

ATTACHMENT B
**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS**

DATE: January 27, 2023

CIVIC ADDRESS: 33186, 33196, 33226, 33230, 33242, 33256, 33278, 33282 Tunbridge Avenue

CURRENT ZONE: Suburban 20 Zone (S20)

PROPOSED ZONES: UC 465, UC372, UC372S, MD465

PURPOSE: To facilitate a 61 Lot Subdivision

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

DOMESTIC WATER REQUIREMENTS:

Municipal water service is available on Tunbridge Avenue.

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

STORM SEWER REQUIREMENTS:

Municipal storm service is available at Tunbridge Avenue and Dewdney Trunk Road. The existing drainage network is a combination of pipes and open ditch.

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is **not** available to the subject property.

Extension of municipal sanitary from Pinchbeck Avenue and/or the Lane north of Pinchbeck Avenue shall be completed to the satisfaction of the Municipal Engineer as a condition of rezoning.

Installation of a new sanitary network throughout the subject property and connection to the municipal system will be required at time of Subdivision/Development.

ROAD WORK REQUIREMENTS:

Tunbridge Avenue provides paved access to the site.

Tunbridge Avenue is classified as a Collector Road in the Mission Mobility 2050 Transportation Plan and in the Cedar Valley Engineering Plan. Tunbridge Avenue is currently 20 metres wide adjacent to the subject property. The Developer shall dedicate a corner truncation at Tunbridge Avenue and Dewdney Trunk Road in general accordance with the DRAFT conceptual servicing plans prepared by Wedler Engineering LLP dated November 30, 2022 as a condition of Rezoning/Subdivision/Development.

Road upgrades adjacent to the subject site, and a new municipal transportation system within the subject site, will be required at time of Subdivision/Development.

ENVIRONMENTAL SERVICES COMMENTS:

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Detailed environmental comments will be provided at time of Subdivision/Development.

OTHER COMMENTS:

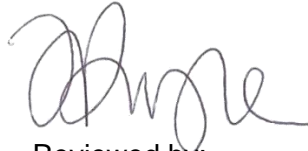
Detailed engineering requirements will be formalized at the Subdivision/Development stage.

RECOMMENDATION:

From an engineering point of view, the rezoning 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