

9.1 Mission Road Area

9.1.1 Introduction

The Mission Road area that is incorporated in this study covers approximately 40 hectares (100 acres) of the City and originally involved 18 properties. The most striking features of the Mission Road area are the existing dense tree cover, the secluded rural atmosphere, and the views to the north from north of Lerwick Road.

The Development Plan and Guidelines were created to:

- guide the orderly development of this area;
- promote the preservation of the natural environment and the rural character, in particular the existing stands of trees;
- explore appropriate housing types and densities; and
- synthesize the wishes of the property owners

The timing of the development is dependent firstly on the availability of servicing connections and secondly on the demand for housing in the Comox Valley. Properties identified with the prefix:

- “A” are able to connect to existing services south-west of the Mission Area;
- “B” must develop the sewer connection north-east on Mission Road, north-west on Lerwick Road, then south-west to connect to Muir Road; and
- “C” must either obtain approval for a pumping station or tie into the future Crown Isle system which will connect to the north-east.

9.1.2 A Single Family Neighbourhood

The Mission Area Development Plan precedes development pressures and proposes a framework for future development. Beyond road layout and parks allocations, it incorporates qualities inherent in a good single family neighbourhood.

The Mission Area Development Plan proposes a single family neighbourhood incorporating the following qualities:

- streets that interconnect and cul de sacs with walkway connections to promote the concept of neighbourhood and to provide future residents opportunities to walk around the block
- a rational and simple street layout to promote a sense of the interconnectedness of the neighbourhood and for clear visual mapping
- neighbourhood parks for the visual relief of green space
- buffer zones as tree protection areas to create transitions between busy streets and backyard fences
- a linear park along the north side of lots fronting onto Mission Road and along Lerwick Road as a tree protection area and for pedestrian connections
- a rigorous enforcement of the tree protection bylaw to promote the sense of an established neighbourhood and privacy
- single family lot sizes of approximately 9000 sq.ft. (no allowances for duplex lots)
- lot width dimensions to vary within a prescribed range to promote diversity of house plans and discourage excessive repetition
- rear property lines that line up to discourage backyards bordering on more than three neighbours, to discourage visual clutter and promote privacy for future residents
- lots that are staggered across the street from each other to promote views between houses and to promote a sense of privacy

Individual property owners may wish additional assurances that the houses will achieve a certain level of design sophistication or, for instance, that the same house design does not occur side by side. As owners and developers they may register a building scheme on their property under the Land Title Act. Development of lots would then be subject to design guidelines which could regulate such items as building shapes and volume, location of driveways and garages, exterior finish materials, fencing, lot grading and retaining wall locations, etc.

9.1.3 Park Lands

We propose two types of park: linear parks and neighbourhood parks.

Linear parks will be approximately 10 metres (33 feet) wide flanking Lerwick Road and along back of lots to the east of Lerwick Road. The design and location of the sidewalk will be coordinated with the location of existing trees as located on a survey plan or landscape plan, required before subdivision approval.

Neighbourhood parks will initially be passive open space and a tree preservation area. Eventually they could be developed with some playground equipment, benches, grassed areas, etc.

Also a viewpoint type of park could be acquired. The land north of Lerwick Road falls off to the north and north-east affording views of the water, islands, and the mainland.

- “Where sites can be acquired with high viewpoint potential, such acquisition is to be facilitated, with development limited to potential picnicking and some vehicular parking”

Parks lands acquisition will be accomplished in the following manner:

- 5% of the land being proposed for subdivision will be provided as parks lands in locations determined by the City, as per the subdivision bylaw. The typical 1.9 hectare (4.69 acre) property yields approximately 950 sq.m. (10,200 sq.ft.) of parks lands to be provided to the City without compensation;
- Cash in lieu of parks lands may be required for properties which are considered undesirable for parks. The City reserves the right to require cash in lieu of parks lands and will use the cash directly to enlarge other designated neighbourhood parks.
- Where a cul de sac rather than a through street is proposed, a walkway not less than 3 metres (9.8 feet) wide should be provided at the end of the cul de sac for pedestrian access. This access would be a tree preservation area with a pathway designed to the satisfaction of the City;
- Any additional parks lands will be acquired through negotiation with the property owner affected.

9.1.4 Tree Preservation

The most striking natural amenity of the Mission Road study area is its natural tree cover. The protection of the tree cover is regulated under the Tree Management and Protection Bylaw No 1733. It applies to all trees measuring 20 cm. (7.8” in diameter or more at breast height, and all Garry Oaks of all sizes, on all properties located within the Mission Road Area study boundaries. To further promote the protection of this natural amenity, prior to subdivision approval, all sites will be required to be surveyed and all trees affected by Bylaw No. 1733 will be identified on a landscape plan. The subdivision layout can then be adjusted to promote the retention of as many trees as possible by shifting road locations and property lines, if required.

The parks lands and areas of tree preservation will be identified and protected by barriers to ensure that they will be turned over to the City in their natural state.

Prior to any tree cutting or removal, the owner must apply for a Tree Cutting or Removal Permit. The owner may be required by the City of Courtenay to plant replacement trees for those permitted to be cut or removed. In lieu of a “Tree Cutting and Replacement Plan” the owner will submit a landscape plan which will illustrate:

- types, locations, and grades of existing trees and tree retention zones and identification of those proposed to be cut or removed;
- site drainage, grading, locations of u/g services;
- locations of streets, curbs, gutters, sidewalks;
- location of street trees as per Bylaw No. 1709 c/w plant list;
- location of barriers to protect trees to be retained;
- a description of type of barrier, including installation method proposed for tree retention areas.

The reason for requiring a landscape plan in lieu of a Tree Cutting and Replacement Plan is to ensure proper coordination during construction and to ensure retained trees will be adequately protected. The tree preservation areas are of considerable value to the City with high replacement cost and, therefore, proper protection during construction is important.

9.1.5 Street Names

Street names are a simple way to further the identification and concept of neighbourhood. We propose that property owners choose from one of a chosen category of potential street names. Please refer to examples below.

CATEGORY A		CATEGORY B	
Walbran	Klaskish	Laurel	Huckleberry
Nitnat	Quatsino	Salal	Alder
Klanawa	Caycuse	Cottonwood	Fir
Clayoquot	Toquart	Madrone	Yew
Bedwell	Songhees	Juniper	Spruce
Muchalat	Nimpkish	Elderberry	Willow
Nootka	Maquilla	Cypress	Ash
Tashish	Maple		