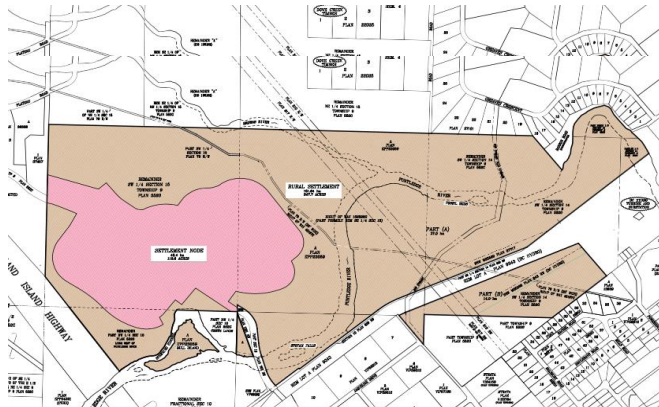


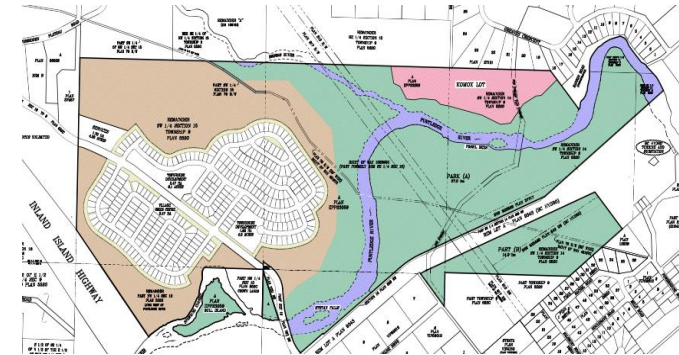


Request for Regional Growth Strategy Amendment



&

Application for Official Community Plan and  
Rezoning Amendments



A Starting Point for Discussion



# The Public Interest

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- Riverwood is committed to dedicating approximately over half of the total site area for community use and ownership and create a network of public trails. This significant park and trail dedication will include the Puntledge and Brown's Riverbeds and adjacent green belts.
- Acquisition of these lands are a priority objective in the Comox Valley Regional District's Parks and Greenway Strategy which calls for the acquisition of the Puntledge triangle trail system and Stotan Falls. These dedications would place these important lands with ecological and recreational values into the control and stewardship of the Comox Valley Regional District and enable achieving a number of regional policy goals.
- In addition, affordable housing, transportation, and climate change goals are addressed.



# Other CVRD Policies

## CVOCP Transportation Plan Objectives:

- The CVOCP calls to “increase opportunities for rural residents to walk, bicycle and use public transit”. The trails within Riverwood and along the Puntledge and Browns Rivers will increase walking opportunities. Improvement and access to the Comox Main will secure a portion of the planned bicycle route through the property. Public transit facilities will be provided within Riverwood.

## Transportation Road Network Plan:

- The Regional District’s Transportation Road Network Plan shows the Duncan Bay main as an existing part of the road network and bicycle network. Development of this settlement node will facilitate securing and improving these transportation elements thus improving the connectivity of the regional system and enable shorter trips/fewer GHG emissions.

Map 1 Excerpt Road Network Plan



Map 2 Excerpt of Active Transportation Plan



## 6 - Puntledge Triangle (includes Browns River and Stotan Falls)



## CVOCP Parks and Greenway Plan Objectives:

The CVOCP has specific park and greenway policies that Riverwood would assist in achieving. The Riverwood Settlement node will provide access to the Puntledge River and Stotan falls.



# Revised Plan

799 residential dwellings consisting of:  
272 standard lots  
272 Suites  
110 small lots/houses  
50 Medium Density Affordable Rental Homes  
95 low density Multifamily dwellings.  
Land for a new Agriplex  
Land for a Farmer's Market.  
6 Rural acreages

Park and amenity lands = 115.4 hectares (57.7 %)

