

# DISTRICT OF MISSION

## Major Development Project Update

Current to December 13, 2011

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	<b><i>TYPE OF DEVELOPMENT</i></b>	<b><i>FILE NUMBER &amp; APPLICANT'S NAME</i></b>	<b><i>CIVIC ADDRESS OR LOCATION</i></b>	<b><i>DENSITY OF DEVELOPMENT</i></b>	<b><i>PROJECT FEATURES &amp; CHARACTERISTICS</i></b>	<b><i>STATUS OF DEVELOPMENT</i></b>
1.	Commercial	R10-037/R10-038/ DP10-017/DP10-018/ DV10-020 & S11-003  Urban Design Group Architects Ltd.	32471 Lougheed Highway	Approx. 2,373.6 square metre (25,550 s.f.) commercial shopping centre.	Prominent 'gateway' commercial project. 5 buildings ranging in size from 152 square metres (1,636 s.f.) to 1,215 square metres (13,082 s.f.). Commercial businesses including two drive-thru restaurants.	Rezoning adopted and the Development Permits and Development Variance Permit were approved on November 21, 2011.  A building permit is forthcoming.
2.	Commercial	R10-012 & DP10-003 Howard Meakin	District Lots 6379 & 7347 of Fraser River	Approx. 10,000 square foot floating restaurant – "Sturgeon's on the Fraser".	Proposed uses include: restaurant, coffee house, tap bar, eco- tours, fishing charters & associated uses.	A letter has been sent to the applicant advising the application is incomplete and premature.  The application is required to include the uplands property with the proposal.
3.	Commercial	R10-011/S10-006/ DP10-001 Fraser Valley Shopping Centres Ltd. (formally Smart Centres)	31924, 31940, 31970 & 31980 Lougheed Highway	Approx. 117,500 square foot commercial shopping centre.	4 buildings are proposed with the first building (approx. 97,000 s.f.) to be built as part of Phase 1.	Rezoning adopted February 28, 2011.  The building permit has been issued for the Walmart store and site excavation has begun.
4.	Commercial	DP09-003 Urban Design Group Architects	7871 Stave Lake Street	Approx. 40,000 square foot commercial neighbourhood shopping development which includes an additional 10,000 square feet of office space.	Acrylic stucco, wood and cultured stone materials are proposed with canopies and awnings over storefronts. Pedestrian friendly with outside sitting areas.	Development permit approved March 22, 2010.  Building permits for all 7 buildings have been issued.  Four buildings are almost complete; tenant improvements are underway.  Foundations are in place and steel framing is underway for the 3 remaining buildings.

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5.	Commercial	R05-005 & DP05-002 Jerry Dhillon	33420 & 33430 Dewdney Trunk Road (ie. northeast corner of Cade Barr St. & Dewdney Trunk Rd.)	2,085 square foot convenience store and gas pumps. Also 782 square feet of other commercial space.	Convenience store, gas pumps and commercial space with a residence (1,607 square feet) above the store.	Third reading granted September 6, 2005.  The developer has been granted the sixth (and final) 1-year extension to finalize the outstanding requirements related to compliance from MOE.
6.	Commercial	DP04-012 Ali Shamei	33888 Dewdney Trunk Road (ie. northeast corner of Stave Lake St. & Dewdney Trunk Rd.)	Approx. 1,409 square foot convenience store with residence above, and gas pumps.	Convenience store and gas pumps with a residence (1,127 square feet) above the store.	Development Permit approved April 7, 2008.  Construction is 50% complete.
7.	Industrial	DP11-018 Solterra Developments	River Place  (proposed Lot 5 of Subdivision S11-013)	2.0 acre site	New 15,270 square foot BC Hydro building.	The form and character of the design of the building has been accepted by staff; a geotechnical report may be required.
8.	Industrial	S11-013/DV11-010 Solterra Developments	7233 & 7238 River Place	3.56 acre & 4.5 acres	Subdividing both properties into 5 industrial building lots.	Preliminary Layout Approval letter issued August 26, 2011.  The applicant is working to complete the outstanding subdivision requirements.
9.	Industrial	DP08-007 Krahn Engineering	7266 River Place	0.783 acre site	1,367.4 square metre (14,719 sq. ft.) multi- tenant building.	Development Permit approved June 1, 2009.  Construction of the new DFO office is complete. One of the 3 units in the second building is nearly complete.
10.	Industrial	DP08-003 Silvercreek Investments Ltd.	31510 Gill Avenue & Lot 8 Gill Avenue (to be consolidated)	1.41 acre & 1.49 acres	3 tilt-up concrete buildings (total footprint of 4,582.85 square metres (49,331 sq. ft.) & an additional 845 square metres (9,100 sq. ft.) of office space on a 2 <sup>nd</sup> mezzanine floor.	Development Permit approved September 29, 2008.  Two buildings are complete (tenant improvements underway) and building 3 is nearly complete (shell only).

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11.	Industrial	D08-001 Teck Construction	31413 Gill Avenue	1.94 acre site	3,492.85 square metre (37,598 sq. ft.) multi-tenant building (approx. 2,885.2m <sup>2</sup> of industrial space & 607.66m <sup>2</sup> of office space).	Development Permit approved June 23, 2008.  A building permit has been issued and the shell only portion is complete. Tenant improvements are 50% complete.
12.	Industrial	R07-022 District of Mission	10100 Shaw Street (Shaw Pit)	Approx. 43 acres	Rezone the Shaw Pit to allow the District of Mission to extract and process gravel from the property.	Bylaw adopted October 6, 2008.  Council has directed staff to negotiate and enter into an agreement with Pan Pacific Aggregates Ltd. to extract gravel from Shaw Pit over a 10 year period.
13.	Industrial	DP07-004 Krahn Engineering Ltd.	7252 River Place	0.765 acre site	Approx. 15,727 square foot multi-tenant building (7 units).	Development Permit approved February 25, 2008.  Shell construction is complete and tenant improvements are complete for two units and tenant improvements are underway for one more unit.
14.	Institutional	R11-010 Supportive Care Holdings Society	33032 11 <sup>th</sup> Avenue	0.36 acre site	A "clubhouse" providing a safe, secure environment within a home-like setting offering resources to persons living and dealing with mental, physical and/or emotional disabilities.	Rezoning adopted August 8, 2011.  A building permit has been issued and improvements completed.
15.	Institutional	R08-005 & DP08-002 Ida Castro	33043 2 <sup>nd</sup> Avenue	0.14 acre site	15-bed specialized care facility.	Rezoning adopted October 4, 2010.  Construction is underway.

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16.	Multi-unit Residential	R11-009 & DP11-006 Mission Association for Seniors' Housing	8352 Cedar Street and 32821 & 32835 Janzen Avenue	1 acre site (after consolidation)	42-unit seniors' apartment.	Third reading granted July 25, 2011.  Consideration of adoption is scheduled for November 28, 2011.
17.	Multi-unit Residential	R11-007 & DP11-005 Keystone Architecture & Planning Ltd.	32921 14 <sup>th</sup> Avenue	1.48 acre site	23 townhouse units; 16 units per acre.	Second and third readings granted October 24, 2011.  The applicant is working to complete the outstanding rezoning requirements.
18.	Multi-unit Residential	R08-010 & DP08-006 Perspective Investments Ltd.	7260 & 7290 Maple Street, 32848 & 32852 1 <sup>st</sup> Avenue, 32851, 32853 & 32859 View Avenue	163 units with 836 square metres (9,000 square feet) of commercial space.	Three apartment buildings including amenity space and commercial space on the ground floor of buildings A & C.	Third reading granted July 18, 2011.  The applicant is working to complete the outstanding rezoning requirements.
19.	Mixed Use Development	DP11-009 Josef Winel	33039 & 33043 1 <sup>st</sup> Avenue (former bowling alley site)	4 residential units with office and retail commercial space.	142.5 square metres (1,534 sq.ft.) of office space and 457.5 square metres (4,925 sq. ft.) of retail and commercial space.	Development Permit approved August 22, 2011.  A building permit application is forthcoming.
20.	Mixed Use Development	R08-016 & R08-017 Jordan Cook Assoc.	Portion of Silverdale Neighbourhood One area owned by Genstar & Madison	365 acres with density clustered around a village.	Country-estate lots, single-family lots, townhouse, apartments, commercial and institutional land uses.	Bylaws adopted March 2, 2009.  Off-site service planning is underway.
21.	Comprehensive Development	R11-024/DP11-019/ DV11-013/S11-010 0916585 BC Ltd.	8711 Cedar Street	4.98 acre site	3 single-family lots (with coach houses), 18 compact single-family lots (with coach houses) & one 38-unit townhouse complex.	A report to Council is forthcoming.

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22.	Comprehensive Development	R11-014/DP11-008/ DV11-005/S11-009 Fraser Health	7324, 7338, 7348, 7366, 32267, 32299 Hurd Street	Community Health Centre (CHC) and 200 bed residential facility.	A Campus of Care for seniors (200 beds) for people with complex 24/7 care needs and a day program for older adults. The CHC will include programs for primary care, a diabetes and senior clinic, public health, home health, mental health and substance abuse, and lease space for community partners such as physicians and retailers.	First reading was granted September 19, 2011; the Public Hearing is scheduled for November 28, 2011.
23.	Comprehensive Development	R08-007/S08-009/ DP08-005 Darren Hall	7655 Peterson Street & 32477 7 <sup>th</sup> Avenue	15 compact single-family lots	Intensive single-family infill residential development.	Third reading was granted December 8, 2008.  The applicant has been granted a second 1-year extension to complete the outstanding rezoning and subdivision requirements.
24.	Comprehensive Development	R07-021/S07-019/ DP09-004/DV10-008 Paul Regnier	34059, 34081, 34097 Dewdney Trunk Road; 34051, 34058, 34069, 34085, 34072, 34088, 34112 York Avenue; 8738 Stave Lake Street	94 units combined of free-hold and strata ownership	68 single-family lots, 7 duplex lots (14 units) and 2 multi-family townhomes (12 units).	Third reading granted September 20, 2010.  Applicant is working to complete the outstanding rezoning and subdivision requirements.
25.	Comprehensive Development	R06-023 & S08-001 Lyle Holman	8977 Edwards Street West & 8980 Edwards Street East	109 bare land strata lots (plus one 17.9 acre ALR farm land parcel).	Proposed suburban residential cluster development with overall average density of approx. 1 dwelling per 0.88 acres. Lots range in size from 10,961 sq. ft. to 25,523 sq. ft.	Second and Third readings were granted on July 12, 2007.  The applicant has been granted a fourth 1-year extension to complete the outstanding rezoning requirements.

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26.	Single Family Residential	R11-017, DV11-007 & S11-014 Gary Toor	7768 Taulbut Street	10 lots	Urban residential lots (min. 5,005 sq. ft.).	Third reading was granted September 12, 2011.  The applicant is working to complete outstanding rezoning and subdivision requirements.
27.	Single Family Residential	R10-023, DP10-011 & S10-010 Gary Toor & KC McPherson	8566 Cedar Street & 32895 & 32911 Sylvia Avenue	43 urban compact lots	Compact lots of a minimum 280 square metres (3,014 sq. ft.) for proposed Lots 1, 2, 3 & 4 and a minimum 372 square metres (4,004 sq. ft.) for the remaining 39 lots.	Second and third reading was granted February 21, 2011.  Applicant is working to complete outstanding rezoning and subdivision requirements.
28.	Single Family Residential	R10-020, DV10-013 & S10-009 Darren Hall	33790, 33764 & 33782 Dewdney Trunk Road	15 lots	Each of the 15 lots could accommodate a secondary dwelling unit (ie. coach homes, garden cottages or secondary suites).	Third reading granted April 18, 2011.  Applicant is working to complete outstanding rezoning and subdivision requirements.
29.	Single Family Residential	R10-014 & DP10-005 Gary Toor	33157, 33149, 33141, 33135, 33123, 33115, 33109 & 33103 Pinchbeck Avenue and 33100, 33102, 33116, 33128, 33134, 33142, 33156 & 33160 Tunbridge Avenue	16 existing compact single-family lots	A new zone (RC372s) has been created to accommodate secondary dwelling units (ie. coach homes and secondary suites) on 4,004 sq. ft. lots.	Rezoning adopted February 21, 2011.  Eight homes are almost complete and 8 lots are vacant.
30.	Single Family Residential	R09-017/DP09-005/S09-013 Gary Toor & KC McPherson	32600 Tunbridge Avenue	23 compact single-family lots	Compact single-family residential lots (min. 4,004 sq. ft.).	Subdivision has been completed and almost all of the homes are completed.
31.	Single Family Residential	S08-014 Peter Haffner	32691 Best Avenue	11 lots	Urban residential lots (min. 6,006 sq. ft.).	Subdivision has been completed.  Six homes are completed and 5 lots are vacant.

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32.	Single Family Residential	R08-031/S08-025 Omega Engineering Ltd.	8414, 8434, 8478 Stave Lake Street & 33940 Cherry Avenue	26 lots	Urban residential lots (min. 5,005 sq. ft.)	Second and third readings granted October 18, 2010.  Applicant has been granted a 1-year extension to complete the outstanding rezoning requirements.
33.	Single Family Residential	R06-038/DP06-015/ S06-036 Gary Toor	33000, 33090, 33126 & 33144 Tunbridge Avenue	65 lots	Compact single family residential lots (min. 4,004.3 sq. ft.). Gaudin Creek realignment continuation.	Rezoning adopted November 17, 2008.  49 homes are completed, 8 homes are nearly complete and 8 lots are vacant.
34.	Single Family Residential	R06-018 & S06-019 Progressive Construction	8289 Manson Street	10 bare land strata lots	Urban residential lots (min. 7,201.3 sq. ft.).	Subdivision has been completed.  No building permits have been applied for.
35.	Single Family Residential	R06-035 & DP06-014 Robert Ciccozzi Architecture Inc.	34048, 34054 & 34142 Parr Avenue	297 townhouse units & one 36-unit apartment	Multi-family development	Third reading granted March 3, 2008.  Applicant has been granted a third 1-year extension to complete the outstanding rezoning requirements.
36.	Single Family Residential	R02-033 & DV09-006 Jordan Cook Associates (for Genstar Development Corp.)	29221 Loughheed Highway & the 2.4 acre portion of property located to the immediate north of 9309 Hayward Street and adjacent on the east to Silvermere Lake (total of approx. 366 acres)	Approximately 130 lots	A comprehensive clustered residential development with most of the lots on the island with additional lots on the peninsula in the northeast corner and two sites long Hayward Street.	1 <sup>st</sup> reading granted March 3, 2003.  <i>The applicant may have to close the original file and re- submit a new application due to major changes from the original proposal.</i>
37.	Suburban Residential	R10-008 & S10-004 Gary Toor & KC McPherson	31591 Israel Avenue 8186 & 8228 Nelson Street	9 lots	Minimum 0.88 acre lots.	Subdivision has been completed.  One building permit has been issued.

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38.	Suburban Residential	R08-019 & S08-018 Daren Alary	Lot 7 Silverdale Avenue (68.71 acres)	22 lots	"Oyama Estates" - minimum 0.88 acre lots. Approximately 47.5 acres of Silvercreek Parkway has been dedicated.	Subdivision has been completed.  One building permit has been issued.
39.	Suburban Residential	S04-038 & R04-031 Mission Contractors	8973 Manzer Street	26 lots	2 fee simple .88 acre lots. 24 bare land strata lots (min. 0.67 acre size).	Rezoning adopted June 5, 2006.  Applicant is working to complete subdivision requirements.
40.	Rural Residential	R10-025 & S10-012 N&J Developments Ltd.	32526, 32540 & 32562 Richards Avenue	10 lots	Minimum 1.73 acres lots.	Third reading granted October 24, 2011.  The preliminary layout approval letter is forthcoming.
41.	Rural Residential	R03-024 & S03-037 Elaine Cheung	30932 Dewdney Trunk Road	26 lots	Twenty-five 1.98 acre size lots and one 18 acre remainder parcel.	Public Hearing held March 26, 2007.  Staff will be providing additional information to Council prior to consideration of Third reading.