

To: Chief Administrative Officer **Date:** August 15, 2022
From: Barclay Pitkethly, Deputy Chief Administrative Officer
Subject: **SCPA Centra Neighbourhood Bylaw Adoption and Plan Approval**

Recommendation

That Council approve the Silverdale Central Neighbourhood Plan as attached to a report by the Deputy Chief Administrative Officer date August 15, 2022.

Purpose

The purpose of this report is twofold; firstly, to approve the final land use policy document for the Silverdale's first neighbourhood plan, the Silverdale Central Neighbourhood Plan, and secondly, to list the amending Official Community Plan Bylaw 5670-2017 for adoption.

Background

On July 20, 2020, Council resolved to authorize the initiation of proponent-driven neighbourhood planning process for the 'Central Neighbourhood' of the Silverdale Comprehensive Planning Area (SCPA).

On November 9, 2020, Council adopted the Key Messaging and Guiding Planning Principles launching the planning process into Phase II.

On May 17, 2021, Council was presented the Design Foundations presentation describing the different types of land use options that will be incorporated into the planning work to make complete livable communities in a hillside environment.

On June 7, 2021, Council was presented with the Preliminary Design Options, Draft Retail Demand Study, Draft Community Facilities Inventory, as well as the presentation materials that would form part of the upcoming public presentation material held between June 14 and June 30, 2021. A Council workshop was held on July 12, 2021 allowing Council to digest the materials and to ask pointed questions to provide clarity in regards to the options presented.

Based on the public engagement feedback, landowner engagement, and Council feedback, Council endorsed the initiation of Phase 3 | Preferred Option and Technical Due Diligence – Engineering Studies on August 16, 2021.

On December 20, 2021, Council was presented an update to the progress on the work being completed in Phase III 'Preferred Land Use Option and technical Due Diligence – Engineering Studies'

In January and February of 2022, Phase III of the Public Engagement process was conducted with a Council Workshop on February 16, 2022.

Council read 1st reading of the Official Community Plan amending Bylaw on May 16, 2022 and received the Financial Implications report on June 20, 2022.

The Public Hearing for the Official Community Plan amending bylaw occurred on June 27, 2022 and Council proceeded to give 2nd and 3Rd Reading to the bylaw later that evening.

Discussion and Analysis

The DRAFT Silverdale Central Neighbourhood Plan was initially presented to Council on May 16, 2022 and a subsequent public hearing held June 27, 2022. Based on the feedback received both by the public and by Council, some minor amendments to the policy language have been made; no changes to the land use are recommended.

Highlights of Amendments:

1. Updated language to reflect approved master plans (utilities and transportation),
2. Updated language to reflect Silverdale Urban Forest and its unique designation,
3. Strengthened policies to enhance and clarify the importance of the Silverdale Urban Forest designation to the overall success of the plan, and
4. Strengthened and updated language for the Natural Environment development permit areas.

While a few of the technical documents remain in DRAFT form, most of the documents are finalized, including:

- Geotechnical Hazard Report
- Archaeology Overview Assessment
- Environmental Impact Assessment
- Retail Demand Study
- Community Facilities Inventory
- Transportation Impact Assessment
- Franchise Utility Consultation Brief
- Taxation Analysis report

Reports undergoing final adjustments include:

- Integrated Rainwater Management Plan (IRMP)
- Master Servicing Report
- Water Balance Report
- Erosion Study

The finalization will occur over the coming weeks as each report relies on findings from the IRMP. No changes to land use or road layout are expected, only minor details that will be included in the final appended reports to the policy document.

Council Goals/Objectives

Neighbourhood planning in Southwest Mission meets Council's 2018 – 2022 Strategic Plan and addresses Strategic Focus Areas 2 and 4 and, specifically, Priority Action item 4.7:

2. Secure Finances, Assets, and Infrastructure

Central to Council's vision and mission is the responsible planning and management of public resources and infrastructure. Council is committed to working with the community to ensure resources are available to fund services and to plan, manage and maintain public infrastructure assets.

Goals:

To ensure sound financial management of the District

To ensure resources are available when needed

To ensure well planned, maintained and financed public infrastructure

4. Livable Complete Community

Council supports the evolution of Mission as a livable, attractive, and complete community that meets the everyday needs of its residents.

Goals:

To develop distinct neighbourhoods and a livable community

To be an attractive community for living, working, and playing

To the greatest extent possible, meet the social, cultural, and physical needs of the community

Priority Action 4.7 Undertake neighbourhood planning

Short Term:

- Southwest Mission

Financial Implications

The financial implications for the plan have been identified within the June 20th report to Council, no further financial implications have been identified.

Communication

Once the policy document is approved, the document will be made available electronically via the City's website similar to the Waterfront Master Plan and the Cedar Valley Comprehensive Development Plan.

Summary and Conclusion

The Silverdale Central Neighbourhood Plan policy document represents a two year planning process to guide development in Silverdale's first urban neighbourhood over the next sixty plus years.

The OCP Amendment adds language to the Official Community Plan to refer to the Silverdale Central Neighbourhood Plan policy document.

The approval of the policy document and the adoption of the Official Community Plan amending bylaw brings the two year process to its conclusion. The next steps will include implementing the plan by way of development applications that respect the spirit of the planning documents.

Report Prepared by: Barclay Pitkethly, Deputy Chief Administrative Officer

Approved for Inclusion: Mike Younie, Chief Administrative Officer

The Silverdale Central Neighbourhood Plan has been distributed to Council under a separate cover. The Plan can be viewed online via engage.mission.ca/cnp under "Key Reports and Documents."