

Campbell River's Official Community Plan

What is the process?

Background

Phase 1 involved a best practices background review and workshops with Campbell River staff



Vision & Policy Direction

Phase 2 progressed into setting the vision and policy direction through an engagement strategy and community survey, followed by updates to Council. The end of this phase culminated in the What We Learned Report.



engagement point

Engagement Activities:

- Community Survey (667 responses)



What we Learned reports from both the Community Survey and Community Pop Ups are available to view on the Get Involved page.

Draft Plan Development

Phase 3 focused on developing the draft plan and engaging with key interest holders around specific elements of the plan.



engagement point

Engagement Activities:

- Community Pop Ups
- CR Live Streets and Farmers Market
- Development Community Focus Group
- Community Open House

We Are Here

Plan Refinements

In Phase 4 the draft plan will be made available to the public.



engagement point

Finalization

The final phase of the project involves making recommended changes to the plan and bylaw readings.



New OCP Requirements

Municipalities are now required to review and update their OCPs every 5 years to address current and projected housing needs for the next 20 years.

Campbell River's Official Community Plan

What is an OCP – and why is it important?

The Official Community Plan (or OCP for short) is a blueprint for growth, and communicates values that guide our decision making around :

- Land use
- Transportation
- Parks and open spaces
- Recreation
- Economic development
- Management of natural areas
- Social and cultural policies

Who Uses an OCP?

Everyone!

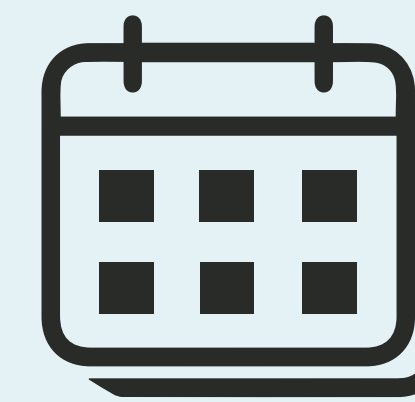
Residents, landowners, community groups, developers and investors use the OCP to learn about where and how future growth may occur and then make decisions and prepare development proposals that conform to it.

Council and staff are also guided by the OCP when making decisions about zoning, development and servicing.

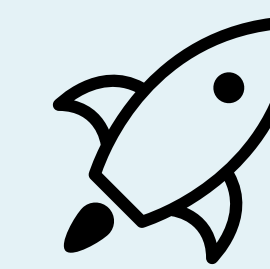
Can the OCP be Changed?

Yes, once an OCP has been completed the Council will consider amendments to the OCP which may result in changes to the document.

What's the Difference Between an OCP and a Zoning Bylaw?



Zoning
= How a parcel will be used today



OCP Land Use Designation
= 20 Year Vision

Rezoning / Zoning Amendment

= Amending the zoning of a parcel in alignment with the OCP Land Use Designation (among other purposes for zoning amendments).

The Zoning Bylaw specifically targets building, development, and land use as it relates to a lot or site. The OCP is more high-level, and aside from stating general land use it is typically less focused on specific properties.

For instance, the OCP will say “this is an area for future housing such as apartments”. The Zoning Bylaw will say, for example, that on a specific property the building may not be more than 14 metres tall or cover more than 50% of the lot.

How do I get involved?

Lets Talk!



Discuss your ideas with the project team today.

Leave Feedback



Comment and share your ideas on the boards today.

Visit the Project Page



Visit the online page to learn about the project and opportunities to stay involved.



Scan Here


Campbell River's Official Community Plan

VISION

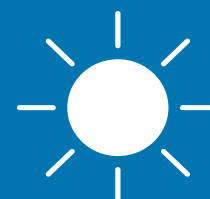
The Vision sets the framework for the entire OCP. It is informed by community input gathered as part of the OCP process and will guide growth and development in the community to 2045.

Campbell River is a resilient seaside city that values its resource roots, while also building a prosperous future through innovation, economic growth, natural areas stewardship and cultural richness. Our community provides a high quality of living and is a welcoming and accessible place for all residents, businesses and visitors.

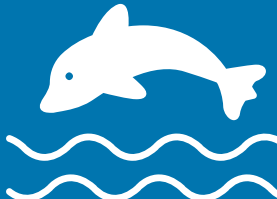
GUIDING PRINCIPLES




Advance a prosperous and resilient economy by supporting sustainable development across all sectors including natural resources.




Prioritize a safe and vibrant downtown.




Maintain and enhance access to parks, beaches, and other natural areas.




Advance reconciliation and strengthen community partnerships.




Nurture community well-being and livability.




Expand and improve the multi-modal transportation network.




Ensure an adequate supply of diverse and attainable housing.



Support a thriving arts community with strong cultural connections.



Enhance community and infrastructure resiliency through climate adaptation.



Further proactive and responsible stewardship of City assets and infrastructure.

“

What We Have Heard

Preserve Existing Greenspace

Nature, fishing, hiking, friendly community

Affordable housing - less emphasis on market housing people cant afford

I love the events downtown in the summer and all the live music

I like the beautiful landscapes we have, the small-town feel, the sense of community

More low cost housing for all. Senior villages like we have but more of them

More green space and cycling pathway within the City

Further development of downtown core to promote smaller business

”

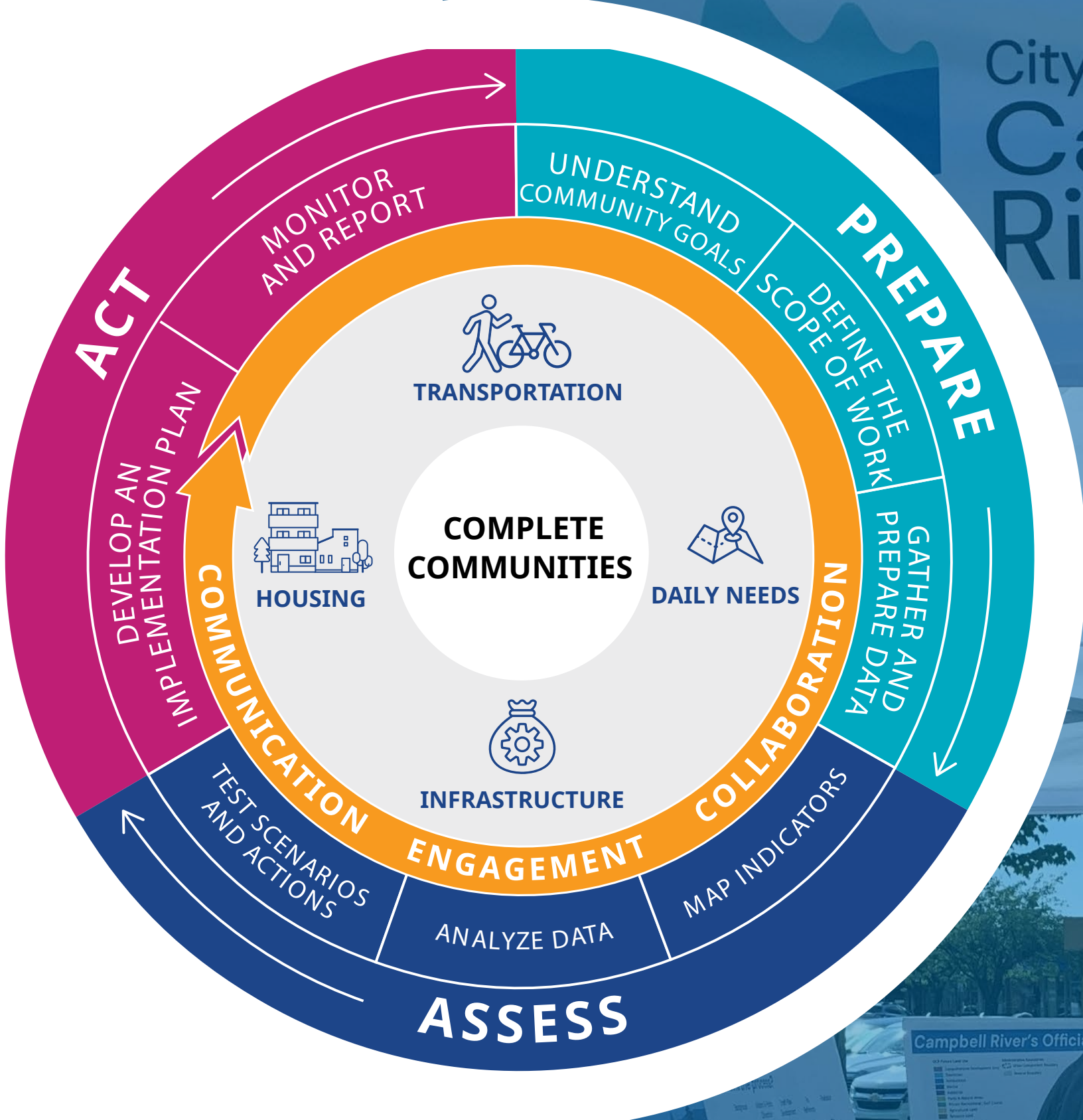
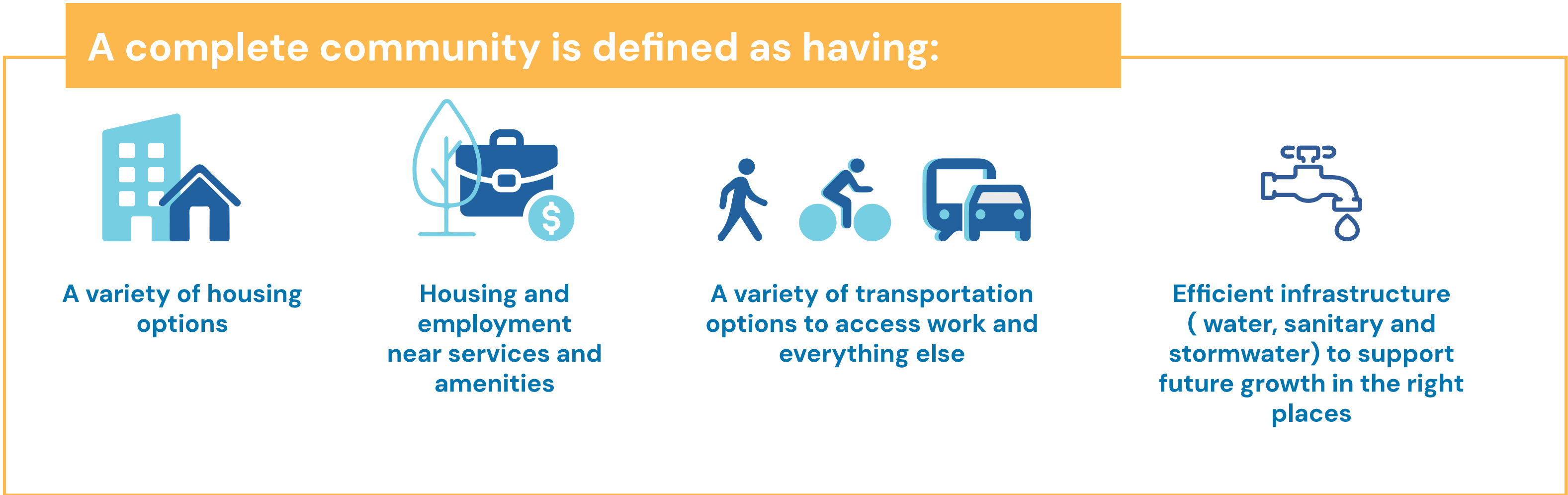
Complete Communities Assessment

As part of the OCP Update, the City is conducting a Complete Communities Growth Assessment.

This initiative, fully funded by the Union of BC Municipalities (UBCM), will help us better understand how “complete” our community currently is – meaning how well it supports people living, working and accessing services locally. Using detailed mapping and analysis, the assessment will:



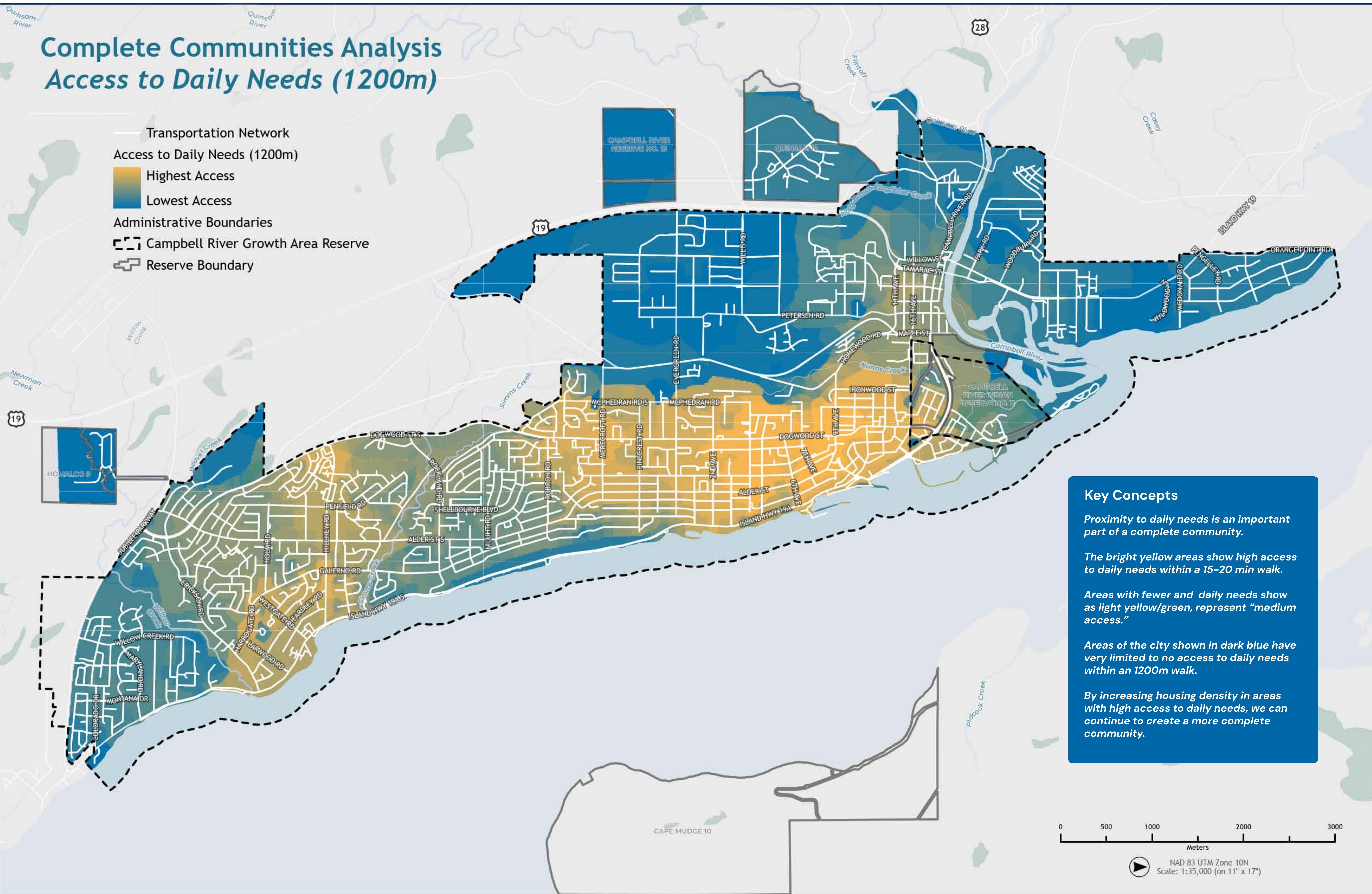
Based on what we learned, we’ve identified Growth Areas to help create more complete, connected, and livable neighborhoods as our city grows.



Complete Communities Analysis

Access to Daily Needs (1200m)

- Transportation Network
- Access to Daily Needs (1200m)
 - Highest Access
 - Lowest Access
- Administrative Boundaries
- Campbell River Growth Area Reserve
- Reserve Boundary



Key Concepts

Proximity to daily needs is an important part of a complete community.

The bright yellow areas show high access to daily needs within a 15–20 min walk.

Areas with fewer and daily needs show as light yellow/green, represent “medium access.”

Areas of the city shown in dark blue have very limited to no access to daily needs within an 1200m walk.

By increasing housing density in areas with high access to daily needs, we can continue to create a more complete community.

0 500 1000 2000 3000
Meters

NAD 83 UTM Zone 10N
Scale: 1:35,000 (on 11" x 17")

Campbell River's Official Community Plan

What Could Growth Look Like?

1. Growing Village Centres

The OCP seeks to strengthen village centres by building on their existing advantages such as access to daily needs and transportation, while introducing a broader range of housing options. Adding medium- and high-density housing in areas like Willow Point and will support local businesses and community activity, while helping more residents live closer to the services they rely on every day

2. Transit Oriented Development

The recommendations of the Master Transportation Plan, combined with complementary OCP land uses, support the development of accessible and well-connected neighbourhoods. Increased density near existing and high priority public transportation investments, such as frequent transit routes and protected bike lanes, helps improve service between key destination and attract new businesses.

3. Increased Development Within the UCB

The Quinsam Heights Neighbourhood Plan is an opportunity to create a new community within the City's Urban Containment Boundary. The plan envisions mixed-use and medium-density housing along key routes such as Willis Road, with additional housing on Evergreen, Petersen, and parts of Walworth Road.

Downtown

4. The OCP envisions a walkable, vibrant downtown that serves as the city's central business district and community hub. It will include high-density housing alongside a diverse mix of commercial, institutional, civic, business, and cultural spaces. Adding more residential development around downtown will increase foot traffic for local businesses and help ensure the area remains active and welcoming throughout the day and evening.

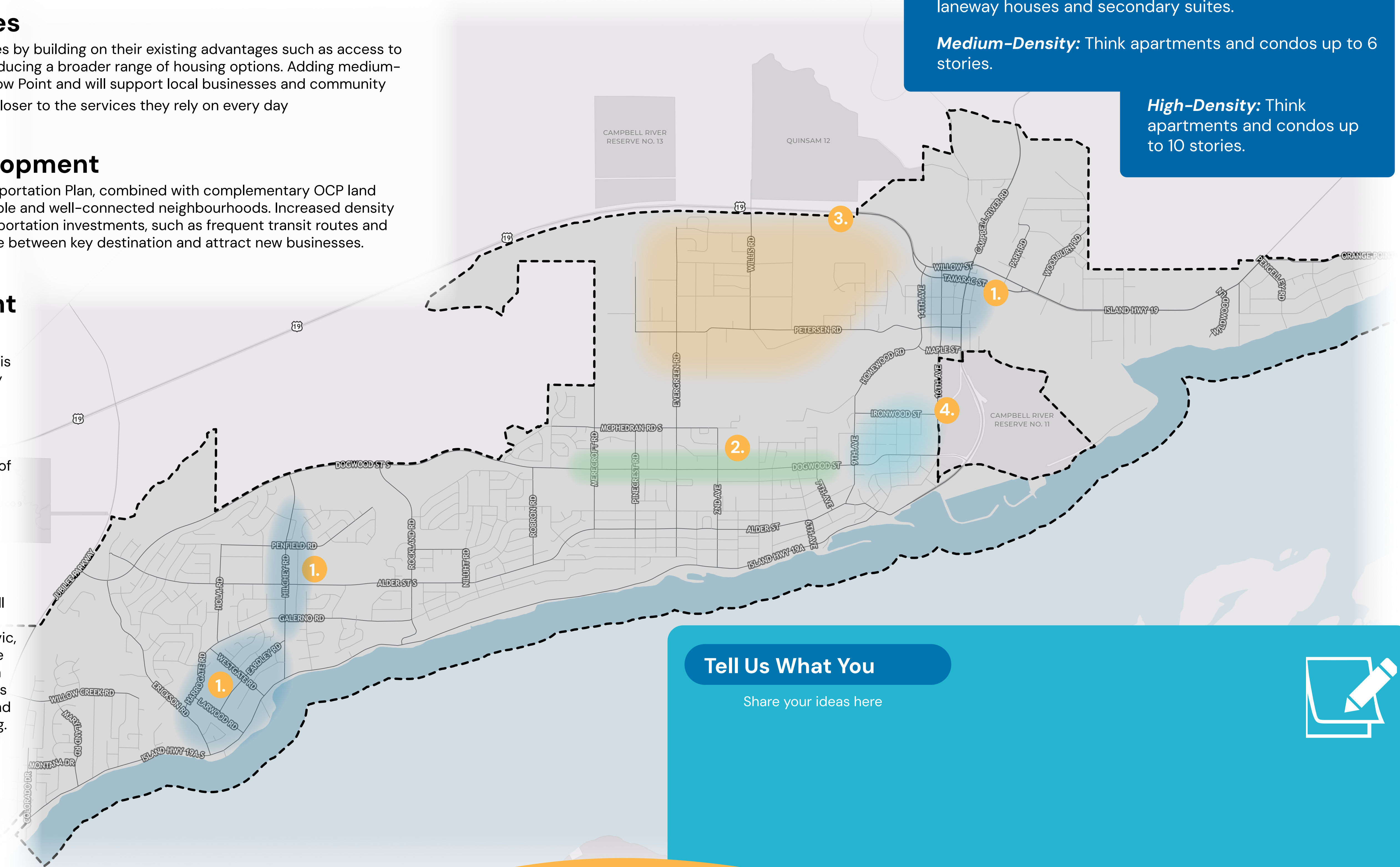
Key Concepts

Mixed-Use: Think shops, offices, or other services on the ground floor and housing above.

Low-Density: Think of "ground-oriented" development, including traditional single-family homes, duplexes, townhouses, and rowhouses up to three stories tall, with laneway houses and secondary suites.

Medium-Density: Think apartments and condos up to 6 stories.

High-Density: Think apartments and condos up to 10 stories.



Tell Us What You

Share your ideas here



Campbell River's Official Community Plan

OCP Future Land Use

- Comprehensive Development Area
- Downtown Up to 10 storeys
- Institutional
- Marina
- Industrial
- Parks & Natural Areas
- Private Recreational: Golf Course
- Agricultural Land
- Resource Land

Mixed-Use Land Use

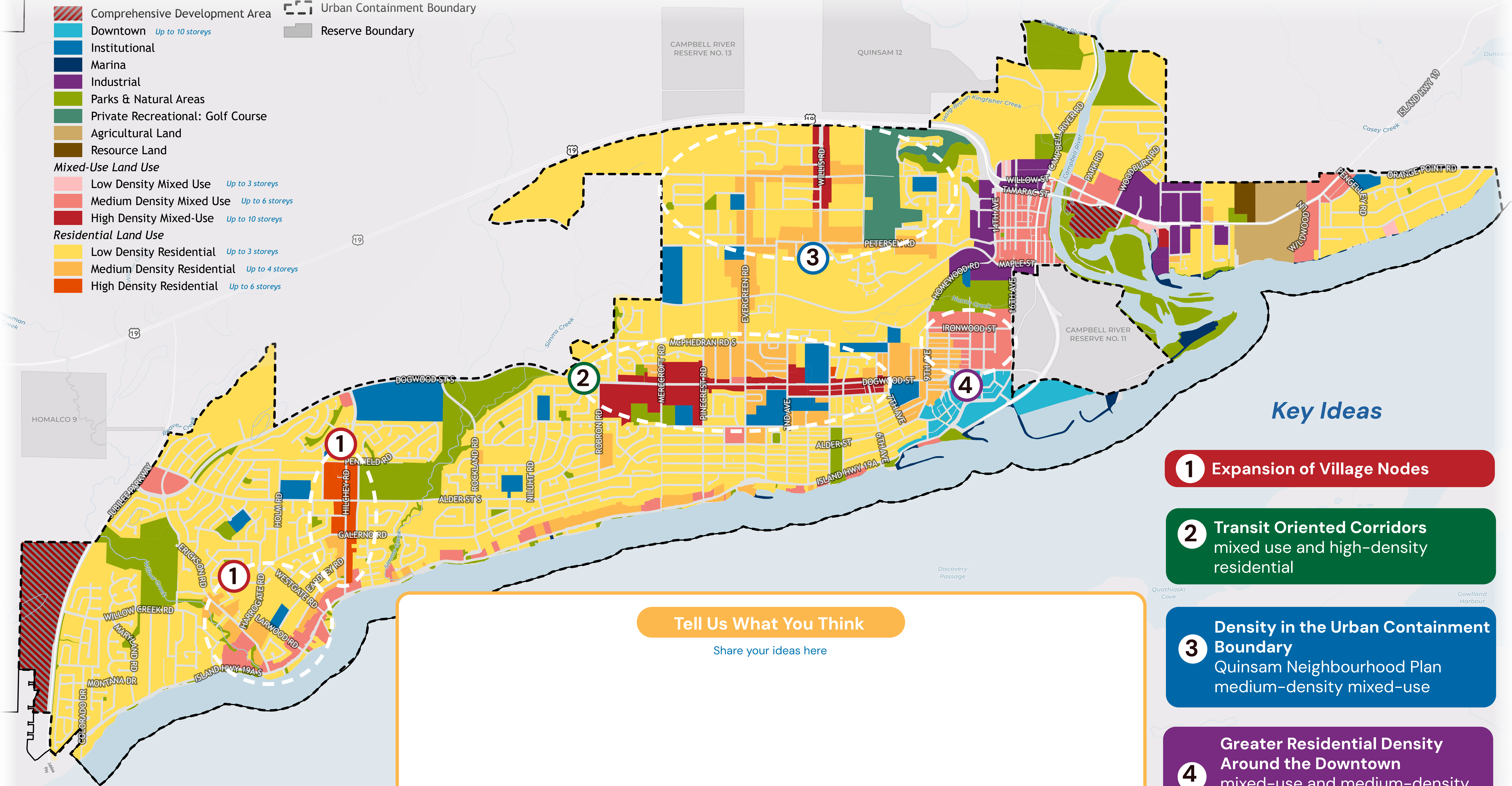
- Low Density Mixed Use Up to 3 storeys
- Medium Density Mixed Use Up to 6 storeys
- High Density Mixed-Use Up to 10 storeys

Residential Land Use

- Low Density Residential Up to 3 storeys
- Medium Density Residential Up to 4 storeys
- High Density Residential Up to 6 storeys

Administrative Boundaries

- Urban Containment Boundary
- Reserve Boundary



Key Ideas

1 Expansion of Village Nodes

2 Transit Oriented Corridors
mixed use and high-density
residential

3 Density in the Urban Containment
Boundary
Quinsam Neighbourhood Plan
medium-density mixed-use

4 Greater Residential Density
Around the Downtown
mixed-use and medium-density
residential

Tell Us What You Think

Share your ideas here

Campbell River's Official Community Plan

Land Use Designations

RESIDENTIAL

- **Rural Residential:** lower-density residential areas outside of the Urban Containment Boundary.
- **Low Density Residential:** up to 3 storeys: Allows for a diverse range of ground-oriented housing options such as townhouses and other forms of small-scale multi-unit housing in buildings up to three storeys.
- **Med Density Residential:** up to 4 storeys & High Density Residential – up to 6 storeys: residential apartment development close to existing Village Centres, transit routes, and Downtown.

MIXED USE

- **Low Density Mixed Use – up to 3 storeys:** intended to serve surrounding residential areas by providing access to daily services such as small grocers, cafes, and other commercial services.
- **Medium-Density Mixed Use – up to 6 storeys:** allows for compact, walkable neighbourhood centres with a mix of housing types, small-scale retail and service uses, limited office space, and integrated public amenities.
- **High-Density Mixed-Use – up to 10 storeys:** Intended for the transit-oriented Dogwood Corridor. It supports a concentrated mix of residential, commercial, and institutional uses.
- **Downtown – up to 10 storeys:** supports a vibrant, pedestrian-oriented district with a mix of retail, service, civic, and cultural uses at ground level.
- **Comprehensive Development Area:** applies to large potential development sites requiring further analysis for the City to approve development applications.

NON RESIDENTIAL

- **Parks & Natural Areas:** applies to a variety of public spaces that support both active and passive recreation, including parks, trails, beaches, sports fields, and outdoor facilities. It also encompasses natural and semi-natural areas with high environmental value.
- **Institutional:** Essential community such as schools, hospitals, places of worship, recreation Centres, libraries, museums, and other public, governmental, or not-for-profit facilities.
- **Industrial:** Allows a range of light and heavy industrial uses, including manufacturing, repair, processing, distribution, and warehousing.
- **Business Park:** Intended for areas that support various commercial and light industrial employment uses.
- **Marine:** Allows waterfront-related commercial, industrial, recreational, and water-borne transportation and navigation.

NON-URBAN LAND USES

- **Resource Lands:** supports agriculture, forestry, and resource extraction activities.
- **Agricultural Lands:** applies to lands in the Agricultural Land Reserve (ALR).
- **Private Recreational – Golf Course:** allows outdoor recreational opportunities that play a supportive role in enhancing the overall quality of life for Campbell River residents and visitors.

City of Campbell River

OCP Future Land Use

OCP Future Land Use

- Business Park
- Comprehensive Development Area
- Downtown *Up to 10 storeys*
- Institutional
- Marina
- Industrial
- Parks & Natural Areas
- Private Recreational: Golf Course
- Agricultural Land
- Resource Land

Mixed-Use Land Use

- Low Density Mixed Use *Up to 3 storeys*
- Medium Density Mixed Use *Up to 6 storeys*
- High Density Mixed-Use *Up to 10 storeys*

Residential Land Use

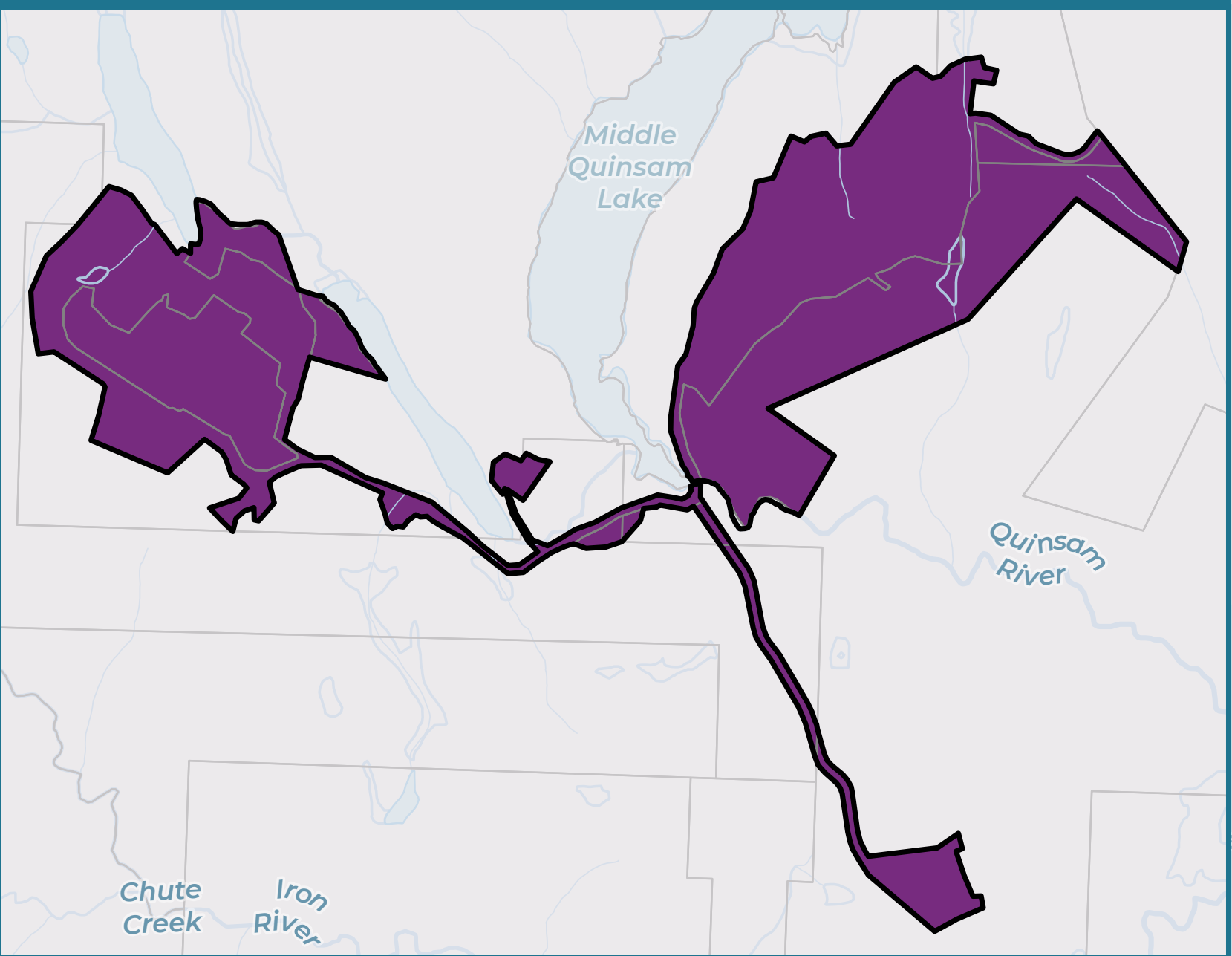
- Rural Residential
- Low Density Residential *Up to 3 storeys*
- Medium Density Residential *Up to 4 storeys*
- High Density Residential *Up to 6 storeys*

Administrative Boundaries

- City of Campbell River
- Urban Containment Boundary
- Reserve Boundary
- Parcel

See Campbell River Inset

Campbell River Inset



0 500 1000 1500 2000 2500 3000
Metres



NAD 83 UTM Zone 10N
Scale: 1:28,000 (on 24" x 36")

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