

**Notice of Rezoning Bylaw**

This Information Package has been compiled to provide further details about the proposed Zoning Bylaw Amendment for the subject property.

**Meeting Date:** **July 2, 2024**

**Subject Properties:** 32875, 32883, 32887, 32891 View Avenue

Unaddressed Lot 17 on View Avenue

The unconstructed municipal road located to the north of the View Avenue lots

**Planning File:** R22-053

If you have questions regarding this information, please contact Planning at (604) 820-3748 or [planning@mission.ca](mailto:planning@mission.ca).

(Project File: P2022-123)

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**CITY OF MISSION**

**BYLAW 6291-2024-5949(158)**

A Bylaw to amend "District of Mission  
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6291-2024-5949(158)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a) rezoning the properties legally described as shown in Schedule 1 attached to and forming part of the Bylaw:  
from Multi-unit Duplex 465 (MD465) Zone to Mixed-Use Commercial/Residential Two (MU2) Zone; as identified in Schedule 2 attached to and forming part of this bylaw; and
  - b) amending the zoning maps accordingly.

READ A FIRST TIME this \_\_ day of \_\_, 202~~x~~

READ A SECOND TIME this \_\_ day of \_\_, 202~~x~~

PUBLIC HEARING held this \_\_ day of \_\_, 202~~x~~

READ A THIRD TIME this \_\_ day of \_\_, 202~~x~~

APPROVED by the Ministry of Transportation and Infrastructure this \_\_ day of \_\_, 202~~x~~

ADOPTED this \_\_ day of \_\_, 202~~x~~

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PAUL HORN  
MAYOR

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JENNIFER RUSSELL  
CORPORATE OFFICER

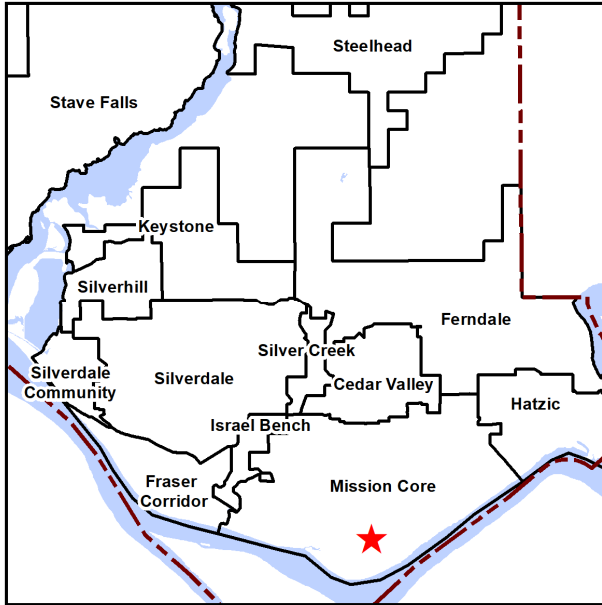
### Schedule 1

Address	PID	Legal Description
32875 View Avenue	011-616-059	Lot 16, Block 32, Section 21, Township 17, New Westminster District Plan 332
32883 View Avenue	011-616-041	Lot 15, Block 32, Section 21, Township 17, New Westminster District Plan 332
32887 View Avenue	011-616-024	Lot 14, Block 32, Section 21, Township 17, New Westminster District Plan 332
32891 View Avenue	011-616-016	Lot 13, Block 32, Section 21 Township 17, New Westminster District Plan 332
No civic	011-616-067	Lot 17, Block 32, Section 21, Township 17, New Westminster District Plan 332



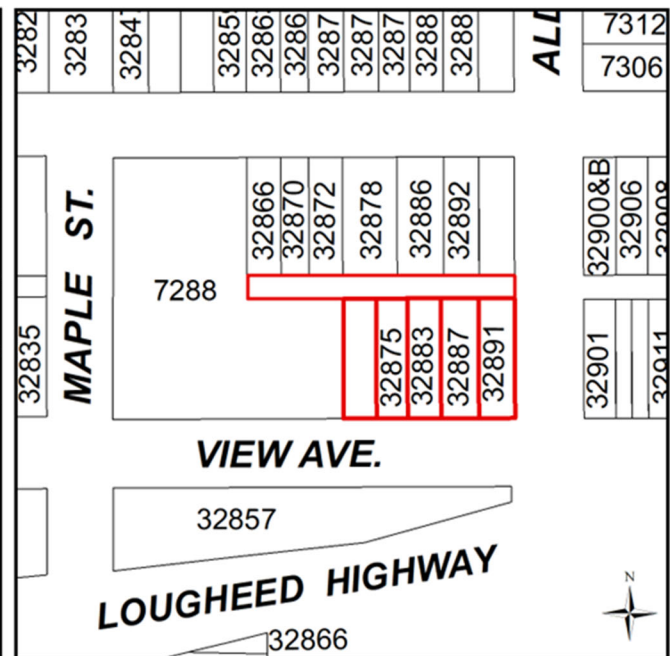
Project: P2022-123  
Application Numbers: R22-053, DP23-091

**Subject: Development Application P2022-123 for 32875, 32883, 32887 and 32891 View Avenue - Introduction Report**



**DATE:** June 3, 2024  
**BYLAW / PERMIT #:** DP23-091, 6291-2024-5949(158)  
**PROPERTY ADDRESSES:** 32875, 32883, 32887 and 32891 View Avenue and unconstructed road dedication  
**LOCATION:** Mission Core  
**CURRENT ZONING:** Multi-unit Duplex 465 Zone (MD465)  
**PROPOSED ZONING:** Mixed-Use Commercial/Residential Two Zone (MU2)  
**CURRENT OCP:** Mixed-Use Commercial / Residential  
**PROPOSED OCP:** No change  
**PROPOSAL:**

To allow for the construction of a six-storey rental apartment building with 63 rental units, with 7 units being affordable rental.



## Recommendation(s)

This report is for information purposes only, no action is required.

Notification to the public will begin and following notification, this application will be forwarded to Council for its consideration.

## Rationale of Recommendation(s)

The proposal to rezone the development site to the Mixed-Use Commercial Residential Two (MU2) Zone to allow for a six-storey rental apartment building, is consistent with the Commercial designation in the Official Community Plan. The development's site plan is shown in **Attachment A**.

The development of rental housing, including the provision of affordable units with a housing agreement is consistent with the following policies in the Official Community Plan:

**5.1.7** Encourage the development of rental housing, including identified units within multi-unit housing, as a means of providing affordable forms of housing.

**5.1.9** Support innovative approaches to creating affordable and inclusive housing including density benefits and housing agreements.

To qualify for the Level II Density Bonus permitted in the MU2 Zone, the developer is required to provide the entire building as a rental apartment building with 10% of the units as affordable rental, which will be secured with a Housing Agreement and Section 219 covenant. The Level II Density Bonus allows for an increase in permitted Floor Space Ratio (FSR) from 2.0 to 2.5 and an increase in height from 13.0 m to 19.1 m. The development is proposing an FSR of 2.37 and a height of 18.19 m, both of which comply with the Density Bonus Level II in the MU2 Zone.

The development proposal complies with the requirements of the MU2 Zone, and no variances are requested.

## Purpose

To accommodate the construction of a six-storey rental apartment building with a total of 63 rental units, with seven affordable rental units.

## Site Characteristics and Context

### Applicant

- Trace Projects

### Property Size

- The net developable area of the site is 2,085 sq m (0.515 ac).
- The net developable area includes the unconstructed city lane, to the north of the View Avenue lots, which the developer is purchasing from the City, and excludes the land area required for the dedication and construction of a cul de sac.

## Housing Agreement- Affordable Units

To achieve the Level II Density Bonus in the MU2 Zone, the developer is required to provide the entire building as a rental project and provide 10% of the units as affordable rental units.

The unit mix for the building is shown on [Table 1](#).

*Table 1 – Unit Mix*

Unit Type	Number of Affordable Units Secured	Number of Units	Minimum Unit Area
Studio	3	10	38.8 sq m (417 sq ft)
One Bedroom	2	28	53.4 - 56.8 sq m (575 sq ft - 611 sq ft)
Two Bedroom	1	20	68.4 sq m - 77.3 sq m (736 sq ft - 801 sq ft)
Three Bedroom	1	5	95.2 sq m (1,024 sq ft)
Total	7	63	

A detailed staff report on the Housing Agreement will be presented to Council once the development application has been considered for third reading.

#### Neighbourhood Character

- The properties to the north and east are designated as Mixed-Use Commercial/Residential in the OCP, they have not yet undergone redevelopment.
- There is a new rental apartment building to the west.
- The lands to the south are public road and the Lougheed Highway.

#### Environmental Protection

- There are no watercourses identified on the City's mapping. However, an environmental assessment will be required as part of the development of the site.

#### Servicing

- Development of this area will require servicing, as described in **Attachment B** and outlined under "Referrals".

#### **Development Permit DP23-091 Commercial Mixed-Use Residential**

- Draft Development Permit DP23-091 is shown on **Attachment C**. The Mixed-Use and Commercial Development Permit Guidelines in the Lougheed Corridor are intended to design residential living at lower to medium density developments than the downtown and the mixed-use centres.
- The design aspects of the Development Permit Guidelines are performance based and do not include requirements stipulated in the zoning bylaw which are more prescriptive in nature.
- The applicant and architect have created a development which substantially meets the Development Permit guidelines given the location, shape, and topography challenges of the site.



- [Table 2](#) identifies that most of the development permit guidelines have been address for this site:

[Table 2 - Development Permit Guidelines](#)

<b>Development Permit Area C Mixed Use Commercial Guidelines</b>	<b>Meets Guidelines</b>	<b>Does not meet Guidelines</b>
The site layout has been designed incorporated worked to preserve and maximize views for residents and the public and terrace retaining walls.	X	
Orient building frontages & main entrances to the dominant street frontage, with main lobby and entrance facing the public street	X	
Consider appropriate safety and natural surveillance measures (such as substantial lighting, visual access, and sight lines) per CPTED principles.	X	
Step back portions of the upper storeys for buildings higher than three storeys,		X
Step buildings along the length of sloping streets. Avoid the use of retaining walls. However, when required, limit retaining walls to a height of 1.2m (4 ft) and incorporate terracing and landscaping.		X
Locate amenity spaces within the site in areas with high visibility and optimal access to all residents	X	
Screen on-site and rooftop mechanical equipment from views in a manner that is consistent with the architectural design of the building.	X	
Use durable and high quality building materials, integrating natural materials such as local stone, brick, and wood.	X	
Provide weather protection over entry points and balconies	X	
Balconies should be designed with for usability of the space and ensure design is cohesive, attractive image by using recessed or semi-recessed balconies.	X	
In the landscape plan, consider finished site grades, location and heights of retaining walls.	X	
Encourage landscape designs that use native plants and low maintenance approaches, e.g., drought resistant, low water requirement plants where possible.	X	
Coordinate the design and location of lighting with other landscape elements and street furniture and provide lighting which follows International Dark Sky Model.	X	
Underground parking areas provide overhead gates to secure residential parking from visitor parking.	X	
Secure bicycle parking facilities accessible from parkades.	X	
Locate wheelchair-accessible parking spaces close to main building entrances, and in parkades, close to and directly accessible to elevator foyers.	X	

## Development Permit - Comments

There are two areas, as identified in [Table 2](#) above, where the development does not meet the guidelines. This includes the stepping back of the upper floors and the height of the retaining walls.

### Stepping Back of Upper Floors

Stepping back or recessing of upper floors is a key design element that can reduce the impact of a

building's overall massing.

The developer has not incorporated stepping back or recessing of the upper floors into the design of the building. The developer's rationale for not stepping back the upper floors is as follows:

- The step back requirement significantly reduces the available square footage on the upper floors, which is critical to the financial viability of the project.
- Given the cost of constructing the cul-de-sac, and acquisition of the rear lane, it is essential to utilize the entire 2.5 FSR to ensure the project's feasibility.
- The design mitigates shadow effects on adjoining properties, thanks to the sloped nature of the site, thereby negating the need to step back, which has been used to traditionally reduce shadow impacts.
- Stepping back buildings on upper floors can lead to long-term maintenance issues, including water ingress and insulation problems. A design with minimal step-backs offers a more sustainable and maintenance friendly solution.

Staff support the developer's rationale for not incorporating the stepping back of the upper floors for this development.

### Retaining Walls

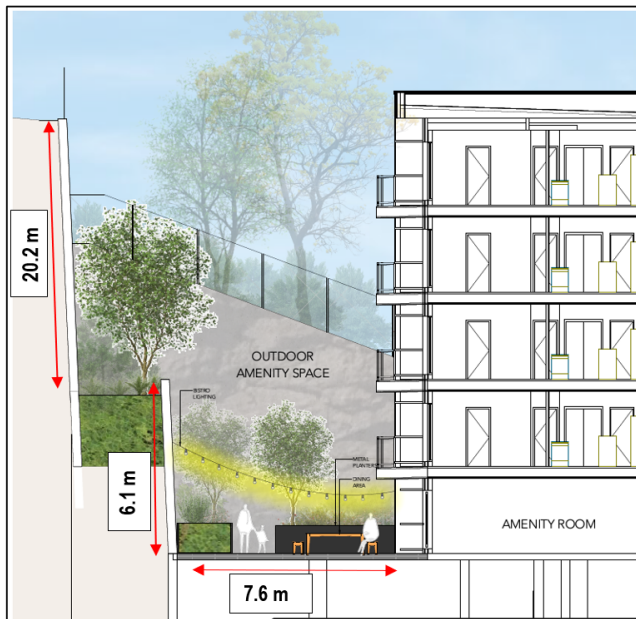
The development permit guidelines encourage limiting the retaining walls to a maximum height of 1.2 m (3.93 ft).

Due to the steep topography the developer has confirmed that retaining walls will be higher than 1.2 m (3.93 ft). The rationale is to achieve maximum buildable area of the site, thus ensuring financial viability of the project.

However, to reduce the potential visual impact of the retaining, landscaping has been incorporated into the design. Also, the retaining walls will be finished with a rock finish for an aesthetic appeal as shown below.

The following drawing shows the height of the retaining with landscaping and separation between the building and the retaining.

*Drawing 2 – Height of Retaining*



The following drawing shows the rock finish that will be on the retaining walls.

*Drawing 3 – Picture of Rock Finish on Retaining Walls*



### **Waste Management Guidelines**

The Development and Subdivision Control Bylaw, Schedule L- Waste Management Guidelines are designed to ensure adequate, accessible space for waste separation, storage and collection, that minimizes animal attraction as part of the design layout of collection sites. Where a development is proposing a deviation from Schedule L the deviation needs to be considered on a case-by-case basis.

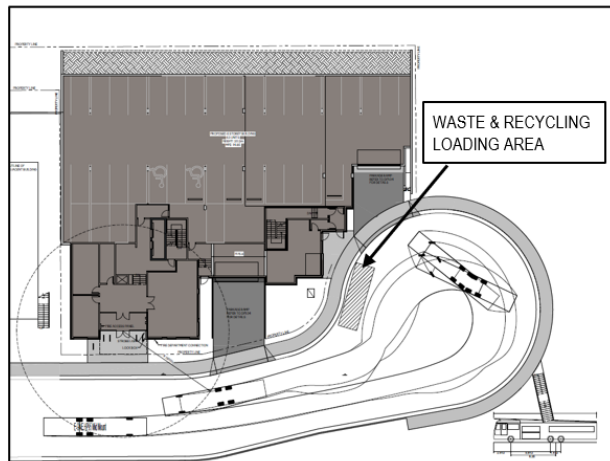
The collection site layout substantially complies with the design guidelines of Schedule L. However, due

to the shape and steep topography of the site the developer has not been able to provide a collection/loading area entirely within the property. While not within the development site, the collection/loading area is not a through street, it is at a location that would not result in blocking access to the parkade or any other area, and it is located close enough to the storage location that crews will be able to access the room without the need for the bins to be moved in excess of 10 m.

The developer has also demonstrated that the loading/collection area for waste management vehicles can be performed safely and will function to the satisfaction of the Engineering and Fire Departments.

The collection/loading area is as shown on waste management truck is shown on [Drawing 4](#) below:

[Drawing 4 - Waste Recycling and Loading Area](#)



## Parking Requirements

The development meets the parking requirements of the Zoning Bylaw.

The breakdown of the parking requirements is shown on the table below:

Section 109 – Off Street Motor Vehicle Parking Regulations			
E. 3. I. RESIDENTIAL -Required-Off Street Parking			
Unit type	No. Of Units	Parking Stalls Required	Parking Stalls Provided
Market Rental	56	.75 stalls per dwelling unit 56 (units) x .75 stall = 42 stalls	42
Affordable Rental	7	.5 stalls per dwelling unit 7 (units) x .5 stalls = 3.5 (rounded up) 4 stalls	4
Visitor	63	0.2 per dwelling unit 63 (units) x 0.2 stalls = 12.6 (rounded up) 13 stalls	13
<b>Total Stalls</b>		<b>59</b>	<b>59</b>

## Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment B.
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	Refer to Attachment B.
Mission Fire Rescue Service:	No concerns.
BC Transit:	Recommends improving pedestrian access to Lougheed Highway, which the developer has agreed to undertake.
MOTI:	No concerns.

## Development Considerations

### Community Amenity Contribution

As per LAN.40 – Financial Contributions for Community Amenities (CAC), where a development is proposing rental units and affordable units that have been secured through a Housing Agreement and Section 219 covenant no CAC monies will be collected from the developer.

### Tree Management

Tree planting and landscaping for the site will be managed through the Mixed-use Development Permit.

### Housing Needs Projections

If approved this project will add 56 market rental units and 7 affordable rental units to the City's housing stock.

### Transit

The proposed development is within 600 m of a transit stop.

## Financial Implications

There are no financial implications associated with this project.

## Communication

In accordance with Neighbourhood Engagement Policy LAN.66, the applicant held a public engagement meeting on April 18, 2024 from 5:00 pm to 7:00 pm in the amenity room at 7288 Maple Street. A notification letter was sent to properties within 500 m of the development site. The letter included a detailed description of the project, sketch of the proposed building and site plan.

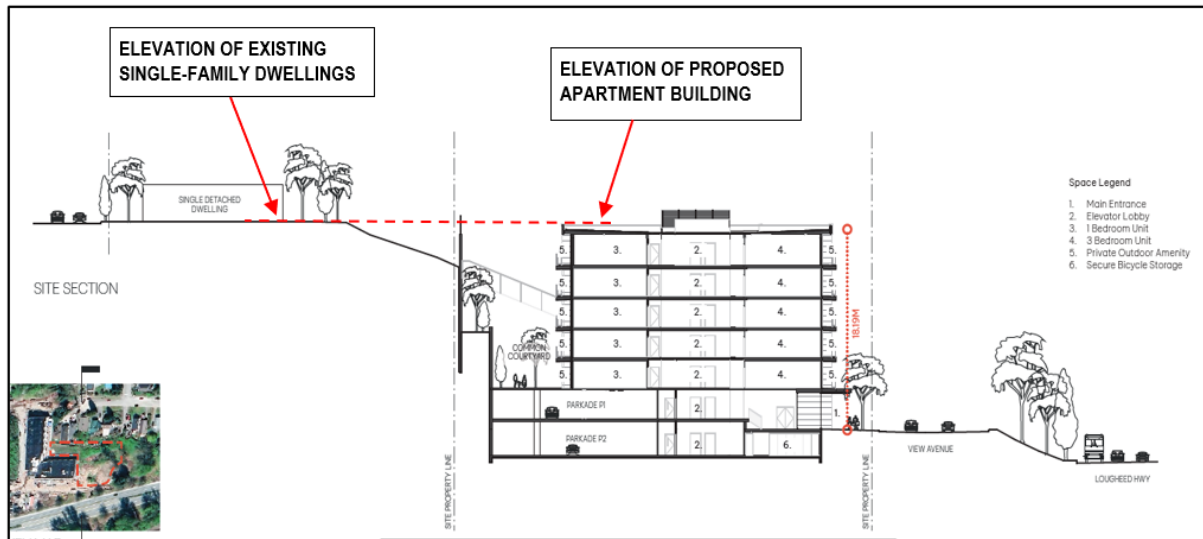
There were eight comment cards received. The developer has provided a summary of the comment/concerns raised by the residents who attended the meeting on **Attachment D**.

Staff have reviewed the submitted comment cards and can confirm the summary report accurately reflects the comments heard at the meeting.

As described in the summary report, the primary concern from residents on the single-family lots to the north was the height of the apartment building and whether it would impact the view of the single-family lots.

The developer has provided a cross section showing the elevation of the lots to the north and the height of the apartment building on drawing 4 below.

*Drawing 4 – Apartment Building Height – Cross Section*



*Drawing 4* confirms the height of the apartment building will be at approximately the same height as the ground elevation of the existing single family dwellings.

Staff feel that the above drawing alleviates the residents' concerns.

## Attachments

- Attachment A: Site Plan
- Attachment B: Engineering Comments
- Attachment C: Draft Development Permit DP23-091
- Attachment D: Developer's Meeting Summary

## Sign-Offs

*Robert Publow*

Rob Publow, Manager of Planning

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**Approved for Inclusion:** Mike Younie, Chief Administrative Officer