

CITY OF MISSION

BYLAW 6004-2020-5949(19)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

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

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

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6004-2020-5949(19)."

2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

a. Adding the following definition to Section 102 A - Definitions

"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."

b) Adding a new Section 1953 – Comprehensive Development 53 (CD53) Zone, as set out in Schedule "A" attached to and forming part of this Bylaw;

c) rezoning the properties located at 32909, 32919, and 32939 Cherry Avenue and legally described as:

Parcel Identifier: 005-472-229

Lot 38, Section 28, Township 17, New Westminster District Plan
56771

Parcel Identifier: 005-472-253

Lot 39, Section 28, Township 17, New Westminster District Plan
56771

Parcel Identifier: 001-668-846

Lot 35, Section 28, Township 17, New Westminster District Plan
44603

from Suburban 20 (S20) Zone to Comprehensive Development 53 (CD53) Zone;
and

d. amending the zoning maps accordingly.

READ A FIRST TIME this 7th day of February, 2022

READ A SECOND TIME this 7th day of February, 2022

PUBLIC HEARING held this 7th day of March, 2022

READ A THIRD TIME this 7th day of March, 2022

ADOPTED this __ day of ____, 2023

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

A. Zone Intent

1. 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

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

C. Lot Area

1. 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

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

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (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)

2. 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**.
3. 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.
4. 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

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

Zone	Lot Coverage
CD53	55%

F. Density

1. 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

1. 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

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **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**.
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - ii. 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.