



INFORMATION PACKAGE

This Information Package has been compiled to provide details pertaining to the proposed bylaw.

Council Date:	May 5, 2025
Subject Property:	7260 Park Street
Planning File:	REZ25-1

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

(Project File: P2025-012)

TABLE OF CONTENTS

1.	Zoning Amending Bylaw 6355-2025-5949(188)	Page 1
2.	Planning Staff Report to Council– dated April 7, 2025	Page 3

CITY OF MISSION

BYLAW 6355-2025-5949(188)

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 6355-2025-5949(188)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) Rezoning a portion of the property located at 7260 Park Street and legally described as:

Parcel Identifier: 003-478-459
Lot 115, District Lot 165, Group 3, New Westminster District Plan
64892

from Commercial Gas Service Station (CGS) Zone to Commercial Highway One (CH1) Zone, as identified in Schedule 1 attached to and forming part of this bylaw;
and
 - b) amending the zoning maps accordingly.

READ A FIRST TIME this ___ day of ___, 202x

READ A SECOND TIME this ___ day of ___, 202x

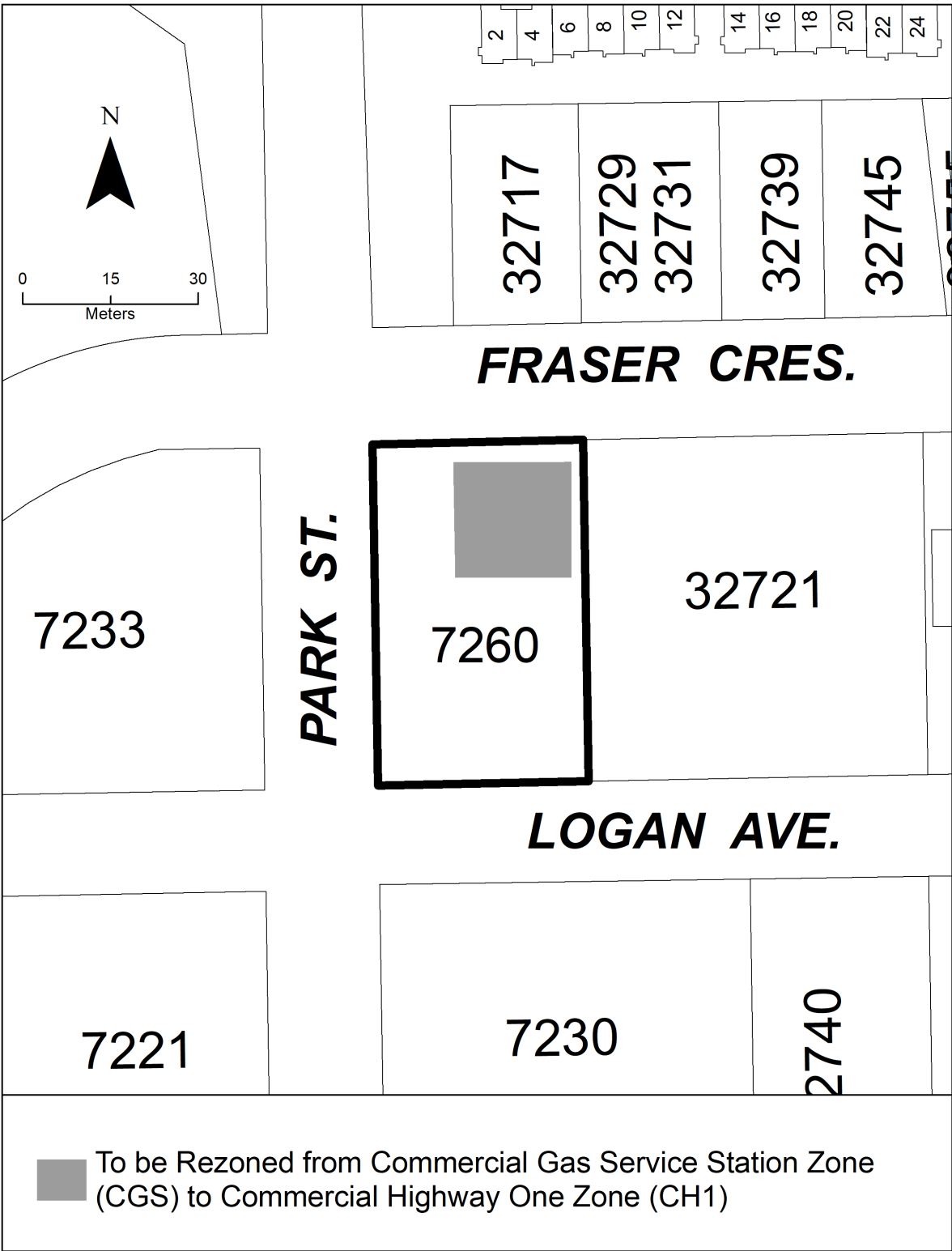
READ A THIRD TIME this ___ day of ___, 202x

ADOPTED this ___ day of ___, 202x

PAUL HORN
MAYOR

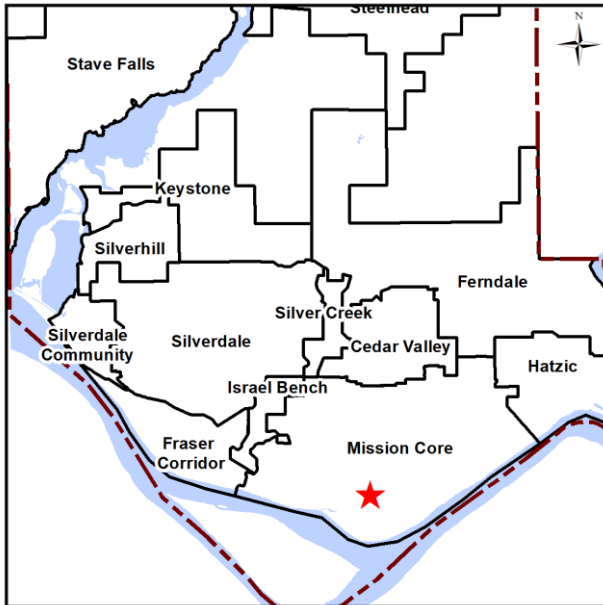
JENNIFER RUSSELL
CORPORATE OFFICER

Schedule 1

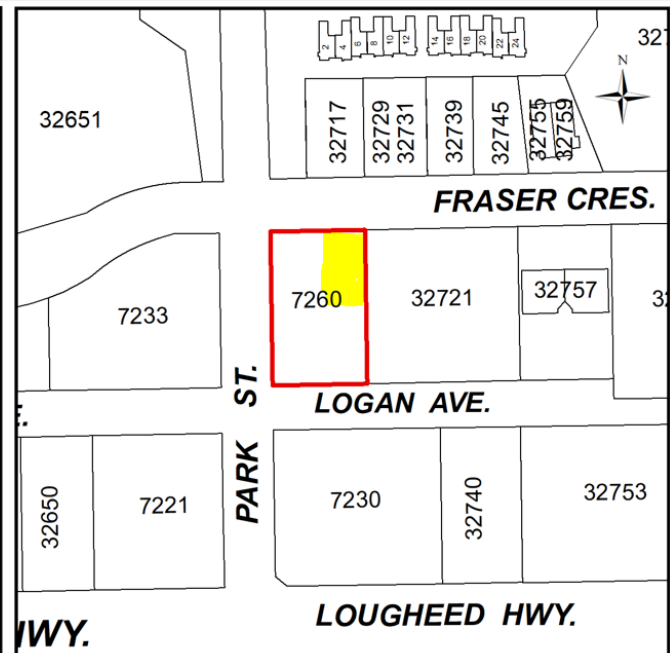


Project: P2025-012
Application Number: REZ25-1

Subject: Development Application – 7260 Park Street



DATE: April 7, 2025
BYLAW / PERMIT #: 6355-2025-5949(188)
PROPERTY ADDRESS: Portion of 7260 Park Street
LOCATION: Mission Core
CURRENT ZONING: Commercial Gas Service Station Zone (CGS)
PROPOSED ZONING: Commercial Highway One Zone (CH1)
CURRENT OCP: Commercial
PROPOSED OCP: Commercial
PROPOSAL:
To rezone a portion of the property (north building) to Commercial Highway One Zone (CH1) to allow for a broader range of commercial uses.



Recommendation(s)

1. That draft bylaw 6355-2025-5949(188) to rezone a portion of 7260 Park Street from Commercial Gas Service Station Zone (CGS) to Commercial Highway One Zone (CH1) be considered for first and second reading; and
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined.

Rationale of Recommendation(s)

The applicant has indicated that the current zoning of the property (CGS) imposes restrictions on the types of commercial businesses that can be accommodated as accessories to the gas station. This has resulted in difficulties finding a tenant for the building located on the northern part of the property. By rezoning this northern building, which is currently unoccupied, to Commercial Highway 1 (CH1), a broader range of commercial uses will be permitted.

The rezoning proposal for the building to the north (see **Attachment A**) is consistent with the Official Community Plan (OCP) and Zoning Bylaw.

- The proposed rezoning or a portion of the lot conforms to the Commercial OCP designation.
- The proposed CH1 zone would allow “to provide for a broad range of businesses to serve the general retail, office, service and shopping needs of the community on a Lot designated Commercial and located in close proximity to provincial Street corridors” and is a suitable zone for the Commercial OCP designation.

Purpose

To allow for a broader range of commercial uses with a different commercial zone.

Site Characteristics and Context

Applicant

- Inderbir Bindra

Property Size

- The property size is about 2,106 sq m, however the portion proposed for rezoning (the north building) is approximately 228 sq m.
- The subject property is an urban lot with an existing gas station and warehouse building.

Neighbourhood Character

- The subject property is in the Mission Core neighbourhood, and the surrounding area is designated Commercial and Attached Multi-Unit Residential. The proposed (portion of the) lot is surrounded by CH1 and CH2 zoning as well as various residential zones to the north.

Servicing

- No construction is proposed, as such no upgrades are required. Upgrades may be if redevelopment of the site is proposed.

Referrals

MOTI: No comments at this time.

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 will post one development notification sign.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the details.

LAN.66

- Due to the minor nature of the proposed rezoning and the fact that a traditional Public Hearing will be required by this bylaw amendment a Neighbourhood Engagement Meeting was not required.

Attachments

Attachment A: Site Map

Sign-Offs



Rob Publow, Manager of Planning

JC / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment A – Site Map



Yellow shaded area shows the proposed rezoning area (north building)