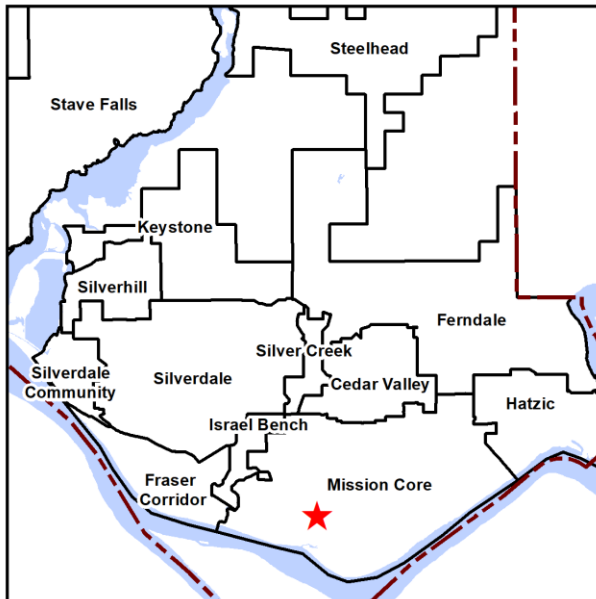


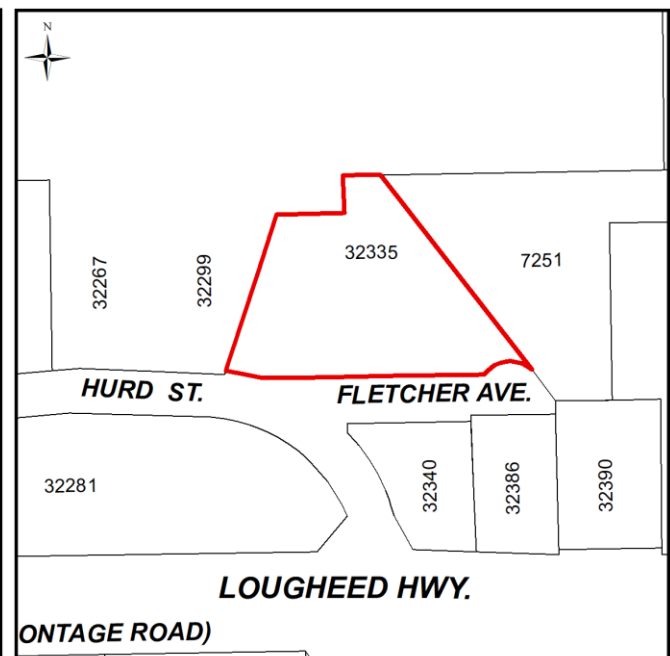
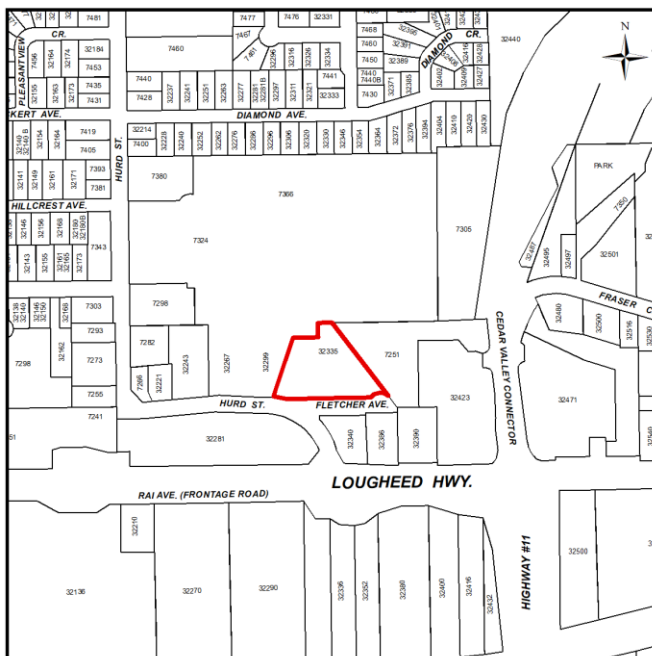
Project: P2019-126  
Application Numbers: R19-041, DP19-157

**Subject: Development Application – 32335 Fletcher Avenue**



**DATE:** August 16, 2021  
**BYLAW / PERMIT #:** 6055-2021-5949(44)  
**PROPERTY ADDRESS:** 32335 Fletcher Avenue  
**LOCATION:** Mission Core  
**CURRENT ZONING:** Commercial Highway Two Zone (CH2); Urban Residential 558 Zone (R558); Neighbourhood Centre One Zone (NC1); Urban Residential 558 Secondary Dwelling (R558s)  
**PROPOSED ZONING:** Commercial Highway One Zone (CH1)  
**CURRENT OCP:** Commercial  
**PROPOSED OCP:** No change

**PROPOSAL:**  
To rezone the properties and construct a four-storey mixed-use building with seven commercial units and daycare on the ground floor and 105 apartment units above.



## **Recommendation(s)**

1. That draft Zoning Amending Bylaw 6055-2021-5949(44) to rezone the property at 32335 Fletcher Avenue from Urban Residential 558 (R558) Zone, Urban Residential 558 Secondary Dwelling (R558s) Zone, Neighbourhood Centre One (NC1) Zone and Commercial Highway Two (CH2) Zone to Commercial Highway One (CH1) Zone be considered for first and second reading;
2. That, subject to Zoning Amending Bylaw 6055-2021-5949(44) receiving first and second reading, a Public Hearing be scheduled on a date to be determined;
3. That prior to the adoption of Zoning Amending Bylaw 6055-2021-5949(44), the following conditions be met to the satisfaction of the Director of Development Services:
  - a. Completion of the Engineering requirements, as in Attachment A.
  - b. Collection of any volunteered contributions to the City's community amenity reserve.
  - c. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing; and
4. That Development Permit DP19-157 be considered for final approval at the time of final adoption of Zoning Amending Bylaw 6055-2021-5949(44).

## **Rationale of Recommendation(s)**

- The proposed development is compliant with the Commercial OCP designation which envisions small to large format retail centres with upper level residential uses up to 4 storeys and a 2.0 Floor Space Ratio.
- This development also complies with OCP Policy 8.1.37 which considers incorporating residential development into the commercial uses along Lougheed Highway as the area is redeveloped.
- The proposed development is compliant with the Zoning Bylaw and the applicants are not requesting any variances to bylaw provisions.
- The applicants are also supporting OCP Policy 5.1.7 which encourages the development of rental housing as a means of providing affordable forms of housing by proposing that eight of the apartment units will be affordable rental units. They are not requesting any density bonus provisions to facilitate construction of the affordable units but are aiming to partner with higher levels of government for funding. A Housing Agreement will be brought forward for Council's consideration at a later date.

## **Purpose**

To accommodate the construction of a mixed-use development with seven commercial units, a daycare, and 105 apartment units.

## **Site Characteristics and Context**

### Applicant

- West Fraser Mission Developments Ltd.

### Property Sizes

- 32335 Fletcher Avenue is approximately 0.784 ha (1.94 ac) in area.

- The subject property is located on a plateau above Lougheed Highway. The land on the eastern edge of the subject property slopes down significantly towards Mission Gateway Plaza.

#### Neighbourhood Character

- The subject property is located within the Lougheed Highway corridor west of the intersection between Highway 11 and Lougheed Highway.
- The Mission Memorial Hospital is located north and west of the subject property, while other commercial developments are located south and east. The hospital lands are designated Institutional and zoned CD26, while all other adjacent lands are designated Commercial and zoned CH2 and CD32.
- The proposed mixed-use commercial and residential development will fit with the neighbourhood character and improve the local area through redevelopment of vacant land.

#### Environmental Protection

- There are no watercourses located on the subject property, but there is a large slope along the western edge of the property that will require protection for geotechnical concerns.
- Invasive species have been identified on site and the applicant has submitted a management plan for treatment and monitoring.

#### Parks and Trails

- There are no parks or trails located within walking distance of the proposed development.

#### Servicing

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

#### **Referrals**

Engineering Department:	Refer to Attachment B.
Building Division:	Development Permit and covenant required for Geotechnical Hazards. Stormwater connection for underground parking must be proven out.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	Refer to Attachment B.
Mission Fire Rescue Service:	No comment was provided.
Parks, Recreation, and Culture:	No comment was provided.
School District 75:	No comment was provided.
BC Transit:	BC Transit supports this proposal as it is consistent with transit-supportive land use, transportation policy and current transit plans.
MOTI:	MOTI has accepted the Traffic Impact Assessment and has no further concerns. Refer to Attachment C.

## Development Considerations

### Development Permit Area C: Mixed Use and Commercial

The site is located within the Development Permit Area C for Mixed Use and Commercial Development. The intent of DP Area C is to encourage the sensitivity and creativity needed to integrate mixed-use developments into Mission.

- Staff have reviewed the design and are satisfied that the proposed development is meeting or exceeding the design guidelines within the DP Area C. The Draft DP19-157 is attached as Attachment A.
- 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 Area C Design 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	✓
Minimize the length and massing of facades to take advantage of views and natural site features, and to improve the visual interest of building elevations.	✓
Design buildings with varied facades and articulated rooflines, or design in a contemporary style that offers visual interest, to discourage large bland buildings that do not reflect the character or scale of Mission.	✓
Use durable and high quality building materials, integrating natural materials such as local stone, brick, and wood, as well as low emissivity (low-E) glass for functional and aesthetic quality, durability, longevity and ease of maintenance.	✓
Provide weather protection over entry points and balconies, e.g., roof overhead, or area inset below the floor above.	✓
Balconies should be designed with attention first to the usability of the space by the resident and secondly to the overall design of the building to ensure a cohesive, attractive image by: <ul style="list-style-type: none"><li>• using recessed or semi-recessed balconies rather than projecting balconies</li><li>• providing adequate storage space within each unit so as not to promote clutter on the balcony</li><li>• finishing the balconies in materials compatible with those used for the overall building</li><li>• developing a balance between the balcony and building frontage</li></ul>	✓
In the landscape plan, consider finished site grades, location and heights of retaining walls, underground irrigation alignments, utilities, views, shade and sun angles, needs for privacy or screening, user safety, maintenance and irrigation requirements, and all other typical site planning criteria.	✓
The frontage area of new developments should be landscaped, including street trees with other plantings interspersed throughout the development site.	✓
Landscaping including trees, shrubs, seating, pedestrian features and other hardscape items shall be designed in accordance with Crime Prevention through Environmental Design (CPTED) principles and guidelines for pedestrian protection and visibility.	✓
Design the internal circulation and parking system for efficient use by pedestrians and all types of vehicles, including service vehicles, with a layout that discourages speeding, and provides safe pedestrian routes throughout development sites and associated parking areas.	✓
Provide underground parking for medium-density, high-density and mixed-use sites.	✓
Pedestrian links should be provided into the site, and throughout the site. This includes: internal	✓

and external sidewalks/paths, curb let-downs and accessibility for persons in mobility devices (wheelchairs & scooters).	
Roads internal to the site should be laid out in a circulation manner.	✓

- The proposed building design incorporates facades with significant architectural detail and high-quality materials that reflect the character of Mission, including Hardie siding in earth-toned colours and brick veneer. Facades are broken up by articulations in the exterior walls, balconies, and material changes to minimize the massing of the building.
- Although the building does not directly front Fletcher Avenue, it provides several pedestrian and bicycle access points and weather protection along the storefronts. The proposal is meeting the requirements for bicycle parking and provides landscaped outdoor seating areas for use by patrons and residents.
- The design includes a small surface parking area for commercial patrons and loading spaces, but this will be partially screened by the topography of the site and the significant landscaping area proposed along Fletcher Avenue.
- Balconies are semi-recessed and designed for usability by exceeding the minimum Amenity Space (Private Outdoor) area requirements for each unit.
- The applicant is proposing a daycare to be located on the ground floor, with a large play area located away from vehicular movement and parking areas, but visible to residential units.

#### Development Permit Area G: Geotechnical Hazards

Due to the presence of steep slopes on the subject property, Development Permit Area G for Geotechnical Hazards is applicable. This Development Permit is delegated to staff for approval.

#### Housing Agreement

The applicant has indicated that all 105 apartment units will be rental units and at least eight of the units will be offered at affordable rental rates. These affordable units are not proposed as part of the Density Bonus Program but are being offered by the applicants as they are working in partnership with higher levels of government. In order to secure these units as part of the City's Affordable Housing inventory, the applicant has agreed to enter into a Housing Agreement with the City. The applicant has proposed the following conditions for the Housing Agreement:

- The Housing Agreement will be in place for a term of 20 years.
- At least eight of the 105 units will be offered at affordable rental rates that do not exceed 30% of BC Housing's Housing Income Limits (HILs) as provided yearly.
- The proposed affordable rental units will be a mix of one- and two-bedroom units.
- The income bracket required to qualify for an affordable unit will be equal to or less than the HILs specified for that unit type.

#### Housing Needs Projections

The 2020 to 2024 Housing Needs Assessment has identified the need to build 195 market rental units and 150 affordable rental units in the year 2021.

If this development is approved, it will add 97 market rental units and eight affordable rental units to the City's housing stock.

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 40 m from a transit stop located on Hurd Street. The proposed road design will ameliorate the access to this transit stop from the development by improving the pedestrian crossing at Hurd Street and Fletcher Avenue.

### Traffic Management

The applicant has submitted a Traffic Impact Assessment for the proposed development and a new design for the intersection of Hurd Street and Fletcher Avenue. As a result of the proposed development, the applicant's traffic engineer and the Ministry of Transportation and Infrastructure (MoTI) have recommended that the left-out vehicle movement from Fletcher Avenue onto Hurd Street be permitted only outside of peak hours. As shown in Attachment C, MoTI's concerns have been satisfied. A conceptual offsite design is presented in the proposed Development Permit Drawings in Attachment A.

### Tree Management

The applicant has submitted an Arborist Report and Invasive Species Assessment Report. 24 significant on-site trees are slated to be removed to facilitate the development. Policy LAN.32 Tree Retention/Replanting requires all significant trees that are removed to be replaced as part of a rezoning process. As per the landscape drawings submitted by the applicant, 39 trees will be planted on the site as part of the proposed development.

### Community Amenity Contribution

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

## **Financial Implications**

There are no financial implications associated with this report.

## **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
- 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:	Draft Development Permit DP19-157
Attachment B:	Engineering Rezoning Comments
Attachment C:	Ministry of Transportation and Infrastructure Acceptance

## Sign-Offs



Rob Publow, Manager of Planning

KP / sh

**Approved for Inclusion:** Barclay Pitkethly, Deputy Chief Administrative Officer