Special Council Agenda

The agenda for the Special Meeting of Council to be held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission, British Columbia on Monday, July 24, 2017 commencing at 1:00 p.m.

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. NEW BUSINESS

(a) Development Variance and Floodplain Bylaw Exemption Application for BC Frozen Foods Ltd., located at 33920 Lougheed Highway

This report details the development variance permits and site specific floodplain exemption applications to allow the expansion of the existing industrial operation (BC Frozen Foods Ltd.) at 33920 Lougheed Highway.

Staff support the applications moving forward and as such have listed the Development Variance Permits for approval under the "Development Permits for Consideration" section of the agenda and recommend that Council approve the site specific exemption to Section 6, Floodplain Setback, of the District of Mission Floodplain Management Bylaw to allow a reduced setback from 60 metre (196.8 feet) from the Fraser River to 34 metres (111.5 feet).

(b) Official Community Plan (OCP) Amendment OCP16-004, Rezoning R16-039 and Development Permit DP16-027 (Form & Character) for a 53 unit townhouse development proposal at 7740 & 7756 Grand Street

This report details the development applications for the property located at 7740 & 7756 Grand Street and identifies the necessary amendments to the Official Community Plan (OCP) and Zoning Bylaws that would allow a 53 unit townhouse development on the site.

Staff support the Bylaws moving forward to first readings and as such have listed the OCP Bylaw Amendment and Zoning Bylaw Amendment under the "Bylaws for Consideration" section of the Council agenda.
Subject to Council’s approval, a Public Hearing will be scheduled for August 21, 2017.

RECOMMENDATIONS: Council consider and resolve:

That, upon due consideration of Section 475 of the *Local Government Act*, consultation referrals in accordance with Policy LAN.47, go forward to those persons, organizations and authorities that are considered to be those affected for the purposes of the Section.

4. **BYLAWS FOR CONSIDERATION**

   (a) **(i) Official Community Plan Amending Bylaw 5652-2017-4052(48)**  
      OCP16-004 (Noort Developments Ltd.) – a bylaw to redesignate the property located at 7740 and 7756 Grand Street from *Institutional to Urban Compact/Multiple Family*  

      (ii) In accordance with Section 477 of the *Local Government Act*, Council has considered District of Mission Official Community Plan Amending Bylaw 5652-2017-4052(48) in conjunction with the District's Financial Plan (including the Capital Expenditure Plan and Operating Expenditure Plan) and the Waste Management Plan  

      See “New Business” Section 3(b)

   (b) **Zoning Amending Bylaw 5653-2017-5050(253)**  
      R16-039 (Noort Developments Ltd.) – a bylaw to rezone property at 7740 and 7756 Grand Street from Institutional Assembly (IA) Zone to Multiple Family 52 Townhouse (MT52) Zone  

      See “New Business” Section 3(b)

   (c) **Zoning Amending Bylaw 5654-2017-5050(254)**  
      R17-012 (Lau) – a bylaw to rezone property at 32372 Diamond Avenue from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone  

      See “New Business” Section 3(b)
5. DEVELOPMENT PERMITS FOR CONSIDERATION

(a) Development Variance Permit DV17-019 (33920 Lougheed Highway)

Development Variance Permit to vary District of Mission Zoning Bylaw 5050-2009 as follows:

- Section 109; Part D; Subsection 3(g) by reducing the minimum number of required parking spaces for a warehouse use from 1 space per 200 square metres (2,153 square feet) of floor space to 1 space per 263 square metres (2,830 square feet) of floor space;

- Section 1004; Part H; Subsection 1 by increasing the maximum height of a principal building under the ING Zone from 12.0 metres (39.4 feet) to 17.5 metres (57.4 feet); and

to vary District of Mission Floodplain Management Bylaw 4027-2007 as follows:

- Reducing the setback for the Fraser River from 60.0 metres (196.8 feet) to 34 metres (111.5 feet) to facilitate construction on the site.

See “New Business” Section 3(a)

6. ADJOURNMENT
DATE: July 24, 2017
TO: Mayor and Council
FROM: Wesley Woo, Planner
SUBJECT: Development Variance and Floodplain Bylaw Exemption Application for BC Frozen Foods Ltd., located at 33920 Lougheed Highway

ATTACHMENTS:
- Appendix 1 – Information for Corporate Officer
- Appendix 2 – Location Map
- Appendix 3 – Proposed Site Plan
- Appendix 4 – Letter from Applicant dated July 5, 2017
- Appendix 5 – Proposed Building Elevations

CIVIC ADDRESS: 33920 Lougheed Highway
APPLICANT: Yasir Shah, Vice President, BC Frozen Foods Ltd.
OCP: Industrial
DATE APPLICATION COMPLETE: June 20, 2017
LOCATION: Mission Core
OVERVIEW AND STAFF COMMENTS

This report details the development variance permits and site specific floodplain exemption applications to allow the expansion of the existing industrial operation (BC Frozen Foods Ltd.) at 33920 Lougheed Highway.

Staff support the applications moving forward and as such have listed the Development Variance Permits for approval under the “Development Permits for Consideration” section of the agenda and recommend that Council approve the site specific exemption to Section 6, Floodplain Setback, of the District of Mission Floodplain Management Bylaw to allow a reduced setback from 60 metre (196.8 feet) from the Fraser River to 34 metres (111.5 feet).

SUMMARY

Applications have been received from Yasir Shah of B.C. Frozen Foods Ltd. at 33920 Lougheed Highway. The applications seek approval to allow the expansion of the existing industrial operation at this property. Currently, a 1,496 square metre (16,100 square feet) refrigerated warehouse has been constructed on the property. The applicant wishes to continue with the second and third phase expansion plans, which consist of a 1,438 square metre (15,474 square feet) building footprint and a 2,890 square metre (31,111 square feet) building footprint, respectively. When completed, Phases 2 and 3 will consist of two two-storey buildings which in total will provide for 8,495.5 square metres (91,445 square feet) of additional industrial floor space on the site. The site’s location and site plan showing the phasing of this expansion are attached as Appendixes 2 & 3, respectively.

To allow the completion of the buildings as proposed in the Phases 2 and 3, variance permit approvals to the District’s Zoning Bylaw and an exemption from the District of Mission Floodplain Management Bylaw 4027-2007 are required as a result of geotechnical and building footprint challenges as well as limitations with access to the site.

The development variance permit application requests flexibility to increase the maximum allowable height of the buildings from 12.0 metres (39.4 feet) to 17.5 metres (57.4 feet) and to reduce the minimum required number of parking spaces from 53 required parking spaces to 41 proposed parking spaces. The exemption to the District’s Floodplain Management Bylaw is also required to reduce the setback to the Fraser River from 60 metres (196.8 feet) to 34 metres (111.5 feet). It is also noted that while the function of the building will largely dictate form, the design of the buildings within each of the phases will be governed by a form and character development permit that will be issued at the staff level.

BACKGROUND

BC Frozen Foods Ltd. currently operates a packaging plant on the subject property. In 2011, a similar exemption to the Floodplain Management Bylaw was approved in order to facilitate the new existing building in Phase 1, which consists of a processing plant and freezer. While the building has been in operation, outstanding issues remain with the building permit associated with the Phase 1 building.

Typically, outstanding issues are addressed prior to any further expansion allowances and acceptance of building permit applications. However, in the interest of moving the application forward, staff and the applicant have come to an agreement to allow the expansion to continue while the various outstanding matters are being addressed concurrently. The applicant’s letter committing to work with the Inspection Services Division to address these outstanding building issues is attached as Appendix 4.
SITE CHARACTERISTICS

The subject property is approximately 1.5 hectares (3.7 acres) in size and is located on the south side of Lougheed Highway, where the east end of North Railway Avenue merges onto the Lougheed Highway. The subject property is designated Industrial within the District’s Official Community Plan (OCP) and is within the Industrial General (ING) Zone. As noted, the site is developed with a building on the east side of the subject property that was constructed under the first phase of this expansion initiative. A group of older existing buildings and warehouses are located on the west side of the property. These older buildings are to be replaced with the construction of new buildings as part of Phase 3.

The property is flanked by the Lougheed Highway to the north and the Canadian Pacific Railway (CPR) line to the south. Although, the subject property is adjacent to the Lougheed Highway, the elevation drops significantly from the Highway and as a result the site is situated approximately 12 metres (39.4 feet) below the Highway elevation. The subject property is also vegetated with mature trees on all sides except for the entrance into the site at the east, and the Fraser River is located on the opposite side of the CPR lands. Consequently, the overall site, building exposures to the Highway, the railway and the river are visually buffered. The ortho photo below shows proposed building locations and the extent of vegetation and tree buffer flanking the site.
DEVELOPMENT PERMIT FOR FORM AND CHARACTER

As the subject property is designated Industrial within the District’s OCP, a development permit for form and character is required. The applicant has submitted building design drawings which include the overall site plan (Appendix 3) and building elevations (Appendix 5) for all three phases. New signage at the entrance of the site is proposed along with additional landscaping at the base of the sign. As is the case with most industrial buildings, the function and operation within a building largely dictate the exterior design of the building. Staff believe that an acceptable balance between these two objectives have been achieved with this proposal and given the limited visual exposure of the site, there are no concerns with the design. The industrial development permit for form and character is delegated to staff for review and approval.

DEVELOPMENT VARIANCE

The application seeks to vary the following sections of the Zoning Bylaw:

1. **Section 109 Off Street Parking Regulations; Part D Required Off Street Parking; Subsection 3(g)** by reducing the minimum number of required parking spaces for a warehouse use from 1 space per 200 square metres (2,153 square feet) of floor space to 1 space per 263 square metres (2,830 square feet) of floor space.

2. **Section 1004 Industrial General Zones; Part H Height of Buildings; Subsection 1** by increasing the maximum height of a principal building under the ING Zone from 12.0 metres (39.4 feet) to 17.5 metres (57.4 feet).

Based on the applicant’s proposed uses, the Zoning Bylaw requires 50 parking spaces allocated to a warehouse use of this size including 3 parking spaces allocated to office uses. The applicant is proposing to reduce the number of warehouse parking spaces to 1 space per 263 square metres (2,830 square feet) which totals 38 parking spaces instead of 50. A reduction for the office uses is not being proposed. As the majority of parking is related to warehouse and freezer storage uses totalling 9,991 square metres (107,545 square feet) for all three phases, staff believe a reduction in parking will not pose any difficulties and thus can be supported. The applicant has also stated that many of the employees carpool further reducing the parking demand on site.

In regards to the increase in buildings height, staff believe there is little to no impact on the surrounding properties and the Lougheed Highway view corridor. In many cases, a significant increase in height, in this case 5.5 metres (18.0 feet), may be a concern. However, as the subject property is located 12 metres (39.4 feet) below the Lougheed Highway and is surrounded by stands of mature trees and vegetation, staff believe that the screening at the road and the development site’s elevation relative to the road is sufficient and will have minimal impact on the surrounding properties and view along the Lougheed Highway corridor. A site photo of the subject property from Lougheed Highway can be seen below.
Photo: Subject property as seen looking east along the Lougheed Highway. The subject property is approximately 12 metres (39.4 feet) below Lougheed Highway.

Staff have worked with the applicant to minimize any potential impacts resulting from the variance requests and have negotiated an acceptable building design proposal through the development permit process. As such, staff have no issue with the variances to the Zoning Bylaw as it relates to building height.

**EXEMPTION TO FLOODPLAIN MANAGEMENT BYLAW**

Any new construction within a watercourse floodplain is required to meet the Floodplain Management Bylaw. The Bylaw establishes floodplain elevations above and setbacks from watercourses. As the Bylaw requires a 60 metre (196.8 feet) setback from the Fraser River, the applicant is requesting a reduction to 34 metres (111.5 feet) by way of Council’s approval for a site specific exemption to the Bylaw. This reduction corresponds with a previous exemption approval to the Floodplain Management Bylaw for Phase 1 and a permit registered on title. Based on previous geotechnical reports provided as part of Phase 1, the existing site conditions and the proposed site plan, a recommendation provided by Valley Geotechnical Engineering Services Ltd. supports the reduction to 34 metres (111.5 feet) and identifies no concerns from a slope stability, flooding or erosion perspective. As such, staff support the exemption to the Floodplain Management Bylaw.

**FINANCIAL IMPLICATIONS:**

BC Frozen Foods Ltd. is a growing business in Mission and has recently been awarded several additional contracts necessitating immediate expansion of their operations. The applicant has stated that the company has a full-time staff complement of approximately 85 employees, many of whom live in Mission. During the summer, the company hires additional workers by employing students and seasonal workers, thereby increasing their workforce to close to 120 employees. As the company expands during the implementation of Phases 2 and 3, the applicant expects the workforce to grow by an additional 40 to 45 permanent employees. As Council is aware, expansion of local employment
opportunities results in direct and indirect financial benefits to the entire community.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

The Ministry of Transportation and Infrastructure (MoTI) was notified of the development permit and development variance permit applications on July 11, 2017. Pursuant to Section 505 of the Local Government Act, land use permits, including development and development variance permits, for the construction of commercial or industrial buildings exceeding 4,500 square metres (48,438 square feet) in gross floor areas must not be issued unless a site plan of the buildings, including traffic circulation and parking areas and facilities, has been approved by the MoTI. While Council may grant approval of the permits, issuance of the permits will be held until such time the MoTI has reviewed and accepted the proposed expansion. This outstanding approval will be made a condition of development permit and development variance permit issuance. That being said, staff do not anticipate any issues with MoTI’s acceptance of the expansion.

CANADIAN PACIFIC RAILWAY

The subject property is adjacent to the CPR lands which runs along the Fraser River at this location. The applicant must ensure that construction and maintenance of the buildings can be done without any trespass onto CPR lands. Any construction or maintenance to the building, including overhead cranes that may swing over the tracks, resulting in trespass would require the applicant to obtain an encroachment agreement or permit from CPR.

COMMUNICATION

A notice of the Development Variance Permit application was mailed or otherwise delivered in accordance with Bylaw 3612-2003 Land Use Application Procedures and Fees Bylaw and the Local Government Act. At the time of the preparation of this report, no comments were received in response to the notification.

INFORMATIONAL NOTE

Approval of Development Variance Permit DV17-019 can be considered by Council at the July 24, 2017 Special Council meeting. While Council may grant approval of the permits, issuance of the permits will be held until such time the MoTI has reviewed and accepted the proposed expansion.

REQUIREMENTS PRIOR TO ISSUANCE OF BUILDING PERMIT:

- Ministry of Transportation and Infrastructure’s approval of the Development Permit DP17-023 and Development Variance Permit DV17-019;
- Approval of exemption for setback for Fraser River from 60 metres (196.8 feet) to 34 metres (111.5 feet);
- Registration of Section 219 geotechnical covenant;
- Approval and issuance of Development Variance Permit DV17-019;
- Approval and issuance of Development Permit DP17-023; and
- Any other requirements resulting from Council’s consideration of the permit.
SIGN-OFFS:

Wesley Woo, Planner

Reviewed by:
Robert Publow, Manager of Planning

Comment from Chief Administrative Officer:
Reviewed.
Appendix 1

Information for Corporate Officer

Civic Address: 33920 Lougheed Highway

PID: 011-805-311

Appendix 2

Location Map

Subject Property: 33920 Lougheed Highway
Owner: BC Frozen Foods LTD
Applicant: Yasir Shah
Zoning: IND
OCP Designation: Industrial
Appendix 3

Proposed Site Plan
Appendix 4

Letter from Applicant
(Addressing outstanding building permit requirements for Phase 1)

July 5, 2017.

District of Mission
Engineering Services
8645 Stave Lake St, Box 20
Mission BC V2V 4L9

Re: BC Frozen Foods Ltd. Outstanding issues on Phase 1 project

Dear Sir,

This letter is to confirm that we agree to complete all outstanding issues pertaining to an occupancy permit for Phase 1 (16200 square feet) that was constructed beginning in 2012 located at 33920 Lougheed Hwy Mission BC. This will be completed concurrently but no later than the completion of phase 2. We anticipate to have Phase 2 final as soon as possible but before February of 2018. Please feel free to contact me should you have any questions or comments.

Yasir Shah,
Vice President.
BC FROZEN FOODS LTD.

The Best Things in Life are BC
Appendix 5

Proposed Building Elevations

Phase 1 Building (existing)

Phase 2 Building

Phase 3 Building
DATE: July 24, 2017
TO: Mayor and Council
FROM: Ken Bourdeau, Planner
SUBJECT: Official Community Plan (OCP) Amendment OCP16-004, Rezoning R16-039 and Development Permit DP16-027 (Form & Character) for a 53 unit townhouse development proposal at 7740 & 7756 Grand Street
ATTACHMENTS: Appendix 1 – Information for Corporate Officer
Appendix 2 – Location Map
Appendix 3 – Site Plan and Architectural Drawings
Appendix 4 – Landscape Plan
Appendix 5 – Draft Development Permit DP16-027
Appendix 6 – Policy LAN.47
Appendix 7 – Engineering Department Comments

CIVIC ADDRESS: 7740 & 7756 Grand Street
APPLICANT: Noort Developments Ltd.
OCP: Designation Amendment from Institutional to Urban Compact-Multi-Family
DATE APPLICATION COMPLETE: June 2, 2017
LOCATION: Mission Core
OVERVIEW AND STAFF COMMENTS

This report details the development applications for the property located at 7740 & 7756 Grand Street and identifies the necessary amendments to the Official Community Plan (OCP) and Zoning Bylaws that would allow a 53 unit townhouse development on the site.

Staff support the Bylaws moving forward to first readings and as such have listed the OCP Bylaw Amendment and Zoning Bylaw Amendment under the “Bylaws for Consideration” section of the Council agenda.

Subject to Council’s approval, a Public Hearing will be scheduled for August 21, 2017.

RECOMMENDATIONS: Council consider and resolve:

That, upon due consideration of Section 475 of the Local Government Act, consultation referrals in accordance with Policy LAN.47, go forward to those persons, organizations and authorities that are considered to be those affected for the purposes of the Section.

SUMMARY

A 53 unit townhouse development is proposed for the properties at 7740 and 7756 Grand Street (Appendix 2). The proposal involves several applications, including an OCP Amendment, Rezoning and Development Permit for building Form & Character. Two variances are also sought as part of this application.

The OCP Amendment application seeks to re-designate the properties from ‘Institutional’ to ‘Urban Compact-Multi-Family’. The rezoning proposes to rezone the properties from Institutional Assembly (IA) Zone to Multiple Family 52 Townhouse (MT52) Zone. A Development Permit is required to ensure the form and character of the proposed development conforms to the OCP’s ‘Multi-Family Residential Development Permit Area (Area H)’ design guidelines.

Site Specifics

<table>
<thead>
<tr>
<th>Location</th>
<th>7740 &amp; 7756 Grand Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Use</td>
<td>Church</td>
</tr>
<tr>
<td>Total Area</td>
<td>1.3 hectares (3.2 acres)</td>
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</tbody>
</table>

Official Community Plan

<table>
<thead>
<tr>
<th>Current Land Use</th>
<th>Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use</td>
<td>Urban Compact-Multi-Family</td>
</tr>
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</table>
### Zoning Bylaw

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Institutional Assembly (IA) Zone</th>
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<tbody>
<tr>
<td>Proposed Zoning</td>
<td>Multiple Family 52 Townhouse (MT52) Zone</td>
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<tr>
<td>Purpose</td>
<td>To allow for 53 unit townhouse development</td>
</tr>
</tbody>
</table>

### Surrounding Land Uses

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<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>North</td>
<td>Single-family dwellings</td>
</tr>
<tr>
<td>South</td>
<td>16 unit (3 storey) apartment building</td>
</tr>
<tr>
<td>East</td>
<td>Single-family dwellings &amp; vacant land</td>
</tr>
<tr>
<td>West</td>
<td>48 unit (2-3 storey) seniors housing complex &amp; Single-family dwellings</td>
</tr>
</tbody>
</table>

### SITE CHARACTERISTICS

The development site consists of two lots totalling 1.3 hectares (3.2 acres) in size. The site is located in the Mission Core area, on the east side of the intersection of Grand Street and 10th Avenue. The western half of the property (fronting Grand Street) is relatively flat with the exception of the southeast corner, where a ravine’s western slopes down to the southeast corner of the site. Building permit records indicate that the property has accommodated a church building since 1959.

### OCP / ZONING BYLAW COMPLIANCE

The current Institutional OCP designation does not permit townhouse development. An OCP Amendment to ‘Urban Compact-Multi-family’ is required.

The OCP contains policy that supports rezoning for Multi-Family Residential development along major corridors within the Mission Core area. Specifically, the OCP states “Multi-Family Infill Residential is provided for on main corridor routes in the general area between 7th Avenue and 14th Avenue.” Grand Street is one of the main corridor routes where the OCP contemplates Multi-Family Residential development.

Target densities for the proposed Urban Compact-Multi-Family OCP designation range from a minimum 15 units per hectare (upha) (6 units per acre) to a maximum 135 upha (54 upa). The overall density for this project is 40.7 upha (16.5 upa) and is within the target range set out in the OCP. As a comparison, the Seniors Housing located across Grand Street from the site is approximately 220 upha and the apartment building directly to the south of the site is 53 upha.

As part of Council’s consideration of the development permit application, a rear-yard setback variance is required to allow the siting of the buildings as proposed. Further detail is provided in the Development Permit section of this report.
PLANNING ANALYSIS

Neighbourhood Character

The subject property is located within an established urban residential neighbourhood. Surrounding land uses include: single-family residential development to the north, a 16 unit (3 storeys) apartment building to the south and a 48 unit (2-3 storeys) seniors housing complex to the west. The Mission Leisure Centre and Mission Secondary School properties are located less than 100 metres south.

Access and Servicing

Two access points from Grand Street are proposed. No access from the flanking lane at the north is proposed.

Transit

A bus stop servicing this area is located adjacent to the property on Grand Street.

Environmental Protection & Geohazard Hazard Assessment

As the site encompasses steep sloped areas, a Geohazard Hazard Assessment was prepared by Cornerstone Geo-Structural Engineering Ltd., dated February 27, 2017. The purpose of the assessment was to evaluate subsoil conditions and provide recommendations for geotechnical and structural design including a landslide hazard assessment. The assessment report states that based on the geotechnical characterization of the site, the construction of the proposed townhouse development is feasible from a geotechnical point of view. All proposed works are located outside the Streamside Protection and Enhancement Area (SPEA) and therefore, no additional setbacks are required from a geotechnical point of view.

It’s anticipated that placement of fill over the southeast slope will be required for grading purposes. According to the preliminary grading plan and building layout, the fill material may be up to 5.5m in depth above the existing grade at the lowest point and will be retained by conventional concrete and interlocking concrete block retaining elements.

A Geotechnical Hazard Lands development permit is required at the building permit stage to ensure this area is protected from any disturbance. It’s noted that the issuance of a geotechnical development permit is delegated to staff for approval.

Tree Retention

A tree survey was not requested as part of this application as development of the site would not allow for any significant retention of trees. The draft landscape plans submitted with the application indicates that 45 trees and 1513 shrubs will planted as part of this development which will compensate for the removal of trees from the site.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT PERMIT (AREA H) - DP16-027

The site is located with ‘Multi-Family Residential Development Permit Area (Area H)’. The applicable guidelines stipulate objectives that would require a high standard of site aesthetics and building design, and coordinates the integration of multi-family developments into existing neighbourhoods through establishing provisions for appropriate building form and character as well as landscaping.
Staff have identified the following design elements that have been incorporated into the designs for this development:

- Moderate roof pitches;
- Incorporation of a variety of materials;
- All units along Grand Street have their main door entrance present to the street where all internal units have their ‘front door’ entrances present to the internal strata road;
- Proposed patios and rear yards are large and would support personal use and enjoyment;
- Proposed landscape materials are indigenous;
- A child’s play area that meets the requirements of the Zoning Bylaw has been provided;
- Play area and amenity building are adjacent to each other;
- Building façade interruptions, distinctive neighbourhood roofing characteristics and open space landscape treatment breaks are included in the overall design to provide for aesthetically pleasing and varying streetscape appearance.

Staff have reviewed the designs and support the overall site layout, building design and landscape plan (refer to Appendixes 3 & 4). Staff believe that the objectives of the Multi-Family Residential Development Permit Area (Area H) have been met.

A variance for a rear-yard setback has been included as part of the development permit application. The MT52 Zone requires a rear-yard setback of 7.5m (24.6 ft.); however, two buildings adjacent to the rear property line do not meet this requirement. One building has a rear-yard setback of 4.51 metres (14.8 ft.) and the other has a rear-yard setback of 6.62m (21.7 ft.). Taken together with the overall design of the project, staff are in apposition to support the variances as they would allow the building that contains the Amenity Building to be located in a more central location within the site which is adjacent to the outdoor playground and adjacent to the majority of the visitor parking stalls provided.

Draft Development Permit DP16-027, including the variances, is shown in Appendix 5.

**COMMUNITY AMENITY CONTRIBUTION** (LAN.40–Financial Contribution for Community Amenities)

In accordance with Council Policy LAN.40 – FINANCIAL CONTRIBUTIONS FOR COMMUNITY AMENITIES POLICY, the applicant has volunteered to contribute $149,195 ($2,815 per new unit) to offset the unique financial burden that residential development imposes on the District to fund new facilities and/or amenities.

**FINANCIAL IMPLICATIONS** (Section 477 of the Local Government Act)

When an application is made to amend the OCP, Section 477 of the Local Government Act requires that Council consider the amendment in conjunction with the District’s financial plan and the waste management plan. The rationale being that when growth reaches a certain point, new facilities and staffing resources are needed. The needs for additional resources brought on by the cumulative impact of growth are typically addressed through the District’s annual financial planning process.

Although incremental OCP amendments can have a cumulative impact on the resources required for the District to deliver its services, the proposed OCP amendment to the Urban Compact-Multi-Family designation to allow for townhouses is not expected on its own to have an immediate adverse impact on the District’s financial plan or the waste management plan.
COMMUNICATION

The applicant placed one (1) development notification sign on the site summarizing the proposed development. Provided a public hearing date is determined by Council, the sign will be modified to advertise the public hearing details (i.e., date, time and place). In addition, a notice will be mailed to the owners and occupiers of all properties within a distance of 152 metres (500 ft.) of the development site notifying them of the public hearing.

Policy LAN.50 - Pre-Public hearing Information Packages

A pre-public hearing information package will be prepared to include copies of all applicable documents and will be made available online or at municipal hall for public viewing.

Bylaw 3612-2003 Land Use Application Procedures and Fees

If a public hearing is required a notice of Public Hearing will be prepared in accordance with Bylaw 3612-2003 and the Local Government Act.

A notice of Development Permit shall be mailed or otherwise delivered in accordance with Bylaw 3612-2003 and the Local Government Act.

Policy LAN.47 - Official Community Plan (OCP) Referral

Review of the proposed development application must be undertaken in compliance with LAN.47, attached as Appendix 6. Staff has reviewed the requirements of LAN.47 and recommend that referrals with respect to the OCP amendment be forwarded to School District No.75, Department of Fisheries and Oceans and Ministry of Environment.

REFERRALS

Engineering

The Engineering Department has no objection to the project subject to the completion of engineering servicing requirements as outlined in Appendix 7.

REQUIREMENTS PRIOR TO FINAL READING

The Final Reading of the amending bylaws will be held until the following have been satisfied:

1. The servicing requirements, as outlined in Appendix 7 have been addressed to the satisfaction of the District Engineer.

2. Security in the amount of $140,907 for the Landscaping is required prior to approval of Development Permit DP16-027 and adoption of the zoning amending bylaw.

3. Contribution in the amount of $149,195 for the Community Amenity Contribution must be provided prior to the adoption of the zoning amending bylaw.

4. Confirmation of lot consolidation.

5. Any other requirements resulting from Council’s consideration of the Bylaws, including Public Hearing.
INFORMATIONAL NOTES

1. Approval of Development Permit DP16-027 will be considered as part of the same Council agenda as the Zone Amending Bylaw.

SIGN-OFFS:

Ken Bourdeau, Planner

Reviewed by: Robert Publow, Manager of Planning

Comment from Chief Administrative Officer
Reviewed.
Appendix 1

Information for Corporate Officer

Civic Address: 7740 Grand Street
PID: 011-941-952
Legal: LOT 181 EXCEPT: PART SUBDIVIDED BY PLAN 15777; SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 955

Civic Address: 7740 Grand Street
PID: 011-941-944
Legal: PORTION LOT 180 EXCEPT: PART SUBDIVIDED BY PLAN 15777; SECTION 21 TOWNSHIP 17 LYING WEST OF ROAD ON PLAN 14060 NEW WESTMINSTER DISTRICT PLAN 955
Appendix 2

Location Map

Subject Property: 7740 & 7756 Grand Street
Owner: Ferco Development LTD
Norco Development LTD
Lenco Development LTD
Applicant: Norrt Developments
Merlin Wick & Paul Warburton
Zoning: IA
OCP Designation: Institutional

(Schematic map of the location showing the subject property's vicinity)
Appendix 3

Draft Site Plan and Draft Architectural Drawings

BUILDING TYPE 1 - LEFT ELEVATION

BUILDING TYPE 1 - REAR ELEVATION

BUILDING TYPE 1 - RIGHT ELEVATION

BUILDING TYPE 1 - FRONT ELEVATION

PROPOSED TOWNHOUSE
7740 & 7756 GRAND STREET
MISISON, B.C.

June 2017

ARCHI. RENDERING - BUILDING TYPE 1

A-0.2

PROCTOR + SHIEN LTD.

architectural design inc.

56723, Willow Rd, Abbotsford, B.C. V2S 3P4
Draft Site Plan and Draft Architectural Drawings

BUILDING TYPE 4 - REAR ELEVATION

BUILDING TYPE 4 - FRONT ELEVATION

BUILDING TYPE 4 - LEFT ELEVATION

BUILDING TYPE 4 - RIGHT ELEVATION

Appendix 3

PROPOSED TOWNHOUSE
7740 & 7756 GRAND STREET
MISSION, B.C.
Draft Site Plan and Draft Architectural Drawings

Appendix 3
Draft Site Plan and Draft Architectural Drawings

SITE PLAN (53 UNITS)

LOCK-BLOCK (TYP.)

CHILDREN'S PLAY AREA:

PICKET FENCE

C/W CONC.

AMENITY BUILDING: ALLOWED: 13m (42.7')

BUILDING TYPE 6 = 10.8m (35.42')

PROPOSED: 8.81m (28.90')

EXISTING SIDEWALK

OFF STREET PARKING:

SITE PLAN (53 UNITS)

OFF STREET PARKING:

SITE PLAN (53 UNITS)

138'-0"

119

GRAND STREET

SIDEWALK (TYP.)

BUILDING HEIGHT:

AS REQ'D

BUILDING 2

8'-0"

106

10'-2"

TO BE DEMOLISH (TYP.)

PROPOSED TOWNHOUSE

7740 & 7756 GRAND STREET
MISSION, B.C.
DISTRICT OF MISSION
DEVELOPMENT PERMIT DP16-027

Issued to: Fernco Development Ltd (Inc0101530
Lenco Development Ltd (Inc 0101531)
Norco Development Ltd (Inc 0101717)
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: #101 – 403 6th Street, New Westminster, BC V3L 3B1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.

2. This Development Permit applies to and only to those lands within the Municipality legally described below, and any and all buildings, structures and development thereon:

   Parcel Identifier: 011-941-952; Lot 181 Except: Part Subdivided by Plan 15777; Section 21 Township 17 New Westminster District Plan 955

   Parcel Identifier: 011-941-944; Portion Lot 180 Except: Part Subdivided by Plan 15777; Section 21 Township 17 Lying West of Road on Plan 14060 New Westminster District Plan 955

3. The above property has been designated as Development Permit Area H in the Official Community Plan.

   The said lands are zoned Multiple Family 52 Townhouse (MT52) Zone pursuant to “District of Mission Zoning Bylaw 5050-2009” as amended.

   “District of Mission Zoning Bylaw” as amended is hereby supplemented in respect of the said lands as follows:

   Building design, siting and landscaping plans as shown on Drawings Numbered A-0.0 to A-3.24 inclusive, and landscape drawing L-0 to L-3, which are attached hereto and form part of this permit.

   Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4. (a) 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 numbered A-0.0 to A-3.24 inclusive, prepared by Trio Architectural Design Inc. (hereinafter referred to as “the plans”), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.

   (b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.

   (c) Parking and siting thereof shall substantially conform to the plans.

   (d) The following standards for landscaping are imposed:

      (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is
attached hereto as Drawing Number L-0 to L-3 prepared by C. Kavolinas & Associates Inc.

(ii) 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 Municipality.

5. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.

(a) An Irrevocable Letter of Credit in the amount of $140,907.00 for the purpose of:

(b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality’s bill for same.

(c) 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 must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within this six (6) month period, the Municipality 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 Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the 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.

6. 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.

7. 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.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.

9. “District of Mission Zoning Bylaw” as amended is hereby varied in respect of the said lands as follows:
   
   (a) To vary District of Mission Zoning Bylaw 5050-2009, Section 701, Part E. Setbacks, Subsection 1, by reducing the minimum rear yard setback from 7.5m (24.6 ft.) to 4.51m (14.8ft.) for the Principal Building, as shown on the attached site plan and;

   (b) To vary District of Mission Zoning Bylaw 5050-2009, Section 701, Part E. Setbacks, Subsection 1, by reducing the minimum rear side yard setback from 7.5m (24.6 ft.) to 6.62m (21.7 ft.) for the Principal Building, as shown on the attached site plan.

10. This permit is not a building 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 Deputy Chief Administrative Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

____________________________________
Randy Hawes,
MAYOR

____________________________________
Dan Sommer
Director of Development Services

Development Permit DP16-027
During the development of a new Official Community Plan, the District of Mission will consult with the organizations listed below prior to First Reading of the bylaw.

When an amendment is proposed to an Official Community Plan, the District of Mission will refer the proposed amendment to the organizations listed below following first reading of the bylaw, subject to the following provisions.

1. The Fraser Valley Regional District will be referred OCP amendment proposals that relate to land that is located adjacent to the boundary of Electoral Area “F” or that involve 100 or more urban lots located anywhere within the District of Mission. A referral to the Fraser Valley Regional District will be made during the development of new OCP’s.

2. The District of Maple Ridge will be referred OCP amendment proposals that relate to land that is located adjacent to its boundary. A referral to the District of Maple Ridge will be made during the development of new OCPs.

3. A referral to the City of Abbotsford will be made during the development of new OCPs.

4. First Nations will be referred OCP amendment proposals that relate to lands having high potential for archeological sites. This includes lands adjacent to the Fraser River and other watercourses and water bodies.

5. School District No. 75 will be referred amendment proposals in all cases.

6. The Ministry of Water, Land, and Air Protection will be referred OCP amendment proposals that involve a redesignation for residential, institutional, commercial, agricultural or industrial development that would result in a change to the land use, vegetative cover or surface water management within a watershed that has been identified as high risk by the agencies, or a property that is within an environmentally sensitive area. A referral to the Ministry of Water, Land and Air Protection will be made during the development of new OCP’s.
7. The **Fraser Health Region** will be referred OCP amendment proposals that would increase the number of parcels to be served by on-site sewage disposal systems. A referral to the Fraser Health Region will be made during the development of new OCPs.

8. The **Ministry of Transportation** will be referred OCP amendment proposals for land that is located within a radius of 800 metres of an intersection of a controlled access highway, where there is a companion rezoning involved. A referral to the Ministry of Transportation will be made during the development of new OCPs.

9. The **Department of Fisheries and Oceans** will be referred OCP amendment proposals relating parcels located adjacent to the Fraser River, any other watercourse or water body and where the subject parcels contain creeks. A referral to the Department of Fisheries and Oceans will be made during the development of new OCPs.

10. The **Land Reserve Commission** will be referred OCP amendment proposals for land that is within or adjacent to the Agricultural Land Reserve boundary. A referral to the Land Reserve Commission will be made during the development of new OCPs.

11. **Utility Companies** will be referred OCP amendment proposals involving 100 or more urban lots.

12. **Canadian Pacific Railway** will be referred OCP amendment proposals relating to lands directly adjacent to its rail line.

Council must consider the requirement to make referrals on a case-by-case basis and adopt a resolution to clarify that the referral requirements have been considered. If the referrals considered comply with the provisions of this policy, the Council resolution should include the following wording: "That, upon due consideration of Section 879 of the *Local Government Act*, consultations go forward in accordance with Policy LAN.47, and that the persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of the Section."
CIVIC ADDRESS: 7740 & 7756 Grand Street

CURRENT ZONE: IA          PROPOSED ZONE: MT52

DOMESTIC WATER REQUIREMENTS:
Municipal water is available on Grand Street.

SANITARY SEWER REQUIREMENTS:
Municipal sanitary sewer is available on Grand Street.

STORM SEWER REQUIREMENTS:
Municipal storm sewer is available on Grand Street.

ROAD WORK REQUIREMENTS:
Grand Street provides paved access to the site.

RECOMMENDATION:
From an engineering point of view, the application may proceed to adoption.

Prepared by:  
Jason Anthony, Engineering Technologist

Reviewed by:  
Tracy Kyle, Director of Engineering & Public Works

Reviewed by:  
Jay Jackman, Manager of Development  
Engineering & Projects
WHEREAS, under the provisions of the Local Government Act, a Council may, by bylaw, adopt one or more community plans for one or more areas;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Official Community Plan Bylaw 4052-2008" and amended same from time to time;

AND WHEREAS the Council deems it desirable and in the public interest to further amend the Official Community Plan Bylaw;

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

1. This Bylaw may be cited for all purposes as "District of Mission Official Community Plan Amending Bylaw 5652-2017-4052(48)."

2. "District of Mission Official Community Plan Bylaw 4052-2008" as amended, is hereby further amended by:
   a) redesignating the property located at 7740 and 7756 Grand Street and legally described as:
      Parcel Identifier: 011-941-952
      Lot 181 Except: Part Subdivided By Plan 15777; Section 21 Township 17 New Westminster District Plan 955
      Parcel Identifier: 011-941-944
      Portion Lot 180 Except: Part Subdivided By Plan 15777; Section 21 Township 17 Lying West Of Road On Plan 14060 New Westminster District Plan 955
      from Institutional to Urban Compact/Multiple Family; and
   
   b) amending the official community plan maps accordingly.

READ A FIRST TIME this __ day of ___, 2017

COUNCIL CONSIDERATION OF SECTION 477 OF THE LOCAL GOVERNMENT ACT given this __ day of ___, 2017

PUBLIC HEARING held this __ day of ___, 2017

READ A SECOND TIME this __ day of ___, 2017

READ A THIRD TIME this __ day of ___, 2017
ADOPTED this ___ day of ___, 2017

RANDY HAWES, MAYOR

MIKE YOUNIE, CORPORATE OFFICER
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 District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

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

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

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5653-2017-5050(253)."

2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
   a) rezoning the property located at 7740 and 7756 Grand Street and legally described as:
      Parcel Identifier: 011-941-952
      Lot 181 Except: Part Subdivided By Plan 15777; Section 21 Township 17 New Westminster District Plan 955
      Parcel Identifier: 011-941-944
      Portion Lot 180 Except: Part Subdivided By Plan 15777; Section 21 Township 17 Lying West Of Road On Plan 14060 New Westminster District Plan 955
      from Institutional Assembly (IA) Zone to Multiple Family 52 Townhouse (MT52) Zone; and
   b) amending the zoning maps accordingly.

READ A FIRST TIME this __ day of ___, 2017
READ A SECOND TIME this __ day of ___, 2017
PUBLIC HEARING held this __ day of ___, 2017
READ A THIRD TIME this __ day of ___, 2017
ADOPTED this __ day of ___, 2017

RANDY HAWES, MAYOR MIKE YOUNIE, CORPORATE OFFICER
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 District of Mission has adopted "District of Mission Zoning Bylaw 5050-2009" and amended same from time to time;

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

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

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Amending Bylaw 5654-2017-5050(254)."

2. "District of Mission Zoning Bylaw 5050-2009" as amended, is hereby further amended by:
   a) rezoning the property located at 32372 Diamond Avenue and legally described as:
      Parcel Identifier: 006-208-525
      Lot 241 Section 20 Township 17 New Westminster District Plan
      41505
      from Urban Residential 558 (R558) Zone to Urban Residential 558 Secondary Dwelling (R558s) Zone; and
   b) amending the zoning maps accordingly.

READ A FIRST TIME this 5th day of June, 2017
READ A SECOND TIME this 5th day of June, 2017
PUBLIC HEARING held this 19th day of June, 2017
READ A THIRD TIME this 19th day of June, 2017
APPROVED by the Ministry of Transportation and Infrastructure this 6th day of July, 2017
ADOPTED this ___ day of ___, 2017

RANDY HAWES, MAYOR MIKE YOUNIE, CORPORATE OFFICER
DISTRICT OF MISSION
DEVELOPMENT VARIANCE PERMIT DV17-019

Issued pursuant to Section 498 of the Local Government Act

Issued to: BC Frozen Foods Ltd. Inc No 350310
#4 – 33132 – 1st Avenue, Mission, BC V2V 1G4

as the registered owner (hereinafter referred to as the Permittee) and shall only apply to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Mission, in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 011-805-331
Parcel B, Except: Part on Plan 50216 District Lot 1 Group 3 New Westminster District Reference Plan 78783

1. The said lands are zoned Industrial General (ING) Zone pursuant to “District of Mission Zoning Bylaw 5050-2009” as amended.

2. “District of Mission Zoning Bylaw” as amended is hereby varied in respect of the said lands as follows:

   a. Section 109 Off Street Parking Regulations; Part D Required Off Street Parking; Subsection 3(g) by reducing the minimum number of required parking spaces for a warehouse use from 1 space per 200 square metres (2,153 square feet) of floor space to 1 space per 263 square metres (2,830 square feet) of floor space.

   b. Section 1004 Industrial General Zones; Part H Height of Buildings; Subsection 1 by increasing the maximum height of a principal building under the ING Zone from 12.0 metres (39.4 feet) to 17.5 metres (57.4 feet).

3. “District of Mission Floodplain Management Bylaw 4027-2007” as amended is hereby varied in respect of the said lands as follows:

   (a) Reducing the setback for the Fraser River from 60.0 metres (196.8 feet) to 34 metres (111.5 feet) to facilitate construction on the site.

4. This Permit does not constitute a subdivision approval or a building 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 Variance Permit is hereby issued by the Municipality signed by the Mayor and the Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year]

___________________________
Randy Hawes,
MAYOR

___________________________
Michael Younie,
CORPORATE OFFICER

DV17-023 – 33920 Lougheed Highway