



REPLACEMENT PAGES

For Item 10(a):

Special Consideration for Townhome Development in Phase 2 of the Cedar Valley Comprehensive Development Plan – **APPENDIX 1**


in

Regular Council Agenda

July 21, 2014 – 6:00 p.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

		POLICY AND PROCEDURE MANUAL	
Category: Land Use	Number: C-LAN 60	CRITERIA FOR CONSIDERATION OF TOWNHOME DEVELOPMENT IN PHASE II OF THE CEDAR VALLEY COMPREHENSIVE DEVELOPMENT PLAN	
Type:		Authority:	Approved By:
<input checked="" type="checkbox"/> Policy <input type="checkbox"/> Procedure		<input checked="" type="checkbox"/> Council <input type="checkbox"/> Administrative	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Chief Administrative Officer <input type="checkbox"/> Department Head
Office of Primary Responsibility: DEVELOPMENT SERVICES			
Date Adopted: "Insert Date Here"	Council Resolution No: "eg: C2013/xxx"	Date to be Reviewed: "Insert Date Here"	
Manner Issued: "Pipeline, letter, etc."			

PURPOSE:

In accordance with Official Community Plan (OCP) Policy 2.2.6 *Development Outside of Phasing Sequence*, the following provides District Staff and Council with background and criteria, to consider townhouse development applications in Phase II of the CVCDP in advance of development phasing restrictions.

BACKGROUND:

The Cedar Valley Comprehensive Development Plan (CVCDP) was developed to provide guidance and direction for the future development of Cedar Valley in Mission. The CVCDP, ensures an orderly staging of land development and servicing infrastructure improvements through established phasing precincts.

Official Community Plan (OCP) policy objectives for Cedar Valley, (Policy 2.2.5, *Development Phasing in Cedar Valley*), state that in order for development to move from one phase to the next, either one or both of following conditions must be met: (1) that 75% build-out of the allocated dwelling unit density in the current phase has occurred, or (2), that 75% of the residential land use area in the current phase has been developed.

Phasing was largely based upon naturally occurring drainage patterns and required infrastructure, much of which is in the form of community stormwater detention facilities. Unlike single-family development, multi-family development is somewhat independent of municipal servicing as multi-family sites are required to provide their own onsite stormwater detention.

RATIONALE:

OCP Policy 2.2.6 *Development Outside of the Phasing Sequence*, states that Council may consider adjusting phasing boundaries based on a merit of significant community benefit. As multi-family development is important for the long-term health and sustainability of the Community and given that in some instances townhouse developments in Cedar Valley will not require infrastructure investment by the District, development of this type is seen as a community benefit.

DEVELOPMENT OUTSIDE OF THE PHASING SEQUENCE

It has been identified that there are townhome designated sites in Phase II of the CVCDP that currently have access to all necessary servicing and could otherwise be developed were it not for the existing phasing boundaries. Therefore, prior to the completion of Phase I, The District of Mission may consider applications for townhouse development in Phase II on a case by case basis and only when certain criteria can be met. All other development applications in Phase II will be considered premature until such time Council initiates Phase II development of the CVCDP as per Policy 2.2.5, *Development Phasing in Cedar Valley*.

CRITERIA FOR SITE SELECTION

The District uses the following criteria to determine which applications for townhome development in Phase II of the CVCDP may be forwarded to Council for consideration in advance of the completion of Phase I:

1. The availability of municipal water and sanitary sewer. The applicant may be required to verify that these services have sufficient capacity and address all deficiencies identified.
2. The availability of a positive outfall to municipal storm sewer or adjacent watercourse must be available to the site, meeting the requirements identified in the Cedar Valley Stormwater Management Plan or as otherwise approved by the Municipal Engineer or his/her designate. The applicant may be required to verify that these services have sufficient capacity and address all deficiencies identified.
3. The acceptability of a forward/conceptual plan for the surrounding area based on but not limited to the following considerations:
 - An advance street network plan with details on how adjacent and nearby properties might develop;
 - The development potential of nearby properties and any measures incorporated to ensure that these sites are not 'orphaned' or landlocked;
 - The requirement for land assembly; and
 - An assessment of the community benefit provided with the development application pursuant to OCP Policy 2.2.6.

RELATED POLICIES, PROCEDURES, AGREEMENTS AND/OR BYLAWS:

OCP Policy 2.2.5 Development Phasing in Cedar Valley

OCP Policy 2.2.6 Development Outside of the Phasing Sequence

Cedar Valley Comprehensive Development Plan (1996)


Cedar Valley Area Stormwater Management Plan Update (2007)

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*** END OF POLICY ***

RECORD OF AMENDMENTS/REVIEW

<u>Policy #</u>	<u>Date Adopted</u>	<u>Date Reviewed</u>	<u>Amended (Y/N)</u>	<u>Date Reissued</u>	<u>Authority (Resolution #)</u>

		<h2>POLICY AND PROCEDURE MANUAL</h2>	
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PURPOSE:

~~The purpose of this policy is to provide District Staff and Council with general guidelines, pursuant to in accordance with Official Community Plan (OCP) Policy 2.2.6 Development Outside of Phasing Sequence, to assist in the evaluation of the following provides District Staff and Council with background and criteria, to consider townhouse development applications in Phase 2II of the CVCDP in advance of the completion of Phase 1 development phasing restrictions.~~

BACKGROUND:

The Cedar Valley Comprehensive Development Plan (CVCDP) was developed to provide guidance and direction for the future development of Cedar Valley in Mission. The CVCDP, ~~addresses future ensures an orderly staging of land use, development and servicing infrastructure improvements, the through established phasing of development and other related issues precincts.~~

~~An important component of growth management in Cedar Valley is to ensure an orderly staging of land development and infrastructure. This was largely based upon naturally occurring drainage patterns and required Development Cost Charge (DCC) infrastructure, much of which is in the form of community stormwater detention ponds. Unlike single-family development, multi-family development is somewhat independent of municipal servicing. As multi-family sites are required to provide their own onsite stormwater detention, the development of a townhouse site would not be precluded by the lack of communal stormwater detention in the area as would be the case for single-family development.~~

Official Community Plan (OCP) policy objectives for Cedar Valley, (Policy 2.2.5, *Development Phasing in Cedar Valley*), state that in order for ~~urban~~ development to move from one phase to the next, either one or both of following conditions must be met: (1) that 75% build-out of the allocated dwelling unit density in the current phase has occurred, or (2), that 75% of the residential land use area in the current phase has been developed.

~~Additionally, Phasing was largely based upon naturally occurring drainage patterns and required~~

infrastructure, much of which is in the form of community stormwater detention facilities. Unlike single-family development, multi-family development is somewhat independent of municipal servicing as multi-family sites are required to provide their own onsite stormwater detention.

RATIONALE:

OCP Policy 2.2.6 *Development Outside of the Phasing Sequence*, states that Council may consider adjusting phasing boundaries based on a merit of significant community benefit. As multi-family development is important for the long-term health and sustainability of the Community and given that in some instances townhouse developments in Cedar Valley will not require infrastructure investment by the District, development of this type is seen as a community benefit.

~~As multi-family development is necessary for the long-term health and sustainability~~
DEVELOPMENT OUTSIDE OF THE community, in certain instances townhouse developments that do not require infrastructure investment by the District can be seen as a community benefit.
PHASING SEQUENCE

It has been identified that there are townhome designated sites in Phase 2II of the CVCDP that currently have access to all necessary servicing and could otherwise be developed were it not for the existing phasing boundaries. Therefore, prior to the completion of Phase 4I, The District of Mission may consider applications for townhouse development in Phase 2II on a case by case basis and only when certain criteria can be met. All other development applications in Phase II will be considered premature until such time Council initiates Phase II development of the CVCDP as per Policy 2.2.5, Development Phasing in Cedar Valley.

CRITERIA FOR SITE SELECTION

The District uses the following ~~guidelines must be satisfied in order~~ criteria to determine which applications for ~~staff to accept an application for a townhouse~~ townhome development in Phase 2II of the CVCDP may be forwarded to Council for consideration in advance of the completion of Phase 4I:

1. The availability of municipal water and sanitary sewer ~~must be available to the site~~. The applicant may be required to verify that these services have sufficient capacity and address all deficiencies identified.
2. The availability of a positive outfall to municipal storm sewer or adjacent watercourse must be available to the site, meeting the ~~catchment boundaries~~ requirements identified in the Cedar Valley Stormwater Management Plan or as otherwise approved by the Municipal Engineer or his/her designate. The applicant may be required to verify that these services have sufficient capacity and address all deficiencies identified.
3. The acceptability of a forward/conceptual plan for the surrounding area ~~must be provided in conjunction with the site plan to the Director of Development Services or his/her designate for their evaluation. Consideration may include based on~~ but ~~is not~~ limited to the following considerations:
 - ~~The~~ An advance street network plan ~~and show~~ with details on how adjacent and nearby properties might develop;
 - ~~Protecting~~ The development potential of smaller/nearby properties ~~by and any measures incorporated to ensure that these sites are~~ not 'orphaning' them

~~between development sites and highways or environmentally sensitive areas (ESAs) orphaned' or landlocked;~~

- The requirement ~~effor~~ land assembly; and
- An assessment of the community benefit provided with the development application pursuant to OCP Policy 2.2.6.

RELATED POLICIES, PROCEDURES, AGREEMENTS AND/OR BYLAWS:

- OCP Policy 2.2.5 Development Phasing in Cedar Valley
- OCP Policy 2.2.6 Development Outside of the Phasing Sequence
- Cedar Valley Comprehensive Development Plan (1996)
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*** END OF POLICY ***

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