10. DELEGATIONS

(b) Seniors and Youth Community Centre Proposal

Lexi Flex, Jaden White and Riley Miles will appear before Council to discuss the creation of a community centre for both youth and seniors.

11. PRESENTATIONS

(a) Environmental Leadership Awards of the Fraser Valley

Presentation of the Green Product or Services award from the 5th Annual Environmental Leadership Awards of the Fraser Valley to the Engineering Department of the District of Mission for their innovative curbside collection program.

17. BYLAWS FOR CONSIDERATION

(c) Official Community Plan Amending Bylaw 5481-2015-4052(41) 

R14-019 (Singh/OTG Development Concepts) – a bylaw to redesignate properties located at 29550 and 29560 Lougheed Highway from Suburban Residential to Commercial. 

(d) Zoning Amending Bylaw 5488-2015-5050(166)

R14-019 (Singh/OTG Development Concepts) – a bylaw to rezone property at 29550 and 29560 Lougheed Highway from Suburban 36 Zone (S36) to Commercial Gas Service Station Zone (CGS)

Previous staff report included as background information for Official Community Plan Amending Bylaw 5481-2015-4052(41) and Zoning Amending Bylaw 5488-2015-5050(166)
REQUEST TO APPEAR AS A DELEGATION

Date: Friday March 18 2016 __________________________

To: Deputy Corporate Officer

I hereby request permission to appear as a delegation before District of Mission Mayor and Council with reference to the following topic: (attach additional pages and supporting material as required)

Creating a Community Centre that youth and seniors can share and generate opportunities to break down barriers

Preferred meeting date for delegation: Monday March 21 2016 __________________________

Alternative meeting date for delegation: __________________________

Please refer to the Council Meeting Schedule on the District’s website for dates of Council Meetings

________________________________________
Lexi Flex, Jaden White, Riley Miles
Name(s) of presenter(s) Name of group/organization (if applicable)

Are you requesting any financial or in-kind assistance from Council? □ Yes □ No  If yes, provide details of requested assistance (including financial amounts, if applicable):

Have you spoken with District staff about this request?  X Yes  □ No
If yes, what was the result? Lauren Ozanne – Youth Engagement Worker and Rhett Nicholson proposed the idea.

The deadline for submission of the request, including any presentation or supporting material, is 4:30 p.m. on the Monday preceding the date of the meeting. Once the delegation request has been approved, presenter(s) will be allotted a maximum of 10 minutes to present at the agreed upon meeting. Presenter(s) are limited to discussing only the above topic during the delegation.

All or a portion of this meeting may be audio/video recorded, live-streamed and archived on the District of Mission website. Council is unable to hear issues addressing a concern after a public hearing has been held, or if the issue is outside the jurisdiction of the legal authority of the District. The District of Mission reserves the right to refuse any delegation request.

Information provided on this form will be published and made available for public viewing.
Overview

The District’s curbside collection program includes the weekly collection of garbage, recyclables and compost from single-family households, as well as the weekly collection of recyclables and compost from multi-family residences. Collection services are performed manually by a contractor. Each stream is collected in a separate collection truck.

In order to minimize bear attraction, the new Solid Waste Management Bylaw 5526-2015 now stipulates that curbside collection materials can only be set out between the hours of 5 and 8 a.m.

Recyclables are collected and delivered to the Abbotsford-Mission Recycling Depot, where they are hand-sorted by Community Services employees, who would otherwise be difficult to employ.

Both garbage and compost are delivered to the Mission Landfill, which has featured its own composting facility since 2011. In 2014, the facility was upgraded from a static, covered windrow system to a fabric building with an aerated floor and leachate collection system. The facility is operated by a contractor and registered with the Ministry of Environment under the Organic Matter Recycling Regulation (OMRR) for 10,000 tonnes per year. It currently processes approximately 4,000 tonnes of food and yard waste per year. The resulting compost is Class A compost under OMRR.

Curbside Collection Details

Compost

The District of Mission began collection and processing of food and yard waste from single-family and multi-family residences in 1994, and as such, was the first local government to run a food waste collection program in BC.
Yard waste is collected in unlimited amounts in paper bags, 80-litre bins with an orange sticker and bundles of branches and is collected in the same collection vehicle as food waste. Despite the opportunity to have food waste collected separately, resident uptake was slow and bi-annual curbside waste composition audits consistently showed that approximately half of the waste that was set out at curbside as “garbage” could have been composted. To promote the separation of food waste from garbage, following a successful pilot project in 2010, the “Rot Pot”, a 46-litre bin for curbside food waste collection, was introduced to all single-family and duplex dwellings in June of 2011. Rot Pots may be topped up with yard waste. Since the introduction of the Rot Pot, the overall curbside diversion rate of recyclables and compost has resulted in a 12% increase, bringing it from a 42% to 53%. A snapshot roadside study conducted in October of 2011 showed a Rot Pot set-out rate of approximately 35%. This set-out rate appeared unchanged in October 2014, still indicating room for improvement.

Figure 1 shows the directly opposing trend in the amounts of garbage and compost collected at the curb.

Garbage
Garbage is currently limited to two 80-litre cans, not exceeding 20 kg in weight each, per single-family household per week. Owners of multi-family residential units make their own arrangements for the collection of garbage, unless they have subscribed to municipal collection where multi-family units, for example townhouses or fourplexes, can be serviced curbside.

The 2015 curbside waste audit showed, that while the amount of compostable waste in the garbage had decreased since the introduction of the Rot Pot, 28% of “garbage” still consisted of compostables. In order to encourage better separation of food waste from garbage, the garbage collection frequency will be changed to once every two weeks as of April 4th, 2016. The limit of two 80-litre cans per pickup will remain in place. Allowances for excess garbage can be made for people with medical conditions and families with two or more children under the age of three.
Recyclables
The District of Mission’s added recyclables to its curbside collection program in 1994, after the District bought a share of the recyclables processing plant that had been established by the then District of Abbotsford, the District of Matsqui and Matsqui Abbotsford Community Services (MACS). The processing of curbside collected recyclables continues to be a partnership between the City of Abbotsford, Abbotsford Community Services and the District of Mission.

Curbside recyclables include all types of paper, cardboard, metal cans & lids, tin, plastics with codes 1, 2, 4 and 5 and glass jars and bottles. Recyclables are collected in unlimited numbers of blue bags to keep paper and cardboard dry and allow residents to conveniently place all recyclables in the same bag, rather than having to sort them.

Diversion
Table 1 shows the amount of garbage, compost and recyclables collected from single-family households, as well as tonnages for compost and recyclables collected from multi-family dwellings. In order to calculate diversion rates, the total amount of waste diverted by composting or recycling is divided by the total amount of waste generated, including compost and recyclables. Figure 1, above, is a graphical depiction of the data in Table 1.

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Table 1 – Curbside Waste Tonnages and Diversion Trends

Special Events
Both the Rot Pot Compost Giveaway and the Household Hazardous Day are popular in the community. The combined cost of the two events is approximately $30,000.

Rot Pot Compost Giveaway
The Rot Pot Compost Giveaway is held on a Saturday near Earth Day at the Mission Landfill. The event provides an opportunity for Mission residents to take up to one cubic yard of compost free of charge. Over the three years the event has been held, the tonnage and number of participants has seen a steady increase. In 2015, the event was attended by approximately 480 residents. This year’s event will occur on April 23rd.

Household Hazardous Waste Day
Household Hazardous Waste Day is held on the Saturday following Spring Cleanup, which will take place during the first two weeks of May, at the Mission Recycling Depot. The event is to provide an opportunity for residents to properly dispose of substances that are not covered under any other program, such as unknown substances, mercury and corrosive liquids. Over the five years this event has been held, the tonnage received has decreased slightly, but continues to identify a need in the community. In 2014, 5.7 tonnes of household hazardous waste were dropped off during the event.
WHEREAS, under the provisions of Section 876 of the Local Government Act, a Council may, by bylaw, adopt one or more community plans for one or more areas;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Official Community Plan Bylaw 4052-2008" and amended same from time to time;

AND WHEREAS the Council deems it desirable and in the public interest to further amend the Official Community Plan Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Official Community Plan Amending Bylaw 5481-2015-4052(41).

2. "District of Mission Official Community Plan Bylaw 4052-2008", as amended, is hereby further amended by re-designating the property located at 29550 & 29560 Lougheed Highway and legally described as:

   Parcel Identifier: 000-951-421
   Lot D, Except: part dedicated road on plan BCP15055; District Lot 435 Group 1 New Westminster District Plan 12792

   Parcel Identifier: 000-604-399
   Lot C, Except: part dedicated road on plan BCP14742; District Lot 435 Group 1 New Westminster District Plan 12792

   from Suburban Residential to Commercial.

3. "District of Mission Official Community Plan Bylaw 4052-2008", as amended, is hereby further amended by inserting the following Policy immediately after Policy 2.2.8:

   "Policy 2.2.8.a. Development proposals on the following parcels are exempt from Policy 2.2.8.:

   29550 Lougheed Highway
   Parcel Identifier: 000-951-421
   Lot D, Except: part dedicated road on plan BCP15055; District Lot 435 Group 1 New Westminster District Plan 12792

   29560 Lougheed Highway
   Parcel Identifier: 000-604-399
   Lot C, Except: part dedicated road on plan BCP14742; District Lot 435 Group 1 New Westminster District Plan 12792"

READ A FIRST TIME this 19th day of January, 2015

COUNCIL CONSIDERATION OF SECTION 882 OF
THE LOCAL GOVERNMENT ACT given this 19th day of January, 2015
READ A SECOND TIME this 2\textsuperscript{nd} day of March, 2015
ADVERTISED this 6\textsuperscript{th} and 13\textsuperscript{th} days of March, 2015
PUBLIC HEARING held this 16\textsuperscript{th} day of March, 2015
READ A THIRD TIME this 7\textsuperscript{th} day of April, 2015
APPROVED by the Ministry of Transportation and Infrastructure this 2\textsuperscript{nd} day of March, 2016
ADOPTED this XX day of XXX, 2015

RANDY HAWES, MAYOR MIKE YOUNIE, CORPORATE OFFICER
A Bylaw to amend "District of Mission Zoning Bylaw 5050-2009"

WHEREAS, under the provisions of 903 of the Local Government Act, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

AND WHEREAS the Council of the District of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5488-2015-5050(166)."

2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
   a) rezoning the properties located at 29550 and 29560 Lougheed Avenue and legally described as:

      Parcel Identifier: 000-951-421
      Lot D, Except: part dedicated road on plan BCP15055; District Lot 435 Group 1 New Westminster District Plan 12792

      Parcel Identifier: 000-604-399
      Lot C, Except: part dedicated road on plan BCP14742; District Lot 435 Group 1 New Westminster District Plan 12792

   from the Suburban 36 (S36) Zone to the Commercial Gas Service Station (CGS) Zone; and

   b) amending the zoning maps accordingly.

READ A FIRST TIME this 2nd day of March, 2015

READ A SECOND TIME this 2nd day of March, 2015

ADVERTISED this 6th and 13th days of March, 2015

PUBLIC HEARING held this 16th day of March, 2015

READ A THIRD TIME this 7th day of April, 2015

APPROVED by the Ministry of Transportation and Infrastructure this 2nd day of March, 2016
ADOPTED this

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER
DATE: January 19, 2015  
TO: Mayor and Council  
FROM: Marcin Pachcinski, Planner  
SUBJECT: Application to redesignate properties located at 29550 & 29560 Lougheed Highway to allow for commercial development consisting of a gas service station and drive-thru restaurant.

CIVIC ADDRESS: 29550 & 29560 Lougheed Highway  
APPLICANT: Nirvair Singh (owner) / OTG Development Concepts (agent)  
OCP: The application is not in conformance with the OCP with respect to land use and servicing requirements. The properties require OCP redesignation from Suburban to Commercial to move forward with rezoning.

DATE APPLICATION COMPLETE: August 8, 2014  
ATTACHMENT(S):  
Appendix 1 – Information for Corporate Officer  
Appendix 2 – Location Map – Aerial Photograph  
Appendix 3 – OCP Designations  
Appendix 4 – Zoning Map  
Appendix 5 – Pre-Application Follow-up Letter  
Appendix 6 – Site Plan & Building Renderings  
Appendix 7 – Engineering Department Comments  

LOCATION:

![MAP 1]
OVERVIEW AND STAFF COMMENTS

This report details the Official Community Plan (OCP) redesignation to allow commercial development on the properties located at 29550 & 29560 Lougheed Highway. Staff believe that this application is premature as it represents a substantial departure from the servicing requirements as set out in the OCP and Subdivision Control Bylaw for this area. While staff do not support the application moving forward at this time, at the November 3, 2014 Council meeting staff were directed to continue to process the application.

Accordingly, the OCP Amendment Bylaw is listed under the "Bylaws for Consideration." Should Council grant first reading to the OCP Amending Bylaw, staff will prepare a subsequent report introducing the necessary amendments to the District's Zoning Bylaw and requisite variances to the Subdivision Control Bylaw for Council's further consideration.

BACKGROUND

In December of 2013, Mr. Nirvair Singh initiated discussions with the District's Development Services Department regarding a proposal to develop a new service station, drive thru restaurant and potential retail units at the corner of St. Anthony's Way and the Lougheed Highway in the Silverdale area (Appendix 2). In these initial discussions, staff advised Mr. Singh and his agent that while the District is open to some form of commercial development under a future neighbourhood planning exercise, the application could not be supported at this time given the deficiencies in servicing to the area.

Despite staff's position, Mr. Singh began the pre-application process early the next year by submitting the requisite forms and fees to the District. At a subsequent meeting with staff, the applicant was then advised that prior to submitting a formal development application for Council's consideration, it would be in his best interest to hold a public information meeting with local area residents in Silverdale to gauge the level of support for the project. Staff maintained their position that an application to develop this site was premature.

A public information meeting was subsequently held on February 13, 2014. Of the approximate two dozen persons in attendance, a few attendees of the public information meeting were in favour of some sort of commercial development in the area. That being said, a number had concerns about whether another service station in the Silverdale area was necessary and questioned whether it would be the best use of land for this prominent gateway site. Other attendees expressed concerns about the lack of sewer and water servicing and increased noise and access/egress issues as they related to traffic circulation on flanking street.

Following the public information meeting, staff prepared a written response to the Pre-Application review. Staff's response to the applicant is attached as Appendix 5. District staff held the position that the application was premature and concluded the letter with the statement that the “…proposal to amend the zoning and OCP designation of the subject properties along with a request to vary the Subdivision Control Bylaw to allow on-site servicing would be considered premature in absence of a neighbourhood area plan and could not, therefore, be supported by staff at this time”. Notwithstanding, the applicant chose to proceed with the development proposal and submitted a formal development application with associated site plans and building renderings (Appendix 6).

While Staff recognize that providing sanitary and water service to the site would not be financially feasible for a development of this size, it is also a concern that moving forward with a development without requisite servicing would set a precedent for development in the area that does not conform to
the OCP in terms of land use and servicing planning and specifically with the Subdivision Control Bylaw requirements for sanitary and water servicing that other developers have had to contend with. As such staff brought forward a report to the November 3, 2014 Council meeting with a number of options including a recommendation to Council to deny the application as it was considered premature until a neighbourhood plan could be prepared for the area. However, Council ultimately resolved to entertain the application and directed staff to begin processing the application. As directed, staff have prepared this report for first reading to an OCP map and text amendment to facilitate this proposal. Specifically, the map amendment would re-designate the properties from a suburban land use to a commercial one and the text amendment would exempt the subject properties from having to undertake a neighbourhood plan and from having to bring municipal sanitary, storm and water service to the site by allowing onsite services.

**OFFICIAL COMMUNITY PLAN** (Bylaw 4052-2008)

While the subject properties are currently designated Suburban Residential (*Appendix 3*) and this designation does not support the proposed use of the property for commercial purposes, various past planning concepts for the area, including those leading up to the adoption of Silverdale Neighbourhood One, have to some degree envisioned this area as some type of a commercial node. However, all concepts maintained that any proposal to re-designate the subject property would be subject to OCP policies which would require that a neighbourhood plan be completed prior to the proceeding with development in the Silverdale area (see OCP Policy 2.2.8).

Therefore in order to move forward with this application, the subject properties must be redesignated to Commercial on the OCP maps and language must be inserted into the OCP to specifically exclude these properties from the following OCP Policy 2.2.8.

**“Silverdale and Silverdale Community Neighbourhood Plans**

**Policy 2.2.8.** Development in the both the Silverdale and Silverdale Community areas will be initiated through individual Neighbourhood Plans. Applications to commence the Neighbourhood Plan process shall be considered based on proposed neighbourhood areas determined as an outcome of the Neighbourhood One process. Development prior to completion of a Neighbourhood Plan is limited to the densities allowed under existing zoning or in accordance with existing suburban and rural designations within the OCP.”

Staff do not support granting the proposed OCP amendment, as it would in effect mean that these properties are given an exemption to policies which apply to all other properties in the area. It would also be precedent setting and may result in other applicants wishing to amend to the OCP to exclude their proposals, thereby requiring the District to consider significant development proposal ahead of any local area planning.

Granting this proposed OCP amendment would also undermine Policy 2.2.12, which speaks to servicing requirements for new development in the Silverdale area, including “a logical extension of adjacent services with appropriate capacities.”

**COUNCIL POLICY** (LAN.48 - Silverdale Urban Residential Neighborhood Plans Terms of Reference Policy)

LAN.48 specifically states that a neighbourhood plan process must “address various issues including residential land use options, provision of parkland, engineering servicing requirements, public participation, provision of a neighbourhood commercial centre, safety and environmental preservation issues.” Typically, the preparation of a neighbourhood plan aims to capture a wide neighbourhood area and interests and should not be narrowed to one particular development site.
A key component of the neighbourhood planning process is determining the servicing needs of the area for the future build-out of the community. Currently the Silverdale Neighbourhood One Plan requires the extension of sanitary and water services to the Silverdale area to facilitate further development.

In addition to the identified bylaw amendments, to move forward with this application, Council must also waive LAN.48 - Silverdale Urban Residential Neighborhood Plans Terms of Reference Policy. The overall intent of the Neighbourhood Planning process is to establish a planning framework that will result in the Silverdale urban residential area being representative of an innovative and livable planned community. The Neighbourhood Planning process represents a significant opportunity to shape the future character of Mission. There is a need to formulate Neighbourhood Plans in accordance with social, economic and environmental sustainable development principles so as to provide Mission with a unique, innovative, progressive and environmentally responsive land use pattern within the designated Silverdale Urban Residential Area.

**ZONING BYLAW COMPLIANCE (Bylaw 5050-2009)**

The development proposal is not in compliance with the existing zoning of Suburban Residential (S36) (Appendix 4). In order for the development proposal to proceed further, a corresponding amendment to the Zoning Bylaw would be required in addition to the OCP amendments noted above. If Council grants first reading to the OCP Amending Bylaw, staff will prepare the necessary zoning bylaw amendments for future consideration by Council.

**SERVICING REQUIREMENTS (Silverdale Area & Subdivision Control Bylaw)**

OCP policies for the Silverdale area and the Subdivision Control Bylaw require that the development sites in the Silverdale area be serviced with municipal water, sanitary and storm sewer. As these services are currently not available, the site would need to be serviced by on-site sewage disposal and by private well. Municipal storm sewer is available in the vicinity of the site. This proposed development would therefore require a variance to the Subdivision Control Bylaw – Schedule B as it pertains to site servicing and an amendment to the OCP for the Silverdale area as it pertains to site servicing and neighbourhood planning.

The Silverdale OCP policies clearly state that the extension of sanitary and water services to the Silverdale area is necessary to facilitate further development, the costs of which would be incurred by the developer. Until a neighbourhood area plan for the Silverdale Gateway area is completed, staff do support the aforementioned variance to the Subdivision Control Bylaw and amendment to the OCP for the Silverdale area policies. Staff believe that Council’s eventual positioning on this Bylaw would likely set a precedent to which other land owners in the area might expect to develop under the same exemptions. This presents a number of issues namely that:

- The development potential of a site serviced by well and on-site sewage disposal system is far less than the potential offered by a site on municipal services (i.e., the area will not be developed to its highest and best use possible under full municipal, servicing);
- Properties will become fragmented through subdivision to which the future development potential of smaller sites might be lost;
- Allowing some properties to develop without full services would take away from the pool of lands requiring the extension of servicing in that the expense of extending services will be shared among fewer properties thus removing the incentive for a complete and orderly build out of the area; and that
- If properly planned for, it may be possible to develop an interim servicing plan as part of a local neighbourhood area planning process.
FINANCIAL IMPLICATIONS
As stipulated in Section 882 of the Local Government Act, the Finance Department will be forwarded all relevant information if Council gives first reading to the OCP Amendment.

No other financial implications are associated with this report.

COMMUNICATION
As previously noted, the developer held a public information session in February of 2014. The developer has since posted development notification signs on the site summarizing the development proposal. Following which, if a public hearing date is determined by Council, the sign would then be modified to advertise the details (i.e. date, time and place) of both the OCP and rezoning applications. In addition, a notice would be mailed to the owners and to the occupants of all properties within a distance of 152 metres (500 ft.) of the development site notifying them of the public hearing details.

Policy LAN. 50 - Pre-Public Hearing Information Packages
A pre-public hearing information package would be prepared to include copies of all applicable documents and will be made available online or at municipal hall for public viewing.

Policy LAN. 47 - Official Community Plan (OCP) Referral
If Council gives first reading to the OCP amendment, staff will forward referral packages to the District of Maple Ridge, City of Abbotsford, First Nations, School District #75, the Ministry of Water, Land and Air Protection, Fraser Valley Regional District, Fraser Health Region, Ministry of Transportation & Infrastructure, Department of Fisheries and Oceans, the Agricultural Land Commission, utility companies and the Canadian Pacific Railway.

INTERNAL REFERRALS

Engineering
The Engineering Department does not support the application as neither municipal water nor municipal sanitary sewer services are available at this site. Their comments are attached as Appendix 7.

Long-Range Planning
Proceeding with the rezoning and OCP designation of the subject properties along with a request to vary the Subdivision Control Bylaw to allow on site servicing would be considered premature in absence of a neighbourhood area plan.

Parks, Recreation and Culture Comments
Parks, Recreation & Culture staff feel “that a neighbourhood plan should be completed before proceeding.” The priorities in the area from the Parks, Recreation & Culture perspective are trail connections, including the Experience the Fraser Trail, Silverdale Park, Ruskin Park and entrance sign/gateway beautification.

SIGN-OFFS:

Marcin Pachcinski,
Planner

Reviewed by:
Dan Sommer, Manager of Planning

Comment from Chief Administrative Officer
Reviewed.
Appendix 1
Information for Corporate Officer

Civic Address: 29550 Lougheed Highway
PID: 000 951 421
Legal: Lot D, Except: part dedicated road on plan BCP15055; District Lot 435 Group 1 New Westminster District Plan 12792

Civic Address: 29560 Lougheed Highway
PID: 000-604-399
Legal: Lot C, Except: part dedicated road on plan BCP14742; District Lot 435 Group 1 new Westminster District Plan 12792
Appendix 2 - Location Map – Aerial Photograph
Appendix 3 – OCP Designations
April 17, 2014

Nirvair Singh  
3760 Southwood Street  
Burnaby, BC V5J 2C9

Dear Mr. Singh:

Re: D14-002 (Nirvair Singh) – 29550 & 29560 Lougheed Highway

This letter summarizes the discussion that ensued at the Pre-Application Review Meeting held on January 29, 2014 regarding your proposal to develop the properties located at 29550 & 29560 Lougheed Highway. The properties, which are designated Suburban Residential in the District’s Official Community Plan (OCP) comprise a combined total area of approximately 0.93 hectares (2.3 acres); there is an existing single-family home on each of these properties in addition to accessory structures. The proposal is to redesignate these properties for commercial redevelopment.

At the Pre Application Review meeting you were advised to hold a public information session in the Silverdale area in order to present your proposal to area residents. The intent of the meeting was to assess support amongst the residents of the Silverdale area for the proposed commercial node and more directly, the use of the site for a gas station and associated retail uses.

In response, you organized a meeting which was held at the Silverdale Elementary School on February 13th, 2014. Your planning consultant team from Pacific Land Group (PLG) was in attendance at that meeting. PLG have provided the District with copies of the public comment sheets received to date along with a brief summary of the comments heard during the public information session. In summary, the main comments were as follows:

- that some community members were in favour of commercial development in the area;
- that there were concerns regarding the development of an additional gas station in the Silverdale area; and
- a number of people expressed additional concerns in relation to sewer and water servicing, increased noise due to traffic and access/egress issues as it related to traffic movements on St. Anthony’s Way and the Lougheed Highway.

The site you are considering for development is not serviced with municipal water or sewer. The District of Mission Subdivision Control Bylaw stipulates that any future development of the site for commercial uses would require municipal sewer and water services. Therefore, the development of this site, in absence of municipal servicing, would require a variance to the Subdivision Control Bylaw to allow the installation of on-site water (well) and septic disposal system as an alternative. Such a variance would not be supported by District Staff.

The subject properties are within the Silverdale Urban Residential Neighbourhood Plan Area (refer to District of Mission Land Use Policy LAN.48) which, along with the OCP, identifies broad objectives and policies to guide and manage growth.

Specifically, the Official Community Plan emphasizes that any consideration to a change in land use should be carefully considered as part of a comprehensive neighbourhood planning exercise, involving area residents in the process. The subject properties would require both a change in zoning and a change in OCP designation.


Policy LAN.48 specifically states that a neighbourhood plan process must “address various issues including residential land use options, provision of parkland, engineering servicing requirements, public participation, provision of neighbourhood commercial centre safety and environmental preservation issues.” Typically, the preparation of a Neighbourhood Plan aims to capture a wide neighbourhood area and interests and should not be narrowed to one particular development site.

While there have been similar requests made by others for properties in the Silverdale area and that it may be warranted that the District revisit the priority of neighbourhood planning in the area, proceeding with your proposal to amend the zoning and designation of the subject properties along with a request to vary the Subdivision Control Bylaw to allow on site servicing would be considered premature in absence of a local area plan and could not, therefore, be supported by staff at this time.

Should you choose to submit an application, the above noted deficiencies would be presented to Council, with the option of directing staff to proceed with undertaking the local area plan.

Yours truly,

Dan Sommer
MANAGER OF PLANNING

cc

G:\COMDEV\GINA\PAR letters\Silverdale Crossing (29550 Lougheed Hwy) PAR letter.cjj.docx
Appendix 7

ENGINEERING DEPARTMENT OCP AMENDMENT COMMENTS

Dec 24, 2014

CIVIC ADDRESS: 29550 & 29560 Lougheed Highway

*** Note: The following Engineering Comments address the application to amend the Official Community Plan (OCP) for the aforementioned properties from their current Suburban designation to the proposed Commercial designation. Further comments will be required for the purposes of rezoning.

1. DOMESTIC WATER COMMENTS:

Municipal water is required under the proposed OCP designation. From an Engineering perspective, this application cannot be supported as municipal water is not currently available to this site.

2. SANITARY SEWER COMMENTS:

Municipal sanitary sewer is required under the proposed OCP designation. From an Engineering perspective, this application cannot be supported as municipal sanitary sewer is currently not available to this site.

3. STORM SEWER COMMENTS:

Municipal storm sewer is required under the proposed OCP designation. A positive stormwater outfall is available within the vicinity of the site. Site specific requirements for storm sewer requirements to be determined as part of the rezoning process.

4. ROAD WORK COMMENTS:

The site has paved access from St Anthony's Way and the Lougheed Highway. Site specific access requirements to be determined as part of the rezoning process.

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