

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.