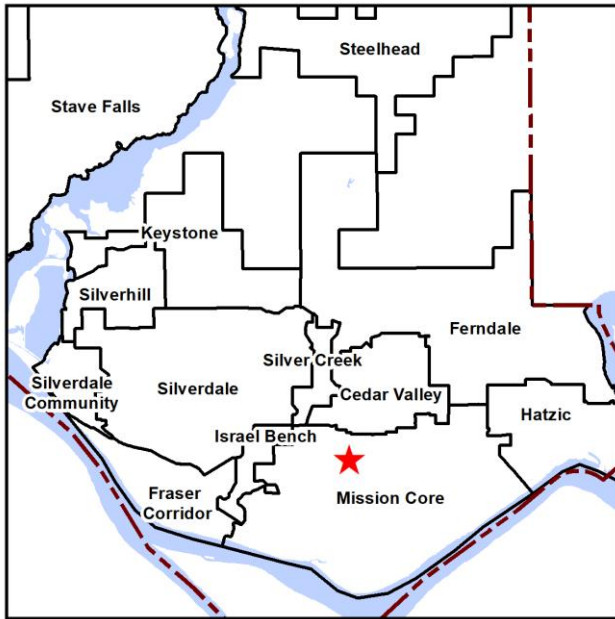
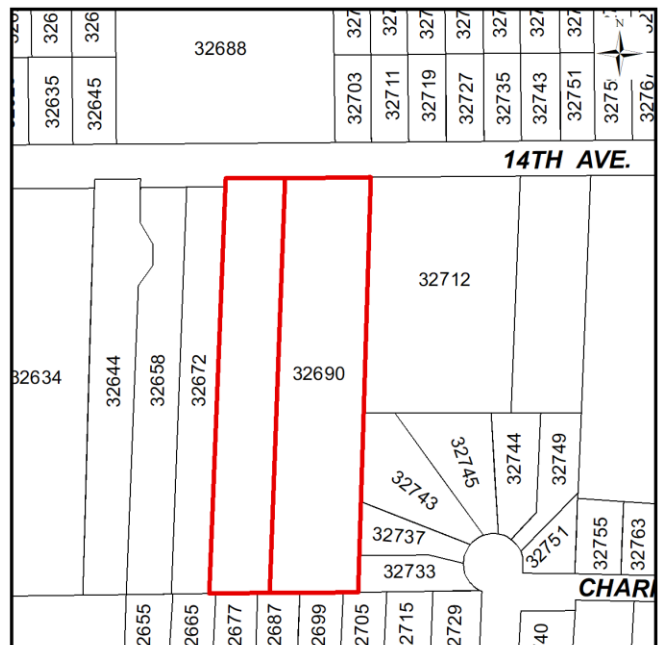
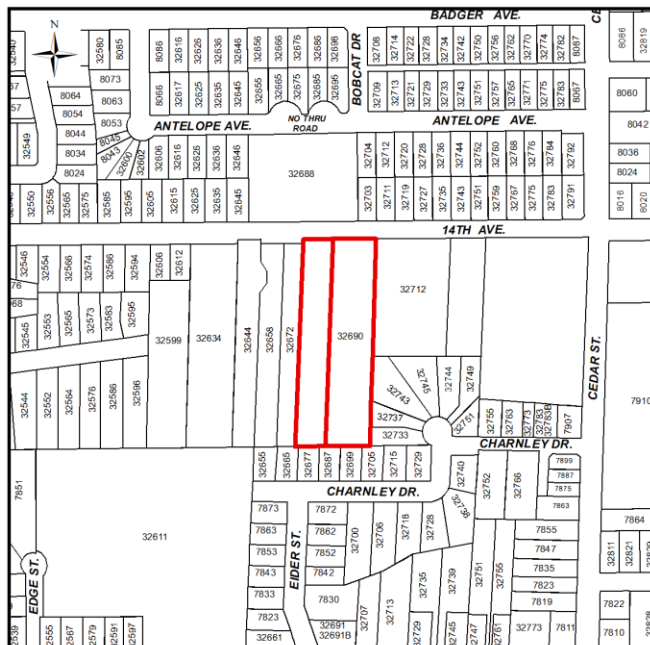


Project: P2019-047
Application Numbers: R19-017, DP19-065

Subject: Development Application – 32690 (PID 009-341-501) and unaddressed property (PID 009-341-510) 14th Avenue



DATE: March 15, 2021
BYLAW / PERMIT #: 6021-2021-5949(27)
PROPERTY PIDs: 009-341-501 (32690 14th Avenue)
009-341-510 (unaddressed property)
LOCATION: Mission Core
CURRENT ZONING: Urban Residential 558 Zone (R558)
PROPOSED ZONING: Multi-unit Apartment One Zone (MA1)
CURRENT OCP: Attached Multi-unit Residential
PROPOSED OCP: No change
PROPOSAL: To allow for the construction of a four storey, 103 unit market strata apartment building with 11 affordable rental units.



Recommendation(s)

1. That the draft bylaw to rezone 32690 (PID 009-341-501) and the unaddressed property (PID 009-341-510) on 14th Avenue from Urban Residential 558 Zone (R558) to Multi-unit Apartment One Zone (MA1) be considered for first and second reading;
2. That, subject to the bylaw receiving first and second reading, a Public Hearing be scheduled;
3. That the developer be required to register the following encumbrances against the title of the property address 32690 (PID 009-341-501) and the unaddressed property (PID 009-341-510) on 14th Avenue:
 - a. A Housing Agreement; and
 - b. A Section 219 covenant with the District of Mission;
4. That prior to the adoption of the Zoning Amending Bylaw 6021-2021-5949(27) and the approval of Development Permit DP19-065, the following conditions be met:
 - a. Consolidation of all parcels to create one lot;
 - b. Registration of a Housing Agreement and a Section 219 covenant against the property;
 - c. Contributions of any volunteered contributions to the District's community amenity reserve;
 - d. Dedication of road along 14th Avenue;
 - e. Completion of servicing requirements as per the engineering referral comments (Attachment B); and
 - f. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

Rationale of Recommendation

The proposal is consistent with the Official Community Plan (OCP).

- The proposed development meets the description of the Attached Multi-unit Residential designation, which allows for mid-rise buildings to a maximum of six storeys, underground on-site parking for the residents and visitors of the building, and development permit guidelines for form and character.
- The proposed development meets or exceeds the Development Permit Area B Guidelines of the OCP.
- The proposed development is consistent with the Level I Density Bonus provisions established within the OCP and the Zoning Bylaw.

The proposal aligns with Council's Strategic Plan for a livable, complete community.

- The proposed development is in line with Council's priority action to attract and incentivize affordable housing options.

Purpose

To accommodate the construction of a four storey, 103-unit market strata apartment building with 11 affordable rental units.

Site Characteristics and Context

Applicant

- Station One Architects

Property Sizes

- PID 009-341-501 and PID 009-341-510 are approximately a combined 1.15 ha in area.

Neighbourhood Character

- The subject site is located within the Mission Core neighbourhood, on the southside of 14th Avenue, between Tanager Street and Cedar Street.
- The subject site is surrounded by Urban Residential 558 Zoned properties that are designated as Attached Multi-unit Residential in the Official Community Plan.
- While the surrounding properties are designated Attached Multi-unit Residential, the proposed development is the first project to move ahead under this OCP designation in this area.

Environmental Protection

- The subject site has a Class A watercourse, Windebank Creek, running across the south side of the property. The applicant has provided a provincially-accepted Riparian Area Regulation Assessment Report with a SPEA setback of 10 m. The watercourse will be protected by an Area E Development Permit.
- The subject site has steep slopes located on the rear half of the site. The applicant has provided a geotechnical report allowing for safe use of the site. The steep slopes will be protected by an Area G Development Permit.

Parks and Trails

- The closest park is Centennial Park and it is located 750 m to the east of the subject site.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	Refer to Attachment B.
Environmental Services:	Refer to Attachment B.
Building Division:	Refer to Attachment C.
Mission Fire Rescue Service:	Refer to Attachment D.
BC Transit:	Refer to Attachment E.

Note: A second referral has been sent to BC Transit, as the unit density has increased from 76 to 103. A response has not yet been received.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$2,815 per new lot/unit in accordance with Policy LAN.40(C).

Tree Management

An arborist report has been received as part of the proposed development as prepared by Acacia Tree Arborist Services. The report notes that majority of the trees required for removal are within the building envelope and exempt from the replanting policy. All trees past the geotechnical setback line are to remain and will be protected by Development Permit Area G. Further, the landscaping plan notes 62 trees and 1,934 shrubs to be planted throughout the development.

Development Permit Area B: Multi-Unit Residential

The site is located within the DP Area B: Multi-Unit Residential Development Permit Area. The intent of Development Permit Area B is to encourage the sensitivity and creativity needed to integrate multi-unit developments into a community traditionally dominated by single-family neighbourhood.

Staff have reviewed the design and are satisfied that the proposed development is meeting or exceeding the design guidelines within the Development Permit Area B. The following table provides a summary of the design guidelines and identifies how the proposed development is meeting these 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	Meets Requirements
Orient building frontages and main entrances to the dominant street frontage, with well-defined entries and with walkways and bicycle access to the street.	
Consider appropriate safety and natural surveillance measures (such as substantial lighting, visual access, and sightlines) per Crime Prevention Through Environmental Design (CPTED) principles.	
Design buildings with architectural interest, using design features such as varying rooflines, extensive glazing, well-defined entrances, and high-quality exterior elements.	
Design buildings with varied facades and articulated rooflines to discourage large bland buildings that do not reflect the character or scale of Mission.	
Apartment lobbies and main building entries shall be clearly visible from the fronting street and have direct sight lines into them.	
Underground parking for apartments is encouraged, especially in the downtown area.	
Use durable and high-quality building materials.	
The frontage area of new developments should be entirely landscaped, including plantings and pedestrian access points.	
Underground parking for apartments and mixed-use sites is encouraged, especially in the downtown area. Limit vehicular access primarily to the lane.	

Development Permit Area B – Setbacks:

The MA1 zone requires that all buildings be sited a minimum of 6.0 m from the undevelopable area. This provision allows for usable outdoor amenity space (such as private outdoor amenity or backyard space) by forcing the building to be sited 6.0 m from the undevelopable area. In the case of this development, the geotechnical setback line determines the developable and undevelopable area.

Staff support varying the 6.0 m setback provision from undevelopable area to 0.0 m as the proposed development provides ample amenity space in the form of common indoor amenity space, common outdoor amenity space, and private outdoor amenity space. By providing this amenity space, the proposed development has eliminated the need for the additional 6.0 m setback from the geotechnical setback line to the building. Further, the applicant has noted that a fence will be placed along the geotechnical setback line to deter human activity from taking place on the steep slopes of the ravine.

The draft permit is attached as Attachment F.

Housing Agreement

As a condition of the density bonus provisions, the developer has proposed 10% of the residential 103 units (11 units), be confirmed for affordable rental. A Housing Agreement will be required to secure these provisions and outline the conditions by which they will be provided. The developer has proposed the following conditions:

- The Housing Agreement will be in place for a term of 20 years.
- The 11 affordable rental units are required to be under one ownership for the length of the Housing Agreement.
- The 11 affordable rental units are all one bedroom units.
- The proposed maximum gross household income for unit rental eligibility follows the 2021 Housing Income Limits for Abbotsford as set out by BC Housing:

Unit Type	1 bedroom
# of Units	11
Maximum Gross Household Income	\$37,000 Annual
Proposed Maximum Rent	\$925/month

- The proposed rental rates will be adjusted yearly for inflation and must not exceed the rent increase rate regulated by the BC Residential Tenancy Act.
- The residential units will have access to all building features and amenities.

Housing Needs Projections

The 2020 to 2024 Housing Needs Assessment has identified the need to build 150 units of new rental stock and 149 of market home ownership units in the year 2021.

If this development is approved, it will add 11 affordable rental units and 92 market rental dwelling units to the District's goal for 2021.

Information related to the cumulative totals for 2020 to 2024 is provided in a twice per year update to Council.

Transit

The proposed development is approximately 200 m from a transit stop.

Communication

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.

- A Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the public hearing details.

Attachments

Attachment A:	Site Survey Plan
Attachment B:	Engineering and Environmental Referral Comments
Attachment C:	Building Division Referral Comments
Attachment D:	Mission Fire Rescue Service Referral Comments
Attachment E:	BC Transit Referral Comments
Attachment F:	Draft Development Permit Area B (DP19-065)

Sign-Offs



Rob Publow, Manager of Planning

HA / sj

Approved for Inclusion: Mike Younie, Chief Administrative Officer