

To: Chief Administrative Officer **Date:** June 6, 2022
From: Gerald Schlesiger, Project Manager
Subject: **Official Community Plan (OCP) Bylaw Amendment – Waterfront Revitalization Master Plan - Second Reading**

Recommendation

That Official Community Plan Amending Bylaw 6095-2022-5670(33) which adds reference to the Waterfront Revitalization Master Plan (WRMP) to the OCP be considered for second reading.

Purpose

The purpose of this report is to receive second reading for an amendment to the Official Community Plan (OCP) that will incorporate the WRMP as a Reference Plan in the OCP. The bylaw will then advance to a Public Hearing on June 20, 2022.

Background

The OCP Amending Bylaw 6095-2022-5670(33) received first reading on May 2, 2022. The LAN 47 referrals letters have been distributed as per Section 475 of the *Local Government Act*.

Discussion and Analysis

The OCP Amending Bylaw 6095-2022-5670(33) facilitates the Waterfront Revitalization Master Plan as a Reference Plan when assessing land uses in the Waterfront Comprehensive Planning Area. All development within the Waterfront Comprehensive Planning Area to be in general conformance with the WRMP.

The LAN 47 referral letters describing the OCP Bylaw Amendment were issued to the organizations and authorities in compliance with Section 475 of the Local Government Act. In advance of the distribution of the official OCP referral letter, the team issued a courtesy letter two weeks prior to inform the respective agencies about the forthcoming OCP Bylaw Amendment. The courtesy letter included a summary of the project with a link to the 'engage waterfront' project page.

The LAN 47 referral responses include standard protocol guidance on how the WRMP should respond to development applications. For example, Fortis BC commented on considerations when development occurs near their gas lines. These concerns will be dealt with when development applications are received near their facilities. The provincial ministries of Forest Lands and Natural Resources, as well as the Ministry of Transportation and Infrastructure recognized that further planning between the City and the respective ministries was part of the agenda to bring the plan to fruition. The OCP Bylaw Amendment itself did not raise any concerns. In summary, all the responses were looking towards the process of implementation. The responses received are in Attachment A.

In concert with second reading, the WRMP has been solidified with the insertion of all graphic content and is posted at engage.mission.ca/waterfront. It is anticipated that there maybe some discussion on the WRMP at the June 20th Public Hearing concerning the OCP Bylaw Amendment that will accommodate the Plan becoming a Reference Plan to the OCP.

With the community's vision of a revitalized waterfront captured in the WRMP, and the formal land use planning component drawing to a close, the focus shifts towards articulating the Implementation Plan. Given the scale, complexity, land constraints, and number of different players internally and externally with a stake in the waterfront lands, having Reference Plan in place will not alone unlock revitalization. The Implementation Plan will advance the community another step along the Roadmap to Revitalization addressing the ongoing concerted efforts and activities, and guidance required for successful execution of the WRMP.

Financial Implications

There are no financial implications with this report.

Communication

There are no communication implications with this report.

Summary and Conclusion

It is recommended that Official Community Plan Amendment Bylaw # 6095-2022-5670(33) receive second reading.

Report Prepared by:	Gerald Schlesiger, Project Manager
Reviewed by:	Stacey Crawford, Director of Economic Development
Approved for Inclusion:	Mike Younie, Chief Administrative Officer

Attachments

Attachment A:	LAN 47 Referral Responses
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