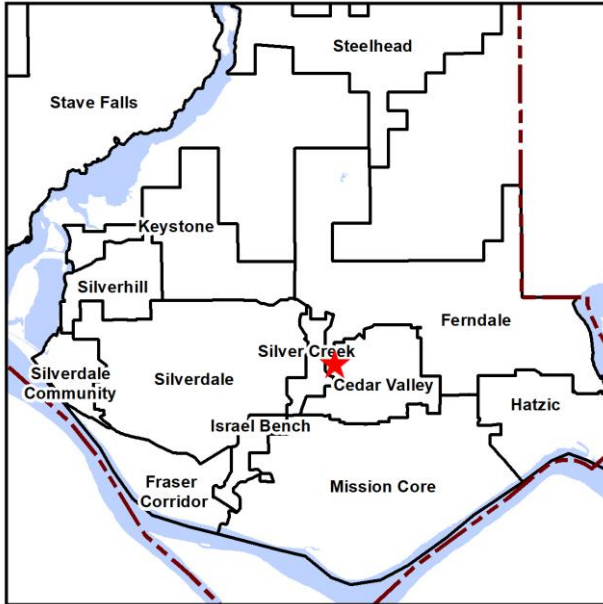


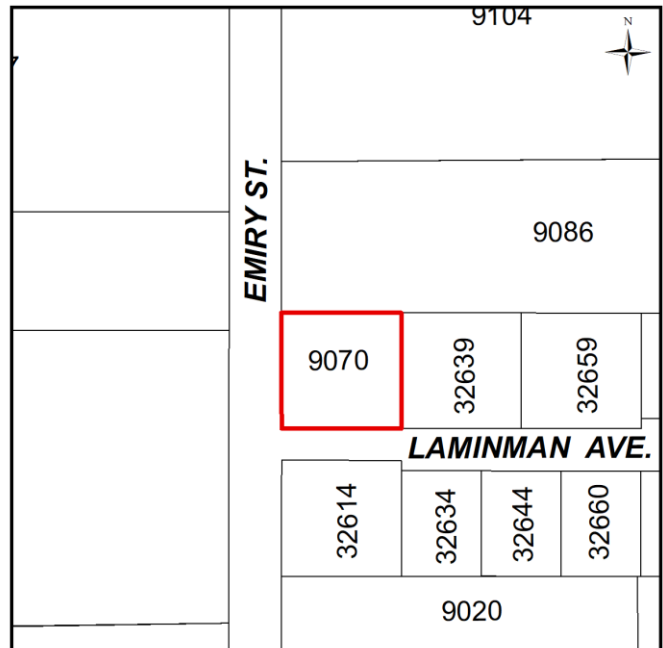
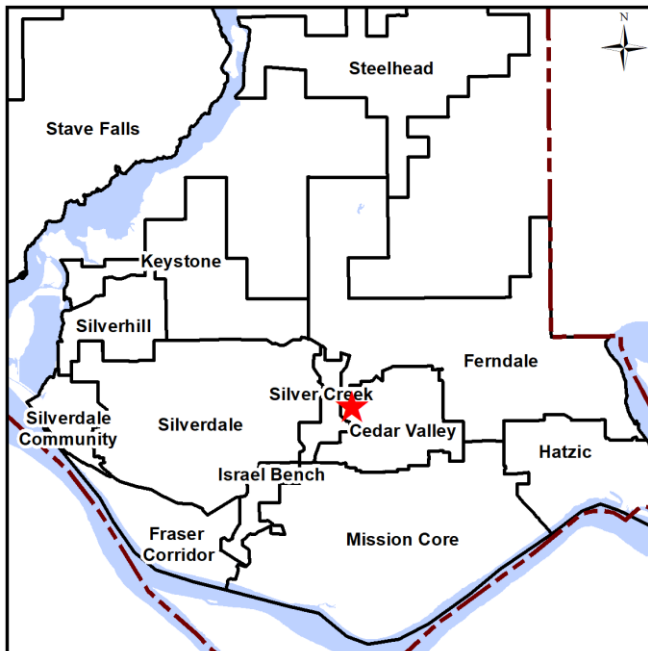
Project: P2022-115
Application Number: R22-050

Subject: Development Application – 9070 Emiry Street



DATE: February 21, 2023
BYLAW / PERMIT #: 6158-2023-5949(99)
PROPERTY ADDRESS: **9070 Emiry Street**
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Urban Compact 465 Zone (UC465)
CURRENT OCP: Urban Compact
PROPOSED OCP: No change

PROPOSAL:
 To rezone the subject property to facilitate a three-lot subdivision.



Recommendation(s)

1. That draft bylaw 6158-2023-5949(99) to rezone 9070 Emiry Street from Suburban 20 Zone (S20) to Urban Compact 465 Zone (UC465) 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 6158-2023-5949(99), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S22-041.
 - b. Collection of any volunteered contributions to the City's community amenity reserve.
 - c. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

Rationale of Recommendation(s)

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

- The subject site is currently designated Urban Compact in the OCP and is zoned Suburban 20 Zone (S20). The proposal for a rezoning to the Urban Compact 465 Zone (UC465) is consistent with the OCP and would accommodate the future subdivision of the lands as well as increasing the housing stock within the City's Urban Growth Boundary. The proposed UC465 Zone would allow for lot sizes of a minimum of 465 sq m (5,005 sq ft) for single-family dwellings. The draft Proposed Subdivision Plan of the proposed subdivision is included as Attachment A.
- Compact single-family residential lots are considered to be intensive residential development with the design managed through a Development Permit. An Intensive Residential Development Permit would be required for the proposed lots to manage the form and character of the development. The Intensive Residential Development Permit is delegated to staff for approval.
- The proposed development and road layout follow the road network envisioned in the Cedar Valley Local Area Plan (CVLAP). The proposed subdivision layout is consistent with the development pattern of the surrounding area.
- Council's Strategic Plan encourages the development of Liveable Complete Communities, and to achieve this goal, Council has identified the need to attract various housing options especially near future parks and schools. The proposed urban compact lots meet the objective of providing for Liveable Complete Communities.

Purpose

To accommodate the subdivision of three lots.

Site Characteristics and Context

Applicant

- Darren Hall (Trio Architecture)

Property Attributes

- 9070 Emiry Street is 2,023 sq m (21,780 sq ft) in area and is relatively flat in topography. There are a few trees on the property.

- There is an existing single-family dwelling and accessory building built in the early 1950's currently situated on the property and both buildings would be demolished prior to completion of the subdivision. There are no watercourses or environmentally sensitive areas currently identified on the site.

Neighbourhood Character

- The subject site is located in phase 2 of the CVLAP.
- It is expected that the development of three single family dwellings will fit with the existing neighbourhood character and be complementary to the surrounding pattern of development.
- The surrounding lands to the north, east, south, and west are designated as Urban Compact in the OCP and Suburban 20 Zone (S20).
- The properties to the north (9086 Emiry Street), west (9075 Emiry Street and Lot 1), which are currently zoned S20, have redevelopment applications to rezone the properties to the Urban Compact 465 Zone (UC465).

Environmental Protection

- The Cedar Valley Plan does not identify any environmentally sensitive area within the development site.

Parks and Trails

- The nearest existing public park (Tunbridge Park) is located approximately 580 m (1,902 ft) south of the subject property.
- The property to the north, 9104 Emiry Street, is city-owned and is identified as a future park in the CVLAP.
- The subject site is located along a major pedestrian route as identified in the Cedar Valley Engineering Plan (CVEP).

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment B.
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	The Environmental Services Department has no objection to this proposal provided the proposed development is in accordance with Council Policy LAN.32 – Tree Retention and Replanting and a Riparian Areas Protection Report (RAPR) Assessment is submitted as part of the Preliminary Layout Approval.

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

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant would be required to plant two trees per lot on each of the two newly created single family urban compact lots. The applicant has confirmed that there is a total of seven trees and a cedar hedge located along a portion of the south property line.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less.

Financial Implications

There are no financial implications associated with this report.

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 one development notification sign at the corner of the subject site.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m (498 ft) from the development site notifying them of the public hearing details.

Attachments

Attachment A: Proposed Subdivision, Site Servicing, Topographical and Lot Grading Plans
Attachment B: Engineering Department Rezoning Comments

Sign-Offs



Rob Publow, Manager of Planning

HG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment A

*Proposed Subdivision, Site Servicing, Topographical
and Lot Grading Plans*

CIVIC ADDRESS:

9070 EMIRY STREET, MISSION, B.C.

LEGAL DESCRIPTION:

LOT 2, SEC. 32, TWN. 17, PLAN NWP12748

SITE RECONCILIATION:

SITE AREA: 0.41 ACRES = 2023.24 sq.m. = 21,710.04 sq.ft.
AFTER DEDICATION
0.45 ACRES = 1,894.25 sq.m. = 19,743.80 sq.ft.

ZONING: CONCURRENT: S20 - UC465 SINGLE FAMILY DWELLING
PROPOSED: UC465 - SINGLE FAMILY DWELLING

LOT A: SITE AREA: 645.57 sq.m. = 6,949.97 sq.ft.

SETBACKS REQ'D:

PRINCIPAL BLDG.:
WEST (SIDE): REQ'D: 3.00m (9.84') PROP.: XXm (XX)
EAST (SIDE): REQ'D: 1.50m (4.92') PROP.: XXm (XX)
NORTH (REAR): REQ'D: 7.50m (24.60') PROP.: XXm (XX)
SOUTH (FRONT): REQ'D: 6.00m (19.68') PROP.: XXm (XX)

DENSITY (F.S.R.): ALLOWED: MAX 335 sq.m. = (3,606 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)

LOT COVERAGE: ALLOWED: 40% = 258.23 sq.m. (2,719.56 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)

IMPERVIOUS SURFACES: ALLOWED: 55% = 355.06 sq.m. (3,821.83 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)

BUILDING HEIGHT: ALLOWED : 9.50m (31.16')
PROPOSED: Xm (X')

LOT B: SITE AREA: 593.15 sq.m. = 6,384.63 sq.ft.

SETBACKS REQ'D:

PRINCIPAL BLDG.:
WEST (SIDE): REQ'D: 1.50m (4.92') PROP.: XXm (XX)
EAST (SIDE): REQ'D: 1.50m (4.92') PROP.: XXm (XX)
NORTH (REAR): REQ'D: 7.50m (24.60') PROP.: XXm (XX)
SOUTH (FRONT): REQ'D: 6.00m (19.68') PROP.: XXm (XX)

DENSITY (F.S.R.): ALLOWED: MAX 335 sq.m. = (3,606 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)

LOT COVERAGE: ALLOWED: 40% = 237.22 sq.m. (2,553.41 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)

IMPERVIOUS SURFACES: ALLOWED: 55% = 326.18 sq.m. (3,510.97 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)

BUILDING HEIGHT: ALLOWED : 9.50m (31.16')
PROPOSED: Xm (X')

LOT C: SITE AREA: 593.40 sq.m. = 6,387.34 sq.ft.

SETBACKS REQ'D:

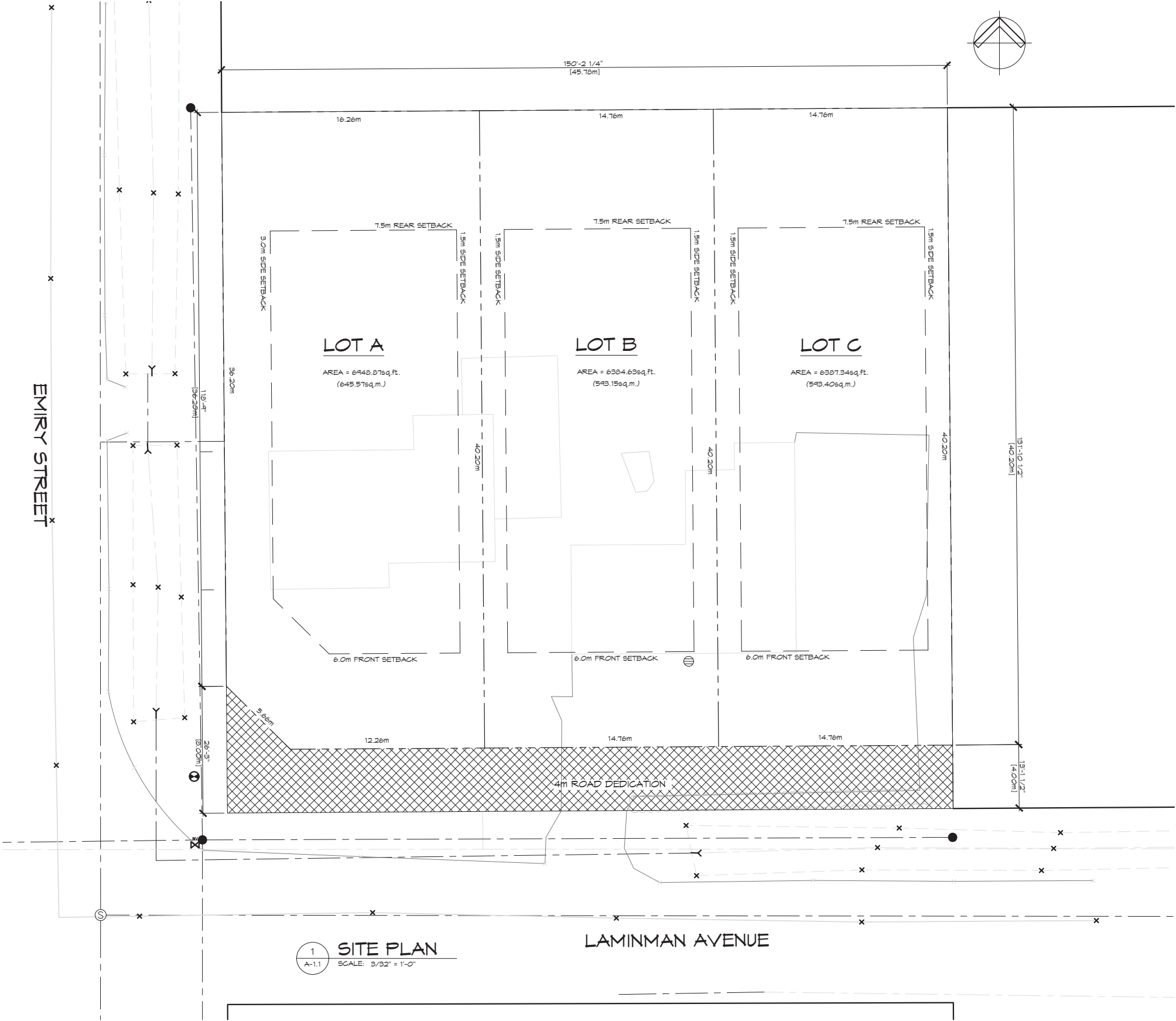
PRINCIPAL BLDG.:
WEST (SIDE): REQ'D: 1.50m (4.92') PROP.: XXm (XX)
EAST (SIDE): REQ'D: 1.50m (4.92') PROP.: XXm (XX)
NORTH (REAR): REQ'D: 7.50m (24.60') PROP.: XXm (XX)
SOUTH (FRONT): REQ'D: 6.00m (19.68') PROP.: XXm (XX)

DENSITY (F.S.R.): ALLOWED: MAX 335 sq.m. = (3,606 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)

LOT COVERAGE: ALLOWED: 40% = 237.36 sq.m. (2,554.92 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)

IMPERVIOUS SURFACES: ALLOWED: 55% = 326.37 sq.m. (3,513.02 sq.ft.)
PROPOSED: X% = XX sq.m (XX sq.ft.)


BUILDING HEIGHT: ALLOWED : 9.50m (31.16')
PROPOSED: Xm (X')



1 SITE PLAN
A-1.1 SCALE: 3/32" = 1'-0"

PRELIMINARY DRAWING
FOR DISCUSSION ONLY
NOT FOR CONSTRUCTION

date: September 2022		project: LOT SUBDIVISION		drawing: A-1.1
scale: AS NOTED		9070 EMIRY STREET, MISSION, BC.		
drawn: L.M.				
checked: D.H.				
project no. 222089		drawing: SITE SUBDIVISION PLAN		sheet no.
sheet no.		OPTION 2		

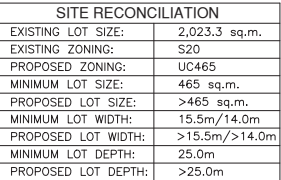


D&D design Ltd.

Unit B 13623, Willingwood Drive
Abbotsford, BC V2S 1S2

info@dandddesign.ca
604.854.8175

ISSUE TABLE				ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE			
No.	Date (dd/mm/yyyy)	By	Description	No.	Date	By	Description
1			ISSUED FOR BUILDING PERMIT				
REVISIONS				TO FIT JOB			
No.	Date	By	Description				
	</						



MINIMUM SETBACKS	
FRONT LOT LINE	6.0m
REAR LOT LINE	7.5m
INTERIOR SIDE LOT LINE	1.5m
EXTERIOR SIDE LOT LINE	3.0m

PROPOSED SERVICING OFFSET (U.N.O.)	
PROPOSED SERVICE	OFFSET FROM WEST P.L.
STORM CONNECTION	1.5m
SANITARY CONNECTION	2.0m
WATER CONNECTION	4.5m

ENGINEER:



3-33192 1st AVENUE,
MISSION, BC. V2V 1G4
Tel/Fax: (604) 820-7737
www.westpeng.com

PERMIT TO PRACTICE
PERMIT NUMBER: 100151

CITY OF MISSION

PROPOSED 3-LOT SUBDIVISION

CONCEPTUAL SITE SERVICING PLAN

B.M.:		Elev:
Designed by: A.M.	Drawn by: A.M.	Checked by: F.M.

WPEG
PROJECT
No.

22-036

DRAWING
No.

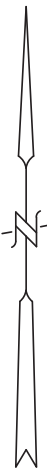
C03-1

TOPOGRAPHIC SURVEY OF LOT "A"
SECTION 32 TOWNSHIP 17
NEW WESTMINSTER DISTRICT
PLAN 12748

SCALE 1 : 250
ALL DISTANCES ARE IN METRES



CIVIC ADDRESS: 9070 EMIRY STREET, MISSION
PARCEL IDENTIFIER: 009-737-537



SANITARY INVERT
ELEVATION = 139.700m
ACCORDING TO SERVICE
RECORD CARD

LEGEND
SYMBOLS

- | SYMBOLS | DESCRIPTION |
|---------|-----------------------|
| — | ANCHOR WIRE |
| — | CULVERT |
| ⊙ | HYDRANT |
| ⊙ | MANHOLE - SANITARY |
| ⊙ | MANHOLE - CATCH BASIN |
| ● | POWER/UTILITY POLE |
| ⊙ | STREET SIGN |
| ⊙ | WATER VALVE |

CONTOURS ACCORDING TO CITY OF MISSION MAPPING
CONTOUR INTERVAL = 1m

ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO
WADE CONTROL PT No. 12022
ELEVATION = 141.90m

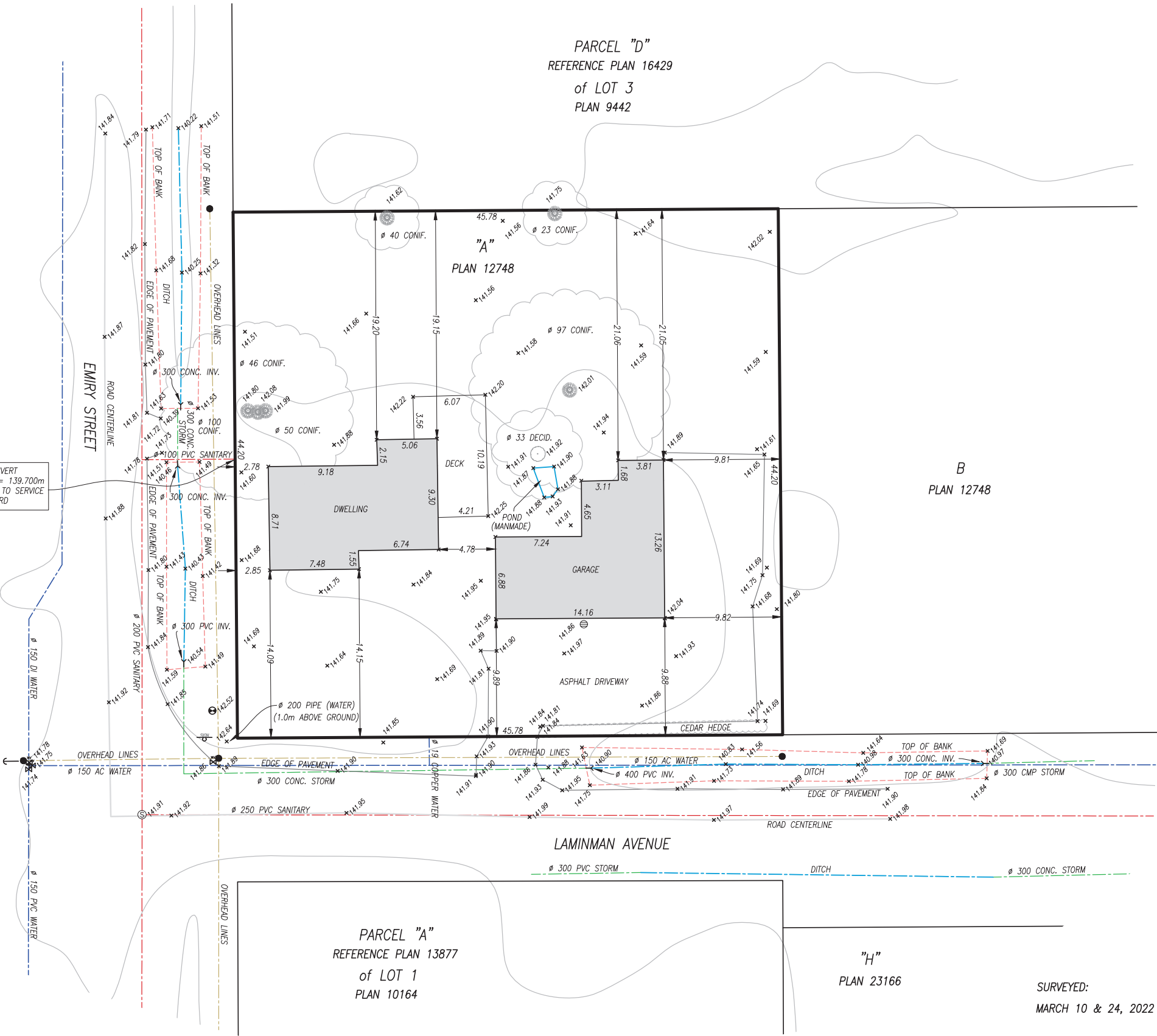
LOT DIMENSIONS DERIVED FROM
PLAN 12748

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: P12748-LOT A TOPO

PREPARED FOR: BIG APPLE HOLDINGS LTD

PARCEL "A"
REFERENCE PLAN 13877
of LOT 1
PLAN 10164

PARCEL "D"
REFERENCE PLAN 16429
of LOT 3
PLAN 9442



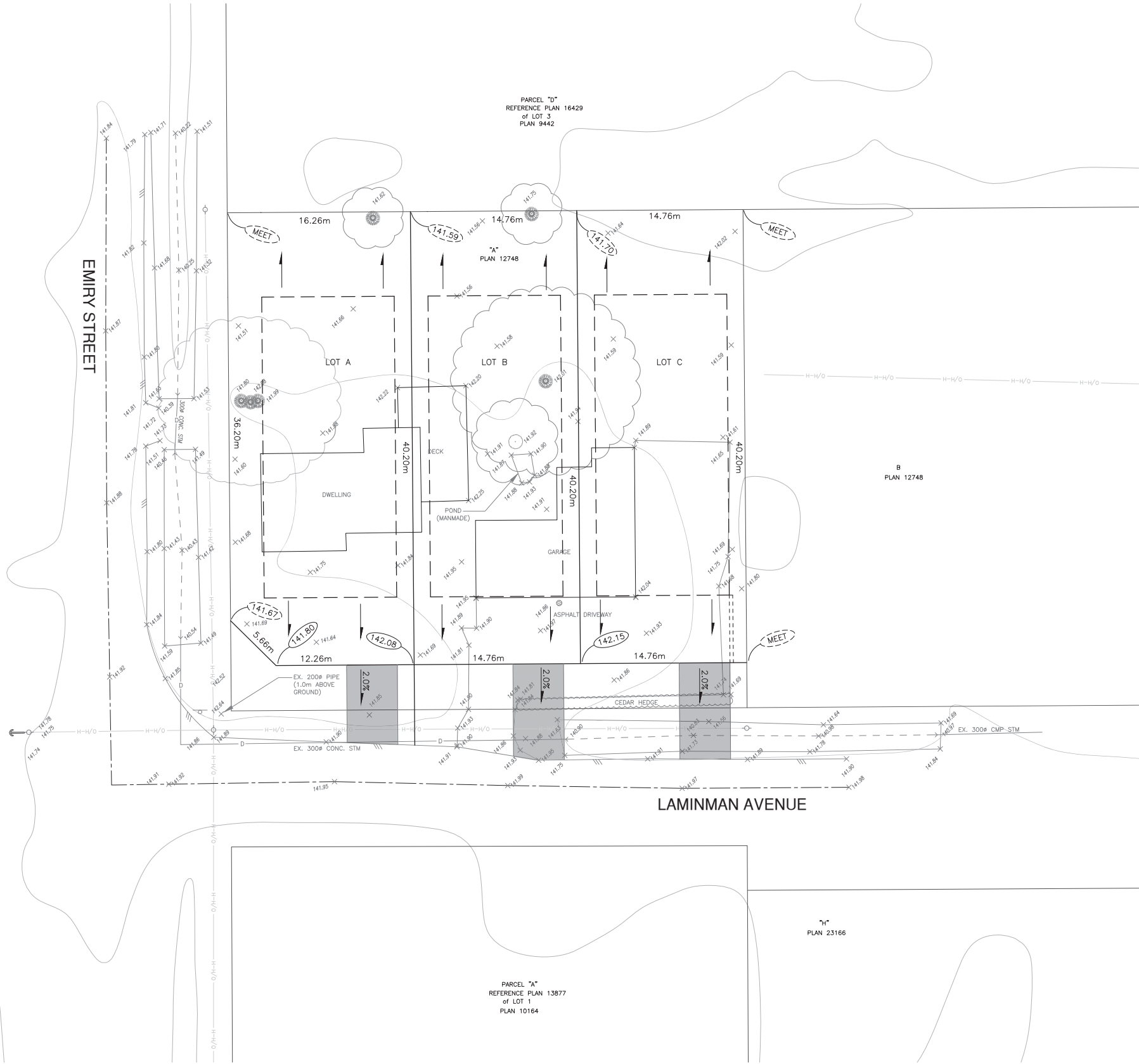
"H"
PLAN 23166

SURVEYED:
MARCH 10 & 24, 2022

DATED THIS 29TH DAY OF MARCH, 2022

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.

TANYA KHAN, BCLS




SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
+ 10.13		SPOT ELEVATION
		TO MEET EXISTING ELEVATION
		GRADING

GRADING PLAN
SCALE: 1:200

C:\USERS\ABOONDRIVE - WESTERN PACIFIC ENGINEERING GROUP LTD\CIVIL\ENGINEERING\2022\22-036 SIDHU, DAVE\070\SUBDIVISION DESIGN\DRAWING SUBMISSIONS\1. FIRST SUBMISSION\WPEG-20-036-SD-OS-IFR.SUB1.DWG
CREATED 9/19/2022
PLOTTED 10/12/2022

<div>CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES</div> <div>THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.</div>	COMMENTS	STAMP	REVISIONS		APPROVED BY	SIGN	DATE	<div>ENGINEER:</div> <div></div> <div>WESTERN PACIFIC ENGINEERING GROUP LIMITED</div> <div>3-33192 1st AVENUE, MISSION, BC V2V 1G4 Tel/Fax: (604) 820-7737 www.westpeng.com</div> <div>PERMIT TO PRACTICE PERMIT NUMBER: 1001510</div>	CITY OF MISSION			WPEG PROJECT No.	22-036
			PROPOSED 3-LOT SUBDIVISION										
			PRELIMINARY LOT GRADING PLAN						DRAWING No.	C03-1			
			B.M.:		Designed by: A.M.		Drawn by: A.M.				Elev:	Checked by: F.M.	

Attachment B
Engineering Department Rezoning Comments

**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS**

DATE: December 21, 2022

CIVIC ADDRESS: 9070 Emiry Street

CURRENT ZONE: S20

PROPOSED ZONE: UC465

NOTE: The following engineering comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB) as amended.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Emiry Street and on Laminman Avenue.

Connection to the municipal system is required.

Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure may be required.

STORM SEWER REQUIREMENTS:

Municipal storm service is not available on Emiry Street or on Laminman Avenue.

Connection to the municipal system is required.

New infrastructure including a community detention facility will be required as a condition of rezoning.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is available on Emiry Street and on Laminman Avenue.

Connection to the municipal system is required.

Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure may be required.

ROAD WORK REQUIREMENTS:

Emiry Street and Laminman Avenue provide paved access to the site. Should the rezoning result in any application for subdivision/development, upgrades or new infrastructure will be required.

RECOMMENDATION:

From an engineering point of view, the application may proceed to 3rd Reading.



Prepared by:

Jay Jackman, Manager of Development
Engineering, Projects & Design



Reviewed by:

Tracy Kyle, Director of Engineering & Public
Works