

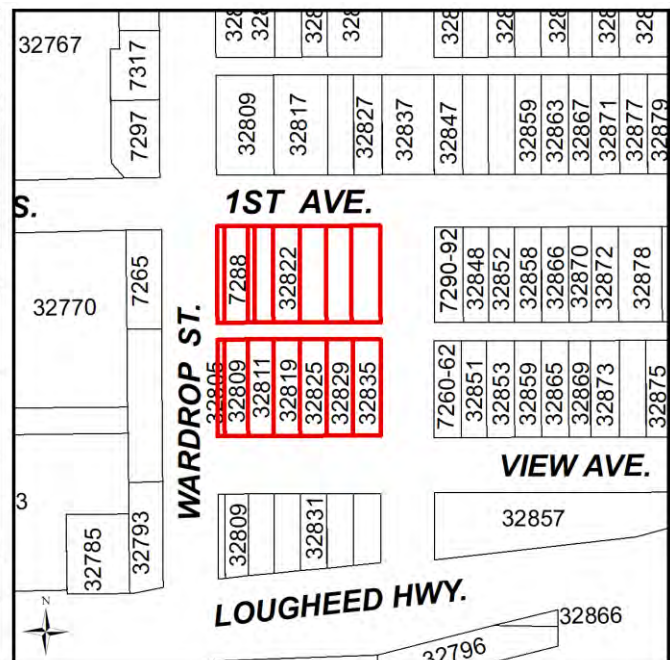
Project: P2021-010
Application Numbers: R21-005 S21-003 DP21-011 DP21-012 DV22-007 DV22-008

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

JH / Click or tap here to enter text.

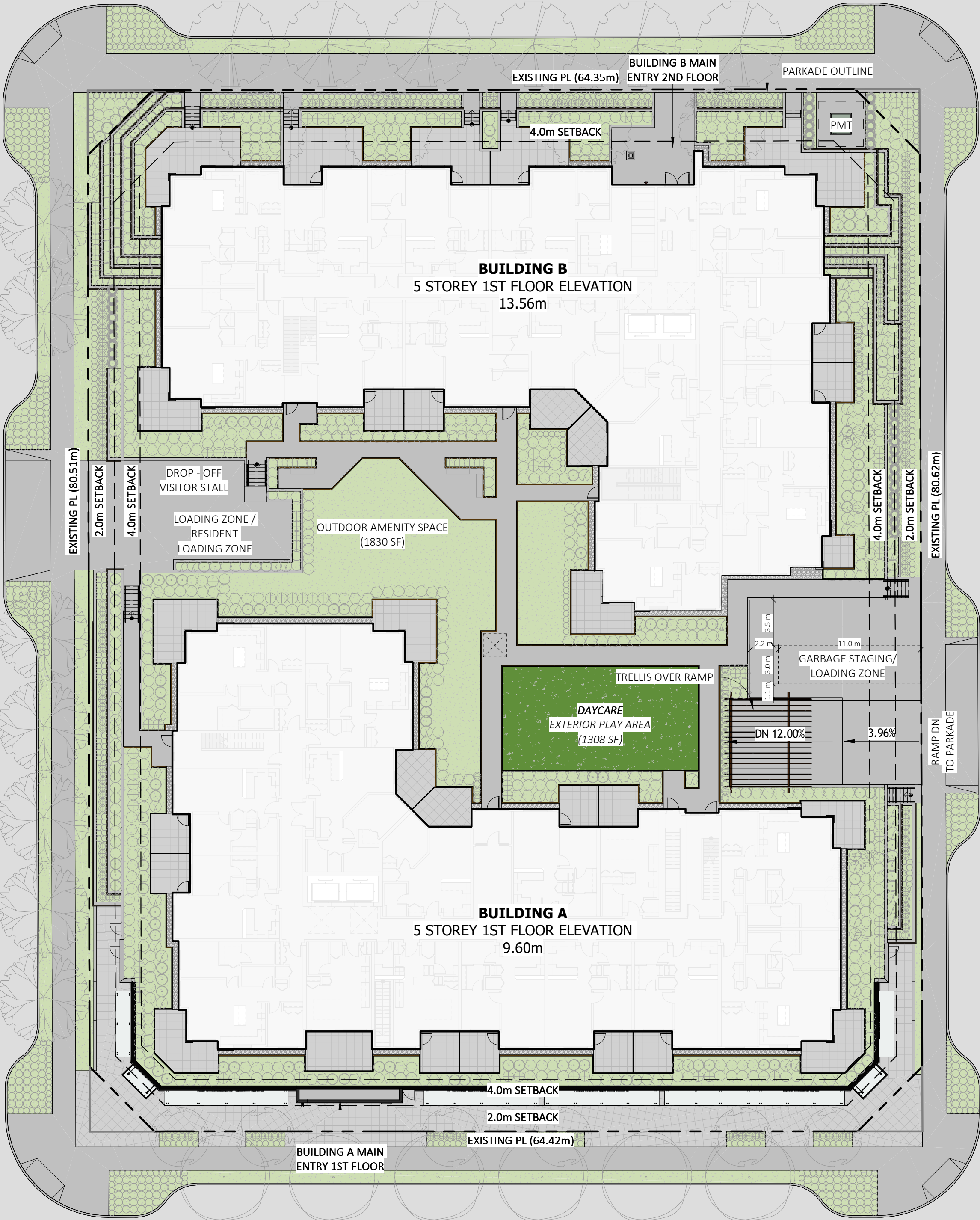
Approved for Inclusion: Mike Younie, Chief Administrative Officer

1ST AVENUE

WARDROP STREET

MAPLE STREET

VIEW AVENUE



ATTACHMENT B

CITY OF MISSION DEVELOPMENT PERMIT DP21-011

Issued to: 1111530 BC LTD, and
Redekop Ferrario Properties (Maple View) Corp.
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Addresses: 316 Amberpoint Place, Abbotsford, BC V2T 6T2, and
#206 – 2636 Montrose Avenue, Abbotsford, BC V2S 3T6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

Address	PID	Legal Description	Property Owner
1 st Ave	001-980-165	THE WEST 13 FEET OF LOT 3 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-537-665	LOT 5 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-313-597	LOT 6 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-313-601	LOT 7 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32822 1 st Ave	001-980-181	LOT 3 EXCEPT: THE WEST 13 FEET; BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32822 1 st Ave	001-980-203	LOT 4 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32829 1 st Ave	011-615-851	LOT 9 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32805 View Ave	011-615-893	LOT 14 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32809 View Ave	011-615-885	LOT 13 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32811 View Ave	011-615-877	LOT 12 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32819 View Ave	000-549-142	LOT 11 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32825 View Ave	000-549-169	LOT 10 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD

32835 View Ave	011-615-842	LOT 8 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
7288 Wardrop St	009-606-319	LOT 1 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
7288 Wardrop St	009-606-335	LOT 2 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD

3. The above property has been designated as **Development Permit Area C Mixed-Use and Commercial** in the Official Community Plan.

The said lands are zoned Mixed-Use Commercial/Residential Two Zone (MU2) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.

"District of Mission Zoning Bylaw" as amended is hereby supplemented in respect of the said lands as follows:

Building design, siting and landscaping plans to be as shown on drawings numbered SD0.01 – SD5.01 inclusive, and landscape drawing L – 1 which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.

(a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans numbered SD0.01 – SD5.01 inclusive, prepared by Keystone Architecture & Planning Ltd. (hereinafter referred to as "the plans"), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.

(b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.

(c) Parking and siting thereof shall substantially conform to the plans.

(d) The following standards for landscaping are imposed:

(i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto as drawing number L – 1 prepared by C. Kavolinas & Associates Inc.

(ii) All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the Municipality.

5. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.

(a) An Irrevocable Letter of Credit in the amount of \$113,168 for the purpose of:

- (b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for same.
- (c) The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within this six (6) month period, the Municipality has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

Paul Horn,
MAYOR

Jennifer Russell
CORPORATE OFFICER

Development Permit DP21-011



sheet schedule

SD0.01	COVER PAGE	SD1.33	3D MASSINGS
SD1.01	PROJECT DATA	SD2.01	UNIT PLANS
SD1.02	PROJECT DATA	SD2.02	UNIT PLANS
SD1.03	PROJECT DATA	SD2.03	UNIT PLANS
SD1.04	PROJECT DATA	SD3.01	FLOOR PLANS
SD1.05	PROJECT DATA	SD3.02	FLOOR PLANS
SD1.06	CONTEXT	SD3.03	FLOOR PLANS
SD1.07	DESIGN RATIONALE	SD3.04	FLOOR PLANS
SD1.08	DESIGN RATIONALE	SD4.01	MATERIAL BOARD
SD1.09	STREETSCAPES	SD4.02	BUILDING ELEVATIONS - BLDG A
SD1.10	STREETSCAPES	SD4.03	BUILDING ELEVATIONS - BLDG A
SD1.20	SURVEY PLAN	SD4.04	BUILDING ELEVATIONS - BLDG A
SD1.21	OVERALL SITE PLAN	SD4.05	BUILDING ELEVATIONS - BLDG B
SD1.21A	ENLARGED SITE PLAN-VIEW AVE	SD4.06	BUILDING ELEVATIONS - BLDG B
SD1.21B	ENLARGED SITE PLAN-COURTYARD	SD4.07	BUILDING ELEVATIONS - BLDG B
SD1.21C	ENLARGED SITE PLAN-1ST AVE	SD4.08	RENDERED ELEVATIONS - BLDG A
SD1.22	SITE LAYOUT PLAN	SD4.09	RENDERED ELEVATIONS - BLDG B
SD1.23	SITE SECTIONS	SD5.01	DETAILS (SIGNAGE)
SD1.24	SITE SECTIONS		
SD1.25	SITE SECTIONS		

redekop ferrario properties

T 604.309.6710 | 202-2636 montrose ave
abbotsford, bc v2s 3t6



RF PROPERTIES
REDEKOP X FERRARIO

keystone architecture & planning ltd.

T 604.850.0577 | 300 - 33131 south fraser way
F 1.855.398.4578 | abbotsford, bc v2s 2b1
T 587.391.4768 | 210 - 2120 4th street sw
calgary, ab t2s 1w7
e-mail: mail@keystonearch.ca
website: keystonearch.ca

KEYSTONE
ARCHITECTURE



keystonearch.ca

REDEKOP FERRARIO PROPERTIES (MAPLE
VIEW)

32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST.,
32822 1ST AVE., MISSION BC

COVER PAGE

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161



RF PROPERTIES
REDEKOP X FERRARIO

SD0.01

0.1.0 project data

PROJECT:	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)
CIVIC ADDRESS:	32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC
AUTHORITY HAVING JURISDICTION:	DISTRICT OF MISSION B.C.
EXISTING ZONE:	CTR
OCP DESIGNATION:	MIXED USE COMMERCIAL / RESIDENTIAL
DEVELOPMENT PERMIT AREA:	C
NEIGHBOURHOOD:	MISSION CORE
MOTI REFERRAL RADIUS:	YES
PROPOSED ZONE:	CD (COMPREHENSIVE DEVELOPMENT)
CIVIC ADDRESS:	WARDROP STREET AND VIEW AVENUE, MISSION B.C.
LEGAL DESCRIPTION:	BLOCK 31, SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332 LOT 1 - PARCEL IDENTIFIER: 009-606-319, LOT 2 - PARCEL IDENTIFIER: 009-606-335, LOT 3 - PARCEL IDENTIFIER: 001-980-165, REM LOT 3 - PARCEL IDENTIFIER: 001-980-184, LOT 4 - PARCEL IDENTIFIER: 001-980-203, LOT 5 - PARCEL IDENTIFIER: 005-537-665 LOT 6 - PARCEL IDENTIFIER: 005-313-597, LOT 7 - PARCEL IDENTIFIER: 005-313-601, LOT 8 - PARCEL IDENTIFIER: 011-615-842 LOT 9 - PARCEL IDENTIFIER: 011-615-851, LOT 10 - PARCEL IDENTIFIER: 000-549-169, LOT 11 - PARCEL IDENTIFIER: 000-549-142 LOT 12 - PARCEL IDENTIFIER: 011-615-877, LOT 13 - PARCEL IDENTIFIER: 011-615-885, LOT 14 - PARCEL IDENTIFIER: 011-615-893
VARIANCES APPLIED FOR:	1) DISTANCE OF LOADING ZONE TO LOADING DOOR 2) MAX BUILDING HEIGHT ALLOWABLE: 13M, PROPOSED BUILDING A: 16.98M / PROPOSED BUILDING B: 16.77M
BYLAW EXEMPTIONS:	1. WHERE CHIMNEYS, FIREPLACES, CORNICES, SUNLIGHT CONTROL PROJECTIONS, PILASTERS, BELT CURSES, SILLS, BAY WINDOWS, CHINA CABINETS, HUTCH, ENTERTAINMENT COVE OR ORNAMENTAL FEATURES PROJECT ONLY BEYOND THE FACE OF A BUILDING, THE PROJECTIONS MUST ADHERE TO: MAX DEPTH: UP TO AND INCLUDING 0.9M (3 FT) MAX LENGTH: UP TO AND INCLUDING 2.4M (8 FT) MAX # OF PROJECTIONS: ACCUMULATIVE LENGTH OF ALL PROJECTIONS PER WALL SHALL NOT EXCEED 25% OF WALL LENGTH SETBACK REDUCTIONS: SHALL MAINTAIN A MIN. SETBACK OF 0.6M (2 FT) FROM ALL PROPERTY LINES 2. WHERE LEADERS, GUTTERS OR EAVES PROJECT BEYOND THE FACE OF A BUILDING, THE MIN. DISTANCE FROM AN ABUTTING LOT LINE, OR BETWEEN BUILDINGS ON THE SAME LOT AS PERMITTED ELSEWHERE IN THIS BYLAW, MAY BE REDUCED TO 0.9M (3 FT) PROVIDED SUCH REDUCTION SHALL APPLY ONLY TO THE PROJECTING FEATURE. WHERE A CANOPY, UNENCLOSED BALCONY, PORCHES AND/OR STAIRS PROJECT BEYOND THE FACE OF A BUILDING, THE MIN. DISTANCE FROM AN ABUTTING LOT LINE PERMITTED ELSEWHERE IN THIS BYLAW MAY BE REDUCED BY: FRONT, REAR, OR EXTERIOR SIDE LOT LINE: UP TO AND INCLUDING 1.3M (4.2 FT) INTERIOR SIDE LOT LINE: UP TO AND INCLUDING 0.6M (2 FT) 3. RETAINING WALLS, LANDSCAPE FEATURES, FENCES, FREESTANDING LIGHT POLES OR CLOTHES LINE POLES, WARNING DEVICES, ANTENNAS, MASTS, STORAGE RESEVOIRS, VALVE CHAMBERS, KIOSKS, WEIGH SCALES AND OTHER PUBLIC SERICE WORKS; UTILITY POLES, WIRES AND FLAG POLES, MAY BE LOCATED ANYWHERE ON A LOT. HEIGHT EXEMPTIONS: THE FOLLOWING PORTION OF BUILDINGS OR STRUCTURES SHALL NOT BE SUBJECT TO THE BUILDING HEIGHT REQUIREMENTS: SPIRES, BELFRIES, DOMES, MONUMENTS, FIRE AND HOSE TOWERS, OBSERVATION TOWERS, TRANSMISSION TOWERS, LIGHTNING RODS, CHIMNEYS, FLAG POLES, COMMUNICATION TOWERS, MASTS, AERIALS, WATER TANKS, MONITORS, TOWERS, DRIVE-IN THEATRE PROJECTION SCREENS, SOILS FOR AGRICULTURAL USE, AND ELEVATOR AND VENTILATING MACHINERY SHAFTS.
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION (ZONING):	THE FIGURE OBTAINED WHEN THE AREA OF THE FLOORS OF THE BUILDING ON A SITE IS DIVIDED BY THE AREA OF THE SITE, EXCEPT FOR THOSE AREAS THAT MAY BE EXEMPTED AS INDICATED IN THE DEFINITION OF DENSITY.
DENSITY DEFINITION (ZONING):	LOT COVERAGE AND FLOOR SPACE RATIO, EXCEPT THAT THE FLOOR AREA SHALL EXCLUDE: - AMENITY SPACE (COMMON INDOOR) - OFF STREET MOTOR VEHICLE PARKING SPACES, ASSOCIATED DRIVE AISLES, AND - BICYCLE PARKING AREAS
FLOOR AREA DEFINITION (ZONING):	THE SUM OF THE HORIZONTAL AREA OF EACH FLOOR OF A BUILDING ABOVE GRADE (NATURAL) WITHIN THE OUTSIDE SURFACE OF ITS EXTERIOR WALLS AND EXCLUDES BASEMENTS
AVERAGE FINISHED GRADE DEFINITION (ZONING):	MEANS THE AVERAGE GRADE (FINISHED) AS MEASURED AROUND THE PERIMETER OF THE BUILDING OR THE STRUCTURE, BUT EXCLUDES LOCALIZED DEPRESSIONS. LOCALIZED DEPRESSIONS DEFINITION: VEHICULAR OR PEDESTRIAN ENTRANCES TO APARTMENTS, COMMERCIAL BUILDINGS OR ANY COMBINATION THEREOF, THAT MAY NOT EXCEED 25% OF ONE SIDE OF A BUILDING
AVERAGE NATURAL GRADE DEFINITION (ZONING):	MEANS, THE AVERAGE GRADE (NATURAL) AS MEASURED AROUND THE PERIMETER OF THE BUILDING OR THE STRUCTURE, BUT EXCLUDES LOCALIZED DEPRESSIONS.
FINISHED GRADE DEFINITION (ZONING):	MEANS THE FINAL GROUND SURFACE AFTER DEVELOPMENT, EXCLUSIVE OF ARTIFICE SUCH AS MINOR PLANTERS, MOUNDING OF SOIL, WINDOW WELLS WITH A CLEAR WIDTH MEASURED OUT FROM THE WALL OF LESS THAN 0.6M (2 FT) AND LOCALIZED DEPRESSIONS.
NATURAL GRADE DEFINITION (ZONING):	MEANS THE UNDISTURBED GROUND LEVEL FORMED WITHOUT HUMAN INTERVENTION OR, WHERE THE UNDISTURBED GROUND LEVEL CANNOT BE ASCERTAINED BECAUSE OF AN EXISTING BUILDING OR STRUCTURE, THE UNDISTURBED EXISTING GRADE (FINISHED) AT THE TIME OF APPLICATION FOR DEVELOPMENT ON A LOT.

0.1.0 project data cont.

BUILDING HEIGHT DEFINITION (ZONING):	MEANS THE VERTICAL DISTANCE BETWEEN THE GRADE (AVERAGE NATURAL) OR THE GRADE (AVERAGE FINISHED) TO THE: A) HIGHEST POINT ON A BUILDING WITH A PITCHED ROOF GREATER THAN, OR EQUAL TO, 4:12, OR B) HIGHEST POINT ON A BUILDING WITH A FLAT ROOF OR A PITCH LESS THAN 4:12 - WHERE A BUILDING IS SEDMENTED BY FIREWALLS, EACH PORTION OF THE BUILDING MUST BE TREATED SEPARATELY - BUILDING HEIGHT: MECHANICAL EQUIPMENT, INCLUDING ENCLOSURES, AND SKYLIGHTS OVER 0.6M (2 FT) IN HEIGHT SHALL BE INCLUDED
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	6 STOREYS (BCBC 3.2.2)
VISION CLEARANCE AT INTERSECTIONS (ZONING):	NO FENCE, LANDSCAPE SCREEN, BUILDING, SIGN, STRUCTURE OR OTHER SCREENING SHALL BE CONSTRUCTED, ERECTED OR PLANTED ON A LOT TO A HEIGHT EXCEEDING 1.0M (3.3 FT) WITHIN THE TRIANGULAR AREA 6.0M (19.7 FT) FROM THE INTERSECTION OF A LOT LINE (EXTERIOR) AND LOT LINE (FRONT), OR AN EXTENTION OF THOSE LINES.
HEIGHT (ZONING):	13M
BCBC STEP CODE:	N/A
MAXIMUM DENSITY:	TOTAL FLOOR AREA: 110,583.72 S.F. (110,583.72 S.F. / 55,291.86 S.F. = 2.0) PROPOSED: 1.98
COMMON AMENITY REQUIREMENT:	INDOOR AMENITY: 30 SF / DU

0.1.1 zoning reconciliation table

MU2 ZONE (DRAFT ZONING BYLAW)		
	MU2 ZONE (DRAFT ZONING BYLAW)	PROPOSED CD ZONE
A. ZONE INTENT:	"To allow for low and mid-rise buildings that contain commercial, residential or mixed Commercial Uses and Residential Uses on a Lot within the Mixed-Use Commercial/Residential designation."	The proposed development provides for the personal daily shopping needs of the residents and overall neighbourhood. The development area is designated as Mixed Use Commercial/Residential in the OCP. Located along View Avenue and Wardrop Street, the development has been designed to be pedestrian friendly with all buildings having street presence and a pedestrian scale.
B. PERMITTED USES:	Accommodation, Cultural, Entertainment, Food and Beverage, Institutional, Office, Personal Service, Recreation, Residential (limited to Apartments), Retail, Service	The proposed development includes both CRU and Residential Apartments. CRU's are solely located in Building A along View Avenue.
C. SETBACKS:	Front: 0.0m Rear: 0.0m Interior Side: 0.0m Exterior Side: 0.0m	Front: 2M to Commercial Use, 4.0M to Residential Use Rear: 4.0M to Residential Use Interior Side: 2M to Commercial Use, 4.0M to Residential Use Exterior Side: 2M to Commercial Use, 4.0M to Residential Use
D. LOT COVERAGE:	100% Permitted	61% Proposed (Net - Exposed Parkade Portions Included)
E. DENSITY:	Base: 2.0 FSR	Proposed: 2.0 FSR
F. HEIGHT OF BUILDINGS:	Base: Principal Building = 13.0m (42.7 ft), Accessory = 4.5m (14.8 ft)	Proposed Building A: 16.98M (5 storeys) Proposed Building B: 16.77M (5 storeys)
G. AMENITY SPACE:	Indoor: 2.8 SM (30 SF) per DU Common Outdoor: N/A Private Outdoor: 2.8 SM (30 SF) per DU	Proposed Indoor: 3,696 SF (343 SM); 2.80 SM per DU Provided Common Outdoor: 1830 SF Provided Private Outdoor: Min. 7.4 SM (80 SF) per DU
H. OFF-STREET MOTOR VEHICLE PARKING:	Off Street Motor Vehicle Parking in accordance with Section 109 Bicycle Parking Area in accordance with Section 110 Off Street Loading Space in accordance with Section 111 Off Street Motor Vehicle Parking and Off Street Loading Space within the required setbacks are not permitted 75% of the required resident Off Street Motor Vehicle Parking Spaces must be provided as parking within the Building envelope Off Street Motor Vehicle Parking shall not have access across a Lot Line (Front) if access is available via a Lane or a flanking Street	Parking requirements in Section 109 have been met Bicycle Parking requirements in Section 110 have been met Loading zone requirements in Section 111 have been met No Parking has been located within proposed setbacks 99% of the required resident parking spaces have been provided in the underground parkade. 1 Stall with a drop off zone at surface along Wardrop St. Access to parking is provided on flanking streets

0.1.2 project data - proposed development

GROSS SITE AREA:	55,829.83 S.F. (5186.76 S.M.)
NET SITE AREA:	55,291.86 S.F. (5136.78 S.M.)
BUILDING A	
# OF STOREYS	5 STOREYS
BUILDING AREA:	12,359 S.F. (1,148 S.M.)
LOT COVERAGE (NET)	39% (INCLUDING EXPOSED PARKADE PORTIONS)
FLOOR AREA (ZONING / FSR):	51,665 S.F. (4,800 S.M.)
OVERALL EFFICIENCY:	85% (INCLUDING SHORT TERM BIKE STORAGE)
PROPOSED UNIT COUNT:	55
INDOOR AMENITY:	REQUIRED: 2.8 SM (30 SF) PER DU = 30 SF x 55 DU = 1,650 SF
AVERAGE FINISHED GRADE (ZONING):	11.65M
LOWEST AVERAGE GRADE (BCBC 2018):	9.51M
BUILDING HEIGHT (ZONING):	16.98 M
PROPOSED BUILDING HEIGHT (BCBC 2018):	5 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18M (BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 13.32M
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25M (BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 19.03M
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20M (BCBC 2018, 3.2.5.6 (2), PROPOSED - 13.41M
BUILDING B	
# OF STOREYS	5 STOREYS
BUILDING AREA:	12,396 S.F. (1,151 S.M.)
LOT COVERAGE (NET)	22%
FLOOR AREA (ZONING / FSR):	57,716 S.F. (5,362 S.M.)
OVERALL EFFICIENCY:	86% (INCLUDING INDOOR AMENITY AND BIKE STORAGE)
PROPOSED UNIT COUNT:	68
INDOOR AMENITY:	REQUIRED: 2.8 SM (30 SF) PER DU = 30 SF x 68 DU = 2,040 SF
AVERAGE FINISHED GRADE (ZONING):	14.98 M
LOWEST AVERAGE GRADE (BCBC 2018):	13.52 M
BUILDING HEIGHT (ZONING):	16.77 M
PROPOSED BUILDING HEIGHT (BCBC 2018):	5 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18M (BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 12.47 M
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25M (BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 18.18 M
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20M (BCBC 2018, 3.2.5.6 (2), PROPOSED - 12.51 M
TOTAL DEVELOPMENT FLOOR AREA (ZONING / FSR):	
TOTAL DEVELOPMENT UNIT COUNT:	123
TOTAL INDOOR AMENITY AREA:	REQUIRED: 3690 SF / PROPOSED: 3,696 SF (343 SM)
TOTAL LOT COVERAGE (NET):	61%

0.1.3 unit count - total

	UNIT COUNT
BUILDING A:	55
BUILDING B:	68
TOTAL UNITS:	123

0.1.4 other - total

	UNIT COUNT
BUILDING A - COMMERCIAL UNITS:	3
BUILDING A - DAYCARE:	1

0.2.0 gross floor area summary (bldg A)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL - BLDG A				
CIRCULATION	1322 SF	122.81 m²	2.6%	
COMMERCIAL	5766 SF	535.69 m²	11.2%	
STORAGE	298 SF	27.67 m²	0.6%	
	7386 SF	686.17 m²	14.4%	
2ND LEVEL - BLDG A				
CIRCULATION	2037 SF	189.24 m²	4.0%	
RESIDENTIAL	10280 SF	955.03 m²	20.0%	
SERVICE ROOMS/SHAFTS	42 SF	3.92 m²	0.1%	
	12359 SF	1148.19 m²	24.1%	
3RD LEVEL - BLDG A				
CIRCULATION	1443 SF	134.07 m²	2.8%	
RESIDENTIAL	10873 SF	1010.16 m²	21.2%	
SERVICE ROOMS/SHAFTS	43 SF	3.97 m²	0.1%	
	12359 SF	1148.21 m²	24.1%	
4TH LEVEL - BLDG A				
CIRCULATION	1419 SF	131.84 m²	2.8%	
RESIDENTIAL	10897 SF	1012.39 m²	21.2%	
SERVICE ROOMS/SHAFTS	43 SF	3.97 m²	0.1%	
	12359 SF	1148.21 m²	24.1%	
5TH LEVEL - BLDG A				
CIRCULATION	1487 SF	138.18 m²	2.9%	
RESIDENTIAL	5307 SF	493.05 m²	10.3%	
SERVICE ROOMS/SHAFTS	44 SF	4.09 m²	0.1%	
	6839 SF	635.32 m²	13.3%	
AREA GRAND TOTAL	51302 SF	4766.09 m²	100.0%	

0.2.0 gross floor area summary (bldg B)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL - BLDG B				
CIRCULATION	1924 SF	178.76 m²	3.1%	
INDOOR AMENITY	3696 SF	343.35 m²	6.0%	
RESIDENTIAL	6105 SF	567.17 m²	9.9%	
SERVICE ROOMS/SHAFTS	48 SF	4.50 m²	0.1%	
STORAGE	623 SF	57.90 m²	1.0%	
	12396 SF	1151.67 m²	20.1%	
2ND LEVEL - BLDG B				
CIRCULATION	1770 SF	164.46 m²	2.9%	
RESIDENTIAL	10204 SF	947.99 m²	16.5%	
SERVICE ROOMS/SHAFTS	422 SF	39.22 m²	0.7%	
	12396 SF	1151.67 m²	20.1%	
3RD LEVEL - BLDG B				
CIRCULATION	1456 SF	135.27 m²	2.4%	
RESIDENTIAL	10835 SF	1006.62 m²	17.5%	
SERVICE ROOMS/SHAFTS	45 SF	4.20 m²	0.1%	
	12336 SF	1146.09 m²	20.0%	
4TH LEVEL - BLDG B				
CIRCULATION	1456 SF	135.27 m²	2.4%	
RESIDENTIAL	10835 SF	1006.62 m²	17.5%	
SERVICE ROOMS/SHAFTS	45 SF	4.20 m²	0.1%	
	12336 SF	1146.09 m²	20.0%	
5TH LEVEL - BLDG B				
CIRCULATION	1456 SF	135.27 m²	2.4%	
RESIDENTIAL	10835 SF	1006.62 m²	17.5%	
SERVICE ROOMS/SHAFTS	45 SF	4.20 m²	0.1%	
	12336 SF	1146.09 m²	20.0%	
AREA GRAND TOTAL	61802 SF	5741.60 m²	100.0%	

0.2.2 fsr floor area summary (bldg A)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL - BLDG A				
CIRCULATION	1328 SF	123.37 m²	3%	
COMMERCIAL	5979 SF	555.42 m²	12%	
	7306 SF	678.79 m²	14%	
2ND LEVEL - BLDG A				
CIRCULATION	2155 SF	200.23 m²	4%	
RESIDENTIAL	10212 SF	948.74 m²	20%	
SERVICE ROOMS/SHAFTS	42 SF	3.92 m²	0%	
	12410 SF	1152.89 m²	24%	
3RD LEVEL - BLDG A				
CIRCULATION	1443 SF	134.07 m²	3%	
RESIDENTIAL	11027 SF	1024.48 m²	21%	
SERVICE ROOMS/SHAFTS	43 SF	3.97 m²	0%	
	12513 SF	1162.53 m²	24%	
4TH LEVEL - BLDG A				
CIRCULATION	1419 SF	131.84 m²	3%	
RESIDENTIAL	11051 SF	1026.63 m²	21%	
SERVICE ROOMS/SHAFTS	43 SF	3.97 m²	0%	
	12512 SF	1162.44 m²	24%	
5TH LEVEL - BLDG A				
CIRCULATION	1499 SF	139.26 m²	3%	
RESIDENTIAL	5379 SF	499.76 m²	10%	
SERVICE ROOMS/SHAFTS	44 SF	4.12 m²	0%	
	6923 SF	643.14 m²	13%	
AREA GRAND TOTAL	51665 SF	4799.80 m²	100%	

0.2.2 fsr floor area summary (bldg B)

LEVEL / AREA TYPE	AREA SF	AREA m²	AREA %	COMMENTS
1ST LEVEL - BLDG B				
CIRCULATION	1926 SF	178.93 m²	3%	
RESIDENTIAL	6138 SF	570.28 m²	11%	
SERVICE ROOMS/SHAFTS	48 SF	4.50 m²	0%	
	8113 SF	753.71 m²	14%	
2ND LEVEL - BLDG B				
CIRCULATION	1776 SF	164.98 m²	3%	
RESIDENTIAL	10318 SF	958.56 m²	18%	
SERVICE ROOMS/SHAFTS	45 SF	4.20 m²	0%	
	12139 SF	1127.74 m²	21%	
3RD LEVEL - BLDG B				
CIRCULATION	1460 SF	135.67 m²	3%	
RESIDENTIAL	10984 SF	1020.49 m²	19%	
SERVICE ROOMS/SHAFTS	45 SF	4.20 m²	0%	
	12490 SF	1160.36 m²	22%	
4TH LEVEL - BLDG B				
CIRCULATION	1460 SF	135.67 m²	3%	
RESIDENTIAL	10983 SF	1020.36 m²	19%	
SERVICE ROOMS/SHAFTS	45 SF	4.20 m²	0%	
	12489 SF	1160.23 m²	22%	
5TH LEVEL - BLDG B				
CIRCULATION	1460 SF	135.67 m²	3%	
RESIDENTIAL	10980 SF	1020.07 m²	19%	
SERVICE ROOMS/SHAFTS	45 SF	4.20 m²	0%	
	12485 SF	1159.94 m²	22%	
AREA GRAND TOTAL	57716 SF	5361.97 m²	100%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BLDG A			
1 BED	17	13.8%	
1 BED + FLEX	15	12.2%	
2 BED	18	14.6%	
STUDIO	5	4.1%	
BLDG A: 55		44.7%	
BLDG B			
1 BED	16	13.0%	
1 BED + FLEX	29	23.6%	
2 BED	23	18.7%	
BLDG B: 68		55.3%	
TOTAL UNITS: 123		100.0%	

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			BUILDING A		BUILDING B		TOTAL
	UNITS/STALLS	FACTOR	TOTAL	UNITS/STALLS	FACTOR	TOTAL	
RESIDENT							
MARKET STRATA (STUDIO & 1 BED)	37	*1.0	37	45	*1.0	45	82
MARKET STRATA (2 BED OR GREATER)	18	*1.5	27	23	*1.5	35	62
SMALL CAR ALLOWABLE (20%)	64	*0.2	13	80	*0.2	16	29
ACCESSIBLE STALLS	64	1/50 STALLS	1.5	80	1/50 STALLS	1.5	3
EV - LEVEL 2 ROUGH IN (100%)	64	*1.0	64	80	*1.0	80	144
VISITOR							
SMALL CAR ALLOWABLE	55	*0.2	11	68	*0.2	14	25
ACCESSIBLE STALLS	11	*0.2	2	14	*0.2	3	5
EV - LEVEL 2 ROUGH IN (100%)	11	1/50 STALLS	1	14	1/50 STALLS	1	2
	11	*1.0	11	14	*1.0	14	25
COMMERCIAL (RETAIL)							
SMALL CAR ALLOWABLE	535 SM	2.0/100 SM	11				
ACCESSIBLE STALLS	N/A	N/A	N/A				
	11	1/50 STALLS	1				
LOADING			1				
TOTAL STALLS			86			94	180

BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			UNITS/STALLS	FACTOR	TOTAL	UNITS/STALLS	FACTOR	TOTAL	
APARTMENT - LONG TERM									
1 SPACE PER DWELLING UNIT, WITHIN A COMMON ROOM LOCATED WITHIN THE SAME BUILDING THE DWELLING UNIT IS LOCATED.			55	*1.0	55	68	*1.0	68	123
APARTMENT - SHORT TERM									
	64	*0.15	10	80	*0.15	12		22	
COMMERCIAL - SHORT TERM									
	11	*0.15	2						
TOTAL STALLS			67			80		147	

NOTE:

0.5.1 parking proposed

VEHICLE PARKING STALLS PROPOSED		BUILDING A & B		TOTAL
RESIDENT				144
MARKET STRATA (STUDIO & 1 BED)				82
MARKET STRATA (2 BED OR GREATER)				62
SMALL CAR				28 (18%)
ACCESSIBLE STALLS				3
EV - LEVEL 2 ROUGH IN				144 (100%)
VISITOR				26
SMALL CAR				0
ACCESSIBLE STALLS				2
EV - LEVEL 2 ROUGH IN				26
COMMERCIAL (RETAIL)				11
SMALL CAR ALLOWABLE				0
ACCESSIBLE STALLS				1
LOADING				2
TOTAL STALLS				183
BIKE PARKING STALLS PROPOSED		BUILDING A	BUILDING B	
APARTMENT - LONG TERM				161
1 SPACE PER DWELLING UNIT, WITHIN A COMMON ROOM LOCATED WITHIN THE SAME BUILDING THE DWELLING UNIT IS LOCATED.				
APARTMENT - SHORT TERM		10	16	
COMMERCIAL - SHORT TERM		2		
TOTAL STALLS		12	16	189
NOTE:				

0.6.0 solid waste disposal data

BASED ON: DISTRICT OF MISSION DEVELOPMENT AND SUBDIVISION CONTROL BYLAW 5650-2017 SCHEDULE L-WASTE MANAGMENT DESIGN GUIDLINES			BUILDING A			BUILDING B			TOTAL
	UNITS	FACTOR	TOTAL	UNITS	FACTOR	TOTAL			
GARBAGE:									
RESIDENTS	55	*50 L	2750 L	68	*50 L	3400 L			6150 L
RECYCLING:									
RESIDENTS	55	*50 L	2750 L	68	*50 L	3400 L			6150 L
COMPOST:									
RESIDENTS	55	*30 L	1650 L	68	*30 L	2040 L			3690 L

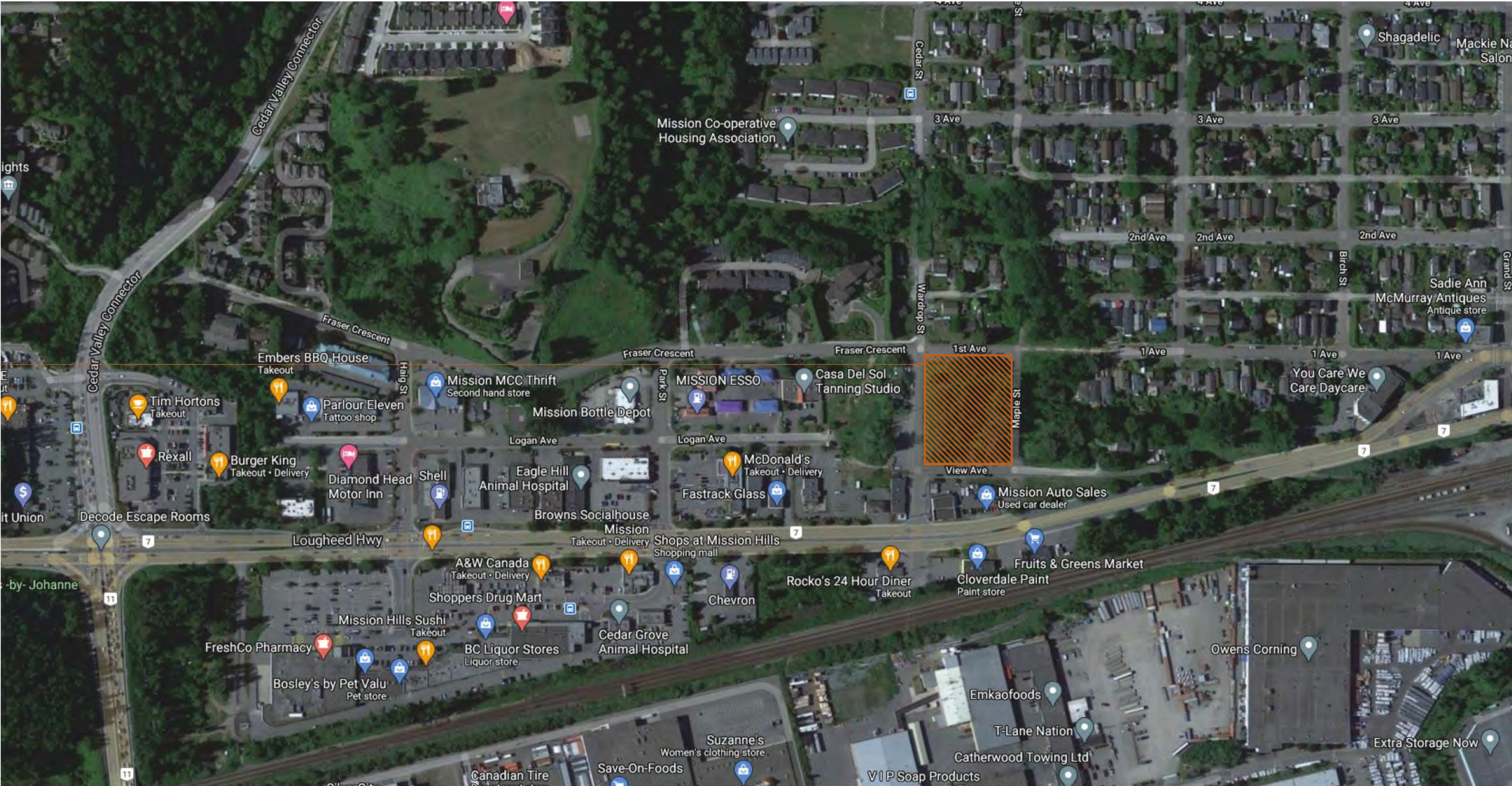
0.6.1 solid waste disposal data - provided

BASED ON: PRIVATE PICKUP OF GARBAGE, CITY COLLECTION OF RECYCLING, COMPOST, & GLASS.			TOTAL
GARBAGE:			
RESIDENTIAL - 3 x 4 YARD BINS			9175 L
COMMERCIAL - 1 x 4 YARD BIN			3058 L
RECYCLING:			
RESIDENTIAL - 18 x 360L TOTES			6480 L
COMMERCIAL - 4 x 360L TOTES			1440 L
COMPOST:			
RESIDENTIAL - 11 x 360L TOTES			3960 L
COMMERCIAL - 1 x 360L TOTES			360 L

location

THE PROPOSED DEVELOPMENT IS LOCATED IN MISSION ON VIEW AVENUE BETWEEN WARDROP STREET AND MAPLE STREET. THE SITE IS ADJACENT TO SINGLE FAMILY RESIDENTIAL HOMES AND COMMERCIAL PROPERTIES. SOUTH OF THE SITE LIES THE LOUGHEED HIGHWAY

ferrario mission development location



sw corner



se corner



maple street looking north



1st ave looking west



nw corner



BLDG A - corner of view and wardrop

design rationale

project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF TWO SIX-STOREY, WOOD FRAME, 161 UNIT MULTI-FAMILY RESIDENTIAL BUILDINGS OVER 2 LEVELS OF CONCRETE PARKADE EACH SURROUNDING A RAISED LANDSCAPED INTERIOR COURTYARD. 3,696 SF OF SHARED DEVELOPMENT INDOOR AMENITY SPACE IS PROVIDED ON THE 1ST FLOOR OF BUILDING B AND 1,830 SF OF SHARED DEVELOPMENT OUTDOOR AMENITY SPACE IS PROVIDED WITHIN THE COURTYARD. COMMERCIAL / RETAIL SPACE IS PROVIDED ALONG THE GROUND FLOOR STREET FACE AT VIEW AVENUE. GROUND ORIENTED APARTMENT UNITS ARE LOCATED AT THE REMAINING 3 STREET FRONTAGES, CREATING A HUMAN SCALE EXPRESSION.

massing, form & character

THE SITING AND MASSING OF THE BUILDINGS WITHIN THIS DEVELOPMENT ARE DESIGNED TO ALLOW NATURAL DAYLIGHT AND VISIBILITY WITHIN THE COURTYARD AREAS AND INCORPORATE AN APPROACH WITHIN A HISTORIC COMMERCIAL HUB ALLOWING A WALKABLE, LIVABLE DEVELOPMENT WITH PLACES TO SHOP AND DINE, CONNECTING THE RESIDENCES TO A MAIN TRANSIT CORRIDOR ALONG LOUGHEED HIGHWAY AND WITH DIRECT PROXIMITY TO THE HISTORIC DOWNTOWN CORE.

DIVERSITY IN THE ARTICULATION AND USE OF MATERIALS AND MASSING THROUGHOUT THE BUILDING FACADES ALONG THE STREET FACE, CREATES VISUAL INTEREST YET MAINTAINS A TRADITIONALLY SIMPLE AND PROPORTIONATE SCALE AND RHYTHM IN KEEPING WITH THE VERNACULAR OF THIS MORE ESTABLISHED AREA OF THE DISTRICT OF MISSION. THE DESIGN ALSO EXPRESSES A PUBLIC AND PRIVATE INTERACTION FOR PEDESTRIANS AND RESIDENTS MOVING ALONG THE STREETS AND THROUGH THE INTERIOR COURTYARD, ACHIEVING A STRONG SENSE OF INCLUSION AND WALKABILITY AROUND AND THROUGHOUT THE DEVELOPMENT.

EACH BUILDING HAS ITS OWN INDIVIDUAL MAIN ENTRANCE FROM THE STREET WHICH ALSO SERVES AS THE MAIN FIREFIGHTING ACCESS TO THE DEVELOPMENT. VISITOR PARKING IS PROVIDED WITHIN THE PARKADE STRUCTURE WITH ONE SURFACE VISITOR DROP-OFF STALL LOCATED ALONG WARDROP ST., FOR THE CONVENIENCE OF THE RESIDENTS. THE EXTERIOR TREATMENT OF THE BUILDINGS REFLECTS THAT OF A CONTEMPORARY MODERN ARCHITECTURE WITH THE USE OF GRAY, WHITE AND STEEL TONES, BOOKEND ROOF PROJECTIONS AND CANOPIES, WHILE BRINGING WARMTH AND EXCITEMENT USING A MORE TRADITIONAL FAÇADE TREATMENT OF WOOD TONES AND BRICK ACCENTS ALONG THE GROUND PLANE. CORRUGATED METAL CLADDING WITH A PLAYFUL RHYTHMIC PATTERN CELEBRATES THE EXISTING COMMERCIAL/INDUSTRIAL NEIGHBOURHOOD CONTEXT ALONG THE MAIN STREET.

MATERIALS CONSIST OF A BLEND OF BRICK VENEER, METAL CLADDING, CEMENTITIOUS CLADDING, AND WOOD TONE ACCENTS AND PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM ENHANCED VIEWS. THESE VIEWS WILL ALLOW RESIDENTS TO EXPERIENCE THE OUTDOORS MORE EFFECTIVELY, WHILE MAINTAINING PRIVACY WITHIN THE SUITES.

environmental sustainability

ENVIRONMENTAL SUSTAINABILITY IS ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE STORAGE, OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

crime prevention

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



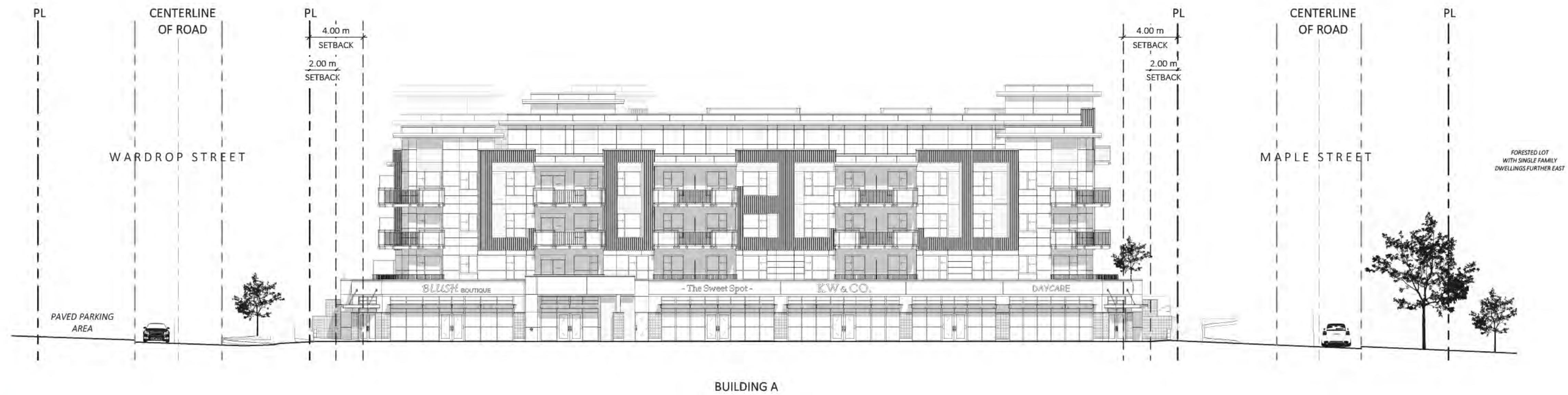
BLDG A - main entry



BLDG B - corner of 1st and maple

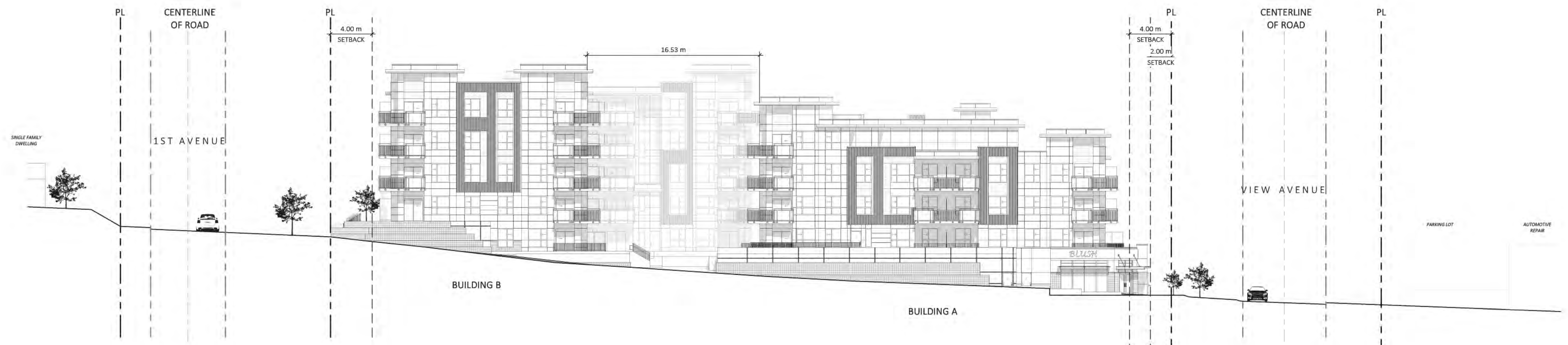


BLDG B - main entry



view avenue streetscape

1/16" = 1'-0"



wardrop street streetscape

1/16" = 1'-0"



REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)
 32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

STREETSCAPES

SCALE: 1/16" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
 CITY OF MISSION FILE # P2021-010
 PROJECT NUMBER: 19-161



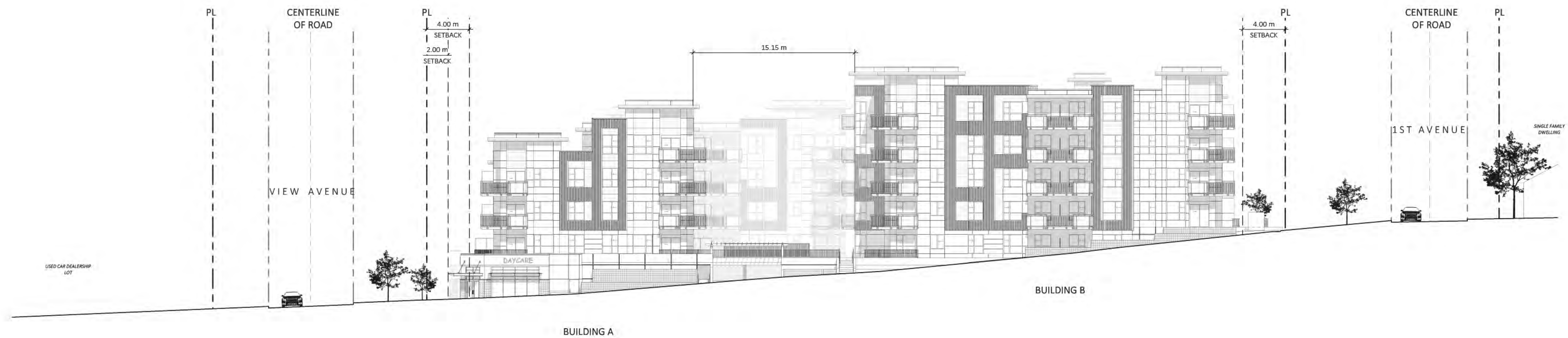
RF PROPERTIES
 REDEKOP & FERRARIO

SD1.09



1st avenue streetscape

1/16" = 1'-0"



maple street streetscape

1/16" = 1'-0"



REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)
32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

STREETSCAPES

SCALE: 1/16" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161



RF
RF PROPERTIES
REDEKOP & FERRARIO

SD1.10

TOPOGRAPHIC SURVEY OF BLOCK 31 & PART OF BLOCK 32
SECTION 21 TOWNSHIP 17
NEW WESTMINSTER DISTRICT
PLAN 332

SCALE 1 : 300
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.
5 2.5 0 5 10

- BLOCK 31**
LOT 1
CIVIC ADDRESS:
PARCEL IDENTIFIER: 009-606-319
LOT 2
CIVIC ADDRESS:
PARCEL IDENTIFIER: 009-606-335
LOT 3
CIVIC ADDRESS:
PARCEL IDENTIFIER: 001-980-165
REMAINING LOT 3
CIVIC ADDRESS:
PARCEL IDENTIFIER: 001-980-184
LOT 4
CIVIC ADDRESS:
PARCEL IDENTIFIER: 001-980-203
LOT 5
CIVIC ADDRESS:
PARCEL IDENTIFIER: 005-537-665
LOT 6
CIVIC ADDRESS:
PARCEL IDENTIFIER: 005-313-597
LOT 7
CIVIC ADDRESS:
PARCEL IDENTIFIER: 005-313-601
LOT 8
CIVIC ADDRESS:
PARCEL IDENTIFIER: 011-615-842
LOT 9
CIVIC ADDRESS:
PARCEL IDENTIFIER: 011-615-851
LOT 10
CIVIC ADDRESS:
PARCEL IDENTIFIER: 000-549-169
LOT 11
CIVIC ADDRESS:
PARCEL IDENTIFIER: 00-549-142
LOT 12
CIVIC ADDRESS:
PARCEL IDENTIFIER: 011-615-877
LOT 13
CIVIC ADDRESS:
PARCEL IDENTIFIER: 011-615-885
LOT 14
CIVIC ADDRESS:
PARCEL IDENTIFIER: 011-615-893

CONTOURS DERIVED FROM FIELD SURVEY
CONTOUR INTERVALS = 0.5m

INFORMATION REGARDING TOPOGRAPHY AND UNDERGROUND SERVICES
IS COMPILED FROM FIELD SURVEY AND SERVICE LOCATION PLANS.
ALL U/G SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE
CONFIRMED BY THE USE OF PIPE LOCATOR (M-SCOPE) AND
MANUAL DIGGING.
LOT DIMENSIONS DERIVED FROM
PLAN 332
ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO
DISTRICT OF MISSION BENCHMARK NO. N6.47
ELEVATION = 17.677m

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: M3909-02 R2

PREPARED FOR: REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP

BLOCK 32

LOT 1

CIVIC ADDRESS: 7290 MAPLE STREET, MISSION
PARCEL IDENTIFIER: 011-615-915

LOT 2

CIVIC ADDRESS: 32848 1st AVENUE, MISSION
PARCEL IDENTIFIER: 011-615-923

LOT 3

CIVIC ADDRESS: 32852 1st AVENUE, MISSION
PARCEL IDENTIFIER: 011-615-940

LOT 4

CIVIC ADDRESS: 32858 1st AVENUE, MISSION
PARCEL IDENTIFIER: 000-649-716

LOT 18

CIVIC ADDRESS: 32873 VIEW AVENUE, MISSION
PARCEL IDENTIFIER: 011-616-415

LOT 19

CIVIC ADDRESS: 32869 VIEW AVENUE, MISSION
PARCEL IDENTIFIER: 011-616-431

LOT 20

CIVIC ADDRESS: 32865 VIEW AVENUE, MISSION
PARCEL IDENTIFIER: 011-616-440

LOT 21

CIVIC ADDRESS: 32859 VIEW AVENUE, MISSION
PARCEL IDENTIFIER: 011-616-458

LOT 22

CIVIC ADDRESS: 32853 VIEW AVENUE, MISSION
PARCEL IDENTIFIER: 011-616-466

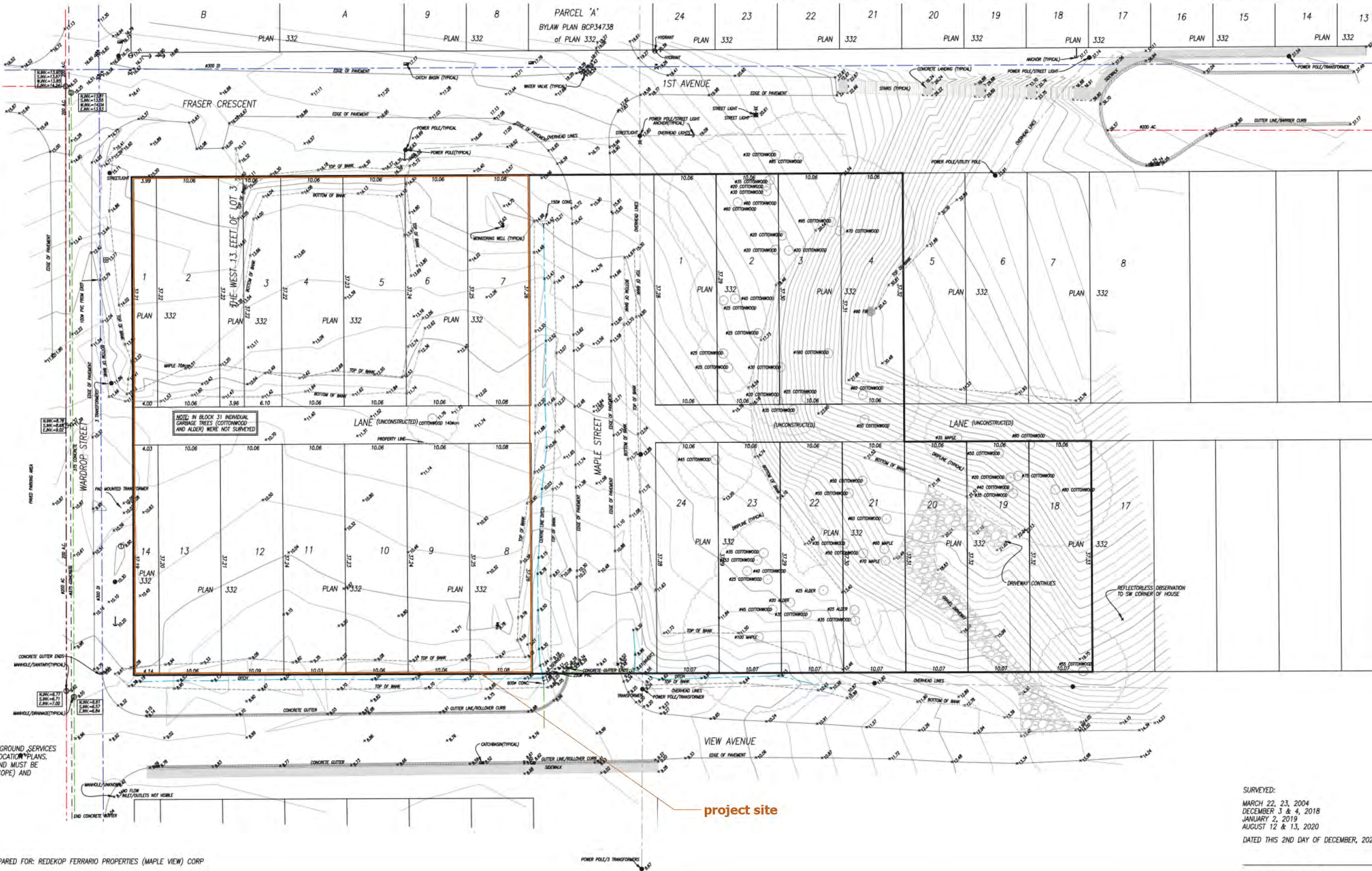
LOT 23

CIVIC ADDRESS: 32851 VIEW AVENUE, MISSION
PARCEL IDENTIFIER: 011-616-474

DISTRICT OF MISSION FILE:

LOT 24

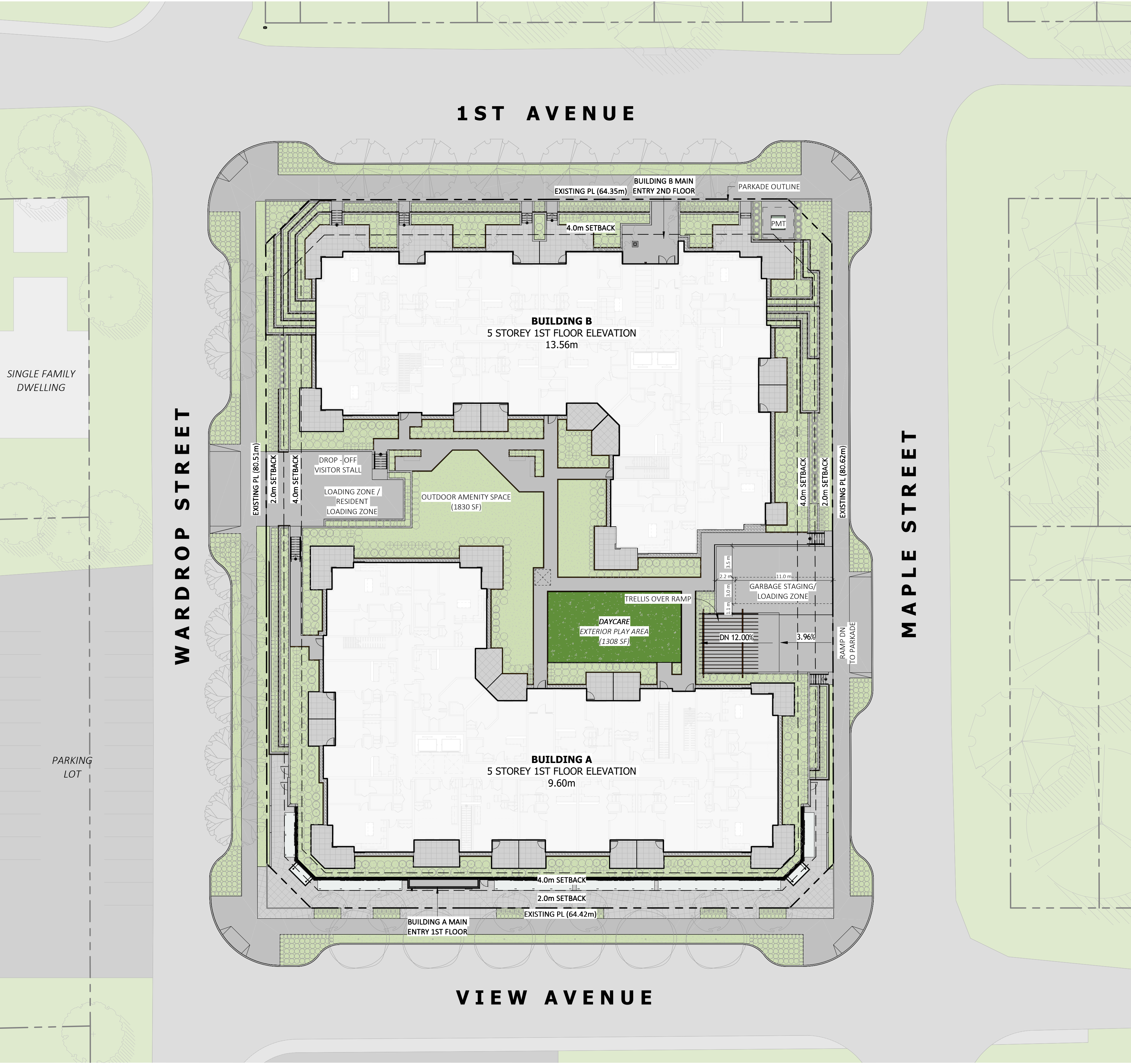
CIVIC ADDRESS: 7260 MAPLE STREET, MISSION
PARCEL IDENTIFIER: 011-616-482

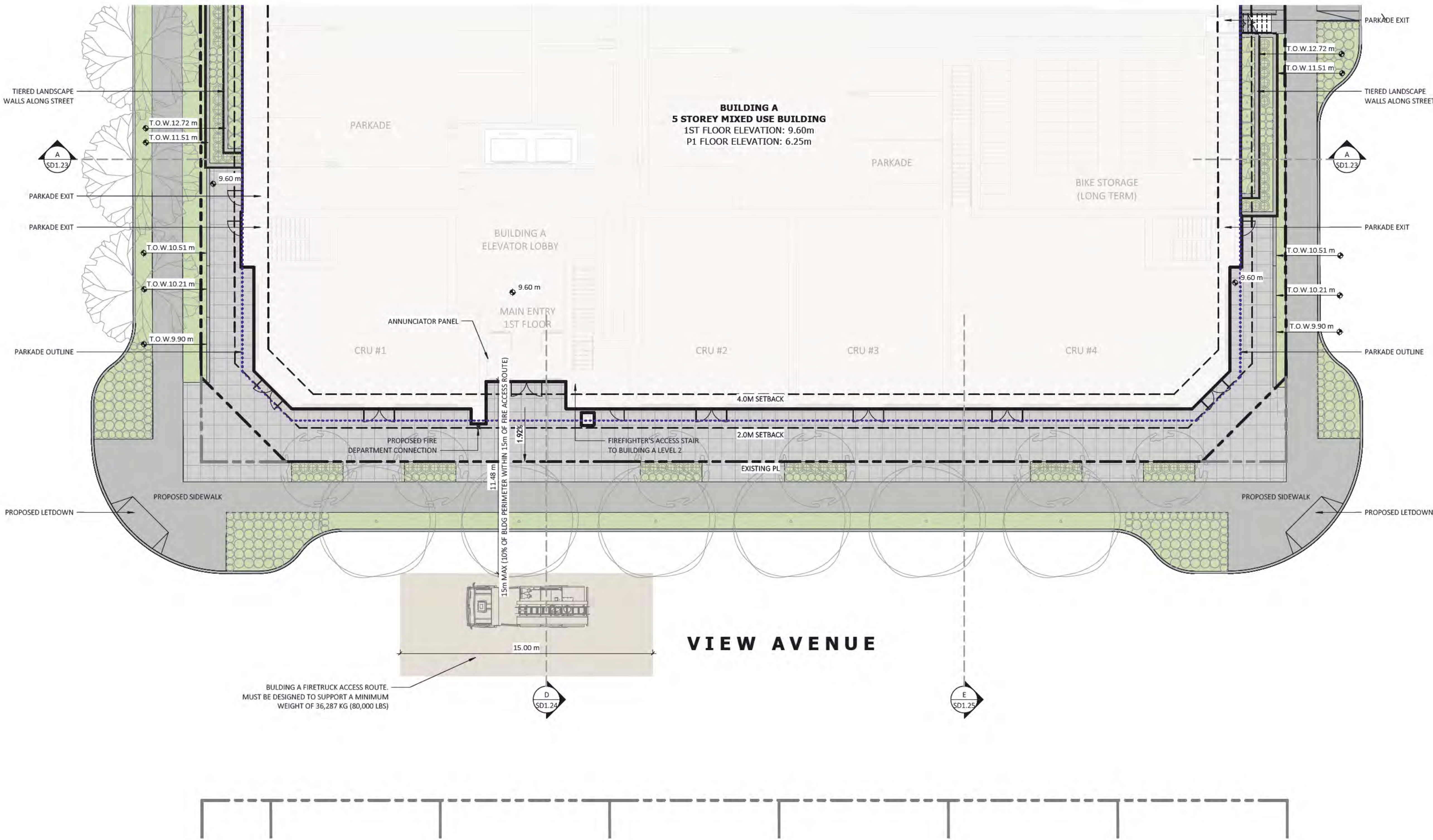


SURVEYED:
MARCH 22, 23, 2004
DECEMBER 3 & 4, 2018
JANUARY 2, 2019
AUGUST 12 & 13, 2020
DATED THIS 2ND DAY OF DECEMBER, 2020

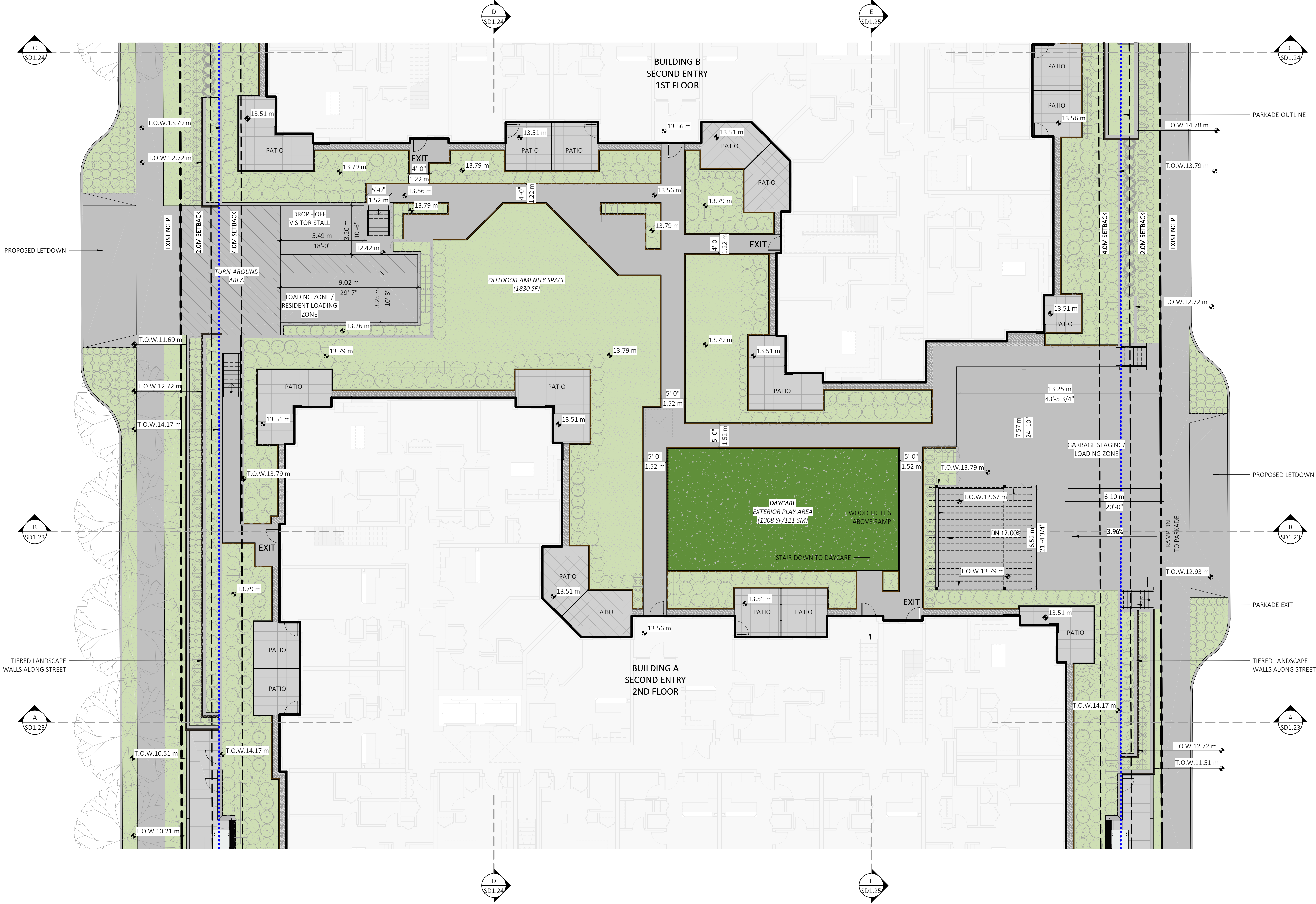
DEVON PALLMANN, B.C.L.S.



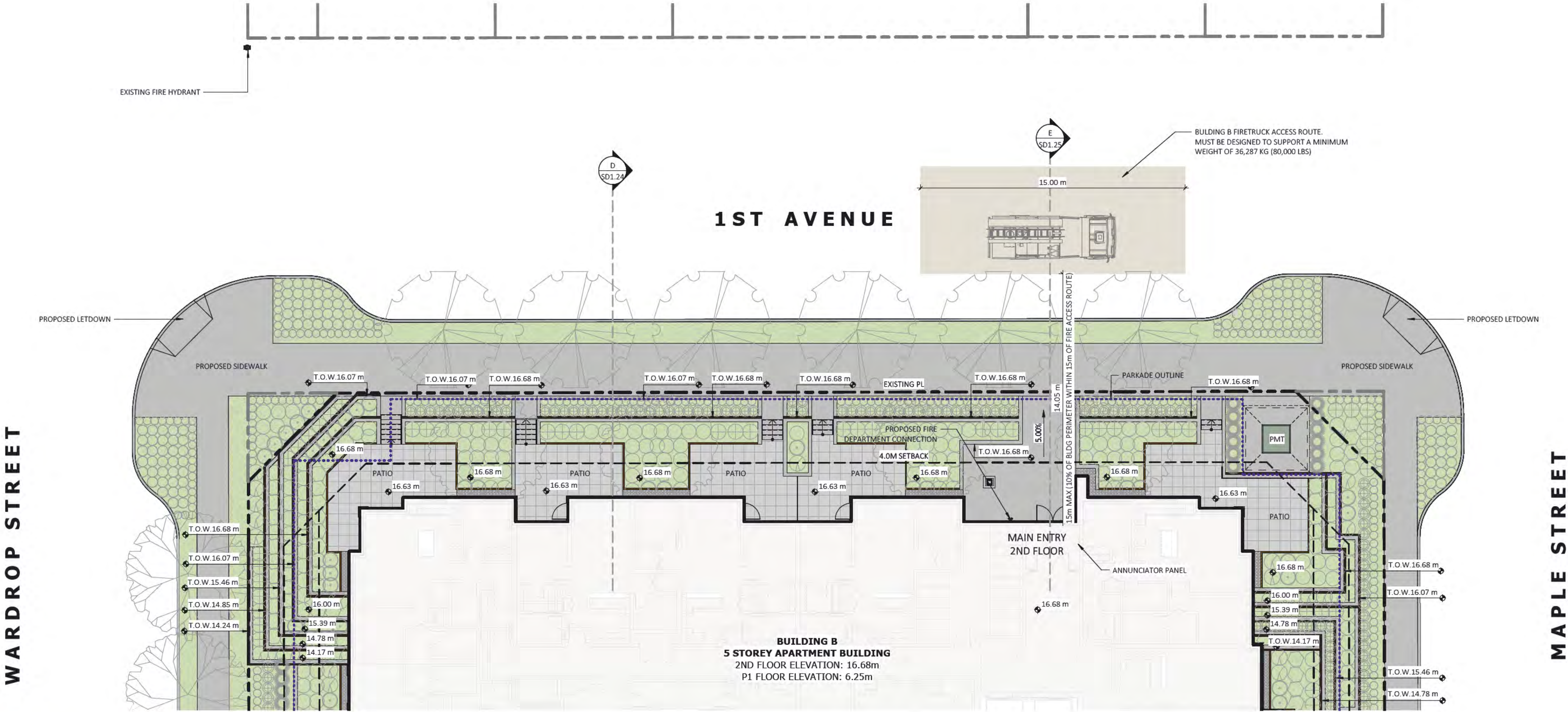




partial site plan - south
1:125



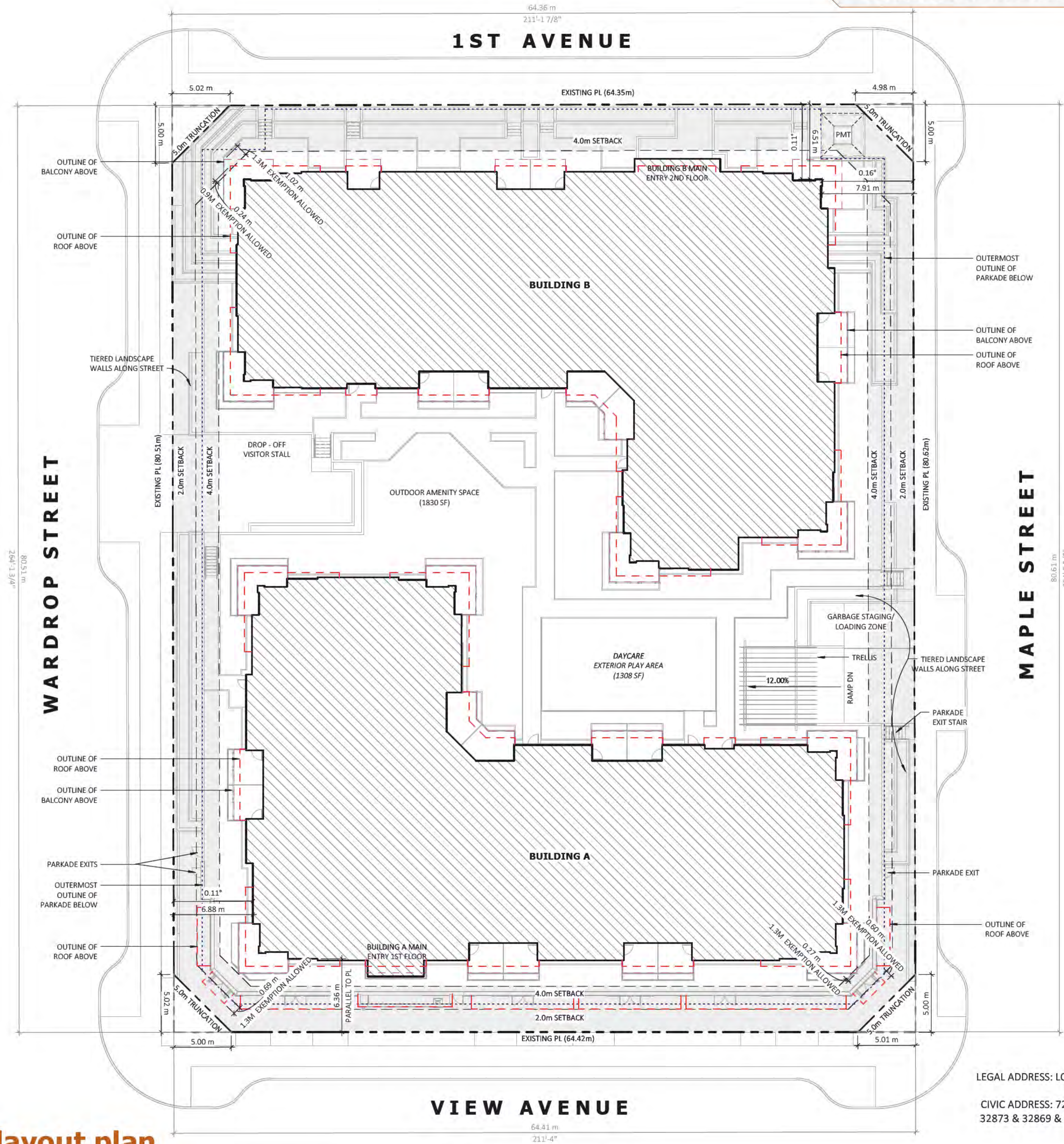
partial site plan - podium
1:125



partial site plan - north

1 : 125

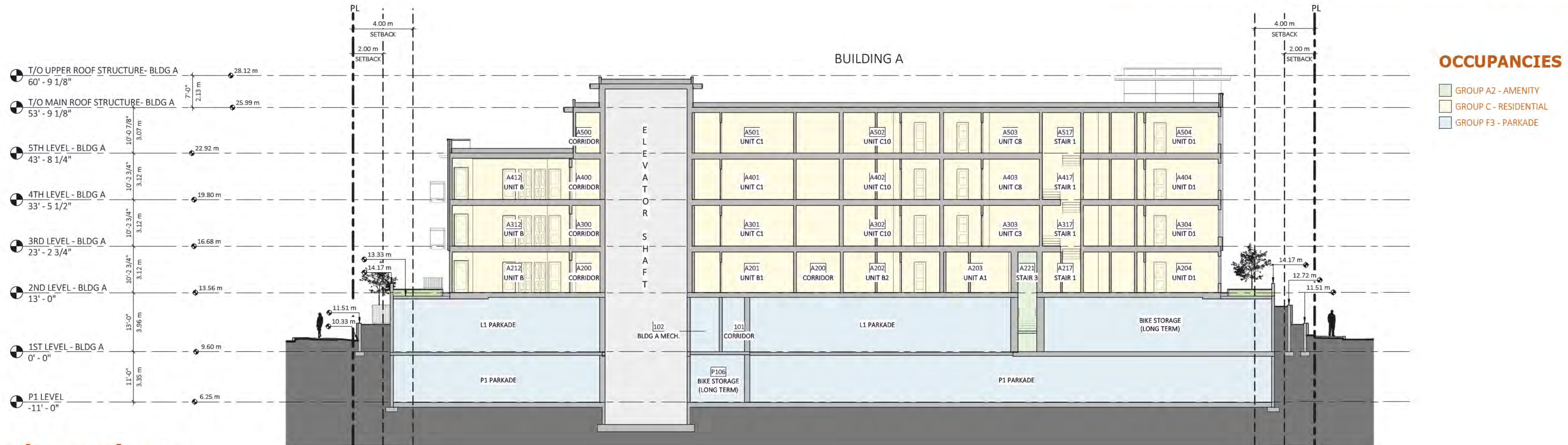




site layout plan
1/16" = 1'-0"

LEGAL ADDRESS: LOT 12,3,REM 3,4,5,6,7,8,9,10,11,12,13&14, SEC 21, BLK 31,
TOWNSHIP 17, NWD PLAN 332
CIVIC ADDRESS: 7290 & 7260 MAPLE ST., 32848 & 32852 & 32858 1ST AVE.,
32873 & 32869 & 32865 & 32859 & 32853 & 32851 VIEW AVE., MISSION BC



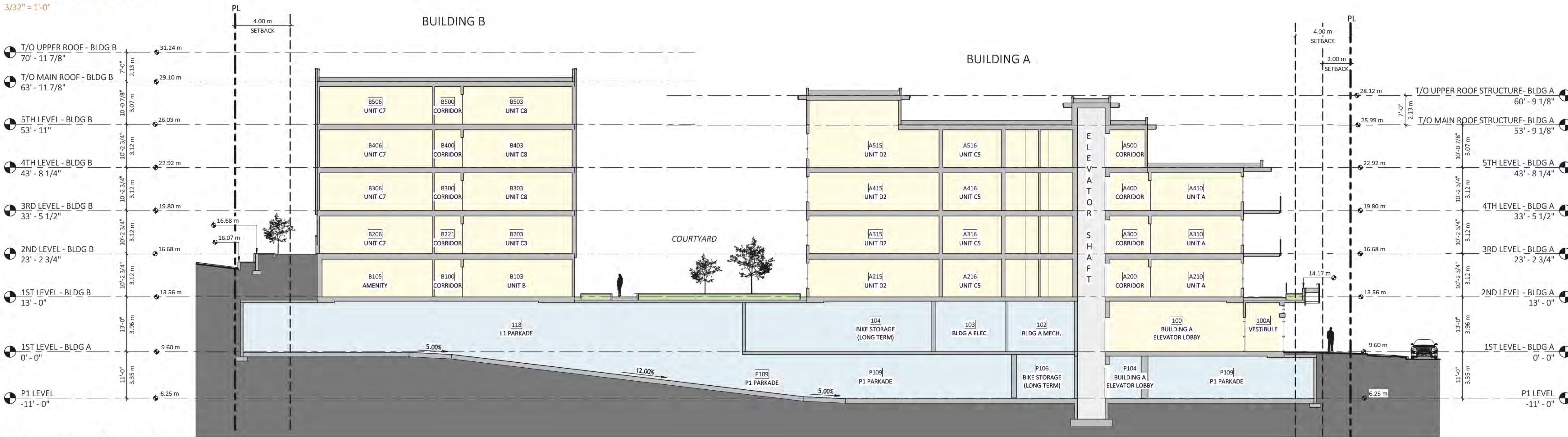
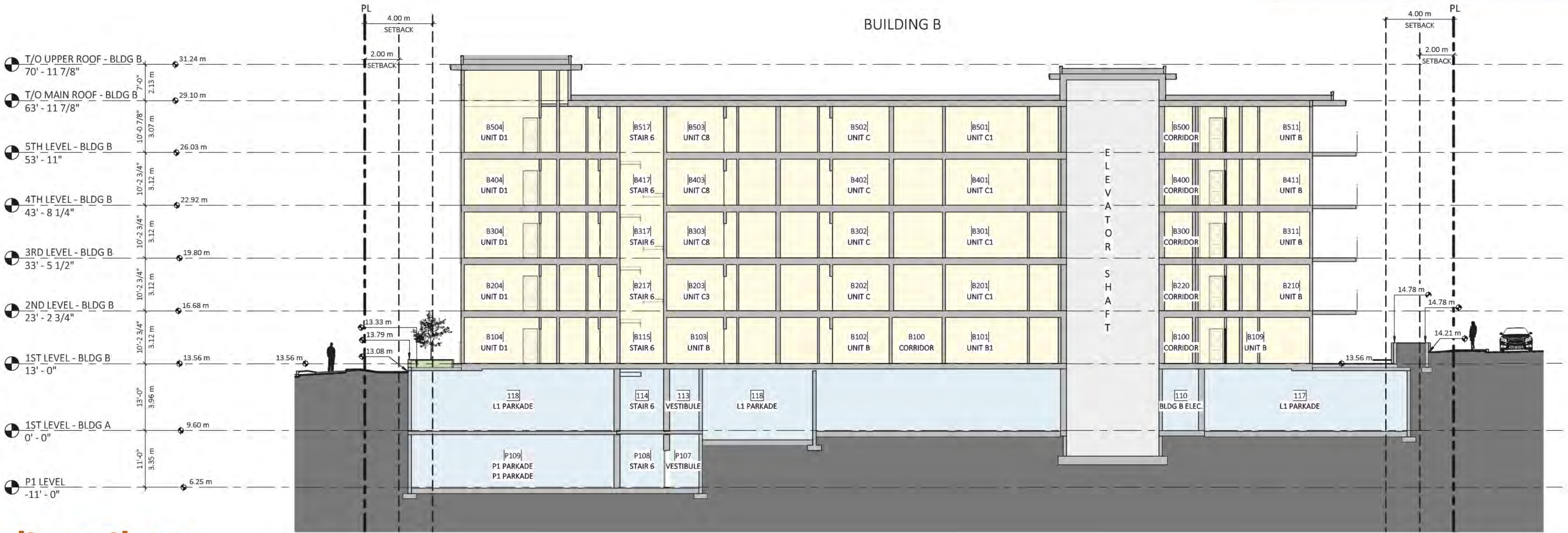


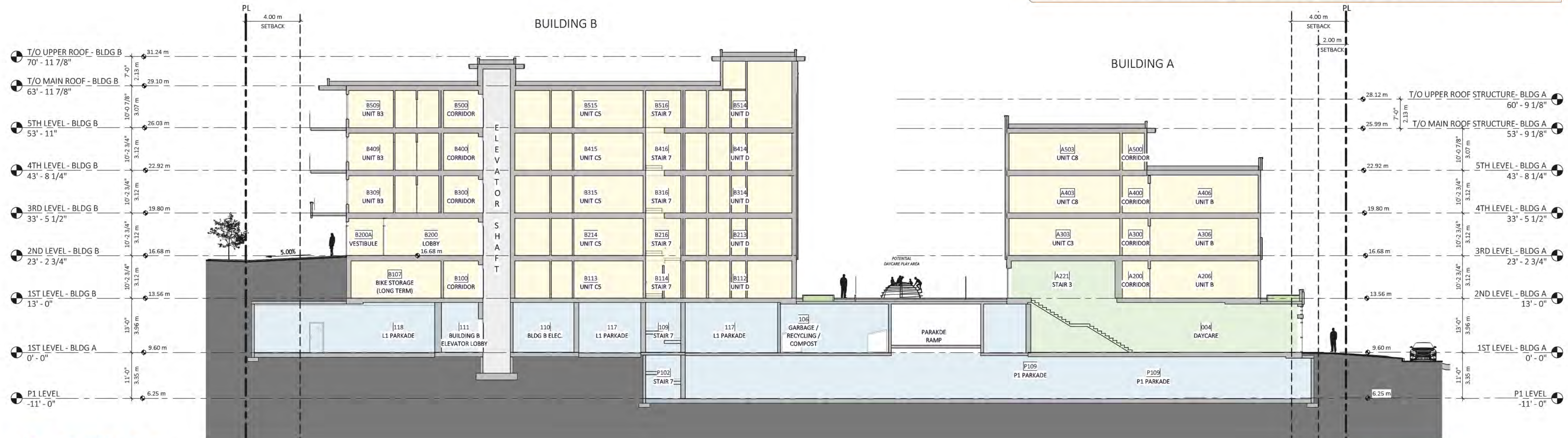
site section a

$$3/32'' = 1'-0''$$


site section b

$$3/32'' = 1'-0''$$








site section e

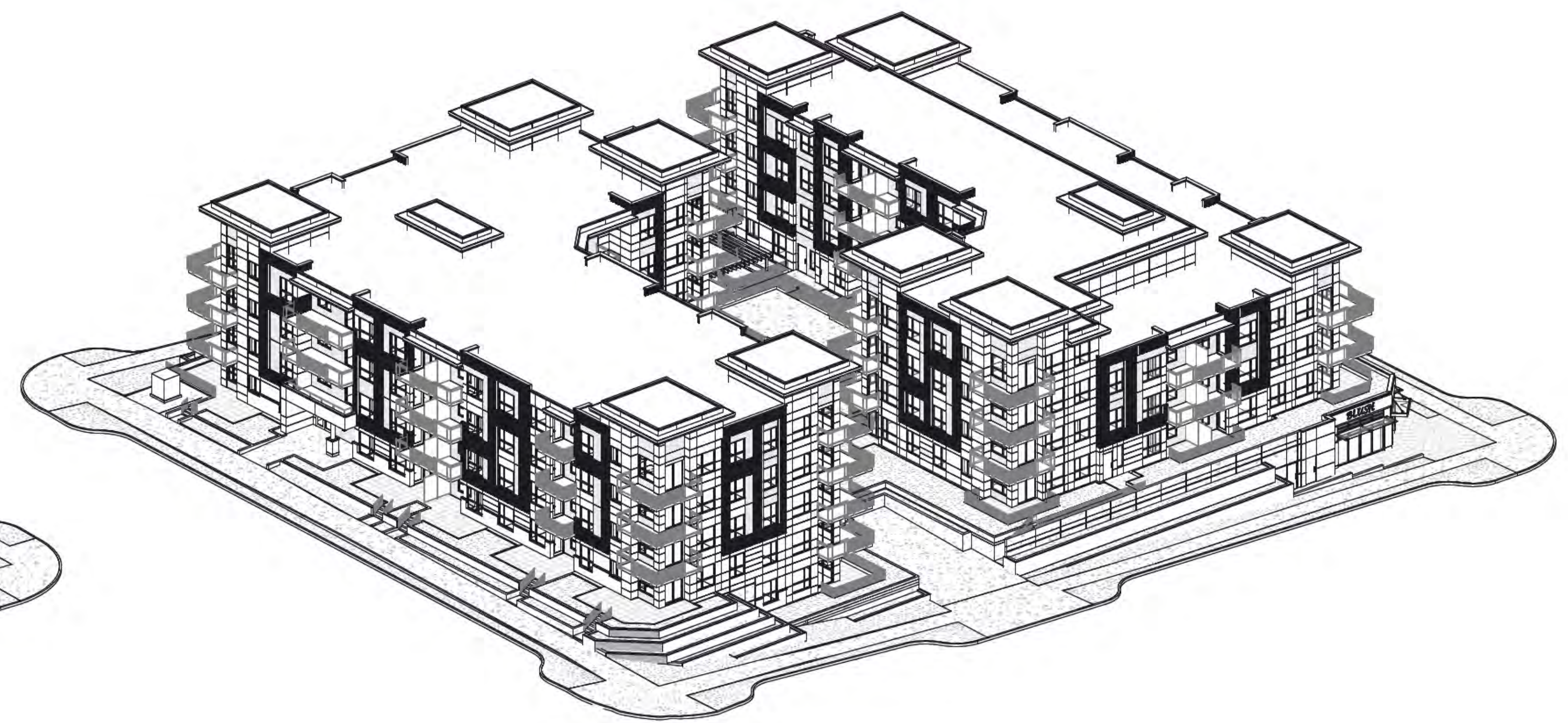
$$3/32'' = 1'-0''$$

OCCUPANCIES

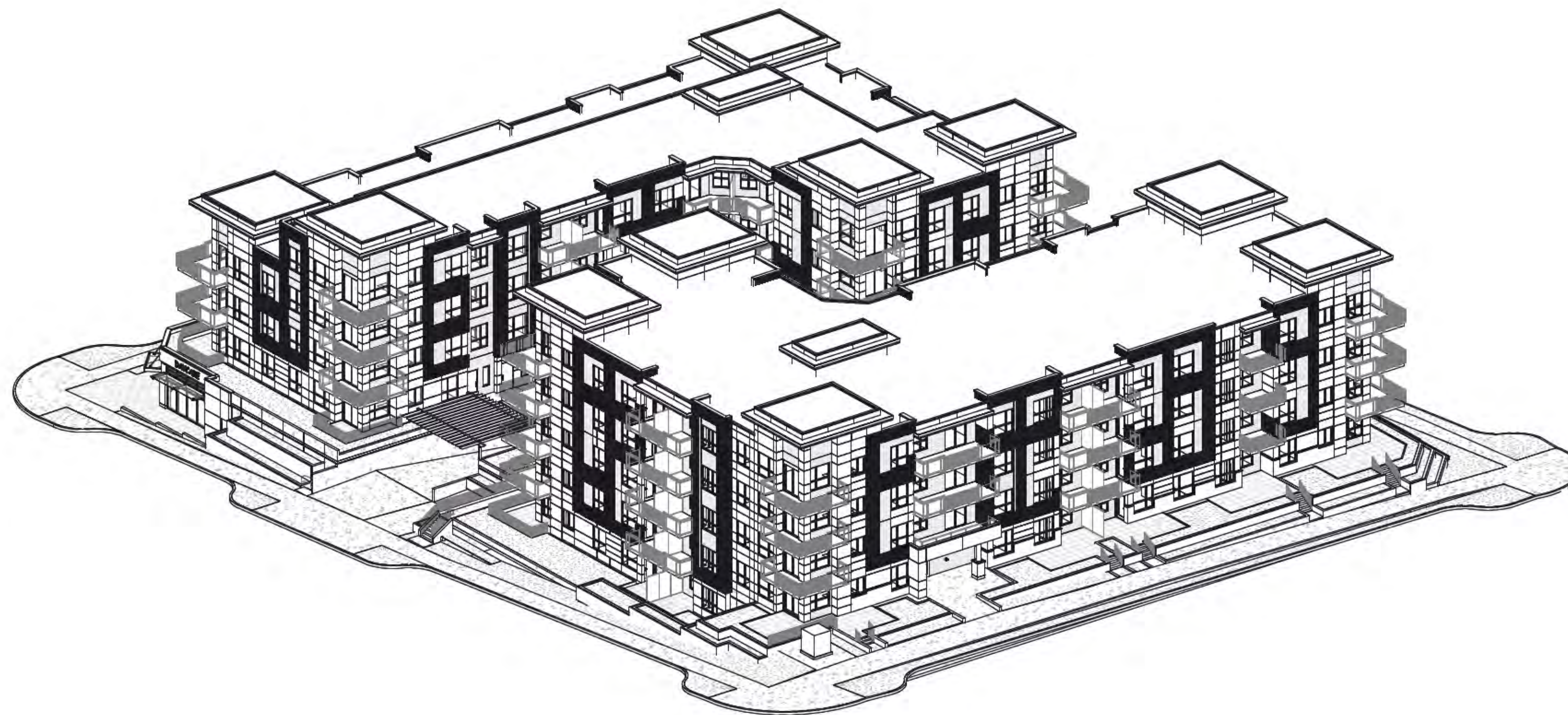
-  GROUP A2 - AMENITY
-  GROUP C - RESIDENTIAL
-  GROUP F3 - PARKADE



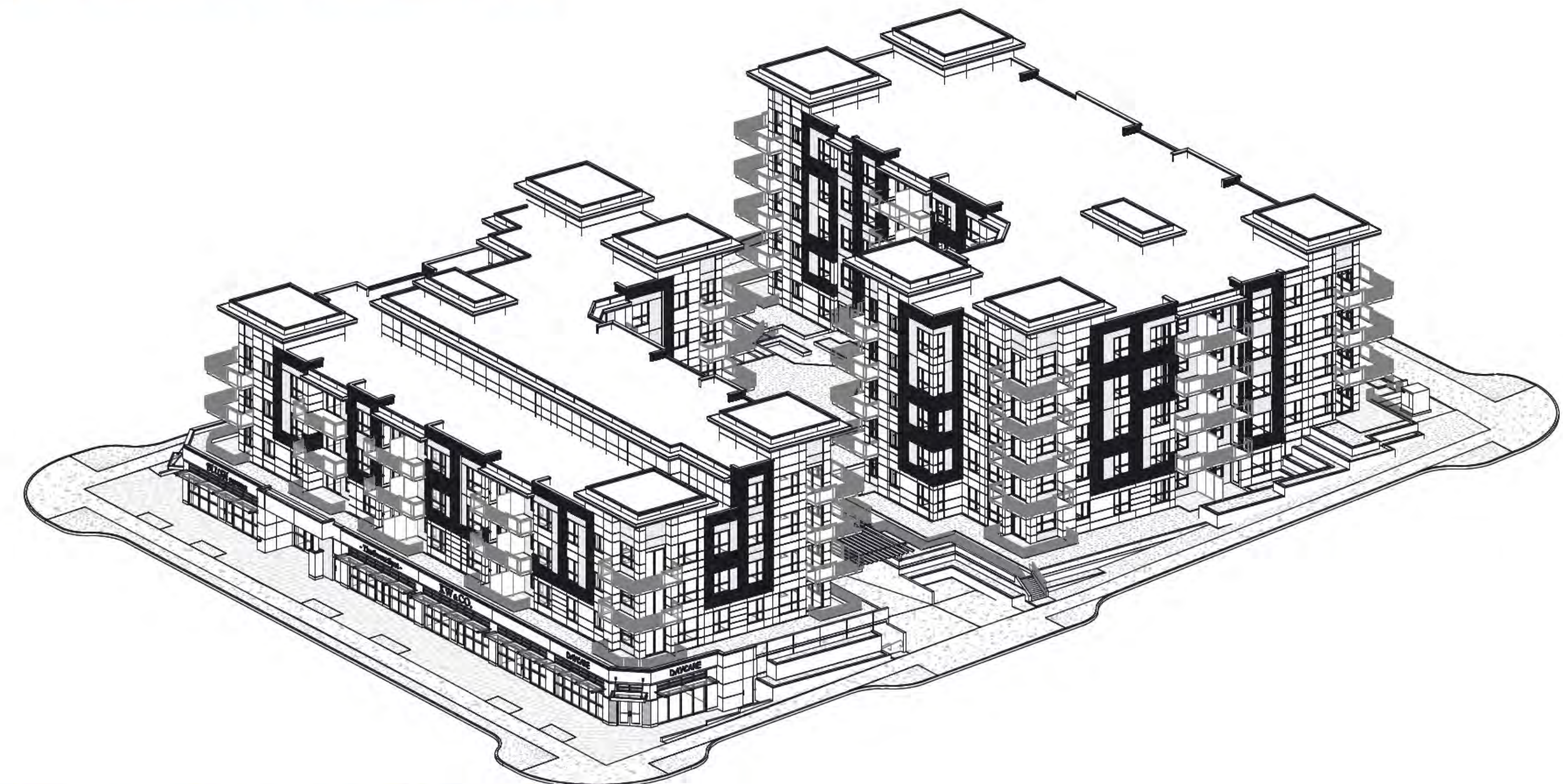
3D massing - south west



3D massing - north west



3D massing - north east



3D massing - south east



keystonearch.ca

REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)

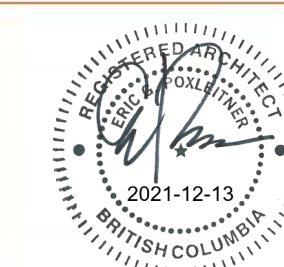
32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

3D MASSINGS

SCALE: N.T.S.

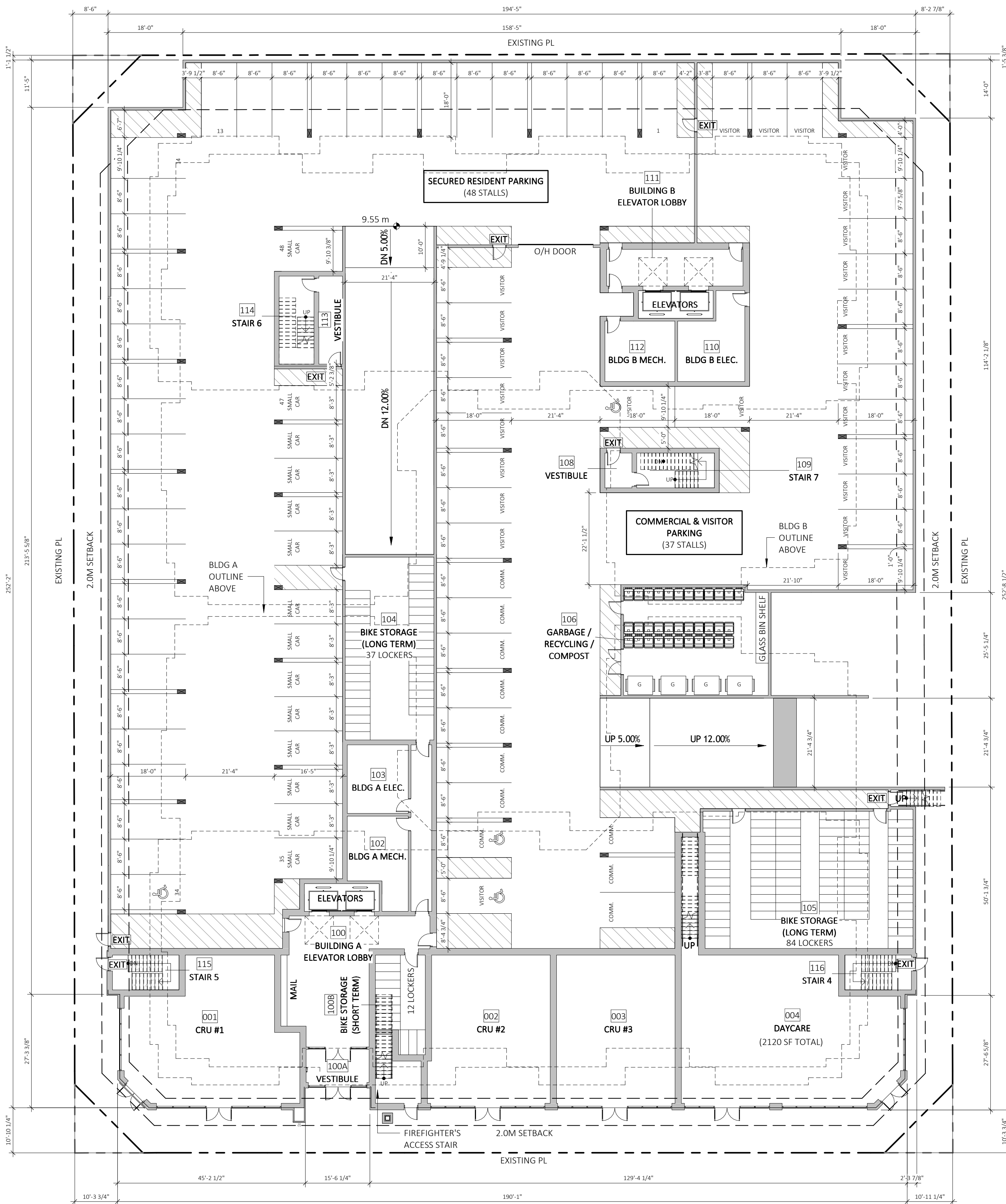
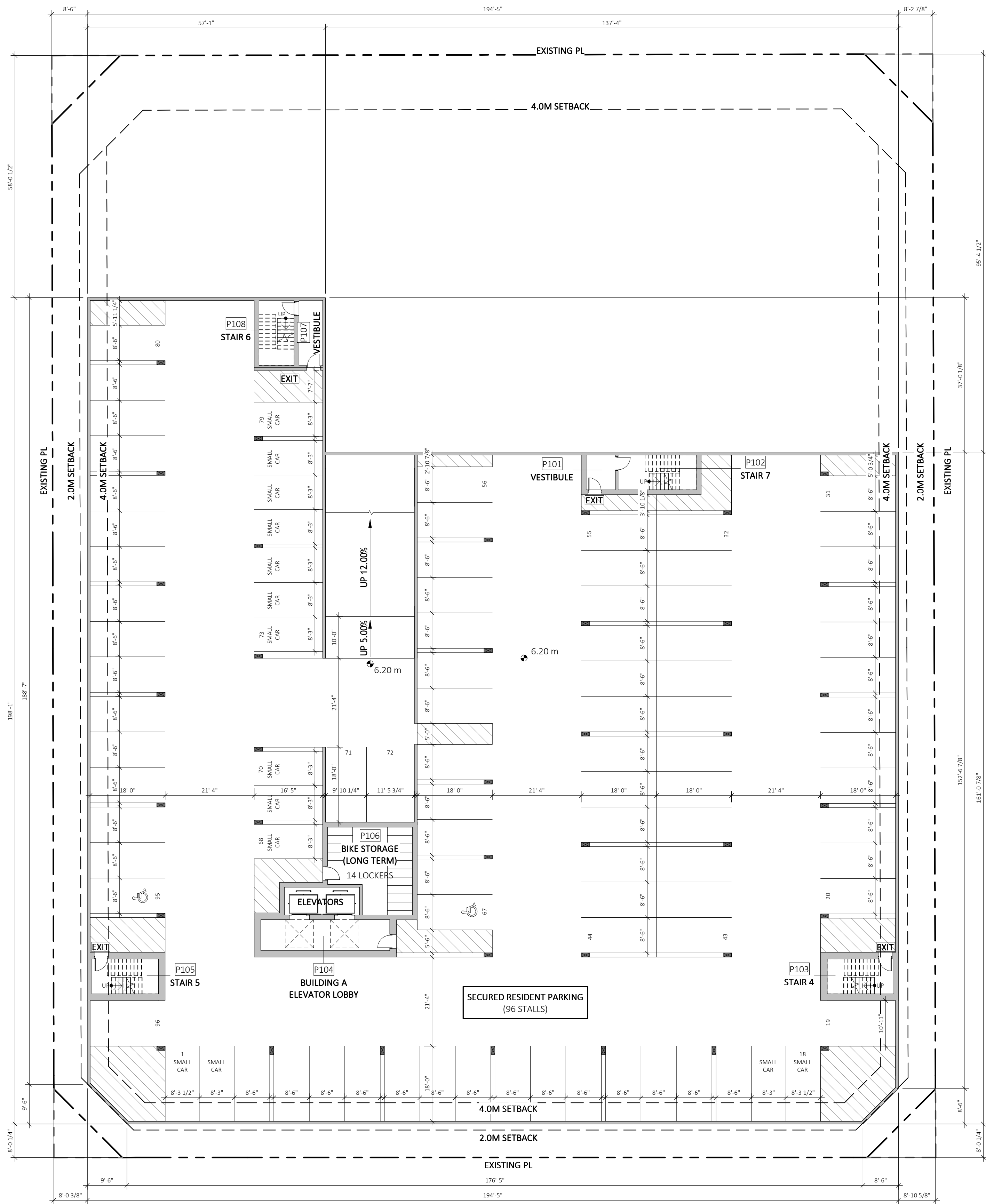
RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161



RF PROPERTIES
REDEKOP & FERRARIO

SD1.33



p1 level
1/16" = 1'-0"

1st level - BLDG A
1/16" = 1'-0"



REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)
32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

FLOOR PLANS
SCALE: 1/16" = 1'-0"

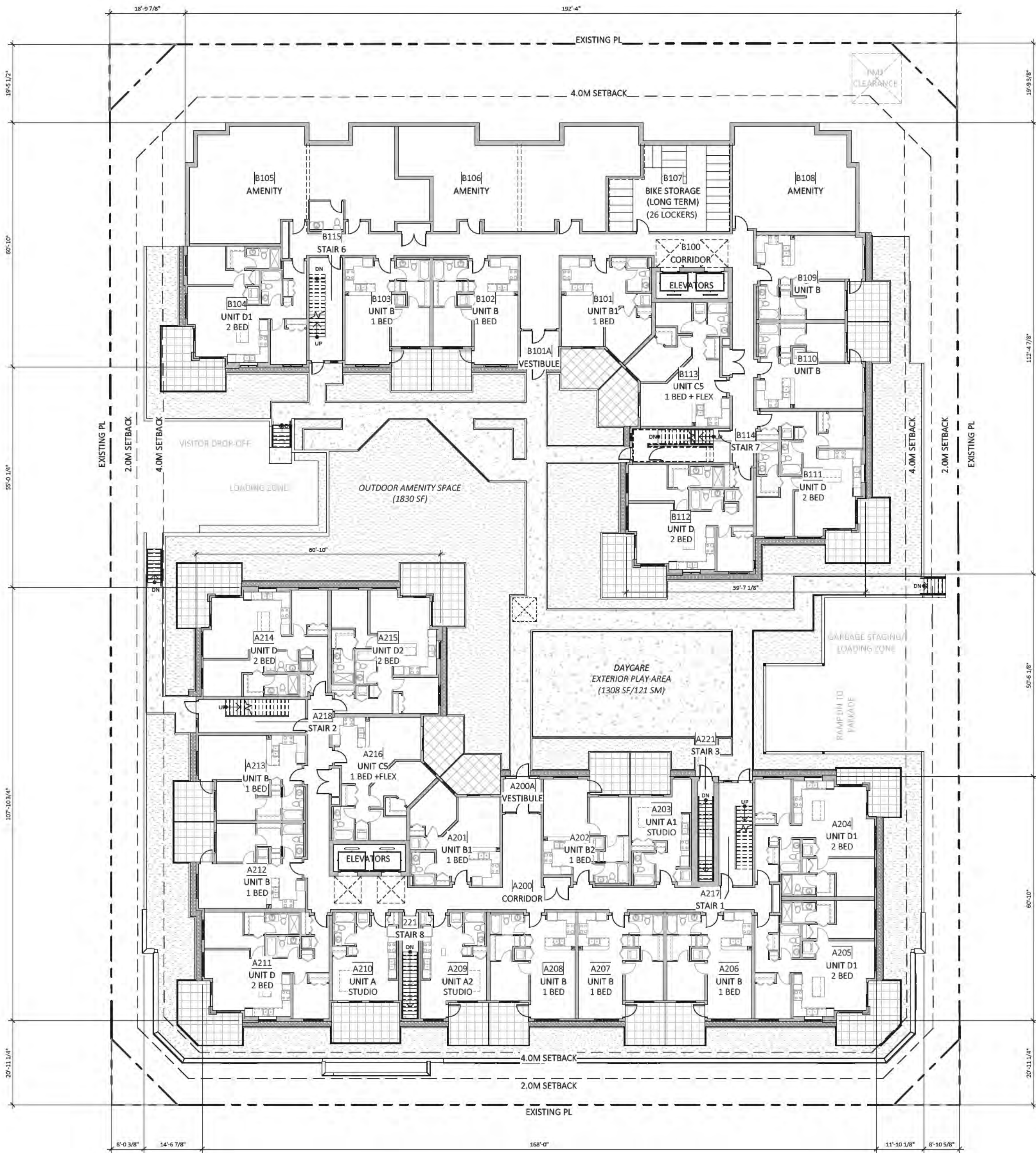


RE-ISSUED FOR DEVELOPMENT PERMIT
22-04-13 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161

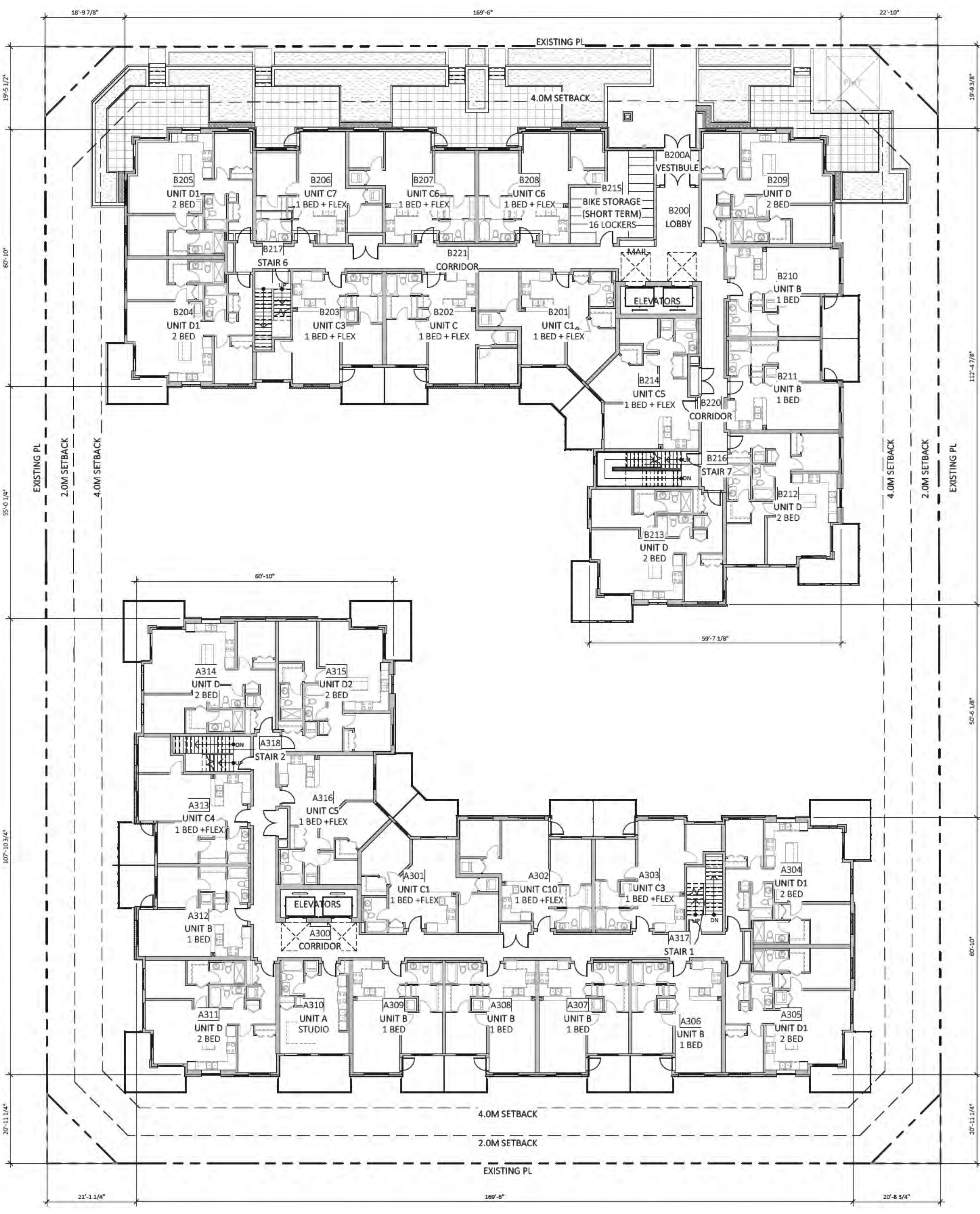
RF PROPERTIES
REDEKOP X FERRARIO

SD3.01

1st level - BLDG B



2nd level - BLDG B



2nd level - BLDG A

3rd level - BLDG A





material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- 2 CEMENT BOARD SMOOTH LAP SIDING:
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'GRAY SLATE'
- 4 CEMENT BOARD LAP SIDING:
- 'WOODTONE RUSTIC': COLOUR: 'WARM ESPRESSO'
- 5 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'LIGHT MIST'
- 6 BRICK (STACK BOND):
- 'MUTUAL MATERIALS': COLOUR: 'MAUNA LOA'
- 7 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 8 VERTICAL METAL CLADDING (PROFILE: CL6025):
- 'VICWEST': COLOUR: MATCH AL13 'SLATE'
- 9 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
- 10 ALUMINUM FACED COMPOSITE:
- 'AL13': COLOUR: 'SLATE'
- 11 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 12 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 13 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 14 HARDIE TRIM (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 15 HARDIE FASCIA BOARD (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 16 METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'MIDNIGHT BLACK'
- 17 METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'LIGHT MIST'
- 18 METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'IRON GRAY'
- 19 METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH CORRUGATED METAL 'CHARCOAL'
- 20 STEEL/GLASS CANOPIES
-COLOUR (STEEL): 'BLACK'
- 21 STEEL POST
-COLOUR (STEEL): 'BLACK'
- 22 EXTERIOR ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
- 23 EXPOSED CONCRETE WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- 24 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE': COLOUR: TO MATCH 'JAMES HARDIE' 'GRAY SLATE'
BLACK FRAMES
- 25 CURTAIN WALL:
- 'KAWNEER', 1600 UT SYSTEM 1: COLOUR: 'BLACK ANODIZED'
- 26 COMMERCIAL SIGNAGE:
- ILLUMINATED CHANNEL LETTER SIGNAGE
- 27 PLANTER/RETAINING WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- 28 PLANTER:
- WOOD LANDSCAPE TIES: COLOUR: 'NATURAL WOOD'
- 29 PRE-CAST CONCRETE CORNICE/CAP:
- COLOUR: CLEAR SEALER
- 30 ROOF/BALCONY SOFFIT:
- 'KAYCAN' VINYL: COLOUR: 'SLATE GRAY'
- 31 ALUMINUM/GLASS PRIVACY SCREEN:
- COLOUR: 'BLACK' GLASS: FROSTED
- 32 WOOD TRELLIS:
- STAINED, COLOUR 'NATURAL CEDARTONE' BY B.M. ARBORCOAT
- 33 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'NIGHT GRAY'



1. CEMENT BOARD SMOOTH PANEL SIDING
COLOUR: JAMES HARDIE, 'EVENING BLUE'



3. CEMENT BOARD SMOOTH PANEL SIDING
COLOUR: JAMES HARDIE, 'GRAY SLATE'



5. CEMENT BOARD SMOOTH PANEL SIDING
COLOUR: JAMES HARDIE, 'LIGHT MIST'



7. CEMENT BOARD SMOOTH PANEL SIDING
COLOUR: JAMES HARDIE, 'IRON GRAY'



9. CEMENT BOARD SMOOTH PANEL SIDING
COLOUR: JAMES HARDIE, 'MIDNIGHT BLACK'



33. CEMENT BOARD SMOOTH PANEL SIDING
COLOUR: JAMES HARDIE, 'NIGHT GRAY'



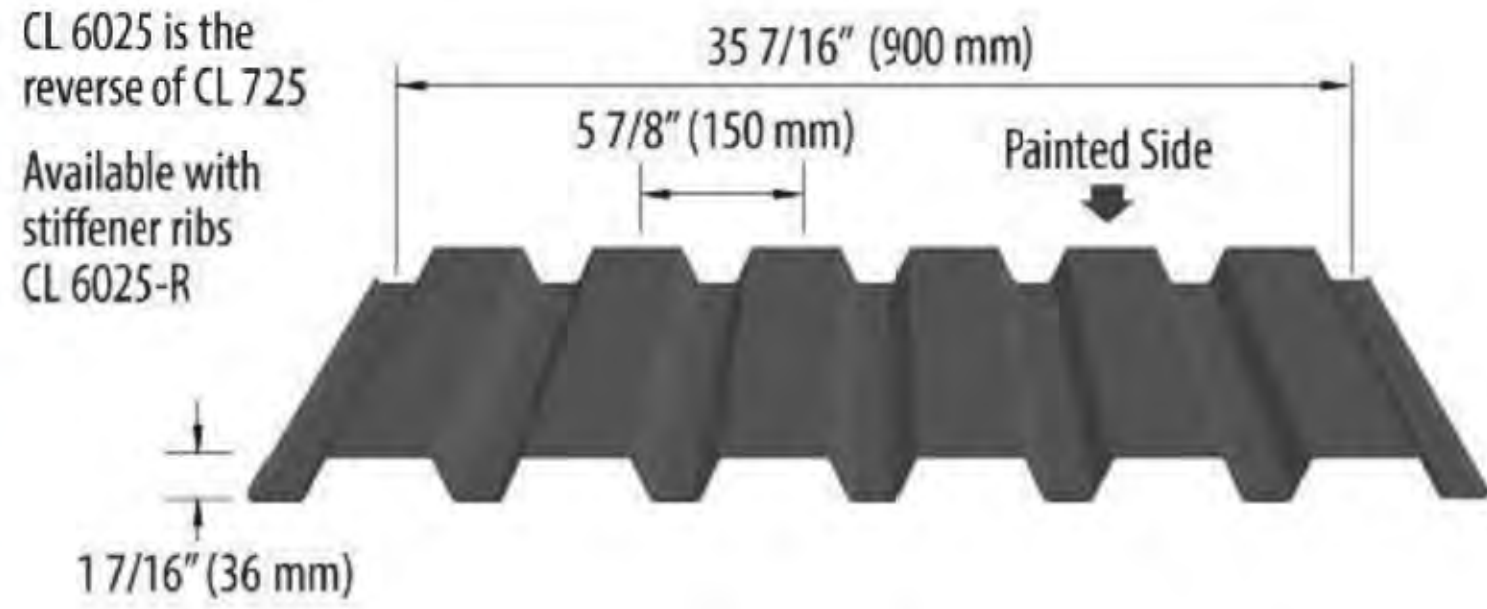
2. CEMENT BOARD SMOOTH LAP SIDING
COLOUR: JAMES HARDIE, 'EVENING BLUE'



4. CEMENT BOARD LAP SIDING:
COLOUR: WOODTONE RUSTIC,
'WARM ESPRESSO'



6. BRICK (STACK BOND):
COLOUR: MUTUAL MATERIALS,
'MAUNA LOA'



8. VICWEST VERTICAL METAL CLADDING:
PROFILE: CL6025
COLOUR: MATCH AL 13 'SLATE'



10. AL13 METAL CLADDING:
COLOUR: 'SLATE'



keystonearch.ca

REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)

32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

MATERIAL BOARD

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161



RF PROPERTIES
REDEKOP FERRARIO

SD4.01



BLDG A - south elevation

3/32" = 1'-0"



BLDG A - west elevation

3/32" = 1'-0"

material legend

- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- CEMENT BOARD SMOOTH LAP SIDING:
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'GRAY SLATE'
- CEMENT BOARD LAP SIDING:
- 'WOODTONE RUSTIC': COLOUR: 'WARM ESPRESSO'
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'LIGHT MIST'
- BRICK (STACK BOND):
- 'MUTUAL MATERIALS': COLOUR: 'MAUNA LOA'
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- VERTICAL METAL CLADDING (PROFILE: CL6025):
- 'VICWEST': COLOUR: 'MATCH AL13 'SLATE'
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
- ALUMINUM FACED COMPOSITE:
- 'AL13': COLOUR: 'SLATE'
- WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- HARDIE TRIM (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- HARDIE FASCIA BOARD (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'MIDNIGHT BLACK'
- METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'LIGHT MIST'
- METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'IRON GRAY'
- METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH CORRUGATED METAL 'CHARCOAL'
- STEEL/GLASS CANOPIES
- COLOUR (STEEL): 'BLACK'
- STEEL POST
- COLOUR (STEEL): 'BLACK'
- EXTERIOR ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
- EXPOSED CONCRETE WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE': COLOUR: TO MATCH 'JAMES HARDIE' 'GRAY SLATE' BLACK FRAMES
- CURTAIN WALL:
- 'KAWNEER', 1600 UT SYSTEM 1: COLOUR: 'BLACK ANODIZED'
- COMMERCIAL SIGNAGE:
- ILLUMINATED CHANNEL LETTER SIGNAGE
- PLANTER/RETAINING WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- PLANTER:
- WOOD LANDSCAPE TIES: COLOUR: 'NATURAL WOOD'
- PRE-CAST CONCRETE CORNICE/CAP:
- COLOUR: CLEAR SEALER
- ROOF/BALCONY SOFFIT:
- 'KAYCAN' VINYL: COLOUR: 'SLATE GRAY'
- ALUMINUM/GLASS PRIVACY SCREEN:
- COLOUR: 'BLACK' GLASS: FROSTED
- WOOD TRELLIS:
- STAINED, COLOUR 'NATURAL CEDARTONE' BY B.M. ARBORCOAT
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'NIGHT GRAY'

NOTE:

ZONING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).



keystonearch.ca

REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)

32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

BUILDING ELEVATIONS - BLDG A

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161



RF PROPERTIES
REDEKOP & FERRARIO

SD4.02



BLDG A - north elevation

3/32" = 1'-0"



BLDG A - east elevation (courtyard)

3/32" = 1'-0"

material legend

- 1

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- 2

CEMENT BOARD SMOOTH LAP SIDING:
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- 3

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'GRAY SLATE'
- 4

CEMENT BOARD LAP SIDING:
- 'WOODTONE RUSTIC': COLOUR: 'WARM ESPRESSO'
- 5

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'LIGHT MIST'
- 6

BRICK (STACK BOND):
- 'MUTUAL MATERIALS': COLOUR: 'MAUNA LOA'
- 7

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 8

VERTICAL METAL CLADDING (PROFILE: CL6025):
- 'VICWEST': COLOUR: MATCH AL13 'SLATE'
- 9

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
- 10

ALUMINUM FACED COMPOSITE:
- 'AL13': COLOUR: 'SLATE'
- 11

WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 12

SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 13

ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 14

HARDIE TRIM (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 15

HARDIE FASCIA BOARD (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 16

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'MIDNIGHT BLACK'
- 17

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'LIGHT MIST'
- 18

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'IRON GRAY'
- 19

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH CORRUGATED METAL 'CHARCOAL'
- 20

STEEL/GLASS CANOPIES
- COLOUR (STEEL): 'BLACK'
- 21

STEEL POST
- COLOUR (STEEL): 'BLACK'
- 22

EXTERIOR ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
- 23

EXPOSED CONCRETE WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- 24

EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE': COLOUR: TO MATCH 'JAMES HARDIE' 'GRAY SLATE'
BLACK FRAMES
- 25

CURTAIN WALL:
- 'KAWNEER', 1600 UT SYSTEM 1: COLOUR: 'BLACK ANODIZED'
- 26

COMMERCIAL SIGNAGE:
- ILLUMINATED CHANNEL LETTER SIGNAGE
- 27

PLANTER/RETAINING WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- 28

PLANTER:
- WOOD LANDSCAPE TIES: COLOUR: 'NATURAL WOOD'
- 29

PRE-CAST CONCRETE CORNICE/CAP:
- COLOUR: CLEAR SEALER
- 30

ROOF/BALCONY SOFFIT:
- 'KAYCAN' VINYL: COLOUR: 'SLATE GRAY'
- 31

ALUMINUM/GLASS PRIVACY SCREEN:
- COLOUR: 'BLACK' GLASS: FROSTED
- 32

WOOD TRELLIS:
- STAINED, COLOUR 'NATURAL CEDARTONE' BY B.M. ARBORCOAT
- 33

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'NIGHT GRAY'

NOTE:

ZONING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).



keystonearch.ca

REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)

32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

BUILDING ELEVATIONS - BLDG A

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161



RF PROPERTIES
REDEKOP & FERRARIO

SD4.03



BLDG A - north elevation (courtyard)

3/32" = 1'-0"



BLDG A - east elevation

3/32" = 1'-0"

material legend

- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- CEMENT BOARD SMOOTH LAP SIDING:
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'GRAY SLATE'
- CEMENT BOARD LAP SIDING:
- 'WOODTONE RUSTIC': COLOUR: 'WARM ESPRESSO'
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'LIGHT MIST'
- BRICK (STACK BOND):
- 'MUTUAL MATERIALS': COLOUR: 'MAUNA LOA'
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- VERTICAL METAL CLADDING (PROFILE: CL6025):
- 'VICWEST': COLOUR: MATCH AL13 'SLATE'
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
- ALUMINUM FACED COMPOSITE:
- 'AL13': COLOUR: 'SLATE'
- WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- HARDIE TRIM (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- HARDIE FASCIA BOARD (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'MIDNIGHT BLACK'
- METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'LIGHT MIST'
- METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'IRON GRAY'
- METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH CORRUGATED METAL 'CHARCOAL'
- STEEL/GLASS CANOPIES
- COLOUR (STEEL): 'BLACK'
- STEEL POST
- COLOUR (STEEL): 'BLACK'
- EXTERIOR ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
- EXPOSED CONCRETE WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE': COLOUR: TO MATCH 'JAMES HARDIE' 'GRAY SLATE' BLACK FRAMES
- CURTAIN WALL:
- 'KAWNEER', 1600 UT SYSTEM 1: COLOUR: 'BLACK ANODIZED'
- COMMERCIAL SIGNAGE:
- ILLUMINATED CHANNEL LETTER SIGNAGE
- PLANTER/RETAINING WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- PLANTER:
- WOOD LANDSCAPE TIES: COLOUR: 'NATURAL WOOD'
- PRE-CAST CONCRETE CORNICE/CAP:
- COLOUR: CLEAR SEALER
- ROOF/BALCONY SOFFIT:
- 'KAYCAN' VINYL: COLOUR: 'SLATE GRAY'
- ALUMINUM/GLASS PRIVACY SCREEN:
- COLOUR: 'BLACK' GLASS: FROSTED
- WOOD TRELLIS:
- STAINED, COLOUR 'NATURAL CEDARTONE' BY B.M. ARBORCOAT
- CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'NIGHT GRAY'

NOTE:

ZONING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).



REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)

32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

BUILDING ELEVATIONS - BLDG A

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161



SD4.04

material legend

- 1

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- 2

CEMENT BOARD SMOOTH LAP SIDING:
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- 3

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'GRAY SLATE'
- 4

CEMENT BOARD LAP SIDING:
- 'WOODTONE RUSTIC': COLOUR: 'WARM ESPRESSO'
- 5

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'LIGHT MIST'
- 6

BRICK (STACK BOND):
- 'MUTUAL MATERIALS': COLOUR: 'MAUNA LOA'
- 7

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 8

VERTICAL METAL CLADDING (PROFILE: CL6025):
- 'VICWEST': COLOUR: 'MATCH AL13 'SLATE'
- 9

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
- 10

ALUMINUM FACED COMPOSITE:
- 'AL13': COLOUR: 'SLATE'
- 11

WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 12

SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 13

ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 14

HARDIE TRIM (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 15

HARDIE FASCIA BOARD (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 16

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'MIDNIGHT BLACK'
- 17

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'LIGHT MIST'
- 18

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'IRON GRAY'
- 19

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH CORRUGATED METAL 'CHARCOAL'
- 20

STEEL/GLASS CANOPIES
-COLOUR (STEEL): 'BLACK'
- 21

STEEL POST
-COLOUR (STEEL): 'BLACK'
- 22

EXTERIOR ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
- 23

EXPOSED CONCRETE WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- 24

EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE': COLOUR: TO MATCH 'JAMES HARDIE' 'GRAY SLATE'
BLACK FRAMES
- 25

CURTAIN WALL:
- 'KAWNEER', 1600 UT SYSTEM 1: COLOUR: 'BLACK ANODIZED'
- 26

COMMERCIAL SIGNAGE:
- ILLUMINATED CHANNEL LETTER SIGNAGE
- 27

PLANTER/RETAINING WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- 28

PLANTER:
- WOOD LANDSCAPE TIES: COLOUR: 'NATURAL WOOD'
- 29

PRE-CAST CONCRETE CORNICE/CAP:
- COLOUR: CLEAR SEALER
- 30

ROOF/BALCONY SOFFIT:
- 'KAYCAN' VINYL: COLOUR: 'SLATE GRAY'
- 31

ALUMINUM/GLASS PRIVACY SCREEN:
- COLOUR: 'BLACK' GLASS: FROSTED
- 32

WOOD TRELLIS:
- STAINED, COLOUR 'NATURAL CEDARTONE' BY B.M. ARBORCOAT
- 33

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'NIGHT GRAY'

NOTE:

ZONING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).

BLDG B - north elevation

3/32" = 1'-0"



BLDG B - west elevation

3/32" = 1'-0"



ZONING AVERAGE GRADE: 15.12M
BCBC LOWEST AVERAGE GRADE: 13.52M



keystonearch.ca

REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)

32805 & 32809 & 32811 & 32819 & 32825 & 32829 & 32835 VIEW AVE., 7288 WARDROP ST., 32822 1ST AVE., MISSION BC

BUILDING ELEVATIONS - BLDG B

SCALE: As indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

21-12-10 REVISION #: 3
CITY OF MISSION FILE # P2021-010
PROJECT NUMBER: 19-161



RF PROPERTIES
REDEKOP & FERRARIO

SD4.05



BLDG B - south elevation (courtyard)

3/32" = 1'-0"



BLDG B - west elevation (courtyard)

3/32" = 1'-0"

- material legend**
- 1 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
 - 2 CEMENT BOARD SMOOTH LAP SIDING:
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
 - 3 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'GRAY SLATE'
 - 4 CEMENT BOARD LAP SIDING:
- 'WOODTONE RUSTIC': COLOUR: 'WARM ESPRESSO'
 - 5 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'LIGHT MIST'
 - 6 BRICK (STACK BOND):
- 'MUTUAL MATERIALS': COLOUR: 'MAUNA LOA'
 - 7 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
 - 8 VERTICAL METAL CLADDING (PROFILE: CL6025):
- 'VICWEST': COLOUR: MATCH AL13 'SLATE'
 - 9 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
 - 10 ALUMINUM FACED COMPOSITE:
- 'AL13': COLOUR: 'SLATE'
 - 11 WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
 - 12 SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
 - 13 ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
 - 14 HARDIE TRIM (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
 - 15 HARDIE FASCIA BOARD (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
 - 16 METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'MIDNIGHT BLACK'
 - 17 METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'LIGHT MIST'
 - 18 METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'IRON GRAY'
 - 19 METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH CORRUGATED METAL 'CHARCOAL'
 - 20 STEEL/GLASS CANOPIES
- COLOUR (STEEL): 'BLACK'
 - 21 STEEL POST
- COLOUR (STEEL): 'BLACK'
 - 22 EXTERIOR ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
 - 23 EXPOSED CONCRETE WALL:
- C.I. P. CONCRETE: COLOUR: SEALED
 - 24 EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE': COLOUR: TO MATCH 'JAMES HARDIE' 'GRAY SLATE'
BLACK FRAMES
 - 25 CURTAIN WALL:
- 'KAWNEER', 1600 UT SYSTEM 1: COLOUR: 'BLACK ANODIZED'
 - 26 COMMERCIAL SIGNAGE:
- ILLUMINATED CHANNEL LETTER SIGNAGE
 - 27 PLANTER/RETAINING WALL:
- C.I. P. CONCRETE: COLOUR: SEALED
 - 28 PLANTER:
- WOOD LANDSCAPE TIES: COLOUR: 'NATURAL WOOD'
 - 29 PRE-CAST CONCRETE CORNICE/CAP:
- COLOUR: CLEAR SEALER
 - 30 ROOF/BALCONY SOFFIT:
- 'KAYCAN' VINYL: COLOUR: 'SLATE GRAY'
 - 31 ALUMINUM/GLASS PRIVACY SCREEN:
- COLOUR: 'BLACK' GLASS: FROSTED
 - 32 WOOD TRELLIS:
- STAINED, COLOUR 'NATURAL CEDARTONE' BY B.M. ARBORCOAT
 - 33 CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'NIGHT GRAY'

NOTE:
ZONING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).



BLDG B - south elevation

3/32" = 1'-0"



BLDG B - east elevation

3/32" = 1'-0"

material legend

- 1

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- 2

CEMENT BOARD SMOOTH LAP SIDING:
- 'JAMES HARDIE': COLOUR: 'EVENING BLUE'
- 3

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'GRAY SLATE'
- 4

CEMENT BOARD LAP SIDING:
- 'JAMES HARDIE': COLOUR: 'WARM ESPRESSO'
- 5

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'LIGHT MIST'
- 6

BRICK (STACK BOND):
- 'MUTUAL MATERIALS': COLOUR: 'MAUNA LOA'
- 7

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 8

VERTICAL METAL CLADDING (PROFILE: CL6025):
- 'VICWEST': COLOUR: MATCH AL13 'SLATE'
- 9

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'MIDNIGHT BLACK'
- 10

ALUMINUM FACED COMPOSITE:
- 'AL13': COLOUR: 'SLATE'
- 11

WINDOW VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 12

SLIDING PATIO DOOR VINYL:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 13

ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
- 14

HARDIE TRIM (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 15

HARDIE FASCIA BOARD (SMOOTH):
- 'JAMES HARDIE': COLOUR: 'IRON GRAY'
- 16

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'MIDNIGHT BLACK'
- 17

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'LIGHT MIST'
- 18

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH 'JAMES HARDIE' 'IRON GRAY'
- 19

METAL FLASHING:
- 'GENTEK': COLOUR: TO MATCH CORRUGATED METAL 'CHARCOAL'
- 20

STEEL/GLASS CANOPIES
-COLOUR (STEEL): 'BLACK'
- 21

STEEL POST
-COLOUR (STEEL): 'BLACK'
- 22

EXTERIOR ALUMINUM GUARD/RAILING:
- COLOUR: 'BLACK'
- 23

EXPOSED CONCRETE WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- 24

EXTERIOR METAL DOOR:
- 'BENJAMIN MOORE': COLOUR: TO MATCH 'JAMES HARDIE' 'GRAY SLATE'
BLACK FRAMES
- 25

CURTAIN WALL:
- 'KAWNEER', 1600 UT SYSTEM 1: COLOUR: 'BLACK ANODIZED'
- 26

COMMERCIAL SIGNAGE:
- ILLUMINATED CHANNEL LETTER SIGNAGE
- 27

PLANTER/RETAINING WALL:
- C.I.P. CONCRETE: COLOUR: SEALED
- 28

PLANTER:
- WOOD LANDSCAPE TIES: COLOUR: 'NATURAL WOOD'
- 29

PRE-CAST CONCRETE CORNICE/CAP:
- COLOUR: CLEAR SEALER
- 30

ROOF/BALCONY SOFFIT:
- 'KAYCAN' VINYL: COLOUR: 'SLATE GRAY'
- 31

ALUMINUM/GLASS PRIVACY SCREEN:
- COLOUR: 'BLACK' GLASS: FROSTED
- 32

WOOD TRELLIS:
- STAINED, COLOUR 'NATURAL CEDARTONE' BY B.M. ARBORCOAT
- 33

CEMENT BOARD SMOOTH PANEL SIDING (W/COLOUR MATCHED EASY TRIM REVEALS):
- 'JAMES HARDIE': COLOUR: 'NIGHT GRAY'

NOTE:

ZONING AVERAGE FINISHED GRADE ELEVATIONS WERE CALCULATED USING EITHER THE ELEVATIONS AT PROPERTY LINES (PL) WHERE THE ELEVATION FRONTS A STREET, LANE OR ADJACENT PROPERTY, OR THE PATIO LEVEL WHERE THE ELEVATION IS INTERNAL TO THE DEVELOPMENT (COURTYARD).



BLDG A - south elevation



BLDG A - west elevation



BLDG A - east elevation



BLDG B - north elevation



BLDG B - west elevation



BLDG B - east elevation



BLDG A - fascia signage (south)

3/16" = 1'-0"

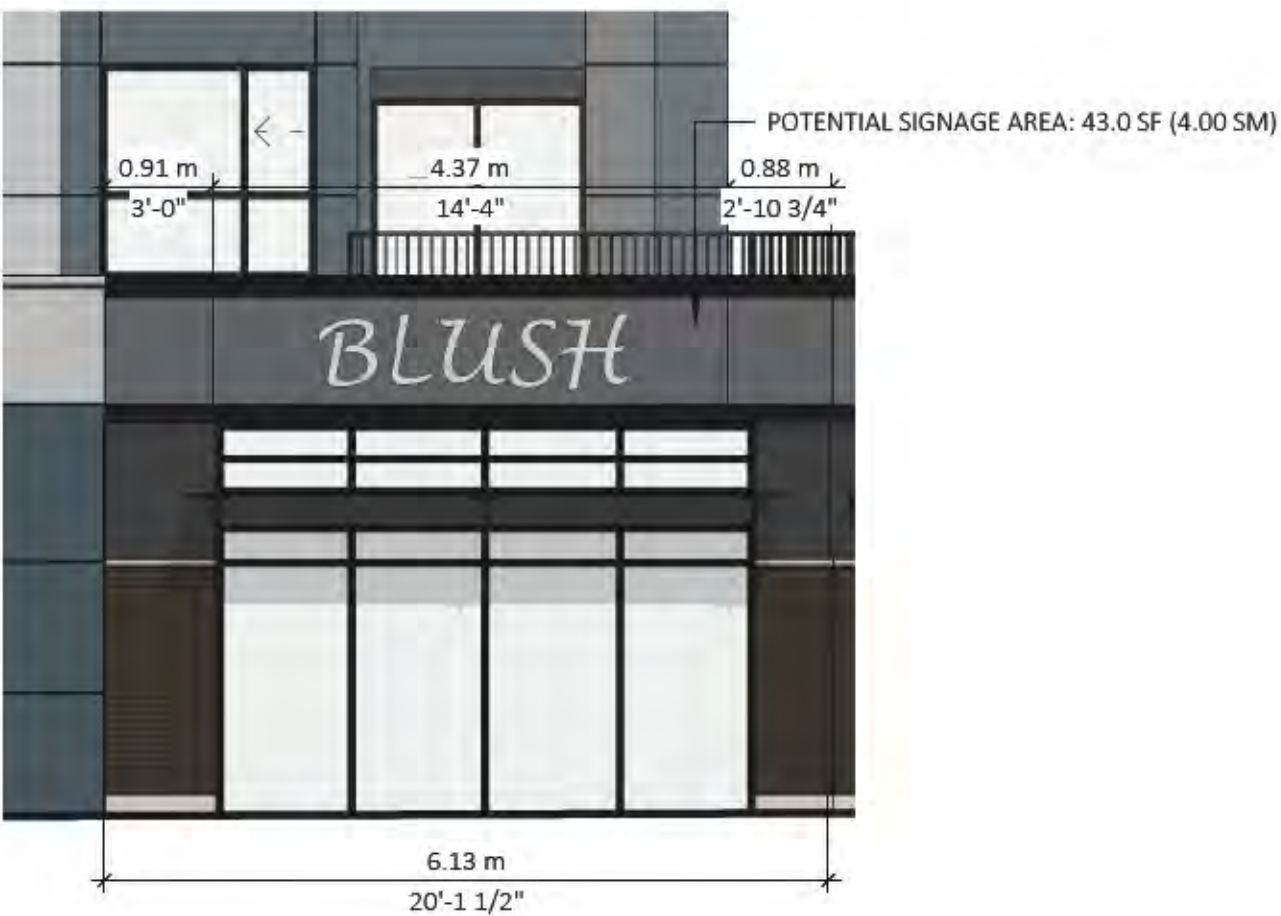
BUILDING A - SOUTH ELEVATION SIGNAGE (LEFT)

TOTAL LINEAR FEET OF BUILDING FACE:	34'-9 7/8" (10.61 M)
ALLOWABLE AREA OF SIGNAGE:	2.15 SF (0.2 SM) PER 1 LINEAR FOOT (0.3 M) = 74.87 SF (6.96 SM)
PROPOSED AREA OF SIGNAGE:	60 SF (5.57 SM)

BUILDING A - SOUTH ELEVATION SIGNAGE (RIGHT)

TOTAL LINEAR FEET OF BUILDING FACE:	110'-4" (33.63 M)
ALLOWABLE AREA OF SIGNAGE:	2.15 SF (0.2 SM) PER 1 LINEAR FOOT (0.3 M) = 237.22 SF (22.04 SM)
PROPOSED AREA OF SIGNAGE:	180 SF (16.72 SM)

- SIGNAGE WILL BE ATTACHED DIRECTLY TO THE BUILDING FACE.
- FASCIA TO BE CHANNEL LETTERING, NOT BOX SIGNS, WINDOW SIGNS ARE NOT PERMITTED TO COVER MORE THAN 20% OF THE WINDOWS.
- FONT & COLOUR TO BE DETERMINED BY TENANT



BLDG A - fascia signage (west)

3/16" = 1'-0"

BUILDING A - WEST ELEVATION SIGNAGE

TOTAL LINEAR FEET OF BUILDING FACE:	20'-1 1/2" (6.13 M)
ALLOWABLE AREA OF SIGNAGE:	2.15 SF (0.2 SM) PER 1 LINEAR FOOT (0.3 M) = 43.27 SF (4.02 SM)
PROPOSED AREA OF SIGNAGE:	43 SF (4.00 SM)

- SIGNAGE WILL BE ATTACHED DIRECTLY TO THE BUILDING FACE.
- FASCIA TO BE CHANNEL LETTERING, NOT BOX SIGNS, WINDOW SIGNS ARE NOT PERMITTED TO COVER MORE THAN 20% OF THE WINDOWS.
- FONT & COLOUR TO BE DETERMINED BY TENANT



BLDG A - fascia signage (s-w)

3/16" = 1'-0"

BUILDING A - SOUTH WEST ELEVATION SIGNAGE

TOTAL LINEAR FEET OF BUILDING FACE:	10'-1 1/2" (3.09 M)
ALLOWABLE AREA OF SIGNAGE:	2.15 SF (0.2 SM) PER 1 LINEAR FOOT (0.3 M) = 21.77 SF (2.02 SM)
PROPOSED AREA OF SIGNAGE:	21 SF (1.95 SM)

- SIGNAGE WILL BE ATTACHED DIRECTLY TO THE BUILDING FACE.
- FASCIA TO BE CHANNEL LETTERING, NOT BOX SIGNS, WINDOW SIGNS ARE NOT PERMITTED TO COVER MORE THAN 20% OF THE WINDOWS.
- FONT & COLOUR TO BE DETERMINED BY TENANT



BLDG A - fascia signage (east)

3/16" = 1'-0"

BUILDING A - EAST ELEVATION SIGNAGE

TOTAL LINEAR FEET OF BUILDING FACE:	20'-1 1/2" (6.13 M)
ALLOWABLE AREA OF SIGNAGE:	2.15 SF (0.2 SM) PER 1 LINEAR FOOT (0.3 M) = 43.27 SF (4.02 SM)
PROPOSED AREA OF SIGNAGE:	43 SF (4.00 SM)

- SIGNAGE WILL BE ATTACHED DIRECTLY TO THE BUILDING FACE.
- FASCIA TO BE CHANNEL LETTERING, NOT BOX SIGNS, WINDOW SIGNS ARE NOT PERMITTED TO COVER MORE THAN 20% OF THE WINDOWS.
- FONT & COLOUR TO BE DETERMINED BY TENANT



BLDG A - fascia signage (s-e)

3/16" = 1'-0"

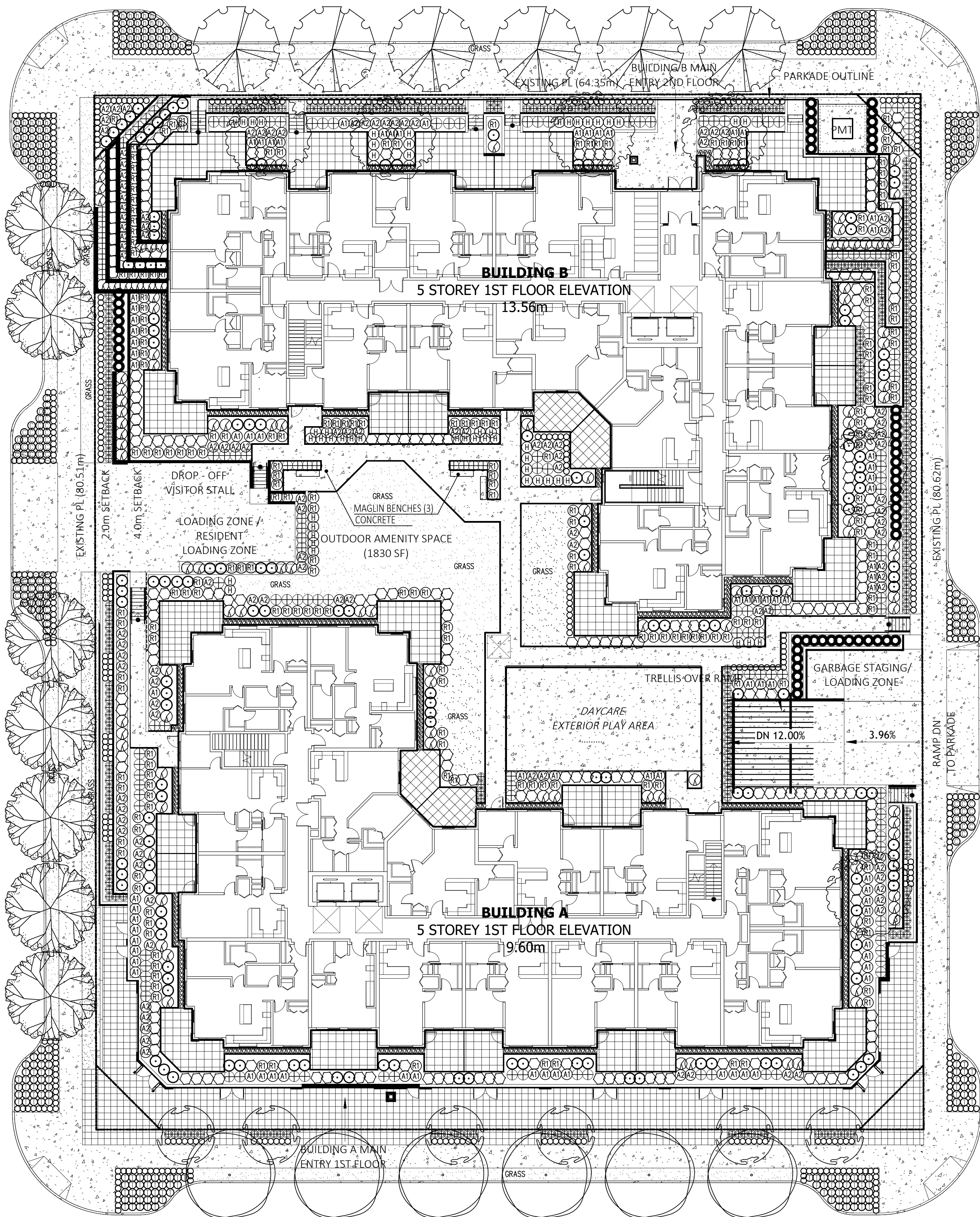
BUILDING A - EAST ELEVATION SIGNAGE

TOTAL LINEAR FEET OF BUILDING FACE:	10'-1 1/2" (3.09 M)
ALLOWABLE AREA OF SIGNAGE:	2.15 SF (0.2 SM) PER 1 LINEAR FOOT (0.3 M) = 21.77 SF (2.02 SM)
PROPOSED AREA OF SIGNAGE:	21 SF (1.95 SM)

- SIGNAGE WILL BE ATTACHED DIRECTLY TO THE BUILDING FACE.
- FASCIA TO BE CHANNEL LETTERING, NOT BOX SIGNS, WINDOW SIGNS ARE NOT PERMITTED TO COVER MORE THAN 20% OF THE WINDOWS.
- FONT & COLOUR TO BE DETERMINED BY TENANT

WARDROP STREET

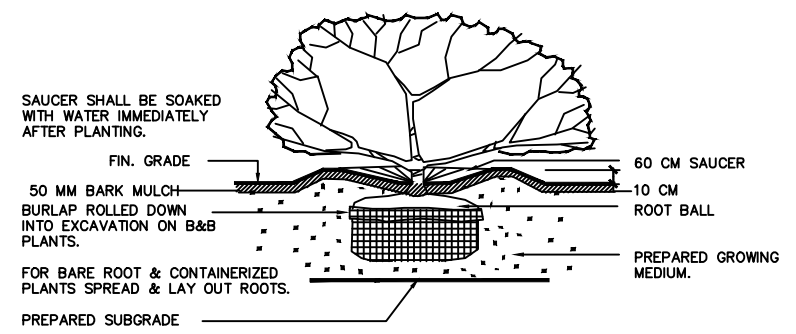
1ST AVENUE



VIEW AVENUE

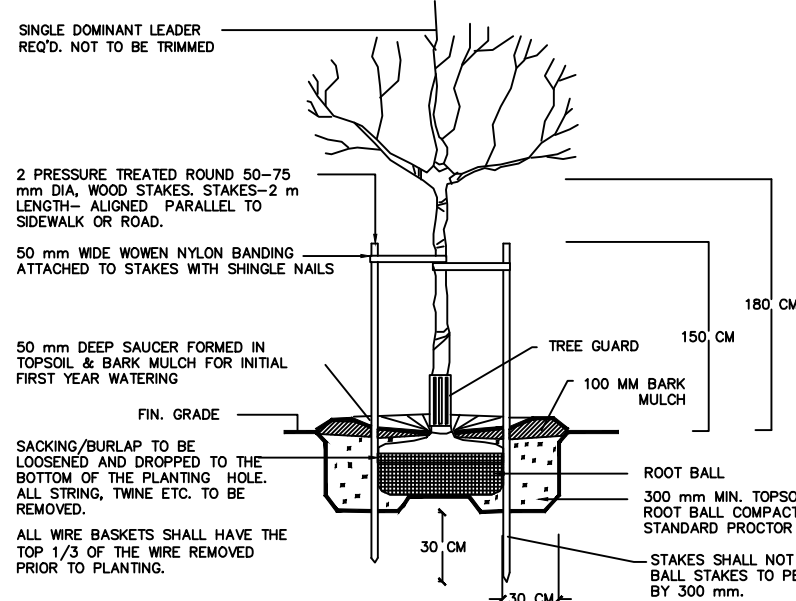
		PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
STREET TREES						
	ACER GRISEUM	PAPERBARK MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
	STYRAX JAPONICA	JAPANESE SNOWBELL	6	6 CM. CAL.	AS SHOWN	B. & B.
	PARRLOTIA PERSICA	PERSIAN IRONWOOD	7	6 CM. CAL.	AS SHOWN	B. & B.
	ACER MIYABEL	STATE STREET MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
ON-SITE						
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	6	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	139	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	78	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	101	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	199	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	315	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	127	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	188	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	49	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	82	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	154	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	55	1.50 METERS	70 CM. O.C.	
	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	121	#2 POT	65 CM. O.C.	
	HYPERICUM CALYCIUM	ST. JOHNSWORT	121	#2 POT	65 CM. O.C.	
	ERICA CARNEA 'SPRINGWOOD PINK'	HEATHER	85	#2 POT	65 CM. O.C.	

- NOTES / GENERAL
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'ONTA STANDARDS' BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'BC LANDSCAPE STANDARDS'.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARDS'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSLA 'LANDSCAPE STANDARDS'.
 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
LAWN AREAS 300 mm
GROUND COVER AREAS 450 mm
SHRUB AREAS 450 mm
TREE PITS 300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL., WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



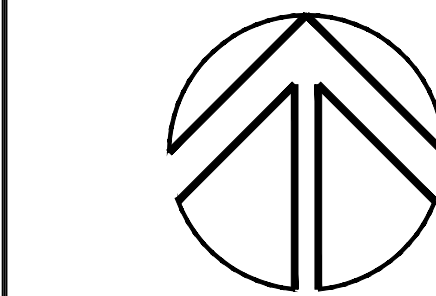
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



NOV/21	REVISED SITE PLAN	2
APR/21	REVISED SITE PLAN	1
DATE	REMARKS	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
REDEKOP FERRARIO PROPERTIES (MAPLE VIEW)
c/o KEYSTONE ARCHITECTURE & PLANNING LTD.
SUITE #300
33131 SOUTH FRASER WAY
ABBOTSFORD, B.C.
V2S 2B1
604-850-0577

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
APARTMENT DEVELOPMENT
WARDROP STREET
VIEW AVENUE
MISSAON, B.C.

SCALE 1:200	DATE JAN/21
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1

ATTACHMENT C

CITY OF MISSION DEVELOPMENT VARIANCE PERMIT DV22-007

Issued pursuant to Section 498 of the *Local Government Act*

Issued to: 1111530 BC LTD, and
Redekop Ferrario Properties (Maple View) Corp.

316 Amberpoint Place, Abbotsford, BC V2T 6T2, and
#206 – 2636 Montrose Avenue, Abbotsford, BC V2S 3T6

as the registered owner (hereinafter referred to as the Permittee) and shall only apply to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Mission, in the Province of British Columbia, and more particularly known and described as:

Address	PID	Legal Description	Property Owner
1 st Ave	001-980-165	THE WEST 13 FEET OF LOT 3 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-537-665	LOT 5 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-313-597	LOT 6 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-313-601	LOT 7 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32822 1 st Ave	001-980-181	LOT 3 EXCEPT: THE WEST 13 FEET; BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32822 1 st Ave	001-980-203	LOT 4 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32829 1 st Ave	011-615-851	LOT 9 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32805 View Ave	011-615-893	LOT 14 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32809 View Ave	011-615-885	LOT 13 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32811 View Ave	011-615-877	LOT 12 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32819 View Ave	000-549-142	LOT 11 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD

32825 View Ave	000-549-169	LOT 10 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32835 View Ave	011-615-842	LOT 8 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
7288 Wardrop St	009-606-319	LOT 1 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
7288 Wardrop St	009-606-335	LOT 2 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD

1. The said lands are zoned Mixed-Use Commercial/Residential Two Zone (MU2) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.
2. "District of Mission Zoning Bylaw" as amended is hereby varied in respect of the said lands as follows:
 - (a) Section 111.F.3 – The distance from the loading space to the loading door it is designed to serve is increased from 12.0 m (39.4 ft) to 100.0 m (328.1 ft).
3. This Permit does not constitute a subdivision approval or a building permit.
4. This Permit applies only to the development or construction proposed within the associated Staff Report and does not apply to future construction or reconstruction.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Variance Permit is hereby issued by the Municipality signed by the Mayor and the Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

Paul Horn,
MAYOR

Jennifer Russell,
CORPORATE OFFICER

Development Variance Permit DV22-007

ATTACHMENT E

CITY OF MISSION DEVELOPMENT VARIANCE PERMIT DV22-008

Issued pursuant to Section 498 of the *Local Government Act*

Issued to: 1111530 BC LTD, and
Redekop Ferrario Properties (Maple View) Corp.

316 Amberpoint Place, Abbotsford, BC V2T 6T2, and
#206 – 2636 Montrose Avenue, Abbotsford, BC V2S 3T6

as the registered owner (hereinafter referred to as the Permittee) and shall only apply to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Mission, in the Province of British Columbia, and more particularly known and described as:

Address	PID	Legal Description	Property Owner
1 st Ave	001-980-165	THE WEST 13 FEET OF LOT 3 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-537-665	LOT 5 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-313-597	LOT 6 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
1 st Ave	005-313-601	LOT 7 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32822 1 st Ave	001-980-181	LOT 3 EXCEPT: THE WEST 13 FEET; BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32822 1 st Ave	001-980-203	LOT 4 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32829 1 st Ave	011-615-851	LOT 9 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32805 View Ave	011-615-893	LOT 14 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32809 View Ave	011-615-885	LOT 13 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32811 View Ave	011-615-877	LOT 12 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	REDEKOP FERRARIO PROPERTIES (MAPLE VIEW) CORP.
32819 View Ave	000-549-142	LOT 11 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD

32825 View Ave	000-549-169	LOT 10 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
32835 View Ave	011-615-842	LOT 8 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
7288 Wardrop St	009-606-319	LOT 1 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD
7288 Wardrop St	009-606-335	LOT 2 BLOCK 31 SECTION 21 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 332	1111530 B.C. LTD

1. The said lands are zoned Mixed-Use Commercial/Residential Two Zone (MU2) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.
2. "District of Mission Zoning Bylaw" as amended is hereby varied in respect of the said lands as follows:
 - (a) Section 302.G.1 – The maximum base height of a principal building is increased from 13.0 m (42.7 ft) to 17.0 m (55.8 ft).
3. This Permit does not constitute a subdivision approval or a building permit.
4. This Permit applies only to the development or construction proposed within the associated Staff Report and does not apply to future construction or reconstruction.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Variance Permit is hereby issued by the Municipality signed by the Mayor and the Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

Paul Horn,
MAYOR

Jennifer Russell,
CORPORATE OFFICER

Development Variance Permit DV22-08

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

DATE: February 28, 2022

CIVIC ADDRESS: 32805, 32809, 32811, 32819, 32825, 32835 View Avenue,
32822 32829 1st Avenue, and 7288 Wardrop Street

CURRENT ZONE: CTR

PROPOSED ZONE: MU2

Disclaimer

The following comments are listed as deficiencies for the sole purpose of identifying required works and services to enable the assembled properties to Rezone to a Mixed-Use Commercial/Residential zone and Develop a mixed-use apartment building. The following works and services for this rezoning and development proposal are in accordance with the standards contained within the City of Mission's (CoM) current Development and Subdivision Control Bylaw (DSCB) 5650-2017 as amended, Water Bylaw 2196-1990 as amended (Water Bylaw), Sewer Bylaw 5033-2009 as amended (Sewer Bylaw), Solid Waste Management Bylaw 5526-2015 as amended (SWMB), and the Fire Sprinkler Bylaw 5679-2017 (Sprinkler Bylaw). Additional requirements as specified by other stakeholder authorities are considered to be above and beyond the scope of these comments.

Additional requirements as specified by other stakeholder authorities are considered to be above and beyond the scope of these comments.

The City has received a Development Permit (DP) Application Package complete with Architectural Drawings and Traffic Impact Assessment, but no conceptual servicing plan. No preliminary servicing capacity analysis has been considered as a result.

DOMESTIC WATER REQUIREMENTS:

Municipal water service is available on Wardrop Street and 1st Avenue.

Connection to the municipal system is required.

CoM records indicate that only two of the subject properties have water service connections (32822 1st Avenue & 7288 Wardrop Street). CoM records indicate these services are not metered. Please note that the Sprinkler Bylaw states in Item 4 (b) that an approved Fire Sprinkler System shall be installed in all new buildings, additions, and renovations that exceed 50% of the current floor area.

The existing 19mmØ water services to shall be decommissioned and replaced with an adequately sized water service to satisfy the sprinkler requirements complete with new meter and radio read system. This in turn will require the existing 19mmØ water services to be capped at the watermain.

The supply and installation of a new water service connection and capping of the old services will be provided by the CoM in accordance with the Water Bylaw at the Developer's cost.

Adjacent to the subject properties, the existing watermain are 300mmØ and are likely sufficient to meet the fire flow requirements for new construction. The City does not guarantee fire-flow requirements. The developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the development is adequately serviced at the developer's sole expense. This includes Hydraulic Modeling of the fire flow demands for the proposed development and resolving any identified system deficiencies as a condition of Development.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

Engineered design is required. See DSCB, Schedule C, Section 3 as amended.

STORM SEWER REQUIREMENTS:

Municipal storm service (piped) is available on Wardrop Street and at the intersection of View Avenue and Maple Street.

Connection to the municipal system is required.

The CoM does not guarantee depth at property line. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the Development is adequately serviced at the Developer's sole expense. In accordance with the DSCB, Schedule C, Section 4, 4.10.9.5 "The *Drainage System* and all service connections shall be at a depth to permit gravity flow from the existing or proposed *building(s)* to the main." CoM records suggest that the lowest level of the proposed underground parking structure is below the depth of the adjacent storm system on Wardrop Street and the intersection at View & Maple. As no conceptual servicing plan was included with the application it is unknown how the Developer proposes to service the lowest level with a gravity storm service.

The Developer is required to design and install storm water Best Management Practices (BMPs) for the site that reduce the site's 10-year post-development runoff rate to its 10-year pre-development runoff rate. Per the DSCB Schedule C, Section 5.3.2.3, this shall be achieved by way of on-site detention facilities such as ponds, tanks, etc. One storm service connection will be required for the site and shall be sized accordingly.

Designs shall be accompanied by a statement from a fully qualified professional engineer, which clearly identifies the specific opportunities and constraints for implementing best management practices for the development, demonstrates that groundwater recharge and/or other appropriate best management practices are sustainable, and have been maximized for the particular site and provides examples of similar installations which demonstrate the sustainability, ability to construct, and ease of maintenance of the works to be constructed.

In particular, when implementing the CoM groundwater recharge guidelines, the Developer shall be responsible to have a qualified professional conduct a hydrological investigation to estimate infiltration rates and soil permeability and determine the location of the water table and its seasonal variations of the site. This information is to be included in any engineering drawing submittals, as it is critical to the design of Best Management Practices (BMPs).

Proposed measures shall be subject to acceptance by the Municipal Engineer and/or the Senior Building Inspector.

Engineered design is required. See DSCB, Schedule C, Sections 4 and 5 as amended.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is available on Wardrop Street.

Connection to the municipal system is required.

CoM records indicate that only one of the subject properties has an existing service connection (7288 Wardrop Street). The 100mmØ asbestos concrete pipe shall not be reused and shall be capped at the main by the CoM at the Developer's cost. An adequately sized sanitary connection for the proposed Development shall be required. New services shall be installed by the CoM in accordance with the Sewer Bylaw at the Developer's cost.

The City does not guarantee depth at property line. The developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the Development

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING & DEVELOPMENT COMMENTS

is adequately serviced at the Developer's sole expense. This may include paying the City to model the Sanitary Sewer System to investigate the impact of the Development on the system capacity under the existing and future scenarios and resolving any downstream deficiencies resulting from the future scenario as a condition of Development.

Engineered design is required. See DSCB, Schedule C, Sections 6 and 7 as amended.

ROAD WORK REQUIREMENTS:

Municipal road access can be achieved via Wardrop Street, 1st Avenue, Maple Street or View Avenue.

A Traffic Impact Assessment (TIA) for the proposed development may be required by the Ministry of Transportation and Infrastructure (MOTI) as a condition of Rezoning and/or Development.

A TIA was prepared by CTS dated July 2021. This TIA was submitted with the application package. It is unknown if this report will be acceptable to MOTI.

The following are the Recommendations as written in the noted report:

Based on this transportation impact assessment study, CTS recommends the following:

- 1. The developer work with the District of Mission to ensure any improvements to the fronting sidewalks on 1st Avenue and Wardrop Street align with the District of Mission Official Community Plan and Transportation Master Plan.*
- 2. That the MoTI continue to monitor the queueing for the left turn bays on Park Street at Lougheed Highway, and when necessary, optimize the signal timing or extensions be made.*
- 3. That the MoTI to consider restricting the southbound left turn at the intersection of Wardrop Street at Lougheed Highway and redirect the traffic to use the intersection of Park Street at Lougheed Highway to make the southbound left turns.*

All upgrades and/or deficiencies identified by the final TIA accepted by MOTI and the CoM shall be completed/corrected at the developer's sole expense and will be a condition of Development.

The Engineering & Public Works Department understands that the current DP drawing package has been developed without having the benefit of knowing what the final offsite parameters will be as specified by the acceptance of both CoM and MOTI.

At the time of writing these comments the following is hereby noted by City staff:

- The DSCB Introduction, Section 9.7 – Highway Dedication, states the following: *“The maximum required highway dedications for various classifications of highways in a Subdivision/Development shall be as specified in Schedule A hereto. The Municipality shall advise the Owner of the classification of each highway in a proposed Subdivision/Development and the required highway dedication.”*

As such, the Developer may be required to dedicate additional Highway Dedication adjacent to the proposed Development to provide a total highway dedication width sufficient to construct an appropriate road standard, complete with corner truncations, intersection improvements, road drainage, sidewalk, underground hydro, gas, telephone, and street lighting. Survey and design will be required to determine whether or not there is a need for additional highway dedication. Should it be determined that additional dedication is required, granting of such dedication will be a condition of Development.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**

The submitted DP package shows a desire to purchase the municipal lane bisecting the development site from Wardrop Street to Maple Street. This will require the Developer to negotiate a purchase and for the City to pass a road closure bylaw in accordance with Policy STR.34 – Road Closure and Sale.

Engineered design is required. See the DSCB, Schedule C, Section 8 – Roadways.

STREET LIGHTING:

In accordance with the DSCB, Schedule B-1, the design and installation of municipal street lighting adjacent to the site and/or upgrades to the existing system as necessary will be required as a condition of Development.

Street lighting design shall compliment the Roadway Design and be in general conformance with the DSCB with a preference for LED lighting.

Engineered design is required. See the DSCB, Schedule C, Section 9 – Street Lighting, as amended.

BOULEVARD TREE PLANTING:

In accordance with the DSCB, Schedule B-1, the design and installation of boulevard trees adjacent to the site is not required for the MU2 zone. However, should the plan include trees within the municipal boulevard the street boulevard tree planting design shall compliment the Roadway Design and be in general conformance with DSCB and all proposed plant material will require approval from the CoM Manager of Parks & Facilities.

See the DSCB, Schedule C, Section 11 – Boulevard Tree Planting, and 12 – Specifications and Standards for Landscaping, as amended.

ENGINEERING STANDARDS AND CONSTRUCTION DRAWING SPECIFICATIONS:

Engineered design shall be prepared and submitted in general conformance with the DSCB.

See the DSCB, Schedule C, Section 2 – Engineering Standards, 13 – Construction Drawing Submissions, and Form F-5 – Commitment by Owner and Consulting Engineer, as amended.

POWER, GAS & TELECOMMUNICATIONS:

In accordance with the DSCB, Schedule B-1, service connection to the property line shall be underground. Any new Distribution System adjacent to the Development shall be underground.

The Developer's engineer and/or third-party utility company shall certify to the Municipal Engineer that the Power and Telecommunications has been designed and constructed/secured in accordance with good engineering practice prior to approval of the Development.

See the DSCB INTRODUCTION, Section 9.5 Power and Telecommunications Distribution, as amended.

LOT GRADING:

Lot grading in accordance with Schedule E of the DSCB is applicable.

LATECOMER CHARGES:

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING & DEVELOPMENT COMMENTS

Pursuant to the Local Government Act Section 507(2) the local government will not require that the owner of the land that is to be subdivided or developed provide excess or extended services and as such Latecomer Charges shall not apply.

ENVIRONMENTAL REQUIREMENTS:

The site is located within the City's Natural Environment Development Permit Area, please follow [Official Community Plan](#) (OCP) guidelines (see OCP Section 9.7). Please have a QEP conduct a preliminary bio-inventory of terrestrial site features, including tree inventory, habitat assessment (including species at risk) and a noxious weed assessment, specifically for the four knotweed species and giant hogweed, as per Section 9.16 of the [DSCB](#).

No trees are to be removed during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken by a Qualified Environmental Professional (QEP) to ensure compliance with the federal [Migratory Birds Convention Act](#) and the provincial [Wildlife Act](#), as required meet the legislation and ensure best management practices are followed.

Additionally, a QEP shall review the ditches along the east and south perimeters of the site for the applicability of the Riparian Areas Protection Regulation (RAPR) and the Water Sustainability Act (WSA).

IMPORTANT: no trees, other vegetation, waterbody or soil is to be removed or disturbed before the City has issued the Natural Environment Development Permit.

WASTE MANAGEMENT

Please refer to both applicable bylaws for complete details on waste management requirements. The summary below is provided for convenience only.

As per the [SWMB](#), by default, the City's contractor provides **On-site Collection** to multi-family complexes in 360-litre wheeled carts for compost and recyclables and 80-litre wheeled carts for container glass only. The owners makes their own arrangements for the collection of garbage. 95 units will require fourteen 360-litre carts for recyclables, eight 360-litre carts for compost, and twelve 80-litre container glass carts. The storage requirements for garbage will depend on the collection frequency negotiated with a private contractor.

On-site Collection facilities must be fully enclosed buildings, structures or compounds that are adequate to prevent wildlife access but designed and located to provide easy access and egress for collection vehicles, and preferably head-on access to overhead bins. **Please refer to Schedule L of the [DSCB](#) for details on enclosure size, locations and access requirements.**



Kyle D'Appolonia, Environmental Coordinator

RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption once the Rezoning/Development requirements have been clarified and met per the DSCB, Introduction, Item 10 and/or 11.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING & DEVELOPMENT COMMENTS**



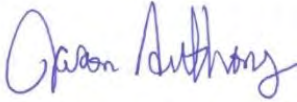
Prepared by:

Jay Jackman, Manager of Development
Engineering, Projects & Design



Reviewed by:

Tracy Kyle, Director of Engineering & Public
Works



Reviewed by:

Jason Anthony, Engineering Technologist II