

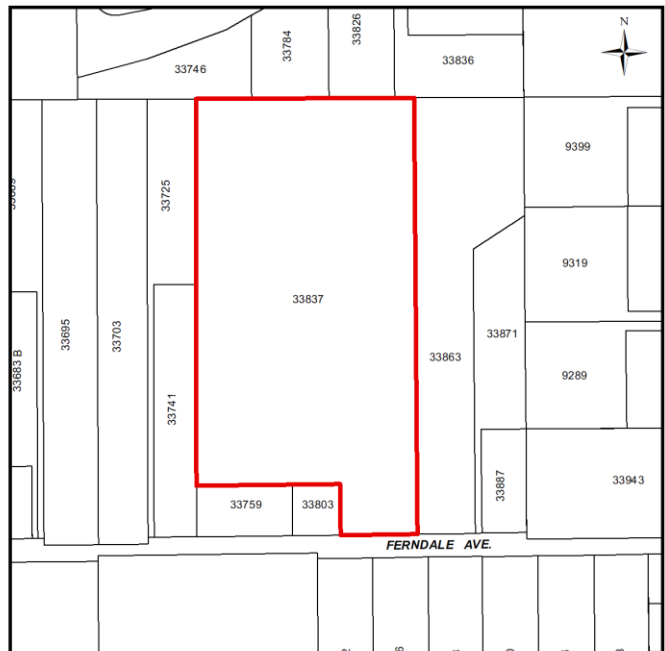
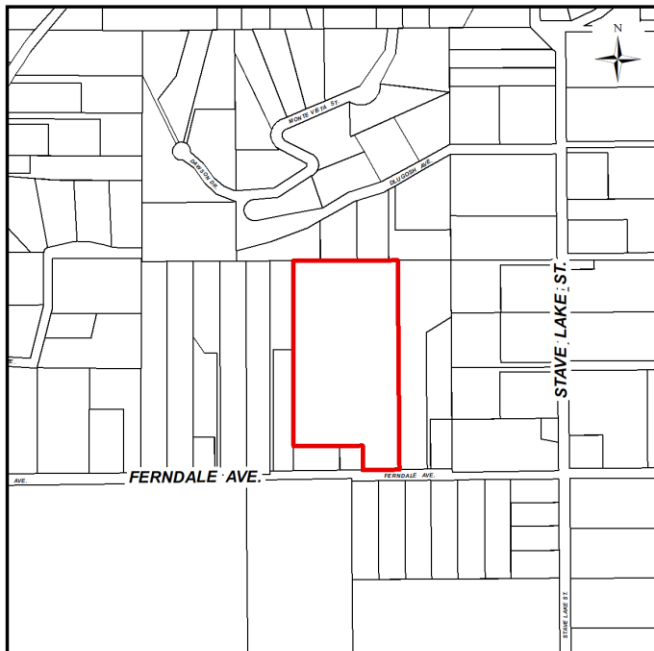
Project: P2018-048  
Application Number: R18-030

**Subject: Development Application – 33837 Ferndale Avenue**



**DATE:** February 21, 2023  
**BYLAW / PERMIT #:** 6163-2023-5949(103)  
**PROPERTY PID:** 000-438-235  
**LOCATION:** Ferndale Neighbourhood  
**CURRENT ZONING:** Rural 16 Zone (RU16)  
**PROPOSED ZONING:** Comprehensive Development 55 Zone (CD55)  
**CURRENT OCP:** Rural Residential  
**PROPOSED OCP:** No change

**PROPOSAL:**  
 To rezone the subject site to facilitate a clustered residential bare land strata subdivision of up to ten single family lots and to protect a significant portion of the site from development.



### **Recommendation(s)**

1. That the draft Zoning Amending Bylaw 6163-2023-5949(103) to rezone the subject property to Comprehensive Development 55 Zone (CD55), be considered for first and second readings;
2. That subject to the Bylaw receiving first and second readings, a Public Hearing be scheduled on a date to be determined; and
3. That prior to adoption of the Bylaw, 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 as per LAN.40(C).
  - b. Substantial completion of subdivision application S18-034.
  - c. Completion of any other requirements resulting from Council's consideration of the Bylaw including Public Hearing.

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

- The proposed clustered development is consistent with the OCP and supported by OCP Policy 8.1.11, which encourages cluster housing development within Urban Residential, Suburban Residential, and Rural Residential designated areas where clustering preserves mature vegetation, environmentally sensitive areas, and open spaces.
- The proposed rezoning application is consistent with OCP Policy 8.1.11.
- The proposal is consistent with the Council Resolution 21/378 from the August 16, 2021 regular Council meeting, that staff be directed to consider the gross density process (cluster development) as an option for residential development applications within Urban Residential, Suburban Residential and Rural Residential designated areas, on a case-by-case basis.

### **Purpose**

To accommodate a bare land strata subdivision of up to ten single family lots, clustered on the south side of the subject site, as shown in Attachment B.

### **Site Characteristics and Context**

#### Applicant

- OTG Developments Ltd.

#### Property Size

- 7.38 ha (18.23 ac)

#### Neighbourhood Character

- The subject site is a large parcel located within a rural residential neighbourhood comprised of single family dwellings on lots zoned RR7 and RR7s.

#### Environmental Protection

- The City mapping identifies multiple watercourses and environmentally sensitive land located on the north half of the subject site. The applicant has proposed to preserve and protect the northern half of the subject site by restricting the development to the southside of the subject site. The

environmentally sensitive land will further be protected by a restrictive covenant and a reference plan.

- A Riparian Areas Protection Regulation (RAPR) report, as accepted by the provincial ministry, is required as a component of the Development Permit for Area E: Natural Environment Development Permit Area. The provincial acceptance will need to confirm that the development is not proposing any lots under “undue hardship” as defined by the Ministry or the proposed lot layout will need to be amended.

### Parks and Trails

- The subject site is not located in a walking distance to a community park. The nearest community park is Tunbridge Park which is located 3,500 m away from the subject site.

### Servicing

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

### **Referrals**

Engineering Department:	No objection to the proposal as outlined in Attachment D.
Building Division:	No objection to the proposal.
Bylaw Enforcement Division:	No objection to the proposal.
Environmental Services:	No objection to the proposal. Clustering of the development away from the environmentally sensitive area is strongly supported, as noted in Attachment E.
Mission Fire Rescue Service:	No objection to the proposal.
Parks, Recreation, and Culture:	No comment was provided.
School District 75:	No comment was provided.
BC Transit:	No objection to the proposal.

### **Development Considerations**

#### Comprehensive Development 55 Zone (CD55)

The intent of the CD55 Zone is to allow a cluster residential development as supported by Section 8.1.11 of the OCP (Attachment A).

The CD55 Zone is intended to allow for up to 10 single family lots on a bare land strata development within the Rural Residential designation. The common property would include environmentally sensitive lands and open green space that is to be protected and prohibited from future development. The site will be serviced by City water and individual septic fields.

The CD55 Zone is based off of a combination of the Rural Residential 7 Zone (RR7) and the Suburban 20 Zone (S20).

The common property shall be protected from any development and or human activity and shall be retained as an undisturbed environmental asset in exchange for the development permitted elsewhere within the CD55 zone.

### Gross Density Process/Clustered Development

On August 16, 2021 a staff report was presented to Council for the consideration of gross density (cluster development) process, which received Council endorsement (Attachment C). The gross density process, also known as “cluster development”, is the concentration of new lots, buildings, and site disturbance to one area of a development site in exchange for leaving otherwise developable lands undisturbed and in this case also involves reducing or eliminating watercourse crossings.

The subject site’s northern half is heavily encumbered by watercourses and wetland. Between those watercourses and wetland, there are pockets of what can be considered developable land. Traditional subdivision would allow encroachment over the watercourses to create new lots in the pockets of available developable land, by way of watercourse crossings approved through the Water Sustainability Act (WSA) process.

This development application has been determined to qualify for the gross density process due to the unique and challenging landscape present on the site. While the northern half of the site is heavily encumbered by environmentally sensitive lands, the southern half is ideal for development. As the development site is 7.38 ha in size and it is designated Rural Residential in the OCP, the site would be rezoned to Rural Residential 7 Zone (RR7). The RR7 Zone allows for a minimum lot size of 0.7 ha. This would allow for the potential of 10 lots on the subject site.

The site has approximate 2.43 ha of environmentally sensitive lands in the form of Streamside Protection & Enhancement Area (SPEA). By proposing to protect the environmentally sensitive lands and the pockets of developable land around the watercourses and wetland, the applicant is increasing environmental protection and proposing to protect approximately 3.97 ha of the 7.38 ha. This leaves approximately 3.41 ha available for development.

The CD55 Zone has been drafted to allow for the potential of 10 lots, with the minimum lot size of 0.2 ha, within the 3.41 ha of land considered developable on the southern portion of the site. The 0.2 ha was used as the minimum lot size as that is the recommended smallest size when developing lots that are serviced by a city water connection but not by city sanitary, as per the Health Authority. The proposed lots will have a connection to city water but the sanitary will be serviced by individual septic fields.

By utilizing the gross density process, the development is achieving efficient use of developable land without compromising the environment while achieving the overall density considered suitable by the OCP for this area.

### 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 will be required to plant a minimum of 20 trees, two trees for each of the ten lots created. This condition will be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant trees (trees having a calliper of 0.2 m or greater) that have been and/or will be removed except in the areas defined as (a) building envelope to a maximum of 2,000 sq m (21,528 sq ft), (b) driveways, and (c) septic fields. No tree is permitted to be removed within an identified streamside protection and enhancement area.

In August 2018, tree removal took place on the site. A Qualified Environmental Professional (QEP) report has confirmed that the tree removal did not encroach into or damage the area located in the Streamside Protection Enhancement Area (SPEA). Due to the tree removal occurring ahead of an

arborist report and/or an approved tree removal and replanting plan, the applicant is required to replace the tree's removed as per LAN.32 policy.

#### Housing Needs Projections

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

#### 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.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 500 m from the development site notifying them of the public hearing details.

#### **Attachments**

Attachment A: Proposed CD55 Zone  
Attachment B: Proposed Lot Layout  
Attachment C: Staff Report dated August 16, 2021 for Consideration of Gross Density  
Attachment D: Engineering Comments  
Attachment E: Environmental Comments

#### **Sign-Offs**



Rob Publow, Manager of Planning

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

**Comprehensive Development Zone****CD55****A. Zone Intent**

1. The intent of the **CD55 Zone** is to allow a cluster residential development as supported by Section 8.1.11 of the OCP.

The CD55 Zone is intended for up to 10 single family lots on a bare land strata development within the Rural Residential designation. The common property includes environmentally sensitive lands and significant open green space that is protected and prohibited from future development. The site will be serviced by City water and individual septic fields.

The CD55 Zone is based off of a combination of the Rural Residential 7 Zone (RR7) and the Suburban 20 Zone (S20).

The common property shall be protected from any development and or human activity and shall be retained as an undisturbed environmental asset in exchange for the development permitted elsewhere within the CD55 zone.

**B. Permitted Uses**

1. The following **Principal Uses** and no other shall be permitted in the **CD55 Zone**:
  - a. **Residential limited** to:
    - i. One **Single Family Dwelling**
2. The following **Accessory Uses** and no other shall be permitted in the **CD55 Zone**:
  - a. **Accessory limited** to:
    - i. **Accessory Building**, and
    - ii. **Accessory Structure**.
  - b. **Agriculture limited** to:
    - i. **Agriculture (Hobby Greenhouse)**, and
    - ii. **Agriculture (Minor)** – provided minimum **Lot** size is 0.2 ha (0.49 ac)
  - c. **Residential limited** to:
 

**One of**

    - i. **Bed and Breakfast, or**
    - ii. **Boarding Use, or**
    - iii. **Residential Care**.
    - iv. **And,**
    - iv. **Home Occupation**.
  - d. Storage **limited** to the following:
    - i. **Enclosed Storage**.

**SECTION 1248****COMPREHENSIVE DEVELOPMENT ZONE  
CD55****C. Lot Area****1. Bare Land Strata**

Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	<b>Lot Area (Minimum)</b>	<b>Lot Area (Average)</b>
<b>CD55</b> - with Municipal Water	0.2 ha (0.49 ac)	0.2 ha (0.49 ac)

- Notwithstanding Section 104 Part M, for the purposes of subdivision, each **Lot** shall consist of a minimum **Developable Area** of 0.1 ha (0.25 ac).
- Lots** created through subdivision in the **CD55** zone shall comply with the following minimum standards:

Zone	Area	Width ( <b>Corner Lot</b> )	Width ( <b>Non-Corner Lot</b> )	Depth
<b>CD55</b> - with Municipal Water	0.2 ha (0.49 ac)	30.0 m (98.4 ft)	25.0 m (82.02 ft)	40.0 m (131.2 ft)

**D. Setbacks**

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
<b>Principal Building</b>	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
<b>Accessory Building/Structure</b>	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
<b>Agriculture (Minor) Building/Structure</b>	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

- Notwithstanding Section 202 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

**E. Lot Coverage**

- Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	<b>Lot Coverage</b>
<b>CD55</b>	20%

**F. Floor Space**

- A **Floor Space Ratio** is not applicable in these zones.

**G. Impervious Surfaces**

- Impervious Surfaces** shall together cover not more than 30% of the **Lot Area**.

**SECTION 1248****COMPREHENSIVE DEVELOPMENT ZONE  
CD55****H. Height of Buildings**

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	<b>Principal Building</b>	<b>Accessory Building/Structure</b>	<b>Agriculture</b>
<b>CD55</b>	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)

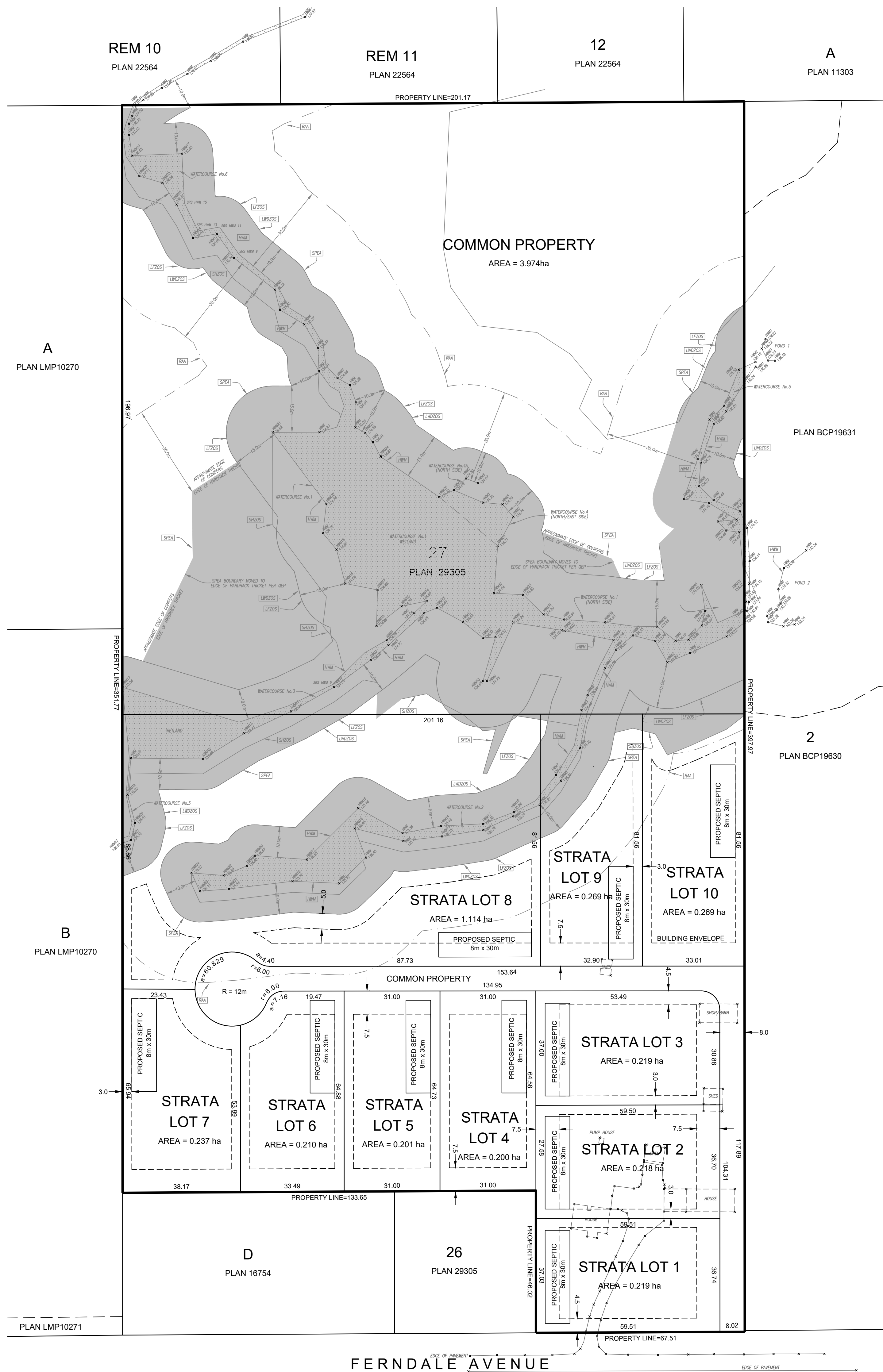
**I. Off Street Motor Vehicle Parking**

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

**J. Agriculture (Hobby Greenhouse) Use**

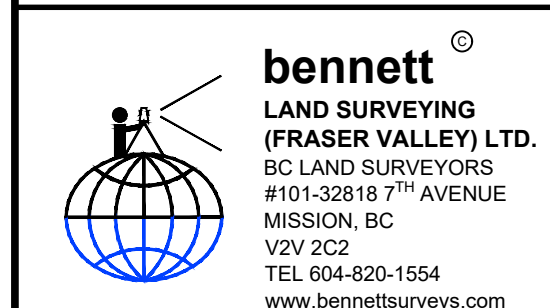
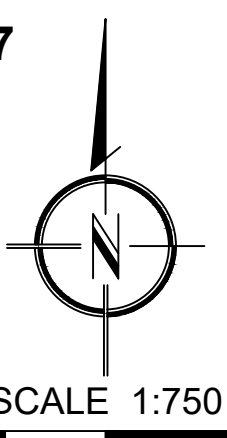
1. Shall be limited to a maximum of one **Building** not exceeding a total area of 35.0 sq m (750.0 sq ft).
2. Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of minimum of 2.0 m (6.5 ft) in **Height** is required.





**DRAFT PLAN OF SUBDIVISION OF LOT 27  
NORTH WEST QUARTER  
SECTION 34 TOWNSHIP 17  
NEW WESTMINSTER DISTRICT  
PLAN 29305**

CITY OF MISSION  
CIVIC ADDRESS: 33837 FERDALE AVENUE  
PID: 000-438-235



DATE:	BY:
JUNE 10, 2022	AG

REVISION: 0

**DATUM:**  
CONTOUR INTERVAL = 1 METRES. (ACCORDING TO CITY OF MISSION MAPPING)

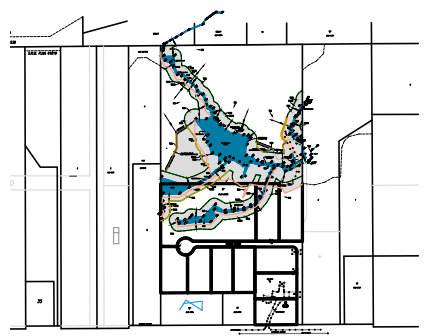
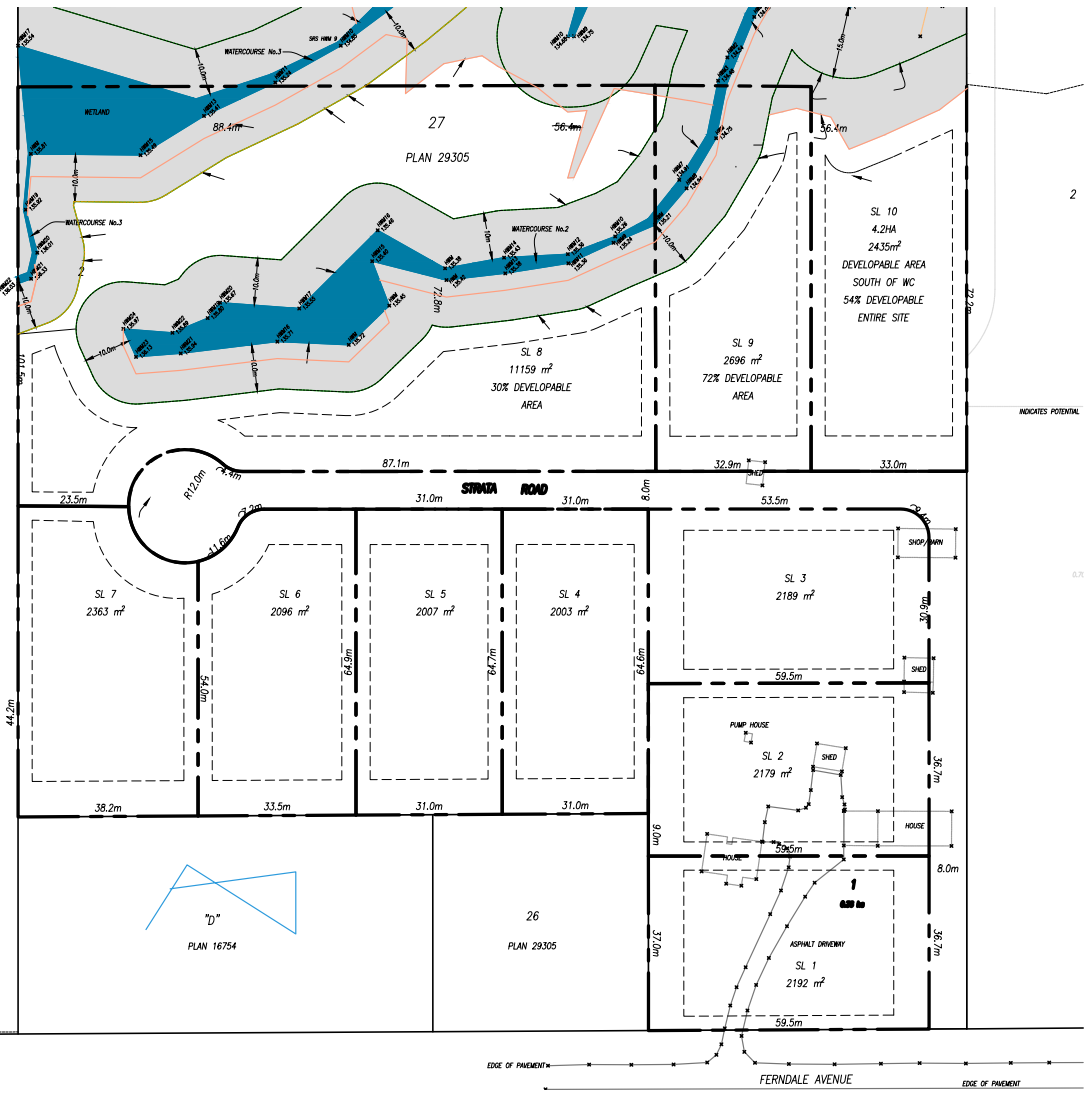
**PROPERTY:**  
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 29305 et al  
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

**NOTE:**  
TOPOGRAPHIC INFORMATION SHOWN IN GREYSKALE ARE BASED ON DETAILS OR INFORMATION RECEIVED FROM OTHERS  
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CERTIFIED CORRECT

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.


# ATTACHMENT B: PROPOSED LOT LAYOUT



**LEGEND:**

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - BUILDING ENVELOPE



 <b>DEVELOPMENTS LTD.</b> LAND USE CONSULTING & DEVELOPMENT	
PROJECT LOCATION <b>FERNDALE</b> DRAFT CLUSTER PLAN. OPTION 2	
PROJECT NUMBER <b>21-135</b>	
DRAWN BY: <b>CASSIDY SILBERNAGEL</b>	
DATE: <b>April 15 2021</b>	SHEET: <b>1</b>
SCALE: <b>NTS</b>	



**To:** Chief Administrative Officer **Date:** August 16, 2021  
**From:** Hardeep Kaur Atwal, Planner  
**Subject:** **Consideration of Gross Density (Cluster Development) Process**

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### **Recommendation(s)**

That Council direct staff to consider the gross density process (cluster development) as an option for residential development applications within Urban Residential, Suburban Residential and Rural Residential designations areas, on a case-by-case basis.

### **Purpose**

The purpose of this report is to present Council with information regarding the gross density process to allow for cluster development as an option for residential development applications that qualify on a case-by-case basis.

### **Background**

In recognition of the unique landscape of Mission, and that much of the City landscape is encumbered by watercourses, ravines, wetlands, or other such constraints making practical access to all developable portions of land challenging from an environmental protection perspective, the option to consider gross density is a method to help balance development yield while limiting impacts on environmental features and preserving additional green space.

The City has objectives to protect these environmental landscapes to their fullest potential. Currently, the City follows the provincial Riparian Area Protection Regulations (RAPR) and requires a qualified environmental professional (QEP) to assess all watercourses under development for the Stream Protection and Enhancement Area (SPEA). Once the QEP's report is accepted by the provincial authorities, the City's practice is to require a reference plan and a restrictive covenant to be registered on the property title to protect the SPEA from development.

While the RAPR process protects the SPEA, there are situations when the development community may choose to cross the watercourse when there are additional lands with development potential beyond the watercourse by utilizing a process under the Water Sustainability Act (WSA), as noted below.

When the development community is faced with a parcel that is bisected by a watercourse or similar environmental feature that cuts off large developable pockets of land, there is a provincial process under the WSA that allows changes in and about a stream. Such changes may include the installation of a culvert or other such infrastructure to cross the watercourse and access the developable pocket(s) of land beyond for further development. While this process is a recognized and provincially authorized method of crossing a watercourse and is monitored by a QEP, it cannot be denied that crossing a watercourse will have some degree of impact on the environmentally sensitive land.

To mitigate such situations, staff are provided guidance from the Official Community Plan (OCP) to consider cluster development, also referred to as the gross density process, where possible. Further, the Development Permit Area E for Natural Environment also encourages staff to minimize negative impacts to the environment, where possible.

The OCP provides encouragement for staff to consider the gross density process (cluster development) for development applications under certain residential designations where an appropriate level of environmental preservation can be achieved:

- OCP Policy 8.1.11 encourages cluster housing development within Urban Residential, Suburban Residential and Rural Residential designations areas where clustering preserves mature vegetation, environmentally sensitive areas, and open spaces.

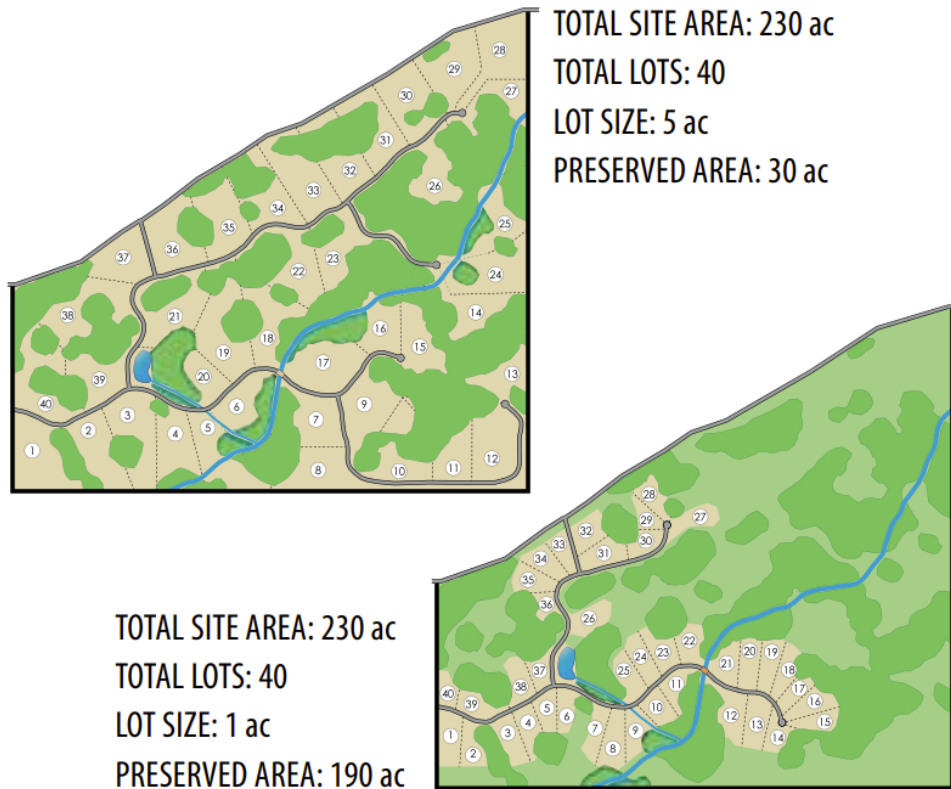
The intent of the DP Area E is to guide development to minimize the negative effects on environmentally sensitive and significant areas, habitat, water quality, biodiversity, air quality, greenhouse gas emissions, watercourse maintenance and dredging costs, outdoor recreation opportunities, food production, and many other tangible and intangible benefits of natural areas. The gross density process is another tool that would allow staff to achieve the intent of the DP Area E and OCP to preserve Mission's ecosystem and natural lands, where appropriate.

Staff have engaged in preliminary discussions regarding the gross density process with the development community for an active development application. Staff believe that gross density would be an appropriate tool to use on the site. Should Council provide staff direction to move forward with the OCP Policy 8.1.11, then an application utilizing the gross density process will be forthcoming.

### **Discussion and Analysis**

As development applications continue to increase, the number of applications with properties challenged by environmental constraints are also increasing and requiring creative solutions, such as that proposed by the gross density process. The gross density process, also known as "cluster development", is the concentration of new lots, buildings, and site disturbance on one area of the parent property in exchange for leaving otherwise developable lands undisturbed and reducing or eliminating watercourse crossings or other such impacts.

While the OCP provides staff direction to consider the gross density process approach for residential development, for further guidance and best practices, staff consulted "A Guide to Green Choices: Ideas & Practical Advice for Land Use Decisions in British Columbia Communities", by the Ministry of Community Development, now known as the Ministry of Municipal Affairs. The Guide to Green Choices promotes the efficient use of developable land by utilizing the gross density process (referred to as cluster development in the document) to achieve unique lot layouts without compromising the environment or the achievable density. Diagram 1 is from the Guide to Green Choices and it demonstrates how the same amount of lots (density) can be reconfigured to preserve the environmentally sensitive lands on a large scale development.



**Diagram 1:** Comparison of a conventional lot layout (top) and a lot layout inspired by the gross density process to preserve environmentally sensitive lands. Both layouts have the same amount of lots but the lot sizes are reduced to allow for increased area of preserved lands.  
Source: Guide to Green Choices

The gross density process development strategy is ideal for residential development applications in Mission with watercourses/wetlands/ESA, mature tree vegetation, and/or other such topographic qualities that disconnect developable pockets of land from one another, and where protection of the specific topographic quality will enhance the community’s green space, and sensitive ecosystems.

Gross Density Process Incentives

The gross density process of clustering the development is an additional tool that allows staff to meet the objective of the OCP Policy 8.1.11 and the intent of the DP area E, as it guides development away from environmentally sensitive lands. Staff is better equipped to balance development objectives with those of environmental protection by allowing development to be clustered.

The gross density process also gives the development community an incentive to balance their development objectives with the City's objectives to maintain and protect environmentally sensitive lands, as the development potential of the parcel is not compromised. The development community is further incentivized to protect the environmentally sensitive lands as cost savings can be obtained through a simplified RAPR report, a simplified reference plan requiring less surveying and the avoidance of a WSA approval process while still achieving the density potential of the site. These incentives may allow for both saving of costs and of time for the development community.

#### Gross Density Process Concerns for Consideration

While the gross density process lends itself to many incentives for the environment, the City, and the development community, the form and character of the clustered development does not necessarily reflect the typical form and character associated with the given designation. This is due to the concentration of the development to a smaller footprint of the parcel in comparison to spreading the development out on the entire site. The development will typically have a denser feeling on the ground due to the nature of the clustering, however, as Diagram 1 demonstrates, the gross density process does not increase density but rather concentrates it to a smaller footprint to balance the objectives of both the environment protection and the development community.

#### Tools to Implement Gross Density Process

Several tools and approaches are available to staff to achieve gross density for clustered development. One option is to utilize comprehensive development (CD) zoning for projects that are assessed for and meet the criteria of the gross density process. As each development will be unique to the constraints on the site, CD Zoning will allow staff to work with the development community and prepare a zone that is appropriate for that development.

Another tool is a restrictive covenant (RC) to protect the environmentally sensitive lands and the fragmented portion(s) of developable land. The RC provides an additional layer of protection for not only the SPEA but also would need to include the non-SPEA portion that is being protected in exchange for clustered development. The RC would need to be registered on the property titles with a reference plan.

While the above-mentioned tools are available to staff for implementing the gross density process, not all residential applications would be suitable for the gross density process. Staff will need to create a list of criteria to assess each application for the gross density process. Development applications that fall under the Urban Residential, Suburban, Rural Residential, or Rural designation and have significant environmental constraints separating large developable areas that can support development under the target zone may be considered for the gross density process. A development application that has significant environmental constraints creating pockets of developable areas that are too small to support subdivision under the target zone would not qualify for the gross density transfer process. The overall benefit of protecting otherwise developable land for ecological purposes should also be a key and significant component of any gross density-based application.

**Council Goals/Objectives**

This report supports the Council Goals/Objectives of the 2018-2022 Strategic Plan to create Livable Complete Community by considering new opportunities to balance continued residential development with environmental preservation and protecting additional green space.

**Financial Implications**

There are no financial implications with this report.

**Communication**

There is no communication required as part of this report.

**Summary and Conclusion**

This report provides an introduction to the use of the gross density process for allowing clustered development within the Urban Residential, Suburban, Rural Residential, Rural designated areas. The report focuses, at a high-level, on the possible use and impacts that the gross density process may have on the environment and development applications and touches on the assessment process for qualifying a development application for the gross density process.

It is noted that OCP Objective 8.1.11 encourages staff to consider cluster development where appropriate.

Staff seek Council direction on whether or not to consider the gross density process to allow cluster development where appropriate.

**Report Prepared by:** Hardeep Kaur Atwal, Planner  
**Reviewed by:** Robert Publow, Manager of Planning  
**Approved for Inclusion:** Barclay Pitkethly, Deputy Chief Administrative Officer

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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**DATE:** December 20, 2022

**CIVIC ADDRESS:** 33837 Ferndale Avenue

**CURRENT ZONE:** RU16

**PROPOSED ZONE:** CD-55

The following Engineering Comments address the application as submitted by the applicant on June 22, 2022. The Engineering Department understands that the developer has submitted a conceptual servicing plan by OTG Developments dated March 25, 2022, a draft plan of subdivision by Bennet Land Surveying dated June 15, 2022 showing 10 strata lots, and a sightline sketch by D.K. Bowins and Associates not dated but attempting to illustrate that the proposed strata access location is safe.

**SERVICING REQUIREMENTS – WORKS WITHIN PERIMETER OF SUBDIVISION**

The minimum service requirements under the proposed CD-55 Zone are as follows:

A = Asphalt surface for roads and lanes

W = Municipal water system

S = Onsite Septic or sanitary sewerage system

U = Electrical and natural gas distribution and telephone system

Or; As accepted by the Building Division

**SERVICING REQUIREMENTS – WORKS ON ADJACENT HIGHWAY**

The minimum service requirements under the proposed CD Zone are as follows:

A = Asphalt surface for roads and lanes

W = Municipal water system

U = Electrical and natural gas distribution and telephone system

SL = Intersection Lighting

**DOMESTIC WATER REQUIREMENTS:**

Municipal water is available on Ferndale Avenue.

Connection to the municipal system is required to support the CD Zone.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

**STORM SEWER REQUIREMENTS:**

Municipal storm service is not available on Ferndale Avenue.

Connection to the municipal system is not required to support the CD Zone.



**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

**SANITARY SEWER REQUIREMENTS:**

Municipal sanitary service is not available on Ferndale Avenue.

Connection to the municipal system is not required to support the CD Zone.

Should the rezoning result in any application for subdivision, building or plumbing permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

**ROAD WORK REQUIREMENTS:**

Ferndale Avenue provides paved access to the site. Should the rezoning result in any application for subdivision or building permit for new construction, upgrades or new infrastructure may be required (to be determined at time of application).

At minimum, a strata access will have to be designed the standards set out in the DSCB for a Local road intersecting an Arterial road (DSCB Schedule C, Section 8, 8.4 Intersections) to ensure safe access and egress to and from the strata property. This shall include ensuring adequate intersection lighting has been achieved (DSCB Schedule C, Section 9, 9.2 Street Lighting Levels).

The City will provide a Stop sign with green blade at the Developer's cost.

Should the CD-55 Zone not clarify setbacks for private access gates, the Engineering and Public Works Department requests that any proposed gate location have a setback from the municipal road right-of-way of no less than 15.0m

**RECOMMENDATION:**

From an engineering point of view, the application may proceed to adoption once the servicing requirements have been clarified and met in accordance with the Development and Subdivision Control Bylaw 5650-2017, Introduction, Item 10 and/or 11. Until then, the application may be considered for third reading.



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



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



## DEVELOPMENT APPLICATION COMMENTS

Please provide your comments on the proposal below by Friday, August 26, 2022:

Referral Date: Friday, August 12, 2022

Project Folder: P2018-048

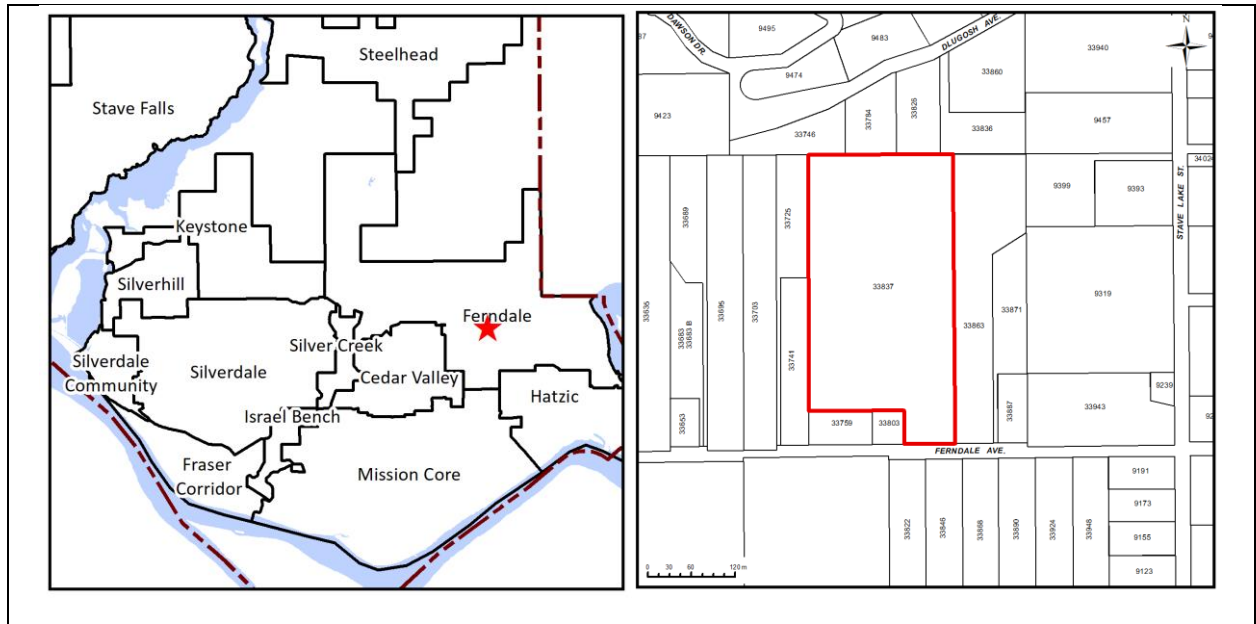
Planner: Hardeep Atwal  
Email: [hatwal@mission.ca](mailto:hatwal@mission.ca)  
Phone: 604-820-3753

Subject Property: 33837 Ferndale Avenue

Legal Description: Parcel Identifier: 000-438-235  
Lot 27 North West Quarter Section 34 Township 17 New Westminster District  
Plan 29305


PAR Application #: **PAR16-026**

DEVELOPMENT PROPOSAL:				
<b>REZONE TO CD ZONE TO ALLOW A 10 LOT STRATA SUBDIVISION</b>				
<ul style="list-style-type: none"> <li>THE PROJECT USES GROSS DENSITY/ CLUSTER DEVELOPMENT, INTRO REPORT IS AVAILABLE <a href="#">HERE</a>.</li> <li>WITHOUT CLUSTER DEVELOPMENT, THE MINIMUM SIZE OF THE LOTS WOULD BE 0.7HA BUT WITH CLUSTER DEVELOPMENT, THE MINIMUM LOT SIZE IS REDUCED TO 0.2 HA</li> <li>CLUSTER DEVELOPMENT HAS BEEN CONSIDERED FOR THIS PROJECT TO PROTECT ENVIRONMENTALLY SENSITIVE AREA BY LIMITING DEVELOPABLE AREA TO BELOW THE ESA LINE</li> <li>AN RC PROTECTING THE ESA WILL BE PLACED ON TITLE</li> </ul>				
REQ'D	APPLICATION TYPE	FILE NO.	DESCRIPTION	
	OCP Amendment	N/A	Current OCP Designation:	RURAL RESIDENTIAL
			Proposed OCP Designation:	NO CHANGE
YES	Rezoning Amendment	R18-030	Current Zoning:	RURAL 16 ZONE (RU16)
			Proposed Zoning:	COMPREHENSIVE DEVELOPMENT ZONE (CD-55)
YES	Subdivision	S18-034	Number of Proposed Lots:	10 STRATA LOTS
			Minimum Lot Size:	0.2 HA
	Variance Permit	N/A	NONE IDENTIFIED AT THIS TIME	
	Development Permits	DP22-092 DP18-045 DP22-093	NATURAL ENVIRONMENT GEOTECHNICAL FIRE INTERFACE	
LOCATION MAP:				



**COMMENTS RECEIVED** **Project: P2018-048**



Comments:	<p><b>IMPORTANT: No trees, other vegetation, waterbodies or soil is to be removed or disturbed before the City has issued the Natural Environment Development Permit.</b> Ensure that the recommendations provided in the Preliminary Bio-inventory / Arborist Report are implemented.</p> <p>This layout is generally supported by Environmental Services and is a considerable improvement from the previous design which extended to the north. This earlier design was previously submitted to the province through the RARNS on July 25, 2016 (Assessment ID 4154). As this Assessment Report is expired and does not reflect the changes to the proposed development, it is assumed that a new Assessment Report will be submitted with the Condition and Impact Assessment which has been prepared.</p> <p>As Japanese knotweed was identified at the north portion of the lot. Please confirm that chemical treatment is underway as per the Condition and Impact Assessment. This report indicated that the management of invasive vegetation must be completed during the summer of 2022, and planting is to be completed by fall 2022.</p> <p>Although it is not within my discipline, it was my understanding that the developable area must be continuous. Lot 8 appears to consist of two distinct polygons. The Site Plan indicates that Lot 8 consists of a developable area of 30% which appears to consist of both of these polygons. If that is the case, the developable area would be considerably less than 30% and may represent an undue hardship under the RAPR. It is my understanding that to prove that an undue hardship is not created, you are required to demonstrate that the developable area is actually greater than 30%. A Riparian Areas Biologist had previously stated the following with respect to undue hardships:</p> <p><i>To prove no Undue Hardship at Subdivision stage, the QEP must show that the Developable area is greater than the allowable footprint. Therefore, a simple way is to show a developable area of 31% outside of any restrictions – although if it's that tight I would need to be convinced that calculations are correct.</i></p> <p>City provided waste collection services are not available in this area. Residents will be responsible for managing their own recycling, garbage and organics disposal by hiring their own private service provider and/or utilizing the Mission Landfill and the Mission Recycling Depot. As a reminder; residents are prohibited from burning any waste.</p> <p>All waste must be kept in a wildlife resistant container and managed in a manner that limits wildlife interactions.</p>
Signature	
Name:	Kyle D'Appolonia
Department or Organization:	Environmental Services
Date:	August 17, 2022