



Development Referral Response

March 9, 2022

Development Location: 33381 North Railway Avenue

Local Government: City of Mission

Transit System: Central Fraser Valley

Local Government Referral Number: P2022-015

Development Proposal

The rezoning application proposes the following:

- Rezoning the properties from CH-1 to DT-2.

Transit Context

The proposed development is serviced within a 400 meter proximity to the Local Transit Network, including:

- Local Transit routes: 32, 33, 34, 35, and 39
 - LTN service provides connection to local neighborhoods and local destinations as well as to Rapid and Frequent Transit Networks. This service is vital for the use of customers to get to work, school, or local shopping centers.
- Frequent Transit Routes: 31
 - Frequent Transit Network (FTN) services medium to high density mixed land use corridors. The FTN services will run in 15 minute or less intervals from 7:00am-10:00pm seven days per week. FTN carries a large share of the transit system's ridership.

The proposed development is also approximately 250m away from the West Coast Express Mission City Station.

Policy

The Abbotsford-Mission Transit Future Plan recites changes that may be made on certain routes near the development:

- Add trips to the Route 31 – Valley Connector, and key Mission and Abbotsford routes so passengers can transfer to the West Coast Express
- Streamline service in Mission to replace one-way loops with bi-directional service that follows the same path every time. This change will make the system easier to understand and more dependable

- As demand warrants, increase service to every 15 minutes in the peak periods and 30 minutes in the off peak periods. This will allow the routes to be realigned to form the Transit Future Network which features spontaneous travel in the peak periods and a timed-transfer.

These principles will guide the upcoming planned Local Area Transit Plan (LATP) process for the City of Mission. The LATP will provide a revised Transit Future Network.

Transit-Supportive Land Use and Design

- The proposed zoning (DT-2) is consistent with transit-supportive land use and the Abbotsford-Mission Transit Future Plan. The location of the proposed development is within walking distance of 6 bus routes and the West Coast Express.
- The future plan (maximizing residential density with retail/commercial space) is supportive of transit and walkability.

BC Transit recommends to following:

- Increasing allowable density
- Eliminating or reducing minimum vehicle parking requirements
- Locating on-site parking underground or away from street frontages
- Ensure that vehicle entrances and exits to the property do not interfere with transit operations or create a safety hazard

Transit Infrastructure

Bus Stops and Stations

The following bus stops are within 400m of the development:

- **N Railway at Horne – 107756:** In relation to the development this stop is 250m walking distance. BC Transit has no recommendation for changes at this time.
 - Following routes are included in service for this stop: **Routes 31, 32, 33, 34, 35, 39**
- **Downtown Exchange Bay B – 107784:** In relation to the development this stop is 270m walking distance. BC Transit has no recommendation for changes at this time.
 - Following routes are included in service for this stop: **Routes 33, 34, 35, 39**
- **Downtown Exchange Bay A – 107750:** In relation to the development this stop is 270m walking distance. BC Transit has no recommendation for changes at this time.
 - Following routes are included in service for this stop: **Routes 31, 32**

Discussion and Recommendations

BC Transit's recommendations are as follows:

- Increasing allowable density
- Eliminating or reducing minimum vehicle parking requirements
- Locating on-site parking underground or away from street frontages
- Ensure that vehicle entrances and exits to the property do not interfere with transit operations or create a safety hazard.

BC Transit Level of Support

- BC Transit supports the proposed development application, as it is consistent with the Official Community Plan, and with transit supportive land use practices

Thank you for the opportunity to review this proposed development. If you have any questions or would like further comments on this proposal, please contact:

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