

# Central Neighbourhood Plan

## Guiding Planning Principles

October 30, 2020

Following adoption of the Master Infrastructure Strategy (MIS) for the Silverdale Comprehensive Planning Area (SCPA) in southwest Mission, the Central Neighbourhood Plan (CNP) is being undertaken to advance the District of Mission's vision outlined in the Official Community Plan (OCP). The Central Neighbourhood Plan (CNP), covering an area of 733 hectares, is the first of three Neighbourhood Plans to be prepared for the SCPA.

In support of LAN.64(c), the following Planning Principles will be used to guide the CNP process.

## Ecological | Working with Nature

### Conserve Ecological Integrity

- Protect significant terrestrial and aquatic habitats;
- Design an interconnected network of wildlife corridors to secure habitat and ensure functional ecology at a landscape scale;
- Minimize disturbance of significant natural systems through comprehensive master-planning; and,
- Promote stewardship of natural systems through interpretive programs and outdoor educational opportunities.

### Create Integrated Networks of Park and Natural Space

- Provide public parks and natural spaces that are accessible within a 5-minute walking distance of each home;
- Establish connectivity between neighbourhoods and natural areas with a pedestrian and cycle pathway network;
- Program active and passive community parks to accommodate different activities, abilities and age groups; and,
- Plan shared recreational facilities to ensure maximum community use and cost effectiveness.

## Social | Living Lightly

### Design Compact, Walkable Neighbourhoods

- Create a sense of place within each neighbourhood;
- Provide a coherent neighbourhood pattern of streets and pathways with a variety of lot and home sizes for all generations and stages of life;
- Design streets for people to foster a positive pedestrian experience;
- Encourage walking through the incorporation of mixed-use areas and community destinations within a 5-minute walking distance of each home; and,

- Promote neighbourhood safety by designing homes that address the public realm with “eyes on the street.”

### Foster a Vibrant and Diverse Age-Mixed Community

- Accommodate a range of lifestyles, life-stages and incomes;
- Provide a variety of housing choices and prices, from urban apartments and townhomes to compact single family and rural homes;
- Promote a variety of housing tenures (i.e. fee simple and strata ownership, rental); and,
- Provide a range of amenities for all age groups throughout the neighbourhood.

### Incorporate a Sense of Place in the Design of Communities

- Integrate the public views and vistas, landforms and natural character into the design of the community;
- Nurture community history and local cultural activities, memorialize local people, places, events and known archaeological sites by promoting local and indigenous history;
- Implement Livable Street Standards to integrate the natural character of the landscape and to promote traffic safety;
- Incorporate Dark Sky principles to limit light pollution and preserve the night sky; and,
- Retain the natural qualities and character of the landscape in the public realm, especially streets, parks and plazas through regionally-responsive design and the use of local materials.

### Plan for Alternative Transportation

- Encourage all modes of transport, especially walking, cycling and public transit;
- Provide bike and pedestrian pathways throughout the neighbourhood;
- Establish a transit-friendly street network, with future opportunity for full-service transit;
- Reduce vehicle trips by locating basic neighbourhood services and associated employment opportunities close to home; and,
- Explore future alternatives to reduce auto-dependence.

### Employ Green Infrastructure

- Foster local food systems through community gardening and outdoor educational opportunities;
- Utilize best practices for climate resilient rainwater and stormwater management;
- Design streets that minimize the visual, environmental and physical impacts from conventional roads;
- Encourage energy efficient buildings and use of sustainable technologies; and
- Promote native plantings in landscape design with special attention to water conservation.

## Economic | Supporting Local Lifestyles

### Support an Economically Sound Community

- Create walkable mixed-use centres serving as focal points for employment, shopping, education, recreation and social gathering;
- Ensure residential densities that support local businesses and community facilities and transit-supported mixed-use centres;
- Plan compact communities to reduce infrastructure networks and maintenance costs, which support best practices for asset management and sustainable service delivery; and,
- Develop a mix of uses within the community to foster local business, provide employment, and increase the local tax base.