

Central Neighbourhood Plan | Phase 2
District of Mission Council Presentation

Design Foundation

Central Neighbourhood Plan

May 17th Council Presentation

PURPOSE

- **PROVIDE A REFRESHER ON CNP PHASE 1**
 - Understanding Opportunities + Constraints of the Land
- **PROVIDE A REVIEW OF HILLSIDE DEVELOPMENT BEST PRACTICES**
 - Understanding Development Policy Tools
- **PROVIDE A REVIEW OF CNP LAND USE DESIGNATIONS**
 - Visualizing Land Use + Density
- **PROVIDE AN UPDATE ON CNP LANDOWNER CONSULTATION**
 - Understanding Engagement in the time of COVID

AGENDA

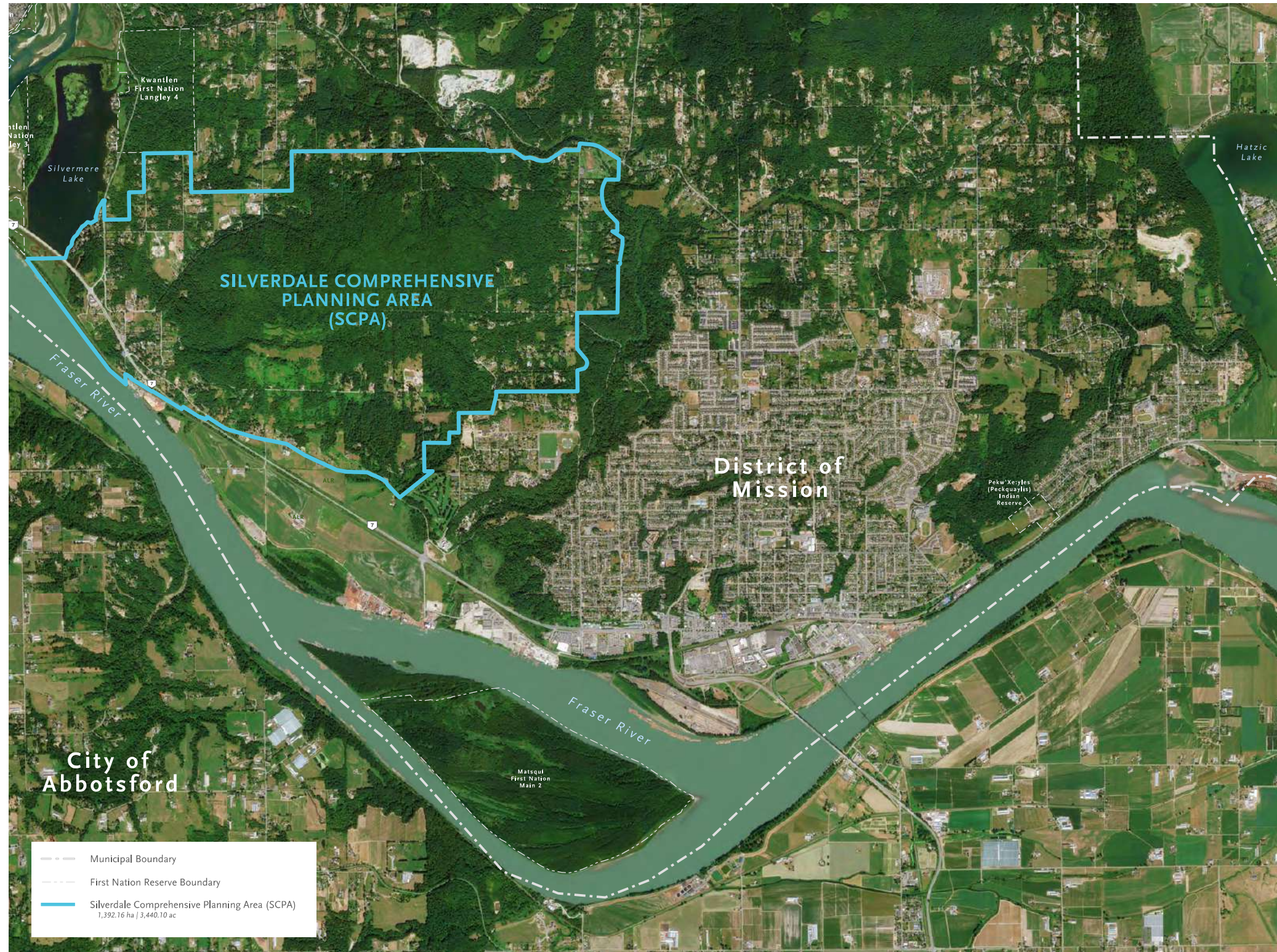
- **SCPA + CNP PHASE 1 | Design Foundation | 10 minutes**
 - SCPA Master Infrastructure Strategy Context
 - CNP Schedule
 - 3D Model Fly-through Video: Aerial, Slope, Summary Biophysical Constraints
- **HILLSIDE PLANNING + DEVELOPMENT TOOLS | 25 minutes**
 - Neighbourhood Framework
 - Major Street Network
 - Visual Impact Strategy
 - Hillside Development Tools
- **NEIGHBOURHOOD PLAN ESSENTIALS | 20 minutes**
 - Community Facilities
 - Residential Designations
 - Commercial Designations
 - Walkable Neighbourhoods
- **CNP PHASE 2 | Engagement + Consultation | 5 minutes**
 - Landowner Webinar Sessions
 - 1-On-1 Virtual Landowner Meetings
 - Confirmatory Environmental Surveys

SCPA + CNP Phase 1
Design Foundation

part one

Silverdale Comprehensive Planning Area

Central Neighbourhood Plan Context



BUILDING MISSION'S FUTURE

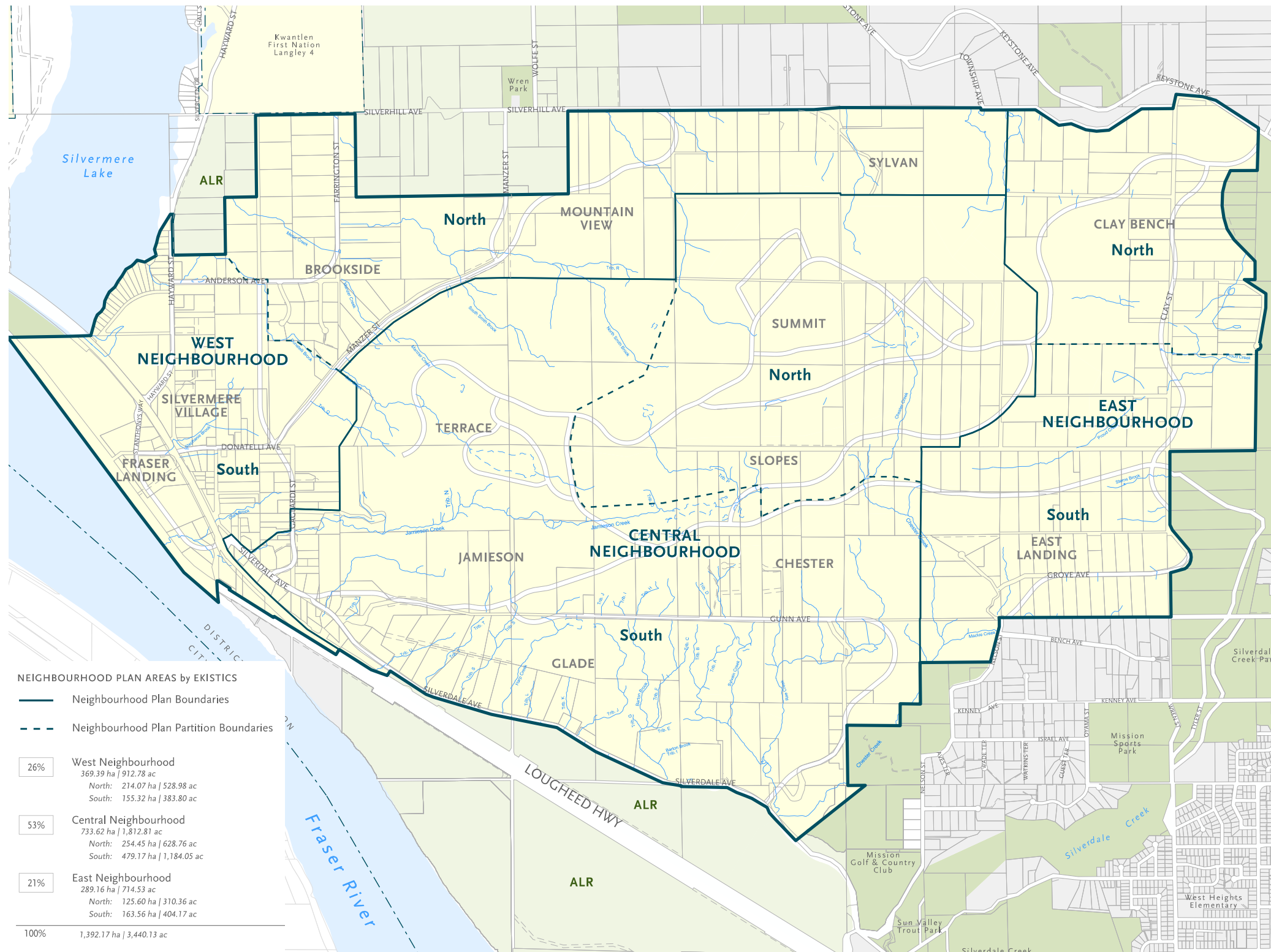
Situated within the District of Mission's Urban Growth Boundary, the Silverdale Comprehensive Planning Area represents a singular opportunity for a master-planned community in one of the Fraser Valley's last remaining large-scale designated growth areas.

FUTURE GROWTH AREA

- 1,392 ha (3,440 ac);
- Lacks urban servicing (streets, water, sanitary + storm);
- Bordered by Silverdale Creek, Silvermere Lake, the Fraser River and rural + agricultural lands;
- Master Infrastructure Strategy (adopted 2020) completed the prerequisite infrastructure planning to advance the long-term land use objectives of the OCP.

Silverdale Comprehensive Planning Area

Neighbourhood Plan Areas



LANDSCAPE-SCALE PLANNING

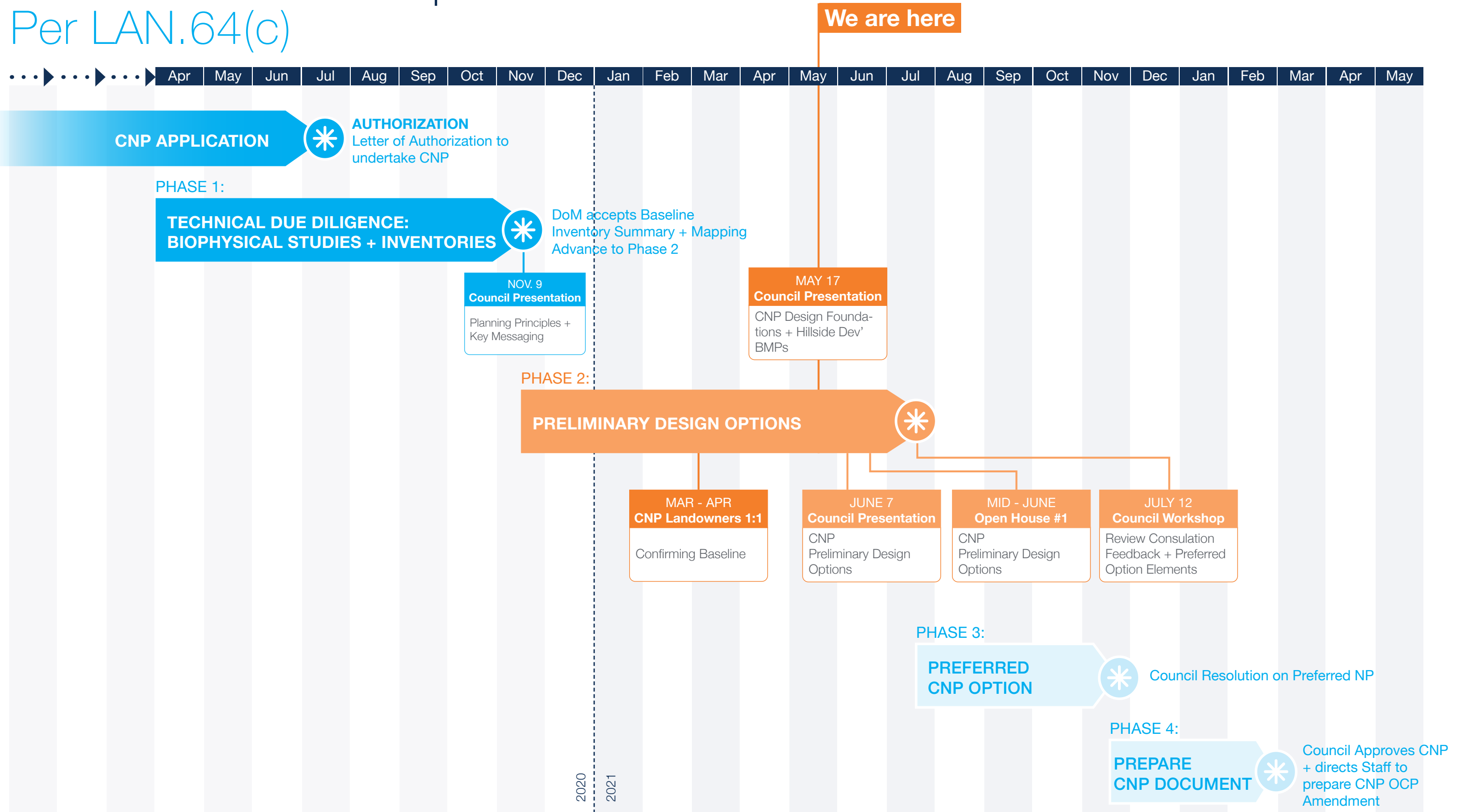
The MIS recommended three Neighbourhood Planning Areas based on the criteria of geographic characteristics, municipal, transportation and infrastructure servicing areas according to OCP Policy 8.3.7.

SCPA CENTRAL NEIGHBOURHOOD

- 733.6 ha (1812.8 ac) of the SCPA;
- 6 Precincts: Chester, Glade, Jamieson, Terrace, Slopes, Summit;
- Includes the central summit positioned between the lowlands of the West Neighbourhood and the middle benchlands of the East Neighbourhood;
- MIS targeted 9,420 Units + 21,900 People for CNP;
- CNP authorized as Proponent-led Neighbourhood Plan in accordance with Policy LAN64(c).

Silverdale CNP | Timeline

Per LAN.64(c)



CNP Phase 1

Biophysical Site Analysis

TECHNICAL DELIVERABLES

- Planning Inventory
- Existing Engineering Inventory
- Environmental Inventory
- Geotechnical Hazard Report
- Phase 1 Archaeology Confirmation Letter
- Summary Biophysical Opportunities + Constraints

3D MODEL FLY-THROUGH VIDEO

- Aerial Overview
- Slope Analysis
- Summary Biophysical Opportunities + Constraints



SILVERDALE CENTRAL NEIGHBOURHOOD

Neighbourhood Plan Phase 1 Deliverables

District of Mission, BC

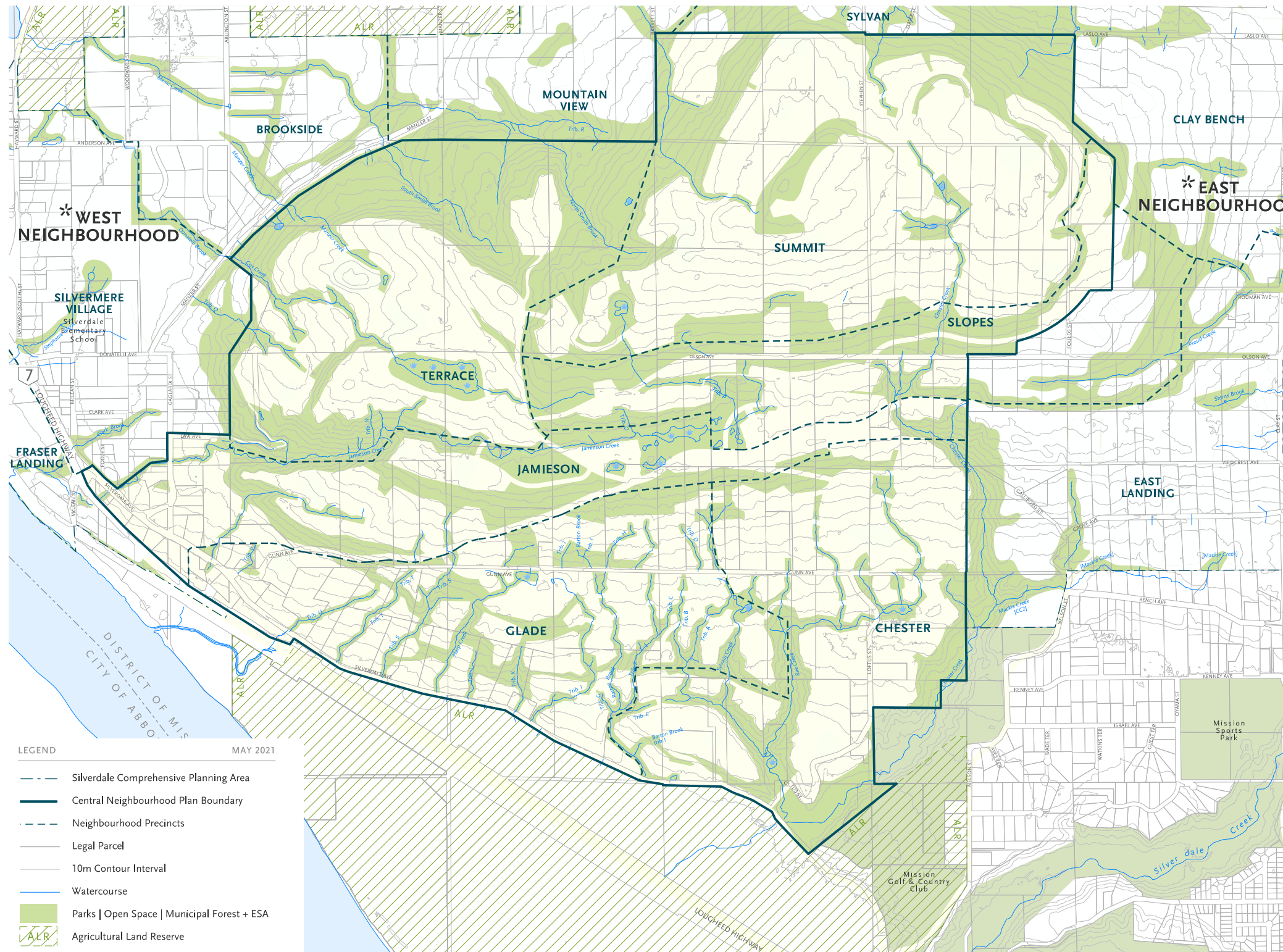


Hillside Planning + Development Best Management Practices

part two

Neighbourhood Framework

BMP 1 | Managing Resources + Directing Development



A STRUCTURE FOR CONSERVATION

Building on the MIS “Green Network”, the CNP Neighbourhood Framework provides the organizing structure to balance community development with conservation planning.

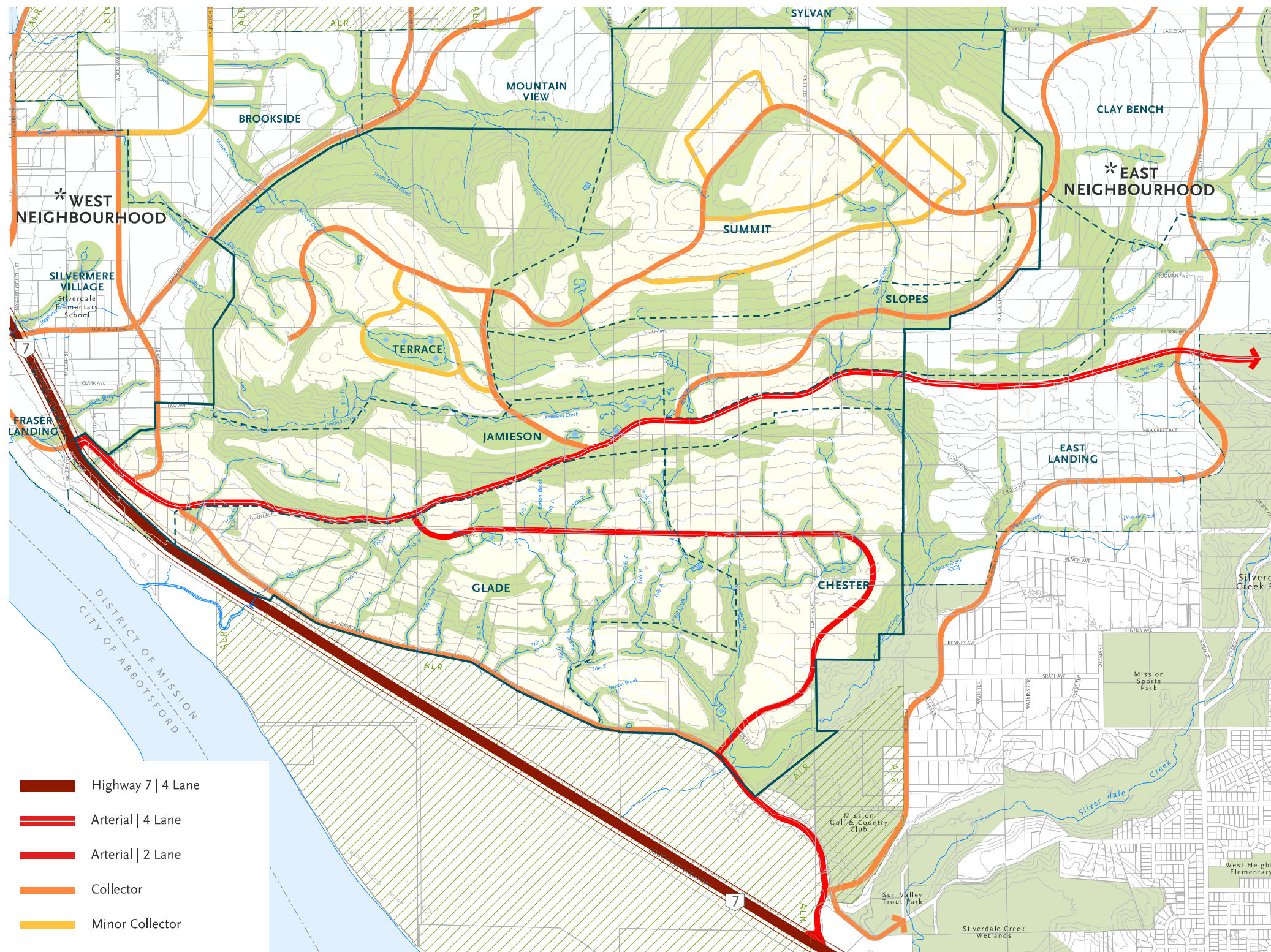
FRAMEWORK COMPONENTS

- Steep slopes | +30%
- Riparian Corridors | Preliminary RAR
- Community-wide Designated Parks
- MIS Target 40% of land base

40%	Natural Open Space / ESA + Community Park 290.90 ha 718.83 ac
60%	Community Development Lands 442.70 ha 1,093.94 ac
100%	733.60 ha 1,812.74 ac

MIS Major Street Network

BMP 2 | Weaving Community Together



- Highway 7 | 4 Lane
- Arterial | 4 Lane
- Arterial | 2 Lane
- Collector
- Minor Collector

LINKING COMMUNITIES

Due to the complex topography of the SCPA, there are limited street routing options. Connecting precincts with a unified street network is key to forming accessible communities.

CNP confirmed MIS Major Street Network viability.

Arterial Streets

Connects Silverdale with both Highway 7 and Mission, avoiding steep slopes and creek crossings, while respecting a max. 8% grade for the vast majority of length.

Collector + Minor Collector Streets

Provides additional east-west and north-south routes distributing traffic within the 12 SPCA precincts and providing 3 access routes to the Summit.

Conventional Streets

BMP 3 | Streets for Vehicles

VEHICLE FIRST

- Wide Carriageway Widths
- Impervious Surfaces
- Limited Sidewalks, Bike Lanes, or Multi-Use Paths
- No separation between pedestrians and vehicles
- Limited Landscaping



Livable Street Standards

BMP3 | Streets Designed to Share

PEDESTRIAN FIRST

- Minimizing Extent of Continuous Paved Surfaces
- Improving Pedestrian + Bike Safety
- Pedestrian-friendly Residential Streets
- Pedestrian-friendly Public Spaces + Street Lighting
- Low Impact Rainwater Management
- Trees to Provide Shading + Reduce Urban Heat



Visual Impact Strategy

BMP 4 | 3D Model to Assess Impacts

VISUAL IMPACT BUFFER

The retained forested area in the Neighbourhood Framework will screen community development impacts from significant views, such as along Highway 7.

Heights of existing trees within the Neighbourhood Framework were recorded using 2020 LiDAR data. Trees were placed on the 3D model to illustrate future development screening.

In addition to providing visual relief, retained forest within the Visual Impact Buffer will support wildlife corridors and provide opportunity for passive recreation.



Hillside Planning + Development Tools

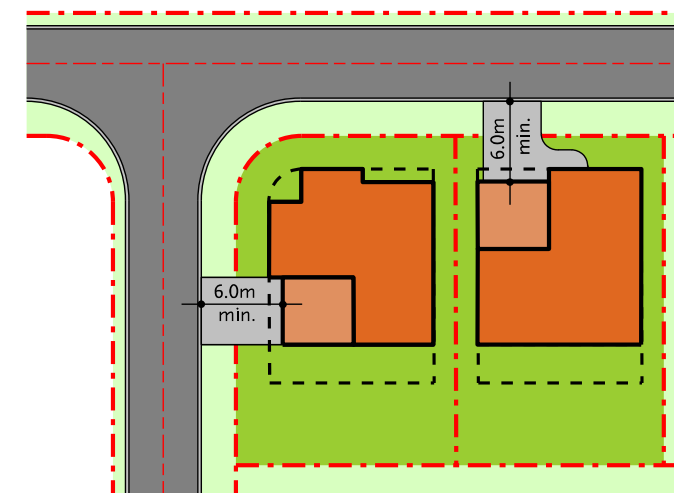
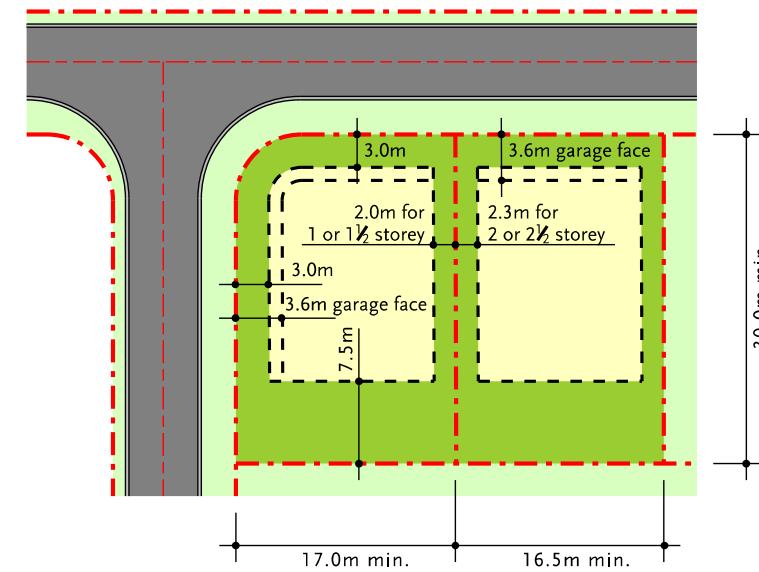
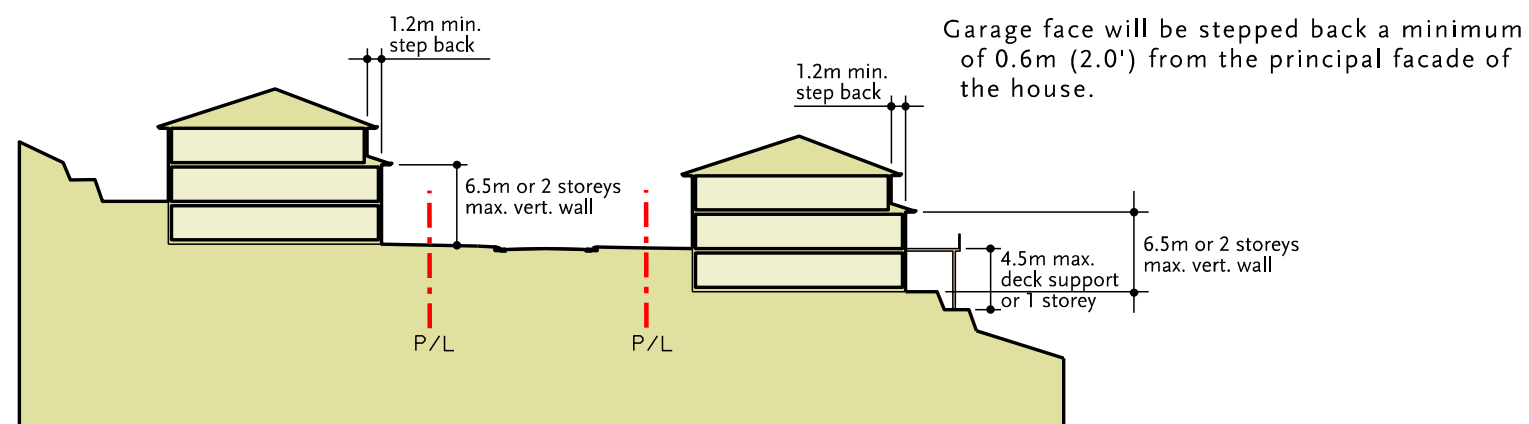
BMP 5 | Hillside Zoning - Reducing Front Setbacks

CONVENTION

- Scarred hillsides with unrelenting tiers of homes
- Big front yards + long driveways

RESPONSE

- Resize front yards + limit driveway lengths
- Reduce building setbacks
- Covenant rear yard landscape with 219 covenants



Hillside Residential Zone RU1h

Principal Use: Single Detached Housing

Lot Width Minimum:
Interior Lot: 16.5m (54.1')
Corner Lot: 17.0m (55.8')

Lot Depth Minimum:
30.0m (98.4')

Lot Area Minimum:
550m³/₄ (5,920 sf)

Site Coverage Maximum:
40% (50% including paved surfaces)

Front & Flanking Yard House Setback Minimum:
3.0m (9.8') or 6.0m to a garage or carport from back of curb or a sidewalk for vehicular entry.

Side Yard Setback Minimum
Interior:
2.0m (6.6') for 1 or 1½ storey building
2.3m (7.5') for 2 or 2½ storey building

Rear Yard Setback Minimum:
7.5m (24.6')

Building Height Maximum:
9.5m (31.2') or 2½ storeys

Vertical Wall Element Maximum:
6.5m (21.3') or 2 storeys on front, side or rear facing walls, above which the building mass must be stepped back a minimum 1.2m (3.9')

Deck Support Post/Column Height Maximum:
4.5m (14.8') or 1 storey

Hillside Planning + Development Tools

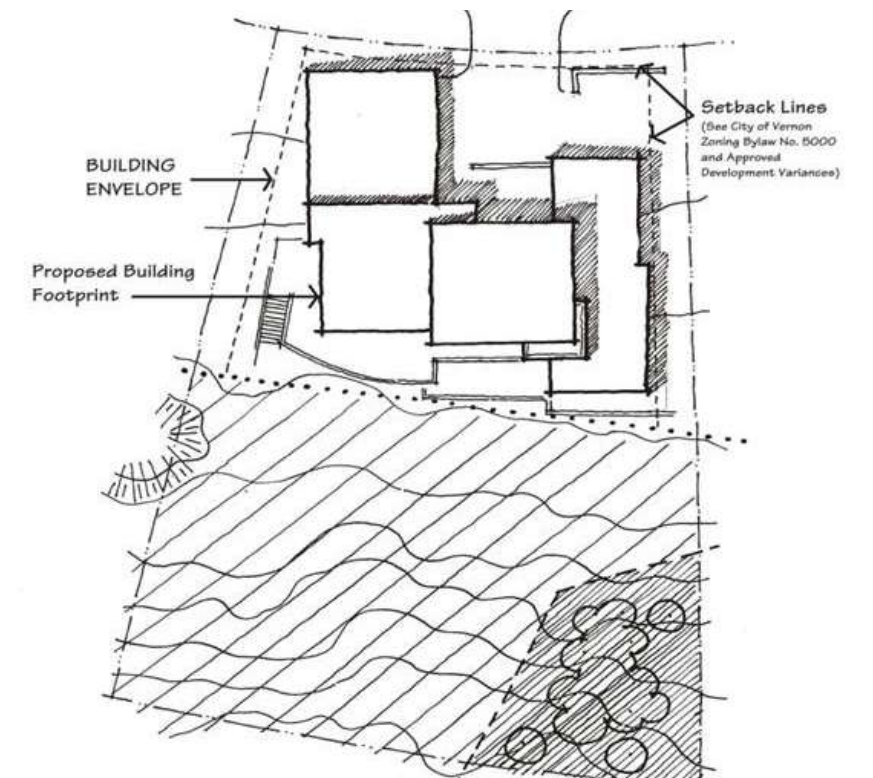
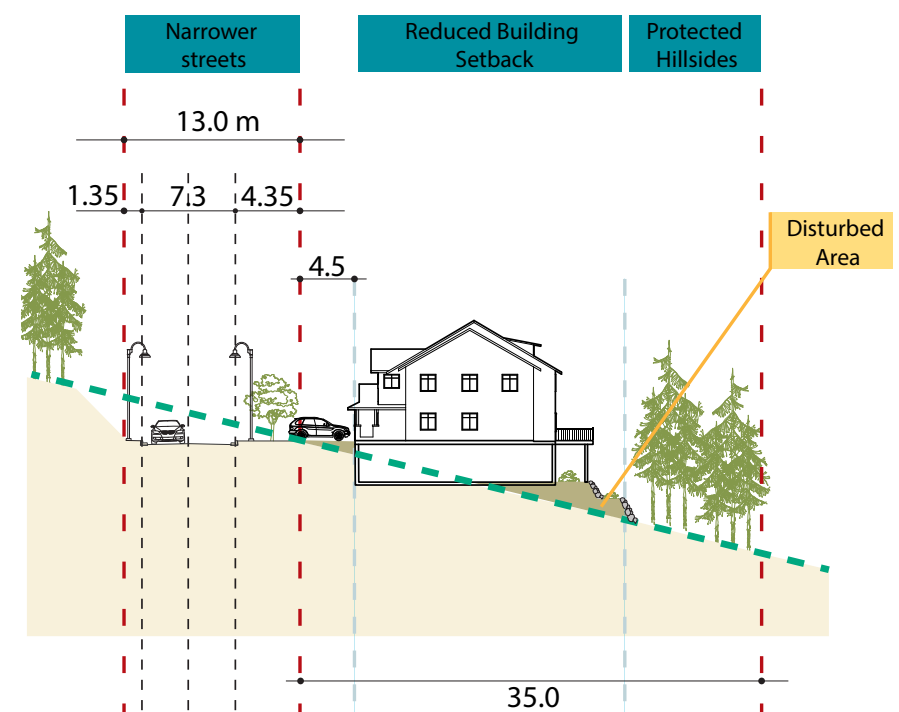
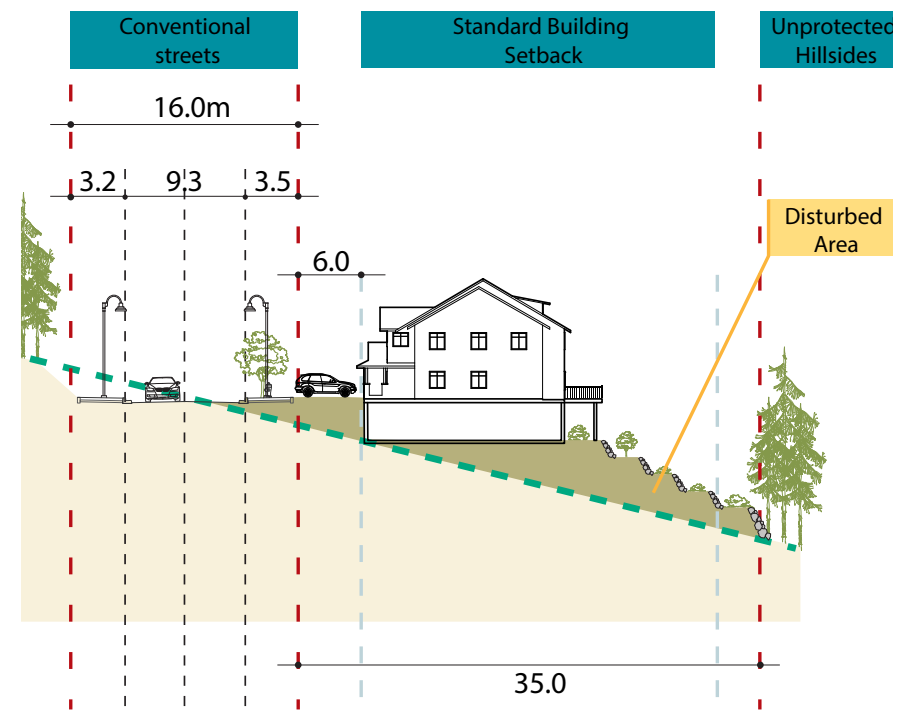
BMP 5 | Lot Depths - Minimums to Limit Earthworks

CONVENTION

- Scarred hillsides with unrelenting tiers of homes
- Big front yards + long driveways

RESPONSE

- Resize front yards + limit driveway lengths
- Reduce building setbacks
- Covenant rear yard landscape with 219 covenants



Hillside Planning + Development Tools

BMP 6 | Retaining Walls

CONVENTION

- Large structural walls scar neighbourhoods
- Expensive to construct and maintain
- Potential future liability issues related to ownership, slope failure and drainage

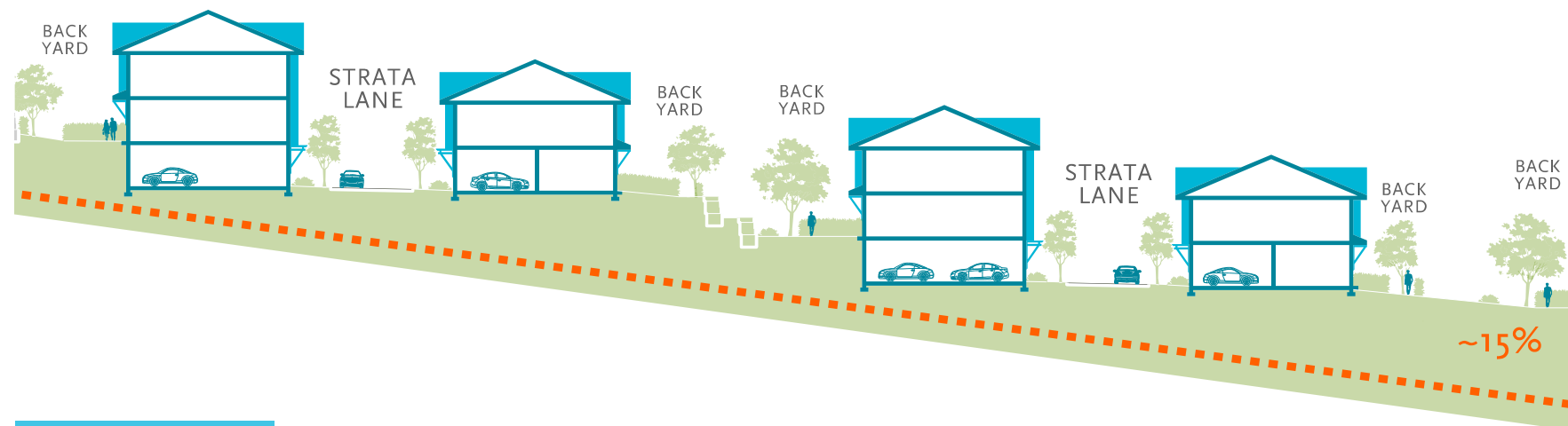


Hillside Planning + Development Tools

BMP 6 | Design to Fit the Land

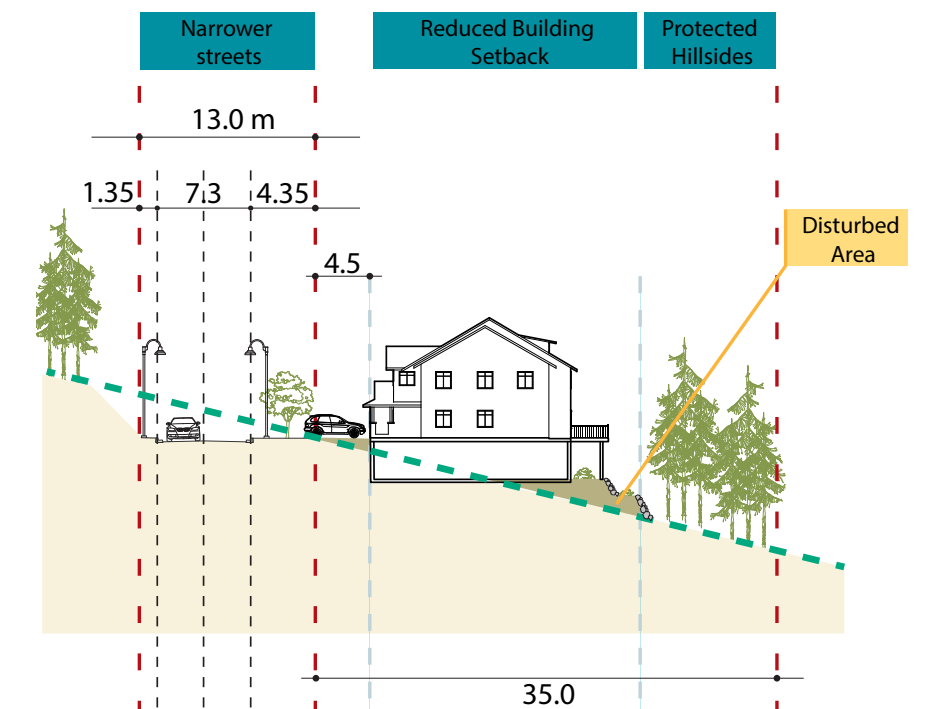
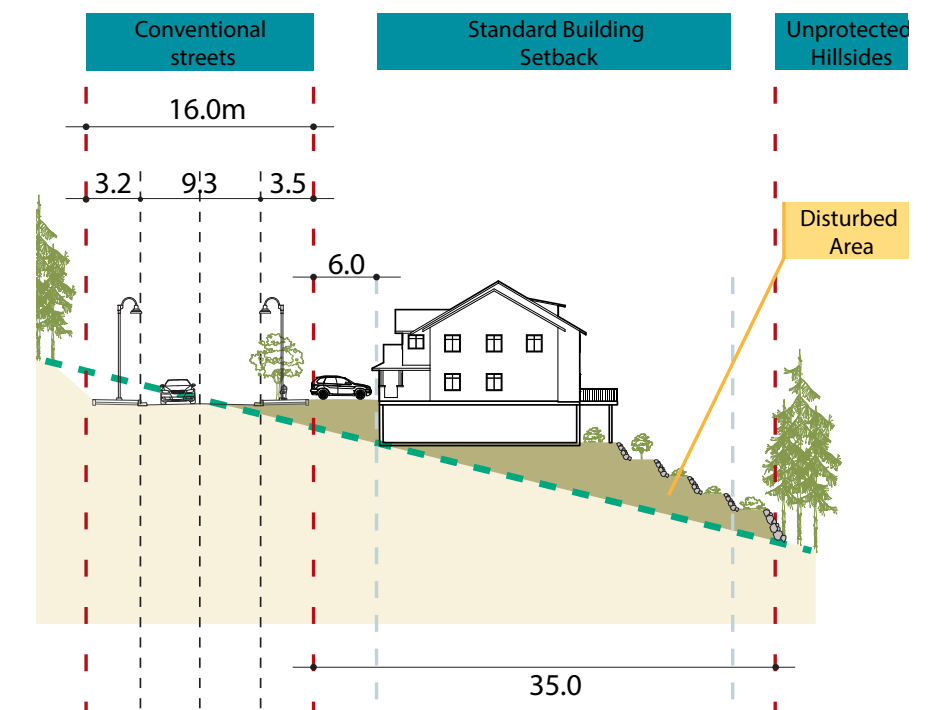
RESPONSE

- Design with the Land | Minimize site regrading and retaining walls through terracing buildings on the hillside
- Limit the height of permitted exterior retaining walls
- Utilize basements as retaining structures with basement daylight walk-out and walk-up conditions
- Improve individual unit and open space privacy through grade separation and stepping of adjacent yards



Sloping Sites

For illustration purposes only. Final design to be determined on case-by-case basis.

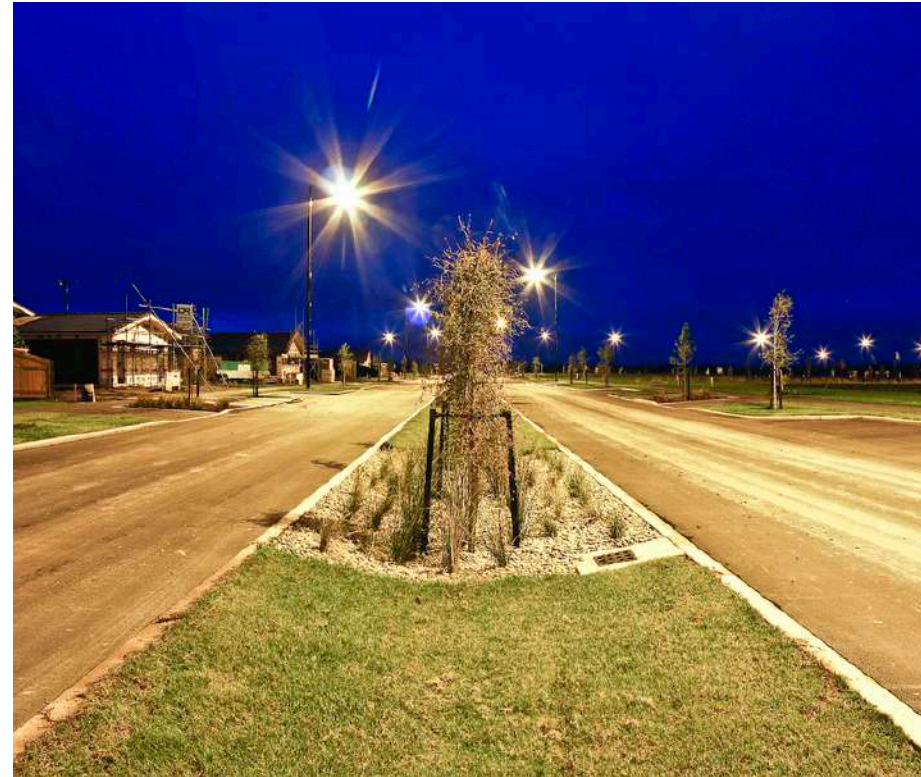


Hillside Planning + Development Tools

BMP 7 | Conventional Lighting

CONVENTION

- Overlit streets reflect outdated standards
- Overscaled non-directed light standards
- Light pollution impacting the Night Sky
- Negative community health impacts
- Disruption to wildlife behaviour



Hillside Planning + Development Tools

BMP 7 | Dark Sky Lighting

RESPONSE

- Identify Light Requirements reflecting slower liveable street standards
- Balance Safety with Energy Use + Preserve the Night Sky
- Implement directed light with full and partial cut-off design
- Complement with pedestrian-scale and ambient house lighting requirements



Neighbourhood Plan Essentials

part three

Community Facilities

Making the Neighbourhood Complete

Building on the direction of the Master Infrastructure Strategy for Silverdale Comprehensive Planning Area (MIS), the Community Facilities Inventory | Part 1 identifies civic facility and amenity requirements for the Silverdale Central Neighbourhood Plan (CNP)

In support of planning complete and sustaining communities, the CNP proposes land use allocations to accommodate the following Civic Facility programs:

- Joint Elementary School + Neighbourhood Park
- Civic Centre
- Firehall + Emergency Services
- Public Works | Satellite Yard
- Community Park
- Neighbourhood Park



Community Facilities

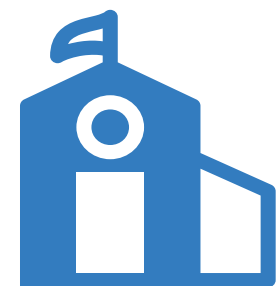
Joint Elementary School + Neighbourhood Park

KEY METRICS

- 500 Student Capacity
- Minimum 3.7 ha (9.1 ac)
- 3 Elementary Schools required in CNP based on population projections
- Middle + Secondary Schools located in East Neighbourhood of SCPA

LOCATION CRITERIA

- Central Location in Student Catchment Area
- Topographic 'Fit' within the landform
- Proximity to Collector Street Network
- Access + egress circulation for pedestrian, cycling + vehicle
- Neighbourhood visibility to support safety with "Eyes on the School + Park"



Community Facilities

Civic Centres

KEY METRICS

- Typically 1 ha (2.5 ac) to 4 ha (9.9 ac)

POTENTIAL DESTINATION PROGRAM

- Community Centre
- Library
- Performing Arts Centre
- Seniors' Activity + Childcare Centres

LOCATION CRITERIA

- Proximity to planned Primary Neighbourhood Precinct Civic Cores
- Topographic 'Fit' within the landform
- Proximity to Collector Street Network
- Access + egress circulation for pedestrian, cycling + vehilce
- Neighbourhood visibility with "Eyes on the Centre + Park"



Community Facilities

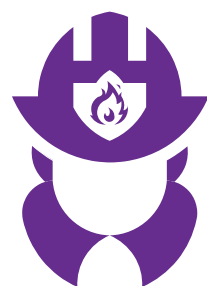
Firehall + Emergency Services

KEY METRICS

- Required Firehall area: 0.7 ha (1.7 ac)

FIREHALL LOCATION CRITERIA

- Central Location within Silverdale catchment
- Direct access to Arterial + Major Street Network
- Proximity to planned Primary Neighbourhood Precincts (MIS) Civic Cores
- Topographic 'Fit' within the landforms
- Access + egress circulation for EMS vehicles



Community Facilities

Public Works Satellite Yard

KEY METRICS

- Typical satellite works yard area: 0.8 ha (2 ac) - 2.4 ha (6 ac)

SATELLITE WORKS YARD LOCATION CRITERIA

- Low, middle + upper elevations within CNP
- Direct access to Arterial + Major Street Network
- Independence from residential Land Uses
- Proximity to planned Primary Neighbourhood Precincts (MIS) Civic Cores
- Topographic 'Fit' within the landforms
- Access + egress circulation for Public Works vehicles



Community Facilities

Community Park

PURPOSE

- Provide for passive + programmed recreational needs of multiple neighbourhoods
- Conserve locally important habitats and provide for functioning ecosystems

LOCATION CRITERIA

- Natural topographic form and feature characteristic of Silverdale
- Location within identified Primary Neighbourhood Precincts (MIS) with proximity to Major Street Network and planned core civic land uses
- Access + egress circulation for pedestrian, cycling + vehicles
- Opportunities to provide recreational connections between Precincts within the SCPA via a hierarchy of trails
- Neighbourhood Visibility to support safety with “Eyes on the Park”



Community Facilities Neighbourhood Park

PURPOSE

- Provide for the recreation needs to the immediate community within a 4 to 6 block radius
- Serve as local gathering spaces
- Opportunities for active recreation, gardens, public art + outdoor classrooms

LOCATION CRITERIA

- Topographic 'Fit' within the landform
- Neighbourhood Visibility to support safety with "Eyes on the Park"
- Within 5-minute walking distance (800m) of all residences



Community Facilities

Natural Open Space + Visual Impact Buffer

PURPOSE

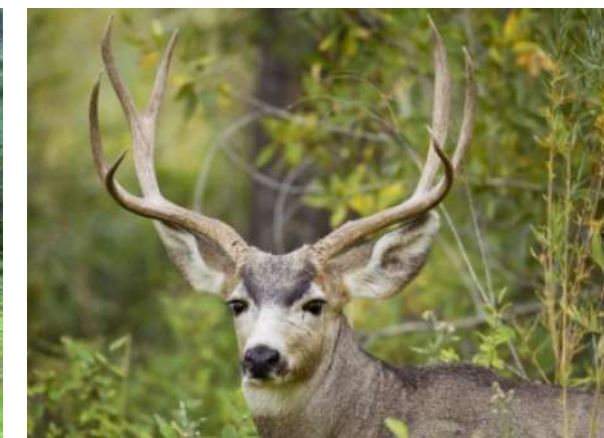
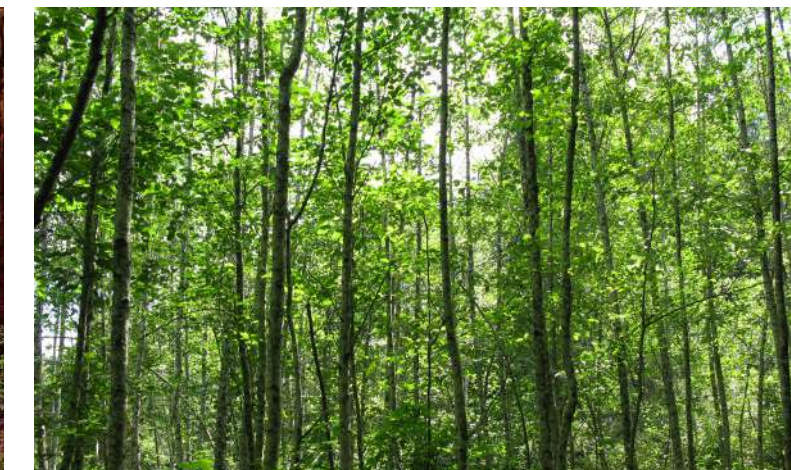
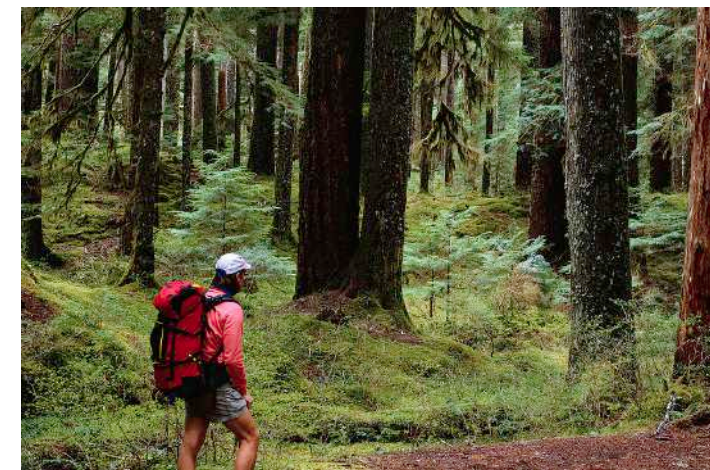
- Preserves the natural hillside character
- Supports wildlife corridors
- Allows for trails + passive recreation
- Provides visual relief and natural continuity

LOCATION CRITERIA

- Neighbourhood Framework steep slopes + riparian corridors
- South slope sensitive viewshed
- Identified wildlife corridors

ENVIRONMENTAL PROTECTION

- Detailed riparian buffers and environmental mitigation measures for watercourses and environmentally sensitive areas will be further determined during rezoning, subdivision and development permit phases



Residential Land Use

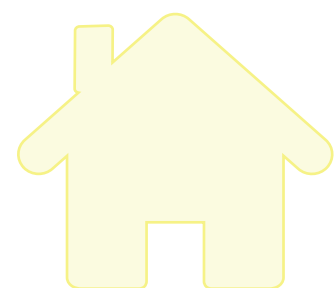
Single Family | Rural

KEY METRICS

- Average density: 0.25 units per acre
- Approximately 1-2% of total CNP Area
- Target <0.5% of total unit mix

LOCATION CRITERIA

- Areas isolated from future urban servicing by significant topographic + riparian constraints
- Areas of existing rural character



Residential Land Use

Single Family | Estate

KEY METRICS

- Average density: 1 unit per acre
- Approximately 2-3% of total CNP Area
- Target <0.5% of total unit mix

LOCATION CRITERIA

- Areas where biophysical constraints (i.e., steep slopes + streams) make installation of urban services prohibitive
- Areas with challenging topographic form and natural features characteristic of Silverdale



Residential Land Use

Single Family | Urban

KEY METRICS

- Average density: 5 units per acre
- Approximately 20% of total CNP Area
- Target 20% of total unit mix

LOCATION CRITERIA + DESIGN RATIONALE

- Distributed throughout CNP Area
- Development benches accessed by local street patterns from the Major Street Network
- Lane-fed and front-loaded housing options for gentle and hillside conditions



Residential Land Use Townhome

KEY METRICS

- Average density: 20 units per acre
- Approximately 15% of total CNP Area
- Target 50% of total unit mix
- Typical building height: 3 storeys

LOCATION CRITERIA

- Distributed throughout CNP Area
- Development benches accessed by local street patterns from the Major Street Network
- Lane-fed and front-loaded housing options for gentle and hillside conditions
- Transit supported civic cores + neighbourhood nodes



Residential Land Use Apartment

KEY METRICS

- Average density: 65 units per acre
- Approximately 2% of total CNP Area
- Target 20% of total unit mix

LOCATION CRITERIA

- Near planned Primary Neighbourhood Precinct Civic Cores
- Transit supported civic cores + neighbourhood nodes with significant views
- In later phases of CNP build-out (Terrace + Summit)



Land Use Mixed-Use

KEY METRICS

- Average density: 100 units per acre
- <1% of total CNP Area
- Target 7% of total unit mix
- Typical building height: 6 to 10 storeys

LOCATION CRITERIA

- Near planned Primary Neighbourhood Precinct Civic Cores
- Transit supported civic cores + neighbourhood nodes with significant views
- In later phases of CNP build-out (Terrace + Summit)



Land Use

Commercial Retail

RETAIL DEMAND ANALYSIS

- Building on the MIS, an expert land economist (Rollo + Associates) has undertaken a Retail Demand Analysis for the CNP to determine the composition and scale of retail space needed for projected build-out of the community
- The CNP is expected to result in approximately 95,000 ft² of retail and service commercial space, concentrated within commercial nodes
- Retail and service commercial areas will provide employment opportunities within the community

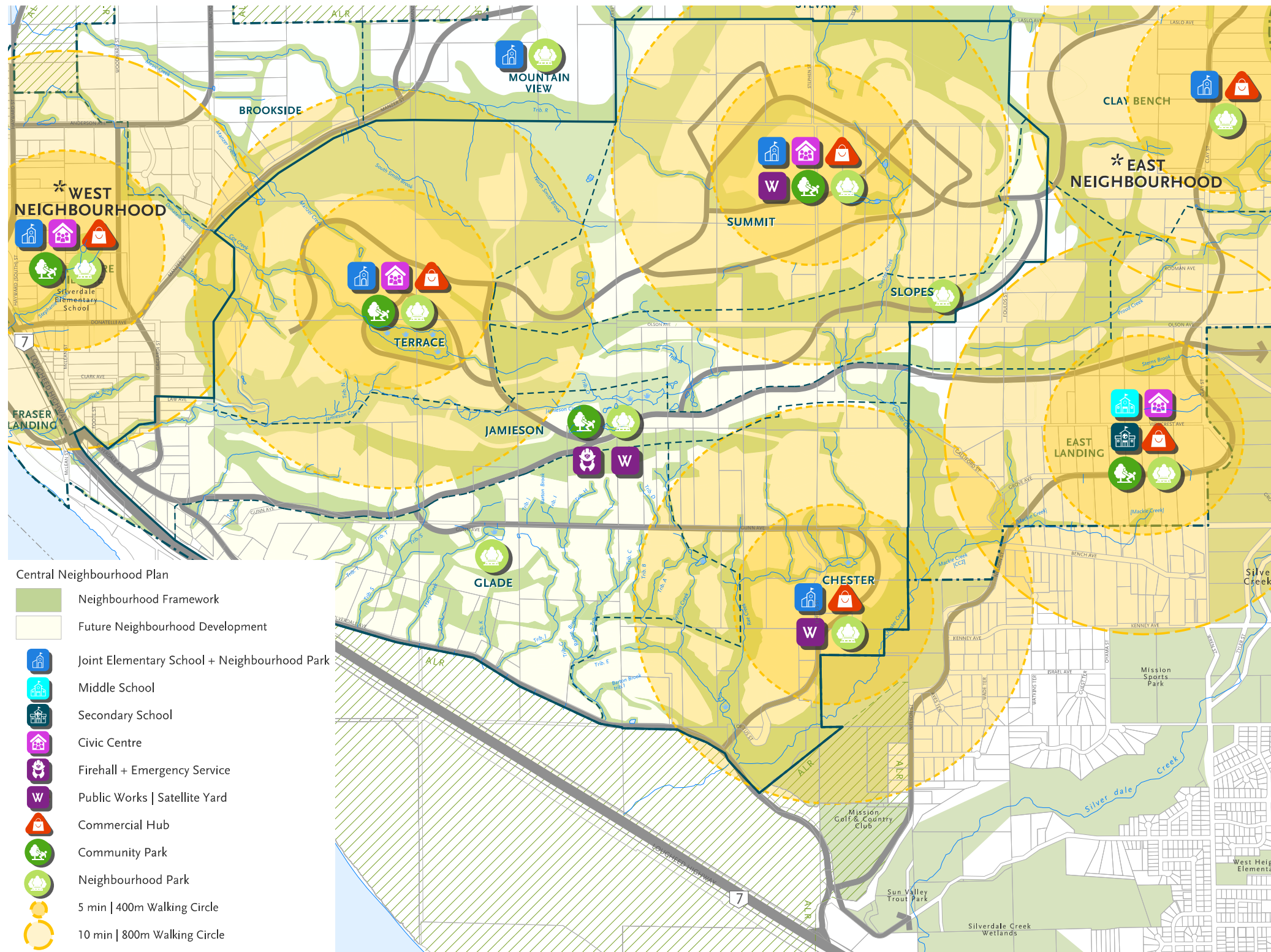
LOCATION CRITERIA

- Proximity to planned Primary Neighbourhood Precinct Civic Cores or Destination Nodes
- Access to Major Street Network, including East-West Arterial to service through-traffic



Walkable Neighbourhoods

Making it Pedestrian-First



MAKING IT COMPLETE

Terrace + Summit:

Destination Neighbourhood Precincts

- Mixed-use Centres
- Located at Major Crossroads
- Complete range of housing choices
- Integrated into Regional Transit System

Chester + Jamieson:

Secondary Neighbourhood Precincts

- Transit supported schools, shops + services
- A range of housing choices

Glade + Slopes:

Tertiary Neighbourhood Precincts

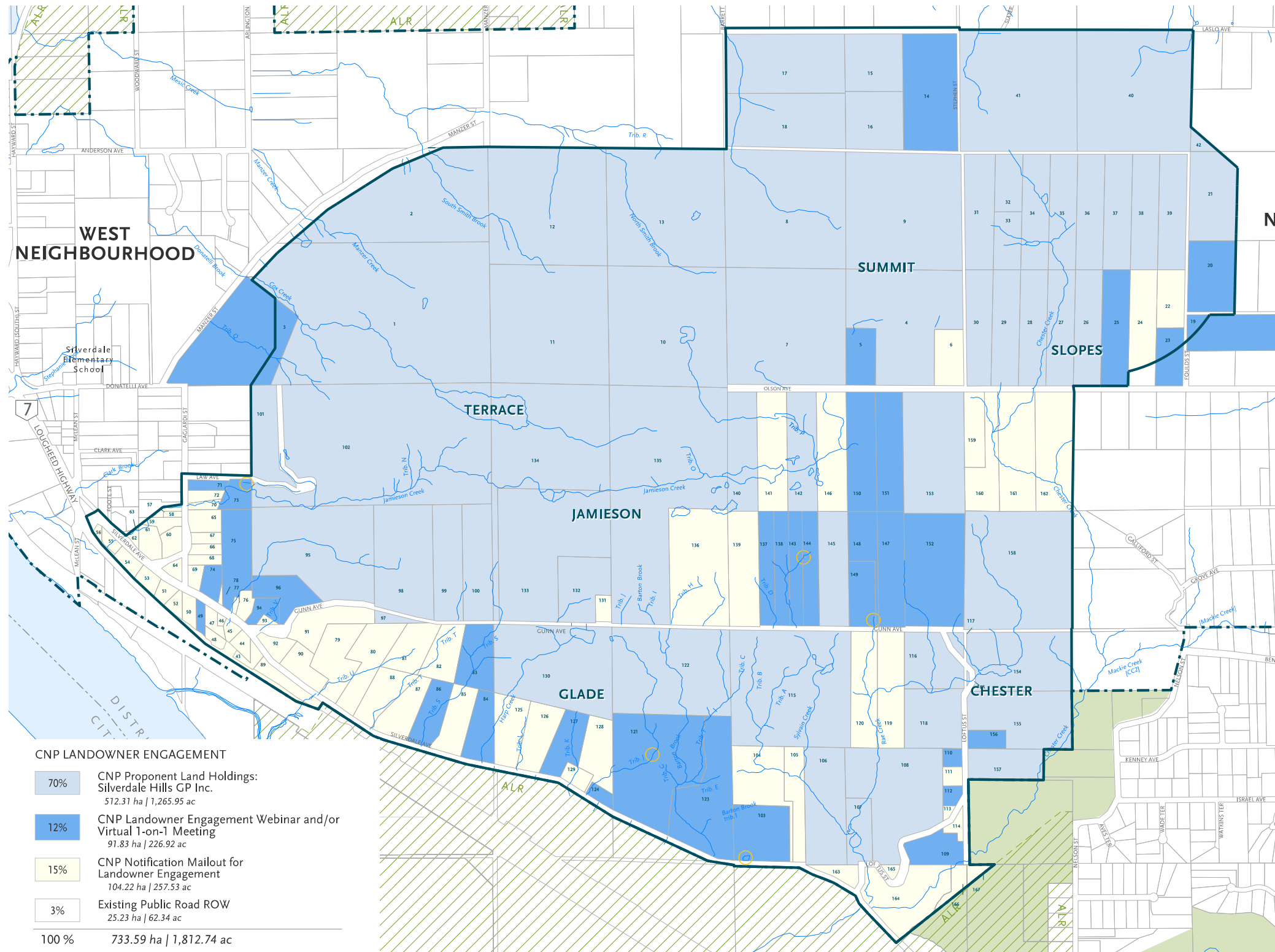
- Structured around Neighbourhood Parks
- Linked through network of public trails + pathways

ENGAGEMENT + CONSULTATION

part four

Engagement + Consultation

Transparent, Fair + Equitable Involvement



LISTENING TO LANDOWNERS

- Landowner Webinars held on March 10th + 12th

VIRTUAL 1-ON-1 MEETINGS

- 31 Meetings with CNP Landowners
- Reviewed + confirmed biophysical understanding of properties

BIG THEMES

- Clarifying difference between CNP process + historic development proposals in Silverdale
- Welcoming neighbourhood development
- Re-use of existing trails

CONFIRMATORY ENVIRONMENTAL SURVEYS

- 5 Aquatic Feature field-review updates by Registered Professional Biologist

CONTINUING ENGAGEMENT

- Ongoing opportunities for Landowner meetings throughout the CNP Process

Silverdale CNP | Next Steps

Per LAN.64(c)

