

## **Notice of Rezoning Bylaw**

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

<b>Meeting Date:</b>	<b>May 5, 2025</b>
Subject Properties:	8056, 8092 & 8120 Stave Lake Street
Planning File:	R23-004

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

(Project File: P2023-014)

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**CITY OF MISSION**

**BYLAW 6342-2025-5949(182)**

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 6342-2025-5949(182)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a) adding a new Section 1958 – Comprehensive Development 58 (CD58) Zone, as set out in Schedule "1" attached to and forming part of this Bylaw;
  - b) rezoning portions of the properties located at, and legally described as identified in Schedule "2" attached to and forming part of this bylaw:  
from Rural Residential 7 (RR7) Zone to Comprehensive Development 58 (CD58) Zone and Institutional Parks, Recreation and Civic (IPRC) Zone, as identified in Schedule "3" attached to and forming part of this bylaw; and
  - c) amending the zoning maps accordingly.

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

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

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

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

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PAUL HORN  
MAYOR

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JENNIFER RUSSELL  
CORPORATE OFFICER

## Schedule “1”

### Comprehensive Development 58 Zone

### CD58

#### A. Zone Intent

1. The intent of the **CD58** Zone is to provide specific zoning, based on a combination of the MU2 Zone provisions and Stave Heights Neighbourhood Plan (SHNP), including the Apartment Residential land use designation, to allow for a mixed-use development.

#### B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD58** Zone:
  - a. **Food and Beverage** limited to:
    - i. **Neighbourhood Public House**,
    - ii. **Restaurant (Major)**, and
    - iii. **Restaurant (Minor)**.
  - b. **Institutional** limited to:
    - i. **Child Care Centre**.
  - c. **Office** limited to:
    - i. **Office (General Use)**, and
    - ii. **Office (Medical Office)**.
  - d. **Personal Service** limited to:
    - i. **Barbershop**,
    - ii. **Body Art and Tattoo Parlour**,
    - iii. **Drycleaner**,
    - iv. **Hair and Body Salon**,
    - v. **Spa**, and
    - vi. **Tailor**.
  - e. **Residential** limited to:
    - i. **Apartments** provided they:
      - i. form an integral part of a **Building** on the **Lot**, and
      - ii. are not located on the first **Storey** and are the only **Use** in a **Storey** and in all other **Storeys** above the **Commercial Use**. Due to the topography, the residential units shall be in general accordance with **Schedule “A”**.
  - f. **Retail** limited to:
    - i. **Liquor Store**,
    - ii. **Retail (Food Store)**,
    - iii. **Retail (Minor)**, and
    - iv. **Retail (Pharmacy)**.
  - g. **Service** limited to:
    - i. **Animal Daycare**,

- ii. ***Veterinary Clinic,***
  - iii. ***Financial Services,***
  - iv. ***Community Services, and***
  - v. ***General Service Use.***
2. The following **Accessory Uses** and no other shall be permitted in the **CD58** Zone:
- a. **Accessory** limited to:
    - i. ***Accessory Building,*** and
    - ii. ***Accessory Structure.***
  - b. **Office** limited to:
    - i. ***Office (Administrative Use).***
  - c. **Residential** limited to:
    - i. ***Amenity Space (Common Indoor),***
    - ii. ***Amenity Space (Common Outdoor),***
    - iii. ***Amenity Space (Private Outdoor),*** and
    - iv. ***Home Occupation.***
  - d. Storage limited to:
    - i. ***Enclosed Storage.***

#### C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	<b><i>Lot Area</i></b>
<b>CD58</b>	558.0 sq m (6,006.0 sq ft)

#### D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
<b><i>Principal / Accessory Building or Structure</i></b>	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)

2. Notwithstanding Section 302 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.
3. Notwithstanding Section 1958 Part D.1, all residential **Dwelling Units** along Stave Lake Street shall be sited a minimum of 7.5 m (24.6 ft) to provide a buffer to the existing adjacent single-family residential development, and to separate individual units from vehicle traffic.
4. Notwithstanding Section 1958 Part D.1, parkade walls shall be sited at a minimum 0.75 m (2.46 ft) from the property line.
5. The location of the mixed-use **Buildings** shall be in general accordance with **Schedule "A"**.

6. The location of the retaining walls and parkade shall be in general accordance with **Schedule "A"**.

#### E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	<b>Lot Coverage</b>
<b>CD58</b>	75%

#### F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** of 1.5 FSR with Density Transfer as identified below.

**Density Transfer** as defined in the *Stave Heights Neighbourhood Plan*:

**Gross Density** is where density is transferred from the portion of the required Protected Natural Asset (PNA) area located between top of bank to the edge of the PNA boundary (in most cases, 15 m (49.2 ft) from the top of bank) to the remainder of the development site.

**Density Transfer** is like gross density except density is transferred to another property. The sites are referred to as the 'donor site' and the 'receiver site'. In such cases, a portion of the gross (total) density is transferred from the 'donor site' to the 'receiver site'. The 'donor site' is the designated PNA and dedicated to the municipality. Density can be transferred beyond the designated PNA area of the 'donor site' to the 'receiver site'.

- a. The Density Transfer arrangement is identified as 'Density Transfer A' and 'Density Transfer B' in **Schedule "B"**.
2. The maximum number of residential units permitted shall not exceed 180 in number.

#### G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Height** in the following table:

	<b>Principal Building</b>	<b>Accessory Building/Structure</b>
<b>Height</b>	23 m (75.4 ft)	4.5 m (14.8 ft)

#### H. Amenity Space

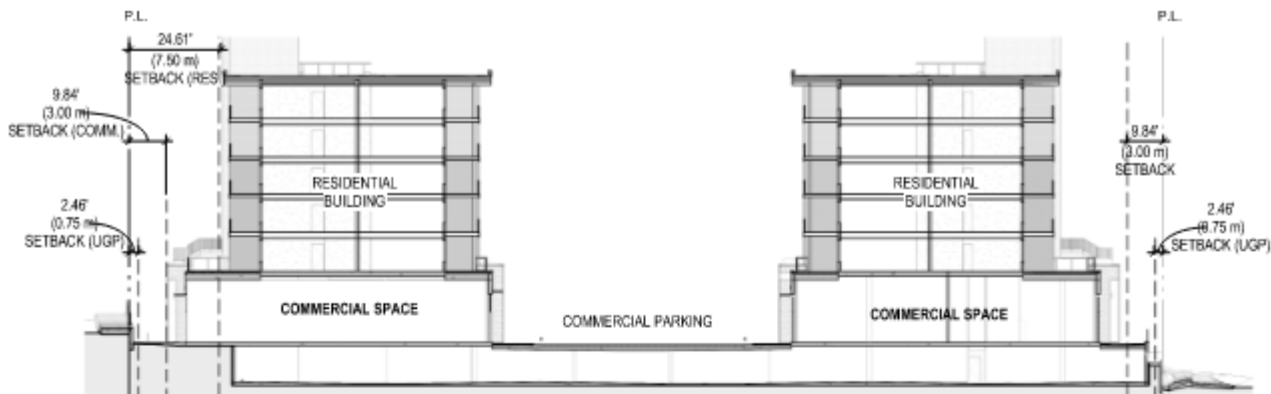
1. **Amenity Space (Common Indoor)** shall meet the following requirements:
  - a. **Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30 sq ft) per **Dwelling Unit**.
  - b. **A Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
    - i. Has direct access from a **Street**, independent from the access to the Residential Uses, and
    - ii. Has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided, it shall have a slope of 5% or less.

3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
  - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
4. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.

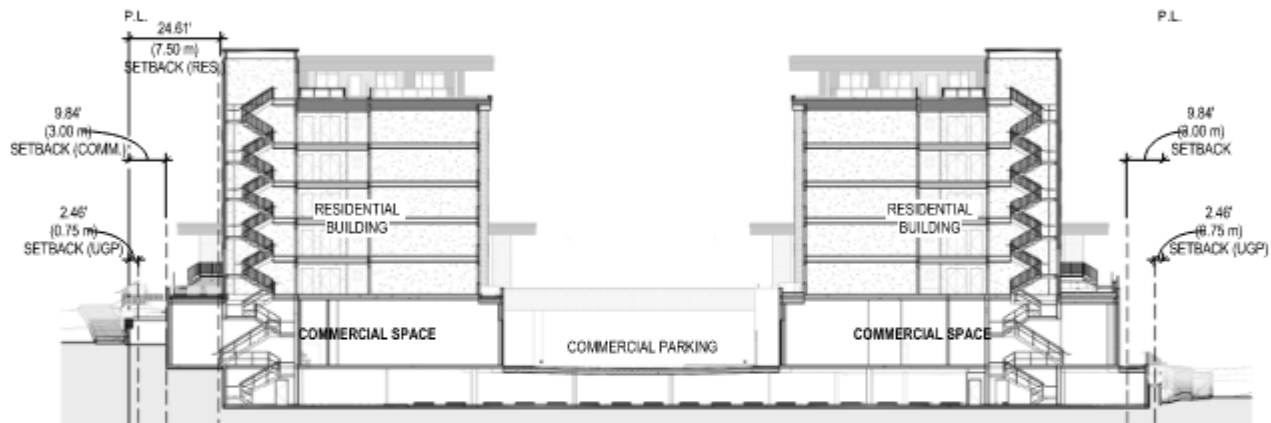
**I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces**

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space** shall be in accordance with Section 111.
4. **Off Street Motor Vehicle Parking** and **Off Street Loading Space** within the required setbacks are not permitted.
5. 75% of the required resident **Off Street Motor Vehicle Parking Spaces** must be provided as parking within the **Building** envelope.
6. **Off Street Motor Vehicle Parking** shall not have access across a **Lot Line (Front)** if access is available via a **Lane** or a flanking **Street**.

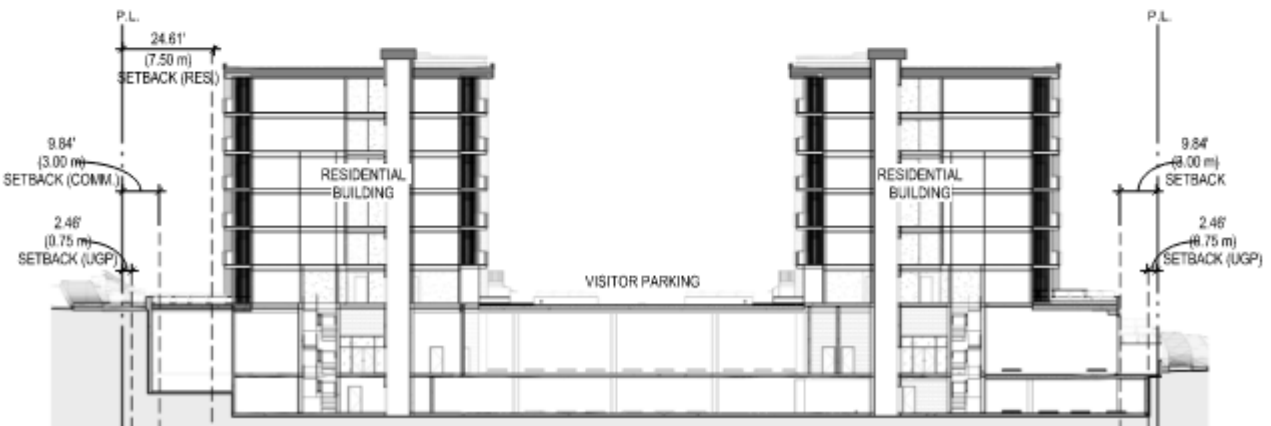
Schedule A: Location of Buildings and Structures



1 EAST / WEST SECTION - SETBACK



2 EAST / WEST SECTION 2 - SETBACK

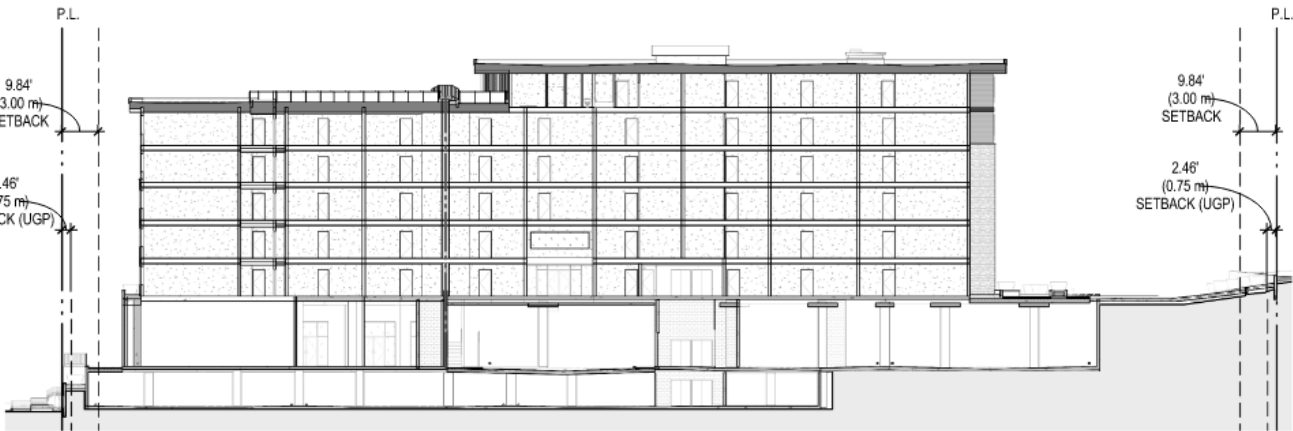


3 EAST / WEST SECTION 3 - SETBACK



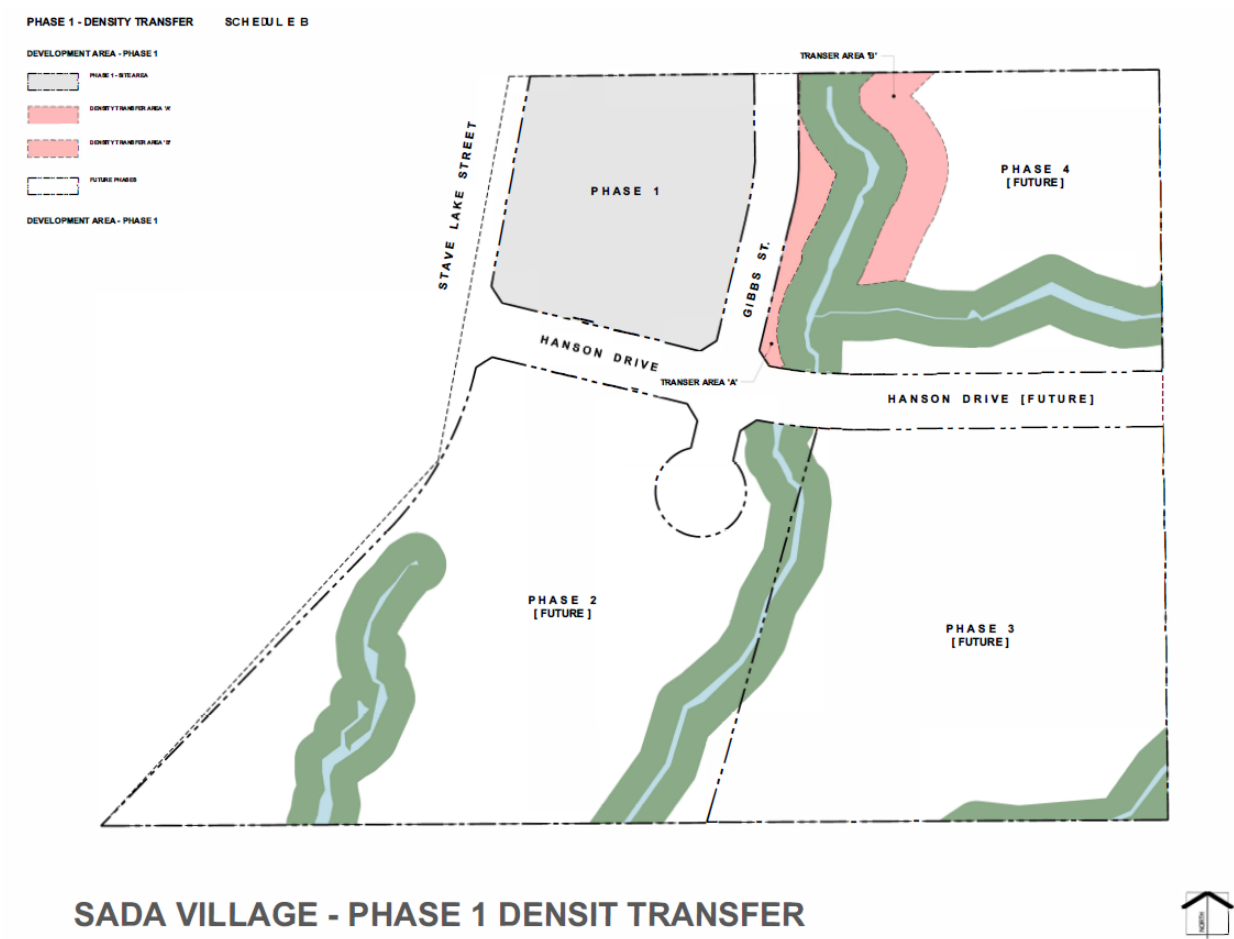


**1** NORTH / SOUTH SECTION - SETBACK



**2** NORTH / SOUTH SECTION 2 - SETBACK

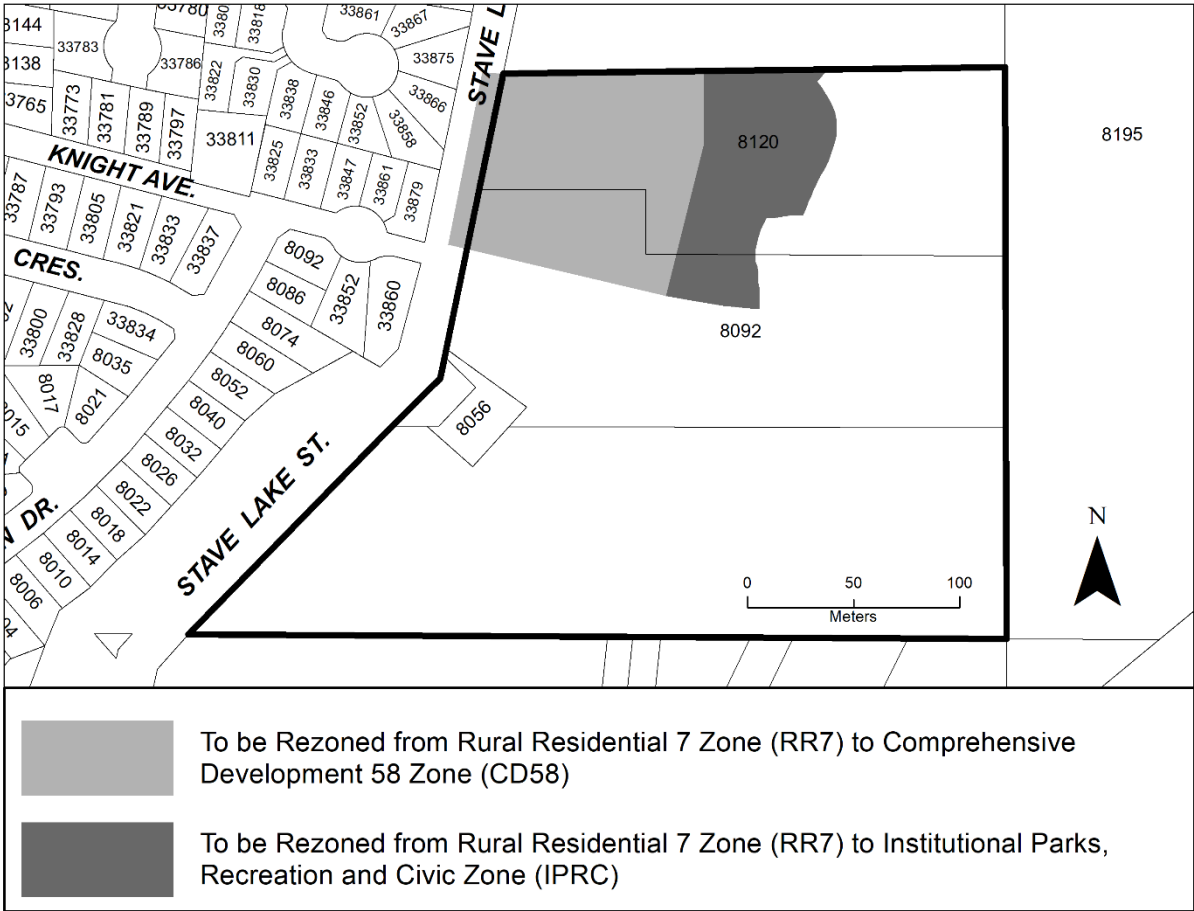
Schedule B: Density Transfer



**Schedule “2”**

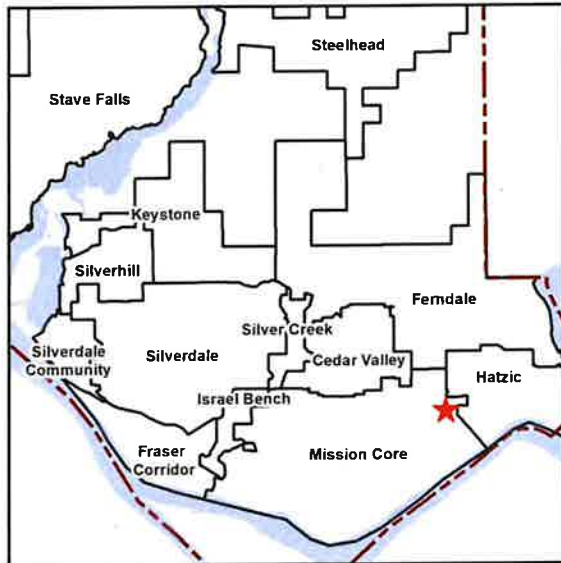
CIVIC ADDRESSES	LOT DESCRIPTIONS	P.I.D.
8120 Stave Lake Street	LOT "A" EXCEPT: PARCEL "ONE" (REFERENCE PLAN 5512), SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110	012-534-234
8092 Stave Lake Street	LOT "B" EXCEPT: PARCEL "E" (REFERENCE PLAN 3915), SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110	012-534-331
8056 Stave Lake Street	<p>PARCEL “D” (REFERENCE PLAN 3912) LOT 6 SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 1947</p> <p>LOT “C” EXCEPT PARCEL “E” (REFERENCE PLAN 3915) SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110</p> <p>PARCEL “E” (REFERENCE PLAN 3915) LOTS “B” AND “C” SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110</p>	<p>012-415-677</p> <p>012-534-242</p> <p>012-534-251</p>

Schedule “3”



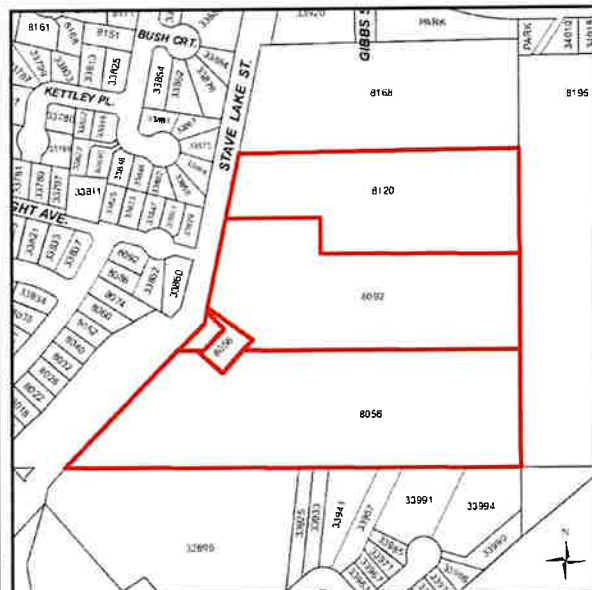
Project: P2023-014  
Application Numbers: R23-004 / DP23-039

**Subject: Development Application – 8056, 8092, 8120 Stave Lake Street**



**DATE:** April 7, 2025  
**BYLAW / PERMIT #:** 6342-2025-5949(182)  
6343-2025  
**PROPERTY ADDRESSES:** **8056, 8092, 8120 Stave Lake Street**  
**LOCATION:** Mission Core  
**CURRENT ZONING:** Rural Residential 7 Zone (RR7)  
**PROPOSED ZONING:** Comprehensive Development 58 Zone (CD58) and Institutional Parks, Recreation and Civic Zones (IPRC)  
**CURRENT OCP:** Apartment Residential, High-Density Townhouse Residential, Protected Natural Assets  
**PROPOSED OCP:** No change

**PROPOSAL:**  
The rezoning application is to rezone a portion of 8120 and 8092 Stave Lake Street from RR7 to CD58, to facilitate a mixed-use development; and to rezone two areas identified as protected natural assets from RR7 to IPRC for city land acquisition purposes.



## OVERVIEW AND STAFF COMMENTS:

This report introduces the new Comprehensive Development 58 Zone (CD58) and outlines the accompanying development applications to rezone a portion of 8092 and 8120 Stave Lake Street from the Rural Residential (RR7) Zone to the new CD58 Zone and IPRC Zone, as well as addressing the form and character by means of a development permit.

The CD58 Zone would facilitate the construction of a mixed-use development consisting of:

- two six-storey buildings with residential units above commercial floor space; and
- a two-level underground parkade (P1 and P2).

The IPRC Zone would allow for the environmentally sensitive area, including the proposed density transfer areas, to be rezoned and transferred to City ownership as a Protected Natural Asset (PNA). The remaining portion of the site will be rezoned in a later phase, with a no-building covenant expected to be registered on title to prevent development in the interim.

A development permit will address the form and character of the proposed mixed-use development. A draft of the permit is attached as **Attachment A**.

Staff support the Zoning Amending Bylaw and Development Permit proceeding.

## Recommendation(s)

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

Notification to the public will begin following the April 7, 2025 regular Council meeting. Following notification, the development application and associated amending bylaw(s) and permit(s) will be forwarded to Council for consideration of approval and readings.

## Purpose

The purpose of this report is to present a development proposal to Council to initiate the public notification process ahead of amending bylaws being brought forward to Council for consideration. The application seeks to rezone a portion of sites located at 8092 and 8120 Stave Lake Street from RR7 to CD58, to facilitate a mixed-use development comprised of two residential/commercial buildings with a total of 180 apartment units and approximately 1,380 square metres (14,900 square feet) of total commercial floor space. A portion of environmentally sensitive area would also be rezoned from RR7 to IPRC and dedicated to the City as a PNA.

The architectural project drawings are attached to this report as **Attachment A**.

## Rationale of Recommendation(s)

- The proposal is consistent with the Official Community Plan (OCP) and Stave Heights Neighbourhood Plan (SHNP).
- The proposal aligns with Council's Strategic Plan by providing commercial space and supporting local economic growth.
  - Building Foundations Strategic Plan 2022-2026 - Council Strategic Focus Area #3 – Industrial and Commercial Expansion – Goal #3: *The City of Mission will increase the total number of local jobs within the Office, Retail, and Industrial categories by 6.6%.*
- The proposed project complies with the apartment/commercial uses policies in providing commercial uses on the first floor at the ground level and providing sufficient parking in an

underground parkade in compliance with the Zoning Bylaw.

- The proposal encourages apartment designs that mitigate impacts on adjacent single-family homes while enhancing the livability and connectivity of Stave Lake Street.
- The SHNP policy framework requires all developments to be comprehensively planned, avoiding parcel alienation and incorporating more than one adjacent property. The development proposal involves three properties.

#### Comprehensive Development 58 Zone (CD58)

- The applicant is proposing to use a newly created Comprehensive Development (CD) Zone to facilitate the project. A CD zone is typically established when a proposed development does not conform to existing zoning regulations and requires a customized approach. This zoning type provides greater flexibility in land use, density, design, and other site-specific considerations.
- The CD58 Zone is based on the MU2 Zone, which was designed for low- to mid-rise buildings that accommodate commercial, residential, or mixed-use developments.
- Key modifications in the CD58 Zone include adjustments to permitted uses, setbacks, lot coverage, density, and height. A detailed comparison between the MU2 Zone and the proposed CD58 Zone is provided in **Attachment B**. All other standard zoning provisions remain unchanged.
- The CD58 Zone is attached to this report as **Attachment C**.

#### Density

The SHNP, a schedule to the OCP, permits a range of densities within the Apartment Residential (AR) land use designation. This designation allows for ground-floor retail and commercial uses with residential units above.

- Base Density: Up to 1.0 Floor Space Ratio (FSR).
- With Density Transfer: Up to 1.5 FSR.
- Unit Range: 50 to 100 units per acre (upa).

The applicant is proposing an overall density of 1.42 FSR with the use of density transfer and approximately 73 upa, which is consistent with the OCP and SHNP guidelines. A detailed breakdown of the proposed density is provided in **Attachment D**.

#### Density Transfer

The SHNP outlines two processes for reallocating density: Gross Density and Density Transfer.

- Gross Density
  - This process allows density to be transferred from a designated PNA area—specifically, the 15-metre (49.2 feet) buffer zone between the top of bank and the PNA boundary—to the developable portion of the same site.
  - The goal is to preserve environmentally sensitive areas while maintaining the development potential of the site.
- Density Transfer
  - Similar to Gross Density, but instead of reallocating density within the same property, density is transferred to another property.
  - This process involves:
    - A 'donor site', which is designated as PNA and dedicated to the municipality.

- A 'receiver site', which gains the transferred density, allowing for increased development potential.
- In some cases, density may be transferred beyond the designated PNA boundary of the donor site to a receiver site.

The applicant is proposing to utilize the Density Transfer process as a development strategy to achieve a higher density than typically permitted under the SHNP. The PNA area, as identified in the attached zoning map (**Attachment E**), will be rezoned and dedicated to the City at the subdivision approval stage.

## **Site Characteristics and Context**

### Applicant

- Grewal Group of Companies

### Property Attributes

- The total site area of three sites is 7.8 hectares (19.36 acres).
- Total site area (Phase 1) to be rezoned to CD58 is 0.79 hectares (1.95 acres).
- The three properties have varied topography, characterized by elevation changes and natural contours. The parcels are intersected by a watercourse.
- None of the three sites have any buildings or structures situated on them.

### Neighbourhood Character

- Stave Lake Street is identified as a major arterial road network in the Mission Mobility 2050 Transportation Plan.
- The subject parcels feature a mix of land use designations in the OCP, with Apartment Residential along the Stave Lake Street frontage, transitioning to a large area of Environmental Sensitive Area in the central portion, and High Density Townhouse Residential at the rear.
- The subject sites are located within the Mission Core Neighbourhood, City's Urban Growth Boundary and the Stave Heights Neighbourhood Planning Area. It is expected that the property to the north, located at 8168 Stave Lake Street, may develop in a similar mixed-use style based on the OCP land use designation.
- The subject sites are surrounded by properties zoned RR7 to the north, RU16 to the east, RR7/UC372 to the south, and R558 / R465 to the west.

### Environmental Protection

The site is located within the following Development Permit Areas and both DPs are delegated to staff for approval:

1. Development Permit Areas (DPA) E1 and E2 for Natural Environment; and,
  2. Development Permit Area G (DPA) for Geotechnical.
- The applicant will be required to provide an approved Riparian Area Protection Regulation assessment, arborist report, and a detailed bio-inventory report at the time of subdivision approval.
  - Trees shall be retained on properties before development occurs and shall be assessed by a Qualified Environmental Professional.



- A geotechnical assessment is required and would be reviewed and approved at time of subdivision approval.

#### Parks and Trails

- Best Park is located approximately 250 metres (820 feet) north of the site and a recently purchased future park site is located at the intersection of Hanson Drive and Best Avenue.
- As part of Phase 1 of the development proposal, there is no requirement for parks and trails. The SHNP outlines identified areas of parks and trails in the areas for the future phases which would be addressed through future development proposals.

#### Transportation

- Stave Lake Street is classified as an arterial roadway and is planned to have a multi-use pathway as per Mission Mobility 2050 (the City's Transportation Plan). Improvements on Stave Lake Street (Highway 7 to Best Avenue) are estimated to be complete in the five-to-10-year timeframe according to the Development Cost Charge (DCC) Background.
- Transportation Impact Assessments (TIAs) are typically requested at the subdivision or development application stage, but since this application is not following the development phasing envisioned in the SHNP, a TIA was requested as part of this rezoning application. Staff have reviewed the TIA, and while it has not been finalized, results to date show that the development would operate within acceptable thresholds. The TIA will be finalized as part of the subdivision application process, and at that stage the applicant will be required to provide any upgrades identified in the TIA before the development can proceed.

#### Servicing

- The sites are serviced with municipal water, storm sewer, and sanitary sewer.
- Development of this area will require servicing, as outlined under "Referrals".

#### **Development Permit**

##### DP23-039 – Mixed Use and Commercial Development Permit Area C.

The sites are located within the DP Area C: Mixed Use and Commercial Development Permit Area. The intent of the Area C development permit design guidelines is to ensure a higher standard of building design, housing alternatives, site compatibility, and site aesthetics that are consistent with community nodes and commercial areas. Development Permit DP23-039 is included as **Attachment F**.

The following table provides a summary of key aspects of the design guidelines (DPA:C and SHNP) and identifies how the development proposal is meeting the guidelines. These design aspects are performance-based and do not include the requirements stipulated by the Zoning Bylaw which are more prescriptive in nature.

##### **Development Permit Guidelines**

Site Planning	Meets Guidelines
Direct apartment development to Stave Lake Street	✓
Orient main entrances, windows, balconies and street level uses to directly overlook and face adjacent streets, parks, and open spaces.	✓
Design a clear, direct and attractive pedestrian pathway system, with landscape treatment, to connect buildings with gathering spaces, parking lots, and sidewalks.	✓

Front primary commercial and retail businesses facing the street.	✓
<b>Building Form and Character</b>	✓
Incorporate a range of architectural features and design details into building facades.	✓
Commercial uses should be located on the ground floor with generous amounts of clear glass to provide interest along the street and connections between indoor and outdoor activities.	✓
Break up the visual mass of large buildings.	✓
Mechanical equipment should be screened from neighbouring properties and noise abatement may be required (for fans, compressors, etc.).	✓
<b>Site Access, Circulation, and Parking</b>	✓
Encourage the provisions of secure bicycle parking facilities accessible from the underground parking garage.	✓
Underground parking is required, and any semi-submerged parkade must be completely hidden by individual street level unit façade elements such as front entryways, porches or patios, stairs, paths, and front yard landscaping.	✓
Parking should be screened out of public view and should be visually separated from the street with landscape areas.	✓
<b>Waste Management</b>	✓
Provide adequate area for waste material including garbage and recycling.	✓

The proposed development does not fully meet two aspects of the design guidelines.

- First, the building height is 22.5 metres (74 feet), exceeding the 20 metre (65 feet) height limit outlined in the SHNP. Typically, any increase beyond this height is granted in exchange for providing affordable housing, which is not included in this proposal.
- Second, the required setback along Stave Lake Street is a minimum of 7.5 metres. While the residential portion of the building meets this requirement, the commercial component is set back only 3 metres, and the underground parkade is positioned at 0.75 metres. To address this, landscaping features, including retaining walls, will be used to screen the parkade structure from view. Due to the site's sloping topography, these adjustments were necessary to accommodate the development.

#### Urban Design Comments

The proposed mixed-use development is designed to create a welcoming and pedestrian-friendly environment along Stave Lake Street. The two six-storey buildings will have modern architectural features, such as large windows, different building materials, and varied designs, to make the streetscape more attractive. The ground-floor commercial spaces will be easily accessible to pedestrians, with seating areas, and landscaping to encourage people to walk and spend time in the area. An underground parking lot will minimize surface parking, keeping the area open and visually appealing. The buildings are designed to complement the surrounding neighborhood, incorporating setbacks, step-backs to ensure a smooth transition between different land uses. These design choices help reduce the visual impact of the development while maintaining the character of the area.

#### **Referrals**

Engineering Department:	No objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in <b>Attachment F</b> .
Building Division:	No concerns
Bylaw Enforcement Division:	No concerns.
Environmental Services:	No concerns.

Mission Fire Rescue Service:	No concerns
Parks, Recreation, and Culture:	No comment was provided.
Social Development:	No comment was provided.

## Development Considerations

### Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new lot/unit in accordance with Council Policy LAN.40(C).

### Phased Development

The applicant is proposing a phased development approach, with Phase 1 consisting of the current proposal for two mixed-use buildings. The future development plans for Phases 2, 3, and 4 remain undetermined at this time. To ensure future planning consistency, a Section 219 No-Build Covenant will be registered on title for the remaining land area.

Additional considerations include:

- A portion of Hansen Drive and Gibbs Street would be developed as part of Phase 1.
- The subdivision design and road alignment are based on a preliminary survey. A final survey may result in adjustments to road alignment, site area, yield, and density calculations. The applicant has been advised of this potential scenario.

### Transit

The proposed development is approximately 250 m from a transit stop (corner of Melburn Drive and Best Avenue).

### Street Naming (Policy STR.28 Street Naming)

In accordance with Section 39 of the *Community Charter* and Council Policy STR.28, Street Naming, a proposed bylaw has been prepared to provide a name for two road extensions as described below:

- The road extending south of Gibbs Street to be named as the logical extension of Gibbs Street.
- The road extending south-west of Hansen Drive to be named as the logical extension of Hansen Drive.

A street naming map is provided as **Attachment G**.

## Financial Implications

There are no financial implications associated with this report.

## Communication

### LAN.66 – Neighbourhood Engagement Policy

In accordance with Neighbourhood Engagement Policy LAN.66, the applicant hosted a public engagement meeting on April 17, 2024, from 5:00 pm to 7:00 pm at the Mission Leisure Centre.

Key details of the engagement process:

- Notification: Property owners within 152 metres of the development site were notified via letter, which included a description of the proposal and a link to the project's website.
- Attendance: A total of 12 people attended, excluding the applicant's public engagement consultant team, two City councillors, and one municipal employee.
- Public Feedback:
  - No formal in-person comments were received.
  - Discussions focused on the surrounding area, proximity, project size, and traffic impact.
  - One email comment was received, which was generally positive.

The applicant has compiled a summary report detailing the meeting venue and public engagement feedback, which is attached to this report as **Attachment H**.

#### LAN.03 – Development Notification Requirements

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted one development notification sign on the subject site.
- Public Notification was sent to all occupiers and owners of the properties within 152 metres from the development site notifying them of the details.

#### **Attachments**

Attachment A:	Draft Development Permit (DP23-040)
Attachment B:	Comparison Table – CD58 vs MU2 Zoning
Attachment C:	Draft Comprehensive Development 58 Zone (CD58)
Attachment D:	Density Breakdown Table
Attachment E:	Zoning Map
Attachment F:	Engineering Comments – Rezoning
Attachment G:	Street Naming Map
Attachment H:	Public Information Meeting Summary Report

#### **Sign-Offs**



Rob Publow, Manager of Planning

HG / sh

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



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**DEVELOPMENT PERMIT NO. DP23-040**  
**DEVELOPMENT PERMIT AREA C: MIXED USE AND COMMERCIAL**

**TO: 1369779 BC Ltd**  
**7711 192<sup>nd</sup> Street**  
**Surrey, BC V4N 4Z8**  
(the "Permittee")

1. This Development Permit (the "Permit") is issued subject to compliance with all of the Bylaws of the City of Mission (the "City") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to, those lands within the City described below and any and all buildings, structures, and other development thereon and shall be binding on a purchaser of the Permittee's interest in the Lands, or portion thereof:

Address	Parcel Identifier and Legal Description
8120 Stave Lake Street	PID: 012-534-234; LOT "A" EXCEPT: PARCEL "ONE" (REFERENCE PLAN 5512), SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110
8092 Stave Lake Street	PID: 012-534-331; LOT "B" EXCEPT: PARCEL "E" (REFERENCE PLAN 3915), SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110
8056 Stave Lake Street	PID: 012-534-242; LOT "C" EXCEPT: PARCEL "E" (REFERENCE PLAN 3915), SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110
8056 Stave Lake Street	PID: 012-415-677; PARCEL "D" (REFERENCE PLAN 3912) LOT 6 SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 1947
8056 Stave Lake Street	PID: 012-534-251; PARCEL "E" (REFERENCE PLAN 3915) LOTS "B" AND "C" SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110

(the "Lands")

**ZONING**

3. The said lands are zoned Comprehensive Development 58 Zone (CD58) pursuant to "City of Mission Zoning Bylaw 5949-2020" as amended.

**DEVELOPMENT PERMIT AREA**

4. The above property has been designated as Development Permit Area C Mixed-Use and Commercial in the City of Mission's Official Community Plan.
5. The following Permit works, terms and **conditions** shall apply to the Lands:

- a. Condition of Permit to a lighting plan; and,
- b. Buildings, structures and off-street parking shall be sited and constructed in conformance with the project drawings dated March 19, 2025 attached to this permit as **Schedule A**; and,
- c. Landscaping works shall be established in conformance with the landscaping drawings (labelled as L1, L1.1, L1.2, L1.3, L1 and L2) dated November 18, 2024 attached to this permit as **Schedule B**.

**COMPLIANCE**

6. Minor changes to the aforesaid drawings that do not affect the intent of this Permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the City (or Director of Development Services or Designate?).
7. The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans (hereinafter referred to as "the Plans"), unless approval in writing has been obtained from the City to deviate from the said Plans.
8. All landscaping works and planting materials shall be provided in accordance with the landscaping plan
9. All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the City.

**FEES AND SECURITIES**

10. As a condition of the issuance of this Permit, The City will be holding the security set out below to ensure that development, including landscape works, is carried out in accordance with the terms and conditions of this Permit.
11. The condition of the posting of security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors.
12. There will be filed accordingly a landscape security in the amount of **\$128,737.95**.
13. The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping works must be installed by the Permittee, and inspected and approved by the City.
14. If the landscaping works are not approved within this six (6) month period, the City has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the City or its agents have the irrevocable right to enter into the property to undertake the required landscaping works for which the security was submitted.
15. Any surplus shall be paid over to the Permittee upon verification by the Director of Development Services (or delegate) that the development has been completed in accordance with the term and conditions of this Permit.

**SECURITY RETURN**

16. If the landscaping works are approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the City having to draw the security, 90% of the original security will be returned to the Permittee.
17. A holdback of 10% of the original security will be retained until:
  - (a) A final inspection is undertaken within 12 months of the date of the original inspection approval given to the landscaping.
  - (b) If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee.
  - (c) If, after the final inspection, approval of the landscaping is not given, the City has the option of:
    - (i) continuing to renew the security until the required landscaping is approved or
    - (ii) has the option of drawing security and using funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

**PERMIT LIMITATIONS**

18. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this Permit shall form a part hereof.
19. This Permit is not a building permit.

**ISSUANCE / EXPIRY**

20. This Permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

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MAYOR

---

CORPORATE OFFICER

**Attachments:**

Schedule A: Project Drawings

Schedule B: Landscape Drawings





# SADA VILLAGE - PHASE 1

STAVE LAKE STREET | MISSION | BRITISH COLUMBIA

## RE-SUBMISSION FOR DEVELOPMENT PERMIT

SUBMISSION DATE : MARCH 10, 2025

### CONSULTANT LIST:

#### ARCHITECT OF RECORD

KP ARCHITECTURE LTD.  
400 - 34077 GLADYS AVENUE  
ABBOTSFORD BC V2S 2E8

LAWRY POGHORA ARCHITECT - ABC

#### BUILDING DESIGN

KP ARCHITECTURE LTD.  
400 - 34077 GLADYS AVENUE  
ABBOTSFORD BC V2S 2E8

P. 604.433.8831

CONTACT: NAIK BROSENA

#### LANDSCAPE DESIGN

AMR SYSTEMS LTD.  
200 - 42148 NORTH MILSON RD.  
CHILLWACK BC V2R 5S1

P. 604.433.0037

CONTACT: SCOTT WATSON

#### CIVIL ENGINEERING

KM CIVIL  
400 - 34077 GLADYS AVENUE  
ABBOTSFORD BC V2S 2E8

P. 604.633.8831

CONTACT: STUART WEDGWOOD

#### GEOTECH

PHILLIPS ENGINEERING  
3037 JULET 30TH AVENUE  
VANCOUVER BC V6N 3A5

P. 604.716.1661

CONTACT: WARD PHILLIPS

#### SURVEY

VADE AND ASSOCIATES LAND SURVEYING LTD.  
3355 LUGAN AVE #104  
MISSION BC V2V 6W9

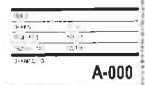
P. 604.825.9051



PROJECT NO:  
SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

DATE: 10/1/2024  
6145 3312 - 4336  
STAVE LAKE STREET, MISSION BC

DATE: 10/1/2024  
COVER SHEET

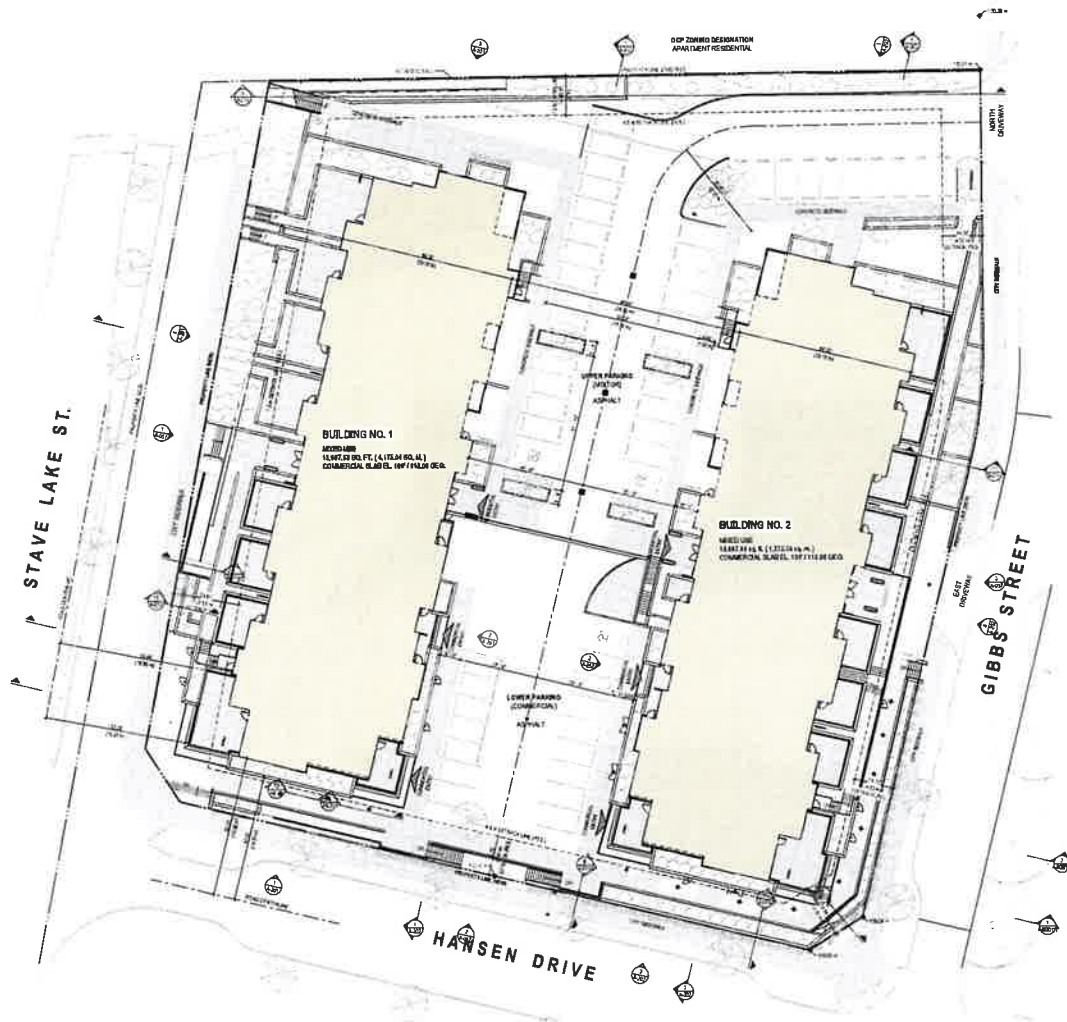




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22.  $2x^2 + 5x - 3 = 0$        $x = \frac{-5 \pm \sqrt{49 + 24}}{4}$





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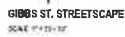
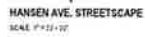
PROJECT: SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

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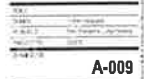
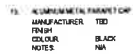
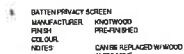
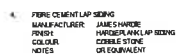
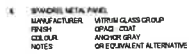
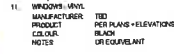
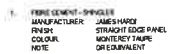
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A-003



**KPA**  
KP Architecture Ltd.  
KAPPA ARCHITECTURE LTD.





BUILDING 2 RESIDENTIAL ENTRANCE



WEST - STAVE LAKE RD ELEVATION



SOUTH - HARBOR DR. ELEVATION



WEST - STAVE LAKE RD ELEVATION



1	ARCHITECT
2	ENGINEER
3	LANDSCAPE ARCHITECT
4	INTERIOR DESIGNER
5	ENVIRONMENTAL ENGINEER
6	GEOTECHNICAL ENGINEER
7	HYDROLOGICAL ENGINEER
8	WATER QUALITY ENGINEER
9	WATER RESOURCES ENGINEER
10	WATER SUPPLY ENGINEER
11	WATER TREATMENT ENGINEER
12	WATER DISTRIBUTION ENGINEER
13	WATER POLLUTION ENGINEER
14	WATER QUALITY ENGINEER
15	WATER RESOURCES ENGINEER
16	WATER SUPPLY ENGINEER
17	WATER TREATMENT ENGINEER
18	WATER DISTRIBUTION ENGINEER
19	WATER POLLUTION ENGINEER
20	WATER QUALITY ENGINEER

PROJECT: SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

11401 142ND AVE  
11401 142ND AVE  
STAVE LAKE STREET, MISSISSAUGA, ON

DATE: 01/11/2023  
DRAWN: J. KRAHN  
CHECKED: J. KRAHN  
APPROVED: J. KRAHN

PROJECT: SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

11401 142ND AVE  
11401 142ND AVE  
STAVE LAKE STREET, MISSISSAUGA, ON

DATE: 01/11/2023  
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APPROVED: J. KRAHN

PROJECT: SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

11401 142ND AVE  
11401 142ND AVE  
STAVE LAKE STREET, MISSISSAUGA, ON

DATE: 01/11/2023  
DRAWN: J. KRAHN  
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PROJECT: SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

11401 142ND AVE  
11401 142ND AVE  
STAVE LAKE STREET, MISSISSAUGA, ON

DATE: 01/11/2023  
DRAWN: J. KRAHN  
CHECKED: J. KRAHN  
APPROVED: J. KRAHN

PROJECT: SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

11401 142ND AVE  
11401 142ND AVE  
STAVE LAKE STREET, MISSISSAUGA, ON

DATE: 01/11/2023  
DRAWN: J. KRAHN  
CHECKED: J. KRAHN  
APPROVED: J. KRAHN





RESIDENTIAL ENTRANCE (NORTH RETAINING WALL VIEW)



SOUTHWEST PLAZA ENTRANCE VIEW



NORTH PERSPECTIVE FROM PROPERTY LINE AND RETAINING WALL



1	OWNER	STAGE 1
2	DESIGN	STAGE 2
3	CONSTRUCTION	STAGE 3
4	OPERATION	STAGE 4
5	MAINTENANCE	STAGE 5

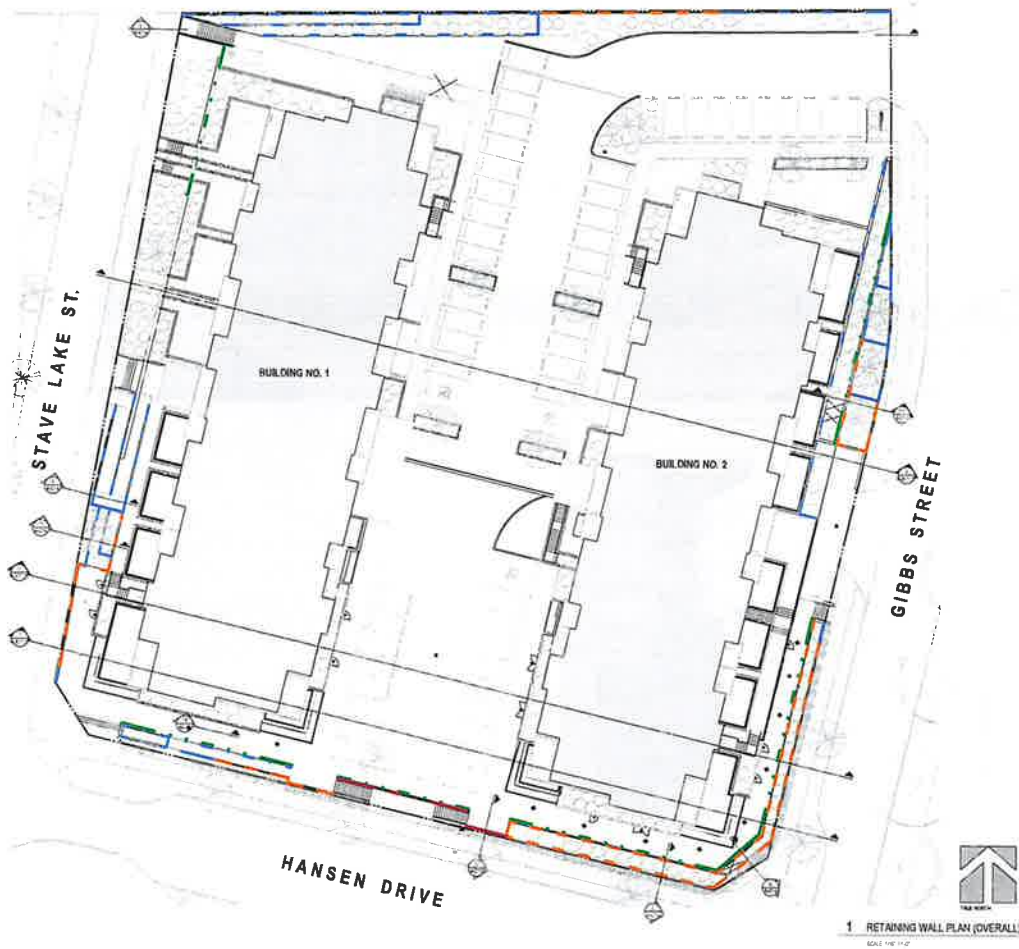
SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

STAGE 1 - SITE PLAN  
STAGE 2 - LAYOUT

STAGE 3 - CONSTRUCTION  
STAGE 4 - OPERATION  
STAGE 5 - MAINTENANCE

1	OWNER	STAGE 1
2	DESIGN	STAGE 2
3	CONSTRUCTION	STAGE 3
4	OPERATION	STAGE 4
5	MAINTENANCE	STAGE 5

A-011



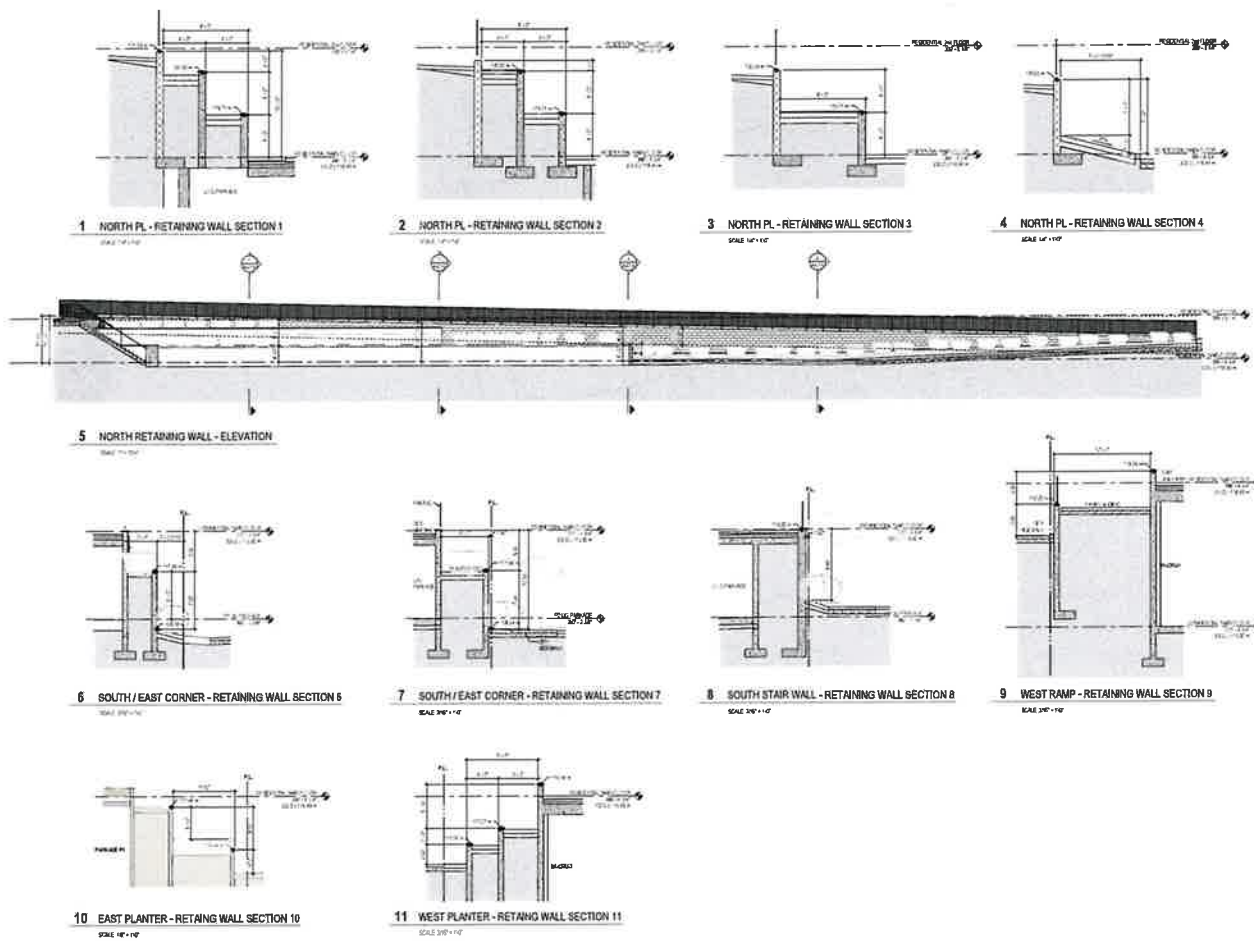
PROJECT NAME  
SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

PROJECT ADDRESS  
8715 BELL + 1556  
STAVE LAKE STREET, MISSION BC

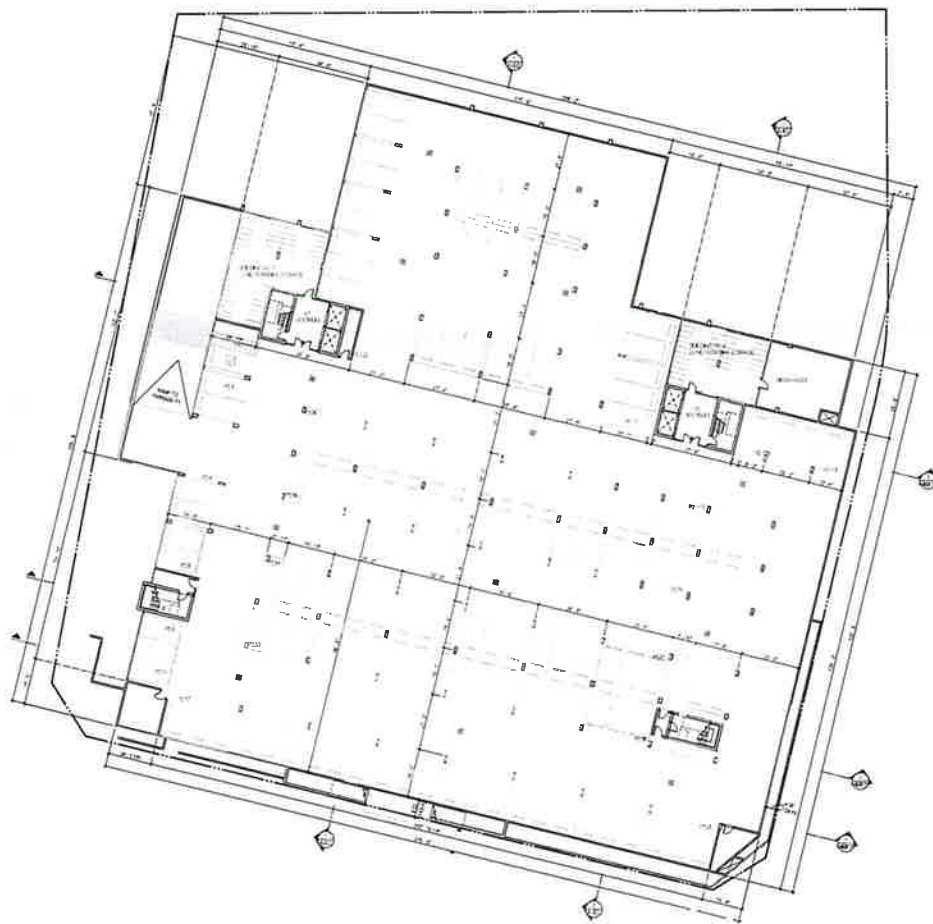
DATE  
RETAINING WALL PLAN  
(OVERALL)

SCALE  
1/8" = 1'-0"

A-013







REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/18
2	REVISED TO REFLECT COMMENTS	10/10/18
3	REVISED TO REFLECT COMMENTS	10/10/18
4	REVISED TO REFLECT COMMENTS	10/10/18
5	REVISED TO REFLECT COMMENTS	10/10/18
6	REVISED TO REFLECT COMMENTS	10/10/18
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8	REVISED TO REFLECT COMMENTS	10/10/18
9	REVISED TO REFLECT COMMENTS	10/10/18
10	REVISED TO REFLECT COMMENTS	10/10/18

PROJECT NO. 18-001  
**SADA VILLAGE PH1**  
**MIXED-USE, 180 UNIT DEV.**  
 8155 BIRCH AVE  
 STAFF LAKE STREET, MISSISSAUGA, ONT. L4X 1L3

PROJECT INFORMATION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/18
2	REVISED TO REFLECT COMMENTS	10/10/18
3	REVISED TO REFLECT COMMENTS	10/10/18
4	REVISED TO REFLECT COMMENTS	10/10/18
5	REVISED TO REFLECT COMMENTS	10/10/18
6	REVISED TO REFLECT COMMENTS	10/10/18
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8	REVISED TO REFLECT COMMENTS	10/10/18
9	REVISED TO REFLECT COMMENTS	10/10/18
10	REVISED TO REFLECT COMMENTS	10/10/18



**A-101**



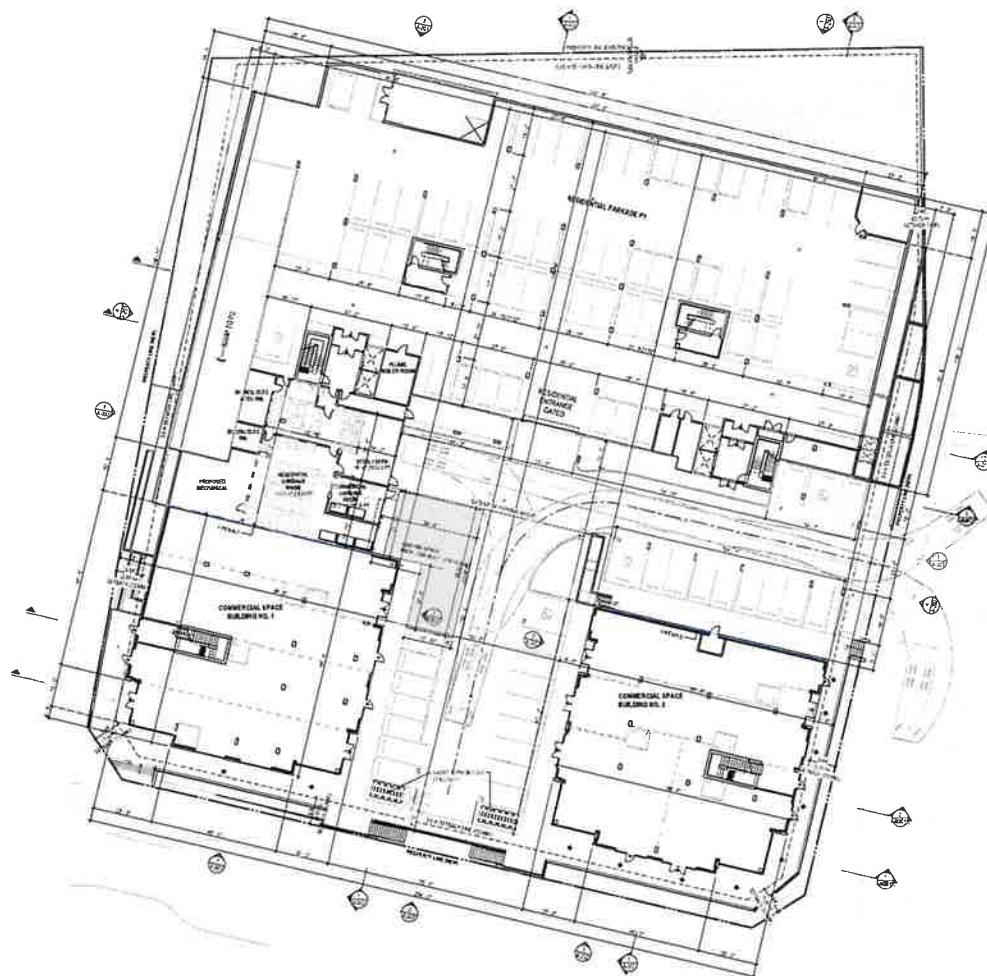
**SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.**

1120 BML - 655A  
STAVE LAKE STREET E, MISSISSAUGA

**COMMERCIAL GROUND  
FLOOR PLAN**



**A-102**





**KPA**  
XP Architects Ltd.  
ARCHITECTS

**MATERIAL LEGEND**

- 1. BRICK
- 2. CONCRETE
- 3. GLASS
- 4. METAL
- 5. WOOD
- 6. STONE
- 7. TERRAZZO
- 8. CERAMIC
- 9. PAINT
- 10. OTHER

**Krahn**  
GROUP OF COMPANIES  
ARCHITECTS

**PROJECT INFORMATION**

SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.

1100 KING ST W  
STAY LAKE STREET, MISSISSAUGA

**PROJECT TEAM**

ARCHITECT: KRAHN GROUP OF COMPANIES  
ENGINEER: [REDACTED]  
LANDSCAPE ARCHITECT: [REDACTED]  
INTERIOR DESIGNER: [REDACTED]  
GENERAL CONTRACTOR: [REDACTED]

**SADA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.**

1100 KING ST W  
STAY LAKE STREET, MISSISSAUGA

**PROJECT TEAM**

ARCHITECT: KRAHN GROUP OF COMPANIES  
ENGINEER: [REDACTED]  
LANDSCAPE ARCHITECT: [REDACTED]  
INTERIOR DESIGNER: [REDACTED]  
GENERAL CONTRACTOR: [REDACTED]

**PROJECT 1 ELEVATIONS**

DATE: [REDACTED]  
BY: [REDACTED]  
CHECKED: [REDACTED]  
APPROVED: [REDACTED]

**A-201**

**MATERIAL LEGEND**

1. BRICK	CLAY BRICK
2. CONCRETE	CONCRETE
3. GLASS	GLASS
4. METAL	ALUMINUM
5. WOOD	WOOD
6. STONE	STONE
7. TERRAZZO	TERRAZZO
8. CERAMIC	CERAMIC
9. PAINT	PAINT
10. FINISH	FINISH

1. PROJECT NO. 100-100-100  
2. PROJECT NAME  
3. PROJECT ADDRESS  
4. PROJECT CITY  
5. PROJECT STATE  
6. PROJECT ZIP  
7. PROJECT PHONE  
8. PROJECT FAX  
9. PROJECT EMAIL  
10. PROJECT WEBSITE

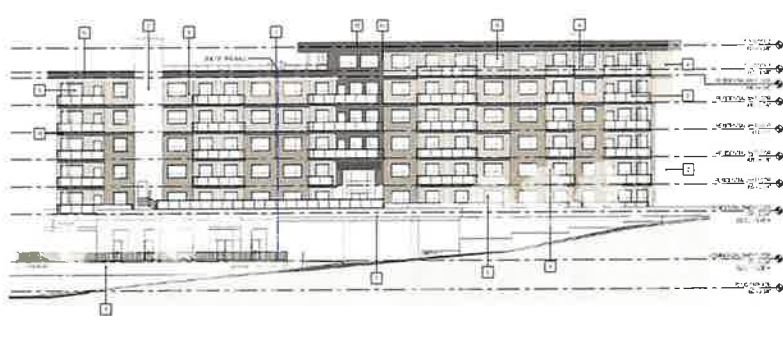
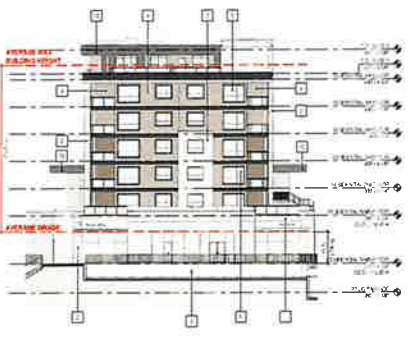
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4. PROJECT CITY	
5. PROJECT STATE	
6. PROJECT ZIP	
7. PROJECT PHONE	
8. PROJECT FAX	
9. PROJECT EMAIL	
10. PROJECT WEBSITE	

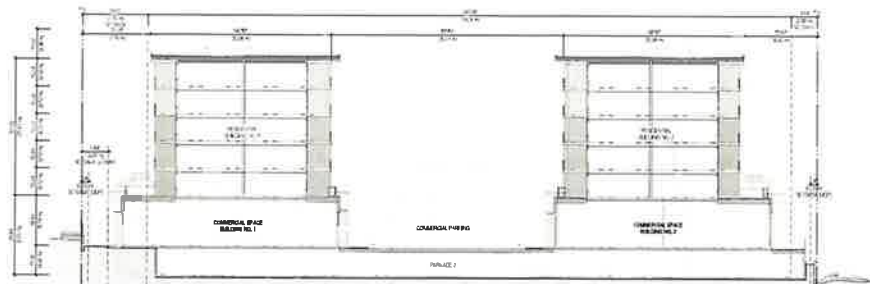
**SAGA VILLAGE PH1  
MIXED-USE, 180 UNIT DEV.**

**BUILDING 2 ELEVATIONS**

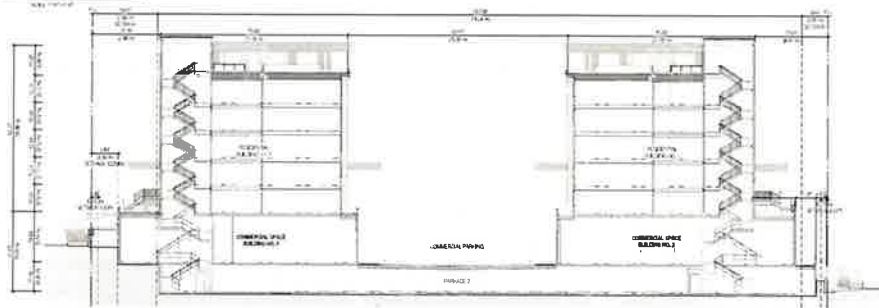
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**A-202**

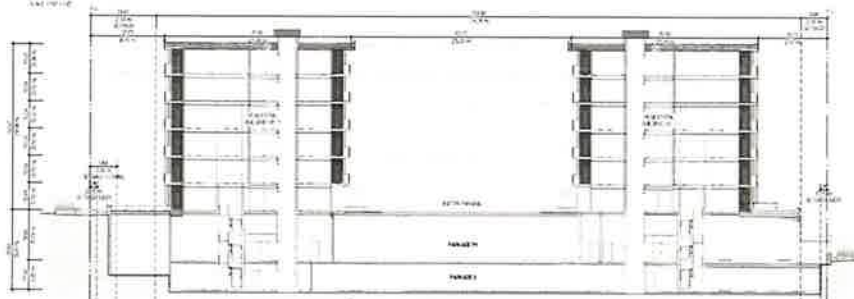




1 EAST / WEST SECTION 1



2 EAST / WEST SECTION 2



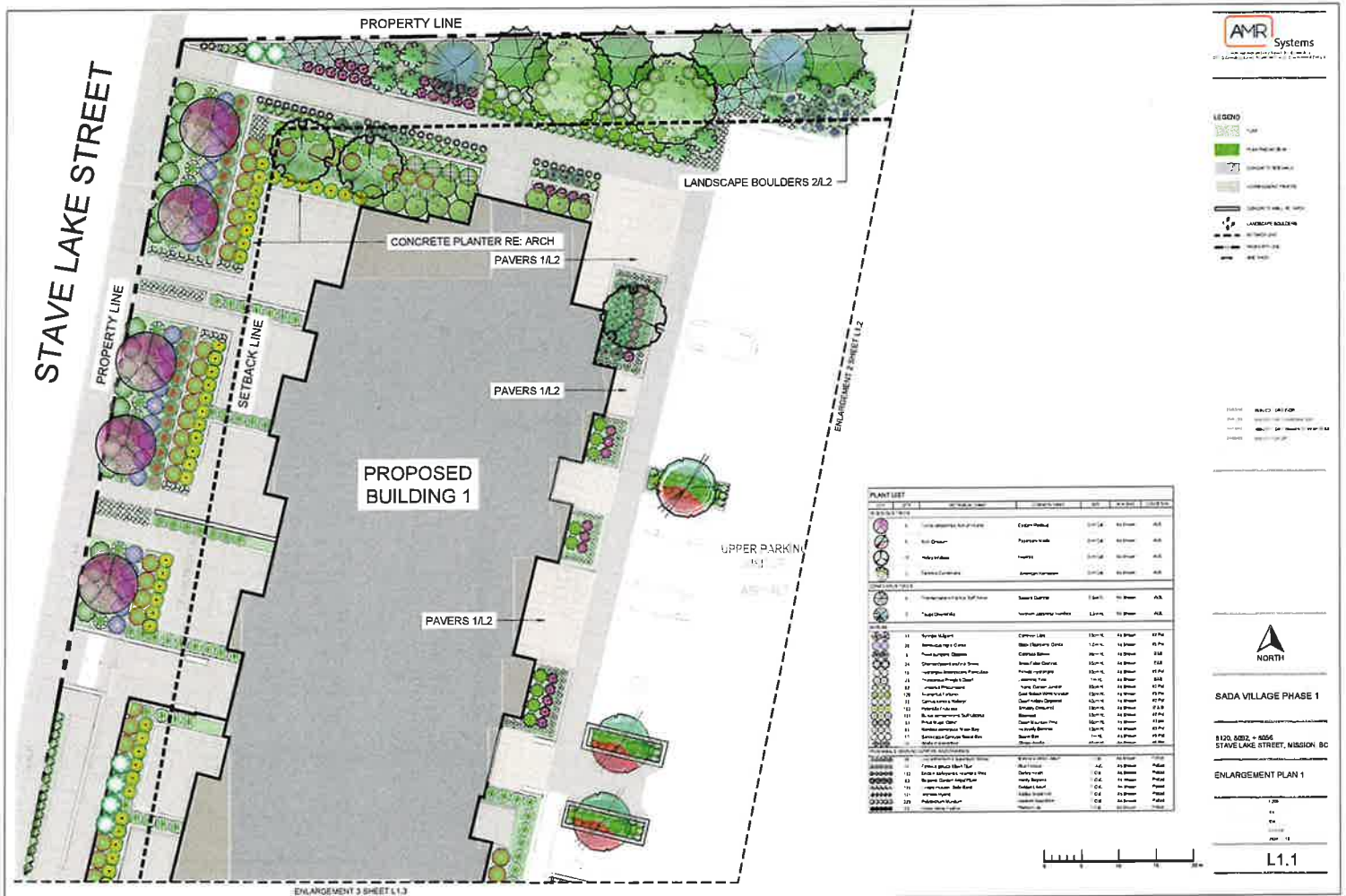
3 EAST / WEST SECTION 3



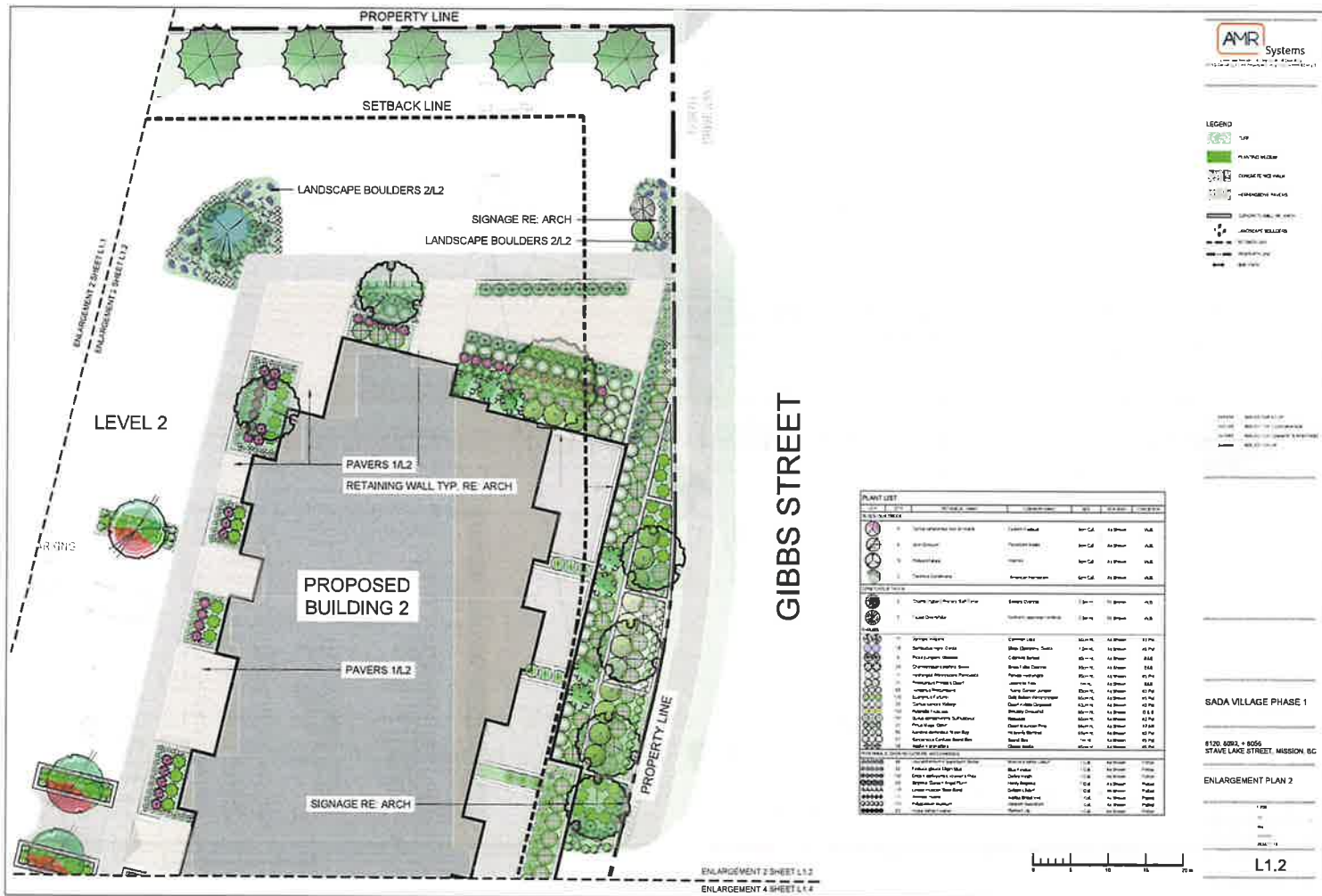






















## ATTACHMENT B: COMPARISON TABLE OF MU2 AND CD58 ZONING

Zone Requirements	Mixed-Use Commercial/Residential Two (MU2) - omitted to create the CD58 Zone	Comprehensive Development 58 Zone (CD58) – provisions added
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>Hotel, Cultural Assembly, Banquet Hall, Bowling Alley, Cinema, Civic Assembly, College, Educational Facility, Library, University, Indoor Recreational Facility, Auction-Retail, Retail (Major), Second Hand Store, Funeral Parlour, Conference Centre</li> </ul>	<ul style="list-style-type: none"> <li>Apartments provided they:               <ol style="list-style-type: none"> <li>Form in integral part of a Building on the Lot, and</li> <li>Are not located on the first Storey, and are the only Use in a Storey and in all other Storeys above the Commercial Use. Due to the topography, the residential units shall be in general accordance with Schedule 'A'.</li> </ol> </li> <li>Animal Daycare</li> </ul>
<b>Setbacks</b>	<ul style="list-style-type: none"> <li>0.0 m minimum provision of Front, Rear, Interior Side, Exterior Side</li> </ul>	<ul style="list-style-type: none"> <li>3.0 m (9.8 ft.) for Front, Rear, Interior Side, Exterior Side</li> <li>Notwithstanding Section 1958 Part D.1, all residential Dwelling Units along Stave Lake Street shall be sited a minimum of 7.5 metres (24.6 feet) to provide a buffer to the existing adjacent single-family residential development, and to separate individual units from vehicle traffic.</li> <li>The location of the mixed-use Buildings shall be in general accordance with <b>Schedule "A"</b>.</li> <li>The location of the parkade shall be in general accordance with <b>Schedule "A"</b>.</li> </ul>
<b>Lot Coverage</b>	<ul style="list-style-type: none"> <li>100%</li> </ul>	<ul style="list-style-type: none"> <li>75%</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>Maximum Base Density of 2.0 is permitted.</li> <li>Bonus Density Level 1 - A <b>Density Bonus</b> up to 2.25 FSR is permitted if the developer enters into a <b>Housing Agreement</b> with</li> </ul>	<ul style="list-style-type: none"> <li>The Density shall not exceed the Floor Space Ratio of 1.5 FSR with Density Transfer as identified below.</li> </ul> <p><b>Density Transfer</b> as defined in the <i>Stave Heights Neighbourhood Plan</i>:</p>

	<p>the <b>City</b> that requires that a minimum of 10% of the <b>Dwelling Units</b> in the entire <b>Development</b> are rental <b>Dwelling Units</b> that are offered in accordance with Section 113 of this Bylaw and the <b>City's Affordable Housing Policy</b>.</p> <ul style="list-style-type: none"> <li>• Bonus Density Level 2 - A <b>Density Bonus</b> up to 2.5 FSR is permitted if the developer enters into a <b>Housing Agreement</b> with the <b>City</b> that requires that all of the <b>Dwelling Units</b> in the entire <b>Development</b> are rental <b>Dwelling Units</b>, and 10% of those units are offered in accordance with Section 113 of this Bylaw and the <b>City's Affordable Housing Policy</b>.</li> </ul>	<p><b>Gross Density</b> is where density is transferred from the portion of the required Protected Natural Asset (PNA) area located between top of bank to the edge of the PNA boundary (in most cases, 15 m (49.2 feet) from the top of bank) to the remainder of the development site.</p> <p><b>Density Transfer</b> is like gross density except density is transferred to another property. The sites are referred to as the 'donor site' and the 'receiver site'. In such cases, a portion of the gross (total) density is transferred from the 'donor site' to the 'receiver site'. The 'donor site' is the designated PNA and dedicated to the municipality. Density can be transferred beyond the designated PNA are of the 'donor site' to the 'receiver site'.</p> <ul style="list-style-type: none"> <li>• The Density Transfer is identified as 'Density Transfer A' and 'Density Transfer B' in <b>Schedule "B"</b>.</li> <li>• The maximum number of residential units permitted shall not exceed 180 in number.</li> </ul>
<b>Height</b>	<ul style="list-style-type: none"> <li>• Maximum height of 13.0 m (42.7 ft.)</li> <li>• Density Bonus Height of 19.1 m (62.5 ft.)</li> </ul>	<ul style="list-style-type: none"> <li>• Maximum height to 23 m (75.4 ft.)</li> </ul>

Attachment C

CITY OF MISSION

**BYLAW 6342-2025-5949(182)**

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 6342-2025-5949(182)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a) adding a new Section 1958 – Comprehensive Development 58 (CD58) Zone, as set out in Schedule "1" attached to and forming part of this Bylaw;
  - b) rezoning portions of the properties located at, and legally described as identified in Schedule "2" attached to and forming part of this bylaw:  
from Rural Residential 7 (RR7) Zone to Comprehensive Development 58 (CD58) Zone and Institutional Parks, Recreation and Civic (IPRC) Zone, as identified in Schedule "3" attached to and forming part of this bylaw; and
  - c) amending the zoning maps accordingly.

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

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

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

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

---

PAUL HORN  
MAYOR

---

JENNIFER RUSSELL  
CORPORATE OFFICER



Schedule “1”

**Comprehensive Development 58 Zone**

**CD58**

**A. Zone Intent**

1. The intent of the **CD58** Zone is to provide specific zoning, based on a combination of the MU2 Zone provisions and Stave Heights Neighbourhood Plan (SHNP), including the Apartment Residential land use designation, to allow for a mixed-use development.

**B. Permitted Uses**

1. The following **Principal Uses** and no other shall be permitted in the **CD58** Zone:
  - a. **Food and Beverage** limited to:
    - i. **Neighbourhood Public House**,
    - ii. **Restaurant (Major)**, and
    - iii. **Restaurant (Minor)**.
  - b. **Institutional** limited to:
    - i. **Child Care Centre**.
  - c. **Office** limited to:
    - i. **Office (General Use)**, and
    - ii. **Office (Medical Office)**.
  - d. **Personal Service** limited to:
    - i. **Barbershop**,
    - ii. **Body Art and Tattoo Parlour**,
    - iii. **Drycleaner**,
    - iv. **Hair and Body Salon**,
    - v. **Spa**, and
    - vi. **Tailor**.
  - e. **Residential** limited to:
    - i. **Apartments** provided they:
      - i. form an integral part of a **Building** on the **Lot**, and
      - ii. are not located on the first **Storey** and are the only **Use** in a **Storey** and in all other **Storeys** above the **Commercial Use**. Due to the topography, the residential units shall be in general accordance with **Schedule “A”**.
  - f. **Retail** limited to:
    - i. **Liquor Store**,
    - ii. **Retail (Food Store)**,
    - iii. **Retail (Minor)**, and
    - iv. **Retail (Pharmacy)**.
  - g. **Service** limited to:
    - i. **Animal Daycare**,

- ii. **Veterinary Clinic,**
  - iii. **Financial Services,**
  - iv. **Community Services, and**
  - v. **General Service Use.**
2. The following **Accessory Uses** and no other shall be permitted in the **CD58** Zone:
- a. **Accessory limited to:**
    - i. **Accessory Building,** and
    - ii. **Accessory Structure.**
  - b. **Office limited to:**
    - i. **Office (Administrative Use).**
  - c. **Residential limited to:**
    - i. **Amenity Space (Common Indoor),**
    - ii. **Amenity Space (Common Outdoor),**
    - iii. **Amenity Space (Private Outdoor), and**
    - iv. **Home Occupation.**
  - d. Storage limited to:
    - i. **Enclosed Storage.**

#### C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CD58	558.0 sq m (6,006.0 sq ft)

#### D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
<b>Principal / Accessory Building or Structure</b>	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)

- 2. Notwithstanding Section 302 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.
- 3. Notwithstanding Section 1958 Part D.1, all residential **Dwelling Units** along Stave Lake Street shall be sited a minimum of 7.5 m (24.6 ft) to provide a buffer to the existing adjacent single-family residential development, and to separate individual units from vehicle traffic.
- 4. Notwithstanding Section 1958 Part D.1, parkade walls shall be sited at a minimum 0.75 m (2.46 ft) from the property line.
- 5. The location of the mixed-use **Buildings** shall be in general accordance with **Schedule "A"**.

6. The location of the retaining walls and parkade shall be in general accordance with **Schedule "A"**.

#### E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD58	75%

#### F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** of 1.5 FSR with Density Transfer as identified below.

**Density Transfer** as defined in the *Stave Heights Neighbourhood Plan*:

**Gross Density** is where density is transferred from the portion of the required Protected Natural Asset (PNA) area located between top of bank to the edge of the PNA boundary (in most cases, 15 m (49.2 ft) from the top of bank) to the remainder of the development site.

**Density Transfer** is like gross density except density is transferred to another property. The sites are referred to as the 'donor site' and the 'receiver site'. In such cases, a portion of the gross (total) density is transferred from the 'donor site' to the 'receiver site'. The 'donor site' is the designated PNA and dedicated to the municipality. Density can be transferred beyond the designated PNA area of the 'donor site' to the 'receiver site'.

- a. The Density Transfer arrangement is identified as 'Density Transfer A' and 'Density Transfer B' in **Schedule "B"**.
2. The maximum number of residential units permitted shall not exceed 180 in number.

#### G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Height** in the following table:

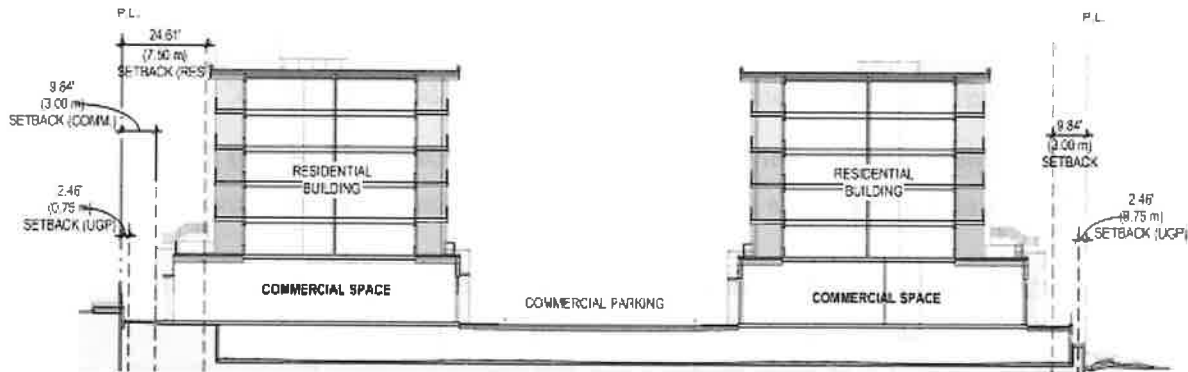
	Principal Building	Accessory Building/Structure
Height	23 m (75.4 ft)	4.5 m (14.8 ft)

#### H. Amenity Space

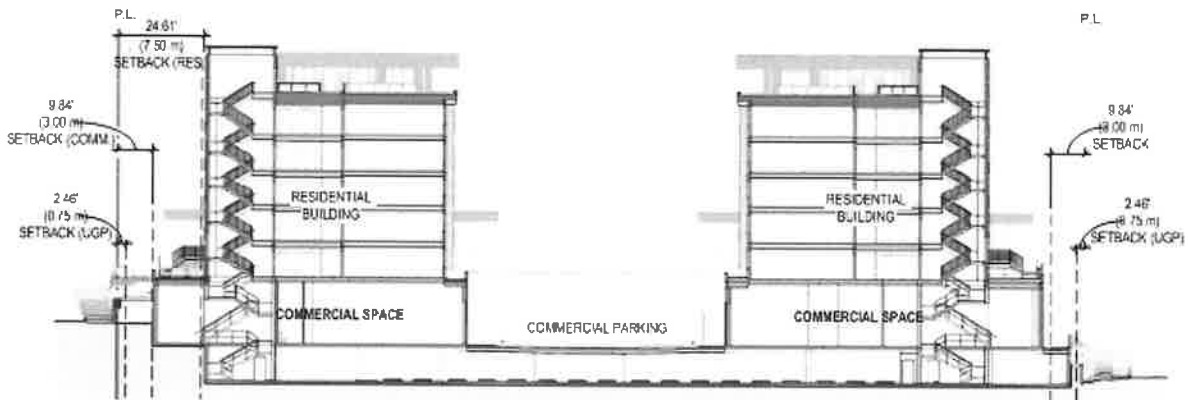
1. **Amenity Space (Common Indoor)** shall meet the following requirements:
  - a. **Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30 sq ft) per **Dwelling Unit**.
  - b. **A Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
    - i. Has direct access from a **Street**, independent from the access to the Residential Uses, and
    - ii. Has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided, it shall have a slope of 5% or less.

3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
    - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
  4. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.
- I. **Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces**
1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
  2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
  3. **Off Street Loading Space** shall be in accordance with Section 111.
  4. **Off Street Motor Vehicle Parking** and **Off Street Loading Space** within the required setbacks are not permitted.
  5. 75% of the required resident **Off Street Motor Vehicle Parking Spaces** must be provided as parking within the **Building** envelope.
  6. **Off Street Motor Vehicle Parking** shall not have access across a **Lot Line (Front)** if access is available via a **Lane** or a flanking **Street**.

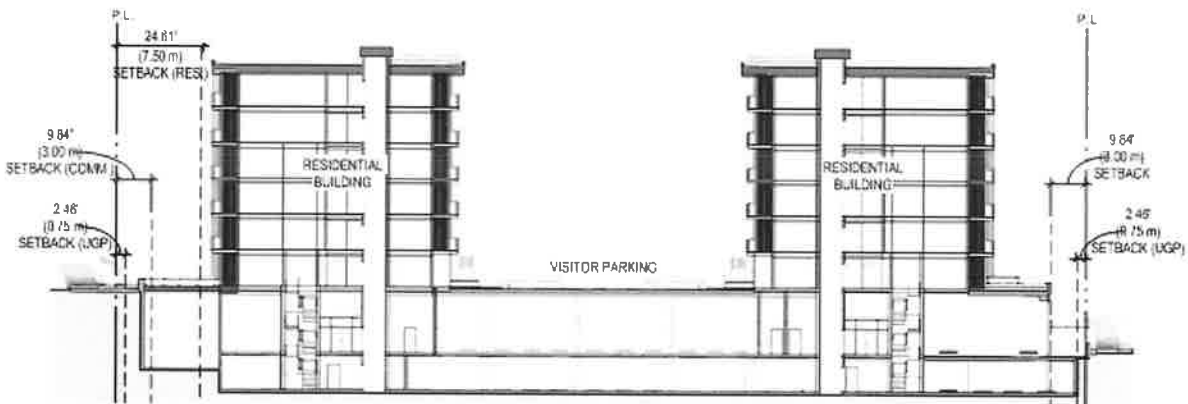
Schedule A: Location of Buildings and Structures



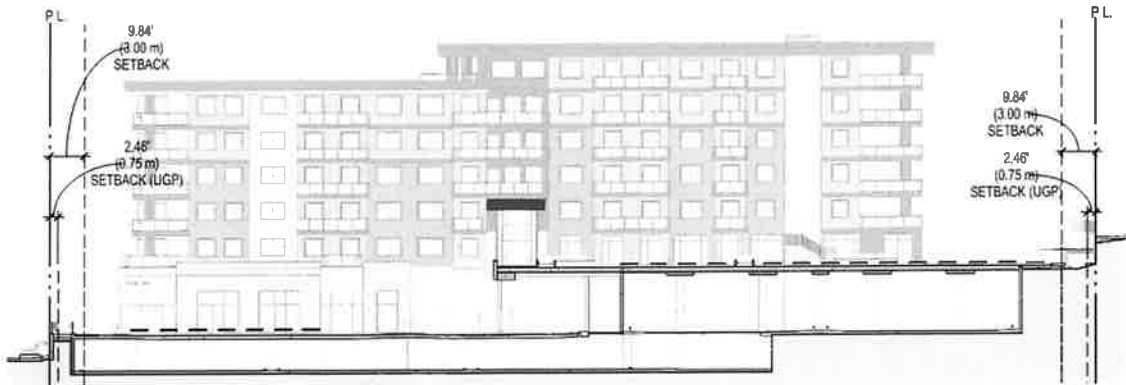
1 EAST / WEST SECTION - SETBACK



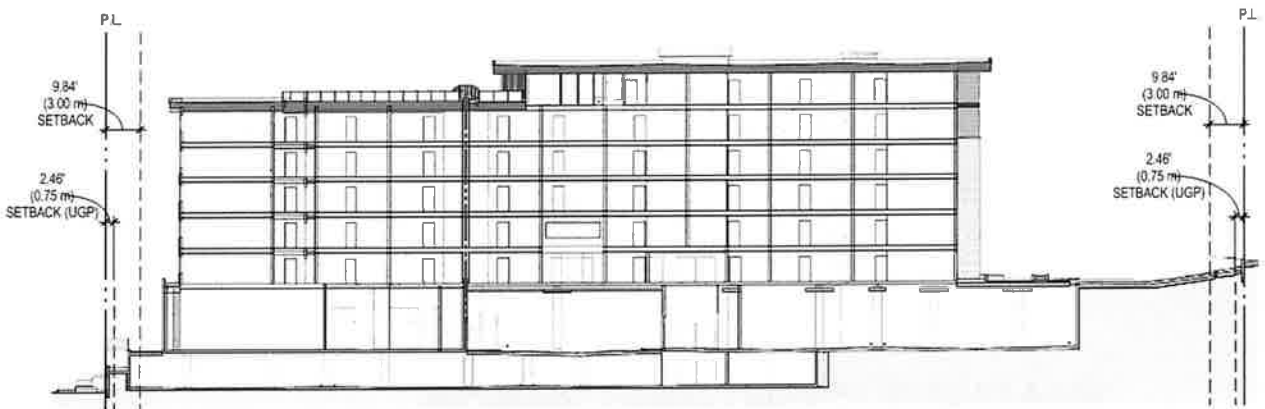
2 EAST / WEST SECTION 2 - SETBACK



3 EAST / WEST SECTION 3 - SETBACK

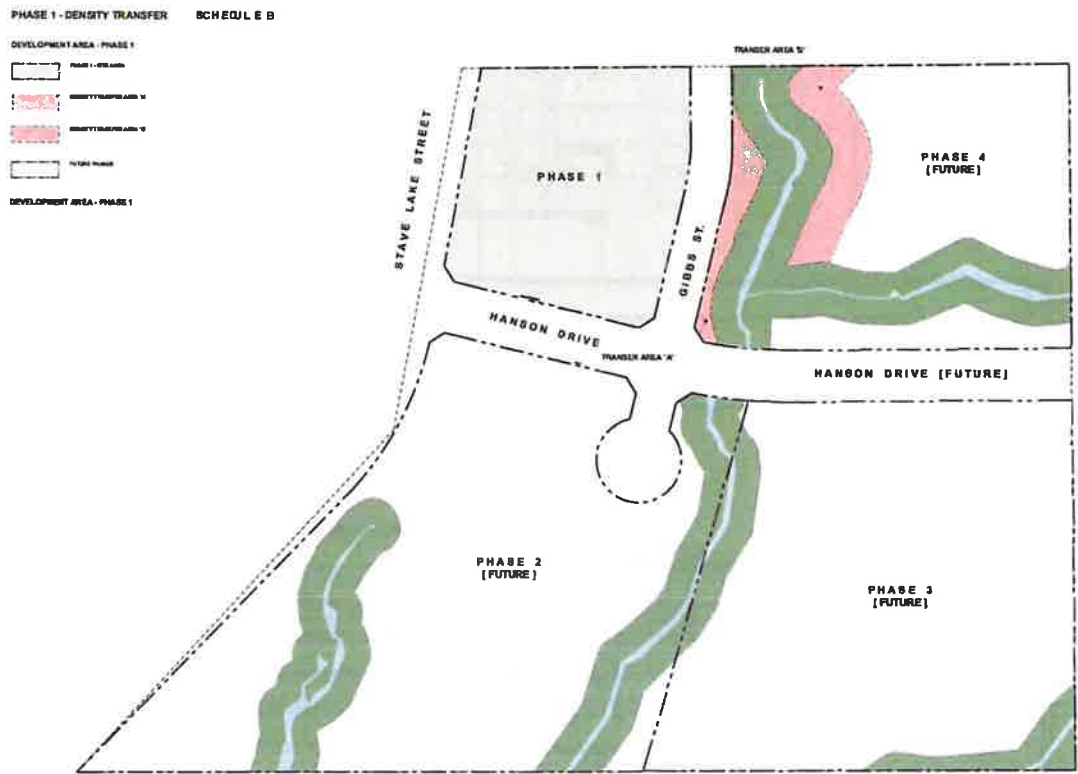


**1** NORTH / SOUTH SECTION - SETBACK



**2** NORTH / SOUTH SECTION 2 - SETBACK

Schedule B: Density Transfer



SADA VILLAGE - PHASE 1 DENSIT TRANSFER



**Schedule "2"**

CIVIC ADDRESSES	LOT DESCRIPTIONS	P.I.D.
8120 Stave Lake Street	LOT "A" EXCEPT: PARCEL "ONE" (REFERENCE PLAN 5512), SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110	012-534-234
8092 Stave Lake Street	LOT "B" EXCEPT: PARCEL "E" (REFERENCE PLAN 3915), SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110	012-534-331
8056 Stave Lake Street	PARCEL "D" (REFERENCE PLAN 3912) LOT 6 SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 1947  LOT "C" EXCEPT PARCEL "E" (REFERENCE PLAN 3915) SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110  PARCEL "E" (REFERENCE PLAN 3915) LOTS "B" AND "C" SECTION 27 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 2110	012-415-677  012-534-242  012-534-251





## ATTACHMENT D: DENSITY CALCULATION TABLE

	Area (sq.m./sq.ft.)	FSR (with gross density transfer)	FSR (without gross density transfer)
Site Area for Phase 1	7,912.8 sq.m. (85,172 sq.ft.)		
Gross Density Transfer 'A'	671.7 sq.m. (7,231 sq.ft.)		
Gross Density Transfer 'B'	1,343 sq.m. (14,456 sq.ft.)		
Total	9,927.5 sq.m. (106,859 sq.ft.)		
Residential & Commercial	14,194.8 sq.m. (152,792 sq.ft.)	1.42	1.79

Attachment E



To be Rezoned from Rural Residential 7 Zone (RR7) to Comprehensive Development 58 Zone (CD58)



To be Rezoned from Rural Residential 7 Zone (RR7) to Institutional Parks, Recreation and Civic Zone (IPRC)

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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March 5, 2024

**CIVIC ADDRESS:** 8056, 8092, 8120 Stave Lake Street

**CURRENT ZONE:** Rural Residential 7 (RR7)

**PROPOSED ZONES:** Comprehensive Development Zone

**PURPOSE:** To facilitate a 6-7 story mixed-use residential/commercial building with underground parkade.

**NOTE:** The following Engineering Comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB).

**DOMESTIC WATER REQUIREMENTS:**

Municipal water service is available on Stave Lake Street.

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

**STORM SEWER REQUIREMENTS:**

Municipal storm service is available on Stave Lake Street. The existing drainage network is a combination of culverts and open ditch.

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

**SANITARY SEWER REQUIREMENTS:**

Municipal sanitary service is available to the subject property via Stave Lake Street.

Installation of a new sanitary network throughout the subject property and connection to the municipal system will be required at time of Subdivision/Development.

Latecomers are payable as a condition of connection.

**ROAD WORK REQUIREMENTS:**

Stave Lake Street provides paved access to the site.

Stave Lake Street is classified as an Arterial Road in the Mission Mobility 2050 Transportation Plan. Stave Lake Street is currently 66 feet (20.11 metres) wide adjacent to the subject property.

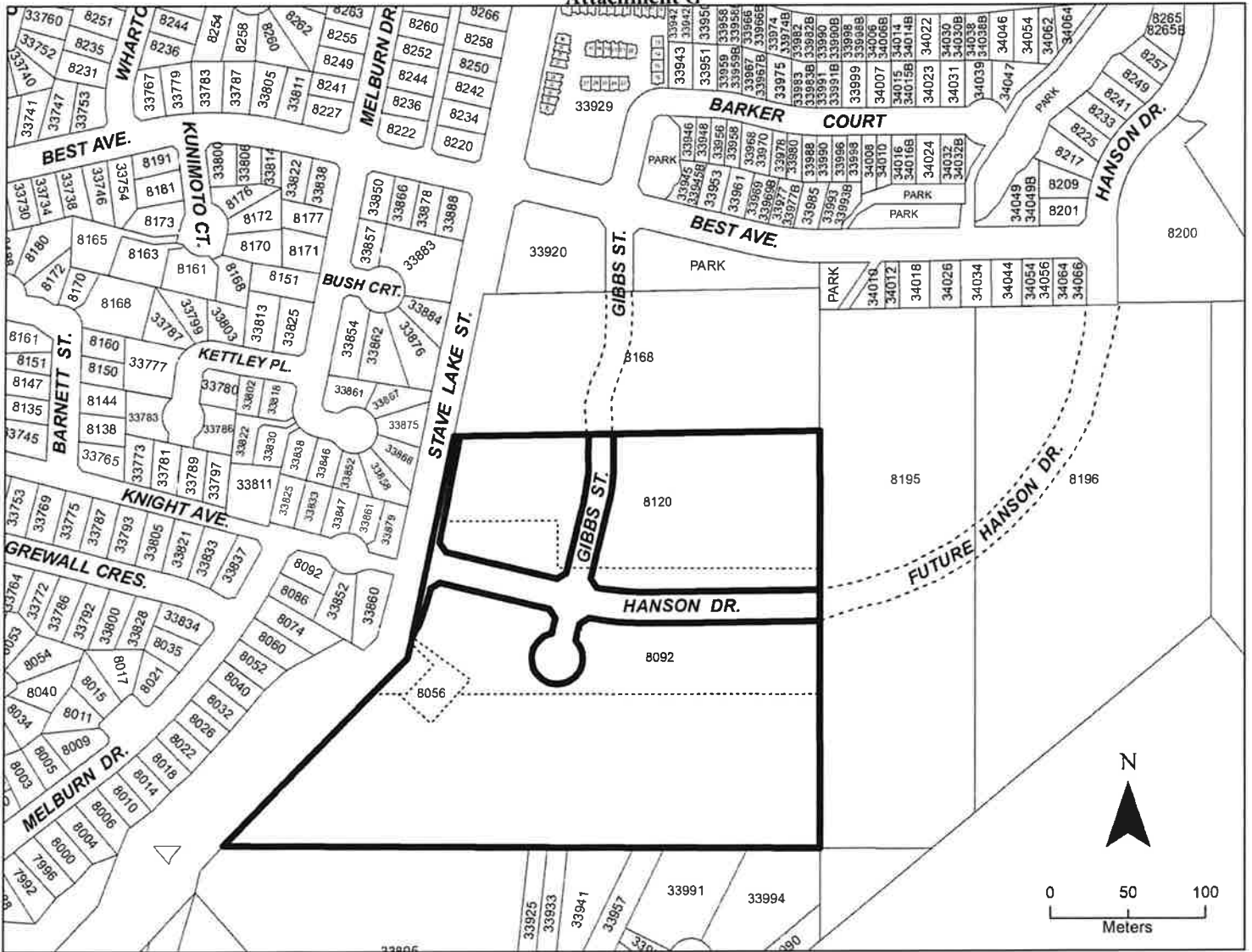
As a condition of rezoning the developer shall dedicate enough land adjacent to Stave Lake Street to construct half road improvements including a new intersection, that are consistent with the City's pre-conceived corridor widening design. DCC Credits may apply.

Road upgrades adjacent to the subject site, and a new municipal transportation system within the subject site, will be required at time of Subdivision/Development.

**ENVIRONMENTAL SERVICES COMMENTS:**

Detailed environmental comments will be provided at time of Subdivision/Development.

# Attachment G



## ATTACHMENT H

**Giesbrecht & Co.**

#353 – PO Box 8000, Abbotsford, BC, V2S 6H1

604.825.2123 | [info@giesbrechtandco.com](mailto:info@giesbrechtandco.com) | [www.giesbrechtandco.com](http://www.giesbrechtandco.com)

City of Mission  
Attention: Hardev Gill  
Re: P2023-014 – Stave Heights Project

April 23, 2024

The Grewal Group and Giesbrecht and Company hosted a Public Information Meeting on April 17<sup>th</sup>, 2024 for the Sada Village Development at 8120/8092/8056 Stave Lake Street, Mission. Giesbrecht and Company represented the Applicant, the Grewal Group, in the public outreach.

The meeting was held at the Mission Leisure Centre between 5 – 7 PM on April 17<sup>th</sup>, 2024. Notices were provided by the City of Mission prior to the meeting at a radius determined by City Staff. Mission Planner Hardev Gill, the file manager, was in attendance for the event.

The meeting had 12 in person attendees, all from Mission also including two city Councilors, Jag Gill and Danny Plecas.

The information provided was a site map with renderings of the proposed six story buildings to provide the nearby residents with an idea of the proposed development. Additionally, one board was provided by City Staff to address traffic along Stave Lake Street. Attendees observed the boards and asked questions of the architect, owner, and other representatives of the project. Many of the discussions and questions surrounded location, proximity, size, and traffic impacts.

No in person comments were received. One comment was provided by email which may be characterized as positive.

Thank you,

Benjamin Neff  
Government Relations and Strategy Manager  
Giesbrecht & Co

**Giesbrecht & Co.**

#353 – PO Box 8000, Abbotsford, BC, V2S 6H1

604.825.2123 | [info@giesbrechtandco.com](mailto:info@giesbrechtandco.com) | [www.giesbrechtandco.com](http://www.giesbrechtandco.com)**Appendix A**  
**In Person attendance list**

	Surname	Given Name	Address	City	Contact
1	Mackillop	Kevin		Mission	
2	Corenal	Gary		Mission	
3	Khandra	Gurpreet		Mission	
4	Hillier	Angela		Mission	
5	Hillier	Clarke		Mission	
6	Cheema	Gus		Mission	
7	Dumaresa	Lorne		Mission	
8	Gill	Jag		Mission	
9	Deol	Manny		Mission	
10	Robin	Jennifer		Mission	
11	Robin	Ken		Mission	
12	Schmur	Bruce		Mission	



Giesbrecht & Co.  
#353 – PO Box 8000, Abbotsford, BC, V2S 6H1  
604.825.2123 | info@giesbrechtandco.com | [www.giesbrechtandco.com](http://www.giesbrechtandco.com)

## Appendix B Virtual Comment

From: [REDACTED]  
Date: Mon, Apr 15, 2024 at 18:00  
Subject: [REDACTED] Mission- [REDACTED] your project 8120  
Stave Lake Street Mission  
To: [arvind@grewalgroup.ca](mailto:arvind@grewalgroup.ca) <[arvind@grewalgroup.ca](mailto:arvind@grewalgroup.ca)>

Hi Arvind,

We received the City letter for your proposed zoning change-related meeting for [8120/8092/8056 Stave Lake Street](#), Mission.

First of all, congratulations on this development. We will support this development.

I am interested in buying or leasing the commercial space in this project for a daycare operation.

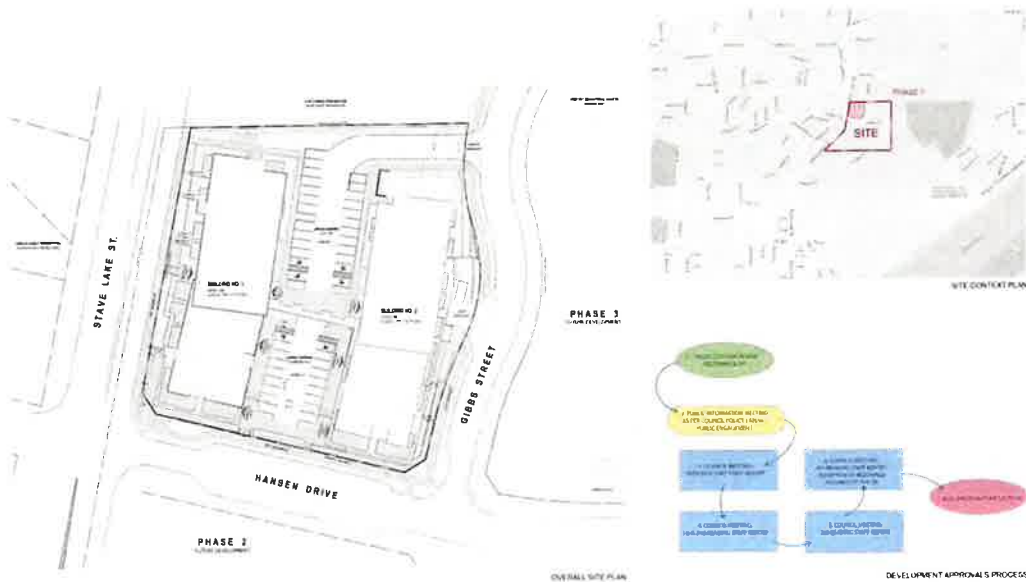
Could you please provide the details of commercial space development at the ground level for this business, and give us priority when you start booking it?

Thank you very much

Regards

[REDACTED]  
[REDACTED]

## Appendix C Presentation Boards



**KP - ARCHITECTURE LTD.**  
 400 - 34077 GLADYS AVE  
 ABBOTSFORD BC, V2S 2E8

**SADA VILLAGE**  
 8120, 8092, + 8056 STAVE LAKE STREET  
 MISSION BC, CANADA



CORNER OF STAVE LAKE ST AND HANSEN AVE. PERSPECTIVE



TOP OF STAVE LAKE ST. PERSPECTIVE



CORNER OF GIBBS ST AND HANSEN AVE. PERSPECTIVE



**KP - ARCHITECTURE LTD.**  
 400 - 34077 GLADYS AVE  
 ABBOTSFORD BC, V2S 2E8

**SADA VILLAGE**  
 8120, 8092, + 8056 STAVE LAKE STREET  
 MISSION BC, CANADA

**Giesbrecht & Co.**

#353 – PO Box 8000, Abbotsford, BC, V2S 6H1

604.825.2123 | [info@giesbrechtandco.com](mailto:info@giesbrechtandco.com) | [www.giesbrechtandco.com](http://www.giesbrechtandco.com)



GIBBS ST VISITOR PARKING ENTRANCE



SITE AMENITIES PERSPECTIVE



STAVE LAKE ST. ELEVATION VIEW



SITE COMMERCIAL LEVEL



**KP - ARCHITECTURE LTD.**  
400 - 34077 GLADYS AVE.  
ABBOTSFORD BC, V2S 2E8

**SADA VILLAGE**  
8120, 8092, + 8056 STAVE LAKE STREET  
MISSION BC, CANADA