Public Hearing Agenda
September 19, 2018 – 6:30 p.m.

A Public Hearing will be held in the Gymnasium at the Mission Leisure Centre at 7650 Grand Street, Mission, B.C.

1. CALL TO ORDER (6:30 P.M.)
2. ADOPTION OF AGENDA
3. PUBLIC HEARING
   (a) Public Hearing Notice and Mail Out for September 19, 2018
   (b) Official Community Plan Amending Bylaw 5743-2018-5670(5)
       R18-012 (Polygon Homes) – a bylaw to redesignate the properties
       located at 8455, 8279, 8387, 8289 and Lot A Nelson Street from
       Silverdale Comprehensive Planning Area and Suburban Residential, to
       Urban Compact, Attached Multi-unit Residential, and Parks and Open
       Space
       (c) Zoning Amending Bylaw 5788-2018-5050(316)
       R18-012 (Polygon Homes) – a bylaw to rezone properties at 8455,
       8279, 8387, 8289 and Lot A Nelson Street from Rural 16 (RU16) Zone
       to Comprehensive Development 44 (CD44) Zone, Multiple Family 52
       Townhouse (MT52) Zone, and Institutional Parks, Recreation and Civic
       (IPRC) Zone
       (d) Street Naming (Burnham Place, McCreaath Place and Montgomery
           Place) Bylaw 5789-2018
       R18-012 (Polygon Homes) – a bylaw to name three new roads
   (e) Staff Report dated June 4, 2018
   (f) Staff Report dated September 4, 2018
4. ADJOURNMENT
Pursuant to the provisions of Sections 464 and 466 of the Local Government Act, a Public Hearing will take place at the Leisure Centre Gymnasium located at 7650 Grand Street, Mission, BC at 6:30 pm on Wednesday, September 19, 2018 to consider the following proposed bylaws:

1. DISTRICT OF MISSION OFFICIAL COMMUNITY PLAN AMENDING BYLAW 5743-2018-5670(5) - (OCP18-002 – POLYGON HOMES on behalf of SILVERDALE HILLS GP INC.)

The purpose of the Bylaw is to designate the subject properties located at 8279, 8289, 8387 and 8455 Nelson Street and Parcel A (PID: 027-427-978) (shown on the maps below) from Silverdale Comprehensive Planning Area and Suburban Residential to Urban Compact, Attached Multi-unit Residential, Environmentally Sensitive Area and Parks and Open Space to facilitate development into residential compact lots, multi-family units and designate areas for parks and environmentally sensitive areas.
2. DISTRICT OF MISSION ZONING AMENDING BYLAW 5788-2018-5050(316)  
(R18-012 – POLYGON HOMES on behalf of SILVERDALE HILLS GP INC.)

The purpose of the Bylaw is to rezone the subject properties located at 8279, 8289, 8387 and 8455 Nelson Street and Parcel A (PID: 027-427-978) (shown on the maps below) from Rural 16 (RU16) Zone to Comprehensive Development 44 Zone, Multiple Family 52 Townhouse (MT52) Zone, and Institutional Parks, Recreation and Civic (IPRC) Zone to facilitate the subsequent subdivision of up to 66 residential compact lots and development of up to 160 multi-family units and designate areas for parks and environmentally sensitive areas.
Copies of the proposed bylaws and reports relevant to these bylaws may be inspected at the Municipal Hall, 8645 Stave Lake Street, Mission, BC, Monday to Friday, excluding statutory holidays, from 8:00 am to 4:30 pm, and at the Mission Library, 33247 2nd Avenue, during regular opening hours, from Friday, September 7, 2018 to Wednesday, September 19, 2018. The information is also available on our website at www.mission.ca by searching “Public Meeting Information”. For further information regarding any of these bylaws, please contact the Development Services Department at (604) 820-3748.

At the Public Hearing, persons who believe that their interest in property is affected by these proposed bylaws will have the opportunity to be heard.

Should you have any comments or concerns you wish to convey to Council and you cannot attend the meeting, please submit in writing to the Corporate Officer by 4:00 pm on Monday, September 17, 2018.

You may forward your submission by:

- Mailing or delivering to the Corporate Officer’s Office, P.O. Box 20, 8645 Stave Lake Street, Mission, BC, V2V 4L9
- Faxing: 604-826-1363 (Attn: Corporate Officer)
- E-mail: info@mission.ca with PUBLIC HEARING COMMENTS as the subject line

Please note Submissions that are subject of a public hearing, public meeting or other public processes will be included, in their entirety, in the public information package and will form part of the public record. Council shall not receive further information or submissions after the conclusion of the Public Hearing.

Following the Public Hearing portion of the meeting, council may consider advancing bylaws forward for additional readings.

Michael Younie
Corporate Officer

Dated at Mission, BC
d this 5th day of September, 2018.
September 6, 2018

Dear Owner/Occupant:

Re: Official Community Plan Amendment OCP18-002, Rezoning Application R18-012
(Polygon Homes on behalf of Silverdale Hills GP Inc.) – 8279, 8289, 8387, 8455, and Lot A (PID: 027-427-978) Nelson Street

As a property owner or neighbouring resident to the subject property located at 8279, 8289, 8387, 8455, and Lot A Nelson Street, you are invited to attend a Public Hearing at 6:30 pm on Wednesday, September 19, 2018 and make known any comments that you may have about the proposed bylaw.

The Public Hearing will be held in the Leisure Centre Gymnasium located at 7650 Grand Street, Mission, BC

The following is an excerpt from the Public Hearing Notice:

1. DISTRICT OF MISSION OFFICIAL COMMUNITY PLAN AMENDING BYLAW 5743-2018-5670(5) - (OCP18-002 – POLYGON HOMES on behalf of SILVERDALE HILLS GP INC.)

The purpose of the Bylaw is to designate the subject properties located at 8279, 8289, 8387 and 8455 Nelson Street and Parcel A (PID: 027-427-978) (shown on the maps below) from Silverdale Comprehensive Planning Area and Suburban Residential to Urban Compact, Attached Multi-unit Residential, Environmentally Sensitive Area and Parks and Open Space to facilitate development into residential compact lots, multi-family units and designate areas for parks and environmentally sensitive areas.
2. DISTRICT OF MISSION ZONING AMENDING BYLAW 5788-2018-5050(316) (R18-012 – POLYGON HOMES on behalf of SILVERDALE HILLS GP INC.)

The purpose of the Bylaw is to rezone the subject properties located at 8279, 8289, 8387 and 8455 Nelson Street and Parcel A (PID: 027-427-978) (shown on the maps below) from Rural 16 (RU16) Zone to Comprehensive Development 44 Zone, Multiple Family 52 Townhouse (MT52) Zone, and Institutional Parks, Recreation and Civic (IPRC) Zone to facilitate the subsequent subdivision of up to 66 residential compact lots and development of up to 160 multi-family units and designate areas for parks and environmentally sensitive areas.
PROPOSED ZONING MAP

A copy of the proposed bylaws and reports relevant to these bylaws may be inspected at the Municipal Hall, Monday to Friday, excluding statutory holidays, from 8:00 am to 4:30 pm, and at the Mission Library, 33247 2nd Avenue, during regular opening hours, from Friday, September 7, 2018 to Wednesday, September 19, 2018. The information is also available on our website at www.mission.ca by searching “upcoming public hearing”.

If you are unable to attend the Public Hearing, you may send a written submission, including your name and address, to the attention of Michael Younie, Corporate Officer, or email info@mission.ca by 4:00 pm on the Monday, September 19, 2018. All submissions will form part of the record of the Hearing.

If you require additional information, please contact the Development Services Department at (604) 820-3748 or email planning@mission.ca.

Yours truly,

[Signature]

Rob Publow
MANAGER OF PLANNING
DISTRICT OF MISSION

BYLAW 5743-2018-5670(5)

A Bylaw to amend "District of Mission Official Community Plan Bylaw 5670-2017"

WHEREAS, under the provisions 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 5670-2017" 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 5743-2018-5670(5)".

2. "District of Mission Official Community Plan Bylaw 5670-2017" as amended, is hereby further amended by:

a) redesignating the following properties:
   Civic Address: 8387 Nelson Street
   PID: 013-827-243
   Legal: Lot 4, Section 30, Township 17, New Westminster District 5348

   Civic Address: 8455 Nelson Street
   PID: 013-375-644
   Legal: Part South Half Legal Subdivision 11, Section 30, Township 17, Lying West of Part on Reference Plan 7536, New Westminster District

   Civic Address: Lot A Plan 5348
   PID: 027-427-978
   Legal: Parcel A (Bylaw Plan BCP35318) Section 30, Township 17, New Westminster District Dedicated as Road on Plan 5348

   Civic Address: 8279 Nelson Street
   PID: 008-798-737
   Legal: Lot 1, Section 30, Township 17, New Westminster District, Plan 20409

   Civic Address: 8289 Nelson Street
   PID: 008-798-753
   Legal: Lot 2, Section 30, Township 17, New Westminster District, Plan 20409

from Silverdale Comprehensive Planning Area and Suburban Residential, to Urban Compact, Attached Multi-unit Residential, Environmentally Sensitive Area and Parks and Open Space, as shown on Schedule 1 attached to and forming part of this Bylaw; and
b) amending the Official Community Plan maps accordingly.

READ A FIRST TIME this 4th day of June, 2018

COUNCIL CONSIDERATION OF SECTION 477 OF
THE LOCAL GOVERNMENT ACT given this 4th day of September, 2018

READ A SECOND TIME this 4th day of September, 2018

PUBLIC HEARING held this ___ day of ___, 2018

READ A THIRD TIME this ___ day of ___, 2018

ADOPTED this ___ day of ___, 2018

RANDY HAWES  MIKE YOUNIE
MAYOR  CORPORATE OFFICER
DISTRICT OF MISSION

BYLAW 5788-2018-5050(316)

A Bylaw to amend "District of Mission Zoning Bylaw 5050-2009"

WHEREAS, under the provisions 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 5788-2018-5050(316)."

2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
   a) adding a new Section 1244 – Comprehensive Development 44 Zone (CD44), as set out in Schedule “A” attached to and forming part of this Bylaw;
   b) rezoning the following properties:
      Civic Address: 8387 Nelson Street
      PID: 013-827-243
      Legal: Lot 4, Section 30, Township 17, New Westminster District 5348

      Civic Address: 8455 Nelson Street
      PID: 013-375-644
      Legal: Part South Half Legal Subdivision 11, Section 30, Township 17, Lying West of Part on Reference Plan 7536, New Westminster District

      Civic Address: Lot A Plan 5348
      PID: 027-427-978
      Legal: Parcel A (Bylaw Plan BCP35318) Section 30, Township 17, New Westminster District Dedicated as Road on Plan 5348

      Civic Address: 8279 Nelson Street
      PID: 008-798-737
      Legal: Lot 1, Section 30, Township 17, New Westminster District, Plan 20409

      Civic Address: 8289 Nelson Street
      PID: 008-798-753
      Legal: Lot 2, Section 30, Township 17, New Westminster District, Plan 20409
from Rural 16 (RU16) Zone to Comprehensive Development 44 (CD44) Zone, Multiple Family Townhouse 52 (MT52) Zone, and Institutional Parks, Recreation and Civic (IPRC) Zone, as shown on Schedule “B” attached to and forming part of this Bylaw; and

c) amending the zoning maps accordingly.

READ A FIRST TIME this 4th day of September, 2018
READ A SECOND TIME this 4th day of September, 2018
PUBLIC HEARING held this ___ day of ___, 2018
READ A THIRD TIME this ___ day of ___, 2018
ADOPTED this ___ day of ___, 2018

RANDY HAWES
MAYOR

MIKE YOUNIE
CORPORATE OFFICER
SCHEDULE “A”

SECTION 1244

A. Zone Intent

1. The intent of this zone is to allow for the development of compact Single Family Dwellings, which does not allow for Secondary Dwelling Units in the Silverdale Comprehensive Planning Area with a minimum lot area of 372 square metres on full municipal services.

This zone is based on the Residential Compact 372 (RC372) Zone.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CD 44 zone:

   a. Residential limited to:

      i. One Single Family Dwelling.

2. The following Accessory Uses and no other shall be permitted in the CD 44 zone:

   a. Residential limited to:

      One of:

      i. Boarding Use, or
      ii. Residential Care

      And,

      iii. Detached Garage,
      iv. Home Occupation.

   b. Storage limited to:

      i. Enclosed Storage.

C. Lot Area

1. | Zone: | Area     | Width   | Depth   |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>372 sq.m</td>
<td>13.4 m</td>
<td>27.0 m</td>
</tr>
<tr>
<td></td>
<td>(4,004 sq ft)</td>
<td>(43.96 ft)</td>
<td>(88.58 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1244, Part C.1, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.
D. Density

1. The maximum density shall not exceed one dwelling unit per lot.

2. No Secondary Dwelling units are permitted.

E. Setbacks

1. All Buildings and Structures shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>4.0 m</td>
<td>7.0 m</td>
<td>1.2 m</td>
<td>2.5 m</td>
</tr>
<tr>
<td></td>
<td>(13.1 ft)</td>
<td>(22.9 ft)</td>
<td>(3.9 ft)</td>
<td>(8.2 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>0.5 m</td>
<td>1.2 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(1.6 ft)</td>
<td>(3.9 ft)</td>
<td>(9.8 ft)</td>
</tr>
</tbody>
</table>

2. The minimum Setback for any attached garage shall be 6.0 m (19.7 ft).

3. The minimum separation required between the Principal Building and all Accessory Buildings exceeding 3.0 m (9.8 ft) in Height, including a Detached Garage regardless of Building Height, is 5.0 m (16.4 ft).

4. Notwithstanding Section 1244 Part E.1, all Buildings shall be sited a minimum of 6.0 m (19.7 ft) from all Undevelopable Areas as defined in this Bylaw EXCEPT Lots 53 and 66 where the setback to undevelopable area is reduced to 2.0 metres.

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>50%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space should not exceed the following ratios or the maximum floor area, whichever is less, as listed in the following table (Garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>0.75</td>
<td>270 sq. m (2,906 sq. ft.)</td>
</tr>
</tbody>
</table>
H. Impervious Surfaces

1. *Impervious Surfaces* shall together cover not more than the *Lot Area* as noted:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>55%</td>
</tr>
</tbody>
</table>

I. Number of Residential Buildings

1. *Buildings* for a *Residential Use* shall be limited to one per *Lot*.

J. Height of Buildings

1. The intent of the *Height* of the *Principal Building* shall permit a two storey *Building* with a *Basement* not exceeding 10.5 m (34.4 ft.).

2. The *Height* of an *Accessory Building* shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

K. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

2. *Off Street Parking* shall not occupy more than 30% of the *Front Yard*.

3. Access to the lot for *Off Street Parking* from the Front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft).

L. Hobby Greenhouse Use

1. Shall be limited to a maximum of one *Building* not exceeding a total area of 20.0 sq m (215.3 sq. ft.).
DISTRICT OF MISSION

BYLAW 5789-2018

A Bylaw to name three new streets within the District of Mission

WHEREAS the Council of the District of Mission, pursuant to the provisions of Section 39 of the Community Charter, may assign the name of any highway;

AND WHEREAS the Council of the District of Mission deems it advisable to name certain streets within the Municipality;

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 Street Naming (Burnham Place, McCreath Place and Montgomery Place) Bylaw 5789-2018".

2. The three new roads over portions of:
   
   Civic Address:  8387 Nelson Street  
   PID:  013-827-243  
   Legal: Lot 4, Section 30, Township 17, New Westminster District 5348

   Civic Address:  8455 Nelson Street  
   PID:  013-375-644  
   Legal: Part South Half Legal, Subdivision 11, Section 30 Township 17, Lying West of Part on Reference Plan 7536, New Westminster District

   Civic Address:  Lot A Plan 5348  
   PID:  027-427-978  
   Legal: Parcel A (Bylaw Plan BCP35318) Section 30 Township 17 New Westminster District Dedicated as Road on Plan 5348

be named Burnham Place, McCreath Place, and Montgomery Place, as shown on Schedule "A" attached to and forming part of this Bylaw.

READ A FIRST TIME this 4th day of September, 2018

READ A SECOND TIME this 4th day of September, 2018

READ A THIRD TIME this ____ day of ___, 2018

ADOPTED this ____ day of ___, 2018

RANDY HAWES, MAYOR
MIKE YOUNIE, CORPORATE OFFICER
DATE: June 4, 2018
TO: Mayor and Council
FROM: Marcy Bond, Senior Planner
SUBJECT: Official Community Plan Amendment OCP2018-002 to amend the Official Community Plan (OCP) to allow the development of single-family lots under an Urban Compact designation and townhouses under an Attached Multi-Unit Residential designation
ATTACHMENTS: Appendix 1 – Information for Corporate Officer
Appendix 2 – Location Map
Appendix 3 – Topography and Watercourse Map
Appendix 4 – Current OCP designations
Appendix 5 – Proposed OCP designations
Appendix 6 – OCP Referral Policy LAN 47
CIVIC ADDRESS: 8455, 8279, 8387, 8289 and Lot A Nelson Street
APPLICANT: Chris Hartman, VP, Development, Polygon Homes Ltd. on behalf Silverdale Hills GP Inc.
OCP: Suburban and Silverdale Comprehensive Planning Area
DATE APPLICATION COMPLETE: May 15, 2018
LOCATION: Silverdale Neighbourhood Area
OVERVIEW AND STAFF COMMENTS

RECOMMENDATION:
Council Consider and resolve:
That, upon due consideration of Section 475 of the Local Government Act, referrals go forward for development application file P2018-015 (8455, 8279, 8387, 8289 and Lot A Nelson Street) in accordance with Council Policy LAN 47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of this section.

An Official Community Plan (OCP) amending bylaw for this application is listed for first reading under the “bylaws of Consideration” section of the Council Agenda.

PURPOSE
The purpose of this report is to introduce an OCP amendment bylaw for the properties located at 8455, 8279, 8387, 8289 and Lot A Nelson Street within the Silverdale area of Mission (Appendix 2). Pursuant to Land Use Policy LAN.47, a resolution of Council is required to initiate relevant referrals to outside agencies on an OCP amending bylaw prior to any further consideration of any subsequent rezoning and development permit applications.

While this report will initiate the requisite consultation referrals for an OCP amendment, the development proposal for the subject properties also involves several other applications, including rezoning and development permit applications as well as a corresponding subdivision application. The details of the rezoning and building form and character design will be provided to Council in a subsequent staff report including the development’s compliance with the OCP’s neighbourhood planning requirements for the area and the District’s financial and solid waste management plans.

SITE CHARACTERISTICS
In total, the site consists of approximately 16.2 hectares (40 acres) of land located immediately west of Nelson Street adjacent to the Israel / Bench neighbourhood area. The site straddles both the Suburban Residential and Silverdale Comprehensive Planning Area designations of the OCP.

Mackie Creek runs north south and Chester Creek east west through the site leaving two distinct development parcels along Nelson Street totaling approximately 10 hectares (25 acres) in size (refer to Appendix 3). The exact developable area of the site will be determined through further review of information received on the environmentally sensitive areas and geotechnical limitations. Although identified as being within the Silverdale area, the site’s unique environmental and topographical attributes differentiates it from those lands in the Silverdale Comprehensive Planning area.

As a significant landholder in Silverdale, Polygon Homes Ltd. has identified this site as a unique opportunity to establish their standard of quality homes in the Mission market and to develop valuable market data that will help shape the planning of the larger community. While this development will maximize the use of existing municipal road and servicing infrastructure from the east, this development proposes to run concurrently with the District’s recently initiated Master Infrastructure Strategy which will ultimately delineate appropriate land areas for new development in Silverdale.

DEVELOPMENT OVERVIEW - OFFICIAL COMMUNITY PLAN AMENDMENTS
As noted, the site provides two discrete development parcels. The applicant is proposing to develop the northerly portion of the site as urban compact single-family homes under an Urban Compact designation of the OCP and in accordance with the District’s Intensive Residential Development
Permit guidelines. While lot and internal road configurations have yet to be finalized, this area of the site could accommodate up to 66 residential lots with an average lot area of 397 (4,275 square feet) with a minimum 13.4 meters width (44 feet) and 27 meters (89 feet) depth. Under this lot configuration, Morningstar, the developer’s partner in this development, has designed 2300 square feet homes that fit well on these types of lots and will incorporate home designs with uphill and walkout to manage grade changes throughout the site.

The single-family neighbourhood features approximately 2.4 acres of open space (over 20% of the site). This provides a natural buffer between the homes and the natural areas of Chester Creek and Mackie Creek. The development will incorporate pedestrian trail connectivity throughout and beyond the site. An extensive tree buffer is proposed along Nelson Street to create a unique enclave for homes while providing a visual barrier to the established neighbourhoods the east.

For the south developable portion of the site, the developer is proposing 3-story townhomes under the Attached Multi-unit Residential designation of the OCP, and in accordance with the Multi-Unit Residential DP guidelines. While the proposed multi-family designation allows for densities ranging from 30 units per hectare (12 units per acre) to 79 units per hectare (32 units per acre), actual density targets will be presented as part in subsequent rezoning reports. At this time, the design of the multi-family envisions 2 to 3 unit types that will offer a variety of homes and associated prices to the market. With approximately 30% site coverage (where the Zoning Bylaw could allow for up to 50% site coverage), this new community proposes a significant amount of open space along Chester Creek and Mackie Creek.

Appendixes 4 and 5 show the developable areas of the site by identifying the current and proposed OCP designations.

OFFICIAL COMMUNITY PLAN REFERRAL LAN 47 POLICY

Further review of the proposed development application must be undertaken in compliance with LAN.47, attached as Appendix 6. Staff have reviewed the requirements of LAN.47 and recommend that referrals for the OCP amendment be forwarded to First Nations, School District No.75, the Ministry of Water, Land and Air Protection, relevant utility companies and the Department of Fisheries and Oceans.

SIGN-OFFS:

Marcy Bond, Senior Planner

Reviewed by:
Dan Sommer, Director of Development Services

Comment from Chief Administrative Officer
Reviewed.
Appendix 1

Information for Corporate Officer

Civic Address: 8387 Nelson Street
PID: 013-827-243
Legal: Lot 4, Section 30, Township 17, New Westminster District 5348

Civic Address: 8455 Nelson Street
PID: 013-375-644
Legal: Part South Half Legal, Subdivision 11, Section 30 Township 17, Lying West of Part on Reference Plan 7536, New Westminster District

Civic Address: Lot A Plan 5348
PID: 027-427-978
Legal: Parcel A (Bylaw Plan BCP35318) Section 30 Township 17 New Westminster District Dedicated as Road on Plan 5348

Civic Address: 8279 Nelson Street
PID: 008-798-737
Legal: Lot 1, Section 30, Township 17, New Westminster District, Plan 20409

Civic Address: 8289 Nelson Street
PID: 008-798-753
Legal: Lot 2, Section 30, Township 17, New Westminster District, Plan 20409
Appendix 2

Subject Property: 8279, 8289, 8387 & 8455 Nelson Street and P/D: 027-427-978
Owner: Karapata Investments (8279), Nicko & Vasso Apostolopoulos (8289), Silverdale Land TitleCo 39 Ltd (8387), Silverdale Lands TitleCo 38 Ltd (8455), and District of Mission (P/D: 027-427-978)
Applicant: Chris Hartman for Silverdale Hills GP
Zoning: RU16
OCP Designation: Silverdale Comprehensive Planning Area
Appendix 3

Topography and Watercourse
Appendix 4

Current OCP Designation

Legend
- Subject Properties
- Silverdale Comprehensive Planning Area
- Suburban Residential

EXISTING OCP DESIGNATIONS
8279, 8289, 8387 & 8455 Nelson Street

Drawn by: JH  Date: 25/05/2018
File: P2018-015
Appendix 5
Proposed OCP Designations
Appendix 6
OCP Referral LAN. 47

LAND USE

OFFICIAL COMMUNITY PLAN REFERRAL
LAN. 47

POLICY

Date Policy Adopted: July 2, 2002                         Council Resolution Number: 02/691
Date Policy Amended: June 16, 2003                     Council Resolution Number: 03/707

During the development of a new Official Community Plan, the District of Mission will consult
with the organizations listed below prior to First Reading of the bylaw.

When an amendment is proposed to an Official Community Plan, the District of Mission will refer
the proposed amendment to the organizations listed below following first reading of the bylaw,
subject to the following provisions.

1. The Fraser Valley Regional District will be referred OCP amendment proposals that relate
to land that is located adjacent to the boundary of Electoral Area "F" or that involve 100 or
more urban lots located anywhere within the District of Mission. A referral to the Fraser
Valley Regional District will be made during the development of new OCP's.

2. The District of Maple Ridge will be referred OCP amendment proposals that relate to land
that is located adjacent to its boundary. A referral to the District of Maple Ridge will be
made during the development of new OCPs.

3. A referral to the City of Abbotsford will be made during the development of new OCPs.

4. First Nations will be referred OCP amendment proposals that relate to lands having high
potential for archeological sites. This includes lands adjacent to the Fraser River and other
watercourses and water bodies.

5. School District No. 75 will be referred amendment proposals in all cases.

6. The Ministry of Water, Land, and Air Protection will be referred OCP amendment
proposals that involve a redesignation for residential, institutional, commercial, agricultural
or industrial development that would result in a change to the land use, vegetative cover or
surface water management within a watershed that has been identified as high risk by the
agencies, or a property that is within an environmentally sensitive area. A referral to the
Ministry of Water, Land and Air Protection will be made during the development of new
OCP's.
7. The Fraser Health Region will be referred OCP amendment proposals that would increase the number of parcels to be served by on-site sewage disposal systems. A referral to the Fraser Health Region will be made during the development of new OCPs.

8. The Ministry of Transportation will be referred OCP amendment proposals for land that is located within a radius of 800 metres of an intersection of a controlled access highway, where there is a companion rezoning involved. A referral to the Ministry of Transportation will be made during the development of new OCPs.

9. The Department of Fisheries and Oceans will be referred OCP amendment proposals relating parcels located adjacent to the Fraser River, any other watercourse or water body and where the subject parcels contain creeks. A referral to the Department of Fisheries and Oceans will be made during the development of new OCPs.

10. The Land Reserve Commission will be referred OCP amendment proposals for land that is within or adjacent to the Agricultural Land Reserve boundary. A referral to the Land Reserve Commission will be made during the development of new OCPs.

11. Utility Companies will be referred OCP amendment proposals involving 100 or more urban lots.

12. Canadian Pacific Railway will be referred OCP amendment proposals relating to lands directly adjacent to its rail line.

Council must consider the requirement to make referrals on a case-by-case basis and adopt a resolution to clarify that the referral requirements have been considered. If the referrals considered comply with the provisions of this policy, the Council resolution should include the following wording: "That, upon due consideration of Section 879 of the Local Government Act, consultations go forward in accordance with Policy LAN.47, and that the persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of the Section."
DATE: September 4, 2018
TO: Mayor and Council
FROM: Marcy Bond, Senior Planner
SUBJECT: Official Community Plan (OCP18-002) and Rezoning (R18-012) applications for the properties located at 8279, 8289, 8387, 8455 Nelson Street and Parcel A to develop 66 compact single-family lots and 160 townhouse units

ATTACHMENTS:

Appendix 1 – Information for Corporate Officer
Appendix 2 – Location Map
Appendix 3 – Proposed Zoning Map
Appendix 4 – Site Topography & Watercourse
Appendix 5 – Cross-section Retaining Walls
Appendix 6 – Current OCP
Appendix 7 – Proposed OCP Designations
Appendix 8 – Comprehensive Development 44 Zone
Appendix 9 – Overall Conceptual Lot Layout
Appendix 10 – Engineering Comments
Appendix 11 – Streamside Protection & Enhancement Areas
Appendix 12 – Proposed Neighbourhood Parks
Appendix 13 – Proposed Roads and Naming
Appendix 14 – Conceptual Drawings for Development Permit
Appendix 15 – Parks Recreation & Culture Department Comments

CIVIC ADDRESS: 8279, 8289, 8387 & 8455 Nelson Street and Parcel A

APPLICANT: Polygon Homes Ltd. on behalf Silverdale Hills GP Inc.

OCP: Silverdale Comprehensive Planning Area and Suburban Residential

DATE APPLICATION COMPLETE: July 12, 2018

LOCATION: Silverdale/Israel Bench
OVERVIEW AND STAFF COMMENTS

This report details the OCP and rezoning applications for the properties located at 8279, 8289, 8387 and 8455 Nelson Street and Parcel A (District of Mission owned) and identifies the necessary amendments to the Official Community Plan and Zoning Bylaws to allow the development of 66 compact single-family lots and 160 townhouse units.

The Official Community Plan (5743-2018-5670(5)) and Zoning (5788-2018-5050-(316)) Amending Bylaws and associated Street Naming Bylaw have been listed under the “Bylaws for Consideration” section of the agenda.

Subject to Council’s approval, a Public Hearing will be scheduled for September 19, 2018

The application also seeks Council’s approval to allow the community amenity contributions once provided by the developer to be directly applied to park improvements and trail construction on public lands adjacent to the development site.

SUMMARY

Development applications have been received from Polygon Homes Ltd. on behalf Silverdale Hills GP Inc. The applications seek to introduce urban density development into the Silverdale and the Israel Bench neighbourhood areas of Mission (refer to Appendix 2). The development site consists of five properties totalling 16.01 hectares (39.56 acres). The applications propose to amend the properties’ Official Community Plan (OCP) designations of Silverdale Comprehensive Planning Area (SCPA) and Suburban Residential to a combination of Attached Multi Unit, Urban Compact, and Environmentally Sensitive and Parks and Open Space designations. The redesignation of these lands would facilitate corresponding Zoning Bylaw amendments to allow the development of 66 compact single-family lots and 160 townhouse units.

The rezoning application involves three zoning targets: (1) Institutional Parks, Recreation and Civic (IPRC) Zone that will be applied to the parkland and environmentally sensitive areas; (2) a new Comprehensive Development 44 (CD44) Zone that will be applied to the single-family lots; and (3) the Multiple Family 52 Townhouse (MT52) Zone to be applied to the townhouse use on the site. The proposed Zoning Bylaws amendments for the site are shown on Appendix 3.

APPLICATION DETAILS

Site Specifics

<table>
<thead>
<tr>
<th>Location</th>
<th>Silverdale and Israel Bench Neighbourhood Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Uses</td>
<td>Vacant</td>
</tr>
<tr>
<td>Total Area</td>
<td>16.01 hectares (39.56 acres)</td>
</tr>
</tbody>
</table>

Official Community Plan

| Land Use | Silverdale Comprehensive Planning Area & Suburban Residential |

Zoning Bylaw

| Current Zoning | Rural 16 |
| Proposed Zoning | Comprehensive Development 44 (CD44) Zone, Multiple Family 52 Townhouse (MT52) Zone, Institutional Parks Recreation and Culture (IPRC) Zone |
| Purpose | To allow up to 66 urban compact fee simple lots and up to 160 townhouse units |
Surrounding Land Uses

<table>
<thead>
<tr>
<th>North</th>
<th>Rural acreages</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>Rural acreages</td>
</tr>
<tr>
<td>East</td>
<td>Suburban residential / acreages</td>
</tr>
<tr>
<td>West</td>
<td>Rural acreages</td>
</tr>
</tbody>
</table>

SITE CHARACTERISTICS

The development site straddles both the Suburban Residential and Silverdale Comprehensive Planning area designations of the OCP. The site consists of five (5) parcels totalling approximately 16.01 hectares (39.56) in size which are located immediately west of Nelson Street near the Israel / Bench neighbourhood area of Mission. The portion of the site identified as Parcel A as shown on Appendix 3 is a District of Mission owned parcel that is in the process of being sold to Silverdale Hills GP Inc. for consolidation with the larger development site. The value of the property has been established at $60,215.27.

As shown on Appendix 4, the proposed development site is encumbered with two watercourses with steep ravines and natural areas. Mackie Creek runs north-south and Chester Creek east-west through the site leaving two distinct development parcels along Nelson Street; the northern portion of which has been identified for single-family residential development and the southern portion of the site set aside for multi-family residential.

Single-family Site (66 residential lots)

The single-family development site (i.e., northern portion of the site) is located on the eastside of Nelson Street at the intersection of Nelson Street, Grove Avenue and Galliford Street. The site is bordered on the west by the Chester Creek ravine and on the south side by the Mackie Creek ravine. Geotechnical and environmental investigations have established appropriate setbacks which in turn have defined the developable areas of the single-family site. Due to the steep slopes on the site, retaining structures will be necessary. Preliminary design drawings and cross sections provided by the developer propose stepped and terraced retaining walls within many of the rear yards of the proposed lots, some of which will range in height as much as 4 to 5 metres; refer to Appendix 5.

Multi-Family Site (160 townhouse units)

The multi-family site, which is to be located in the southern precinct of the development site is bordered by Nelson Street on the east and south and the Mackie Creek ravine on the north and west sides.

There are steep slope areas within this portion of the site where retaining elements will be required, including moderate retaining elements anticipated adjacent to portions of Nelson Street. The scale and location of retaining walls will be detailed in a subsequent report to Council at time of the review of the development permit drawings.

Natural Area Site

This site also encompasses Stream Side Protection and Enhancement Areas (SPEA) as well as established geotechnical setback areas including lands set aside for active and passive parks. The development will incorporate pedestrian trail connectivity through and beyond the site. An extensive tree buffer proposed along Nelson Street will create a unique enclave for development while providing a visual barrier to the existing Israel / Bench neighbourhoods the east. All of the natural area site will be owned and managed by the District of Mission.
OFFICIAL COMMUNITY PLAN AMENDMENT (Bylaw 5670-2017)

The OCP application seeks to amend the site’s existing OCP designations from Silverdale Comprehensive Planning Area and Suburban designations to Urban Compact, Attached Multi-Unit Residential, and Environmentally Sensitive and Parks & Open Space designations.

The SCPA designation is essentially an OCP designation identified as a place holder for future urban residential development planning in Southwest Mission, where the Suburban Residential designation for this site currently delineates the suburban residential neighbourhoods of the Israel / bench neighbourhood from the future urban density development envisioned in Southwest Mission. The current OCP designations are shown on Appendix 6.

On June 4, 2018, OCP Amending Bylaw 5743-2018-5670(5) was granted first reading and requisite referrals to external agencies as per LAN.47 Policy were sent out. The comments received from the external agencies are largely technical and relate to the subdivision of these lands and as such will be addressed through the subdivision approval process. It is noted that due to updated and receipt of more accurate information on the location of the SPEA, the OCP Amending Bylaw 5743-2018-5670(5) and associated map will be updated to reflect this new information and thus the Bylaw will be considered for “second reading as amended” along with the Zoning Amending Bylaw.

ZONING BYLAW COMPLIANCE (Bylaw 5050-2009)

The entire development site (all 5 parcels) is currently zoned Rural 16 (RU16) Zone, which is historic zoning for the area that allows for single-family residential uses on an acreage lot with a minimum size of 1.6 hectares (3.95 acres).

To allow for the increase in density in this area as shown on Appendix 3, the developer is proposing a new Comprehensive Development 44 Zone (CD44) that would allow for the creation of up to sixty-six (66) single-family lots as well as a rezoning to the Multiple Family 52 Townhouse (MT52) Zone to allow for up to one hundred sixty (160) townhouse units. A summary of the proposed densities and areas of land for each proposed land use is shown below:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area</th>
<th># of units</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compact Single-family</td>
<td>5.36 ha (13.2 ac)</td>
<td>66</td>
<td>12.3 upha (5 upa)</td>
</tr>
<tr>
<td>Townhouse</td>
<td>3.89 ha (9.61 ac)</td>
<td>160</td>
<td>41.1 upha (16.6 upa)</td>
</tr>
<tr>
<td>Environmentally Sensitive Area</td>
<td>6.76 ha (16.7 ac)</td>
<td>0</td>
<td>N/A</td>
</tr>
<tr>
<td>Developable land</td>
<td>9.25 ha (22.8 ac)</td>
<td>226</td>
<td>24.4 upha (9.9 upa)</td>
</tr>
<tr>
<td>Total</td>
<td>16.01 ha (39.56 ac)</td>
<td>226</td>
<td>14.1 upha (5.7 upa)</td>
</tr>
</tbody>
</table>

Single-family portion (Comprehensive Development 44 Zone - CD44)

The development proposes the northerly portion of the site as 66 urban compact single family homes per the Urban Compact designation of the OCP and under a new Comprehensive Development 44 (CD44) Zone subject to the Intensive Residential DP guidelines. The proposed CD44 Zone (Appendix 8) is based on a Residential Compact 372 (RC372) Zone. While the majority of the provisions within RC372 have been maintained within the CD44 Zone, there are some notable differences that are highlighted in the following table.
The primary difference between a RC372 Zone and the proposed CD44 Zone, which has been catered to the conceptual road and lot layout proposed, is with the decrease in lot depth and the decreased building setbacks to the rear lot line for a dwelling. The conceptual lot layout for the single-family development including, trails, open space and neighbourhood parks is shown on Appendix 9.

The lots will have an average lot area of 397 sq. m. (4,270 square feet) with minimum 13.4 meters width and 27 meters depth that accommodate average 2,300 square feet homes with uphill and walkout house designs that will be utilized to manage grade changes throughout the site. As noted, the single-family neighbourhood features natural buffers between the homes and the natural areas of Chester Creek and Mackie Creek.

The applicant has committed to integrating a significant amount of public open space into the development of the single-family portion of this project. It is anticipated that over 20% of the developable land will be dedicated to the District for municipal open space, consisting of parks, trails and passive open space.

Specifically, a pedestrian trail is proposed will meander through the site providing residents with connection to a children’s playground and the Chester and Mackie Creek natural areas. Further, this trail creates a western connection for a larger community trail system that links to the Mission Sports Park to the east.

As the intent is to construct pedestrian trails and install park improvements on public lands adjacent to the site, the developer is requesting that Council consider allocating some portion of their community amenity contributions towards these improvements.

Although secondary dwelling units and basement suites are not permitted within the CD44 Zone, the developer has volunteered to register a covenant on the title of each lot stating that secondary suites are not permitted. In addition the developer has committed to not installing wet bar at the time of
construction further preventing homeowners from utilizing this space as a secondary residence. These conditions will be registered on title prior to subdivision approval.

**Townhouse Portion (Multiple Family 52 Townhouse (MT52) Zone)**

The portion of the property proposed to be rezoned to the MT52 Zone is 3.89 ha (9.61 ac) in area. The development concept proposes this portion of the site as 3-story townhomes per the Attached Multi-unit Residential designation of the OCP under the density provided for in the MT52 zone.

While the maximum density of the MT52 Zone could allow up to 202 townhouse units, the applicant has indicated that they intent to develop 160 townhouse units. The density and layout of the proposed townhouse development will be confirmed through the review of the development permit for form and character, which the applicant has requested be deferred until after adoption of the land use Bylaws.

The developer’s design concept is to provide 2 to 3 unit types that offer a variety of homes and associated prices to the market, specifically targeted to the first time and move down buyers. With approx. 30% site coverage (where the Zoning Bylaw allows 50% site coverage) this community will have significant amount of open space along Chester Creek and Mackie Creek in addition to what is provided within the townhome complex.

**Environmentally Sensitive Areas (Institutional Parks, Recreation and Civic (IPRC) Zone)**

As all of the other areas within the development site are to be owned and managed by the District they will be zoned Institutional Parks, Recreation and Civic (IPRC) Zone.

**PLANNING ANALYSIS**

During the preparation of the OCP, many residents of Silverdale expressed interest in having their properties designated for single-family lots at urban densities. The OCP recognizes the desire for urban densities that are comprehensively planned and consistent with the vision, guiding principles, and the broad and specific policies of the OCP.

Although associated with the Silverdale area, this site’s unique environmental and topographical characteristics differentiate it from those lands within the Silverdale Comprehensive Planning area. For this reason, and as a significant landholder in Silverdale, Polygon Homes Ltd. has identified this site as a unique opportunity to establish their standard of quality homes in the Mission market and to develop valuable market data that will help shape the planning and development for the larger SCPA.

As this development will maximize the use of existing municipal road and servicing infrastructure from the east, it is largely independent of the future servicing plans in the SCPA. Consequently, this development proposes to run ahead of the District’s Master Infrastructure Strategy (MIS) which will ultimately apportion and sequence all other areas in Silverdale for new development.

Overall, the development proposes:

- a diversity of ground-oriented housing at urban densities;
- the use of existing municipal road and servicing infrastructure;
- an integration with, and addition to, the existing pedestrian network through to the Israel Bench neighborhoods;
- the preservation of the environmental benefits of Chester Creek and Mackie Creek; and
- the development of the site in accordance with the Development Permit requirements of the OCP.

Staff recognize that this development is proposing to introduce compact residential lots and multi-family development in an area historically identified as rural and suburban. However, the development proposal is largely consistent with the new type of housing form that is envisioned by the Silverdale Comprehensive Planning Area.
The southern portion of the site where the multi-family is proposed is designated Suburban in the OCP. The townhouse development as proposed was not envisioned under the current Suburban designation and as such an amendment to the OCP designation is being sought. During the review of the developer’s proposal for these lands, staff specifically identified the potential concerns that might be raised about the abrupt transition in density that this development would create to that of the existing Israel / Bench neighbourhood.

The developer responded to these concerns by incorporating various design considerations into their concept that aim to mitigate this potential impact. The developer is confident that the design of their community will integrate well into the existing neighbourhood.

In addition to an extensive landscaped buffer along Nelson Street that will provide a transition element between the new and existing homes, the design also includes a strong entry feature into the community that will not be in stark contrast to entry roads to the neighbourhoods to the east. New landscaping installed on an upgraded Nelson Street boulevard will supplement the on-site work and increase buffering along the roadway. A new trail to be constructed along the edge of Chester Creek and Mackie Creek within the single family community will create an attractive destination for the existing pedestrian network that runs through the Israel Bench community to the Mission Sports Park.

**Engineering Comment**

From an engineering point of view, the application may proceed to adoption once the servicing requirements have been met as per the Development and Subdivision Control Bylaw. Given that the Bylaws under consideration relate to a change in lands use, the infrastructure and servicing requirements for this development will be addressed as part of the subdivision approval process. In the interim, a restrictive covenant will be registered against the titles of these properties stating that no building permit or subdivision approval will be issued until such time all the servicing requirements have been completed or secured. The following summarizes the engineering requirements detailed in **Appendix 10**:

**Servicing**

Municipal water, sanitary service and storm service are not available on Nelson Street or Galliford Street. Upgrades and deficiencies have been identified and will be completed at the developer’s sole expense.

**Access**

Nelson Street and Galliford Street provide paved access to the site. Upgrades to both Nelson Street and Galliford will be required to facilitate the proposed development. In addition, three new streets are required to be constructed as a component of the proposed single-family development.

**Traffic**

A traffic impact assessment (TIA) has been provided by the applicant. Offsite upgrades and deficiencies as identified by the modeling results are currently being reviewed in consultation with the developer. Any works identified as a result of this review and TIA shall be completed at the developer’s expense.

**Environmental Services**

This area of Mission is not currently within the curbside garbage collection area identified in the Solid Waste Management Bylaw 5526-2015. Consideration is being given to providing curbside refuse collection for this area which would require an amendment to the Solid Waste Management Bylaw 5526-2015.
Environmental Protection

The development site is encumbered with both Chester and Mackie Creeks and several tributaries; see Appendix 4. An environmental report has been submitted from Envirowest Consultants Ltd., dated June 2018. The report establishes streamside protection and enhancement areas within the development site as shown on Appendix 11.

The lot and road layout for the single-family development and the multifamily development has been designed such that the building envelopes respect the boundaries of the SPEA.

Geohazard Hazard Assessment

A geohazard hazard assessment report has been received from Geopacific, dated April 11, 2018 and has been accepted by the municipality. The purpose of the assessment was to evaluate soil conditions and to identify the mitigative works to ensure safety of the proposed development. The assessment report concluded that the lands “may be used safely for the use intended” provided that the recommendations presented in the report are implemented into the design of the neighbourhood.

A geotechnical covenant will be registered as part of the associated subdivision to ensure that the recommendations provided in the report will be met at the time of building and development.

Tree Retention

In accordance with Council Policy LAN. 32 – Tree Retention and Replanting, the developer has submitted a tree management report from Arbortech Consulting which identifies the stands of trees to be retained and protected within the SPEA.

The applicant will be required to plant a total of 132 trees; 2 trees for each of the 66 lots created. This condition will be met as part of the subdivision approval. In addition to this requirement, the applicant is also required to replace any significant tree (trees having a caliper of 0.2 metres or greater) that will be removed except for those tree located within the proposed municipal infrastructure necessary to service the development.

Parks and Trails (Section 510 of the Local Government Act, and the Parks and Trails Master Plan)

The closest municipal park amenity to the new development is the Mission Sports Park.

The developer is proposing a trail network within the development site, as shown on Appendix 9. There is also a requirement for parkland pursuant to Section 510 of the Local Government Act which stipulates that the developer either contribute the equivalent of 5% of the dollar value of land under development consideration or dedicate land within their development to the municipality for parkland purposes. The developer is currently proposing to dedicate land for neighbourhood park purposes including open space area as shown on Appendix 12. These land dedications will be counted towards the 5% parkland requirement. The value of such lands will be determined through an appraisal report at time of subdivision. If the land area proposed does not equate to the 5% land value, a balance of cash in lieu will be taken if necessary at time of subdivision.

In addition the developer is dedicating portions of undevelopable land, 7.67 hectares in area, to the District in addition to the requirements pursuant to Section 510 of the Local Government Act.

STREET NAMING (Policy STR.28 – Street Naming)

In accordance with Section 39 of the Community Charter and Council Policy Street Naming STR.28, a bylaw shall be prepared to provide names for three new roads as shown on Appendix 13: The following surnames are recommended for the proposed for the roads in the development:

- The northern cul-de-sac road extending west from Nelson Street is to be named Burnham Place.
• The cul-de-sac road located mid-site extending west off of Nelson Street is to be named McCreath Place.
• The southern cul-de-sac road extending west off of Nelson Street to be named Montgomery Place.

BURNHAM

Perley James Burnham was born in 1876. He married his wife Ellen in 1903 and moved to Mission in 1907 from Manitoba. The Burnham family is considered a long-time resident and pioneer family of Mission. They had two daughters. Perley was a life member of three Mission lodges – AF and AM No. 16, Royal Arch Masons, and Elks No. 30. Mr. Burnham worked in the local logging industry and later helped in the clearing of lands and road building during the days of Mission’s development as a village. In 1914 he went to work on CPR coast steamships and saw service as a quartermaster on all of the Princess boats. After his work on the ships, Mr. Burnham found employment with the Vancouver Milling Co. as a millwright, but still resided in Mission. He followed this by working with several feed companies in Mission until his retirement in 1946. He passed away in 1966 followed by his wife, Ellen, in 1948.

MCCREATH

Ewart Fallis McCreath, a Second World War veteran, was born in 1910. Mr. McCreath was the son of James and Frances Eleanor Ruth McCreath and the husband of Vera M.E. McCreath of Mission City. He proudly joined the Lincoln & Welland Regiment of the Royal Canadian Infantry Corps. Mr. McCreath died in combat in October 24th, 1944 at the age of 34. He is buried at the Bergen-op-Zoom War Cemetery in the Netherlands.

MONTGOMERY

Sydney Robert Montgomery, a veteran of the First World War, was born September 19th, 1883. He married Mabel Windebank and both lived in Mission City. He proudly joined the war efforts on April 3rd, 1916 and served in both the 47th and the 131st Battalions of the British Columbia Regiment. Mr. Montgomery died in combat on February 2nd, 1917. He is buried at the Vimy Memorial in Pas de Calais, France.

DEVELOPMENT PERMIT AREA B – Multi-Unit Residential Development Permit Area

The developer has requested that the OCP and Zoning Amending Bylaws advance through to the adoption process prior to the development permit application being presented to and considered by Council. In the interim to providing detailed drawings for the form and character of the proposed buildings, the developer has provided conceptual drawings of the multi-family site to provide a visual reference and understanding for Council and the public of the conceptual layout and appearance of multi-family site (refer to Appendix 14).

The development permit will be brought forward as a separate report for Council consideration at a later date.

COMMUNITY AMENITY CONTRIBUTION (LAN.40 – Financial Contribution for Community Amenities)

In accordance with Council Policy LAN.40, the applicant has volunteered to contribute $622,115.00 based on $2,815 per new lot or unit created to offset the unique financial burden that new residential development incurs on the District to fund new facilities and/or amenities. The contribution is based
on the projection that 66 new single-family lots and 160 townhouse units will be created. If the number of units created changes during the subdivision and Development Permit review the contribution will be adjusted accordingly.

As the intent is to construct pedestrian trails and install park improvements on public lands adjacent to the site, the developer is requesting that Council consider allocating some portion of their community amenity contributions towards these improvements. A resolution of Council is required to allow the community amenity contributions once provided by the developer to be directly applied to park improvements and trail construction on public lands.

**FINANCIAL IMPLICATIONS** (Section 477 of the Local Government Act)

Pursuant to Section 477 of the *Local Government Act*, when an application is made to amend the OCP Bylaw, Council is required to consider the potential impacts of the proposed amendments resulting from the Bylaw on the District’s financial Plan and Waste Management Plan.

Due to the fact that the planning work specified in OCP Policies 8.3.6, 8.3.7 and 8.3.8 has not been completed for the subject properties, it is difficult to estimate the impacts on the District’s financial plan at this time.

I have reviewed the financial implications

Kris Boland, Director of Finance

**COMMUNICATION**

The developer has posted two (2) development notification signs on the site summarizing the proposed development. Provided a public hearing date is determined by Council, the sign will be modified to advertise the public hearing details (i.e., date, time and place). In addition, a notice will be mailed to the owners and to the occupiers of all properties within a distance of 500 metres (1,640 ft.) of the development site notifying them of the public hearing details.

The developer held a public information meeting on August 29, 2018. Comments from the public information meeting will be distributed once they are available.

**Policy LAN.50 - Pre-Public hearing Information Packages**

A pre-public hearing information package will be prepared to include copies of all applicable documents and will be made available online or at municipal hall for public viewing.

**Bylaw 3612-2003 Land Use Application Procedures and Fees**

A notice of Public Hearing will be prepared in accordance with Bylaw 3612-2003 and the *Local Government Act*.

**REFERRALS**

**Engineering- Servicing**

The Engineering Department – Servicing has no objection to the project subject to the completion of engineering servicing requirements as outlined in **Appendix 10**.

**Engineering – Environmental Services/Waste Management**

The Environmental Services/ Waste Management Department has no objection to the rezoning. Further comments will be provided as part of the Development Permit and subdivision review.
Mission Fire/Rescue Service
The Mission Fire/Rescue Service has no objection to the proposed application.

Parks, Recreation and Culture
The Parks, Recreation and Culture Department has no objection to the project and offers the following comments as attached to Appendix 15.

REQUIREMENTS PRIOR TO FINAL READING
The Final Reading of the amending bylaws will be held until the following have been satisfied:

1. The community amenity contribution that has been volunteered in the amount of $ 622,115.00 ($2,815 per new unit or lot) is received.

2. The servicing requirements, as outlined in Appendix 10, or the registration of a Section 219 covenant has been registered on have been addressed to the satisfaction of the District Engineer.

3. Any other requirements resulting from Council’s consideration of the Bylaw including Public Hearing.

SIGN-OFFS:

Marcy Bond, Senior Planner

Reviewed by:
Robert Publow, Manager of Planning

Comment from Chief Administrative Officer
Reviewed
Appendix 1

Information for Corporate Officer

Civic Address: 8387 Nelson Street
PID: 013-827-243
Legal: Lot 4, Section 30, Township 17, New Westminster District Plan 5348

Civic Address: 8455 Nelson Street
PID: 013-375-644
Legal: Part South Half Legal Subdivision 11, Section 30, Township 17, Lying West of Part on Reference Plan 7536, New Westminster District

Civic Address: Unaddressed property (Parcel A)
PID: 027-427-978
Legal: Parcel A (Bylaw Plan BCP35318) Section 30 Township 17, New Westminster District Dedicated as Road on Plan 5348

Civic Address: 8279 Nelson Street
PID: 008-798-737
Legal: Lot 1, Section 30, Township 17, New Westminster District Plan 20409

Civic Address: 8289 Nelson Street
PID: 008-798-753
Legal: Lot 2, Section 30, Township 17, New Westminster District Plan 20409
Appendix 2
Location Map

Subject Property: 8279, 8289, 8387, 8455 and Parcel “A” Nelson Street

Owner: Karapata Investments (8279), Nick & Vasso Apostolopoulos (8289), Silverdale Land TitleCo 39 Ltd (8387), Silverdale Lands TitleCo 38 Ltd (8455), and District of Mission (Parcel “A”)

Applicant: Chris Hartman for Silverdale Hills GP

Zoning: RU16

OCP Designation: Silverdale Comprehensive Planning Area
Appendix 3

Proposed Zoning

[Map showing proposed zoning changes with specific areas highlighted, including Parcel "A" Nelson Street.]
Appendix 4
Site Topography & Watercourses
Appendix 5
Cross-section Retaining Walls
Appendix 6

Current OCP Designations

Legend
- Subject Properties
- Silverdale Comprehensive Planning Area
- Suburban Residential

EXISTING OCP DESIGNATIONS
8279, 8289, 8387 & 8455 Nelson Street

Drawn by: JH  Date: 25/05/2018
File:  P2018-015
Appendix 7
Proposed OCP Designations

Legend
- Subject Area
- Proposed Lot Layout
- Urban Compact
- Attached Multi-unit Residential
- Environmentally Sensitive Area
- Parks and Open Space

PROPOSED OCP DESIGNATIONS
8279, 8289, 8387, 8455, and Parcel "A" Nelson Street

Drawn by: JII Date: 13/08/2018
File: P2018-015
Appendix 8
Comprehensive Development 44 Zone

SECTION 1244         CD 44 Zone

A. Zone Intent

1. The intent of this zone is to allow for the development of compact Single Family Dwellings, which does not allow for Secondary Dwelling Units in the Silverdale Comprehensive Planning Area with a minimum lot area of 372 square metres on full municipal services.

   This zone is based on the Residential Compact 372 (RC372) Zone.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CD 44 zone:

   a. Residential limited to:

      i. One Single Family Dwelling.

2. The following Accessory Uses and no other shall be permitted in the CD 44 zone:

   a. Residential limited to:

      One of:

      i. Boarding Use, or
      ii. Residential Care

      And,

      iii. Detached Garage,
      iv. Home Occupation.

   b. Storage limited to:

      i. Enclosed Storage.

C. Lot Area

1.  

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>372 sq.m</td>
<td>13.4 m</td>
<td>27.0 m</td>
</tr>
<tr>
<td></td>
<td>(4,004 sq ft)</td>
<td>(43.96 ft)</td>
<td>(88.58 ft)</td>
</tr>
</tbody>
</table>
Appendix 8

Comprehensive Development 44 Zone

2. Notwithstanding Section 1244, Part C.1, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.

D. Density

1. The maximum density shall not exceed one dwelling unit per lot.

2. No Secondary Dwelling units are permitted.

E. Setbacks

1. All Buildings and Structures shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.0 m</td>
<td>7.0 m</td>
<td>1.2 m</td>
<td>2.5 m</td>
</tr>
<tr>
<td></td>
<td>(13.1 ft)</td>
<td>(22.9 ft)</td>
<td>(3.9 ft)</td>
<td>(8.2 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>0.5 m</td>
<td>1.2 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(1.6 ft)</td>
<td>(3.9 ft)</td>
<td>(9.8 ft)</td>
</tr>
</tbody>
</table>

2. The minimum Setback for any attached garage shall be 6.0 m (19.7 ft).

3. The minimum separation required between the Principal Building and all Accessory Buildings exceeding 3.0 m (9.8 ft) in Height, including a Detached Garage regardless of Building Height, is 5.0 m (16.4 ft).

4. Notwithstanding Section 1244 Part E.1, all Buildings shall be sited a minimum of 6.0 m (19.7 ft) from all Undevelopable Areas as defined in this Bylaw EXCEPT Lots 53 and 66 where the setback to undevelopable area is reduced to 2.0 metres.

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>50%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space should not exceed the following ratios or the maximum floor area, whichever is less, as listed in the following table (Garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>0.75</td>
<td>270 sq. m (2,906 sq. ft.)</td>
</tr>
</tbody>
</table>
Appendix 8
Comprehensive Development 44 Zone

H. Impervious Surfaces

1. Impervious Surfaces shall together cover not more than the Lot Area as noted:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>55%</td>
</tr>
</tbody>
</table>

I. Number of Residential Buildings

1. Buildings for a Residential Use shall be limited to one per Lot.

J. Height of Buildings

1. The intent of the Height of the Principal Building shall permit a two storey Building with a Basement not exceeding 10.5 m (34.4 ft.).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft.).

K. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

2. Off Street Parking shall not occupy more than 30% of the Front Yard.

3. Access to the lot for Off Street Parking from the Front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft.).

L. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 20 sq m (215.3 sq. ft.).
Appendix 9
Overall Conceptual Layout
Appendix 10
Engineering Comments

ENGINEERING DEPARTMENT REZONING COMMENTS

August 27, 2018

CIVIC ADDRESS: 8279, 8289, 8387, 8455 & Lot A Nelson Street

CURRENT ZONE: RU16  PROPOSED ZONE: CD Zone for Single Family, MT52 & IPRC

DISCLAIMER
The following comments are listed as deficiencies for the sole purpose of identifying required works and services to enable the assembled properties to rezone to multiple zonings for the purpose of facilitating a comprehensive development. The following works and services for this rezoning proposal are in accordance with the standards contained within the District of Mission’s (DOM) current Development and Subdivision Control Bylaw (DSCB) 5650-2017 as amended.

There are numerous ‘pre-design’ modeling requirements noted below. Each of these were previously identified and confirmed for the applicant at a PAR meeting in January 2018, and numerous subsequent meetings with engineering staff up to present (now a formal development application). To date, each modeling study discussed has been undertaken by the applicant; water, sanitary, and a traffic impact assessment.

DOMESTIC WATER REQUIREMENTS:
Municipal water service is not available on Nelson Street or Galliford Street across the frontage.
Existing service on Nelson Street south of the proposed development, and on Bench Avenue are available to be extended to the site.
Connection to the municipal system is required.
Upgrades and deficiencies have been identified by the modeling results, and they shall be completed at the developer’s sole expense.

SANITARY SEWER REQUIREMENTS:
Municipal sanitary service is not available on Nelson Street or Galliford Street.
A terminal (manhole) endpoint on Wren Street at Teale Street is available to be extended to the site via a combination of gravity and forcemain sewer components.
Connection to the municipal system is required.
Upgrades and deficiencies have been identified by the modeling results, and they shall be completed at the developer’s sole expense.

STORM SEWER REQUIREMENTS:
Municipal storm service is not available on Nelson Street or Galliford Street.
The developer will be responsible for the design and construction of a new municipal storm sewer network and detention facility.
The existing condition is such that the entire site currently drains into a combination of roadside ditches and culverts (on Nelson Street and Galliford Street) and ultimately outfalls into adjacent Chester Creek and Mackie Creek. The applicant may be permitted to continue utilizing this flow path for post development flows (at the pre-development rate), but this will be contingent upon acceptance of a plan submitted to DOM, MOE, and any other stakeholder authorities.
Connection to the municipal system is not required.

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Appendix 10

Engineering Comments

ENGINEERING DEPARTMENT REZONING COMMENTS

Stormwater system and watercourse capacity design for the proposed development (as shown on the current DP drawing package submitted by the applicant on or around June 12, 2018) is required by the DOM in accordance with the DSCB Sections 4.0 – Rainwater Collection and Disposal, and 5.0 – Rainwater Best Management Practices. MOE and other stakeholder authorities may have independent, additional requirements.

All upgrades and/or deficiencies identified shall be completed at the developer’s sole expense.

ROAD WORK REQUIREMENTS:

Nelson Street and Galliford Street provide paved access to the site.

Transportation network modeling for the proposed development has been completed as required by the DOM in accordance with the DSCB Sections 8.0 – Roadways, and 8.19 – Traffic Access and Impact Studies.

Offsite upgrades and deficiencies as identified by the modeling results are currently being worked through in consultation with the developer, and shall be completed at the developer’s sole expense.

The Engineering Department understands that the current DP drawing package has been developed without having the benefit of knowing what the final offsite parameters will be, as specified by the acceptance of the DOM.

At the time of writing these comments, the following is hereby noted by DOM staff;

- The Nelson Street corridor and Galliford Street (in their current forms) across the frontage of the proposed development were created in 1933 through a series of subdivisions within NW ¾ Section 30, Tp17. The southern half (adjacent to the developers proposed multi-family site) dedicated 20.11 metres of land towards the construction of an extension of existing Nelson Street from further south, and created what is known as “Lot A” which is labeled as a ‘half road allowance’ (10 meters wide) on the legal plan. The northern half (adjacent to the developer’s proposed single family development) dedicated 7.62 metres of land towards the aforementioned extension of Nelson Street. An adjacent neighbor also dedicated 7.62 metres for the same purpose. In 1959, a further subdivision of the same ¾ Section 30 created Grove Avenue, and Nelson Street was subsequently connected to it creating an intersection with Galliford Street. The rationale for the ultimate layout and geometry of each road is not known with original construction, and therefore not expected to meet today’s standards.

- According to the DOM’s 2016 Transportation Master Plan, Wren Street and Grove Avenue are classified as Collector Roads, and Galliford Street is classified as a local road.

- The developer will be required to dedicate additional land in varying widths across the Nelson Street and Galliford Street frontages in association with the current development proposal. The extent of dedication required is unknown at this time and will be finalized at the subdivision stage.

- The Engineering Department has identified 3 ‘areas of concern’ (AOC) in the local vicinity with respect to the DOM’s ability to protect land for future collector roadway improvements. AOC #2 is located immediately adjacent to the site.

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Appendix 10
Engineering Comments

ENGINEERING DEPARTMENT REZONING COMMENTS

- DOM staff have engaged the developer and their civil engineer to produce a conceptual future road alignment adjacent to lands that the developer controls that will satisfy the DOM's need to protect land for future upgrading, and to help inform all parties as to the extent of immediate upgrades required on Nelson Street. This may result in a portion of existing Nelson Street being abandoned in lieu of a more favorable alignment for future upgrading. The extent of road relocation is still to be determined and will be finalized at the subdivision stage.
- The developer may be required to complete roadway upgrades to a collector standard across applicable sections of their development. The extent of these upgrades is still to be determined and will be finalized at the subdivision stage.

RECOMMENDATION:
From an engineering point of view, the application may proceed to adoption once the servicing requirements have been met as per the Development and Subdivision Control Bylaw, Introduction, Item 10 and/or 11;
Or
A section 219 covenant has been placed on the properties stating that no building permit or subdivision approval shall be issued until such time as the servicing requirements have been met as noted above.

Prepared by:
Jason Anthony, Engineering Technologist

Reviewed by:
Tracy Kyle, Director of Engineering & Public Works

Reviewed by:
Jay Jackman, Manager of Development Engineering & Projects

Reviewed by:
Hirod Gill, Manager of Engineering Planning and Design

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Appendix 11
Streamside Protection and Enhancement Areas
Appendix 12
Proposed Neighbourhood Parks
Appendix 13
Proposed Public Roads and Naming

[Diagram showing proposed roads and development areas named Burnham Place, Mccreath Place, and Montgomery Place.]
Appendix 14
Conceptual Drawings for Development Permit
Appendix 14
Conceptual Drawing for Development Permit
## Appendix 15
### Parks Recreation and Culture Department Comments

<table>
<thead>
<tr>
<th>COMMENTS RECEIVED</th>
<th>Project: P2018-015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>The Parks, Recreation &amp; Culture Department have received and reviewed the plans provided by the Developer and have no objections to the proposed land use. There are significant details that will need to be reviewed related to the development of the site and those discussions will hinge on the final details related to road alignments as well as the boundaries of the environmentally significant areas. Once these elements are determined details related to trail alignments and recreational nodes can be addressed. The closest municipal park to this development is the Mission Rotary Sports Park which has no neighbourhood amenities and there are no plans to develop a neighbourhood park in this part of the community in the foreseeable future. The preliminary layouts for trails and parks nodes have been reviewed and staff are supportive of the direction taken by the developer that will allow for much needed recreational opportunities for new residents.</td>
</tr>
<tr>
<td>Signature</td>
<td>[Signature Image]</td>
</tr>
<tr>
<td>Name:</td>
<td>M. Sinclair</td>
</tr>
<tr>
<td>Department:</td>
<td>Parks, Recreation &amp; Culture</td>
</tr>
<tr>
<td>Date:</td>
<td>August 16, 2018</td>
</tr>
</tbody>
</table>