

To: Chief Administrative Officer **Date:** March 21, 2022
From: Rob Publow, Manager of Planning
Subject: **P2021-043 Follow up Report after Developer-Lead Public Information Meeting**

Recommendations

That a Public Hearing for Zoning Amending Bylaw 6067-2021-5949(51) be scheduled on a date to be determined.

Purpose

The purpose of this report is to provide Council with the requested information that was received from the public information meeting held by the applicant on February 15, 2022 and to proceed to public hearing and consideration of 3rd reading by Council.

Background

Rezoning Application R21-013 to allow a 35-unit townhouse development at 7743 Stave Lake Street (**Attachment A**) was granted 1st and 2nd reading and Development Permit DP21-086 was considered by Council on January 17, 2022.

Council Resolution RC22-005 stated:

“That 3rd reading of Zoning Amending Bylaw 6067-2021-5949(51) not be considered until such a time as the applicant has held a public information session (virtual or in person) and a summary report has been delivered to the file manager and presented to Council.”

The applicant fulfilled the requirement to hold a public information meeting with a virtual meeting on February 15, 2022 at 6:30 pm. The public information meeting was advertised for a week with an ad in the Mission City Record, as well as on the Mission Neighbourhood Facebook page.

The applicant has provided staff with the residents' comments from the virtual meeting, as well as indicating whether the resident was for or against the development proposal. No record of comments received via the mentioned Facebook page were provided to staff for review.

The following shows the residents' comments regarding the proposal;

For	Against	Comments
X		Affordable pricing and pet friendly
X		Want to help families
	X	I feel that Municipal hall should have had a conversation with me about my property being cut off from Stave street access, when the first plans for townhouses was being discussed I was told by Mr. Ross was going to leave me with access and I would be kept out of the traffic from the townhouses. I also was brought a brochure for sound proof fencing that would go along my northern property line along the Mary St. lane. I was told so many things that as each new proposal was brought forward I have to find

For	Against	Comments
		out by going over the new plans my self. I find it very disappointing that we have not been asked about the name of the new complex, the renaming of Mary st. It did seem like there was some caring and concerns for the already established residents of this area when we did our walk around last year, it now seems like we have no say. I have lived in Mission for 34 years and always given back to my community and been proud to live here, it makes me quite sad to feel like just a roll #. I am not against the townhouses going in, we obviously need more housing (affordable), I doubt if these will be affordable to many who already live here and are being built for people leaving the city or investors. from outside. Are these units for sale only, will there be rental units, I don't thinks so.
X		Wonderful concept
X		Looks nice!
X		Mission needs more affordable housing in this economy and market!!
X		Absolutely I'm in favor. I grew up in White Rock, born in 81 and I've worked very hard to get ahead but still find most housing unaffordable and low value. This proposal gives Families a great opportunity to live in a wonderful, safe, convenient neighborhood near a great selection of schools. As our populations grow we need more of these affordable and well designed communities to provide some equity for young families. It is an ideal location for such a development. Yes I'm in favor and so should everyone.
X		Good quality townhouses are a good compromise.
	X	To whom it may concern, I live across the proposed entrance/exit and I am very opposed to this suggestion. I have small kids who play on the street and many of their friends do as well. If this new development is expecting all the residence to enter and exit in this laneway that will make it very unsafe.
X		Medium density housing is sorely needed across the lower mainland, and I fully support this project
X		More affordable homes are important for a healthy community.
X		Mission needs more development in the stave lake area. It would attract young families and professionals to the area, which mission needs to grow. I personally moved away because there wasn't much to do, and this development would elevate missions reputation 100%.
X		I've been looking for a townhouse to purchase in the area and Mission has zero inventory and what is available is over a million dollars. There is no way for me to purchase any property close to my grandma. This location in perfect - the area needs to be more developed."
X		Mission needs more affordable housing just like other cities
	X	Our whole neighbourhood of 9th and 10th ave very concerned about the amount of traffic that will increase, and also lack of parking on the new site. The developer did not seem to have an answer for that, which we feel is not acceptable to satisfy our concerns. 9th street is not very wide, and no sidewalks. We would need to see this issue addressed."
	X	link for zoom meeting not posted as said would be , at www.morningside77.com I tried from 6::00 until 6:45
X		I can't find any affordable townhomes for sale in the area
X		Mission is slightly behind in development projects - need more homes for young families!
X		I am in favour of this development for the younger community that wants bigger but more affordable housing. And willing to move East to get it

The above table summarizes a total of 19 residents who provided feedback from the Zoom public information meeting, with 15 residents in support of the development and four residents against the development.

Of those residents supporting the development, the consensus was they were supportive of more housing options in Mission and the fact that this development will provide housing for young families. The residents who were against the proposed development had concerns about the laneway access to and from Stave Lake Street being closed, an increase in traffic in the lane and on 9th Avenue. One resident who was not supportive of the development was not able to access the Zoom link that was provided.

Discussion and Analysis

While the number of comments received through the public information process was modest, there appears to be less objections to the proposal for townhouse units at this site in comparison to the concerns raised at the public hearing for the proposal for apartments on this site.

Thus, staff feel the application is now ready to move to public hearing and consideration of 3rd reading by Council.

Financial Implications

There are no financial implications associated with this proposal.

Communication

Once a date for the public hearing has been established, 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.

Summary and Conclusion

The above noted comments from the public information meeting held on February 15, 2022 indicate that of those residents who provided comments, 15 of the 19 comments were in support of the proposed townhouse development at 7743 Stave Lake Street.

Report Prepared by: Marcy Bond, Senior Planner
Reviewed by: Rob Publow, Manager of Planning
Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A: Location Map