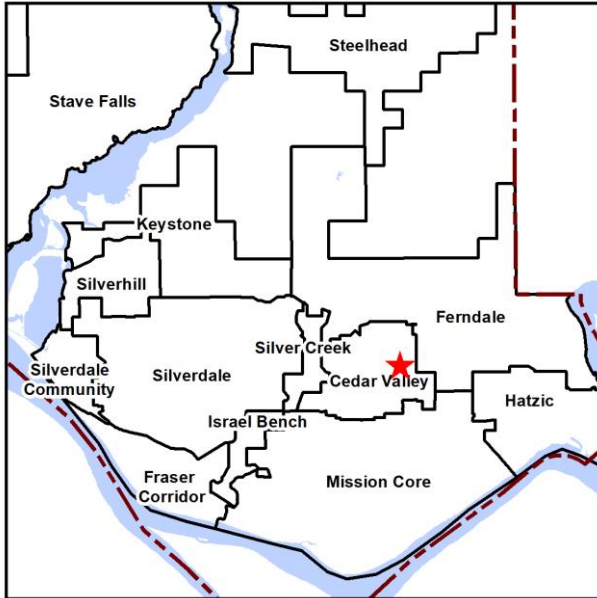
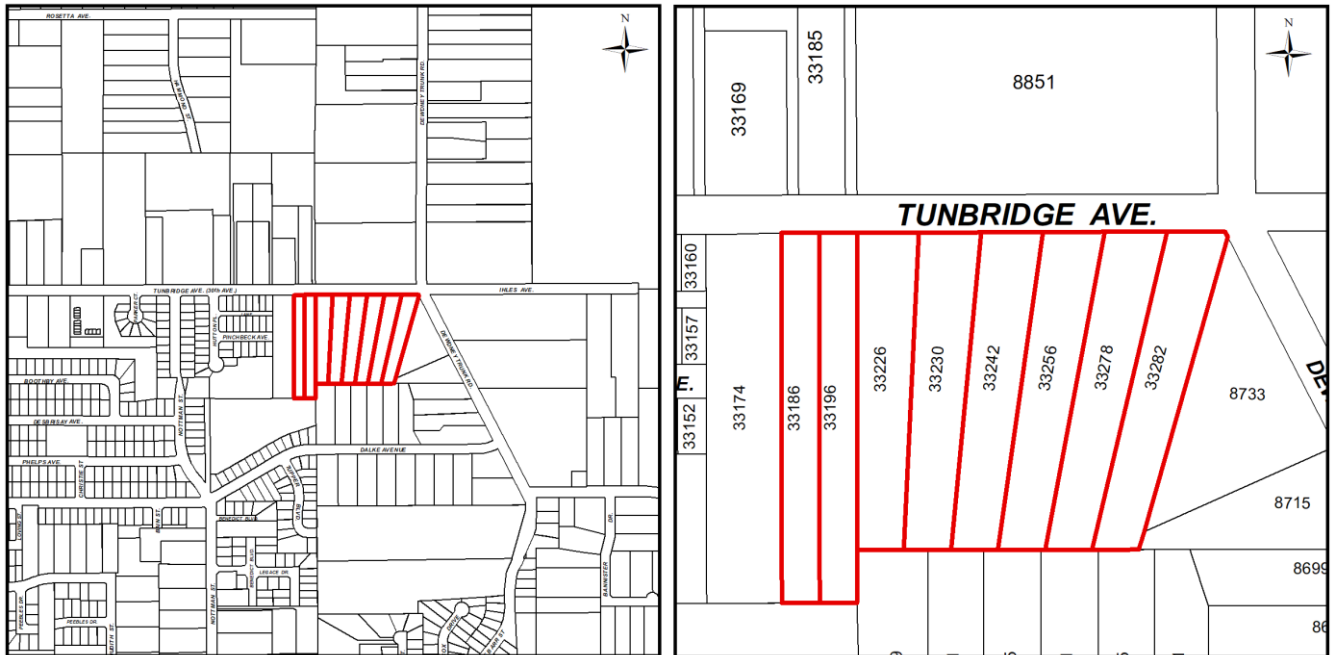


Project: P2021-085
Application Numbers: R21-030 S21-018

Subject: Development Application – Eight Properties on Tunbridge Avenue



DATE: March 20, 2023
BYLAW / PERMIT #: 6169-2023-5949(107)
PROPERTY ADDRESSES: **33186, 33196, 33226, 33230, 33242, 33256, 33278, and 33282 Tunbridge Avenue**
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Urban Compact 465 Zone (UC465), Urban Compact 372 Zone (UC372), Urban Compact 372 Secondary Dwelling Zone (UC372s), Multi-unit Duplex 465 Zone (MD465), and Institutional Parks, Recreation and Civic Zone (IPRC)
CURRENT OCP: Urban Compact and Protected Natural Assets
PROPOSED OCP: No change
PROPOSAL:
 To rezone the subject properties to facilitate a 62-lot subdivision.



Recommendation(s)

1. That draft bylaw 6169-2023-5949(107) to rezone the subject properties from Suburban 20 Zone (S20) to Urban Compact 465 Zone (UC465), Urban Compact 372 Zone (UC372), Urban Compact 372 Secondary Dwelling Zone (UC372s), Multi-unit Duplex 465 Zone (MD465), and Institutional Parks, Recreation and Civic Zone (IPRC) be considered for first and second reading.
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined.
3. That prior to the adoption of Zoning Amending Bylaw 6169-2023-5949(107), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S21-018.
 - b. Collection of any volunteered contributions to the City's community amenity reserve.
 - c. Completion of the Engineering requirements, as in **Attachment B**.
 - d. Completion of any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.
4. That the new roads MacDonald Avenue, Slack Street, and the Pinchbeck Avenue extension be named in conjunction with Development Application P2021-085, and that upon adoption of the Street Naming Bylaw 6170-2023, Street Naming Policy STR.28 be amended accordingly.

Rationale of Recommendation(s)

The proposal is consistent with the Official Community Plan (OCP), the Zoning Bylaw, Council's Strategic Plan, and the Cedar Valley Local Area Plan (CVLAP).

- The majority of the site is designated Urban Compact in the OCP and is zoned S20. The proposal to rezone to the MD465, UC465, UC372, and UC372s is consistent with the OCP and would accommodate the future subdivision of the lands for urban compact residential. See **Attachment A** for the proposed zoning map.
- UC372s is proposed for the majority of the future lots and permits a secondary dwelling unit in the form of a secondary suite, coach house, or garden cottage. OCP policy 5.1.8 asks to *“Facilitate the development of affordable, rental and special needs housing through supporting multi-unit housing developments, small house/small lot housing, secondary suites, duplexes in appropriate locations, mixed market/non-market housing projects, coach houses, garden cottages and other innovative housing forms.”*
- A small portion of land on the east side of the site will be rezoned to MD465 to support development of the neighboring project, P2022-059. It is expected that this land will be provided to P2022-059 to support in the construction of fee-simple duplex lots.
- The proposal is consistent with the Zoning Bylaw and no variances are requested. Each lot meets the requirements of the Urban Compact zone that is proposed.
- The OCP designation for Protected Natural Assets (PNA) identifies an area of natural value and excludes it from development. A small portion of the subject site is designated as PNA. The developer proposes no residential development within this PNA designated area. This area will be rezoned to the IPRC Zone and is expected to be dedicated to the City as part of the subdivision process. The City’s Parks and Recreation Department has indicated that they would accept dedication of this area and would explore the use of it as parkland.
- Council’s 2018-2022 Strategic Plan encourages the development of Livable Complete Communities. This supports the evolution of Mission as it develops attractive, distinct communities for living, working, and playing. This goal is being met by the project creating over 50 new residential lots within the Cedar Valley neighbourhood.
- The proposal follows the guidelines set forth in the CVLAP for creating a complete community within the Cedar Valley neighbourhood by helping to *“Build a community where there is sufficient housing to sustain local schools, businesses, and religious institutions”*. It also furthers environmental management policy 4.3.4 which states *“Already designated or newly identified PNAs or ESA shall be protected, buffered, and linked wherever possible to preserve habitat values and hydrological characteristics”*.

Purpose

To accommodate a 62-lot subdivision. 61 lots will allow for single-family residential. Of these, 41 lots will permit a secondary dwelling. The one remaining lot is designated as PNA and will be dedicated to the City. Portions of the parent parcels will be provided to the neighbouring development projects, P2021-056 and P2022-059, in order to facilitate effective build-out in this area.

Site Characteristics and Context

Applicant

- Diverse Properties Ltd.

Property Sizes

- The total area of the eight lots is approximately 3.73 ha (9.21 ac).
- Separately, the properties are long and narrow in shape. Each lot contains a single-family dwelling

that will be demolished as part of the subdivision. The site slopes slightly upward towards both the northwest and southeast corners. The southwest corner contains a wetland and is protected under the PNA designation. A ditch is present along a portion of Tunbridge Avenue.

Neighbourhood Character

- The subject site is located on the eastern side of the Cedar Valley neighbourhood. It is expected that the neighbouring lands will develop in a similar Urban Compact residential style and will continue the proposed road network. The lands immediately to the east and west are in the process of developing, and the lands to the south are expected to develop in the future. The lands further to the west have already developed in Urban Compact standard. Further to the east, across Dewdney Trunk Road, an application for an industrial business park is currently being processed. To the southwest of the subject site, a wetland is present on City-owned lands.

Environmental Protection

- A Natural Environmental Development Permit (DP) is required for development of the property. This will be completed as part of the subdivision process and is staff delegated. No trees, vegetation, waterbodies, or soil is to be removed or disturbed before the DP has been issued.
- A riparian area protection regulation (RAPR) assessment, preliminary bio-inventory, and arborist report have been provided to staff.
- No development within the portion of the property designated as PNA is permitted. As part of the subdivision process, it is expected that the City will take ownership of this portion of the site to ensure environmental stewardship.

Parks and Trails

- An area designated for a future neighbourhood park is located approximately 300 m to the south at the corner of Dewdney Trunk Road and Cade Barr Street.

Servicing

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

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment B .
Building Division:	No concerns.
Parks and Recreation Department:	The Parks and Recreation Department has stated that they would accept ownership of the portion of the site designated as PNA. They will explore the possibilities of using this area as parkland.
Mission Fire Rescue Service:	No concerns provided that the project conforms to all bylaw and building code requirements.

Development Considerations

Intensive Residential Development Permit

Compact single-family residential lots are considered to be an intensive residential development with the

design managed through a Development Permit Area. An Intensive Residential Development Permit will be required for the proposed lots to manage the form and character of the development. The Intensive Residential Development Permit is delegated to staff for approval.

- The Intensive Residential Development Permit Area is designed to establish guidelines for the form and character of intensive residential development to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood.
- Well-designed intensive residential developments help reinforce community identity of higher density single-family residential neighbourhoods. The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of view, and attention to the physical attributes of the adjacent area are essential features to address.

Street Naming

In accordance with Section 39 of the Community Charter and Council policy Street Naming STR.28, a bylaw shall be prepared to provide a name for the new roads being created by the development:

- MacDonald Avenue – A new road running east-west named after Angus Oliver MacDonald.
 - *Angus Oliver MacDonald* is listed as one of the City of Mission war veterans (priority 1) within Street Naming Policy STR.28. He fought in World War I as part of the 29th (Vancouver) Battalion. He was the son of Angus and Annie MacDonald and rests in the Ridgewood Military Cemetery in Belgium.
- Slack Street – A new road running north-south from Tunbridge Avenue to Dalke Avenue, named after Delmer Catherwood Slack.
 - *Delmer Catherwood Slack* is listed as one of the City of Mission war veterans (priority 1) within Street Naming Policy STR.28. He fought in World War I as part of the 7th (British Columbia) Battalion. He was the son of W.A. and Mary A. Slack and rests in the Ecoivres Military Cemetery in France.
- Pinchbeck Avenue – An extension of the existing road running east-west.

A street naming map is provided as **Attachment C**.

Community Amenity Contribution

The applicant has volunteered to contribute \$2,815 per new lot/unit in accordance with Policy LAN.40(C).

Tree Management

An arborist report was submitted by the developer and indicates that the majority of trees on the site will be removed to facilitate development. A number of replacement trees will be required to be planted as part of the development process as per the LAN.32 Tree Retention/Replanting policy.

Road Network

The road network proposed by the developer differs slightly from the road network originally described in the Cedar Valley Engineering Plan (CVEP). The differences being that a road has moved slightly to the south, a new east-west lane has been added, and a lane out to Dewdney Trunk Road from Pinchbeck Avenue has been removed.

Our Engineering Department has worked with the developer in designing the new road network and we believe it follows the intentions of the CVEP and will support future development of the area.

Neighbouring Projects

Two similar rezoning and subdivision projects, P2021-056 and P2022-059, are proceeding concurrently to the west and east of this site. All projects have been cooperative in the development of the road network of this area. It is expected that full build-out of this project will require some transfer of land with P2022-059.

Housing Needs Projections

If this development is approved, it will add approximately 53 market home ownership dwelling units to the City's housing stock.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less.

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted a development notification sign.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m of the development site notifying them of the public hearing details.

Attachments

Attachment A: Proposed Zoning Map
Attachment B: Engineering Department Rezoning Comments
Attachment C: Street Naming Map

Sign-Offs



Rob Publow, Manager of Planning

JH /

Approved for Inclusion: Mike Younie, Chief Administrative Officer