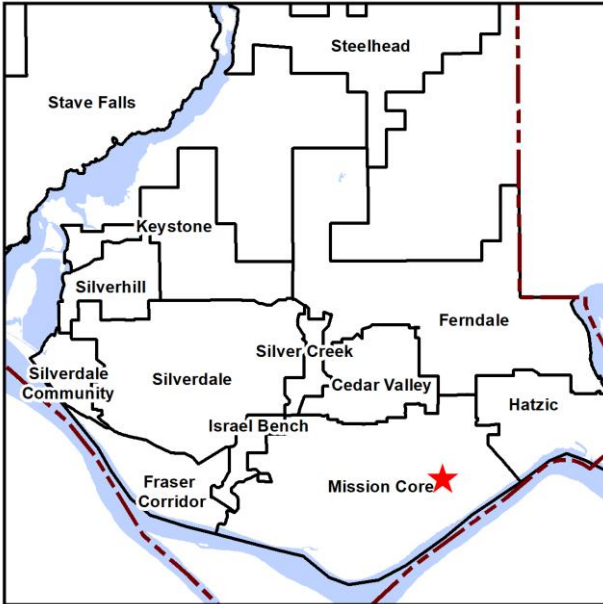
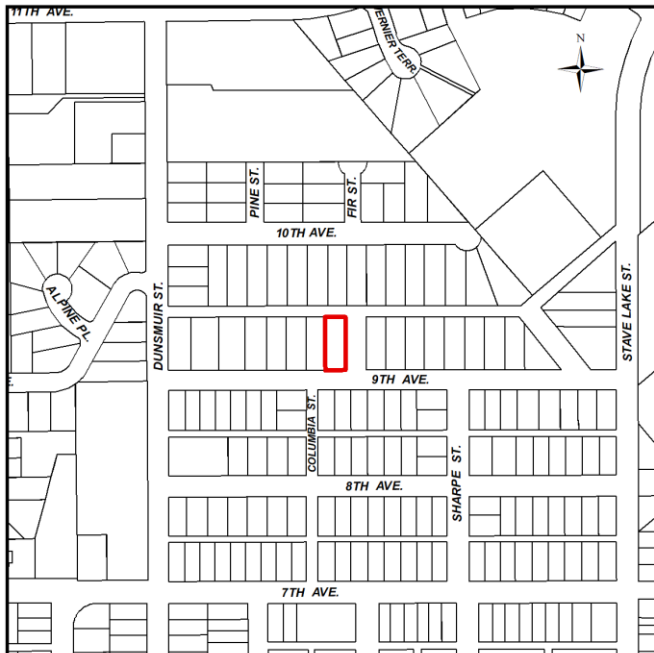


Project: P2022-080  
Application Number: R22-036

**Subject: Development Application – 33525 9th Avenue**



**DATE:** February 21, 2023  
**BYLAW / PERMIT #:** 6155-2023-5949(97)  
**PROPERTY ADDRESS:** 33525 9<sup>th</sup> Avenue  
**LOCATION:** Mission Core  
**CURRENT ZONING:** Urban Residential 558 Zone (R558)  
**PROPOSED ZONING:** Multi-unit Duplex 465 Zone (MD465)  
**CURRENT OCP:** Urban Residential  
**PROPOSED OCP:** No change  
**PROPOSAL:** To allow for a duplex on the subject property.



10TH AVE.										
33488	33498	33506	33512	33520	33528	33536	33544	33552	33558	33564
33489	33499	33503	33511	33517	33525	33543	33551	33557	33563	33569
9TH AVE.										
33488	33496	33502	33518	33520	33528	33532	33542	33548	33554	33560
			7665							7665

### **Recommendation(s)**

1. That draft Bylaw 6155-2023-5949(97) to rezone 33525 9<sup>th</sup> Avenue from Urban Residential 558 Zone (R558) to Multi-unit Duplex 465 Zone (MD465) 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 6155-2023-5949(97) 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. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

### **Rationale of Recommendation(s)**

The subject property is designated as Urban Residential in the Official Community Plan (OCP).

The proposal to rezone the subject property to Multi-unit Duplex 465 Zone (MD465) to allow for a duplex is consistent with the Urban Residential designation.

The proposed development application conforms to the OCP Policy 3.2.5: "age a variety of housing including townhouses, triplexes, duplexes, condominiums, apartments, laneway houses, garden suites, co-operative housing, co-housing, fee simple rowhouses, secondary dwelling units and basement suites, single story houses, estate housing, and small houses" and to OCP Policy 3.2.6: "Encourage infill within existing neighbourhoods".

Duplex development is consistent with infill residential development and the design of the duplex is managed through an Intensive Residential Development Permit. The Development Permit is delegated to staff for approval.

### **Purpose**

To accommodate the construction of a duplex.

### **Site Characteristics and Context**

#### Applicant

- Gagan Oberai – Evertex Engineering

#### Property Size

- The subject property is approximately 869 sq m (9,360 sq ft).
- The subject property is currently developed with a single-family dwelling.

#### Neighbourhood Character

- The subject property is on the north side of 9<sup>th</sup> Avenue and backs onto an unfinished lane. To the east of the property is a section of unutilized road dedication.
- The surrounding residential properties are all designated Urban Residential and majority are zoned R558.
- Further to the east is Windebank Elementary School, Ecole Des Deux-Rives, and Ecole Heritage Park Middle School.

### Environmental Protection

- There are no significant environmentally sensitive areas identified on the subject site.

### Parks and Trails

- The subject property is approximately 327 m from Kinsmen East Park and approximately 430 m from Heritage Park.

### Servicing

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

### **Referrals**

Engineering Department:	Refer to Attachment A.
Building Division:	Demolition Permit required. Building Permit required. Development Permit required.
Bylaw Enforcement Division:	Refer to Attachment B.
Environmental Services:	No comment.

### **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

Policy LAN.32 Tree Retention/Replanting requires all significant trees that are removed to be replaced as part of a rezoning process. Further, no trees are to be removed from the site during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken by a Qualified Environment Professional.

#### Development Permit Area A: Intensive Residential

The OCP recognizes infill development to be one of the most effective techniques for maximizing efficiencies and achieving a more sustainable community. Infill development increases the density and housing options in an existing neighbourhood in a way that is compatible with the neighbourhood, using the existing streets and based on current lot patterns. The redevelopment of a single family lot to accommodate a duplex is considered infill development and, as such, Development Permit Area A for Infill Development applies. Approval of this development permit has been delegated to staff.

- The Residential Development Permit Area is designed to establish guidelines for the form and character of infill residential development to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood.
- Well-designed infill residential developments help reinforce community identity of higher density single- family residential neighbourhoods. The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of view, and attention to the physical

attributes of the adjacent area are essential features to address.

- As per OCP Policy 5.1.24, infill development proposals are to be evaluated based upon their degree of compatibility with the character of the immediate neighbourhood.
- As per OCP Policy 5.1.25, all infill development will require a Development Permit to manage the form and character and integration within neighbourhoods.

#### Housing Needs Projection

If this development is approved, it will add two market home ownership dwelling units to the City's housing stock.

#### Transit

The proposed development is approximately 190 m from a transit stop.

#### **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 a development notification sign.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the public hearing details.

#### **Attachments**

Attachment A: Comments - Engineering

Attachment B: Comments – Bylaw Enforcement

#### **Sign-Offs**



Rob Publow, Manager of Planning

BG / sh

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

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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**DATE:** January 9, 2023

**CIVIC ADDRESS:** 33525 9th Avenue

**CURRENT ZONE:** R558

**PROPOSED ZONE:** MD465

**NOTE:** The following engineering rezoning comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB) as amended, to facilitate the development of a duplex.

**DOMESTIC WATER REQUIREMENTS:**

Municipal water is available on 9th Avenue.

Connection to the municipal system is required. No upgrades are required as a condition of rezoning.

City of Mission (CoM) records indicate that the existing service is a 19mm diameter polyethylene service and was installed in 2003 and that the service is NOT METERED. Please note that the Consolidated Water Bylaw 2196-1990 as amended states in Schedule D, Item 2, that an application for a building or plumbing permit will trigger the requirement for a water meter. Additionally, the Fire Sprinkler Bylaw 5679-2017 states in Item 4 (b) that an approved Fire Sprinkler System shall be installed in all new buildings, additions, and renovations that exceed 50% of the current floor area.

Should the rezoning result in an application for building permit for new construction, the following will apply:

The existing water service will be capped at the main by CoM at the developer's expense. Each new proposed duplex unit will require an adequately sized water service (38mm minimum) to satisfy sprinkler requirements, complete with meter box, meter setter, and meter with radio head at the property line. All works on existing water mains must be completed by the CoM at the developer's expense.

Engineered design will be required.

**STORM SEWER REQUIREMENTS:**

Municipal storm service is available on 9th Avenue, and the adjacent back lane.

City of Mission (CoM) records indicate that the lot currently is not serviced with a storm sewer connection. Connection to the municipal system is required. No upgrades are required as a condition of rezoning.

Should the rezoning result in an application for building permit for new construction, the following will apply:

A 150mm diameter service is required to be installed by CoM at the developer's expense to satisfy CoM DSCB Section 4.0 requirements, complete with inspection chamber at the property line.

The Developer must design and construct a storm water management system for the property as required by the City of Mission in accordance with the DSCB 5650-2017 Schedule C, Sections 4.0 – Rainwater Collection & Disposal, and 5.0 – Rainwater Best Management Practices. The City does not guarantee depth of service at property line.

In particular, when implementing the CoM groundwater recharge guidelines, the Developer will be responsible to conduct a hydrological investigation to determine infiltration rates and soil

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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permeability and determine the location of the water table and its seasonal variations. This information is to be included in any drawing submittals, as it is critical to the design of Best Management Practices (BMPs).

Designs must also be accompanied by a statement from a fully qualified professional engineer, which clearly identifies the specific opportunities and constraints for implementing best management practices for the development, demonstrates that groundwater recharge and/or other appropriate best management practices are sustainable, and have been maximized for the particular site and provide examples of similar installations which demonstrate the sustainability, ability to construct, and ease of maintenance of the works to be constructed.

Engineered design will be required.

**SANITARY SEWER REQUIREMENTS:**

Municipal sanitary service is available on 9<sup>th</sup> Avenue.

CoM records indicate that the lot currently has a 100mm diameter sanitary sewer service connection installed in 1957. Connection to the municipal system is required. No upgrades are required as a condition of rezoning.

Should the rezoning result in an application for building permit for new construction, the following will apply:

The existing 100mm diameter sanitary service will be replaced, and new 100mm diameter services with inspection chambers will be provided to each proposed duplex unit. The city does not guarantee depth of service at property line. The developer shall prove out the limitations of the existing system by whatever means deemed appropriate and will ensure the development is adequately serviced at the developer's sole expense.

Engineered design will be required.

**ROAD WORK REQUIREMENTS:**

9<sup>th</sup> Avenue provides paved access to the site. Lane access is also available to the site.

The DSCB Introduction, Section 9.7 – Highway Dedication, states the following: *“The maximum required highway dedications for various classifications of highways in a Subdivision/Development shall be as specified in Schedule A hereto. The Municipality shall advise the Owner of the classification of each highway in a proposed Subdivision/Development and the required highway dedication.”*

9<sup>th</sup> Avenue

9<sup>th</sup> Avenue is classified as an Urban Local Road in the Mission Mobility 2050 Transportation Plan. This portion of 9<sup>th</sup> Avenue adjacent the subject property is in the urban area and has been constructed to an old residential road standard. Because this standard is consistent throughout the neighborhood, and since the proposed development does not involve subdivision of the property, no upgrades will be required. Records indicate that the existing dedication throughout this neighborhood is 17.7m or 58'. Survey and Design will be required before the exact amount of dedication can be known. Because the dedication is consistent throughout the neighborhood, and since the proposed development does not involve subdivision, the requirement for additional dedication is not anticipated.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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Unnamed Lane

The unnamed lane is classified as an Urban Lane in the Mission Mobility 2050 Transportation Plan. This portion of unnamed lane adjacent the subject property is in an urban area and has not been constructed to any current standard. The unnamed lane will be constructed adjacent to the subject property to a modified cross section based on DSCB Standard Drawing SS-R08 as a condition of rezoning. Records indicate that the existing dedication is 9.1m or 30'. Survey and design will be required before the exact amount of dedication can be known. The requirement for additional dedication is not anticipated.

The Developer shall provide access to each of the proposed units in conformance with the DSCB, Schedule C, Section 8.11 and standard drawings SS-R23, SS-R23A and SS-R23B as necessary. Grades more than 12% will not be permitted.

Engineered design is required. See the DSCB, Schedule C, Section 8. In accordance with the DSCB Schedule C.

**RECOMMENDATION:**

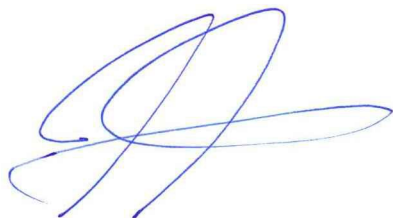
From an engineering point of view, the application may proceed to adoption.



Prepared by:  
Jason MacPherson,  
Engineering Technologist 1 - Development



Reviewed by:  
Tracy Kyle,  
Director of Engineering & Public Works



Reviewed by:  
Jay Jackman,  
Manager of Development Engineering, Projects & Design

**DEVELOPMENT APPLICATION COMMENTS**

Please provide your comments on the proposal below by Tuesday, January 31, 2023:

Referral Date: Monday, January 9, 2023  
 Project Folder: **P2022-080**  
 PAR Application #: PAR22-060  
 Subject Property: 33525 9<sup>th</sup> Avenue  
 Legal Description: LOT 9 DISTRICT LOT 4 GROUP 3 NWD PLAN 14384

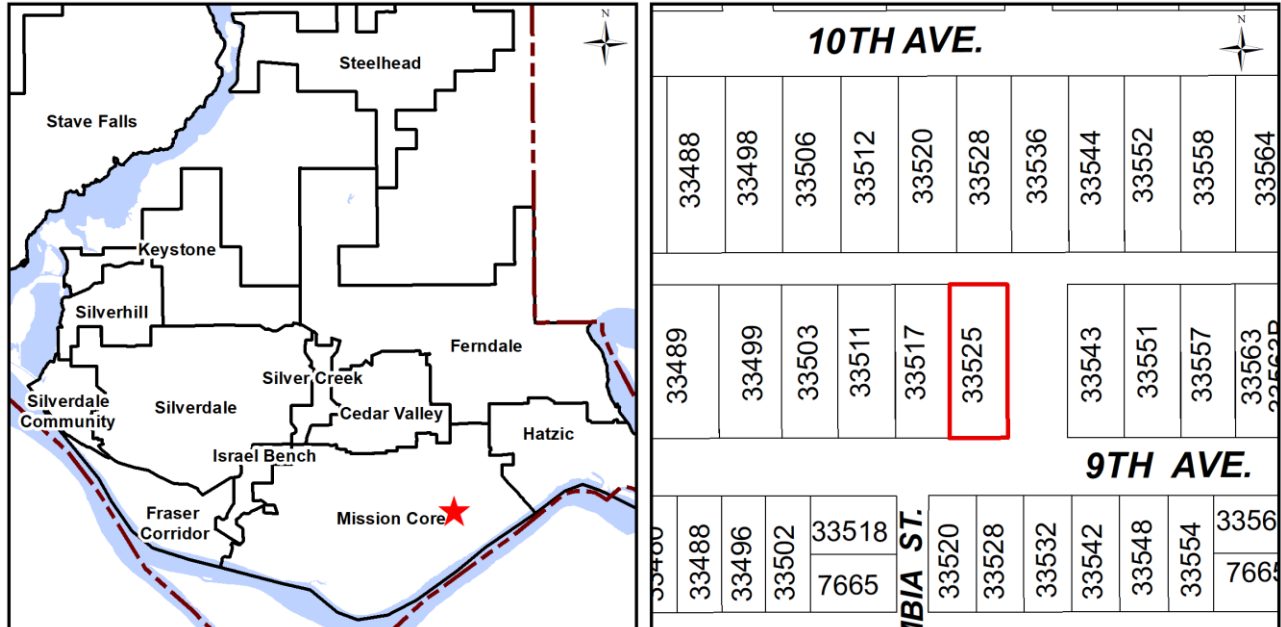
Planner: Brandon Gill  
 Email: Bgill@mission.ca  
 Phone: 604 814 1279

**DEVELOPMENT PROPOSAL**

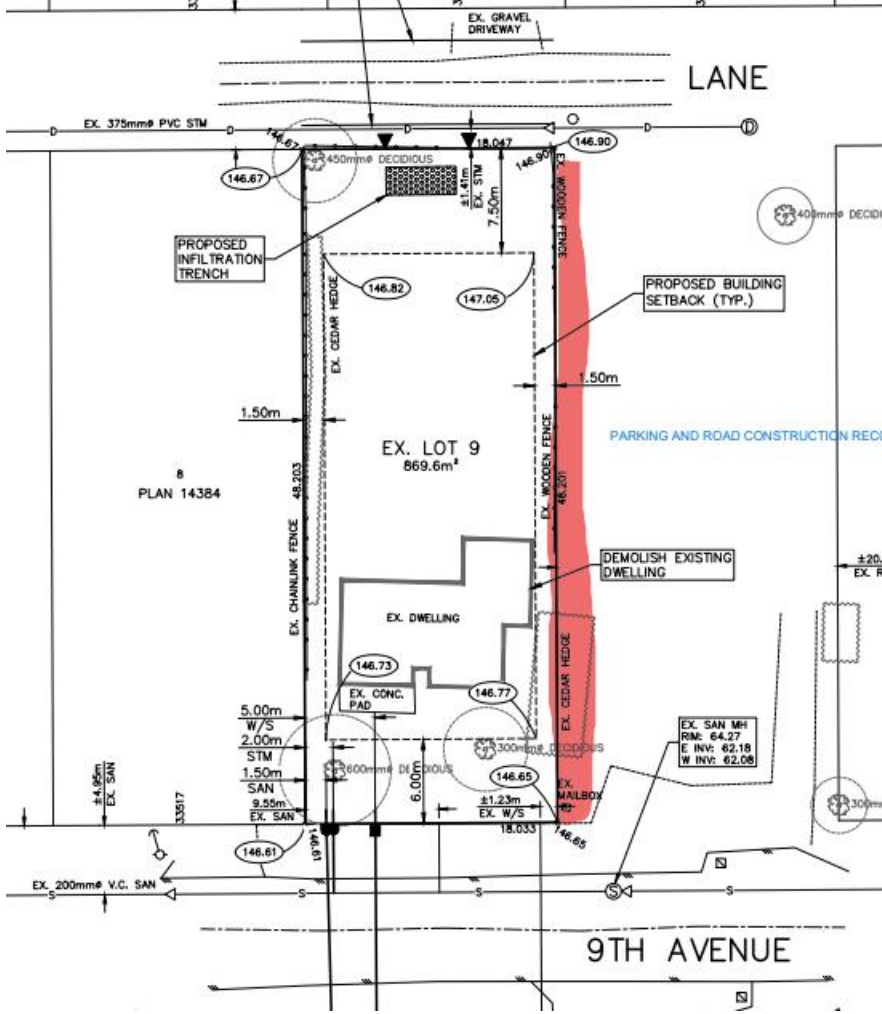

**REZONE FROM R558 TO MD465 TO FACILITATE A DUPLEX**

APPLICATION TYPE	FILE NO.	DESCRIPTION	
OCP Amendment	NA	Current OCP Designation:	URBAN RESIDENTIAL
		Proposed OCP Designation:	NO CHANGE
Rezoning Amendment	R22-036	Current Zoning:	URBAN RESIDENTIAL 558 ZONE (R558)
		Proposed Zoning:	MULTI-UNIT DUPLEX 465 ZONE (MD465)
Development Permit	DP22-100	INFILL DEVELOPMENT	

LOCATION MAP:





COMMENTS RECEIVED	Project: P2022-020
<p>Comments:</p>	<p>Based on parking concerns, Bylaws would recommend that the roadway to the West of the property be constructed with parking provided (Red in map) to the residents nearby to ease parking in the area.</p>  <p>The diagram shows a detailed site plan for 'EX. LOT 9' with an area of 869.6m². A red-shaded area at the bottom of the lot is designated for 'PARKING AND ROAD CONSTRUCTION REC'. Key features include an 'EX. GRAVEL DRIVEWAY' at the top, 'EX. 375mm PVC STM' and 'EX. 450mm DECIDIOUS' lines, and 'EX. 200mm V.C. SAN' at the bottom. A 'PROPOSED INFILTRATION TRENCH' and 'PROPOSED BUILDING SETBACK (TYP.)' are also indicated. An 'EX. DWELLING' and 'EX. CONC. PAD' are shown within the lot boundaries. The plan also shows 'EX. CHAINLINK FENCE', 'EX. CEDAR HEDGE', and 'EX. WOODEN FENCE'. Utility markers for 'EX. SAN MH' (RM: 64.27, E INV: 62.18, W INV: 62.08) and 'EX. W/LS' are present. The lot is bounded by 'LANE' to the north and '9TH AVENUE' to the south.</p>
<p>Signature</p>	
<p>Name:</p>	<p>Nav Dhanoya</p>
<p>Department or Organization:</p>	<p>Bylaw Enforcement Division</p>
<p>Date:</p>	<p>January 9, 2023</p>