey to downtown where there is already taller buildings.	Consider tax impacts when creating new parks. Consider impacts of multi storey buildings on existing residents. Keep multi-storey buildings downtown.
44. I don't think transportation is addressed in OCP, but if it is, the bus service between communities needs to run more frequently, but with smaller vehicles. I rarely ride the bus with more than a handful of people, but we all have to wait a long time for the next bus.	Need more frequent transit.
45. I do not support the proposed redesignation of the Ulverston property in the OCP to medium density permitting 4 storey apartment buildings. This is too far out of keeping with the surrounding neighbourhood. I strongly urge Council to change the designation to low density permitting row and town houses and focusing on affordable homes for families.	Oppose 4-storey apartment buildings on Ulverston property. Permit row and townhouses as affordable homes for families.
46. Love that you are pro actively engaging the local and valley communities in this survey.	Thank you for engagement.
47. I don't think we should be pushing so hard to introduce so much new housing. Increasing the size of Cumberland so much will lose a lot of the character and charm that everyone loves. If new housing is to be approved, hold developers to a high standard in the OCP and with planners to include greenspace, unique house designs with a west coast style (not cookie cutter), and preserve trees and natural green space on lots.	Concern about increased density and loss of character of Cumberland. Hold developers to a high standard, include greenspace, designs with a West Coast style, preserve trees.
48. Thanks	Thank you.
49. We need to do something about the downtown buildings that are falling apart. Allow the sales to go through and let the new owners develop them the way they need to, in order to enhance our once lovely village.	Concern about downtown buildings that are falling apart.
50. There was a lot of mention of reducing parking requirements but the fact is that we need MORE parking badly! It's not realistic to think that most people can walk or bike everywhere when most shops/doctors/etc are in Courtenay.	Need more parking.

51. Thank you for your hard work and intentionally including the community! We frequent Cumberland almost daily as we are just outside the Village boundary and it's our closest "urban" centre. We lived there for 4 years but sought a larger place with extended family. We still see ourselves as Cumberland community members and appreciate the opportunity to engage in the community plan.	Thank you for engagement.
52. Park and ride/bike development at entrance to Cumberland. Small shuttle service to lake and other key zones within Cumberland. Parking limitations in downtown core but visitors to community need to park somewhere. See other destination towns for reference. Bike rack requirements on commercial and civic development.	Park and ride/bike area at entrance to Cumberland. Shuttle service to lake. Adequate parking for visitors. Require bike racks for commercial and civic developments.
53. More green spaces around the village; there are too many cars in town; planting trees so we can have shade lined streets; Encourage bikes on town; discourage plastic water bottles by keeping our water excellent; fruit trees and vegetable plots on unused village property (people can rent the space from the village).	More greenspaces. Too many cars in town. Plant street trees. Encourage bikes. Discourage plastic water bottles. Fruit trees and vegetable gardens on unused Village property.
54. My family and I love Cumberland exactly the way it is. We see the value that this village offers. We enjoy the Cumberland lifestyle immensely and are passionate about keeping the Cumberland vibe.	Like Cumberland the way it is.
55. Embrace development and new businesses. The mid island is growing and young people are seeing a vibrant town to call home. Cumberland can be that place, but plenty of older residents resist new development to cling to "the way things used to be". We need to embrace new development and encourage new businesses downtown. Having empty store fronts helps no body.	Embrace new development and new businesses. No empty store fronts.
56. I do not agree with zoning north of Kendal agriculture land. What are you expecting to do with this? This land does not have the appropriate growing conditions, water resources or shade coverage for livestock. Someone with no experience determined this or you choose this so it wouldn't be developed. I am sorry, but since the land has been cleared it is not useful for anything else besides development or letting the current trees become a forest again.	Don't need agricultural area north of Kendal. Use for development or allow to forest to regrow.
57. Well done. Please keep this moving!	Well done.

58. I strongly support the urban containment boundary and would love to see better traffic planning. I would like to reduce through traffic by using ideas such as Vancouver's Slow Streets initiative https://vancouver.ca/streets-transportation/slow-streets.aspx https://vancouver.ca/streets-transportation/neighbourhood-traffic-management-program.aspx https://vancouver.ca/files/cov/slow-streets-traffic-calming-upgrades-supplemental-design-guide.pdf?_ga=2.200772589.2102260190.1600899193-618042759.1593045123 For example in Cumberland we don't have to pedestrianize 3rd, all we have to do is close the road at 3rd and penrith to through traffic. that would reduce traffic volume in the surround blocks and greatly improve the pedestrian/walking experience at a very low cost to the village. 3rd and Allen would be another intersection where that could work well.	Support UCB. Better traffic planning. Create slow streets. E.g. close 3rd and Penrith and 3rd and Allen to through-traffic
59. Having lived in a city with suburban sprawl issues, I would highly encourage the village to move away from single family zoning. In addition, I would recommend adopting Step 4 of the Zero Carbon Step Code, build sidewalks throughout the village to encourage pedestrian commuting, and expand safe and separated active transportation corridors (shared paths and separated bike lanes)	No more single-family zoning. Implement Step 4 of Zero Carbon Step Code. Build more sidewalks.

Closed

Survey 2
Official Community Plan Review

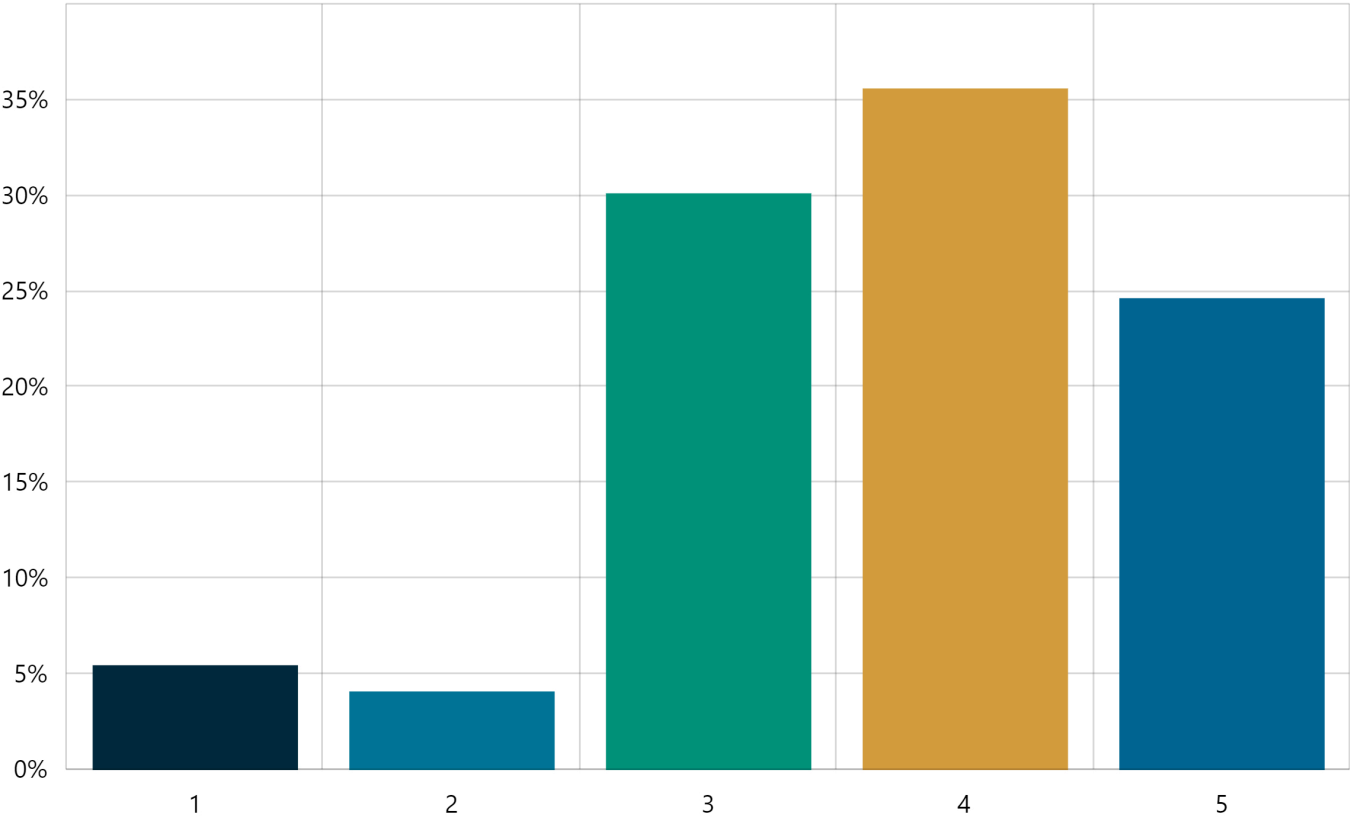
72
Contributors

78
Contributions

Contribution Summary

1. Indicate your level of agreement with splitting the existing single industrial land use designation into Light and Heavy Industrial.

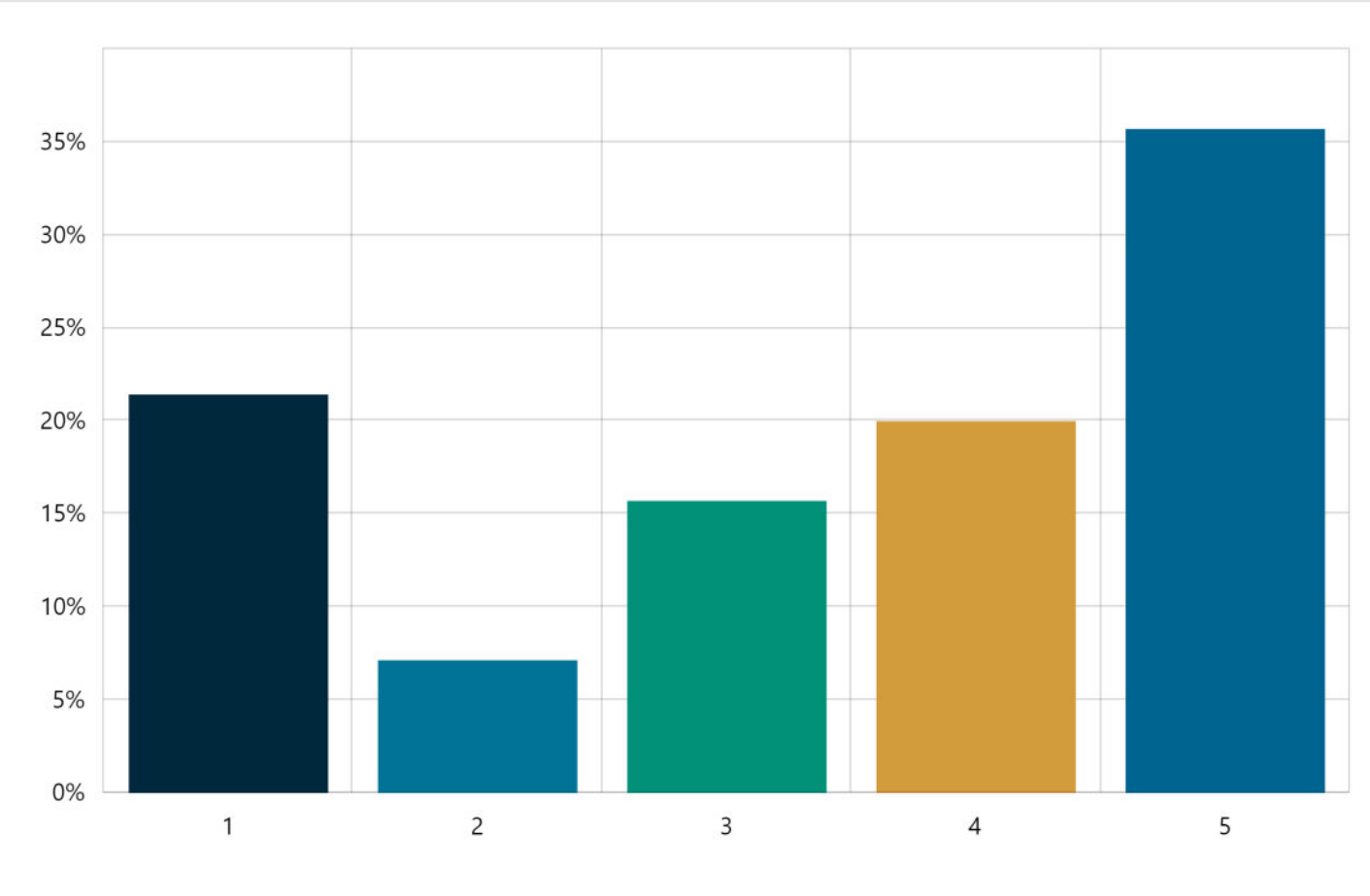
Rating | Skipped: 5 | Answered: 73 (93.6%)



1	2	3	4	5	Count	Weighted average
5.48%	4.11%	30.14%	35.62%	24.66%	73	3.70
4	3	22	26	18		

2. Indicate your level of agreement with keeping the "Agricultural" land use designation on the property north of Coal Valley Estates.

Rating | Skipped: 8 | Answered: 70 (89.7%)



1	2	3	4	5	Count	Weighted average
21.43% 15	7.14% 5	15.71% 11	20.00% 14	35.71% 25	70	3.41

3. Is there another area that should be designated “Agricultural”?

Long Text | Skipped: 57 | Answered: 21 (26.9%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

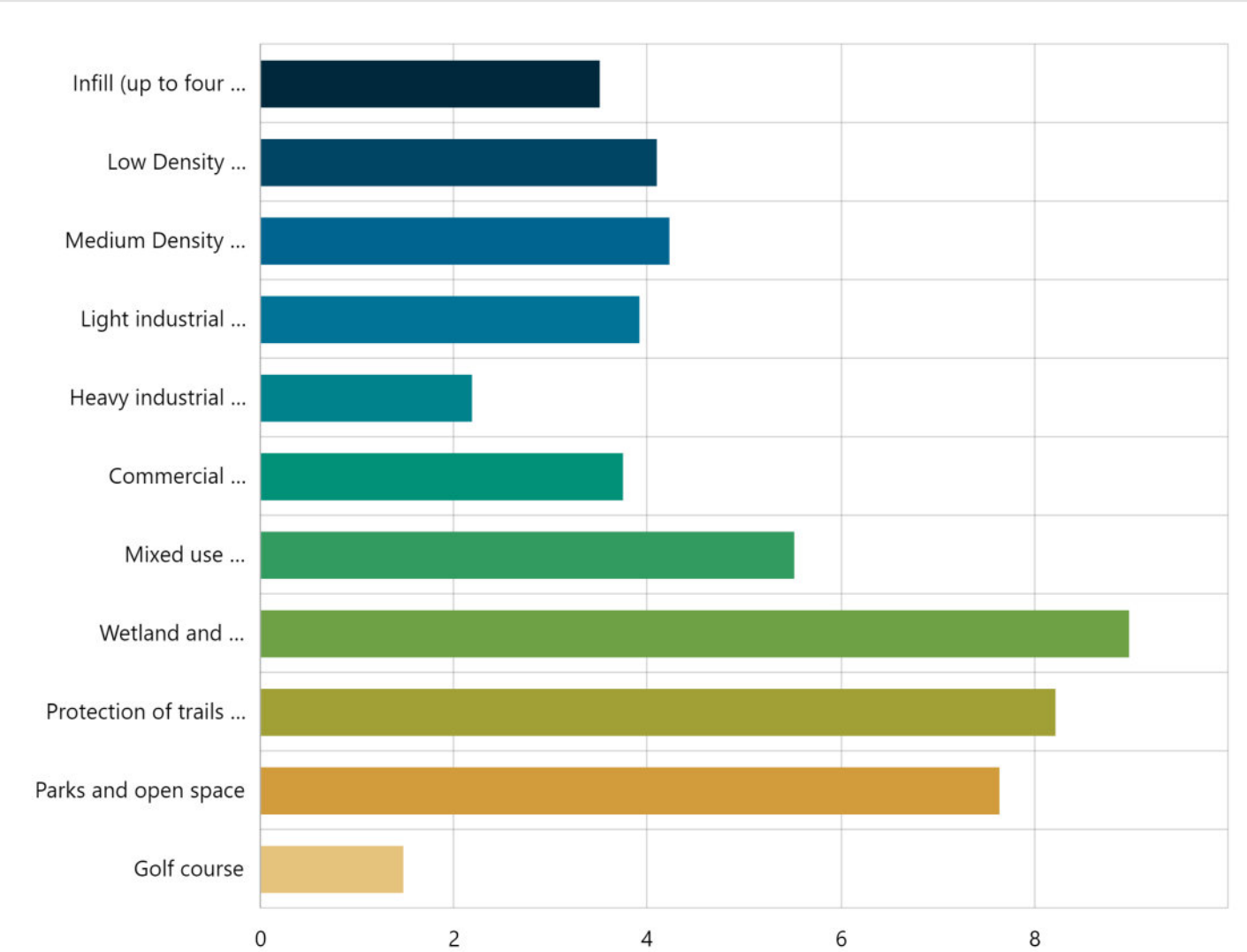
No featured contributions

3. Is there another area that should be designated “Agricultural”?

Responses	Key Words
1. Still need to identify the areas that need to provide agriculture protection to lands outside.	Identify agricultural buffers
2. Most of that land is not agricultural. It fails Geotechnical testing because the coal mine areas have not collapsed yet.	Land is not agricultural.
3. Could the area earmarked for heavy industry be better used for agriculture, with the area north of Coal Valley Estates remaining undeveloped?	Keep area undeveloped. Use area designated heavy industrial for agriculture.
4. Probably but not sure where	Not sure.
5. No	No.
6. Very little of the Cumberland area is naturally suited to agriculture - but modern forms such as greenhouses or hydroponics can be situated anywhere. Teal Lake lands could be used (outside of setback from landfill)	Teal Lake lands outside of landfill setback.
7. Who and what will they grow here? I think it was ear-marked for cannabis when it was first legalized but the interest has waned. Build housing, we need housing - even if it is by the landfill.	Need housing in that area.
8. I'm assuming this does not preclude greenhouse style business from opening in the light industrial areas?	Also permit greenhouses in light industrial areas
9. Sure, but is it actually being used for this at the moment?	Sure.
10. Nope! This doesn't seem like a realistic area for agriculture.	No.
11. Any area better suited to growing things	Area better suited to growing
12. I don't know, but this area is forestry, not agriculture, I am confused at this designation.	Not sure.
13. Unsure	Not sure.
14. There are no suitable areas to do agriculture in the area unless it is greenhouses.	No suitable areas unless greenhouses used.
15. Minto area	Minto area
16. Not sure of specifics but this would be a good goal in general if there's another appropriate area.	Need to identify appropriate area.
17. I'm sorry to shoot this down without a good alternative, but this seems like a strange place for greenhouses and livestock. I like the purposed containment boundary idea, but long-term, this seems like one of the only areas that Cumberland could realistically expand into if the containment boundary needs to be revised.	Area needed in long run for growth.
18. I am not familiar with the property or what would be appropriate for agriculture. Is it ALR land?	Not sure.
19. Possibly in the industrial area. We need more food to be produced locally to support a growing population!	In industrial area.
20. I don't know enough about the requirements of agricultural land to comment	Not sure.
21. North of Kendal should not be agriculture land. It makes no sense looking at the land. Consider closer to Royston rd.	Royston Road area

4. What do you think should be the priorities for the Interchange Lands? Rank the following in order of priority.

Ranking | Skipped: 10 | Answered: 68 (87.2%)



	1	2	3	4	5	6	7	8	9	10	11	Cou nt	Scor e	Avg Ran k
Infill (up to four units) resi dent ial d evel opm ent	5.13 % 2	2.56 % 1	5.13 % 2	15.3 8% 6	12.8 2% 5	23.0 8% 9	15.3 8% 6	2.56 % 1	7.69 % 3	10.2 6% 4	0% 0	39	3.50	5.90
Low Dens ity M ulti- Fami ly de velo	2.33 % 1	4.65 % 2	2.33 % 1	27.9 1% 12	18.6 0% 8	18.6 0% 8	2.33 % 1	11.6 3% 5	9.30 % 4	0% 0	2.33 % 1	43	4.09	5.53

pment														
Medium Density Multi-family residential development	11.36%	0%	6.82%	13.64%	20.45%	13.64%	13.64%	9.09%	6.82%	2.27%	2.27%	44	4.22	5.48
Light industrial development	6.67%	4.44%	8.89%	13.33%	15.56%	0%	11.11%	11.11%	20.00%	8.89%	0%	45	3.91	6.09
Heavy industrial development	2.78%	8.33%	5.56%	5.56%	5.56%	2.78%	0%	8.33%	8.33%	36.11%	16.67%	36	2.18	7.89
Commercial development	6.82%	9.09%	9.09%	2.27%	4.55%	18.18%	4.55%	22.73%	11.35%	11.35%	0%	44	3.74	6.23
Mixed use (commercial and residential development)	5.88%	9.80%	7.84%	27.45%	15.68%	9.80%	21.57%	0%	1.96%	0%	0%	51	5.51	4.65
Wetland and sensitive ecosystem protection	60.38%	12.70%	4.76%	7.94%	1.59%	1.59%	6.35%	4.76%	0%	0%	0%	63	8.97	2.32
Protection of	14.52%	46.77%	16.13%	3.23%	8.06%	1.61%	1.61%	3.23%	4.84%	0%	0%	62	8.21	3.00

trails
withi
n
that
area

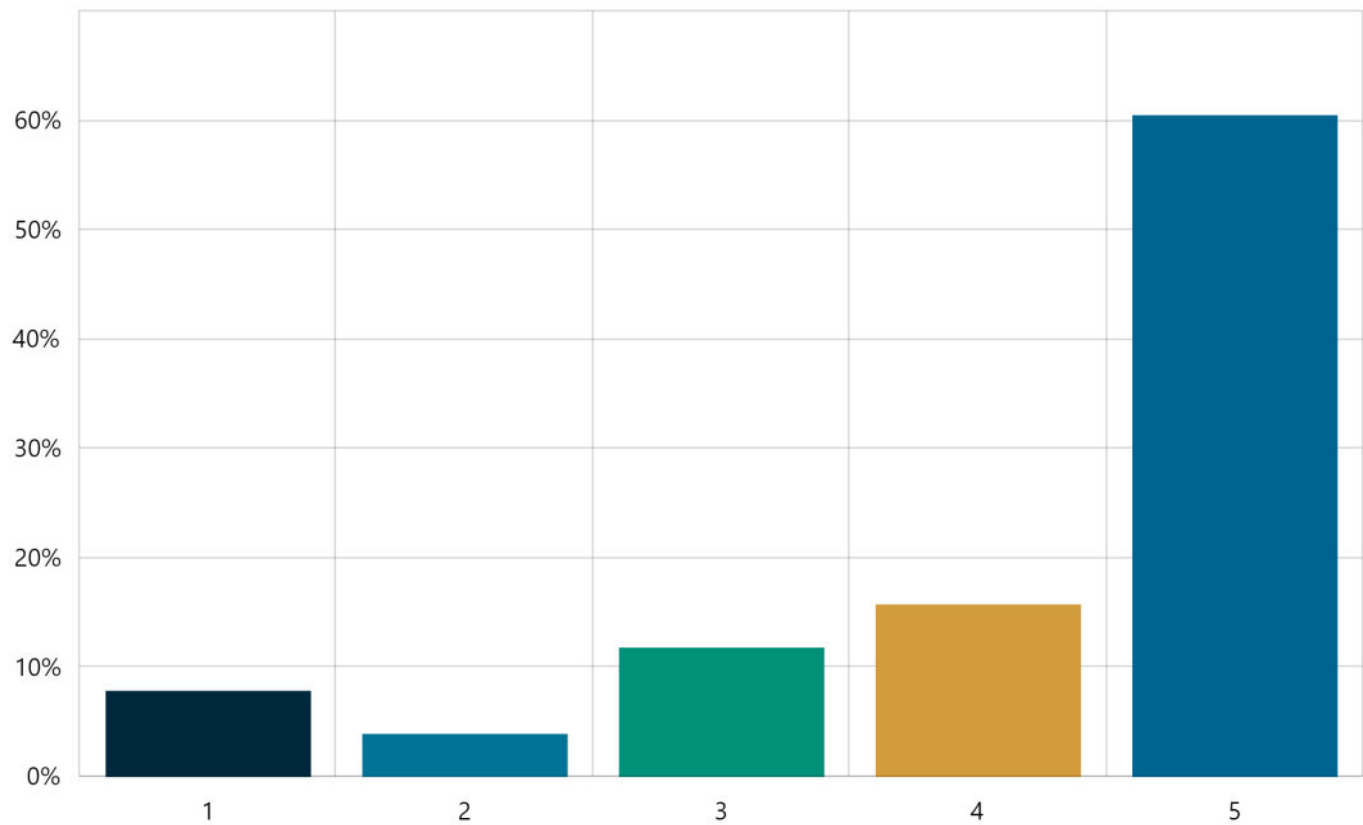
Park s and open spac e	3.23 % 2	20.9 7% 13	50.0 0% 31	1.61 % 1	8.06 % 5	9.68 % 6	0% 0	0% 0	1.61 % 1	4.84 % 3	0% 0	62	7.63	3.63
Golf cour se	2.94 % 1	0% 0	2.94 % 1	8.82 % 3	2.94 % 1	0% 0	8.82 % 3	5.88 % 2	2.94 % 1	2.94 % 1	61.7 6% 21	34	1.47	9.06

Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

5. An urban containment boundary to contain new residential growth within the Village core.

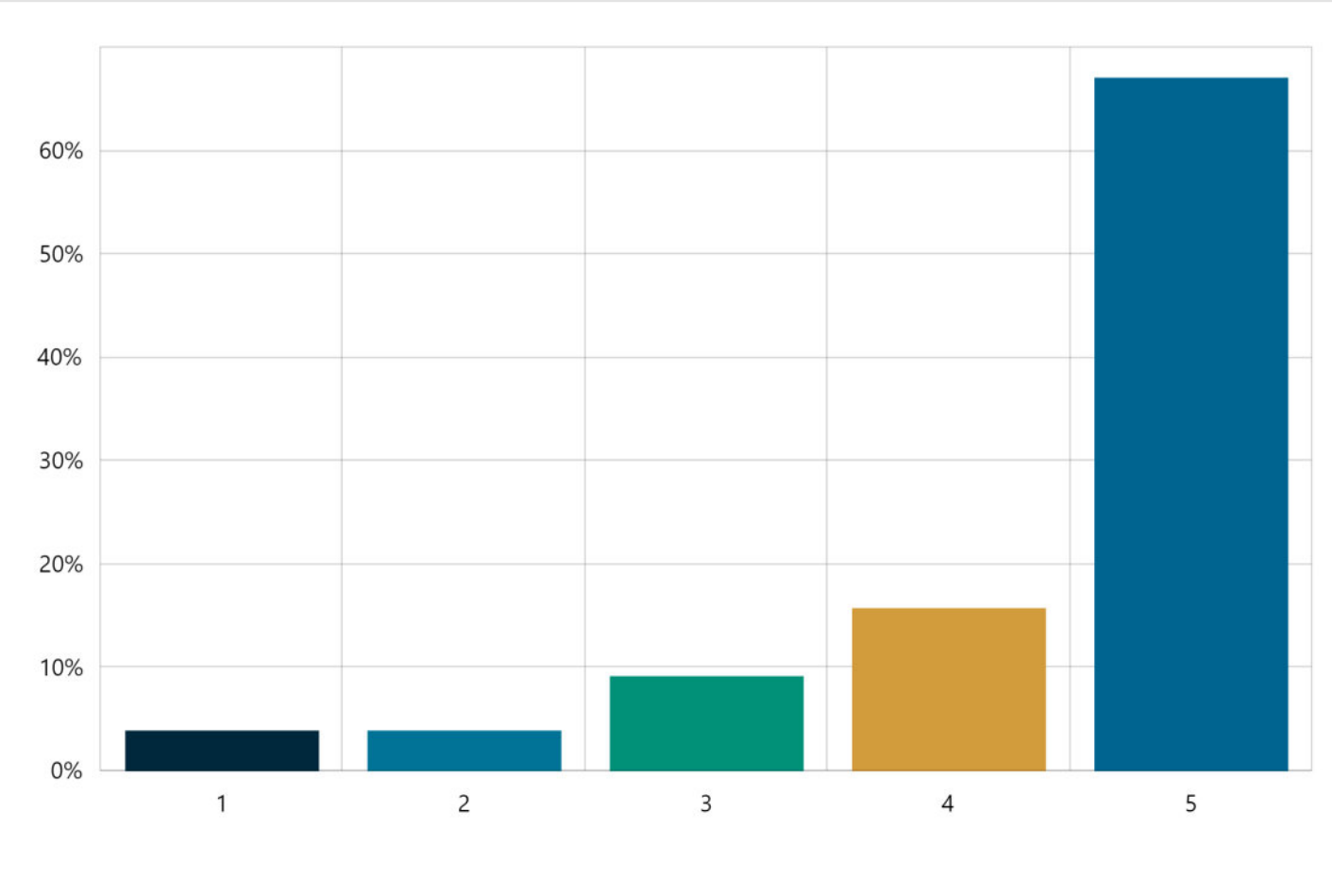
Rating | Skipped: 2 | Answered: 76 (97.4%)



1	2	3	4	5	Count	Weighted average
7.89% 6	3.95% 3	11.84% 9	15.79% 12	60.53% 46	76	4.17

6. Strong environmental development permit area regulations (more specific options on this in the next question)

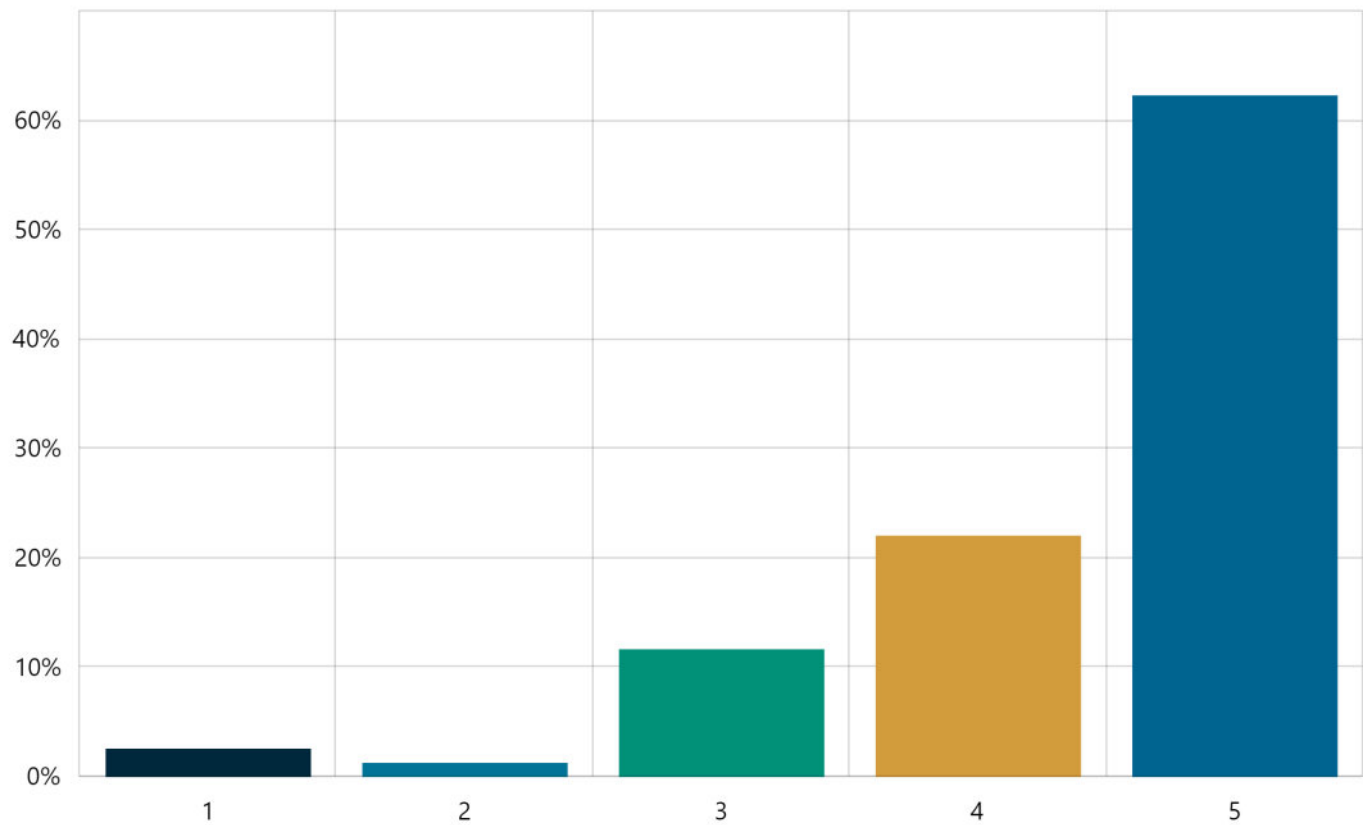
Rating | Skipped: 2 | Answered: 76 (97.4%)



1	2	3	4	5	Count	Weighted average
3.95% 3	3.95% 3	9.21% 7	15.79% 12	67.11% 51	76	4.38

7. Strong water conservation requirements

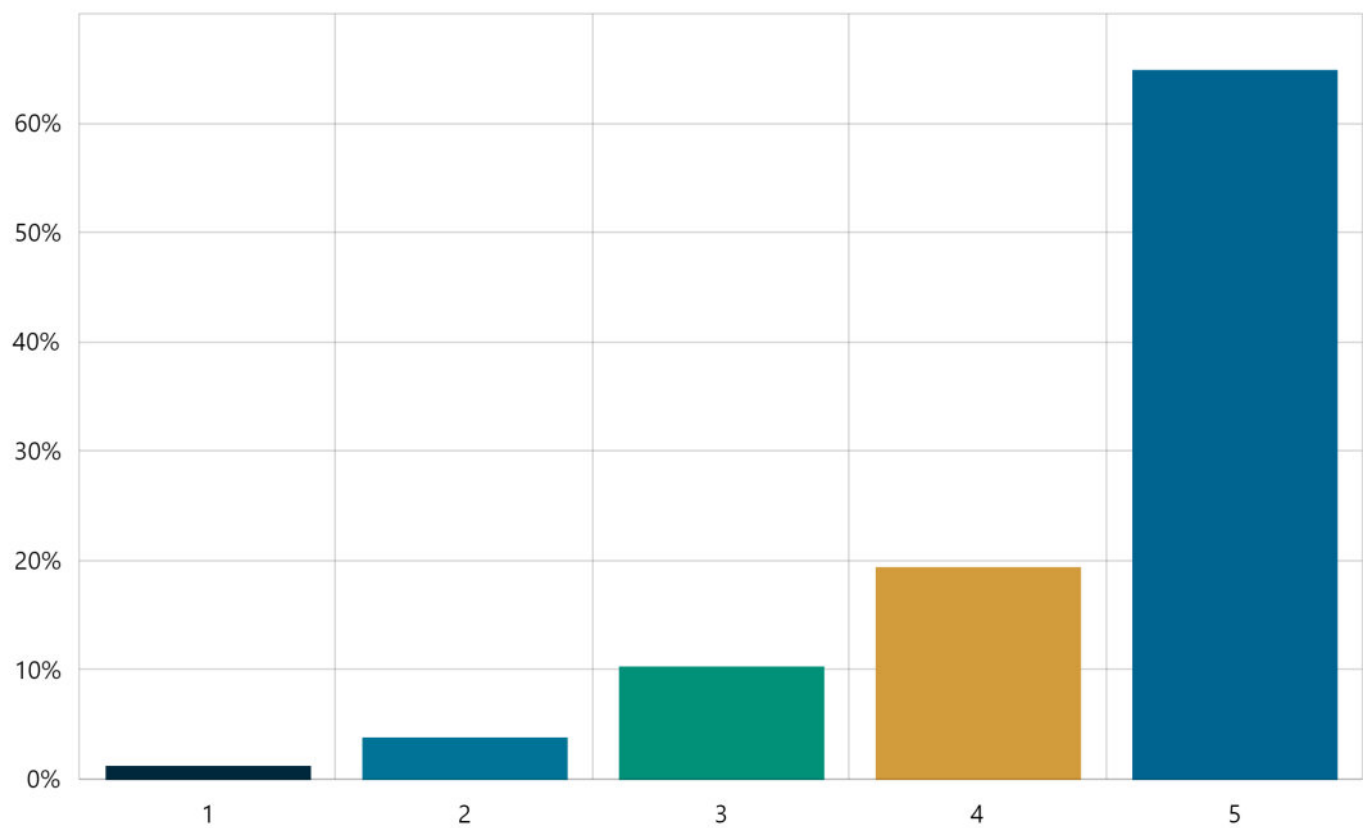
Rating | Skipped: 1 | Answered: 77 (98.7%)



1	2	3	4	5	Count	Weighted average
2.60% 2	1.30% 1	11.69% 9	22.08% 17	62.34% 48	77	4.40

8. Stormwater management that supports green infrastructure to manage rainwater

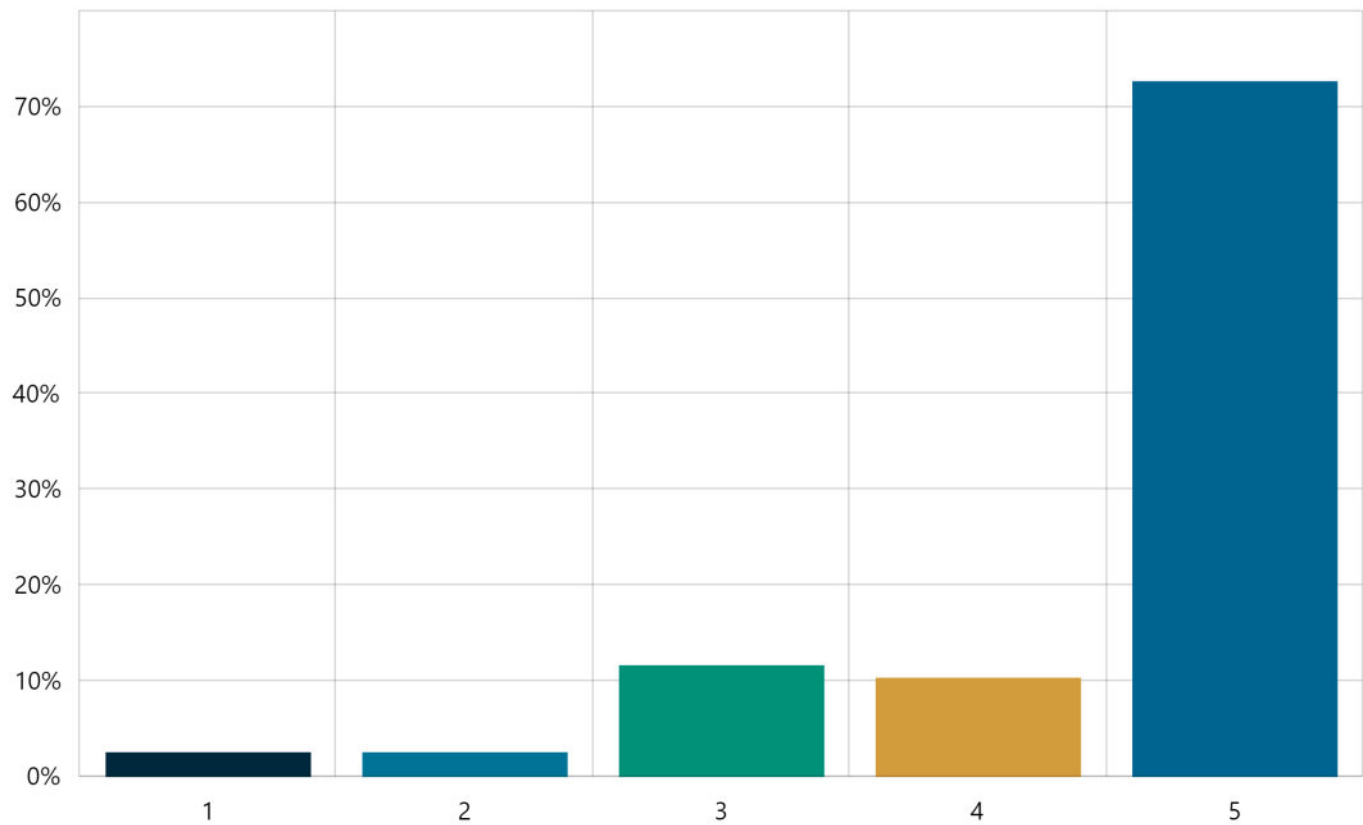
Rating | Skipped: 1 | Answered: 77 (98.7%)



1	2	3	4	5	Count	Weighted average
1.30% 1	3.90% 3	10.39% 8	19.48% 15	64.94% 50	77	4.43

9. More parks and greenspaces

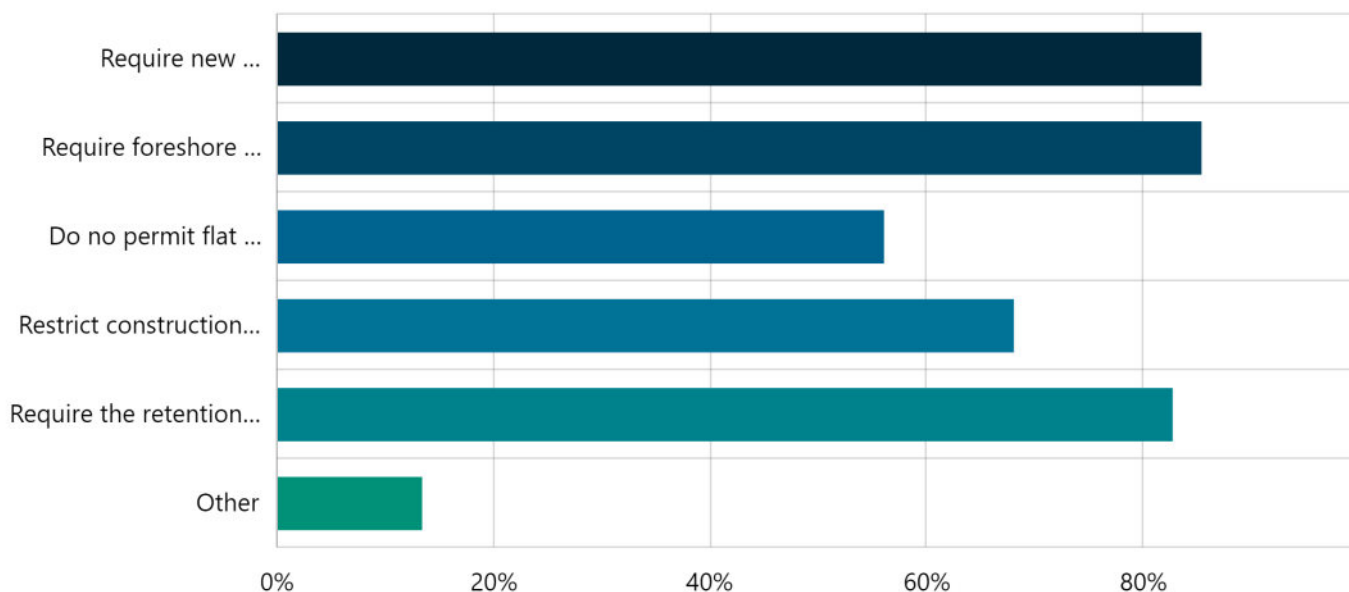
Rating | Skipped: 1 | Answered: 77 (98.7%)



1	2	3	4	5	Count	Weighted average
2.60% 2	2.60% 2	11.69% 9	10.39% 8	72.73% 56	77	4.48

10. The OCP could add the following regulations to further strengthen DPA #1. Select the regulations that you would like to see added.

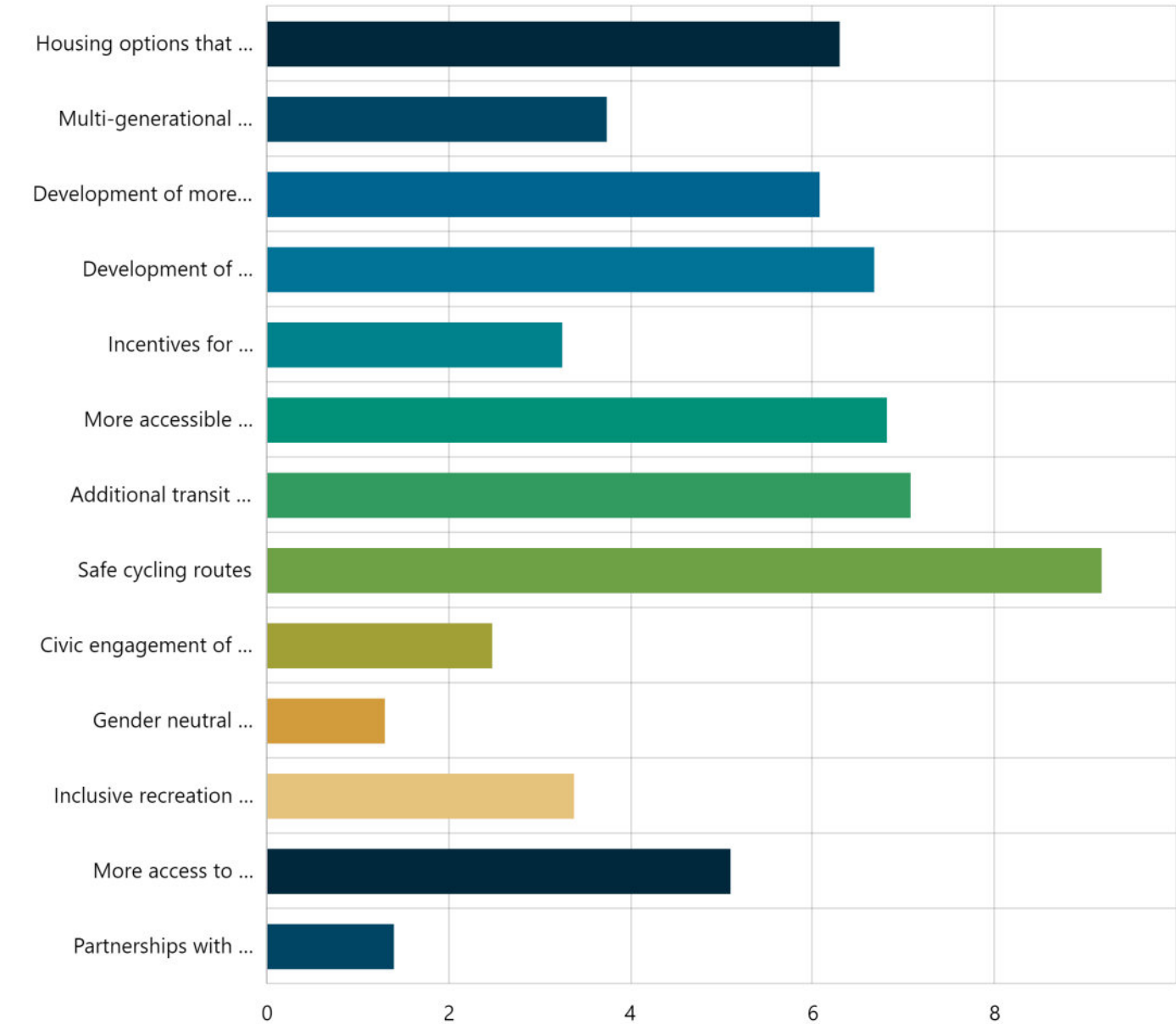
Multi Choice | Skipped: 3 | Answered: 75 (96.2%)



Answer choices	Percent	Count
Require new developments to work with natural site conditions and constraints (site adaptive planning).	85.33%	64
Require foreshore protection on Comox Lake to use greenshore principles whenever possible, as confirmed by an engineer	85.33%	64
Do no permit flat faced cast-in-place concrete walls or lock block wall as shoreline protection on Comox Lake.	56.00%	42
Restrict construction on steep slopes	68.00%	51
Require the retention of vegetation at the top of steep slopes at a setback recommended by a geotechnical engineer to ensure the stability of the slope	82.67%	62
Other	13.33%	10

11. Please identify your top 7 initiatives.

Ranking | Skipped: 8 | Answered: 70 (89.7%)



	1	2	3	4	5	6	7	8	9	10	11	12	13	Co unt	Sco re	Av g Ra nk
Ho usi ng opti ons tha t allo w for age ing in	23. 81 % 10	14. 29 % 6	9.5 2% 4	21. 43 % 9	9.5 2% 4	11. 90 % 5	9.5 2% 4	0% 0 0	0% 0 0	0% 0 0	0% 0 0	0% 0 0	0% 0 0	42	6.2 9	3.5 2

place																
Multigenerational housing	7.41% 2	11.11% 3	14.81% 4	14.81% 4	22.22% 6	18.52% 5	11.11% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	27	3.73	4.33
Development of more rental housing	22.50% 9	15.00% 6	20.00% 8	17.50% 7	7.50% 3	5.00% 2	12.50% 5	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	40	6.07	3.38
Development of affordable non-market housing	23.26% 10	34.88% 15	0% 0	16.28% 7	4.65% 2	13.95% 6	6.98% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	43	6.67	3.14
Incentives for accessibility and universal design housing	8.70% 2	4.35% 1	21.74% 5	21.74% 5	26.09% 6	8.70% 2	8.70% 2	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	23	3.24	4.13
More accessible public facilities and	15.22% 7	15.22% 7	19.57% 9	15.22% 7	19.57% 9	6.52% 3	8.70% 4	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	46	6.81	3.63

sidewalks																
Additional transit route connections into Courtenay	8.3 3% 4	33.33% 16	18.75% 9	4.17% 2	6.25% 3	14.58% 7	14.58% 7	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	48	7.07	3.69
Safety clinics & routes	36.84% 21	12.28% 7	22.81% 13	12.28% 7	7.02% 4	1.75% 1	7.02% 4	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	57	9.17	2.74
Civic engagement of a diversity of people and ages	5.26% 1	10.53% 2	5.26% 1	10.53% 2	21.05% 4	31.58% 6	15.79% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	19	2.47	4.89
Gender neutral public bathrooms	0% 0	10.00% 1	10.00% 1	20.00% 2	20.00% 2	10.00% 1	30.00% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	10	1.29	5.00
Inclusive recreation programs for a broad range	3.85% 1	0% 0	15.38% 4	15.38% 4	23.08% 6	30.77% 8	11.54% 3	0% 0	0% 0	0% 0	0% 0	0% 0	0% 0	26	3.37	4.92

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More access to green space for people of all abilities	8.33	11.1%	22.2%	13.9%	16.7%	19.4%	8.33%	0%	0%	0%	0%	0%	0%	36	5.09	4.11
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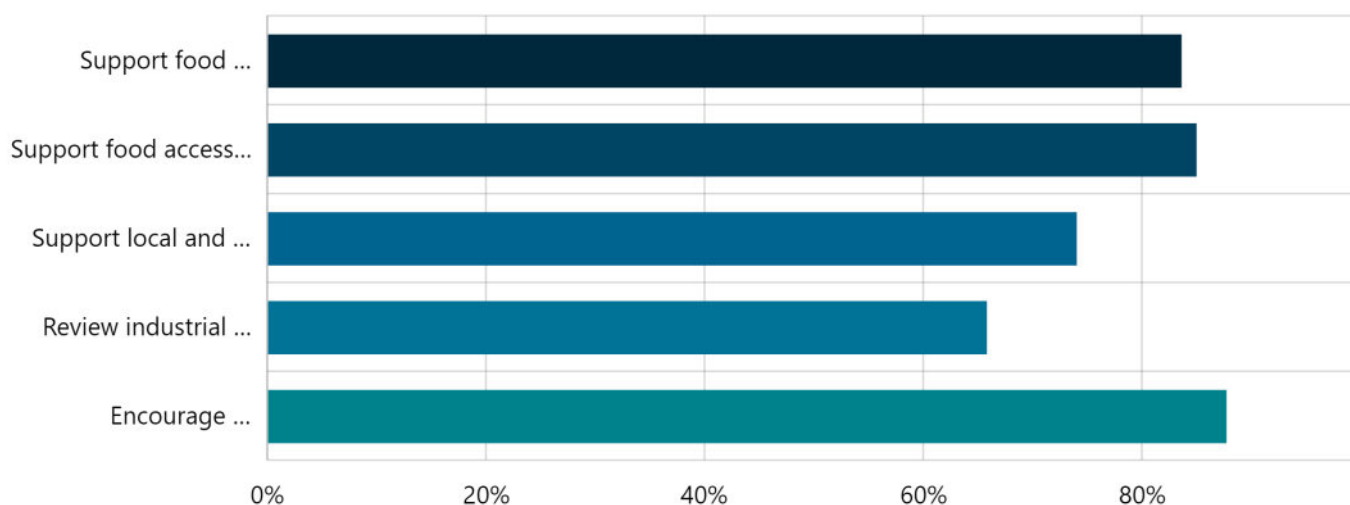
Partnerships with organizations that support equity-seeking groups	0%	0%	8.33%	8.33%	16.7%	16.7%	50.0%	0%	0%	0%	0%	0%	0%	12	1.39	5.92
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Score - Sum of the weight of each ranked position, multiplied by the response count for the position choice, divided by the total contributions. Weights are inverse to ranked positions.

Avg Rank - Sum of the ranked position of the choice, multiplied by the response count for the position choice, divided by the total 'Count' of the choice.

12. Select the OCP policy updates that you support.

Multi Choice | Skipped: 5 | Answered: 73 (93.6%)



Answer choices	Percent	Count
Support food security as part of regional emergency planning	83.56%	61
Support food access programs, such as the Cumberland Food Share program	84.93%	62
Support local and regional food infrastructure to facilitate food production, processing, and post-production facilities, such as cold storage and community kitchens.	73.97%	54
Review industrial zones to support food processing and post-production facility uses	65.75%	48
Encourage community gardens close to or within multi-family residential developments	87.67%	64

13. What other initiatives and policies could the Village support to encourage local food production and increase food security in Cumberland?

Long Text | Skipped: 61 | Answered: 17 (21.8%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

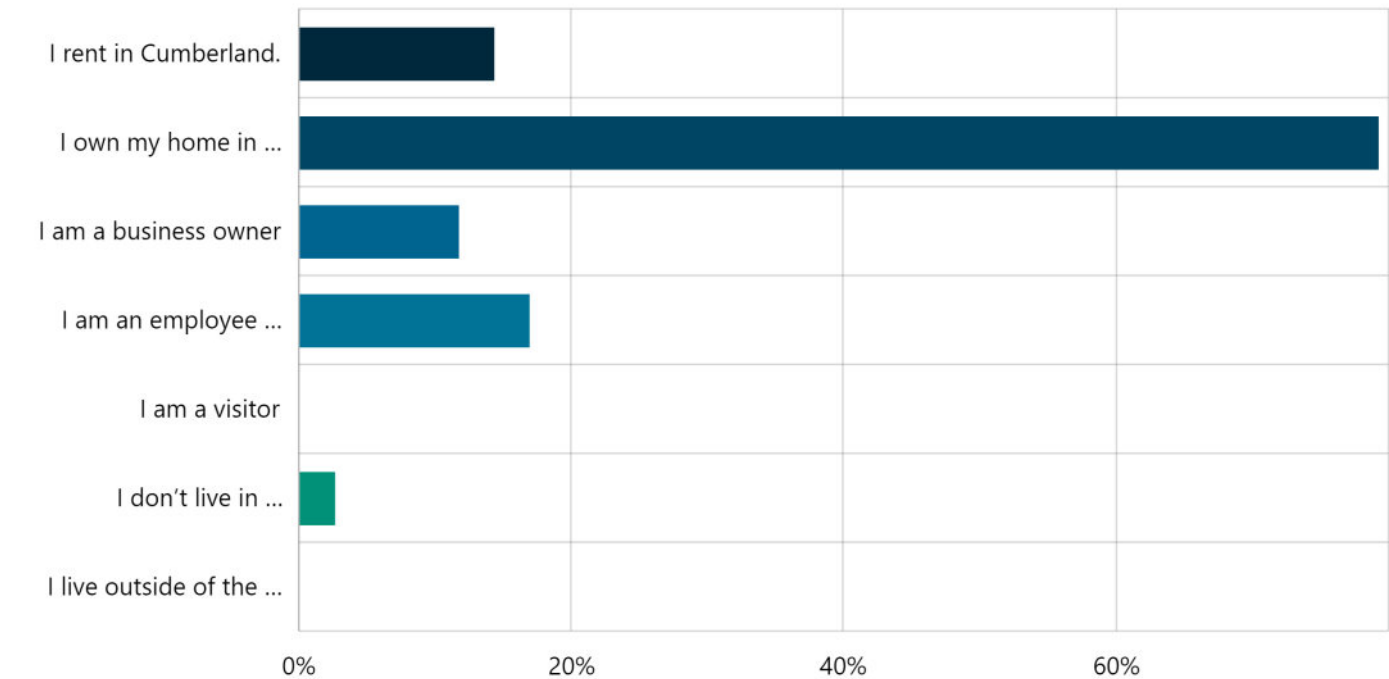
No featured contributions

3. Is there another area that should be designated “Agricultural”?

Responses	Key Words
1. Still need to identify the areas that need to provide agriculture protection to lands outside.	Identify agricultural buffers
2. Most of that land is not agricultural. It fails Geotechnical testing because the coal mine areas have not collapsed yet.	Land is not agricultural.
3. Could the area earmarked for heavy industry be better used for agriculture, with the area north of Coal Valley Estates remaining undeveloped?	Keep area undeveloped. Use area designated heavy industrial for agriculture.
4. Probably but not sure where	Not sure.
5. No	No.
6. Very little of the Cumberland area is naturally suited to agriculture - but modern forms such as greenhouses or hydroponics can be situated anywhere. Teal Lake lands could be used (outside of setback from landfill)	Teal Lake lands outside of landfill setback.
7. Who and what will they grow here? I think it was ear-marked for cannabis when it was first legalized but the interest has waned. Build housing, we need housing - even if it is by the landfill.	Need housing in that area.
8. I'm assuming this does not preclude greenhouse style business from opening in the light industrial areas?	Also permit greenhouses in light industrial areas
9. Sure, but is it actually being used for this at the moment?	Sure.
10. Nope! This doesn't seem like a realistic area for agriculture.	No.
11. Any area better suited to growing things	Area better suited to growing
12. I don't know, but this area is forestry, not agriculture, I am confused at this designation.	Not sure.
13. Unsure	Not sure.
14. There are no suitable areas to do agriculture in the area unless it is greenhouses.	No suitable areas unless greenhouses used.
15. Minto area	Minto area
16. Not sure of specifics but this would be a good goal in general if there's another appropriate area.	Need to identify appropriate area.
17. I'm sorry to shoot this down without a good alternative, but this seems like a strange place for greenhouses and livestock. I like the purposed containment boundary idea, but long-term, this seems like one of the only areas that Cumberland could realistically expand into if the containment boundary needs to be revised.	Area needed in long run for growth.
18. I am not familiar with the property or what would be appropriate for agriculture. Is it ALR land?	Not sure.
19. Possibly in the industrial area. We need more food to be produced locally to support a growing population!	In industrial area.
20. I don't know enough about the requirements of agricultural land to comment	Not sure.
21. North of Kendal should not be agriculture land. It makes no sense looking at the land. Consider closer to Royston rd.	Royston Road area

14. What is your connection to Cumberland? Select all that apply.

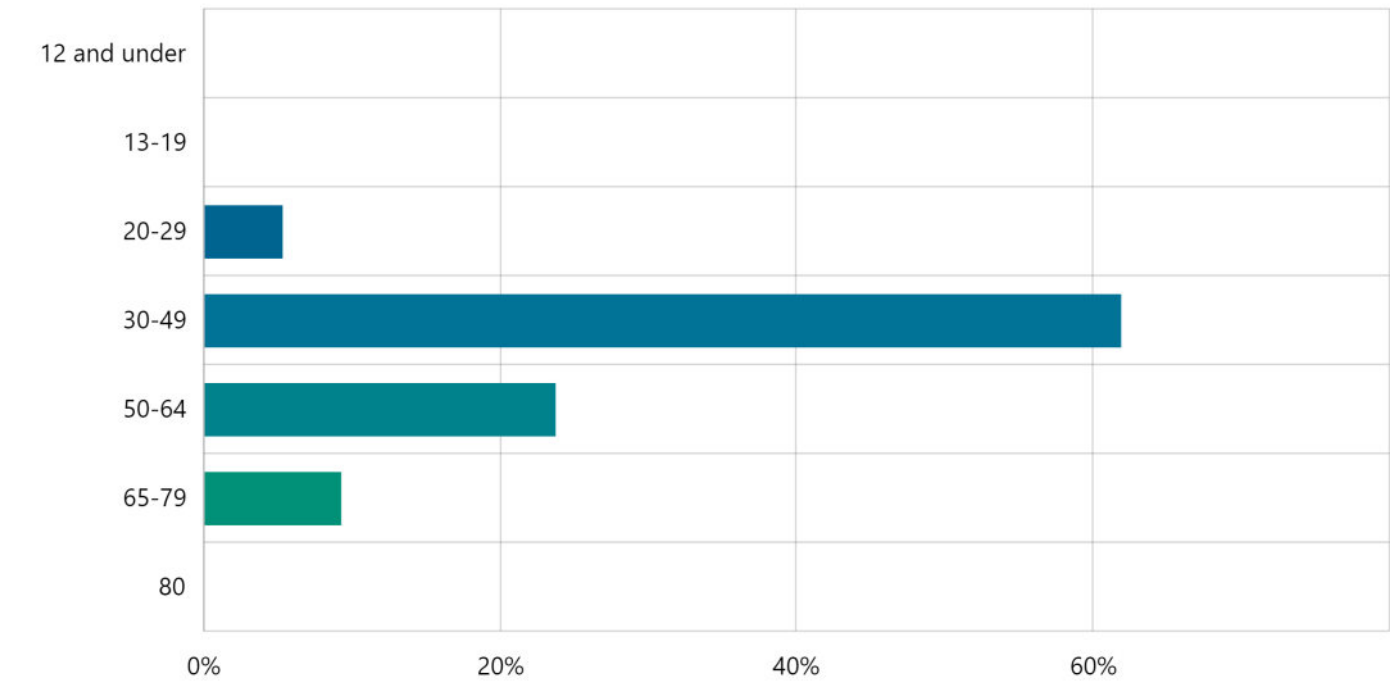
Multi Choice | Skipped: 1 | Answered: 77 (98.7%)



Answer choices	Percent	Count
I rent in Cumberland.	14.29%	11
I own my home in Cumberland	79.22%	61
I am a business owner	11.69%	9
I am an employee working in Cumberland	16.88%	13
I am a visitor	0%	0
I don't live in Cumberland but live in another community in the Comox Valley.	2.60%	2
I live outside of the Comox Valley.	0%	0

15. What is your age group?

Multi Choice | Skipped: 2 | Answered: 76 (97.4%)



Answer choices	Percent	Count
12 and under	0%	0
13-19	0%	0
20-29	5.26%	4
30-49	61.84%	47
50-64	23.68%	18
65-79	9.21%	7
80	0%	0
Total	100.00%	76

16. Do you have any other comments?

Long Text | Skipped: 62 | Answered: 16 (20.5%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

16. Do you have any other comments?

Responses	Key Words
1. I want my industrial land on Cumberland Road to remain Heavy Industrial. Over the years, I have had to pay a portion of the cost to create the boulevard and maintenance. The investment I have done in my business and property is of significant value and part of my retirement plan. Industrial belongs close to the Highway! Changing to Service Commercial would lower the value of my property.	Keep land on Cumberland Road Heavy Industrial.
2. I do not agree with the lands on Royston or Cumberland Road or by Small Road/Grant changing from Industrial nor the one commercial on Cumberland Road Mini Storage is being changed to Industrial. Cayet lands not owned by a single owner. Leave industrial as was now. What input have owners had with planner? How can some of the interchange lands be included in urban containment boundary? Should have senior housing by Pharmasave. So easy to walk to Dunsmuir, no huge hill. Ensure sufficient water and sewer. Really need to keep industrial close to highway. The Village cannot afford to build a road by Maple Lake. The Village needs to realize we can't afford unlimited increased in taxes. We need to ensure enough water not just for dwellings but commercial and industrial as well. For people to retain trees for Village canopy, it costs to water so don't limit more. The industrial properties have had to physically pay money for entrance trees, etc and more than once.	Keep lands on Royston, Cumberland Road, Small and Grant Roads industrial. Keep Mini-Storage commercial. Leave Cayet lands industrial. Why are some interchange lands included in UCB? Senior housing by Pharmasave. Ensure sufficient water and sewer. Keep industrial close to highway, can't afford a road by Maple Lake.
3. I would like to see Cumberland protect and enhance the Perseverance Creek Corridor. Water needs to be released from Cumberland's water system, [the series of lake from Steven's Lake to Henderson Lake] into Lower Perseverance Cr from May until the fall rains start. Every year, Streamkeepers do what we can to rescue stranded coho, rainbow and cutthroat trout fry, but thousands die every year. Water conservation measures, such as shutting off the Bike Wash Station during this period would allow a minimal amount of water to be released into the creek to refresh refuge pools for wild life.	
4. We need to protect our water supply and stop giving it all away for free, even though that constitutes a "draw" for visitors to Cumberland. Using good drinking quality water for things like washing bikes seems unnecessary when we could create safe, clean rainwater collection where feasible. I would love to ride my bike to work in Courtenay part of the year, but after last summer doing so, it really is not safe on the connector. Drivers are aggressive and uninformed (so are some cyclists). Education and clearly marked cycling infrastructure is very much in need. Cheers	
5. We need more housing options for owners and renters that isn't expensive single family homes. Incentives for medium density multi family might encourage more affordable options.	

6. Keep cumberland's population down. I believe the population has already stretched its limit.	
7. I hope the Village reconsiders prioritizing enforced DEI initiatives. It is very condescending and expensive. Especially when you are allowing DEI to be used as tradeoffs to allow more harmful initiatives (multiple cannabis stores for one). These do not balance out the social score.	
8. I don't want to see the OCP designate the industrial lands as industrial UNTIL we have a report showing that industrial land is going to be a net positive financially for the village over the 50-100 year term. The only reason the village pursued industrial land development was to broaden the tax base and to remove burden from residential tax payers. If the cost of maintaining all the roads and underground services once they come due for maintenance/replacement is more than what the village will make in taxes, then we should NOT proceed. What is the point?	
9. Would love to see a Tree Protection bylaw in Cumberland to protect mature trees within Village boundaries and outside of the Community Forest.	
10. GO TEAM!	
11. Fix the roads and infrastructure before proceeding with any further housing projects	
12. For accessibility; it is extremely important that roads are repaved for villagers in wheelchairs! Not all of our streets have sidewalks and some that do are also in bad repair (ie Penrith between 1st and 2nd) so wheelchair users are restricted to areas they can safely navigate.	
13. In re to the multi housing behind the firehall : A small stream and animal corridor behind Primrose Street should not be disturbed Buildings should be 2 stories Buildings should be set back from Primrose at least as far as the firewall to keep from casting shade, with a green space to beautify, and to still allow some mountain view for residents already here Community garden would allow outdoor activity for new owners in this housing.	
14. No designated cycle routes around Cumberland. That just creates friction with motorists. A 30 or 40kph max speed limit is needed. I cycle kids to the school almost everyday and the speed differential of people driving to work is incompatible with a 8 year old on a bike. Lowering the speed limit from the Gas and Go in should have been a question in this survey. It may not be popular but I would be interested to see the outcome of a poll.	
15. The burgandy lot on ulverston rd looks like it misclassified? They need ti rezo e for those apartments- did you slip one past the residents who oppose that? What is going on	
16. I think water is going to be a major issue moving forward, so we really need to consider what is sustainable for quality of life in a small village. How much more development is sustainable given our current water capacity/reservoirs. If we grow more food we will need more water. To do that we need to have incentives for water conservation and collecting such as subsidizing rain water barrels.	

APPENDIX 5: Submissions to the OCP Review

2023 09 24

OCP Review – 3041 Royston Road

Hi Karin,

I am submitting this email to assist in the process to update Cumberland's Official Community Plan.

It is my opinion that the OCP designation for 3041 Royston Road could be significantly improved upon from its current designation of Manufactured Home Park (MHP) to Multi-Family Residential.

Issues of housing unit affordability, increased cost for both rental and home ownership, and building maintenance are a very real struggle for Canadians.

In the press, it seems many observers make the claim units 'cannot be built fast enough' for many years to meet even current demands and obviously they need to be situated and built 'well enough' to harbour a great quality of life for all neighbourhood residents.

It is my opinion that 3041 royston road OCP designation should be changed from 'Residential' to Multi-family Residential (preferred) or Mixed Use.

This subject property 3041 Royston Road has all the important site components required for a successful higher density designation. Available municipal water and sewer, great road access and a bus stop at the property, making it a truly 'fully serviced' site. This location has a long, adjacent direct boundary contact with the very large I-REC, 'recreation' zoning and 'greenway', very beneficial for many future residents to conveniently enjoy.

My proposed increase of density for 3041 Royston Road would not strain existing traffic corridors, as Union Road is the least used automobile entrance / exit into Cumberland. Upon the corridor improvement of Dunsmuir (the reasonable assumption of bike lanes on Dunsmuir Avenue, east of the Village Park), new residents of 3041 Royston Road would both culturally and economically contribute to the prosperity of the Heritage Village Core.

New federal funding are being made available to assist in the design and construction of Multi-Family Residential developments. These new implementation strategies include 'net zero', universal access, affordability as principal ideals. The new funding strategies help to lower the already optimized construction costs of Multi-Family Residential zoning directly benefiting the new, future resident. These same strategies are not available for the current MHP zoning or for single family homes. This new funding project will considerably lower the unit and maintenance cost, ultimately benefiting the future Cumberland resident.

I hope you now agree that a change in OCP density zoning for 3041 Royston Road to a Multi-Family Residential OCP designation would allow for more affordable and enjoyable development to benefit a greater number of Cumberland Residents.

Sincerely,

[REDACTED]

2023 10 03

OCP Input- Zoning Change: 3041 Royston Road

To whom it may concern:

I am writing in regards to a change in zoning for 3041 Royston Road. As a long-time resident of Cumberland, I am aware of the many challenges the Village faces, not the least of which is creating affordable housing options.

The property in question presents one of the last remaining opportunities to skillfully tackle the housing issue while also creating a larger funding base to help address the failing infrastructure.

Road access along with proximity to greenways, recreational lands and sewage treatment all make this site a desirable location for densification.

A change in zoning from Mobile Home Park to **Multi-Family Residential** or **Mixed Use** at 3041 Royston Road would follow a national trend to construct MFR dwellings while allowing more residents to enjoy and contribute to the great quality of life Cumberland is known for.

Adding a commercial component in the case of a Mixed Use designation would allow for easy access of amenities outside of the downtown core, which is often congested (especially in the summer).

Cumberland residents would benefit from more services, made easily accessible by bike lanes, without needing to drive into Courtenay or Comox.

I will take this opportunity to also point out that **areas zoned Residential Infill would benefit from an increase to 3 dwellings** (instead of the 2 currently allowed) to further meet densification goals. A third dwelling on a property could help accommodate single people or couples who may require less space to live (as compared to a family with kids). Solutions like tiny homes appear to be viable in this regard.

Thank you for considering these changes in zoning to meet the growing needs of our community.

██████████

2023 08 17

Possible idea for limited housing

Hello Council. ██████████ As one voice in the employer side of this Village, I can tell you with certainty that if we do not make brave steps to work on our housing issue, I do not know who will be making the food, or serving the customers in another 3? 5? 7 years....?

Between current market pricing, building code requirements, bylaw intricacies, mortgage rules and insurance, there is no one group to blame. Municipalities are backed into a corner when it comes to making all these groups happy, covering your own liability concerns, while responsibly governing for the people of the village. I understand the struggle is real, and I am sure there are more challenges that I do not know.

While I sympathize with the concerns that any new initiative may bring, I think that we have to be brave, and find a way to make room for more folks for longer term housing.

Let me be clear, this is not “affordable housing” or “discount housing” this is housing for folks who want to work and live in this village and pay a reasonable rate for same.

I bumped into one councillor recently who was unaware of one brave (my perspective) bylaw that has addressed this in a BC community in a creative way.

Valemount has been overrun with construction workers due to the TransMountain pipeline construction. The need to house workers was so severe, they came up with an interesting plan:

<https://www.cbc.ca/news/canada/british-columbia/rvs-permitted-valemount-1.6143814#:~:text=A%20new%20policy%20now%20in,structure%20is%20allowed%20per%20lot.>

While I understand that the temporary use permit has restrictions on length of application (4 years), it is a good step to get this potential ball rolling, while developing a long term bylaw that could embrace similar solutions as a longer term solution. (The established bylaw could still contain some sunset timelines which would stop it from becoming a forever answer).

I know the downsides, not limited to: complaints from neighbours, increased sewage/water/garbage use. I get the complications. There are plenty of reasons to avoid this idea and continue to think we are “working” on the problem.

If we wait for higher levels of government to fix it, it will be a long wait.

I would suggest that Cumberland needs to follow Valemounts lead, and be brave. Don’t let the lawyers steer the decision, allow some kind of “release of liability” if required, to assuage the concerns.

There are a million reasons to say no. Let’s find the ways to say yes.

I understand the ADU bylaw was created for the same densification objective, and that is great. It is obviously a slower process, which requires a hefty capital input to accomplish.

This opportunity I am suggesting would allow some folks who want to stay in their homes to make some revenue to allow them to do that. How many pensioners with homes would appreciate another \$700-\$1000 income a month (after the “hookup” costs are paid off).

Key points:

Any structure that is on a private piece of property needs to be connected to: Water, electricity, and sewer. These services would need to be permitted and inspected by the village.

Timelines for property owners to be able to re-coup these expenses need to be considered so they can see ROI on the investment. (This could cost a minimum of \$4000, and maybe many times more than that.)

I understand that “tiny homes” do not meet inspection criteria... is there a way to put “at your own risk” on these structures? (Just keep the inspection and permit aspect for the “connection”)

With strict behaviour rules, permits can be revoked and eviction notices can be served if issues arise from these rentals.

With a (proposed as Valemount did) \$650 a year licence cost, there would be increased income to the village.

My grandparents generation were able to come to Canada, and cut down trees, make a log cabin, stuff the cracks with moss, and grass, on a dirt floor and survive their first winter with a hearth and chimney, or if they were well off, a wood stove. Then the process of adding rooms on the log house was incorporated as the family grew.

While I completely understand the process of improving the building code, to make sure our citizens were safe over time, and avoided house fires, etc. I think that the pendulum has swung so far the other way, it is making it so there are only a few options. 1) be part of the small group of folks who can own a house, 2) think about a smaller community where you may be able to afford to buy 3) stay where you are and accept deteriorating options, 4) a tent in the park.

Why have we come so far in 3 generations to this place? How can we move this in a positive direction?

I have no idea if this will work, or if there is a better idea, but please, think about it, and let's try something.

I have BCC'd this to a few very smart villagers who may want to contribute to my idea... please feel free, even if you disagree. Or forward it on to others who you think would like to have their say...

Ya Cumberland!

██████████

3284 Third Street

Project Summary

We are excited to present our proposed development project located at 3284 Third Street, the corner of Third and Penrith. Our vision is to transform the existing two-story residence into a vibrant and sustainable commercial multifamily project that integrates into the fabric and character of the community. This transformation addresses the growing demand for a diversity of residential and commercial spaces, while preventing urban sprawl.

Project Rationale

Downtown Cumberland is growing and expanding down Third Street with the addition of Carbon Hair, Cooks, TruGreen, Gravity Garage and now the Community Urban Bazaar. The addition of these commercial spaces is exciting as they provide visual interest, drawing people in and enhancing the overall liveliness of the neighborhood. Additionally, they foster a sense of community, making the area more attractive and engaging for residents and visitors alike. Adding a commercial and residential unit to the corner of Third Street and Penrith will allow this vibrancy to grow, in a seamless way. Corner lots are ideally suited for integrating these types of missing middle developments into existing neighborhoods. In fact, this intersection and the surrounding neighbourhood already feature a diverse mix of VCMU-1, PA-1 and RM zoning as well as historical commercial properties such as the old Hungarian Bakery to the North. Conversely, constructing a purely residential building on this site would effectively impede the natural expansion of commercial space along this road.

Increase Walkability

Walkability experts recommend including commercial space on the ground floor of multi-family developments, in or near the downtown core, because the commercial space attracts pedestrians and makes the area more vibrant and interesting. To illustrate this, consider the difference between walking down Dunsmuir Ave versus Penrith Ave. The commercial space and related social activity on the main street creates a more interesting and dynamic place to walk.

Supporting and Expanding Local Businesses

An increase in the local population due to multifamily developments can support local businesses. More residents mean more customers for local shops, restaurants, and services, contributing to the economic vitality of the municipality. In addition, this project will introduce new local commercial opportunities that will bolster the economic landscape of the neighborhood.

Foster a Diverse and Healthy Community (Council Strategic Priority)

Multifamily developments diversify housing options in primarily single-family home municipalities by increasing housing density, introducing a greater range of housing options, and offering more affordable entry points into the housing market, thereby fostering a more inclusive community. Multifamily developments can also attract a diverse group of residents, including young professionals, seniors, and families. This diversity can enrich the social fabric of the community.

Utilize Existing Infrastructure

This multifamily development utilizes existing infrastructure, avoiding significant investments in new roads, utilities, and public services. The Village of Cumberland acknowledges the linear asset

replacement costs associated with typical subdivisions exceed its financial capacity (Councillor Therrien Report, June 2023). In-fill development, unlike subdivisions, increases tax revenues without escalating replacement costs. Consequently, the Village Council supports analyzing long-term servicing costs of different development patterns during the OCP review. It is likely that the updated OCP will prioritize this type of compact, in-fill multifamily development over urban sprawl for financial reasons.

Preserving Green Spaces & Climate Change Mitigation

Building upward in multifamily developments preserves green spaces and tree cover, as opposed to sprawling single-family home developments that remove the surrounding forest. In-fill development preserves natural habitats, reduces urban sprawl, lowers carbon emissions by minimizing commuting distances, optimizes resource use, and enhances energy efficiency contributing to climate change mitigation.

Summary

By integrating multifamily developments thoughtfully, municipalities can maintain the charm of single-family home areas while fostering a more diverse and inclusive living environment for residents. They can preserve green spaces, promote walkability, and support local businesses, fostering an environmentally friendly, socially connected, and economically vibrant community.

Teal Lake - *a community for the future*

Cumberland BC

We are pleased to present a Vision for a complete community development in the Teal Lake neighbourhood of the Village of Cumberland. A place that balances respect for the native landscape and waterscape, with homes suited to the post-pandemic nature of living and working, an abundance of passive recreation, an opportunity to age in place, and a mix of housing styles and densities. Housing that pragmatically responds to the urgent need for increased housing supply in the Village and the Comox Valley. Built in a location that is efficient to service and can reinforce the heritage, arts and culture of the Village Core.

The Cumberland Housing Gap

The need for new housing options in the Comox Valley, including in Cumberland, remains urgent and acute. The Regional Growth Strategy speaks to ensuring a diversity of housing options to meet evolving demographics and needs. The Cumberland Official Community Plan (OCP) vision is for housing to be available to all income level and for housing to be attainable.

Cumberland's 2021 census population of 4,447 is roughly midway between the low and medium population projection of 4,000 to 4,700 in the 2014 OCP for this point in the plan. Since 2011, population growth has averaged just under 3% annually. At 3% growth, the OCP estimated a demand for 1,000 housing units from 2014-2030. The OCP housing demand estimate is based on 3.1 people/unit, and a mix of about 60% single detached units (inc. secondary suites and coach houses), and 40% multi-family.

However, the OCP anticipated that nearly 2/3 of the supply for new units outside of the existing core would come from the Interchange Lands, a project that has been moribund for years with no discernible future. As a result, the unrealized residential development opportunities fall to four sites according to the OCP, with a total potential of 530 single detached units, which already is less than the anticipated demand of 600 units to 2030. 210 single detached units have been started in Cumberland in 2014-2022. So, looking forward from today, if the OCP figures hold, there are only 320 potential lots to meet an estimated demand of 410 units out to 2030.

In multi-family, we estimate about 200 units have been built from 2014 to 2022, leaving 200 more to be built to meet 2030 demand, with potential supply outside of the existing core of about 500 units, all in the hands of one developer in Coal Valley Estates.

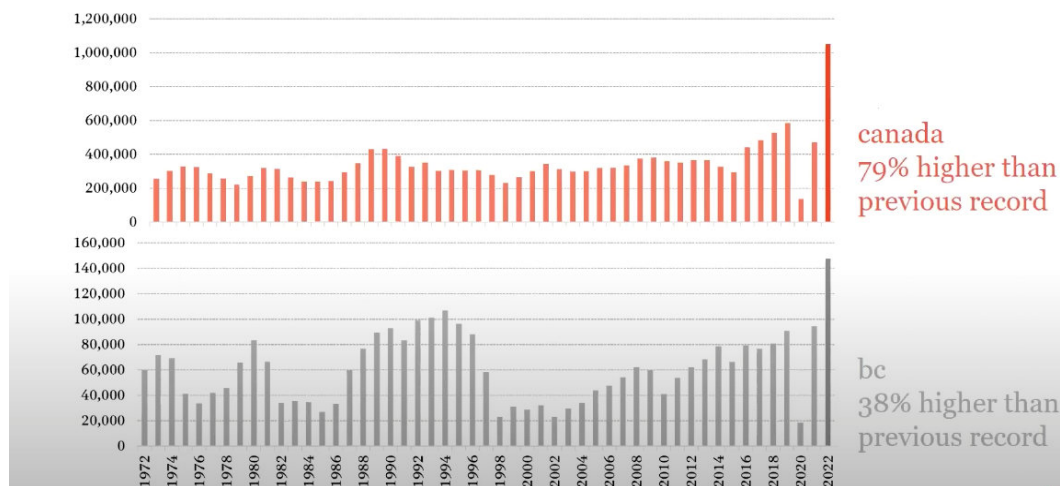
With this significant tightening of single detached supply, and a lack of competitive supply for multi-family, it is not surprising that Cumberland is experiencing some of the same dramatic rises in housing prices as the rest of the Comox Valley: single family prices up 60% over the last 5 years, apartments at 68%, and townhousing units up 71%, all according to the Vancouver Island

Real Estate Market Statistics as of April 2023¹. Anecdotally, similar rises are happening in Cumberland. This is simply a matter of too little supply to meet long-term demand, aggravated by too little supply to meet near term demand. We believe the 2030 housing demand is significantly under-estimated by the OCP as actual average unit occupancy in Cumberland is 2.3 people / unit according to the 2021 Census, compared to the OCP estimate of 3.1, or about a 25% gap.

Furthermore Canada, and BC along with it, in 2022 have just experienced the highest population growth in five decades. Over 1 million Canadians were added to the population last year, the first time in history. Almost all of that has been from immigration, which the federal government continues to support and expand. Virtually every jurisdiction in Canada has experienced an impact from that increased population and housing demand; if not directly, then indirectly.

re-writing the record books

ANNUAL POPULATION GROWTH, CANADA & BC



¹ Source: Rennie Intelligence, April 26, 2023 Webinar: https://www.youtube.com/watch?v=wQm_6n8Z2WI

The tight housing market in Comox Valley and Cumberland is affected by this general robustness in the BC housing market, particularly outside of the metropolitan cores, in response to national and international demographic and financial forces. The evidence is growing that one response to the pandemic is a demand to work-from-home, and for home locations outside of the metropolitan cores. Communities like Cumberland become obvious choices for lifestyle and health reasons, if there is an opportunity to live here.

¹ Vancouver Island Real Estate Board, April 2023 Market Statistics, Zone 2 Comox Valley Single Family, MLS, \$797,000 compared to \$498,000 5 years ago. Apartment Zone 2: \$405,900 in April 2023 compared to \$241,300 five years ago. Townhousing Zone 2: \$559,500 in April 2023 compared to \$327,000 five years ago.

The Teal Lake Opportunity

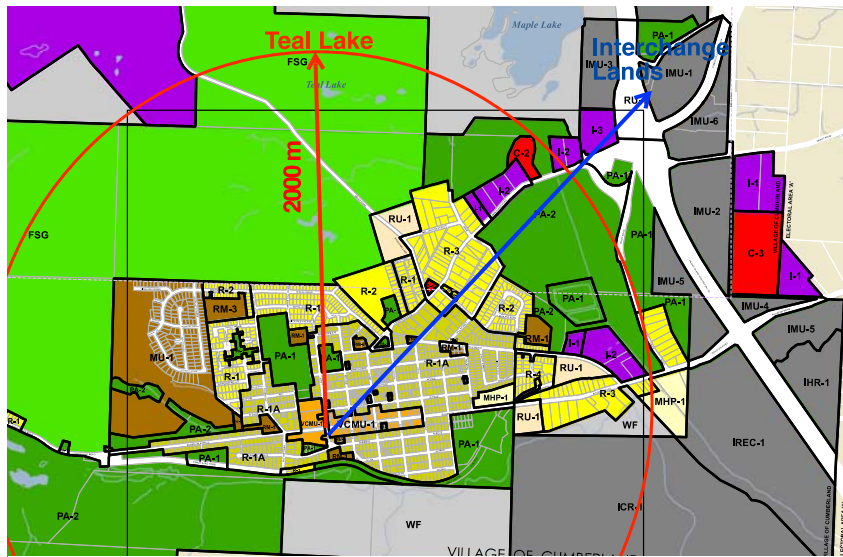
Teal Lake Properties Ltd. own a 100 ha (+/-) site on Bevan Road strategically located between the existing Village core and the Village's industrial employment centre. The lands are efficient to service with access, water and power already at the site, off of Bevan Road. Sanitary service is being studied in the same corridor, or it could be provided on-site. Drainage will be contained on-site. In this sense the Teal Lake site is fully consistent with the Official Community Plan (OCP) goal to direct growth and development in areas already serviced by existing infrastructure.

The site is currently designated in the OCP as a Working Forest, Greenway and future Park. The FSG zoning for 84% of the site allows residential as a principal use, but not currently at densities anticipated by the OCP for urban serviced lands.

Deleted: FGS

The commercially viable forest was harvested approximately 10 years ago. Rather than limit the primary future use of these lands to silviculture with a 60-100 year return cycle, we propose that the Teal Lake lands be put to more immediate community benefit, consistent with many of the goals of the Official Community Plan. Through comprehensive site planning, we can better protect and conserve many of the environmental attributes of the site, but at a scale that is more consistent with the market demands. We see the site supporting jobs, a variety of housing for all incomes, an active lifestyle community built around a network of multi-use paths connecting to the on-site lakes and off-site to the Village Core and broader community.

Teal Lake by bicycle or car is a closer, and possibly a safer, route to the Village core (e.g. First and Dunsmuir) than the Interchange Lands on the east side of the Island Highway. Over time development at Teal Lake will build the opportunity both in the Village Core and at Teal Lake.



The attached Concept Plan is intended to start a conversation toward a comprehensive plan for Teal Lake. We take as our starting point the following goals.

Teal Lake Community Goals

- **Public access to a new Teal Lake Nature Park**
 - Approximately 20% of the 100 hectare site preserved for park use
 - Active park area of approximately 5 hectares
 - Connected within and beyond the Park by multi-use path system
- **Housing Diversity and Affordability**
 - Mix of secondary suites small and large lot housing, coach housing, ground-oriented townhomes and apartments, congregate care
 - 0.5 acre estate lots located within steeper areas of the site, with houses clustered near local access roads, preserving lands in natural state at the rear of lots
 - Secondary and coach accessory dwelling units encouraged on estate lots
 - Higher density ground-oriented single-detached, manufactured, duplex and townhousing located adjacent to Bevan Road where services are closest and transit option most viable
 - Congregate or seniors supportive housing southwest of Bevan Road ???
 - Apartment housing near a community focal point on Bevan Road
- **Employment**
 - Approximately 15% of the area set aside in the northwest quadrant for employment use. Initially, we propose be gravel extraction to establish more viable industrial building footprints, to be replaced over time with a range of light industrial or office uses as demand warrants
 - Work-from-home options to be encouraged in all new units as well as in accessory building provisions on large lots, and in the community focal point

- Third Place

- From day one have a defined entry to the community, developed as a conscious third place beyond home and work, serving as a community meeting place and anchor.



3 The Shed Coffee and Pizza House, Cypress Village Pop-up

- Initially it may be in part a sales centre, and in part a community centre. Recent 'pop-up' space in Cypress Village of West Vancouver is a good example of the potential. A public gathering place bringing the convenience of oven-fired pizza and a coffee stand, bike wash and repair, local art, public washrooms, hiking and biking launch spot, along with display and gathering spaces; all in a beautiful natural setting.
- Modest in size, it would supplement and not compete with the Village Core



Connectivity for an Active Lifestyle

- A continuous network of multi-use paths (some paved, some not) paralleling the major local road loop, extending the length of Bevan Road, and linking to a trail loop around Teal Lake and then extending to biking/walking trails to the south and west.
- Routes would be built from day one to be e-bike friendly, as well as suitable for casual walkers and conventional bikers or strollers. The route in Pacific Rim National Park provides a good inspiration.

Connected to the Natural Landscape

- As well as conserving 20% of the site for public park access in a central Teal Lake Park, there would be other conserved lands around pond and wetland areas in the development area.
- Achievement of Village standards for 30% urban tree canopy can be assured through an active on-lot tree retention program as development progresses, within the conservation areas, and in roadway landscape buffers

Deleted: replanting

- The passive path system will not only act as a link for cyclists and pedestrians but as greenway connectors for local wildlife, separate from the road system.

Supporting the existing and future OCP

It is our firm belief that many of the most important goals of the Village of Cumberland as expressed in policy documents can be supported at Teal Lake.

It can extend the Cumberland multi-use trail network for mountain bikers, hikers, trail runners at arrange of abilities, while adding the e-bike users to that active life-style mix.

Consistent with the 2-phase approach to wastewater treatment upgrades, a Teal Lake development can advance the Phase 2 goals of higher level treatment, removing pharmaceuticals, adding wetland and habitat restoration and enhancement, and adding new recreational trails.

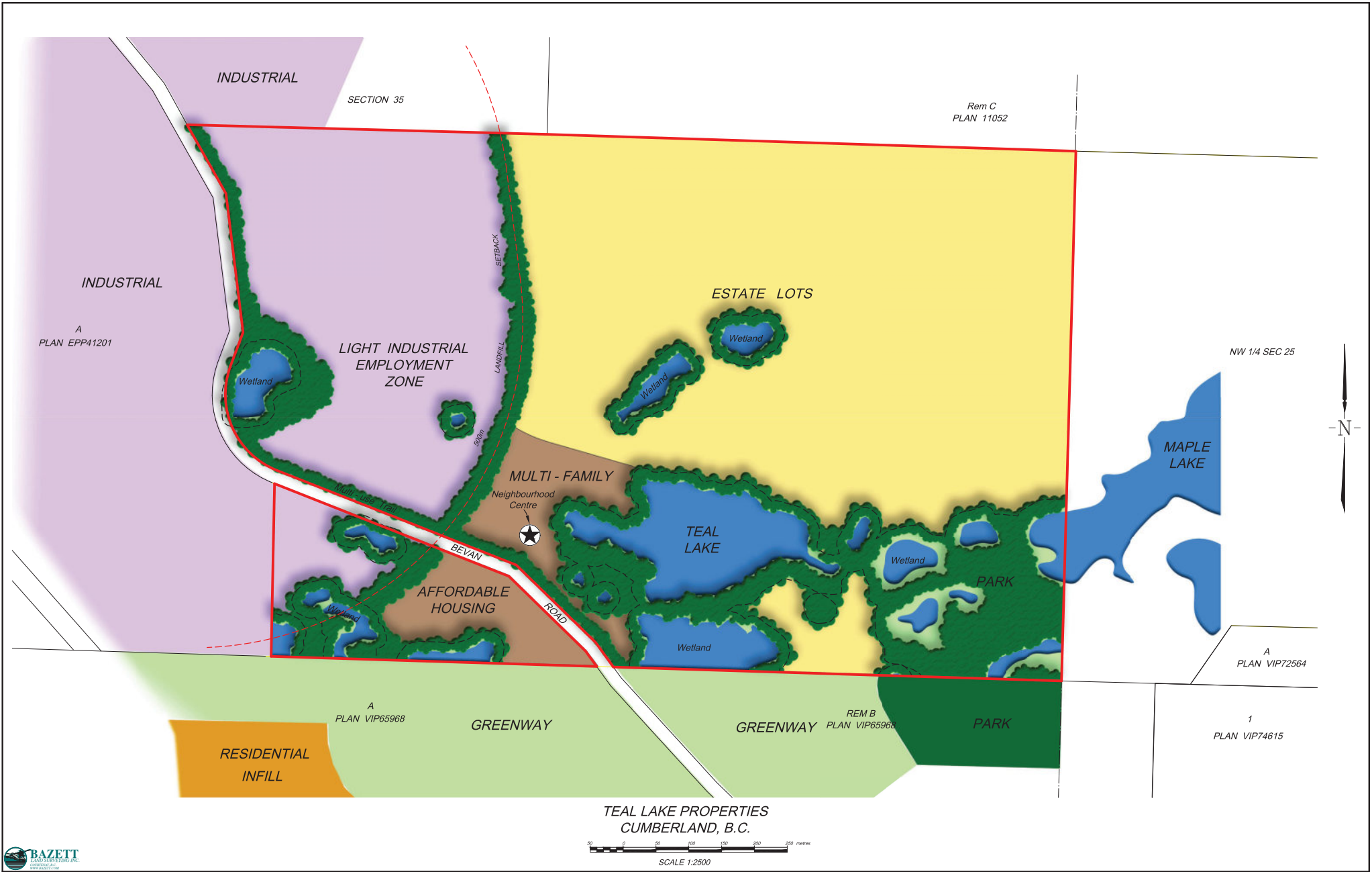
Like the rest of Cumberland, Teal Lake can be a great place to live, work and play, celebrate local arts and culture, with a small village feel that attracts a younger generation with a passion for community well being and health through active lifestyles. It will do so through ensuring a diversity of housing options within Teal Lake to meet evolving demographics and need. At the same time it will add a new level of protection and stewardship of environmental sensitive areas within the site. It will encourage a sustainable, resilient and dynamic local economy that supports entrepreneurial spirit, in no small measure by providing a range of housing options at both modest and upper end of the housing scale.

It will contribute to an accessible, efficient and affordable multi-modal transportation network. Building on the infrastructure at the site's door-step, it will ensure an affordable, effective and efficient delivery of municipal infrastructure and services.

It will add to Cumberland's reputation as a mecca for outdoor recreation, an unmatched quality of life and living natural corridors. It will honour the values of diversity, creativity and hard work that make Cumberland a vibrant community. Housing will be consciously available and attainable for all income levels.

We are excited about the Teal Lake opportunity for Cumberland and its potential to be a true community of the future. We look forward to a robust discussion with the Village on how to best get there through the Official Community Plan update

Teal Lake Properties Ltd.



Karin Albert
Senior Planner
Village of Cumberland

July 30, 2024

Dear Karen (and members of the Advisory Planning Committee),

We are writing to provide our input on the Official Community Plan (OCP) update as it relates to the impacts it will have on our lot located at 2844 Bruce Street. Based on the information provided in the OCP survey, we understand that the Village is proposing to designate our lot a "Residential Large Lot" and to have it fall outside the Urban Containment Zone (see Figure 1 below).

As the owners of 2844 Bruce Street, we are formally requesting the following:

- To designate our lot as "Residential Infil", and
- To designate our lot within the "Urban Containment Boundary"

What is our objective?

- We would like to subdivide our lot into two lots, both of which would meet the current requirements of the R-2A zoning.
- In casual conversations with planning staff at the VOC over the past few years, we had been informed that this was a reasonable request based on context and precedent set by recent approvals on our street.

What is the rationale for our request?

- Subdividing our lot into two lots is consistent with the neighbourhood lots sizes across the street on Mill Street and up and down Bruce Street;
- There are services (water and sewer) to our lot that would accommodate a subdivision (confirmed by Village staff);
- A sidewalk is planned for Bruce Street (confirmed by Village staff); and
- Our lot is close to the Village core and the bus stop on Cumberland Road; objectively speaking our lot is more in the "village core" than many of the neighbourhoods proposed to fall within the Urban Containment Zone.

What is our preference for our neighbourhood?

- Include all of the R3 lots in our neighbourhood within the Urban Containment Zone with the Residential Infil designation.
- At a minimum, include our lot and those along Bruce Street to Cumberland Road (See Figure 2 below) within the Urban Containment Boundary and designate them as "Residential Infil". These lots are already smaller and consistent with infill residential.

Sincerely,

A solid black rectangular box used to redact the signature of Karin Albert.

Figure 1: Location of 2844 Bruce Street

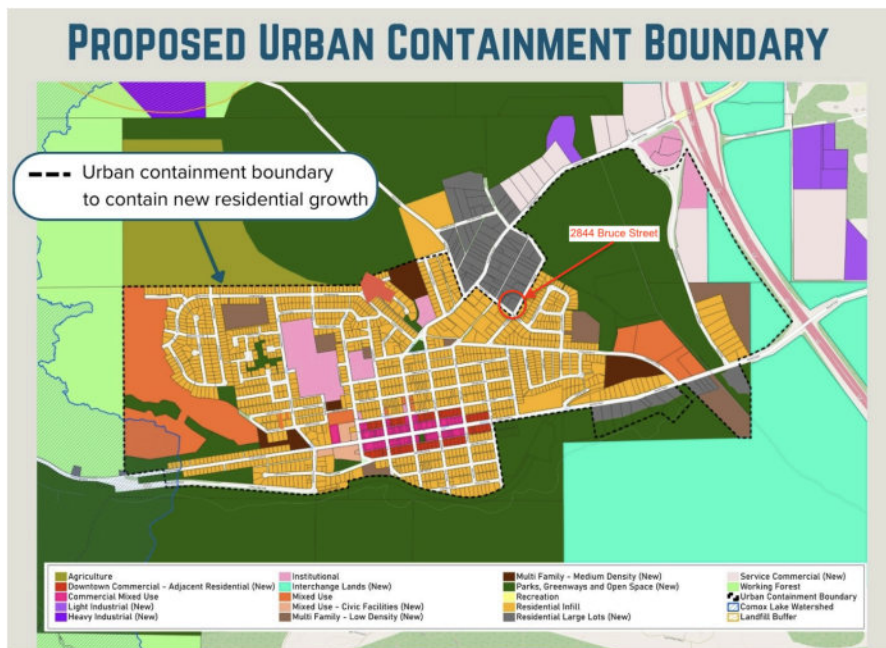


Figure 2: Suggested changes to Urban Containment Boundary



2024 08 16

Project Summary - 3330 Egremont Street

Hi there,

If it is not too late, we would like to submit a proposal for consideration during the OCP land use designation process.

We have been Cumberland residents for over a decade, we are invested in our town and we care about how it grows. We've recently pooled resources to buy a property at 3330 Egremont, where we see potential for servicing Cumberland's high demand for rental units.

We would like to propose the property be considered for medium density zoning. Currently, the lot is large enough to be subdivided into three lots. When Cumberland meets provincial requirements for SSMU development, the lots would allow 4 units each. However, a new land use designation and zoning would allow for more efficient use of this space and a more viable construction project.

Our vision is to transform the existing residence into a vibrant and sustainable multifamily project that integrates into the character of the community and provides long-term rentals. This transformation addresses the growing demand for a diversity of residential spaces, while preventing urban sprawl.

Project Rationale

Multifamily developments diversify housing options in primarily single-family home municipalities by increasing housing density, introducing a greater range of housing options, and offering more affordable entry points into the housing market, thereby fostering a more inclusive community. Multifamily developments can also attract a diverse group of residents, including young professionals, seniors, and families. This diversity can enrich the social fabric of the community.

Utilize Existing Infrastructure

This multifamily development utilizes existing infrastructure, avoiding significant investments in new roads, utilities, and public services. The Village of Cumberland acknowledges the linear asset replacement costs associated with typical subdivisions exceed its financial capacity (Councillor Therrien Report, June 2023). In-fill development, unlike subdivisions, increases tax revenues without escalating replacement costs. Consequently, the Village Council supports analyzing long-term servicing costs of different development patterns during the OCP review. It is likely that the updated OCP will prioritize this type of compact, in-fill multifamily development over urban sprawl for financial reasons.

Preserving Green Spaces & Climate Change Mitigation

Building upward in multifamily developments preserves green spaces and tree cover, as opposed to sprawling single-family home developments that remove the surrounding forest. In-fill development preserves natural habitats, reduces urban sprawl, lowers carbon emissions by minimizing commuting distances, optimizes resource use, and enhances energy efficiency contributing to climate change mitigation.

SUMMARY

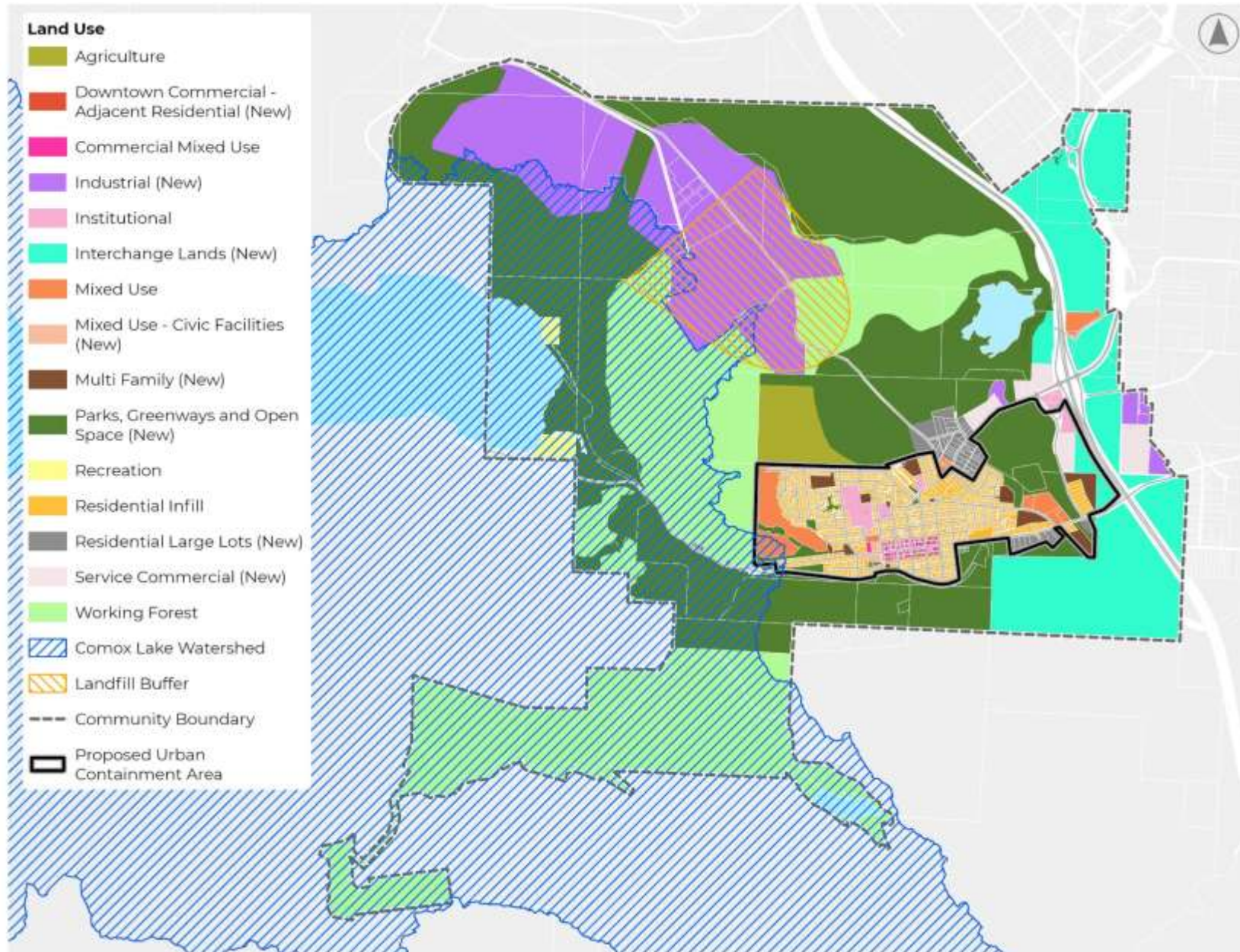
By integrating multifamily developments thoughtfully, municipalities can maintain the charm of single-family home areas while fostering a more diverse and inclusive living environment for residents. They can preserve green spaces, promote walkability, and support local businesses, fostering an environmentally friendly, socially connected, and economically vibrant community.

Attachment 2: Proposed Future Land Use Maps

Village Core



Entire Village



DRAFT Cumberland OCP Land Use Designations

OCP Land Use	Intent
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.
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.
Downtown Commercial – Adjacent Residential	This designation is intended to promote a medium density residential area that transitions the downtown to the surrounding neighbourhoods. The area promotes mixed residential and commercial/retail and office uses as well as free-standing commercial units.
Industrial	This designation is intended to allow for a variety of primary industrial uses, as well as a diversity of light industrial and ancillary uses. It is permitted where appropriate and impacts to the natural environment can be mitigated. Typical industrial development will have physical and operating characteristics that are neither offensive nor hazardous. Additionally, where located close to residential and commercial uses, industrial development will be designed and implemented to mitigate any adverse effects on the economic and aesthetic welfare of the neighbouring uses.
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. Development of this area is not required to meet the 20-year housing need projected at the time of OCP adoption 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 shall protect wetlands and sensitive environments, include parkland, maintain connectivity with recreational trails on adjacent lands, and provide a vegetated buffer to the highway.

OCP Land Use	Intent
Mixed Use	The mixed-use designation is intended to promote 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 and or/ free-standing commercial units.
Mixed Use – Civic Facilities	This designation is intended for a mix of the following land uses: civic, commercial, multi-family, institutional, cultural, and public open space.
Multi-Family Residential	This designation is intended to allow for a variety of multi-family residential uses such as: • Townhouses • Multi-plexes • Apartment buildings
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.
Recreation	This designation primarily includes land adjacent to Comox Lake. The intent of this designation is to encourage low impact recreational uses that serve the local and regional area.
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.
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
Service Commercial	This designation is intended for uses such as business operations centres, small scale manufacturing and processing and related storage and handling of materials, retail, goods and equipment, caretaker units, private recreational facilities/fitness centres, mini-storage, and grocery store.

OCP Land Use	Intent
	Where located within the urban containment boundary, this designation can also include live/work artist studios.
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. The intent is that subdivision of land within this land use designation will be primarily for environmental conservation and appropriate recreational purposes.
Changing Designations	
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.
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
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.
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.
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.