

## **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:** **June 3, 2024**  
**Subject Properties:** 32483 14<sup>th</sup> Avenue  
**Planning File:** R23-031

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

(Project File: P2023-092)

# TABLE OF CONTENTS

1.	Zoning Amending Bylaw 6286-2024-5949(156)	<b>Page 1</b>
2.	Planning Staff Report to Council – dated May 6, 2024	<b>Page 2</b>

**CITY OF MISSION**

**BYLAW 6286-2024-5949(156)**

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 6286-2024-5949(156)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a) rezoning the property located at 32483 - 14th Avenue and legally described as:  
Parcel Identifier: 004-292-740  
Lot 129 Section 29 Township 17 NWD Plan 51102  
from Urban Residential 558 (R558) Zone to Multi-unit Duplex 465 (MD465) Zone;  
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~~

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

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

---

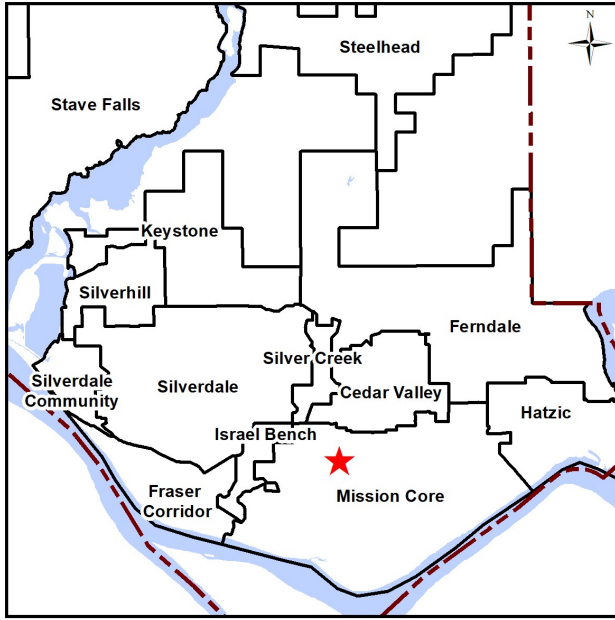
PAUL HORN  
MAYOR

---

JENNIFER RUSSELL  
CORPORATE OFFICER

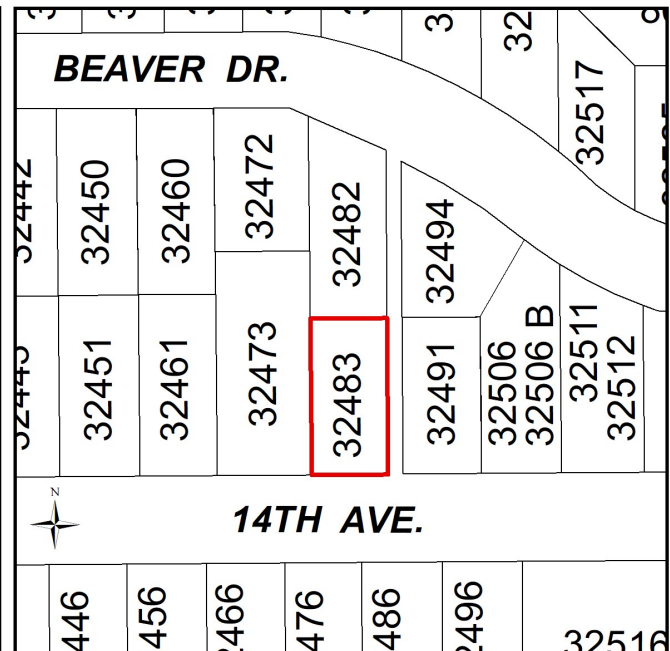
Project: P2023-092  
Application Number: R23-031

**Subject: Rezoning Application (R23-031) – 32483 14th Avenue**



**DATE:** May 6, 2024  
**BYLAW / PERMIT #:** 6286-2024-5949(156)  
**PROPERTY ADDRESS:** **32483 14<sup>th</sup> Avenue**  
**LOCATION:** Mission Core  
**CURRENT ZONING:** Urban Residential 558 Zone (R558)  
**PROPOSED ZONING:** Multi-unit Duplex 465 Zone (MD465)  
**CURRENT OCP:** Urban Residential  
**PROPOSED OCP:** No change  
**PROPOSAL:**

To rezone the property to facilitate the development of a fee simple duplex.



## **Recommendation(s)**

This report is for information purposes only, no action is required. Notification of the public will begin, and following notification this application will be forwarded for consideration.

## **Rationale of Recommendation(s)**

The subject property is designated as Urban Residential in the Official Community Plan (OCP).

The proposal to rezone the subject property to Multi-unit Duplex 465 Zone (MD465) to allow for a duplex is consistent with the Urban Residential designation.

The proposed development application conforms to the OCP Policy 3.2.5: "age a variety of housing including townhouses, triplexes, duplexes, condominiums, apartments, laneway houses, garden suites, co-operative housing, co-housing, fee simple rowhouses, secondary dwelling units and basement suites, single story houses, estate housing, and small houses" and to OCP Policy 3.2.6: "Encourage infill within existing neighbourhoods".

Duplex development is consistent with infill residential development and the design of the duplex is managed through an Intensive Residential Development Permit. The Development Permit is delegated to staff for approval.

## **Purpose**

To rezone the property to facilitate the development of a fee simple duplex.

## **Site Characteristics and Context**

### Applicant

- D&D Design – Darren Hall

### Property Size

- The subject property is approximately 624 sq m (6,716 sq ft).
- The subject property is currently vacant.

### Neighbourhood Character

- The subject property is on the north side of 14<sup>th</sup> Avenue.
- The surrounding residential properties are all designated Urban Residential and the majority are zoned R558.

### Environmental Protection

- There are no significant environmentally sensitive areas identified on the subject site.

### Parks and Trails

- The subject property is approximately 139m from Ogle Park.

### Servicing

- Development of this area will require servicing, as outlined under "Referrals".

## 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.
Environmental Services:	No concerns.
Mission Fire Rescue Service:	No concerns. Project must be bylaw compliant.

## Development Considerations

### Community Amenity Contribution

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

### Tree Management

Policy LAN.32 Tree Retention/Replanting requires all significant trees that are removed to be replaced as part of a rezoning process. Further, no trees are to be removed from the site during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken by a Qualified Environment Professional

### Development Permit Area A: Intensive Residential

The OCP recognizes infill development to be one of the most effective techniques for maximizing efficiencies and achieving a more sustainable community. Infill development increases the density and housing options in an existing neighbourhood in a way that is compatible with the neighbourhood, using the existing streets and based on current lot patterns. The redevelopment of a single-family lot to accommodate a duplex is considered infill development and, as such, the Development Permit Area A for Infill Development applies. Approval of this development permit has been delegated to staff.

- The Intensive Residential Development Permit Area is designed to establish guidelines for the form and character of infill residential development to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood.
- Well-designed infill residential developments help reinforce community identity of higher density single- family residential neighbourhoods. The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of view, and attention to the physical attributes of the adjacent area are essential features to address.
- As per OCP Policy 5.1.24, infill development proposals are to be evaluated based upon their degree of compatibility with the character of the immediate neighbourhood.
- As per OCP Policy 5.1.25, all infill development will require a Development Permit to manage the form and character and integration within neighbourhoods.

### Housing Needs Projection

If this development is approved, it will add two market home ownership dwelling units to the City's housing stock.

Information related to the cumulative totals for 2020 to 2024 is provided in a twice per year update to

Council.

### Transit

The proposed development is approximately 194 m from a transit stop.

### **Financial Implications**

There are no financial implications associated with this report.

### **Communication**

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 a development notification sign.
- Public Notification of the proposed bylaw would be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the details.

### **Attachments**

Attachment A: Site Plan

Attachment B: Engineering Comments

### **Sign-Offs**



Rob Publow, Manager of Planning

BG /

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