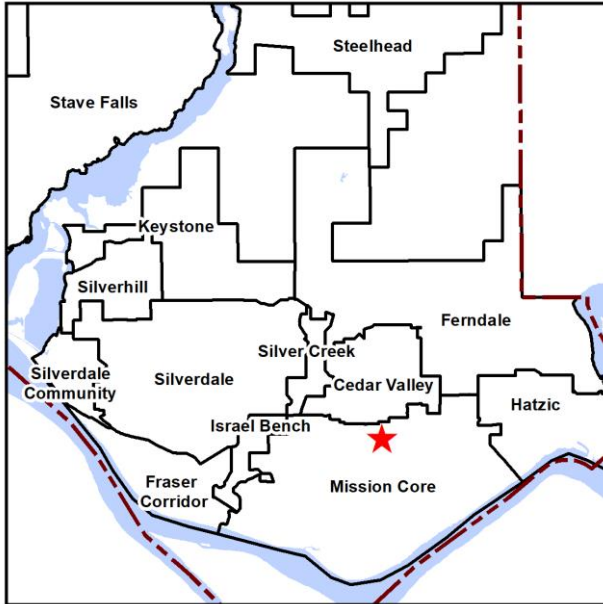


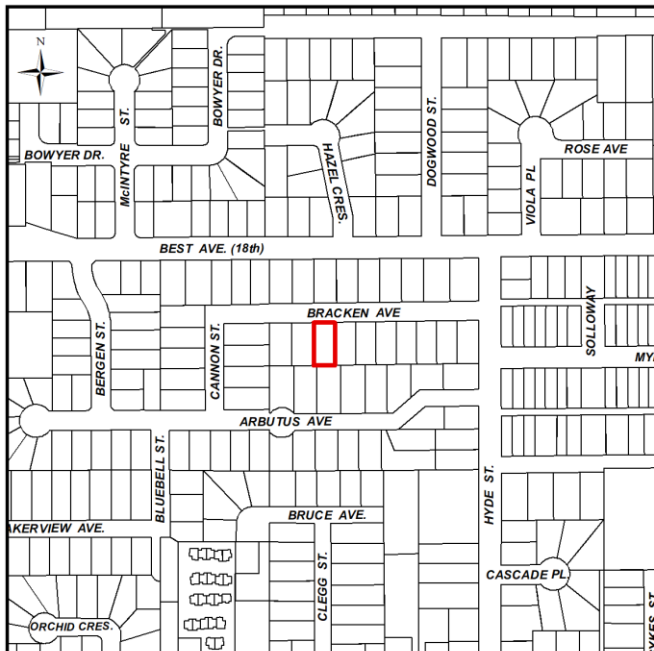
Project: P2022-126
Application Number: R22-055

Subject: Development Application – 32974 Bracken Avenue



DATE: February 21, 2023
BYLAW / PERMIT #: 6156-2023-5949(98)
PROPERTY ADDRESS: 32974 Bracken Avenue
LOCATION: Mission Core
CURRENT ZONING: Urban Residential 558 Zone (R558)
PROPOSED ZONING: Urban Residential 558 Secondary Dwelling Zone (R558s)
CURRENT OCP: Urban Residential
PROPOSED OCP: No change
PROPOSAL:

To rezone the subject property from R558 to R558s to allow for the construction of a secondary dwelling unit.



	32941	32957	32963	32971	32981	32993	33005
	BRACKEN AVE						
54							
42	32956	32962	32974	32982	32990	33004	33010
36							
22	32959	32963	32973	32981	32989	33005	

Recommendation(s)

1. That draft bylaw 6156-2023-5949(98) to rezone 32974 Bracken Avenue from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s) zone be considered for first and second reading; and
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined.

Rationale of Recommendation(s)

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

- The proposed R558s zone would allow for a secondary dwelling in the form of a secondary suite, coach house, or garden cottage. Support for the proposed zone can be found in the OCP, which states:
 - **Section 5.1.8** “Facilitate the development of affordable, rental and special needs housing through supporting multi-unit housing developments, small house/small lot housing, secondary suites, duplexes in appropriate locations, mixed market/non-market housing projects, coach houses, garden cottages and other innovative housing forms.”
 - **Section 5.1.26** “Encourage secondary dwelling units as a form of infill housing on lots in any residential designation that are large enough to accommodate the following associated elements: on-site parking, private outside space, separate entrance that is clearly secondary to the primary dwelling, and that the scale of the secondary dwelling must be ancillary to the primary use.”

Purpose

To accommodate the construction of a secondary dwelling unit in the form of a secondary suite.

Site Characteristics and Context

Applicant

- Candace Boer

Property Size

- 32974 Bracken Avenue is approximately 759 sq m (8,172 sq ft) in area.
- The subject property is an urban lot with one single family dwelling.

Neighbourhood Character

- The subject property is in the Mission Core neighbourhood and the surrounding area is designated Urban Residential. The proposed development will have little impact on the neighbours and character of the existing neighbourhood.

Environmental Protection

- There are no environmental concerns associated with the subject property.

Parks and Trails

- The subject property is within 300 m of Griner Park and Centennial Park.

Servicing

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

Referrals

Engineering Department:	Refer to Attachment B.
Building Division:	Refer to Attachment C.
Bylaw Enforcement Division:	Bylaws currently has no issues, provided the applicant/property owner provides the required off-street parking for their tenant, in the designated driveway and not in the front yard as per the City's Zoning Bylaw, section 109(B)(7(a)) and as per our observations from the WebMap.
Environmental Services:	No comment.
Finance Department:	No concerns.
Mission Fire Rescue Service:	No comment was provided.

Development Considerations

Transit

The proposed development is approximately 200 m from a transit stop.

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 1 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:	Site Plan
Attachment B:	Engineering Department Referral Comments
Attachment C:	Building Division Referral Comments

Sign-Offs

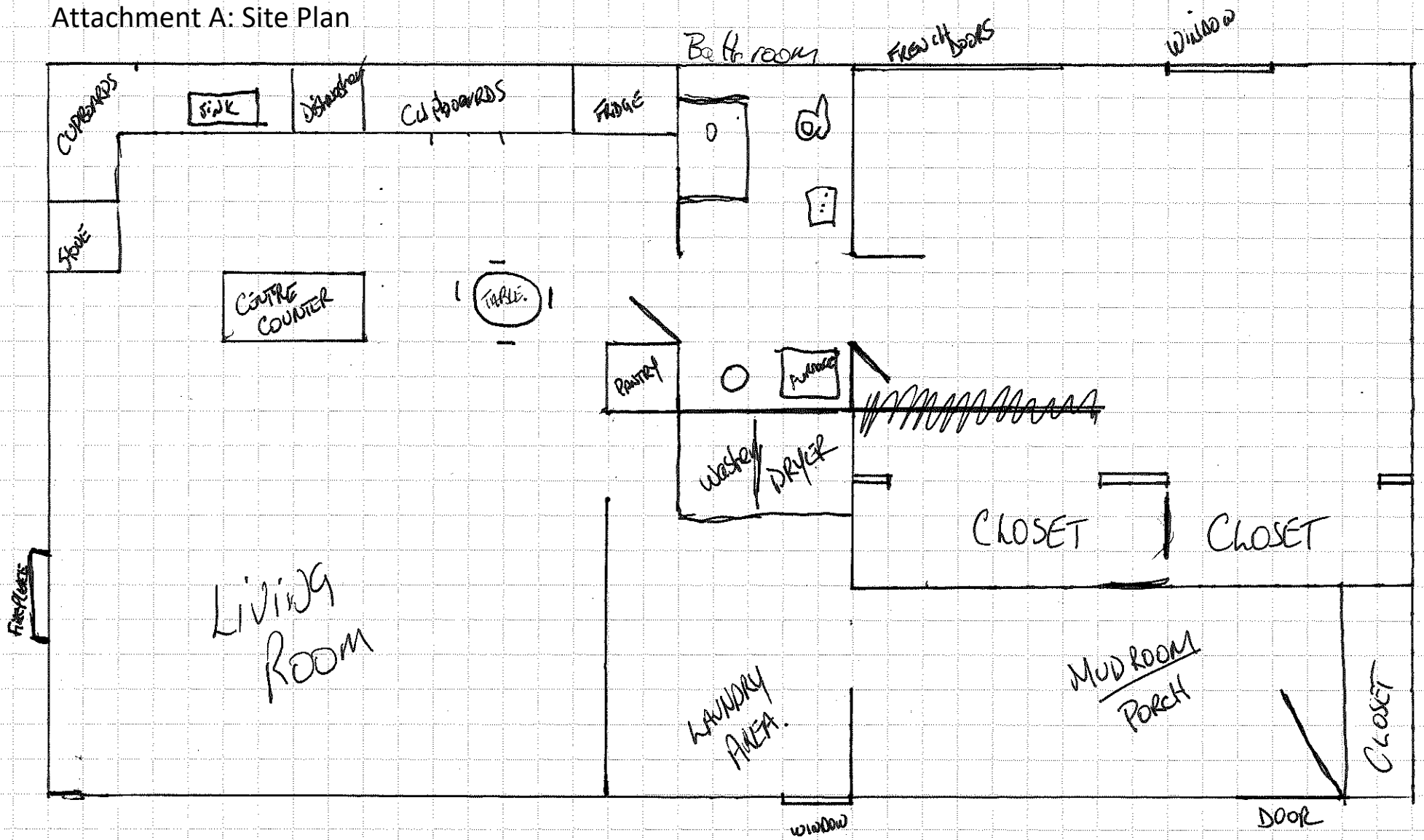


Rob Publow, Manager of Planning

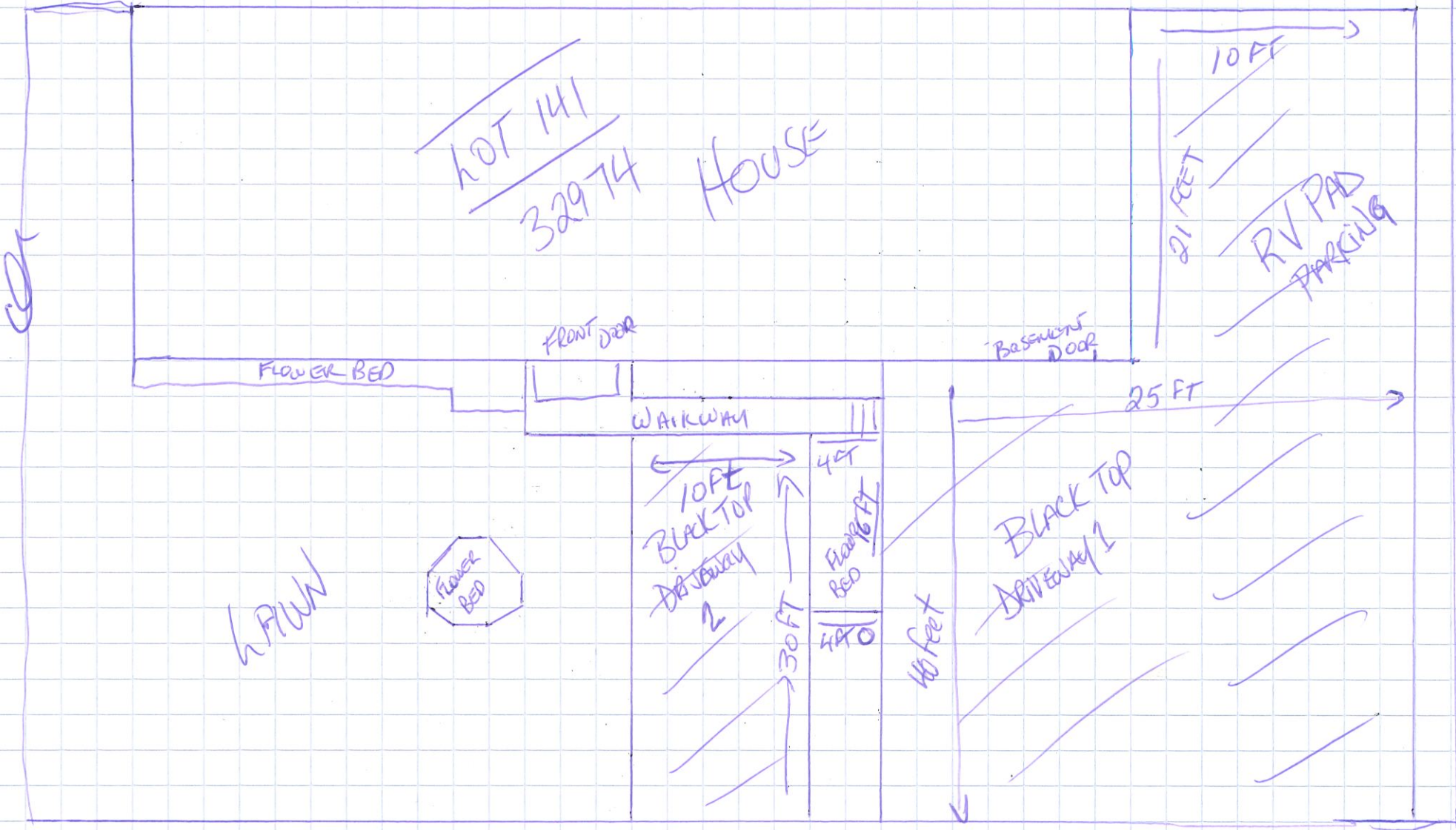
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Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment A: Site Plan



HOT 141
32974 HOUSE



BRACKEN AVENUE

ENGINEERING DEPARTMENT REZONING COMMENTS

CIVIC ADDRESS: 32974 Bracken Ave

Date: January 25, 2023

CURRENT ZONE: R558

PROPOSED ZONE: R558s

NOTE: The following engineering comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB), Consolidated Water Bylaw 2196-1990 (Water Bylaw), and the Fire Sprinkler Bylaw 5679-2017.

DOMESTIC WATER REQUIREMENTS:

No conceptual servicing plan had been submitted at the time of this writing. Municipal water service is available on Bracken Avenue. Connection to the municipal system is required. No upgrades are required as a condition of rezoning.

Records indicate that the existing service is a 20 mm diameter copper service, and was installed in 1972. City of Mission records indicate 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 as amended 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 a building or plumbing permit for a new construction, the following will apply:

The existing water service to the parent lot shall be replaced with an adequately sized water service (likely 38 millimetre diameter to satisfy the sprinkler requirements) complete with meter box, meter setter, and meter with radio head at the property line. This in turn will require the existing 20 mm diameter water service to be capped at the watermain. The supply, installation, and capping services will be provided by the City of Mission and all associated fees as set out in the Water Bylaw are to be paid by the applicant.

Engineered design may be required.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Bracken Avenue.

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 a building or plumbing 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 will also be required to extend the 250 mm PVC Storm Main from 32941 Bracken Avenue to the subject property.

The Developer shall 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 at property line.

ENGINEERING DEPARTMENT REZONING COMMENTS

In particular, when implementing the City of Mission groundwater recharge guidelines, the Developer shall be responsible to conduct a hydrological investigation to determine infiltration rates and soil 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 shall 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 may be required.

SANITARY SEWER REQUIREMENTS:

No conceptual servicing plan had been submitted at the time of this writing. Municipal sanitary sewer is available on Bracken Avenue. Records indicate that the lot currently has a 100 mm diameter sanitary sewer Service Connection installed in 1978. Connection to the municipal system is required. No upgrades are required as a condition of rezoning.

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

The existing Sanitary Service shall be fitted with an Inspection Chamber at the property line. The City does not guarantee depth at property line. The developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the development is adequately serviced at the Developer's sole expense.

Engineered design may be required.

ROAD WORK REQUIREMENTS:

Bracken Avenue provides paved access to the site. No upgrades required as a condition of rezoning.

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

The developer shall provide access to the proposed building in general compliance with the City's design standards. Driveway grades exceeding 12% will not be permitted.

RECOMMENDATION:

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



Prepared by:
Alfred Knox,
Engineering Technologist I



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

ENGINEERING DEPARTMENT REZONING COMMENTS



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

Attachment C: Building Division Referral Comments



PLANNING DIVISION

DEVELOPMENT APPLICATION COMMENTS

Please provide your comments on the proposal below by Friday, January 27, 2023:

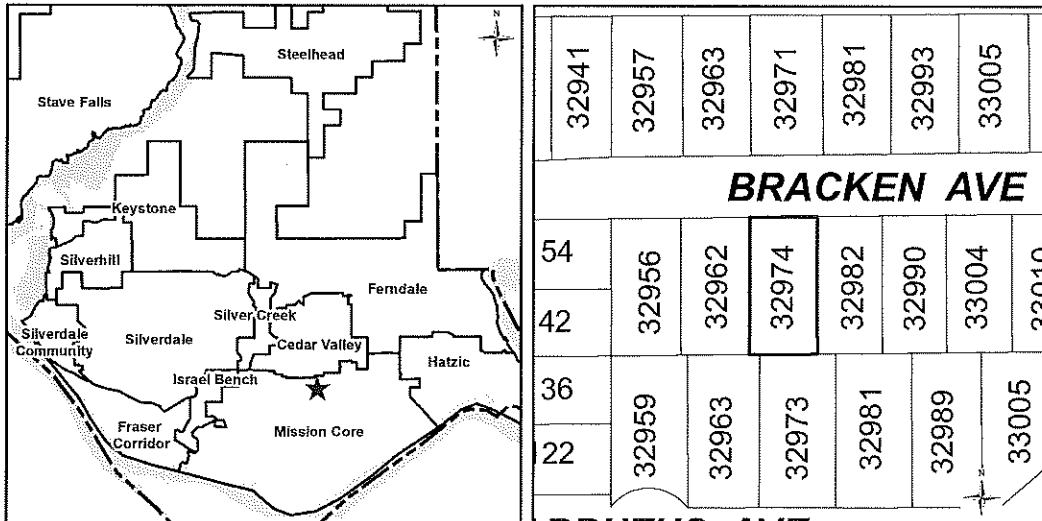
Referral Date:	Friday, January 13, 2023	Planner: Alyssa Bouchard
Project Folder:	P2022-126	Email: abouchard@mission.ca
PAR Application #:	N/A	Phone: 604-820-3751
Subject Property:	32974 Bracken Avenue	
Legal Description:	LOT 141 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 39912	


DEVELOPMENT PROPOSAL

TO REZONE THE SUBJECT PROPERTY FROM R558 TO R558S TO ALLOW FOR A SECONDARY DWELLING UNIT IN THE FORM OF A SECONDARY SUITE.

APPLICATION TYPE	FILE NO.	DESCRIPTION	
OCP Amendment	N/A	Current OCP Designation:	URBAN RESIDENTIAL
		Proposed OCP Designation:	NO CHANGE
Rezoning Amendment	R22-055	Current Zoning:	URBAN RESIDENTIAL 558 ZONE (R558)
		Proposed Zoning:	URBAN RESIDENTIAL 558 SECONDARY DWELLING ZONE (R558S)

LOCATION MAP:



COMMENTS RECEIVED		Project: P2022-126
Comments:	<ul style="list-style-type: none"> - A building permit will be required for the construction of the secondary suite. - From looking at the google street view on our webmap and the rough drawings for the basement suite it appears that they may be converting the attached garage to living space. If they are then that part needs to be brought up to code and be addressed through the permit. <ul style="list-style-type: none"> - If they are then that will be less on site parking available inside the garage. - Please check lot coverage and imperious surface calculations now prior to rezoning. - New water service will be required to be installed with a water meter. 	
Signature		
Name:	Michael Rohde	
Department or Organization:	Inspection Services	
Date:	January 17, 2023	