

City of Courtenay OCP Bylaw and Zoning Bylaw	Summary of proposed changes
Proposed DPA 1: Commercial, Industrial, Large-Scale Residential and Mixed-Use	Name changed
<p>JUSTIFICATION</p> <p>This Development Permit Area is intended to achieve attractive, architecturally coordinated and context-appropriate higher density, employment and mixed-use building and landscape designs that consider the relationship between buildings, open areas, and circulation systems, in order to promote walkable, safe, and vibrant developments. It also promotes development that considers protection of the natural environment, energy efficiency, water conservation and the reduction of greenhouse gas emissions</p> <p>Pursuant to Section 488(1)(a)(d)(f)(h)(i) and (j) of the <i>Local Government Act</i>, this designation applies to all developments that contain commercial, industrial or mixed-uses and residential developments with five or more residential units within the boundaries of the City of Courtenay. Additional guidelines apply for a defined area of the downtown (as shown on enclosed Map 1) as well as in special heritage consideration areas (as shown on enclosed Map 2 - Old Orchard & Terminal Addition).</p>	Updated to remove three- and four-unit residential, add Old Orchard & Terminal Addition, and clarify language
<p>OBJECTIVES</p> <ol style="list-style-type: none"> 1. To ensure urban infill and redevelopment is well integrated and context-sensitive. 2. To promote compact urban form that is well-connected and accessible by walking, cycling, and transit and supportive of transit supportive densities. 3. To promote the creation of new destinations that help meet residents' daily needs by short walkable trips to grocers, shops, restaurants, personal services, community centres, and gathering spaces. 4. To transform vehicle-centric developments and prioritize the pedestrian environment. 5. To ensure attractive streetscapes, landscapes, building design, and vibrant public spaces. 6. To foster neighbourhood connections and a shared sense of community across the city. 7. To improve urban ecological functions such as local biodiversity and rainwater infiltration. 8. To reduce energy and water consumption as well as greenhouse gas emissions (GHGs) associated with the built environment. 	Retained existing objectives & added Old Orchard and Terminal Addition Neighbourhood objective (no. 14)

<p><i>Within the Downtown Core (Map 1):</i></p> <p>9. To protect and enhance the historic, small-scale retail character of the 4th, 5th, 6th Streets streetscape.</p> <p><i>On Lands with a Multi-Residential Component:</i></p> <p>10. To support a greater diversity of housing choices and affordability.</p> <p>11. To ensure a high standard of livability and well-being within multi-residential developments.</p> <p><i>On Lands with a Commercial and/or Industrial Component:</i></p> <p>12. To enable the flexible and appropriate adaptive use and design of industrial lands to meet evolving community needs.</p> <p>13. To provide convenient and safe access to industrial areas via all modes of transportation, including commercial or personal vehicles, transit, walking, and cycling.</p> <p><i>Within the Old Orchard and Terminal Addition Neighbourhoods (Map 2)</i></p> <p>14. To ensure new development contributes to the continuity and preservation of heritage resources and special neighbourhood character of Old Orchard and Terminal Addition Neighbourhood</p>	
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