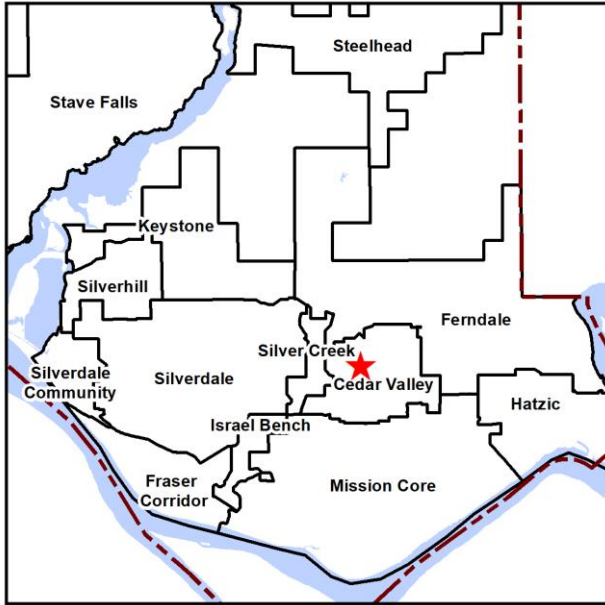


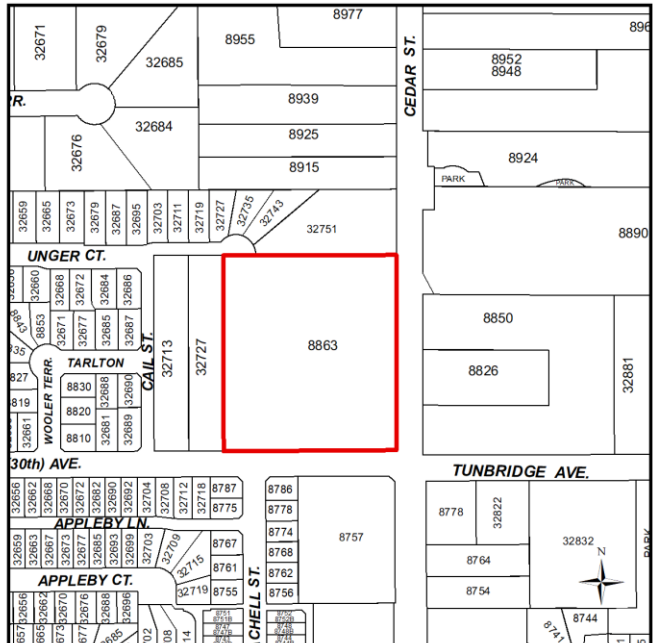
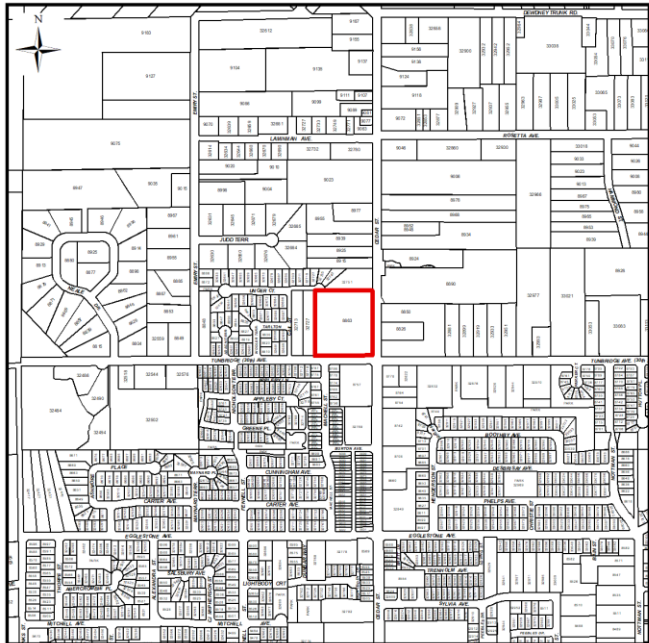
Project: P2021-139
 Application Number: DP21-166

Subject: Development Application P2021-139 – Housing Agreement and Development Permit (DP21-166) - 8863 Cedar Street



DATE: June 17, 2024
BYLAW / PERMIT #: DP21-166, Housing Agreement Bylaw 6294-2024
PROPERTY ADDRESS: 8863 Cedar Street
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 (S20) Zone
PROPOSED ZONING: Neighbourhood Centre One Zone (NC1) Zone, Urban Residential 456 (R465) Zone, Institutional Parks Recreation & Civic (IPRC) Zone and Institutional Utility (UI) Zone
CURRENT OCP: Neighbourhood Centre, Protected Natural Assets and Urban Residential
PROPOSED OCP: Neighbourhood Centre, Protected Natural Assets and Urban Residential

PROPOSAL:
 Development Permit DP21-166 and Housing Agreement Bylaw to secure 23 affordable rental units within a recently considered 225-unit condo building.



Recommendation(s)

1. That draft Housing Agreement Bylaw 6294-2024 (Agreement) be considered for first, second and third reading; and
2. That Development Permit DP21-166 be considered by Council as shown on **Attachment A** and be approved at the same time Zoning Amending Bylaw 6254-2023-5949(148) is approved.

Rationale of Recommendation(s)

The terms of the Housing Agreement are consistent with the following Official Community Plan (OCP) policies:

Policy 5.1.7 states the City should “Encourage the development of rental housing, including identified units within multi-unit housing, as a means of providing affordable forms of housing.

Policy: 8.1.5 states the City should “Consider variations to built-form in circumstances including, but not limited to, where a community benefit has been provided in compliance with the density bonus policies of the OCP.

Policy 8.1.10 states the City should “encourage at least 10% of the total number of any new residential development units or subdivision lots to be affordable as defined by the City of Mission”.

A copy of the Housing Agreement is attached as **Attachment B**.

To address comments received from residents and Council at the February 20, 2024 public hearing regarding height, massing and design of the building, Council requested that the developer undertake a Public Engagement Meeting. As a result of this meeting, the developer has submitted the following information:

- a. Revised Development Permit drawings
- b. Summary of Public Engagement Meeting
- c. Copy of resident sign-in sheets from the meeting
- d. Letters of support, and a design rationale letter

The public engagement summary information package is shown on **Attachment C**.

Purpose

The purpose of this report is fourfold:

1. **Housing Agreement:** Introduce the Housing Agreement Bylaw between the City of Mission and the owners of 8863 Cedar Street and to recommend that it be given first, second and third reading.
2. **Public Hearing Comments/Questions:** Provide developer’s responses to questions/comments raised at the February 20, 2024, Public Hearing.
3. **Development Permit:** Present updated drawings and design rationale for Development Permit DP21-166 drawings
4. **Public Engagement:** Present the Public Engagement Summary package provided by the developer as a result of the Public Engagement meeting held on March 19, 2024.

1. Housing Agreement

Local Government Act

Section 483 of the *Local Government Act* allows local government to enter into a Housing Agreement with the owner of a property. The Agreement can specify the form of tenure, the economic characteristics of the household permitted to reside in the housing units, the management of the units and the maximum rent or sale price that can be charged.

Zoning Bylaw 5949-2020

Zoning Bylaw 5949-2020 outlines density bonus provisions in certain zones. The NC1 Zone permits additional floor space ratio and building height in exchange for the provisions of affordable rental units. The applicants are providing 10% of the units, for a total of 23 units in a stratified condo building as affordable rental in exchange for the opportunity for increased density. In order to secure the affordable units, an Agreement is required.

The developer has also volunteered to provide 20% of the units, for a total of 45 units as adaptable units. The adaptable units will be identified in the Agreement and will be required to meet Section 3.8.5 Adaptable Dwelling Units in the 2024 BC Building Code.

The proposed Housing Agreement outlines several provisions, including but not limited to the following:

- The Agreement will be for the perpetuity of the building.
- The building will be stratified, but the affordable rental units will not be sold off and stratified.
- Rental units represent a mix of the type of units found in the first phase.
- The location of the affordable rental units have been identified in the Housing Agreement.
- The location and design standards required for the Adaptable Units have been identified in the Housing Agreement.
- The maximum household income for residents to qualify for an affordable unit will be equal to or less than BC Housing Income Limits (HiLS) for the appropriate unit type, as reported annually.
- The rents are proposed to be 30% of the maximum household income as set out by BC Housing in the HiLS document. The affordable rent will be based on the most recent HiLS rate available in the year a Tenancy Agreement is signed with a new tenant. These rents will be adjusted yearly for inflation and must not exceed the rent increase rate regulated by the *BC Residential Tenancy Act*.
- The affordable housing units will not be sold or transferred separately from each other, such that all affordable housing units will always have the same registered and beneficial owner.
- The affordable units will have access to all building features and amenities.

The Housing Agreement must be registered on title.

2. Public Hearing

At the February 20, 2024 public hearing there were numerous questions from Council and the public regarding the development proposal.

Due to the number of questions raised by the public Council requested that the developer undertake a public engagement meeting with the residents. The developer held a public engagement meeting on March 19, 2024 and provided a summary information package which is detailed below.

Council also asked the developer to further address the following points at the public hearing and come back to Council with information and clarification on the following items:

- i. Blending to the character of the neighbourhood (height, massing and design of the building does not fit with the neighbourhood or Mission)
- ii. Greening the development as much as possible
- iii. Truck movement in the commercial area
- iv. Consult with the neighbours next door regarding development potential/access.

i. Blending to Neighbourhood Character

The following is an excerpt provided by the developer in the Design Rationale letter in **Attachment D:**

“Design Rationale:

Project Overview: The proposed development is a mixed-use building located at 8863 Cedar Street, Mission, British Columbia. This building integrates residential and commercial spaces, serving to the diverse needs of the community while promoting sustainable urban living. The project aims to revitalize the area, enhance pedestrian activity, and provide a vibrant environment.

a. Contextual Analysis:

Mission, BC, is experiencing rapid urbanization and population growth, creating a demand for mixed-use developments. The site is strategically located in a moderate-traffic area, ensuring visibility and accessibility for both residents and businesses. The architectural design respects the surrounding built environment while introducing contemporary elements that contribute to the area's aesthetic appeal.

b. Functional Integration:

- The design incorporates a mix of residential units, including market condominium and below market rental apartments, to accommodate different household sizes and lifestyles.
- Ground-floor commercial spaces are designed to accommodate various local businesses, such as cafes, restaurants, retail outlets, and office functions, fostering economic activity and community engagement.
- Floors 2 to 6 house a mix of unit types, including one, two, and three-bedroom apartments, catering to diverse family sizes and income levels. Each unit is designed for maximum natural light and ventilation, with private balconies providing outdoor space.
- Shared amenities, on each floor, fitness centers, and communal gathering spaces, promote social interaction and well-being among residents. These spaces are strategically placed to maximize views and accessibility.

c. Form and Character:

- **Building Massing and Scale:** The building's massing respects the surrounding context, transitioning smoothly from adjacent lower structures to the higher density of the mixed-use building. The stepped-back upper floors reduce the perceived height and create a more pedestrian-friendly streetscape.
- **Vertical and Horizontal Articulation:** The use of varied materials, balconies, and setbacks create visual interest and break down the building's mass. The material change from brick

to Hardie planks at different levels emphasizes the separation between commercial and residential uses.

- **Ground-Level Interaction:** The commercial spaces on the ground floor feature large windows and inviting entrances, fostering interaction with the street and promoting walkability. The residential lobby is distinct yet accessible, ensuring security and privacy for residents.
- **Facade Design:** A modern facade with a mix of glass, brick, and wood elements reflects the contemporary character of Mission while respecting its historical context. The use of natural materials and earthy tones integrates the building with its surroundings.

ii. Greening the Development

Energy Efficiency: High-performance building envelope, energy-efficient windows, and insulation reduce energy consumption. Passive design principles in alignment with Energy Step Code 2, such as orientation, shading, and natural ventilation, are utilized to minimize energy consumption and enhance occupant comfort.

Material: Locally sourced, sustainable materials are used to minimize the environmental impact. Low-VOC finishes improve indoor air quality.

Water Conservation: On-site stormwater management and landscaping strategies mitigate the project's impact on the local ecosystem and contribute to biodiversity conservation. Low-flow fixtures, rainwater harvesting, and drought-resistant landscaping reduce water usage.

Green building materials and technologies, including low-emissivity glazing, energy-efficient HVAC systems, and recycled materials, are employed to reduce the building's environmental footprint.

Natural Ventilation and Lighting: The building design maximizes natural light and ventilation, reducing reliance on artificial lighting and mechanical systems.

iii. Truck Movement in Commercial Areas

Dedicated Loading Zones: The building features designated loading zones for residents and commercial tenants. These zones are strategically placed to minimize disruption to residential areas and pedestrian pathways.

Size and Clearance: Loading areas are designed to accommodate a range of vehicle sizes, including small delivery vans and larger trucks. Adequate clearance heights ensure that even larger trucks can maneuver without difficulty.

Access and Egress: Separate entry and exit points for loading zones facilitate smooth traffic flow and reduce congestion. Clear signage and wayfinding guide drivers to the appropriate areas.

Staggered operation schedule allows integration of loading spaces with the garbage collection. The designated bays do not protrude into drive aisles and do not impact traffic flow of the site.”

iv. Consult with Neighbours Regarding Development Potential/Access

The developer has provided the following response to Council's request to work with the neighbour regarding access.

“We have spoken with the neighbours next door including their realtor. We have indicated to them that we would work with them to help them should they need. As they proceed with their development application, we can look at that further. We communicated with their realtor, Sat Swaich. We were approached by them to buy their property. We tried to do deal at the time about 3 months ago, but it didn't materialize. We further mentioned that we are here to help

them as they progress in their plans. To clarify, the neighbour is of the understanding that they can develop as is and are not landlocked. Part of any development they propose, if part of their development plans need access, we can work with them.”

3. Development Permit – DP21-166 Mixed-Use and Commercial Development Permit

One of the key design elements to help reduce massing of a building is to step back the upper floors. While it was difficult to see on the original drawings, due to the scale of drawings in the staff report, the developer had incorporated a setback of 1.68 m (5' 6”) on portions of the sixth floor, which has been continued in the revised drawings.

As a result of the public hearing and the public engagement meeting, the applicant has provided updated Development Permit drawings. The revised Draft Development Permit DP21-166 is shown on **Attachment A**.

The developer has provided a design rationale relating to the form and character of the development on **Attachment D**.

Specifically, the following changes have been made to the exterior of the building:

- i. Added canopies to the commercial exterior floor.
- ii. Added elements of wood colour finishing to various parts of the building including the key corners.
- iii. Changed the commercial exterior floor walls to brick.

As well, there have been changes to the overall colour scheme of the building which is now more monochrome with grey's and white.

The following elevation drawings show a comparison of the original elevation drawings and the revised elevation drawings.

Original Elevation Drawing – Fronting Cedar Street



Revised Elevation Drawing – Fronting Cedar Street



Original Elevation Drawing – Fronting Tunbridge Avenue



Revised Elevation Drawing – Fronting Tunbridge Avenue



4. Public Engagement Summary

As per Council’s request from the February 20, 2024 public hearing, the developer undertook a Public Engagement Meeting.

The meeting was held in accordance with Neighbourhood Engagement Policy LAN.66 policy, on March 19, 2024 from 5:00 pm to 7:00 pm at Best Western Conference room at 32281 Lougheed Highway. A notification letter was sent to properties within 500 m of the development site. The applicant’s letter included a detailed description of the project, a site plan and architectural renderings.

The applicant then submitted the following summary information package (**Attachment C**) after the public engagement meeting which included:

- i. Three Letters of Support – personal information has been redacted
- ii. Sign in sheet with 19 people signed in – personal information has been redacted
- iii. Public Engagement meeting Summary
- iv. Video of Public engagement (video available from staff to view)
- v. Design Rationale provided by JKA Architecture
- vi. Updated Development Permit Drawings

The developer has provided a summary of the concerns raised at the public engagement meeting and the developer's response at that meeting, on **Attachment C – Public Engagement Summary Package**. Staff have reviewed the summary report and confirm it accurately reflects most of the comments heard at the meeting.

Attachments

- Attachment A: Draft Development Permit
- Attachment B: Housing Agreement
- Attachment C: Public Engagement Summary Design Rationale Letter from JKA Architecture
- Attachment D: Design Rationale Letter from JKA Architecture

Sign-Offs



Rob Publow, Manager of Planning

MB / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer