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CITY OF COURTENAY |
OFFICIAL COMMUNITY PLAN (OCP) UPDATE

COUNCIL UPDATE: Phase 2 Technical Studies Findings & Big Moves

October 1, 2025

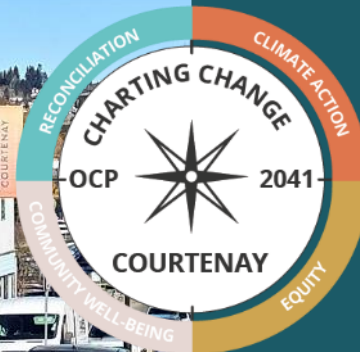


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AGENDA

- OCP Update Phase 2 Overview
- Key Findings
- Big Moves
- Next Steps

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INTRODUCTION TO THE PHASE 2 REPORT

OCP UPDATE PROJECT TIMELINE

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Phase 2 Studies and Engagement

- Interest-holder outreach
- Development capacity analysis
- Infrastructure review
- DPA guideline review
- Local area planning framework
- Economic analysis
- Targeted housing review
- OCP recommendations & big moves
- Public engagement workshops

Key Findings from Phase 2 Studies

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Land Capacity Analysis

- Courtenay has enough zoned capacity to accommodate for the 20-year housing need.
- Strategic adjustments to better align Future Land Uses and Zoning Bylaw Update will help ensure delivery in appropriate locations.

Infrastructure Analysis

- Capital upgrades will be required to enable growth in specific parts of Courtenay
- Continual partnership and collaboration with the CVRD and BC Transit to conduct comprehensive reviews of current transit operations.
- Strategic parkland acquisition through DCCs and other tools are needed to ensure access in areas of need.
- Increased focus on proactive capital planning needed.

Key Findings from Phase 2 Studies (cont'd)

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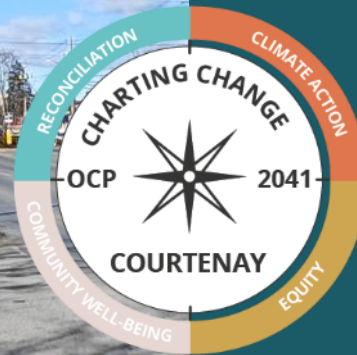
Housing Policy

- Minor adjustments to ensure policies speak to full spectrum of housing need.
- Introduce policy framework to use new tools (Density Bonus, Inclusionary Zoning) where appropriate.

Financial Analysis

- Rising costs make it challenging to bring forward new projects at higher densities.
- Local developers are still bringing forward projects where market opportunities permit.
- Underground parking costs prevent some higher density forms of development.
- Introduction of ACCs and expanded DCCs are supportable in many areas, use of Density Bonus may be possible in strategic locations, Inclusionary Zoning is not recommended at this time.

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OCP RECOMMENDATIONS AND BIG MOVES

Recommendations and Big Moves

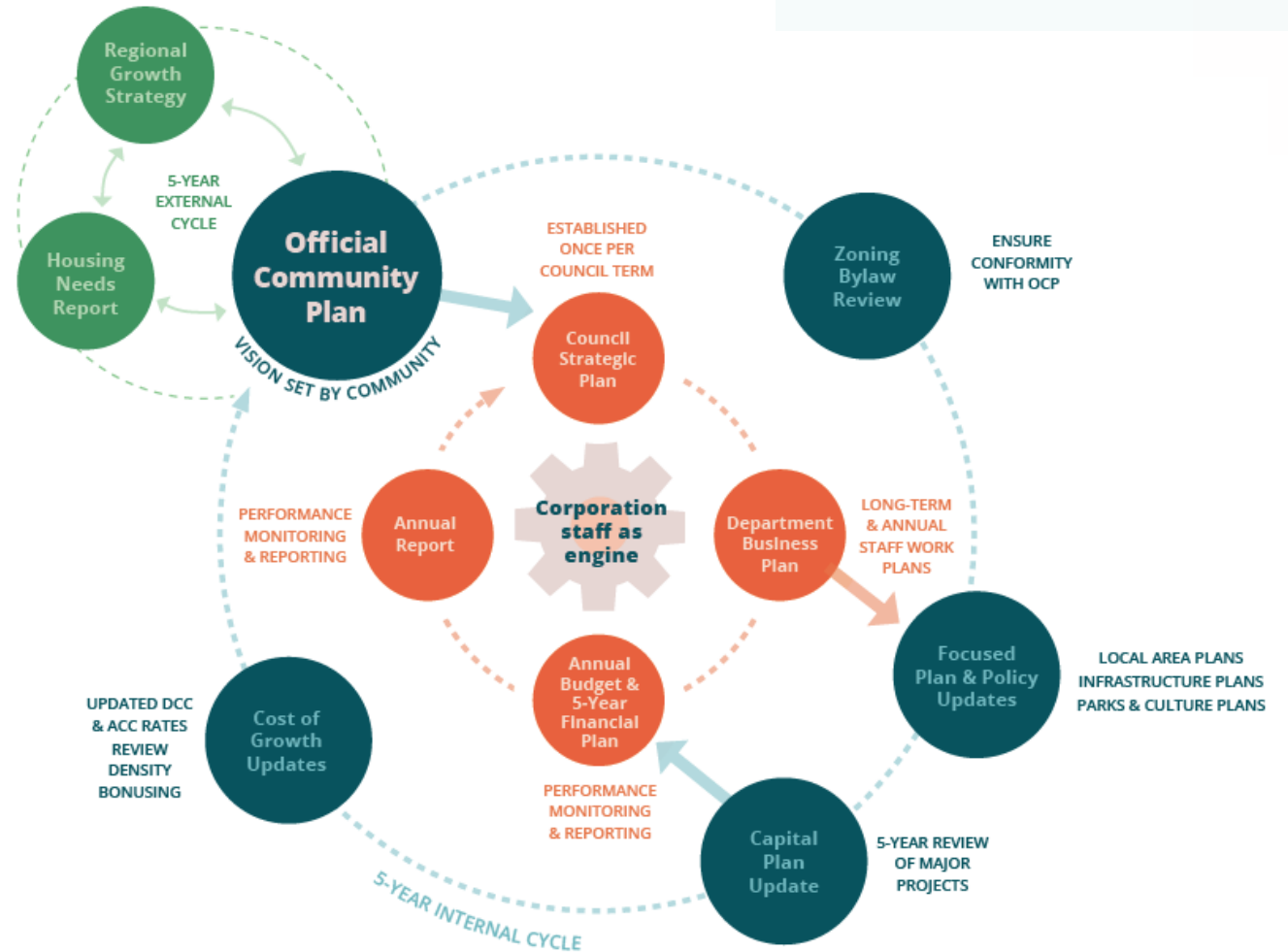
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1. **Align Corporate Efforts to Support a Proactive Planning Cycle**
2. **Refine Land Use Policies Based on Growth Management Principles from the 2022 OCP**
3. **Clarify OCP Land Use Policies to Guide Zoning Bylaw Updates**
4. **Monitor Development Market conditions to Ensure Policy Relevance**
5. **Develop Tailored Housing Strategies to Reflect Diverse Community Needs**
6. **Ensure Infrastructure Investments Match Growth and Land Use Context**
7. **Modernize the Approach to Parks, Open Spaces, and Amenities**
8. **Integrate Green Infrastructure with Natural Asset Management**
9. **Establish a Community Engagement and Partnership Framework**

1. Align Corporate Efforts to Support a Proactive Planning Cycle

Foster internal coordination to ensure planning processes are forward-looking and aligned with the 5-year planning cycle now required by legislation.

- By the end of 2028, all local governments must complete their first “regular” HNR, with updates every 5 years thereafter, followed by regular OCP and Zoning Bylaw updates.
- Strategic and local area plans, infrastructure servicing plans, capital plans, and related bylaws to be reviewed and refined within this cycle.

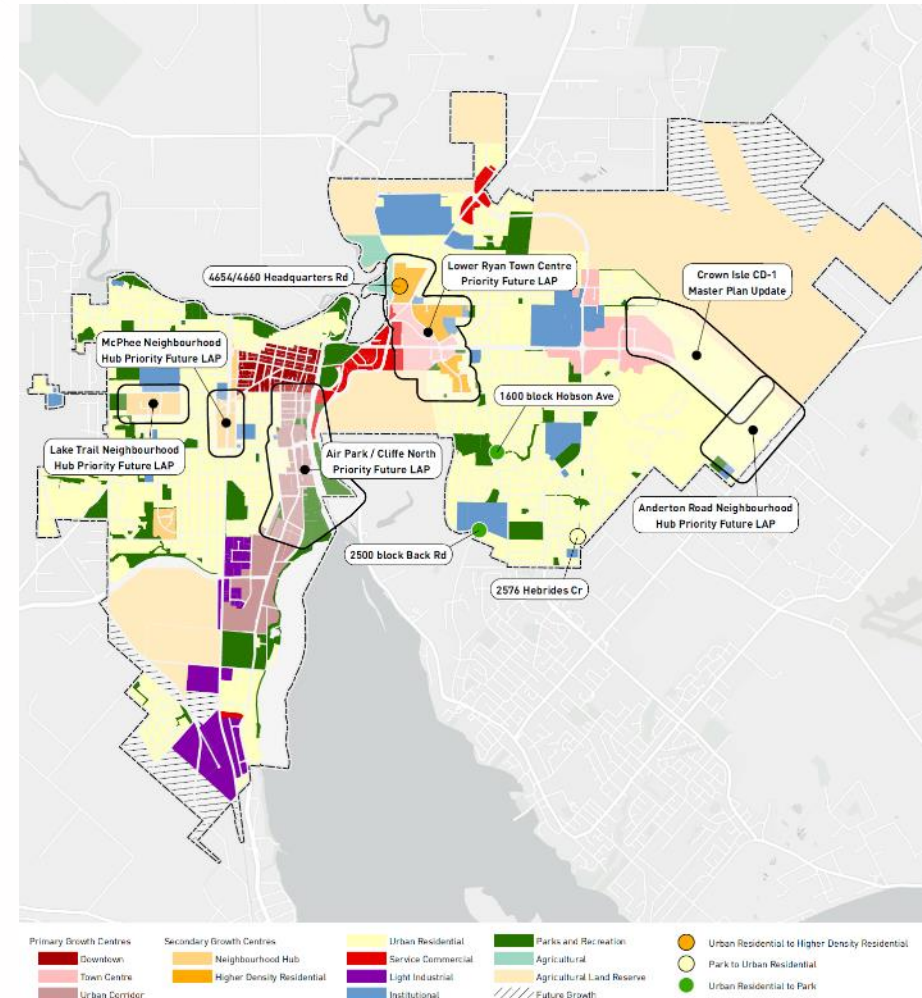


2. Refine Land Use Policies Based on Growth Management Principles from the 2022 OCP

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Build upon the foundational strategies of the 2022 Official Community Plan (OCP), enhancing land use policies to better manage growth.

- Establishing framework for municipal boundary extensions in alignment with RGS
- Introduces a framework for future Local Area Plans to guide the development of strategic neighbourhood level planning updates
- Review of Development Permit Area policies with attention to natural hazards and airport overlay



3. Clarify OCP Land Use Policies to Guide Zoning Bylaw Updates

Strengthen the connection between land use designations and zoning regulations to improve consistency and implementation.

- Reviews OCP Future Land Use designations to ensure they reflect desired density and built form, both as of right and through density bonuses
- Provide clear guidance between FLU and Zoning bylaws to better reflect new provincial requirements for alignment
- Setting clear expectations for mixed-use development to protect and encourage employment spaces

Assumed Net Development Potential by OCP Future Land Use Class (UPH)

OCP Future Land Use Class	Low	Medium	High
Downtown	145	200	280
Higher Density Residential	80	90	100
Neighbourhood Hub (all)	80	90	100
Town Centre	100	120	140
Urban Corridor	100	120	140
Urban Residential	40	45	50

Example of OCP FLU Density Assumptions and Zoning Concordance

<p>High Density Residential (Multi-Residential as in the OCP)</p> <ul style="list-style-type: none"> • Multi-residential lands are located between the Lower Ryan Road Town Centre and surrounding Urban Residential Neighbourhoods. They provide additional residential density in proximity to a mix of uses and act as transitional areas between higher-activity mixed-use and commercial areas and urban residential neighbourhoods. • Up to 5/6 storeys through density bonus zoning, depending on local area plans 			
<ul style="list-style-type: none"> • Ground-oriented • Low-rise • Mid-rise 	PA-1 R-1A R-3 R-3B R-4 R-SSMUH	R-3 R-4 MU-3 MU-4 R-SSMUH	<ul style="list-style-type: none"> • Consolidation of R-3 • Removal of Single Residential – R-1A • Removal of non-conforming (Public Use and Assembly – PA-1)

4. Monitor Development Market Conditions to Ensure Policy Relevance

Continuously assess economic trends to keep planning policies aligned with current realities.

- Develop Density Bonus and Inclusionary Zoning policy frameworks and areas where they should apply.
- Set framework for monitoring financial feasibility of policies.
- Review financial requirements and expectations for the development of additional infill dwelling units.

Recommended Inclusionary Zoning and Interim Density Bonus Rates

	Existing Use	Existing Zones	Proposed Use	Base Density	Upper Density	Potential Bonus Density	Density Bonus / IZ Interim Rate
Downtown	Commercial/SFD	C-1	Mixed Use and Strata Apartment	4 storeys	5 storeys	varies	\$10 PSF
Cliffe Avenue Corridor	Commercial	C-2, MU-2	Mixed Use Strata Apartment	2.0 FSR	2.5 FSR	0.5 FSR	\$20 PSF
Lake Trail - Large Site <i>20,000 - 30,000 SF</i>	Single Family	SSMUH	Townhouse	0.8 FSR	1.0 FSR	0.2 FSR	\$20 PSF
	Single Family	SSMUH	Strata Apartment	1.3 FSR	2.0 FSR	0.7 FSR	\$20 PSF
Lake Trail - Small Site <i>Less than 20,000 SF</i>	Single Family	SSMUH	Townhouse	0.8 FSR	1.0 FSR	0.2 FSR	\$10 PSF
McPhee Town Centre	Warehouse	I-2	Strata Apartment	1.5 FSR	2.0 FSR	0.5 FSR	\$20 PSF
Lower Ryan Road	Single Family	SSMUH	Strata Apartment	0.8 FSR	1.5 FSR	0.7 FSR	\$60 PSF or 20% Below Market

5. Develop Tailored Housing Strategies to Reflect Diverse Community Needs

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Create responsive policies that address the full spectrum of housing types and affordability levels.

- Refine and expand policies, including new Density Bonus, to better deliver of mix of housing options
- Develop Affordable Housing Plan to strategically utilize resources and partnerships (including regional Housing entity) in support of affordable and supportive housing



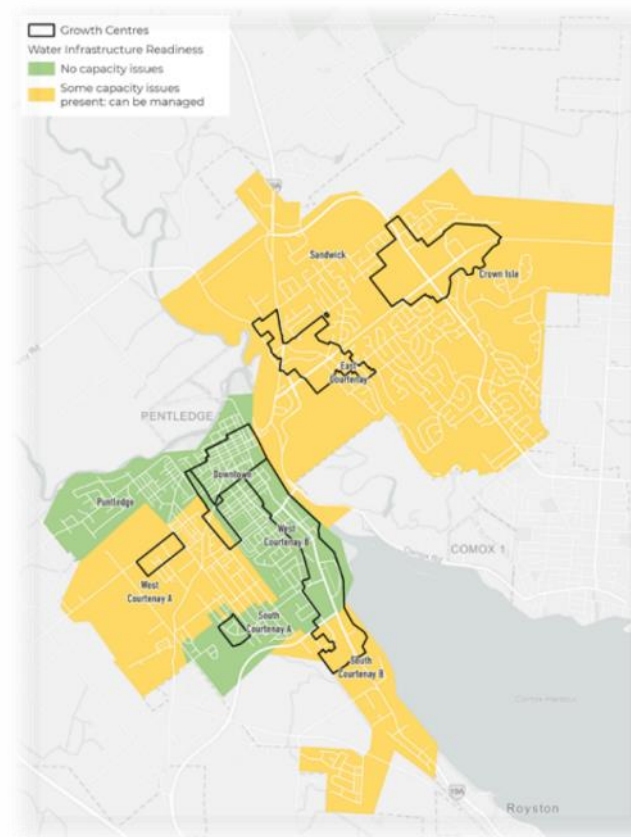
6. Ensure Infrastructure Investments Match Growth and Land Use Context

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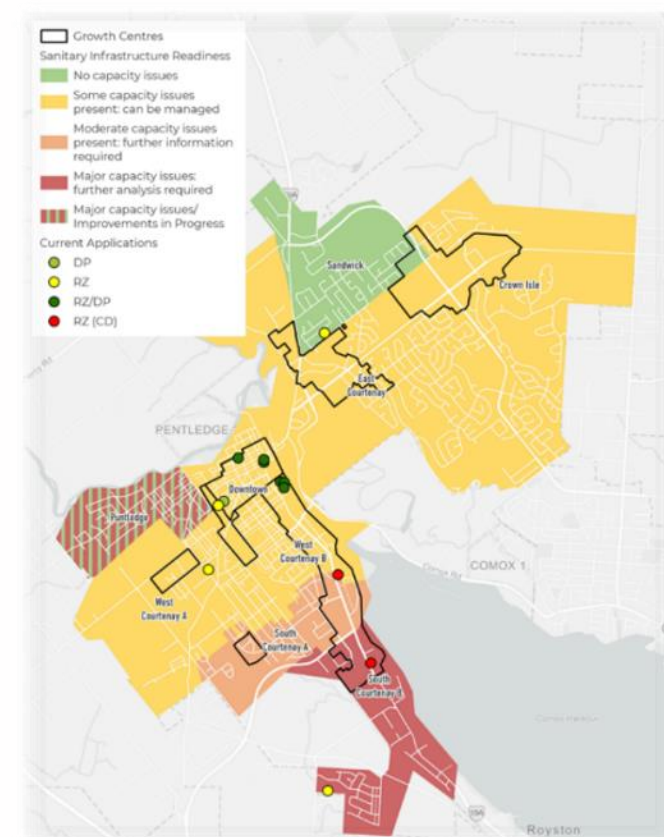
Coordinate infrastructure planning with growth patterns to support complete and livable communities.

- Ensure growth contributes equitably to infrastructure and amenity costs.
- Emphasize the need to align infrastructure planning with land use and housing delivery.
- Strengthen asset management practices and regional coordination to improve delivery and maintenance.

Water Infrastructure Readiness (Figure 6, CCGA)



Sanitary Infrastructure Readiness (Figure 7, CCGA)



7. Modernize the Approach to Parks, Open Spaces, and Amenities

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Update strategies for public spaces to reflect evolving community needs and expectations.

- Expand and diversify park acquisition and development strategies to better reflect changing urban context.
- Utilize available tools, including Subdivision Development Servicing Bylaw and Amenity Cost Charges to support local parks, facilities and trails



Community Parks – *Lewis Park*



Neighbourhood Parks – *Sunrise Park*



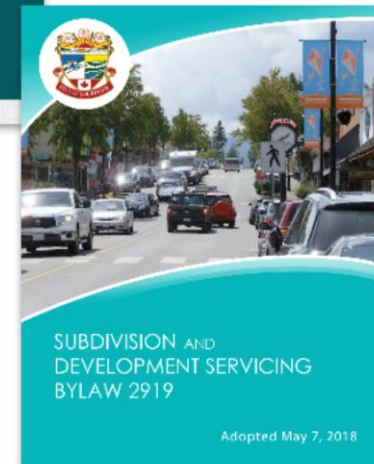
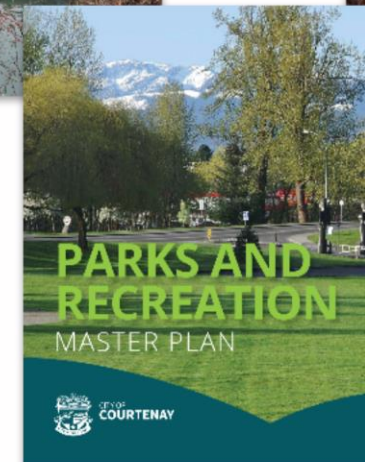
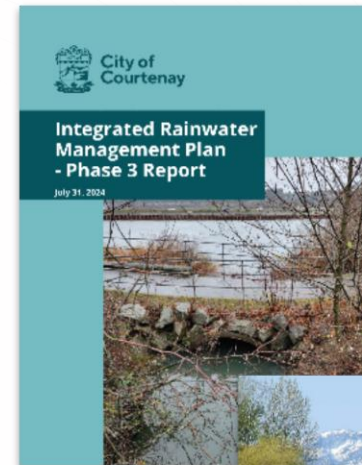
Linear Parks – *Courtenay Riverway*

8. Integrate Green Infrastructure with Natural Asset Management

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Plan for infrastructure that supports ecological resilience and complements natural systems.

- Better linking of various strategies, tools and design standards.
- Improve monitoring and reporting of key performance indicators within the 5-year planning cycle.
- Improve operations and maintenance understanding and delivery for green infrastructure.



9. Establish a Community Engagement and Partnership Framework

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Create a structured approach to collaboration with residents, interest holders, and partners.

- Establish consistent engagement cycle aligned with 5-year planning framework – including regular engagement opportunities across topics.
- Track and communicate growth-related trends and planning outcomes at regular intervals.
- Strengthen engagement with development community and other partners in delivery of housing.



Next Steps

- Feedback gathered hereafter will be used to inform updates to the Official Community Plan bylaw itself.
- Updates will include detailed policy revisions and mapping changes, with the full draft OCP bylaw scheduled to be presented for first reading before year end.

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THANK YOU!

