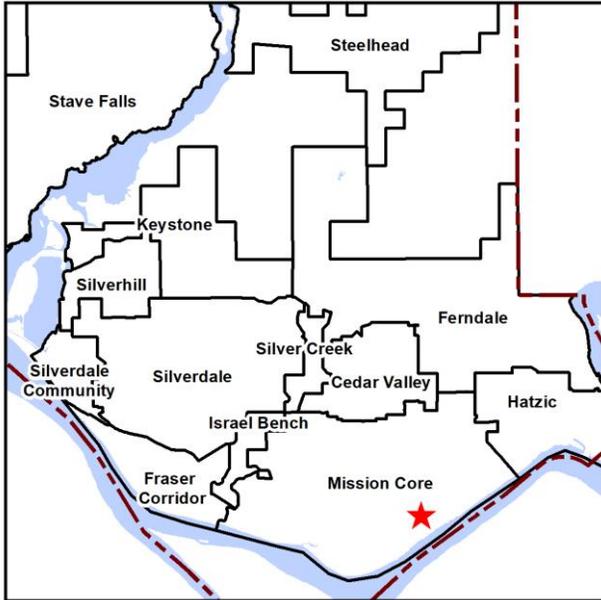
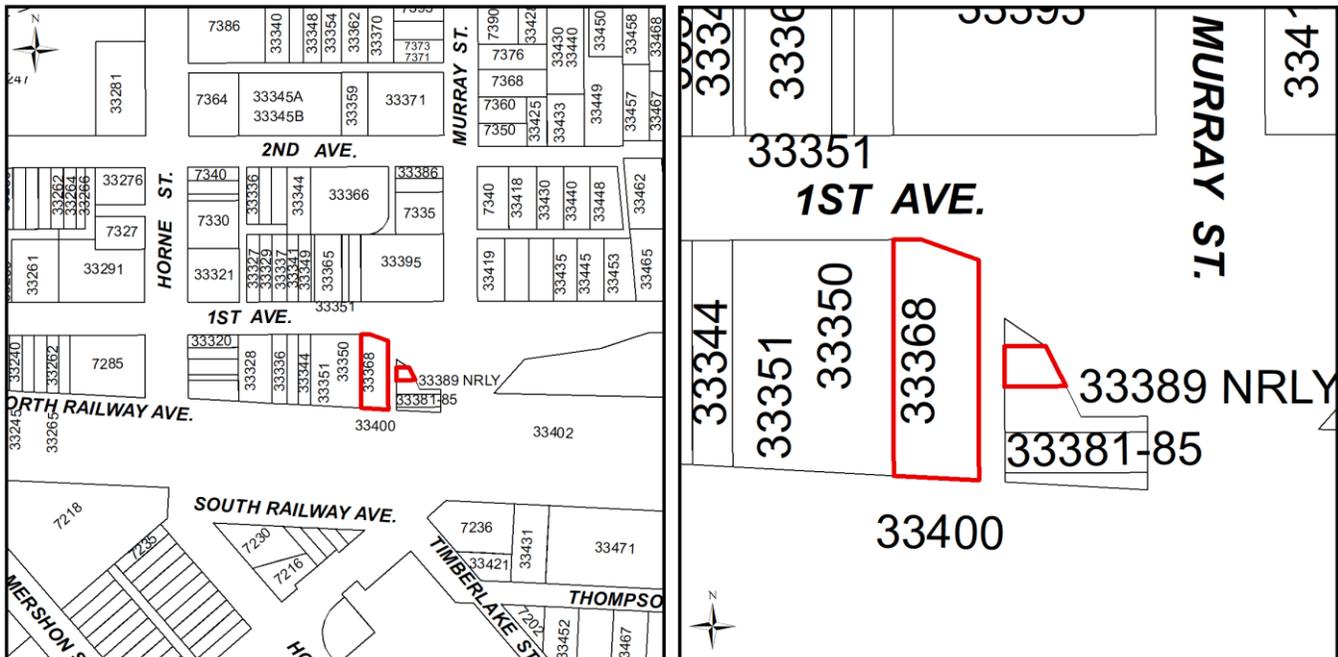


Project: P2022-015
Application Numbers: R22-005

Subject: Development Application – 33368 1st Avenue and 33381 North Railway Avenue



DATE: March 21, 2022
BYLAW / PERMIT #: 6085-2022-5949(59)
PROPERTY ADDRESSES: 33368 1st Avenue
33381 North Railway Avenue
LOCATION: Mission Core
CURRENT ZONING: Commercial Highway One Zone (CH1)
PROPOSED ZONING: Mission City Downtown Two Zone (DT2)
CURRENT OCP: Mission City Downtown
PROPOSED OCP: No change
PROPOSAL: To rezone the subject properties to allow redevelopment of the properties to a higher density.



Recommendation(s)

1. That draft bylaw 6085-2022-5949(59) to rezone 33368 1st Avenue and 33381 North Railway Avenue from Highway Commercial One Zone (CH1) to Mission City Downtown Two Zone (DT2) be considered for first and second reading; and
2. That, subject to the Bylaws receiving second and first and second reading respectively, a Public Hearing be scheduled on a date to be determined.

Rationale of Recommendation(s)

The proposed DT2 zone has been applied to two existing sites in the downtown area to support residential development and is consistent with the Official Community Plan.

Purpose

To accommodate the construction of a new expanded affordable housing facility and related services for the community-based SARA for Women society (SARA). A description of the project and the overall intent has been provided by the applicant (Attachment A).

SARA is seeking a federal funding opportunity to receive support to redevelop the property. One of the conditions to qualify for the funding opportunity is that appropriate zoning is in place for the subject properties. Staff believe that the proposed zone is appropriate for the area and support the initiative to redevelop the site.

The smaller of the two properties, 33381 North Railway Avenue, is owned by the City of Mission. There have been preliminary discussions about the possibility of utilizing this property in addition to a portion of the land between these two properties as a component of the redevelopment project. The use of the lane area and 33381 North Railway Avenue may be an additional parking area, or they may be more involved. If a funding source is secured, detailed discussion about redevelopment will occur and would require additional approvals from the City.

Site Characteristics and Context

Applicant

- Sabrina Polga, Purpose Driven Development

Property Sizes

- 33368 1st Avenue is 710 sq m in area
- 33381 North Railway Avenue is 73 sq m in area

Neighbourhood Character

- The neighborhood has broadly been developed with commercial businesses with some historical industrial activities.

Environmental Protection

- There is no evidence to indicate any watercourse or environmental value to preserve. A preliminary bio-inventory has been deferred until the Development Permit stage.

Parks and Trails

- The closest park is Fenn Park, which is 400 m north-east of the subject properties.

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal.
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	No comment.
Parks, Recreation, and Culture:	No concerns.
School District 75:	Refer to Attachment B.
BC Transit:	Refer to Attachment C.

Development Considerations

Community Amenity Contribution

LAN.40 would waive community amenity contribution (CAC)s for any affordable units created and the applicant has stated that the units will be affordable in nature.

The subject properties are also located within the Downtown Development Incentive Area (DDIP). A benefit of the DDIP is that any collected CACs would be returned once a Building Permit was issued.

Due to the above reasons, staff are recommending that no CACs be requested in relation to this rezoning.

Financial Implications

The applicant has expressed their intent to seek a grant from Council to cover the application fees related to this application. The current fees are \$3,003.17, and they have been paid by the applicant.

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 two development notification signs
- 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:	Letter from Applicant
Attachment B:	Comments from School District 75
Attachment C:	Comments from BC Transit

Sign-Offs



Rob Publow, Manager of Planning

RP / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer