

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:	March 3, 2025
Subject Properties:	8097, 8111, 8177 Loftus Street
Planning File:	RST24-5

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

(Project File: P2024-052)

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CITY OF MISSION

BYLAW 6337-2024-5949(179)

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 6337-2024-5949(179)".
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - (a) inserting a new Section 803 Urban Compact Zone UC300 as identified on Schedule 1 attached to and forming part of this Bylaw;
 - (b) adding Urban Compact Zone UC300 as a permitted zone in Section 105.B.d.; and
 - (c) renumbering all affected sections 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

SECTION 803**URBAN COMPACT ZONE
UC300****Urban Compact 300 Zone UC300****A. Zone Intent**

1. The intent of the **UC300** Zone is to allow one **Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse** along with compatible **Accessory Uses** on a **Lot** designated Single Family within the Silverdale Central Neighbourhood Plan.
 - a. All UC300 **Lots** shall be developed with **Detached Garages** with access from a **Lane** where a lane is available.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **UC300** Zone:
 - a. **Residential** limited to one of:
 - i. **Single Family Dwelling**; or
 - ii. **Duplex**; or
 - iii. **Triplex**; or
 - iv. **Fourplex**; or
 - v. **Infill Townhouse**
2. The following **Accessory Uses** and no other shall be permitted in the **UC300** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:
 - i. **Home Occupation**
 - ii. **One Secondary Suite**; per real estate entity, subject to Section 1959 C.

And one of:

 - i. **Boarding Use** within a **Single Family Dwelling** or **Duplex** only, or
 - ii. **Residential Care** within a **Single Family Dwelling** only.
 - i. **Secondary Suite**
 - d. Storage limited to:
 - i. **Enclosed Storage**.

SECTION 803**URBAN COMPACT ZONE****UC300****C. Number of Dwelling Units**

1. Lots serviced by both municipal water and sanitary sewer and:
 - a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three **Dwelling Units**.
 - b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four **Dwelling Units**.
2. Lots that do not have municipal water and sanitary sewer are permitted two **Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite**.

D. Lot Area

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

Zone	Area	Width (Corner Lot)	Width (Non- Corner Lot)	Depth
UC300 With Lane	300.0 sq m (3,229 sq ft)	11.5 m (37.7 ft)	10.0 m (32.8 ft)	30.0 m (98.4 ft)
UC300 Without Lane	300.0 sq m (3,229 sq ft)	12.5 m (41.0 ft)	11 m (36.0 ft)	25.0 m (82.0 ft)

2. **Bare Land Strata:**

- a. Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
UC300	300.0 sq m (3,229.0 sq ft)	300.0 sq m (3,229.0 sq ft)

SECTION 803**URBAN COMPACT ZONE****UC300****E. Setbacks**

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

UC300 with lane	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (9.8 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum 2.4 m (7.9 ft) total combined	3.0 m (9.8 ft)

UC300 without lane	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum 2.4 m (7.9 ft) total combined	3.0 m (9.8 ft)

2. The minimum separation required between the **Principal Building** and all **Accessory Buildings** exceeding 3.0 m (9.8 ft) in **Height**, including a **Detached Garage** regardless of **Building Height**, is 3.0 m (9.8 ft).
3. Notwithstanding Section 801 Part D.1, all **Buildings** shall be sited a minimum of 3.0 m (9.8 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

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

Zone	Lot Coverage
UC300 with lane	55%
UC300 without lane	50%

SECTION 803**URBAN COMPACT ZONE
UC300****G. Floor Space**

1. The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**, whichever is less, as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Area
UC300	N/A	300.0 sq m (3,2290 sq ft)

- a. For the purpose of calculating Floor Area within the UC300 Zone **Basements** shall be included.
2. The maximum **Floor Space** of the upper most **Storey** of the **Principal Building** shall not exceed 85% of the **Floor Space** of the **Storey** below it. The reduced **Floor Space** of the upper most **Storey** shall be accomplished by an offset from either the front exterior walls, side exterior walls, or a combination thereof, of the **Storey** below.

For the purposes of calculating the 85%, the following criteria apply:

- a. Notwithstanding the definition of **Floor Space**, the 85% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most **Storey** with that of the **Storey** below it.

Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the **Storey** below the upper most **Storey**.

H. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
UC300	60%

I. Height of Buildings

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

Zone	Principal Building	Accessory Building/ Structure
UC300	10.5 m (34.4 ft)	6.0 m (19.7 ft)

J. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

K. Agriculture (Hobby Greenhouse) Use

Limited to a maximum of one **Building** not exceeding a total area of 20 sq m (215.3 sq ft).

CITY OF MISSION

BYLAW 6338-2024-5949(180)

**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 6338-2024-5949(180)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the properties located at, and legally described as:
8097 Loftus Street
Parcel Identifier: 010-418-326
Lot 4 Except: Parcel 'A' (Explanatory Plan 32493), Section 25
Township 14 New Westminster District Plan 18601

8111 Loftus Street
Parcel Identifier: 004-816-986
Lot 3, Section 25 Township 14 New Westminster District Plan 18601

8177 Loftus Street
Parcel Identifier: 010-418-261
Lot 1 Section 25 Township 14 New Westminster District Plan 18601
from Rural 16 (RU16) Zone to Urban Compact 300 (UC300) Zone; and
 - b) amending the zoning maps accordingly.

READ A FIRST TIME this ___ day of ___, 202~~2~~^x

READ A SECOND TIME this ___ day of ___, 202~~2~~^x

PUBLIC HEARING held this ___ day of ___, 202~~2~~^x

READ A THIRD TIME this ___ day of ___, 202~~2~~^x

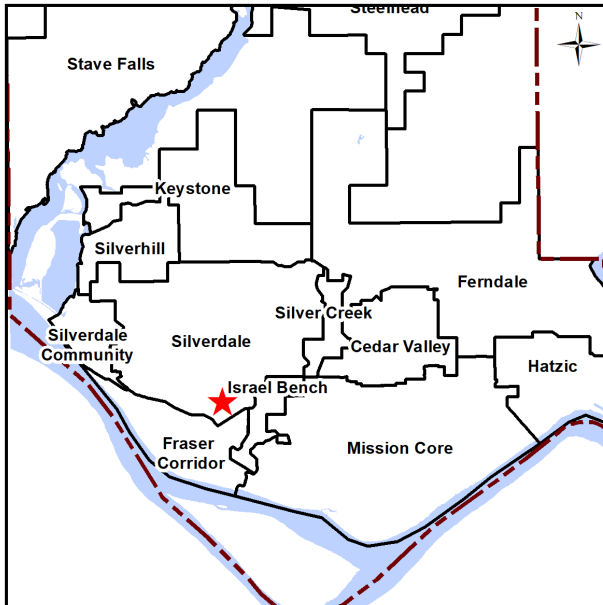
ADOPTED this __ day of ___, 202~~x~~

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

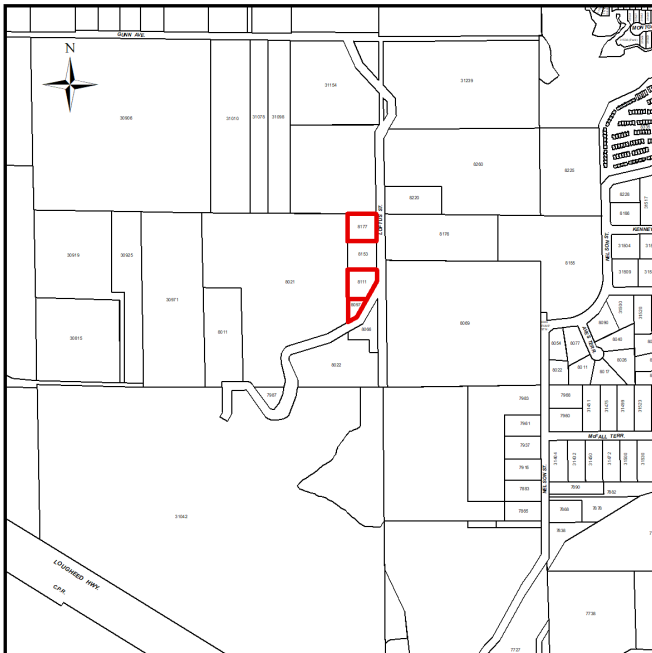
Project: P2024-052
Application Numbers: RST24-5

Subject: Development Application – 8097, 8111, and 8177 Loftus Street



DATE: February 3, 2025
BYLAW / PERMIT #: 6337-2024-5949(179)
6338-2024-5949(180)
PROPERTY ADDRESSES: 8097, 8111, 8177 Loftus Street
LOCATION: Silverdale Community
CURRENT ZONING: Rural 16 Zone (RU16)
PROPOSED ZONING: Urban Compact UC300 Zone
CURRENT OCP: Silverdale Comprehensive Planning Area
PROPOSED OCP: No change

PROPOSAL:
Text amendment to the Zoning Bylaw to include the UC300 Zone and to rezone the subject properties from the Rural 16 Zone (RU16) to the Urban Compact (UC300) Zone, to facilitate a single-family residential subdivision.



Recommendation(s)

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

Notification to the public will begin following the February 3, 2025 regular Council meeting. Following notification, the development application and associated amending bylaws will be forwarded to Council for consideration of readings.

Rationale of Recommendations

- The development site consists of three parcels currently designated Silverdale Comprehensive Planning area and zoned as RU16. The proposal to rezone to the UC300 Zone is consistent with the Official Community Plan (OCP) / Central Neighbourhood Plan (CNP) and would accommodate the future subdivision of the lands for an urban residential use.
- The proposal to amend the Zoning Bylaw by adding UC300 Zone is consistent with the CNP Policy 4.4.2. – *Implementing zones for the Single-Family designation shall be in conformance with future Silverdale zones to be prepared, or with existing zones outlined within the CNP.*
- Single Family designation includes a range of urban lot sizes – compact, standard and traditional – as well as duplex two-family residential homes.
- Single Family designation provides for ground-oriented homes within a livable, pedestrian-scaled neighbourhood that reflects Silverdale’s environmental features, conservation framework and topography.

Purpose

The purpose of this report is to present a development proposal to Council to initiate the public notification process ahead of the amending bylaws being brought forward to Council for consideration. The application seeks to introduce a text amendment to the Zoning Bylaw to add the Urban Compact (UC300) Zone and to concurrently rezone the subject properties from the RU16 Zone to the newly added UC300 Zone. The rezoning aims to facilitate the development of a future single-family residential subdivision consistent with the zoning of the surrounding area.

Site Characteristics and Context

Applicant

- Chris Hartman (Silverdale Loftus GP Inc.)

Property Attributes

Address	Parcel Size	Existing Buildings
8097 Loftus Street	0.40 hectare (1.0 acre)	Single Family Dwelling
8111 Loftus Street	0.14 hectare (0.34 acre)	Single Family Dwelling
8177 Loftus Street	0.41 hectare (1.01 acre)	Single Family Dwelling

Environmental Protection

- No trees, vegetation, or soil is to be removed or disturbed before a Natural Environment Development Permit has been issued. A preliminary bio-inventory, Riparian Area Protection Regulation (RAPR) assessment would be required.
- An arborist report authored by Diamond Head dated December 3, 2024, has been submitted and is currently under review.

Neighbourhood Character

- The subject parcels are:
 - located within the City's Urban Growth Boundary and Silverdale Neighbourhood Planning Areas;
 - located within the Lower Slopes district as identified in the Silverdale CNP; and
 - surrounded by Comprehensive Development (CD59) zoned lands (which permits the UC300 land use allowances) to the west and northeast as well as RU16 to the north, south, and southeast.

Parks and Trails

There are currently no developed parks in the general vicinity. The CNP envisions future neighbourhood parks to be developed in conjunction with the progression of development. Under provincial legislation, the future subdivision of these lands for residential single-family lots will necessitate parkland dedication, which will be evaluated as part of the associated subdivision application (SUB24-12).

Servicing

- Development of this area will require municipal servicing as outlined in the Engineering Department comments 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 A .
Building Division:	Comments are reflected within this report.
Bylaw Enforcement Division:	No concerns about this rezoning. However, it has been noted that the creation of small lots increases the need for bylaw enforcement staff to address on street parking concerns.
Environmental Services:	No concerns.
Mission Fire Rescue Service:	No concerns.
Parks, Recreation, and Culture:	No concerns.
Social Development:	No concerns.

Discussion and Analysis

Text Amendment to Zoning Bylaw

Current Zoning Framework

Currently, the UC300 Zone exists only within the limits of the CD59 Zone, which are applicable to specific sites not currently encompassing the three subject parcels within the Silverdale CNP. The text amendment to the Zoning Bylaw proposes to extend the UC300 Zone as a standard zoning designation for application beyond the CD59 zoned lands. At this time, it is recommended that the applicability of the UC300 Zone be exclusive to the CNP area because the concept has been vetted as part of the planning and public consultation of the CNP and not previously identified for use in other areas of Mission.

The CD59 Zone was created to allow the servicing of the area zoned CD59 to begin. As individual lots are created and serviced, the strategy is to move away from the CD59 Zone and toward conventional zones. This strategy will allow for a clear understanding of rights and entitlements for future lot owners as lots are developed with homes, townhouses and commercial buildings as permitted and envisioned by the CD59 Zone.

Future Rezoning Proposals

Future applications for rezoning to the UC300 Zone within the CNP will be evaluated on a case-by-case basis based on an application's alignment with municipal policies and community benefits, ensuring that each proposal undergoes a thorough examination for Council's consideration.

Key Benefits

- *Zoning Simplification and Clarity: The extension of the UC300 as a conventional zone enhances the clarity and applicability of the Zoning Bylaw, providing clear guidelines for land developers, home builders and property owners.*
- *Strategic Urban Development: Concentrating UC300 within CNP supports strategic urban growth objectives by providing more housing options and accommodating mixed-use developments that drive economic and community enrichment.*
- *Policy Cohesion: Evaluating future proposals individually ensures adaptability and alignment with municipal policies including neighbourhood plans, maximizing potential community benefits.*

Urban Compact 300 (UC300) Zone

As part of the CD59 Zone, the UC300 Zone regulations were adopted by Council in 2024 as an additional allowance within a broader zone that accommodates the construction of single-family dwellings, duplexes, triplexes, fourplexes, and infill townhouses, along with compatible accessory uses on lots designated for single-family use within the Silverdale CNP.

The CD59 zoning stipulates that all UC300 lots shall be developed with detached garages with lane access, where a lane is available. The premise of the CD59 Zone was to allow for various zoning options, including UC300, which allows for lots that are minimum of 300 square metres (3,229 square feet) in area. The closest comparison for an urban compact zone within the Zoning Bylaw outside of the CD59 Zone is the UC372 Zone which has a minimum lot size of 372 square metres (4,004 square feet) and requires lane access to lots. Descriptions of the UC300, UC372 and UC465 Zones are attached to this report as **Attachment B**.

Lane Access Considerations

As previously indicated, the UC300 Zone allows for lots that are narrow. Typically, a lot with this

configuration would require a frontage of 10 m (32.8 ft) to have a lane or 11 m (36 ft) frontage without a lane. High-density compact lot configurations without lane access can introduce challenges, including impacts on the availability of on-street parking, location of municipal assets, such as fire hydrants and streetlights and logistical difficulties related to vehicle and pedestrian circulation. In some cases, it can also be challenging to provide suitable space for franchise utilities such as Telus, Rogers and BC Hydro.

The City of Mission currently lacks examples of urban compact single-family residential developments of this type, making it difficult and premature to fully assess the functionality and potential challenges of such subdivisions. Concerns have been raised by Bylaw Enforcement, Planning, and Engineering staff regarding on-street parking for lots that are narrow and do not have lane access. A narrow lot that is front loaded with a driveway limits the availability of on-street parking options. However, where lane access is provided, driveways are required to be from the lane and thus functionality of the fronting street is improved as it allows for significant on-street parking. Policy 4.4.7. of the CNP permits maximum densities on gentler sloped lands in combination with rear lanes.

Staff have identified a number of potential challenges with achieving the proposed level of density without the inclusion of lanes, which may present issues in terms of accessibility and urban functionality. At this time, staff are recommending that the creation of narrow lots (as permitted within the UC300 Zone) be monitored closely and reviewed through careful subdivision design. While the proposal suggests a subdivision to create 123 compact lots without lanes, this has yet to be fully considered by the City's approving officer.

While the properties under consideration are captured within the boundaries for the CNP, they were not rezoned to the Comprehensive Development (CD59) Zone as they were not controlled by the developer at that time. This current rezoning proposal aims to bring these sites under the UC300 Zone, which is in keeping with the suite of land use allowances offered within the CD59 Zone. The objective is to provide a cohesive single family land use under a common regulatory standard.

A conceptual lot layout for the subdivision has been submitted by the applicant. The layout is currently under evaluation by staff to ensure it aligns with both municipal regulations and community expectations.

Restrictive Covenant

The applicant has volunteered to register a restrictive covenant on the proposed subdivision (application SUB24-12), limiting development on each lot to a single-family dwelling and a secondary suite. This covenant would be a condition for completing the subdivision. By restricting the number of dwelling units per property, the covenant aims to prevent excessive densification that could otherwise result from the Provincial Small-Scale Multi-Unit Housing (SSMUH) regulations, thereby reducing potential strain on community resources and civic infrastructure.

Development Considerations

The following Development Permits are applicable:

1. Development Permit Area E – Natural Environment
2. Development Permit Area G – Geohazard
3. Development Permit Area H – Fire Interface
4. Development Permit Area A – Intensive Residential

The CNP also includes the Silverdale Development Permit (DP) Area (Section 6.1.5) and Hillside DP Area (Section 6.1.9), which have not yet been formally adopted into the OCP. The applicant has

committed to reviewing and ensuring compliance with the design guidelines for future developments on these sites, aligning with the standards expected within these DP areas.

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new lot as per Policy LAN.40(C) – Financial Contributions for Community Amenities.

Tree Management

The City's LAN.32 land use policy specifies that two trees must also be planted for each new lot created by subdivision. An arborist report authored by Diamond Head dated December 3, 2024, has been reviewed and accepted.

Neighbouring Development Projects

Contiguous to these three development parcels is a larger parcel at 8153 Loftus Avenue (which was a recent consolidation of 8011, 8021, and 8153 Loftus Street). This larger parcel and the three subject parcels are subject to an associated subdivision application (SUB24-12) for an urban compact residential subdivision utilizing the UC300 Zone. As indicated above, a conceptual lot layout plan with a proposed 123 urban residential lots is currently under review by staff and attached to this report as **Attachment C**.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less. While there is currently no transit services to the area, as residential development progresses within the CNP, public transit will eventually need to be made available and funded.

Financial Implications

There are no financial implications associated with this report.

Communication

LAN.66 - Neighbourhood Engagement Policy

LAN.66 does not apply to this rezoning application involving single-family development and therefore neighbourhood engagement is not required.

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.
- Public Notification will be sent to all occupiers and owners of properties within 500 m from the development site notifying them of the details.

Attachments

Attachment A: Engineering Comments

Attachment B: Proposed Urban Compact (UC300) and Urban Compact (UC372) Zone
Attachment C: Conceptual Lot Layout Plan for SUB24-12

Sign-Offs



Rob Publow, Manager of Planning

HG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer