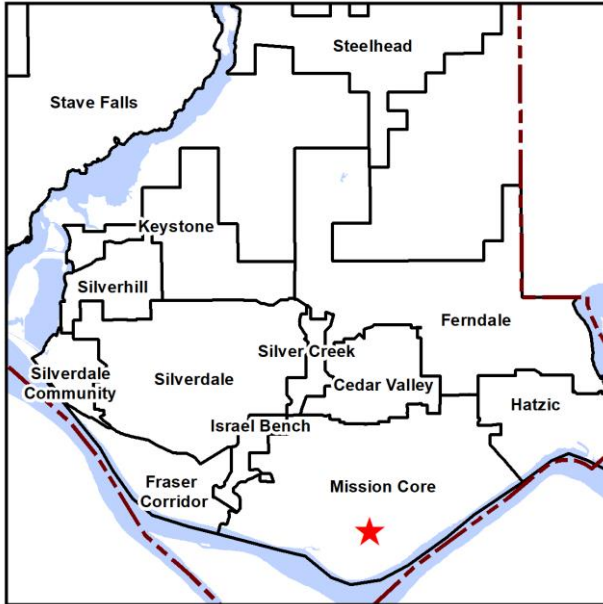


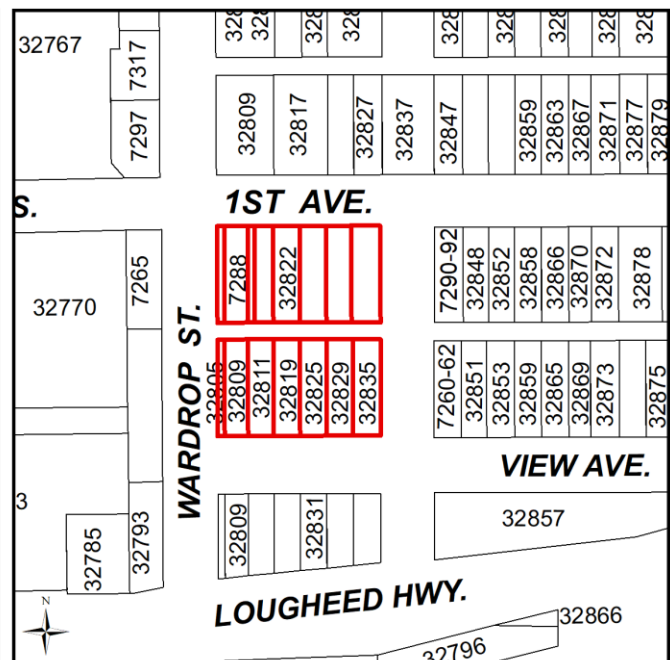
Project: P2021-010
Application Numbers: R21-005 S21-003 DP21-011 DP21-012 DV22-007 DV22-008

Subject: Development Application – 15 Properties at 1st Avenue, View Avenue, and Wardrop Street



DATE: May 2, 2022
BYLAW / PERMIT #: 6086-2022-5949(60)
PROPERTY ADDRESSES: 15 Properties at View Avenue, 1st Avenue, and Wardrop Street including:
32805 View Ave, 32809 View Ave, 32811 View Ave, 32819 View Ave, 32825 View Ave, 32835 View Ave, 7288 Wardrop St, 32822 1st Ave, 32829 1st Ave
LOCATION: Mission Core
CURRENT ZONING: Commercial Tourist Recreation Zone (CTR)
PROPOSED ZONING: Mixed-Use Commercial/Residential Two Zone (MU2)
CURRENT OCP: Mixed-Use Commercial / Residential
PROPOSED OCP: No change
PROPOSAL:

To allow for the construction of a mixed-use development consisting of two five-storey buildings comprised of 123 residential units and 4 commercial units.



Recommendation(s)

1. That the draft bylaw to rezone the properties along 1st Avenue, View Avenue, and Wardrop Street from Commercial Tourist Recreation Zone (CTR) to Mixed-Use Commercial/Residential Two Zone (MU2) be considered for first and second reading;
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled for June 6, 2022; and
3. That prior to the adoption of Zoning Amending Bylaw 6086-2022-5949(60), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S21-003 which would consolidate the subject parcels.
 - b. Collection of any volunteered contributions to the City's community amenity reserve.
 - c. Completion of the Engineering requirements, as outlined in **Attachment D**.
 - d. Collection of payment resulting from the purchase of the laneway between Wardrop Street and Maple Street
 - e. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.
4. That Development Permit DP21-011 and Development Variance Permits DV22-007 and DV22-008 be considered for approval at the same time as bylaw 6086-2022-5949(60) is considered for adoption.

Purpose

To rezone the properties from Commercial Tourist Recreation Zone (CTR) to Mixed-Use Commercial/Residential Two Zone (MU2) to accommodate the construction of two five-storey buildings containing a total of 123 residential units and four commercial units, including a proposed daycare. The site plan is included as **Attachment A**.

Rationale of Recommendation(s)

The proposal is consistent with the Official Community Plan (OCP).

The proposed development aligns with Council's strategic plan.

OCP Compliance and Policies

- The development site is designated as Mixed-Use Commercial/Residential in the OCP which encourages medium- and high-density (affordable) residential development, integrated with neighbourhood commercial uses west and east of downtown. These areas have the opportunity to support downtown with vibrant higher-density neighbourhoods that form a transition from downtown to the surrounding residential neighbourhoods. This project will meet this by providing 123 residential units and four commercial units, including a proposed daycare. No affordable rental units are proposed.
- The OCP designation for Mixed-Use Commercial/Residential sets the base floor space ratio (FSR) at 1.0 to 2.0. The project meets this by proposing an FSR of 2.0. The OCP designation also states mid-rise buildings are permitted up to a maximum of six-storeys with density bonusing. While no density bonusing is proposed, the project plans for a five-storey development which falls within the designation's constraints.
- The fifteen subject properties will be consolidated into one as part of the application. The

unconstructed laneway that connects Wardrop Street and Maple Street and is located between 1st Avenue and View Avenue is in the process of being purchased by the applicant to use towards the development. The bylaw to close the lane and sell the property was introduced at the January 17th, 2022 Council Meeting.

- Council's 2018-2022 Strategic Plan encourages the development of Livable Complete Communities. This goal is being met by creating an attractive community for living, working, and playing that meets the everyday needs of residents.

Site Characteristics and Context

Applicant

- Redekop Ferrario Properties (Maple View) Corp.

Property Size

- The combined size of all the properties, including the lane, is 5,186 sq m (1.28 ac).

Neighbourhood Character

- The subject site is located just west of Mission's downtown. The properties to the north contain several single-family dwellings. A six-storey apartment building is being constructed to the east, with another apartment building proposed to the west. An automotive shop is located to the south and fronts Lougheed Highway. The future of this area generally forecasts multi-family residential and commercial.

Parks and Trails

- There are no parks or trails within 400-metre walking distance of the subject site.
- The closest trail system is located within the park area adjacent to the Mission Public Library, which is approximately one kilometre away. There is an existing walkway from the subject site to the upper portion of 1st Avenue, which can be used to access downtown.

Servicing

- Development of this area will require servicing prior to issuance of a Building Permit, as outlined under "Referrals".

Development Permit

- DP21-011 – Mixed Use and Commercial Development Permit Area
- The site is located within the DP Area C: Mixed Use and Commercial Development Permit Area. The intent of the Area C Development Permit Design Guidelines is to ensure a higher standard of building design, housing alternatives, site compatibility, and site aesthetics that are consistent with community nodes and commercial areas. Development permit DP21-011 is included as **Attachment B**.
- The following table provides a summary of the design guidelines and identifies how the development proposal is meeting them. 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 main entrances, windows, balconies and street level uses to directly overlook adjacent streets and amenity spaces.	✓
Apartment lobbies and entries shall be clearly visible from the fronting street and have direct sight lines into them.	✓
Design buildings with varied facades and rooflines to discourage large bland buildings that do not reflect the character or scale of Mission.	✓
Commercial units have strong interface with the public realm through generous amounts of glass and accessibility.	✓
Work with the existing topography, complementing the existing landscape and minimizing the need for retaining walls.	✓
Variety of façade materials and colors used to create high quality exterior elements.	✓
Balconies are designed as an integral part of the building and are attractive, cohesive, and usable.	✓
Encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles.	✓
Consider appropriate safety and natural surveillance measures (such as substantial lighting, visual access, and sight lines) per Crime Prevention Through Environmental Design (CPTED) principles.	✓
Significant landscaping proposed throughout the site, especially in outdoor amenity spaces.	✓
Parking provided underground and is screened from public view.	✓

- An internal courtyard provides a central space for gathering and outdoor amenities with a design that allows for natural daylight and safe, visible sightlines. The courtyard allows for a sense of inclusion for the user as well as improved walkways around and through the development.
- The commercial space is provided along the ground floor fronting View Avenue creating a connection to the street while generous amounts of clear glass provide an interface and interest for the public.
- Diversity in the use of materials and massing throughout the facades create visual interest. Varied shape and finishes are used throughout to avoid monotonous appearances. A varied roofline creates a unique shape for the overall building and prevents bland massing.
- Materials consist of brick veneer, metal cladding, cementitious cladding, and wood tone accents and projections. The exterior treatment reflects that of a contemporary modern architecture while using traditional wood tones and brick accents along the street plane. This mix of materials articulates a sense of interest and openness at the upper levels and a grounded scale at the street and courtyard interface.
- Environmental sustainability is addressed through bike storage, open green spaces, light pollution reduction, efficient water systems, natural ventilation, and general energy efficiency.
- CPTED principles are incorporated by means of strong sightlines, elimination of dark areas/accesses, clearly defined entrances, and secure parking.

Development Variance Permits

The applicant is requesting two development variance permits to vary Zoning Bylaw 5949-2020, both of which are supported by staff.

DV22-007 – Loading Space Distance

- DV22-007 proposes to vary Section 111.G.3 of the Zoning Bylaw by increasing the maximum distance from the off-street loading space to the commercial units from 12 m (39.4 ft) to 100 m (328.1 ft). The variance permit is shown as **Attachment C**.
- Given the layout of the project, the applicant could not position an off-street loading parking space within 12 m of the commercial loading door in a pedestrian-friendly manner. The distances from the loading space to the four commercial units range from 37 m to 100 m. Two loading zones are provided: one along Maple Street and one along Wardrop Street. The loading zone along Maple Street is closer to the commercial units, with the maximum distance being 70 m (230 ft). However, this loading space will be used for waste collection on waste pick-up days and so there is a small window of time when the loading zone along Wardrop Street must be used. It is expected that the closer loading zone along Maple Street will be used the majority of the time.
- Aesthetically, the loading space will not block the commercial units nor obscure the interface from the public. This location enhances public safety and promotes a walkable streetscape with seamless transitions to the commercial units.

DV22-008 – Building Height

- DV22-008 proposes to vary Section 302.G.1 of the Zoning Bylaw by increasing the maximum height of a building from 13 m (42.7 ft) to 17 m (55.8 ft). The variance permit is shown as **Attachment D**.
- The subject site is located within the Mixed-Use Commercial/Residential OCP designation which envisions mid-rise buildings of up to six-storeys with density bonusing. Traditionally, our density bonusing program would permit heights of up to 19.1 m (62.5 ft) if the applicant proposes a community amenity in the form of affordable rental housing. In this case, the applicant is not guaranteeing any affordable rental housing, but they are also not benefiting from any bonus density. The extra height is there to accommodate design articulation and a taller commercial space.
- Commercial spaces typically require a higher floor-to-floor height to accommodate HVAC equipment and other services. As commercial is located on the ground floor of this building, a height increase is requested. Additionally, a height increase will allow for a more interesting roof line and bring more design opportunities through a variety of roof pop-ups that accentuate the building corners.
- The tallest proposed building elevations will appear five-storeys and face the internal courtyard. The public will generally not have a view of this, and will instead see a four-storey building when viewed from 1st Avenue and View Ave.
- The variance does not add extra density and does not increase the floor area, but will allow for a better looking, more functional building.

Referrals

Engineering Department:

The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in **Attachment E**.

Building Division:

The Building Division has no objection provided that all bylaw and Engineering Servicing requirements are met.

Bylaw Enforcement Division:	No concerns.
Mission Fire Rescue Service:	Several requirements, including various drawings and infrastructure installation which will be required at time of Building Permit application.
MOTI:	A traffic impact assessment was provided to MOTI as part of the referral process. They have noted that they have no concerns.

Development Considerations

Community Amenity Contribution

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

Tree Management

The proposed landscape plan is compliant with the Zoning Bylaw and Development Permit design guidelines and will provide a number of trees throughout the site.

Housing Needs Projections

The 2020 to 2024 Housing Needs Assessment has identified the need to build 149 market home ownership dwelling units in the year 2022.

If this development is approved, it will add 123 market home ownership dwelling units to the City's housing stock.

Transit

The proposed development is approximately 350 m from a transit stop, which is considered to be within walking distance.

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 three 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:	Site Plan
Attachment B:	Development Permit DP21-011 – Mixed Use and Commercial Development Area
Attachment C:	Development Variance Permit DV22-007 – Zoning Bylaw
Attachment D:	Development Variance Permit DV22-008 – Zoning Bylaw
Attachment E:	Engineering Department Comments

Sign-Offs



Rob Publow, Manager of Planning

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Approved for Inclusion: Mike Younie, Chief Administrative Officer