

Attachment C - Letter of Support

Dalvir Sanghera <dalvir@apnagroupinc.com>

Development at 8863 Cedar, Mission

5 messages

Michael Krochter [REDACTED] >

12 March 2024 at 19:24

To: "dalvir@apnagroupinc.com" <dalvir@apnagroupinc.com>

Hello Dalvir,

Hope your day is going well.

I'm a resident in the area of the proposed development at 8863 Cedar. I live 6 properties away west from the property. I look forward to stopping by in person to the upcoming open house, but in the meantime I'm wondering if you have some photos or animations of what the proposed building would look like travelling east on Tunbridge towards Cedar, north on Cedar from Egglestone as well as north on Machell towards the buildings.

I understand the building is significant larger than others in the area so I would like to get a feel for how it looks as you approach it.

Thanks.

Michael.

Michael Krochter [REDACTED]

15 March 2024 at 18:36

To: "dalvir@apnagroupinc.com" <dalvir@apnagroupinc.com>

Hello Dalvir,

I'm not sure I have seen a reply yet.

Can you please provide a response soon.

Thank you.

[Quoted text hidden]

Dalvir Sanghera <dalvir@apnagroupinc.com>

16 March 2024 at 08:13

To: Michael Krochter [REDACTED]

Hi Michael,

I am doing well. I hope you are doing well. We look forward to seeing you at the open house. The elevations are attached for your reference.

Warm Regards,

DALVIR SINGH SANGHERA

CO & VP Land Acquisition/Development, PREC

Attachment C - Letter of Support

C: 604-442-9248
O: 604-440-5563

Ground Floor, Unit 105, 8433 132 Street
Surrey, BC V3W 4N8

www.apnagroupinc.com
www.apnadoors.com

[Quoted text hidden]

2 attachments

 **2023 A402 BLDG ELEVATIONS-2023 A402 REZ DP.pdf**
603K

 **2023 A401 BLDG ELEVATIONS-2023 A401 BLDG ELEVATION.pdf**
632K

Michael Krochter [REDACTED] >
To: Dalvir Sanghera <dalvir@apnagroupinc.com>

19 March 2024 at 21:17

Hello Dalvir,

Thank you for hosting the open house tonight and for taking the time to listen and answer my questions.

Speaking with you and your father was enjoyable, and you both made very clear points about the benefits of this development, including job creation and more homeownership options for everyone.

I am a realistic person and understand that things cannot and will not stay the same. However, I am happy to provide my support for your development proposal, as I can see that you care about what you are doing.

Thanks again and I look forward to when your development plans movie forward.

Michael

[Quoted text hidden]

Dalvir Sanghera <dalvir@apnagroupinc.com>
To: Michael Krochter [REDACTED]

7 April 2024 at 09:26

Hi Michael,

Thank you for our support. We appreciate your presence at the open house. Feel free to stay in touch.

Warm Regards,

DALVIR SINGH SANGHERA
CO & VP Land Acquisition/Development, PREC

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[Quoted text hidden]

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Dalvir Sanghera <dalvir@apnagroupinc.com>

8863 Cedar Street Development

2 messages

Gurinder Virdee <gvirdee@archomedesign.ca>
To: "dalvir@apnagroupinc.com" <dalvir@apnagroupinc.com>

20 March 2024 at 16:13

Hello Dalvir,

I hope this email finds you well. I am an owner of a residential firm based out of Abbotsford who also lives across the street from this Cedar St. development site (Unger Court). I did receive the open house notification letter in the mail but unfortunately, I was unable to attend.

I am writing to inquire about additional information regarding this development. I am curious to know what feedback you received from my neighbourhood. I noticed the project overview included two single family lots which will finish off our Unger Court cul-de-sac, which I fully support. I am wondering if there is an opportunity to work on the single-family lots and possibly the commercial tenant improvements. I have designed multiple homes in the neighbourhood, so I am fully experienced in the zoning bylaws. Please let me know if you are available to discuss over the phone.

Kind Regards,

Gurinder Virdee

Owner/Senior Designer

 www.archomedesign.ca

Office: 604.825.9247

 Phone: 778.344.0640 gvirdee@archomedesign.ca

Unit 210 2553 Montrose Ave Abbotsford, BC,

Attachment C - Letter of**Support**  Monday to Friday – 9am-5pm

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Dalvir Sanghera <dalvir@apnagroupinc.com>
To: Gurinder Virdee <gvirdee@archomedesign.ca>

7 April 2024 at 09:44

Hi Gurinder,

Thank you for your email. We appreciate your interest in the project. The feedback we received at the public information meeting from the neighbourhood was positive. If there is particular information that you would like to know about the development or any questions, please let me know. If you would like to have a phone conversation, that works as well.

We appreciate your consideration to work with us. We look forward to discussing this opportunity with you further on working together. We appreciate working with local businesses.

Warm Regards,

DALVIR SINGH SANGHERA
CO & VP Land Acquisition/Development, PREC



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[Quoted text hidden]

Attachment C - Letter of Support

Neighbour Call From

Sean Baron

604 [REDACTED]

[REDACTED] mission

March 8 2024

- He is part of big group of people that support this development and are wanting commercial.
- Is interested to see commercial uses such as dentist grocery sushi restaurant Indian restaurant wellness health coffee.
- A lot of residents will be happy with your development.
- Is interested to buy a residential unit.
- Its a great location.
- Thank you for your company and coming to the plate. A lot of residents are happy about it. Majority of the people are happy about it.
- Supports us 110 percent.

Attachment C- Public Engagement Sign in Sheet



8863 Cedar Street Mission, BC

Date: March 19, 2024

Sign In Sheet

First Name	Last Name	Address	Phone Number	Email
[Redacted]	[Redacted]	EMERY ST.		
[Redacted]	[Redacted]	228A ST		[Redacted]
[Redacted]	[Redacted]	[Redacted] Tarlton Pl		[Redacted]
[Redacted]	[Redacted]	[Redacted] Unger Court.		[Redacted]
[Redacted]	[Redacted]	[Redacted] myls (out		
[Redacted]	[Redacted]	[Redacted] ROBERTA AVE		[Redacted]

Attachment C - Public Engagement Sign in Sheet



8863 Cedar Street Mission, BC

Date: March 19, 2024

Sign In Sheet

First Name	Last Name	Address	Phone Number	Email
[REDACTED]	[REDACTED]	[REDACTED] Mitchell Ave	[REDACTED]	[REDACTED]
RICK	TOOR	[REDACTED] Stonerock	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED] Curlew Dr.	[REDACTED]	[REDACTED]

Realtek

Attachment C - Public Engagement Sign in Sheet



8863 Cedar Street Mission, BC

Date: March 19, 2024

Sign In Sheet

First Name	Last Name	Address	Phone Number	Email
[Redacted]	[Redacted]	[Redacted] Tarlton Pl.		
[Redacted]	[Redacted]	// //		
[Redacted]	[Redacted]	[Redacted] mechen st		
[Redacted]	[Redacted]	[Redacted] Unger Crt		
[Redacted]	[Redacted]	[Redacted] Unger Crt		
[Redacted]	[Redacted]	[Redacted] Unger Crt.		

Attachment C - Public Engagement Sign in Sheet



8863 Cedar Street Mission, BC

Date: March 19, 2024

Sign In Sheet

First Name	Last Name	Address	Phone Number	Email
[REDACTED]	[REDACTED]	[REDACTED] Tunbridge	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED] UNLISE CRT	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]			

Attachment C - Public Engagement Meeting Summary

March 19, 2024,

Public Information Meeting Summary

8863 Cedar St., Mission BC

Summary

The open house went well overall. There were only about 15 to 20 attendees of which most, if not all, were families owning properties adjacent, across the street or within view of the development property.

Most worries were around traffic, street parking, lighting, and a potential increase in vermin when construction activity commences.

Majority of attendees were satisfied with the developer's responses, its agents' responses or the city's responses in general. The developer even gave out his phone number for attendees to call should the site not meet the conditions promised.

The agent spoke to parking and how parking bylaws work with both city and strata respectively. This seemed to appease parking concerns for all.

The addition of road improvements from the developer seemed to appease the traffic concerns.

The developer made promises to look at the lighting and ensure it would not reach or impact the neighbouring properties at completion.

The developer promised to listen to neighbours' concerns should increasing vermin happen and promised that we would take care of any potential future vermin issues due to construction work onsite.

It was all mentioned and well received that the development would bring a few hundred new jobs to the local neighbourhood as well as the commercial portion. In addition to the added convenience to the whole neighbourhood of the future services such as grocery store and coffee shop. All seemed excited for these amenities and positive impacts.

All were happy at the end except one neighbour who seemed to have misread the official community plan prior to purchasing her property and having a hard time accepting that the property could be developed into what the application suggests. The developer spent a lot of time with her and she seemed in better spirits at the end. However even the city planner,, Marcy, noted the application is inline with the OCP that has been in place for quite some time, even though the current zoning did not match the OCP, which is typical. It is assumed this neighbour only read the zoning and not the actual OCP based on her assumptions and stance and dates given.

A few came by but did not really speak, when approached and asked if they had questions said no just that they really liked the idea of more convenient neighbourhood amenities.

Attachment C - Public Engagement Meeting Summary

At the very end a group came in that were actually the developers of the neighbouring site recently developed with the liquor store and just curious. They were supportive of the site as well. They mentioned they had security concerns with break-ins. So by providing this much needed development and infrastructure buildout like traffic signals and more road frontages and housing will reduce break ins. Plus, they mentioned that they had lots of renters reach out to them to rent the few units they had thus said the housing the developers project will provide will be much needed.

Question/Answers

Can you add more of west coast contemporary look top the exterior the exterior of the building?

We will take a look at the property located at 58 & Cherry Avenue for inspiration and add the exterior with a West Coast contemporary aesthetic where we can.

How are you addressing the parking challenges anticipated with increased neighbourhood density to ensure that parking issues are effectively mitigated?

We are forfeiting the opportunity to develop two residential lots, which could have been profitable, in order to allocate more space for residential visitor parking within the development. This decision ensures that any parking demands generated by the project are adequately met, minimising overflow onto the street and effectively mitigating parking issues.

Why did the pathway come around not through the environmental area?

In coordination with the city, to maintain the environmental lands, we navigated around the area.

How do you plan to address the ongoing issue of teenagers using this property as a dumping ground for parties and bonfires, particularly considering the safety concerns it poses for the neighbourhood, before construction begins?

We removed the house for that very reason, prompted by concerns raised by the bylaw regarding teenagers using it for parties, which could lead to increased vandalism and potentially arson. Additionally, we will install fencing to prevent trespassing on the property.

What are your plans for the commercial/retail space?

Our vision for the commercial space includes amenities such as a community-focused retail grocer and tenants focused on health & wellness. These establishments will not only provide essential services but also serve as gathering places for residents to socialise and connect. Moreover, we aim to create a vibrant hub where people can not only dine but also work and enjoy recreational activities.

Will you be adding canopies above the commercial areas, to make it look more appealing?

We will be adding canopies above the commercial spaces.

How do you plan to tackle the significant parking challenges we face, particularly with people parking anywhere they want and the city's inaction on the matter?

Attachment C - Public Engagement Meeting Summary

We ensured that all commercial and 46 residential visitor parking stalls are on the surface level in which we prioritised providing the majority of regular-sized car stalls and minimised the number of small car stalls to align with the neighbourhood's preference for larger vehicles. Moreover, we sacrificed two residential lots to increase parking availability, thus implementing a strategy to manage the density we are introducing to the community.

Additionally, in alignment with British Columbia's movement towards reducing car usage and promoting cycling, we have incorporated ample bicycle parking into our development to encourage alternative modes of transportation and get more cars off the roads. Furthermore, the city's 2050 plans will have more bus transportation which will help keep more cars off the road and will mitigate parking issues overall.

Are you intending to sell the development or retain it for rental purposes?

Our plan is to sell the residential units while leasing out the commercial area. However, within the residential units, we have allocated 23 units for affordable rental housing. These units will be priced at 30% below market rents, aimed at lowering the cost of living for individuals in need.

What plans do you have regarding the lighting? It seems like we will never experience a dark evening in our yards again due to the light coming from the building.

We conducted a lighting study revealing that the building's light will be within the development. As we develop we will be aware to implement lighting that is less impactful to the surrounding homes.

Where do you anticipate grocers will unload semis?

The grocers will be situated on the corners of the commercial area for improved access, allowing big trucks to unload and exit easily without disrupting the internal traffic flow.

Where will your garbage be situated?

We have allocated a designated room inside the building for garbage disposal. At the request of the City, we have expanded its size to accommodate their request..

When will the garbage be picked up?

We cannot provide a comment on this as the building will fall under the control of the Strata. It will be the Strata's responsibility to contact garbage disposal companies and establish a weekly schedule for garbage collection.

When is construction starting?

Construction is expected to begin in approximately 1 to 2 years. Most likely would be closer to 2 years.

Will you ensure that the site will remain clean? So that construction debris does not fall into our yards.

We will maintain the cleanliness of the site. We understand that construction can be a nuisance, and the last thing we want is for our construction materials to end up in your yard.

Attachment C - Public Engagement Meeting Summary

Will you have a contact on site for any complaints?

You can contact me directly at 604-442-9248. My email is also on the letter that was sent to you.

Given that there are a lot of rodents on the property, we're concerned that when construction begins, they might infiltrate our homes. Will you be offering pest control services to address this issue?

We will make sure we have pest control for the property.

Construction will displace the frogs on the property, which means more bugs in our houses. Will you do things to help preserve the existing habitats? Can you do more planting in the environmental area?

We will try our best to preserve the existing insect and animal habitats. We will work with our biologist to see for planting options within the area.

I am worried about the bee population as they are on the brink of extinction, they are so crucial to our world, are you going to encourage more pollination?

We are not sure about this. We will have to look into this.

Will you allow any street parking along your development?

There will be no street parking on Tunbridge and Cedar Street. To help with parking issues that might arise in the development we provided more parking than required in the bylaw. This was achieved by sacrificing two lots that could have been utilised for residential development showing our commitment to resolving the parking issue over potential profits.

Will there be a station for electric car charging?

Parking spots will be roughed in for EV Charging.

Do you have commercial tenants that are interested?

We have yet to go to market for commercial tenants that are interested at the moment as we have not started the sales and marketing for this project. Furthermore, our approach to vetting tenants will be prioritising creating a commercial community based on the needs of the residents rather than simply renting out units to the highest bidder. We had a local and known commercial realtor Jag Cheema present to comment that there is significant demand for commercials throughout the entire block. This neighbourhood needs commercial activity.

I have seen some developments at rooftop gardens, is that something that you would consider in this development?

We adhere to the city requirements and design guidelines when developing our project plans. They can be costly to develop. At the moment we have significant outdoor amenities.

I've heard about grants that the government and BC Hydro offer for investing in solar panels and sustainable building practices. Have you explored those opportunities?

We have not yet looked into that, that is an interesting idea we will look more into that.

Attachment C - Public Engagement Meeting Summary

Will there be a road passing through the subdivision adjacent to the development?

Marcy - No, there will only be a pedestrian walkway, not a road.

I am worried that trucks will have a hard time manoeuvring in and out of the development. Is there enough room for the trucks to get access in & out?

The city's requirement for truck manoeuvrability is 12 metres. We are proposing 12.6 metres, which should provide ample space for truck manoeuvring.

Can you plant more native trees in the environmental area to make them more lush and natural to the environment?

Marcy - The environmental report is approved by the province and city. To add more planting, the developer and their biologist can look at what they can do further and we can look to approve it along with the province.

What are you doing about traffic?

We are putting in a traffic signal which will cost about half a million dollars. Moreover the city has in the future plans to four lane cedar street.

What are you offering the city for this development?

This is inline with the OCP and cedar valley plan. Moreover we are constructing a pedestrian trail, offering 23 affordable units, 20 percent adaptable units, \$150,000 towards city contribution, and dedicating PNA lands.

What are you going to do about privacy for the single family?

Our buildings are quite the distance from the neighbouring single family. Moreover, to the west from the parkade, we have a sidewalk plus a 4m landscaping buffer and a 1.8m fence proposed. We could cedar hedges to grow taller as well.

RE: 8863 Cedar Street, Mission, BC**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.

1. Contextual Analysis:

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

2. Functional Integration:

- o The design incorporates a mix of residential units, including market condominium and below market rental apartments, to accommodate different household sizes and lifestyles.
- o 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.
- o 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.
- o 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.

3. Form and Character:

- o **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.
- o **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.
- o **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.
- o **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.

4. Sustainable Design Strategies:

- o 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.
- o Material: Locally sourced, sustainable materials are used to minimize the environmental impact. Low-VOC finishes improve indoor air quality.
- o 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.
- o 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.
- o Natural Ventilation and Lighting: The building design maximizes natural light and ventilation, reducing reliance on artificial lighting and mechanical systems.

5. Pedestrian-Oriented Design:

- o The building's massing and articulation are carefully considered to create a human-scale environment that encourages walking and active transportation.
- o Ample sidewalks, pedestrian crossings, and bicycle parking facilities promote connectivity and accessibility within the development and the surrounding neighborhood.
- o Active frontages and inviting public spaces animate the street edges, fostering a sense of place and community identity.

6. Community Engagement and Consultation:

- o The project team engaged stakeholders, including residents, and municipal authorities, through community workshops/open house, and public hearing.
- o Feedback and input from stakeholders are incorporated into the design process, ensuring that the development aligns with the community's values, aspirations, and needs. One of the key concerns of the public has been addressed through change of the building material to make the building character more cohesive with general architectural character of the Mission and introduced more natural wood looking appearance and colors that reflect the inspiration by the nature. The natural wood looking planks are integrated in the soffits and the claddings in random organic arrangement and highlighted the prominent corners of the building with them. This concern was raised by a few residents in the neighborhood and design team well received their comments. We believe this change well aligns with the sustainability goals as well.
- o Transparent communication and ongoing dialogue foster trust and collaboration, enhancing the project's social license and long-term success.

7. Economic Viability and Market Demand:

- o Market research and feasibility studies indicate strong demand for mixed-use developments in Mission, BC, driven by demographic trends, lifestyle preferences, and economic dynamics.
- o The project's diverse revenue streams, including residential condominium/rentals, commercial leases, and amenity fees, contribute to its financial sustainability and resilience in fluctuating market conditions.

- o Strategic partnerships with local investors and financing institutions enhance the project's capitalization and mitigate financial risks associated with development and operation.
8. Loading and truck movement:
- o **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.
 - o **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.
 - o **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.
 - o **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.

In conclusion, the proposed 6-storey mixed-use development represents a holistic approach to urban design, integrating residential, commercial, and community functions within a sustainable and pedestrian-oriented framework. It balances functionality, sustainability, and aesthetic appeal. Through thoughtful planning, design, and stakeholder engagement, the project aims to enhance the quality of life, promote economic vitality, and contribute to the long-term resilience and vibrancy of the local community. The thoughtful consideration of site context, building performance, and community needs results in a harmonious addition to Mission's urban landscape.



1 EAST VIEW
ALONG CEDAR STREET
SCALE: NTS



2 SOUTH VIEW
ALONG TUNBRIDGE AVENUE
SCALE: NTS

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 jordan.kutov@jkoarchitect.com

CONSULTANT

SEAL

NO.	DATE	REMARKS
4	20FEB2024	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
3	10OCT2023	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
2	0FEB2023	ISSUED FOR REZ & DP
1	0DEC2021	ISSUED FOR REZ & DP

Mixed Use Development

8863 Cedar Street
City of Mission, British Columbia

3D VIEW
RENDERINGS

REZONING APPLICATION
DEVELOPMENT PERMIT

A801

SCALE: NTS PROJECT NO: 2023
DRAWN BY: MKC CHECKED BY: JA

Attachment C - Revised Drawings



1 NORTHWEST VIEW
SCALE: NTS



1 TUNBRIDGE PEDESTRIAN VIEW
SCALE: NTS



4 SIGNAGE AT TUNBRIDGE AVENUE ENTRANCE
SCALE: NTS



3 SIGNAGE AT CEDAR STREET ENTRANCE
SCALE: NTS

2 SOUTH EAST TOP VIEW
SCALE: NTS



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CONSULTANT

NO.	DATE	REVISIONS
2	2023-08-04	ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
1	2023-07-10	ISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION

Mixed Use Development

8863 Cedar Street
City of Mission, British Columbia

3D VIEW RENDERINGS

REZONING APPLICATION DEVELOPMENT PERMIT

A803

SCALE: NTS PROJECT NO: 2023
DRAWN BY: MKC CHECKED BY: JKA