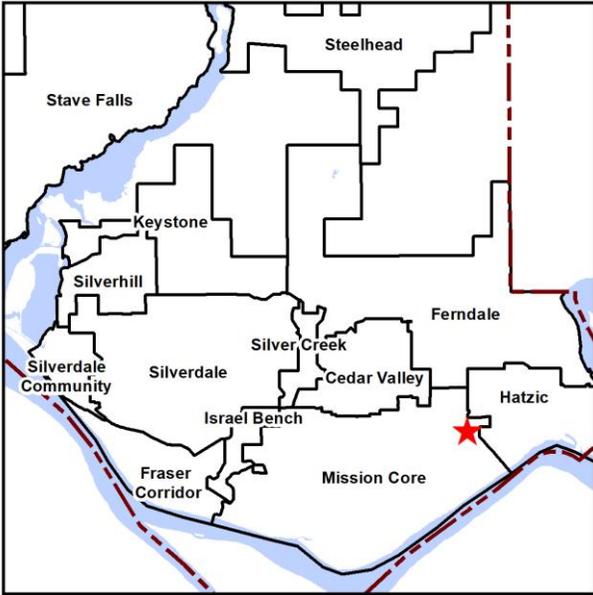


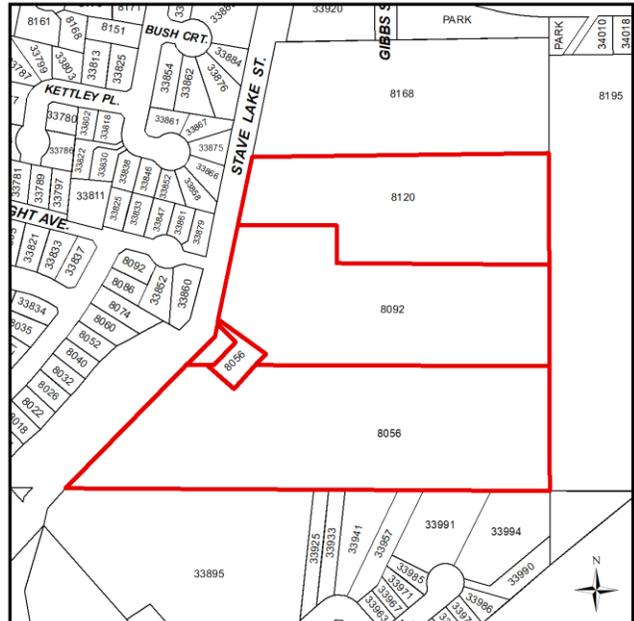
Project: P2023-014
 Application Numbers: R23-004 / DP23-039

Subject: Development Application – 8056, 8092, 8120 Stave Lake Street



DATE: April 7, 2025
BYLAW / PERMIT #: 6342-2025-5949(182)
 6343-2025
PROPERTY ADDRESSES: 8056, 8092, 8120 Stave Lake Street
LOCATION: Mission Core
CURRENT ZONING: Rural Residential 7 Zone (RR7)
PROPOSED ZONING: Comprehensive Development 58 Zone (CD58) and Institutional Parks, Recreation and Civic Zones (IPRC)
CURRENT OCP: Apartment Residential, High-Density Townhouse Residential, Protected Natural Assets
PROPOSED OCP: No change

PROPOSAL:
 The rezoning application is to rezone a portion of 8120 and 8092 Stave Lake Street from RR7 to CD58, to facilitate a mixed-use development; and to rezone two areas identified as protected natural assets from RR7 to IPRC for city land acquisition purposes.



OVERVIEW AND STAFF COMMENTS:

This report introduces the new Comprehensive Development 58 Zone (CD58) and outlines the accompanying development applications to rezone a portion of 8092 and 8120 Stave Lake Street from the Rural Residential (RR7) Zone to the new CD58 Zone and IPRC Zone, as well as addressing the form and character by means of a development permit.

The CD58 Zone would facilitate the construction of a mixed-use development consisting of:

- two six-storey buildings with residential units above commercial floor space; and
- a two-level underground parkade (P1 and P2).

The IPRC Zone would allow for the environmentally sensitive area, including the proposed density transfer areas, to be rezoned and transferred to City ownership as a Protected Natural Asset (PNA). The remaining portion of the site will be rezoned in a later phase, with a no-building covenant expected to be registered on title to prevent development in the interim.

A development permit will address the form and character of the proposed mixed-use development. A draft of the permit is attached as **Attachment A**.

Staff support the Zoning Amending Bylaw and Development Permit proceeding.

Recommendation(s)

This report is provided for information purposes only, no Council action is required.

Notification to the public will begin following the April 7, 2025 regular Council meeting. Following notification, the development application and associated amending bylaw(s) and permit(s) will be forwarded to Council for consideration of approval and readings.

Purpose

The purpose of this report is to present a development proposal to Council to initiate the public notification process ahead of amending bylaws being brought forward to Council for consideration. The application seeks to rezone a portion of sites located at 8092 and 8120 Stave Lake Street from RR7 to CD58, to facilitate a mixed-use development comprised of two residential/commercial buildings with a total of 180 apartment units and approximately 1,380 square metres (14,900 square feet) of total commercial floor space. A portion of environmentally sensitive area would also be rezoned from RR7 to IPRC and dedicated to the City as a PNA.

The architectural project drawings are attached to this report as **Attachment A**.

Rationale of Recommendation(s)

- The proposal is consistent with the Official Community Plan (OCP) and Stave Heights Neighbourhood Plan (SHNP).
- The proposal aligns with Council's Strategic Plan by providing commercial space and supporting local economic growth.
 - Building Foundations Strategic Plan 2022-2026 - Council Strategic Focus Area #3 – Industrial and Commercial Expansion – *Goal #3: The City of Mission will increase the total number of local jobs within the Office, Retail, and Industrial categories by 6.6%.*
- The proposed project complies with the apartment/commercial uses policies in providing commercial uses on the first floor at the ground level and providing sufficient parking in an

underground parkade in compliance with the Zoning Bylaw.

- The proposal encourages apartment designs that mitigate impacts on adjacent single-family homes while enhancing the livability and connectivity of Stave Lake Street.
- The SHNP policy framework requires all developments to be comprehensively planned, avoiding parcel alienation and incorporating more than one adjacent property. The development proposal involves three properties.

Comprehensive Development 58 Zone (CD58)

- The applicant is proposing to use a newly created Comprehensive Development (CD) Zone to facilitate the project. A CD zone is typically established when a proposed development does not conform to existing zoning regulations and requires a customized approach. This zoning type provides greater flexibility in land use, density, design, and other site-specific considerations.
- The CD58 Zone is based on the MU2 Zone, which was designed for low- to mid-rise buildings that accommodate commercial, residential, or mixed-use developments.
- Key modifications in the CD58 Zone include adjustments to permitted uses, setbacks, lot coverage, density, and height. A detailed comparison between the MU2 Zone and the proposed CD58 Zone is provided in **Attachment B**. All other standard zoning provisions remain unchanged.
- The CD58 Zone is attached to this report as **Attachment C**.

Density

The SHNP, a schedule to the OCP, permits a range of densities within the Apartment Residential (AR) land use designation. This designation allows for ground-floor retail and commercial uses with residential units above.

- Base Density: Up to 1.0 Floor Space Ratio (FSR).
- With Density Transfer: Up to 1.5 FSR.
- Unit Range: 50 to 100 units per acre (upa).

The applicant is proposing an overall density of 1.42 FSR with the use of density transfer and approximately 73 upa, which is consistent with the OCP and SHNP guidelines. A detailed breakdown of the proposed density is provided in **Attachment D**.

Density Transfer

The SHNP outlines two processes for reallocating density: Gross Density and Density Transfer.

- Gross Density
 - This process allows density to be transferred from a designated PNA area—specifically, the 15-metre (49.2 feet) buffer zone between the top of bank and the PNA boundary—to the developable portion of the same site.
 - The goal is to preserve environmentally sensitive areas while maintaining the development potential of the site.
- Density Transfer
 - Similar to Gross Density, but instead of reallocating density within the same property, density is transferred to another property.
 - This process involves:
 - A 'donor site', which is designated as PNA and dedicated to the municipality.

- A 'receiver site', which gains the transferred density, allowing for increased development potential.
- In some cases, density may be transferred beyond the designated PNA boundary of the donor site to a receiver site.

The applicant is proposing to utilize the Density Transfer process as a development strategy to achieve a higher density than typically permitted under the SHNP. The PNA area, as identified in the attached zoning map (**Attachment E**), will be rezoned and dedicated to the City at the subdivision approval stage.

Site Characteristics and Context

Applicant

- Grewal Group of Companies

Property Attributes

- The total site area of three sites is 7.8 hectares (19.36 acres).
- Total site area (Phase 1) to be rezoned to CD58 is 0.79 hectares (1.95 acres).
- The three properties have varied topography, characterized by elevation changes and natural contours. The parcels are intersected by a watercourse.
- None of the three sites have any buildings or structures situated on them.

Neighbourhood Character

- Stave Lake Street is identified as a major arterial road network in the Mission Mobility 2050 Transportation Plan.
- The subject parcels feature a mix of land use designations in the OCP, with Apartment Residential along the Stave Lake Street frontage, transitioning to a large area of Environmental Sensitive Area in the central portion, and High Density Townhouse Residential at the rear.
- The subject sites are located within the Mission Core Neighbourhood, City's Urban Growth Boundary and the Stave Heights Neighbourhood Planning Area. It is expected that the property to the north, located at 8168 Stave Lake Street, may develop in a similar mixed-use style based on the OCP land use designation.
- The subject sites are surrounded by properties zoned RR7 to the north, RU16 to the east, RR7/UC372 to the south, and R558 / R465 to the west.

Environmental Protection

The site is located within the following Development Permit Areas and both DPs are delegated to staff for approval:

1. Development Permit Areas (DPA) E1 and E2 for Natural Environment; and,
 2. Development Permit Area G (DPA) for Geotechnical.
- The applicant will be required to provide an approved Riparian Area Protection Regulation assessment, arborist report, and a detailed bio-inventory report at the time of subdivision approval.
 - Trees shall be retained on properties before development occurs and shall be assessed by a Qualified Environmental Professional.

- A geotechnical assessment is required and would be reviewed and approved at time of subdivision approval.

Parks and Trails

- Best Park is located approximately 250 metres (820 feet) north of the site and a recently purchased future park site is located at the intersection of Hanson Drive and Best Avenue.
- As part of Phase 1 of the development proposal, there is no requirement for parks and trails. The SHNP outlines identified areas of parks and trails in the areas for the future phases which would be addressed through future development proposals.

Transportation

- Stave Lake Street is classified as an arterial roadway and is planned to have a multi-use pathway as per Mission Mobility 2050 (the City’s Transportation Plan). Improvements on Stave Lake Street (Highway 7 to Best Avenue) are estimated to be complete in the five-to-10-year timeframe according to the Development Cost Charge (DCC) Background.
- Transportation Impact Assessments (TIAs) are typically requested at the subdivision or development application stage, but since this application is not following the development phasing envisioned in the SHNP, a TIA was requested as part of this rezoning application. Staff have reviewed the TIA, and while it has not been finalized, results to date show that the development would operate within acceptable thresholds. The TIA will be finalized as part of the subdivision application process, and at that stage the applicant will be required to provide any upgrades identified in the TIA before the development can proceed.

Servicing

- The sites are serviced with municipal water, storm sewer, and sanitary sewer.
- Development of this area will require servicing, as outlined under "Referrals".

Development Permit

DP23-039 – Mixed Use and Commercial Development Permit Area C.

The sites are located within the DP Area C: Mixed Use and Commercial Development Permit Area. The intent of the Area C development permit design guidelines is to ensure a higher standard of building design, housing alternatives, site compatibility, and site aesthetics that are consistent with community nodes and commercial areas. Development Permit DP23-039 is included as **Attachment F**.

The following table provides a summary of key aspects of the design guidelines (DPA:C and SHNP) and identifies how the development proposal is meeting the guidelines. These design aspects are performance-based and do not include the requirements stipulated by the Zoning Bylaw which are more prescriptive in nature.

Development Permit Guidelines

Site Planning	Meets Guidelines
Direct apartment development to Stave Lake Street	✓
Orient main entrances, windows, balconies and street level uses to directly overlook and face adjacent streets, parks, and open spaces.	✓
Design a clear, direct and attractive pedestrian pathway system, with landscape treatment, to connect buildings with gathering spaces, parking lots, and sidewalks.	✓

Front primary commercial and retail businesses facing the street.	✓
Building Form and Character	✓
Incorporate a range of architectural features and design details into building facades.	✓
Commercial uses should be located on the ground floor with generous amounts of clear glass to provide interest along the street and connections between indoor and outdoor activities.	✓
Break up the visual mass of large buildings.	✓
Mechanical equipment should be screened from neighbouring properties and noise abatement may be required (for fans, compressors, etc.).	✓
Site Access, Circulation, and Parking	✓
Encourage the provisions of secure bicycle parking facilities accessible from the underground parking garage.	✓
Underground parking is required, and any semi-submerged parkade must be completely hidden by individual street level unit façade elements such as front entryways, porches or patios, stairs, paths, and front yard landscaping.	✓
Parking should be screened out of public view and should be visually separated from the street with landscape areas.	✓
Waste Management	✓
Provide adequate area for waste material including garbage and recycling.	✓

The proposed development does not fully meet two aspects of the design guidelines.

- First, the building height is 22.5 metres (74 feet), exceeding the 20 metre (65 feet) height limit outlined in the SHNP. Typically, any increase beyond this height is granted in exchange for providing affordable housing, which is not included in this proposal.
- Second, the required setback along Stave Lake Street is a minimum of 7.5 metres. While the residential portion of the building meets this requirement, the commercial component is set back only 3 metres, and the underground parkade is positioned at 0.75 metres. To address this, landscaping features, including retaining walls, will be used to screen the parkade structure from view. Due to the site's sloping topography, these adjustments were necessary to accommodate the development.

Urban Design Comments

The proposed mixed-use development is designed to create a welcoming and pedestrian-friendly environment along Stave Lake Street. The two six-storey buildings will have modern architectural features, such as large windows, different building materials, and varied designs, to make the streetscape more attractive. The ground-floor commercial spaces will be easily accessible to pedestrians, with seating areas, and landscaping to encourage people to walk and spend time in the area. An underground parking lot will minimize surface parking, keeping the area open and visually appealing. The buildings are designed to complement the surrounding neighborhood, incorporating setbacks, step-backs to ensure a smooth transition between different land uses. These design choices help reduce the visual impact of the development while maintaining the character of the area.

Referrals

Engineering Department: No objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in **Attachment F**.

Building Division: No concerns

Bylaw Enforcement Division: No concerns.

Environmental Services: No concerns.

Mission Fire Rescue Service: No concerns
Parks, Recreation, and Culture: No comment was provided.
Social Development: No comment was provided.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new lot/unit in accordance with Council Policy LAN.40(C).

Phased Development

The applicant is proposing a phased development approach, with Phase 1 consisting of the current proposal for two mixed-use buildings. The future development plans for Phases 2, 3, and 4 remain undetermined at this time. To ensure future planning consistency, a Section 219 No-Build Covenant will be registered on title for the remaining land area.

Additional considerations include:

- A portion of Hansen Drive and Gibbs Street would be developed as part of Phase 1.
- The subdivision design and road alignment are based on a preliminary survey. A final survey may result in adjustments to road alignment, site area, yield, and density calculations. The applicant has been advised of this potential scenario.

Transit

The proposed development is approximately 250 m from a transit stop (corner of Melburn Drive and Best Avenue).

Street Naming (Policy STR.28 Street Naming)

In accordance with Section 39 of the *Community Charter* and Council Policy STR.28, Street Naming, a proposed bylaw has been prepared to provide a name for two road extensions as described below:

- The road extending south of Gibbs Street to be named as the logical extension of Gibbs Street.
- The road extending south-west of Hansen Drive to be named as the logical extension of Hansen Drive.

A street naming map is provided as **Attachment G**.

Financial Implications

There are no financial implications associated with this report.

Communication

LAN.66 – Neighbourhood Engagement Policy

In accordance with Neighbourhood Engagement Policy LAN.66, the applicant hosted a public engagement meeting on April 17, 2024, from 5:00 pm to 7:00 pm at the Mission Leisure Centre.

Key details of the engagement process:

- Notification: Property owners within 152 metres of the development site were notified via letter, which included a description of the proposal and a link to the project's website.
- Attendance: A total of 12 people attended, excluding the applicant's public engagement consultant team, two City councillors, and one municipal employee.
- Public Feedback:
 - No formal in-person comments were received.
 - Discussions focused on the surrounding area, proximity, project size, and traffic impact.
 - One email comment was received, which was generally positive.

The applicant has compiled a summary report detailing the meeting venue and public engagement feedback, which is attached to this report as **Attachment H**.

LAN.03 – Development Notification Requirements

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted one development notification sign on the subject site.
- Public Notification was sent to all occupiers and owners of the properties within 152 metres from the development site notifying them of the details.

Attachments

Attachment A:	Draft Development Permit (DP23-040)
Attachment B:	Comparison Table – CD58 vs MU2 Zoning
Attachment C:	Draft Comprehensive Development 58 Zone (CD58)
Attachment D:	Density Breakdown Table
Attachment E:	Zoning Map
Attachment F:	Engineering Comments – Rezoning
Attachment G:	Street Naming Map
Attachment H:	Public Information Meeting Summary Report

Sign-Offs



Rob Publow, Manager of Planning

HG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

