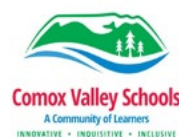
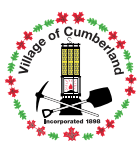


# Planning for **Growth** in the Comox Valley

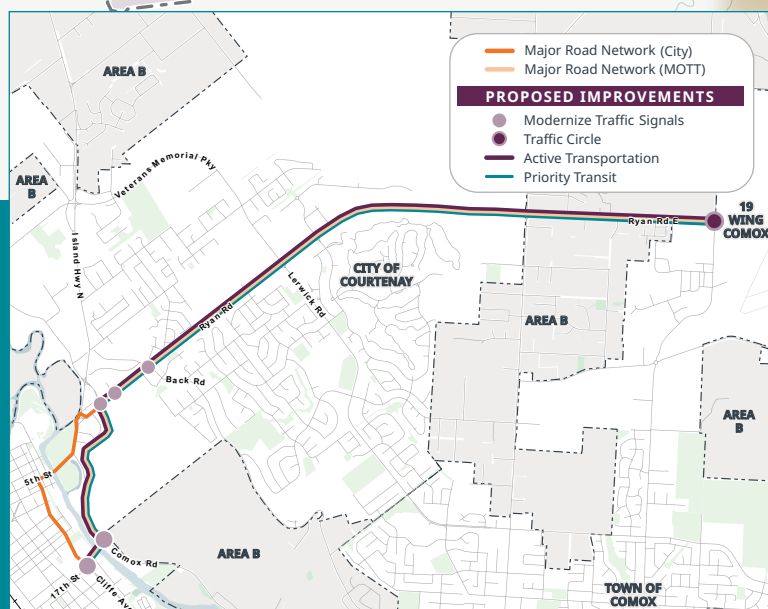
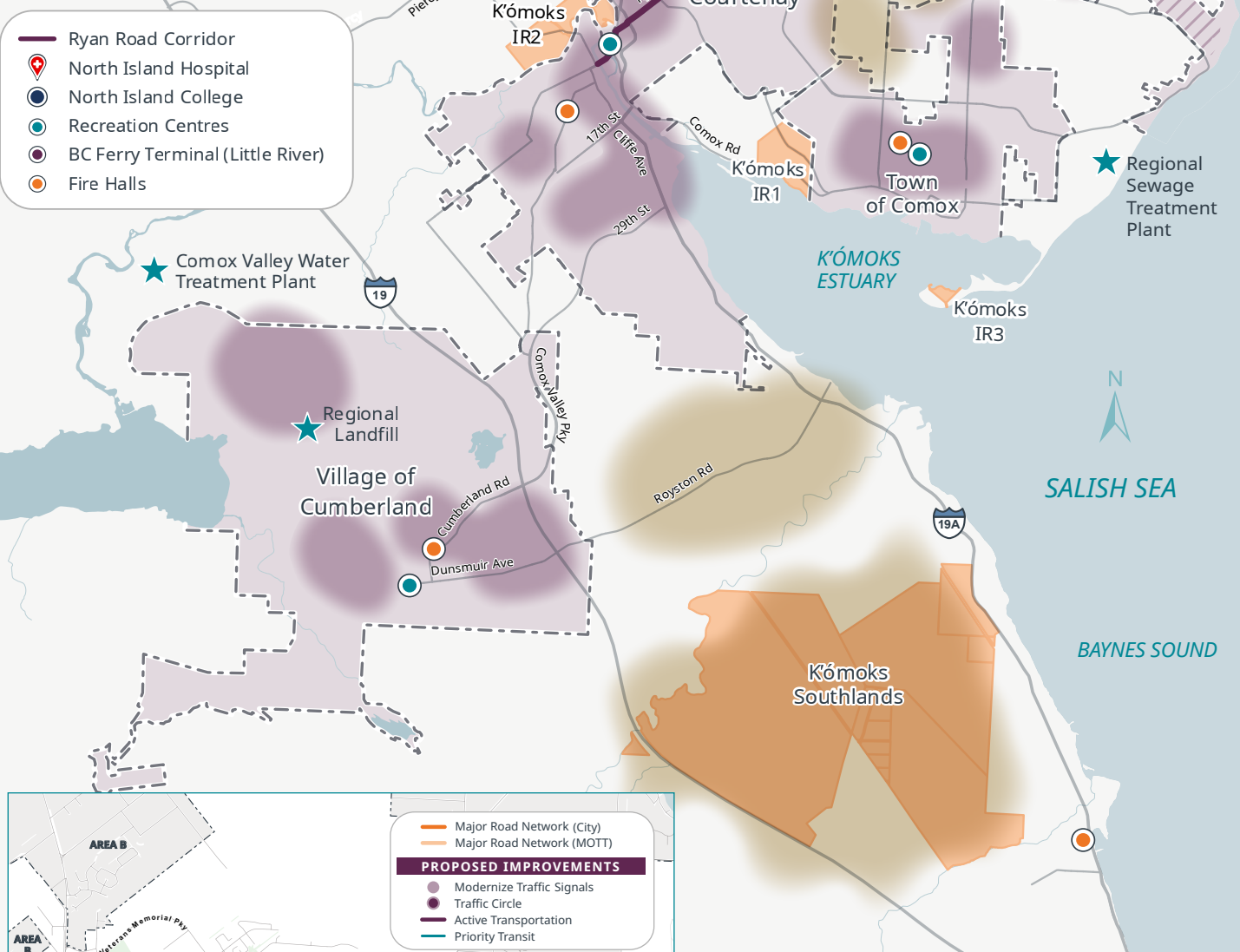
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**A thoughtful approach today,**  
for a stronger tomorrow.

June 2026



# Comox Valley Regional District Growth Areas



## Ryan Road Corridor

The main commuter route into 19 Wing is down Ryan Road. Critical improvements along this major road network are needed to plan for growth, including a new entrance to 19 Wing, active transportation infrastructure, modernized traffic signals and continued transit priority improvements.

# Growing Together in the Comox Valley

The Comox Valley is in the unceded, traditional territory of the K'ómoks First Nation. Along with K'ómoks treaty lands, the Comox Valley is made up of three municipalities, three electoral areas and 19 Wing Comox, the only airbase on Canada's west coast. The community has a population of over 72,000 people that is expected to increase to over 92,000 (or 30%) by 2041. At more than 32,000 people, the largest urban centre is Courtenay, which grew by almost 11% between 2016 and 2021.

Housing affordability is one of the most significant challenges facing the community. Average rental rates in the Comox Valley have more than doubled in the last decade and about one in every five households live in unaffordable housing. Approximately 2,500 affordable, non-market housing units are needed now in the Comox Valley and up to 4,000 units will be needed by 2041.

The airbase is a growing strategic asset for Canadian access to the Indo-Pacific. Over the next 10 years 19 Wing Comox is expected to grow its regular force staff by 600 members, with an additional 1,000 family members and civilian workforce members calling the Comox Valley home. During planned construction projects, the number of contractors and temporary workers will also increase, placing greater strain on local infrastructure and housing.

Key to the K'ómoks First Nation treaty will be development of the Southlands, which will bring housing and commercial opportunities that will generate economic development opportunities for the Nation and much needed housing options for the Comox Valley.

Thoughtful planning is needed to ensure that demands on transportation networks, municipal infrastructure and social services resulting from growth are addressed. In addition to affordable housing units and supporting infrastructure like water and sewer, the Comox Valley will need more healthcare providers, daycare spaces and recreation facilities, to maintain quality of life for its residents.



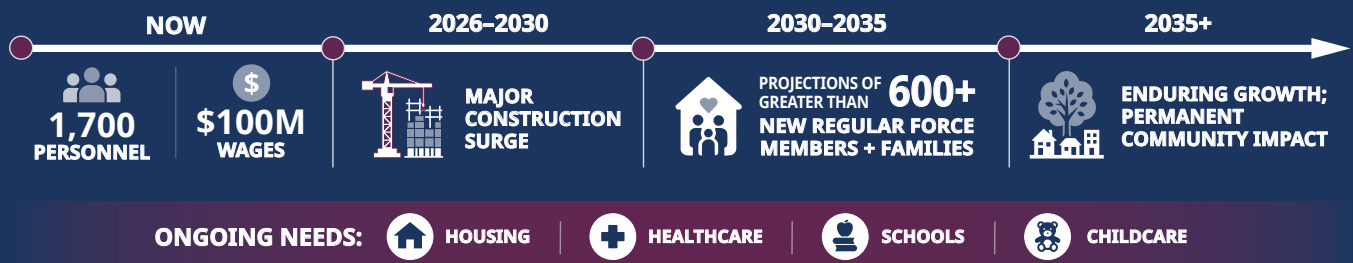


# 19 Wing Comox

## *A Key Community Contributor*

19 Wing Comox is a growing strategic asset for Canadian sovereignty, NORAD modernization, and access to the Indo-Pacific. Today, approximately 1,700 personnel at the base earn more than \$100 million in annual wages, sustaining local businesses and services across the Comox Valley.

Over the next 10 years, the Department of National Defence (DND) will invest an estimated \$3 billion in new infrastructure, advanced technology and a growing workforce. It is estimated that 19 Wing could grow by over 600 additional Regular Force members. These military families will require housing, healthcare, schools, daycare and other community services. The growth will not arrive all at once. During periods of construction, the number of contractors in the community will also increase strain on local infrastructure.







# Opportunities for Partnership

The scale of 19 Wing's growth creates real funding opportunities for the Comox Valley, but only if planning begins now. These conversations must involve all levels of government and happen early enough to ensure opportunities can be realized.

## **DND Capital Assistance Program (CAP)**

Provides federal funding for off-base capital projects such as roads, water, sewer, utilities, and shared-use facilities that benefit both the Canadian Armed Forces and the Comox Valley.

## **Emergency Services**

A formal mutual aid agreement between 19 Wing and local emergency services would strengthen public safety for base personnel and Comox Valley residents alike, while reducing costs for both parties.

## **Ryan Road Corridor**

Traffic improvements at the base entrance, including proposed signals, a traffic circle, priority transit, and active transportation, are being explored with the Ministry of Transportation.



# City of Courtenay



Courtenay is a vibrant, growing city of over 32,000 people on the east coast of central Vancouver Island, in the unceded traditional territory of the K'ómoks First Nation. Centrally located within the region, Courtenay is the urban, commercial and cultural centre of the Comox Valley.

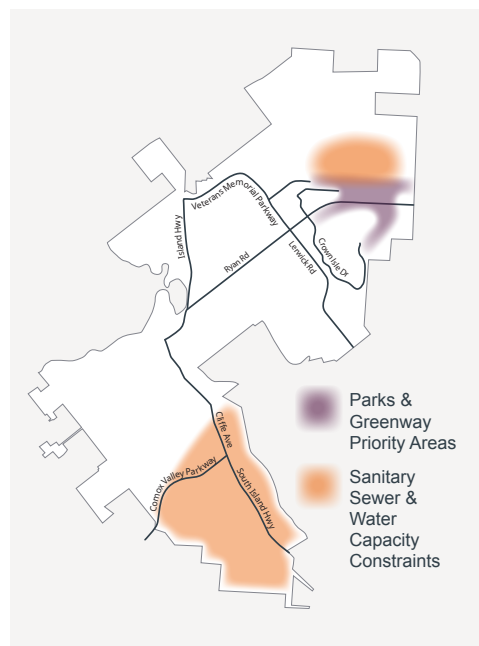
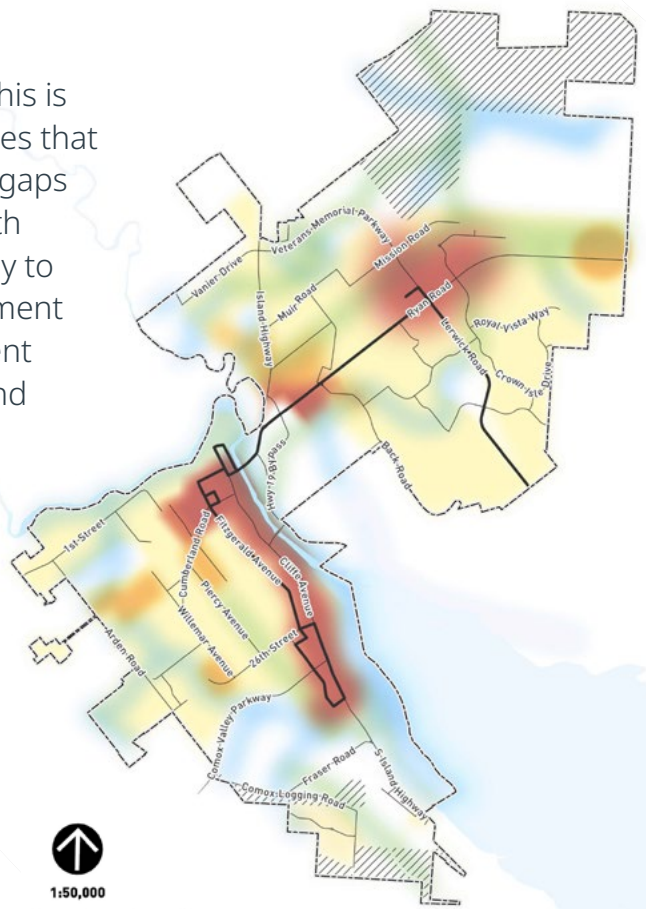
## Responding to Growth

The City of Courtenay's population is projected to increase by more than 10,000 people by 2041 and require 8,000 additional housing units. Courtenay is subject to provincial housing target orders to monitor and ensure that housing keeps pace with expected growth. Although Courtenay has seen gains in below-market housing through diverse partnerships and development negotiations in recent years, this form of housing remains a high and persistent need in the community requiring focused attention and sustained partnership commitment.

Courtenay has a strong understanding of growth pressures, needs and opportunities and has adopted a recent Official Community Plan with strategic servicing plans, either in-stream

or planned, to guide this growth responsibly. Key to this is ensuring sufficient servicing capacity and the amenities that make Courtenay a special place to call home. Known gaps include critical sewer and water infrastructure in South Courtenay and water infrastructure in West Courtenay to unlock more lands for housing, industry and employment in pre-zoned nodes. Throughout Courtenay investment in sportsfields, pickleball courts, community centre and cultural facility expansions are needed to support a high quality of life. The City maintains productive working relationships with non-profit organizations and the broader development community to bring this vision to life.

*The City of Courtenay Official Community Plan guides 60–70% of the city's growth into existing neighbourhoods (shown in red and orange) to maximize community servicing, maintain affordability and reduce GHGs.*



## Development Opportunities

Courtenay has a track record of supportive development approvals environment in alignment with the community plan and housing targets, but like many small communities has a gap in critical infrastructure to continue to grow. In North Courtenay, significant undeveloped lands under single ownership are near 19-Wing. With landowner support, these lands provide opportunities for temporary housing, temporary industrial or employment lands, and a future mixed-use neighbourhood centre near a growing and planned area of missing-middle residential housing development.

Courtenay is advancing plans to expand sanitary sewer servicing in South Courtenay with the CVRD and K'ómoks First Nation. These aligned initiatives create a rare near-term opportunity for partners to leverage regional investment and deliver a coordinated solution.

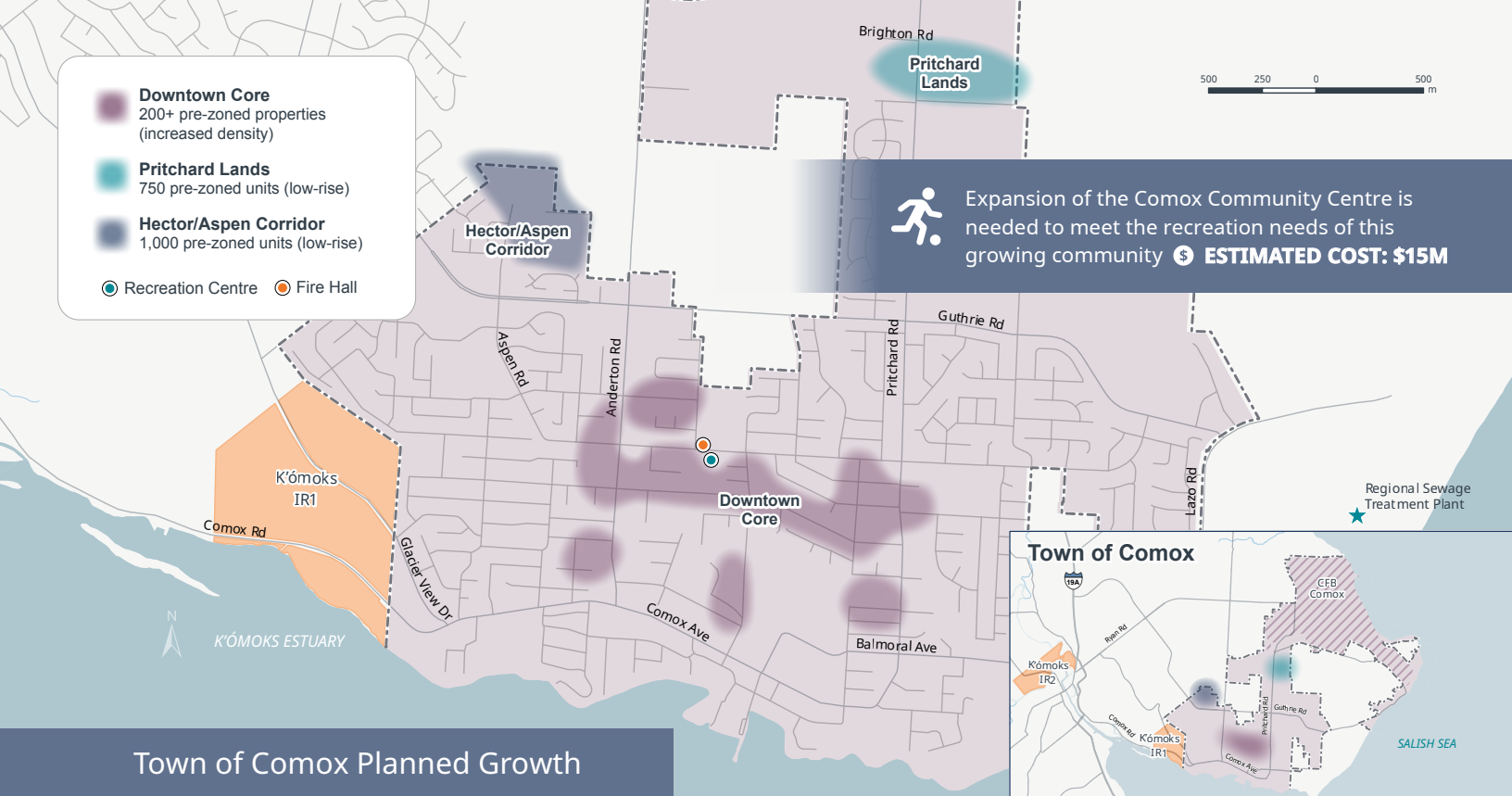


# Town of Comox



Comox is a beautiful oceanside community in the unceded traditional territory of the K'ómoks First Nation with a population of just under 15,000. It has a vibrant downtown core and a stunning marina, along with extensive greenways, parks, and beaches and is gaining reputation as a tourist destination.





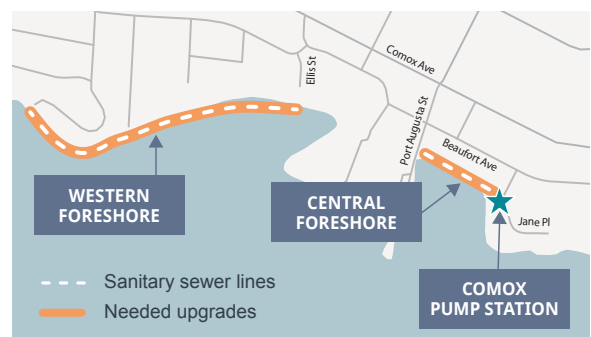
## Responding to Growth

Similar to many other Canadian communities, Comox has been grappling with escalating housing pressures, exemplified by rapidly rising housing costs. The community's total population grew by 5% from 2016 and 2021 and a similar trajectory is expected over the next two decades.

More ground-oriented multi-unit housing will be required to accommodate families as Comox grows with an additional 3,358 units needed between 2021 and 2041. The Town has updated its Official Community Plan (OCP) and zoning bylaws to increase density. Over 250 properties have been pre-zoned to allow more density in the downtown core and pre-zoning for low-rise apartments will allow for an additional 1,750 units.

## Infrastructure Considerations

Future residential and commercial growth will require increasing stormwater collection capacity in Northeast Comox and sewer collection capacity in the west and central foreshore. Regional sewer conveyance infrastructure (the Hudson/Greenwood Trunk line) will also need expansion in the future and has been accounted for as part of the CVRD's sewer capital planning.



*Sewer capacity along the western and central foreshore is reaching capacity limits and require upgrades estimated at \$5M.*



# Village of Cumberland



The Village of Cumberland, in the unceded traditional territory of K'ómoks First Nation, provides an inviting small-town atmosphere that is only a 10-minute drive to Courtenay. It has year-round opportunities for outdoor enthusiasts, including an extensive trail system and access to the beautiful Comox Lake.

## Responding to Growth

Cumberland has the smallest population at 5,000, but its recent population growth greatly exceeds any other municipality or electoral area in the regional district. The population grew 18.5% from 2016 to 2021 and a similar rate is projected over the next 20 years.

Cumberland will need an estimated 1,350 units from 2021 to 2041. The Official Community Plan and Zoning Bylaw were updated in 2026 and increase permitted housing density within

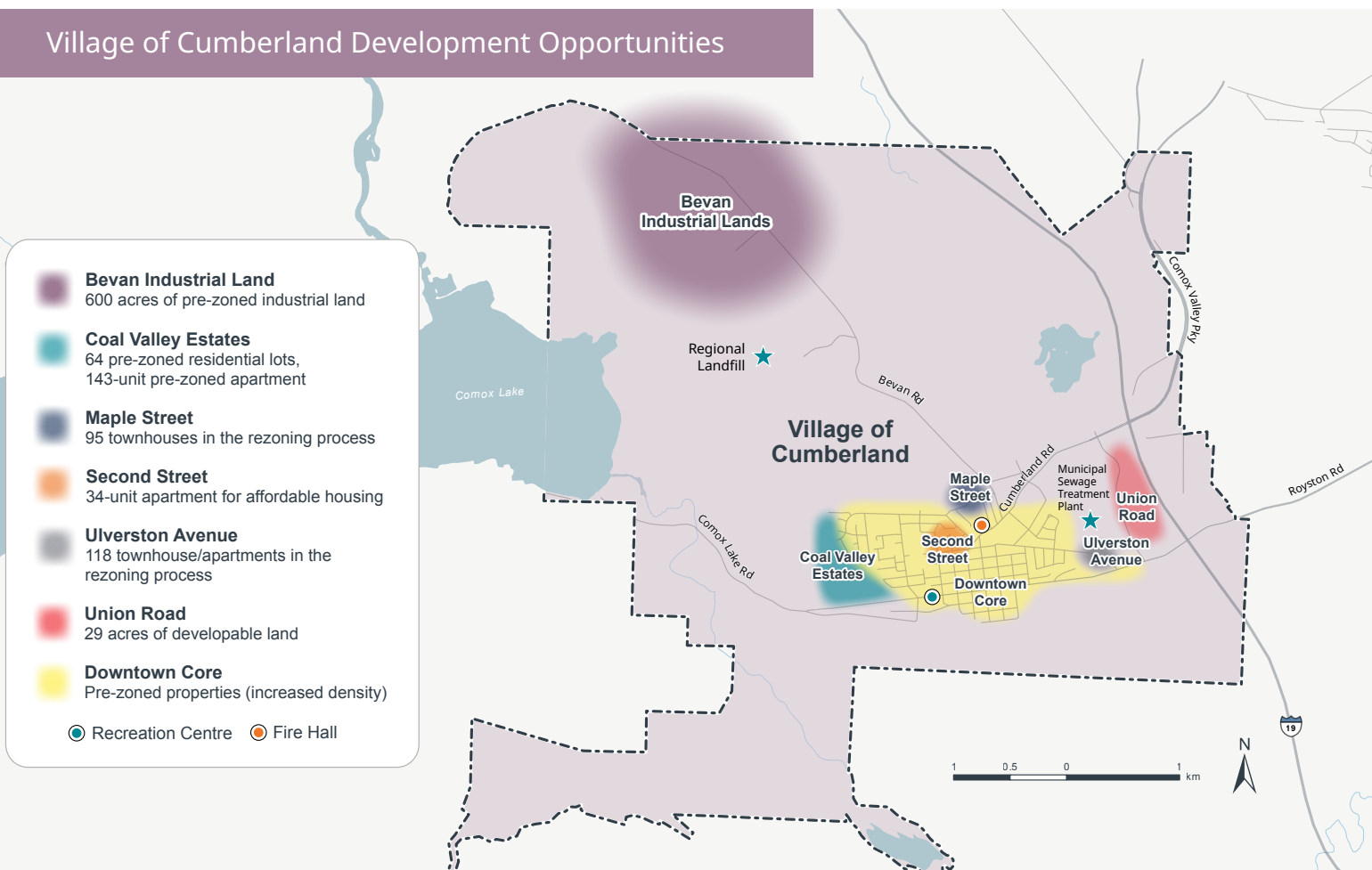
the growth containment boundary. Several hundred infill residential lots are pre-zoned for up to four units, and there are close to 400 townhouse and apartment units either pre-zoned or in the rezoning process.

The Village operates its own water and sewer services and is not connected to the regional systems. Required water system upgrades in 2026–2027 include Dam No 2 reconstruction. The Village also operates a recreation centre, parks, courts and fields, all of which are under pressure to expand to serve the growing population. Improvements to active transportation infrastructure are needed, including a safe, separated route from Cumberland to Courtenay and Comox.

## Development Opportunities

The Village owns 29 acres of developable land on Union Road adjacent to the Inland Island Highway and is undertaking a process to plan for its future development. This will require water system upgrades and extension of the wastewater system. The Bevan Industrial Lands are 600 acres of pre-zoned industrial land located 2.5 kilometers north of Village centre and requires extension of the water and wastewater systems. The area represents approximately 84% of the undeveloped industrial lands within the Comox Valley.

### Village of Cumberland Development Opportunities





# Comox Valley Schools

Oyster River



Black Creek



Elementary/Middle Schools



Secondary Schools

Over 1,900 employees at Comox Valley Schools work to provide a comprehensive educational program to approximately 8,600 students from kindergarten to grade 12 in 22 schools.

The school district will continue to work with its community partners to forecast enrollment and plan for the future, including work underway on a long-range facilities plan.

Visit [comoxvalleyschools.ca](http://comoxvalleyschools.ca) to learn more about Comox Valley Schools



**1,900+**  
EMPLOYEES



APPROXIMATELY  
**8,600**  
STUDENTS



**22**  
SCHOOLS

K'ómoks IR2

City of Courtenay

CFB Comox

K'ómoks IR1

Town of Comox

K'ÓMOKS ESTUARY

K'ómoks IR3

Comox Lake

Village of Cumberland

The Comox Valley also has a dedicated K-12 francophone school operated by Conseil Scolaire Francophone de la Colombie-Britannique (CSF).

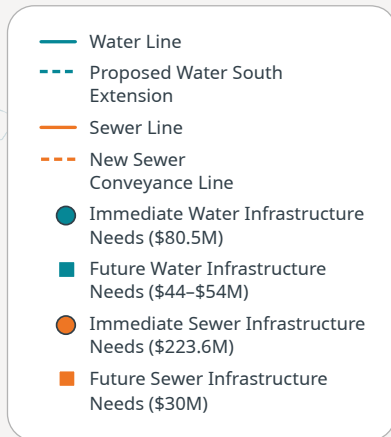
K'ómoks Southlands

Denman Island

Hornby Island

# Comox Valley Regional District

## Comox Valley Regional District Utilities Infrastructure Needs



*This map shows the regional district's short term infrastructure needs and planned longer term investments, which are informed by capital planning and asset management to support the projected growth areas within Courtenay and Comox and in the K'ómoks Southlands.*

## Sewer and Water Servicing

The CVRD is putting substantial effort and resources into long term planning and asset management strategies for sewer and water services that will be critical to serve a growing community. While municipalities manage their own distribution and collection systems for sewer and water, the CVRD provides water to more than 50,000 residents through its treatment plant at Comox Lake and processes wastewater for more than 45,000 residents at the sewage treatment plant located on Brent Road in Comox. It is critical for the regional district to work collaboratively with its partners that are serviced through these regional systems to ensure the infrastructure will be there for the community now and in the years to come.



# Working Together as a Region

All levels of government in the Comox Valley are committed to working together to support the pillars of growth with the following initiatives underway:

- ✓ Regional homelessness supports funding has contributed \$1.5 million towards non-market housing units (2016–2024), \$590,000 to support the activation and operation of extreme weather services, and an additional \$100,000 to support essential resources for the unhoused.
- ✓ A new housing authority will create more non-market rental housing to address the critical shortfall of affordable housing.
- ✓ DND will construct accommodations on base with an additional 734 beds and 212 homes by 2029 and will seek out opportunities and partnerships to invest in off base housing.
- ✓ Courtenay, Comox and Cumberland continue to increase housing opportunities through proactive zoning changes and densification.
- ✓ The CVRD and K'ómoks First Nation are working together to find ways to bring water and sewer service to the Southlands and communities south of Courtenay.
- ✓ Collaborative water and sewer planning with the regional district and municipalities, along with asset management work, have identified future regional utilities infrastructure needed to support growth projections.

## Pillars of Growth



- ✓ Transportation upgrades along the Ryan Road Corridor have been prioritized and DND, the City of Courtenay and CVRD are seeking to coordinate planning and investment efforts with the Ministry of Transportation.
- ✓ A new artificial turf field will be completed in 2026, and a third arena has been prioritized with aquatic expansion planning underway for two regional facilities and the outdoor pool in Courtenay.
- ✓ CAOs for the K'ómoks First Nation and four local governments meet monthly to discuss areas of mutual interest and collaboration and senior staff connect through various advisory committees.
- ✓ Bi-annual growth forums, to include representatives from 19 Wing Comox and the School District, have been identified as a joint priority among senior officials.







