

### 3. PUBLIC HEARINGS

#### c. Zoning Amending Bylaw 6004-2020-5949(19)

The purpose of proposed Zoning Amending Bylaw 6004-2020-5949(19) is to rezone the properties at 32909, 32919 and 32939 Cherry Avenue from the Suburban 20 (S20) Zone to the Comprehensive Development 53 (CD53) Zone to allow a 74-unit development consisting of townhouses and back-to-back townhouses and to add the definition for “Stacked and/or Back-to-Back Townhouse” to the Zoning Bylaw. The subject properties are 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

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Site plan.
4. Conceptual drawing showing frontage improvements required.
5. Proposed form and character.

The Corporate Officer stated that one written submission had been received expressing concern regarding parking limitations and increased traffic in the area.

The Mayor opened the floor to the public for questions and comments.

Shawn Lousley, Mission, expressed concern regarding increased traffic in the area and enforcement of speed limits on Cherry Avenue. He asked for the total number of parking spaces that would be provided in the new development and if they would be sufficient to address the parking needs. Mr. Lousley asked if local schools had the capacity to accommodate the population growth resulting from the new development and expressed concern regarding pedestrian crossing safety at Albert McMahon Elementary School. Mr. Lousley further questioned if the required municipal infrastructure already existed to support the new development.

In response to Mr. Lousley’s concerns, the Manager of Planning stated that the development would accommodate 2 parking spaces per unit as well as an additional 15 visitor stalls. He noted that the schoolboard had not indicated any

concerns related to this development and that the majority of the infrastructure needed for the development already exists along Cherry Avenue.

Hearing no further questions or comments, the Mayor declared the Public Hearing for City of Mission Zoning Amending Bylaw 6004-2020-5949(19) closed.