



PLANNING DEVELOPMENT APPLICATION COMMENTS


Please provide your comments on the proposal below by Wednesday, May 31, 2023.

Referral Date:	Wednesday, May 17, 2023	Planner Name:	Jamie Christie
Project Folder:	P2023-040	Email:	Jamie.christie@mission.ca
PAR Application #:	N/A	Phone:	604-820-3751
Subject Property:	8265 Hanson Drive		
Legal Description:	Lot 7 Section 27 Township 17 NWD Plan EPP115948		
OCP Designation:	Attached Multi-unit Residential		
Zoned:	UC465s		

DEVELOPMENT PROPOSAL:

Application Type	File Number	Description
Variance Permit	DV23-008	VARIANCE TO REDUCE THE WEST INTERIOR SIDE SETBACK FROM 6.0 M TO 5.01 M FROM UNDEVELOPABLE LAND (ESA)

COMMENTS RECEIVED:**PROJECT NUMBER: P2023-040**

Comments	<p>The rationale provided for this variance is unfounded. The lot has already been cleared and is devoid of trees. Reducing the setback will not preserve natural features and if anything, is more likely to put them at risk.</p> <p>This subdivision consists of newly created lots, if these irregular shapes hinder development they should not be considered in the future. The applicant also cited the topography as a challenge; however, it should be noted that the surrounding lots are similar. Environmental Services does not support a relaxation of this setback as it sets an undesired precedence and is likely to promote encroachment into the SPEA over time (through maintenance of the building envelope).</p> <p>Decreasing the setbacks could result in a loss of impermeable surfaces and larger building footprints; both contribute to poor storm water management (altered hydrogeology) and the “heat island effect” which contradict the planning principles in the SHNP. While this individual variance is small in scope, the effects are compounded if repeated for multiple lots.</p> <p>If this variance is considered, a QEP must be retained to ensure that the excavation or other disturbance is not liable to damage the critical root zones of any trees within the SPEA. The RAPR Assessment Report which was submitted for this development stated that the project environmental monitor should be contacted if there will be any excavation, soil deposition, or other ground disturbing activities will occur within 5 m of the drip line of trees in the SPEA.</p>	
Signature		
Name	Kyle D'Appolonia	
Department or Organization	Environmental Services	
Date	May 17, 2023	