

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

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March 5, 2024

**CIVIC ADDRESS:** 8056, 8092, 8120 Stave Lake Street

**CURRENT ZONE:** Rural Residential 7 (RR7)

**PROPOSED ZONES:** Comprehensive Development Zone

**PURPOSE:** To facilitate a 6-7 story mixed-use residential/commercial building with underground parkade.

**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 Stave Lake Street.

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

**STORM SEWER REQUIREMENTS:**

Municipal storm service is available on Stave Lake Street. The existing drainage network is a combination of culverts 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 available to the subject property via Stave Lake Street.

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

Latecomers are payable as a condition of connection.

**ROAD WORK REQUIREMENTS:**

Stave Lake Street provides paved access to the site.

Stave Lake Street is classified as an Arterial Road in the Mission Mobility 2050 Transportation Plan. Stave Lake Street is currently 66 feet (20.11 metres) wide adjacent to the subject property.

As a condition of rezoning the developer shall dedicate enough land adjacent to Stave Lake Street to construct half road improvements including a new intersection, that are consistent with the City's pre-conceived corridor widening design. DCC Credits may apply.

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:**

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

