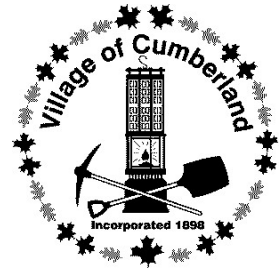


**The Corporation of the Village of Cumberland
Advisory Planning Commission Agenda**

**December 14, 2023 at 4 p.m.
Council Chamber, 2675 Dunsmuir Avenue**



We are honoured to gather on the unceded traditional territory of the K'ómoks First Nation.

1. Approval of the Agenda

2. Minutes

Adoption of Minutes of November 9, 2023

3. Unfinished Business

None

4. New Business

4.1 Official Community Plan Review

- a. Update on Complete Communities and Investment and Development Readiness projects
- b. Public submissions regarding properties designated for growth (attachment 1)
- c. Growth scenarios (continued from November 9, 2023 meeting, see <https://cumberland.ca/meetings/6-2023-apc/> for the supporting staff memo)

5. Next Meeting

The next regular scheduled meeting of the Advisory Planning Commission is on Thursday, January 11, 2023, at 4 p.m.

6. Adjournment

The Corporation of the Village of Cumberland

Advisory Planning Commission Minutes

November 9, 2023 at 4 p.m.

Council Chamber, 2675 Dunsmuir Avenue



Members Present: Jason Ross (Chair)
Debbie Bowman (Secretary)
Ryan Camp
Genevieve Burdett
Jaye Mathieu

Regrets: Nick Ward

Staff Present: Karin Albert, Senior Planner

Guests Present: None

The meeting was called to order at 4:04 p.m.

1. Agenda

Moved by: Mathieu

Seconded by: Camp

THAT the APC approve the Agenda for November 9, 2023

Carried Unanimously

2. Minutes

Moved by: Burdett

Seconded by: Bowman

THAT the APC adopt the minutes of Aug.24, 2023.

Carried

3. OCP Review

The Committee received the staff memo and attachments regarding the following:

- a. New provincial legislation on small scale multi-family zoning
- b. Complete Communities grant funding and OCP review process
- c. 10-year development assumptions under existing OCP and zoning
- d. Growth scenarios

The Committee asked questions and discussed the new provincial legislation and the Complete Communities grant funding.

The Committee reviewed the assumptions provided by staff regarding the development of residential properties in Cumberland over the next 10 years. The assumptions are based

on development and building permit trends over the past years and assume no changes are made to the existing OCP and Zoning bylaws. The Committee then discussed where additional future growth in the Village might best be accommodated. The growth scenarios will be further refined at the next meeting of the APC and through an assessment to be carried out as part of a Complete Communities project.

4. Next Meeting

The next regular scheduled meeting of the Advisory Planning Commission is on Thursday, December 14, 2023, at 4 p.m.

5. Adjournment

Moved by Camp

Seconded by Burdett

That the APC adjourn the meeting at 6:00 pm

Carried Unanimously

Public 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,



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!

