

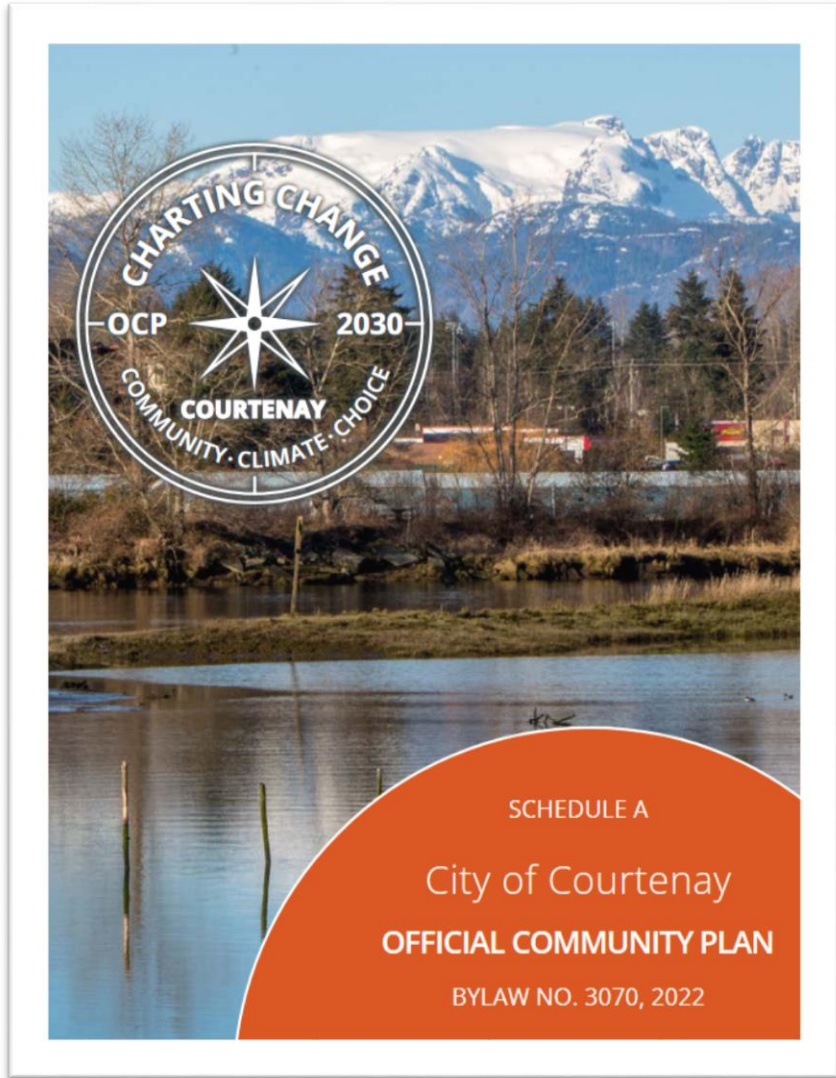


**City of
Courtenay**

Official Community Plan Bylaw No. 3206

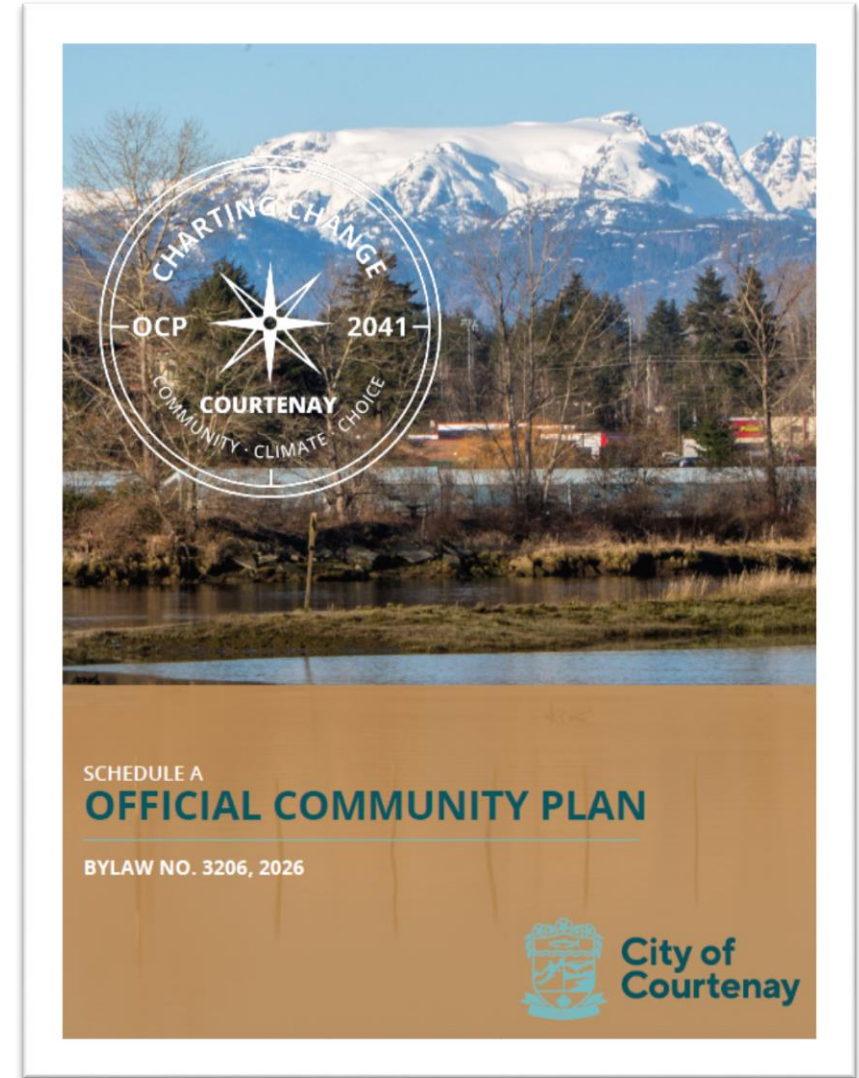
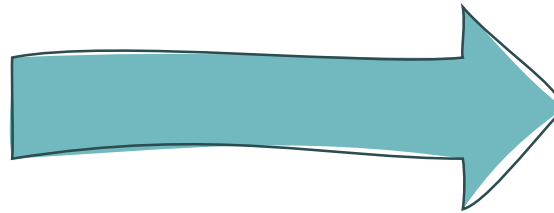
February 25, 2026
Regular Council Meeting





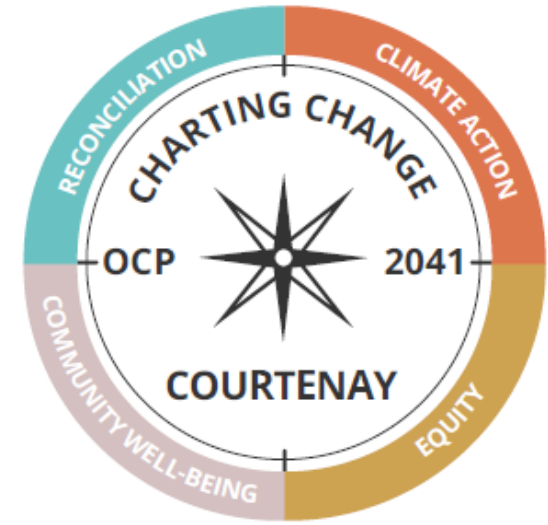
Presentation overview

- What's staying the same
- What's changing
- Next steps



OCP: What's Staying the Same

- Cardinal directions, vision, goals
- Urban growth framework and focus on increasing densities, mixing land uses, high quality urban design
- Regional context statement
- Minimal housekeeping changes to policy chapters:
 - Buildings and Landscape, Social Infrastructure, Arts/Culture/Heritage, Foods Systems, Local Economy, Floodplain policies that reflect Flood Management Plan (2024)
- Development Approval Information Areas & Development Permit Area designations
- Arden Corridor Local Area Plan
- Maps of major infrastructure systems
- Emphasis on public comprehension and education
- Reconciliation policies



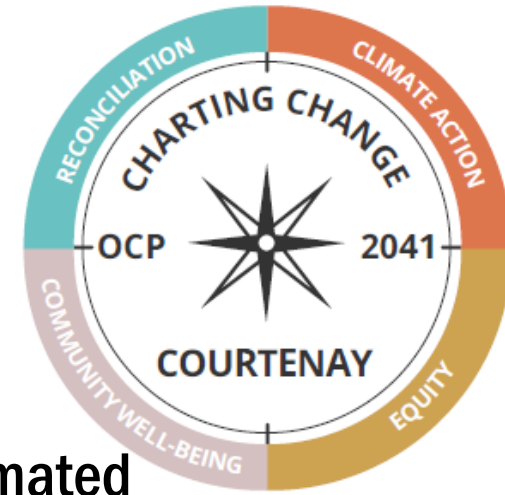
	Development standard
	New City standard
	City work plan action
	Routine City activity
	Opportunity action
	Partnership action
	Advocacy

OCP: What's Changing

PART A – FOUNDATIONS

- **42,415 total population by 2041**
Housing Needs Report estimate
 - 37,151 current BC Stats estimate for 2041
 - 2022 OCP projected to be 31,696 by 2041

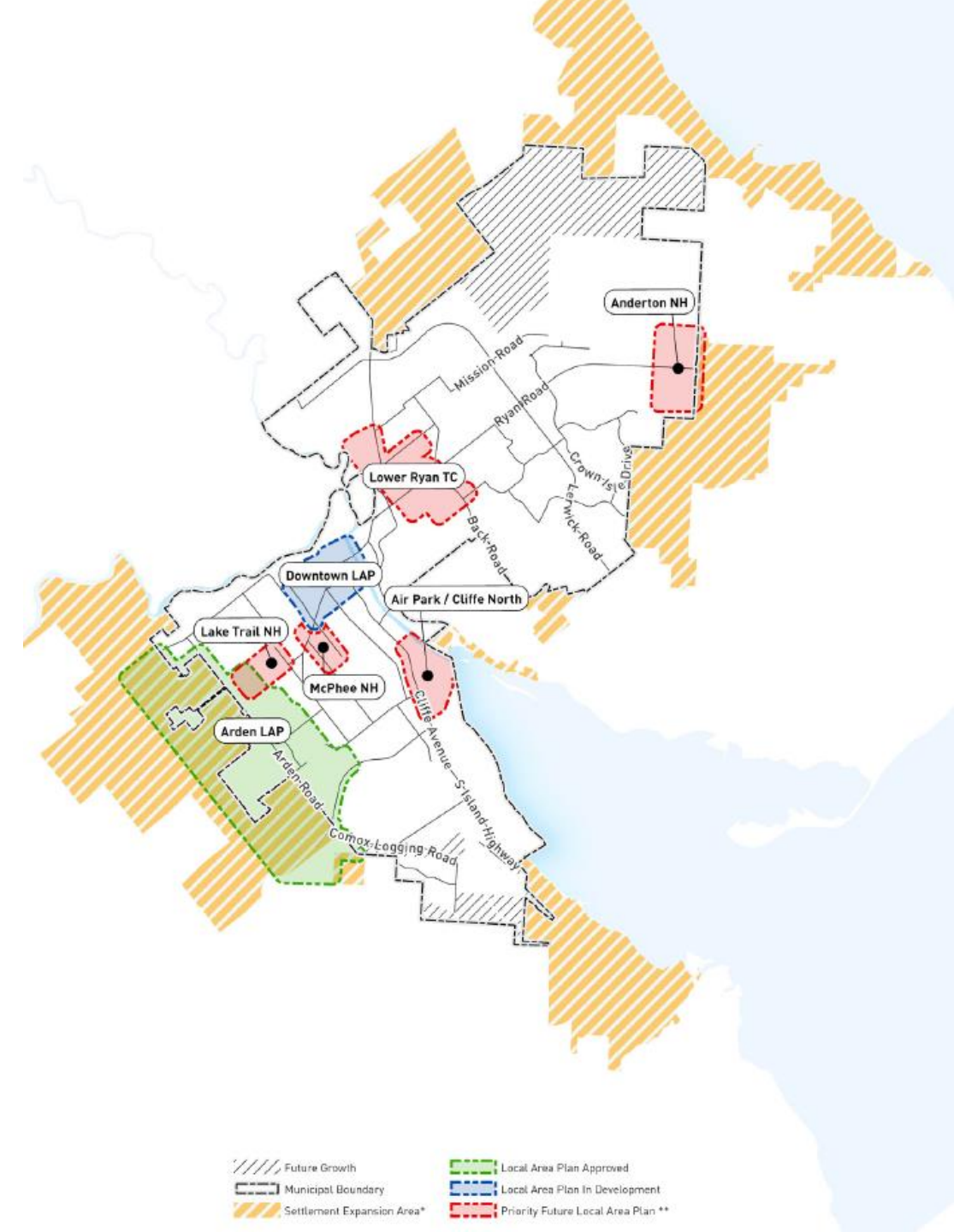
- **2024 Housing Needs Report estimated need:**
 - 2,472 dwelling units between 2021-2026 & 8,350 by 2041
- **2020 HNR projected 1,010 between 2020-2025**
 - ~2,000 occupancy permits issued since 2020
- **Reminder Housing Target Order = 1,334 between 2025-2030**



OCP: What's Changing

PART B – MANAGING GROWTH

- Growth servicing
- Regional growth coordination
- Settlement Expansion Area policies, map
- Local Area Plan map and LAP categories:
 - Greenfield
 - Infill
 - Neighbourhood
 - More detail in Anderton and Ryan Rd LAP





New Land Use Designation tables, target densities

- Will link to Zoning Bylaw zones
- Land Use Designation profiles minimally revised

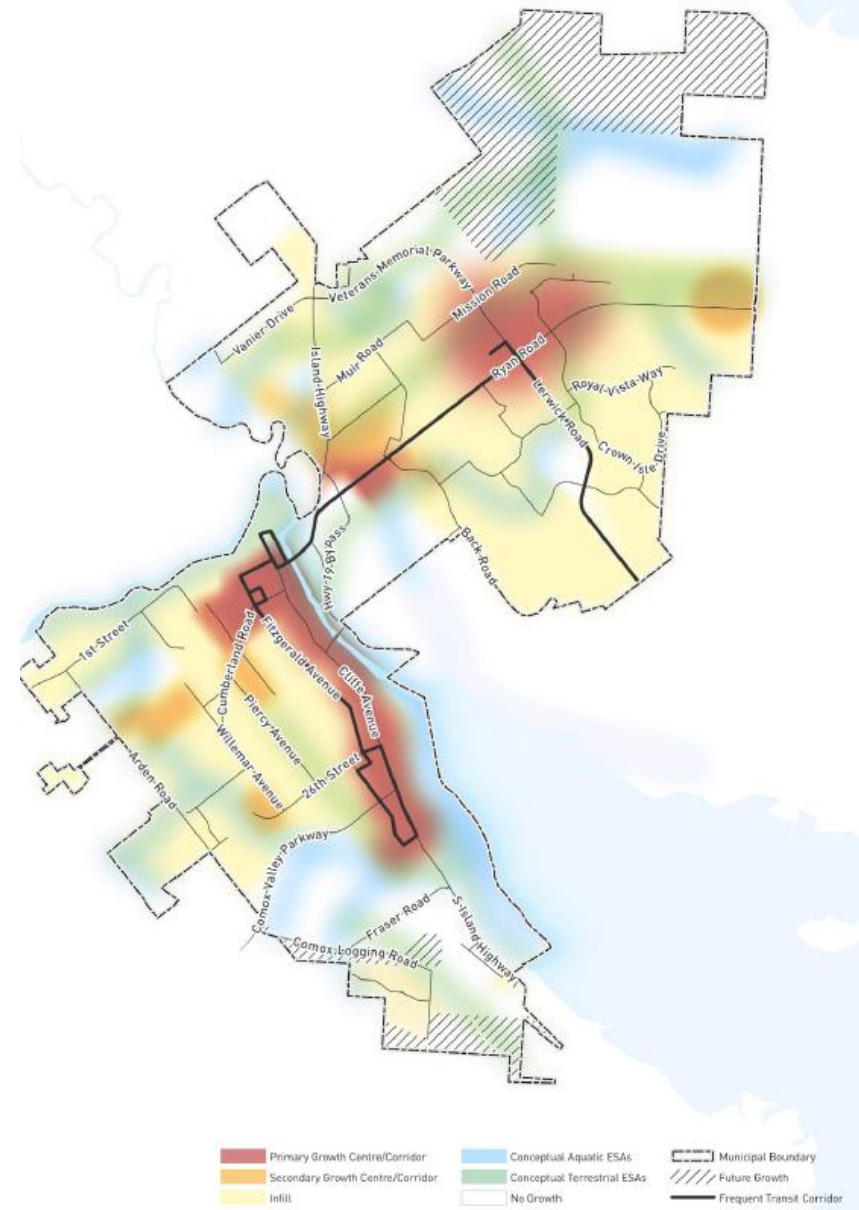
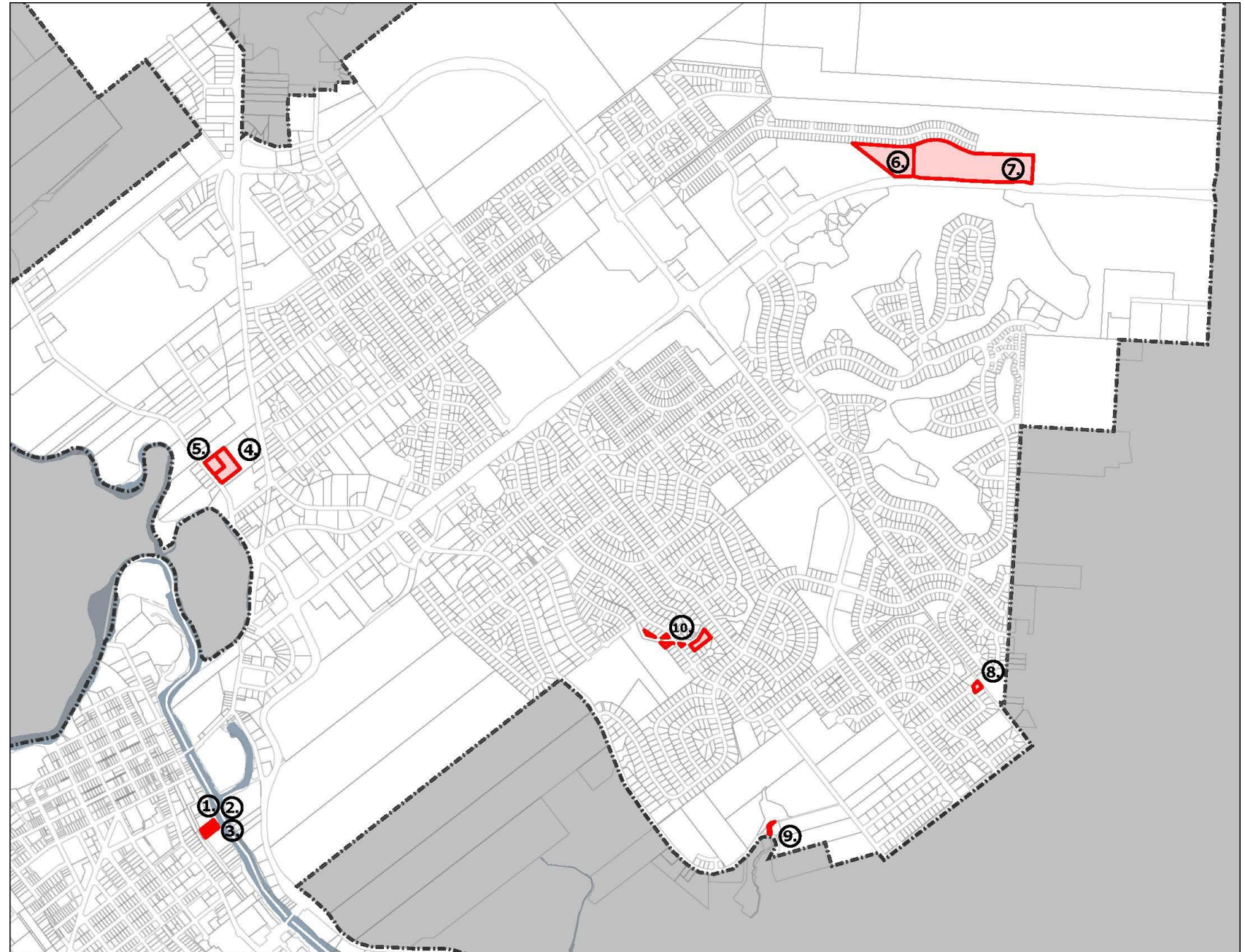


Table B-1 Land Use Designation

Land Use Designation	Description & Intent	Built Form	Supported Uses ²	Target Density (UPH) ³
Downtown	The downtown is intended to function as the local, city-wide and regional centre of cultural, civic, culinary, economic, and public life with the widest range of activities and attraction for residents and visitors.	<ul style="list-style-type: none"> • Ground-oriented buildings • Low-rise • Mid-rise • High-rise ¹ 	<ul style="list-style-type: none"> • Multi-unit residential and mixed use • Commercial • Institutional & community services • Supportive housing • Care facility 	200+
Town Centre	The two Town Centres (lower and upper Ryan Road area) and Urban Corridor along Cliffe Avenue are intended to be primary focus areas of commercial and residential densities outside the downtown.	<ul style="list-style-type: none"> • Ground-oriented buildings • Low-rise • Mid-rise • High-rise ¹ 	<ul style="list-style-type: none"> • Multi-unit residential • Mixed-use • Commercial • Institutional & community services • Supportive housing • Care facility 	120-140
Urban Corridor				
Neighbourhood Centre	Smaller-scale mixed-use areas that include a diversity of destinations and housing choices.	<ul style="list-style-type: none"> • Ground-oriented buildings • Low-rise • Mid-rise 	<ul style="list-style-type: none"> • Multi-unit residential • Mixed-use • Light industrial use in McPhee and Tin Town Neighbourhood Centres • Commercial • Community services and amenities • Institutional use • Supportive housing • Small art studios, offices and live-work studios • Care facility 	90-100
Multi-Residential	Provision of 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.	<ul style="list-style-type: none"> • Ground-oriented buildings • Low-rise • Mid-rise 	<ul style="list-style-type: none"> • Multi-unit residential • Community services • Supportive housing • Care facility • Small-scale neighbourhood-serving commercial with or without mixed residential. 	90-100
Urban Residential	Largely residential neighbourhoods comprising ground-oriented residential buildings and additional dwellings on lots with existing homes and through the small-scale redevelopment of existing properties.	<ul style="list-style-type: none"> • Ground-oriented buildings • Mid-rise within vicinity of Frequent Transit Network • Low-rise 	<ul style="list-style-type: none"> • Single-detached residential • Small-Scale Multi-Unit Housing (SSMUH) • Mobile homes & mobile home parks • Small-scale neighbourhood-serving commercial uses, including with residential above the first floor • Community services • Supportive housing • Urban agriculture 	50

Lands proposed to be redesignated

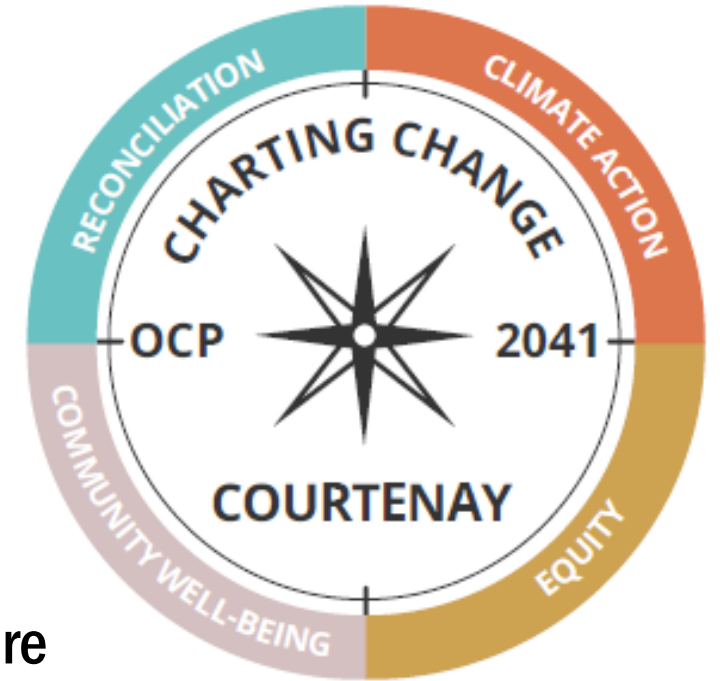
- 1, 2, 3 – logically part of Downtown
- 4, 5 – encircled by Multi-residential
- 6, 7 – better support housing needs and mixed use in area of anticipated growth
- 8, 9, 10 - administrative



OCP: What's Changing

PART C – THEMATIC POLICIES

- Streets & Transportation, Parks & Recreation, Municipal Infrastructure to support complete communities
- Natural Environment operational policies
- Housing



What's Changed: Rewritten Housing Policy Chapter

Four focused objectives:

1. New housing supply keeps pace with demand.
2. A variety of housing options are permitted and positively integrated in all neighborhoods.
3. Maintain and increase rental housing stock.
4. Increase the amount of new below - and non-market housing developed in Courtenay.

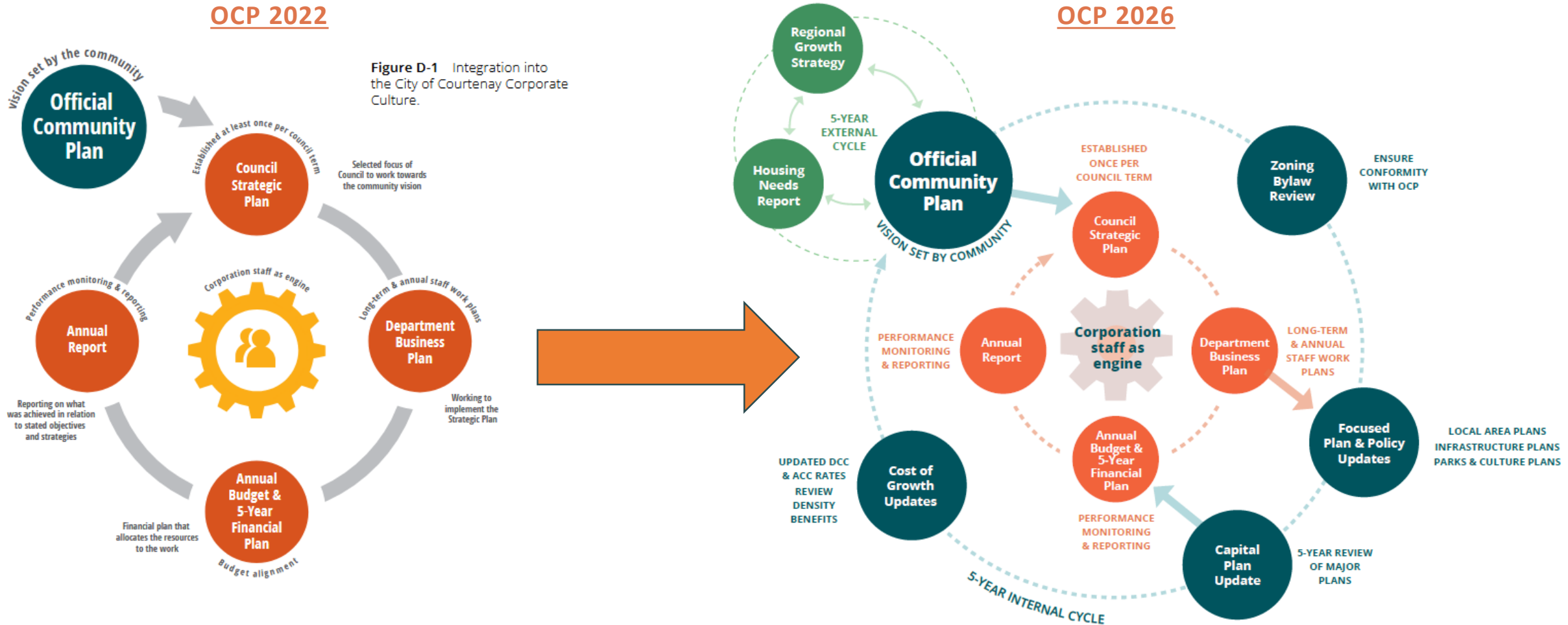


What hasn't changed is the significant need for affordable (non- and below-market) housing within all categories with an emphasis on housing with supports.

What's Changed: Growth Contribution Policies

- **Holistic approach of how tools to accommodate and incent growth work together to support infrastructure, amenities and below-market housing:**
 - **DCCs, ACCs, CACs, Density Benefits (future work) & Inclusionary Zoning (not proposed at this time)**
 - **No more CAC target monetary contributions & CACs to be reviewed/retired as part of future Density Benefits work (Zoning Bylaw Phase 2)**
 - **Regular land economics analysis as part of proactive planning cycle**

What's Changed: Proactive Planning Cycle



Official Community Plan: Next Steps



We are here!

