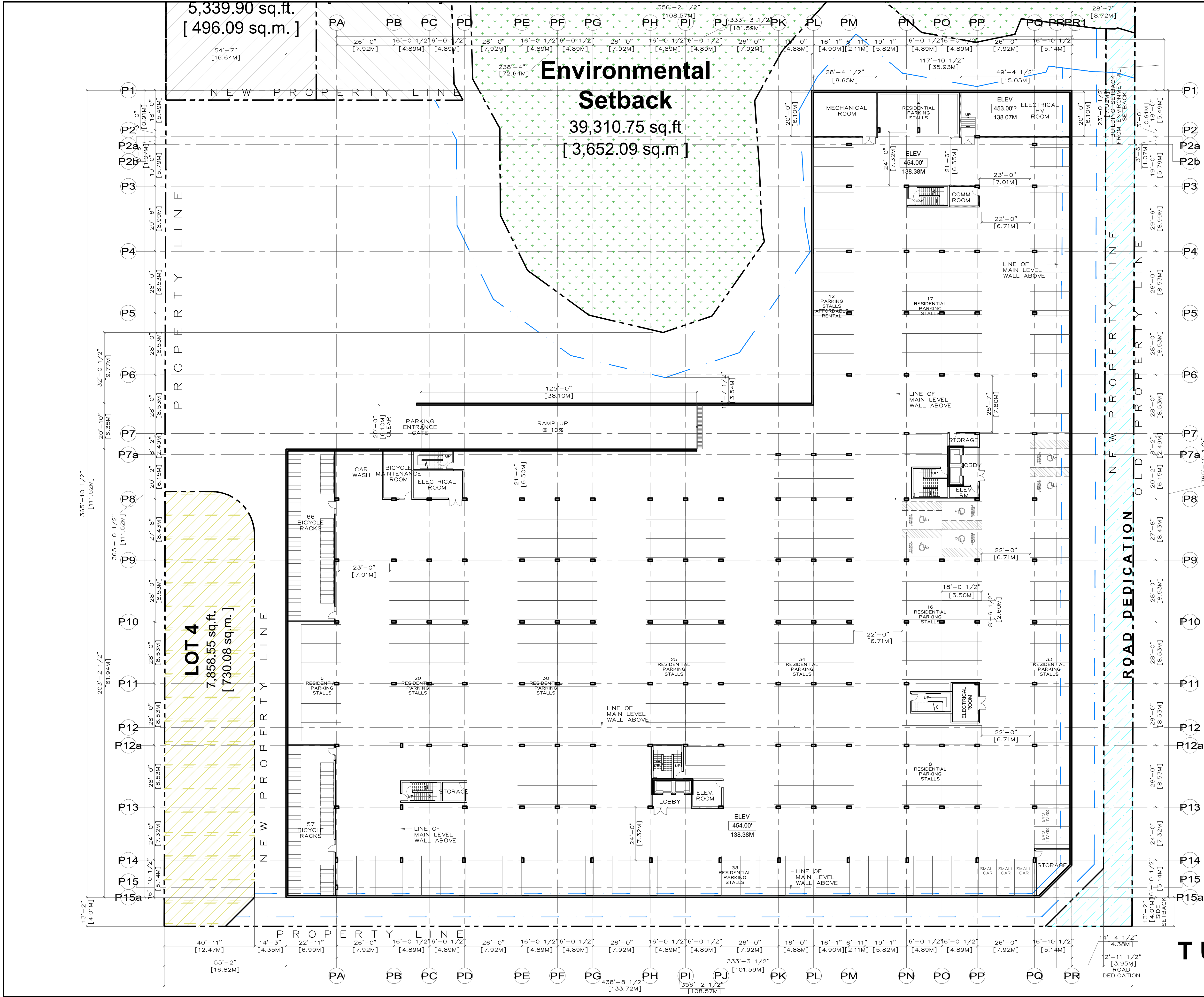




Residential Parking

238 TOTAL PARKING STALLS

- 227 Standard Parking
- 5 Small Car Parking
- 6 Accessible Parking
- 1 Car Wash

NOTE:
Provide Level 2 roughed-in for Electric Vehicle Charging Stations as per Zoning ByLaw Section 109 I.

CEDAR STREET

TUNBRIDGE AVENUE

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NO	DATE	REMARKS
4	02FEB2024	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
3	31OCT2023	REISSUED FOR REZONING AND DEVELOPMENT PERMIT APPLICATION
2	6FEB2023	ISSUED FOR REZ AND DP
1	6DEC2021	ISSUED FOR REZ AND DP

Mixed Use Development

8863 Cedar Street
City of Mission, British Columbia

PARKING LEVEL P1

REZONING APPLICATION
DEVELOPMENT PERMIT

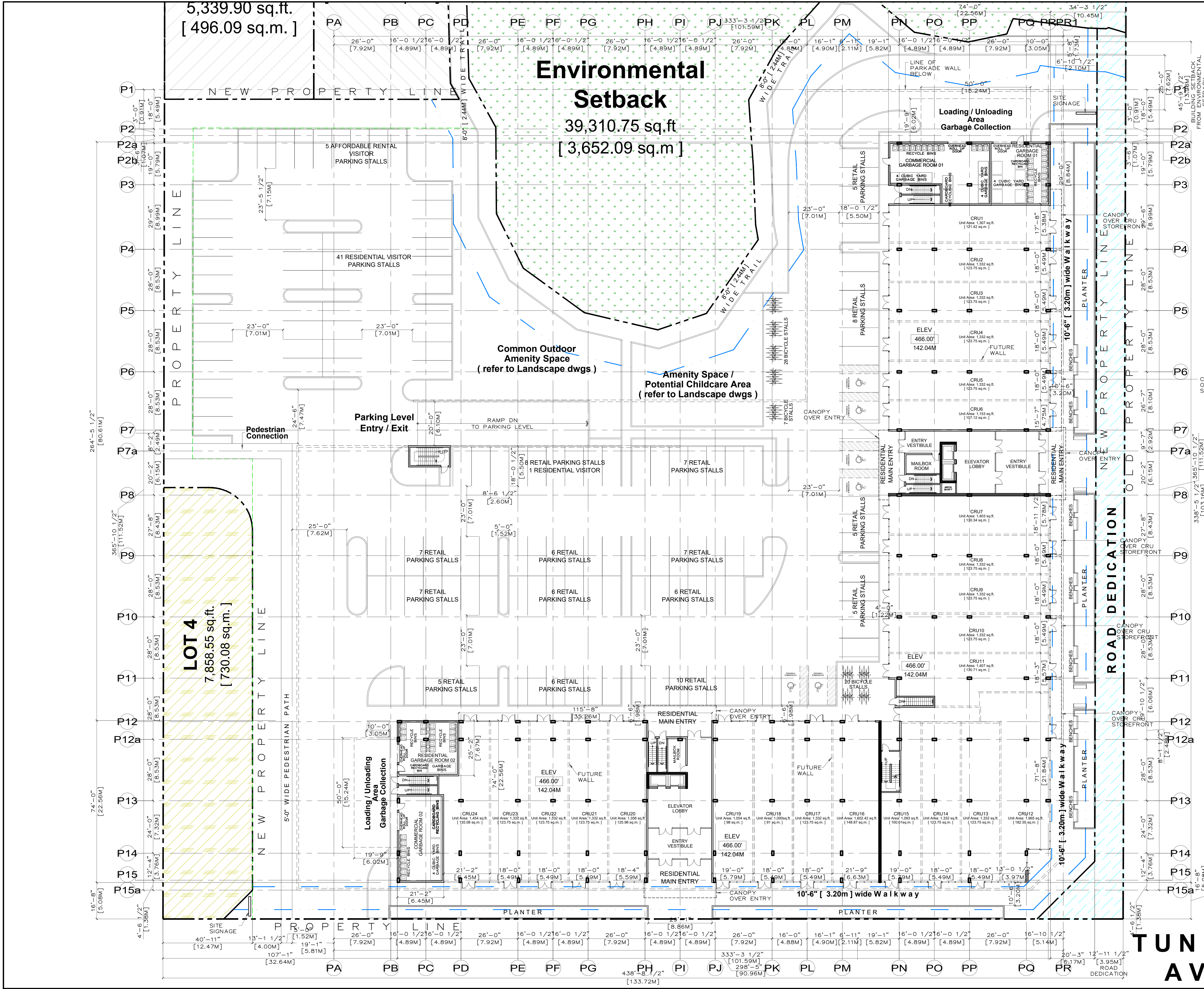
A201

SCALE:
1" = 20'-0"

PROJECT NO:
2023

DRAWN BY:
VI / MP

CHECKED BY:
JA



Above Ground Parking
TOTAL 145 PARKING STALLS

Retail - 98 Parking Stalls
92 Parking Stalls
6 Accessible Parking

Residential Visitor - 42 Parking Stalls
Affordable Visitor - 5 Parking Stalls

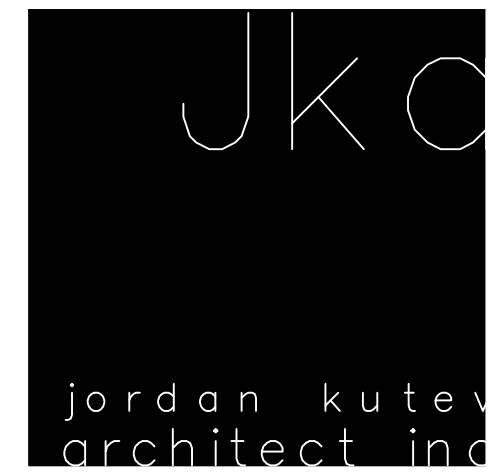
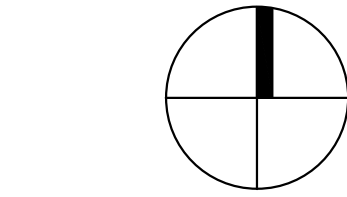
Bicycle Stalls
55 Bicycle Stalls

NOTE:
Provide Level 2 roughed-in for
Electric Vehicle Charging Stations
as per Zoning ByLaw Section 109 I.

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Mixed Use Development

8863 Cedar Street
City of Mission, British Columbia

MAIN LEVEL PLAN

REZONING APPLICATION
DEVELOPMENT PERMIT

A211

SCALE:

1" = 20'-0"

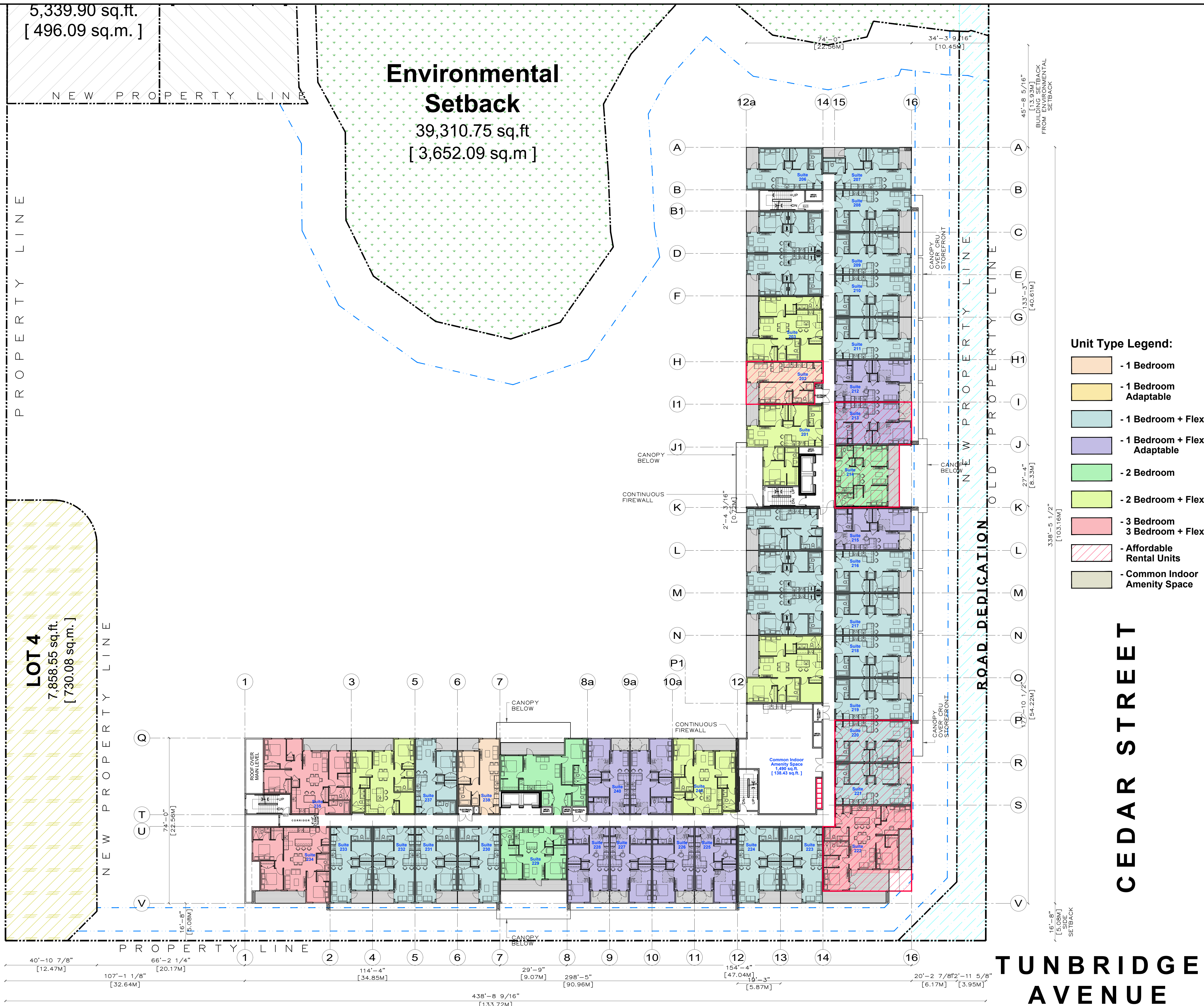
VI / MP

PROJECT NO:

2023

CHECKED BY:

JA



- Unit Type Legend:**
- 1 Bedroom
 - 1 Bedroom Adaptable
 - 1 Bedroom + Flex
 - 1 Bedroom + Flex Adaptable
 - 2 Bedroom
 - 2 Bedroom + Flex
 - 3 Bedroom
 - 3 Bedroom + Flex
 - Affordable Rental Units
 - Common Indoor Amenity Space

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Mixed Use Development

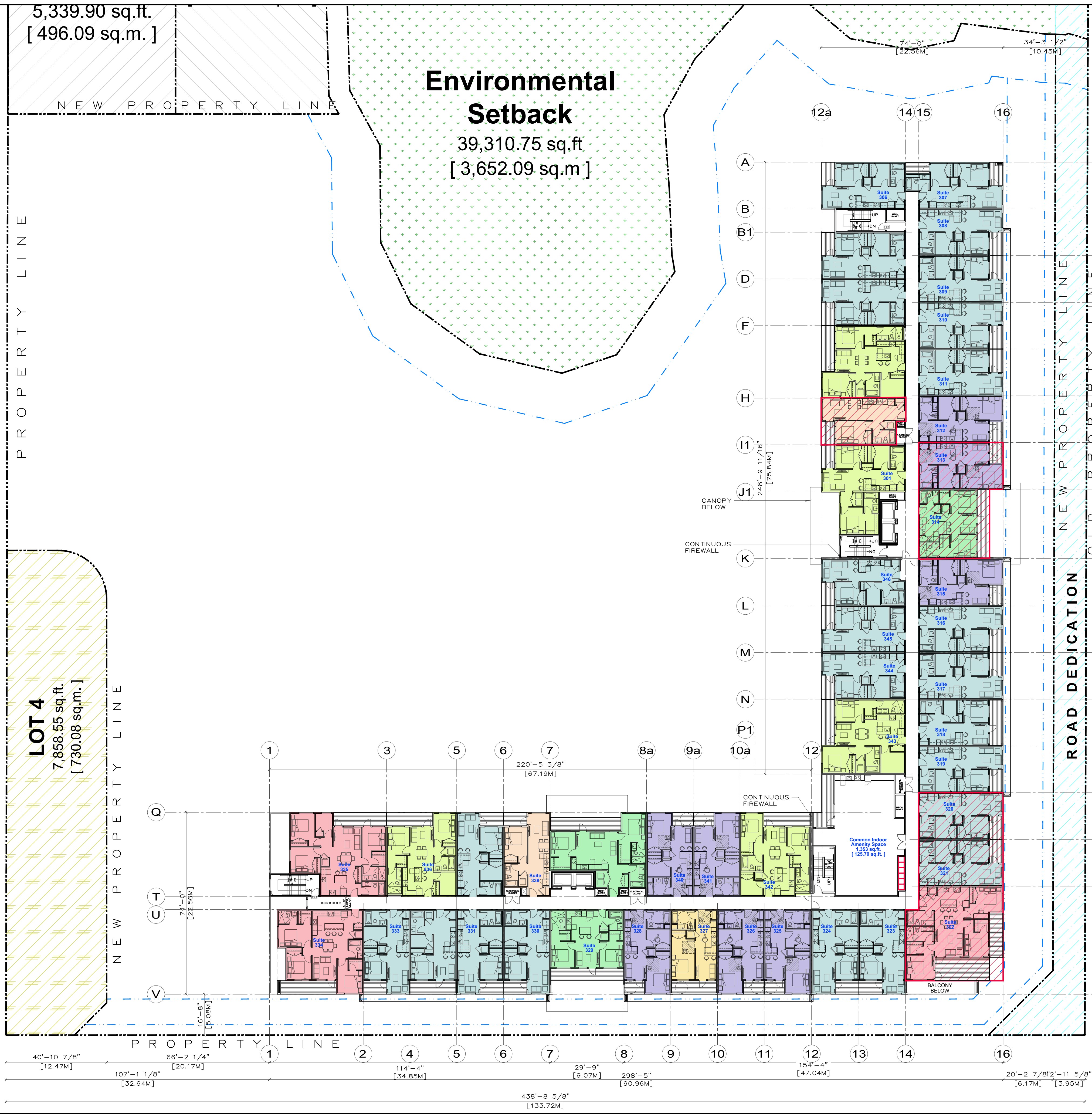
8863 Cedar Street
City of Mission, British Columbia

SECOND LEVEL PLAN

REZONING APPLICATION
DEVELOPMENT PERMIT

A212

SCALE: 1" = 20'-0"	PROJECT NO: 2023
DRAWN BY: VI / MP	CHECKED BY: JA



- Third Level Residential Units**
TOTAL - 45 Units
- Market Strata Units - 39**
- 1 Bedroom - 1
 - 1 Bedroom + Flex - 23
 - 1 Bedroom + Flex Adaptable - 8
 - 2 Bedroom - 1
 - 2 Bedroom + Flex - 4
 - 3 Bedroom - 1
 - 3 Bedroom + Flex - 1
- Affordable Rental Units - 6**
- 1 Bedroom - 1
 - 1 Bedroom + Flex - 2
 - 1 Bedroom + Flex Adaptable - 1
 - 2 Bedroom - 1
 - 3 Bedroom - 1

- Unit Type Legend:**
- 1 Bedroom
 - 1 Bedroom Adaptable
 - 1 Bedroom + Flex
 - 1 Bedroom + Flex Adaptable
 - 2 Bedroom
 - 2 Bedroom + Flex
 - 3 Bedroom
 - 3 Bedroom + Flex
 - Affordable Rental Units
 - Common Indoor Amenity Space

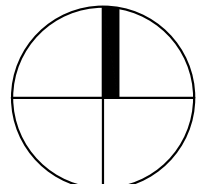
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Mixed Use Development

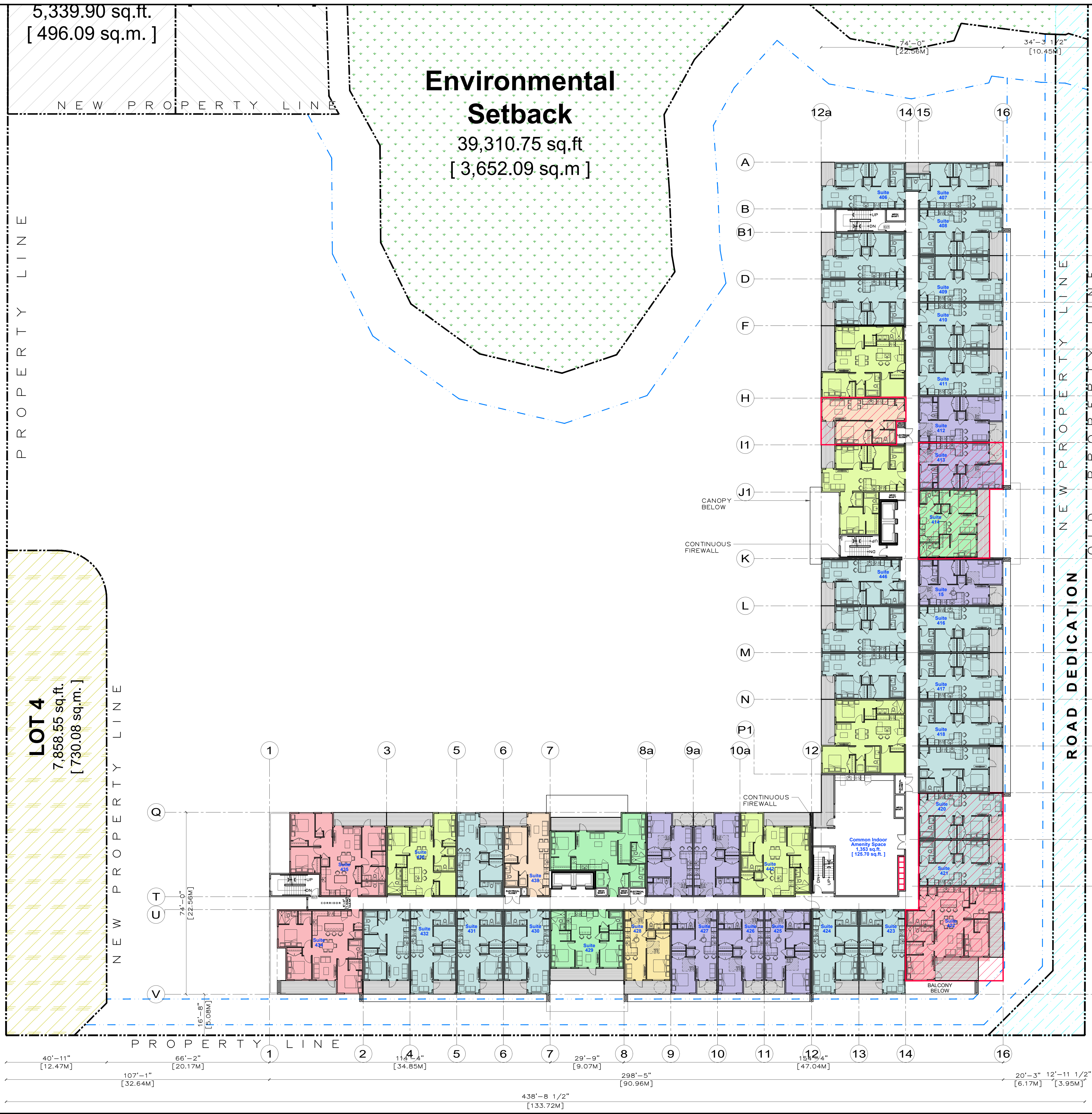
8863 Cedar Street
City of Mission, British Columbia

THIRD LEVEL PLAN

REZONING APPLICATION
DEVELOPMENT PERMIT

A213

SCALE:	PROJECT NO:
1" = 20'-0"	2023
DRAWN BY:	CHECKED BY:
VI / MP	JA



- Fourth Level Residential Units**
TOTAL - 45 Units
- Market Strata Units - 39**
- 1 Bedroom - 1
 - 1 Bedroom + Flex - 23
 - 1 Bedroom + Flex Adaptable - 8
 - 2 Bedroom - 1
 - 2 Bedroom + Flex - 4
 - 3 Bedroom - 1
 - 3 Bedroom + Flex - 1
- Affordable Rental Units - 6**
- 1 Bedroom - 1
 - 1 Bedroom + Flex - 2
 - 1 Bedroom + Flex Adaptable - 1
 - 2 Bedroom - 1
 - 3 Bedroom - 1

- Unit Type Legend:**
- 1 Bedroom
 - 1 Bedroom Adaptable
 - 1 Bedroom + Flex
 - 1 Bedroom + Flex Adaptable
 - 2 Bedroom
 - 2 Bedroom + Flex
 - 3 Bedroom
 - 3 Bedroom + Flex
 - Affordable Rental Units
 - Common Indoor Amenity Space

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Mixed Use Development

8863 Cedar Street
City of Mission, British Columbia

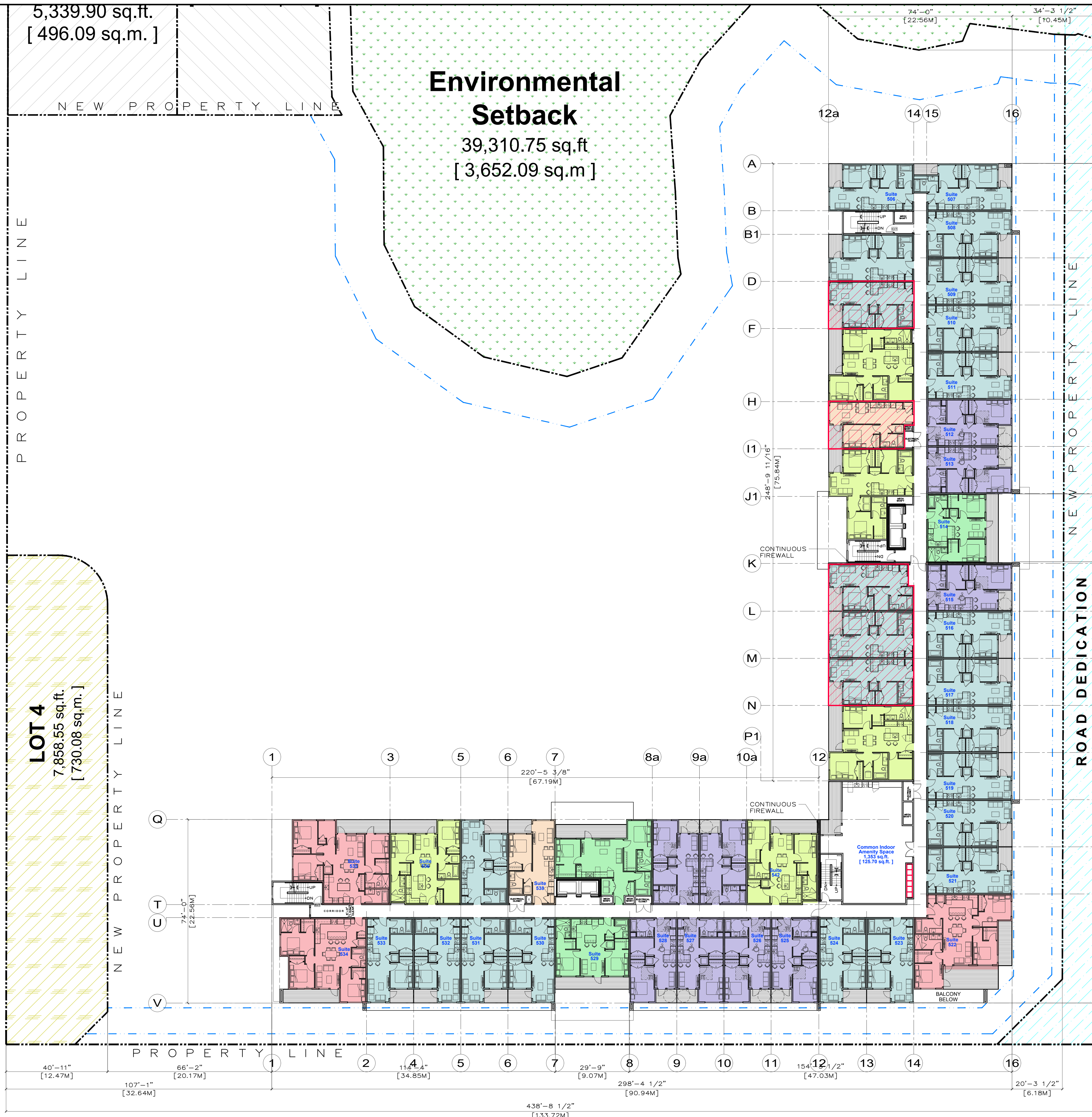
FOURTH LEVEL PLAN

REZONING APPLICATION DEVELOPMENT PERMIT

A214

SCALE:	PROJECT NO:
1" = 20'-0"	2023

DRAWN BY:	CHECKED BY:
VI / MP	JA



- Fifth Level Residential Units**
TOTAL - 45 Units
- Market Strata Units - 40**
- 1 Bedroom - 1
 - 1 Bedroom + Flex - 21
 - 1 Bedroom + Flex Adaptable - 9
 - 2 Bedroom - 2
 - 2 Bedroom + Flex - 4
 - 3 Bedroom - 2
 - 3 Bedroom + Flex - 1
- Affordable Rental Units - 5**
- 1 Bedroom - 1
 - 1 Bedroom + Flex - 4

- Unit Type Legend:**
- 1 Bedroom
 - 1 Bedroom Adaptable
 - 1 Bedroom + Flex
 - 1 Bedroom + Flex Adaptable
 - 2 Bedroom
 - 2 Bedroom + Flex
 - 3 Bedroom
 - 3 Bedroom + Flex
 - Affordable Rental Units
 - Common Indoor Amenity Space

TUNBRIDGE AVENUE

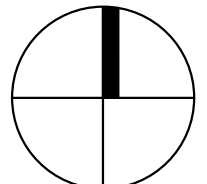
CEDAR STREET

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Mixed Use Development

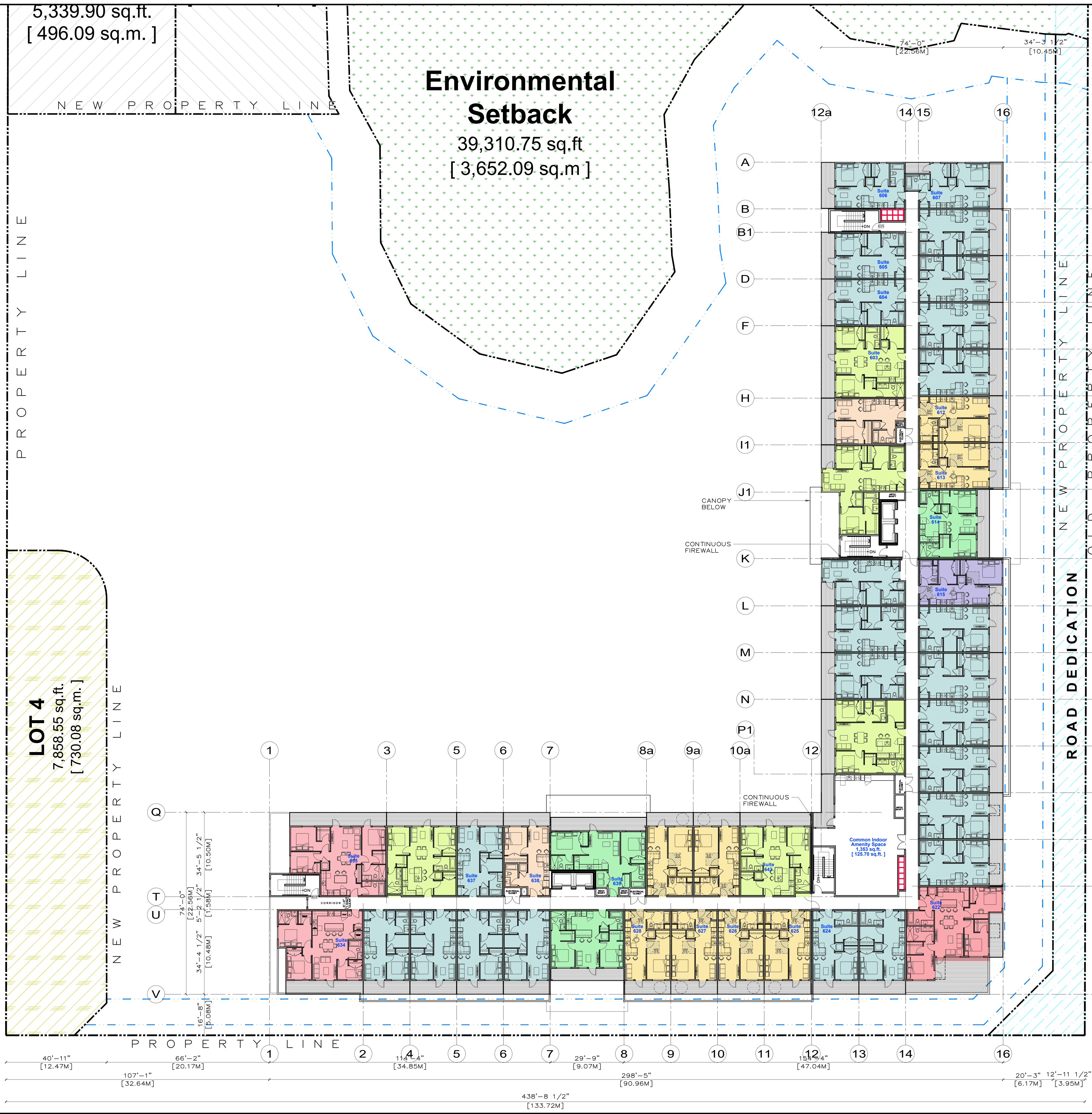
8863 Cedar Street
City of Mission, British Columbia

FIFTH LEVEL PLAN

REZONING APPLICATION
DEVELOPMENT PERMIT

A215

SCALE: 1" = 20'-0"	PROJECT NO: 2023
DRAWN BY: VI / MP	CHECKED BY: JA



- Sixth Level Residential Units**
TOTAL - 45 Units
- Market Strata Units - 45**
- 1 Bedroom - 2
 - 1 Bedroom Adaptable - 1
 - 1 Bedroom + Flex - 25
 - 1 Bedroom + Flex Adaptable - 8
 - 2 Bedroom - 2
 - 2 Bedroom + Flex - 4
 - 3 Bedroom - 3
 - 3 Bedroom + Flex - 0

- Unit Type Legend:**
- 1 Bedroom
 - 1 Bedroom Adaptable
 - 1 Bedroom + Flex
 - 1 Bedroom + Flex Adaptable
 - 2 Bedroom
 - 2 Bedroom + Flex
 - 3 Bedroom
 - 3 Bedroom + Flex
 - Affordable Rental Units
 - Common Indoor Amenity Space

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TUNBRIDGE AVENUE

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Mixed Use Development

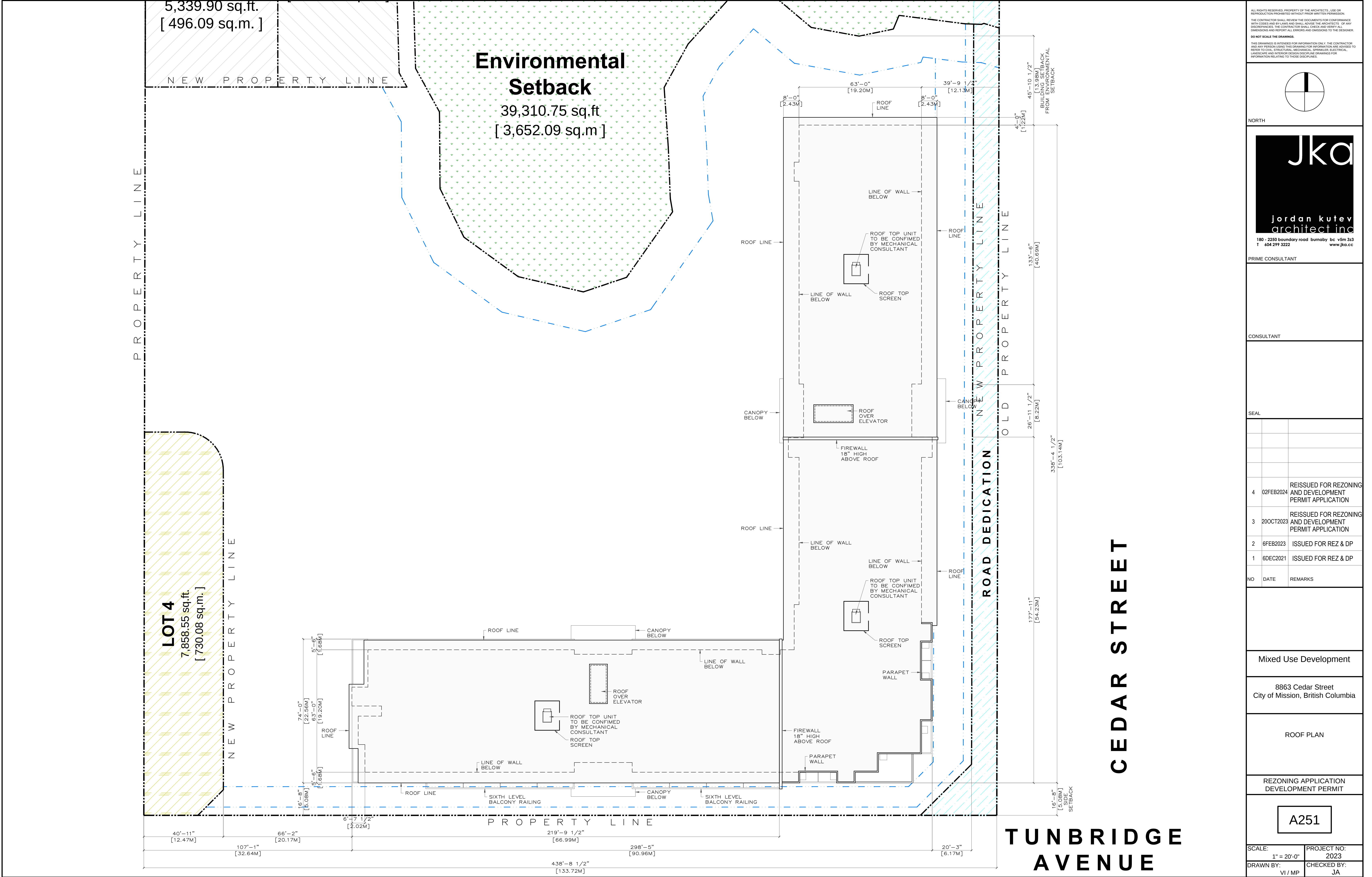
8863 Cedar Street
City of Mission, British Columbia

SIXTH LEVEL PLAN

REZONING APPLICATION DEVELOPMENT PERMIT

A216

SCALE:	PROJECT NO:
1" = 20'-0"	2023
DRAWN BY: VI / MP	CHECKED BY: JA

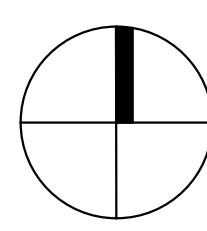


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Mixed Use Development

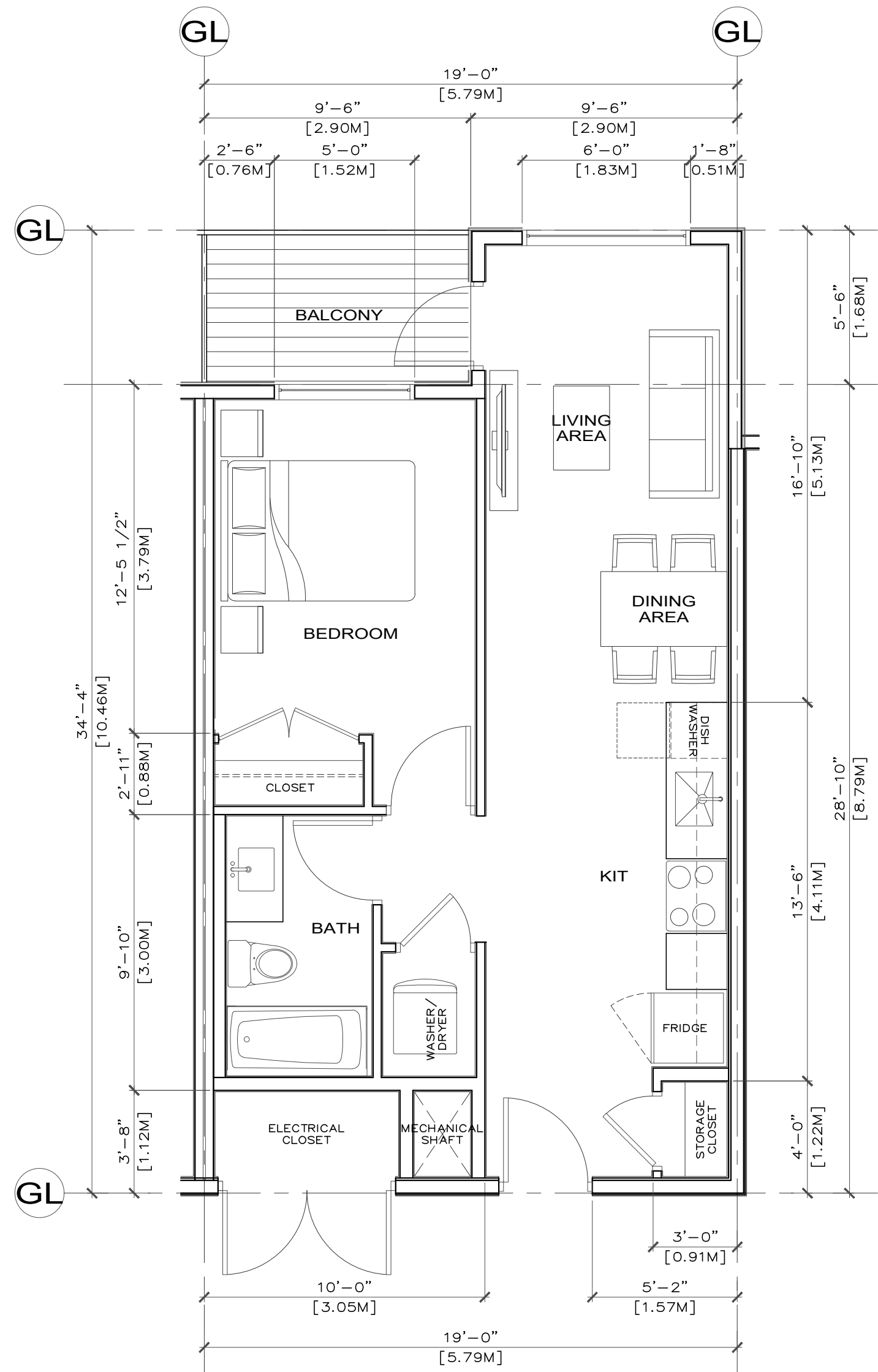
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ROOF PLAN

REZONING APPLICATION
DEVELOPMENT PERMIT

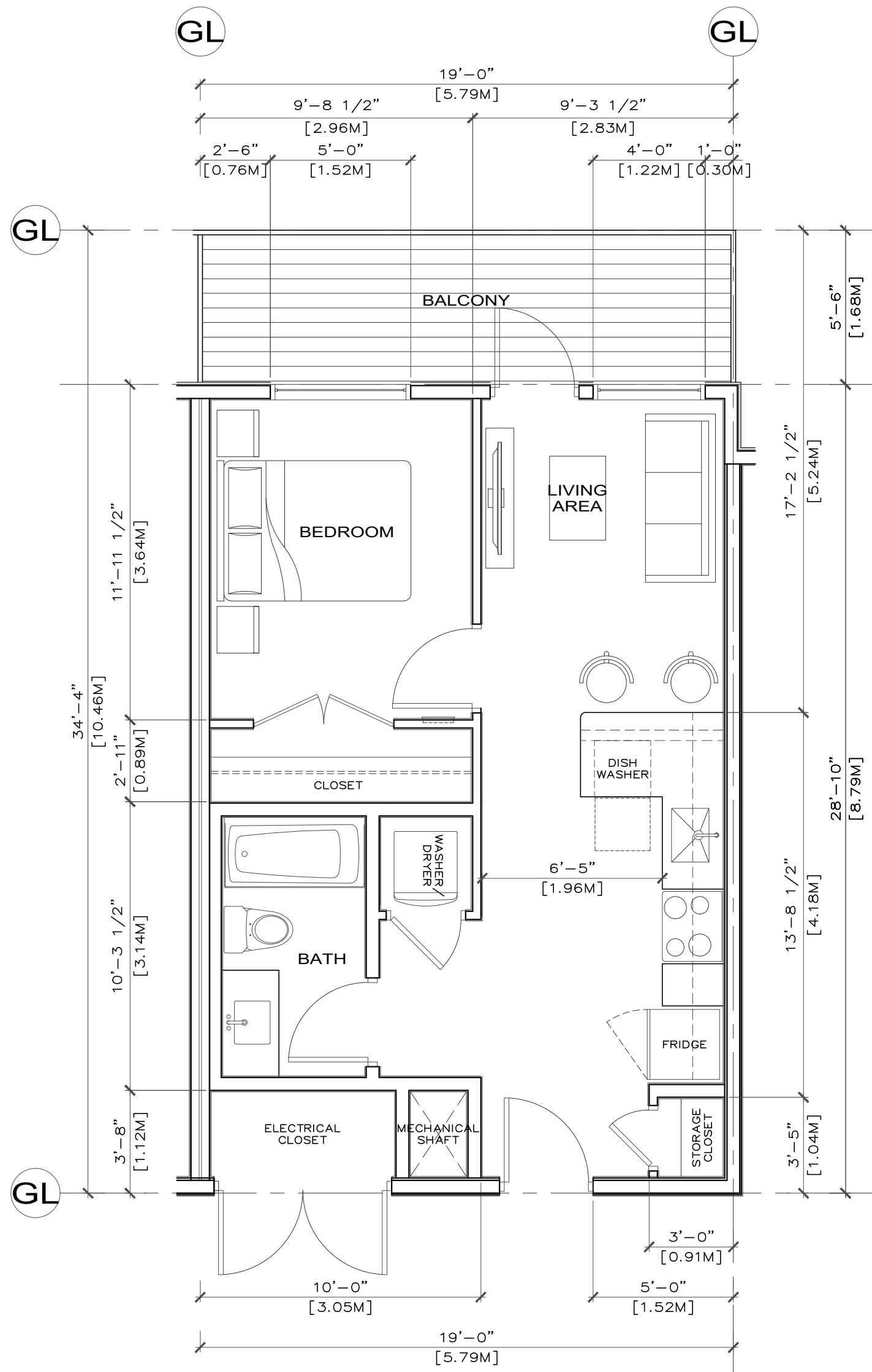
A251

SCALE:	PROJECT NO:
1" = 20'-0"	2023
DRAWN BY:	CHECKED BY:
VI / MP	JA



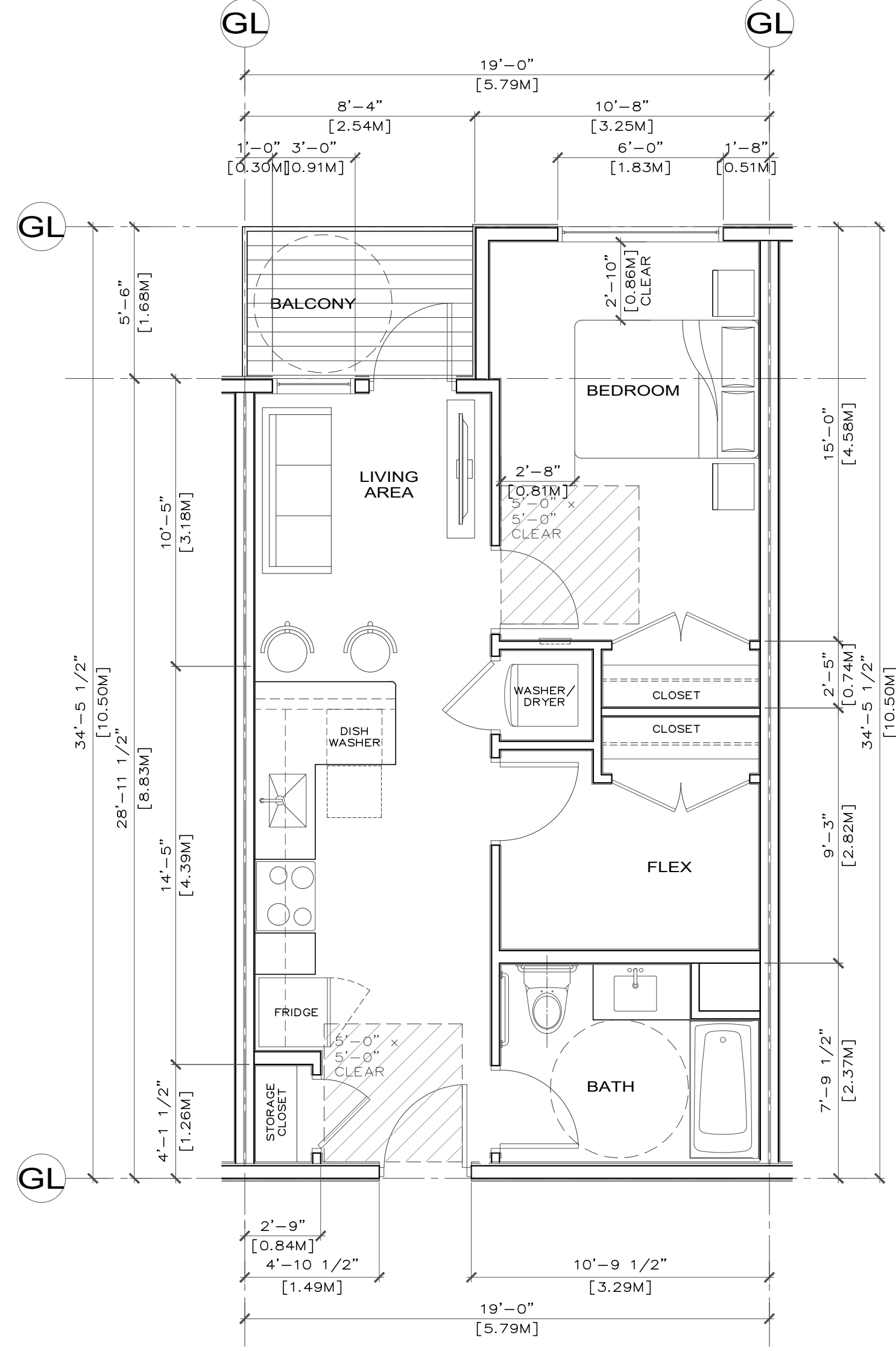
One Bedroom
TYPE A1
Unit Area: 565 sq.ft. [52.49 sq.m.]

1 **ONE BEDROOM**
UNIT TYPE A1
SCALE: 1/4" = 1' - 0"



One Bedroom - 6th LEVEL
TYPE A2
Unit Area: 512 sq.ft. [47.57 sq.m.]

2 **ONE BEDROOM**
UNIT TYPE A2
SCALE: 1/4" = 1' - 0"



One Bedroom + Flex
TYPE B1 - ADAPTABLE
Unit Area: 606 sq.ft. [56.30 sq.m.]

3 **ONE BEDROOM + FLEX**
UNIT TYPE B1 - ADAPTABLE
SCALE: 1/4" = 1' - 0"

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Mixed Use Development

8863 Cedar Street
City of Mission, British Columbia

TYPICAL
UNIT LAYOUT

REZONING APPLICATION
DEVELOPMENT PERMIT

A501

SCALE: 1/4" = 1'-0"	PROJECT NO: 2023
DRAWN BY: MP	CHECKED BY: JA

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NO	DATE	REMARKS
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Mixed Use Development

8863 Cedar Street
City of Mission, British Columbia

TYPICAL
UNIT LAYOUT

REZONING APPLICATION
DEVELOPMENT PERMIT

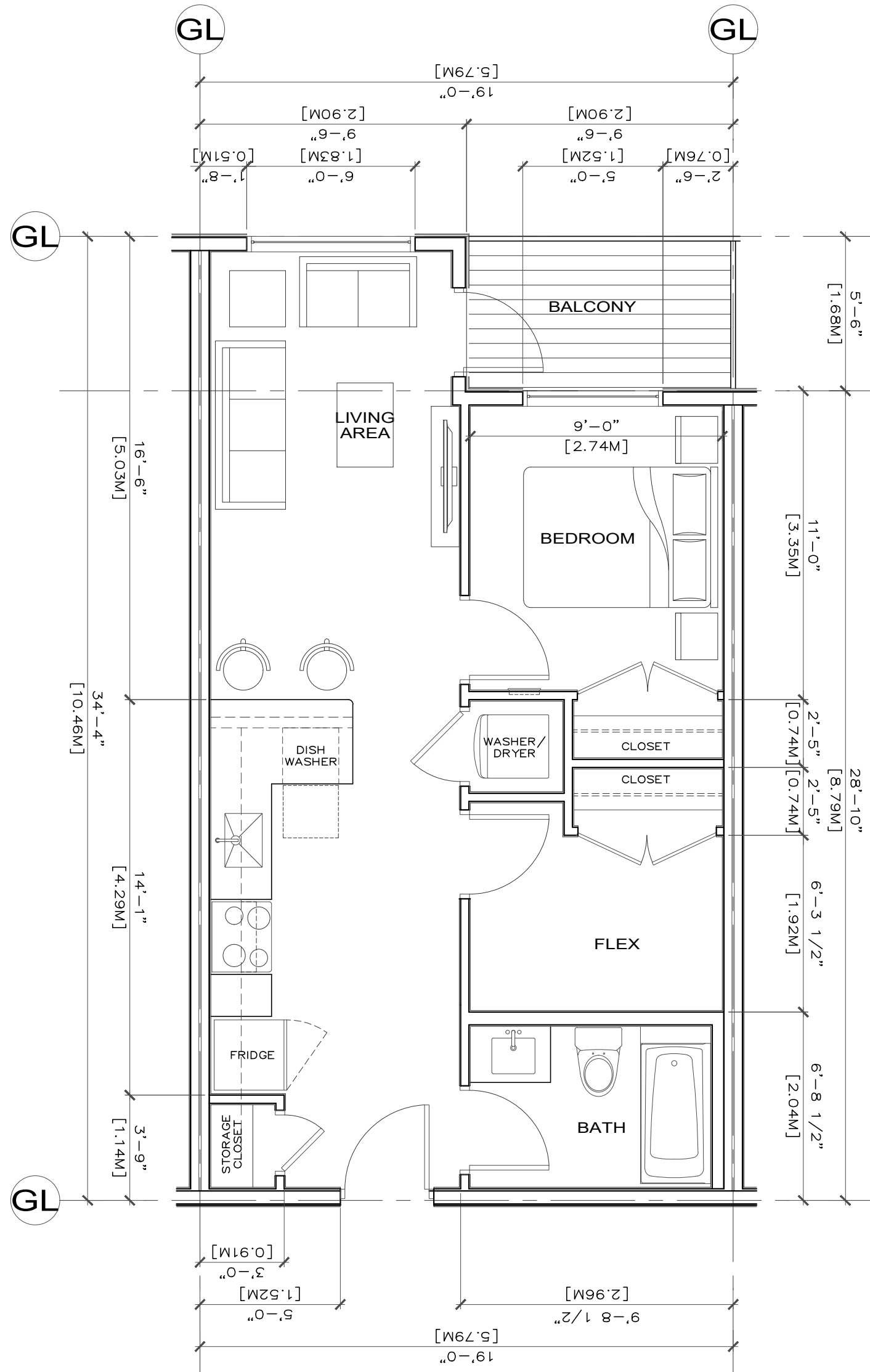
A502

SCALE:
1/4" = 1'-0"

PROJECT NO:
2023

DRAWN BY:
MP

CHECKED BY:
JA

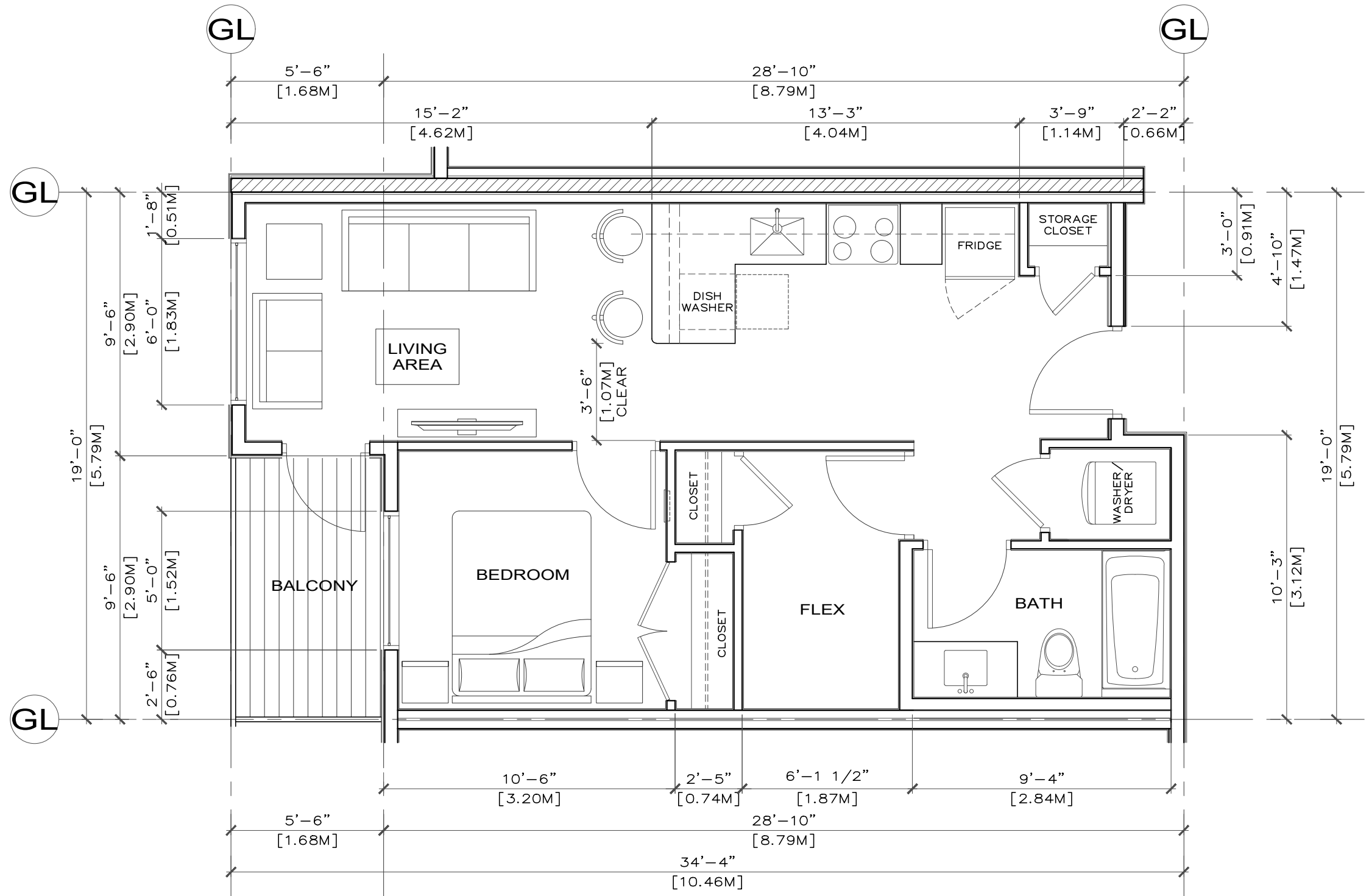


One Bedroom + Flex
TYPE C1

Unit Area: 602 sq.ft. [55.93 sq.m.]

ONE BEDROOM + FLEX
UNIT TYPE C1

SCALE: 1/4" = 1' - 0"

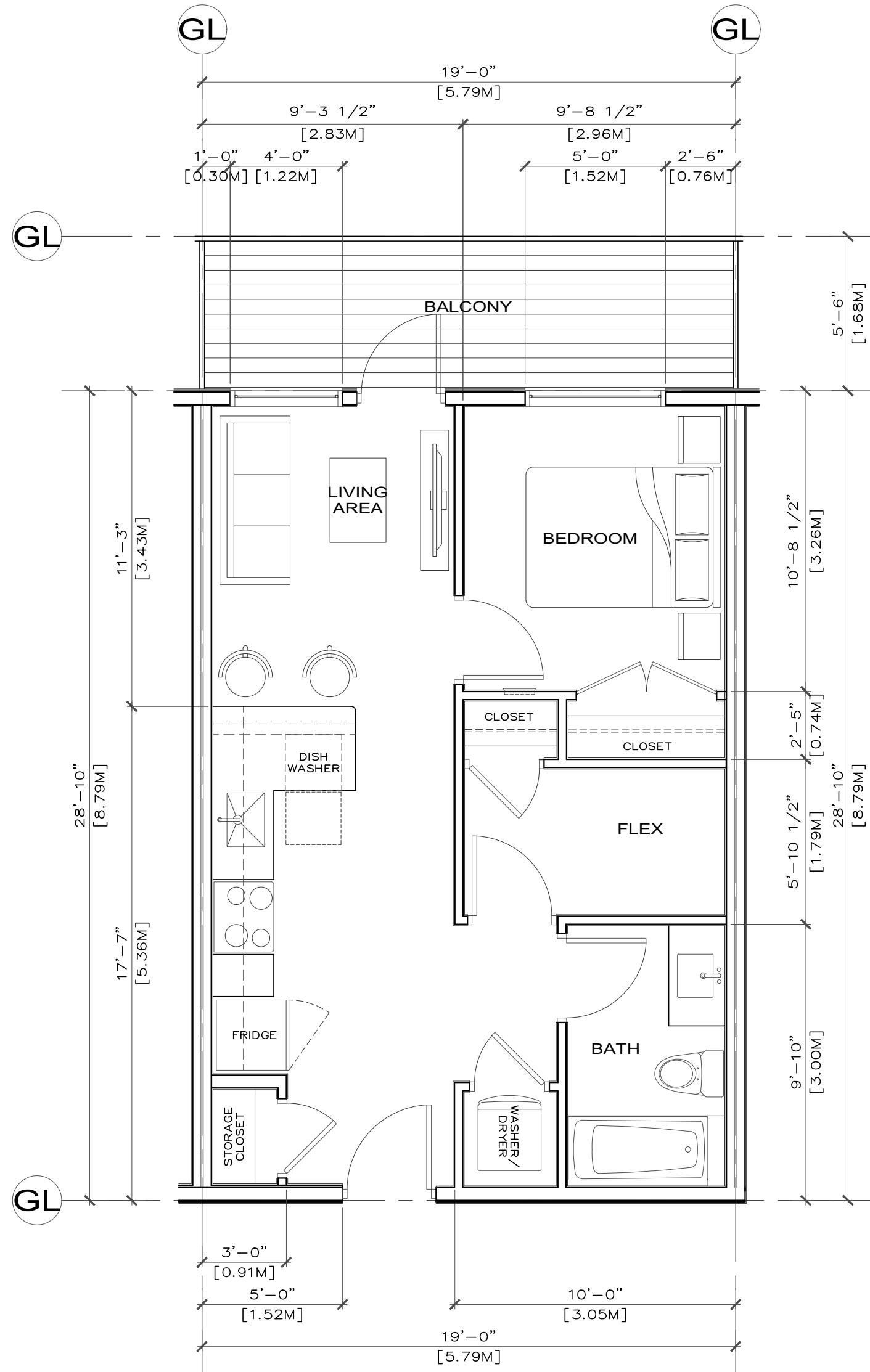


One Bedroom + Flex
TYPE C2

Unit Area: 580 sq.ft. [53.88 sq.m.]

ONE BEDROOM + FLEX
UNIT TYPE C2

SCALE: 1/4" = 1' - 0"



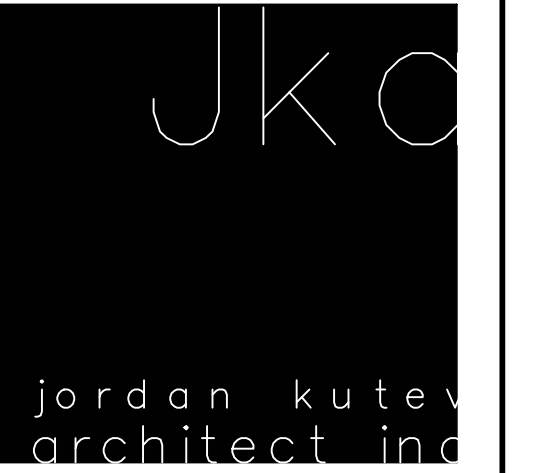
One Bedroom + Flex - 6th LEVEL
TYPE C3

Unit Area: 547 sq.ft. [50.82 sq.m.]

ONE BEDROOM + FLEX
UNIT TYPE C3

SCALE: 1/4" = 1' - 0"

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1	6DEC2021	ISSUED FOR REZ & DP

NO DATE REMARKS

Mixed Use Development

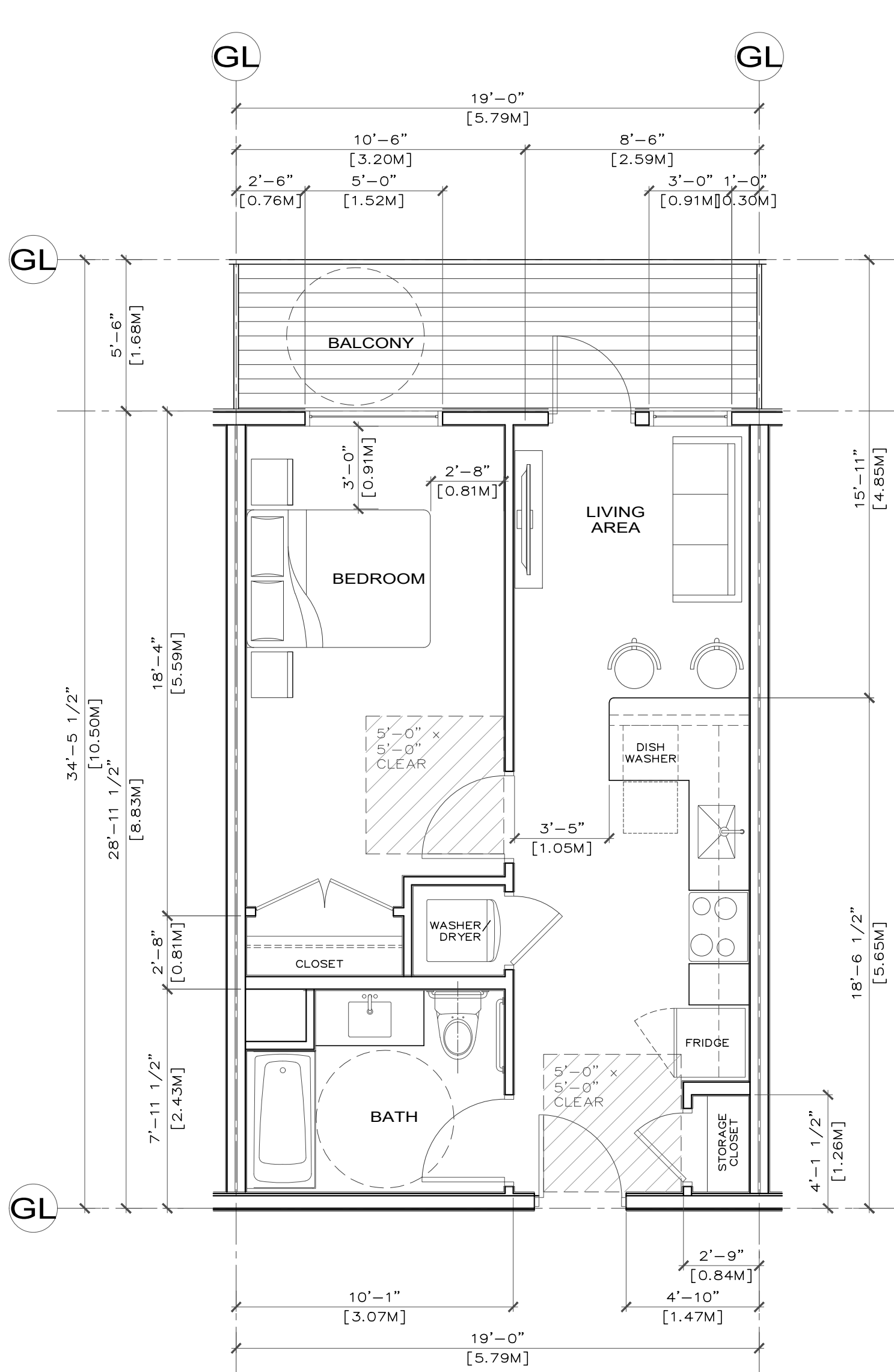
8863 Cedar Street
City of Mission, British Columbia

TYPICAL
UNIT LAYOUT

REZONING APPLICATION
DEVELOPMENT PERMIT

A503

SCALE: 1/4" = 1'-0"	PROJECT NO: 2023
DRAWN BY: MP	CHECKED BY: JA



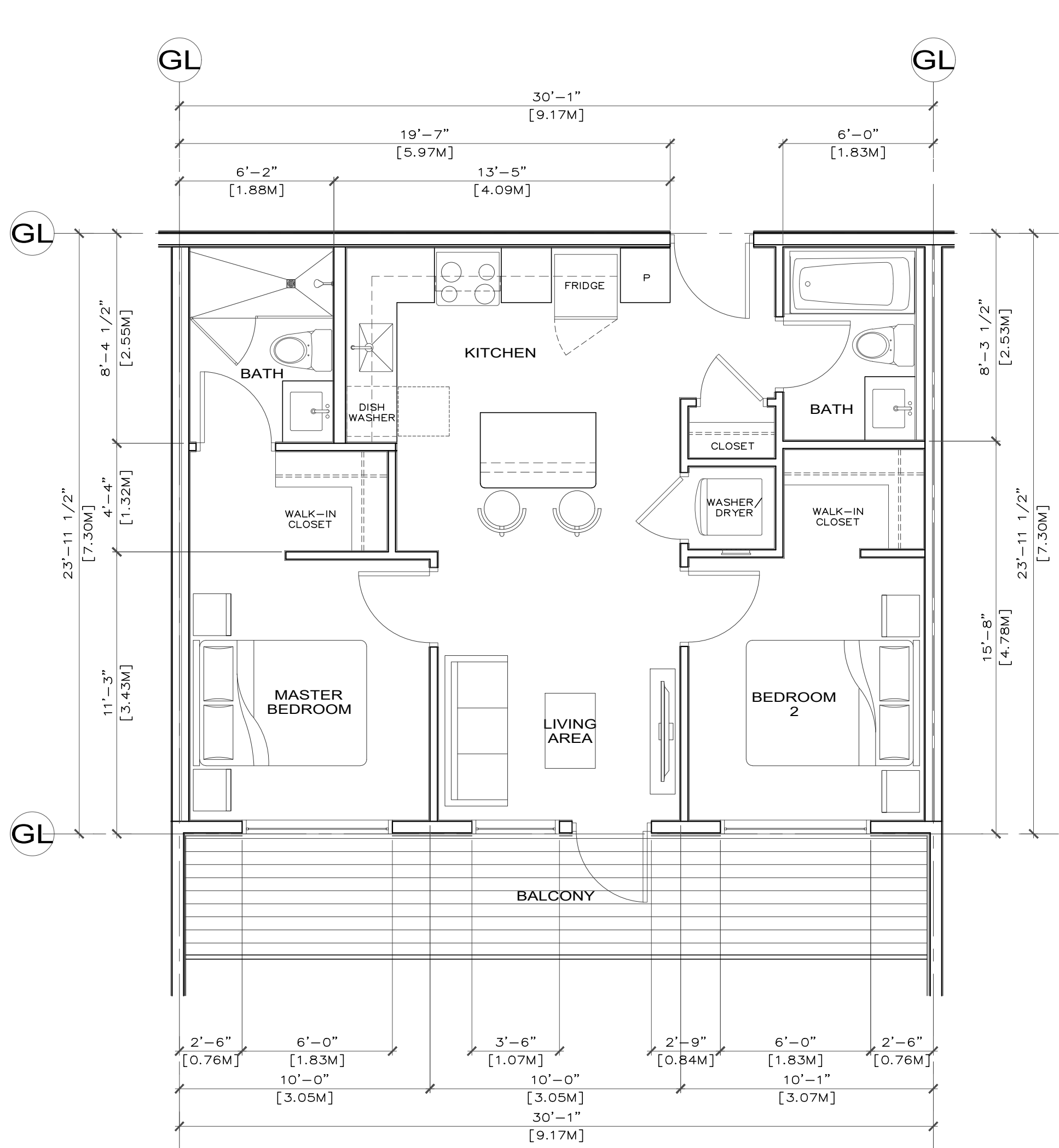
One Bedroom - 6th LEVEL

TYPE D1 - ADAPTABLE

Unit Area: 547 sq.ft. [50.82 sq.m.]

ONE BEDROOM - ADAPTABLE UNIT TYPE D1 - ADAPTABLE

SCALE: 1/4" = 1' - 0"



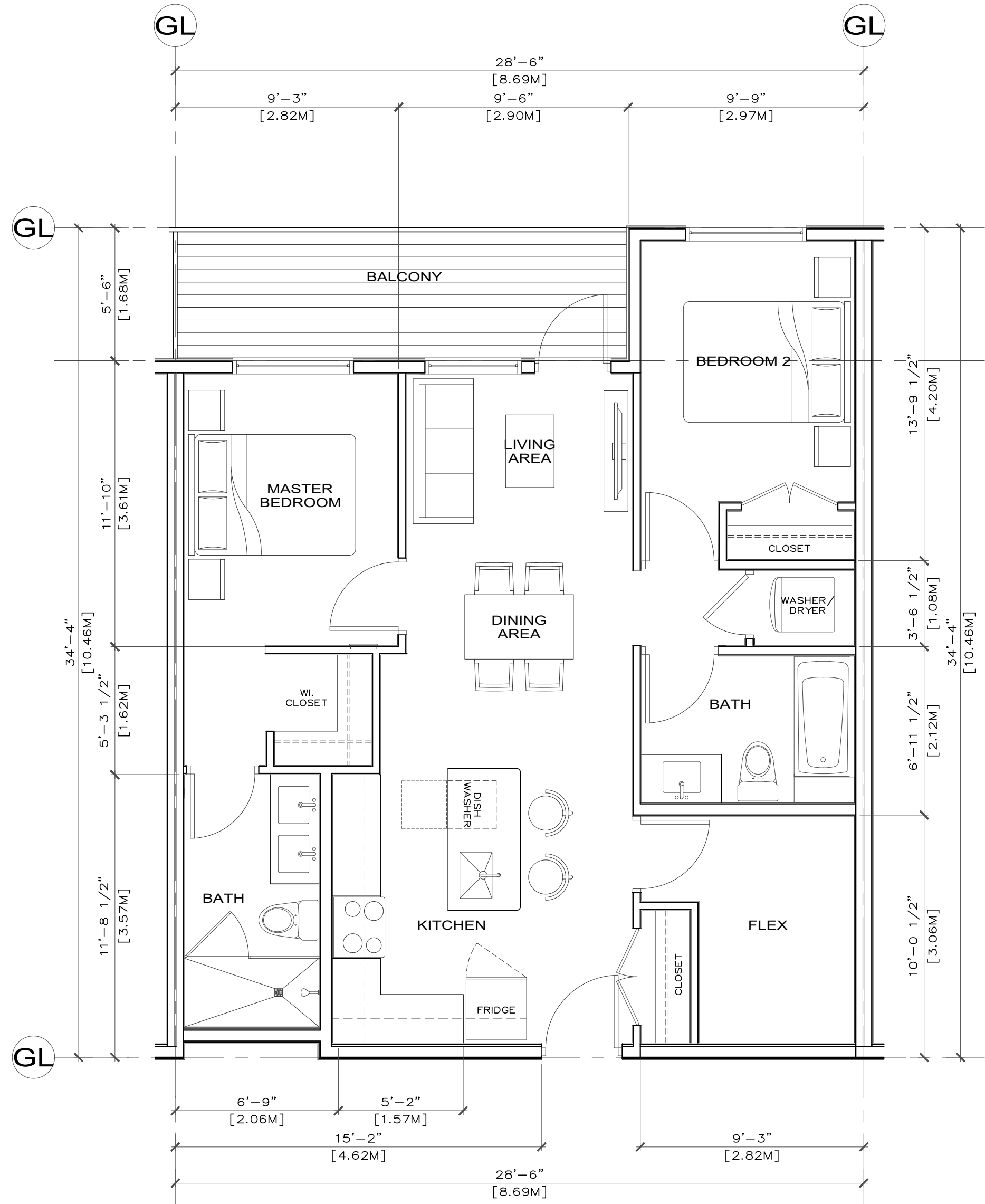
Two Bedroom

TYPE E1

Unit Area: 717 sq.ft. [66.61 sq.m.]

2 TWO BEDROOM UNIT TYPE E1

SCALE: 1/4" = 1' - 0"



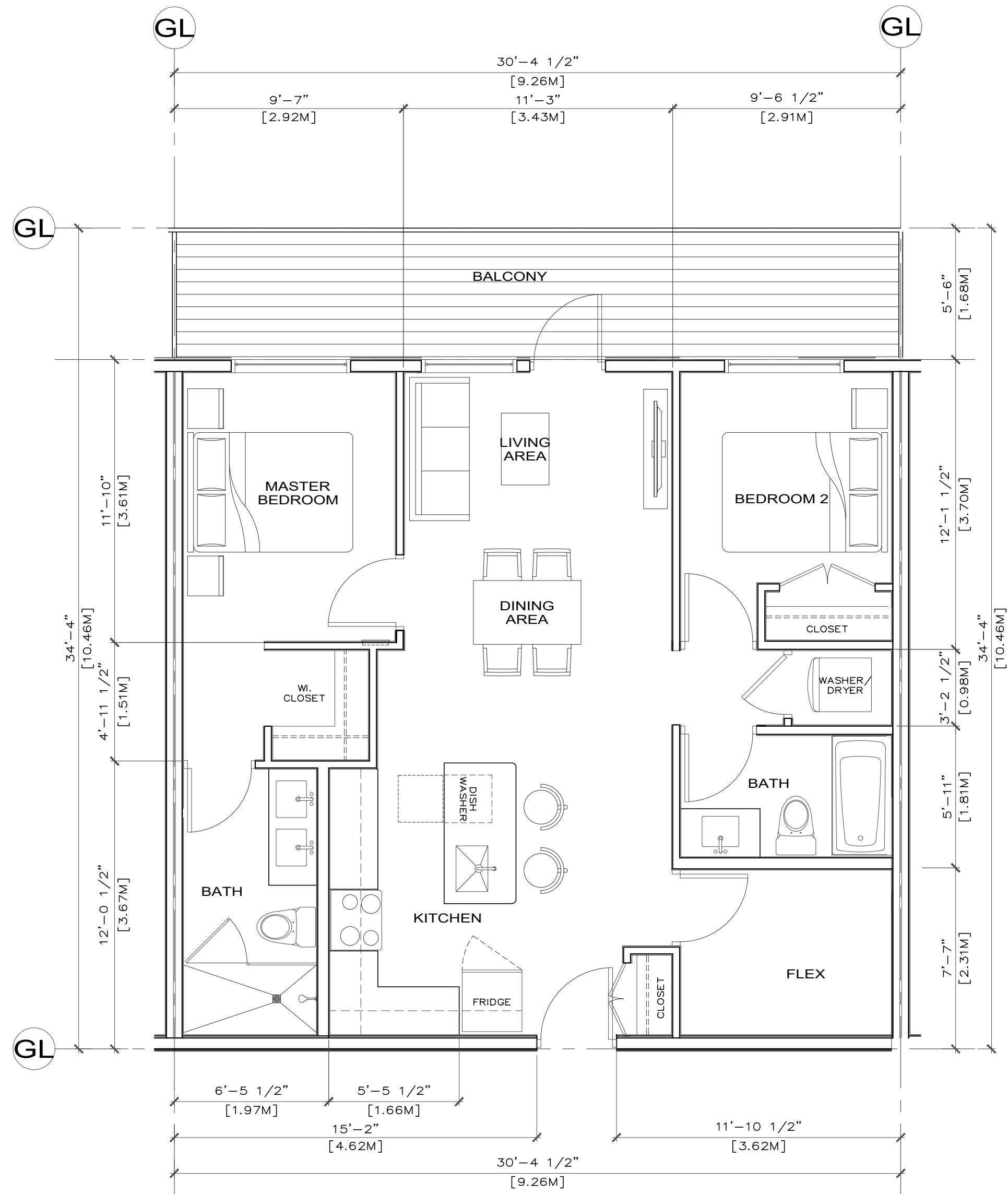
Two Bedroom + Flex

TYPE F1

Unit Area: 871 sq.ft. [80.92 sq.m.]

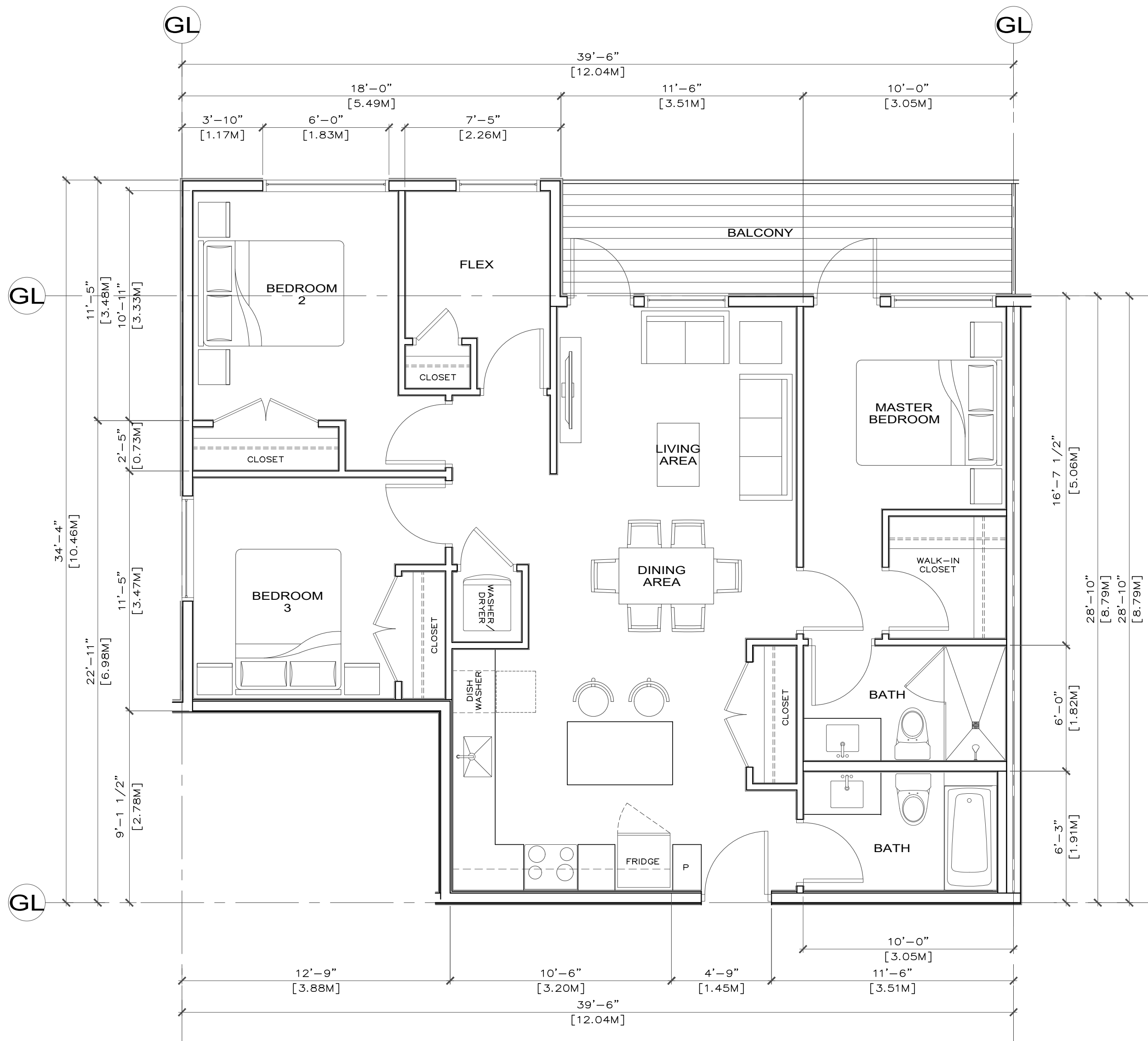
3 TWO BEDROOM + FLEX UNIT TYPE F1

SCALE: 1/4" = 1' - 0"



Two Bedroom + Flex - 6th LEVEL
TYPE F2
Unit Area: 875 sq.ft. [81.29 sq.m.]

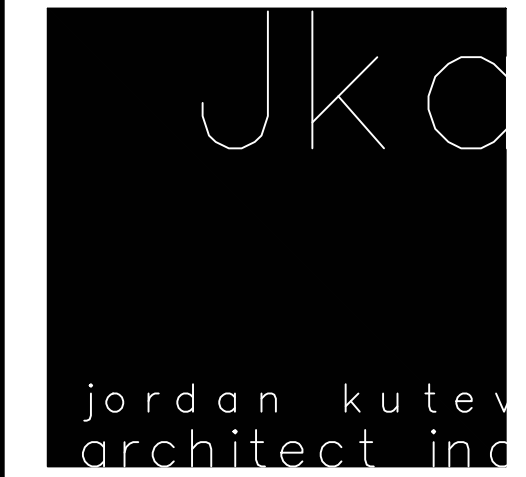
1 **TWO BEDROOM + FLEX - 6th LEVEL**
UNIT TYPE F2
SCALE: 1/4" = 1' - 0"



Three Bedroom
TYPE G1
Unit Area: 1126 sq.ft. [104.61 sq.m.]

2 **THREE BEDROOM**
UNIT TYPE G1
SCALE: 1/4" = 1' - 0"

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Mixed Use Development

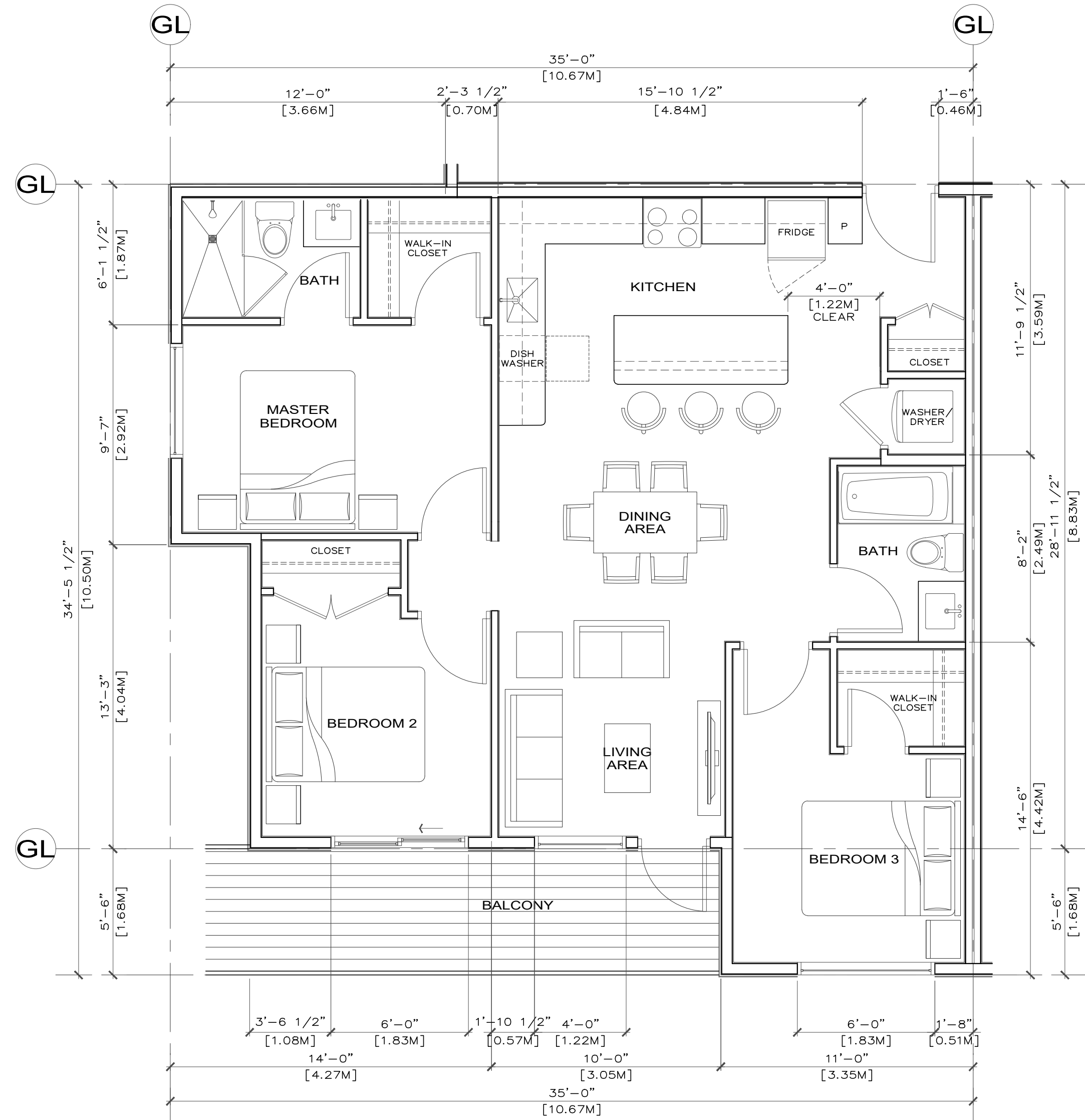
8863 Cedar Street
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TYPICAL
UNIT LAYOUT

REZONING APPLICATION
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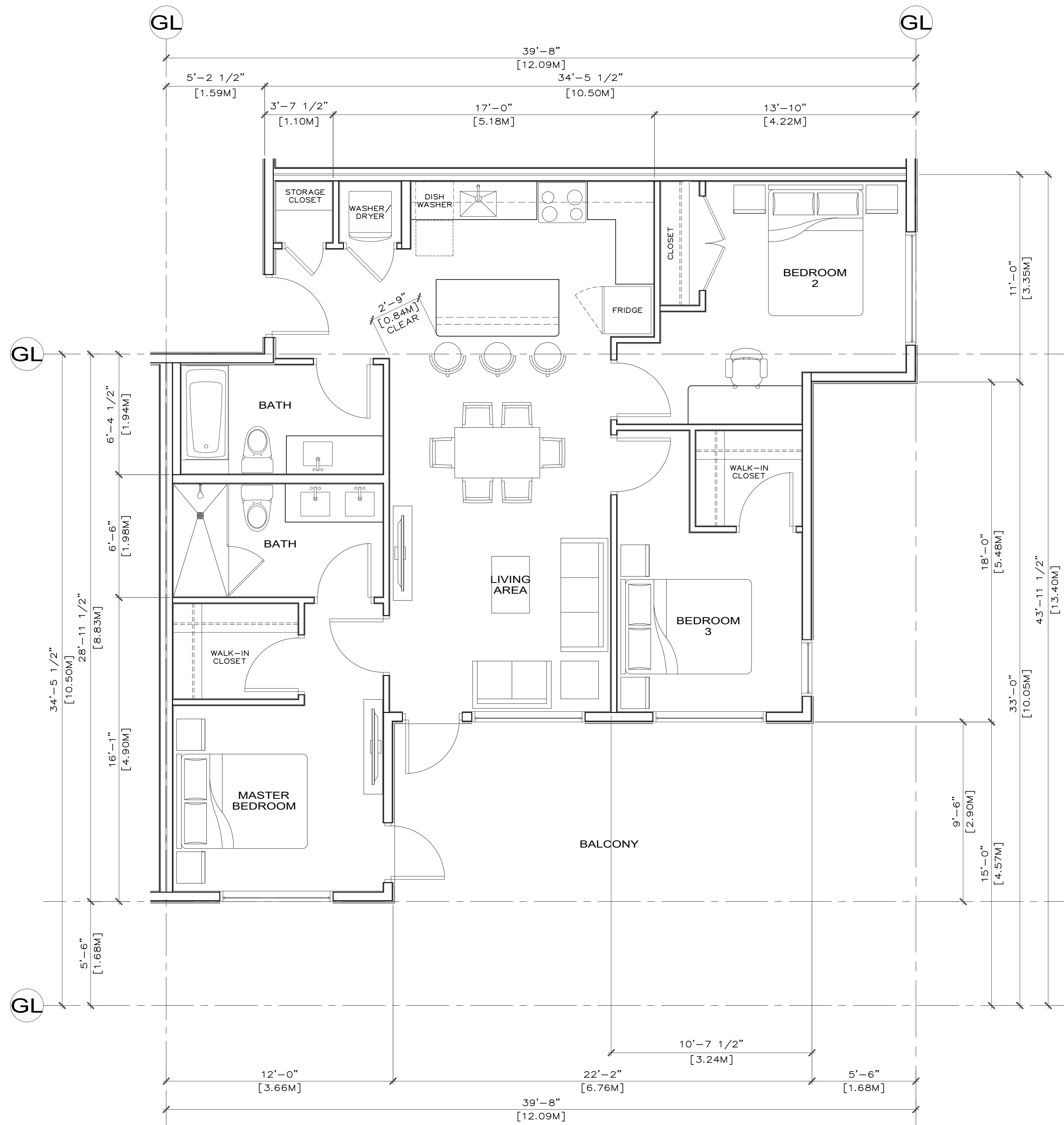
A504

SCALE: 1/4" = 1'-0"	PROJECT NO: 2023
DRAWN BY: MP	CHECKED BY: JA



Three Bedroom
TYPE G2
Unit Area: 1023 sq.ft. [94.76 sq.m.]

THREE BEDROOM
UNIT TYPE G2
SCALE: 1/4" = 1' - 0"



Three Bedroom
TYPE G3
Unit Area: 1112 sq.ft. [103.31 sq.m.]

THREE BEDROOM
UNIT TYPE G3
SCALE: 1/4" = 1' - 0"

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Mixed Use Development

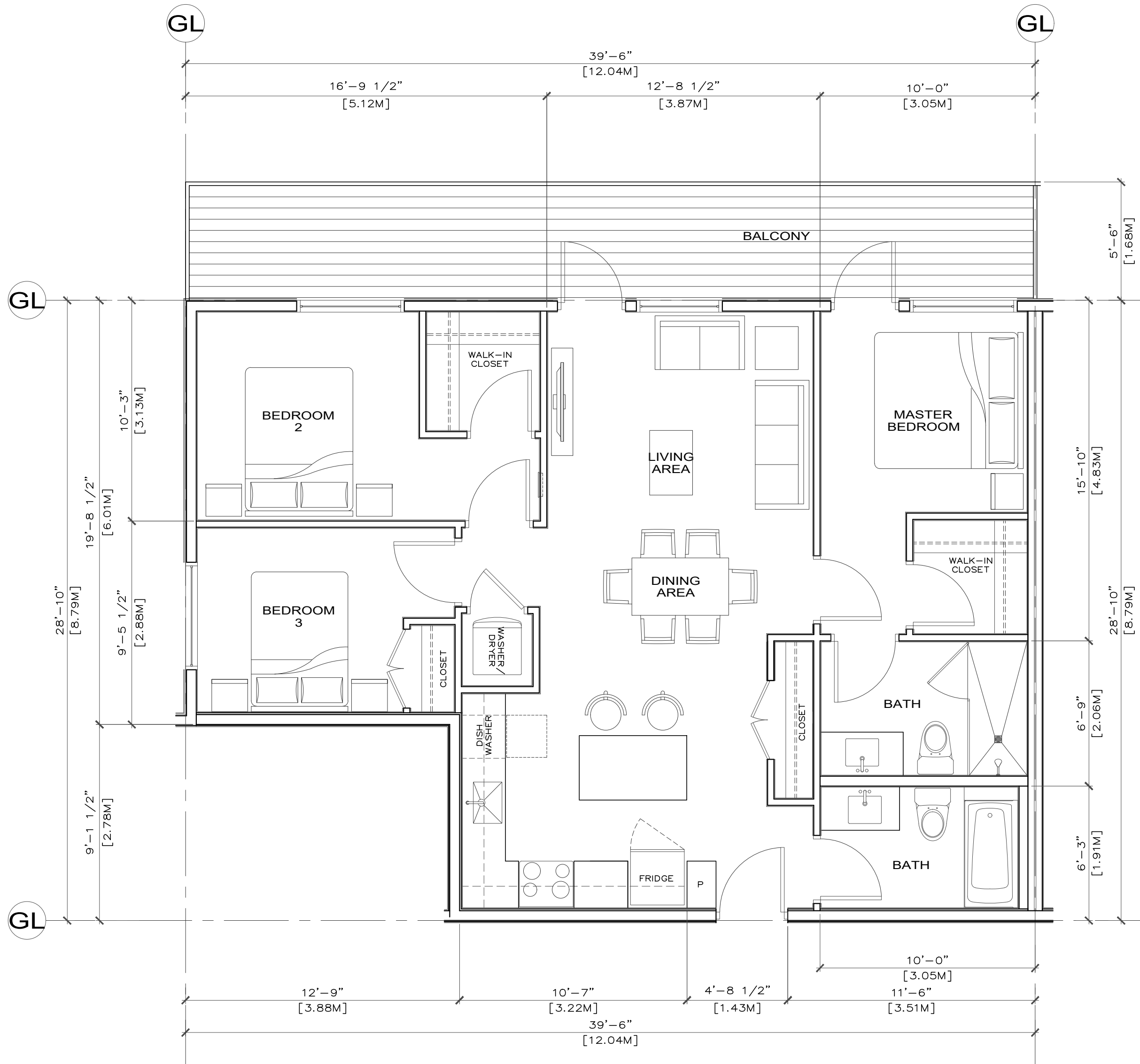
8863 Cedar Street
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TYPICAL
UNIT LAYOUT

REZONING APPLICATION
DEVELOPMENT PERMIT

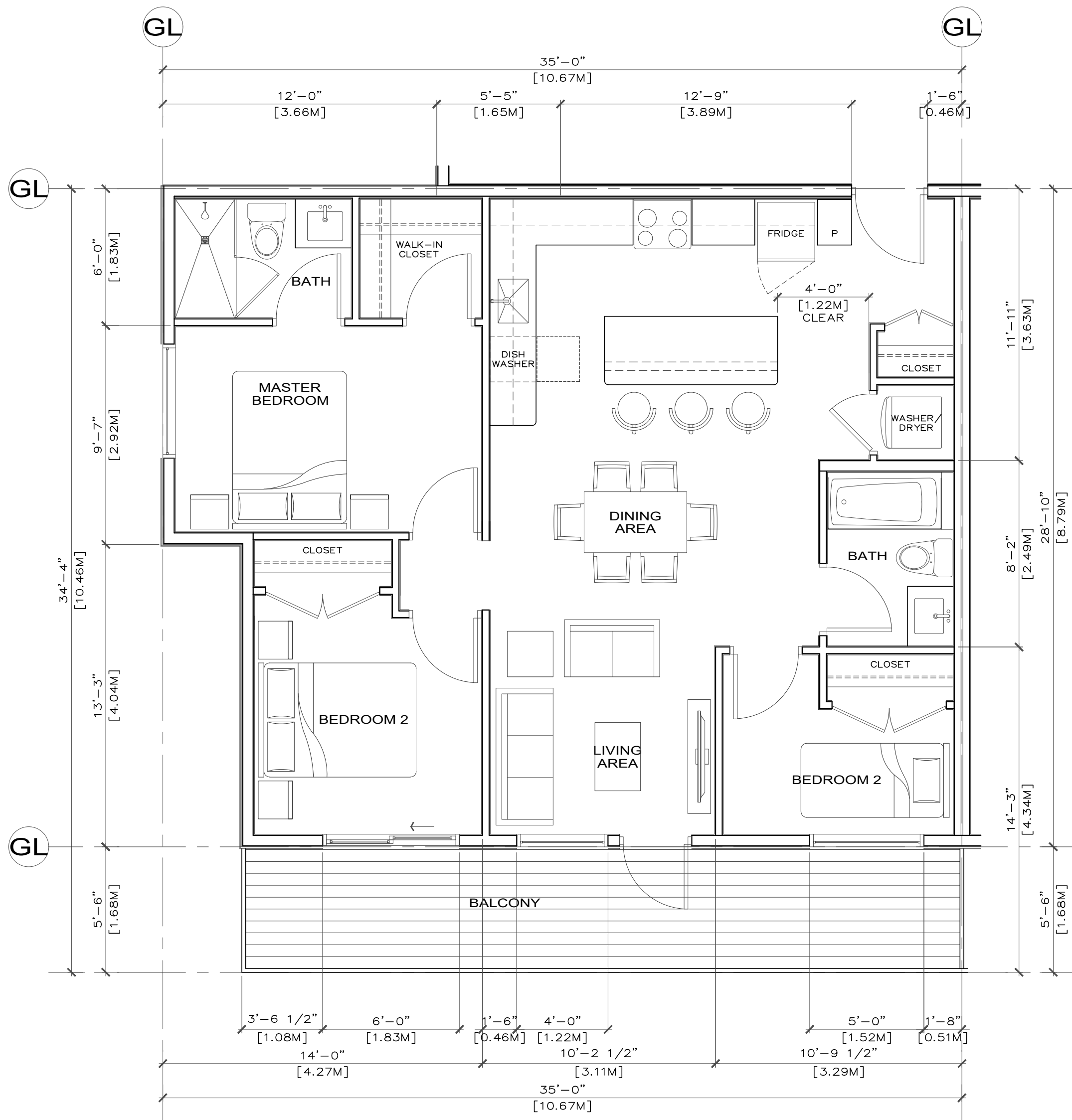
A505

SCALE: 1/4" = 1'-0"	PROJECT NO: 2023
DRAWN BY: MP	CHECKED BY: JA



Three Bedroom - 6th LEVEL
TYPE G4
Unit Area: 1027 sq.ft. [95.41 sq.m.]

1 **THREE BEDROOM - 6th LEVEL**
UNIT TYPE G4
SCALE: 1/4" = 1' - 0"



Three Bedroom - 6th LEVEL
TYPE G5
Unit Area: 960 sq.ft. [89.19 sq.m.]

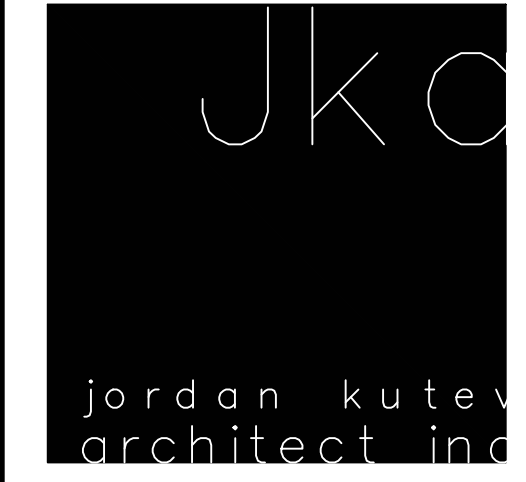
2 **THREE BEDROOM - 6th LEVEL**
UNIT TYPE G5
SCALE: 1/4" = 1' - 0"

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Mixed Use Development

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TYPICAL
UNIT LAYOUT

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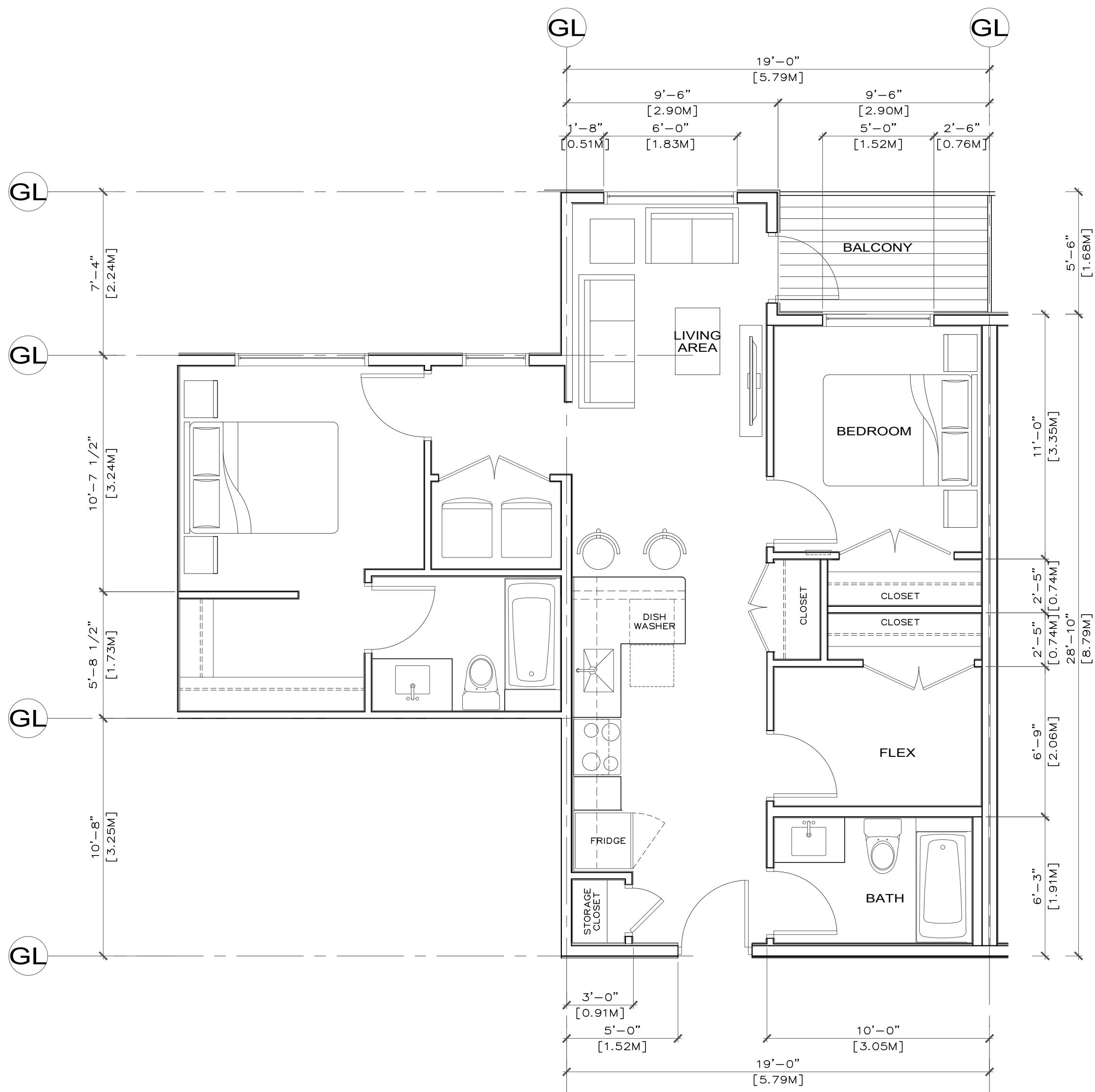
A506

SCALE: 1/4" = 1'-0"	PROJECT NO: 2023
DRAWN BY: MP	CHECKED BY: JA



Two Bedroom
TYPE B2 - ADDITIONAL
Unit Area: 872 sq.ft. [77.81 sq.m.]

1
TWO BEDROOM
UNIT TYPE B2
SCALE: 1/4" = 1' - 0"



Two Bedroom + Flex
TYPE B2a
Unit Area: 886 sq.ft. [82.31 sq.m.]

2
TWO BEDROOM + FLEX
UNIT TYPE B2a
SCALE: 1/4" = 1' - 0"

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