



SILVERDALE  
CENTRAL NEIGHBOURHOOD PLAN



# Central Neighbourhood Plan OPEN HOUSE 1

Virtual | June 2021





# Central Neighbourhood Plan | Open House 1

# Project Introduction



# Welcome!

## Central Neighbourhood Plan | Open House 1

### Towards a Sustainable Future

With its dramatic hillside setting overlooking Stave Lake and the Fraser River, the Central Neighbourhood is an opportunity to guide the growth of Mission through building a more sustaining and complete mixed-use neighbourhood in Silverdale.

Open House 1 | Virtual is the initial opportunity for the community to review the CNP Biophysical Findings and Preliminary Design Options through a 4 Part PDF Presentation and animated 3D Model videos.

Open House 1 | Virtual is also an opportunity to submit questions to the CNP Consulting Team and provide feedback on the work undertaken to date.





# Central Neighbourhood Plan

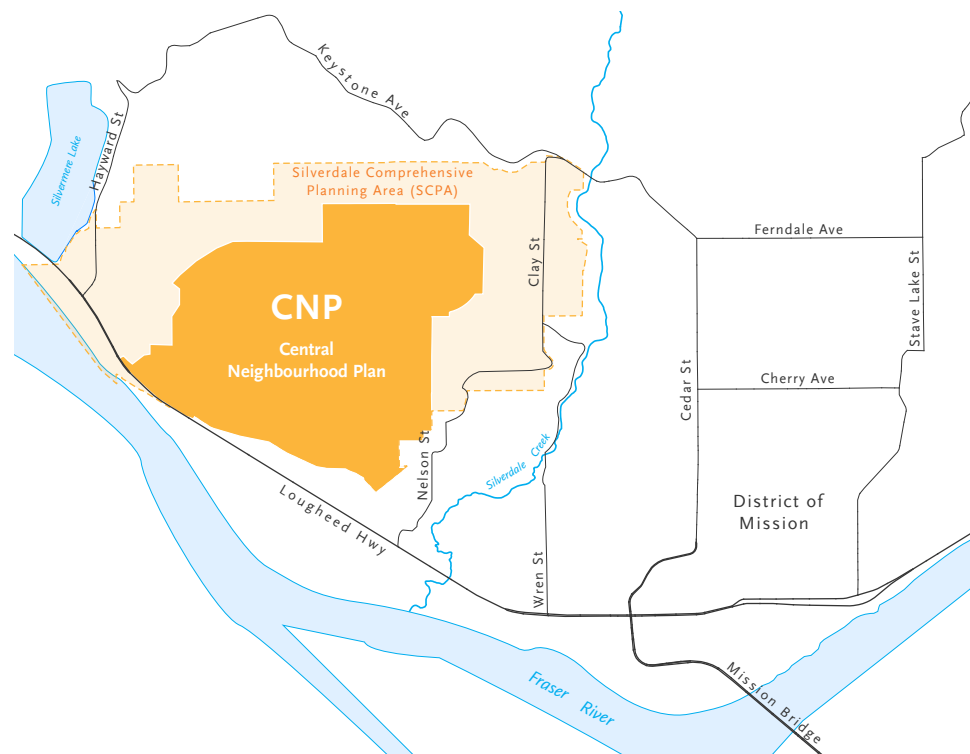
## Open House 1 | Virtual

### Central Neighbourhood Plan Open House 1 | Virtual



The Open House presents the Biophysical Findings + Preliminary Design Options for the Central Neighbourhood Plan, with information available at:

[Engage.Mission.ca/CNP](https://engage.mission.ca/CNP)



**Public Feedback**  
June 14<sup>th</sup> - 30<sup>th</sup>

**Virtual Question + Answer**  
June 14<sup>th</sup> - 16<sup>th</sup>

If you are unable to access the Virtual Open House, please contact the City at **604-820-3759** or **communications@mission.ca** to schedule a time to view the materials at the Mission Leisure Centre on Thursday, June 17<sup>th</sup> between 5 and 8 pm.

For more information, visit [engage.mission.ca/cnp](https://engage.mission.ca/cnp)

### Informed Consultation

Open House 1 | Virtual is structured to provide the public with balanced and objective information to assist in understanding the Biophysical Findings and Preliminary Design Options for the new neighbourhood.

- View 4 Part PDF Presentation
  - Part 1 | CNP Process
  - Part 2 | Biophysical Findings + Development Potential
  - Part 3 | CNP Design Foundation
  - Part 4 | CNP Options
- Watch 3D Model Videos
  - Site Analysis + Development Potential
  - CNP Design Foundation
  - Review of Visual Impact Buffer
- Ask Questions on Engage.Mission.ca: June 14<sup>th</sup> - 16<sup>th</sup>
- Provide Feedback on Engage.Mission.ca: June 14<sup>th</sup> - 30<sup>th</sup>

### Future Engagement

Following Council's determination for a Preferred Neighbourhood Plan, a second Open House will be held in the Fall to collect community feedback.



# Central Neighbourhood Plan

## Public Process | Fundamentals

### Fair, Transparent + Equitable

The Central Neighbourhood Plan (CNP) is being undertaken to advance the District of Mission's vision for Silverdale outlined in the Official Community Plan (OCP).

The public process follows LAN.64(c), the Silverdale Neighbourhood Planning Terms of Reference, which can be viewed using the link below.

<https://www.mission.ca/wp-content/uploads/LAN.64C-Silverdale-Comprehensive-Planning-Area-Neighbourhood-Planning-Terms-of-Reference.pdf>

### PURPOSE | Why

The Central Neighbourhood Plan (CNP) is a Council-authorized public process being undertaken to advance the City of Mission's vision outlined in the Official Community Plan (OCP);

### SILVERDALE | Where

Following adoption of the Master Infrastructure Strategy (MIS) for the Silverdale Comprehensive Planning Area (SCPA), the Central Neighbourhood Plan is the first of three Neighbourhood Plans to be prepared.

### POLICY | What

In compliance with OCP policy, Council policy LAN.64(c) and the objectives of Council's Strategic Plan, the Central Neighbourhood Plan will be guided by Council-approved Planning Principles, authorized public engagement, detailed technical studies and professional third-party review;

### CONSULTATION | Who

In compliance with OCP policy, Council policy LAN.64(c) and the objectives of Council's Strategic Plan, the Central Neighbourhood Plan process will engage stakeholders through its Council-approved Communication and Public Engagement Strategy using the International Association for Public Participation (IAP2) spectrum;

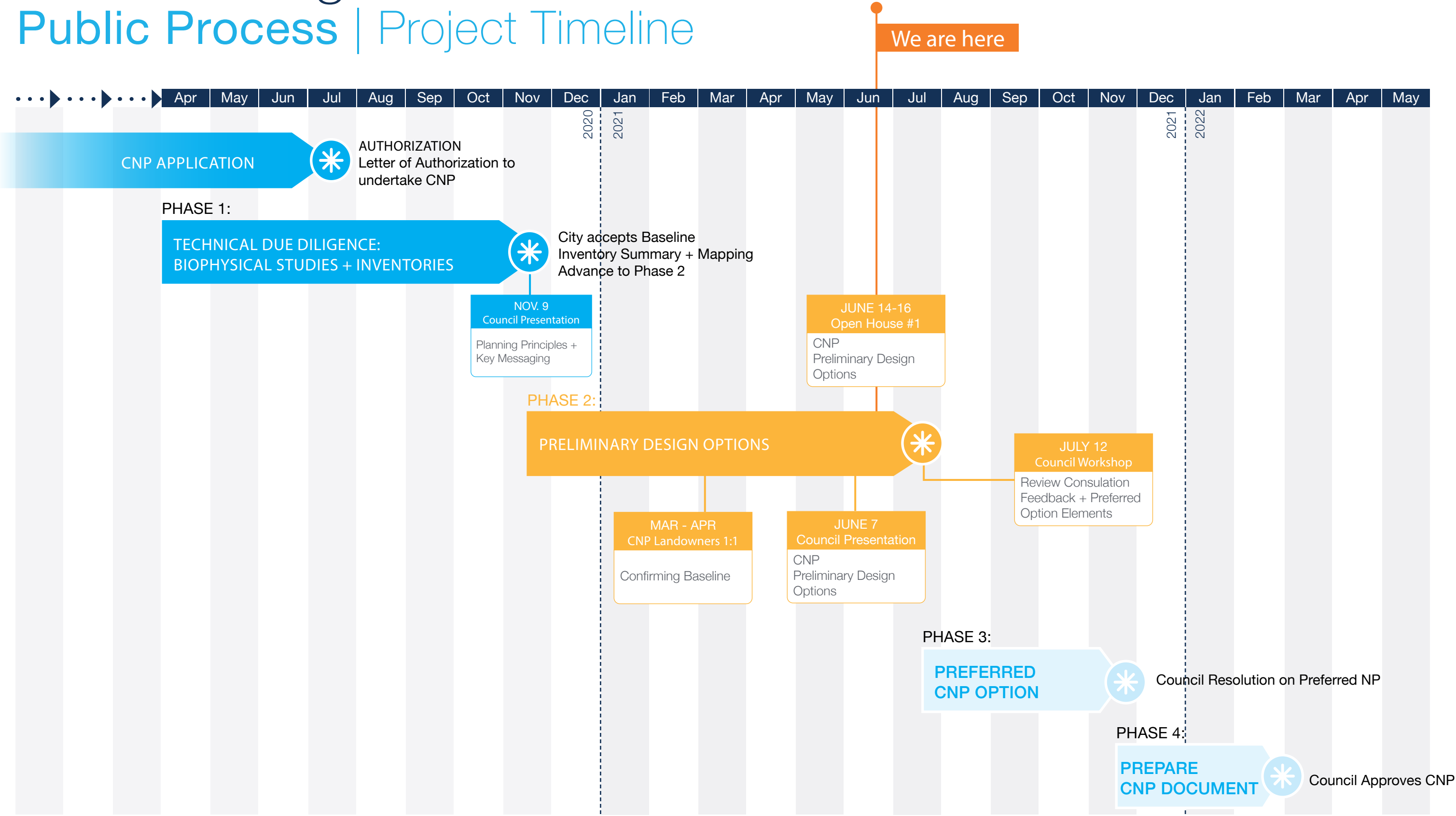
### COMPLETION | When

The process will provide a Council-approved Neighbourhood Plan targeted for completion in early 2022.



# Central Neighbourhood Plan

## Public Process | Project Timeline





# Central Neighbourhood Plan

## Public Process | Consulting Team

### Professional Expertise

A team of experienced professional consultants have been assembled to guide preparation of the Central Neighbourhood Plan.

Process oversight is being conducted by City of Mission staff and Urban Systems Ltd.



#### EKISTICS Town Planning Inc.

- Project Lead - Planning + Urban Design.
- Directing baseline assessments to determine development opportunities.
- Preparing Preliminary Design Options + Preferred Neighbourhood Design.
- Facilitating CNP Process + community engagement.



#### InterCAD Consulting Engineers

- Civil Engineering Services.
- Confirming developable areas, street standards, and civic infrastructure network routing.
- Conducting construction cost analysis.



#### PGL Environmental Consultants

- Analyzing ecological function of existing watercourses and appropriate setbacks
- Conducting Terrestrial Ecosystem Mapping (TEM) + Sensitive Ecosystem Inventory (SEI) Mapping.
- Conducting a Strategic Environmental Assessment (SEA).



#### Arrowstone Archaeological Research + Consulting Ltd.

- Identifying and evaluating areas with the potential to contain archaeological sites.
- Conducting an Archaeological Overview Assessment.



#### GeoPacific Consulting Ltd.

- Geotechnical Services.
- Providing site investigation, slope stability, and landslide analysis.
- Preparing a geohazard assessment report.



#### Bunt and Associates Eng.

- Reviewing road network and street cross-sections
- Preparing a Transportation Impact Assessment
- Engaging with Ministry of Transportation and Infrastructure



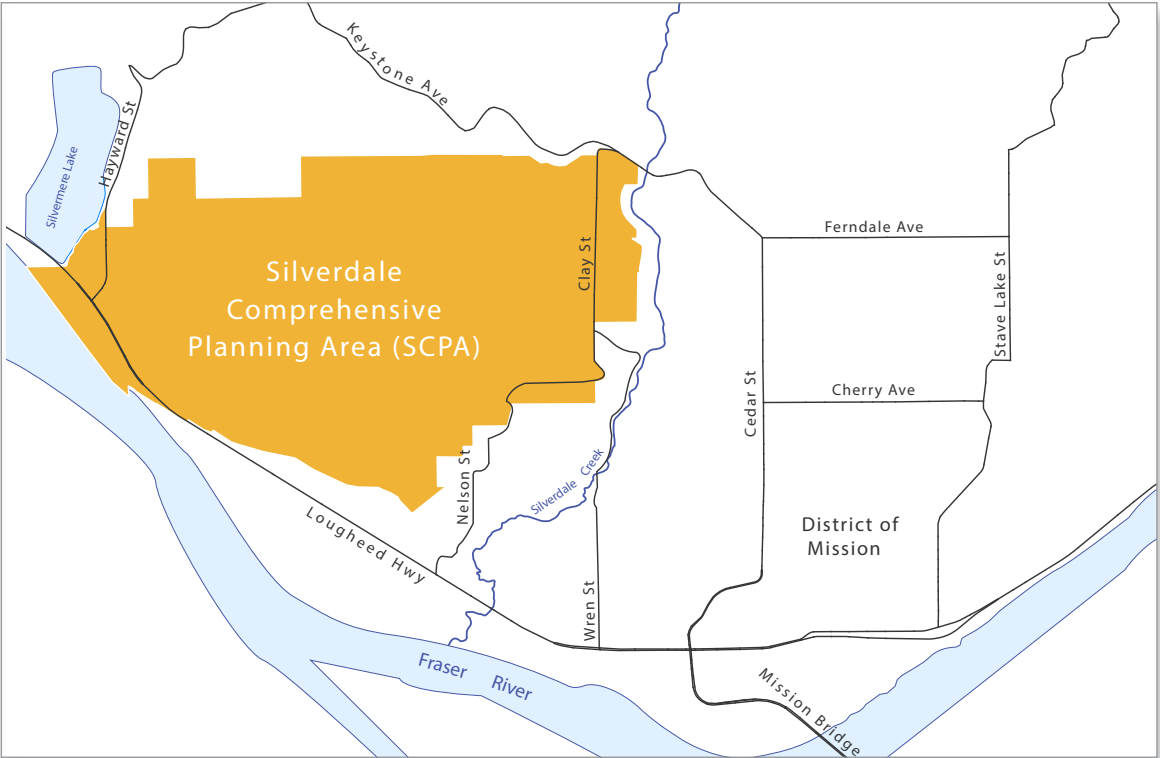
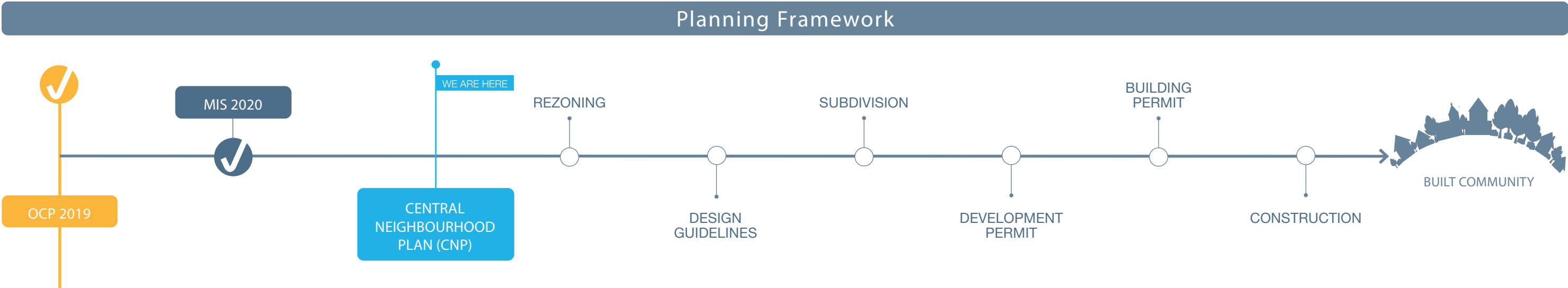
#### G.P.Rollo + Associates Ltd.

- Preparing a Retail Demand Analysis
- Preparing a Financial Analysis to ensure the neighbourhood is viable



# Planning Framework

## Silverdale's Comprehensive Planning Area | SCPA



### OCP 2018: Silverdale Comprehensive Planning Area (SCPA)

The District of Mission adopted a new Official Community Plan (OCP) in 2019 which designates the 3,440 acre Silverdale Comprehensive Planning Area (SCPA) for future urban growth.

The Central Neighbourhood Plan (CNP) area is situated in the Silverdale Comprehensive Planning Area (SCPA) in southwest Mission.

The SCPA is identified in the District of Mission Official Community Plan (OCP) as an area for sustainable urban growth and community development.



# Planning Framework

## Silverdale Comprehensive Planning Area



### Building Mission's Future

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

### SCPA | Future Growth Area

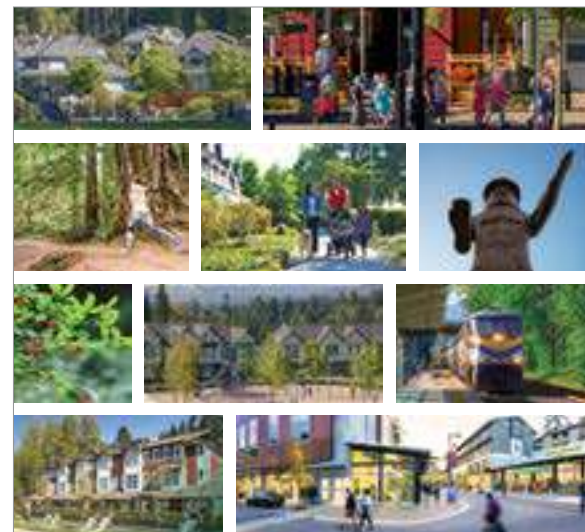
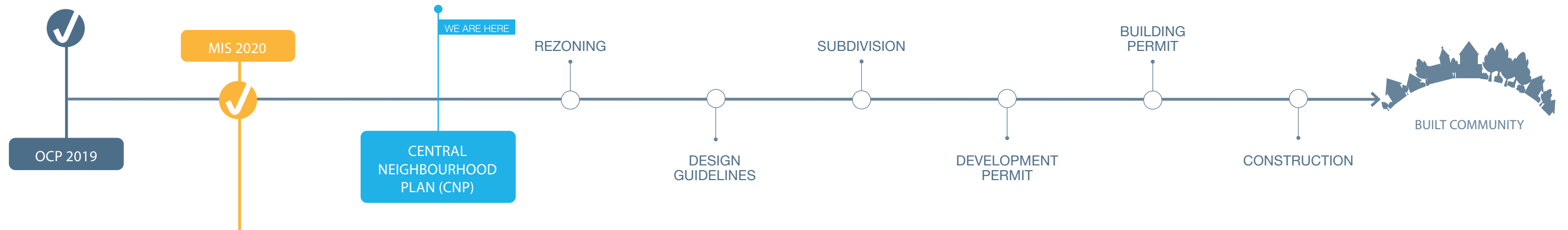
- 1,392 ha | 3,440 ac;
- Bordered by Silverdale Creek, Silvermere Lake, the Fraser River and rural + agricultural lands;
- Currently a rural community without public municipal servicing;
- The Master Infrastructure Strategy (MIS) adopted in 2020 completed the prerequisite infrastructure planning to advance Neighbourhood Planning and viable community growth.



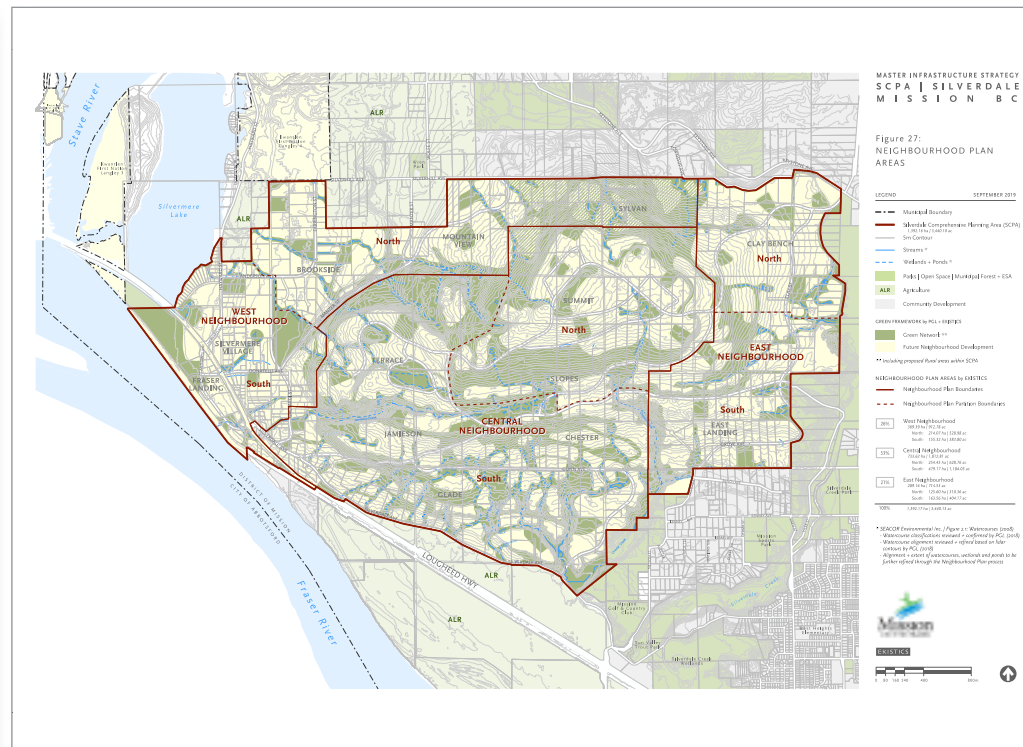
# Planning Framework

## Silverdale's Master Infrastructure Strategy | MIS

### Planning Framework



**MIS Summary Document**  
Master Infrastructure Strategy (MIS)  
For Silverdale Comprehensive  
Planning Area (SCPA)  
September 2019



### Master Infrastructure Strategy | MIS 2020

The 2020 Council-adopted Master Infrastructure Strategy (MIS) delivered visibility for the development potential of Silverdale, setting the stage for the preparation of 3 Neighbourhood Plans – East, Central and West Neighbourhood Plans.

The 2020 Council-adopted MIS provides the following outcomes for the Silverdale Comprehensive Planning Area (SCPA):

1. Green Conservation Framework
2. Density target of 17,000 Homes + 40,000 Population
3. Major Street Network
4. Civic Water, Sanitary + Rainwater Infrastructure Plans
5. Conceptual Development Sequencing
6. Municipal Infrastructure Cost Recovery Strategies
7. Neighbourhood Plan Areas + Implementation Recommendations

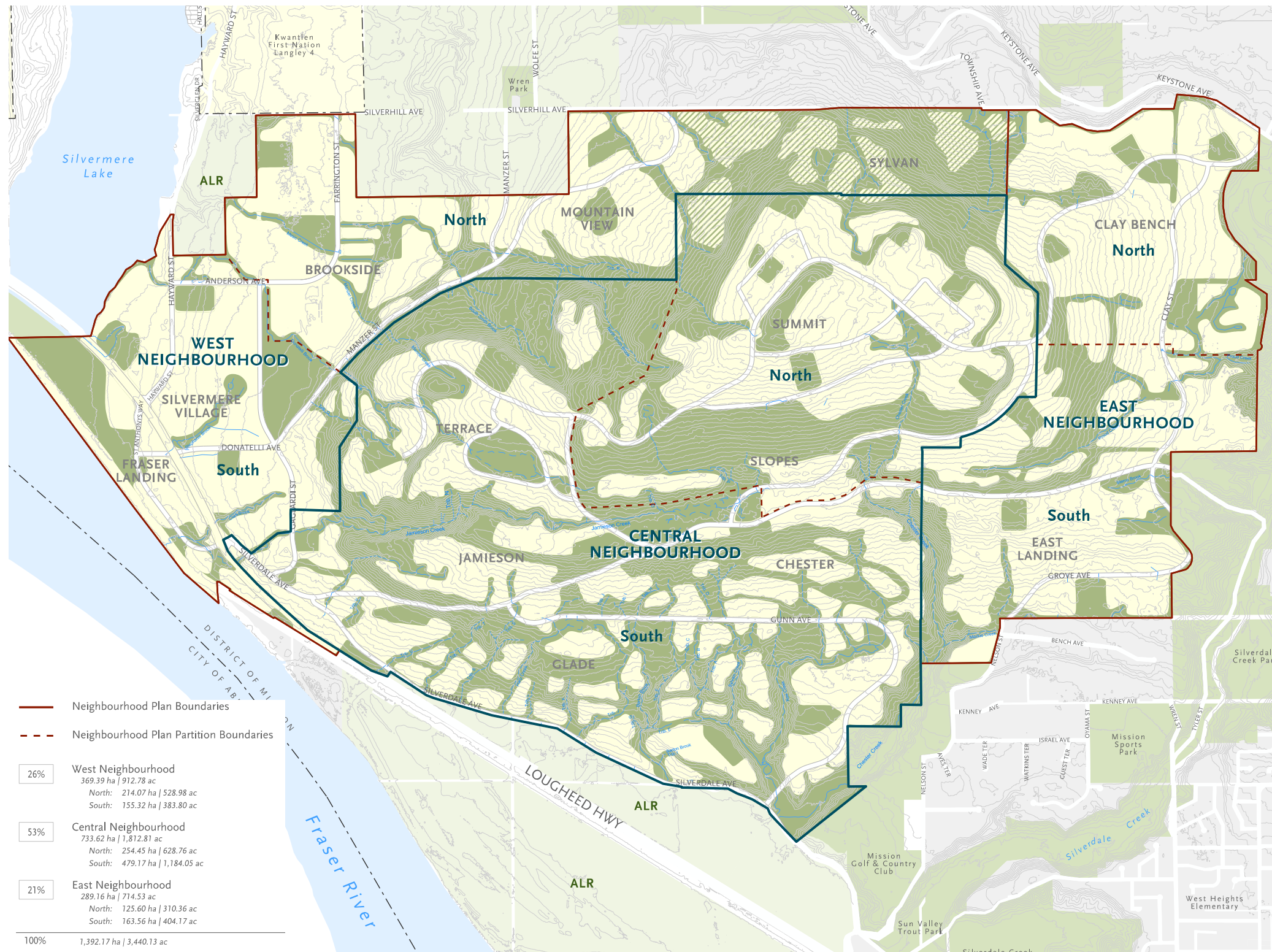
For further information on the MIS, please visit the adopted document on the link below:

<https://www.mission.ca/wp-content/uploads/MIS-Final-Optimized.pdf>



# Planning Framework

## Neighbourhood Plan Areas



### Landscape-Scale Planning

The MIS recommended three future neighbourhood planning areas defined by geographic characteristics, municipal, transportation and infrastructure servicing according to the Official Community Plan Policy on Neighbourhood Plans.

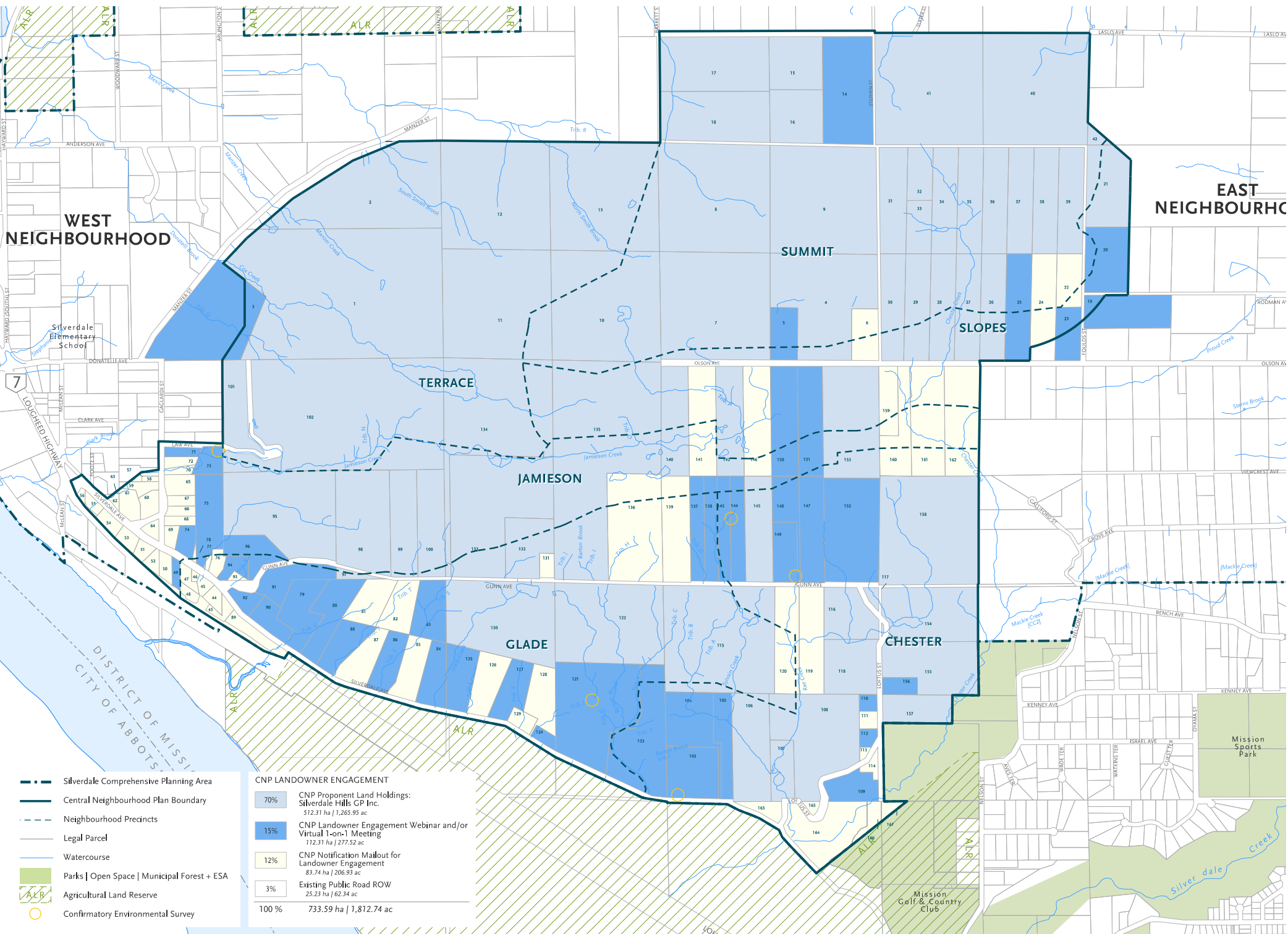
### Central Neighbourhood

- 733.6 ha | 1812.8 ac of the SCPA;
- 6 Precincts: Chester, Glade, Jamieson, Terrace, Slopes, Summit;
- Includes Silverdale's central summit, positioned between the West Neighbourhood lowlands and the East Neighbourhood benchlands;
- MIS projected 9,420 homes for a population of 21,900 in the CNP;
- CNP authorized as Proponent-led Neighbourhood Plan in accordance with Policy LAN64(c).



# Planning Framework

## Silverdale's 1<sup>st</sup> Neighbourhood | CNP



### Community-Directed Planning

In July of 2020 Silverhills GP Inc. (Polygon) received approval from the City of Mission to undertake a proponent-led Neighbourhood Plan, having met the land area ownership requirement per LAN.64(C). Local landowners in the neighbourhood are also being engaged throughout the process to provide feedback and represent public interest in guiding Silverdale's future.



# Sustainable Community Planning Principles

In support of LAN.64(C), Planning Principles have been adopted by Council to guide the Central Neighbourhood Plan.

The CNP Preliminary Design Options reflect the Planning Principles to balance the following community performance objectives:

- ECOLOGICAL | Working with Nature
- SOCIAL | Living Lightly
- ECONOMIC | Supporting Local Lifestyles





## Create integrated networks of Park + Natural Space

- Provide public parks and natural spaces accessible within a 5-minute walking distance of each home;
- Establish connectivity between neighbourhoods and natural areas with a pedestrian and cycle network;
- Program active and passive parks to accommodate different activities, abilities and age groups; and,
- Plan shared recreational facilities to ensure maximum community use and cost effectiveness.

## Conserve Ecological Integrity

- Protect significant terrestrial and aquatic habitats;
- Design an interconnected network of wildlife corridors to secure habitat and ensure functional ecology at a landscape scale;
- Minimize disturbance of significant natural systems through comprehensive master-planning; and,
- Promote stewardship of natural systems through interpretive programs and outdoor educational opportunities.



# Towards a Sustainable Community Living Lightly



## Design Compact Walkable Neighbourhoods

- Create a sense of place within each neighbourhood;
- Provide a coherent neighbourhood pattern of streets and pathways with a variety of home sizes for all generations and stages of life;
- Design streets for people to foster a positive pedestrian experience;
- Encourage walking through the incorporation of mixed-use areas and community destinations within a 5-minute walking distance of each home; and,
- Promote neighbourhood safety by designing homes that address the public realm with "eyes on the street."

## Employ Green Infrastructure

- Foster local food systems through community gardening and outdoor educational opportunities;
- Utilize best practices for climate resilient rainwater and stormwater management;
- Design streets that minimize the visual, environmental and physical impacts from conventional roads;
- Encourage energy efficient buildings and use of sustainable technologies; and,
- Promote native plantings in landscape design with special attention to water conservation and pollinators.

## Plan for Alternative Transportation

- Encourage all modes of transport, especially walking, cycling and public transit;
- Provide bike and pedestrian pathways throughout the neighbourhood;
- Establish a transit-friendly street network, with future opportunity for full-service transit;
- Reduce vehicle trips by locating basic neighbourhood services and associated employment opportunities close to home; and,
- Explore future alternatives to reduce auto-dependence.





## Foster a Vibrant + Diverse Age-Mixed Community

- Accommodate a range of lifestyles, life-stages and incomes;
- Provide a variety of housing choices and prices, from urban apartments and townhomes to compact single family and rural homes;
- Promote a variety of housing tenures, from fee simple to strata ownership and rental; and,
- Provide a range of amenities for all age groups throughout the neighbourhood.

## Incorporate a Sense of Place in the Design of Communities

- Integrate public views and vistas, landforms and natural character into the design of the community;
- Nurture community history and local cultural activities, memorialize local people, places, events and known archaeological sites by promoting local and indigenous history;
- Implement Livable Street Standards to integrate the natural character of the landscape and to promote traffic safety;
- Incorporate Dark Sky principles to limit light pollution and preserve the night sky; and,
- Retain the natural qualities and character of the landscape in the public realm, especially streets, parks and plazas through regionally-responsive design and the use of local materials.





# Towards a Sustainable Community

## Supporting Local Lifestyles

### Support an Economically Sound Community

- Create walkable mixed-use centres serving as focal points for employment, shopping, education, recreation and social gathering;
- Ensure residential densities that support local businesses and community facilities and transit-supported mixed-use centres;
- Plan compact communities to reduce infrastructure networks and maintenance costs, supporting best practices for asset management and sustainable service delivery; and,
- Develop a mix of uses within the community to foster local business, provide employment, and increase the local tax base.



Central Neighbourhood Plan | Open House 1

Project Introduction