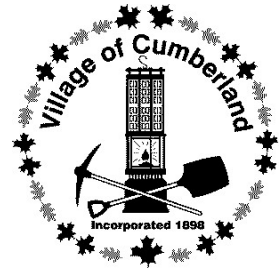


**The Corporation of the Village of Cumberland  
Advisory Planning Commission Agenda**

**August 26, 2024 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.

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**1. Approval of the Agenda**

**2. Minutes**

Adoption of Minutes of August 8, 2024

**3. Unfinished Business**

None

**4. New Business**

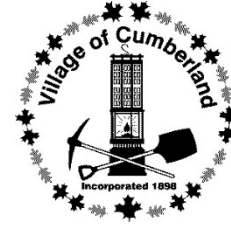
4.1 OCP Phase 2 Engagement Result Highlights (Attachments)

**5. Next Meeting**

The next regular scheduled meeting of the Advisory Planning Commission is on Thursday, September 12, 2024, at 4 p.m.

**6. Adjournment**

**The Corporation of the Village of Cumberland  
Advisory Planning Commission Meeting Minutes**



**August 8, 2024 at 4:00 p.m.  
Council Chamber, 2675 Dunsmuir Avenue**

Members Present: Genevieve Burdett (chair)

Jaye Mathieu  
Ryan Camp  
Jason Ross  
Nick Ward (via Zoom)

Staff Present: Karin Albert, Senior Planner  
Courtney Simpson, Director of Development and Bylaw Services (secretary)

Applicant: Daniel Martinez, representative for Dreger Holdings, applicant

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The chair called the meeting to order at 4:10 pm.

**1. Approval of Agenda**

Moved by: Mathieu  
Seconded by: Ross  
THAT the APC approve the Agenda for August 8, 2024  
**Carried Unanimously**

**2. Minutes**

Moved by: Camp  
Seconded by: Ross  
THAT the APC adopt the minutes of June 27, 2024  
**Carried Unanimously**

**3. Unfinished Business**

None

**4. New Business**

**4.1 Rezoning Application for Lot A Ulverston**

Ms Albert introduced the application.

A Committee member asked if a new ladder truck would be required for this 5-storey building. Staff responded that the Village fire department has a reciprocal agreement with the Courtenay fire department to employ their ladder truck. The Village is also putting funds into a reserve every year to fund their own ladder truck in the future.

Daniel Martinez, representative for Dreger Holdings, provided an overview of the proposed development.

Questions and comments from Committee members and responses:

- How is the cost of paving Ulverston shared between developer and Village?
  - At subdivision, developer has to pave to centre line. Village will pave other half. Funded through Development Cost Charges.
- The riparian setbacks need to be assessed consistently between applications, following Develop With Care.
  - Biologists report was completed to identify the Streamside Protection Enhancement Area. The updated concept plan includes that entire area within the proposed park.
- What is the timeline for build out?
  - Two years for the first building.
- What portion would be owned vs rental?
  - Planning 50% of apartments as rental; all townhouses would be for sale.
- Don't think one parking space per unit is enough. Where will extra cars park?
  - A parking needs assessment was completed by the WATT Consulting Group to arrive at the current parking ratio.
- How many accessible units are being proposed?
  - New building code requires all units to be universal design.
- Are these buildings the same size as the new buildings beside Superstore?
  - Likely smaller. Example was given of similar style building with about 80 units near the bridge in Courtenay.
- Increased density and rental zoning are supported.
- Comfortable with one parking space per unit.
- Concerned about losing a vegetated buffer on the west side for parking.
  - Setback to private property line to West is about 28 m. Two rows of vegetation are proposed.
- Question about the meaning of the different riparian setbacks shown on the site plan.
  - No dig zone is for the trees that are along the 15m setback line – to protect root zones.
- How will the rental be portioned? Will 50% of the first building built be rental, or will the entire first building be condos?
  - Developer commented that it's not decided but typically one building would be rental and the other owned as that is easier to manage.

- Committee member suggested mix within one building would be better to have assurance that rentals are in fact built.
- Would like to see affordability for longer than 10 years.
- Prefer 4 stories instead of 5.
- There are large Douglas-firs on the west side of the property that would be removed in this concept plan.
- What are the EV charging requirements? Would like to see the entire development pre-serviced for 100% EV charging.
- Comparison was made to Stoneleigh Station and how this density compares.
- The two large apartment blocks are out of character for community, do not support this at this time. Would like to see 12-unit townhouse-style buildings. Example of Hawthorne Place in Nanaimo and Stoneleigh Station.
- Multi-Family DP needs to include wellness and liveability guidelines.
  - Multi-family DP is strong and includes related guidelines.
- Would like to see rentals built first.
- Consider tree retention covenant.
- Consider noise and odour covenant.
- Want to make sure the frontage works are done before the development
- 5 Stories is too high.
- Doesn't fit with our community.
- Creation of this much housing is something the community is familiar with (ie Coal Valley).
- Would rather go up than out.
- Impact on immediate neighbours would be small.
- Could there be a viewshed analysis on the height? Developer response – the existing buffer trees are 6-8 metres taller than the proposed buildings.

Moved by: Camp

That the Advisory Planning Commission recommend rezoning of Lot A, District Lot 24, Nelson District, Plan VIP72022 on Ulverston Avenue, as recommended with consideration for form and character to reduce the visual and massing impact.

- Would like to see mix of 3 and 4 stories and buildings broke into smaller blocks.
- Would prefer smaller buildings.
- Like 4 stories instead of 5.
- Danger that we turn down a pretty good plan and end up with nothing.
- We are defining a new part of town, want to start right.
- Would like to try to move ahead with something with this developer.

Moved by: Ward

Seconded by: Camp

That the Advisory Planning Commission recommends to Council to request the following changes to the development concept prior to proceeding with a zoning bylaw amendment for Lot A, District Lot 24, Nelson District, Plan VIP72022 on Ulverston Avenue:

- a) maximum of 4 stories
- b) that the 50% rental proportion is maintained at all stages of development
- c) appropriate EV charging requirements
- d) commitment to no fossil fuel connection

Amendment proposed by: Burdett

add "e) reduced units per building so that individual buildings are smaller than shown in the concept plan"

Seconded by: Ross

**Carried Unanimously**

Vote on main motion:

That the Advisory Planning Commission recommends to Council to request the following changes to the development concept prior to proceeding with a zoning bylaw amendment for Lot A, District Lot 24, Nelson District, Plan VIP72022 on Ulverston Avenue:

- a) maximum of 4 stories
- b) that the 50% rental proportion is maintained at all stages of development
- c) appropriate EV charging requirements
- d) commitment to no fossil fuel connection
- e) reduced units per building so that individual buildings are smaller than shown on the concept plan

**Carried Unanimously**

Discussion on agenda item 4.2 OCP review deferred to a separate meeting to be scheduled for late August.

**5. Next Meeting**

The next regular meeting of the Advisory Planning Commission is September 12, 2024, 4 pm

**6. Adjournment**

Moved by: Camp

That the APC adjourn the meeting at 6:10 pm

**Carried Unanimously**

# PHASE 2 ENGAGEMENT

## URBAN CONTAINMENT BOUNDARY

## LAND USE DESIGNATIONS



### AGENDA



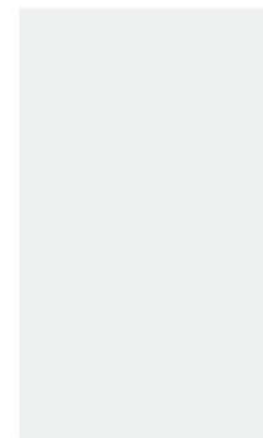
- Urban Containment Boundary (UCB)**
  - 1. Community Engagement Results**
  - 2. Property Owner Submissions**
  - 3. APC recommendation on UCB**
- Future Land Use Map**
  - 1. Community Engagement Results**
  - 2. APC recommendations on land use map**



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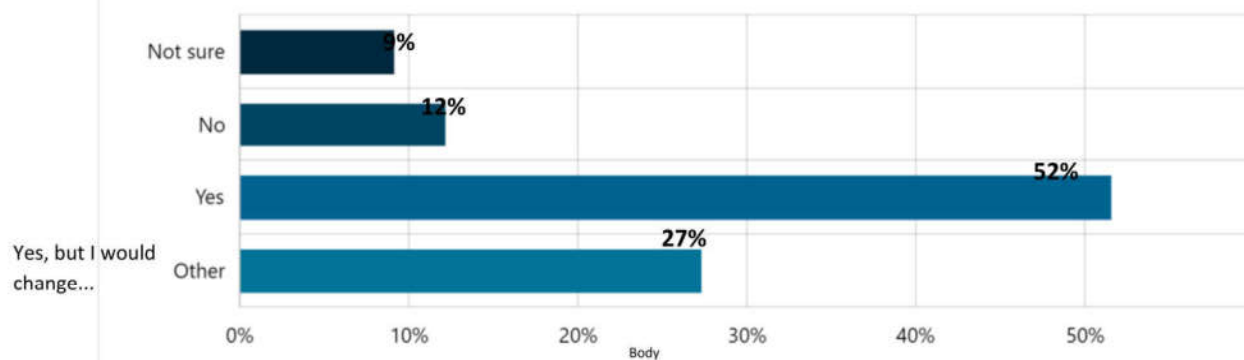
**PROPOSED URBAN CONTAINMENT BUNDARY**



### Q3: DO YOU SUPPORT THE PROPOSED URBAN CONTAINMENT BOUNDARY?

#### 3. Do you support the proposed urban containment boundary?

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



### Q3: RESPONSES UNDER “YES, BUT I WOULD CHANGE”

#### Comments related to UCB

- Move UCB to west side of sewage lagoon (2)
- Don't create isolated development areas (1)
- Reduce size of UCB to incentivize infill (1)
- Increase area to allow for more housing (2)
- Include large lots on Cumberland Road (3)
- Include lots in R3 on Hope Road and Mill St (2)



## MAY 2024 OPEN HOUSES: GROWTH SCENARIOS GENERAL

### What do you like?

- Love the urban growth boundary

### What do you *not* like?

- No comments

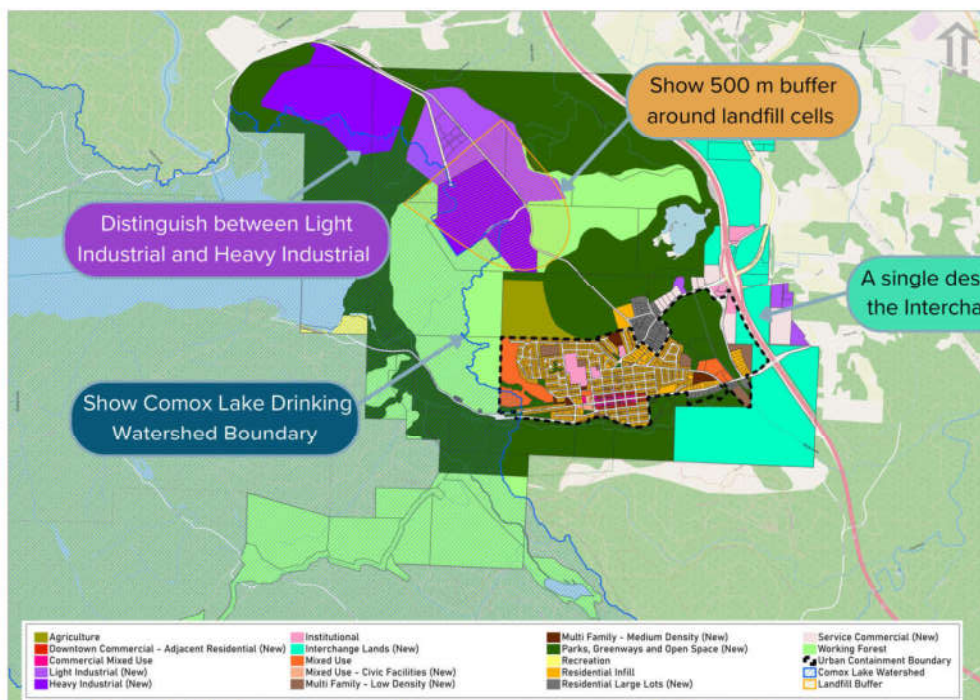


## DISCUSSION AND APC RECOMMENDATION

### Confirm UCB boundary



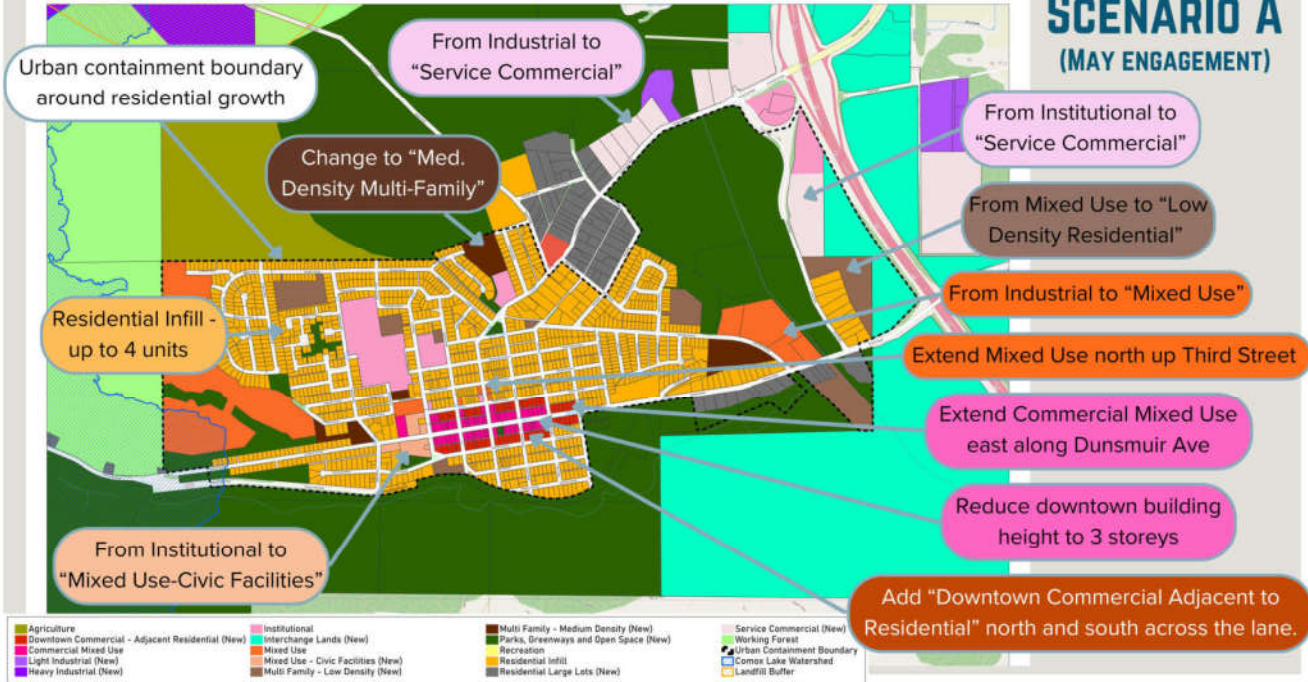
# FUTURE LAND USE MAP

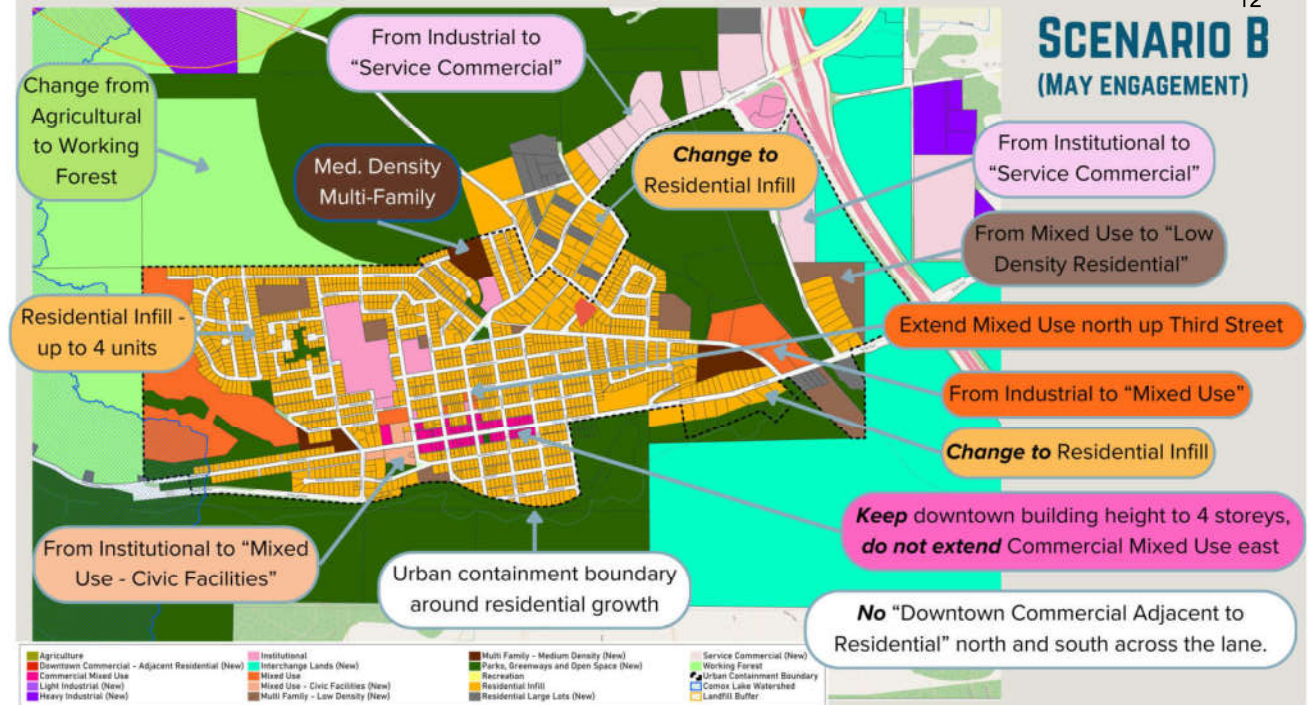
**OUTSIDE THE VILLAGE CORE**

(PRESENTED AT MAY ENGAGEMENT EVENTS)

# SCENARIO A (MAY ENGAGEMENT)



# SCENARIO B (MAY ENGAGEMENT)



## MAY 2024 OPEN HOUSES: GROWTH SCENARIOS GENERAL

### What do you like?

- Love the urban growth boundary
- We should strive to keep Cumberland's community feel. +1

### What do you *not* like?

- No comments



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## MAY 2024 OPEN HOUSES: GROWTH SCENARIO A

### What do you like?

- Plan to **increase density behind Dunsmuir**
- **Density** is good
- Love the **commercial growth area**
- **Increased density**
- **All of it and increase**
- **Maximum 3 storeys**
- Love the **commercial on Derwent and Penrith**
- **Keep low "density"**. 40% density
- We love living in our townhouse. **More multi-family** is great.
- **Increased business core**
- **Beaufort forest**. Please retain trees.



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## MAY 2024 OPEN HOUSES: GROWTH SCENARIO A

### What do you *not* like?

- Extend watershed. The *ravine* is real.
- **Watershed needs protection** as well as the ravine.
- **Lack of trees in Coal Valley** upper area (2 dots)
- Offer **tax breaks to homeowners who build ADU's** and rent them to long term renters. No more Air BNB. (2 dots)
- Increase **mixed-use density** in **downtown core & down side streets**. **Keep 4 stories on Dunsmuir** – people keep the businesses alive.(1 dot)
- **Removing existing density (height) from VMCU-1**
- **Not enough multi-family** housing.



## MAY 2024 OPEN HOUSES: GROWTH SCENARIO A MAP

### Area identified on map

- From corner of Silecroft Rd to Windermere
- Maple Street Holdings Property
- Bottom of right map, right side
- Corner of Bruce and Bevan
- Beyond Hope Rd & Cumberland Rd
- Below Royston/corner of Union Rd
- Below Lindale Ave (undeveloped land)

### Comment

- ➔ Comment: Create drop-off road for CCS Strathcona building
- ➔ New Playground
- ➔ Extend the commercial to the big corner lots on Penrith
- ➔ Create new commercial area at busy corner to slow traffic/traffic circle
- ➔ Allow STR here in R3
- ➔ Mixed use high density
- ➔ Park

## MAY 2024 OPEN HOUSES: GROWTH SCENARIO B

### What do you like?

- **Increased density** (1 dot)
- More **options for aging population** to downsize/stay in community.
- Different options to work together as community.
- Yes! **More multi-family** housing. And housing (condos/townhouses) that are family size.
- 2-3+ bedrooms. (1 dot)
- Does "**working forest**" designation include recreational use/walking trails? **Add more rec space** at this end of Village.
- All **high density (6 story) zoning** to multi-family zone. Will support more affordable housing options.
- **UCB's** help focus development **where the infrastructure and services already exist!**
- **More mixed use and multi family housing.** Less single dwellings.

## MAY 2024 OPEN HOUSES: GROWTH SCENARIO B

### What do you *not* like?

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



## MAY 2024 OPEN HOUSES: GROWTH SCENARIO B MAP

Area identified on map		Comment
• Undeveloped area left of Kendal & Kentmere	➔	New transportation corridor - no more traffic through Dunsmuir or Kendal
• Comment on balloon "in this scenario these properties are envisioned as Residential Infill.	➔	Yes
• Comments on balloon "... land north of Kendal Ave is 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 Rd	➔	Change to high density developable and shift businesses to the industrial lands - 1 dot and comment: YES
• Below Royston R /corner of Union Rd	➔	Mixed Use High Density

## MAY 2024 LOCAL ECONOMY WORKSHOP: GROWTH SCENARIOS

### Rd 2, Q1: What do you like about the proposed land use scenarios?

#### Height and density downtown

- Density downtown
- NOT 3-stories – moving in wrong direction. **4-stories (+?)**
- **Height** 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** (have one or other)
- **Three stories downtown** and mixed use extended behind Dunsmuir
- **Concern re parking** w/density downtown (four story)
- Commercial store fronts along First, Second and Third from Dunsmuir to Maryport

## MAY 2024 LOCAL ECONOMY WORKSHOP: GROWTH SCENARIOS

### Rd 2, Q1: What do you like about the proposed land use scenarios?

#### Density elsewhere

- *More density, opportunity for additional density on other streets* too? (3rd, 4th?)
- Medium density *limit to 3* stories
- *Multi-family housing* in addition to infill

#### Other changes

- *Professional services off Dunsmuir*
- *Light industrial area changing to mixed-use* makes sense @ Royston/Ulverston
- *Growth boundary*
- *Service commercial* on Cumberland Road/encourage heavy industrial to move to Bevan Industrial Area

## MAY 2024 LOCAL ECONOMY WORKSHOP: GROWTH SCENARIOS

### Rd 2, Q2: Do the proposed scenarios support the type of local economic development we want and need? How so?

#### Walkability

- Connection (active transport corridors?) between service commercial, and areas chosen for density (don't isolate areas)
- To prioritize walkability, where do we put people vs. vehicles? Consider a designated space for centralized parking

#### Mixed Use

- UCB contains growth for walkability
- Industrial land - job opportunities close to town

#### Housing

- More housing and more affordable housing crucial

## MAY 2024 LOCAL ECONOMY WORKSHOP: GROWTH SCENARIOS

### Rd 2, Q3: What changes would you make to the scenarios?

- Be bolder?
- Zoning/ designated spaces specifically for accommodation?

#### Downtown

- Don't need more commercial heading east - there is a dead zone inbetween

#### Industrial

- Push idea of mixed-use further – can housing exist in industrial areas? (\*varied response to this suggestion\*)
- If housing to exist at Bevan, in light industrial only, or just staff housing
- Must be within reason – residential use can consume industrial uses, once gone, hard to get them back
- No heavy industrial zoning in Morrison Creek

## MAY 2024 LOCAL ECONOMY WORKSHOP: GROWTH SCENARIOS

### Rd 2, Q3: What changes would you make to the scenarios?

#### Road infrastructure

- ***Bypass road from industrial area*** outside the Village to remove pressure on Cumberland Road
- ***Four lanes*** on Cumberland Road
- Concern re ***traffic on Cumberland & Bevan roads*** – incl. landfill traffic
- ***Bed cap*** (for parking management) does residential infill really add to downtown?

#### Multi-family

- More multi-family ***closer to school***
- Multi-family to ***encourage land assembly***
- Expand to beyond growth boundary – ***hard to get density on small lots - scale important for development***

## MAY 2024 LOCAL ECONOMY WORKSHOP: GROWTH SCENARIOS

### Rd 2, Q3: What changes would you make to the scenarios?

#### Mixed Use

- Opportunity for different mixed-use combinations? In light industrial spaces or commercial service areas? Housing above climbing gym, artist studio etc.

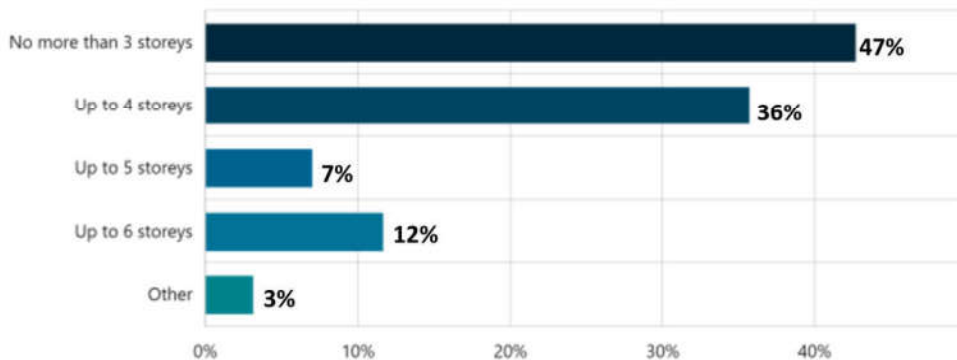
## Q4: LOCATION OF FUTURE RESIDENTIAL LAND USE

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.	70.73%	87
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.	63.41%	78
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 sid	30.08%	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.	30.08%	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.	35.77%	44
None of the above	4.88%	6

## Q5: MULTI-FAMILY MAX BUILDING HEIGHT

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.

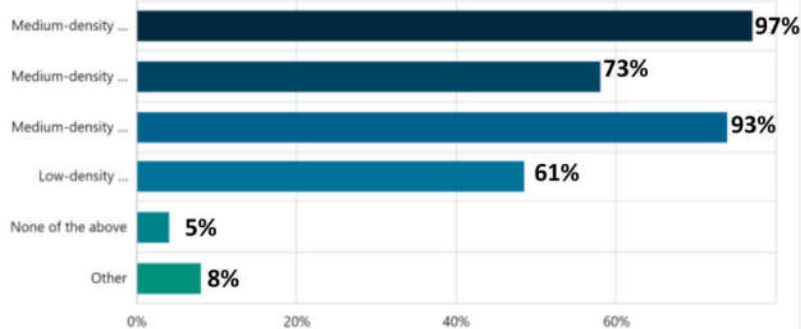
Multi Choice | Skipped: 1 | Answered: 129 (99.2%)



## Q6: LOCATON OF MULTI-FAMILY

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: 126 (96.9%)



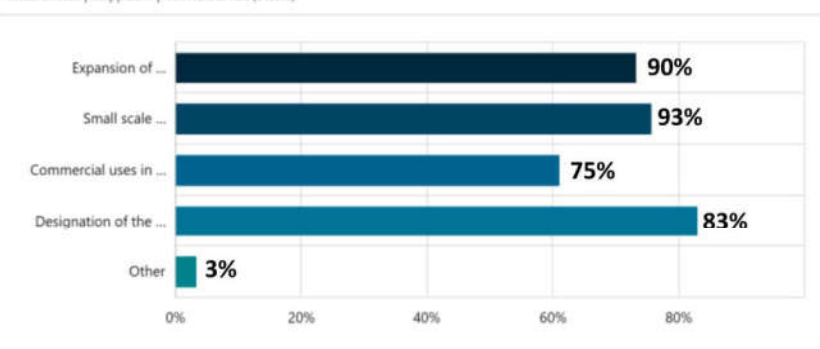
Answer choices	Percent	Count
Medium-density multi-family on the vacant property behind the firehall	76.98%	97
Medium-density multi-family at the east end of Ulverston Ave, close to Royston Road	57.94%	73
Medium-density multi-family for the seniors residences on Egremont and Penrith Avenue so additional units can be added to that site in the future	73.81%	93
Low-density multi-family behind the infill properties on Union Road	48.41%	61
None of the above	3.97%	5

## Q3: RESPONSES UNDER “YES, BUT I WOULD CHANGE” CONTINUED...

### Comments related to land use designations:

- Increase multi-family (1)
- Lower density on Ulverston, Lot A (2)
- Expand commercial on Dunsmuir (1)
- No mixed use or lower density on remaining CVE property (7)
- No further growth on Kendal (1)
- Commercial mixed-use on remaining CVE (1)
- Small commercial nodes outside of downtown core (1)
- No additional density close to wetlands (3)
- No additional development (1)

**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: 123 (94.6%)



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).	73.17%	90
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).	75.61%	93
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).	60.98%	75
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	82.93%	102
Other	3.25%	4

## Q7: LOCATON OF MIXED USE



# DISCUSSION

## Confirm Land Use Designations

- Industrial -single designation vs light and heavy
- Service Commercial
- Multi-family - single designation vs low and med density
- Mixed Use-Civic Facilities - Village-owned Beaufort property
- Downtown Commercial Adjacent - - Mixed use but allow commercial only to facilitate conversion from residential
- Infill Residential - for SSMUH provincial regs
- Residential - future development potential

# OFFICIAL COMMUNITY PLAN REVIEW

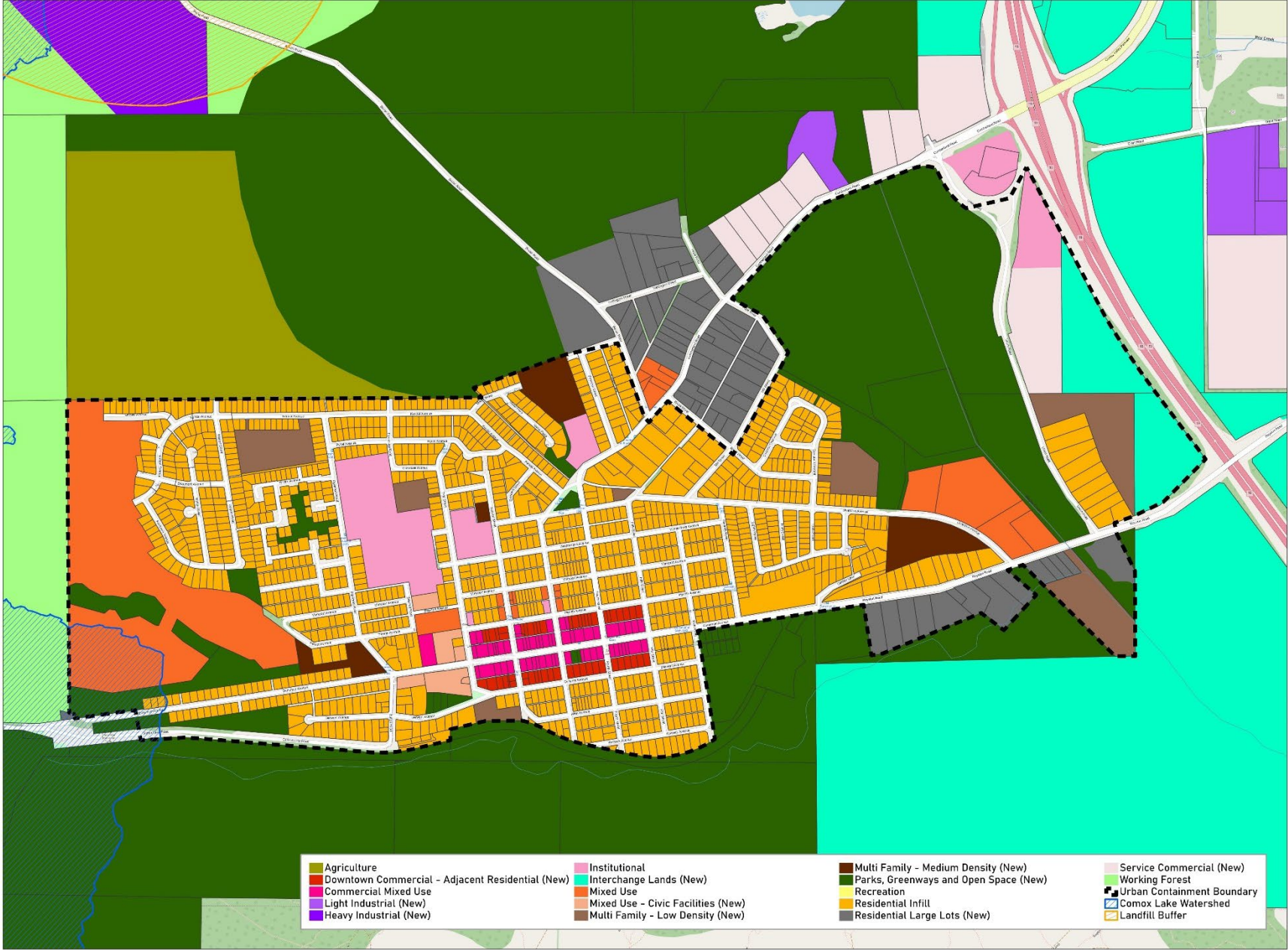


## NEXT STEPS

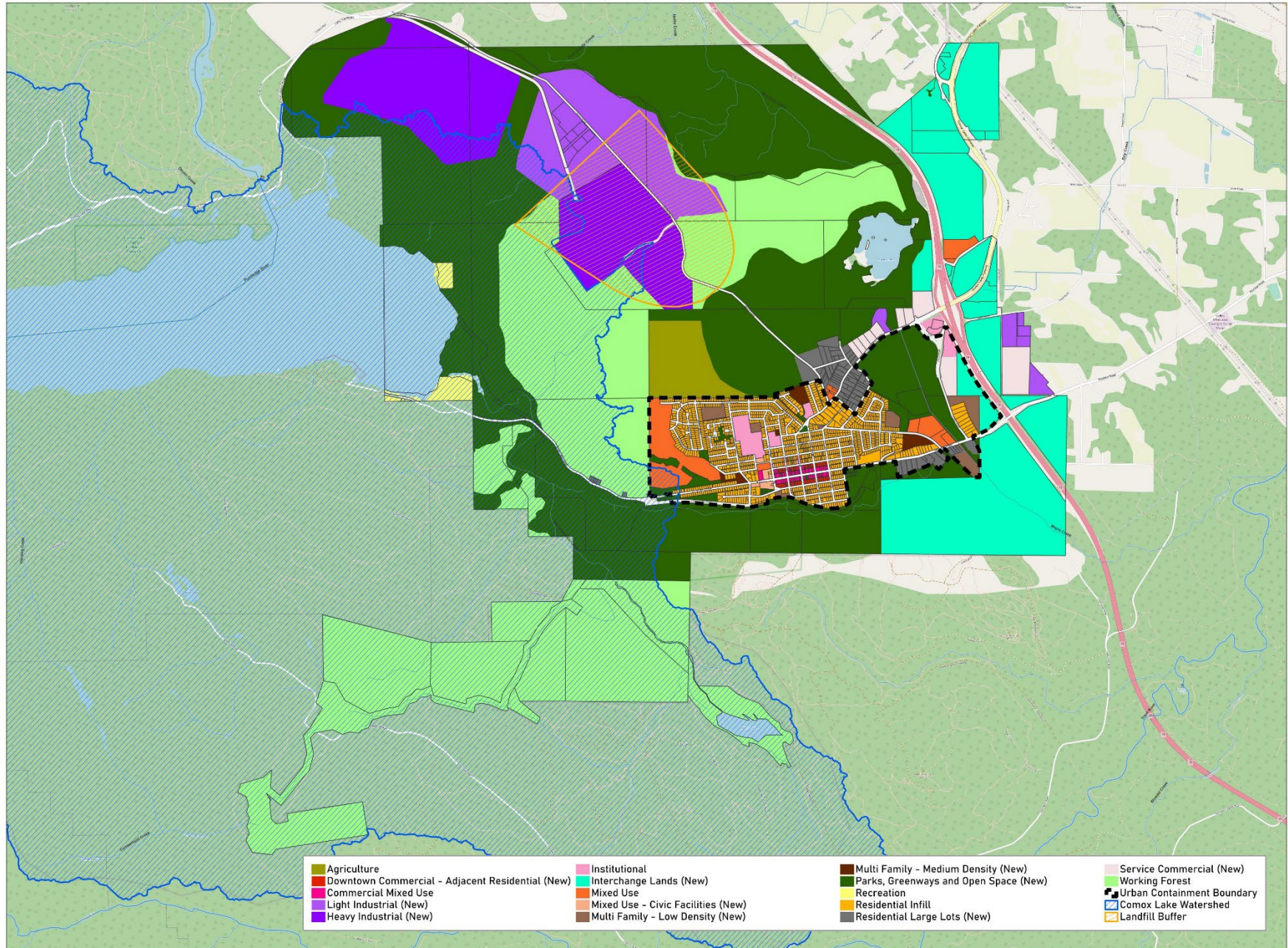
1. Develop a single future land use map
2. Present community input to Council with recommended OCP updates
3. Final round of community engagement on policy options and recommendations
4. Draft OCP Bylaw and present to Council
5. Formal bylaw adoption process



# Attachment: Proposed Land Use – Village Core



# Attachment: Proposed Land Use – Entire Village



## Attachment: Development Intent of OCP Land Use Designations

OCP Land Use	Definition
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	<p>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;</p> <ul style="list-style-type: none"> <li>• Encourage development that exhibits the physical design characteristics of the Historic Village Commercial Core as outlined in the Heritage Conservation Area Guidelines,</li> <li>• Maintain pedestrian-oriented, storefront-style shopping streets.</li> </ul>
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 a mix of residential, commercial/retail and office uses.
Heavy Industrial	This designation is intended to maintain and reinforce industrial lands to allow for a variety of primary industrial 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. This area is not required to meet the 20-year housing need projected at the time of OCP adoption but 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, provide a vegetated buffer to the highway and maintain connectivity with recreational trails on adjacent lands.
Light Industrial	This designation is intended to allow a diversity of light industrial and ancillary uses. It is permitted where appropriate and impacts to adjacent properties can be mitigated.

OCP Land Use	Definition
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 two or more of the following land uses: civic, commercial, medium-density multi-family, institutional, cultural, and public open space.
Multi-Family Low Density	This designation is intended to allow for a variety of low-rise residential uses such as: <ul style="list-style-type: none"> <li>• Townhouses and multi-plexes</li> </ul>
Multi-Family Medium Density	This designation is intended to promote a medium-density residential area that allows for apartments and townhouses
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	<p>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.</p> <p>The renovation of heritage homes to include multiple rental suites is also envisioned within this area. Typical infill development includes the following densification scenarios:</p> <ul style="list-style-type: none"> <li>• Narrow lot single family dwellings</li> <li>• Single Family with secondary suite and accessory dwelling unit (garage apartment, coach house, laneway house)</li> <li>• Duplex dwelling units</li> <li>• Triplex or Fourplex units</li> <li>• Townhouse dwelling units</li> <li>• Rowhouse dwelling units</li> </ul>

OCP Land Use	Definition
Service Commercial	<ul style="list-style-type: none"> <li>This designation is intended for uses such as business operations centres, small scale manufacturing and related storage and handling of materials, goods and equipment, private recreational facilities/fitness centres, mini-storage, and grocery stores requiring large lots and parking areas.</li> </ul>
Working Forest	<p>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.</p> <p>Land to the southwest of Comox Lake Road is intended to accommodate low impact recreational uses. Subdivision of land will only be permitted in this area for environmental conservation and appropriate recreational purposes.</p>
Changing Designations	
Commercial (replaced by more specific designations, i.e. service commercial, downtown commercial adjacent residential, and commercial mixed use)	<p>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.</p>
Greenway (now part of Open Spaces, Parks and Greenways)	<p>This designation applies to corridors and areas of land that provide:</p> <ul style="list-style-type: none"> <li>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</li> <li>Biodiversity and wildlife connectivity</li> </ul>
Industrial (split into heavy and light industrial to protect the heavy industrial lands)	<p>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.</p>
Park (now part of Open Spaces, Parks and Greenways)	<p>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.</p>

<b>OCP Land Use</b>	<b>Definition</b>
Residential (name remains, use changes to low density residential use, typically outside of the UCB)	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.

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 [REDACTED] 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 [REDACTED] 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,

[REDACTED]

Figure 1: Location of 2844 Bruce Street

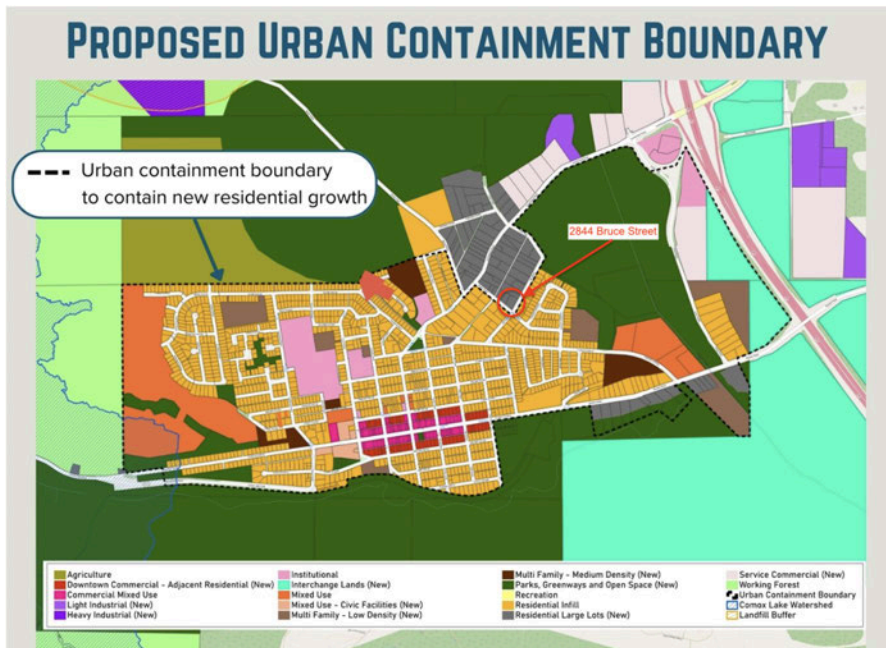


Figure 2: Suggested changes to Urban Containment Boundary

