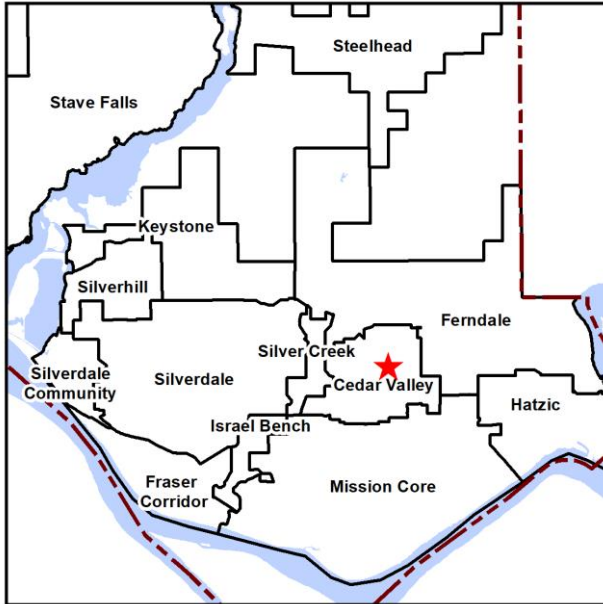


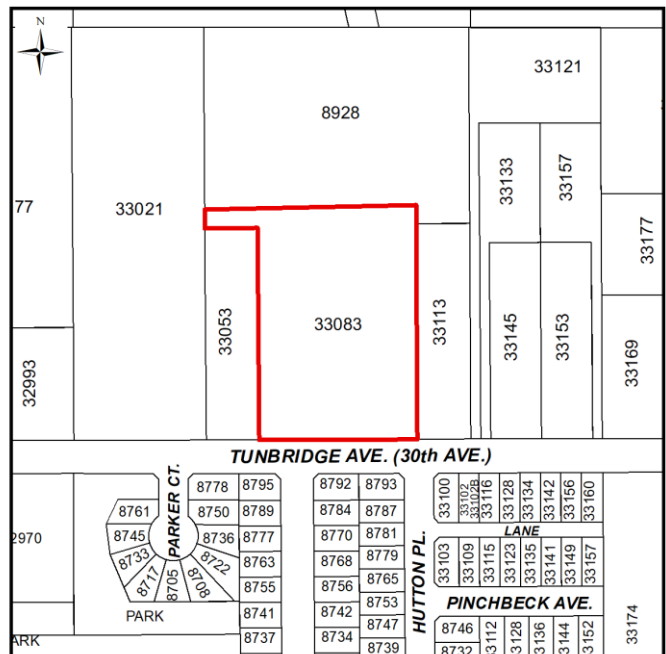
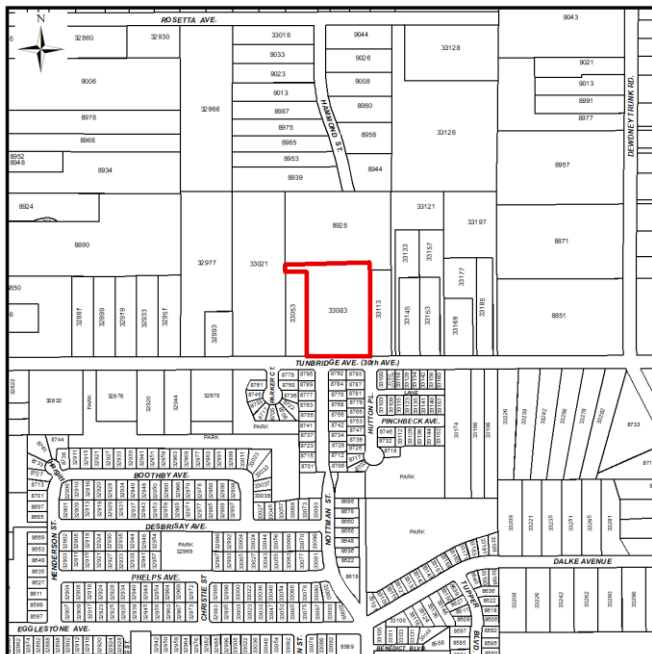
Project: P2021-146  
Application Numbers: OCP21-005, R21-055

**Subject: Development Application - 33083 Tunbridge Avenue**



**DATE:** March 21, 2022  
**BYLAW / PERMIT #:** OCP:6080-2022-5670(32)  
RZ: 6081-2022-5949(56)  
**PROPERTY ADDRESS:** 33083 Tunbridge Avenue  
**LOCATION:** Cedar Valley  
**CURRENT ZONING:** Suburban 20 Zone (S20); and Rural Residential 7 Zone (RR7)  
**PROPOSED ZONING:** Institutional Parks, Recreation and Civic Zone (IPRC)  
**CURRENT OCP:** Parks and Open Space; and Protected Natural Assets  
**PROPOSED OCP:** Institutional; and Protected Natural Assets  
**PROPOSAL:**

To update the Protected Natural Assets designated area to reflect findings of a recent environmental assessment, to change the remaining Parks and Open Space designation to Institutional and to rezone the property to the Institutional Parks, Recreation and Civic Zone to allow a daycare facility and to add conditions to the Cedar Valley Local Area Plan which could allow certain development within Phase 3 and Phase 4.



## **Recommendation(s)**

1. That OCP Bylaw 6080-2022-5670(32) to redesignate portions of 33083 Tunbridge Avenue from Parks and Open Space to Institutional, portions from Protected Natural Assets to Institutional, and portions from Parks and Open Space to Protected Natural Assets in the OCP and proposes to amend the text to the Cedar Valley Local Area Plan (CVLAP) in the OCP, to include provision allowing conditional development within Phases 3 and 4, be considered for second reading;
2. That OCP Bylaw 6080-2022-5670(32) is considered in conjunction with the City's Financial Plan and Waste Management Plan;
3. That draft Zoning Amending Bylaw 6081-2022-5949(56) to rezone 33083 Tunbridge Avenue from Suburban 20 Zone (S20) and Rural Residential 7 Zone (RR7) to Institutional Parks, Recreation and Civic Zone (IPRC) zone be considered for first and second readings; and
4. That, subject to the Bylaws receiving second and first and second readings respectively, a Public Hearing be scheduled on a date to be determined.

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

- The City of Mission, in conjunction with the Mission Association for Community Living (MACL), proposes to develop a daycare facility with office space on the second storey on a municipally owned property located at 33083 Tunbridge Avenue.
- The Protected Natural Assets (PNA) designation on the subject property would be amended to reflect the findings of a recent environmental assessment which confirmed the portions of the property that need environmental protection.
- The existing Parks and Open Space designation on the subject property is to be amended to an Institutional designation within the CVLAP. Initially, the CVLAP envisioned a firehall on this site, however, geotechnical analysis determined that the site is not suitable for a firehall and has now been selected to accommodate a community daycare.
- The proposal to develop the daycare along with several recent inquiries to develop the site have highlighted various restrictions in the OCP that include policy language that would holdback development within Phase 3 and 4 until certain conditions have been met. Despite the apparent community benefit a daycare would provide for the Cedar Valley area; these restrictions do not readily allow for a daycare on this site. To facilitate the development of a daycare, specific and requisite amendments are needed to this particular text in the OCP and as such the OCP Bylaw which was granted 1<sup>st</sup> reading included this amendment.

## **Background**

In late 2019, several not-for-profit groups approached Council with the idea of building an early childhood education centre consisting of daycare spaces and counselling space. Council supported the idea and directed staff to pursue grant funds. Mission was successful in obtaining about \$2.7M from the Ministry of Children and Family Development's Childcare BC New Spaces Fund. The funding received will be used to construct a daycare facility on the ground floor.

In addition to the ground floor daycare facility, the City is partnering with MACL to see a second storey constructed over the daycare facility to allow for counselling space. Once construction is complete, MACL will own the developable portion of the property while the area designated as PNA will remain under City ownership.

## Purpose

The proposed Bylaws would permit the development of a daycare facility with office space on the second floor to provide community services. The amendments would result in a net increase in developable land by approximately 180 sq m (1,940 sq ft) as shown in the site plan appended as Attachment A.

In order to allow the daycare facility, certain conditions restricting development in Phases 3 and 4 must be removed. Notwithstanding that these restrictions in the OCP were established to ensure appropriate and orderly development progress in Cedar Valley, staff believe that there are situations where allowing development to advance in a subsequent phase would be appropriate, as in the case where a significant community benefit has been demonstrated. While the amendment recommended in the Bylaw would not necessarily relieve developers from following an orderly staging of development and engineering infrastructure, there are some situations where developers might be willing to front-end costs and install servicing to advance their development in a subsequent phase.

Staff are recommending additional policy language to the CVLAP that would allow development within Phase 3, and Phase 4 under certain conditions. The suggested language is detailed below:

*That Appendix D: Cedar Valley Local Area Plan have the following text inserted into Section 10.1. Comprehensive Phasing Strategy:*

*“On a case-by-case basis, development within Phases 3 and 4 could be considered under the following conditions:*

- 1. The proposal is consistent with the OCP;*
- 2. The development would result in no unnecessary burden on the City;*
- 3. The development would provide all required infrastructure generally in accordance with the Engineering Plan; and*
- 4. That alternative and or temporary servicing solutions are not employed.”*

The proposed rezoning of the subject property to Institutional Parks, Recreation and Civic Zone is consistent with the intent of the CVLAP and would allow the proposed day facility.

## Site Characteristics and Context

### Applicant

- Station One Architects

### Property Size

- 1.36 hectares (3.36 acres)
- The property is currently undeveloped.

### Neighbourhood Character

- Urban residential lots that have been developed the south of the subject property. To the north, east and west larger size suburban lots have been developed. Further west along Turnbridge Avenue several townhouse projects are at various stages of development.

### Environmental Protection

- A preliminary bio-inventory has been conducted which identified two ditches, a watercourse, and a

wetland area. The identified Streamside Projection and Enhancement areas would be protected through the development process and that protection would be enhanced by the proposed OCP amendment to the shape of the Protected Natural Assets designated area.

#### Parks and Trails

- The nearest developed park is Lightburn Park, located 425 m southwest of the subject property.

#### Servicing

- Development of this area will require servicing, which will be considered at time of building permit.

#### **Referrals**

Engineering Department: Refer to Attachment B.

Environmental Services: Refer to Attachment C.

Bylaw Enforcement Division: No concerns.

Parks, Recreation, and Culture: No concerns.

#### **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: Proposed OCP Amendment Plan

Attachment B: Engineering Department Comments

Attachment C: Environmental Services Comments

#### **Sign-Offs**



Rob Publow, Manager of Planning

RP / sh

**Approved for Inclusion:** Mike Younie, Chief Administrative Officer