



City of Courtenay

OFFICIAL COMMUNITY PLAN PHASE 1 ENGAGEMENT SUMMARY (DRAFT)

MAY 2020



DRAFT



CITY OF
COURTENAY

TABLE OF CONTENTS

Phase 1 Engagement Overview	4
At a Glance	6
In the Room	7
Emerging Themes	8
Ideas Fair Activity Summaries	10
Map It!	12
In Their Shoes	20
Game Changing Ideas	30
Mayor for the Day	34
Design Courtenay!	36
Interactive Panels	42
Letters to or From the Future	52
Films for Thought	54
Language Matters	55
Appendix	56
Verbatim Comments	58
Written Submissions	96
Suggested Resources	126

PHASE 1 ENGAGEMENT OVERVIEW





To launch Courtenay's Official Community Plan (OCP) update process, the City hosted an all day Ideas Fair on February 19th, 2020 with the goal of engaging citizens on the future of their community.

The following report summarizes what we heard during this event.

At a Glance

**950+
STICKY
NOTES**



**150+
GAME
CHANGING
IDEAS**



**Over
50%
STAYED FOR
MORE THAN
AN HOUR**



**320+
IDEAS FAIR
PARTICIPANTS**

**64%
REVIEWED
THEIR
EXPERIENCE
AS GREAT**

In the Room

ADVISORY COMMITTEE MEMBERS

Through a series of informative panels and their attendance during the Ideas Fair event, OCP Advisory Committee members provided insight into the current status and key issues and opportunities for their topic areas, including:

- Arts and Culture
- Business Community
- Development Industry
- Economic Development
- Environmental Stewardship
- Health and Social Services including Housing
- Seniors and Older Adults
- Youth and Young Adults

COMMUNITY PARTNERS

The following organizations were present during the Ideas Fair, offering informational booths to engage with community members and provide context on topics related to community planning:

- Comox Valley Economic Development Society
- Comox Valley Chamber of Commerce
- Island Health
- Courtenay Heritage Commission
- Comox Valley Regional District



The art piece 'doors' was generously provided by SD71 students who participated in the SD71 Youth Climate Action Conference that occurred on February 13, 2020.

Emerging Themes

The following is a preliminary list of emerging themes or “takeaways” from the community input generated during the Ideas Fair. They are not intended to be comprehensive, but rather to begin a conversation with the community about values, aspirations, challenges, and opportunities that the OCP process must embrace:

NATURAL ASSETS ARE CHERISHED AND MUST BE PROTECTED

Green and blue spaces are loved, and residents want to see them protected, reclaimed, and expanded. These natural assets range from the K’omoks Estuary and Roy Stewart Morrison Nature Park, to the Courtenay River and Puntledge River and Park. Residents value these spaces for their natural beauty and inherent value, as well as the services they provide in terms of habitat, flood protection, and more.

Residents cherish these places as spaces to recharge, recreate, and connect with nature and other people. People want greater access to them, including through expanded trail systems. In many cases, green and blue spaces establish a sense of neighbourhood character and provide a neighbourhood heart. In other cases they provide a distinguishable threshold as people enter or leave a neighbourhood.

Natural assets – such as forested areas – are seen as a local solution to climate change mitigation and adaptation. Residents want to see fewer trees cut down and more trees planted.

TRANSPORTATION PLANNING AND URBAN FORM SHOULD FOCUS ON WALKING, CYCLING, AND TRANSIT

Residents are keen to see safer, more attractive infrastructure and better connected networks for walking and cycling. Access to improved transit is also a priority, including more frequent service and better routing. Many people observe that there is a strong reliance on vehicular travel, which limits other transportation options and presents a challenge for climate change mitigation.

Participants connect the dots between urban form and transportation, and frequently indicate a desire to focus on “walkable neighbourhoods” with amenities that are within walking distance of home. Minimizing urban sprawl is seen as important in increasing opportunities for active modes of transportation and transit use.

Residents would like improved walking infrastructure in both urban areas and green spaces. Safe, protected cycling infrastructure is a priority. People want to see less vehicular traffic in the downtown and overall, and are open to reducing car infrastructure.

FUTURE GROWTH OUGHT TO BE COMPACT

Residents place a priority on compact growth, focusing new development in existing areas and “building up instead of out”. Approaches include medium and higher density housing, mixed-use development, and building in strategic redevelopment sites such as the former Thrifty’s and Courthouse, and generally in the downtown area. Increased density could involve a range of

building types, including smaller homes on smaller lots, secondary suites and laneways homes, and a diversity of multi-unit buildings.

Reasons given for focusing on compact growth include a desire to protect agricultural areas and natural assets such as floodplains (including withdrawing from them); increasing housing choices; protecting local character; and creating options for getting around by foot, bicycle, and transit.

MORE HOUSING CHOICES ARE NEEDED

Residents want to see more housing options for a diversity of needs across the city. Examples include affordable and attainable housing, rental housing, seniors housing, accessible housing, social housing, and co-locating housing with other uses, amenities, and transit.

The issue of homelessness was frequently cited, and there is strong support to find solutions for people with inadequate or no housing. Several people cited concerns about the impact of homelessness on the downtown, and perceived associations with addictions, mental health, and safety. At the same time, residents want to see inequality addressed in Courtenay, with housing and other social supports being a couple of ways to work toward this goal.

TACKLING CLIMATE CHANGE INVOLVES MANY STRATEGIES

Residents are concerned about climate change and have many ideas on how to mitigate it and adapt to it.

Common mitigation strategies identified by participants include: green transportation choices ranging from active transportation infrastructure to electric vehicle charging infrastructure; renewable energy generated by both households and a proposed public utility; green housing and development, including retrofits and measures such as Step Code; planting of trees; resource management such as composting and zero waste measures; and energy conservation in general. Residents also identify local climate-friendly economic development as being a priority.

Common adaptation strategies include: landscape measures to manage flood risk, such as site adaptive design and protection of floodplains and waterways; provision of green infrastructure including integrated rainwater management infrastructure; and focusing on local food security including through local food production.

PEOPLE PLACES AND GATHERING SPACES WILL CONTINUE TO BE IMPORTANT

Residents value existing “people places” and want to see more of them, including those that bring people together. Indoor and outdoor public amenities, public art and cultural opportunities, and social areas in green spaces were identified as important for community building. Arts and culture were also identified more generally as important local sectors.

The downtown is one such people place, and identified as an important community asset. Residents value the character of this area, and see it as a place that ought to continue being vibrant, walkable, prosperous, and safe.

IDEAS FAIR ACTIVITY SUMMARIES





The following pages summarize input provided by community members at each of the Ideas Fair activity stations.

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. Below is a summary of the number of comments received for each category.



Cherished Assets

43



**Opportunities for
Climate Action**

28



Ideas and Aspirations

49



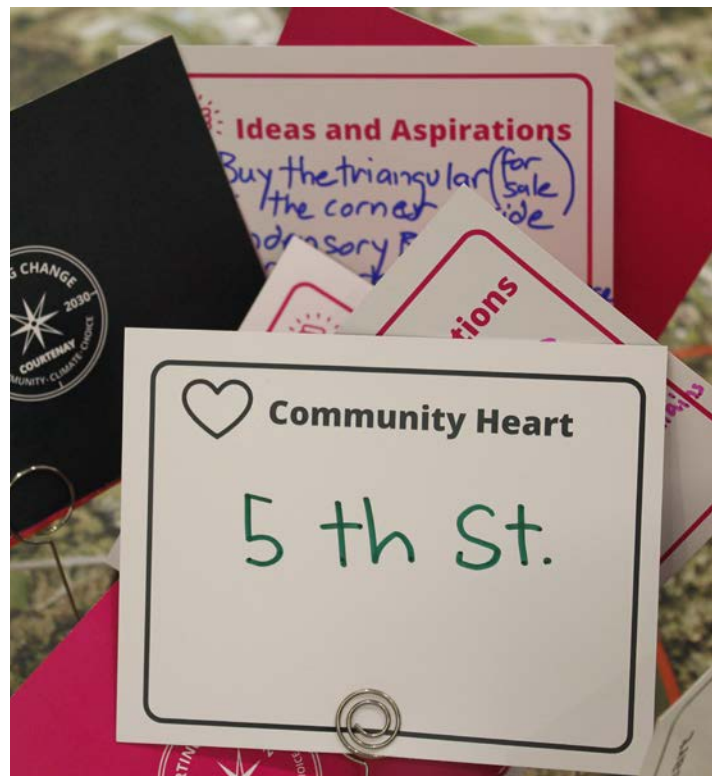
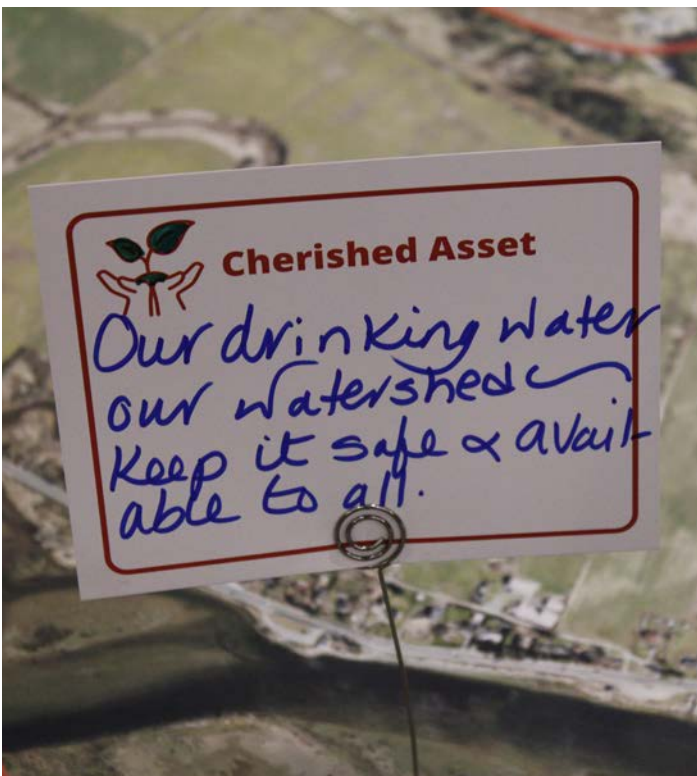
Community Hearts

28



Problem or Issue Areas

38





WHAT WE HEARD

Emerging themes are listed below, along with representative examples of comments that are captured directly in the words of participants. To view the number associated with each comment on the map, you may need to zoom in on page 14. For reference, all verbatim comments are listed in *Italic* and a full list can be found in the Appendix.

CHERISHED ASSETS

Natural Assets

- 7. Extend the riverway – restore stotan falls to public commons*
- 8. Ruth Masters Greenways! – we need more of this greenery connectivity*
- 17. Courtenay River Estuary*
- 35. Our recreational access to water is great! [Courtenay River]*
- 41. Our estuary - class A*
- 44. Comox Estuary Kus-Kus-Sum*
- 45. Flood plains/wetland habitat*
- 60. Tsolum River*
- 72. Forests, streams, green areas, more protections [Ryan Rd. Large Forested Area]*
- 84. Our drinking water our watershed – keep it safe and available to all*
- 98. Trail systems rotary + airparks (connect the two?)*
- 112. Green space in the heart of “downtown” opportunity! [Harmston Park]*
- 115. Roy Stewart Morrison/Puntledge & Stotan Falls*
- 133. In our home, we love, love, love swimming in the Courtenay River at Lewis Park*
- 142. Biodiversity, salmon, forest, river, animals, people*
- 148. Puntledge River Puntledge Park*
- 164. Trails and forests [Valley View School]*
- 184. Leave the trees & forests standing – they are a natural, solution to climate change [Block 71]*

Community Gathering Spaces and Civic Assets

- 22. Wachiay friendship centre*
- 47. Library – please tend to the litter surrounding this beautiful building*
- 110. Lake trail community school*
- 153. Lewis centre. Outdoor classrooms. Community schools*

OPPORTUNITIES FOR CLIMATE ACTION

Protection and Enhancement of Natural Areas

- 6. Waterfront acquisition strategy (parkland) – sea level rise*
- 32. Link cycling infra structure – no idling bylaw --- protect green space --- more trees*
- 34. Reclaiming the natural streams – rebuild habitat, allow natural flood and control through smart design + natural river banks*
- 38. Natural Asset management plan*
- 66. Protect the Brooklyn Creek watershed (especially Crowne Isle)*
- 76. End logging in watersheds*
- 102. Restore [Kus-kus-sum]*
- 103. Kuskusum*
- 119. Broad riparian areas with dense vegetation [Morrison Creek]*

Concentrating New Density Within Existing Developed Areas

- 13. No sprawling houses to be built anymore along Arden Road – Keep it green!*
- 33. Higher density in core instead of suburban sprawl*
- 42. More housing in the core!*
- 74. Focus on re-development – preserve forest land [Block 71 Area]*

IDEAS AND ASPIRATIONS

New or Preferred Forms of Development

- 14. I would like to see more low-rise (4-storey) development [Piercy Ave.]*
- 19. More compact homes & subdivisions*
- 23. Old thrifty's developed for mixed use including housing [Downtown]*
- 56. More mixed used development – to create a walkable community + decrease car use [Near Superstore]*
- 62. More social housing (for all who desire) – Scattered housing model [Back Rd. Area]*
- 77. More patio homes + higher density housing [Lannan Property]*
- 78. Need more patio homes and fantastic retirement living this area. There is a definite shortage and demand [Lannan Property]*

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

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” [Malahat Dr.]
 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 [Cumberland Rd.]
 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 [Northgate Church off Burgess Rd.]
 30. Dog park [Harmston Park]
 31. Community Co-op [Near Courtenay Elementary]
 123. Residential/commercial recreational facility [Downtown Old Thrifty's Site]
 129. Public accessible bathrooms in Downtown
 140. Community Orchard/food park [McPhee Meadows]
 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. K'omox Estuary

83. Here is a place that is breathing life in the community. I come here to breath [Capes Park]
 113. This is where I listen to owls [Roy Morrison Park]

114. Streamsides Roy Morrison Park!
 121. Share the harvest community garden
 138. This is where I come to swim in the beautiful Puntledge [McPhee Meadows]
 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 [Headquarters Rd. near Casaloma]
 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

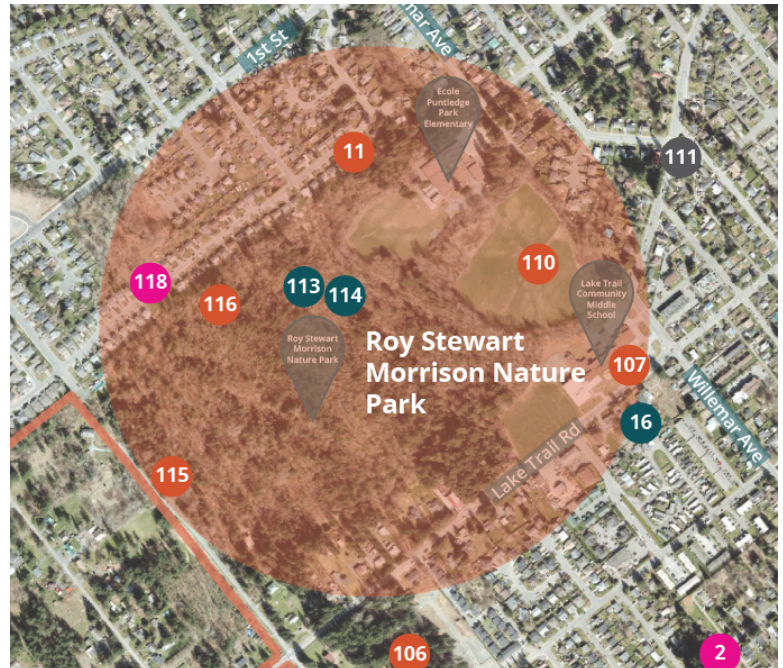
Affordable Housing

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

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

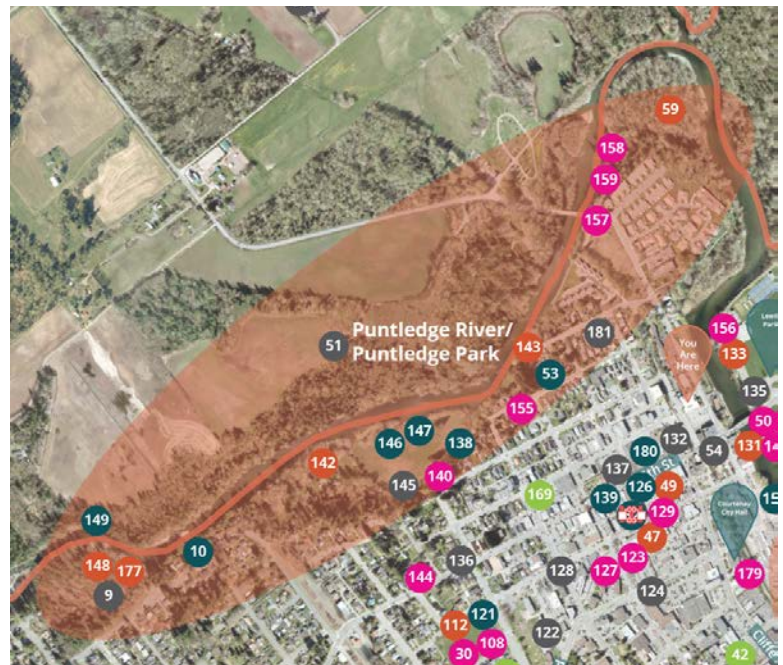
Roy Stewart Morrison Nature Park

- 110. Lake trail community school !! (lots happening!)
- 113. This is where I listen to owls
- 114. Streamsides 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”)



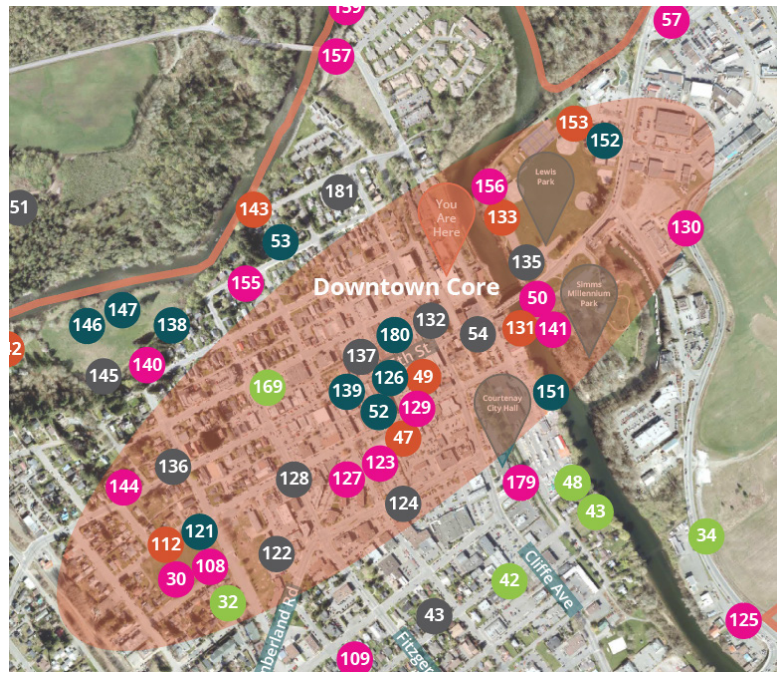
Puntledge River/Puntledge Park

- 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 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



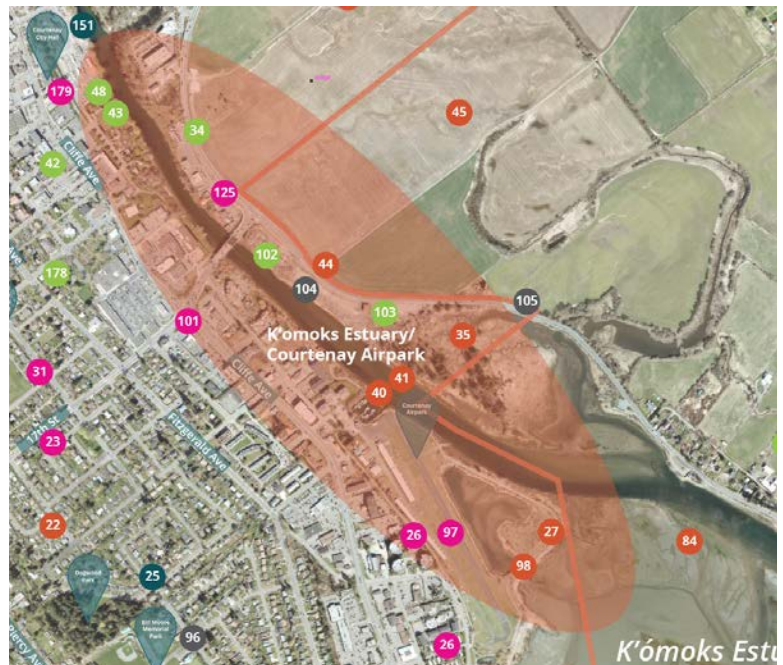
Downtown Core

- 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 core – 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



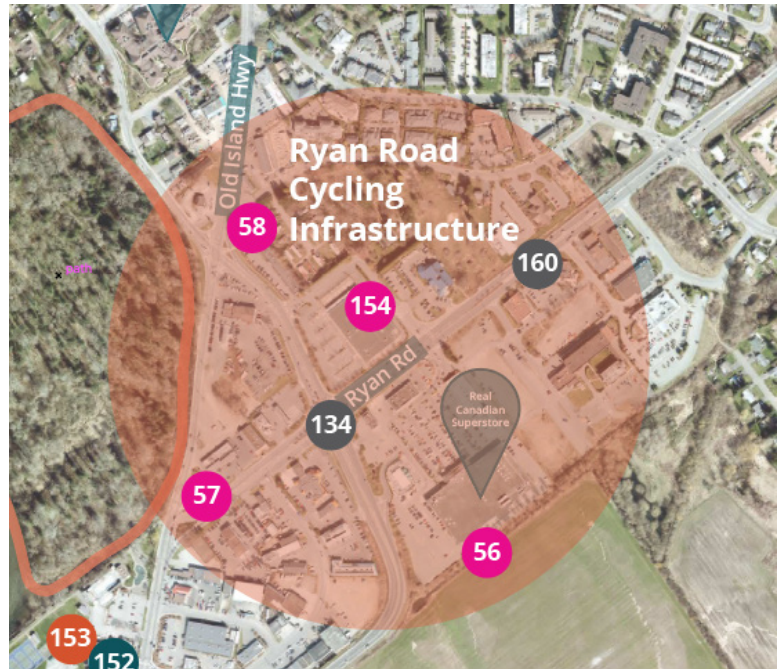
K'omoks Estuary/ Courtenay Airpark

- 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



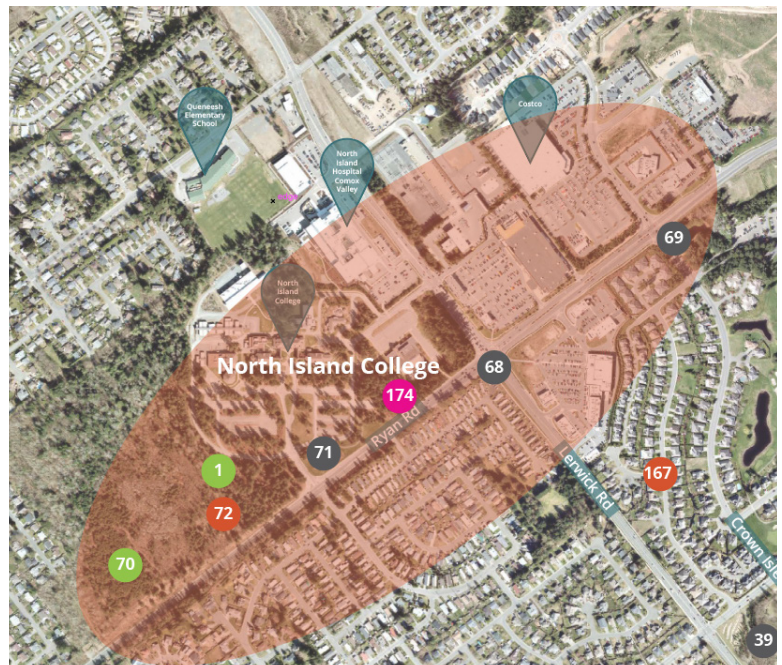
Ryan Road Cycling Infrastructure

- 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 !! (trails, etc)
- 71. Walking access to college must improve



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.



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 Lerwick) 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 fernicular up the hill between North Island Highway and Lerwick Rd

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)*

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

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*

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 size! Set up for small homes (<1200 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 & 2unit 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 & backs (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

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 6th & 8th, while retaining parking space in the back) – also at 4th & Duncan*

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 CJ 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!

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 that 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: Cyonc, 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, wachaiy the activities around the fibre shed, community schools + garden at Lake Trail 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)*

Game Changing Ideas

OVERVIEW

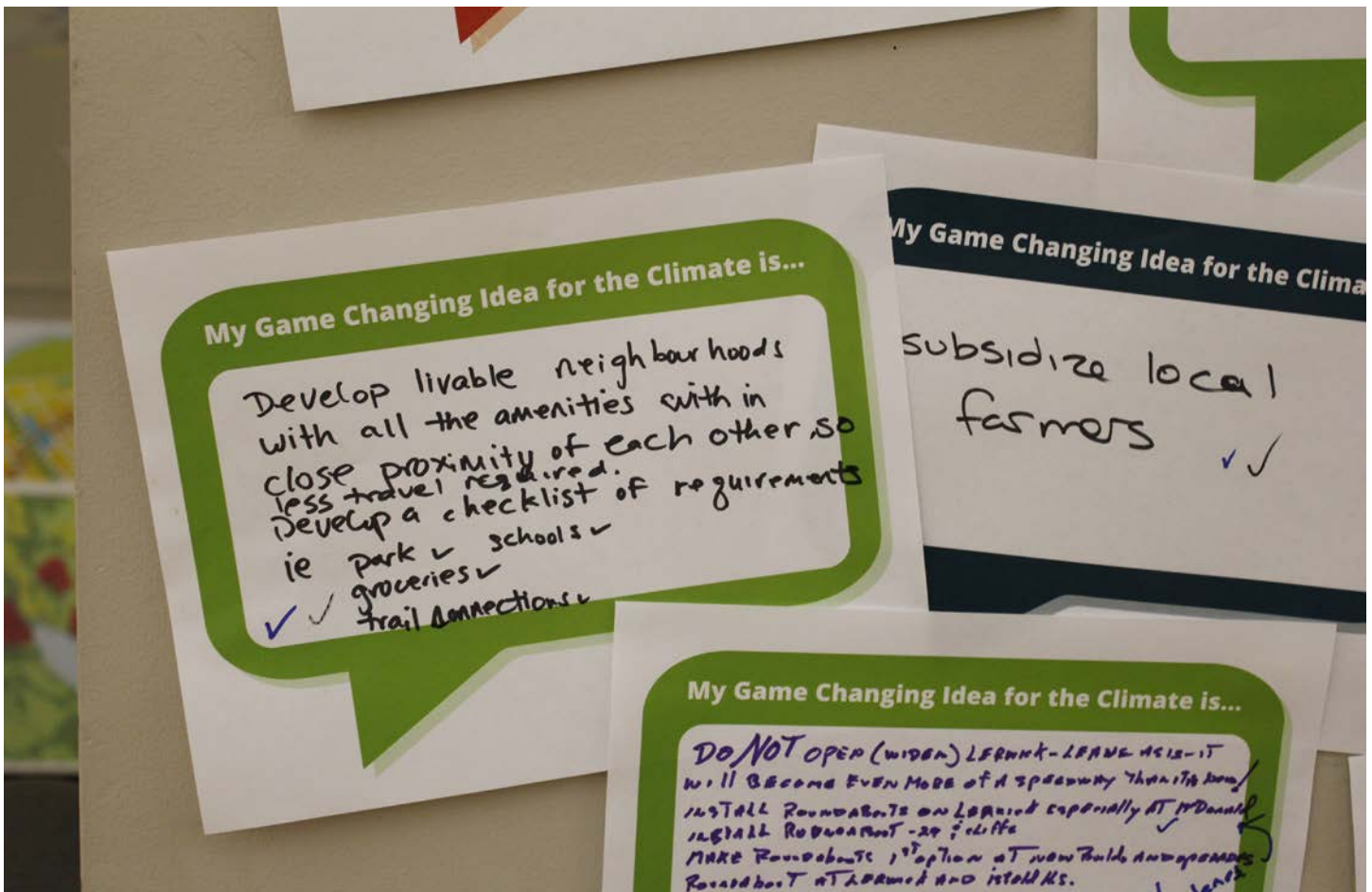
Participants were asked to share what their game changing idea for the climate is.

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 goods*
- *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 cleaver energy + standards*
- *Keep the trees only allow redevelopment of existing sites*
- *Community gardens*



A word cloud featuring various terms related to urban planning, sustainability, and community development. The words are arranged in a dense, overlapping manner, with some words being significantly larger than others. The color palette includes dark teal, orange, light green, and magenta. The words are: neighbour, downtown, incentives, commercial, infrastructure, education, schools, children, climate, housing, electric, business, local, commercial, plant, decrease, natural, grow, create, clean, change, limit, less, reduce, improve, live, build, promote, educate, encourage, and protect.

neighbour
downtown
incentives
commercial
infrastructure
education
schools
children
climate
housing
electric
business
local
commercial
plant
decrease
natural
grow
create
clean
change
limit
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reduce
improve
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energy trees
trails parks
solar forests
urban composting
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ouses transit bike

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

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

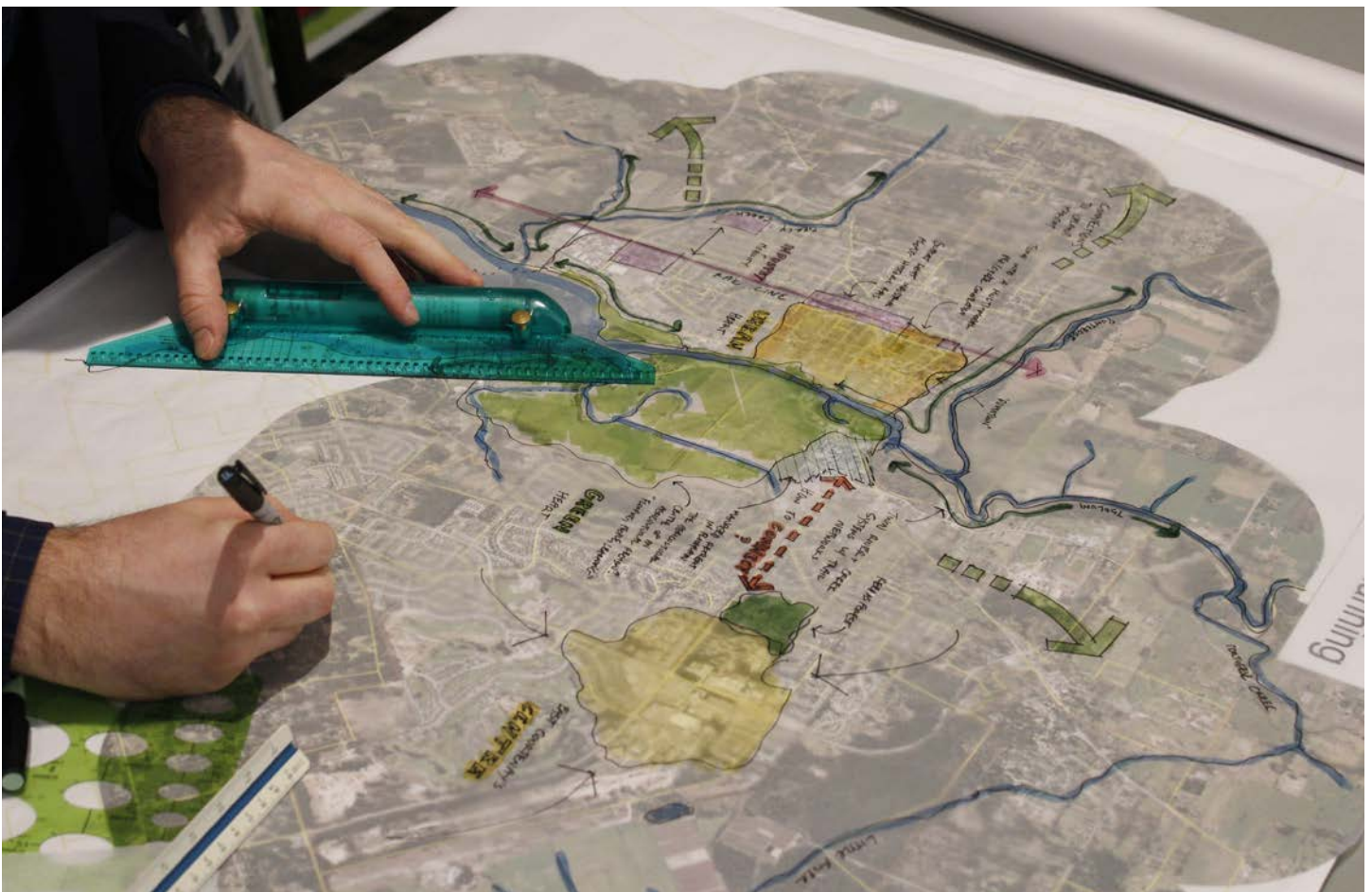
- Connectivity between waterways and estuary - for kayaking, walking, cycling
- Buffer zones between urbanization and wildlife corridors

Strategic Withdrawal from the Floodplain

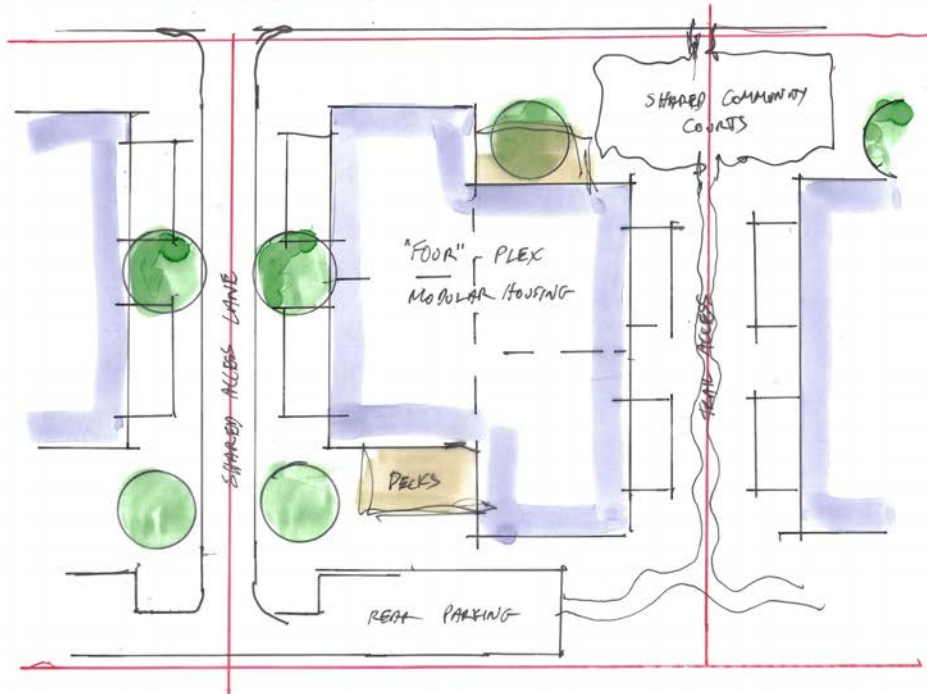
- Retreat and revegetate
- No new infrastructure or development in the floodplain
- Remove buildings and infrastructure
- Change wording from "Flood Protection" to "Floodplain Restoration"
- New uses in the growing setbacks, including tourism, boutique commercial that is removable

Urban Agriculture and Composting

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



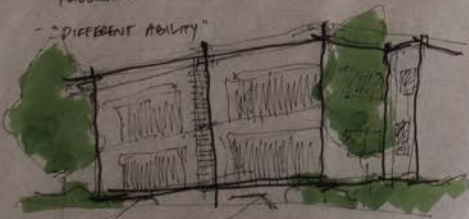
"MONDO" HOUSING



SCHEME FOR SHARED OWNERSHIP OF MODULAR HOUSING LOTS - DOWNSIZING, FIRST TIME OWNERS,

SOCIAL HOUSING

- ISSUES AROUND MISUSE OF LABELS
- NEED "LOWER BARRIERS" TO ENTRY
- MONTH-TO-MONTH SUBSIDIZED RENTAL
- MORE FOCUS ON YOUTH
 - BUILD AUTONOMY WITH SUPPORT
- BUILT IN MENTAL HEALTH SUPPORT PROGRAMS FOR ALL (W/O NEED OF LABELS)
- "DIFFERENT ABILITY"



- "SHARED ACCESS W/ SHARED FACILITIES"
 - BUILDING IN SHARED ACTIVITIES
- NOT ALWAYS INCLUDING "SOCIALLYABLE" - BUILT IN TRUST NETWORKS

COMPOSTING

- KITCHEN WASTE (FROM HIGHER DENSITY HOUSING)

- ON-SITE VS REGIONAL FACILITY

\$\$\$
TAXES
ACCESS
TRANSPORTATION

SWEAT
EQUITY
DEVELOPER
BORNE - SITE
SPECIFIC
"LOCAL"



Census Blocks for Neighbourhood Planning





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)

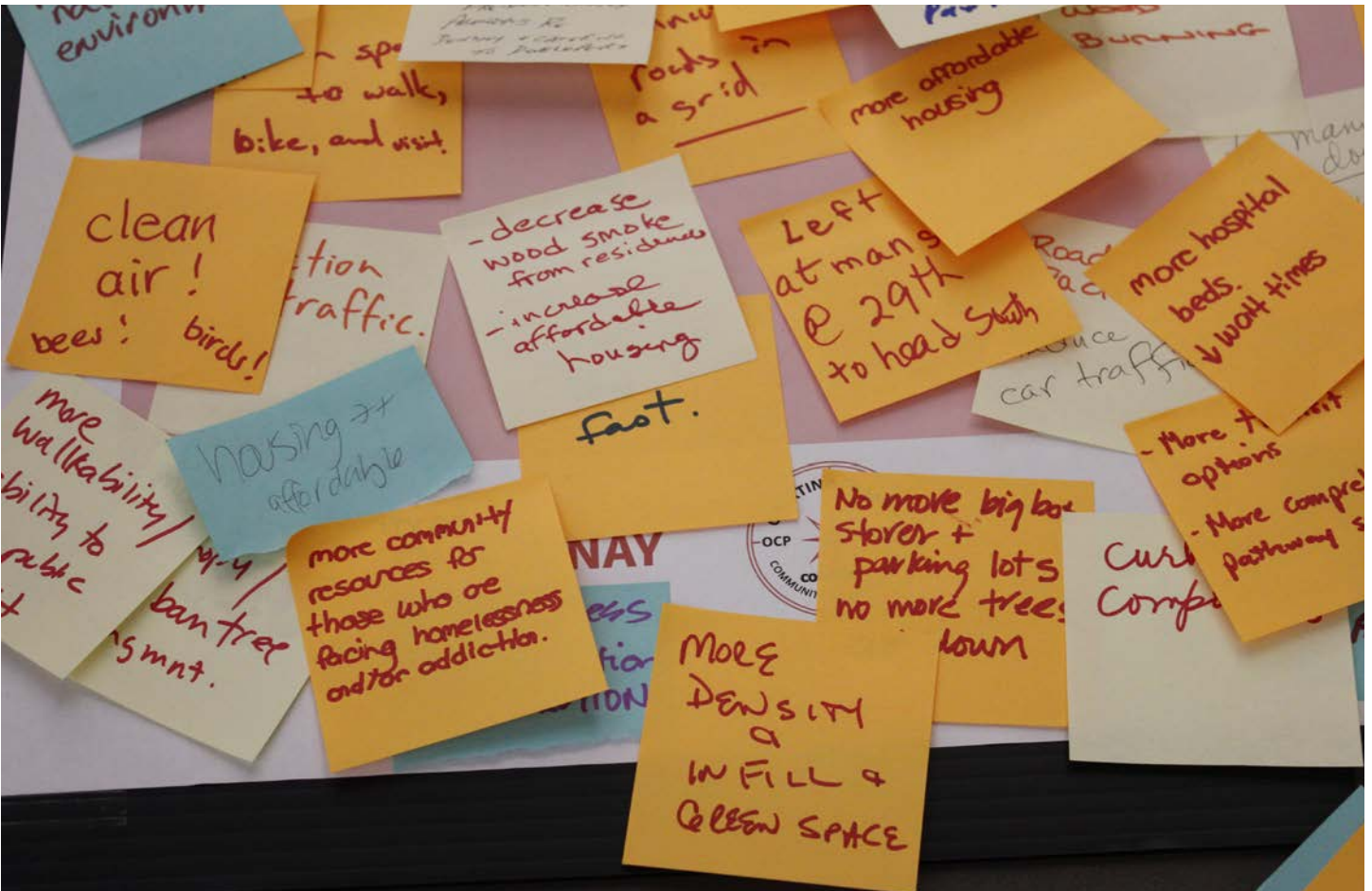
- *More efficient public transit; fewer cars*

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*



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

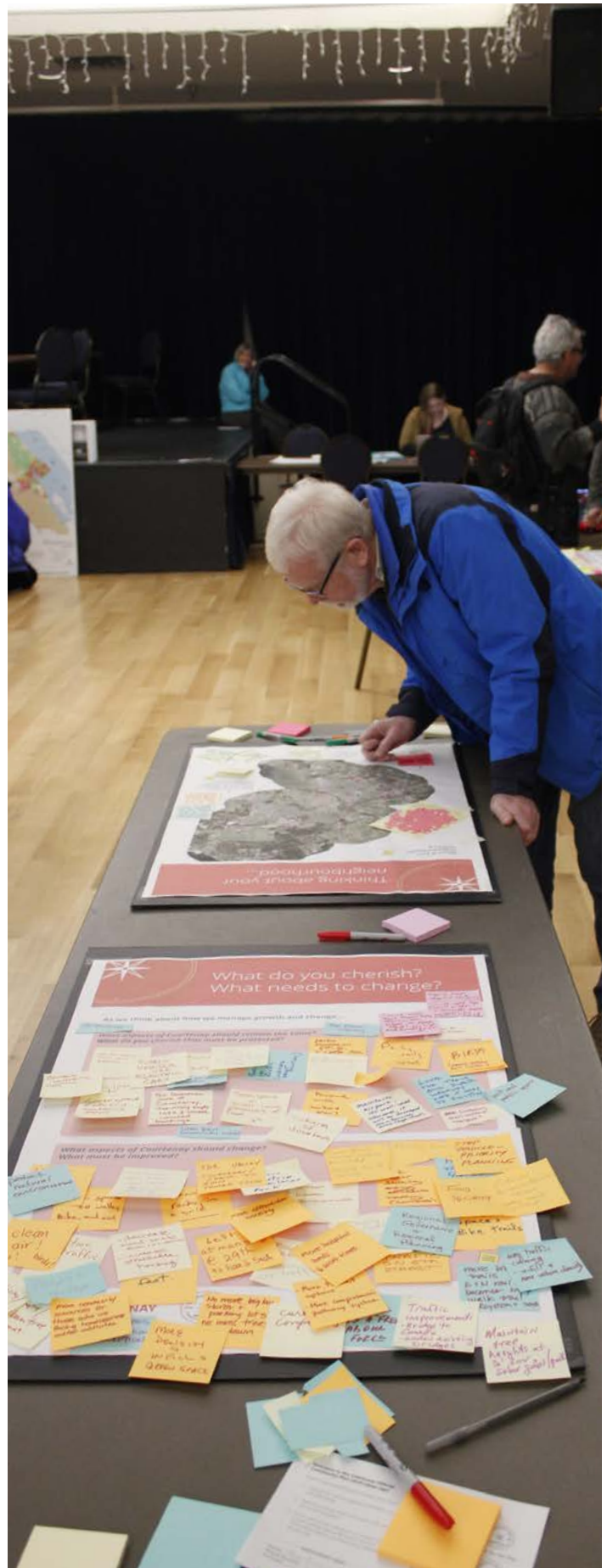
- Amalgamation of the whole region

More community spaces

- Plan for more community gardens – community gathering spots

More inclusivity and stronger sense of community

- Friendly to seniors, youth, and children



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 development destroying forest*

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*

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*

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 adaption.

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 flood 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*



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

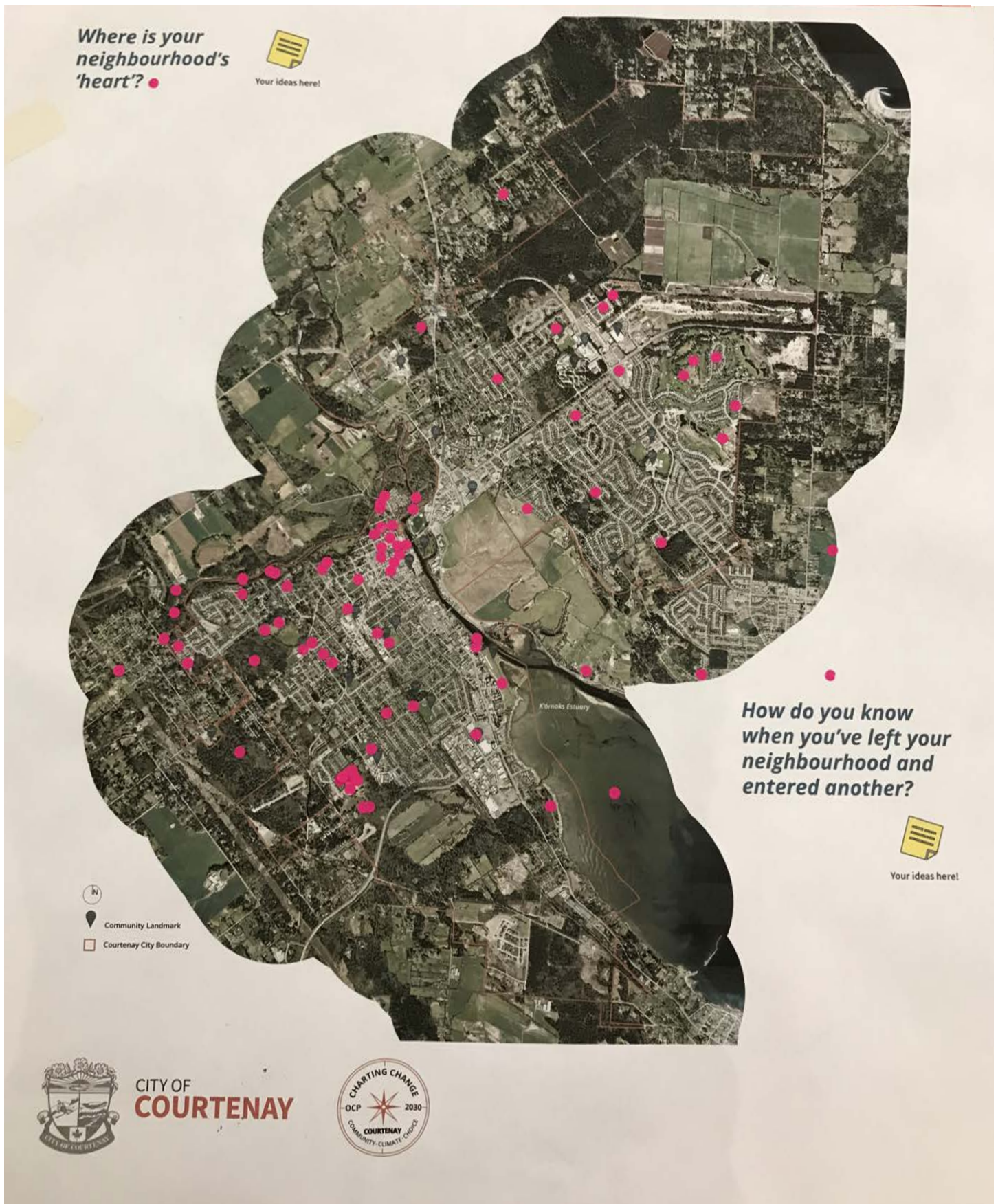
- *When I cross Menzies = 5th*
- *When I cross Huband going South on HWY 19*
- *When I leave Dyke Rd*
- *Pathways along estuary + downtown*
- *Bicycle connectivity from Andarta to one spot trail. Only about 1km*

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*



Letters to or From the Future

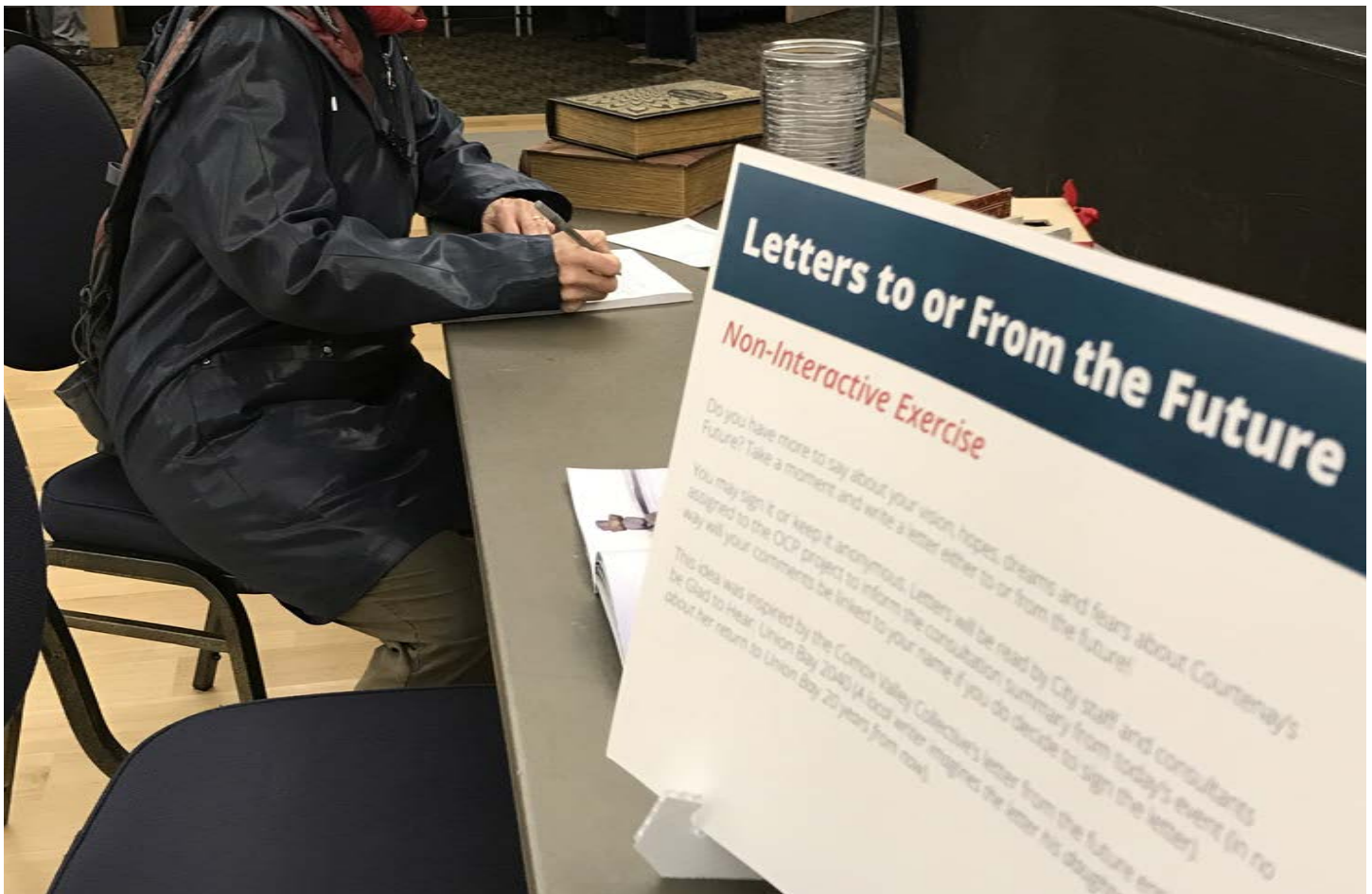
OVERVIEW

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.



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

With love,
a neighbour
a friend
a human being.

Films for Thought

OVERVIEW

This activity offered the opportunity for participants to learn about various concepts related to land use planning through a curated series of films and videos.

This station did not invite any feedback from community members. For anyone interested, the following link is still active and can be used to view all videos shown during the Ideas Fair:

<https://www.courtenay.ca/EN/main/departments/development-services/planning-division/ocp-update/films-for-thought.html>



Language Matters

OVERVIEW

This panel offered participants the opportunity to provide input on how the City of Courtenay should communicate the climate crisis.

WHAT WE HEARD

Several themes emerged from participant responses:

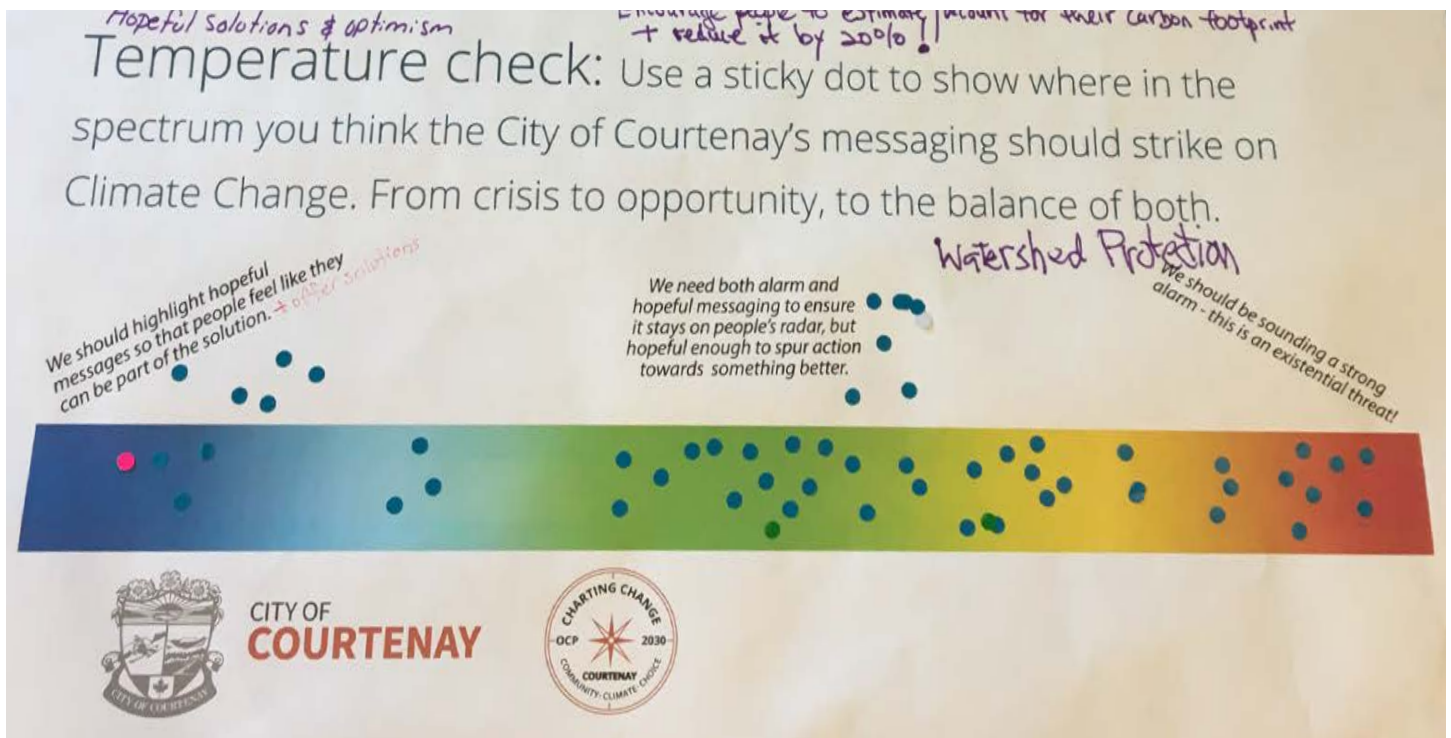
Opportunity for positive change and action

- *Climate change is both a crisis and an opportunity to change what & how we do things. Yes, economic well-being is important. We all want our families to survive and do well, but we cannot let lg corporations dictate to us. We can find better ways to help us + our planet home survive + thrive ******
- *Just do something! Anything positive – don't just sit there ***
- *Set goals & make commitments – strategic planning ***

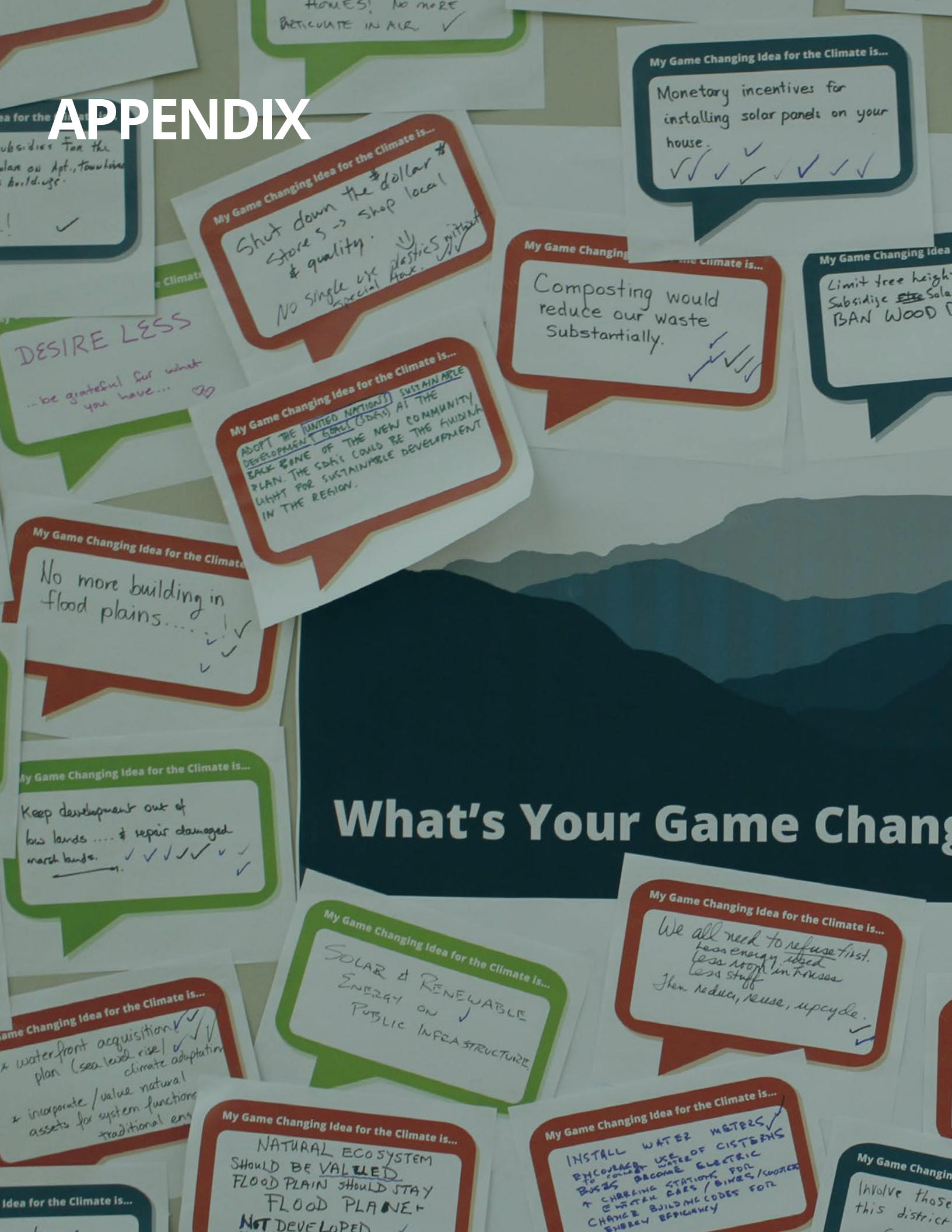
Opportunity for learning and engagement

- *Less dramatic language, more facts*
- *Interactive (Ex, what we can do, small steps)***
- *Engagement/tangible action*
- *More facts, less rhetoric (politics...)*
- *Opportunity to participate meaningfully + learn a lot + meet people with good ideas*

Participants were also invited to place a dot on a 'temperature check', identifying where on a range from crisis to opportunity the City of Courtenay's messaging should strike. The majority of dots were placed in the middle of the spectrum, favouring a balanced approach that includes both alarm and hopeful messaging (see below).



APPENDIX



What's Your Game Changing Idea for the Climate?

My Game Changing Idea for the Climate is...

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 w/ no housing, green infrastructure, restaurants, etc. Achieve multiple goals: social, economic, physical activity)

trees planted should be NATIVE!

My Game Changing Idea for the Climate is...

Ban single-use plastics.

My Game Changing Idea for the Climate is...

REDUCE SPEED LIMIT IN CENTRAL CORE (OLD CITY). STOP FACILITATING TRAFFIC. STOP WIDENING STREETS.

for the Climate is...

→ Solar panel gain
burning!

#mycourtenay

My Game Changing Idea for the Climate is...

collect more money for local government to better do its job! (stop the current money in taxes goes to provincial and federal govts for their agencies - local governments come last...)

My Game Changing Idea for the Climate is...

Compost... chickens...
(smaller) more frequent busses...

My Game Changing Idea for the Climate is...

Community Renewable Energy Projects that support electrification + EV infrastructure to reduce fossil fuel dependency

My Game Changing Idea for the Climate is...

My Game Changing Idea for the Climate is...

- Restoring historic Stearns and water ways ✓✓✓
- Removing rip-rap

My Game Changing Idea for the Climate is...

Rely on + build up local food systems. ✓✓
Promote local small businesses to ↓ transportation of goods ✓✓

My Game Changing Idea for the Climate is...

Social procurement of food + supplies ✓✓
Eliminate homelessness
LIVE LIGHT/MINIMALIST.
MORE URBAN FORESTS.

My Game Changing Idea for the Climate is...

REDUCING MOTORIZED VEHICLES IN THE PARADES DUE TO HEALTH RISKS FOR THE CHILDREN WHO ARE SITTING TO CLOSE TO THE EXHAUST SYSTEMS. ✓✓
MAKE THE 5TH STREET SHOPPING AREA FREE OF DIESEL TRUCKS of all cars ✓

My Game Changing Idea for the Climate is...

ALR be protected forested on crown land. Also, encourage...

My Game Changing Idea for the Climate is...

who will inherit the planet

My Game Changing Idea for the Climate is...

My Game Changing Idea for the Climate is...

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) [Embelton Rd.]
- 17. Courtenay River Estuary
- 22. Wachiay 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! [Courtenay River]
- 40. Our recreational access to water is great [Courtenay River]
- 41. Our estuary - class A [Courtenay River]
- 44. Comox Estuary Kus-Kus-Sum [Courtenay River]
- 45. Flood plains/wetland habitat [Courtenay River]
- 46. Growing 'human' food on Farquharson 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 [Condensory area]
- 60. Tsolum River
- 72. Forests, streams, green areas, more protections [Ryan Rd. large forested property]
- 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 [Comox Valley Logging Road]
- 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! [Harmston Park]

- 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 [Old Orchard area]
- 148. Puntledge River Puntledge Park
- 153. Lewis centre. Outdoor classrooms. Community schools
- 164. Trails and forests [Valley View School]
- 167. Beautiful houses! [Monarch Dr]
- 175. Preserve agricultural assets
- 176. Stotan falls area – trails, swimming
- 177. Puntledge Park
- 182. Keep big trees! Carbon Capture! [Block 71]
- 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 [Block 71]

OPPORTUNITIES FOR CLIMATE ACTION

- 1. Save these trees please!!! [Ryan Rd. large forested property]
- 3. Regulate toxic emissions from autobody + car painting [Cousins Rd.]
- 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
- 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) [Ryan Rd. large forested property]
- 73. Parkland [Block 71 Area]
- 74. Focus on re-development – preserve forest land [Block 71 Area]
- 76. End logging in watersheds [Block 71 Area]
- 85. Multi-use trail on rail bed (rotary trail extended) [South of Comox Valley Parkway]
- 86. Extend the rotary trail to meet up with trails in Millard's creek park [South of Comox Valley Parkway]
- 87. Strict agricultural land reserve! Some what we have left
- 90. More street trees and swales needed here! [Kilpatrick Ave north and south of 29th St.]
- 91. More trees, and less plastic! [Kilpatrick Ave north and south of 29th St.]
- 102. Restore [Kus-kus-sum]
- 103. Kuskusum
- 119. Broad riparian areas with dense vegetation [Morrison Creek]
- 169. The new “zero waste” store the local refillery
- 178. Pedestrian Greenway [England Ave.]

- 23. Old thrifty's developed for mixed use including housing [Downtown]
- 26. Consider separation on trail between pedestrians and cyclists to reduce conflicts [Riverway Greenway]
- 30. Dog park [Harmston Park]
- 31. Community Co-op [Near Courtenay Elementary]
- 50. Safe + convenient bike + pedestrian river crossing
- 56. More mixed used development – to create a walkable community + decrease car use [Near Superstore]
- 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 [Back Rd. area]
- 63. I would like to see paths cut through new neighbourhoods to shorten my walk to amenities like “paseos” [Malahat Dr.]
- 77. More patio homes + higher density housing [Lannan property]
- 78. Need more patio homes and fantastic retirement living this area. There is a definite shortage and demand [Lannan property]
- 79. More walkways and cycle paths put in this Crown plan [Lannan property]
- 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 [Cumberland Rd.]
- 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”)

IDEAS AND ASPIRATIONS

- 2. Community garden [Northgate Church off Burgess Rd.]
- 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 [Piercy Ave.]
- 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

- 123. Residential/commercial recreational facility [Downtown old Thrifty's site]
- 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... [Downtown]
- 129. Public accessible bathrooms in Downtown
- 130. Pedestrian bike overpass over bypass
- 140. Community Orchard/food park [McPhee Meadows]
- 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 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 [Lewis Park]
- 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 [Glacier View property]
- 163. Culls care as a possible/desirable use in/ adjacent to neighbourhood parks – animating as neighbourhood designations and providing high “pualioos” space indoors or out
- 165. More play parks [Crown Isle Drive]

- 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 [Zeballos Rd. area]
- 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 casaloama [Headquarters Rd.]
- 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 [Block 71 Area]

COMMUNITY HEARTS

- 5. Wachiay 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. K'omox Estuary
- 20. K'omox First nation
- 21. Komox Estuary
- 25. Public washroom [Bill Moore Park]
- 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 [Capes Park]
- 89. Rotary trail
- 93. Morrison Creek eels tubing on the Puntledge Mt Washington. Mountain biking. Comox Valley Glacier Granniess
 - Music: Simms Pk, Music fest
- 113. This is where I listen to owls [Roy Morrison Park]
- 114. Streamsides 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 [McPhee Meadows]
- 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 [Puntledge Park]
- 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 [Headquarters Rd near Casaloma]
- 180. Downtown core

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 [Referring to land in Comox]
- 39. Park not being used – looks scruffy . How about a pickle ball park [150 year Grove 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 & cliffe
- 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 Hawk currently have to run fast across a busy road
- 65. Lack of electric vehicle charging station. Developers must be required to install EV stations [Crown Isle residential]
- 68. This intersection is problematic for drivers. There is significant delay at the lights [Lerwick and Ryan]
- 69. Park not used – save maintenance cost – sell it [Referring to private Crown Isle land]
- 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 change 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 [5th and Fitzgerald]
- 132. Let's get serious about finding, developing creative solutions downtown: graffiti, vandalism, theft, addiction, and safe
- 134. Needs safe bike route [Ryan and Old Island Hwy]
- 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 [Old Orchard]

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 logging 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 event more of a speedway than it is now! Install round about on Lerwick especially at McDonald install roundabout – 2 & elife – and bike lanes ***
29. Make roundabout 1st option at new builds [.....?] **
30. Ensure compact downtown. High taxes on properties that are not sold or rented 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! Good 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 property 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 dispoysals 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/puntledge/ Tsolum/Farquasen 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 plain + 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 cares) *
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 a 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 par 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 form 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.

Interactive Panels

VERBATIM COMMENTS

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?

- Lots of street trees
- Lots of green spaces
- I will still have physical mobility to enjoy our green spaces, good food to eat! + great friends
- A suggestion ... to light up the Comox Valley sign on the highway at night
- Less lawns more native vegetation
- Protected shoreline/ increase natural space, increase walkability. Less mass development
- Buildup, not out – increase density by height not by width. Support density with walking, cycling areas within – DOUG
- More wildlife
- Solar panels on all homes
- Bikes
- Slower traffic
- Clean air
- Lots of hike trails, walking trails, green spaces, friendly neighbourhoods
- Trails + trail maps
- Public art with a map to follow it throughout the city
- Being able to get around the town by bicycle, safely & easily
- No cars on 5th street accessibility of trails for all
- Up not out
- Affordable housing
- Ban on plastic
- No cars on 5th
- Dog parks so we can have also parks and beaches where dogs aren't allowed
- Rails to trails path all the way to Victoria
- No more plastic, more bikes + walkers.
- Development based on existing land use, parks preserved
- Massive overhaul to bus schedule!
- Smart city
- Walkability downtown
- Green energy in all new development
- Better public transportation + bike access
- Lots of green space
- E-charge stations – increase access
- All river areas are kept natural
- A vibrant and “cute” downtown with walking connectivity to residential areas
- Homes that contribute to the grid not take
- Bike lanes connecting all three + communities
- Well paying jobs available
- Don't own a car anymore – relying on frequent bus service
- Less pollution
- No cars on 5th – no smoking in park or on beaches
- Keep planting trees and maintaining them for future generations!
- Strict leash laws pick up after your dog
- Tons of green spaces
- Raingardens
- Green roofs
- Urban veggie gardens
- Happy people
- More public art! (not just murals)
- Arts center!
- Affordable housing/living
- No cars 5th street
- More paths, less concrete, no cars on fifth street
- Community
- Plan for more community gardens – community gathering spots
- Homelessness reserved
- Affordable housing
- Free public transport
- Beauty everywhere
- More public art
- Senior already deep into retirement living where I can walk – for errands + pleasure – greater knowledge of friendships with neighbours
- Accessible buildings
- A walkable downtown core!
- Sustainable
- Acceptance of limits
- More, smaller employers
- High tech jobs
- Less traffic
- More, more, more trees
- Filtered run off

- Evergreen trees year-round carbon sequestering and oxygen prod increase
- More paths, buses, community spaces
- More trees! Green spaces! Less places that sell cars (car lots)! (8 years old)!
- No pollution
- Live in smaller footprint house (less than 1100 sq ft)
- Ride e-bike (easy to lock up) at shopping places
- Perhaps even “park” my bike in a bike-only parking lot
- Play in parks (natural, not man made)
- Connect with natural world thru parks/home gate gardens (+with neighbours this way) -> raising chickens help with food costs
- Surrounded by trees
- No wood smokes!
- Green spaces
- More bike routes -- (good job so far by the way)
- Get the train going again *
- Use train corridor for bike hike
- Making sid theatre “fountain” into a meeting place
- I can still drive my car. I can shop all over + dine great our community
- Become a centre for health (Victoria is too far away)
- Courtenay – a leader in green tech + transit *
- Parking lots are porous not paved (i.e. grass & metal screening as I saw in France)*
- More green outdoor space with shade trees + public art + connected walkways
- Fewer cars – more walking & cycling *
- Higher density reduce sprawl *
- Amalgamation – “Comox – valley” – Courtenay/ Comox
- Way more green space/capita and way more enticing walking + biking routes
- Develop as a centre for seniors
- Walking + cycling + trees + buy local
- Lots of trees to drawdown carbon
- Friendly to seniors, youth & children
- More inclusivity
- More trails! More connected greenways (eg. Condensory bridge to one spot trail)*
- BC car insurance rebate – insured persons get rebate based on # times used transit
- No CVEDS
- 3 lane bridge for an additional 3000 cars per day from 20,000 – 23,000
- Make it harder to go by car
- Make more cycling routes
- We will have a 500 seat acoustically, sophisticated, performance hall – to showcase perhaps 800 signers + instrument in the valley
- Amalgamate!
- 50-year plans – change to 50 year plans to minimize political & lobbyist pressure changes require vote of residents
- More pedestrian – friendly intersections
- Promote increased density!
- Stop cutting down trees !!! **
- Protected green areas, urban & rural with good access
- Housing to seniors near all amenities and green space
- I’ll be dead!
- Grow up not out
- Provide progressive innovative building
- Whenever work is done along a street like up-dating sewer put in underground tele. + electricity
- Less/no natural gas for heating
- Walking a biking a public transit
- I am a member of neighbourhood assoc.
- Being able to walk or cycle to more places
- Irradiating public spaces with “public with” has been banned
- Gradual growth rather than huge influx which strains jobs/resources housing
- Reliable function – al transit, urban density -> mixed-use, to meet mixed population needs -> biking & walking
- Traffic calming & mixed mode transit options
- Free transit
- Ring road in City Centre
- No ice cars, EV charging stations everywhere
- Local power grid run-off
- No more BC hydro dependency
- Medium density mixed-use nodes or clusters
- More community spaces (i.e.. Community gardens)
- Walkability up to 1km not 400 meters
- Natural forests are protected
- Lots of trees have been cultivated -> carbon drainage
- Excellent public transit (including rail)
- Bike trails everywhere
- Much greener, quieter, poorer, move neighbourly
- With a population at 100,000 we will need to protect the river by making all of it Park land
- Improved transit system
- Smaller buses travelling more frequently
- Affordable housing
- Jobs
- Preservation of green spaces, transport for young + old
- Less cars
- Support green spaces (environment)

- Trees, bird, green space, rivers & streams, clean + clear
- More focus on and visibility and use of the Courtenay River (eg on Comox Rd)
- Better use of space -> more apartments or complexes
- Living soil preserved for gardens – no more developer “moonscaping”
- Ride my bike for 95% of trips in the City
- Amalgamation of the whole region **
- Have a hard time seeing this outcome
- More social housing
- Electric vehicles*
- Ease of travel by public transport or walk/bike routes **
- Amalgamation of Comox *
- Green spaces, parks, wildlife, rural agricultural areas preserved waterways clear
- Everyone has a home
- Prosperous + safe Downtown core
- Connected waterfront walkways – River walk to Royston *
- Zone every corner lot duplex! Allow suites in owner occupied housing
- Healthier, happier & connected
- Use cisterns water meters to increase composting *
- More connectivity between walking & recreation trails! 6th street walking bridge. Re-growing of neighbourhood
- More people using bikes *
- More social housing in all areas of City *
- Less cars, more bikes lanes + walking ***
- Efficient transportation routes
- No more (or better) 5th st fiasco
- More density lots of green paths for walking + cycling
- Fewer cars higher density social housing transportation is electrified solar panels on homes
- More efficient public transit; fewer cars **
- Cherished green space **
- Walkable bikeable green ways interconnect with Comox etc *
- Electric buses, cars, and city work vehicles predominate
- More emphasis on pedestrian use and easy access to green space
- Healthy housing choices not made of synthetic toxic materials
- Higher density Downtown
- More condos Townhomes lofts **

- Compact, walkable and accessible. Building up instead of out. Reclaiming greenspace. Connecting people with amenities
- Using public transit 95% of the time
- More community gardens **

How should we tackle the climate crisis? What are the barriers to reduce our GHG emissions?

- Lack of leadership & policies
- Lack of knowledge about what the city can do
- Reluctance of City council to take bold steps
- People fears of increased taxes
- Attitude
- Laziness
- Not enough bike lanes
- Development needs to keep this in mind
- Transit is limited in some areas
- Sprawl
- Accessible alternatives
- Electric cars, scooters, bikes + buses
- Densify close to all
- Amenities – electric cars cheaper to make than gas
- People refuse to use cars less – need “encouragement” & “incentives”
- Stop expansion of oil & gas
- Smaller – more frequent busses
- Closed-minds
- The mindset that life is only livable if you drive a car
- We can still buy gas!
- PPP & contracts – Private public partnership that receive public \$\$ have contract for % gross revenue (in perpetuity) - be flowed back into initiative. Beaming self-sustaining initiative
- Reliance on + entitlement to cars
- Knowledge about emergency preparedness in each neighbourhood
- Low population density -> poor public transit -> continued car dependency
- Not enough limits to growth
- Poor public transit + bike infrastructure
- Clear direction + role modeling by local governments
- Lack of support + leadership
- Idle-Free city (bylaw)
- New development res. + commerce should be completely green buildings
- Overall consumption purchase without environmental consideration

- Public washrooms, accessible water for home folks + electrical outputs
- Pay for plastic cup pickups
- Walkability
- Reliance on vehicles
- Public transit routes

What are the easy actions (low hanging fruit)?

- Ban restaurant drive-thrus
- Incentives/assistance for land owners to convert to solar for this electricity
- Reduce motorcades driving parades
- Adopt step code prior in 2021
- Ban single-use plastics + plastic bags
- EV transit shop & produce local
- More incentives for housing retrofits
- Get rid of wood stoves!
- Ban wood stoves
- Increase housing density
- Increase cycle routes
- EV charging infrastructure *
- Stop increasing conflict walkers cyclist
- With rooftop gardens, rain catchers, solar panels, etc
- Saying “no” to development requiring more forests to be removed
- Rebates for heat pumps, ebikes, EV’s + chargers **
- A program to distribute affordable solar panels to all
- Invest in locating foraged fish + protecting water
- Density + public transit
- Incentives for alternative transport + e-bikes + electric vehicles
- Encourage (subsidize) solar or wind power
- Upper watershed – old forests, hold water back, reduce logging
- Paint bike lanes
- Partner with ENGO’s
- Better transit
- EV charging stations (bylaw requiring all gas stations to have level 3 charging)
- Encourage/enable walking + cycling
- Ensure zoning allows ‘living city’ to occur
- Backyard chickens ****
- Promote – solar panels, biking routes, pedestrian friendly zones
- Building codes, bike lanes, urban gardens, restoration
- Solar panels on roofs of homes
- Prohibit idling
- More bike lanes
- Education!

- Watch where/how development happens
- Transit boosted where needed
- I love the lush valley program distributing fruit
- Teaching people to prune + helping harvest excess produce
- More trees – plating program and promotion
- Comox has great creves gardens that need no water now! Look to them
- Subdivision bylaws requiring development to take advantage of passive solar, south facing, EV charging, bike lanes, higher clarity tree by-law
- Education
- Solar panels on roofs everywhere
- Increase safe bicycle lanes

What are the harder actions that require more creativity and effort?

- Do what is in the city’s power to impact – design transportation in a way that gets people out of cars
- Solar grain/power trees too tall
- Community renewable energy projects
- Sell micro plastic bags to use in washing machines to prevent plastics going in ocean
- Educating people for change
- Community owned electrical grid run-off solar & other renewable sources
- More solar options + education
- Accept societal collapse -> move to adaptation
- Make it easy & better to ride a bike *
- Education + community buy-in – increase taxes
- Encourage cisterns to save water
- Only build energy efficient houses/apartments/stores
- All residents of the valley should be on water metres
- Pace program solar panel on all building & homes with ability to ‘sell’ energy to each other *
- Water meters !
- Ban all wood burning stoves!
- Use smaller busses
- Regional governance & regional planning
- People find it hard to connect their actions to GHG
- Increase neighbourhood community action by offering ‘park’ grant take care of park/hold events etc.
- Start with local actions
- Community gardens
- Commitment to looking at:
 - Disaster risk reduction
 - Climate change Adaptation
 - Social impacts on health

- Cultural/biodiversity simultaneously
- Mindful planning action
- Alternative energy
- Local electric power grid
- Separate bike lanes
- Serious public educating + engagement to mute density/transit
- Education purple pipes bike days
- Mitigation strategies
- Bus loop within 5 min. walk + buses run frequently
- Regional greenways **
- Promote/foster construction with hempcrete, carbon sequestration
- Mix higher density with walking trails all close to amenities. No sprawl
- Urban gardens
- Rainwater capture + solar panel incentives
- Changes in building code for "green building"
- Laws
- Balance between growth & sustainability
- The ones above increase that aren't easy

How can we adapt to a changing climate? What are the barriers to adapt to a changing climate?

- Allowing real estate development to take the money and run
- General complacency
- New technologies and make walking and biking much more attractive. Not just a painted shoulder on the road
- Braidwood apt. (M'akola) was built to Lev. 3 step code. Casc study/modeling?
- Need better transit esp. in rural
- City sprawling out instead of revitalizing existing areas where schools, transit, restaurant, shops, jobs are
- Reduce oil, diesel, natural gas dependency for heating
- BC government + BC hydro – not encouraging local small power
- Reliance on cars – preserve the forests!
- Prioritizing cars in transportation planning must stop *
- People love their cars
- Reliance on cars...sprawling city. No defined bike commuting routes through side streets *
- Composting toilets
- Need to increase collaboration in planning between all municipalities + regional district aka: planning simultaneously
- Old ways of thinking + viewing growth & change

- Self-reflection misinformation buy in
- Government inaction mostly federal + provincial
- Traditional ways
- Site C LNG
- Reliance on cars
- Regional coordinated effort (curd/court)
- Non-fossil-based options
- Deniers
- Bureaucracy
- Lack of density
- History as a "bedroom" community for oil industry, Vancouver tech, etc.
- NIMBYism
- Ingrained habits
- Denial
- Less pavement!!! Green subdivision (current model a disaster!) Stranger neighbourhood centers
- Plant trees
- Encourage no food waste
- No more suburban sprawl!
- Higher density growth
- Bike lanes
- Small business incentives
- Local bylaws that create incentives for local small business to try emerging science
- People love cars
- Poverty + private property ownership
- Greed of developers
- Lack of foresight + vision
- Dinosauric Ostriches
- Political polarization
- My father – a horticulturalist – says, climate changes every 50 years – climate change has become an industry
- Young people needing to work but they are working in the construction and development industry. We need other clean environment jobs
- Ignorance
- Education
- Buy in
- Fear of being uncomfortable
- Change in behavior of comfort zones for people
- citizens resistance to change i.e.. High density in their neighbourhoods
- people want big homes
- They want to clear all the trees
- Need to be considerate of those worried about the cost of change – other benefits e.g. Reduce GHGs & other exhausts -> less health
- Lack of government support for sustainable and green initiative e.g. Wind power, solar, etc.
- Education -> lack there of

- Personal vehicles for moving goods materials, shared access to trucks/vans while using personal e-cars for people
- Attitude

What are the easy actions (low hanging fruit)?

- Curbside composting
- Ban wood fires
- More bike routes
- Educate + encourage zero waste ideas
- Water meters *
- Restore the estuary
- Designate large old trees as 'protected'
- Raingardens
- Bioswales
- E-station charge in new development
- Plant more trees
- Water meters on all consumers
- Grow seaweed 4 animal feed
- Density on good bus routes stop sprawl **
- Lower water usage by approving RV style toilets for house can flush. #1 with ½ litre of water
- Free transit *
- Collaborate with CV sustainable development goal scorecard project
- Mandate passive solar orientation in all new buildings **
- Follow thru with single use plastic ban – expand it
- Just get started! Tackle the easiest task first
- Support people with basic needs – living wage (when ppl. Have needs met, have ability to care)
- Adopt Sendai framework for disaster risk reduction
- Curbside composting
- Create hard limits to city expansion
- Encourage alternatives to wood stoves (monetary?) to avoid particulates in air
- Encourage more Ev charging stations
- Mandate re-development over new developed land
- Increase education food waste – curbside recycling new
- Increase green spaces, green roofs, edible landscaping community gardens, orchards
- Help people build soil! & compost -> organic waste composted aerobically
- Make it less necessary to move around
- Stop cutting them down
- Plant trees *
- Curbside composting
- Plant trees solar on public buildings bike trails increase density
- More plug-in for electric cars
- Rainwater management – on-site water capture, toilets raingardens, barrels
- Ban wood burning stoves
- Make our community more walkable
- Plant more trees
- Separate bike lanes!
- Smaller/low impact housing
- Higher density development
- Solar panels
- Bylaws that force better buildings, starts change
- Incentives for green businesses, community-based business/job growth
- Multi-modal transport
- Implement complete composting services for all facilities
- Plan for more parks, green corridors, wildlife corridors, protection riparian areas, protection flood plain, protection agriculture areas
- Regarding housing, and a smaller eco-footprint, remove barriers to embrace alt. small dwellings
- Leave the trees + green space alone!
- Plant 2000 seedlings every year – get school children involved
- Retreat from urban flood/zones. Return + heat areas back to nature
- Continue supporting bicycles (thank you!)
- Increase density and plant trees
- More cisterns
- Collect roof water for gardens
- Solar on public buildings (its easy!)
- Plant more trees
- Smaller houses built more efficient
- Work on competing Cycling network
- Shifting our planting to new & shifting climate to maintain biodiversity & survival of species
- Energy alternatives
- Subsidies to encourage change/use of alternatives
- Rainwater collection on a large scale
- Grey water system and low water alternatives
- Local energy production incentives
- Reduce electric heating costs
- Ban heating fire
- Electric buses
- Bike routes
- Look ahead for water sources. Prepare for drought
- Higher density within easy range of all services. Go up and leave green space all around vertical density
- Initiative to encourage planting drought tolerant plants
- Establish local conversation fund – support local projects (all municipality & contribute)

- Cut down on food wastage at commercial level (e.g. superstore)
- Organics curbside pick up
- Energy collection from off gassing

What are the harder actions that require more creativity and effort?

- Rain water capture in "water"/Raining season to have reservoir to draw from for lawn/garden watering in summer. Encourage homeowners/new developments to plan + implement rain water capture
- Roads
- Until we fell it connect to the earth slow down
- Local food procurement – urban agriculture policies
- Save our watershed – yes + storage -> individual + RD
- Save our watershed
- Public transit, biking, walking & getting people to adopt those!
- Consumerism – ppl. Need lower standard of living
- Prevent urban sprawl to protect agricultural areas so we can have local produce, meats, etc.
- Look into implementing a pace program to get solar panels on local roofs. (break BC hydro's monopoly)
- Educate people – alternatives, reduce consumerism
- Stop making it so easy for developers to ignore the environment + beauty in the valley
- Establish safe bike routes through town with good signage (i.e. like Vancouver)
- Start at the neighbourhood + schools
- Protecting parks, green areas, watersheds, rivers= oceans
- Start in the neighbourhood with schools
- Manage PMFL (near our drinking water) which the province needs to do but can be harassed by municipalities
- Water meters!
- Electric transit more smaller buses
- Regulate commercial malls – must have housing on 2nd floor & plant more trees in parking lot
- Food security – increasing ways to feed ourselves in cities
- Protect remaining watershed/urban (30 m setbacks)
- Collective community mindset to invoke & demand better
- Require landscaping to be draught tolerant – focus efforts on preserving biodiversity and ecosystem resilience
- Electric free, public transit
- Encouraging people to leave cars at home
- Estuary/ superstore / dyke road will be under water!
- Rainwater storage in winter for summer use
- Food security locally
- Lobbying provincial & federal gov
- Effective housing strategy
- Funding for public transportation
- Renovating old green building to be
- Use grey water in toilets
- Stop buying useless stuff
- Making all new (and existing) community funded infrastructure run off green energy
- More safe paths connecting Courtenay
- Neighbourhood for walking/biking
- More bike/walk routes
- Prioritize the timeline!
- Urban agriculture, green roofs -> local food procurement for Courtenay institutions/orgs
- Curbside composting
- Increasing infrastructure for active transportation
- 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
- Encourage local farming – get a centralized place built to keep centralize
- Protecting waterways
- Better public transport + alternatives
- Less shipping -> big box stores -> encourage local producers/business
- Stop denial
- Require more environmental accountability by developers
- Don't kill trees
- No wood burning
- Balancing development the requirements in the earth
- 10% of the world's population consume 90% of the world resources we need to change this!
- Increased residential density *
- Site adaptive design
- Larger trail network to connect key destinations
- More bike paths
- Top-down leadership – bylaws, zoning, new/retro-fit building standards
- Improved transportation network -> less cars on the road
- Reward people for leaving cars at home
- Housing retrofits
- Less trucking (re-open rail?)
- Bringing in all parties to the conversation

- Stop expanding
- Stop cutting down trees
- More parks
- Employers promote staff to use bikes, walk+ transit to work + amongst the work day

Your hopes and fears.

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

- Fear that the much needed of laudable idea of a sixth street bridge will block the view down river & up. Please keep it simple – preferably with less view blocking elements
- That current disappearing/shrinking parking spots will continue creating significant difficulty for people who need to get to Courtenay & get around Courtenay in a car/van/truck. People who live outside the city even 4-3-2 miles live in an area where transit is not feasible due to low population. PS low population in rural areas is good
- Fear we'll stay way to reactive and not productive enough. Look to world class cities and not historical stats
- Too many people with too many cars in giant houses
- Ones development of local areas so they are not sustainable – always include green eco regions
- Reduced housing affordability
- Excessive suburban car-oriented forest destroying development
- Bylaw changes – simplify bylaws so families can create suites for relatives/care takers to live onsite & can age in place
- No change – great plan with community input, no action
- Increased crime
- Create a more appealing approach to the City. Cliffe Ave is unattractive (except for the mile of flowers)
- Excessive tax increase
- Traffic grows too much + transit isn't improved
- Traffic
- Loss of green space
- Loss of greenspace
- Increased bad air
- Population grows faster than planning for it
- We won't change fast enough
- Elimination of green space
- Lack of affordable housing pushes out young people
- Poor/inadequate planning of neighbourhood urban sprawl
- Housing inequality
- Less population growth – more social housing!
- Not enough quality greenspace
- Unsustainable taxes! Too high now too much development
- Increased sewer and water need
- The community will lose focus on FWD development which has attracted people here. We will be too green for the average person
- Carrying on with regular sprawling subdivisions
- Racism+nimbyism sign on to diversity charters
- Protect trees & waterways
- Fear – loss of green space+ nature hope – less cars – more human power
- Development without planning for transit + green space *
- Too much chlorine in tap water
- Rich people price regular people out of housing
- Fear urban sprawl
- More roads
- Can't walk to green space
- Losing green spaces in favor of low-density sprawl
- Bad connectivity of bikes/transit routes
- Loss of greenspace and large trees air quality!
- Too much surveillance loss of old growth
- Rapid population growth
- Lack of infrastructure bridges, roads, parks
- Destroying rural communities + parkland with urban sprawls
- Fear of rising cost of insurance on condos
- Loss of protected green space
- The population growth and being too crowded *
- That glacier view greenspace will be developed "fear"
- Cycling bridge blocking a \$ million-dollar view from the 5th st bridge
- Less greenspace less forest+trees required to be maintained in new developments
- Drought – related forest fires
- Endless growth – in population, industry, physical size of town
- Still car dependent
- Less & less of our natural beauty is being protected
- Crazy bike riders "entitled"
- Dramatic increase in population *
- Green space torn up for in mansions *
- Lack of planning for water security
- Destruction of urban trees 1X1
- Covering more land than needed
- Threatening the river
- Greater inequality
- Continued single family urban sprawl

- Density off good bus routes
- Rapid population growth + lack of infrastructure for young & older
- Too many ppl
- Congestion (traffic)
- Not enough environmental protection
- Bad management from councilors with their own agenda and not the people of Courtenay keep listening
- Continued excessive red tape to develop 2nd dwelling on property
- Airbnb's overtake rental accommodations
- Good initiatives squashed by dinosaur-i.e. ostriches!
- More cars
- Insufficient infrastructure for pop growth
- Losing green space; stat an falls development; transportation plans focused on cars only
- Too car reliant – planning all around cars
- More malls
- Not enough diversity
- Not enough people to drive employment & leisure ops.
- Not enough people to have good education
- Less room to grow food
- No room to play
- Continued urban sprawl, lack of affordable housing, disappearing greenspace
- Not addressing real issues in downtown core, not state, vandalism, theft
- Urban sprawl
- Population growth
- Stotan falls + outlying areas being inhabited
- Poorly planned densification
- That the important + laudable infill will continue in a fashion that lack architecturally pleasing or innovative features, Try co-housing, housing hills, housing with sunny spaces & views preserved with gardens, green space.
- Polluted river can't swim
- Building too close to rivers and waterways
- Not enough green spaces not enough trees, nature or parks
- Urban sprawl
- Loss of green space + rec areas
- Sprawl...
 - Big house and big box stores and big road VERSUS community... people living closer to services, increased density
- More homeless
- Cheap, inefficient mono-type residential growth
- Industrial focus rather than community focus
- Growing to big!
- Sprawl

- Absence of affordable housing
- Loss of green space
- Young families/people leave
- Lost green space + natural beauty
- More population downtown
- Having high rises in downtown core – losing our views as we walk about
- That taxes rise so much small business will not be viable
- Crowding – the Vancouver nightmare

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

- More independent living for seniors
- Building on current settings
 - Parks/waterways
 - Support cultural activities
 - Density + raised housing – mixed gage
- Building a community of hope, action & positive support
- Air quality
- 8 storey building downtown – McPhee to River
- Attainable housing for all supported by tax dollars
- Social housing for all who desire
- That we stay balanced in our development
- Not lose sight of what all want. Not all want to ride bikes
- Hope common sense is used for any project
- No homelessness
- Curbside composting
- Curbside collection of all recyclables
- Old neighbourhoods maintain yards/trees -> access to solar gain/power
- Conference centre with large + small performing rooms
- Better walk – ability!
- Hope to reduce motor vehicles in the parades to reduce health risks for the kids attending
- Trust children as “teachers” love
- Transportation to be mostly walking + buses
- Higher density
- Water shortage (encourage cisterns)
- Complete people-friendly streets
- Less cars, more bikes
- Increase taxes to increase affordable housing
- Become a community that “lives” sustainability at all levels
- Better bus service
- Fewer throw-away cups and containers
- Connected communities ie. Bike, walk, transit
- Too high taxes
- Bike lanes

- Better connections in new neighbourhoods
- More housing downtown
- Limit population
- More “community” – more equity
- Because of climate change – we need to support our local farmers!
- Bike routes
- Increase transit
- Green development
- Higher density
- I hope we can develop a mountain biking industry
- More low density spread loss of trees too much pavement
- Too many malls + big box stores
- Inter-connected walking bike/electric bike route
- Better transit – more bike routes
- More bike lanes
- Sustainability a priority
- Accessible transit for everyone
- Greener the better
- Ocean pollution (micro plastics)
- More community schools
- New innovative building + infrastructure design!
- More raingardens + re-greening streets like upper 5th St.
- Co-op housing + more vertical density with walkable amenities + much better transit
- Community gardens
- Affordable housing for low no income persons
- Friendly and affordable homes for everyone
- Save the glacier
- Mix-use medium density developments
- Become a cultural nexus need a visual arts presence (which is not being provided by CVAG)
- More parks and connected pathways
- Infill developments
- Densification
- Housing for everyone
- Graffiti wall (changing art – so cool)
- Become an example community for non-vehicular transport
- Housing + social supports for everyone
- Fewer bike lanes!
- Distributed access to goods & services
- Community gathering spaces that are covered + can sit
- Merge with Comox
- No homelessness
- Maintain + support rural community and feel
- Increased opportunities for connectivity & community building – pedestrian access to cafes, parks, water
 - Family friendly
 - Multicultural/comfort
- That risk management doesn't squeeze all the fun out of swimming in the pint lodge, & Courtenay rivers
- Destruction of its forests, green spaces – too much black top + too many parking lots
- Public washrooms open all night
- Downtown densification – less red tape & bureaucracy too do so
- More gardens, urban forest, native plants; more using public transit
- More bike lanes!
- Protected wildlife corridors
- Public electrical outlets for charging phones *
- Multi use, multi discipline arts centre where creators + audiences can connect, exchange & grow together
- Sidewalk renewal in older areas
- A beautiful, community driven accessible public gathering space (multiple spaces around the region)
- Apply smart growth, densify + good transit, increased green space, affordable housing, local alternative energy grid-owned by community
- A larger space for arts + culture – small shops = arts
 - Powell River has one
- Employment & education opportunities so people can afford to live here & want to!
- Affordable rent + affordable houses!
- Focus on sustainability
- Tiny homes
- More opportunities for people with walk, cycle, scooter, by increased paths & bike lanes
- Better transit – having school children taking transit buses .. vs school buses...
- Sustainability focus
- Restoration focus
- Green space focus
- Environmental architecture
- Fear that OCP lens no “teeth” + transport infrastructure development does comply with OCP – again
- Affordable housing and services for services ... quadrupled population in 20 years!! Build now!
- Courtenay will become a leader in progressive climate action
- One greatest hope is bikes and garden tools would once again be safe and not preyed upon by organized homeless thieves
- More lower cost housing so more young people can afford to live here, as well as those on fixed incomes
- Creative rehab centre so addiction on street turns into something & focused business

- I don't see any great plans for the increasing over 65 age that will quadruple in 20 years
- Disappearing greenspace, allowing developers to do whatever they will get away with! Less community-minded development
- Harden infrastructure re: climate change impact
- Mostly park and greenspaces
- Walking, running + biking paths
- Become a living city with urban forest + greenspace
- Less reliance on cars
- Better frequent bus services *
- Community space to meet, art, support
- Support for local food growers as an attraction + losing term vision -> all about sustainability
- No more malls
- More infrastructure for walking + cycling
- Slow down high-density rental building!
- Too much high density too quickly
- Losing downtown

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?

- Parks waterways wildlife ocean
- Green space **
- The public library ***
- Estuary rivers + our vibrant downtown!
- Proximity of small scale agriculture right in our city limits! yay local food!
- I love our downtown < hops, store, etc. – want to keep them! No high-end boutiques*
- Public space parks, trees, benches, gathering spaces
- Maintain airpark; it's well-used otherwise, it will be developed as a housing area (high-rent)
- Love all the trails and river walkway hope it goes to Royston
- Cherish all green spaces
- Cherish all bike routes
- Wood smoke – needs to change
- Walkways urban forest quiet species protection (clean) air
- I cherish swimming at Lewis Park at last high-tide of the day recognize how world class this is + protect it
- Co-housing
- Love the walkable + bikeable trails thru green space + along waterways + beach
- Our forests, walkway & river access
- Keep the quirky in Courtenay – increase in Arts +

culture

- All the parks + trees as much as possible
- Swimming in the river (worried about pollution)
- Downtown can be built on – increase density and range of activities
- Estuary Rivers **
- Young people, families
- Foreshore green space*
- Fish forests – landscape connectivity (trails & wild life) – parks
- Green spaces public walk-way and public access to nature **
- Lake trail community school
- Estuary trail system “airpark”
- More bins with dog bags along air park + garbage cans
- Bike lanes + shoulders when re-paving, especially busy, unsafe roads like headquarters + lazo
- Stricter dog by-laws
- Dogs on leash
- Clean up after dogs
- Recycle containers at Puntledge park
- No smoking in park
- Dogs on leash
- Alternative housing
- Convenience movement
- More bike paths
- Dog only parks
- Stricter lease laws
- No dogs allowed in parks or beaches
- Lower cost rental housing so all have good quality of life
- No smoking in parks and on beaches
- Great parks – protect our rivers – protect our forests
- River corridor + walkway
- Access to enjoy our natural area's
- Estuary access / natural areas
- Farmers market, more days
- Park spaces – keep the LINC
- Small town feel
- Safe feeling
- Trees + greenspace
- Keep wild salmon in our rivers!
- Protect water supply
- Downtown core – healthy river with access
- Downtown
- Natural areas
- Indoor tennis facility!
- Rail trail & river trail -> enhancement is ok
- Stotan falls & area
- Downtown -> more trees and walking only is ok
- Wildlife corridor
- Keep river + surrounding land clean + public

- Trees
- Green spaces + walkways, access to natural areas, beaches, river sides
- Nature, knowable, opportunities to grow
- Municipal boundaries
- Reviving greenspace
- Healthy rivers
- Ditch parking requirements in new developments / off-street parking should not be required
- River natural parks (not “groomed”) bike access
- I love our single-family home neighbourhood where kids play outside
- Too much high-density development in my neighbourhood may destroy this
- We have enough car bridges
- I love the clean rivers we can swim in
- Green spaces bike trails
- Common sense from mayor and council Michael
- Crosswalk at Thinner drive and back road not bike lanes Michael
- Park and public space
- Comox Valley Art Gallery
- Birds
- In terms of connectivity – 1st street needs more exit points
- Access to locally grown food
- The river + salmon habitat
- Parks, trails, trees
- Charm of downtown *
- Airport walks
- Millard trail
- Green space + small local producers of food *
- The downtown core of Courtenay. Too many empty lots & closed, unused buildings
- Walking and biking trails to downtown
- Green space -> estuary, puntledge river, old farquharson’s farm, etc
- Larger parking spaces in parking lots and places for people to walk
- Clean air – ban wood stoves
- Public vehicle use electric cars
- The estuary and the walk way
- Ag, land reserve
- Estuary
- Parks flowers on 5th St. + cliff eave
- Downtown walkability, urban trees
- Greenspace estuary walking trails
- Green space
- Increase affordable housing
- Water conservation
- Increase public education
- Encourage bikes on river walkway (off streets)
- Open spaces to walk, bike, and visit
- Reduction in traffic
- No private land within 30 meters of rivers *
- More trails
- Water conservation - local food production
- More funding towards safety
- Better connection of walking trails through downtown to Simms/Lewis park. More bike lanes + street greening
- More services for children + youth in need. Mentoring program
- Connect all roads in a grid *
- Food security **
- No logging in our watershed
- Grow + enhance the downtown core
- Greater connectivity for walking + biking
- Reconciliation practices (ie. Naming streets, buildings, etc in culturally safe way)
- Cyclists (like me) need to mind the safety of pedestrians when sharing the paths
- Housing for homeless + support so they can contribute
- Continued traffic calming – love the new upper 5th street
- 5th/6th Street bridges one way each way (vehicle + pedestrian/cyclist)
- Stop vehicle – priority planning *
- More residential development in City core
- 17th Street bridge widened or additional bridge to Comox
- Cliff arc is too exposed/not walkable make alternative routes (water walkway/ train path, fitzgerald) more walkable introduce more shade!
- Traffic congestion
- Improve public transit
- More community events
- Reduce diesel traffic on 5th street
- Bus routes that make more sense
- More low-income housing
- Increased densification keep improving action and N60 engagement and partnerships. Better (green) stormwater management, protection of green spaces + urban streams a really robust affordable housing strategy **
- Better hospital services – more free concerts
- Increase the like trails – love the Rofary trails for walking too!
- Accessible buildings + roads
- Make 5th street downtown a fully pedestrian zone (successful in Europe)

**What aspects of Courtenay should change?
What must be improved?**

- No wood stoves
- Decrease wood smoke from residences

- More density
- Increase residential density
- They live here too – but yes, more needed here
- Green space access for public
- Smoke free spaces
- Parking requirements decreased in new developments
- Better (more frequent) transit
- 50 metre indoor pool
- Affordable housing co-ops
- Helping the homeless to keep them away from the library entrance + other public places like Simms Park, etc
- Mixed commercial/residential (shop below, apartment above)
- Food but property tax is much higher than sep. use. Discounts encourage
- Prevent additional urban sprawl
- Building codes. More sustainable!
- Safe bicycle path, separate from the road system
- Stop urban forest range cats – [?toxoplans] – [?mosis], killing song birds
- Bike! Connectivity between communities
- Dog parks
- Natural ones without fences such as port Augusta park
- Dyke Rd street lights very dark + dangerous to bike/walk/drive
- Chickens! more trees!
- More supportive/affordable housing options
- Incentives to stop relying on cars+ start relying on buses
- Traffic congest with multimodal transport systems + infrastructure development
- Food waste management & diversion *
- More parking downtown
- Assist with security presence downtown!
- Creative rehab solution for addicts
- Railway between old station
- Homeless zone?
- I cherish the beauty of Comox lake – take the power boats out on the lake!
- More bus routes – more help with housing
- Put water back in Towhee Creek to help the fish- water has been diverted to 4694 HG Rd
- More safe bicycle + walking paths
- Run off management & filtration
- Protected – cycling route between Courtenay + Comox
- Development standards & water balance model
- Trees, trees, trees *
- Reduce sprawl – increase density, address homeless + poverty
- Rainwater management
- Doesn't always feel safe
- More progressive
- More opportunity to grow
- Less garbage in landfill
- Improve cycling infrastructure
- Improve cycling – bike parking lots, encourage all to wear visible reflective clothing
- Improve – ability for home owners to grow/raise their own food
 - Front yard gardens
 - Chickens
- More fisher density
- Maintain tree heights at 30' for solar gain/pair
- Regional governance + regional planning
- Too many cars downtown – houses with double garage
- More bike trails E+N rail line becomes bite/walk trail to Royston + south
- Use seniors as a “free” labour force
- More hospital beds – decrease wait times
- Independent living for seniors
- More traffic – infill + more urban density
- Traffic improvement – bridge to Comox – wider existing bridges
- More transit options
- More comprehensive pathway system
- Road racing
- Reduce car traffic
- Left light at Mansfield at 29th to head south
- Cars go too fast
- Stop wood burning
- Entire downtown care – getting around practical
- Encourage car share EVO or? To set up
- More affordable housing
- Dependence on cars
- Suburban subdivisions -> monster SFD
- Traffic changes to encourage other forms of travel
- No more big box stores + parking lots no more trees cut down
- Curbside composting
- Streamline permitting process that is standardized
- Higher density communal pockets are needed
- Community has to improve
- Public electrical outlets (for charging phone)
- Remove air strip – an enlarge park
- The valley Courtenay/Comox to join fairer taxes
- City council that listens. Stop their pre-determined agendas re: density + catering to developers
- Homelessness + drug addiction need solutions
- More tree canopy/urban tree management
- More density & infill & green space

- More community resources for those who are facing homelessness and/or addiction
- More trees + comfortable community hang out space
- Support business so they can support the community
- Make buses free & more frequent
- Rapid loop transit (ie: tram)
- Create rapid loop transit with CV increase access & walkability (ie: Disney world)
- Increase density in the downtown area & neighbourhoods surrounding
- Estuary + all our greens space goose spot, seal bay park
- Where am I going to live and age? Very few IND-living Residences for seniors – HELP
- Protect natural environment
- 15 km speed limit on Mansfield – kids!!
- Public washrooms open all night
- Clean air! Bees! Birds!
- Housing ++ affordable
- More walkability/ability to take public transit

Where is your neighbourhood's 'heart'?

- Lake trail community school + morrison woods
- Crown isle – no heart! *
- Fix the Menzies no mans' land – please keep the old poplars
- Puntledge school is the heart of our neighbourhood
- Tin Town Creekside parks
- Make 17th more pedestrian friendly
- Puntledge park is a gem... and a huge gathering place ... year round
- Cram isle #19.A bottoms of hill

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

- When I walk through Ruth Masters Greenway
- When I cross Menzies = 5th *
- Interrupted connectivity when walking/biking/ kayaking activities do not connect make them do so
- When I cross the 1st bridge going north on cliffe from the old highway south and arrive by a farm field, rover, + flood plain *
- Pathways along estuary + downtown
- KuskusSum development as green shore
- River walkway
- Bicycle connectivity from Anderton to one spot trail. Only about 1km
- Slow speed limits in neighbourhoods **

- When crossing a street with vehicles going over 40 km/hr
- When I leave Dyke Rd
- You cross the river
- People stop waving when they drive by less smiling
- The "country" feel & charm + natural walking paths change to front drive single family homes
- How do communities or neighbourhood, get more block parties. Meet your hood

General Comments on Neighbourhood Panel

- There's no opportunity for private outdoor recreation facilities. There is no land zoned properly and there is a lot of suitable land
- What is the plan for sewer service in south Courtenay? Been in city for 15 years!
- Need bike access from 6th + back road to downtown or Canadian tire. Currently I have to mingle with car traffic
- All the green spaces by Morrison Creek excellent
- I'm almost embarrassed to say I live in Crown Isle but we built there when it was affordable. So many mistakes made in the early phases of C. Isle. Newer parks of C. Isle have improved with walking + bike trails
- Put in minimum wage housing not stupid high rates
- Please have no smoking of any kind at our public parks, especially Puntledge river park
- Eliminate most cars in downtown area – pedestrian focused core
- When I cross Huband going South on HWY 19
- Bike lanes *
- Homes for seniors affordable
- Need to re-establish neighbourhood organization
- I start to see business -> my area is primarily residential
- 6th street bridge would work for me – yes me too **
- More for pedestrians *

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 Arden 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 therefor 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 3rd 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 17th 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 3rd 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 17th 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 95% at the sake of the 5%.
- B) Finish the 4th lane on Lerwick 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 4th 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 MOTM this could be presented.

17th St Bridge Xtra lane right

- 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 space, 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 enjoy.

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 .

RIZ BRIDGE / TRANSPORTATION

HAVE YOU CONSIDERED BUILDING
A NEW BRIDGE USING
CUMBERLAND ROAD AS THE
CONNECTOR TO A BRIDGE GOING
OVER HOME HARDWARE THROUGH
SIMS PARK TO THE MAIN HIGHWAY
- THEN BLOCK OFF LOWER 5TH ST
TO PARK AND USE THE OLD
BRIDGE FOR PEDESTRIANS AND
BICYCLES.

~ WOULD DOWNTOWN BUSINESS
SUPPORT THIS?

IT IS VERY SLOW CONNECTING
TO THE 5TH ST BRIDGE FROM WEST
COURTENAY AND DANGEROUS FOR
PEDESTRIANS ON 5TH ST.

~ 5TH ST COULD BE REVITALIZED IF
NOT A THOROUGH FAZE

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 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'd 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 ~~com~~ 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 ^{outdoor} 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 Courtney,

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.

A handwritten signature, possibly reading "D. L.", consisting of a stylized loop followed by a small mark.

Why are there so many
subdivisions crammed
together housing is large
people still isolated or own 2
trees ^{homes} still being cut
Limit resources & large homes
make the homes attached
beautiful —

February 2020

Dear Courtney

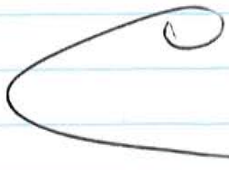
I love you for all the lovely features there are in this area - beaches, mountains, farms & fields and kind, generous people.

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 livable 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 ^{managing} 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.

Language Matters

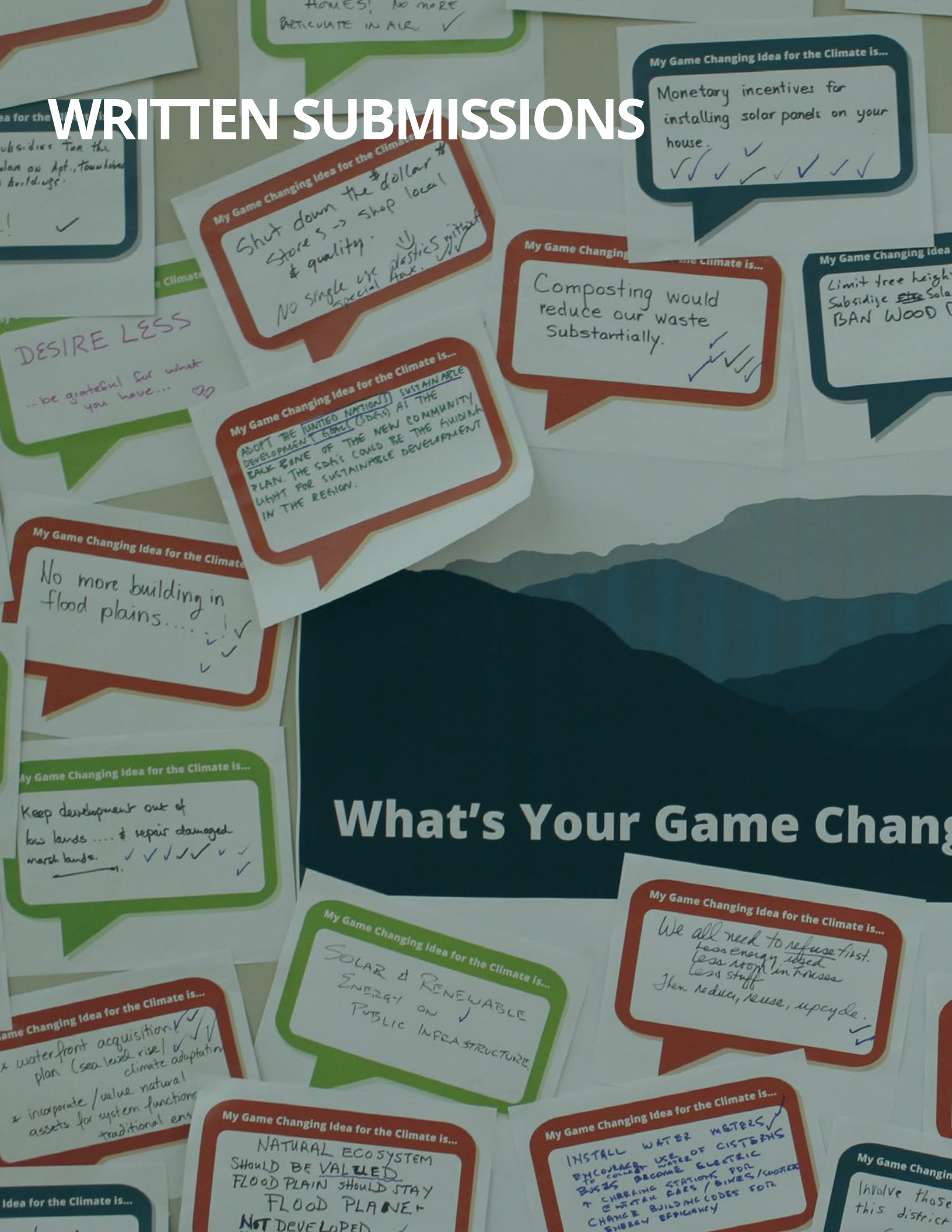
VERBATIM COMMENTS

How do you think we should communicate about Climate Change - its threats and its opportunities - in Courtenay?

- Challenge
- Watershed Protection
- Less dramatic language, more facts
- Interactive (Ex, what we can do, small steps)**
- Climate change is both a crisis and an opportunity to change what & how we do things. Yes, economic well-being is important. We all want our families to survive and do well, but we cannot let lg coper actions dictate to us. We can find better ways to help us + our planet home survive + thrive *****
- Just do something! Anything positive – don't just sit there **
- Emergency is share time of emergency
- Hopeful solutions & optimism
- Need to get long term local plasn to deal with sea level issues in Courtenay*
- Engagement/tangible action
- More facts, less rhetoric (politics...)
- Set goals & make commitments – strategic planning **
- Develop social procurement so that the people producing our food have a vested interest in welfare and health of the community it will bring so many local people into the health of the community
- Get real about how we use fear as relational grief needs support
- Children are internalizing our projected hopelessness with the environmental crisis. To make change we must believe it will make a difference or else hope is lost and we give up trying
- Opportunity to participate meaningfully + learn a lot + meet people with good ideas
- Crossroads
- Encourage people to estimate/account for their carbon footprint + reduce it by 20%!

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WRITTEN SUBMISSIONS



What's Your Game Changing Idea for the Climate?

My Game Changing Idea for the Climate is...
Monetary incentives for installing solar panels on your house. ✓✓✓✓✓✓✓✓

My Game Changing Idea for the Climate is...
Shut down the dollar store → shop local & quality. No single use plastics without special tax. ✓✓✓✓✓

My Game Changing Idea for the Climate is...
Composting would reduce our waste substantially. ✓✓✓✓✓

My Game Changing Idea for the Climate is...
Limit tree height. Subsidize ~~the~~ Solar BAN WOOD

My Game Changing Idea for the Climate is...
DESIRE LESS
...be grateful for what you have... ♥♥

My Game Changing Idea for the Climate is...
ADOPT THE UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (SDGs) AT THE BASE OF THE NEW COMMUNITY PLAN. THE SDGs COULD BE THE FOCUS LIGHT FOR SUSTAINABLE DEVELOPMENT IN THE REGION.

My Game Changing Idea for the Climate is...
No more building in flood plains... ✓✓✓✓✓

My Game Changing Idea for the Climate is...
Keep development out of low lands ... & repair damaged marsh lands. ✓✓✓✓✓✓✓✓

My Game Changing Idea for the Climate is...
SOLAR & RENEWABLE ENERGY ON PUBLIC INFRASTRUCTURE. ✓

My Game Changing Idea for the Climate is...
We all need to refuse first. less energy used less stuff in houses Then reduce, reuse, upcycle. ✓✓

My Game Changing Idea for the Climate is...
* waterfront acquisition ✓✓✓✓✓
plan (sea level rise) climate adaptation
* incorporate / value natural assets for system functions traditional eng

My Game Changing Idea for the Climate is...
NATURAL ECOSYSTEM SHOULD BE VALUED. FLOOD PLAIN SHOULD STAY FLOOD PLAIN + NOT DEVELOPED. ✓

My Game Changing Idea for the Climate is...
INSTALL WATER METERS ✓
ENCOURAGE USE OF CISTERNS TO COLLECT WATER OF CISTERNS
BUSES BECOME ELECTRIC
↑ CHARGING STATIONS FOR EVs
CHANGE BUILDING CODES FOR ENERGY EFFICIENCY

My Game Changing Idea for the Climate is...
Involve those in this district

My Game Changing Idea for the Climate is...

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 w/ no housing, green infrastructure, restaurants, etc. Achieve multiple goals: social, economic, physical activity)

trees planted should be NATIVE!

My Game Changing Idea for the Climate is...

Ban single-use plastics.

My Game Changing Idea for the Climate is...

REDUCE SPEED LIMIT IN CENTRAL CORE (OLD CITY).
STOP FACILITATING TRAFFIC.
STOP WIDENING STREETS.

for the Climate is...

→ Solar panel gain
burning!

#mycourtenay

My Game Changing Idea for the Climate is...

collect more money for local government to better do its job! (so the current money in taxes goes to provincial and federal govts for their agencies - local governments come last...)

My Game Changing Idea for the Climate is...

Compost... chickens...
(smaller) more frequent busses...

My Game Changing Idea for the Climate is...

Community Renewable Energy Projects that support electrification + EV infrastructure to reduce fossil fuel dependency

My Game Changing Idea for the Climate?

My Game Changing Idea for the Climate is...

- Restoring historic Stearns and water ways ✓✓✓
- Removing rip-rap

My Game Changing Idea for the Climate is...

Rely on + build up local food systems. ✓✓
Promote local small businesses to ↓ transportation of goods ✓✓

My Game Changing Idea for the Climate is...

Social procurement of food + supplies ✓✓
Eliminate homelessness
LIVE LIGHT/MINIMALIST.
MORE URBAN FORESTS.

My Game Changing Idea for the Climate is...

REDUCING MOTORIZED VEHICLES IN THE PARADES DUE TO HEALTH RISKS FOR THE CHILDREN WHO ARE SITTING TO CLOSE TO THE EXHAUST SYSTEMS. ✓✓
MAKE THE 5TH STREET SHOPPING AREA FREE OF DIESEL TRUCKS of all cars ✓

My Game Changing Idea for the Climate is...

ALR be protected forested on crown land. Also, encourage...

My Game Changing Idea for the Climate is...

who will inherit the planet

My Game Changing Idea for the Climate is...

My Game Changing Idea for the Climate is...

WRITTEN SUBMISSIONS

The following pages include written submissions from community members. Although unsolicited, they provide helpful insight for the Official Community Plan process.

CREATIVE DISTRICT SUBMISSION

- This area is all flat, is the least expensive in the valley for young families and in need of some policies that will make it live again.
- Bike boulevards are the way to go in my mind. They are the best for all ages and make use of existing infrastructure more than any other approach. They are well proven out in Vancouver (I was one of the instigators for them back in the 80's).
- Protected bike lanes are expensive but necessary where traffic is heavy and there is no other parallel route that will work. They are shown in only limited areas where there is not a bike boulevard option.
- Idea is a young family can buy in here, own one car, or no car. Get around primarily on foot and bike and work locally or in the home.
- A blanket zoning policy change that allows secondary suites and home occupations so long as meeting the building code will help with affordability. When the kids are young the basement is rented out. When they are teenagers they live downstairs. When they hit their twenties they rent it from mom and dad or mom and or parents rent it out again allowing them to age in place and afford to retire.
- So that the area becomes a desirable one with amenities, the E&N rail corridor is developed as a linear nature park with some commuter cycling connections at the Walmart and Cumberland Road areas. Existing parks are re-invested in – similarly to what Cumberland did with Village Park making it a focus for young families and all ages.
- Safe cycling routes to schools are necessary.
- Permissive approach to zoning, helps liven up the area and invites creative entrepreneurs from all over BC and the world to make this area their home.
- The idea that Courtenay has to have one approach to planning across the entire City stifles creative approach –this would may not be acceptable in Crown Isle, but it is an outgrowth of the Tin Town / Creekside Commons way of thinking, both of which are enveloped in the proposed “Creative District”
http://www.creativeclass.com/richard_florida/books/the_rise_of_the_creative_class.
- The easiest way to keep money in people’s pockets is to remove the need for a car – if a car costs \$5000/year to run this equates to carrying a mortgage of \$125,000. (two cars = \$250,000) This much extra money makes the difference between a young family being able to get into the housing market or not. And if there is a secondary suite, it becomes a more affordable and flexible option.
- Affordable housing is very challenging to produce in significant amounts; allowing it to gradually infill is a feasible strategy in existing neighbourhoods.
- Transportation by bike is the easy route for municipalities to contribute to affordability (and equality) – they already own the land and are skilled in maintaining rights of ways – they are not typically good at building and managing housing.
- Transportation on foot and by bike creates community and safety.
- Snow clearing needs to be top priority on the bike routes to maintain it as a viable system.
- Convenient transit is too much of a challenge for small towns so the emphasis is on walking and cycling.
- The city should also mention car population growth when it mentions population growth – I would look forward to 4,500 more people absolutely if it those folks got around without cars (I realize that I want to keep my own – however I don’t commute with it).
- Given that the city is subdivided by the a river and bridges are \$30 M a pop, a strategy for the OCP might be how to invite 4500 more people in without increasing the car population... It will not be possible for the city to keep up with the demand for new bridges if traffic grows proportionally with population – financial and environmental constraints dictate this...

THE CREATIVE DISTRICT

- AFFORDABILITY
- BICYCLE FRIENDLY ALL AGES
- CAR SUBSTITUTION FOR BIKES
- SECONDARY SUITES ALL PROPERTIES (TO MEET BUILDING CODE)
- BICYCLE BOULEVARDS ON TULL AND GRIEVE
- PROTECTED BIKE LANES CONNECTING WALMART DOWNTOWN AND DRIFTWOOD MALL
- LIVE AND WORK FROM HOME OR NEARBY
- PER CAPITA CAR REDUCTION
- AFFORDABILITY THROUGH REDUCED CAR COSTS AND SECONDARY SUITES
- INVESTMENT IN BIKE BOULEVARDS (MINOR)
- E&N RAILWAY DEVELOPED AS LINEAR PARK WITH SOME COMMUTER BIKE UPGRADES AT DOWNTOWN AREA
- PEDESTRIAN AND CYCLING CONNECTIONS TO NEARBY AMENITIES
- INVESTMENT IN LOCAL PARKS - PLAYGROUNDS
- PERMISSIVE APPROACH TO ZONING
- LOCATION IN CITY WHERE CREATIVE DEVELOPMENT PROPOSALS ENCOURAGED



0 1:5000 250

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THE CREATIVE DISTRICT



Date FEB 2020

 **OUTLOOK**
ENGINEERING AND
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DWG

C-03

REVISION
A

Presentation to Courtenay OCP Review Advisory Committee



A review of an OCP is a signal to the community that change is needed and coming and everyone affected needs to take an interest in what changes will be necessary looking into the future.

I submit that the context for a review of Courtenay's OCP is to look at issues facing the BC urban scene and the city, valley, province and federation in 2020.

The OCP review needs to look at a future at least **50 years** down the road (as opposed to just an election cycle) – changes in the OCP will need to be sufficiently flexible to adapt and adopt to what is happening in the larger context: valley, island, province, country and world.

This review process needs to engrain community engagement at all steps in this process – identifying principles and strategies to involve the community in the development of policy.

This review needs to understand the influence of climate change and geography of the Comox Valley, how it has developed and will be influenced in the future.

This review needs to accept and understand that the City of Courtenay is very much part of the Comox Valley, and what happens in the city does affect the rest of the valley in some way. The OCP review needs to accept this reality.

Appendix A has a list of specific recommendations and **Appendix B** has a list of resource materials relevant to the recommendations.

I highlight these considerations for Planning for the next 50 years:

- **Climate change** – what are the potential consequences for the city and valley and how can they be mitigated;
- **Collaboration and co-operation** among the various governments in the valley and senior levels of government can start with initiatives for balance and collaboration from the city of Courtenay;
- **Energy and its sources**: tied to climate change will be the challenge for the city in any changes about energy sources in this century, how to develop and encourage alternate sources of energy and what kinds of city legislation and bylaw revisions will support the new and changing reality;
- **Water supply and quality**: how is the watershed use changing and what are the implications for the quality and quantity of water available to city residents and the valley;
- **Air quality** is an ongoing problem in the City and valley so that any plans need to consider sources of energy for homes in the city, including home heating and cooling;
- **Future of Mobility in the Valley** – public transit, streets and roads, changing modes of transport such as: bicycles, wheel chairs, air travel, electric and autonomous vehicles, electric scooters, ride hailing services, car sharing, charging stations, mobile battery charging services;
- **Comox Valley as a destination** for Canadians who move here for retirement, there is a need to factor in their integration to social and economic aspects of city life;
- **Affordable housing** for vulnerable citizens – the homeless, seniors, working poor, social assistance recipients and how to integrate the various advocacy groups into planning that involves all levels of government;

- **Role of women** in the community – services, amenities, ability, zoning and development that impact on women as active members of the community;
- **Indigenous community** members – K'omoks band but also other indigenous and Metis people who have arrived in the city and valley from other parts of the province or federation and how they integrate to the city and valley;
- **Food security** – where will Courtenay get its food in the future, what local partnerships need to be developed and maintained to ensure food security, what emphasis is needed on community gardens in collaboration with SD schools;
- **Health Care**: future role of the hospital and its possible expansion into a regional facility;
- **Community clinics and critical care**: how to encourage and support their role;
- **Post-secondary education** potential for young people, university and trades skills development and the role of the North Island College (NIC) and its possible expansion in these areas - how does Courtenay want to evolve to reflect the fact that it is a college town with the potential to become a university;
- **Political climate** – an interesting mix of progressives, populists and conservatives, and their connection to the larger areas of the Island, province and federation, how to facilitate a balance of interests and change among competing values and principles;
- **K – 12 Schools**: how many, where are they to be located, what will they offer to the community, young and old and what kind of mobility issues for people to get to the schools;

- **Community services** for a diverse population will need to be built in conjunction and co-operation with other local governments: Comox Valley Regional District (CVRD), School District 71 (SD), Cumberland Village, Improvement Districts: K – 12 (with a recognition that education/learning begins at birth and ends with death), recreation, addiction, mental health, primary care health, heart and cancer treatment options, emergency services;
- **Create within planning department the position of a social planner:** many issues that the city deals with are linked to social planning needs: See Appendix B for more detailed links;
- **Financial services** for residents – how will future needs be met by new and existing financial services such as credit unions and banks, investment services;
- **Taxation sources** for provision of local government services, looking beyond property alone as a revenue source to pay for local services; recognize the rural/urban split that exists at all government levels, especially here in the Comox Valley;
- **Protection** of and consideration for the many **streams and creeks** in the city that are part of the salmonid program of saving and restoring salmon bearing creeks and streams;
- **Light Pollution:** There are many potential spinoffs of what is important in a city in the future. One of these is the **night sky. Light pollution** is being shown as a danger for urban areas like ours. The effects of light pollution are not just for people but for the natural world such as salamanders and nocturnal feeders that are part of our environment. The OCP will need to consider the location of potential prime viewing sites for the public and schools to observe the night skies.

Appendix A: Summary of Recommendations:

These are the recommendations that I believe the city needs to look at as it considers planning for the next 50 years in a revised OCP:

1. Climate change

- That the City of Courtenay establish a Climate Emergency Action committee as part of the OCP to develop mitigation strategies for Climate Change.

2. Collaboration and co-operation among governments in the valley

- That the city of Courtenay and SD 71 formalize close working and regular meeting relationships between Courtenay City Councillors and Board of Education school trustees.
- That the city of Courtenay and SD 71 formalize close working and regular meeting relationships between Courtenay City senior staff and SD 71 senior administrators.
- That the city of Courtenay and SD 71 formalize representatives from each local government on its various working committees.

3. Energy and its sources:

That the city of Courtenay work closely with SD 71 to create solar panels and wind turbines where feasible to generate electricity on all properties owned by each local government.

That the city of Courtenay work closely with SD 71 to create a renewable energy source working committee to inform and advise both local governments on options for alternative sources of energy.

4. Water supply and quality

That the City of Courtenay, working with the Union of BC Municipalities, advocate with the province to develop more stringent enforcement policies for logging practices in municipal watersheds to reflect the need to protect sources of drinking water.

5. Air quality

That the City of Courtenay ban all wood burning, including for home heating, within its boundaries.

6. Future of Mobility in the Valley

That the City of Courtenay, working closely with local businesses, establish charging stations for electric vehicles of all types in the downtown core.

That the city of Courtenay, working with local businesses design and build covered public parking for bicycles, wheel chairs, scooters in high traffic parts of the city.

7. Comox Valley as a destination

That the city of Courtenay work closely with the Business Improvement Association, Chamber of Commerce, CV Economic Development Society, local service clubs and other appropriate groups to assist in orienting and integrating new residents to the city.

8. Affordable housing

That the City of Courtenay, working with the Union of BC Municipalities continue to advocate with senior levels of government for amendments to tax policy to ensure that local governments have adequate resources for meeting the variety of needs facing residents in urban areas.

That the city of Courtenay, working closely with SD 71, continue to advocate with senior levels of government for supportive and affordable housing initiatives for all residents.

That the city of Courtenay review single house zoning with a view to changing some zoning in some single housing areas to allow for up to 6 story rental buildings.

9. Role of women

That the City of Courtenay work closely with women's groups and other social agencies when considering city services, amenities and zoning changes.

That the City of Courtenay establish a community working group that identifies city service needs, amenities and zoning changes related to gender issues in the community.

10. Indigenous community

That the city of Courtenay work closely with SD 71 and K'omoks First Nation to ensure that displays of indigenous art and culture are seen throughout the city, not just in the downtown core.

11. Political climate

That the city ensures a balance of gender, interests, values and principles in the creation of community working groups and committees – creation of smart and integrated political energy grids.

12. Food security

That the city of Courtenay, in collaboration and co-operation with SD 71 schools, support and enable the creation of a Comox Valley Food Security Council.

13. Health Care:

That the city of Courtenay negotiates with the province and the Vancouver Island Health Authority for expansion of the Comox Valley Hospital into a regional hospital serving the city, Comox Valley and north island.

That the city of Courtenay working with appropriate health professions in the Valley advocate with the province, for the creation of community and co-op operated community clinics using tax incentives and initial and repayable start-up funds.

14. Post-secondary education

That the city of Courtenay, working closely with SD 71, advocate to North Island College (NIC) for new and expanded programs related to urban planning and community development within its program offerings.

That the city of Courtenay advocate to NIC for more community integration of NIC students into the social and community life of the City.

15. K – 12 Schools

That the city of Courtenay, working closely with SD 71, support the creation of opportunities for students to participate, through student-based and elected student councils in each public school, whose representatives will participate with local government elected bodies and their various working committees.

That the City of Courtenay support student councils in all SD 71 schools.

16. Community services

That the city of Courtenay, working closely with SD 71, work toward the integration of program offerings of the Courtenay

Recreation commission with all K – 12 schools in the Comox Valley.

17. Create position of a social planner

That the city of Courtenay creates and integrate the position of a Social Planner into its Planning Department, accepting that Social planning is a process that involves local governments and community members working together to address social issues and build healthy communities and that integrated with other types of planning, social planning focuses on the people themselves in a community planning context.

18. Taxation sources

That the city of Courtenay working closely with SD 71 and the Union of BC Municipalities and BC School Trustees Association, advocate to the province for a total review of taxation policy of the province, including changes that reassign more senior level tax revenue to local governments

That the City of Courtenay advocate to the province for School Boards to have the power to levy local taxes to finance a portion of the SD's annual operating and capital budgets.

19. Protection of streams and creeks

That the city of Courtenay working closely with SD 71, the K'omoks First Nation and appropriate local groups such as the stream keepers to continue and expand its support for the community volunteer stream keepers in their work of restoring and maintaining salmon bearing creeks, streams and rivers in the city.

Appendix B – Selected Resources:

OCP Review Committee:

<https://www.courtenay.ca/assets/Departments/Development~Services/OCP~Update/OCP-Update-Advisory-TOR.pdf>

The OCP

<https://www.courtenay.ca/EN/main/departments/development-services/planning-division/ocp-update.html>

<https://www.courtenay.ca/EN/main/departments/development-services/planning-division/official-community-plan.html>

Climate change realism and our choices

https://thetyee.ca/Analysis/2019/11/12/Climate-Crisis-Realist-Memo/?utm_source=daily&utm_medium=email&utm_campaign=121119

Climate change will kill women and girls first

https://thetyee.ca/Opinion/2019/11/15/Climate-Crisis-Women/?utm_source=daily&utm_medium=email&utm_campaign=151119

Why we need a smart political energy grid: to avert ecological catastrophe - <https://www.abc.net.au/religion/romand-coles-lia-haro-smart-political-energy-grid-to-avert-ecol/11832220>

We live in a time of variable political ‘storms’, and for the city the challenge will be to politically work across the aisle, “interweaving and cultivating” various social and political energy to work in unison for developing contemporary policy to manage the city’s future.

Problem with Up zoning: This is an issue more common in larger urban centres, but the challenge is there to consider this in the context of some of the subdivisions in the city.

https://thetyee.ca/Opinion/2019/12/05/Upzoning-Wrecking-Neighbourhoods/?fbclid=IwAR1SWMWwuJchkjlISB4iTB4lvi_jLOroBUbH8VBTLuBcNquuqvHxsI9TC9w

AORTA – Understanding and resisting divide and conquer tactics

http://aorta.coop/portfolio_page/understanding-and-resisting-divide-and-conquer-tactics/?fbclid=IwAR3GTSCChRPekPkfE7w-8ab3V7pLHH2YLFNKPSjta1ZItVqt1RdD_z83HujI

Local Governments – Initiatives that are needed

Regulations

Authority of the city may be exercised in relation to:

- (b) noise, vibration, odour, dust, illumination or any other matter that is liable to disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public;
- (c) the emission of smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia that is liable to foul or contaminate the atmosphere;

These powers clearly provide municipal governments to control wood stove use and backyard burning.

Provincial regulations for wood stoves focus on the certification level for what may be sold legally in the province and what type of fuel may be burned in these appliances [see [*Solid Fuel Burning Domestic Appliance Regulations*](#) (SFBDAR)]. The provincial Building Code also outlines installation requirements for building safety purposes.

At the municipal level, there are several different elements that can be used to help regulating wood burning appliances. These elements can be included in either separate bylaws (e.g. nuisance, building, zoning) or in one integrated solid fuel appliance regulation.

In a revised OCP, given the poor air quality in the Comox Valley, banning of all wood burning is advisable for the city and eventually for the CVRD.

Women and urban Planning

<https://www.chatelaine.com/health/sex-and-relationships/have-a-happier-marriage/>

Vienna makes changes in urban landscape

https://apolitical.co/solution_article/vienna-designed-city-women/

Cities were built for Men

https://thetyee.ca/Culture/2019/11/01/Cities-Built-For-Men/?utm_source=daily&utm_medium=email&utm_campaign=011119

When the city considers decisions about what a future Courtenay might look like, women need to be front and centre in discussions and changes for the OCP.

There is compelling evidence that cities today were built for the convenience of white males. References in the Appendices point to more specific issues as simple as location of public washrooms to being able to take public transit, safely eat lunch in a public park.

Will there be places with adequate lighting, access to communications services such as wi-fi, or cell phone connections.

Keeping a sky dark:

<https://www.cbc.ca/news/canada/british-columbia/kelowna-dark-sky-preserve-johns-family-light-pollution-1.5364220>

Municipalities sign on to reduce GHG with Victoria.

<https://www.cbc.ca/news/canada/british-columbia/building-community-to-fight-climate-change-1.5362016>

Social planning is a process that involves local governments and community members working together to address **social** issues and build healthy communities. Integrated with other types of **planning**, **social planning** focuses on the people themselves in a community **planning** context.

<https://www2.gov.bc.ca/gov/content/governments/local-governments/planning-land-use/local-government-planning/social-planning>

Courtenay Official Community Plan IDEAS

Provided by [REDACTED] Courtenay Resident, Former Teacher, School Administrator and Community Education Guru

The 'Mother of all Issues' here is the Climate Crisis which has been declared in the Comox Valley. Climate change will impact every facet of our lives from housing to health care and food security. All the evidence is that we are running out of time to even slow the rate of environmental destruction currently well underway.

This is taking place as the community is aging and demands for health services, affordable housing and a range of services are growing. It is both an urgent 'top down' and 'bottom up' challenge for every community, every citizen, and every level of government. It will require a paradigm shift in thinking and acting and for all of us to accept responsibility in partnership with First Nations and, especially, our young people. We need to actively engage in a personal 'call to arms'. We will not succeed by sitting back waiting for 'the other' to fight the fight.

The City of Courtenay and the CVRD need to lead by encouraging community participation, leading to a consensus for actions. The OCP should represent a 'snapshot' of community values to guide all aspects of planning. An 'asset based community development' approach like 'vital signs' can help establish a base line of satisfaction by residents before looking at new challenges.

Some Organizational Opportunities for the New OCP

- Showcase First Nations Culture throughout the community
- Ensure environmental amenities in subdivision proposals
- Initiate a City/ CVRD Climate Crisis Action Committee
- Assign staffing support for community organizing
- Engage the community in regular progress meetings
- Organize pilot/demonstration projects – showcase them
- Develop S.D. 71/City Agreement for shared facility developments
- Develop an ongoing 'feedback loop' for the OCP
- Change voting eligibility age to sixteen
- Revise Building Permit requirements in Bylaws and the OCP
- Encourage NIC to develop a Climate Leadership program
- Strive for consistency with the Regional Growth Strategy

Local Area Planning, Neighborhood Associations and Community Engagement

Involving and empowering residents of all ages should be a primary goal and should begin with conversations in neighborhoods and schools leading to advocacy, actions and local leadership development.

- Enact maximum two term limits for City Councillors
- Encourage formation of Student Councils in all schools
- Create Social Planning capacity within the City and CVRD
- Encourage residents to form Neighbourhood Associations
- Consider the catchment areas of elementary schools as local planning/neighborhood areas
- Support the Community Education model as it relates to neighbourhood planning, coordination of agency services, cooperative facility development and climate change projects
- Develop a comprehensive West Courtenay Plan
- Rotate Council meetings to local areas e.g. schools
- Organize charettes for building consensus on local area issues
- Enforce By-law and OCP requirements for new developments
- Collaborate with S.D. 71 in developing an integrated Elementary, High School and Community 'Campus Plan' on the Puntledge and Lake Trail sites.
- Redevelop the Civic Center - 'The Commons' as the cultural hub of the City

Environmental Actions

Time is not on our side in responding to our Climate Crisis. An experimental approach, pilot projects and 'best practice' models would help to demonstrate workable community solutions and build confidence in charting a new vision for the City.

Some examples:

- Adhere to the Precautionary Principle with respect to air and water
- Review B.C.'s Climate Change Accountability Act
- Organize an Estuary Roundtable
- Initiate a ban on all single use plastics and foam containers
- Implement household organic waste pickup
- Establish a Regional Watershed Task Force
- Ban all outdoor and indoor wood burning
- Expand community gardens and year round facilities
- Showcase composting options
- Encourage B.C. Hydro School Smart Program
- Expand Urban Tree Program – include school sites
- Install bus shelters at all stops
- Replace hard surfaces in laneways with permeable materials
- Implement a Green Building program and Demonstration Site
- Recommend Charging Stations in new residential and commercial construction
- Install covered bike storage shelters at all Civic locations
- Issue free bus passes to all students
- Limit concrete coverage in house construction
- Upgrade Harmston 'Park' to Official Park designation
- Install solar powered noticeboard and green roof at City Hall
- Ban gas powered leaf blowers
- Utilize an electric 'Climate Action Bus' for outside events
- Revise City sidewalk Snow Removal Policy
- Partner with stream keepers to mark storm drains with Fish warnings and conduct salmon enhancement projects
- Orient Strata Property Owners to OCP provisions
- Extend Greenways along Puntledge, Courtenay Rivers
- Enforce creek mitigation responsibilities
- Extend sidewalks, bicycle lanes from Arden along Lake Trail
- Encourage Conservation Covenants on private land
- Build -pedestrian/bicycle bridge linking 4th St.to Lewis Park
- Consult with Medical Health Officer for environmental health priorities

A New Courtenay Civic Centre - 'The Commons' (see also the short interview-style film on this in the "Films for Thought" activity booth)

Where?

Between 6th and 8th streets, Harmston Park' and Grant Ave.

Why?

This was the original site of Courtenay High School. When I taught physical education and coached at Lake Trail in the early sixties, this was the center of the community, certainly for young people.

The Downtown Revitalization process recommended a civic core but there is little room available in the business area of the city. Rezoning for more affordable housing to the west will bring more walking traffic through the 'Commons'. It is the perfect location to restore a sense of community through local area planning. And to demonstrate an urgent commitment to tackling the City and CVRD's declared 'climate crisis'.

Who?

Using a Charette process involving e.g. residents, especially students, agency and nonprofits, elected officials, staff members and facilitator.

What?

Some possible features:

- showcase First Nations Culture throughout the site
- showcase and expand the urban tree program
- reduce impervious road and sidewalks with permeable materials and pathways
- wheelchair accessible
- expand the community gardens -add a greenhouse
- relocate the Works/RCMP building
- showcase alternate energy features solar, wind, green roof
- include rainwater capture features
- relocate S.D.71 School Board Office
- Upgrade Harmston green space to Park status
- Include a performance space
- close automobile traffic on Harmeston between 6th and 7th
- reduce fencing around Harmeston Park
- upgrade street and path lighting throughout the site
- include a 'tiny house' for a caretaker
- Include washroom facilities and water feature
- increase benches, picnic tables and covered bicycle racks
- include a seasonal food truck service

Recommendation

That a task group representing the City of Courtenay, CVRD and S.D.71 explore the concept and feasibility of developing an integrated Civic Centre-The Commons, on the Harmeston site.

Contact:



Youth Climate Action -suggestions for students and mentors

Judging from the public response to the North Island Elder College's lecture series; 'No Time for Complacency', and the School District 71's Youth Climate Action Conference, the Comox Valley is awakening across generations to the climate crisis threat we all face. As a former teacher, principal and community school pioneer, I would put my money on the kids to lead the way. It has been said that all change starts with local commitment and often with young people like Greta Thunberg and American students protesting gun violence 'speaking truth to power'.

Children are our best hope for a world under siege. But we are all going to have to think and act way 'outside the box'. A paradigm shift is needed in reexamining every aspect of our lifestyle, values and decisions which brought us to this crisis.

It has been said the only two questions worth asking about education are "what's worth knowing and who decides?" In the climate crisis we are in, the kids, with our help will have to decide where to devote their energy, learning from past innovations and fearlessly creating new ones.

Some features of the 70's community school movement can be dusted off and recycled for today's climate crisis and youth leadership, beginning in their neighborhood schools. At the outset, we need to accept that schools, are community resources and, beyond curriculum requirements, decisions about their use should belong to the community.

Fast forward to today's climate crisis challenging our youth. At every neighborhood school, students should choose activities and inclusive processes which empower students and celebrate actions. Starting with a common vision use a simple goal setting process for choosing priorities and planning- What? Why? Who? Where? When? An 'Asset based community development' process is a positive way to start.

Our youth will need us to walk with them and when asked, we need to be ready to remove barriers and change the shape of the box which constrains them.

Some Climate Action Ideas for Students (these ideas provided by [REDACTED] Note that students at the recent SD71 Climate Action Conference also identified a number of actions they could undertake and their ideas are being compiled also for consideration in the OCP).

- organize student councils and 'climate action clubs' in all schools
- establish with parents and teachers in each school a coordinating structure e.g. Climate Action Councils
- start pilot projects and evaluate them
- network with students in other schools and school districts
- arrange internships for credit with different environmental organizations
- explore B.C. Hydros' 'Power Smart For Schools' Program'
- expand community gardens and greenhouses on school sites with seniors mentors
- create biodiversity on the school site
- organize a healthy plant based lunch program
- display the schools' climate action goals and activities in the school entranceway
- support locally grown products and Farmer's Market
- start a school worm composting project
- organize training workshops with a variety of environmental groups
- organize a school 'salmon enhancement' program
- partner with the City's 'Urban Tree Program', start a school forest.
- develop a rainwater capture project and green roof
- design school 'climate action club' t-shirts, raise money for special projects
- build covered bicycle racks with solar powered lighting
- apply for grants e.g. Comox Valley Foundation, City, Service Clubs, Credit Unions.
- explore the 'Transition Town' concept and 'Project Drawdown' for adaptation ideas
- participate in Courtenay's Official Community Plan process. Make recommendations.
- celebrate community with food, music, dance and conversations
- document projects for presentations to School Board and City Council
- arrange car pools and bus transport to climate events and presentations
- lobby for connected walking, cycling pathways, trails and sidewalks to schools
- screen climate action films at school
- refuse plastic packaging and utensils
- help organize neighborhood associations for conversations and advocacy
- ban wood burning at home and outside
- with stream keepers groups, paint storm drain warnings
- install a weather and air quality monitoring station
- Explore 'Water Conservation for Schools' projects for ideas
- design an 'eco' flag for the school
- adopt a creek, river, beach, for enhancement and celebrations
- compose an 'Eco Warrior' school song
- design a school 'climate change brochure' and deliver door to door
- at graduation, present an 'Eco Warrior' bursary
- enter a 'Climate Action Float' and march in parade days.
- design and install Eco benches at school entrances -a mini Commons
- Showcase and learn from First Nations Culture -the 'Stewards of the Land,' who the Nature Conservancy calls 'Nature's First Defenders'

As Tommy Douglas liked to say, "Courage my friends, it's not too late to build a better world"

City staff will present seven themes for the Climate Action Plan, and ask community members, including business owners/operators, to suggest action items for each theme. The seven themes are as follows:

Adaptation

1. Natural environment (e.g. protecting sensitive lands, managing natural assets);
2. Infrastructure (e.g. sea level rise and flood planning, storm water management, utility conservation);
3. Emergency response and human health (e.g. disaster and post-disaster response, climate refugee planning, food security);
4. Land use and growth management (e.g. identifying vulnerable areas, planning for complete neighbourhoods, livability);

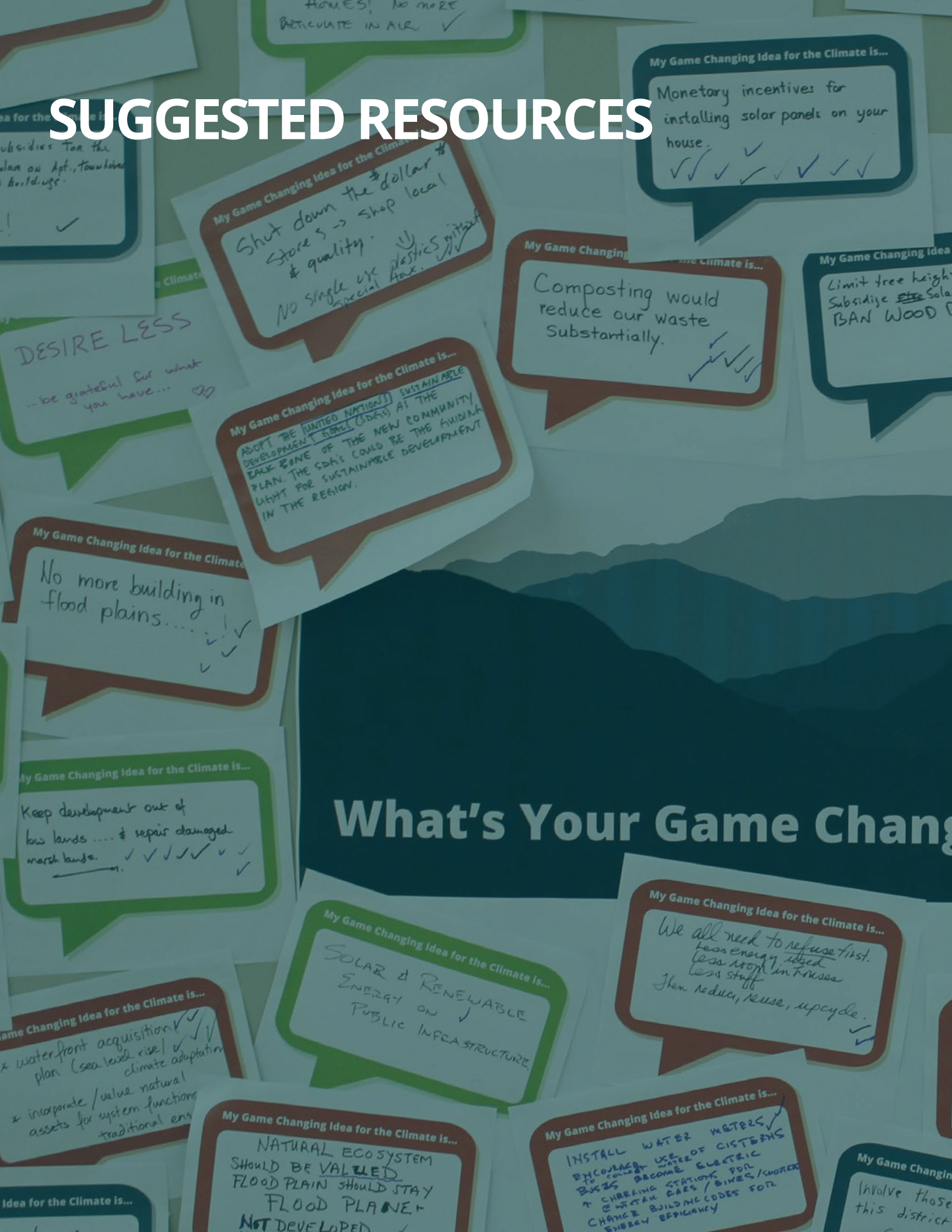
Mitigation

5. **Buildings** (e.g. new buildings, existing buildings, energy efficiency ratings for homes);
6. **Transportation** and mobility (e.g. human-powered transportation, transportation network connectivity, low-emission vehicles); and
7. **Waste** (e.g. education and awareness, reduction initiatives, increased diversion rates).

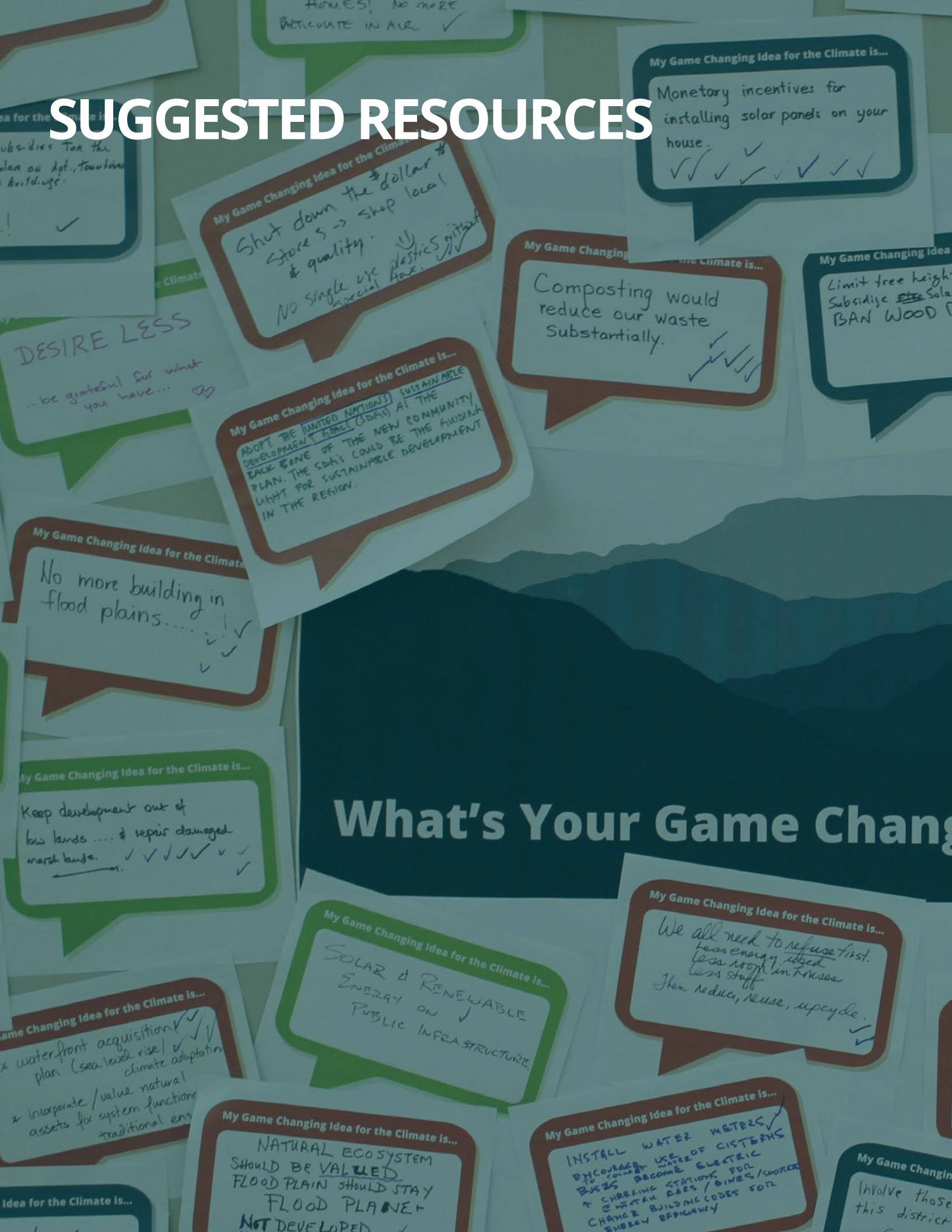
8. **Energy Alternatives**
- | | |
|-------------------|-----------------|
| Biomass | Solar |
| organic materials | Heat Exchange |
| to create energy | District Energy |
| • Cow dung | |
| • | |

- public transport - more frequent and
- bike lanes film coop discounts for young people.
bike-co-op
- ^{better} senior care -
- make a proposal to Habitat for Humanity or Dawn to Dawn to build multiple houses
- * public washrooms, access to water, multiple houses
- access to electrical outlets
- Affordable education
- Affordable housing, ^{more funding for} safe injection sites!
- housing studios + AVI w. longer hours
- green buildings - more parks downtown
- community gardens - plot
- Veggies from BC are more expensive than imported products (more support for local farmers)
- Naloxone training
- public Naloxone kits.
- meals - leftover food goes into
- investing in green energy
- tent ideas
waching

SUGGESTED RESOURCES



What's Your Game Changing Idea for the Climate?



My Game Changing Idea for the Climate is...

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 w/ no housing, green infrastructure, restaurants, etc. Achieve multiple goals: social, economic, physical activity)

trees planted should be NATIVE!

My Game Changing Idea for the Climate is...

Ban single-use plastics.

My Game Changing Idea for the Climate is...

REDUCE SPEED LIMIT IN CENTRAL CORE (OLD CITY).
STOP FACILITATING TRAFFIC.
STOP WIDENING STREETS.

for the Climate is...

→ Solar purging
burning!

#mycourtenay

My Game Changing Idea for the Climate is...

collect more money for local government to better do its job! (stop the current money in taxes goes to provincial and federal govts for their agencies - local governments come last...)

My Game Changing Idea for the Climate is...

Compost... chickens...
(smaller) more frequent busses...

My Game Changing Idea for the Climate is...

Community Renewable Energy Projects that support electrification + EV infrastructure to reduce fossil fuel dependency

My Game Changing Idea for the Climate?

My Game Changing Idea for the Climate is...

- Restoring historic Stearns and water ways ✓✓✓
- Removing rip-rap

My Game Changing Idea for the Climate is...

Rely on + build up local food systems. ✓✓
Promote local small businesses to ↓ transportation of goods ✓✓

My Game Changing Idea for the Climate is...

Social procurement of food + supplies ✓✓
Eliminate homelessness
LIVE LIGHT/MINIMALIST.
MORE URBAN FORESTS.

My Game Changing Idea for the Climate is...

REDUCING MOTORIZED VEHICLES IN THE PARADES DUE TO HEALTH RISKS FOR THE CHILDREN WHO ARE SITTING TO CLOSE TO THE EXHAUST SYSTEMS. ✓✓
MAKE THE 5TH STREET SHOPPING AREA FREE OF DIESEL TRUCKS of all cars ✓

My Game Changing Idea for the Climate is...

ALR (be protected) forested on crown land. Also on gas.

My Game Changing Idea for the Climate is...

who will inherit the planet?

My Game Changing Idea for the Climate is...

My Game Changing Idea for the Climate is...

SUGGESTED RESOURCES

The following resources were shared in person during the Ideas Fair. They are organized by topic area.

Seniors

- Communicating with Older Adults, brochure, produced by Speech and Hearing BC https://speechandhearingbc.ca/wp-content/uploads/2019/04/TalkSpot2019_OAtrifold_noBleed.pdf
- Nurse Next Door home care services, brochure provided: <https://www.nursenextdoor.com/locations/courtenay-comox-bc/>

Climate

- Victoria's Climate Plan: [https://www.victoria.ca/assets/Departments/Engineering~Public~Works/Documents/City%20of%20Victoria%20Climate%20Leadership%20Plan%20\(1805\).pdf](https://www.victoria.ca/assets/Departments/Engineering~Public~Works/Documents/City%20of%20Victoria%20Climate%20Leadership%20Plan%20(1805).pdf)
- Victoria's Climate Champions program: <https://www.victoria.ca/EN/main/residents/climate-change/climate-leadership/climate-champions-program.html>
- Vancouver's Climate Emergency Response: www.vancouver.ca/climate-emergency. Including the infographic: <https://vancouver.ca/files/cov/climate-emergency-infographic.pdf>

Specific Actions

- Victoria's Trees in Cities Challenge: <https://www.victoria.ca/EN/main/residents/parks/urban-forest/trees-in-cities-challenge.html>
- Solar: <https://theenergymix.com/2020/01/30/simplified-application-process-sends-solar-uptake-through-the-roof/>

Policy Framework

- BC Healthy Built Environment Linkages Toolkit: <http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit>

Public Engagement/Education:

- Cities in the 21st Century: Lunch Time Lectures at City of Victoria <https://www.victoria.ca/EN/main/city/lunch-time-lectures.html>
- Partnering with academic institutions. E.g. VIU Engaged Citizens Speakers Series: <https://campusevents.viu.ca/engaged-citizens-speaker-series-conversations-one-planet-region>

Examples of Regular Communication Tools:

- Kamloops Central Business Improvement Association Annual Reports
- Regional District of North Okanagan Greater Vernon Water Newsletter
- Port Alberni City Connect Newsletters: <https://www.portalberni.ca/city-connect-newsletter>
- City of Kamloops City Newsletters: <https://www.kamloops.ca/our-community/news-events/city-newsletter>
- City of Kelowna City Views Newsletters: <https://www.kelowna.ca/our-community/news-events/publications>
- City of Nanaimo City Updates Newsletter: <https://www.nanaimo.ca/get-involved/sign-up-for-a-newsletter/city-updates-newsletter>
- City of Quesnel City News Newsletter: <https://www.quesnel.ca/our-community/news-notice/ads-publications>
- City of Vernon Resident Newsletter: <http://www.cityofvernon.org/newsletters>
- Reminder of the Comox Valley Vital Signs info: <https://cvcfoundation.org/vital-signs/vital-signs-2018-2/>

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