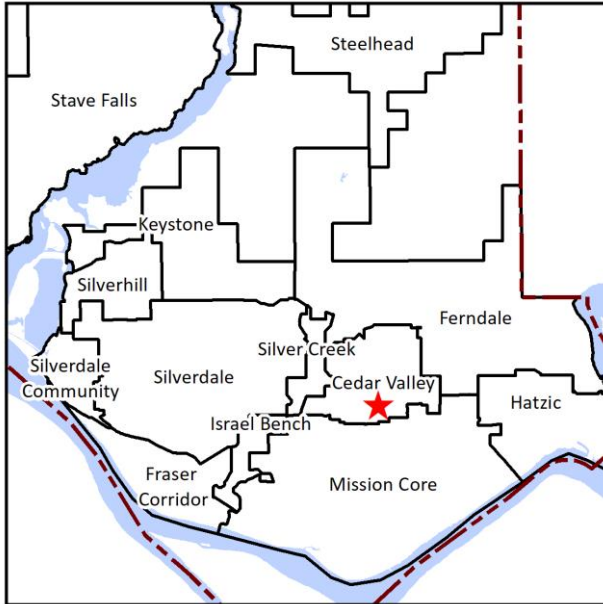


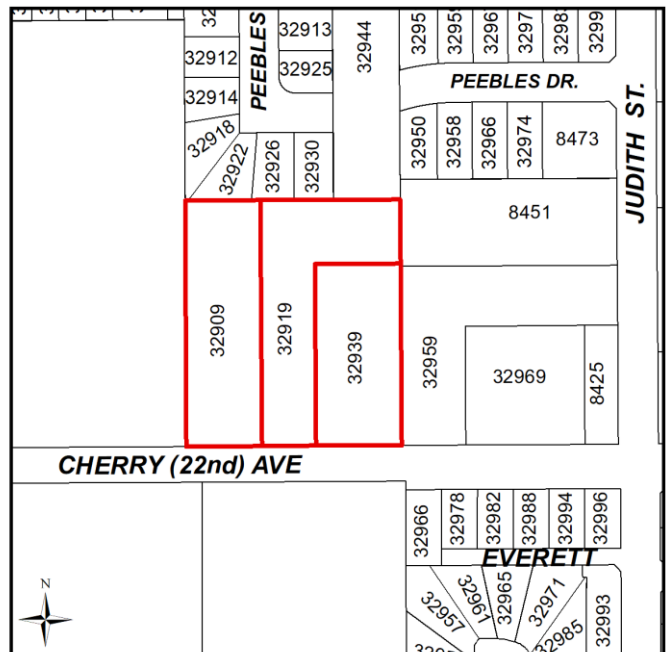
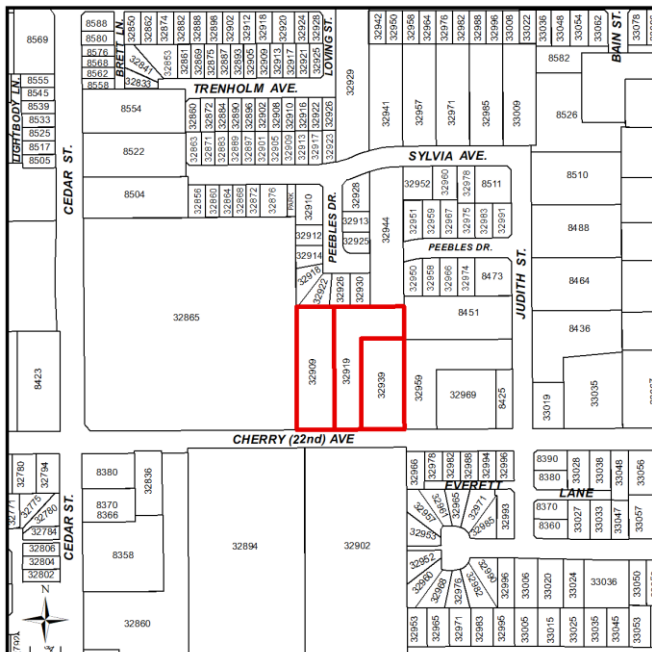
Project: P2018-109
Application Numbers: R18-059, DP18-123

Subject: Development Application - 32909, 32919 and 32939 Cherry Avenue



DATE: February 7, 2022
BYLAW / PERMIT #: 6004-2020-5949(19); DP18-123
PROPERTY ADDRESSES: 32909 Cherry Avenue;
32919 Cherry Avenue;
32939 Cherry Avenue
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Comprehensive Development 53 Zone (CD53)
CURRENT OCP: Attached Multi-unit Residential
PROPOSED OCP: No change
PROPOSAL:

To create a new Comprehensive Development 53 Zone (CD53) and to rezone the subject properties to allow 74-units consisting of townhouses and back-to-back townhouses.



Recommendation(s)

1. That draft bylaw 6004-2020-5949(19) to create a new Comprehensive Development 53 Zone (CD53) (**Attachment A**) and to rezone 32909, 32919 and 32939 Cherry Avenue from Suburban 20 Zone (S20) to Comprehensive Development 53 Zone (CD53) 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 6004-2020-5949(19) and approval of Development Permit DP18-123, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Collection of any volunteered contributions to the City's community amenity reserve.
 - b. Completion of the Engineering requirements, as in **Attachment B**.
 - c. Revised arborist report which identifies the trees to be retained based on the current layout of the development.
 - d. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.
 - e. That Development Permit DP18-123 be considered for approval at the same time bylaw 6004-2020-5949(919) is considered for adoption.
4. That Section 102 A Definitions of Zoning Bylaw 5949-2020 be amended by adding the following definition:

"Stacked and /or Back-to-Back Townhouse

Cat. Residential

means a Multi-Unit Residential Building consisting of three or more attached Dwelling Units, separated by common wall(s) extending from foundation to roof, on a Lot or site, where each Dwelling Unit has a private entrance with direct access to the outside and also has direct access to a private open space."

Rationale of Recommendation(s)

The application to create a new Comprehensive Development 53 zone (CD53) that allows for the creation of a new housing form, with back-to-back townhouses and the rezoning of the development site to allow for 74 units, with a combination of 40 townhouses and 34 back-to-back townhouse units, as shown on **Attachment C**, is consistent with the *Attached Multi-unit Residential* designation in the OCP. The *Attached Multi-unit Residential* designation allows for multi-family developments, including townhouses.

The development proposal is consistent with OCP policy 8.1.34 which states "*Provide the majority of the attached multi-unit residential development near neighbourhood centres, schools and parks*". The location of the development site, adjacent to the school, on a main bus route and across from Griner Park creates an ideal location for a new townhouse development.

Council's 2018-2022 Strategic Plan encourages the development of Liveable Complete Communities, and to achieve this goal, Council has identified the need to attract various housing options. The introduction of back-to-back townhouses meets this goal.

Background

In September 2021, staff brought a report (**Attachment D**) forward for Council's consideration for a new housing form for Mission, back-to-back townhouses, from an applicant, Archstone Architecture. The purpose of that report was to introduce Council to back-to-back townhouses, provide some examples of good back-to-back townhouse developments in neighbouring municipalities, and provide base zoning regulations under a comprehensive development zone that could be considered and serve as a draft comprehensive development zone.

The report highlighted the differences between some good examples of back-to-back townhouses and how the proposal from Archstone Architecture, to develop this type of townhomes, met some of the goals of good development. However, two areas where staff were concerned about the proposal were the reduced setback to the interior side lot lines and the limited amount of outdoor amenity space the development was providing.

The current application before Council has been revised to address staff's concerns regarding setbacks and the amount of common outdoor amenity space. Staff support the rezoning to the CD53 Zone to allow for a proposed back-to-back townhouse development and believe this new form of housing will provide an attractive alternative to traditional townhouses in Mission.

Purpose

To create a new Comprehensive Development 53 Zone (CD53) that introduces a new form of housing to Mission, in the form of back-to-back townhouses. The development site will be rezoned to the Comprehensive Development 53 Zone (CD53) and will allow for the construction of 74 townhouse units, with 34 back-to-back townhouse units and 40 townhouse units.

Comprehensive Development 53 Zone (CD53)

The back-to-back townhouse form does not meet the definition of Townhouse in Zoning Bylaw 5949-2020. This is due to the number of units joined is typically more than six contiguous units in one pod and back-to-back units typically do not have the requisite private amenity space required for townhomes, other than a balcony or deck. The back-to-back townhomes makes them more often associated with an apartment housing block. Thus, a new definition and new zone was required to accommodate stacked or back-to-back townhouses in Mission.

This CD53 Zone could serve as the guideline for future development proposals involving back-to-back townhouses. The draft CD53 Zone is shown on **Attachment A**.

The CD53 Zone is based on the Multi Unit Townhouse One Zone (MT1). The following table provides an overview showing the similarities and differences between the two zones

	Comprehensive Development 53 Zone (CD53)	Multi Unit Townhouse One Zone (MT1)
Permitted Uses	Townhouse Stacked and/or back-to-back townhouse	Townhouse
Lot Area	500 sq m	500 sq m
Setback Front Lot Line	6.0 m or 4.0 m, provided the garage is located at the back of the principal building	6.0 m or 4.0 m, provided the garage is located at the back of the townhouse

	Comprehensive Development 53 Zone (CD53)	Multi Unit Townhouse One Zone (MT1)
Setback Interior Side Lot Line	4.5 m or 3.0 m, provided the width of the principal building as measured directly adjacent to the property line is 12.0 m (39.4 m) or less in width	7.5 m
Setback Exterior Side Lot Line	4.5 m	7.5 m
Setback to Undevelopable Areas	6.0 m	6.0 m
Lot Coverage	55%	55%
Density	1	1
Height of Buildings	Principal Building - 12.0 m Indoor Amenity Building - 11.5 m Accessory Building or Structure - 4.5 m	Principal Building – 12.0 m Indoor Amenity Building - 11.5 m 4.5 m Accessory Building or Structure - 4.5 m
Amenity Space Common Indoor	2.8 sq m per dwelling unit	2.8 sq m per dwelling unit
Amenity Space Common Outdoor	5.0 sq m per dwelling unit	100 sq m total
Amenity Space Private Outdoor	20 sq m per dwelling unit and a combined minimum average of 30.0 sq m per dwelling unit Shall be directly accessible and adjacent to the dwelling unit it serves	20 sq m of amenity space per dwelling unit and a combined average of 30 sq m per dwelling unit Shall be directly accessible, and adjacent to the dwelling unit it serves and shall be in the form of a balcony or patio

The applicant and the architect have created a revised site layout that has eliminated the concern staff had with the limited setback along the interior side lot line and have increased the amount of common outdoor space at the front of the complex which provides for community garden boxes, child's play area, tables and chairs as well as a ping pong table.

Site Characteristics and Context

Applicant

- Archstone Architects Ltd.

Property Size

- The developable area of the site is 10,618 sq m.

Neighbourhood Character

- The development site is located within phase 2 of the Cedar Valley Plan.
- The development site is bounded by single family lots to the north, an approved townhouse development on the adjacent property to the east and a school to the west. South of the development, across Cherry Avenue, consists of single family lots and Griner Park.
- The back-to-back townhouse site will fit within the newly constructed townhouses to the east along Cherry Avenue.

Environmental Protection

- There are no Environmentally Sensitive designated land within the development site.
- The site is located within the Natural Environment Development Permit Area. Therefore, prior to approval of the rezoning a preliminary bio-inventory will be required.

Parks and Trails

- Griner Park is located across Cherry Avenue from the development site.

School District Comments

- School District comments are on **Attachment E**.
- The School District has provided a breakdown of how many students could be expected from this development and at which level of school as follows:

Elementary School	22
Middle School	8
High School	7
Total	37

Servicing

- Storm sewer and water are available at the property line. Sewer is available further to the east on Cherry Avenue and will need to be extended to the site.

DP18-123 Multi-Family Development Permit

- Draft Development Permit DP18-123 is shown on **Appendix F**. The development permit guidelines are intended to encourage the sensitivity and creativity needed to integrate multi-unit developments into a community traditionally dominated by single family neighbourhoods.
- The objectives of the development permit guidelines include integrating higher density developments into an existing neighbourhood.
- The design aspects of the development permit guidelines are performance-based and do not include the requirements stipulated by the Zoning Bylaw which are more prescriptive in nature.
- The applicant and architect have created a multi-family development site that meets and exceeds the Multi-unit Residential Development Permit Guidelines.
- The following table show that the development has addressed most of the criteria essential for a well-planned development.

Development Permit Guidelines

Building Form and Character	Meets Guidelines	Does not Meet Guidelines
Design the site layout and building locations to minimize the impact on nearby residential sites and buildings.	X	
Provide for physical separation, security, and visual and acoustic privacy when the adjacent land uses are not residential.	X	

Development Permit Guidelines

Building Form and Character	Meets Guidelines	Does not Meet Guidelines
Reduce overlooking and shadowing of outdoor use areas and adjacent buildings.	X	
Respect the form and character of surrounding developments, especially where they are single detached residential	X	
Locate amenity spaces within the site, in areas with high visibility and optimal access to all residents.	X	
Orient building frontages and main entrances to the dominant street frontage, with well-defined entries and with walkways and bicycle access to the street.	X	
Design buildings with architectural interest, using design features such as varying rooflines, and well-defined entrances,	X	
Design with parking garages or carports facing away from the street as much as possible.	X	
Design larger buildings in smaller blocks and clusters where possible and relate buildings to natural and public spaces such as paths.	X	
Design buildings with varied facades and articulated rooflines, or design in a contemporary style that offers visual interest.	X	
Design facades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.	X	
Consider weather protection over entry points, balconies, and porches (e.g., roof overhead, or area inset below the floor above).	X	
Balconies and patios should be designed with attention to the usability of the space by the resident and secondly to the overall design of the building to ensure a cohesive, attractive image.	X	
Provide landscaping that creates visual interest and identity.	X	
A clear, direct and attractive pathway system, preferably with landscape treatment, is encouraged to connect the buildings with parking lots and sidewalks along fronting streets.	X	
Encourage landscape designs that use native plants and low maintenance approaches (e.g., drought resistant, low water requirement plants where possible).	X	
Blend parking areas into the landscape.	X	
Townhouse developments are to provide an enclosed parking space for each dwelling unit, with access to additional shared spaces.	X	
Views into the development to maintain site safety should be integrated into the landscape plan.	X	
Site two storey buildings or portions of building closer to the street, with taller buildings or portions of buildings set further back.	X	
Roads internal to the site should be laid out in a circulation manner.	X	
Pedestrian links should be provided into the site, and throughout the site.	X	

The most significant difference between back-to back townhouses and townhouses is that the amenity space for back-to back units is in the form of a roof top deck. The back-to-back units, identified on **Attachment C** have roof top decks that are 53 sq m (571 sq ft). The roof top decks also provide two

separate covered areas. The introduction of back-to-back style of townhouses provide a new form of housing for Mission allowing for an increase in housing choice and diversity.

Development Variances

The developer has designed the site so that it complies with the majority of the City's bylaws. The only area requiring a variance is the internal road width. When this application was submitted in 2018, the internal road width for a strata road was 6.0 m. As a result of consultation with Mission Fire Rescue Service, as part of a review of the Zoning Bylaw, they now recommend 7.0 m width for internal roads. However, as this application was submitted prior to the change in the Zoning Bylaw, staff is supportive of the 6.0 m reduced internal road width in this case.

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
School District 75:	Refer to Attachment E .
BC Transit:	Refer to Attachment G .

Development Considerations

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 submitted in 2018 identifies a total of 13 trees to be retained. However, the arborist report was based on a previous site layout for the townhouses. Therefore, the applicant will be required to provide an update that identifies the trees that can be retained based on the current townhouse site layout. Tree planting and the retention of any trees will be evaluated and reviewed as part of the Attached Multi-unit Development Permit and the Environmental Development Permit.

Transit

BC Transit is recommending bus stop improvements by adding accessibility pads, a bus stop shelter, and street lighting.

BC Transit is also recommending that the City builds sidewalks to provide safe and accessible connectivity from the bus stop for residents of the area. The comments from BC Transit are shown on **Attachment G**.

The applicant has agreed to road dedication along Cherry Avenue which will allow for improved pedestrian connectivity with the construction of a Multi-use Path (MUP) as well as contributing to the construction of a new transit bus stop located adjacent to the development site.

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

Attachments

Attachment A:	Comprehensive Development 53 Zone (CD53)
Attachment B:	Engineering Comments
Attachment C:	Site Plan
Attachment D:	Background Staff Report on Back-to-Back Townhouses
Attachment E:	School District Comments
Attachment F:	DRAFT Development Permit DP18-123
Attachment G:	BC Transit Comments

Sign-Offs

Rob Publow, Manager of Planning

MB / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Comprehensive Development 53 Zone

CD53

A. Zone Intent

- The intent of the **CD53** Zone is to allow for a mixture of **Stacked and/or Back to Back Townhouse and Townhouse Development** on properties designated *Attached Multi-unit Residential*.

B. Permitted Uses

- The following **Principal Uses** and no other shall be permitted in the **CD53** Zone:
 - Residential** limited to:
 - Townhouse**
 - Stacked and/or Back to Back Townhouse**
 - A maximum of 80% of all dwelling units may be Stacked and/or Back to Back Townhouse within the site.**
- The following **Accessory Uses** and no other shall be permitted in the **CD53** Zone:
 - Accessory** limited to:
 - Accessory Building**, and
 - Accessory Structure**
 - Institutional** limited to:
 - Child Care Centre.**
 - Residential** limited to:
 - Amenity Space (Common Indoor),**
 - Amenity Space (Common Outdoor),**
 - Amenity Space (Private Outdoor), and**
 - Home Occupation.**
 - Storage limited to:
 - Enclosed Storage.**

C. Lot Area

- A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CD53	500.0 sq m (5,382.0 sq ft)

D. Setbacks

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

	Front	Rear	Interior Side	Exterior Side
Principal	6.0 m	4.5 m	4.5 m	4.5 m

	Front	Rear	Interior Side	Exterior Side
Building	(19.7 ft)	(14.8 ft)	(14.8 ft)	(14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

- The **Front Yard** setback of a **Principal Building** may be reduced to a minimum of 4.0 m (13.2 ft), provided the garage is located at the back of the **Principal Building**.
- The **Interior or Exterior Yard** setback of a **Principal Building** may be reduced to a minimum of 3.0 m (9.8 ft), provided the width of the **Principal Building** as measured directly adjacent to property line is 12 m (39.4 ft) or less in width.
- Notwithstanding Section 1953 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD53	55%

F. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD53	1.0

G. Height of Buildings

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

Zone	Principal Building	Indoor Amenity Building	Accessory Building/Structure
CD53	12.0 m (39.3 ft)	11.5 m (37.7 ft)	4.5 m (14.8 ft)

H. Amenity Space

- Amenity Space (Common Indoor)** shall meet the following requirements:
 - Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - has direct access to the **Amenity Space (Common Outdoor)** within the **Lot**.

2. **Amenity Space (Common Outdoor)** shall meet the following requirements:
 - a. **Development** that contains 25 **Dwelling Units** or more shall provide **Amenity Space (Common Outdoor)** at a rate of at least 5 sq m (53.8 sq ft) per dwelling and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide a minimum of 20 sq m (215.3 sq ft) of **Amenity Space (Private Outdoor)** per **Dwelling Unit**, and a combined minimum average of 30.0 sq m (322.9 sq ft) per **Dwelling Unit** within a development as a whole, and
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves.

I. Off Street Motor Vehicle Parking and Bicycle Parking Areas

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with Section 110.
3. **Off Street Motor Vehicle Parking** within the required setbacks is not permitted.

End of Draft zone

Proposed new definition for inclusion within main body of zoning bylaw to allow proposed use:

Stacked and/or Back to Back Townhouse

Cat: Residential

means a ***Multi-Unit Residential Building*** consisting of not less than three attached ***Dwelling Units***, separated by common wall(s) extending from foundation to roof, on a ***Lot*** or site, where each ***Dwelling Unit*** has a private entrance with direct access to the outside and also has direct access to a private open space.

DRAFT

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

January 20, 2022

CIVIC ADDRESS: 32909, 32919 and 32939 Cherry Avenue

CURRENT ZONE: S20

PROPOSED ZONE: MT1

Disclaimer

The following comments are listed as deficiencies for the sole purpose of identifying required works and services to enable the subject property to Rezone to a Multi-Unit Townhome Zone and Develop a Residential Development. The following works and services for this rezoning proposal are in accordance with the standards contained within the City of Mission's (COM) Development and Subdivision Control Bylaw (DSCB) 5650-2017 as amended. Additional requirements as specified by other stakeholder authorities are considered to be above and beyond the scope of these comments.

The Engineering & Public Works (E&PW) Department has received an application package complete with architectural drawings and a proposed, conceptual servicing plan.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Cherry Avenue.

Connection to the Municipal system is required. The COM does not guarantee fire-flow requirements. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate, and shall ensure the development is adequately serviced at the Developer's sole expense. Modelling services can be arranged through the COM E&PW Department at the applicant's sole expense.

The existing water services to the parent lots shall be capped at the main.

Engineered design is required. See Development and Subdivision Control Bylaw 5650-2017, Section 3.

STORM SEWER REQUIREMENTS:

Municipal storm service is available via statutory right of way adjacent to 32926 and 32930 Peebles Drive.

Connection to the municipal system is required. The COM does not guarantee depth at property line. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate, and shall ensure the development is adequately serviced at the Developer's sole expense.

The Developer is required to design and install storm water Best Management Practices (BMPs) for the site that reduces the site's 10-year post-development runoff rate to its 10-year pre-development rate.

Engineered design is required. See Development and Subdivision Control Bylaw 5650-2017, Sections 4 and 5.

Designs shall be accompanied by a report from a fully qualified professional engineer which clearly identifies the specific opportunities and constraints for implementing best management practices for the subdivision, demonstrates that groundwater recharge and/or other appropriate best management practices are sustainable and have been maximized for the particular site, and provides examples of similar installations which demonstrate the sustainability, ability to construct, and ease of maintenance of the works to be constructed.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

In particular, when implementing the City ground water recharge guidelines, the applicant shall be responsible to conduct a hydrological investigation to estimate infiltration rates and soil permeability, and determine the location of the water table and its seasonal variations. This information is to be included in any engineering drawing submittals as it is critical to the design of BMPs, building envelopes, and minimum building elevations.

Proposed measures shall be subject to acceptance by the Director of Engineering and Public Works and/or the senior Building Inspector.

The applicant shall instruct their consulting engineer to provide an adequate and protected servicing corridor for potential sanitary and stormwater service connections to adjacent sites sharing the east property line. This corridor may be eliminated upon receiving written confirmation from the adjacent owners which states clearly that such an accommodation is not required for their own redevelopment purposes.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is available via statutory right of way adjacent to 32926 and 32930 Peebles Drive.

Connection to the municipal system is required. The COM does not guarantee depth at property line. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate, and shall ensure the development is adequately serviced at the Developer's sole expense. Modelling services can be arranged through the COM E&PW Department at the applicant's sole expense.

The existing sanitary services to the parent lots shall be capped at the main.

The applicant shall instruct their consulting engineer to provide an adequate and protected servicing corridor for potential sanitary and stormwater service connections to adjacent sites sharing the east property line. This corridor may be eliminated upon receiving written confirmation from the adjacent owners which states clearly that such an accommodation is not required for their own redevelopment purposes.

Engineered design is required. See the Development and Subdivision Control Bylaw, Section 6.

ROAD WORK REQUIREMENTS:

Cherry Avenue provides paved access to the site.

The E&PW Department has requested 4.0 metres of road dedication along Cherry Avenue to facilitate current needs and provisions for a future widening project. At the time of writing these comments the Developer has agreed and the CSP submitted with application is reflective of this item.

The applicant shall design and construct road improvements to an alternate Arterial Road Standard complete with road drainage, underground hydro and telephone, street lighting, and boulevard tree planting.

The applicant shall design and construct improvements to an existing, adjacent bus stop per BC Transit referral recommendations. Works to include a bus bay, transit shelter and sidewalk to and from nearby pedestrian amenities. Further consultation with BC Transit and COM staff on final siting of the facility is anticipated however it is not expected to conflict with the proposed, primary access location to the development.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

Engineered design is required. See Development and Subdivision Control Bylaw 5650-2017, Sections 8, 9, 10, and 11.

CEDAR VALLEY PLAN REQUIREMENTS:

Per the Cedar Valley Plan, Map 02 – Pedestrian & Cyclist Circulation, the applicant shall provide a multi-use pathway 3.0 metres wide (minimum) in lieu of a typical concrete sidewalk.

STREET LIGHTING:

The design and installation of municipal street lighting adjacent to the site complete with upgrades to the existing system as necessary will be required as a condition of Development Approval.

Street Lighting design shall compliment the roadway design and be in general conformance with the DSCB with a preference for LED lighting.

Engineered design is required. See the Development and Subdivision Control Bylaw, Schedule C, Section 9 – Street Lighting, as amended.

BOULEVARD TREE PLANTING:

The design and installation of boulevard trees adjacent to the site is not a condition of Development Approval. However, should boulevard trees be considered, the street boulevard tree planting design shall compliment the roadway design and be in general conformance with the DSCB with all proposed plant material requiring approval from the COM Manager of Parks & Facilities.

Engineered design may be required. See the Development and Subdivision Control Bylaw, Schedule C, Section 11 – Boulevard Tree Planting, and 12 – Specifications and Standards for Landscaping, as amended.

ENGINEERING STANDARDS AND CONSTRUCTION DRAWING SPECIFICATIONS:

Engineered design shall be prepared and submitted in general conformance with the Development and Subdivision Control Bylaw.

See the Development and Subdivision Control Bylaw, Schedule C, Section 2 – Engineering Standards, 13 – Construction Drawing Submissions, and Form F-5 – Commitment by Owner and Consulting Engineer, as amended.

POWER & TELECOMMUNICATIONS:

Service Connection to the property line shall be underground. Any new Distribution System adjacent to the Development shall be underground.

The Developer's engineer and/or third-party utility company shall certify to the Municipal Engineer that the Power and Telecommunications has been designed and constructed/secured in accordance with good engineering practice prior to approval of the Development.

LOT GRADING:

Lot grading in accordance with Schedule E of the Development and Subdivision Control Bylaw is applicable.

LATECOMER CHARGES:

Pursuant to the Local Government Act Section 507(2) the local government will not require that the owner of the land that is to be subdivided or developed provide excess or extended services and as such, Latecomer Charges shall not apply.

ENVIRONMENTAL REQUIREMENTS:

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

As the site is located within the COM's Natural Environment Development Permit Area, please follow Official Community Plan (OCP) guidelines (see OCP Section 9.7), and conduct a preliminary bio-inventory of terrestrial site features, including tree inventory, habitat assessment (including species at risk) and a noxious weed assessment, specifically for the four knotweed species and giant hogweed, as per Section 9.16 of the Development and Subdivision Control Bylaw 5650-2017.

Do not remove any trees during bird nesting season (March 1 to August 31), and do not remove any trees or other vegetation or disturb any soil before providing the requested studies for COM staff evaluation and comment.

WASTE MANAGEMENT:

PLEASE REFER TO BOTH APPLICABLE BYLAWS FOR COMPLETE DETAILS ON WASTE MANAGEMENT REQUIREMENTS ([*Solid Waste Management Bylaw 5526-2015*](#), & *Schedule L of the [*Development and Subdivision Control Bylaw 5650-2017*](#)*)

It is understood that the Developer has committed to the optional City's curbside collection program for all waste streams, including recycling, compost, garbage and glass. The proposed layout has been reviewed with the City's collection contractor, and the layout was accepted as serviceable by the COM contractor.

Curbside collection involves the weekly collection of compost and recyclables and the bi-weekly (= every two weeks) collection of up to two 80-litre bins of garbage, as well as a separate container glass bin. In order to include this multi-family complex in the COM Curbside Collection Service, written consensus by the owners/strata will be required. The Curbside Collection option requires individual units to have sufficient enclosed storage space or animal resistant storage to prevent wildlife attraction. Once occupancy permits are issued, for each unit, the COM will provide a 120 Litre blue recycling bin (Blue Bin), a 46 Litre green compost bin (Rot Pot), and a 27 Litre glass bin (Black Box). The resident of each unit is required to purchase their own garbage cans (maximum capacity of 80 L per can).

CURBSIDE COLLECTION COST (2022)

Curbside Collection: \$184.20 per unit per year for weekly collection of mixed recyclables and compost, as well as bi-weekly collection of container glass. \$102.96 for bi-weekly collection of up to two 80-litre cans of garbage.

I have reviewed the Environmental and Waste Management Requirements.



Barry Azevedo, Manager of Environmental Services

OTHER COMMENTS:

A demolition permit shall be secured with the building dept for each applicable structure to be removed.

A plumbing permit shall be secured with the building dept for each septic system to be decommissioned.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

Should removal of soil from the site exceed 100 cubic metres in one year (approximately 10 tandem axle trucks), the following provisions apply:

- The applicant shall obtain a Soil Removal, as outlined in Soil Removal Bylaw 3088-1997;
- The applicant will be responsible for the cost of the permit and the removal fee per cubic metre or per metric tonne, payable to the City;
- The applicant shall comply with all provisions of the Soil Removal Bylaw.

Please contact Kyle St. Amour, Engineering Technologist, at kstamour@mission.ca or 604-820-3754 for more information, or to apply for a Soil Removal Permit.

RECOMMENDATION:

From an engineering point of view, the application may proceed to 3rd Reading.



Prepared by:
Jason Anthony, Engineering Technologist

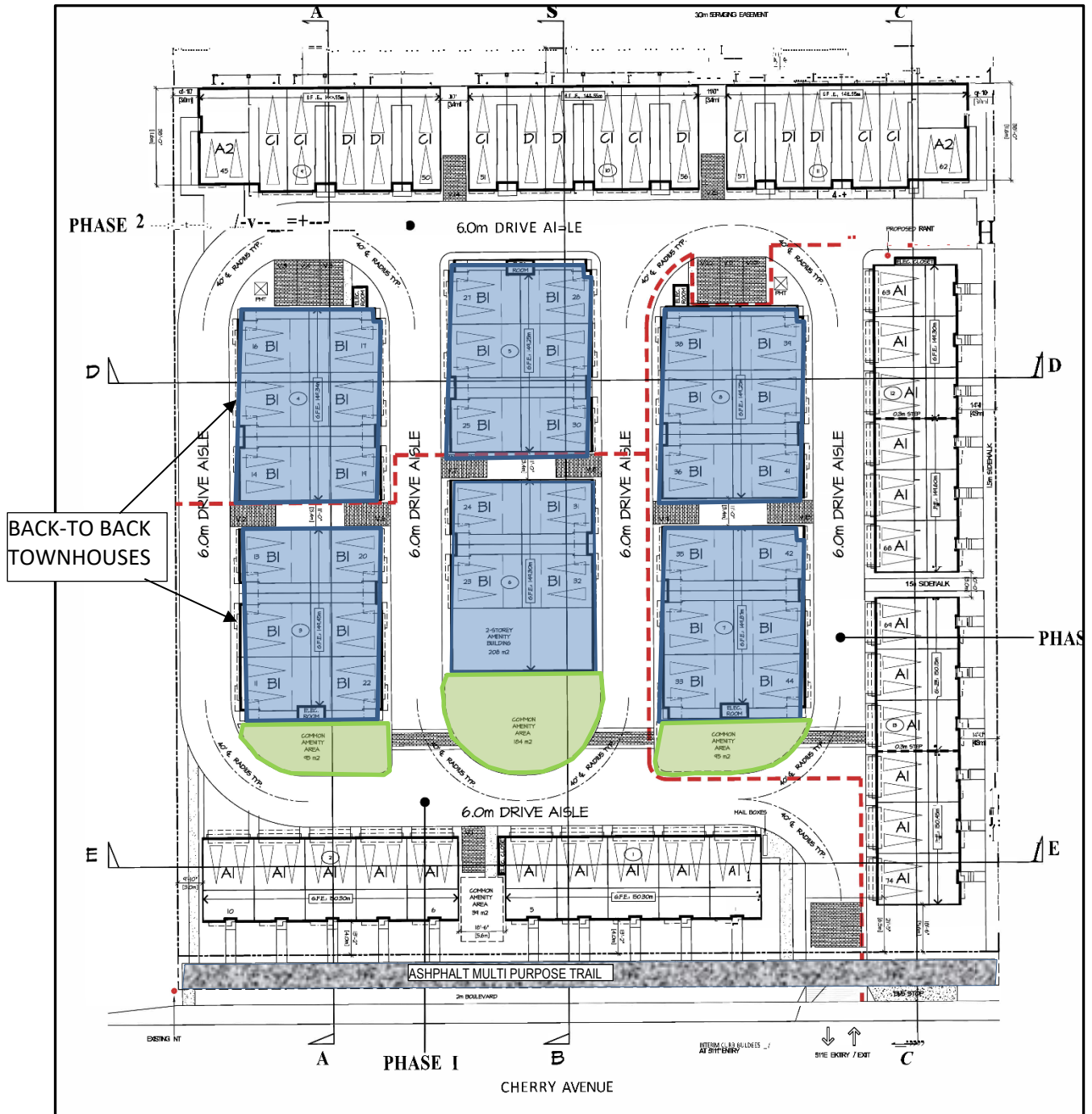


Reviewed by:
Tracy Kyle, Director of Engineering & Public Works



Jay Jackman, Manager of Development
Engineering, Projects and Design

Attachment C - Site Plan





STAFF REPORT

To: Chief Administrative Officer **Date:** September 7, 2021
From: Marcy Bond, Senior Planner
Subject: **Consideration of New Housing Form in Multi-Family Designation (Back-to-Back Townhouse)**

Recommendation(s)

1. That Council support the concept of back-to-back townhouses as a new housing form in the list of multi-family use options within Zoning Bylaw 5949-2020; and
2. That the specific requirements for back-to-back townhouse use as described in OPTION A of the proposed two options provided in the report from Senior Planner, Marcy Bond, dated September 7, 2021 form the basis for the draft zoning amending bylaw currently being prepared.

Purpose

The purpose of this report is:

1. To introduce Council to the concept of back-to-back townhouses as a new built form of housing for Mission and to provide examples from neighbouring municipalities of what successful implementation of this built form could look like for Mission; and
2. To provide Council with base zoning regulations under a comprehensive development (CD) zone that could be considered when implementing back-to-back townhouses as another form of multifamily housing in the City's Zoning Bylaw 5949-2020 and to serve as the basis to compare a recent development proposal submitted to the City.

Background

Archstone Architecture (project P2018-109) has submitted an application for back-to back townhouses for a site located at 32909, 32919, and 32939 Cherry Avenue. Back-to-back townhomes differ somewhat from the traditional townhouse form that is currently permitted by the City's Zoning Bylaw.

While the Official Community Plan (OCP) designation for this property is Attached Multi-unit Residential and would support mid to higher density built forms ranging from duplexes to apartment buildings, back-to-back townhomes have not yet been offered as a housing option in the City's Zoning Bylaw.

After considering the merits of this new housing form and investigating similar applications in neighbouring municipalities, staff are now able to support the introduction of this new housing form in Mission. Although deemed a good addition to the suite of multifamily zones offered in Mission's Bylaw, the proposal for back-to-back townhomes submitted by Archstone includes a number of concessions that are not supported by staff.

For this reason, staff are introducing two options for consideration. The first option (OPTION A) is based on the best practices taken from other municipalities. Staff recommend that OPTION A form the basis of a new zone category by which a draft CD bylaw should be prepared.

While OPTION B largely captures many of the provisions of OPTION A, it does include a number of concessions on setbacks and amenity area requirements that are not supported by staff. The concessions requested by Archstone Architecture and presented in OPTION B are specifically aimed to maximize the density of their development.

Discussion and Analysis

The term back-to-back townhouses refers to a style of townhouses in which 2 rows or blocks of traditional townhouses are joined back-to-back. This arrangement of units generally allows for a higher density of units compared to traditional townhouses and generally results in less private amenity space per unit, due to the absence of back yards.

While the concept of back-to-back townhouses is new for Mission, this housing form is becoming a popular form of housing in other areas of the Lower Mainland.

Figure 1 below, shows that back-to-back townhouses fall between traditional townhouses and apartment buildings on the continuum of housing density.

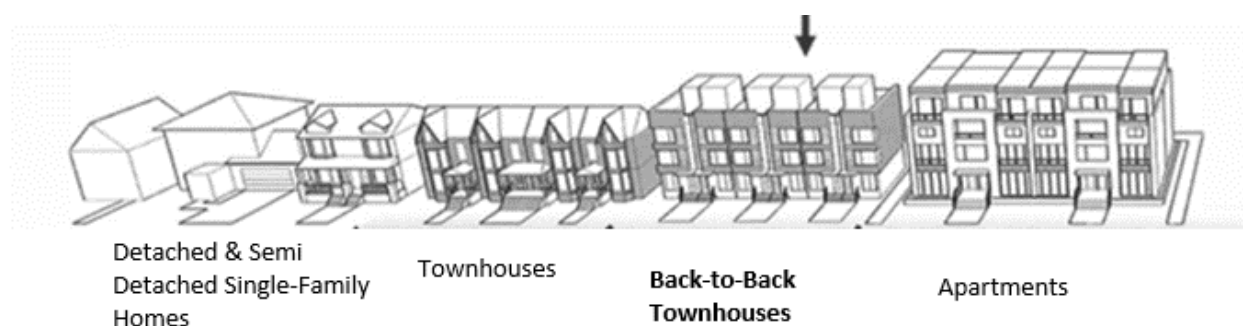


Figure 1 - Example of the built form housing continuum

Figure 2 shows how back-to-back townhouses look similar to an apartment building in terms of building massing while still maintaining individual at-grade access to each unit, i.e., there are no internal common hallways to access the units as would be the case with an apartment.

The built form of back-to-back townhouses does not meet the definition of Townhouse in Zoning Bylaw 5949-2020 because the number of units joined is typically more than 6 contiguous units in one pod and the back-to-back units typically do not have the requisite private amenity space required for townhomes other than a balcony or deck. For this reason, back-to-back townhomes are more associated with an apartment housing block.

The definition of Townhouse in Zoning Bylaw 5949-2020 is as follows:

“means a Multi-Unit Residential Building consisting of not less than three and not more than six attached Dwelling units, separated by a common wall extending from foundation to roof, on a Lot or site where each Dwelling Unit has a private Entrance with direct access to the outside and also has direct access to a private open space other than a Balcony or Deck.”

Figure 2 provides examples of back-to-back townhouse layouts. The following diagram illustrates a three-storey 8 unit pod having four units backing onto four additional units.

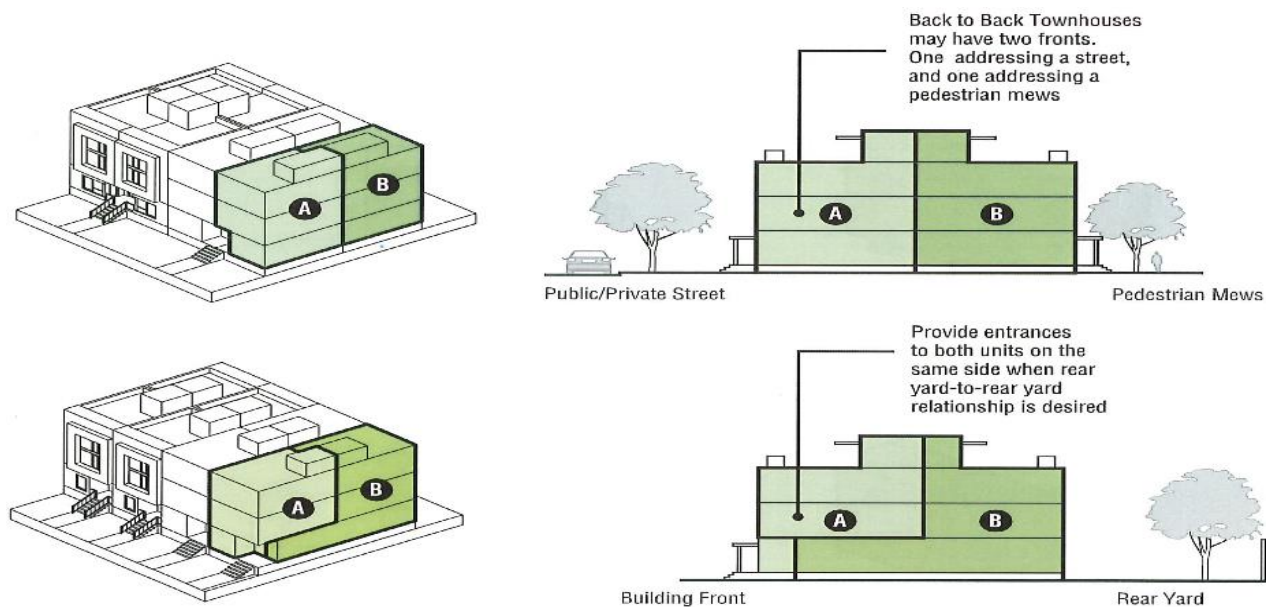


Figure 2 - Examples of how back-to-back townhouses

Some of the basic characteristics of back-to-back townhouses include:

- two to four storeys in height;
- shared side and back walls with neighbouring units;
- units have direct access to grade; and
- generally little or no at-grade private outdoor amenity space, which is typically replaced with amenity space in the form of a roof top deck often with a common amenity space provided elsewhere within the strata.

Staff are generally supportive of this new housing form, however, it is critical that this new housing form be introduced in a careful and thoughtful manner to ensure that the result is a high-quality development that will continue to create a suitable and livable experience that meet the expectations of future residents.

As back-to-back townhouses are a new housing form for Mission, the developer advocating for this new built form has provided staff with some examples that they believe are good examples to draw upon when drafting an appropriate set of zoning regulations.

Should Council support the concept of back-to-back townhouses, staff would present such amendments to the Zoning Bylaw in a future staff report.

The introduction of this new housing form as a comprehensive development zone is beneficial in that this project could serve as a test for the implementation of this housing form. Following completion of the project it could be reviewed and if changes to the zoning regulations are considered necessary those changes could be undertaken prior to the creation of a conventional zone for broad application within the City.

Examples of back-to-back townhouses in neighbouring municipalities

The following presents three examples of back-to-back townhouses that have been constructed in Langley and Surrey. The examples are followed by Archstone Architecture's proposal for comparison. The examples provide site plans showing the common outdoor amenity areas (areas highlighted in green), photos, along with a table summarizing pertinent information.

EXAMPLE A: 7811 – 209th Avenue, Langley

This development includes a mix of back-to-back townhouse units and traditional townhouse units fronting 209th Avenue. The terminating circular internal road system allows for easy movement of traffic, garbage trucks and other service/delivery trucks. While there are some internal roads that dead-end, the length of these driveways are relatively short length, flanking no more than 5 to 6 units in depth and therefore not a concern for garbage trucks, or service or delivery trucks. There is also visitor parking at the end of each block of units which allows for drop off and pick up of residents and visitors.



Summary of Approved Development Specifications	
Lot Area	1.45 ha (3.58 ac)
Units	98
3.0 m of Common Outdoor Amenity space per unit required (in green).	9.7 sq m per unit provided
Density	13 upha (32 upa)
Lot Coverage	38%
Floor Space Ratio	0.81
Setback Interior Side (south property line)	5.34 m
Traffic Movement	Partial circular, dead end roads 5 units long

EXAMPLE B: 7947 – 209th Avenue, Langley

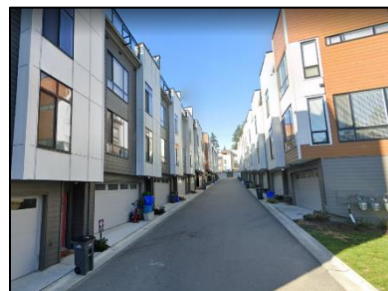
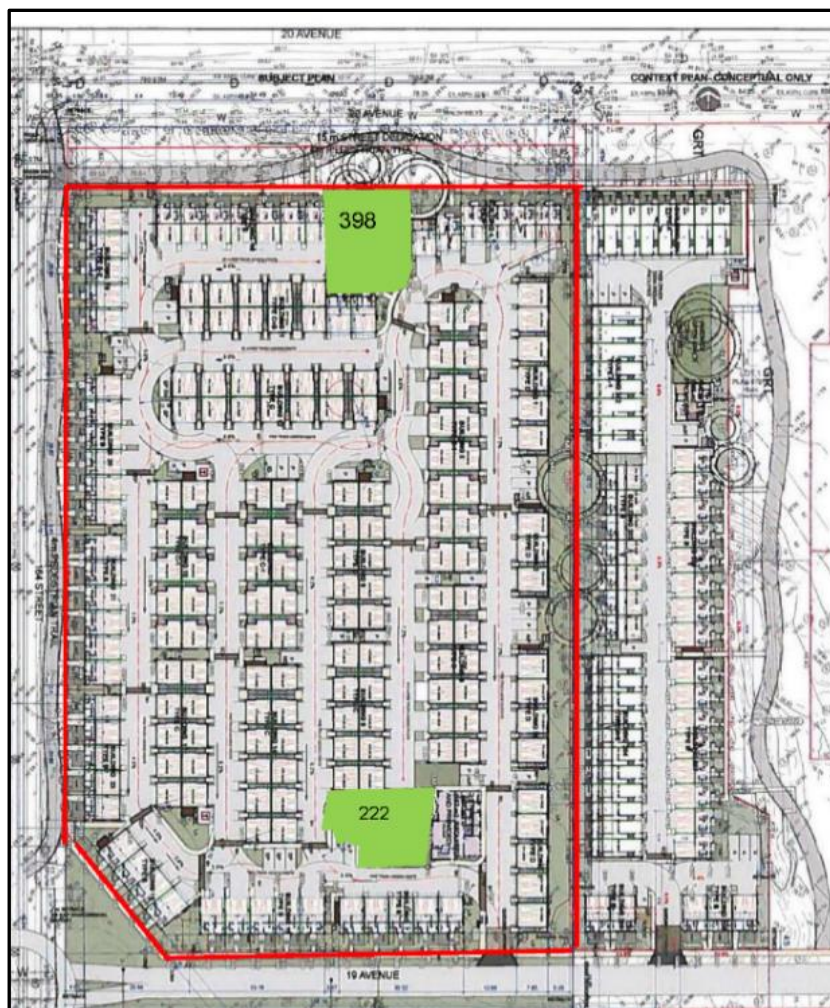
The development at 7947 - 209th Avenue consists of 3 storey back-to-back and traditional townhouse units, including those fronting 209th Avenue. This site features a prominent site entrance with a green space throughout the middle of the development. The circular internal road system allows for good traffic movement. Visitor parking located at the end of each block would allow for easy pick up and drop off of residents and visitors.



Summary of Approved Development Specifications	
Lot Area	2.26 ha (5.58 ac)
Units	138
Common Outdoor Amenity Space	10.9 sq m per unit provided
Density	19.8 upha (49 upa) (including townhouse site)
Lot Coverage	56%
Floor Space Ratio	Not provided
Setback Interior Side	South property line setback 4.5 m to building, 3.28 m to deck
Traffic Movement	Circular

EXAMPLE C: 16433 - 19th Avenue, Surrey

This development includes both back-to-back townhouses and traditional townhouses. All units are 3 storeys. There is a combination of unit types with roof top decks, front yards, and rear yards. The outdoor amenity area is adjacent to the clubhouse at the entrance to the development. The circular internal road system provides for good traffic flow.



Summary of Approved Development Specifications	
Lot Area	2.26 h (5.6 acres)
Units	183
Common outdoor amenity space	4.64 sq m per unit
Density	13.3 upha (33 upa)
Lot Coverage	48%
Floor Space Ratio	1.05
Setback Interior Side (east)	3.0 m (adjacent to drainage ditch (one building)); 5.25 m
Traffic Movement	circular

Archstone Architecture's Development Proposal (P2018-109): 32909, 32919, 32939 Cherry Avenue

The current proposal includes a mixture of back-to-back and traditional townhouses. The proposed outdoor amenity area is across from the internal road from the clubhouse and the garbage room. The proposed road system is based on a linear spine with no circular turn-around having multiple dead-ends. Albeit bylaw compliant, this type of internal road system is not preferred as it presents challenges for garbage collection and vehicle turn around. Note that no photos are provided as this development is conceptual.



Summary of proposed Development Specifications	
Lot Area	1.06 ha (2.624 ac)
Units	75
Common Outdoor Amenity Space	1.4 sq m per unit
Density	28 upa
Lot Coverage	44%
Floor Space Ratio	1.0
Setback Interior Side	3.0
Traffic Movement	Noncircular

Consideration of potential zoning regulations

Drawing from the examples of similar development in neighbouring municipalities and review of other standards in the industry, staff have developed some basic zoning regulations for this type of housing form as shown with the draft CD 53 Zone as **Attachment A**. Contingent upon Council's consideration of back-to-back townhouses, staff are recommending that the draft CD 53 Zone form the basis of this new housing use category.

The following table summarizes and compares the key regulatory elements of three examples with the draft CD 53 zone and the proposal presented by the Archstone Architecture.

	Example A	Example B	Example C	CD 53 Zone	Archstone Proposal
Number of Units	98 units	138 units	183 units		75 units
Setback Front	2.52 m	2.5 m	4.5 m	6.0 m or 4.0 m provided garage is in rear	4.0 m
Setbacks - Interior side lot line	5.34 m	4.5 m	5.25 m	4.5 m – may be reduced to 3.0 m, provided the width of the building is 12 m or less in width.	3.0 m for back-to-back units on east and west lot lines 5.0 m for two traditional blocks along east lot line
Setback - Exterior	5.36 m	3.5 m	4.5 m	4.5 m	N/A
Setback - Rear	5.91 m	4.5 m	6.4 m	4.5 m	Greater than 6.5 m
Lot Coverage	38%	48%	48%	55%	48%
Density (FSR)	0.81	Not available	1.05	1.0	1.0
Amenity Space – Common Indoor	None required 487 sq m provided	None required 196 sq m provided	3.0 sq m per dwelling unit 414 sq m required	2.8 sq m per dwelling unit 201 sq m required based on 75 units	2.8 sq m per dwelling unit 211.7 provided
Amenity Space - Common outdoor	9.39 sq m per unit (921 sq m total)	10.9 sq m per unit (1,509 sq m total)	3.4 sq m per unit (620 sq m total)	5 sq m per unit (for 75 units, 375 sq m would be required)	1.4 sq m per unit (105 sq m total)
Amenity Space - Private Outdoor	Provided in back and front yard in traditional units; and on roof top decks for back-to-back units	Provided in back and front yards in traditional units; and on roof top decks for back-to-back units		Minimum of 20 sq m per dwelling unit with average of 30 sq m	24-29 sq m per unit provided for traditional units; 53.0 sq m per unit for back-to-back units Average 46.2 sq m

When comparing the regulatory provisions of the CD 53 Zone to the applicant's development proposal, (**Attachment B**), as well as the other examples of back-to-back townhouses, the applicant's proposal does not meet all the conditions as set out in the draft CD 53 Zone. Two critical areas of concern for staff relate to a significantly reduced setback to the interior side lot lines and the amount of common outdoor amenity space their development is providing.

The concern regarding the applicant's proposal to provide a reduced amount of common amenity space is based on the comparison of examples and the fundamental idea that in a more dense built form amenity space in all forms is critical. In a scenario with little or not ground level private amenity, there needs to be an adequate amount of common amenity space provided to allow the residents access to recreational opportunities within the property. The applicants believe that the adjacent park and school site are adequate to fulfill the future residents' recreational needs.

Staff have discussed these concerns with the applicant by comparing their development proposal to the proposed CD 53 Zone and those illustrated in the example from other municipalities. Staff have informed the applicant that these criteria/conditions would need to be met for staff to support their back-to-back townhouse development. Although staff provided the applicant with a copy of the draft CD 53 Zone, the applicant elected not to revise their proposal to reflect staff's recommendations. For this reason, OPTION B has been included with this report.

Options

Anticipating support for back-to-back townhouses in Mission, staff are recommending that Council direct staff to base the CD zone on OPTION A which staff believe provides appropriate scale to the setbacks and amount of common outdoor amenity for such a development.

Staff have prepared draft CD 53 Zone based on the research and examples noted within this report. The applicant believes that smaller setbacks and less common outdoor amenity is suitable for their project due to the adjacent school and park and for them to achieve their desired density.

OPTION A Zoning regulations for back-to-back townhouses based on staff's recommendations as provided on draft CD 53 Zone; or

OPTION B Zoning regulations for back-to-back townhouses in Mission based on the setbacks and outdoor amenity area provided in the applicant's proposal at 32909, 32919, 32939 Cherry Avenue.

Financial Implications

There are no financial implications associated with this report.

Communication

Council's decision on advancing this new housing form will be communicated to the applicant.

Summary and Conclusion

The proposal for back-to-back townhouses is a new form of housing for Mission. It is a housing form that staff generally support provided it is designed in a careful and thoughtful manner to ensure that it results in high-quality development that will continue to offer a suitable and livable experience that meets the expectations of Mission's future residents.

The zoning regulations identified above for the draft CD 53 Zone represent a standard to ensure that Mission attracts good development.

The next step is for Council to determine if they wish to introduce this new housing form to Mission, and if so, under which criteria should the new zone be based. The CD53 will form the basis upon which back-to-back townhouses will follow.

Report Prepared by: Marcy Bond, Senior Planner
Reviewed by: Rob Publow, Manager of Planning
Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachments

Attachment A: Draft CD 53 Zone
Attachment B: Archstone Architecture Site Plan

Attachment E - School District Comments

Monica Stuart

From: Corien Becker <corien.becker@mpsd.ca>
Sent: December 30, 2021 8:43 AM
To: Monica Stuart
Cc: Marcy Bond
Subject: RE: P2018-109 - Rezoning, Subdivision (consolidation) and Multi-unit Residential DP Referral

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Monica,

I am assuming that this development will include the addition of a sidewalk along cherry.

Otherwise, we do not have any comments regarding the proposed development.

The development is expected to generate additional students as follows:

Elementary	22
Middle	8
High	7

Thank you.

Corien

ATTACHMENT F - DRAFT DEVELOPMENT PERMIT DP18-123

**CITY OF MISSION
DEVELOPMENT PERMIT DP18-123**

Issued to: 1154477 BC Ltd
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: Unit 145, 13737-72nd Avenue, Surrey, BC V4A 2P2

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, and more particularly known and described as below, and any and all buildings, structures and development thereon:

Address: **32909 Cherry Avenue**
Parcel Identifier: 005-172-229
Legal Description: LOT 38 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 56771

Address: **32919 Cherry Avenue**
Parcel Identifier: 005-472-253
Legal Description: LOT 39 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 56771

Address: **32939 Cherry Avenue**
Parcel Identifier: 001-668-846
Legal Description: LOT 35 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 44603

3. The above property has been designated as **Development Permit Area B Multi-unit Residential** in the Official Community Plan.

The said lands are zoned Comprehensive Development 53 Zone (CD-53) pursuant to "District of Mission Zoning Bylaw 5949-2020" 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 to be as shown on Drawings Numbered:

AC - 1.01	AC – 3.05
AC – 1.01	AC- 3.06
AC – 2.01	AC – 3.07
AC – 2.02	AC – 4.01
AC – 3.01	AC -4.02
AC – 3.02	
AC – 3.03	
AC – 3.04	

inclusive, and landscape drawing L1- L7 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 AC-1.01, AC-1.02, AC-2.01, AC-2.02, AC-3.01, AC-3.02, AC-3.03, AC-3.04, AC-3.05, AC-3.06, AC-3.07, AC - 4.01, AC-4.02 inclusive, prepared by barnett dembek Architects 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 L1-L7 prepared by pmg landscape architects.
 - (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 \$186,306.90 for the purpose of landscaping bond
- (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 into 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. 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 Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

MAYOR

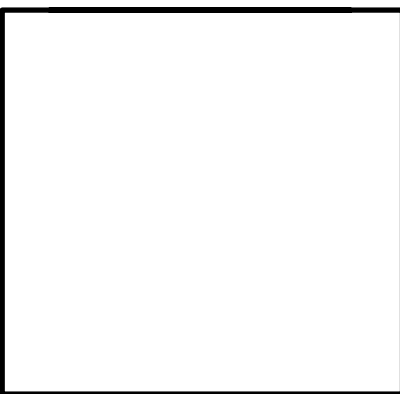
CORPORATE OFFICER

UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT 'A1'	3 BEDROOMS	1,581 S.F.	22	34,414 S.F.
UNIT 'A2'	3 BEDROOMS	1,660 S.F.	2	3,136 S.F.
UNIT 'B1'	3 BEDROOMS	1,481 S.F.	34	50,354 S.F.
UNIT 'C1'	3 BEDROOMS	1,382 S.F.	0	11,056 S.F.
UNIT 'D1'	3 BEDROOMS	1,382 S.F.	0	11,056 S.F.
			74	111,116 S.F.

PROJECT TOTAL:
74 UNITS + INDOOR / 100% OUTDOOR AMENITY
15 VISITOR PARKING SPACES

REFER TO SHEETS AC-4.01-4.02 FOR SITE SECTIONS

ISSUED FOR	
BY	
DATE	
ISSUE	
CD	
DRN	
DATE	
REV	



C19-C.dwg

CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.F.B.
DRAWN :	
DATE :	Jan. 10 22
PROJECT :	MADISON 32909, 32914 & 32919 CHERRY AVE
SHEET CONTENTS :	AMENITY SPACE CALCULATIONS
SCALE :	1" = 20'-0"

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.02
18019	REV. NO.

AMENITY SPACE CALCULATIONS

COMMON INDOOR AMENITY SPACE:

REQUIRED: 2.8 m2 x 14 UNITS = 207.2 m2 (AS PER CD53 ZONING BYLAW)
PROVIDED: 208 m2

COMMON OUTDOOR AMENITY AREA:

REQUIRED: 5.0 m2 x 14 UNITS = 370 m2 (AS PER CD53 ZONING BYLAW)
PROVIDED: 413 m2 @ GRADE (SHADED BLUE)
75 m2 @ DECK (SEE SHEET AC-2.02)
488 m2

PRIVATE OUTDOOR AMENITY AREA:

REQUIRED: MIN. 20 m2 PER UNIT & 30 m2 PER UNIT AVERAGE (AS PER CD53 ZONE)
PROVIDED: 3,185.2 m2 (43.0 m2 AVERAGE) ←
(SEE TABLE BELOW)

PRIVATE OUTDOOR AMENITY AREA:

	UNIT TYPE	AREA OF DECKS	AREA OF YARD	TOTAL AREA	# OF UNITS	TOTAL AREA
UNITS 1-10	UNIT 'A1'	7.4 m2	24.8 m2	32.2 m2	10	322.0 m2
UNITS 63-74	UNIT 'A1'	7.4 m2	18.5 m2	25.9 m2	12	310.8 m2
UNITS 45 & 62	UNIT 'A2'	6.3 m2	51.2 m2	57.5 m2	2	115.0 m2
	UNIT 'B1'	58.5 m2	0 m2	58.5 m2	34	1,989.0 m2
UNITS 50, 51, 56, 57	UNIT 'C1/D1'	5.5 m2	28.3 m2	33.8 m2	4	135.2 m2
UNITS 46-49, 52-55 & 58-61	UNIT 'C1/D1'	5.5 m2	20.6 m2	26.1 m2	12	313.2 m2
					74	3,185.2 m2

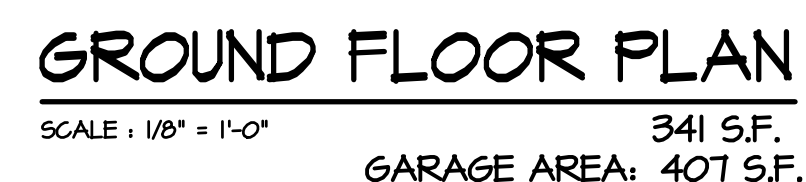
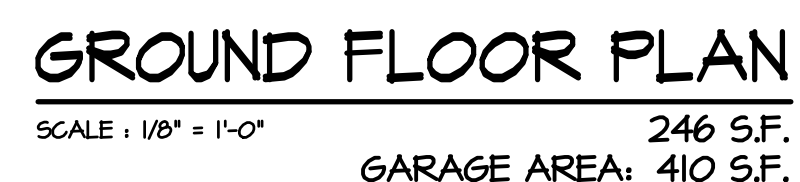
43.0 m2 AVG.

REFER TO SHEET AC-2.1 FOR
AMENITY SPACE ABOVE GRADE
(DECKS)

REFER TO GREEN SHADED AREA
ON SITE PLAN FOR PRIVATE
AMENITY SPACE AT GRADE

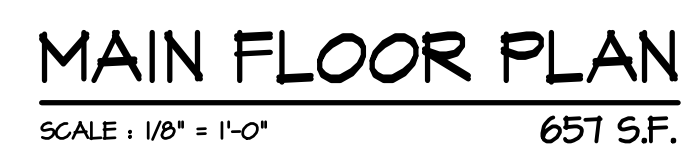
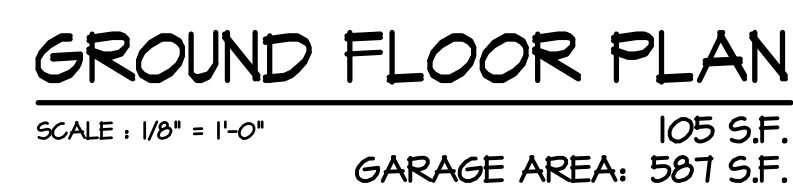


CHERRY AVENUE



TOTAL FLOOR AREA: 1,587 S.F.
(GARAGE NOT INCLUDED)

PRIVATE AMENITY SPACE ABOVE GRADE: 80 S.F. (7.4 m²)



TOTAL FLOOR AREA: 1,481 S.F.
(GARAGE NOT INCLUDED)

PRIVATE AMENITY SPACE ABOVE GRADE: 628 S.F. (58.5 m2)

© COPYRIGHT. ALL DESIGNS AND THE MODIFIED LIKENESSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENCE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM. CANADA COPYRIGHT ACT R.S.C. 1970

[illegible]

TOTAL FLOOR AREA: 1,868 S.F.
(GARAGE NOT INCLUDED)

PRIVATE AMENITY SPACE ABOVE GRADE: 68 S.F. (6.3 m²)

C19-H-E.dwg

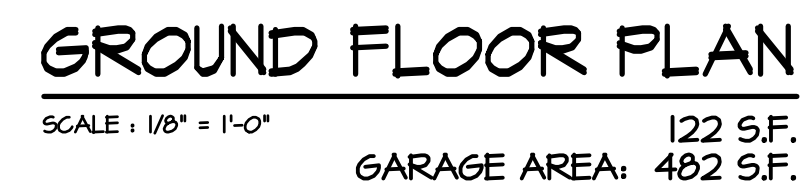
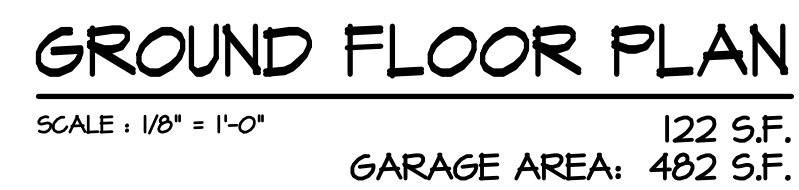
CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.F.B.
DRAWN :	
DATE :	Jan. 10 22
PROJECT :	MADISON 32404, 32414 & 32419 CHERRY AVE
SHEET CONTENTS :	UNIT PLANS
SCALE :	1/8" = 1'-0"

barnett dembek
ARCHITECTS IN

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-2.0
PROJECT NO. 18019	REV. NO.



TOTAL FLOOR AREA: 1,382 S.F.
(GARAGE NOT INCLUDED)

PRIVATE AMENITY SPACE ABOVE GRADE: 60 S.F. (5.5 m2)

TOTAL FLOOR AREA: 1,382 S.F.
(GARAGE NOT INCLUDED)

PRIVATE AMENITY SPACE ABOVE GRADE: 60 S.F. (5.5 m2)



INDOOR AMENITY

TOTAL FLOOR AREA: 2,267 S.F.
210.6 m2

COMMON OUTDOOR AMENITY SPACE ABOVE GRADE: 809 S.F. (75.1 m2)

© COPYRIGHT. ALL DESIGNS AND THE MODIFIED LIKENESSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENCE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

[illegible]

H-Eding

CLIENT : ARCHSTONE PROJECTS LTD.	DRAWN :	DATE : Jan. 10 22
PROJECT : MADISON 324041, 324114 & 324194 CHERRY AVE		SCALE :
SHEET CONTENTS : UNIT PLANS		1/8" = 1'-0"

arnett dembek
ARCHITECTS, INC.

UNIT 135,
536 130 STREET,
SURREY, B.C.
3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO. AC-2.02
PROJECT NO. 18019	REV. NO.

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED GUTTER ON 2x8 FASCIA
- ③ 1x4 TRIM ON 2x10 FASCIA
- ④ HORIZONTAL VINYL SIDING
- ⑤ HARDIE-PANEL SIDING WITH HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE "WOOD-LOOK" SIDING
- ⑦ CULTURED STONE VENEER
- ⑧ STAINED TIMBER KNEE BRACE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ 2x WOOD TRIM/FASCIA
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL

© COPYRIGHT. ALL DESIGNS AND THE MODIFIED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENCE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUED FOR	
BY	
DATE	
ISSUE	
NO'D	
DRN	
DATE	
REV'D	



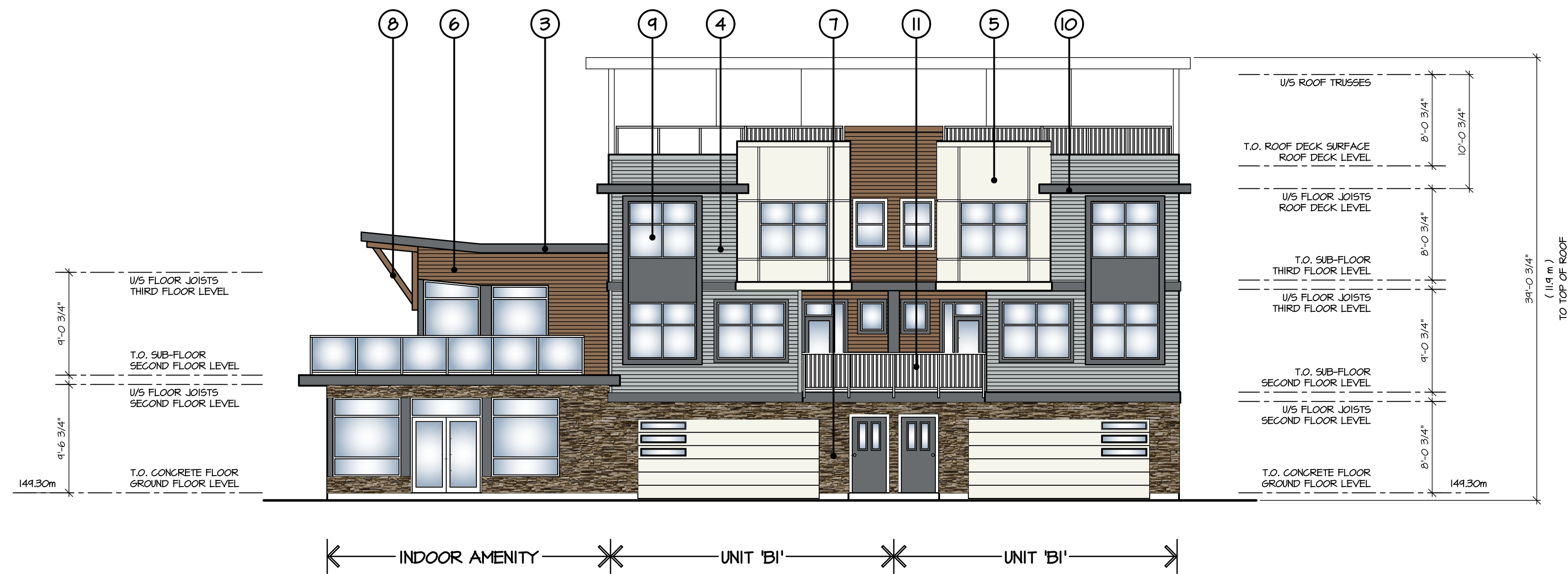
CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.F.B.
DRAWN :	
DATE :	Jan. 24 22
PROJECT :	MADISON 32909, 32919 & 32989 CHERRY AVE
SHEET CONTENTS :	BUILDING ELEVATIONS BUILDING 6
SCALE :	1/8" = 1'-0"

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

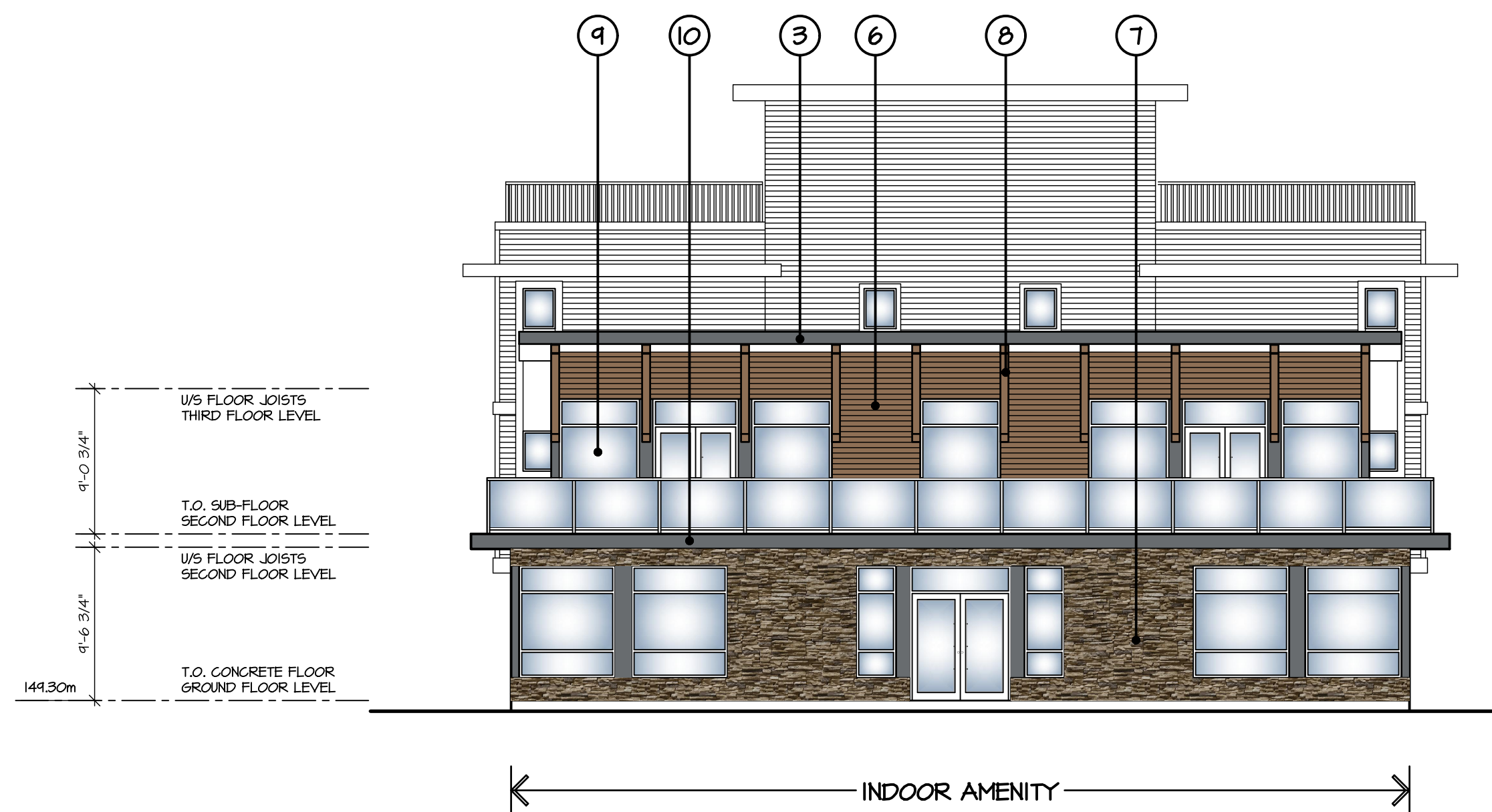
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18019	AC-3.03



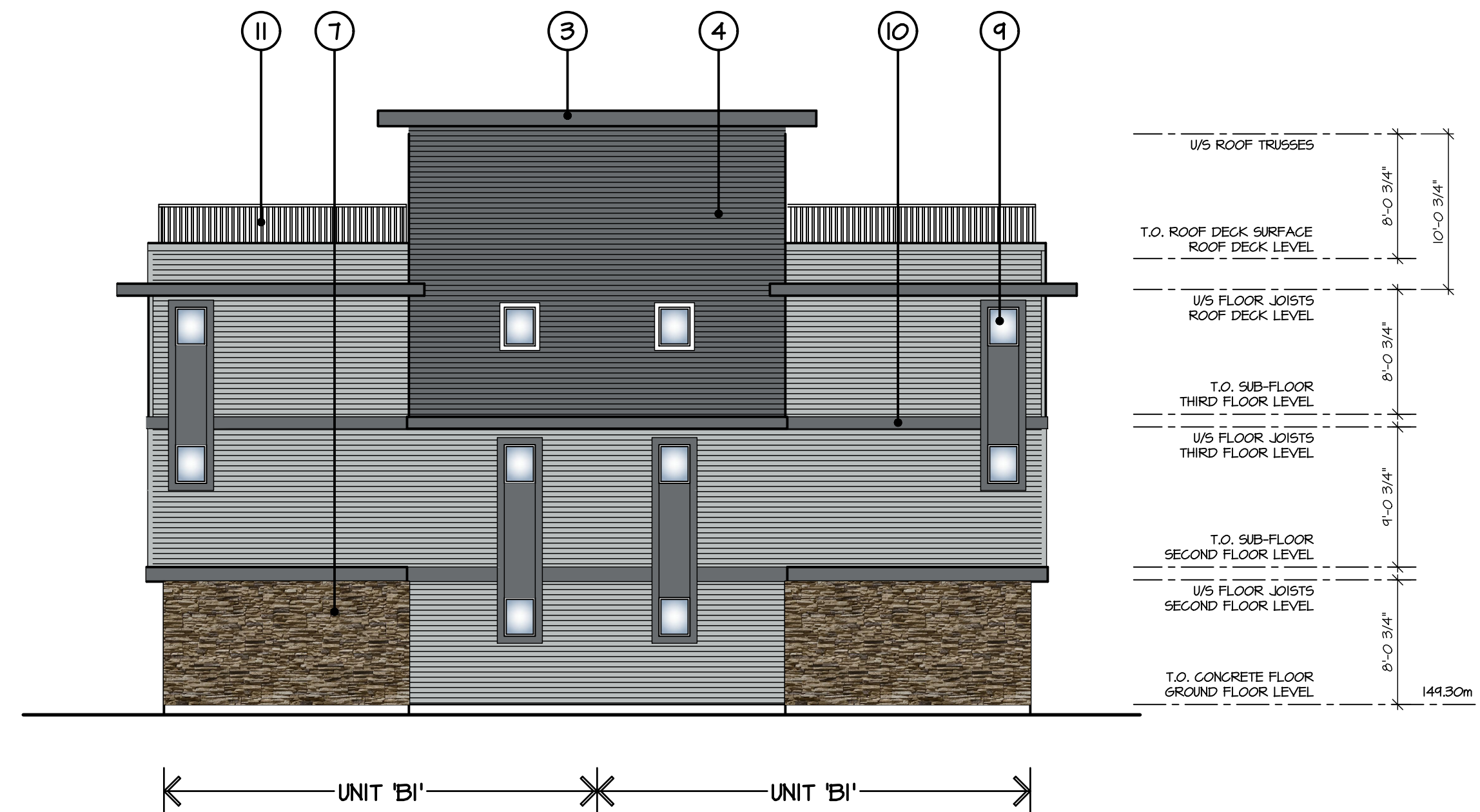
EAST ELEVATION

SCALE : 1/8" = 1'-0"



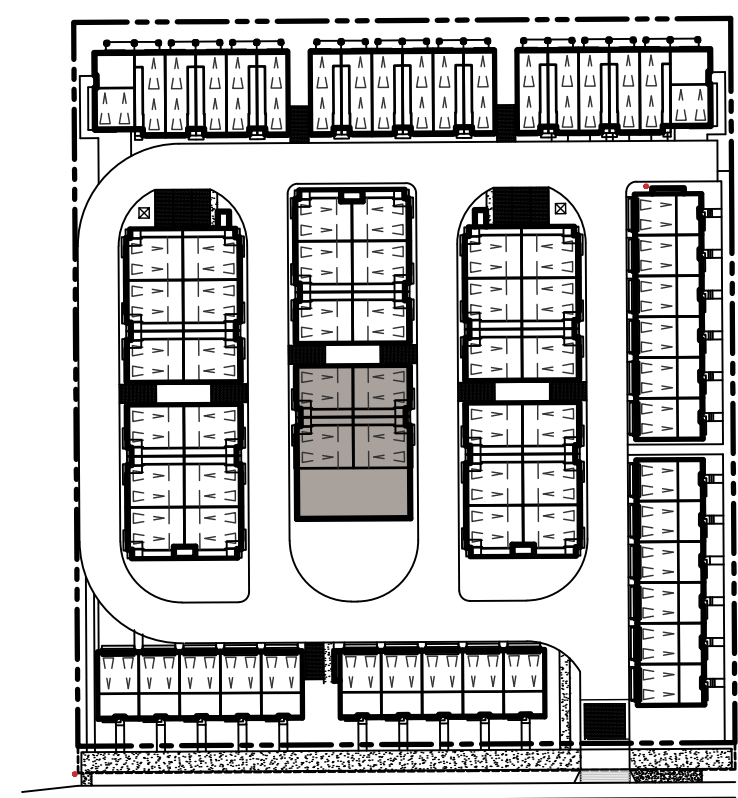
SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

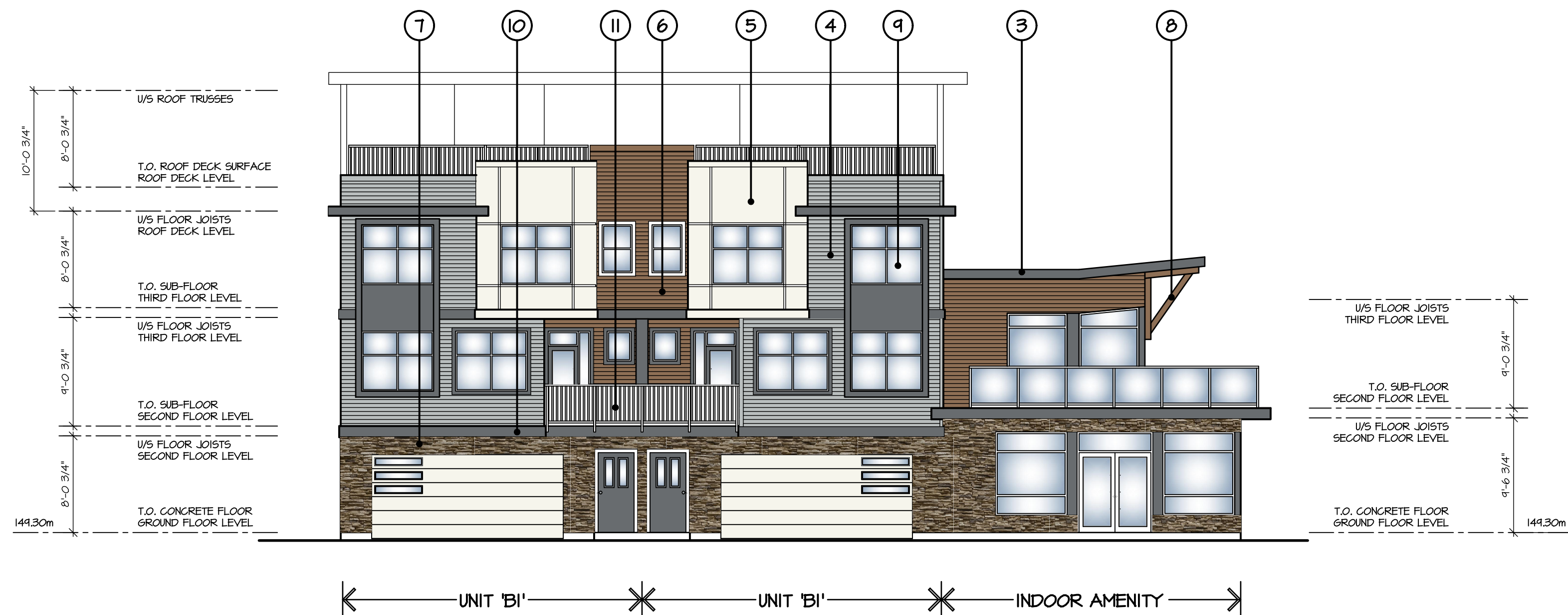


NORTH ELEVATION

SCALE : 1/8" = 1'-0"



KEY PLAN



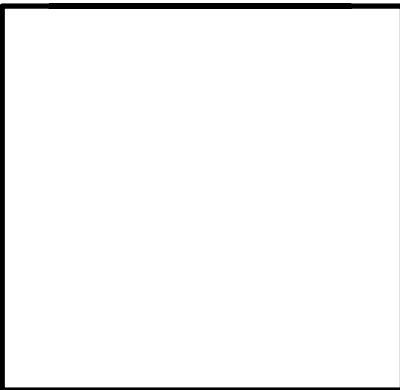
WEST ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOF
- 2 PREFINISHED GUTTER ON 2x8 FASCIA
- 3 1x4 TRIM ON 2x10 FASCIA
- 4 HORIZONTAL VINYL SIDING
- 5 HARDIE-PANEL SIDING WITH HARDIE-REVEAL SYSTEM
- 6 COMPOSITE "WOOD-LOOK" SIDING
- 7 CULTURED STONE VENEER
- 8 STAINED TIMBER KNEE BRACE
- 9 VINYL FRAMED WINDOWS
- 10 2x WOOD TRIM/FASCIA
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL

ISSUED FOR	
BY	
DATE	
ISSUE	
NO.	
DATE	
REV.	



CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.F.B.
DRAWN :	
DATE :	Jan. 10 22
PROJECT :	MADISON 32909, 32919 & 32999 CHERRY AVE
SHEET CONTENTS :	BUILDING ELEVATIONS BUILDINGS 1 & 2
SCALE :	1/8" = 1'-0"

barnett dembek ARCHITECTS INC.	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@darkitex.com
CLIENT NO. PROJECT NO. 18019	SHEET NO. AC-3.04 REV. NO.

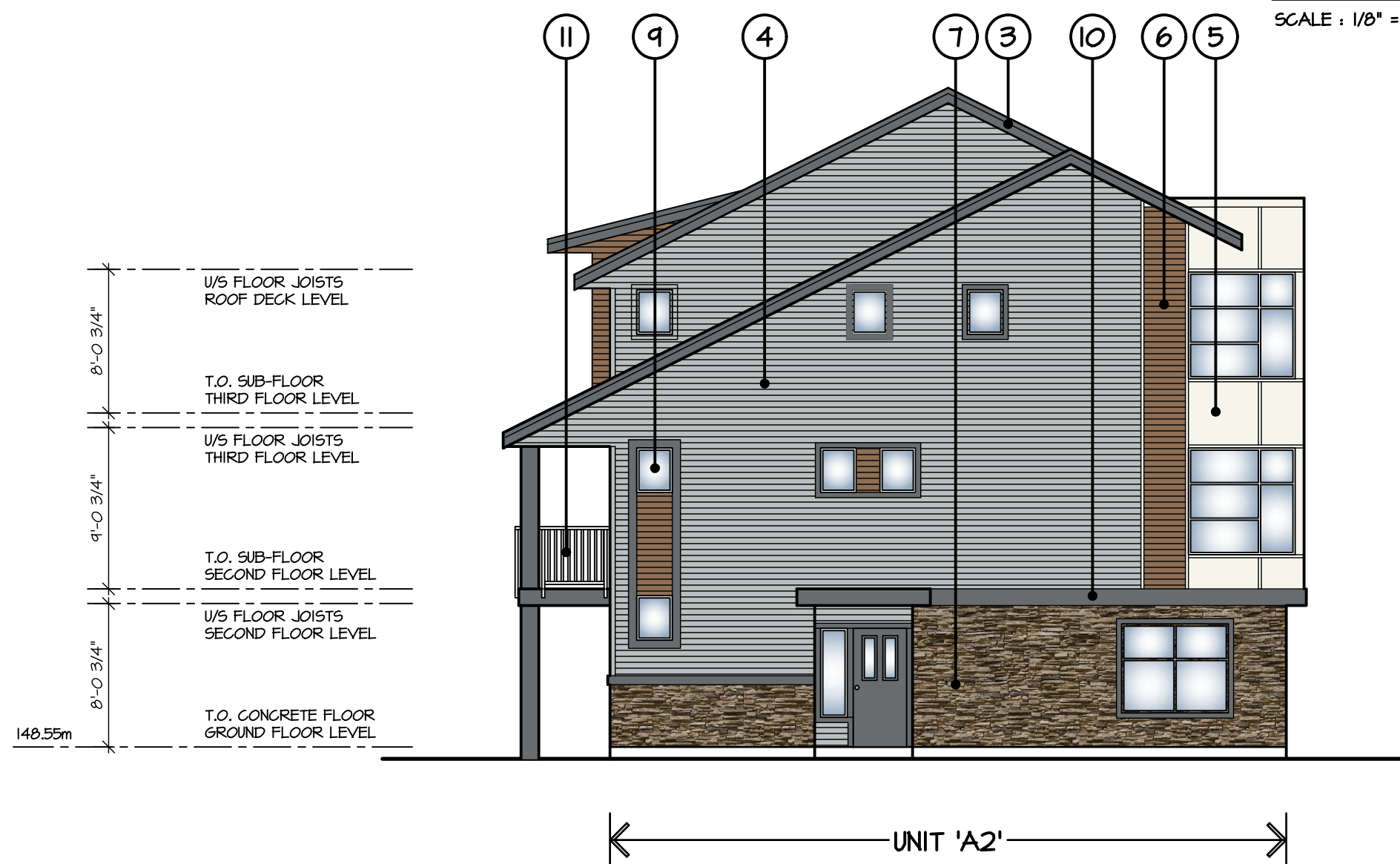


SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

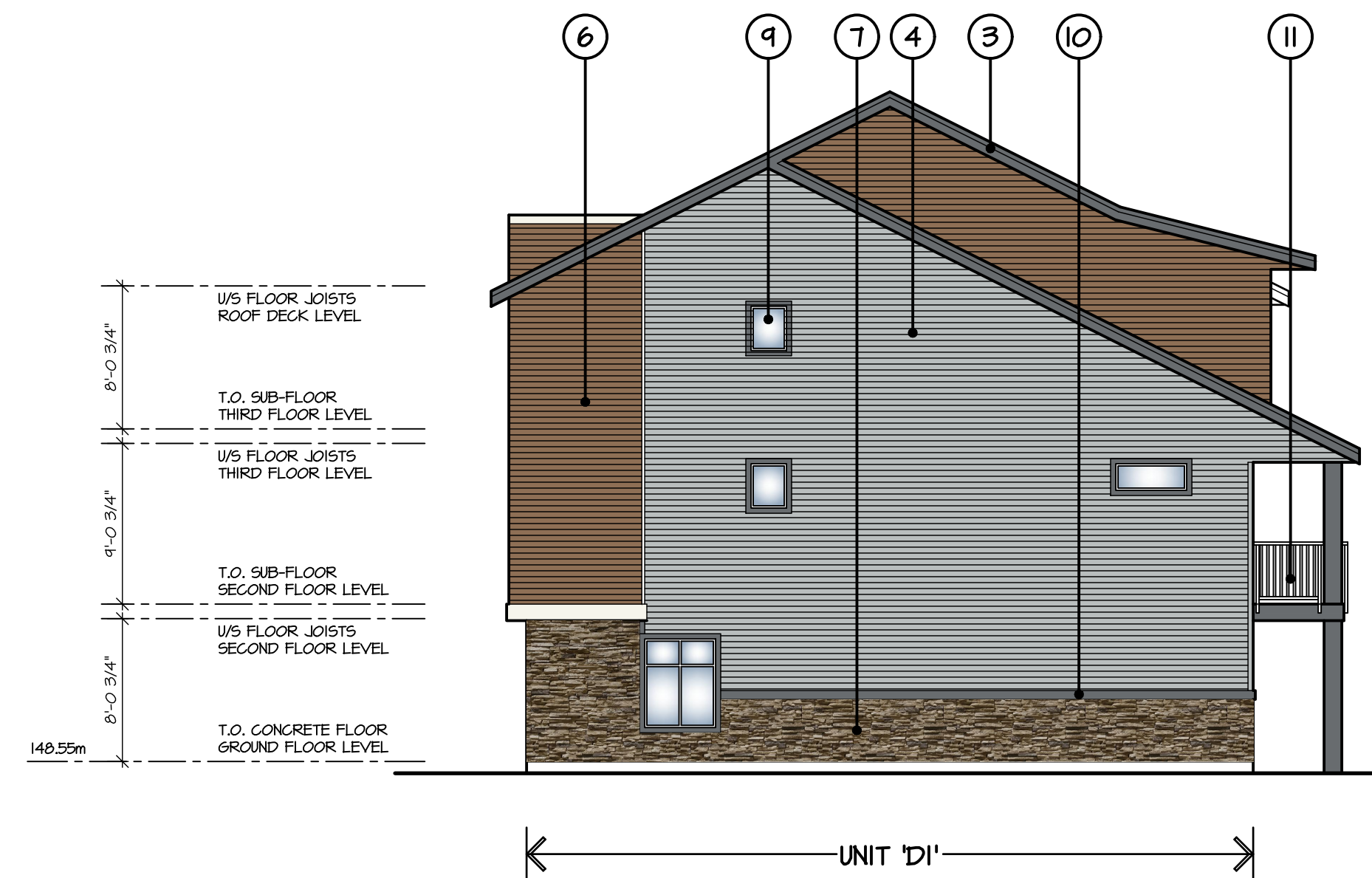
SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED GUTTER ON 2x8 FASCIA
- ③ 1x4 TRIM ON 2x10 FASCIA
- ④ HORIZONTAL VINYL SIDING
- ⑤ HARDIE-PANEL SIDING WITH HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE "WOOD-LOOK" SIDING
- ⑦ CULTURED STONE VENEER
- ⑧ STAINED TIMBER KNEE BRACE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ 2x WOOD TRIM/FASCIA
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



WEST ELEVATION

SCALE : 1/8" = 1'-0"



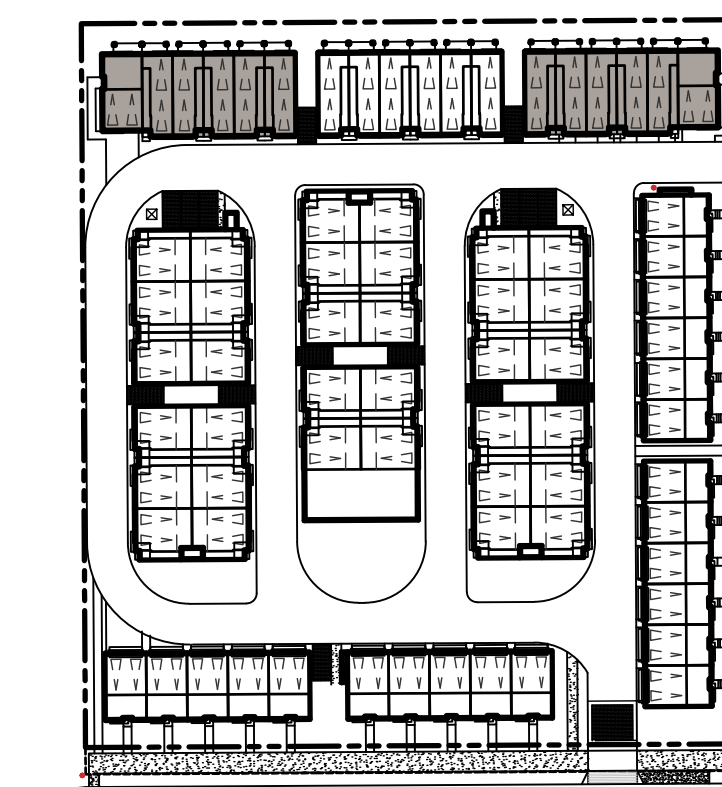
EAST ELEVATION

SCALE : 1/8" = 1'-0"



NORTH ELEVATION

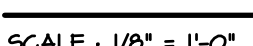
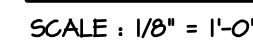
SCALE : 1/8" = 1'-0"



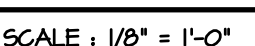
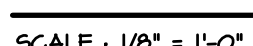
KEY PLAN

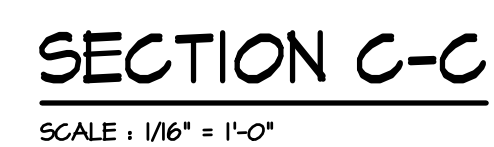
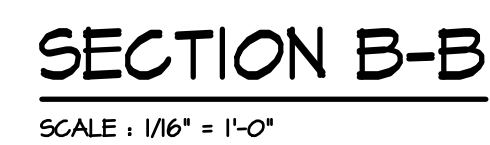
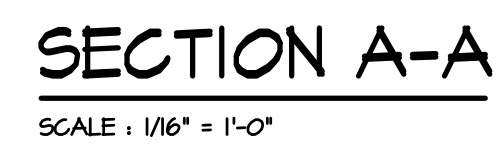
19-H-Edng

PROJECT NO.	REV. NO.
13-011	



- 1 ASPHALT SHINGLE ROOF
- 2 PREFINISHED GUTTER ON 2x8 FASCIA
- 3 1x4 TRIM ON 2x10 FASCIA
- 4 HORIZONTAL VINYL SIDING
- 5 HARDIE-PANEL SIDING WITH HARDIE-REVEAL SYSTEM
- 6 COMPOSITE "WOOD-LOOK" SIDING
- 7 CULTURED STONE VENEER
- 8 STAINED TIMBER KNEE BRACE
- 9 VINYL FRAMED WINDOWS
- 10 2x WOOD TRIM/FASCIA
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL

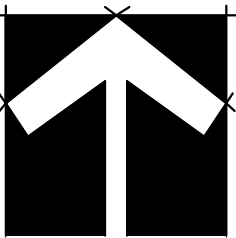


[illegible]

CLIENT : ARCHSTONE PROJECTS LTD.	DRAWN :
	L.F.B.
PROJECT : MADISON 324041, 32414 & 32434 CHERRY AVE	DATE : Jan. 10 22
SHEET CONTENTS : SITE SECTIONS	SCALE : 1/16" = 1'-0"

CLIENT NO.	SHEET NO. AC-4.01
PROJECT NO. 18019	REV. NO.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



5	22.JAN.10	TREES REMOVED IN SRW	MM
4	21.DEC.16	BIKE RACK ADDED	MM
3	21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
2	21.JAN.11	REV. PLAY EQUIPMENT	MM
1	20.SEP.30	NEW SITE PLAN	DO

CLIENT:

PROJECT:

TOWNHOUSE DEV.

CHERRY AVENUE
MISSION, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: 20.JUN.18 DRAWING NUMBER: **L2**
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY **OF 7**

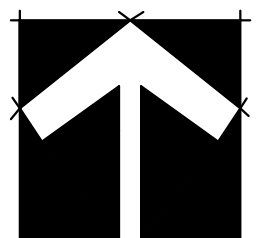
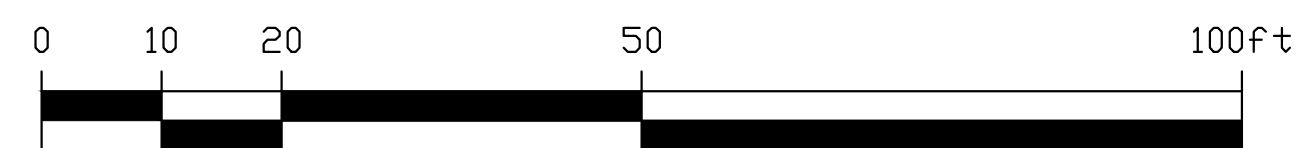
[illegible]

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

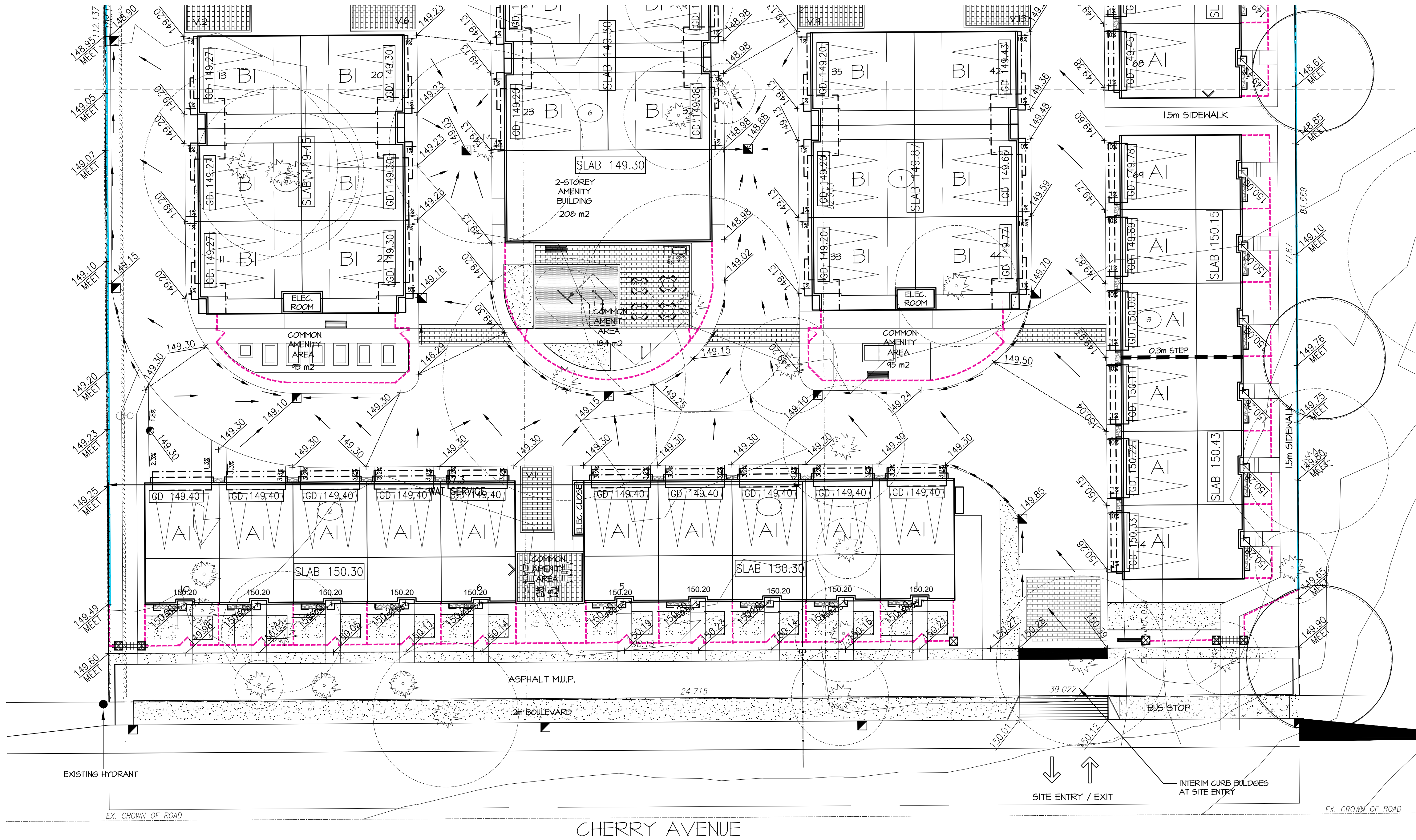
**CHERRY AVENUE
MISSION, B.C.**

LANDSCAPE SHRUB PLAN

● ● ● ● ●



SEAL:



5	22.JAN.10	TREES REMOVED IN SRW	MM
4	21.DEC.16	BIKE RACK ADDED	MM
3	21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
2	21.JAN.11	REV. PLAY EQUIPMENT	MM
1	20.SEP.30	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEV.

**CHERRY AVENUE
MISSION, B.C.**

DRAWING TITLE:

**LANDSCAPE
GRADING PLAN**

DATE: 20.JUN.18 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY

L4

OF 7

PMG PROJECT NUMBER:

20-069

20069-6.ZIP

[illegible]

CLIENT:

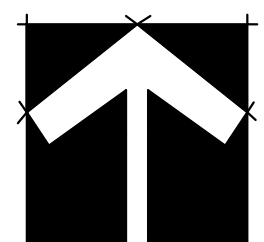
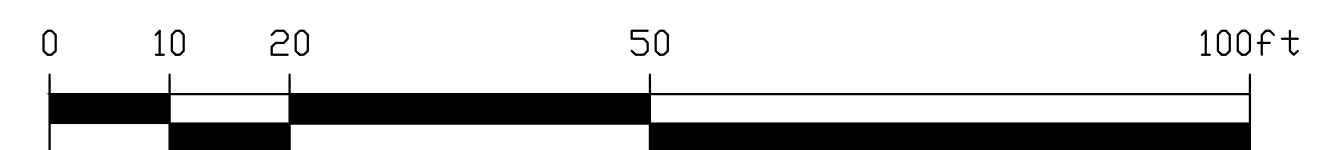
**CHERRY AVENUE
MISSION, B.C.**

LANDSCAPE GRADING PLAN

L5

OF 7

20-069



p m g
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

PROJECT:

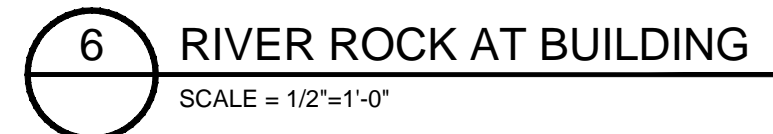
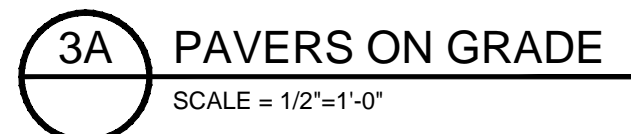
**CHERRY AVENUE
MISSION, B.C.**

LANDSCAPE DETAILS

L7

20069-4.ZIP

20-069





Development Referral Response

December 14, 2021

Development Location: 32909, 32919 & 32939 Cherry Avenue

Local Government: District of Mission on the Fraser

Transit System: Central Fraser Valley Transit System

Local Government Referral Number: P2018-109

Development Proposal

The Rezoning, Subdivision, and Development Permit application proposes the following:

- To rezone to allow a 74 unit townhouse development.

Transit Context

The proposed development is serviced within a 50 meter proximity to Local Transit Network (LTN) including:

- Local Transit Route: 33 Cedar Valley
 - LTN service provides connection to local neighborhoods and local destinations as well as to Rapid and Frequent Transit Networks. This service is vital for the use of customers to get to work, school, or local shopping centers.
 - Route 33 is under review for some minor route restructuring in the Transit Future Action Plan 2018 medium-term service proposals, which the proposed development shall be taken into consideration during future public engagement.

Policy

The Central Fraser Valley Transit Future Action Plan 2018 recites changes that may be made on certain routes near the development:

- Route 33 is under review for some minor route restructuring in the TFAP 2018 medium-term service proposals, which the proposed development shall be taken into consideration during the future public engagement.
- New route 37 will be replacing the existing route 33 with a service frequency of 15 minutes in the peak periods and 30 minutes in the off peak periods.

Transit-Supportive Land Use and Design

- The proposed high density development aligns with the Official Community Plan.

The proposed development should make consideration to the access and connectivity of transit stops for pedestrians:

- An amenity contribution from the applicant is recommended towards supporting bus stop improvements by adding accessibility pads, a bus stop shelter, and street lighting.

Transit Infrastructure

Bus Stops and Stations

The following bus stops are within 50 meters of the development:

- Cherry at Judith – Stop ID 107797: In relation to the development this stop is 50 meters walking distance eastbound.

Transit Infrastructure

Future transit infrastructure near the subject property includes:

- BC Transit recommends that the District of Mission builds sidewalks to provide safe and accessible connectivity to and from the bus stop for future residents of the area.

Discussion and Recommendations

BC Transit's recommendations are as follows:


- The proposed high density development aligns with the Official Community Plan
- An amenity contribution from the applicant is recommended towards supporting bus stop improvements by adding accessibility pads, a bus stop shelter, and street lighting.
- BC Transit recommends that the District of Mission builds sidewalks to provide safe and accessible connectivity to and from the bus stop for future residents of the area

BC Transit Level of Support

- BC Transit supports the proposed development application, as it is consistent with the Official Community Plan, and with transit supportive land use practices

Thank you for the opportunity to review this proposed development. If you have any questions or would like further comments on this proposal, please contact:

Frank He
Transit Planner



BC Transit
Phone: (250) 208-6305
Email: fhe@bctransit.com