

Housing in Legendary Cumberland





The Village is a unique community. Its rich coal mining history is visible everywhere—from the heritage homes in the historic core, to the abandoned mine sites scattered throughout the surrounding forests.

The people of Cumberland are passionate about their Village. They are here because this Village offers an unmatched quality of life.

They want Cumberland to continue to be a community vibrating with activity, surrounded by living forests, protected by living natural corridors; wetlands, forests, lakes and streams attracting a diversity of wildlife and providing respite from a busy world.

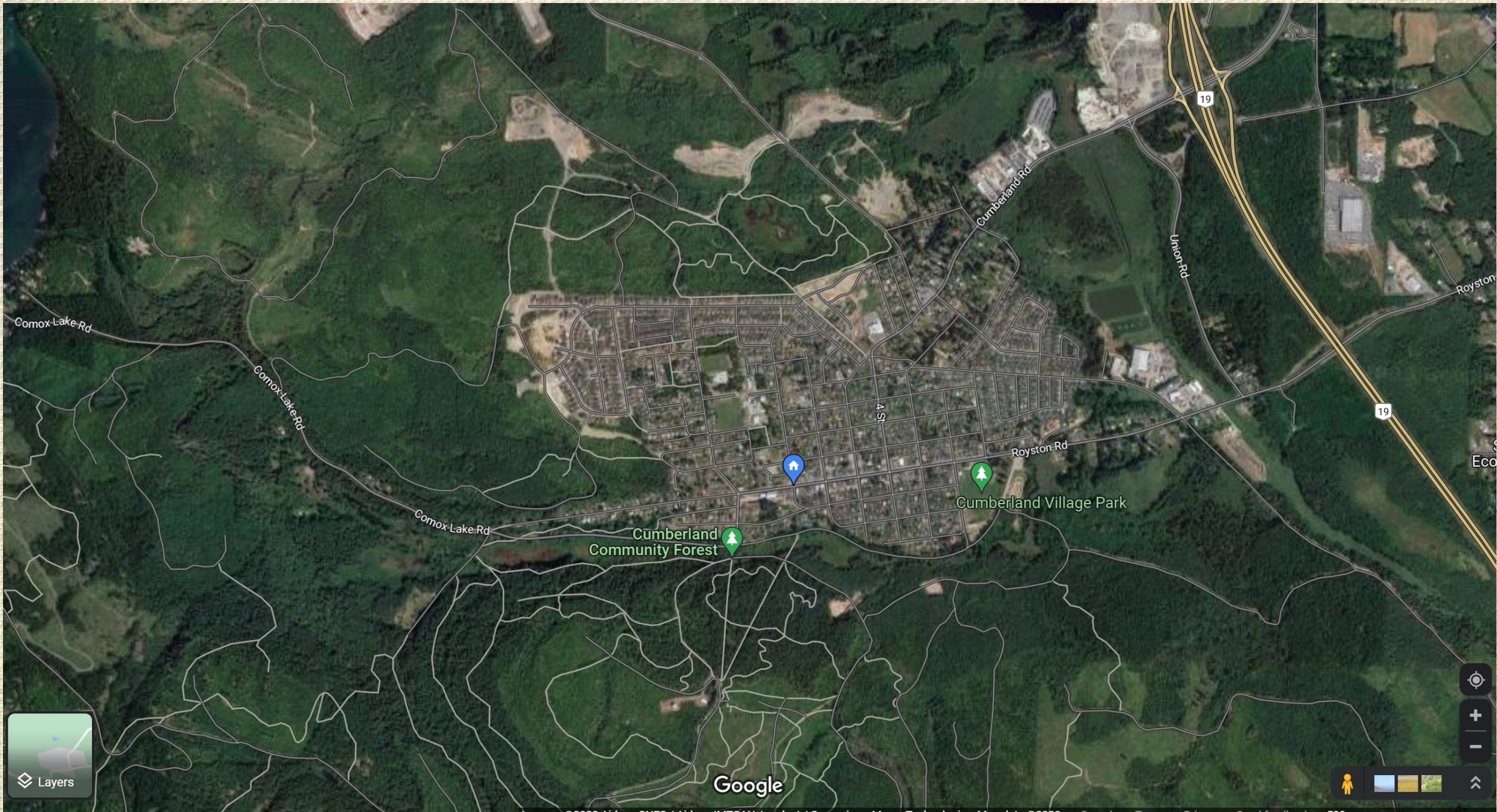
People choose to live in Cumberland for its small town friendliness and values. The core of Cumberland retains its historic look and feel. Small shops and businesses front the streets where people of all ages and backgrounds greet each other happily. Newcomers come here for opportunity, to be part of a vibrant community that values diversity, creativity and hard work.

The Village is growing. As it grows, it will embrace the best land use practices to ensure that it is a livable community. Housing will be available for all income levels. Walkability, greenways, bikeways, opportunities for urban farming and public spaces will all contribute to continuing to make Cumberland a great place to live.

Subsequently the vision for the Village will be built upon the following priorities:

- Improvement and expansion of infrastructure to accommodate measured growth.
- Attainable housing.
- Village Centre rejuvenation.
- Promotion of the Village for local and regional businesses.
- Recreation and tourism.
- A healthy, active and engaged citizenry of all ages and walks of life.
- Accountability and transparency.
- Protection and enhancement of natural features and functions.

These priorities will be reinforced with collective and passionate environmental stewardship and closer ties to the region.



Comox-Lake Rd

Comox-Lake Rd

Comox-Lake Rd

Cumberland Rd

Union Rd

Royston

4 St

Royston Rd

19

Eco

Cumberland Community Forest

Cumberland Village Park

Google

Layers

MAP A FUTURE LAND USE

Official Community Plan Amendment Bylaw No. 1035

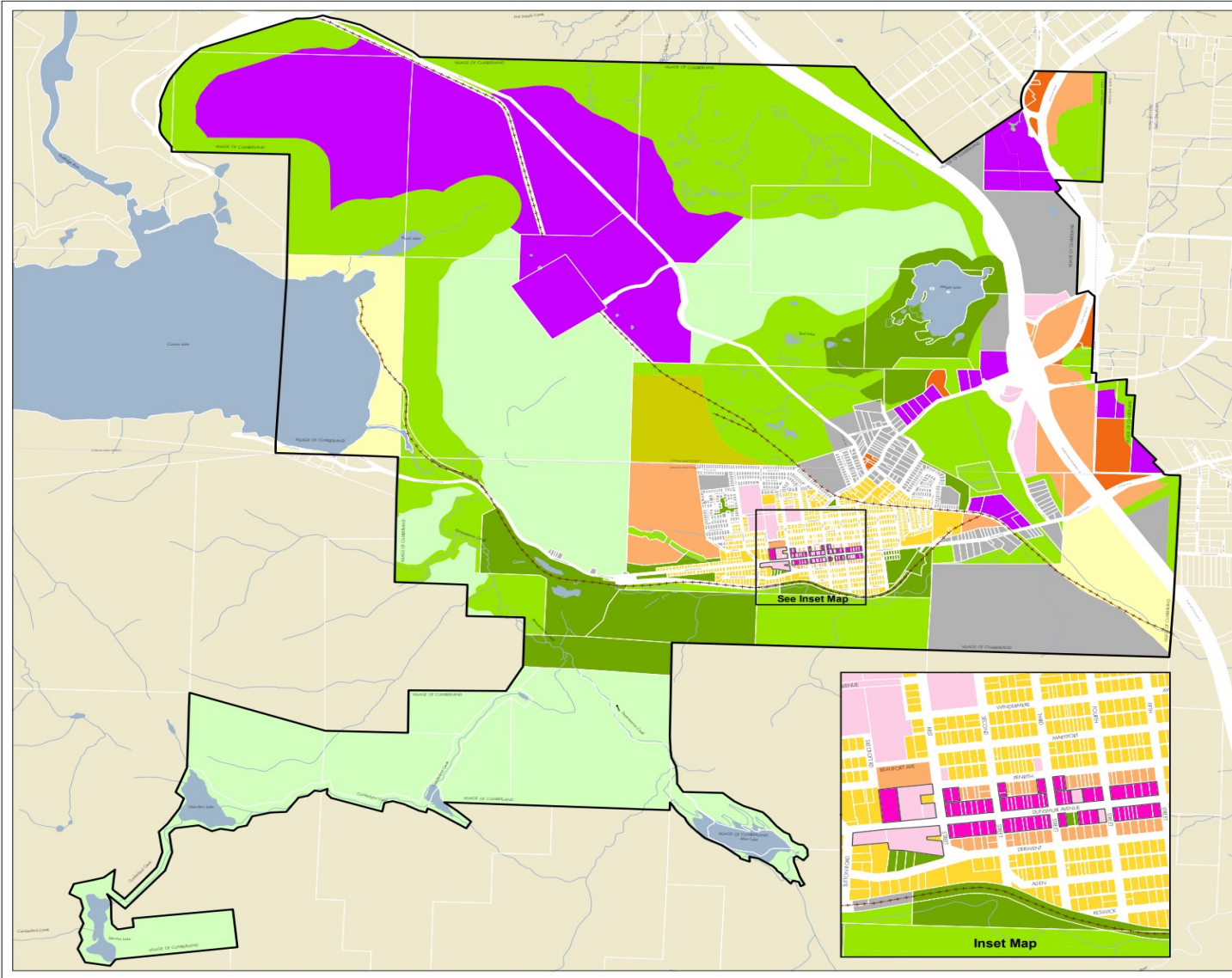
LEGEND

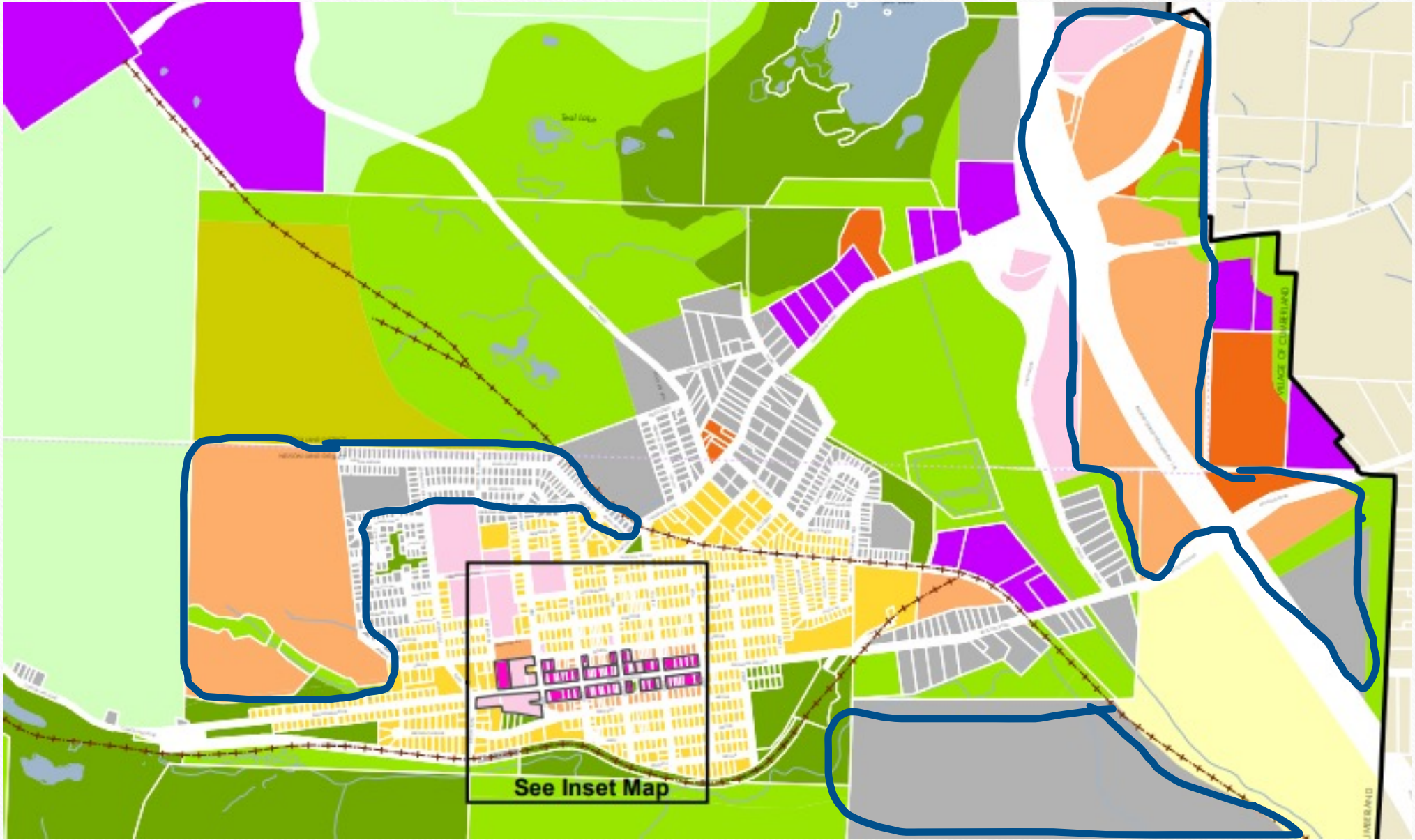
-  Agricultural
-  Commercial
-  Commercial Mixed Use
-  Greenway
-  Industrial*
-  Institutional
-  Mixed Land Use
-  Park
-  Recreation
-  Residential Infill
-  Residential
-  Working Forest
-  Heritage Conservation Area - HCA-1**
-  Village Municipal Boundary
-  Historic Railway
-  River or Stream
-  Water Body

Notes:

* As development occurs in an industrial zone, consideration needs to be given to groundwater protection.

** Please refer to Map D Heritage Conservation Area - Historic Village Commercial Core - HCA-1.



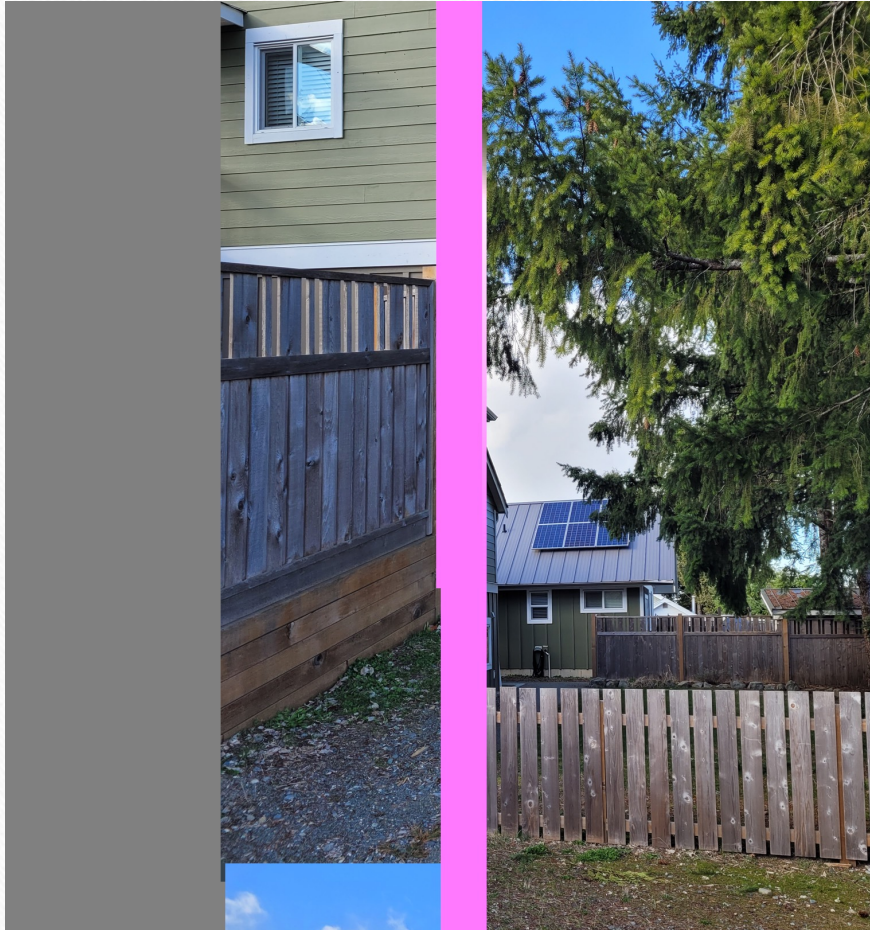


See Inset Map

My first home in the Village

- From 2000 – 2002 I rented this house for \$500 mo

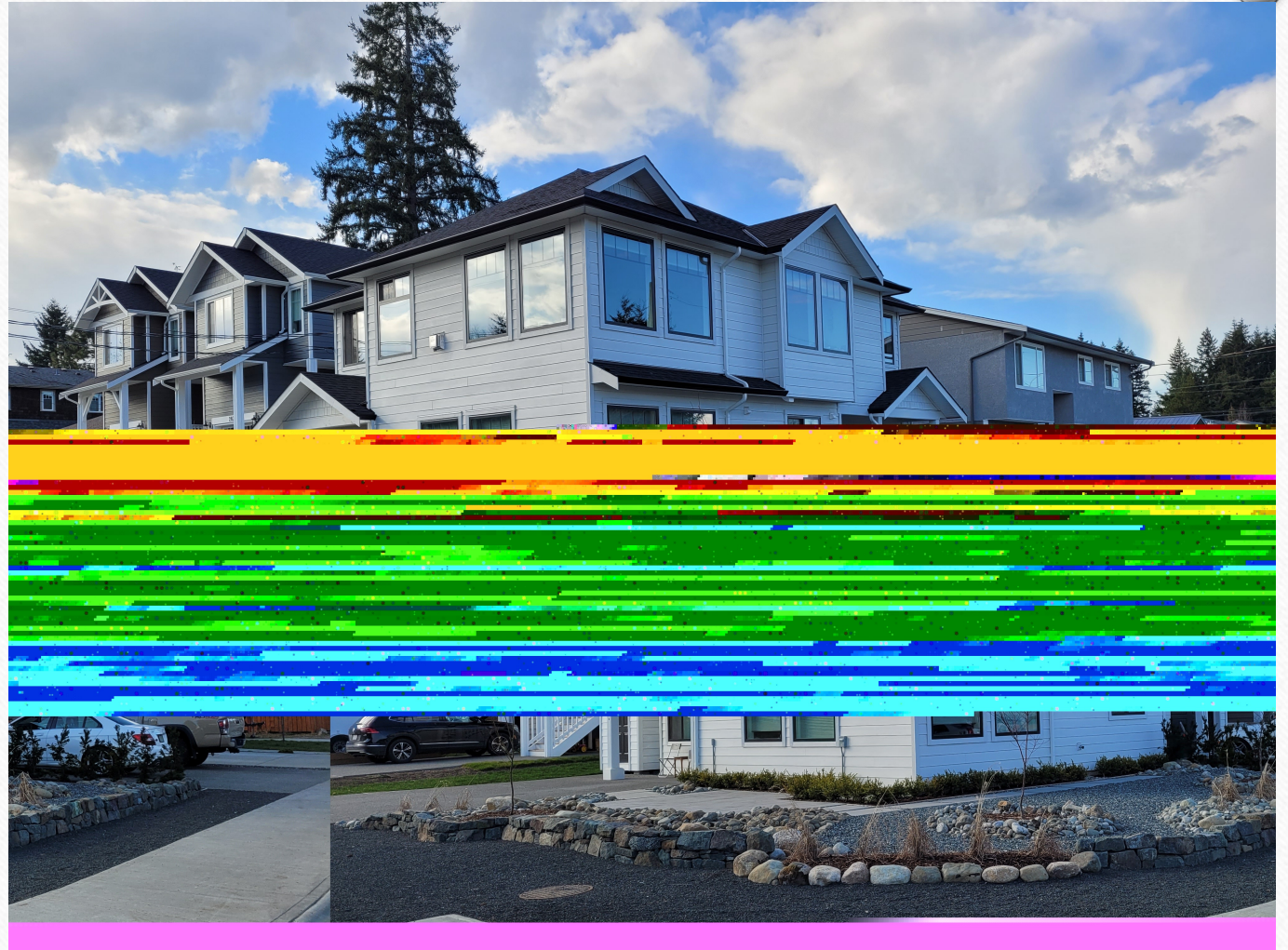




- **Accessory Dwelling units**
- We have expediated the process of approving ADU's and we have also introduced a Vacation Rental Bylaw that regulates short term rentals by limiting them to the R1A zone and one dwelling per property, requiring a full time resident live on the property.

R1A Zone –
3 dwellings per property

Where there was one
home on a double lot
there are now 6 homes



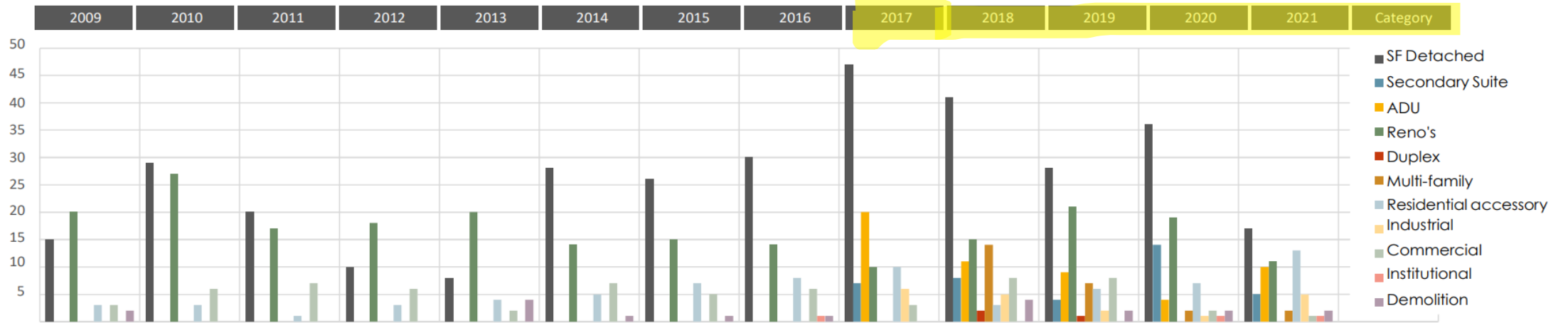


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Getting it right



BUILDING TRENDS

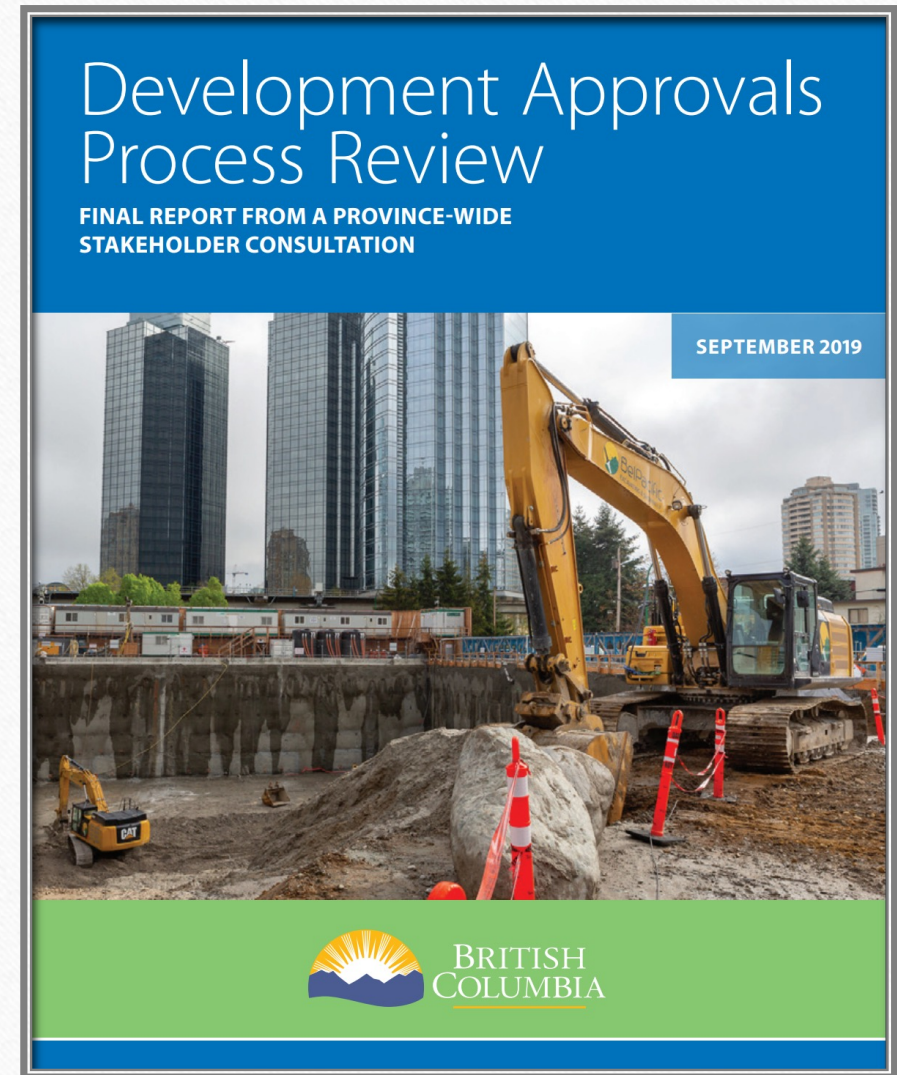


year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total	Trend
SF Detached	15	29	20	10	8	28	26	30	47	41	28	36	17	335	
Secondary Suite	0	0	0	0	0	0	0	0	7	8	4	14	5	38	
ADU	0	0	0	0	0	0	0	0	20	11	9	4	10	54	
Reno's	20	27	17	18	20	14	15	14	10	15	21	19	11	221	
Duplex	0	0	0	0	0	0	0	0	0	2	1	0	0	3	
Multi-family	0	0	0	0	0	0	0	0	0	14	7	2	2	25	
Residential accessory	3	3	1	3	4	5	7	8	10	3	6	7	13	73	
Industrial	0	0	0	0	0	0	0	0	6	5	2	1	5	19	
Commerical	3	6	7	6	2	7	5	6	3	8	8	2	1	64	
Institutional	0	0	0	0	0	0	0	1	0	0	0	1	1	3	
Demolition	2	0	0	0	4	1	1	1	0	4	2	2	2	19	
Total Permits	43	65	45	37	38	55	54	60	103	111	88	88	67	854	

Our existing development approvals process, public communication materials, and document management systems were no longer adequate to handle the high volume and sophistication of development activity in the Village.

Thankfully, in 2019 we received \$230,000 from the Province to modernize our processes.

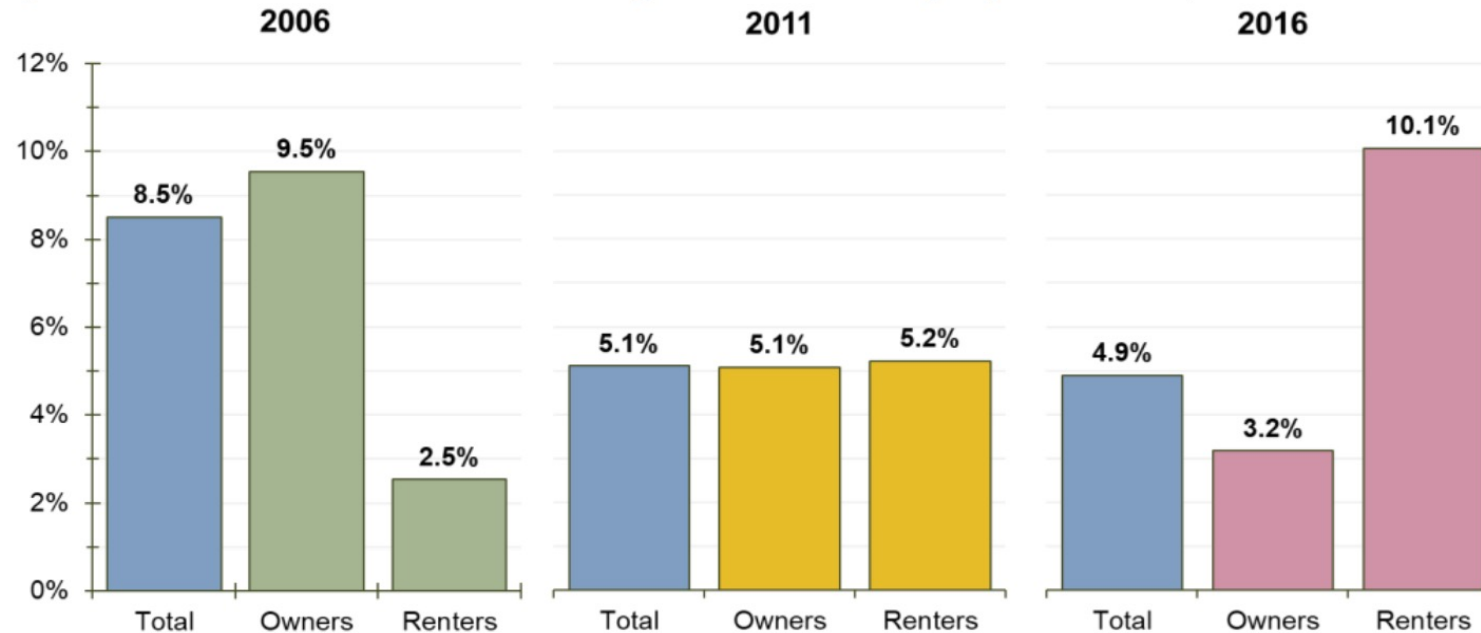
This included a review of the development approval process resulting changes to bylaws, policies, procedures, and public communications, including the selection of an electronic system to manage development applications.



6. Indigenous Identity

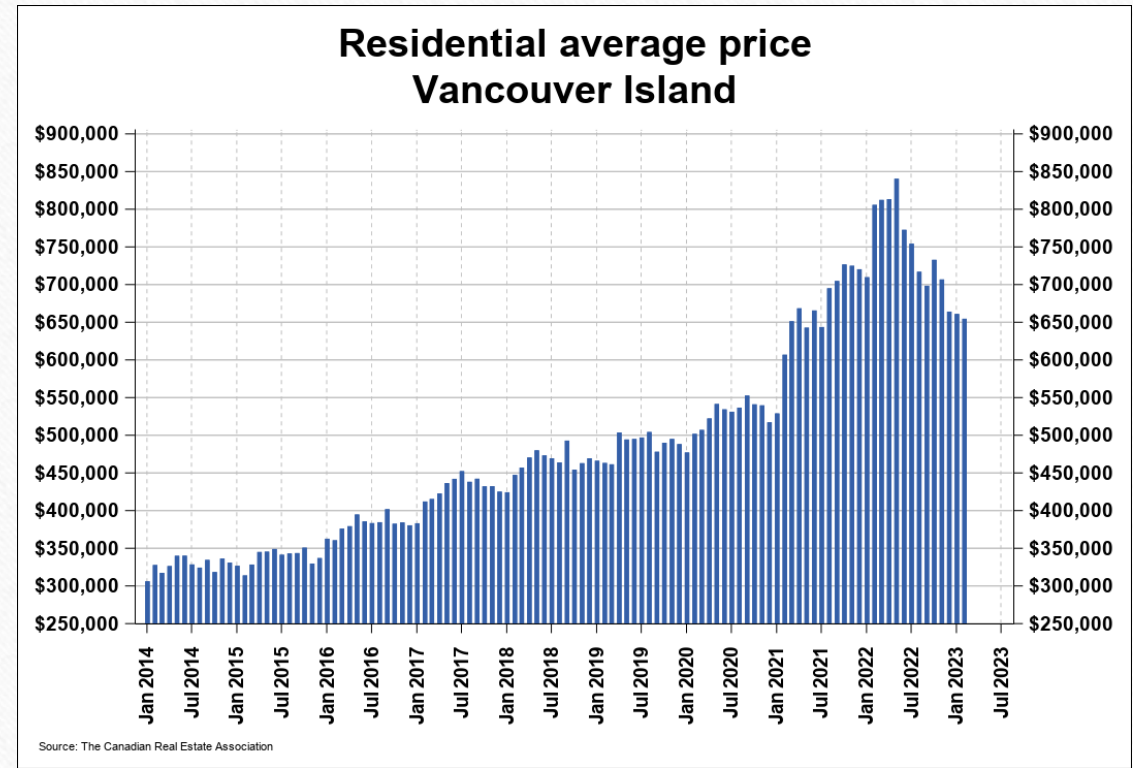
Since 2006, Cumberland's indigenous population fell from 280 to 130, a larger loss than that experienced by on reserve K'ómoks First Nation populations (70) during the same period. Overall, 4.9 percent of the population identifies as having an indigenous identity.

Figure Cumb 6.1: Historical Indigenous Identity by Tenure (Statistics Canada)




In 2016, renter households demonstrated more than three times the rates of indigenous identity than owner households (10.1 percent and 3.2 percent). Interestingly, this represents the complete opposite of 2006 – 9.5 percent of owners and 2.5 percent of renters were indigenous. The switch is the consequence of both the dilution of indigenous population share of the rapid community growth and the actual decrease in indigenous owners; indigenous renters increased over the 10-year period.

We need housing that doesn't take away green space and is 'affordable'



Coming soon:


57 new single
family homes



Village of Cumberland
**Notice of an Application for a Development Permit
& Development Variance Permit**

Address Affected: Coal Valley Estates Phase 10/11

An application has been received to obtain the required Environmental Protection and Urban Wildfire Interface development permit to allow for subdivision and a development variance permit to allow for an alternate road design to narrow the road to the west of proposed lots 10-18.



Proposed variance for reduced road width

For further information, please contact the
Development Services Department at the Village of Cumberland
2673 Dunsmuir Avenue, Cumberland, BC
Tel: 250 336-2291 Email: planning@cumberland.ca

Next and
last Phases
12/13

The good
stuff:

Seniors and
multifamily
housing



Climate needs to be a major consideration for increasing housing

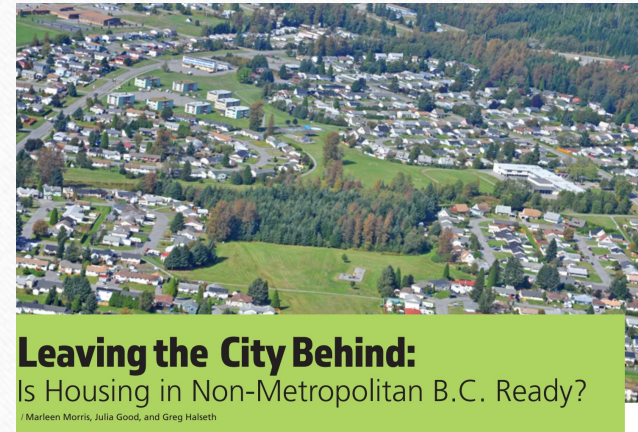
Building Energy Benchmarking

Mandatory Home Energy Labelling

Property Assessed Clean Energy (PACE) Financing

Regulating Climate Pollution For Existing Buildings

Regulating Climate Pollution For New Buildings



NOT IN STOCK

The challenge of meeting housing market needs and expectations in non-metropolitan Canada

By Marleen Morris, Julia Good, and Greg Halseth