



Committee of the Whole Agenda

The agenda for the **Committee of the Whole (Planning Committee - Planning Processes /Waterfront Phase IV Update)** meeting to be held in the **Conference Room** of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia on Wednesday, March 7, 2012, commencing at 9:30 a.m.

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. NEW BUSINESS

(a) Planning Processes

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(b) Waterfront Phase IV Update

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4. ADJOURNMENT



Planning Department Memorandum

FILE: PRO.PLA.VAG
Planning Department Process Reviews

Date: March 7, 2012
To: Chief Administrative Officer
Department: Planning
Proposal: Planning Processes

Context Statement

In response to Planning Chair, Councillor Dave Hensman, the Planning Department has been requested to provide an overview of Planning Department processes and how, in general, the Planning Department operates.

Overview

Planning staff will be presenting a general overview of its function and how recommendations to Council are derived. Topics that will be covered in the presentation include overviews of the following processes, documents, policies, and/or bylaws:

- Official Community Plan 4052-2008
- Zoning Bylaw 5050-2009
- Development Permits
- Development Variance Permits
- Community Amenity Contribution (LAN. 40 – Financial Contribution for Community Amenities policy)
- Environmental Considerations (s.108 – Zoning Bylaw)
- Tree Retention and Replanting (LAN 32 – Tree Retention Replanting policy)
- Parks and Trails (Section 941 of the *Local Government Act*, District of Mission Parks, Trails and Bicycle Master Plan)
- Communication Strategy
- Referrals to agencies such as the Ministry of Transportation and Infrastructure, and Department of Fisheries and Oceans
- Planning Analysis
 - Social Development
 - Housing Affordability & Accessibility
 - Economic Strategy
 - Financial Implications

(author)

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(department head)

Sharon Fletcher, MCIP
Director of Planning



Planning Department Memorandum

FILE: PRO.WAT.OPE

March 7, 2012 Waterfront Phase 4 Update

Date: March 7, 2012
To: Chief Administrative Officer
Department: Planning Department
Proposal: Waterfront Phase 4 Update

Phase 4, Implementation Strategy, will outline the level of detail and commitment expected when planning the waterfront lands. Specifically, this phase will:

- determine the key intergovernmental, stakeholder and developer interests that need to be addressed as part of waterfront redevelopment planning;
- identify the financial implications for the District when preparing a land use plan; and
- identify the various roles that the District can assume in order to advance the re-development of the waterfront, including a cost recovery strategy for:
 - costs incurred to date for completed studies,
 - the cost to create a land use plan, and
 - any infrastructure, which needs to be installed before private investment is possible.

The planning approach for the waterfront intentionally sought a market and developers' perspective focused on economics. This would prevent spending money on a land use plan that everyone loved but no one could afford to build. It also identified the feasibility for private invest in the waterfront to begin within the next 5 and 10 years.

The conclusion from Phases 1, 2 and 3, which resulted:

- from a market and financial analysis, and technical review, and
- the development of a framework and model to enhance the feasibility of waterfront development

was that it is feasible to develop the waterfront now. However, it was also clear that redevelopment of the waterfront will occur over a long period of time, and therefore, only the area with immediate viability should be planned with any detail. The remaining areas would have a conceptual land use shown to assist those landowners to plan for the future use of their property and determine the timing for redevelopment.

The work in Phase 4 includes taking the information from Phases 1, 2 and 3 to authorities and agencies, representatives of the development industry, and primary stakeholders to confirm assumptions and affirm direction. This consultation will provide valuable input into planning and the process for moving forward. This information is essential for the District to balance both the community and developers' interests. Phase 4 will bring the cumulative findings and recommendations derived from each of the phases to a practical end with the intent of providing Council with relevant information on how to proceed with planning Mission's waterfront lands.

(department head)

Sharon Fletcher,
Director of Planning