

		<b>POLICY AND PROCEDURE MANUAL</b>	
<b>Category:</b> Land Use	<b>Number:</b> LAN.66(C)	<b>INTERIM GROWTH MANAGEMENT POLICY</b>	
<b>Type:</b>		<b>Authority:</b>	<b>Approved By:</b>
<input checked="" type="checkbox"/> Policy <input type="checkbox"/> Procedure		<input checked="" type="checkbox"/> Council <input type="checkbox"/> Administrative	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Chief Administrative Officer <input type="checkbox"/> Department Head
<b>Office of Primary Responsibility:</b> Planning Division			
<b>Date Adopted:</b> March 21, 2022		<b>Council Resolution No:</b>	<b>Date to be Reviewed:</b> March 2023
<b>Manner Issued:</b> City Website, Pipeline, email			

### **BACKGROUND:**

The City intends to amend the Official Community Plan (OCP) in 2022 / 2023 to include a 'Growth Management Strategy' that will replace current OCP land use policies with a more comprehensive framework for guiding growth and development in Mission. The current lack of clear policy direction in the OCP, combined with a disconnect between land use policy and decision making has triggered the need to develop a growth management strategy. The **Interim Growth Management Policy** (Interim Policy) is developed in recognition of the need to ensure new housing, industrial, commercial, and institutional development is strategically located congruent with growth management best practice and broad City and Council objectives and strategies.

### **PURPOSE:**

The **Interim Growth Management Policy** is a tool for staff and Council to communicate with the development industry the merits of projects that conform with the current OCP land use designations and policies, but at the same time, evaluate them against growth management best practice to determine any long-term impacts that may not be beneficial to sound City development. Ultimately, the Interim Policy allows staff to provide additional planning input on OCP compliant projects and provide a wider breadth of insight for Council's consideration, recognizing that major updates to OCP land use policy are underway to include a comprehensive growth management strategy.

Staff will continue with the approach of generally seeking to support OCP compliant projects leaving decisions that result in disconnect from land use policy up to Council.

To guide staff's evaluation in determining a project's success in achieving growth management objectives, the Interim Policy establishes location performance standards. The Interim Policy applies to all land use projects across Mission, with a focus on residential housing types including apartment, mixed-use, townhouse, rowhouse, duplex, single family detached, coach house and garden suite. The Interim Policy also applies to commercial, industrial, and institutional developments. It applies to preliminary proposals and in-stream development applications up to the time when the updated OCP is adopted and includes a comprehensive growth management strategy.

## **POLICY:**

### **1. Definitions**

**“Growth Management”** means best practice focuses on achieving walkable, compact, mixed-use neighbourhoods, that support public transit (by aiming to concentrate and increase public transport ridership). It’s about building high-density mixed-use areas, with lower-density areas spreading out from this centre and connecting complementary walkable, compact, mixed-use neighbourhood centres. It’s an approach that aims to locate housing close to schools, parks, recreation facilities, employment, community services and transit for good access and meeting daily needs. It prioritizes locating new housing in appropriate areas of safe and convenient walking and cycling. Streets are designed for people moving on foot with wide sidewalks, safe crossings, and significant street trees. Housing and shops are located along the street in smaller footprints allowing transparency, connection, a sense of community and attractive streetscapes. Concentrating growth and development allows for efficient capital project planning including new parks and street improvements to help build the walkable people-focused centres that growth management objectives seek to achieve. Concentrating residential growth in strategic, transit-served locations away from employment lands, maximizes opportunity for regional shopping, light industrial and institutional development in locations better suited for these activities.

### **2. Location Performance Standards:**

Considering the Growth Management definition above and the following location performance standards below, staff will determine a project’s success in achieving growth management best practice and determine any long-term impacts that may not be beneficial to sound City development. The standards also assist staff in determining sites that are under-designated which should be considered for higher density to support growth management.

***The project is located on a site within the area of the Downtown or Waterfront, or within an established or planned, compact, walkable, secondary mixed-use neighbourhood centre.***

### **3. Responsibilities**

- a. The Manager of Long Range Planning and Special Projects oversees the performance of this Interim Policy and coordinates with Development Planning staff in applying the policy for development application review.
- b. The Manager of Planning oversees the use of the policy as it applies to development application processing.

## **RELATED POLICIES, PROCEDURES, AGREEMENTS AND/OR BYLAWS:**

- Official Community Plan Bylaw 5670-2017
- Zoning Bylaw 5949–2020
- Affordable Housing Strategy
- LAN.41 Guide to Land Development Policy
- LAN.40(C) Financial Contributions for Community Amenities Policy
- ADM.04(C) Asset Management Policy

\*\*\* END OF POLICY \*\*\*

**RECORD OF AMENDMENTS/REVIEW**

<u>Policy #</u>	<u>Date Adopted</u>	<u>Date Reviewed</u>	<u>Amended (Y/N)</u>	<u>Date Reissued</u>	<u>Authority (Resolution #)</u>