

**AMENDMENTS TO THE MISSION AREA REDEVELOPMENT PLAN AND  
LAND USE REDESIGNATION (MISSION)  
BYLAWS 15P2013 AND 44D2013**

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**SUMMARY/ISSUE**

Amendments to the Mission Area  
Redevelopment Plan.

To redesignate 0.121 ha  $\pm$  (0.299 ac  $\pm$ )  
located at 306, 308, 310 and 312 – 25 Avenue  
SW (Plan B1, Block 44, Lots 10 and 11) from  
DC Direct Control District to Multi-  
Residential—High Density Medium Rise (M-  
H2f4.5h24) District.

**PREVIOUS COUNCIL DIRECTION**

None

**RECOMMENDATION OF THE  
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaws  
15P2013 and 44D2013.

**RECOMMENDATION(S) OF CPC:**

That Council:

1. **ABANDON** the proposed bylaw to amend  
the Mission Area Redevelopment Plan, in  
accordance with the Corporate Planning  
Applications Group recommendation; and
2. **ABANDON** the proposed bylaw to  
redesignate 0.121 hectares  $\pm$  (0.299 acres  
 $\pm$ ) located at 306, 308, 310 and 312 – 25  
Avenue SW (Plan B1, Block 44, Lots 10  
and 11) from DC Direct Control District to  
Multi-Residential—High Density Medium  
Rise (M-H2f4.5h24) District, in accordance  
with the Corporate Planning Applications  
Group recommendation.

**APPLICANT(S)**

Davis Jensen Law

**OWNER(S)**

Radoslav Prodanovic  
William A MacDonald

**INVESTIGATION**

The proposed amendments to the Mission  
Area Redevelopment Plan (ARP) are required  
to accommodate a Land Use Amendment  
application for a proposed redesignation from  
a DC Direct Control District to a Multi-  
Residential – High Density Medium Rise (M-  
H2f4.5h24) District located at 306, 308, 310  
and 312 25 Avenue SW.

This land use application seeks a  
redesignation to a Multi-Residential—High  
Density Medium Rise (M-H2 f4.5 h24) District  
to increase the maximum allowable height  
from 15 metres to 24 metres, and a Floor Area  
Ratio (FAR) from 3.5 to 4.5 to accommodate a  
multi-residential use.

The four subject parcels are located north of  
26 Avenue SW, and east of 4 Street SW in the  
community of Mission. Identified in the  
Municipal Development Plan as an Inner City  
Area, the community is distinguished by its  
grid road network, older housing stock, and  
range of newer residential development  
projects from single detached to multi-  
residential buildings.

The subject parcels fall within the Mission  
Area Redevelopment Plan, are located within  
the medium density land use and are subject  
to a maximum density of 3.5 FAR with a  
maximum height of five storeys (Mission ARP,  
Section 6.1.3(2)). Adopted by Council 2006  
July 18, the Mission ARP underwent an  
extensive five year public consultation and  
review process resulting in a mediated  
solution. Consequently, the subject parcels  
were down-zoned, decreasing the maximum  
developable intensity. The resulting land use  
DC 63Z2006 on the subject parcels was  
approved by Council to bring the Land Use  
Bylaw into conformance with the Mission ARP  
and to implement the extensive engagement,  
writing, and review process the ARP  
underwent.

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Administration recommends refusal of this application as it does not comply with section 6.1.3(2) of the Mission ARP, and does not represent complementary infill development as identified in the approved existing Direct Control district and ARP.

**ATTACHMENT(S)**

1. Proposed Bylaw 15P2013
2. Proposed Bylaw 44D2013
3. CPC Report LOC2012-0025
4. **Public Submissions**