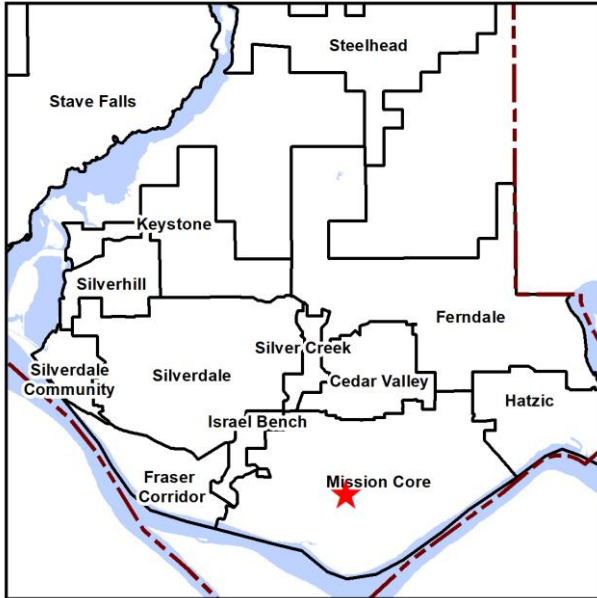
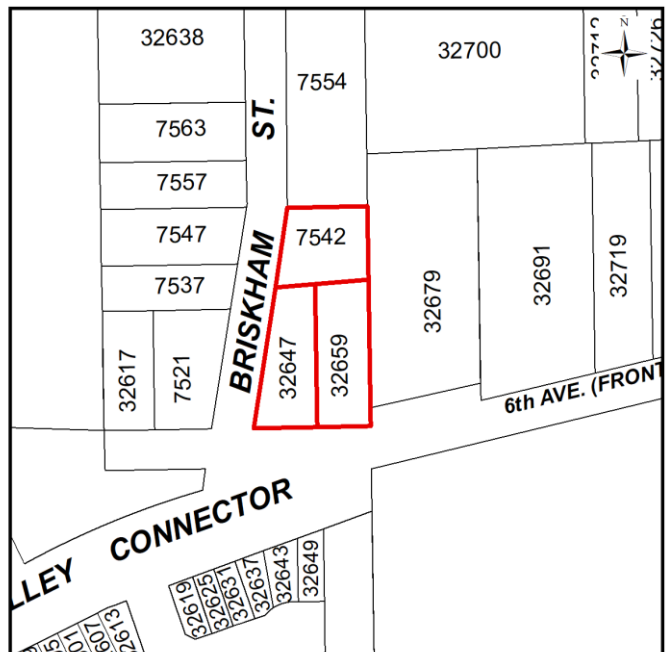
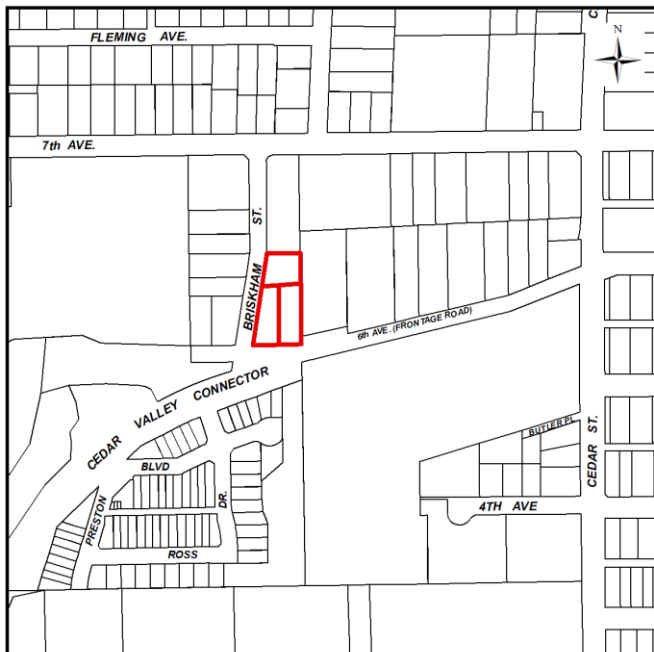


Project: P2019-069  
Application Number: R19-021

**Subject: Development Application 32647 & 32659 6th Avenue and 7542 Briskham Street**



**DATE:** July 4, 2022  
**BYLAW / PERMIT #:** 6109-2022-5949(70)  
**PROPERTY ADDRESSES:** 32647 6<sup>th</sup> Avenue  
 32659 6<sup>th</sup> Avenue  
 7542 Briskham Street  
**LOCATION:** Mission Core  
**CURRENT ZONING:** Multi-unit Duplex 465 Zone (MD465)  
**PROPOSED ZONING:** Multi-unit Townhouse One Zone (MT1)  
**CURRENT OCP:** Attached Multi-unit Residential  
**PROPOSED OCP:** No change  
**PROPOSAL:** To rezone the properties to allow for 19 townhouse units



## Recommendation(s)

1. That draft bylaw 6109-2022-5949(70) to rezone 32647, 32659 6<sup>th</sup> Avenue and 7542 Briskham Street from Multi-unit Duplex 465 Zone (MD465) to Multi-unit Townhouse One Zone (MT1) be considered for first and second reading;
2. That subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined; and
3. That prior to the adoption of Zoning Amending Bylaw 6109-2022-5949(70), the following conditions be met to the satisfaction of the Director of Development Services:
  - a. Collection of any volunteered contributions to the City's community amenity reserve.
  - b. Completion of the Engineering requirements, as in Attachment A.
  - c. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

## Rationale of Recommendation(s)

The application to rezone the development site to allow for 19 townhouse units, as shown on **Attachment C**, is consistent with the Attached Multi-unit designation in the OCP, which allows for a variety of multi-family developments, including townhouses. The OCP allows for a Floor Space Ratio ranging from 0.5 to 1.0. The proposed FSR is 0.905, which is under the maximum permitted.

In addition, the proposal is consistent with the OCP policy 8.1.34 which states "*Provide the majority of attached multi-unit residential development near neighbourhood centres, schools and parks*". The location of the proposed townhouses, with a variety of commercial services down the road creates a good location for this townhouse development.

Council's 2018-2022 Strategic Plan encourages the development of Liveable Complete Communities, and to achieve this goal, Council has identified the need to attract various housing options. The introduction of townhouses in this location meets this goal.

## Purpose

To accommodate the construction of 19 townhouse units under the Multi-unit Townhouse One Zone (MT1).

## Site Characteristics and Context

### Applicant

- D & D Design Ltd.

### Property Size

- The combined area of the development site, prior to road dedication, is 0.33 hectares (0.81 acres).
- The area of the development site is slightly reduced to 0.32 hectares (0.79 acres) after the required road dedication, shown as hatched area on the site plan.

### Neighbourhood Character

- Although the development site is designated Attached Multi-unit in the OCP, the area is still under development and consists of both attached multi-unit residential development and single family dwellings.

- There are multi-unit residential buildings to the north and east of the development site. Across Briskham Street, there are single family dwellings.

#### Environmental Protection

- There are no environmentally sensitive areas currently identified on the lands. However, an environmental assessment will be required to determine if there are any environmentally sensitive areas within the development site.
- A noxious weeds assessment will be required for the development site as described in Attachment B.
- An arborist report will be required to identify any significant trees that can be maintained within the development site.
- Tree planting requirements will be addressed with the landscape drawings as part of the Multi-unit Residential Development Permit.

#### Parks and Trails

- The closest recreational park is the Leisure Centre which is approximately 1 km away.

#### Servicing

- Municipal storm, sewer, and water services are available to the site.
- Development of this area will require servicing as outlined in Attachment A.

#### **DP19-075 Multi-unit Residential Development Permit**

- Draft Development Permit DP19-075 is shown on Attachment D. The development permit guidelines are intended to encourage the sensitivity and creativity needed to integrate multi-unit developments into a community traditionally dominated by single family neighbourhoods.
- The design aspects of the development permit guidelines are performance-based and do not include requirements stipulated by the Zoning Bylaw which are more prescriptive in nature.
- The applicant and architect have created a multi-family development site that meets and exceeds the Multi-unit Residential Development Permit Guidelines.
- The following table shows that the development has addressed most of the criteria essential for a well-planned development.
- One aspect of this development that lends it to a unique feature is that it has road frontage on two roads. This has allowed for units fronting Briskham Street and for good traffic flow through the development for larger vehicles and waste management trucks.

## Development Permit Guidelines

Building Form and Character	Meets Guidelines	Does Not Meet Guidelines
Design residential units facing streets so that primary living areas have a clear view of the street.	x	
Design buildings with architectural interest, using design features such as varying rooflines, extensive glazing, well defined entrances, business specific signage, and high-quality exterior elements.	x	
Design with parking garages or carports facing away from the street as much as possible.	x	
Design buildings with varied facades and articulated rooflines, or design in a contemporary style that offers visual interest, to discourage large bland buildings that do not reflect the character or scale of Mission.	x	
Use durable and high-quality building materials, integrating natural materials such as local stone, brick, and wood, as well as low emissivity (low-E) glass.	x	
Consider weather protection over entry points, balconies, and porches, (e.g., roof overhead, or area inset below the floor above).	x	
Locate landscaped open space next to windows, especially from living spaces, and stagger windows between facing buildings	x	
Balconies semi recessed with covered roof.	x	
In the landscape plan, consider finished site grades, location, and heights of retaining walls.	x	
Provide landscaping that creates visual interest and identity.	x	
Encourage reducing the amount of asphalt paving and introducing other materials where possible, preferably permeable (e.g., permeable pavers, reinforced grass).	x	

### Development Variances

The developer has designed the site to comply with the majority of the City's bylaws. However, there are two minor variances being requested. The variances are identified on Attachment C. The first is to reduce some of the setbacks to the lot lines and the second is to reduce the width of the drive aisle.

The applicant is requesting to reduce the setback for Buildings 1 and 4 adjacent to 6<sup>th</sup> Avenue, from 7.5 m (24.6 ft) to 4.0 m (13.12ft). Staff support the requested variances as they are for the side of the building and do not reduce the amount of private outdoor amenity space for the units, nor do the variances impact adjacent neighbours.

The second variance request is to reduce the width of the drive aisle from 7.0 m (22.9 ft) to 6.55 m (21.48). The application was submitted in 2019, at that time the zoning bylaw required the drive aisle to be 6.5 m in width. Therefore, when the application was submitted it was compliant with the zoning bylaw. The updated zoning bylaw increase the drive aisle width to 7.0 m (22.9 ft). Staff supports the requested variance as the application was compliant with the bylaw when submitted.

As staff supports the requested variances, they have been incorporated into Development Permit DP19-075

### Referrals

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

Building Division:	No concerns.
Bylaw Enforcement Division:	No comment was provided.
Environmental Services:	The Environmental Services Department has no objection to this proposal subject to the completion of the requirements outlined in Attachment B.
Mission Fire Rescue Service:	No comment was provided.
School District 75:	No comment was provided.
BC Transit:	No concerns.
MOTI:	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

An arborist report will be required, identifying any trees that can be retained as part of the development.

### 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.

If this development is approved, an additional 19 market homeownership dwelling units will be added to the City's stock.

### Transit

The proposed development is approximately 200 m from the nearest bus stop, which is within the 400 m recommended maximum walking distance to transit.

The development site is located near three transit routes: 32 West Heights, 33 Cedar Valley, and 39 Shopper Shuttle.

## **Financial Implications**

There are no financial implications associated with this report.

## **Communication**

Communication action, as listed below, in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted two development notification signs.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 500 m from the development site notifying them of the public hearing details.

## **Attachments**

Attachment A:           Engineering Comments

Attachment B: Environmental Services Comments  
Attachment C: Site Plan  
Attachment D: DRAFT Development Permit DP19-075

**Sign-Offs**



Rob Publow, Manager of Planning

MB / sh

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