

District of Mission **Memo**

FILE: PRO.DEV.DEV
DVP10-014

To: Chief Administrative Officer
From: Planner
Date: August 16, 2010
Subject: **Development Variance Permit DVP10-014 (District of Mission) – 8150 Brown Crescent**

Recommendation

That Development Variance Permit Application DVP10-014, in the name of Mathew and Kylie Lowey, located at 8150 Brown Crescent, and legally described as:

Lot 5 Section 28 Township 17 New Westminster District Plan 86629

to vary SECTION 104 General Regulations Part B Lot Area, Width at Frontage, Subsection 2.a. Lots of Irregular Shape of the *District of Mission Zoning Bylaw 5050-2009* on proposed Lot 2 by reducing the minimum required:

- lot frontage from 9 meters (29.5 feet) width (50% of required 18 metre lot width) to 3.979 metres (13.05 feet); and
- lot width at the 20 metre setback from 18.0 meters (59.05 feet) to 17.00 metres (55.77 feet);

for a proposed two-lot subdivision located at 8150 Brown Crescent, be forwarded to Council for public input and consideration of approval on August 30, 2010.

Background

This property was previously considered by Council under Development Variance Permit Application DVP09-003. The application was presented to Council and supported during the meeting of July 6, 2009. The application sought to vary Section 301.3 (Lot Area, Width at Front Lot Line, and Depth) under the previous *District of Mission Zoning Bylaw 3143-1998* to allow a reduced minimum required lot width at the 6 metre setback for proposed Lot 2 from 12 metres (39.37 feet) to 11.74 metres (38.52 feet). The previous subdivision layout plan presented to Council is attached as **APPENDIX 1** to this report.

Upon further review of the subdivision proposal by planning staff, it was noticed that the lot layout which proposed a shared driveway could potentially lead to access issues. As the existing dwelling and carport will be retained within proposed Lot 1, staff requested the applicant amend the proposed lot layout to avoid potential conflicts by relocating the common property line of proposed lots 1 and 2 away from the existing dwelling and garage. As a result of this amendment, District staff are initiating this application on behalf of the developer as alternate variations to the Zoning Bylaw are now required. A copy of the amended subdivision Plan is attached as **APPENDIX 2**.

It is noted that the requested variances are subject to current zoning bylaw provisions. Under the previous bylaw (Bylaw 3143-1998), dimension provisions allowed a minimum frontage for lots on cul-de sacs and out side of road curvatures to be no less than 4.5 metres (14.76 ft). As such, a variance for lot frontage was not previously applied for lot frontage, only for a reduced lot width. However, the current Zoning Bylaw 5050- 2009 does not include this provision and

therefore a reduction on frontage from 9 metres (29.5 feet) width (50% of required 18 metre lot width) to 3.979 metres (13.05 feet) is required in addition to a further reduced lot width.

Development Proposal

The subject property is located at the outside road curvature of the intersection of Brown Crescent and Myrtle Avenue (see **Map 1**). The subject property is currently zoned R558 (Urban Residential 558) Zone and has a lot area of approximately 1,729.6 square meters (18,617.26 square feet). The R558 zone allows for a minimum lot area of 558 square meters (6,006.4 square feet). The application to subdivide the subject property into two (2) urban lots is nearing completion with much of the engineering servicing requirements met.

Requested Variances

The following variances to the *District of Mission Zoning Bylaw 5050-2009* are required:

- Lot frontage from 9 metres (29.5 feet) width (50% of required 18 meter lot width) to 3.979 metres (13.05 feet).
- Lot width at 20 meter setback from 18.0 metres (59.05 feet) to 17.00 metres (55.77 feet)

Planning Analysis

While the proposed lot layout provides an irregular lot layout and requires further variances to the Zoning Bylaw than was initially proposed, the amended layout will allow for improved access to both lots. As the area of proposed Lot 2 of 639.5 sq m (6883 sq ft) exceeds the minimum for the current R558 Zone of 558 square metres (6,006 sq ft) and continues to maintain a sufficient buildable area (exclusive of setbacks), the required variances are considered appropriate.

Summary

Staff support the proposed variance and recommend that the application be forwarded to Council for public input and consideration of approval on August 30, 2010.

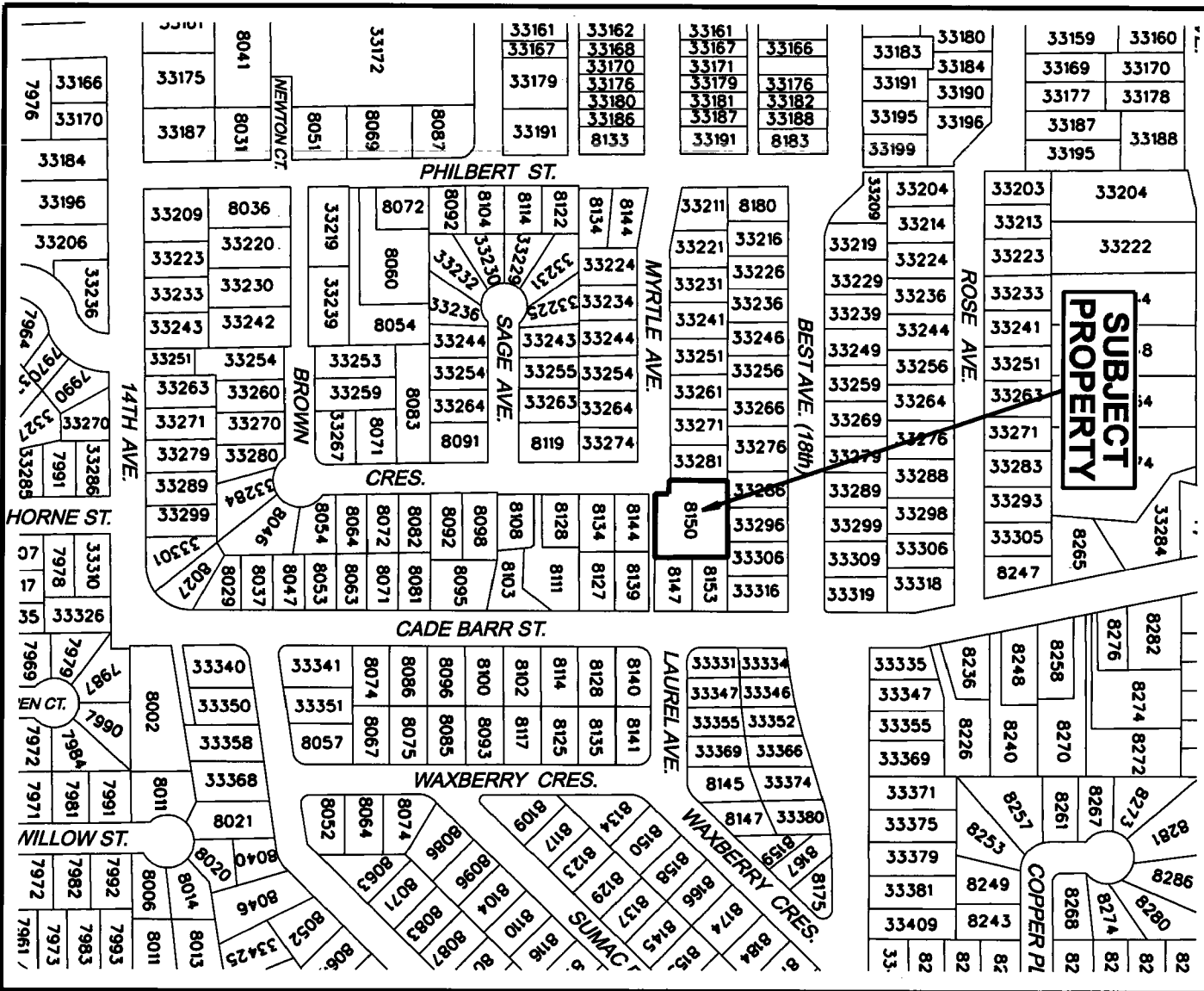


Shannon Webb

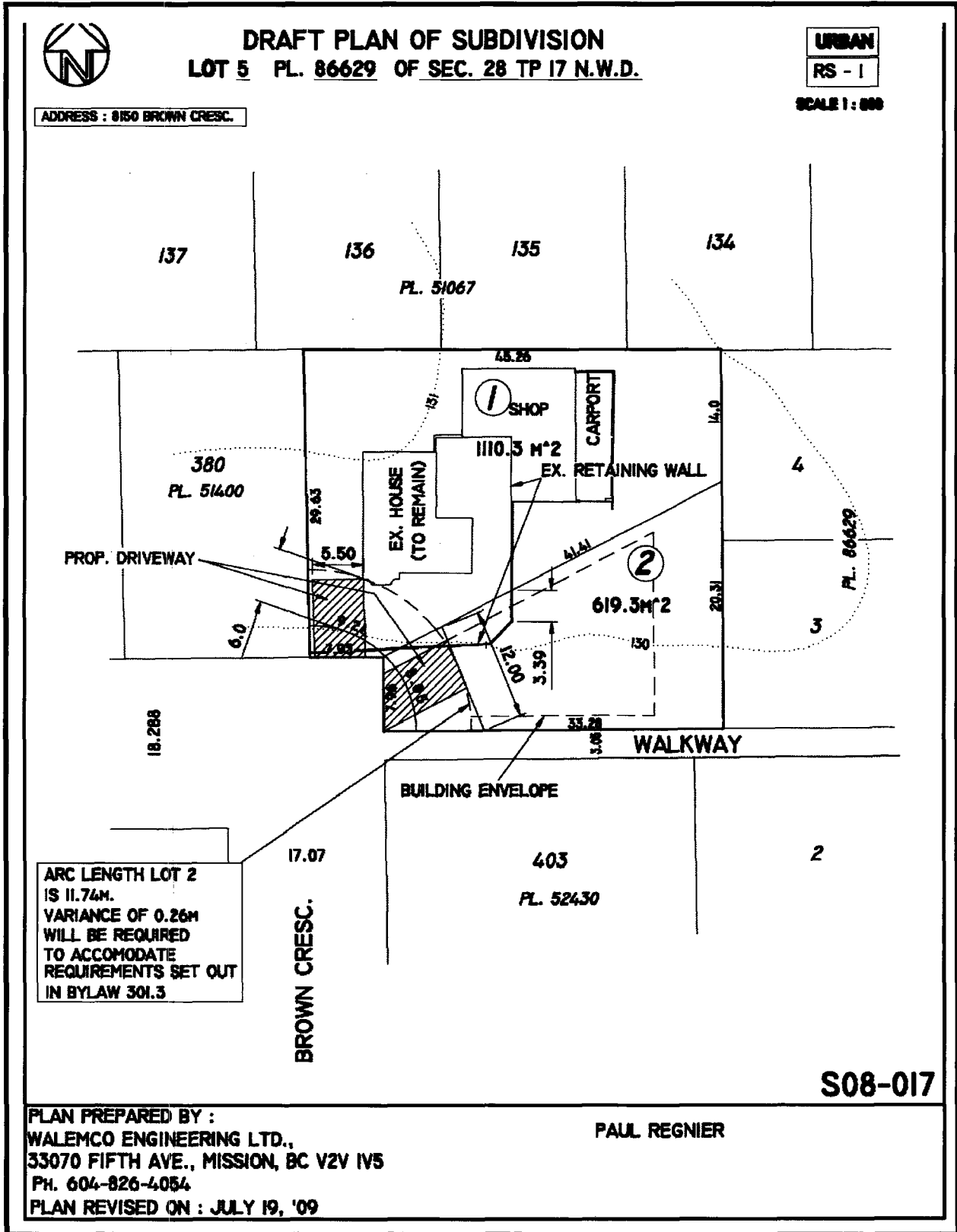
G:\COMDEV\Shannon\Cow Reports\DV10-014 Brown Crescent-Cow- doc

S08-017

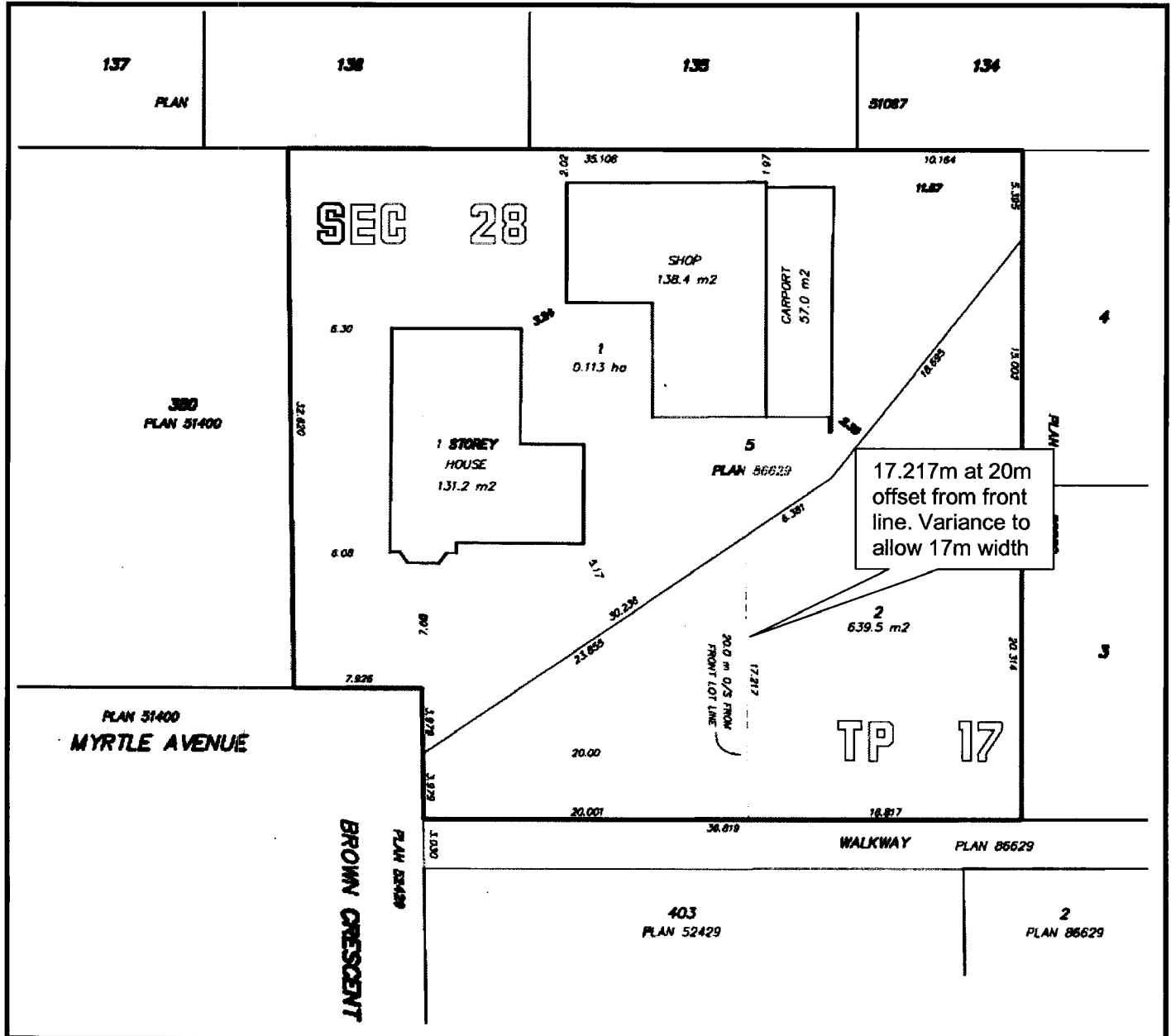
MAP 1



Appendix 1 – Draft Plan



Appendix 2 Amended Draft Plan





FILE: PRO.PLA.WAT
Waterfront Development Proposal 2010

To: Chief Administrative Officer
From: Director of Planning
Date: August 16, 2010
Subject: Phase 1 (Market Analysis) of the Marketing and Feasibility Study including next steps

Recommendation

That the Market Analysis (Phase 1 of the Market and Feasibility Study) including four appended documents be received and become reference documents for waterfront planning;

That the Market Analysis documents be released from Closed Council and be posted on the website under Planning, Major Development Projects, Mission Waterfront, Waterfront Studies; and

That a public open house be held on September 16 from 6 to 9pm at the Leisure Centre, that includes a presentation by the consultants.

What do the Reports say about waterfront planning?

The following observations were drawn from a review of the Market Analysis summary:

- our waterfront is a very large area and will likely develop in phases over time;
- there are areas of the waterfront where development is more likely to start and tools should be developed that guide development rather than risk a scattered development pattern that will negatively impact absorption rates, build out and cost recovery strategies;
- there are Council decisions on lands outside of the waterfront area that will affect the land use and rate of build out on the waterfront, specifically related to Mission's ability to support more than one new power centre (a big box mall);
- Mission's population and income projections are increasing at rates higher than the Fraser Valley Regional District average;
- Mission's percentage of population aged 45 and older will steadily increase in the next 10 years, which will result in an increase in demand for a multi-family product, which bodes well for the Mission waterfront;
- absorption of multi-family units in Mission has been extremely low, partly due to the lack of supply and partly because much of that demand is being satisfied by secondary suites;
- downsizing residents in Mission will not provide the absorption levels required to support the Mission waterfront redevelopment;
- creating new jobs within Mission, particular in the Waterfront and Downtown Core, is a critical step to attracting new residents to Mission in order to support the waterfront redevelopment;
- there will be demand for over 4,500 new homes in Mission over the next decade, with 1,800 of them in the form of multi-family (an average of 180 units per year);

- residential and commercial growth are symbiotic, and therefore, significant emphasis needs be put on providing job-creating commercial opportunities at the waterfront to help carry the infrastructure burden and support the absorption levels contemplated; and
- a conventional grid of streets redistributes prime developable land resulting in more efficient development parcels and better traffic movement throughout the precincts, and would require re-examining the Ministry of Transportation's preferred bypass location.

What are the next steps?

Attached to this report is the Phase 1 Market Analysis including the background reports (**Attachment 1**). The Summary Report and Recommendations document summarizes the background reports and includes recommendations related to the review of current and future commercial/industrial and housing markets, and an assessment of the 2006 Mission Landing Concept Plan from a market perspective. The background reports contain the data and analysis of market conditions.

Based on the findings, the recommendation from the consultant is to proceed with Phases 2 and 3 simultaneously with the proposed Phase 3 modified to focus the Financial Analysis on the areas where residential and commercial development is most likely to occur in the short term, and include a build-out component that is based on a general planning review of the whole waterfront area.

The original task flow chart outlining the phases is attached for your information (**Attachment 2**). A revised flow chart, which reflects the findings in the Phase 1 report and recommendations for moving to Phase 2 and a modified Phase 3, is required. The Terms of Reference will be revised to combine the proposed tasks and products for Phases 2 and 3 into one process and product. This change reflects discussions with the consultant team, which concluded that defragmentation and development feasibility are strongly intertwined.

The Land Defragmentation component will assess the amount of fragmentation and determine the issues that will arise due to the number of owners and properties. It will include the affect that fragmentation has on the type of land use, scale and feasibility of a project as it relates to funding the required infrastructure, and absorption rates and build out that affect cost recovery approaches. Options for dealing with fragmentation will be provided.

The modified Financial Analysis component will include a more detailed analysis on a portion of the waterfront area. Using general proposed land uses, a financial analysis will be developed that includes estimated costs of large infrastructure projects and determines the amount of development required to pay for the cost of dike improvement, re-establishing the sanitary force main, dealing with flood construction levels, reconstruction of existing Ministry of Transportation infrastructure, undertaking additional studies required to develop a waterfront plan, and other construction and servicing costs that are identified over the course of waterfront planning and by a developer during construction. This will include information for phasing infrastructure projects where possible. The Financial Analysis will also include a less detailed Build Out analysis of the whole waterfront area.

How should the public be informed?

Council has set a precedence using open houses at the Leisure Centre for informing the public about progress in the waterfront planning process. For this reason, it is suggested that a public open house be held on September 16 at the Leisure Centre from 6 to 9 pm. With the exception of a presentation from the consultants being part of this open house, staff suggest that the format of past open houses continue with storyboards providing the information, and staff and the consultants available to answer questions. There could also be a short questionnaire sheet to fill in at each storyboard and a comment sheet available to those who want to provide a written submission.



Sharon Fletcher

G:\COMDEV\Sharon\COW reports\ Steps following receipt of Phase 1 of the Marketing and Feasibility Study August 16 COW.doc

DISTRICT OF MISSION | WATERFRONT DEVELOPMENT | MARKET AND FEASIBILITY STUDY

Attachment 2

