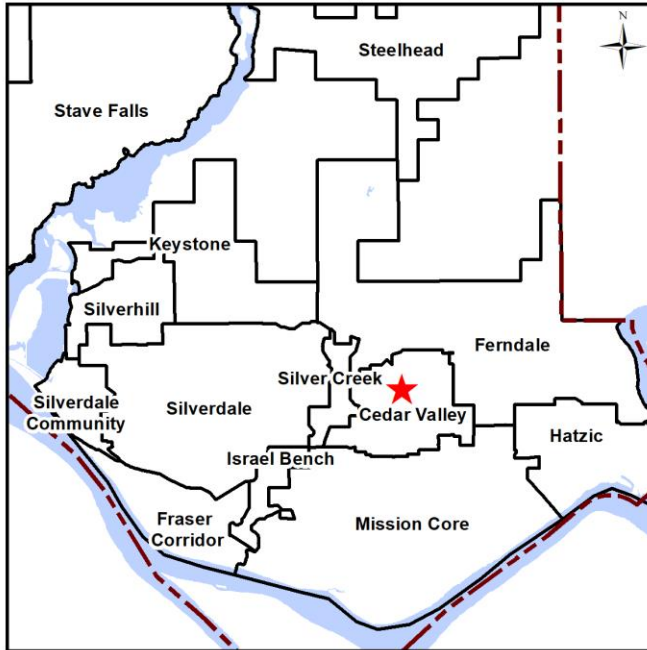


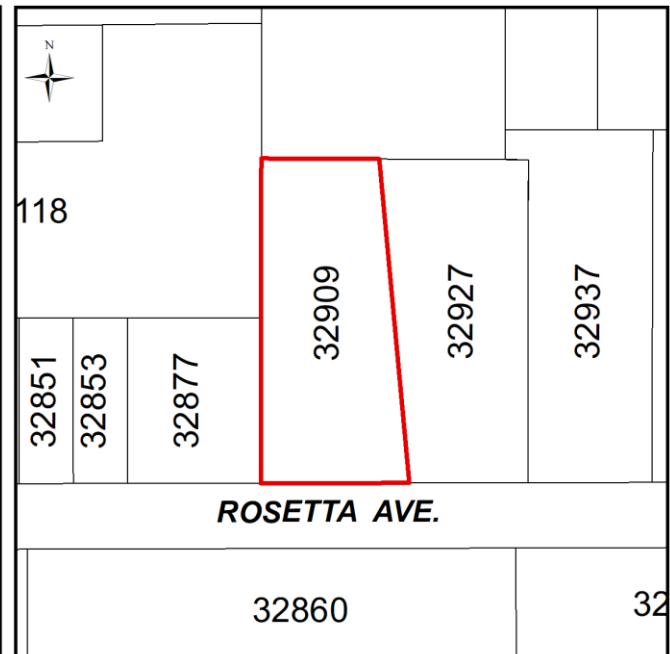
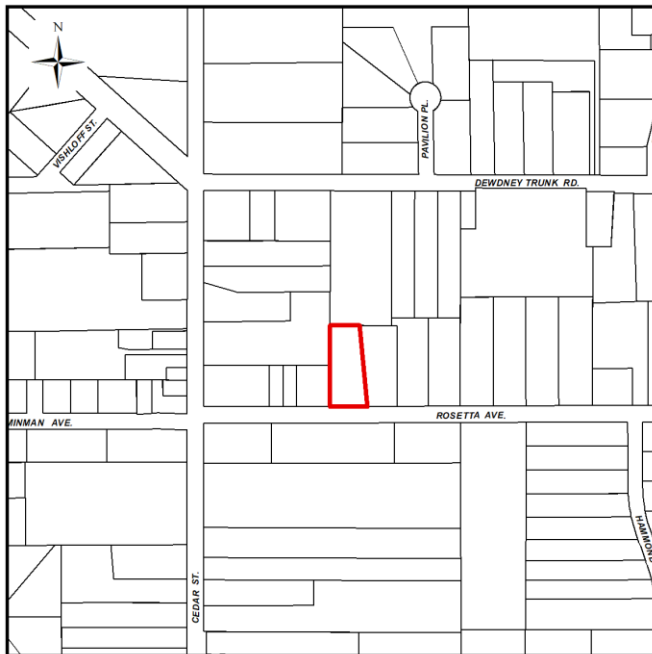
Project: P2023-050
Application Number: OCP23-004

Subject: Development Application – 32909 Rosetta Avenue – OCP 1st Reading



DATE: November 4, 2024
BYLAW / PERMIT #: 6321-2024-5670(52)
PROPERTY ADDRESS: 32909 Rosetta Avenue
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: No change
CURRENT OCP: Attached Multi-unit Residential, Urban Residential, and Protected Natural Assets
PROPOSED OCP: Attached Multi-unit Residential and Protected Natural Assets

PROPOSAL:
To amend the OCP to facilitate a 15-unit townhouse development.

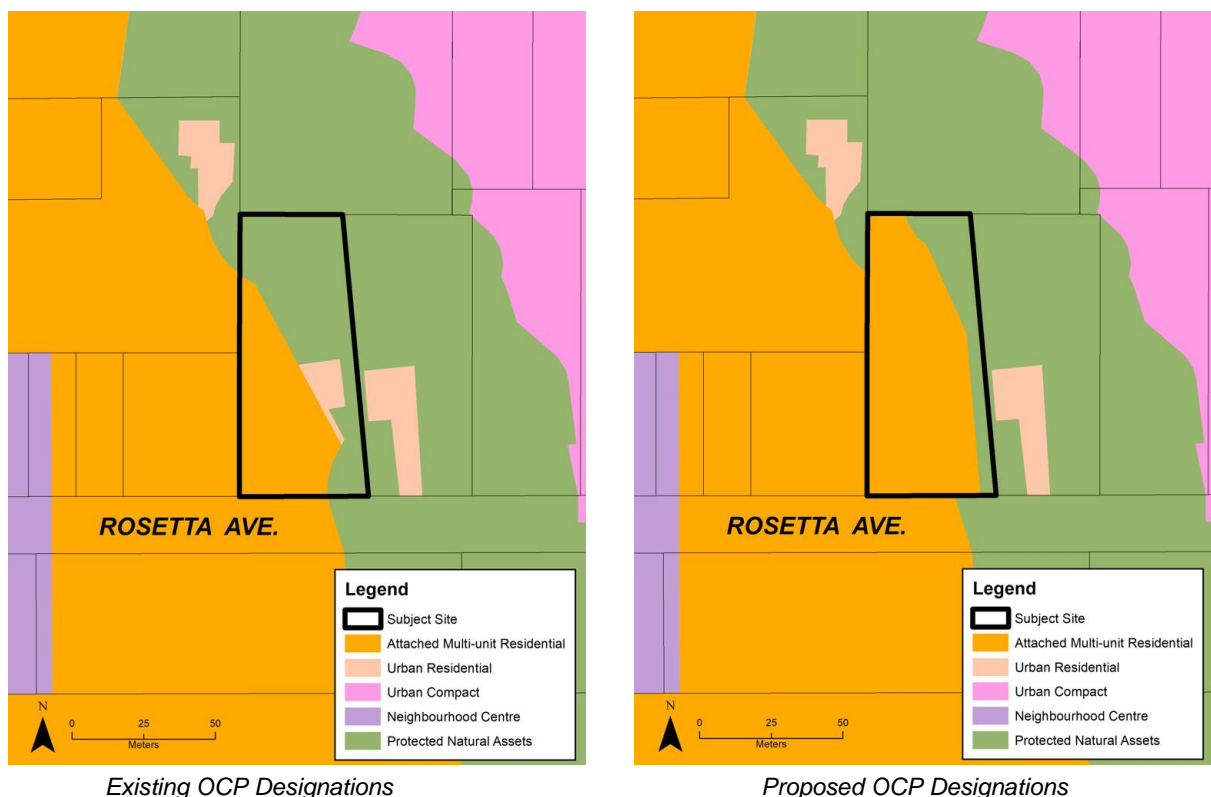


Recommendation(s)

1. That OCP Amending Bylaw 6321-2024-5670(52) to redesignate portions of 32909 Rosetta Avenue from Urban Residential and Protected Natural Assets to Attached Multi-unit Residential in the OCP be considered for first reading; and
2. That, upon due consideration of Section 475 of the *Local Government Act*, referrals go forward for development application file OCP23-004 in accordance with Council Policy LAN.47, and that persons, organizations and authorities receiving those consultation referrals are considered to be those affected for the purposes of the Section.

Rationale of Recommendation(s)

- The proposed amendment to the Official Community Plan (OCP) to change portions of the property's designations from Urban Residential and Protected Natural Assets (PNA) to Attached Multi-unit Residential will allow for a larger multi-family development on the property than was previously permitted. See **Attachment A** for the proposed site plan and elevation drawings.
- The proposal, which ultimately seeks to construct a 15-unit townhouse development, will provide multi-family residential units to the community. The existing Urban Residential designation will be removed and the existing PNA designation will be reduced in favor of more land designated as Attached Multi-unit Residential. The maps below illustrate the proposed change.



The OCP bylaw map is included as **Attachment B**.

- The applicant has supplied a bio-inventory report to support his request to reduce the area designated as PNA. The report provides an overview of the ecology of the site and examines the potential presence of environmentally valuable resources and species-at-risk. It states that the

areas proposed for redesignation are currently being used as the resident's backyard lawn and are of low ecological value. No development is proposed within sensitive streamside protection and enhancement areas (SPEAs). Additionally, the applicant has proposed habitat restoration in the areas that will remain as PNA.

- The area of the site currently designated as Urban Residential is an unusual shape and appears to follow the footprint of the existing single-family dwelling. Its current shape does not offer an opportunity for future development.
- OCP policy 4.3.2 states that:
 - “If a reduction of natural assets is proposed on the development site then compensation shall be provided by either:
 - a) dedication of land on the development site to the District at a ratio of 2:1 that's acceptable to the District; or
 - b) a contribution in accordance with the District's Community Amenity Contribution Policy.”

As the developer is unable to dedicate further land on the site to the City, they are offering a cash contribution of \$108,000. Their compensation letter is included as **Attachment C**.

The land that remains designated as PNA will be dedicated to the City. The developer has also offered to construct a walking trail through the PNA as per the Cedar Valley Engineering Plan (CVEP).

- Provincial legislation stipulates that during the amendment of an official community plan, a local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected and that such consultation under this section is in addition to the public hearing.

Purpose

While the purpose of this report is to introduce the OCP Amending Bylaw to Council for first reading and to initiate requisite external referrals of the Bylaw as per Council LAN.47, the intent of the amendment is to accommodate a subsequent and corresponding application to rezone the subject lands to the Multi-unit Townhouse One Zone (MT1) and Institutional Parks, Recreation, and Civic Zone (IPRC).

The proposal ultimately seeks to allow the construction of a townhouse complex containing 15 residential units. The areas that remain designated as PNA will be rezoned to IPRC.

Once referral feedback has been gathered and reviewed by staff, a subsequent report will be prepared providing additional detail on the proposed OCP amendment and corresponding rezoning. This report will include a general overview of the form and character of the development as provided in the development permit application.

Site Characteristics and Context

Applicant

- Signature Development Consulting

Property Size

- 32909 Rosetta Avenue is approximately 4,000 sq m (0.99 ac) in size.
- The property is currently developed with a single-family dwelling and an accessory building. It is relatively flat.

Neighbourhood Character

- The property is located in the Cedar Valley neighbourhood. The neighbouring properties to the west and the south are designated as Attached Multi-unit Residential. The lands immediately to the east and the north are designated PNA and contain a watercourse. An area designated as Neighbourhood Centre is located nearby at the intersection of Cedar Street and Rosetta Avenue.

Environmental Protection

- A watercourse is located on an adjacent property and its SPEA extends onto the northeast corner of the subject site. No development is proposed within the SPEA. The lands that remain designated as PNA will be protected with a Natural Environment Development Permit.
- The developer has agreed to replant and restore the remaining PNA areas with native vegetation. Currently, much of this PNA area is used as backyard lawn for the existing dwelling.

Parks and Trails

- As per the CVEP, the developer has proposed to construct a pedestrian trail within the remaining PNA lands that follows the eastern edge of the site.
- The developer has agreed to dedicate the remaining PNA areas to the City, as per the Cedar Valley Local Area Plan.

Referrals

Engineering Department:	Concerns are generally raised when an OCP amendment proposes to increase density and reduce PNA.
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	The Environmental Services Department is apprehensive when PNA lands are reduced, but have noted that if approved, the cash contribution be reserved for the purchase of properties with significant environmental value.
Long-Range Planning:	While the Long-Range Planning Department has general concerns with the removal of PNA, it is noted that the project follows the policies and processes of the OCP regarding PNA reduction.

Communication

Neighbourhood Engagement

The developer held a neighbourhood engagement meeting on July 31, 2024, at the office of 4th Dimension Design + Drafting in downtown Mission. Three people attended the event. The questions asked mainly related to the project's development timeline. No concerns were raised.

Notifications

Communication action 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 developer has posted a development notification sign at the site.

- In addition to newspaper notification, Public Hearing Notification letters will be sent to all occupiers and owners of properties within 152 m of the development site notifying them of the public hearing details.

Attachments

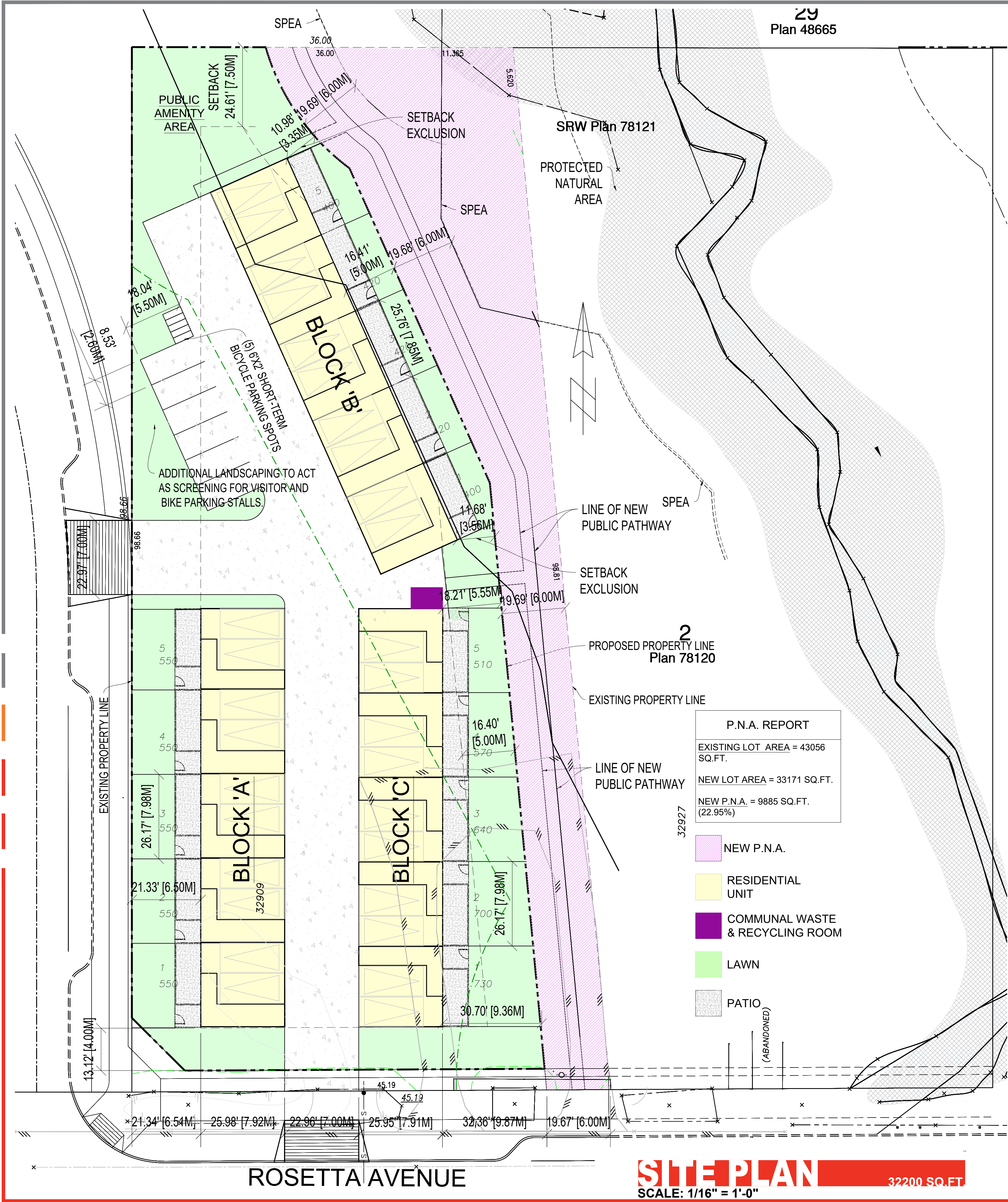
Attachment A: Site Plan and Elevations
Attachment B: OCP Bylaw Map
Attachment C: Compensation Letter

Sign-Offs

Marcy Bond, A/Manager of Planning

JH /

Approved for Inclusion: Mike Younie, Chief Administrative Officer





BLOCK A-C FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BLOCK A-C REAR ELEVATION
SCALE: 3/16" = 1'-0"

FINISH MATERIAL AND COLOUR LEGEND		
C1	HORIZONTAL - IRON GREY HARDIE BOARD SIDING	
C2	BLACK - RAISED SEAM METAL ROOFING	
C3	VERTICAL - ARCTIC WHITE HARDIE BOARD SIDING	
C4	HORIZONTAL - ARCTIC WHITE HARDIE BOARD SIDING	
C5	IRON GREY HARDIE TRIM BOARD	
C6	ESPRESSO HARDIE TRIM BOARD	
C7	ESPRESSO PAINTED FINISH	
C8	BLACK - CLASS 'B' RATED ASPHALT SHINGLE ROOFING	
C9	BRICK VENEER FINISH	

PROJECT TITLE
**32909 ROSETTA AVE.
MISSION, BC**



CLIENT
KEHAL TOWNHOUSES

PAGE No:
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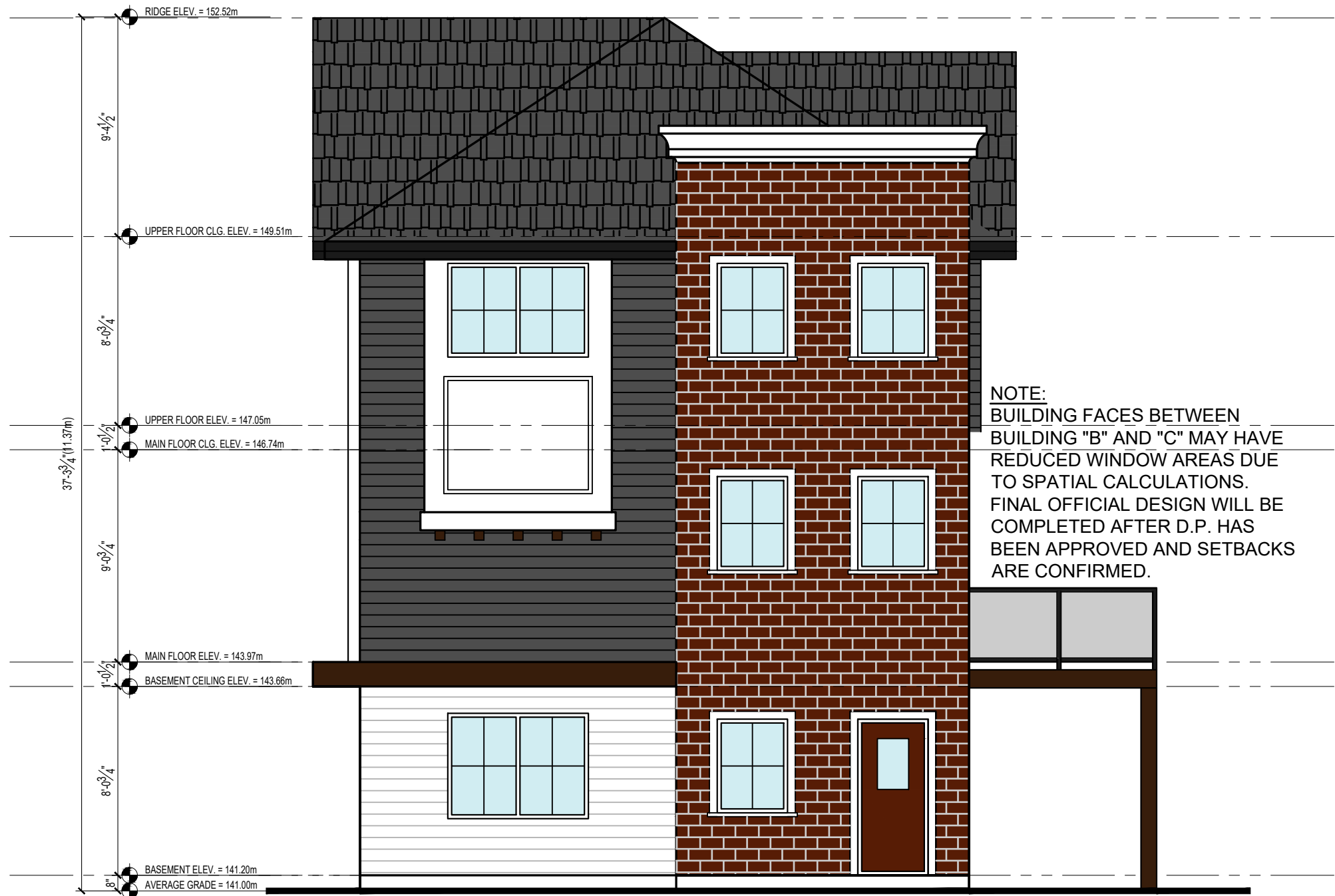
REV.	DATE	DESCRIPTION

4TH DIMENSION DESIGN + DRAFTING
33082 1ST AVE. MISSION, BC, V2V 1G2
P.604.557.9465 C.604.832.8811
www.4ddrafting.com info@4ddrafting.com

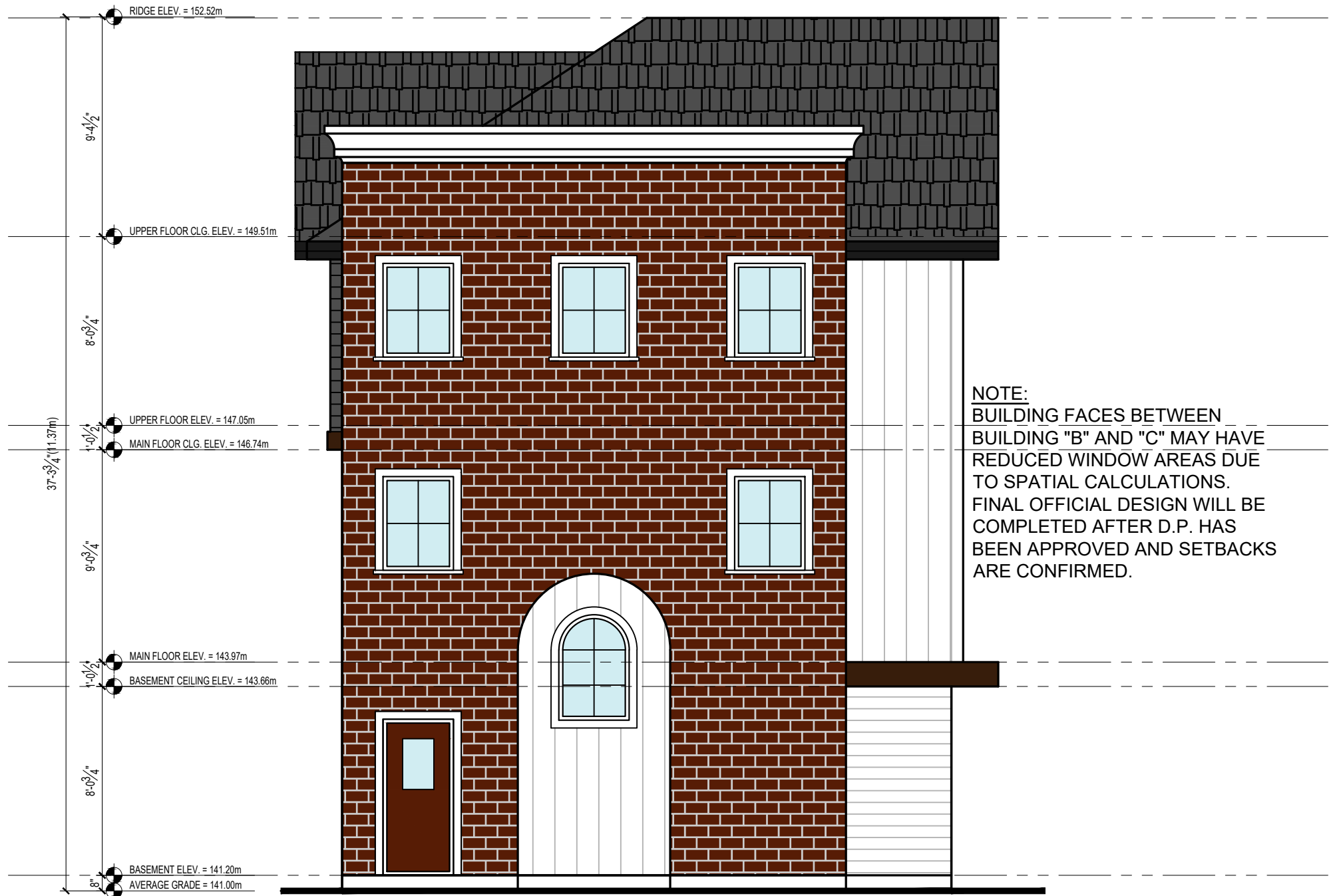
SHEET TITLE:
BLOCK 'A' ELEVATIONS

DATE: 02-28-2024
PROJECT: RM-21-216
DESIGNED/CHECKED: JM
DRAWN: MJ

NOTE:
BUILDER AND/OR OWNER IS TO VERIFY ALL ON SITE CONDITIONS, DIMENSIONS AND STRUCTURE PRIOR TO CONSTRUCTION. 4TH DIMENSION DESIGN & DRAFTING SERVICES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DISCREPANCIES BETWEEN THESE DRAWINGS AND ON SITE CONDITIONS.



BLOCK A-C RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



BLOCK A-C LEFT ELEVATION
SCALE: 3/16" = 1'-0"



ROSETTA STREET SCAPE
SCALE: 3/16" = 1'-0"

FINISH MATERIAL AND COLOUR LEGEND		
C1	HORIZONTAL - IRON GREY HARDIE BOARD SIDING	
C2	BLACK - RAISED SEAM METAL ROOFING	
C3	VERTICAL - ARCTIC WHITE HARDIE BOARD SIDING	
C4	HORIZONTAL - ARCTIC WHITE HARDIE BOARD SIDING	
C5	IRON GREY HARDIE TRIM BOARD	
C6	ESPRESSO HARDIE TRIM BOARD	
C7	ESPRESSO PAINTED FINISH	
C8	BLACK - CLASS 'B' RATED ASPHALT SHINGLE ROOFING	
C9	BRICK VENEER FINISH	

PROJECT TITLE

32909 ROSETTA AVE.
MISSION, BC

CLIENT

KEHAL TOWNHOUSES

DATE

02-28-2024

PROJECT

RM-21-216

DESIGNED/CHECKED

JM

DRAWN

MJ

SHEET TITLE

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4TH DIMENSION DESIGN + DRAFTING

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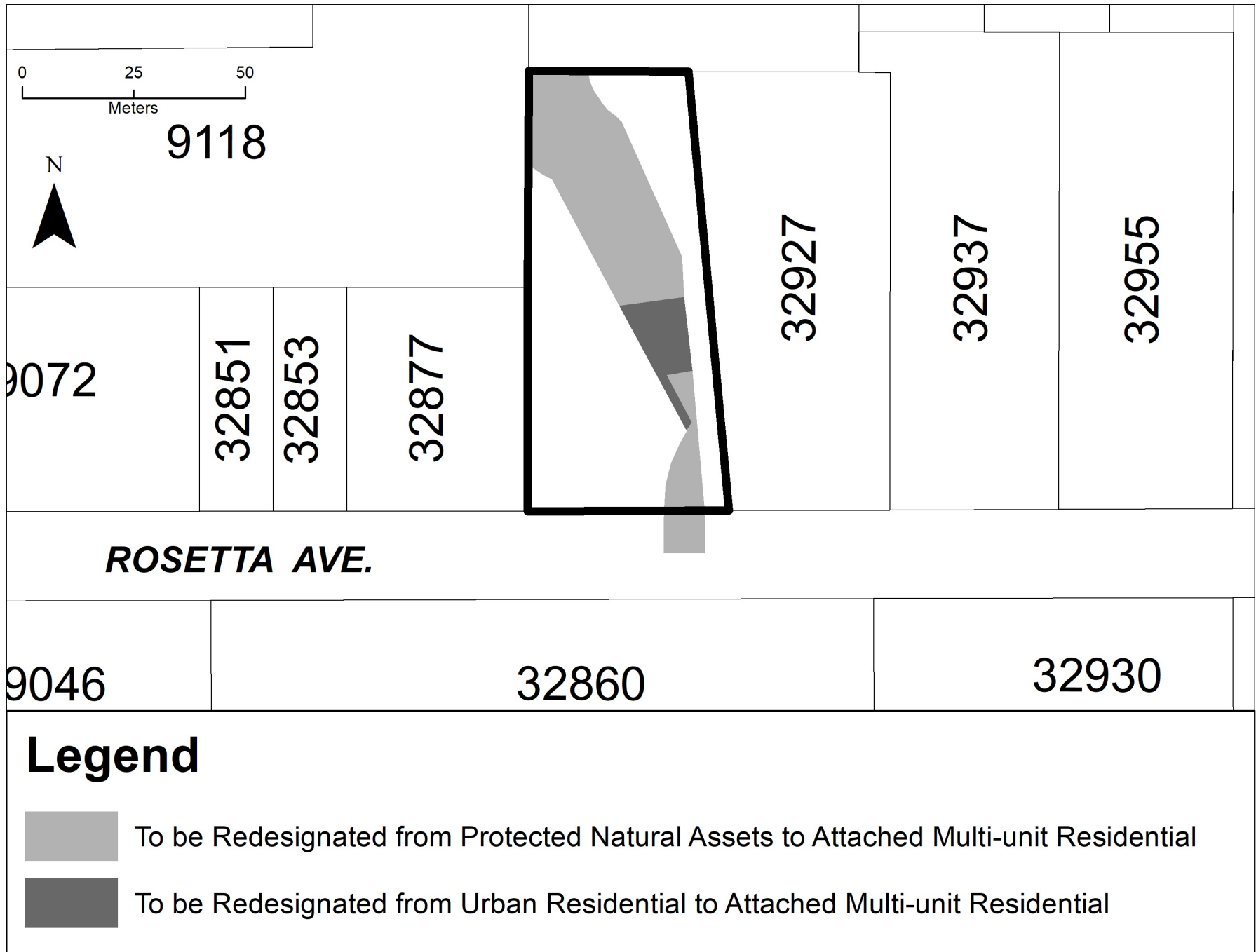
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PAGE No:

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OF 4



Signature Development Consulting

May 13, 2024

Mr. Jay Hazard
Planner 2
Planning - Development Services
c.c. to Mayor and Council
7337 Welton St
Mission, BC
V2V 3X1

Re: 32909 Rosetta Avenue – PNA Compensation and Community Assessment Fund Contribution

Dear Jay,

1. **Cash Contribution for PNA Reduction:** As per the Cedar Valley Area Plan for the loss of PNA the developers will contribute the full amount of \$7,200 per unit which is \$108,000.
2. **22.95%** of the site will be dedicated to the city as (PNA) parkland, additionally the land dedicated as PNA will be restored with native planting and a walking trail with an estimated cost of \$68,490.
3. An additional **Voluntary** CAC contribution in support of this rezoning application in the amount of \$108,000.00 is offered

We trust you find this proposal supportable in light of the challenges with this particular development site.

Yours truly

Matt Stogryn

Digitally signed by Matt Stogryn
DN: C=CA, E=6pcars@gmail.com,
CN=Matt Stogryn
Date: 2024.05.13 08:28:34-07'00'

Matt Stogryn
Signature Development Consulting
Agent for the Owner