



THE CORPORATION OF THE CITY OF COURTENAY

## STAFF REPORT

---

**To:** Council  
**From:** Chief Administrative Officer  
**Subject:** Official Community Plan (OCP) update

**File No.:** 6480-00  
**Date:** April 20, 2020

---

### PURPOSE:

The purpose of this report is to inform Council of the Official Community Plan (OCP) project status; obtain Council direction on desired greenhouse gas (GHG) emission reduction target in the OCP; and receive directions on future public consultation.

### CAO RECOMMENDATION:

THAT based on the April 20, 2020 staff report "Official Community Plan (OCP) update", Council support OPTION 1 as follows:

- (1) That Council direct staff to develop the OCP with a community-wide greenhouse gas (GHG) emission target that achieves net-zero emissions by 2050;
- (2) That Council direct staff not to proceed with the Phase 1 follow up survey to the *Ideas Fair*;
- (3) That Council direct staff to conduct an online survey of proposed growth scenarios in the summer of 2020;
- (4) That Council direct staff to reschedule the neighbourhood consultation to the fall of 2020, pending a relaxation of the Provincial Health Officer's restrictions on public gatherings; and
- (5) That Council direct staff to provide regular updates on the OCP project status and revise the consultation framework as the COVID 19 situation evolves.

Respectfully submitted,

David Allen, BES, CLGEM, SCLGM  
Chief Administrative Officer

### BACKGROUND:

The Official Community Plan (OCP) review process was initiated in the Fall of 2019. The first public event, the "*Ideas Fair*", was held on February 19, 2020 with great success and was attended by approximately 350

people throughout the day. To date, all tasks in the first phase of the OCP have been completed with the exception of an online survey, intended to provide a supplemental public engagement opportunity to capture input from those who were unable to attend the “Ideas Fair”. The survey was scheduled to be launched in the middle of March just as the global COVID-19 pandemic was declared. The decision was made at that time not to proceed with survey given the City’s priority communication focus was on the pandemic. Additionally there was some concern about the potential for negative optics and backlash with conducting engagement at that time. As two months have now passed since the event, staff believe the value is somewhat reduced in conducting the survey and there is a need to continue with other project phases.

As noted there was excellent attendance at the event itself and the inputs received give a wealth of information to consider. A summary of the feedback is attached as **Appendix 1**. Additionally, there will be many more opportunities for public feedback in future phases.

All government organizations are struggling to find the best approaches toward future public consultation. As far as the OCP project is concerned, public consultation plays a major role with events planned in each milestone of the project. The inability to conduct public consultation (or delay it) is expected to negatively impact the project schedule. It is anticipated that the final product delivery date could be delayed for several months. It is also anticipated that public engagement methods may need to shift more toward an online platform in the coming months. A discussion of project options is outlined below. Going forward Staff will continue to inform Council of the project status at each important milestone.

**DISCUSSION:**

The project team, consisting of staff from various City departments and the consultant group, have started to undertake tasks planned in Phase Two to limit potential delay. This includes developing growth scenarios (where land use and density should be located) and finalizing low carbon growth modeling based on information collected in Phase One. Staff are also beginning to establish the OCP framework and creating rough outlines of development permit guidelines.



In an effort to have the subsequent Zoning Bylaw re-write complete in 2022, staff have also begun an early review of a framework to draft a new bylaw based on current areas requiring reconsideration or clarity. The intent is to work concurrently on this new zoning bylaw to speed up the process following adoption of

the OCP. This work is somewhat dependant on the volume of development planning applications being processed, which still remains high.

### GHG emission target in 2050

Establishing a GHG emission reduction target is one of the most critical tasks for the development of the OCP. The *Local Government Act* states that: “An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets”. Accordingly a decision on the target is required to allow the project team to proceed confidently with the growth scenario modelling exercise in Phase Two. Additionally this GHG emission reduction target will help develop ideal land use plans and formulate policies through a clear climate lens. A clear GHG emission reduction target will also assist in producing tangible indicators and evaluating outcomes of future planning activities such as the economic and financial analysis based on the model. Strong political leadership in response to the “*climate crisis*” enables all members of the community to work together to build a stronger and more resilient community.

The Phase One Background Research Report and initial GHG emission profile suggests that the City is well positioned to achieve “net-zero” GHG emission by 2050. The base year for this profile is 2016 and the data is summarized in the attached presentation (**Attachment No. 2**). The business as usual modelling shows our GHG emission and energy consumption declining over the next three decades, even without policy changes. This is due to continuous technology innovations and improvements. This is a good news for our community and provides a good start in aligning with the Intergovernmental Panel on Climate Change (IPCC) target, the Federal government commitment, and meeting the provincial legislation requirement (BC Bill 27).

Establishing a target will also assist the City of Courtenay to pursue higher badge levels in the mitigation category for the Global Covenant of Mayors (GCoM) of which we are a participant. Without a target the City will not be able to achieve any of the international goals. Thus, the new OCP is an opportunity to set out forward-thinking policies for strategic land use planning, sustainable transportation infrastructure, efficient water, wastewater, and solid waste management by setting an aggressive target in response to the “climate crisis”. **Staff recommend that Council support setting a target that achieves “net-zero” GHG emissions by 2050.**

As the implementation of the OCP requires effort from both the City and community, members of the community will be informed of the target set by Council and given opportunities to explore implementation strategies during future public consultation as the policy framework evolves and staff work through the various phases of the OCP project.

### Citizen/Public Engagement & Communication

As noted in the “Background” section, many local governments have halted public engagement in response to the COVID-19 issue. **Staff are recommending that the planned follow up survey to the *Ideas Fair* be cancelled.** As seen in Attachment No.1 there is a significant amount of feedback synthesised from the approximately 350 attendees from which to draw initial public direction.

Going forward, and following Council direction on the desired GHG reduction target noted above, staff will work on the second phase of the OCP project and develop growth scenarios over the coming months. This will be done utilizing feedback received at the *Ideas Fair*, best planning practice, and existing service capacity and master plans, among other things. Following this, **staff recommend that an online engagement platform**

**be rolled out in the summer to obtain feedback on the proposed scenarios.** Further refinement of the scenarios will then occur at the staff level to be presented at the neighbourhood engagement meetings.

**The neighbourhood engagement that was planned to begin this spring is recommended to be moved to the fall.** It is intended that there will be some relaxation of current public gathering restrictions by then. Consultation in this phase will include obtaining feedback on and input into: land use scenarios; draft OCP content as it relates to the neighbourhood; and how the neighbourhood connects to the overall community vision. Given the adjustment in schedule, this stage will focus more on confirmation of land use options and policy refinement.

Staff have contacted the OCP-Advisory Committee members to obtain feedback on undertaking public consultation at this time. There was no definitive consensus among committee members, some indicated a full stop to consultation was necessary while others felt continuing with modified work plans was preferred. It was clear however, that most feel messaging to the public requires a great degree of sensitivity at this time. Staff and the consultants will ensure all messaging through the process will be done in concert with the City's communication staff.

**ADMINISTRATIVE IMPLICATIONS:**

Staff allocation and hours required will remain the same, though the original work plan is being adjusted.

**FINANCIAL IMPLICATIONS:**

The cost of developing the OCP is included in the 2020 budget. There are no financial implications associated with the recommendations in this report.

The referenced zoning bylaw work will be undertaken internally by City staff within existing resources.

**ASSET MANAGEMENT IMPLICATIONS:**

There are no direct implications. The GHG emission reduction target established in the OCP will provide clear directions toward municipal asset management and operation.

**November 2019 Strategic Priority Chart (NOW)**

- OCP – Consultation Process (public input/consult report)

**2019 - 2022 STRATEGIC PRIORITIES REFERENCE:**

**Strategic Priorities 2019 - 2022**

**We proactively plan & invest in our natural & built environment**

- ▲■ Support actions to address Climate Change mitigation & adaptation
- Make progress on the objectives of the BC Climate Action Charter
- ▲ Support social, economic and environmental sustainability solutions

**We support diversity in housing & reasoned land use planning**

- Complete an update of the City's OCP and Zoning Bylaw

**We continually invest in our key relationships**

- Consider effective ways to engage with and partner for the health and safety of the community
- ▲ Support improving accessibility to all City services

**OFFICIAL COMMUNITY PLAN REFERENCE:**

Chapter 10: Planning for Climate Change.

*Goal: Reduce the City's annual community-wide GHG emissions 20% below 2007 level by 2020.*

**REGIONAL GROWTH STRATEGY REFERENCE:**

GOAL 8: CLIMATE CHANGE: *Minimize regional greenhouse gas (GHG) emissions and plan for adaptation.*

**OPTIONS:**

OPTION 1: THAT based on the April 20, 2020 staff report "Official Community Plan (OCP) update", Council support OPTION 1 as follows:

- (1) That Council direct staff to develop the OCP with a community-wide greenhouse gas (GHG) emission target that achieves net-zero emissions by 2050;
- (2) That Council direct staff not to proceed with the Phase 1 follow up survey to the *Ideas Fair*;
- (3) That Council direct staff to conduct an online survey of proposed growth scenarios in the summer of 2020;
- (4) That Council direct staff to reschedule the neighbourhood consultation to the fall of 2020, pending a relaxation of the Provincial Health Officer's restrictions on public gatherings; and
- (5) That Council direct staff to provide regular updates on the OCP project status and revise the consultation framework as the COVID 19 situation evolves. **(Recommended)**

OPTION 2: That Council request further information prior to making decisions.

OPTION 3: That Council provide alternative direction on the above recommendations.

Prepared by:



Tatsuyuki Setta, MCIP, RPP  
Manager of Community and Sustainability Planning

Reviewed by:



Ian Buck, MCIP, RPP  
Director of Development Services

Attachments:

**Attachment No. 1:** Ideas Fair Summary Report (draft)

**Attachment No. 2:** Courtenay OCP GHG Emission Reduction Target Presentation

**Attachment No.1**



# City of Courtenay

OFFICIAL COMMUNITY PLAN  
PHASE 1 ENGAGEMENT SUMMARY (V1. DRAFT)

APRIL 2020



DRAFT





# TABLE OF CONTENTS

Phase 1 Engagement Overview	6
Part 1: Ideas Fair Activities Summary	8
Map It!	10
In Their Shoes	18
Game Changing Ideas	28
Mayor for the Day	32
Design Courtenay!	34
Interactive Panels	40
Letters to or From the Future	50
Part 2: Online Engagement Summary	52
Appendix	56



# At a Glance

## EMERGING THEMES

Emerging themes will be summarized once input from the online survey is collected.



-10-

# Map It!

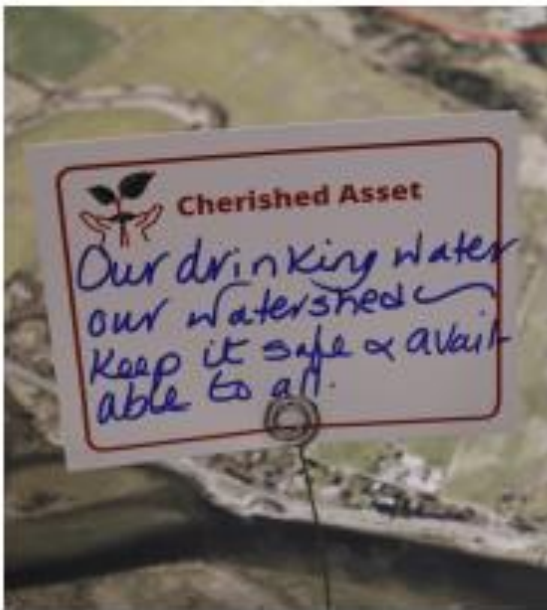
## OVERVIEW

A large aerial map of Courtenay was used to facilitate conversations with residents to better understand what matters most to them in their community. This exercise focused on five categories:

- Cherished Assets
- Opportunities for Climate Action
- Ideas and Aspirations
- Community Hearts
- Issue or Problem Areas

Each category was colour coded and participant input was placed on the map in a location associated with their feedback, where relevant.

-11-



-14-

### Improvements to Active Transit Infrastructure

- 50. Safe + convenient bike + pedestrian river crossing
- 57. Protected walk/bike infrastructure - old - HWY & Ryan Rd. area
- 63. I would like to see paths cut through new neighbourhoods to shorten my walk to amenities like "paseos"
- 97. Extend the Airpark walk to include Comox or all the way to union bay—make it accessible to walker, cyclists
- 99. More bike lanes needed
- 141. Better connection of walking trails into/ through the downtown core. Continue the riverway trail through to Simms/Lewis park. 6th street pedestrian/bike bridge!!!
- 159. Make a walking corridor along the Puntledge River. Make masters greenway, Morrison Creek + Puntledge Park continuous with estuary pathways

### New or Additional Community Amenities

- 2. Community garden
- 30. Dog park
- 31. Community Co-op
- 123. Residential/commercial recreational facility
- 129. Public accessible bathrooms in Downtown
- 140. Community Orchard/food park
- 154. Create a home for all the volunteer performing arts organizations! - Old Canadian tire building?
- 155. Permanent place for all year farmers market downtown
- 157. Buy the triangular (for sale) lot at the corner beside the condensory bridge use it for parking, wash/change rooms, trail links. To support the wonder that is condensory tubers, swimmers, SU paddle boards, kayakers & fishermen use this area

## COMMUNITY HEARTS

### Natural Areas

- 18. Komox Estuary
- 83. Here is a place that is breathing life in the community. I come here to breath
- 113. This is where I listen to owls
- 114. Streamsides: Roy Morrison Park!
- 121. Share the harvest community garden
- 138. This is where I come to swim in the beautiful Puntledge
- 146 - the Puntledge, Tsolum Courtenay Rivers access

### Neighbourhood Characteristics

- 139. 5th St.
- 147. Develop neighbourhood identities/character/personality
- 171. Land close to the City. High density. More people walking close to parks stores. Public wheelchair charging stations. Social evergreen seniors. Shopping, air park, pubs. Green space - public gardens. Close to Dr. Drug stores
- 180. Downtown core

## ISSUE OR PROBLEM AREAS

### Community Safety

- 9. Speed on 1st street - few honour the 30 km/hr
- 43. Courtenay core - so many residents struggling with addiction, mental health + homelessness. Not a safe situation for anyone!
- 71. Walking access to college must improve
- 122. Walking over railway line from 8th st to McPhee - Rubbish, clothes, etc - constant railway line a hazard to physically disadvantaged
- 137. Feeling safe downtown core - urgent issue!
- 173. Dangerous - no sidewalk/bike lane for pedestrian/cyclists down vanier - accessing sports center/G.P. Vanier

### Affordable Housing

- 61. Affordable housing & variety --- decades of denying social issues like poverty, addictions --- low paying jobs replacing higher wage resource sector
- 80. Too many executive homes / Lower income housing on Crown Isle is a joke!
- 92. Homelessness or under housed --- social isolation - addiction issues --- elder isolation

-15-

A collection of representative, verbatim comments have also been grouped based on geographically and thematically concentrated input:

## Roy Stewart Morrison Nature Park

- 110. Lake trail community school if (lots happening)
- 113. This is where I listen to owls
- 114. Streamside Roy Morrison Park
- 115. Roy Stewart Morrison/Puntledge & Stotan falls
- 116. Morrison creek
- 118. More innovative approval to the uses and design of our process and greenspaces – more natural, identify and enhance (the “messy edges”)



## Puntledge River/Puntledge Park

- 10. Access to water in the downtown
- 138. This is where I come to swim in the beautiful Puntledge
- 142. Biodiversity, salmon, forest, river, animals, people
- 143. Vacant land next to river to service river activities
- 148. Puntledge River Puntledge Park
- 149. This is where families gather. Good age range
- 158. Let's get city to buy the condorsy triangle lot (currently for sale) and make a park for people on the river
- 159. Make a walking corridor along the Puntledge River. Make masters greenway, Morrison Creek + Puntledge Park continuous with estuary pathways





-16-

## Downtown Core

- 49. Linden tree @ mudsharks corner
- 50. Safe + convenient bike + pedestrian river crossing
- 54. Re-open 4th pedestrian crossing at 5th & cliffe
- 121. Share the harvest community garden
- 129. Public accessible bathrooms in Downtown
- 133. In our home, we love, love, love swimming in the Courtenay River at Lewis Park
- 136. Traffic on 5th street close to vehicle traffic – create a walking boulevard
- 137. Feeling safe downtown – urgent issue!
- 141. Better connection of walking trails into/ through the downtown core. Continue the riverway trail through to simms/lewis park. 6th street pedestrian/bike bridge!!
- 169. The new "zero waste" store the local refillery



## K'omoks Estuary/ Courtenay Airpark

- 27. Airpark walk
- 34. Reclaiming the natural streams – rebuild habitat, allow natural flood and control through smart design + natural river banks
- 35/40. Our recreational access to water is great
- 44. Comox Estuary Kus-Kus-Sum
- 48. Solar powered municipal assets
- 97. Extend the Airpark walk to include Comox or all the way to union bay—make it accessible to walker, cyclists
- 102. Restore
- 103. Kuskusum





-17-

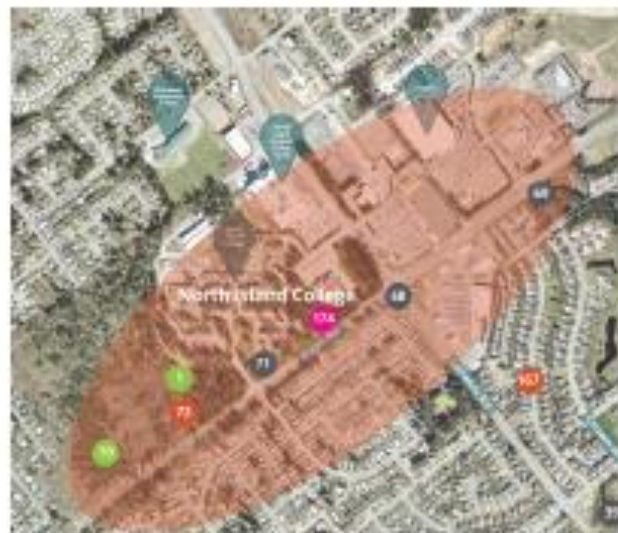
## Ryan Road Cycling Infrastructure

- 56. More mixed used development – to create a walkable community + decrease car use
- 57. Protected walk/bike infrastructure – old – HWY & Ryan Rd. area
- 58. Need for safer pedestrian infrastructure along old island hwy!
- 134. Needs safe bike route
- 154. Create a home for all the volunteer performing arts organizations! – Old Canadian tire building?
- 160. Need safe biking route to connect E+W Courtenay



## North Island College

- 1. Save these trees please!!
- 68. This intersection is problematic for drivers. There is significant delay at the lights
- 69. Park not used – save maintenance cost – sell it
- 70. Protect this natural area – no more car lots if (trails, etc)
- 71. Walking access to college must improve



-18-

# In Their Shoes

## OVERVIEW

Participants were randomly provided a character card that described a fictional Courtenay resident. They were asked to imagine that if they were in "their shoes", how an update to the Official Community Plan could help meet that particular person's needs.

## WHAT WE HEARD

Suggestions from this activity were too rich and diverse to effectively summarize, so they've been transcribed and provided in their entirety on the following pages.

-19-



City of Courtenay OCP Phase 1 Engagement Report

-20-

## Jim Byskal

*Jim Byskal commutes every day for work by car, to downtown from a suburban neighbourhood in Courtenay. He is concerned about his carbon footprint and health, and wants to explore other modes of travel. How can the Official Community Plan update help Jim access more options for daily travel?*

### WHAT WE HEARD

- More bike lanes, more pedestrian walkways
- Secure bike stations with charging capabilities
- Incentives for low-impact cars – ie. Preferential parking lots downtown
- Hopefully traffic noise can be reduced so we can lower walls (like along Lenwick) so that cyclists/ walkers feel more integrated with the communities they are passing through!
- A connected cycling system throughout the City
- Support for folks who want to bike
- Transit info easily accessible
- Look to develop a more robust dedicated cycle network. Trails on urban + rural areas that offer traffic protected routes
- Expanded public transit to make it “the easier option”
- “Community nodes” in each neighbourhood that include local options for coffee, small groceries, etc. – cut down on car-based shopping trips
- Increase bus services – electrify our buses
- Jim should pull out his bicycle!
- Jim could organize a car-pooling group
- Jim could purchase an E-bike!
- Hopefully Jim likes to cycle, or is open to exploring this mode of transport to get to work - OCP has provisions for a much extended & upgraded cycling path network through the CV
- OCP has provisions for an extensive charging station network for EVs. With increased government incentives (federal, provincial, even municipal?). Jim could afford an EV - still can dependent, but no GHG emissions
- Expanded public transit using electric buses
- More futuristic perhaps, but when autonomous vehicles become ubiquitous, Jim could call up one of a community owned fleet which would pick him up & take him to work – no more need of use of privately-owned vehicles by everyone
- Frequency of buses in/out of Courtenay! Make biking safer + easier and plant more trees in the urban realm + make architecture + site planning visually interesting + pedestrian friendly so that Jim will want to walk!
- Nothing works better to save on carbon footprint whilst maintaining good health is commuting by bicycle. Therefore, safe and hopefully scenic trails for bike traffic (refer to Edmonton River Valley bike trails) The more away from traffic, the better
- The dream... Riverside trails for walkers and cyclists
- Build a femicular up the hill between North Island Highway and Lenwick Rd

-21-

## The Chans

*The Chans are a young family with one child and another on the way. They currently live in a one bedroom apartment, but would like a little more space for when the new baby comes. How can the Official Community Plan update help to ensure that there are diverse and affordable options for the Chans?*

### WHAT WE HEARD

- Change zoning to allow/encourage the plans for the "living City" plan – have high density along transit loop (as single family residences get replaced with smaller units in apartment buildings or condos - prices for homes (smaller homes) become more affordable for the chans (+for young people, for young families; + disabled people can have easier accessibility for socializing + services)
- Increase housing density in city. Combine retail with housing above. Mandate each housing development have a certain percentage of apt/suites that are affordable/locked in rental for low income individuals/families. Apartment complexes with on site daycare.
- Make it easier for property owners to densify their property
- Ensure future development require contribution to the pool of affordable + supportable housing
- Allow for more diversity of building & residential choices
- Allow for rapid development of co-op housing and other communal solutions
- Incentivize "green" developers to create market and income-driven rental units
- Avoid "ghetto-izing" affordable development – affordable +supportive housing need sto be among market housing + easily connected to amenities
- Replace old low-storey buildings with taller, better planned, multi-use buildings (commercial below, housing above)
- Infill + subdivide, eliminate minimum lot sizes cap mac lots + require multi-family units in alt developments
- Support tiny home + container home building on private property
- Encourage developers to create communal space to improve connection with neighbours
- Allow increased density in transit accessible zones
- Limit urban sprawl
- Encourage neighbourhood associations to reduce stress and increase social contact
- Ensure there are a variety of affordable housing options available
- Intergenerational
- Community gardens
- Walkable to park access
- Plan more townhouses – especially close to parks, schools, childcare and grocery transit
- Plan for more walking/mixed-use trails so the Chans can play outside
- Refresh the outdoor pool
- Plan a nature playground + other forest/nature spaces
- Introduce an indoor play/activity space for kids to use in the 7th months of rain !!
- Greater density in downtown core
- Create communities of modest 2 or 3 bedroom rental homes/townhouses/apartments close to amenities and schools to offer more options for walking and sense of community (or rent to own)

-22-

## Maria Erikson

*Maria Erickson has limited mobility, but aspires to maintain as much independence as possible. With the help of her cane, she would like to take daily walks to meet friends, go grocery shopping or access green spaces. How could the Official Community Plan update help meet Maria's needs?*

### WHAT WE HEARD

- Any areas that have foot traffic and no sidewalks, put sidewalks in. Public transit bring faster and go more places. Downs that aren't very good on downtown sidewalks or other high-density foot traffic areas be fixed if need to be.
- Mixed housing in residential areas, low level apartment blocks 3-4 storey with elevators in amongst single family areas. Allow suites in some houses. Ensure some parks are walkable for walkers, canes, scooters. Bus shelters so bus can be taken to grocery stores
- Increased multimodal paths... connected... accessible for all + mobility scooters.. and bicycles – increased public transit... accessible to all ... electric buses... – increased number of smaller area spaces
- Provide benches occasionally along pathways & in parks to allow 'rest stops'. Choose easily maintained materials that would minimize vandalism (eg. Wire mesh). Have wifi access in case Maria needs emergency services or can call a friend/family member to pick her up
- Develop density hubs & Mixed-use residential/commercial areas. Incorporate all transportation modes in transportation planning. Include pocket parks & small green spaces in all developments
- Low rise densification in the downtown area would provide a base for mixed size/cost housing – both owned and rented that would allow Maria to live in proximity to friends and amenities. Also living in the city centre allows for better transit options
- More micro-parks. Much better public transit. Smaller buses that run much more frequently. More sidewalks
- Clear signage indicating mobility friendly access
- Drop off/pick up spots near entrances
- Lighting + clearly marked obstacles
- Make transit free and readily available. I don't take the bus because the service is so sparse. It would take me hours to complete a 15 min drive. And the bus depot for inter-city transport was just closed. Clear message = public transport is not important

-33-

## Ben Mongeau

*Ben Mongeau is in grade three and wants to cycle to school. However, Ben and his parents find that vehicular traffic can feel intimidating or downright unsafe. How can the Official Community Plan update improve safety and comfort for Ben while he is cycling?*

### WHAT WE HEARD

- *The cycling coalition offers Bike Rodeos to the elementary schools. Take part and learn the rules of the road. Don't be afraid to ride on the sidewalks if there are no bike lanes and the auto traffic is heavy*
- *Have "bike club" in school to include primary (K-3) grades instead of just intermediate (4-7) grades. Focus riding in town, streets, city, not just trails and parks the more it is seen and done, the more awareness and common it is and becomes*
- *Designated bike routes clearly marked. On routes with less traffic when possible. With intermediate posted signs to remind drivers they are on a bike route*
- *Increase the number of bike lanes. Increase education for safe cycling (obey traffic signals/stop signs)*
- *Ben's parents should not be so concerned about their son. Vehicular traffic is part of city life whether that city is Courtenay or Vancouver. Ben will figure it out for himself with proper safety guidance from his parents. That said, Courtenay is growing and get has the same two bridge crossings that it did 50 years ago. There is advice need for a third crossing for cars. Once that occurs there will be less congestion for Ben*
- *Allow slow cycling on sidewalks for kids. Also ensure cycle lanes near schools. Put up signs - "children cycling" in hot spots. If it's really still unsafe in the area walk or run instead.*
- *Protected bike lanes; more traffic calming - such as lit speeding signs - bike signs. Opportunities for bike riding safety classes and trips*
- *More educational for drivers - can we normalize cycling and get drivers to be more aware - share the road ad & education campaign*
- *1. Take an instructional course (free) on urban cycling and safety (Nancy/Dylan) to build confidence. 2. More dedicated bike lanes. 3. Move in groups, look big, demand space. 4. lights, high vis, flags, horn*

-24-

## Azra & Ahmet Khan

*Azra and Ahmet Khan are empty-nesters, and they live in a new neighbourhood comprised solely of single-detached homes. They are starting to feel as though their home is too large to suit their purposes. They would like to downsize, and also stay in their neighbourhood. How can the Official Community Plan update help Azra and Ahmet?*

### WHAT WE HEARD

- Municipalities/chamber of commerce/CMHC, BC housing, etc – collaborate to fund & a local housing funding body to facilitate & offer mortgage financing specifically for in fill & secondary suites & coach housing & conversion of rest of homes like the Khans to multi- or mini home
- New condos with more emphasis on mixed-density: SF homes, low rise townhouse, mid-rise towers (carefully done!) – not like Kelowna!
- Where possible, carriage house development
- Developments with smaller lot sizes! Set up for small homes (<1,200 SF)
- Change zoning - # of unrelated people sharing a home co-housing that includes all ages. Zoning for including “tiny houses”
- 1. Get rid of R1 zones. 2. Allow suites, carriage homes & 2 unit houses on all sites – why provide better use of resources, increases population on older areas, provides a wider range of housing options, may make housing more affordable for entry level, increases housing units
- Not Airbnb – the “ghost hotels”
- Allow secondary suite of some description. Work @ N.I.C. to provide accommodation for a student
- Increase the access and opportunity for carriage house zoning – or multi-family create and open up front & back (alleys) to allow double frontage
- Transit & car pool options increases + smaller move walkable travel zones
- Incorporate mixed-density housing into our neighbourhood (adjust zoning) – (eg carriage homes) – secondary suites
- “Change zoning” Allow for rentals and Airbnb
- If they could afford to create an apartment from example the upstairs land, with private outside access, they could make the ground floor into their own apartment. In this way the neighbourhood they enjoy could accommodate them in a smaller space, and also welcome new renters who like the neighbourhood, or new owners



-25-

## Pamela Elisone

*Pamela Elisone is a small business owner who is looking for an affordable commercial space where she can expand her business. How can the Official Community Plan update help Pamela?*

### WHAT WE HEARD

- *Look for densification in areas that would support her business*
- *Ensure that downtown stays free of "big boxes" and focuses on space for smaller enterprises. Perhaps some incentives for landlords some of the older buildings downtown to fix the aging infrastructure and make it more amenable for smaller businesses. Close 5th street one day a month to all traffic to allow people to get up close to the local shop in the area*
- *Allowing for easier transit through downtown core to provide Pamela with customers. Likewise, lowering rent costs for someone starting out would only benefit in the long run.*
- *Perhaps be able to share space with another business. Depending on the business – access to neighbourhoods. Eg - there us a business in my neighbourhood that is run out of the house – log house construction not just a B+B or yoga studio*
- *Cooperative community commercial space*
- *Develop old thrifties store to provide small spaces for "comarket" area & small businesses*
- *Depends on what sort of "small business" she owns. If retail, the OCP can encourage better use of downtown parking lots, with room for store space. (eg - build storefronts along Cliffe between 5th & 8th, while retaining parking space in the back) - also at 4th & Duncan*

-38-

## Tessa Harry

*Tessa Harry is a North Island College student who is close to graduation. She is hoping to find local housing and a great job in her field after graduation. How can the Official Community Plan Update help Tessa?*

### WHAT WE HEARD

- Need for affordable housing and well paying jobs (a range of opportunities)
- Housing - official community plan to monitor occupancy/vacancy rate as well as affordability of housing. Encourage density in areas where public transportation is available and in communities where it is easy to walk/ride bicycles
- Work - I think work and affordable housing are connected. I think employers will seek coming to the community if they can find a work force who can afford to be here
- Conduct a local area plan for the region around NIC & the hospital
- Zone the land around the college for higher density housing, including specialized "staff" & "student housing". Allow secondary suites & coach houses to all existing single family dwellings. What is her "field"? Encourage mixed-use development, including ground floor commercial, 2nd floor office, upper floors mix of market & non-market housing. Encourage the city to develop its own "public" non-market housing!
- More rental spaces. More zoning for rental. Building apartment buildings but not devoting much space for cars.
- Stop requiring parking spaces in new builds. More bike lanes for easy safe transportation (cheap)
- Tessa's age is a consideration
  - If young - NS - NIC - she needs breadth of experience - she should look outside CV for similar (small size city) or different (not on Vancouver Island or even BC but where career opportunities are greatest). If her long-term plan is to return to CV - she should check on emerging job opportunities.
  - If recently student, she might have other responsibilities (ie children, aging parents, spouse, mortgage). She needs to climb laterally - self employment experience + volunteer in career area she hopes to evolve
- If a good match between study-diploma - career - welcome her as a tax payer
- ALL OF THE ABOVE OCP - could coordinate C) Com/NIC to advise on above. How effect is the career fair with respect to transition options:
  - Promote affordable housing
  - The OCP will have a range of affordable housing options. A range of businesses, small to large, will be (accommodated attracted) in suitable areas around the Valley...
  - Ensure that there is affordable housing - finding room-mates (right now there is not enough affordable housing)
  - Jobs that cater to the "young" population
  - A good transit system would make her costs less
  - Location is key ... walkability
  - It is critical to keep her in the community. Small towns don't grow because young people move away. Courtenay needs more \$20-35 per hour jobs. What about room + board opportunities??
  - Where is the job - say a nurse
  - Needs low cost housing to start
  - CO-op housing near bus routes
  - And the buses need to go near parks + trails so nature is accessible to everyone
  - Provide more affordable housing of course with eye toward housing constituting only 25% - 30% of a persons net income. I'm not sure how the OCP can help with her "great job in her field". I will say that, if she wants to remain in CV, then her field needs to be health care, especially geriatric (sp.). The OCP can provide opportunities in the arts, especially street art and festival art opportunities.
  - Need attainable housing
  - Job? - NIC needs to have list of businesses and trades that need her!

-27-

## Darsh Singh

*Darsh Singh is an arts and culture enthusiast and would love to see more cultural opportunities within Courtenay. How can the Official Community Plan help Darsh?*

### WHAT WE HEARD

- *Develop an A + C criteria set through which to assess new developments. Create aesthetic + AC identities for each neighbourhood. Host biennial events to host temporary art installations from visiting artists. Work with businesses + institutions to develop a public art program - pair with local artists for new installations. Establish parks + AC program to develop aesthetic + art themes for each park*
- *Courtenay is "Rich" in the arts so lots of opportunities (but not much money). He should use this heritage to develop his skills*
- *Elevate arts to of equal importance as health + safety. Fund public art (ie the bridge could be used for a mural). Encourage private + business support of arts + donor*
- *Culture initiatives*
- *Profile, promote + build on the many cool projects that occur at present. CV as cultural destination*
- *City funded exhibits: banners, statues, interactive displays. More funding for groups to facilitate art events, projects, etc*
- *There are lots of opportunities in the community, but not a lot of opportunities to get together. An ARIS centre with a wide mandate could help, but I would be worried of undermining existing groups. This stuff can be political. Arts education and community arts are important to me. Integrate with schools and college - build on existing resources*
- *IMO there are quite a few arts + cultural (from what I here) ops. In Courtenay the ones I know about: Cyonic, lots of choirs, music fest, the museum, Canada Day, Elevate, Regular music ops and open mike events in various public houses (bars). The art gallery, watch the activities around the fibre shed, community schools + garden at Lake ---- I suggest: and info exchange & many more community/public post your event/business/ideas boards; and fostering places where people can gather; also help fund the things we have now ie music fest which provides volunteer opportunities for hundreds environment; step up inter agency exchange ie - between immigrant welcome centre with Arts Community (should Darsh be a new comer/ESL learner)*

-28-

# Game Changing Ideas

## OVERVIEW

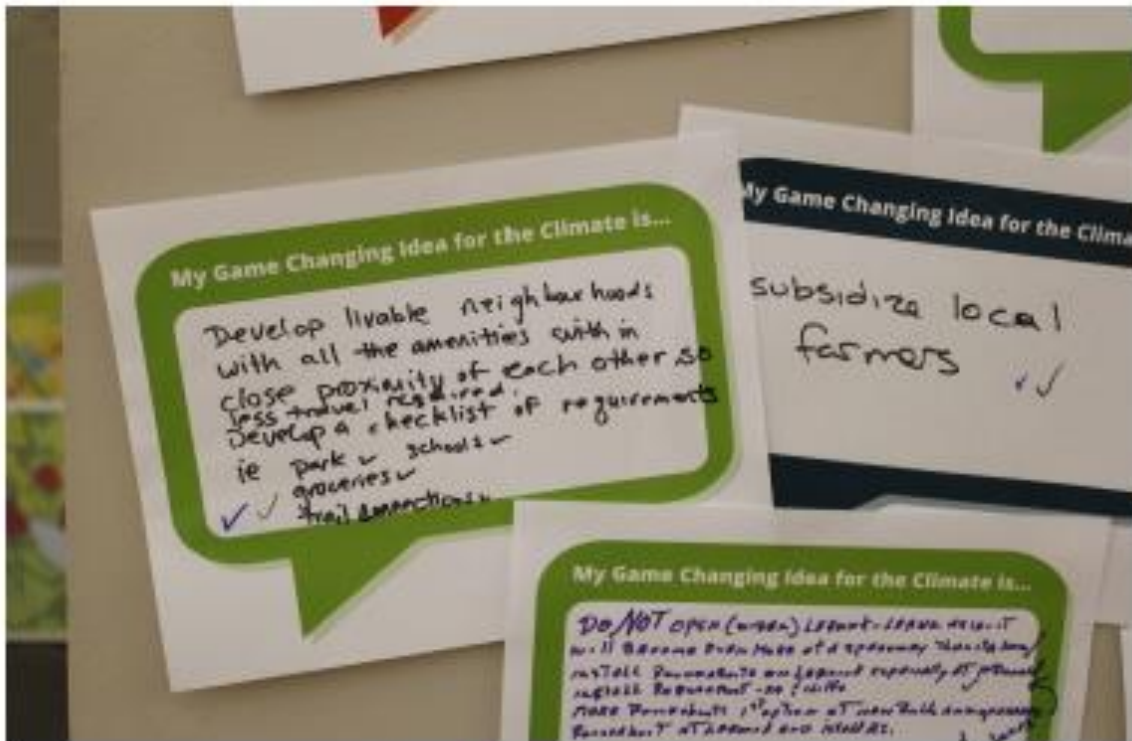
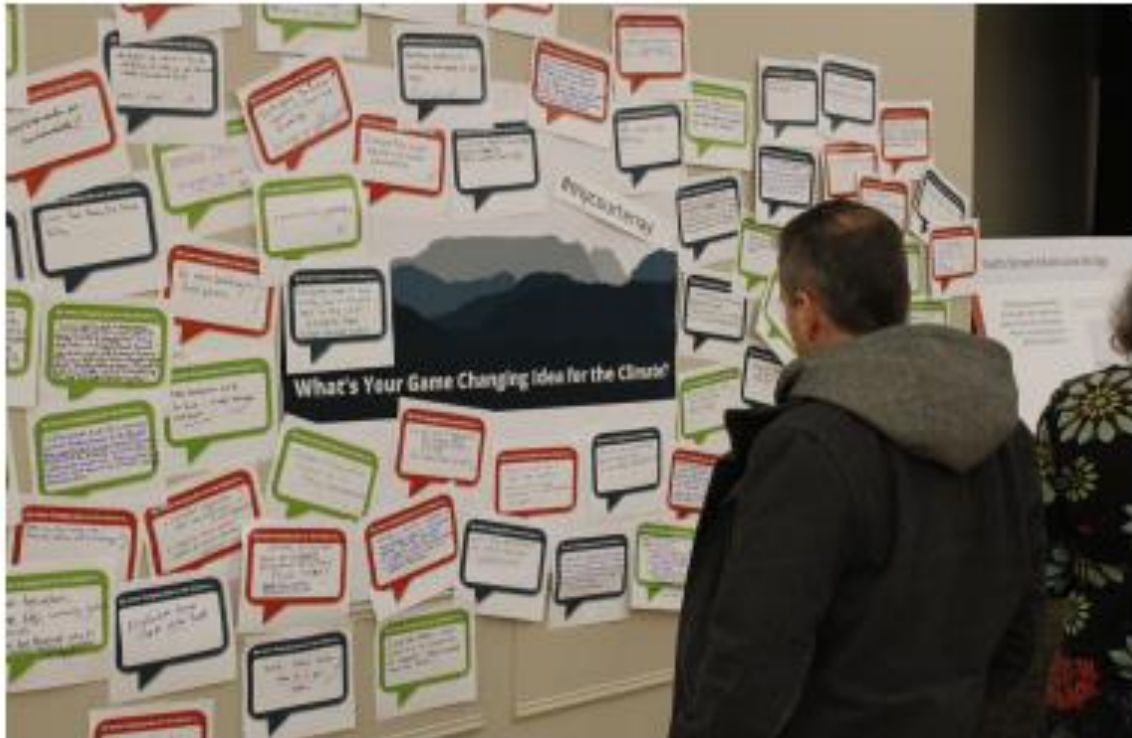
Participants were asked to share what their game changing idea for the climate is.

## WHAT WE HEARD

159 participants shared their ideas. The 'wordcloud' on the following page summarizes the most frequently used words - the larger the word, the more often it was identified in participant ideas. For reference, all verbatim comments are listed in *italic* and a full list can be found in the Appendix.

Although unsolicited, several ideas were given a star or check mark by other participants. Below is a list of those that were most 'liked':

- *Improve and add 18 walking trails so that we can depend less on our cars. And safe bike routes too*
- *Stop burning!!!! (anything)*
- *Less lawn*
- *Social procurement of food + supplies. Eliminate homelessness live light/minimalist more urban forests*
- *Rely on + build up local food systems*
- *Promote local small businesses to decrease transportation of good*
- *Subsidize local farmers*
- *Public washrooms + access to water all year*
- *Develop livable neighbourhoods with all the amenities with in close proximity of each other, so develop a checklist of requirements (i.e. park, schools, groceries, trail connections)*
- *Neighbourhood walkability and vibrant centres and more trees along sidewalks (connected centres)*
- *Better bus, hiking, walking routes. More solar lights on trails and walkways*
- *Keep development out of low lands, & repair damaged marsh lands*
- *Permeable "pavement" in all new commercial parking lots*
- *Make Courtenay more walkable/cycle friendly by increasing connectivity!*
- *Restoring historic streams and water ways --- removing rip- rap*
- *Move central builders. Make it a green space*
- *Waterfront acquisition plan (sea level rise/climate adaptation)*
- *Withdraw from the foreshore & turn it into a greenway*
- *Reducing motorized vehicles in the parades due to health risks for the children who are sitting to close to the exhaust systems*
- *Ban single-use plastics*
- *Monetary incentives for installing solar panels on your house*
- *Composting would reduce our waste substantially*
- *Green building codes that incorporate clever energy + standards*
- *Keep the trees only allow redevelopment of existing sites*
- *Community gardens*
- *Subsidize local farmers*



City of Courtenay OCP Phase 1 Engagement Report

-30-





-32-

# Mayor for the Day

## OVERVIEW

In this activity, participants were given 16 tokens and asked to place them in the 'buckets' that aligned with their top climate friendly priorities.

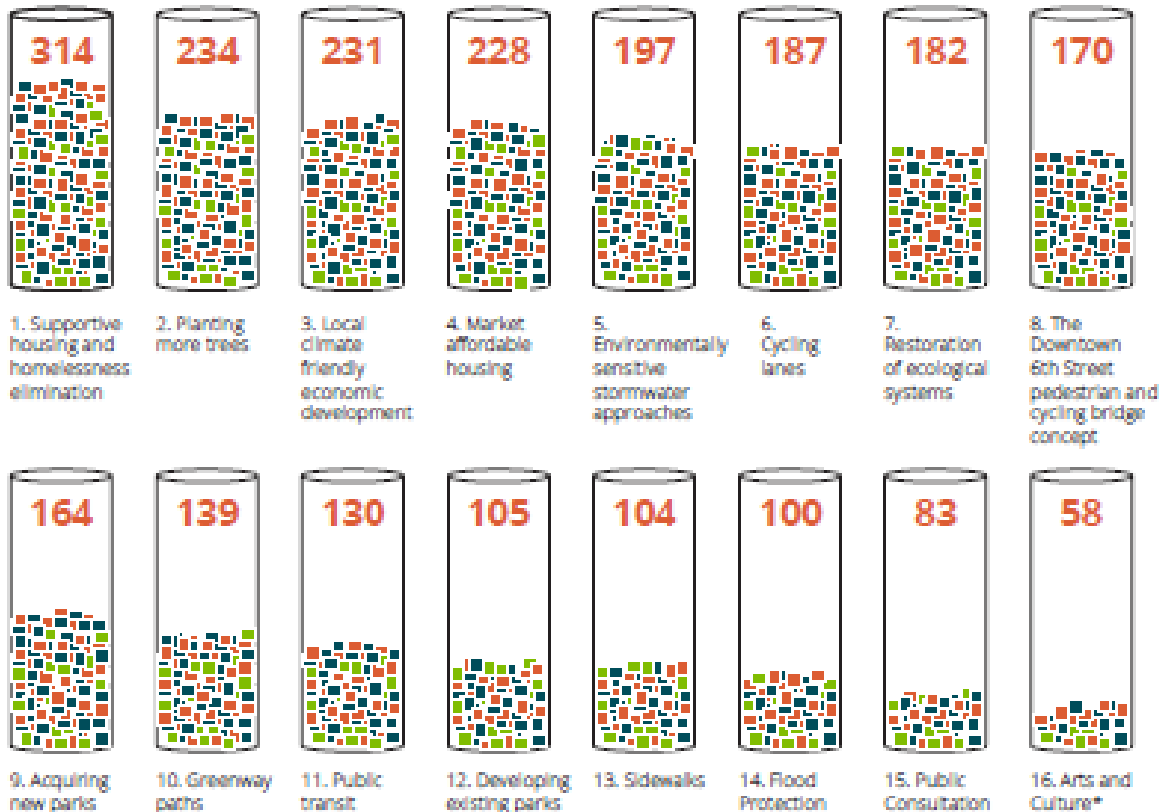
It was mentioned that priorities determined by City Council are 'spent' in both dollars, in-kind support (e.g. land or equipment) and in human resource time of staff to work on their priorities. Tokens could therefore represent both time and/or money.





## WHAT WE HEARD

Below is a summary of how participants prioritized their budgets. \*Please note that the Arts and Culture value is relatively lower than would be expected and is likely due to an accounting error.



## ADDITIONAL SUGGESTIONS

Other categories beyond those provided were also suggested, such as:

- Investing in solar initiatives/green energy
- Public washrooms and drinking water downtown (available to public)
- Amalgamation of Courtenay, Comox, and Cumberland
- Use of electric vehicles in public transport (dart, school bus, etc)
- Revitalizing existing neighbourhoods (ie. Fitzgerald & England area) - close to downtown that are already close to amenities (ie. schools & transit)
- Protecting wildlife corridor

-34-

# Design Courtenay!

## OVERVIEW

This activity offered the opportunity for residents to collaborate with a graphic facilitator in visually representing their ideas for the future of Courtenay.

## WHAT WE HEARD

Numerous themes emerged through this process:

### Strategic Redevelopment Opportunities

- Focus on core downtown
- Transit connections to outlying areas
- Redevelop Thrifty's and Courthouse into "Urban Village" including
  - Services
  - Housing
  - Farmer's Market
- Move Courthouse, RCMP, City Hall to Central Buildings Site to Westerly

### New or Preferred Forms of Development

- Mondo Housing - scheme for shared ownership of housing lots as a modular fourplex arrangement - targeted at people downsizing or first time owners
- More 'Creekside Style' medium density that is community-oriented and kid friendly
- Allowing up to 6 storeys in specific zones
- Mixed use; wood frame; underground parking
- Social and affordable housing

### Interconnected Greenways and Waterways

- Integrated walking pathways and wildlife corridors; connecting community and recreation
- Cycling infrastructure including separated lanes on main roads, designated bike roads through neighbourhoods, and bike trails for inter-community travel
- Layered waterways that balance watershed health with amenities, business, and residential development - including a gradient of 'social edges' between businesses setback from waterways

### Layered Approach to Planning for Growth

- Community hubs/neighbourhoods - basic needs met within walking/biking distance
- Supported by larger gathering areas for events, culture, etc. and public transport
- Regional transportation for in and out of community

### Amenity Focus

- Connectivity between waterways and estuary - for kayaking, walking, cycling
- Buffer zones between urbanization and wildlife corridors

### Strategic Withdrawal from the Floodplain

- Retreat and revegetate
- No new infrastructure or development in the floodplain
- Remove buildings and infrastructure
- Change wording from "Flood Protection" to "Floodplain Restoration"
- New uses in the growing setbacks, including tourism, boutique commercial that is removable

### Urban Agriculture and Composting

- Connecting higher density housing with local composting facilities
- Allowing chickens within urban areas

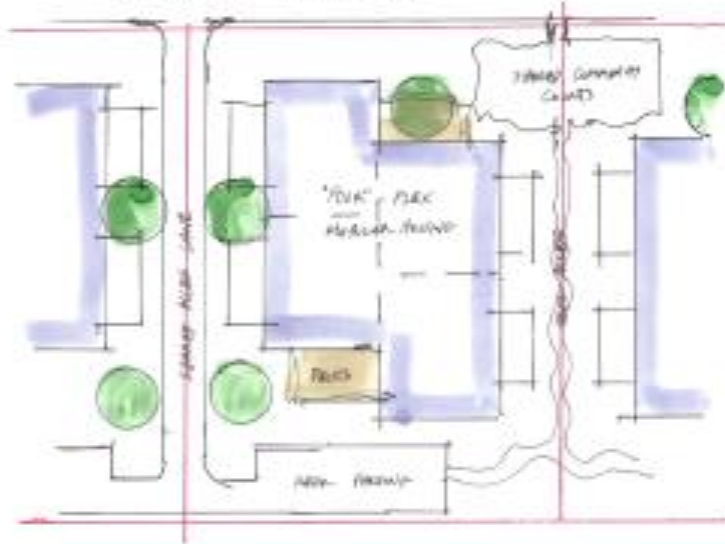
-35-



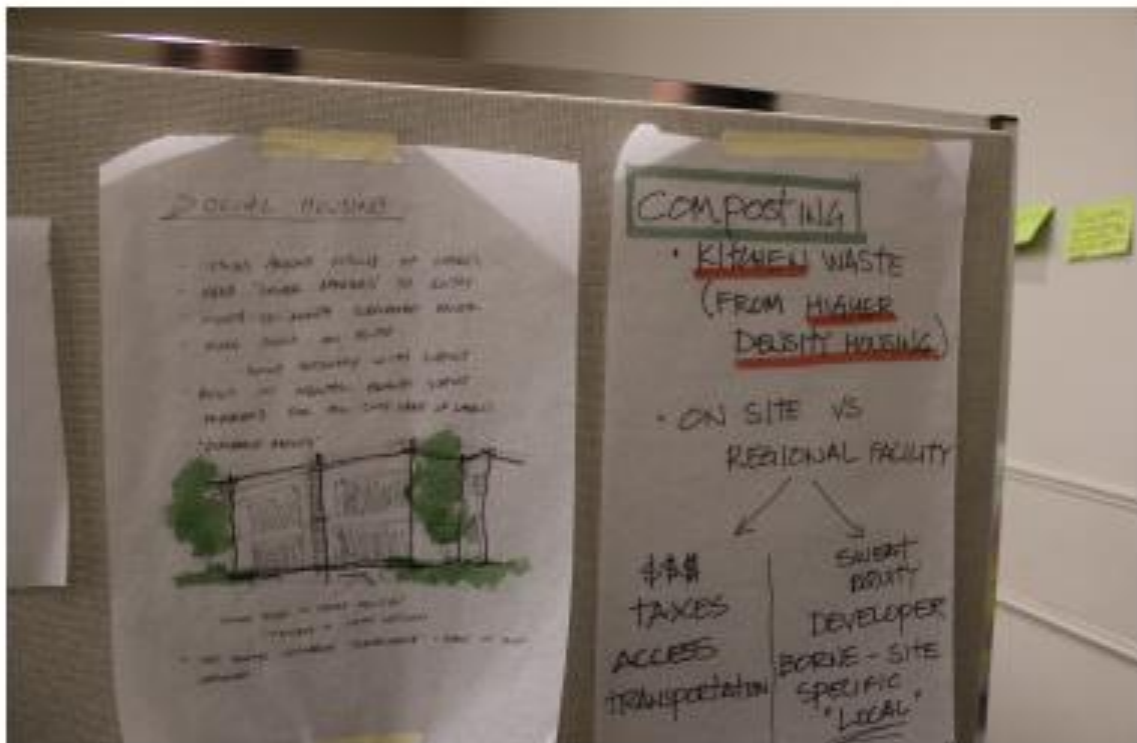
City of Courtenay OCP Phase 1 Engagement Report

-36-

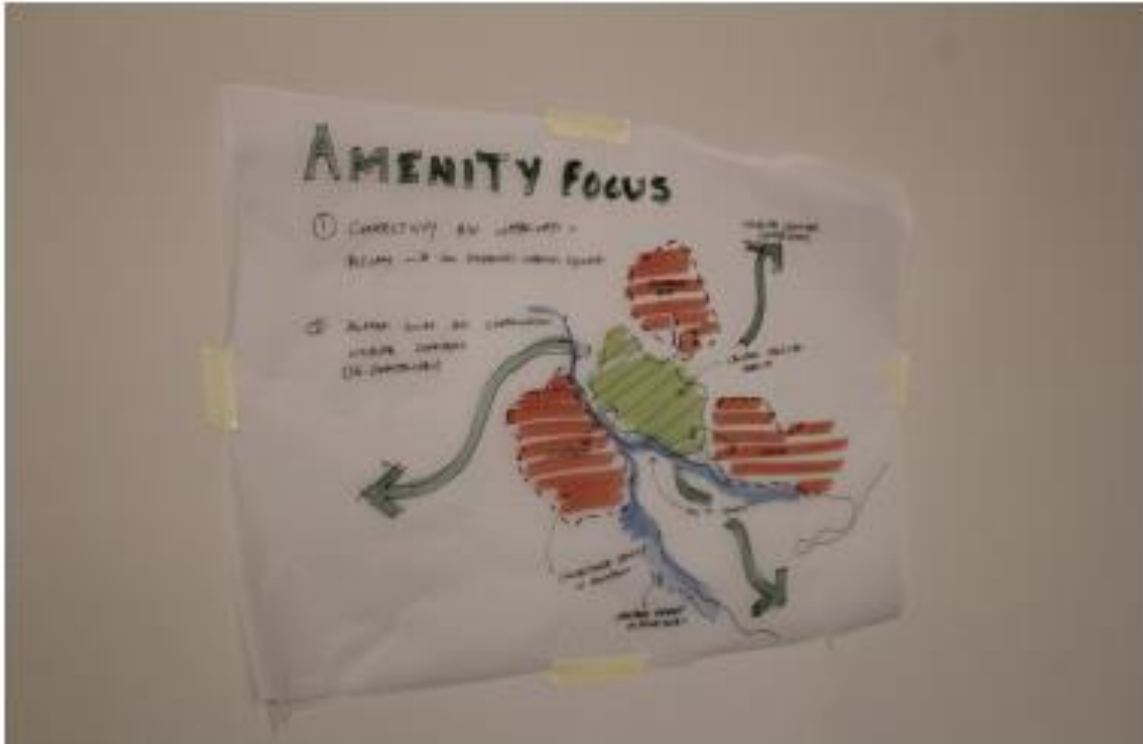
### "MONDO" HOUSING



SCHEMATIC OF SPREAD OUTLINES OF MODULAR HOUSING LOTS - DENSIFYING FIRST TIME OWNERS



-37-



City of Courtenay DCP Phase 1 Engagement Report



-38-



-39-



City of Courtenay OCP Phase 1 Engagement Report

# Interactive Panels

## OVERVIEW

Several interactive panels invited participants to provide their input relating to their vision for the future, hopes and fears, perspectives on change, and insights relating to climate action and adaptation. The emergent themes are outlined in this section.

## WHAT WE HEARD

Cast your mind forward 10-20 years into the future. Imagine a Courtenay that is beautiful, prosperous, healthy, equitable, and carbon neutral. What does your life look like there?

Participants provided approximately 180 individual comments in response to this question. Emerging themes are listed below, along with representative examples of comments that are captured directly in the words of participants. The themes with the most comments are listed near the top.

### Fewer cars and less car infrastructure

- *Don't own a car anymore - relying on frequent bus service*

### More spaces/infrastructure for walking and cycling

- *More enticing walking and biking routes*

### Plenty of green spaces and street trees

- *More green outdoor space with shade trees and public art and connected walkways*

### Access to natural areas and trails

- *More focus on and visibility and use of the Courtenay River*

### Protected natural areas (e.g. shorelines, rivers, wildlife, forests)

- *All rivers are kept natural*

### Improved transit (e.g. greater frequency, better schedule)

- *More efficient public transit; fewer cars*

### Green infrastructure (e.g. raingardens, green roofs, trees, urban food gardens, electrified transportation)

- *Parking lots are porous not paved*

### Green energy (e.g. use of local power, solar panels, no natural gas)

- *Green energy in all new development*



-1-



City of Courtenay OCP Phase 1 Engagement Report

-42-

**Green buildings and healthy homes**

- *Live in smaller footprint house (less than 1100 square feet)*

**More supportive housing (e.g. seniors' housing, social housing, affordable housing, accessible housing, addressing homelessness)**

- *More social housing in all areas of City*

**Vibrant, walkable, prosperous, safe downtown**

- *A vibrant and "cute" downtown with walking connectivity to residential areas*

**Compact development/growth**

- *Compact, walkable, and accessible. Building up instead of out. Reclaiming green space. Connecting people with amenities.*

**Clean environment (e.g. clean air, no pollution)**

- *Ban on plastic*

**More public art and arts amenities/facilities**

- *Public art with a map to follow it throughout the city*

**More / better jobs (e.g. larger number of smaller businesses, green tech jobs)**

- *Well paying jobs available*

**Amalgamation with Comox and/or the region**

- *Amalgamation of the whole region*

**More community spaces**

- *Plan for more community gardens - community gathering spots*

**More inclusivity and stronger sense of community**

- *Friendly to seniors, youth, and children*



-43-

### What are your greatest hopes about how Courtenay could change over time?

### What are your greatest fears about how Courtenay could change over time?

Participants provided approximately 110 individual comments relating to their fears and approximately 120 relating to their hopes. Emerging themes are listed below, along with representative examples of comments that are captured directly in the words of participants.

Themes most commonly referenced are included here, with the most commonly referenced listed near the top.

## HOPES

### Transportation focuses on walking, cycling, and transit

- *Become an example community for non-vehicular transport*

### Lots of green spaces and protected natural areas

- *Become a living city with urban forest and green space*
- *Protected wildlife corridors*

### Compact planning

- *Apply smart growth, densify and good transit*

### Green infrastructure

- *New innovative building and infrastructure design! More raingardens and re-greening streets like upper 5th Street*

### A focus on sustainability

- *Become a community that "lives" sustainability at all levels*
- *Courtenay will become a leader in progressive climate action*

### Strong community

- *Building a community of hope, action, and positive support*
- *Increased opportunities for connectivity and community building*

### Attainable, affordable, and social housing

- *More lower cost housing so more young people can afford to live here, as well as those on fixed incomes*
- *No homelessness*

### Spaces for community gathering, including for arts and culture

- *Community gathering spaces that are covered and can sit*
- *Become a cultural nexus – need a visual arts presence*

## FEARS

### Too much traffic / cars / car-dependency

- *Too car reliant – planning all around cars*

### Sprawl / poor growth

- *Big house and big box stores and big roads, versus community (and) people living closer to services [with] increased density*
- *Cheap, inefficient mono-type residential growth*
- *Excessive suburban car-oriented forest destroying development*

### Loss of green space

- *Green space torn up for mansions*

### Loss of nature

- *Destruction of its forests, green spaces – too much black top and too many parking lots*

### Environmental damage

- *Not enough environmental protection*

### Inadequate planning

- *No change – great plan with community input [but] no action*
- *Poorly planned densification*

### Housing inaffordability and inequality

- *Rich people price regular people out of housing*

### Too much population / overcrowding

- *Less room to grow food*

--

### **As we think about how we manage growth and change... What aspects of Courtenay should remain the same? What do you cherish that must be protected?**

Participants provided approximately 100 individual comments relating to "aspects they would like to keep the same" and approximately 140 relating to "aspects they would like to see change". Emerging themes are listed below, along with representative examples of comments that are captured directly in the words of participants.

Themes most commonly referenced are included here. There are fewer listed themes for this question compared with some of the others, because the input was overwhelmingly focused on wild/natural spaces and parks and trails.

## **ASPECTS TO KEEP THE SAME**

**Wild / natural spaces, including their health/cleanliness and public access to them (e.g. forest, estuary and waterways, beaches, wildlife corridors)**

- *Access to natural areas, beaches, river sides*
- *I cherish swimming at Lewis Park at last high-tide of the day, recognize how world class this is and protect it*
- *The river and salmon habitat*

### **Parks and trails**

- *Love the walkable and bikeable trails through green space and along waterways and beach*
- *Public space parks, trees, benches, gathering spaces*
- *All the parks and trees as much as possible*

### **Downtown**

- *I love our downtown shops, stores, etc - want to keep them!*
- *Charm of downtown*
- *Downtown walkability*

## **ASPECTS TO IMPROVE UPON**

### **Natural area protection and access**

- *Protection of green spaces and urban streams*
- *No private land within 30 meters of rivers*
- *More trails*

### **Resource management**

- *Run off management and filtration*
- *Curbside composting*
- *Water conservation and local food production*

### **Transportation choices for walking and cycling**

- *Greater connectivity for walking and biking*
- *More safe bicycle and walking paths*
- *Safe bicycle path, separate from the road system*

### **Transit**

- *Incentives to stop relying on cars and start relying on buses*
- *Make buses free and more frequent*
- *Bus routes that make more sense*

### **Traffic and congestion**

- *Stop vehicle priority planning*
- *Too many cars downtown - houses with double garage*
- *Continued traffic calming - love the new upper 5th Street*
- *Reduction in traffic*

### **Sprawl and density**

- *Increase density in the downtown area and neighbourhoods surrounding*
- *Prevent additional urban sprawl*
- *Suburban subdivisions -> monster single family development*

### **Housing affordability and choices**

- *More low income housing*
- *Really robust affordable housing needed*
- *Affordable housing co-ops*
- *Where am I going to live and age? Very few independent living residences for seniors*

### **Homelessness and social supports**

- *More community resources for those who are facing homeless and/or addiction*
- *More services for children and youth in need*
- *More funding towards safety*

### **Wood stoves**

- *Stop wood burning*
- *Decrease wood smoke from residences*

-45-

## CLIMATE CHANGE

Participants provided approximately 330 individual comments relating to "mitigating climate crisis" and "adapting to climate change". Emerging themes are listed below, along with representative examples of comments that are captured directly in the words of participants. Themes most commonly referenced are included here.

### CLIMATE CHANGE MITIGATION

#### What are the barriers to reducing our GHG emissions?

- **Reliance on cars and poor transportation options**
  - *Low population density -> poor public transit -> continued car dependency*
  - *Poor public transit and bike infrastructure*
  - *Do what is in the City's power to impact - design transportation in a way that gets people out of cars*
- **Sprawl / poorly managed growth**
  - *City sprawling out instead of revitalizing existing areas where schools, transit, restaurants, shops, jobs are*
- **Lack of leadership**
  - *Lack of leadership and policies*
  - *Clear direction and role modeling by local governments*
- **Wrong mindset or lack of knowledge**
  - *The mindset that life is only livable if you drive a car*
  - *People refuse to use cars less - need "encouragement" and "incentives"*
  - *People fears of increased taxes*

#### What are the actions to reducing our GHG emissions?

- **Green transportation options**
  - *EV charging infrastructure*
  - *Density and public transit*
  - *Make walking and biking much more attractive. Not just a painted shoulder on the road.*
- **Green energy / energy conservation**
  - *A program to distribute affordable solar panels to all*
  - *Community owned electrical grid run off solar and other renewable sources*
  - *Get rid of wood stoves*
- **Protect and plant trees**
  - *Plant 2000 seedlings every year - get the school children involved*
  - *Stop cutting down trees*
  - *More trees - planting program and promotion*
- **Green housing and development**
  - *Adopt Step Code*
  - *Rooftop gardens, rain catchers, solar panels, etc*
  - *Only build energy efficient houses/apartments/stores*
  - *Housing retrofits*
- **Natural resource protection/support**
  - *Curbside composting*
  - *Encourage local grocery stores to step up "no food waste" initiatives... giving away almost expired food to local non-profits. Also incentives to buy local produce*
  - *All residents of the valley should be on water meters*
  - *Teaching people to prune and helping harvest excess produce*

-46-

## CLIMATE CHANGE ADAPTATION

Note: Many of the comments provided on the "climate adaptation" panel seemingly relate more to climate mitigation. Those comments have been captured above in the "climate mitigation" summary. The comments that follow are those relating specifically to climate adaptation.

### What are the barriers to adapting to a changing climate?

- **Wrong mindset or lack of knowledge and education**
  - *Change in behavior of comfort zones for people*
  - *Old ways of thinking and viewing growth and change*
  - *Deniers*
  - *General complacency*
  - *Education -> lack thereof*
- **Political and administrative challenges**
  - *Government inaction, mostly federal and provincial*
  - *Need to increase collaboration in planning between municipalities and regional district*
  - *Political polarization*
- **Developer actions and development patterns**
  - *Allowing real estate development to take the money and run*
  - *Greed of developers*
  - *Less pavement! Green subdivision*

### What are the actions to adapting to a changing climate?

- **Landscape and flood management**
  - *Protect remaining watershed/urban (30 m setbacks)*
  - *Site adaptive design*
  - *Plan for more parks, green corridors, wildlife corridors, protect riparian areas, protect floor plain, protect agricultural areas*

- **Manage water resources and prepare for drought**

- *Look ahead for water resources. Prepare for drought.*
- *Rainwater storage in winter for summer months*
- *Requiring landscaping to be draught tolerant - focus efforts on preserving biodiversity and ecosystem resilience*
- *Protecting waterways*

- **Local food**

- *Food security locally*
- *Urban agriculture, green roofs -> local food procurement for Courtenay institutions/org*
- *Encourage local farming - get a centralized plan to keep centralize*
- *Food security - increasing ways to feed ourselves in cities*



-48-

## NEIGHBOURHOOD HEARTS

Participants identified where their neighbourhood's 'heart' is located on an aerial map (see page 49). These responses will be used to help inform planning at the neighbourhood level.

Residents also offered input for the following question:

### How do you know when you've left your neighbourhood and entered another?

#### Experiential qualities

- *People stop waving when they drive by less smiling*
- *The "country" feel & charm + natural walking paths change to front drive single family homes*
- *When I cross the 1st bridge going north on cliffe from the old highway south and arrive by a farm field, rover, + flood plain*
- *Slow speed limits in neighbourhoods*

#### Roads or trail networks as thresholds

- *When I cross Menzies = 5th*
- *When I cross Huband going South on HWY 19*
- *When I leave Dyke Rd*
- *Pathways along estuary + downtown*
- *Bicycle connectivity from Andarta to one spot trail. Only about 1km*

#### Physical or perceived barriers

- *You cross the river*
- *Interrupted connectivity when walking/biking/ kayaking activities do not connect make them do so*
- *When crossing a street with vehicles going over 40 km/hr*

#### Land use changes

- *I start to see business -> my area is primarily residential*





-50-

# Letters to or From the Future

## OVERVIEW

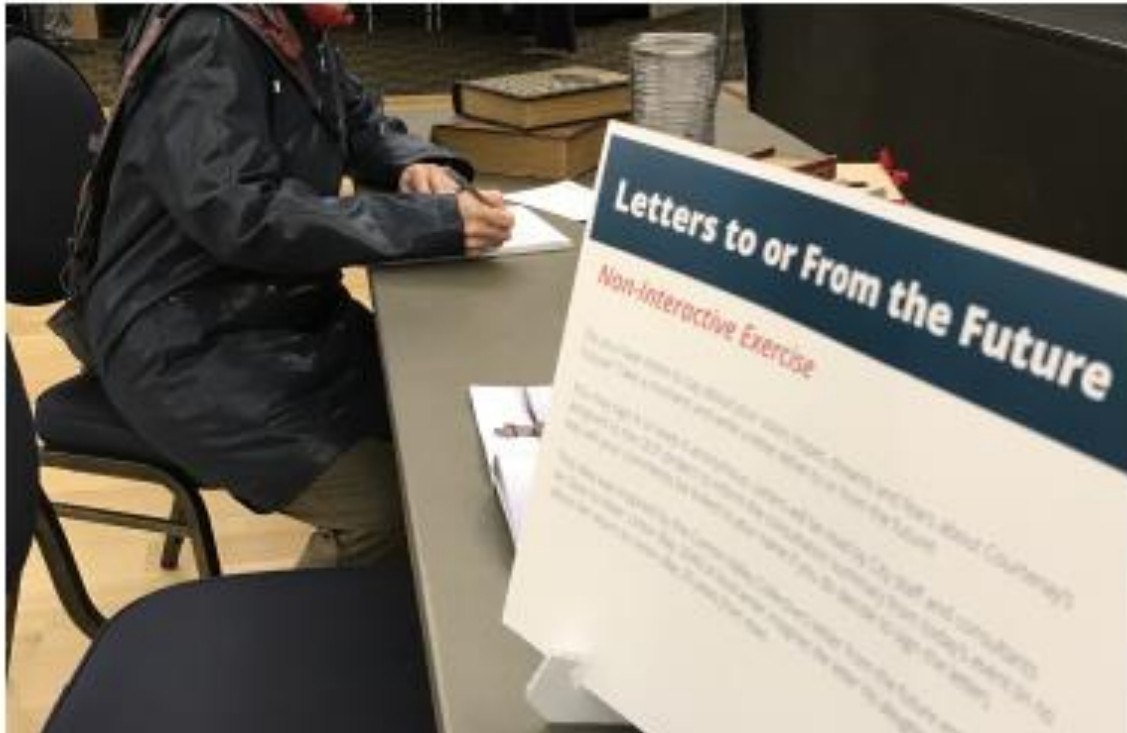
This activity was inspired and adapted from the Comox Valley Collective's letter from the future entitled: *You'll be Glad to Hear: Union Bay 2040* (A local writer imagines the letter his daughter will write him about her return to Union Bay 20 years from now).

Residents were asked to write letters to or from the future of Courtenay, outlining any visions, hopes, dreams, or fears they may have about Courtenay's future.

## WHAT WE HEARD

A full compilation of letters can be found in the Appendix.

-51-

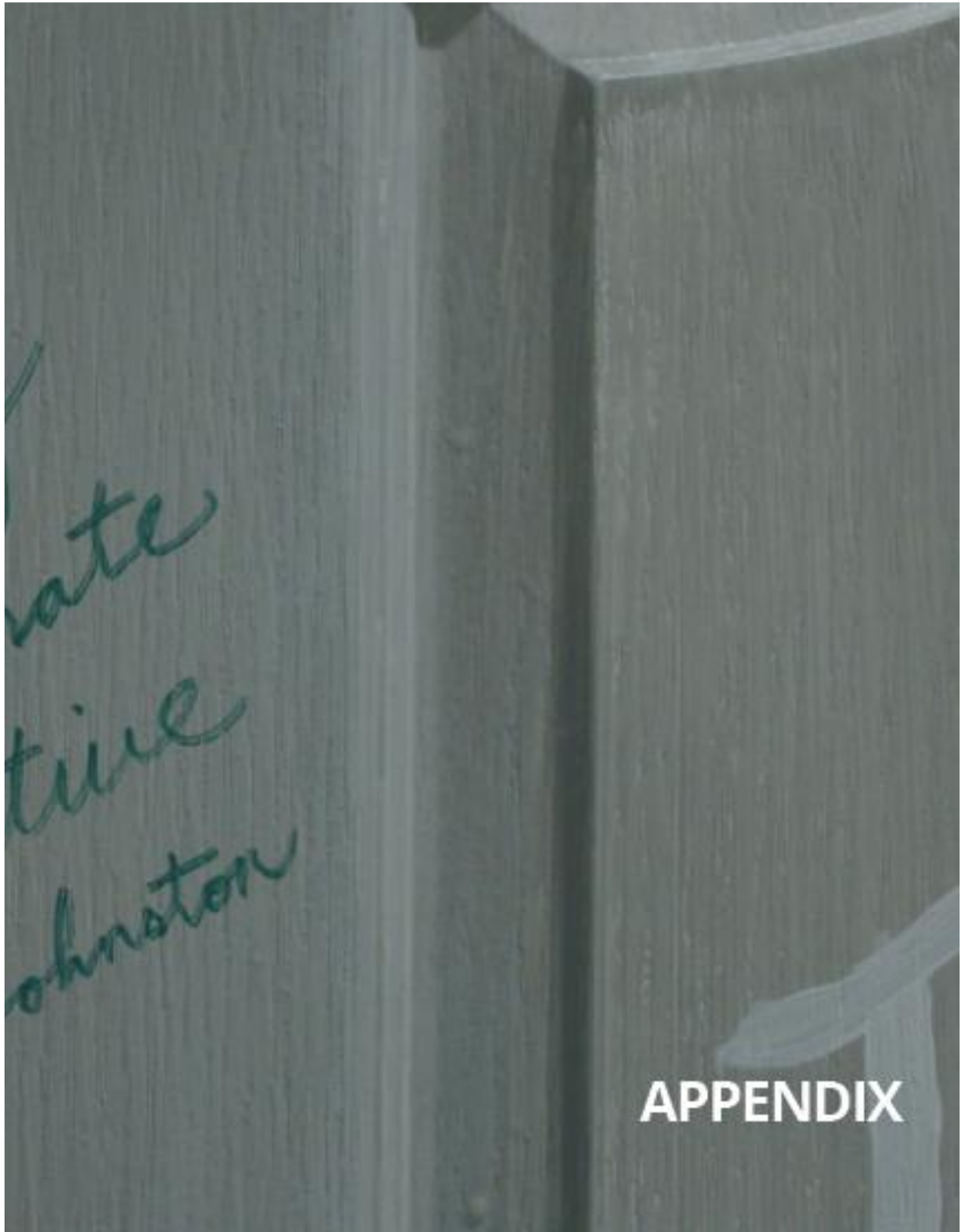


Dearest Citizen of the Comox Valley,  
What kind of ancestor  
do you want to be?

With love,  
a neighbour  
a friend  
a human being.







-58-

# Map It!

## VERBATIM COMMENTS

### CHERISHED ASSETS

- 7. Extend the riverway – restore stotan falls to public commons
- 8. Ruth Masters Greenways! – we need more of this greenery connectivity
- 11. Retain all side – walks in old city (one-side sidewalk in new area only)
- 17. Courtenay River Estuary
- 22. Wachiyay friendship centre
- 24. The gorgeous old cherry blossom trees
- 27. Airpark walk
- 29. Protect glacier view greenspace
- 35. Our recreational access to water is great!
- 40. Our recreational access to water is great
- 41. Our estuary – class A
- 44. Comox Estuary Kus-Kus-Sum
- 45. Flood plains/wetland habitat
- 46. Growing ‘human’ food on Farquartson farm
- 47. Library – please tend to the litter surrounding this beautiful building
- 49. Linden tree @ mudsharks corner
- 59. Protect food chain from predators to prey – especially owls and rats
- 60. Tsolum River
- 72. Forests, streams, green areas, more protections
- 81. Our own back (or front) yard gardens! Grow your own veggies
- 84. Our drinking water our watershed – keep it safe and available to all
- 88. Make this a public trail
- 98. Trail systems rotary + airparks (connect the two?)
- 106. Strong centre launching in spring ellen strong klassen
- 107. Lake trail community school garden
- 110. Lake trail community school !! (lots happening!)
- 112. Green space in the heart of “downtown” opportunity!
- 115. Roy Stewart Morrison/Puntledge & Stotan Falls
- 116. Morrison Creek!

- 117. Morrison Creek
- 131. Protect the down stream view from the 5th st bridge. From the proposal 6th St bridge. Make it as intrusive as possible
- 133. In our home, we love, love, love swimming in the Courtenay River at Lewis Park
- 142. Biodiversity, salmon, forest, river, animals, people
- 143. Vacant land next to river to service river activities
- 148. Puntledge River Puntledge Park
- 153. Lewis centre. Outdoor classrooms. Community schools
- 164. Trails and forests
- 167. Beautiful houses!
- 175. Preserve agricultural assets
- 176. Stotan falls area – trails, swimming
- 177. Puntledge Park
- 182. Keep big trees! Carbon Capture!
- 183. Bike paths. Forest trails. Beach access & fire rings. Walking paths in urban areas
- 184. Leave the trees & forests standing – they are a natural, solution to climate change

## OPPORTUNITIES FOR CLIMATE ACTION

- 1. Save these trees please!!!
- 3. Regulate toxic emissions from autobody + car painting
- 6. Waterfront acquisition strategy (parkland) – sea level rise
- 13. No sprawling houses to be built anymore along Arden Road – Keep it green!
- 28. Ban single-use plastics in stores
- 32. Link cycling infra structure – no idling bylaw – protect green space – more trees
- 33. Higher density in core instead of suburban sprawl
- 34. Reclaiming the natural streams – rebuild habitat, allow natural flood and control through smart design + natural river banks
- 36. Less dependency on fossil fuels
- 38. Natural Asset management plan
- 42. More housing in the core!
- 43. City hall/properties – transportation, schools, inform public

-55-

- 48. Solar powered municipal assets
- 66. Protect the Brooklyn Creek watershed (especially Crowne Isle)
- 70. Protect this natural area – no more car lots !! (trails, etc)
- 73. Parkland
- 74. Focus on re-development – preserve forest land
- 76. End logging in watersheds
- 85. Multi-use trail on rail bed (rotary trail extended)
- 86. Extend the rotary trail to meet up with trails in Millard's creek park
- 87. Strict agricultural land reserve! Some what we have left
- 90. More street trees and swales needed here!
- 91. More trees, and less plastic!
- 102. Restore
- 103. Kuskusum
- 119. Broad riparian areas with dense vegetation
- 169. The new "zero waste" store the local refillery
- 178. Pedestrian Greenway

- walkable community + decrease car use
- 57. Protected walk/bike infrastructure – old – HWY & Ryan Rd. area
- 58. Need for safer pedestrian infrastructure along old island hwy!
- 62. More social housing (for all who desire) – Scattered housing model
- 63. I would like to see paths cut through new neighbourhoods to shorten my walk to amenities like "paseos"
- 77. More patio homes + higher density housing
- 78. Need more patio homes and fantastic retirement living this area. There is a definite shortage and demand
- 79. More walkways and cycle paths put in this Crown plan
- 95. Sewer line out of the ocean!
- 97. Extend the Airpark walk to include Comox or all the way to union bay—make it accessible to walker, cyclists
- 99. More bike lanes needed
- 100. Roundabout @ piercy & 17th
- 101. Heading west bound on 17th st bridge there are 2 access lanes but the left one is underused as you can't access it until you are almost at bridge
- 108. Space for community garden if current location at Harmston developed. Please no dog park here
- 109. On demand, all-electric door-to-door public transit
- 118. More innovative approval to the uses and design of our process and greenspaces – more natural, identify and enhance (the "messy edges")
- 123. Residential/commercial recreational facility
- 125. Dedicated right turn lane to Comox – coming over 17th St. Bridge from 17th + Cliffe. – Cif more than 2 cars are turning left to Courtenay it holds up traffic to Comox
- 127. Zoning that supports meditation hall with accommodation, public gatherings...
- 129. Public accessible bathrooms in Downtown
- 130. Pedestrian bike overpass over bypass
- 140. Community Orchard/food park
- 141. Better connection of walking trails into/ through the downtown core. Continue the riverway trail through to simms/lewis park. 6th street pedestrian/bike bridge!!!
- 144. This lot tunnel into a river service area

## IDEAS OR ASPIRATIONS

- 2. Community garden
- 12. More open community park spaces (ie. Ways to promote this attitude)—small outdoor events – soccer days! — infrastructure that facilitates (ie benches, tables, platforms)
- 14. I would like to see more low-rise (4-storey) development
- 15. Our family lives greenway path through Courtenay along the railway. Now that we're in Royston, we'd love it to be extended to Royston Road to cycle + jog + avoid the highway
- 19. More compact homes & subdivisions
- 23. Old thrifty's developed for mixed use including housing
- 26. Consider separation on trail between pedestrians and cyclists to reduce conflicts
- 30. Dog park
- 31. Community Co-op
- 50. Safe + convenient bike + pedestrian river crossing
- 56. More mixed used development – to create a

-60-

with parking, picnic, washrooms, change rooms accessibly & loading for tubes, fishers, swimmers

154. Create a home for all the volunteer performing arts organizations! – Old Canadian tire building?

155. Permanent place for all year farmers market downtown

156. More bike racks. Bike racks within view of storefront. No smoking. Clean water drinking fountain available. Plastic Ban

157. Buy the triangular (for sale) lot at the corner be side the condensory bridge use it for parking, wash/change rooms, trail links. To support the wonder that is condensory tubers, swimmers, SU paddle boards, kayakers & fishermen use this area

158. Let's get city to buy the condensory triangle lot (currently for sale) and make a park for people on the river

159. Make a walking corridor along the Puntledge River. Make masters greenway, Morrison Creek + Puntledge Park continuous with estuary pathways

161. Everywhere in Courtenay – build small lots ability to have secondary suites in all new developments

162. Lodge lowlands (drainage detention) area for affordable housing on a low infrastructure RV park format with social service facilities

163. Culls care as a possible/desirable use in/ adjacent to neighbourhood parks – animating as neighbourhood designations and providing high “pualloos” space indoors or out

165. More play parks

166. More tree canopy as part of new development incentives for more tree canopy in older areas. Think older Vancouver, Victoria neighbourhoods – tree – lines at feet

170. Densify this land it has all the requirements listed on the charts. Go up, not so much sprawling – trails, electric car chargers, community gardens – load it up! 10 acres of casaloma

174. Charge a user fee for people who don't have a Courtenay address (using City Recreation facilities)

179. Identified neighbourhood groups + city liason

185. Perfect for an outdoor recreation site such as paintball or ariel obstacle course maintains the trees and expands recreation in the valley

## COMMUNITY HEARTS

5. Wachiy Friendship Centre

10. Access to water in the downtown

16. Close 5th Street – One-way loop up 4th + down 6th – cross streets open angle parking – add greenspace

18. Komox Estuary

20. Komox First nation

21. Komox Estuary

25. Public washroom

52. Think about closing off 5th street to traffic (create a pedestrian mall). Also, create a one-way traffic scheme to facilitate it

53. Access to public electrical outlets

67. Enough with the mansions!

83. Here is a place that is breathing life in the community. I come here to breath

89. Rotary trail

93. Morrison Creek eels tubing on the Puntledge Mt Washington. Mountain biking. Comox Valley Glacier Grannies

- Music: Simms Pk, Music fest

113. This is where I listen to owls

114. Streamside Roy Morrison Park

120. Encourage open subdivision developments not locked gates and ‘private’ signage

121. Share the harvest community garden

126. Community ARB centre needed

138. This is where I come to swim in the beautiful Puntledge

139. 5th St.

146 – the Puntledge, Tsolum Courtenay Rivers access

147. Develop neighbourhood identities/character/ personality

149. This is where families gather. Good age range

151. Access to water in the downtown

152. Allows me to have easy access to fun (rec center)

171. Land close to the City. High density. More people walking close to parks stores. Public wheelchair charging stations. Social evergreen seniors. Shopping, air park, pubs. Green space – public gardens. Close to Dr. Drug stores

180. Downtown core



-61-

## ISSUE OR PROBLEM AREAS

4. 17th St. – Poor cycling connections – need for bike infrastructure  
9. Speed on 1st street – few honour the 30 km/hr  
37. Council needs to think about the height  
39. Park not being used – looks scruffy . How about a pickle ball park  
43. Courtenay core – so many residents struggling with addiction, mental health + homelessness. Not a safe situation for anyone!  
51. Old Jigger's building is a mess & eye sore well as hostel on A Ave  
54. Re-open 4th pedestrian crossing at 5th & cliffs  
55. Expropriate – put road in from 18th St Bridge too 10th – make off leash dog park!  
• 61. Affordable housing & variety – decades of denying social issues like poverty, addictions – low paying jobs replacing higher wage resource sector  
64. Need a pedestrian crossing here to connect greenways with cut from Hahuk currently have to run fast across a busy road  
65. Lack of electric vehicle charging station. Developers must be required to install EV stations  
68. This intersection is problematic for drivers. There is significant delay at the lights  
69. Park not used – save maintenance cost - sell it  
71. Walking access to college must improve  
75. Airbnb everywhere – easy approval. Major barriers on approval of carriage homes & suites – a policy imbalance that will kill commercial hotel  
80. Too many executive homes! Lower income housing on Crown Isle is a joke!  
82. Lannan development used to be a beautiful crown land forest  
92. Homelessness or under housed – social isolation – addiction issues – elder isolation  
94. Wood smoke – need to reduce/remove woodstoves + fireplaces  
96. Dollar store junk! Grocery stores charge less for produce in plastic bags which doesn't give incentive for people to buy single items like fruit + veggies to put in their own bag  
104. How inconceivable is it that we have to raise funds  
105. Very poor lighting along this stretch of road  
111. Property theft, break in  
122. Walking over railway line from 8th st to McPhee – Rubbish, clothes, etc – constant railway

line a hazard to physically disadvantaged  
124. Rehab/detox/facility needed downtown!  
128. 4 way stop out  
132. Let's get serious about finding, developing creative solutions downtown: graffiti, vandalism, theft, addiction, and safe  
134. Needs safe bike route  
135. Have all the communities in Comox Valley share the costs for maintaining 5th street bridge + sports/rec facilities  
136. Traffic on 5th street close to vehicle traffic – create a walking boulevard  
137. Feeling safe downtown core – urgent issue!  
145. Parking, tubers, fishers, heavy traffic 1st waters development – congestion – possible loss of this resources  
150. Oil runoff from streets use oil/grit separator for storm drain  
160. Need safe biking route to connect E+W Courtenay  
168. Don't let developers destroy watersheds!  
172. Bike lanes going to Vanier and Farmer's Market and music festival  
173. Dangerous – no sidewalk/bike lane for pedestrian/cyclists down vanier – accessing sports center/G.P. Vanier  
181. Increased density requires playgrounds

# Game Changing Ideas

## VERBATIM COMMENTS

1. Connectivity by walking and biking
2. Composting services
3. More solar panels as a source of energy and incentives to install these
4. Urban Agriculture (allow for chickens)
5. More frequent buses
6. Ban wood burning
7. Improve and add 18 walking trails so that we can depend less on our cars. And safe bike routes too \*\*\*
8. Increase density in older areas – infill, suites, 2 units on all lots, carriage homes
9. Stop burning!!! (anything) \*\*\*
10. Be proactive not reactive. Get ahead of the game by doing it now... then you can talk about it at your leisure. And improve it. Lots of things to be done now. Small things but it gets it started
11. Less lawn \*\*
12. Promote green roofs \*
13. Burn garbage to create energy
14. Keep Comox lake clean – No lugging around it, no boats?? – don't know \*\*
15. Funding for the arts – a restaurant in CVAG
16. Social procurement of food + supplies. Eliminate homelessness live light/minimalist more urban forests \*\*\*
17. Rely on + build up local food systems \*\*\*. Promote local small businesses to decrease transportation of good \*\*\*
18. Transit. Can't get to Campbell river, Powell riv. Ferry or airport on a Sunday. Can't get anywhere on a stat holiday! \*
19. Build dykes or beams – preserve wetlands, don't develop floodplains electrify transit & city vehicles \*\*
20. A small step to decrease population & air quality - adjust traffic lights to accommodate moving traffic. Add left turn signals at particular intersection to decrease car idling - no wood burning
21. Investigate use of permeable parking lots + driveways to mitigate flash flooding of storm drains\*
22. Subsidize local farmers \*\*\*
23. Public washrooms + access to water all year \*\*\*\*
24. Ensure cycling infrastructure is improved every year. The number of e-bikes sold each year is impressive!
25. Educate people. Have a recycle competition. Make a useful, sellable item from waste. 1st prize – professional help developing a business plan
26. Develop livable neighbourhoods with all the amenities with in close proximity of each other, so develop a checklist of requirements (i.e. park, schools, groceries, trail connections) \*\*\*\*\*
27. Greenfield development should be made to plant and maintain street trees in parts pf town that are lacking green
28. Do not open (widen) Lerwick – leave as is – it will become vent more of us speedway than it is now! Install round about on Lerwick especially at McDonald install roundabout – 2 & elfe – and bike lanes \*\*\*
29. Make roundabout 1st option at new builds [.....?] \*\*
30. Ensure compact downtown. High taxes on properties that are not sold or tented out. Use the downtown land for elder housing
31. • Continue with increased connectivity for bicyclists and pedestrians ... 6th street bridge ... yes!
32. Dyke route
33. Lake trail to Arden
34. Behind superstore ... \*
35. Neighbourhood walkability and vibrant centres and more trees along sidewalks \*\*\* (connected centres)
36. De-centralized water infiltration galleries!
37. Educate folks about how to live "small" and "slow" – listen to our youth + the wisdom of our indigenous neighbours ...
38. Increased safety for major traffic thorough fares. Cycling lanes on Ryan + dyke roads & on Cumberland Road up to connector
39. A lot more communication, education, & getting involved ("doing not telling"). Like this forum! Food job Courtenay city; keep it up!!!
40. Plant more trees to replace those lost thru development
41. Better upearned rises – hybrid \*
42. Better bus, hiking, walking routes. More solar lights on trails and walkways \*\*\*\*\*

43. Neighbourhood based climate action projects
44. Every development needs green space around it. Businesses – housing – places for seniors, children, employees to sit under a tree, smell flower business, walk a path – it will be beautiful \*\*
45. Implement the 'living City' Plan
46. Encourage/subsidize EV charging stations – big box stores with large parking lots to add EV stations. Plan for Gas stations to add EV
47. Make Courtenay a salmon safe city
48. Build a protected bike route between Courtenay + Comox. Build one between Courtenay + Cumberland too – then – you'll get more people on bikes!
49. Less dependency on fossil fuels
50. Undeveloped flood plane – parks + green space / temporary use
51. Urban agriculture, green roofs; community gardens/ orchards, local food procurement policy for Courtenay institutions & organization with targets \*\*
52. Electric buses! Bring "pace" to BC, to CV – pace properly assessed clean energy smaller buses
53. Locally owned alternative energy grid \*
54. Investment in an active transportation network – safe separated bike lanes, pedestrian/bike bridge (6th)
55. Greening old buildings, community gardens, cycling facilities (storage/lock-up, showers, etc.) \*
56. The municipalities need to exert pressure on private managed forest lands (PMFL) to closely monitor & strongly fine timber west when it dispoys forest around our drinking water and its source streams. The residue left after timber harvesting floats into our drinking water & sources. TW must be held accountable. On fact, TW should pay for that new water filtration system.
57. Watersheds must be in municipal control. Timber leases in the private managed forest lands (PMFL) program should not be renewed. Clear cutting in watersheds must end. Clean water will become more scarce as climate change accelerates
58. Protect streams and wetlands and other natural areas/assets including browns/purtille dogs/ Tsolum/Farquassen farm, marshes headwaters, these places render priceless services in filtration, water cycle, groundwater processes \*\*
59. The city should require 1 tree per house in new developments to create the tree canopy % that they are striving for
60. Install water meters, encourage use of cisterns to collect water buses – buses become electric – increase charging stations for electric cars/bikes/ scooters – change building codes for energy efficiency
61. Involve those who will inherit this district into the conversation \*
62. Provide charging stations for electric vehicles
63. Cycling lanes, don't fly, don't drive, chicken!!!, urban farms, refuse plastic + packaging
64. Keep development out of low lands, & repair damaged marsh lands \*\*\*\*\*
65. Develop incentives for citizens to become stewards of their local environment we pay for trash pickups \ expand ride of flowers to local park areas \ art in park grant – maybe deeds for bikes, vehicles + jackets that acknowledge such volunteer commitments
66. Limit population increase \*
67. Compost by individual houses not centralized \*
68. live by example – consume less/minimalism – compact home – more single-family homes turn into duplexes \*
69. A stronger tree bylaw, promote tree planting + citizen engagement
70. Permeable "pavement" in all new commercial parking lots \*\*\*\*\*
71. Public transit uses electric vehicle encourage next car to be EV \*
72. ALR land should be required to be producing local food unless it is forested. Farmers need to be encouraged to grow food, not hay of hemp. Also encourage community gardens
73. Make Courtenay more walkable/cycle friendly by increasing connectivity! \*\*\*\*\*
74. Collect more money for local government to better do its job! (the current money in taxes goes to provincial and federal governments for their agencies – local governments come last...)
75. Leave forests alone! plant more trees! New development needs to consider many things – tree removal, walkability, etc.

76. Restoring historic streams and water ways --- removing rip- rap \*\*\*\*
77. Natural ecosystem should be valued. Flood plain should stay flood plane + not developed \*
78. Move central builders. Make it a green space \*\*\*
79. 59% - single rider decrease - car emissions - we need to reduce this
  - Charge for parking within walking distance of downtown
  - Increase bus frequency and reduce sized busses
  - Offer incentives for ride sharing ... UK with large employers
  - Attract rideshare business (EVO etc.)
80. We all need to refuse first \*\*
  - Less energy used
  - Less room in houses
  - Less stuff
  - THEN reduce, reuse, upcycle
81. Solar & renewable energy on public infrastructure \*
82. Waterfront acquisition plan (sea level rise/climate adaptation) \*\*\*\*
83. Incorporate/value natural assets for system functions vs traditional engineered technology
84. Community renewable energy projects that support electrification + EV infrastructure to reduce fossil fuel dependency \*\*
85. Reducing motorized vehicles in the parades due to health risks for the children who are sitting to close to the exhaust systems \*\*\*\*
86. Make the 5th street shopping area free of diesel trucks (and of all cars) \*
87. Less lawn, grow more food, zero waste (ban plastics), smaller buses
88. Get out of your car -
  - Walk
  - Cycle
  - Use transit
89. Limit population for sustainability!
90. Use property that is in the city core make it high density
  - Connect the development to walkways + bike lanes
91. Electric car + wheel chair changing stations
  - Use of solar panels
  - Use of vegetable gardens - encourage a sense of community
  - Use of retail stores to encourage less travel
92. Zoo
93. Ban single-use plastics \*\*\*
94. Pedestrian greenways to connect neighbourhoods to neighbourhoods and neighbourhoods to schools and the downtown core
95. All new flowers + shrubs & trees planted should be native! \*\*
96. More cycling lines please
97. Utilize the flat roofs downtown to build roof top gardens. Give incentives to re-enforce the structures and get soil/aquaponics/plants... Create beauty - food + interest. Graft fruiting branches onto existing ornamental trees
98. Be brave to be leaders and be part of the solution! Sustainable building - go above and beyond not just the basic standard (residential, commercial, schools)
99. Monetary incentives for installing solar panels on your house \*\*\*\*
100. Desire less ... be grateful for what you have ...
101. Use land-banking to manage growth and density as well as controlling sprawl
102. Expand lush valley program more (mostly) parks and greenways
103. Smaller homes
104. Stop cutting trees and clearing, no smoking in parks + on beaches
105. Encourage walkability for people when shopping. Less 'strip mall/box store' more easy walking between shops, smaller shops. Or use 'uptown' in Victoria as a model. Combine box stores with housing, green infrastructure, restaurants, etc. Achieve multiple goals: social, errand running, physical activity
106. Shut down the dollar store ☐ shop local & quality
107. No single use plastics without special tax \*\*\*
108. Composting would reduce our waste substantially \*\*\*\*
109. Tax breaks or subsidies for the installation of solar on apt. townhouse, condos+business buildings \*\*\*
110. Bringing back car free days - (x) months? trail networks that are wide + fun : "chat benches" + sculpture park in Lewis park
111. Leave the trees - your yard is a universe for all creatives. Plant native leave the leaves!
112. The make new neighbourhoods functional (e.g. Store, entertainment, rideable)
113. Harden infrastructure - protect water supply
114. Encourage natural/native plantings vs. lawns/ invasive/non-pollinator friendly plants City + private
115. Solar panels everywhere \*
116. Keep forests!
117. Incentives to get ride of cars + get taking the bus!
118. Make streets safe for children to walk to school

119. Wind energy
120. Re-train workers to get them out of "dirty" trades and into clean energy trades
121. Rain water captures
122. Encourage people to shop locally and sustainably and to buy less. Educate people change consumer culture
123. Reduce material going to landfill – especially building/construction waste
124. No more building in flood plains ... \*\*\*\*
125. Adopt the united nation's sustainable development goals (SDGs) as the back bone of the new community plan. The SDG's could be the guiding light for sustainable development in the region
126. Compost ... chickens ... smaller? More frequent buses
127. Limit tree height ☐ solar power – subsidizing solar – ban wood burning!
128. Withdraw from the foreshore & turn it into a greenway \*\*\*
129. Off leash dog park \*\*
130. Invest in partnerships with ENGO's, citizens who want to invest time + \$ into solar energy
131. Stop expansion of oil & gas tech, mine
132. Grow your own veggies
133. Protect our forests
134. Develop our own community-owned utility, generating electricity, locally from renewables
135. Ban all wood burning stoves in residential homes! No more particulate in air \*
136. Mandate "water balance" model for all new development and work toward retro-fitting existing areas to rainwater managements a resource!
137. Green building codes that incorporate cleaver energy + standards \*\*\*\*
138. Keep the trees only allow redevelopment of existing sites \*\*\*
139. Zip line from Isfeld school to superstore
140. Community gardens \*\*\*\*\*
141. More community gardens + more garden education
142. Investing in green energy (solar) \*\*
143. City gardens with food bearing plants
144. Replace hard surfaces in driveways/parking lots with permeable surfaces – like UK
145. This is a green license plate frame
  - Electric vehicles area cheaper to make than gas – give it ten years
146. Electric planes
147. Plant more trees
148. Watershed management
149. Reduce 100% tree removal for new construction
150. Reduce speed limit in central core (old city)
151. Stop facilitating traffic – stop widening streets \*
  - 152. Local food feeding the Comox valley \*\*
  - 153. Incentives regenerative agriculture by \$, policy etc. Oregon state
  - 154. Imbedded eco-education programs K-12 California
  - 155. Food forests over community gardens
  - 156. Strong dis-incentives for commercial waste especially food waste (e.g. Paris actions)
  - 157. Small electric buses in use especially for seniors (free fare)
  - 158. Help our citizens to be in a position to care ...
    - Housing – food – poverty reduction
    - Health (mental, physical, social, emotion)
  - 159. Build housing or solar panels on top of Driftwood malls and all malls.

# Letters to or from the Future

## A Letter to the City of Courtenay

Hello from a 50 year resident of Courtenay. Over the decades I have watched our jewel in the crown of Vancouver Island, grow and grow and grow. Of course with growth comes challenges on how to retain our natural beauty and resources. With growth comes the necessity of new infrastructure to accommodate the growth of new residents while maintaining and upgrading the existing.

This causes stresses between the new and the old. The City has expropriated or "brought in" regions from the Ardian Rd. area to Mission Hill and many others. All have had their taxes increase and not yet have they full services as if they lived in Crown Isle or The Ridge developments.

There are massive new developments planned and therefore new costs for infrastructure. How can we maintain this growth and the costs it incurs and yet still provide service to those who have lived here for decades? This is the big challenge. Sewer and water will be the biggest challenges as we continue to grow exponentially...I mean, who doesn't want to live here? We have all heard of businesses that grow so fast they go broke.

For me the biggest challenges are traffic, jobs, and affordable housing.

Some suggestions are as follows:

- A) I know we don't want to talk about it but the 3<sup>rd</sup> crossing must be discussed. We must have vision and planning and a goal for the future. To simply keep approving large developments and not planning how people will move around is a recipe for disaster. Yes there will be environmentalists screaming but they screamed over the 17<sup>th</sup> St. Bridge and every one of them uses it every day. They screamed about development at the Qwan Chow property which is now townhouses near Condensory Bridge. Some of them now live there. This is a huge political football but delaying it to the future or putting our heads in the sand is not going to change the fact we have to do something. I personally will attend every public transportation hearing or future candidates meeting to ask... "What is your position on a 3<sup>rd</sup> crossing?" The answer will determine my vote. Everyone I talk to is talking about traffic and how slow it has become. Backed up from the Ryan Rd. Superstore Intersection to the top of Ryan Rd Hill near Home Depot (quite regularly at about 3pm or so). Some suggestions on moving people are: 1) Put in alternatives to get to Courtenay East so we are not all stuck idling (Courtenay has a no idling policy). Put in the proposed road to get to the Back Rd from the 17<sup>th</sup> St. Intersection. This will provide an alternative to idle, idle, idle. Or, put in a road that skirts the back of Superstore up to the Back Road. The residents there will protest but we always do things to benefit the 99% at the sake of the 1%.
- B) Finish the 4<sup>th</sup> lane on Lenwick in front of Mark Isfeld School. This creates a big jam every day around 3pm when the Base gets out, school gets out and the hospital changes shift. This 4<sup>th</sup> lane must be completed and we know it. As Nike says... "Just do it".
- C) A road could go through from Scott Rd. on Comox Road, up to the Back Road. I know this is out of the City's boundaries but maybe in discussions with Comox and MOTH this could be presented.

*17th St Bridge Xtra lane rights*

- D) What is the future for Ryan Rd? Will we ever have the second lane coming down the hill? Yes, it will be very expensive...but once again we know it will have to be done. I understand this too is not the City's responsibility (MOTH?) but talks should take place.
- E) JOBS: I suggest the City bring in a large parcel of land for a "Tin Town" development where small business can live above their businesses. Tin Town has been very, very, successful in spite of the huge fight it took to get it done 30 or so years ago. To spur this development I suggest the City offer a 2 year or more reduction (or elimination) of taxes as long as the business employs 2 or more people with family excluded. Small business is the backbone of our community and we need more employment opportunities.
- F) Affordable housing includes low income and homeless housing as well. I suggest a joint project whereby the City donates a parcel of land for homeless accommodations and working closely with a charitable organization, uses old rail cars or construction trailers to be retrofitted to living quarters. The City could approach the NIC to have trade students do the retrofits as part of their instruction. Also, CFB Comox trades could be approached. We obviously have a problem downtown at the library because most of these people are just looking to stay warm.
- G) These are just my ramblings that I have been stewing over for some time. Thank you for the opportunity to share them for your consideration.

FEB 2020

#### New parade

Many parents attending the Christmas and Canada parade events have noticed a health risk to the children watching from the curbside. Children are sitting on the curb from the Apple Tree store to Lewis park, hundreds of them, their young smiling faces less than a meter from the pavement. The troubling part is, that is the approximate elevation of the exhaust system on the sixty or seventy motorized vehicles in the parade. Now that we see the elevation is similar, let's dare to guess the average lateral distance between these developing young lungs and the exact point noxious carbon monoxide is expressed voluminously in their direction. Well having observed this in disbelief for several years , my calculations put the range depending on the vehicle and road width, from their faces at within 1.5 meters to 2.5 meters. Now let's take into account the procession lasts approximately 1.5 to 2 hrs. In conclusion what we have is hundreds of children inhaling noxious carbon monoxide from sixty slow moving internal combustion engines , a small troupe of direct exhaust go carts and for an hour and a half. A great big huge Giant RED FLAG !

I am sure all participants are well meaning, how ever once this extreme hazard is discovered it cannot be disregarded.

Courtenay declared a climate emergency may last year

#### Practical Resolutions

alternatives to reduce the risks

the benefits to a less motorized parade

health professional testimonials regarding the risks



**New parade cont**

**Reasonable solutions;**

The fire department, search and rescue , ambulance services and the military are all a big attraction on parade day. However, rather than operating their equipment and machinery threw the crowd they could be parked at lewis park where the public and especially the kids could see the trucks up close. The kids could get lifted or climb into the impressive cab of a firetruck to unleash their imaginations. They could also have a tour of an ambulance, which would generate a personal sense of how critical these vehicles are when used by the brave medics and firefighters to save lives. This certainly would an inspirational, career motivating experience.

We would like to see the parade portion on the ground, first responders in uniform from all departments. We would also love to see firefighters marching with pump sprayers, gurneys, stretchers, and perhaps an old hand crank siren for a few excited kids to rev up. Could you imagine the pride, delight, and laughter on the faces of kids sitting up on a stretcher or gurney in the careful hands of firefighters, virtually becoming part of the parade. The fireman could also spray some kids with the hand sprayers creating screeches of excitement like we hear at the water parks. The interaction would be wonderful. The kids would be right up close having fun with the crews, getting a sense of connection and realizing the firefighters are like their dads, sisters, brothers and would probably encourage many to think about emergency service careers.

The plot of land that sat empty for 50 years has finally been put to use in a way that supports the health of the community!

I'm ecstatic to let you know that the changes to zoning restrictions have resulted in local families being encouraged to reduce their ecological footprint by living and raising their families in small, efficient dwellings that actually feed energy to the grid.

The support of local governments by incentivizing this important shift to encourage homes that are appropriate to our actual needs. The days of flagrant excess and irresponsible consumption are gratefully, long gone.

The generation of new visionary leaders who are all but free of the old dogmatic methods of existing society, have forged forward and are fearlessly creating the world that supports all people sustainably, ethically and compassionately.

The great cities of the world are great because visionaries saw value in investing in public art, parks, green spaces, transit and an urban space that is lively and walkable.

The Comox Valley is naturally endowed with assets that some people would dream of having access to.

We're not Paris or Barcelona, but let's create a city of the future that people will envy.

February 2020

Dear future Comox Courtenay, and  
Cumberland,

I just hope (to hell?) that you don't  
look like Vancouver by now: crowded,  
huge tall buildings, impossible traffic,  
overpopulation -

PLEASE DON'T TURN INTO VANCOUVER!

My heart aches at the mere thought.

Keep it natural, keep it beautiful.

Don't ruin the goose that laid the golden  
egg!

A concerned resident .

## THE BRIDGE / TRANSPORTATION

HAVE YOU CONSIDERED BUILDING  
A NEW BRIDGE USING  
CUMBERLAND ROAD AS THE  
CONNECTOR TO A BRIDGE GOING  
OVER HOME HARDWARE THROUGH  
SMITHS PARK TO THE MAIN HIGHWAY

- THEN BLOCK OFF LOWER 5<sup>TH</sup> ST  
TO CARS AND USE THE OLD  
BRIDGE FOR PEDESTRIANS AND  
BICYCLES.

↳ WOULD DOWNTOWN BUSINESS  
SUPPORT THIS?

IT IS VERY SLOW CONNECTING  
TO THE 5<sup>TH</sup> ST BRIDGE FROM WEST  
COURTNEY AND DANGEROUS FOR  
PEDESTRIANS ON 5<sup>TH</sup> ST.

↳ 5<sup>TH</sup> ST COULD BE REVITALIZED IF  
NOT A THROUGH FARE



To my grandson

Feb 19 2030

I didn't think it would happen in my lifetime, but it did.

Courtenay's OCP review in 2020 led to an exciting plan that reduced urban sprawl, slowed the spread of roads, ensured that all areas of Courtenay were made more accessible and affordable.

We as citizens, admitted that in order to provide housing for all we needed to subsidize it, i.e. all of us ~~we~~ were paying into funds (with our taxes) that would build multi-family housing for those less fortunate.

BC Transit was encouraged by our plans and provided smaller, more frequent electric buses.

The Kuskusum project I received major funding from the feds and is now a dazzling green space in the city.

There is still lots to do and the citizens are really working together to keep Courtenay the best place on Vancouver Island.

As a young person living in the Comox Valley, something that I would like to see improved, is that currently I find that there is a lack of ~~some~~ shared community spaces. I would like to see stronger encouragement to utilize parks, for example. Offering a space to facilitate more ~~inter-generational~~ inter-generational + multi-demographic involvement. Spaces that get people out. Bike park, dog park, etc. Right now I see a lot of this <sup>outdoor</sup> community space being utilized ~~by~~ mostly by homeless people (obviously the housing crisis is a whole nother thing) and I don't have any problem with homeless people occupying these spaces - in fact I think it should more widely accepted if anything. I would like to see these spaces promoted in ways that welcome + normalize all people to take part in them. More community events, etc.

Then, I would also like to see more co-op spaces. Open spaces with access to supplies, as well as skill sharing. Bike co-op, art co-op, etc.

Thanks ♡



Dear Courtenay,

My hope is for a community  
that respects the changes in the world  
around us and looks for solutions  
to better the health + wellness of  
our people + environment.



Why are there so many  
subdivisions crammed  
together, housing is large  
people still isolated or own 2  
trees <sup>homes</sup> still being cut  
Limit resources & large homes  
make the homes attached  
beautiful —

February 2020

Dear Courtenay

I love you for all the lovely features there and in this area - beaches, mountains, farms & fields and kind, generous people.

I have been recently widowed very unexpectedly and am faced with my future - here or somewhere else? I feel so settled here and would love to stay even though family/grandchildren are across the water.

The big house & property will be too much for me. Can you find me a nice small home, close to everything - near the beach would be lovely. No strata - they seem to have more problems than benefits

"Age in place" - a great concept.

More opportunities for housing for those of us active seniors -  
sadly too many of us alone



Develops high density areas with frequent public transit between & within them. Stop urban sprawl. Include commercial centers & businesses in each of the high density areas to provide easy local access, preferably by walking or cycling.

Feb. 19/20

Dear City of Courtenay:

My letter to the Future

Climate emergency (disaster) is now coming down on us. If there is to be a liveable future for this community we must examine all possibilities, make the hard choices and implement every possibility we can for mitigation of this crisis.

Yes, community building and economic development are important, but if we don't put <sup>mitigation</sup> the changing climate as best we can first, no amount of these other efforts will last long.

Dealing with climate change must be the baseline for any start on other community projects.

Thank you for this opportunity to express this conviction.

Sincerely,

Dearest Citizen of the Comox Valley,  
what kind of ancestor  
do you want to be?

With love,  
a neighbour  
a friend  
a human being.



**Attachment No. 2**

## Courtenay OCP Emissions Reduction Target Discussion



## FCM PCP Milestones

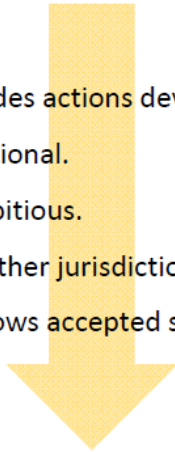
- |                                     |   |
|-------------------------------------|---|
| 1. Emissions inventory and forecast | Complete                                      |
| 2. Emissions reduction target       | Council resolution required                   |
| 3. Local action plan                | Low-carbon scenario actions by end of Phase 2 |
| 4. Implementation                   | OCP implementation                            |
| 5. Monitor and report               | OCP reporting                                 |



## Target Setting Approaches

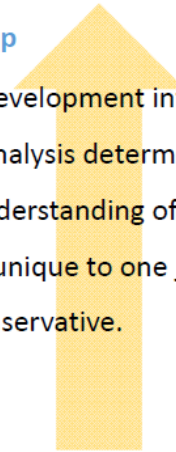
### Top-down

Target precedes actions development.  
Often aspirational.  
Typically ambitious.  
Aligns with other jurisdictions.  
Typically follows accepted scientific wisdom.



### Bottom-up

Actions development informs target.  
Actions analysis determines ambition.  
Better understanding of ambition required.  
Typically unique to one jurisdiction.  
Often conservative.

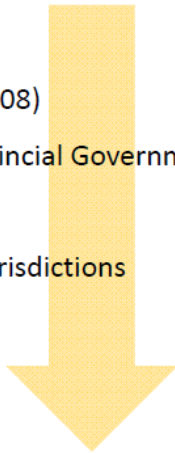


## Target Setting Approaches

### Courtenay OCP Review

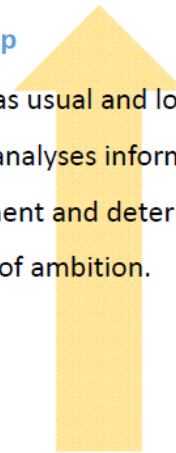
#### Top-down

BC Bill 27 (2008)  
Federal/Provincial Government  
IPCC  
From peer jurisdictions



#### Bottom-up

Business as usual and low-carbon  
scenario analyses inform action  
development and determine targets  
and level of ambition.



## Target Setting Considerations



## Community vs Corporate

### Municipal Corporate Emissions

- Buildings and Facilities
- Operations
- Fleet
- Waste and wastewater
- Energy generation

### Community Emissions

- Buildings
- Industry
- Transportation
- Waste and wastewater
- Energy generation
- Agriculture, forestry, and land use

## Target Format

**Statement format:** Percent reduction from base year by target year.  
 e.g. Bill 27: 80% reduction from 2007 levels by 2050.

**Exception:** Net-zero emissions target.  
 e.g. Will achieve net-zero emissions by 2050.

## Municipality Comparison

Municipality	Target	Target Year	Base Year	Emergency?
CleanBC	-40%	2030	2007	Yes
Federal	-30%	2030	2005	Yes
UN IPCC	-45%, net-zero	2030, 2050	2010	Yes
Courtenay (current)	-80%	2050	2007	Yes
CVRD	-80%	2050	2007	Yes
Vancouver	-50%, -80%	2030, 2050	2007	Yes
Victoria	-80%	2050	2007	Yes
North Cowichan	-80%	2050	2007	Yes
Kelowna	-80%	2050	2007	No
Campbell River	-85%	2050	2008	No

## Climate Emergency Declaration

“Climate Emergency” =

Recognition that climate change poses a clear threat to human life and ecosystems.

Recognition that climate change is human-caused.

Adherence to Paris Agreement requirement to limit global heating to 1.5°C by 2050.

Recognition that to limit global heating to 1.5°C by 2050, net-zero global emissions are required by 2050.

## Energy Use 2016-2050

