

To: Chief Administrative Officer **Date:** February 7, 2022
From: Mike Dickinson, Manager of Long Range Planning and
Sharel Isabella, Senior Planner - Policy
Subject: Stave Heights Neighbourhood Plan - LAN.47 Referrals and Public Engagement Results

Recommendation(s)

1. That OCP Amending Bylaw 6065-2021-5670(30) be amended by replacing the words "Parr Local Area Plan (PLAP)" with "Stave Heights Neighbourhood Plan" in all instances;
2. That OCP Amending Bylaw 6065-2021-5670(30) to incorporate the Stave Heights Neighbourhood Plan as a schedule in the OCP be granted second reading, as amended; and
3. That, subject to OCP Amending Bylaw 6065-2021-5670(30) receiving second reading as amended, a Public Hearing be scheduled for a date to be determined.

Purpose

The Stave Heights Neighbourhood Plan (SHNP), previously referenced as the 'Parr Local Area Plan' (PLAP), has been prepared to guide future development and public investment on 30 hectares of undeveloped land east of Stave Lake Street, south of Parr Avenue. The SHNP envisions a desirable compact urban neighbourhood that provides a variety of housing types linked to trails, parks, and a nearby commercial node. The community engagement approach to develop SHNP involved significant stakeholder consultation.

On November 1, 2021, Council granted first reading to the Bylaw that introduced the SHNP, then PLAP, as a schedule in the OCP. The granting of first reading of the Bylaw initiated formal referrals to applicable agencies in accordance with Section 475 of the *Local Government Act* and City Policy LAN.47. In addition to initiating formal referrals, staff conducted a month-long public engagement on the Draft Plan to collect residents' feedback, as well as continued ongoing discussions with key stakeholders. This report provides an overview of LAN.47 referrals and results of public and stakeholder engagement related to the draft Plan. The results provide staff with insight about stakeholder and residents' feedback on the Draft Plan for this neighbourhood and the need for any necessary changes prior to moving forward to final adoption.

Staff engaged with neighbouring residents, government agencies, First Nations, and property owners to seek feedback on the draft Plan. Given that most of the concerns expressed during public and stakeholder engagement of the draft Plan were considered earlier in the planning process, which formed the basis of developing the draft Plan, minor changes have since been made.

These changes included mapping refinements based on GIS updates that provide more accurate locations for streamcourses, top of bank locations, road realignments for Hanson Drive and the strata road, the local park site, redesignation of a small townhouse area east of Hanson Drive to PNA (with consideration for Density Transfer as the area is considered to be mostly

undevelopable), extension of the Apartment designated area at the corner of Hanson Drive and Stave Lake Street, and minor adjustments to the areas designated Townhouse and High Density Townhouse south of Best Avenue. As a result of these mapping adjustments, requisite updates to the attached OCP Amending Bylaw map were required. As such, staff are recommending that the Amending Bylaw to incorporate the Stave Heights Neighbourhood Plan as a schedule in the OCP be granted second reading as amended and that a Public Hearing be scheduled for a date yet to be determined.

Background

The City is nearing the end of a year-long planning and community engagement process to develop a neighbourhood plan for the Stave Heights area. This is a unique opportunity to create a compact, urban neighbourhood that provides a variety of housing options linked to trails, parks, and nearby commercial node. The Plan provides direction for future development and public investment. The Plan addresses land use, housing, urban design, natural open space, parks, and mobility.

The planning process focuses on a community engagement approach whereby public feedback was sought early on and at the initial planning stage. In the winter of 2020/2021, staff conducted public engagement through an online survey to collect feedback on issues and aspirations for the future of this area. Environmental protection of the D'Herbomez Creek system and wildlife habitat as well as safe vehicle access onto Stave Lake Street and the need for a well-designed park were among the key concerns expressed by the public.

The Plan addresses many of the concerns expressed during early consultation with policies focused on expanding natural open space areas adjacent to watercourses and ensuring a connected trail network capitalizing on adjacent Fraser River Heritage Park trail system and the scenic natural hillside environment as well as development of a new park in this neighbourhood. Public feedback formed the basis for Plan principles such as protect natural areas, create parks and trails, enhance pedestrian and cyclist movement, and efficient servicing for a hillside community.

Following first reading of the OCP Amending Bylaw, engagement in accordance with LAN.47 policy requirements was carried out with referral letters sent to the following agencies in addition to Kwantlen, Leq'a:mel, Matsqui, and Sumas First Nations:

- Agricultural Land Commission;
- Fisheries and Oceans Canada;
- Fraser Valley Regional District;
- Ministry of Environment and Climate Change Strategy;
- Ministry of Transportation and Infrastructure; and
- School District #75.

To understand residents' insights on the proposed Plan, and whether the Plan ensures a future neighbourhood that residents envision, public engagement was conducted on the Draft Plan. Feedback was sought through a consultation process consisting of the following activities, including advertising initiatives:

- virtual staff presentations and opportunity to provide feedback and for staff to respond to questions on engage.mission.ca;
- two public meetings at Clarke Theatre;

- walking tour of the Parr neighbourhood;
- postcard mailouts to 2,200 residents in the surrounding area;
- advertisement through School District #75 and nearby schools;
- newspaper notice;
- ongoing updates to the project website at *engage.mission.ca*;
- staff responses and feedback at *engage.mission.ca*; and
- ongoing discussions with stakeholders, including property owners.

During public consultation (November 5 through to December 5, 2021), staff consulted with various government agencies through the LAN.47 policy and formal referrals, as well as continued discussions with property owners and other key stakeholders.

In addition to public consultation, several stakeholders have been engaged throughout the planning process including School District #75; First Nations; Ministry of Forests, Lands, Natural Resource Operations and Rural Development; property owners; Westminster Abbey; Council committees; and City staff.

Discussion and Analysis

Public and Stakeholder Feedback

In total, approximately 25 persons attended the two public meetings and the walking tour. In total, the project website at *engage.mission.ca* received 969 visitors demonstrating a strong awareness of the Draft Plan, while only approximately 15 persons provided written thoughts or questions. Key concerns raised include:

- increased traffic, particularly on Stave Lake Street;
- concern for environmentally sensitive areas and tree protection;
- safe and comfortable walking and cycling routes along Stave Lake Street;
- impact of infrastructure and ongoing maintenance costs associated with new development on existing residents;
- impact of growth on schools and health services;
- storm water run-off impacts on residences downhill from Stave Heights;
- higher density development;
- pre-approved development area not being included in the overall strategy;
- opportunity for further public input at time of application review;
- upkeep of landscaping within agricultural buffer;
- provide diversity of housing options including rental options;
- connected trail network to Fraser River Heritage Park and Prentice Avenue area;
- the importance of an active park;
- mitigate impact of apartments on adjacent single-family dwellings;
- parking; and

- inclusion of new commercial development.

Discussions with property owners highlighted:

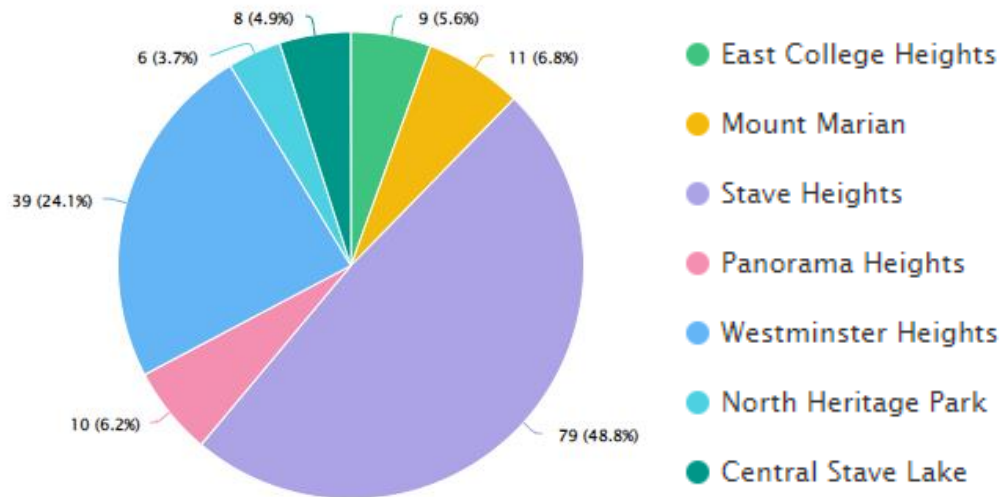
- a primary concern being incorporating a two-way turn signal at Stave Lake Street and Knight Avenue/Hanson Drive to permit full turning movements at this intersection;
(Regarding the property owner's request for a signalized intersection at Stave Street and Knight Avenue/Hanson Drive that would allow for full turning movements, the Engineering Department has advised that the property owner/developer's transportation engineering consultant should communicate with the City's Engineering Department and provide significant detailed analysis in order for the Engineering Department to review this concept.)
- continued concern for the extended watercourse buffers within the Protected Natural Assets (PNA) areas;
- the need for an agricultural buffer, given that Parr Avenue east of Hanson Drive would be closed to motor vehicle traffic;
- opportunities for commercial development and a 'seniors' residence' apartment building near the intersection of Stave Lake Street and Hanson Drive; and
- the need for flexibility in developing a variety of housing types.

Referral letter responses include a response from the BC Agricultural Land Commission (ALC) that recommended a 30 m buffer separating buildings from land in the ALR (also consistent with the Zoning Bylaw) instead of the 20 m buffer currently proposed by the Plan. The Matsqui First Nation requested general information, and staff provided an overview of this Plan. No other major issues were brought to staff's attention in association with the LAN.47 referrals.

Minor land use plan and text amendments have been made as part of ongoing draft plan editing and refinement and are highlighted in the following section of this report.

Neighbourhood Plan Name

Council requested renaming this plan in recognition that this new neighbourhood extends beyond Parr Avenue. As part of the month-long public consultation period, approximately 160 residents voted on a new name. The name "Stave Heights" received the most votes with close to 50% of participants voting for this new name. Westminster Heights received the second greatest number of votes, but at smaller fraction of the total votes – 24%.



Changes to the Draft Plan (renamed Stave Heights Neighbourhood Plan / SHNP)

Changes to the updated Draft Plan are as follows:

- A triangular piece of land to the east of Hanson Drive, isolated by the east branch of the D'Herbomez Creek watercourse and with no road access, has been changed from the 'Townhouse Residential' designation, to the 'Protected Natural Assets' designation with yellow cross hatching lines on the Land Use Plan to reflect the undevelopable nature of the parcel. This triangular area is identified on the Land Use Plan and in the Plan text as an area that could be considered for density transfer, recognizing its largely undevelopable potential for development due to its isolation that presents challenges for access and servicing.
- Stave Lake Street has been illustrated as a 'Pedestrian and Cycling Corridor' on the Land Use Plan and discussed in the text to reinforce the Plan's mobility policies and objectives to include attractive and safe pedestrian and cycling facilities to connect the Stave Heights neighbourhood with the commercial core and schools at 11th Avenue and Stave Lake Street.
- Mapping updates have been made to reflect refinements in the City's Geographic Information System (GIS) that include revised locations for the streamcourses, top of bank locations, some road alignments, minor adjustments to the Townhouse, High Density Townhouse, Apartment designated areas south of Best Avenue and a minor revision to the boundary of the local Park.
- The neighbourhood name change from Parr to Stave Heights.

Many of the issues raised during the public consultation process are addressed through Plan policies as well as in other City Plans. For example, Stave Lake Street is classified as an arterial road and will be widened in the future as development in this neighbourhood occurs. It is to be designed for safe and attractive walking and cycling and is now identified in the Plan as a 'Pedestrian and Cycling Corridor'. The Protected Natural Assets designation includes environmental buffer area adjacent to new development for protection of watercourses, ravine banks and natural habitat. Existing tree replacement policies apply at a 3:1 ratio for each tree identified in the arborist report as being removed prior to development.

Financial Implications

The Director of Finance is currently reviewing the Development Cost Charges Bylaw and the community amenity contributions policy in coordination with other City Departments and will provide a financial analysis report with recommendations for this development including financing options for the proposed parkland and trail acquisition and development. An accompanying Engineering Services Plan is underway and will be completed following Plan adoption. Recent GIS mapping updates prepared by the Engineering Department have included revisions illustrated in the Land Use Plan and the OCP Amending bylaw plan.

Communication

If Council grants second reading to the OCP Amending Bylaw, and following a public hearing, staff will present the proposed Stave Heights Neighbourhood Plan to Council for third reading.

Summary and Conclusion

This report provides a summary of responses to formal OCP amendment referrals, and public stakeholder engagement on the draft Plan, including continued feedback from property owners and adjacent residents. Minor changes have been made to the Plan that form the proposed Bylaw and in response to the concerns raised early in the planning process which formed the basis of draft Plan policies. These changes focus on GIS mapping amendments, a land use amendment and text edits and refinement. Staff will continue to consult with property owners as part of Plan implementation, as well as with First Nations and surrounding nearby residents through the development approval process. The corresponding financial report and engineering services plan will be completed following Bylaw and Plan adoption.

OCP Amending Bylaw 6065-2021-5670(30), as amended, is not appended with this report but appears in the February 7, 2022 Regular Council Agenda under the Bylaws for Consideration section.

Report Prepared by:	Sharel Isabella, Senior Planner – Policy
Reviewed by:	Mike Dickinson, Manager of Long Range Planning
Reviewed by:	Dan Sommer, Director of Development Services
Approved for Inclusion:	Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A:	Stave Heights Neighbourhood Plan
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