



### DEVELOPMENT APPLICATION COMMENTS

Please provide your comments on the proposal below by Tuesday, March 12, 2024:

Referral Date: Tuesday, February 27, 2024  
 Project Folder: P2022-104  
 PAR Application #: PAR21-039

Planner III: Marcy Bond  
 Email: [mbond@mission.ca](mailto:mbond@mission.ca)  
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Subject Properties and  
 Legal Description:

**9099 Cedar Street,**

PID: 011-391-774; Lot 3, Except: Parcel "D" (Reference Plan 16429): Section 32, Township 17, New Westminster District Plan 9442

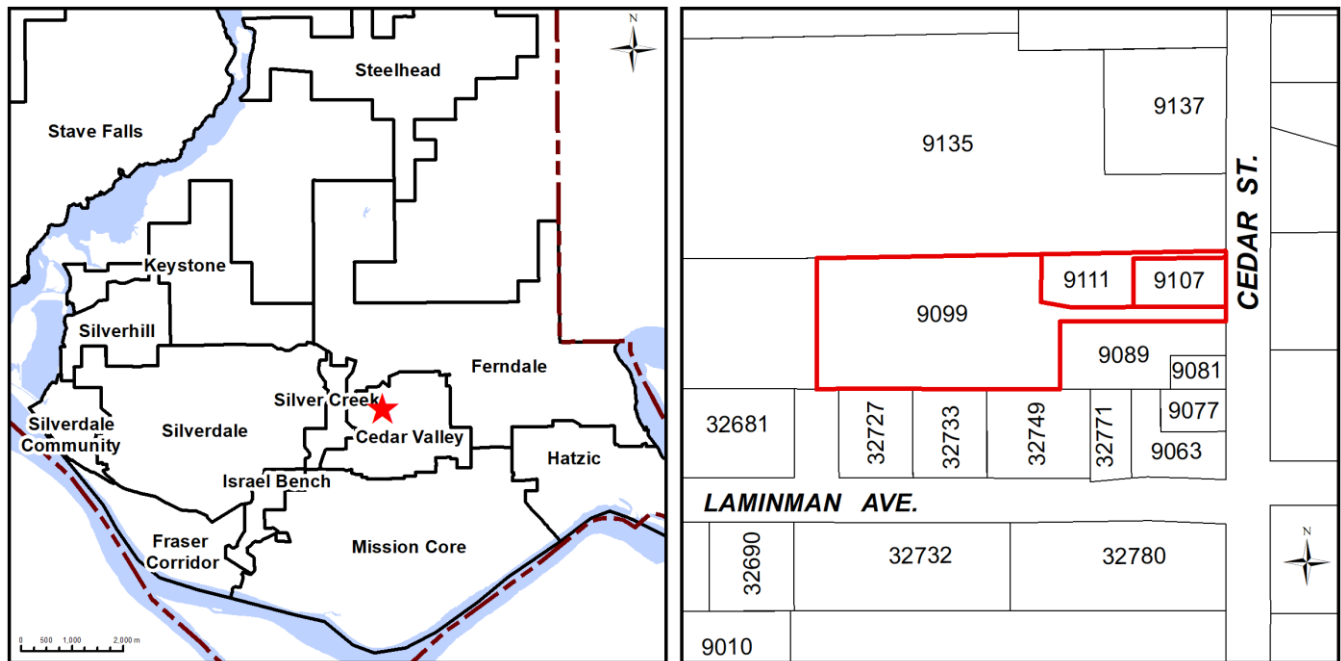
**9107 Cedar Street**

PID: 009-261-834; Lot A Section 32, Township 17, New Westminster District Plan 10182

**9111 Cedar Street**

PID: 009-261-869; Lot B Section 32, Township 17, new Westminster District Plan 10182

LOCATION MAP:



COMMENTS RECEIVED

Project: P2022-104



Comments:	<p>The site is located within the City's Natural Environment Development Permit Area and the Cedar Valley Neighborhood. Please refer to the Official Community Plan (Section 9.7) and the Cedar Valley Local Area Plan (CVLAP) (Section 4), respectively.</p> <p><b>IMPORTANT: No trees, other vegetation, waterbody, or soil is to be removed or disturbed before the City has issued the Natural Environment Development Permit.</b></p> <p>A Preliminary Bioinventory Report was prepared by Redcedar Environmental Consulting (August 2022). This assessment indicated that a perimeter ditch was identified along the western property line; however, was classified as an agricultural drainage which was not subject to the Water Sustainability Act. In general, the existing habitat was of low value to sensitive wildlife species. This report identified Japanese knotweed at the site (location and quantity were undisclosed). As per Section 4.5 of the CVLAP a Noxious Weed Management Plan is required. Please ensure the recommendations outlined in this report are implemented during development.</p> <p>An Arborist Report was prepared by Central Valley Arborist Consulting Ltd. (July 2022). The report indicates that there will be 38 trees removed from the site and one tree removed off-site. Eleven trees were identified for retention on-site; however, as they are situated with the side setbacks (and not building envelopes) there will be no credit issued for these trees under LAN.32. Each of the 38 trees will require replacement. Written consent from the property owner will be required to remove off-site tree "L".</p> <p>While the waste enclosure now meets the minimum requirements to house all recycling, organics, and glass bins. It allows for only 0.59 m<sup>2</sup> for a front load garbage bin. The estimated garbage generation for this complex would require a 3-yard front load garbage bin or six 360L carts which would require either 4.41m<sup>2</sup> for a front-load bin or 8 m<sup>2</sup> for six carts. The enclosure is required to accommodate all recycling, glass, organics and garbage.</p> <p>The waste collection/loading location does not meet minimum requirements of 6.0m in width and 15.0m long. However, staff are willing to accommodate a variance to allow for slightly smaller dimensions.</p> <p>It should be noted that curbside collection from townhomes and row homes is preferred over onsite collection from a communal waste enclosure. Curbside collection is more convenient and accessible for residents particularly during inclement weather and for those physically unable to haul their material to a waste enclosure. It encourages waste diversion and aligns with OCP guiding principle Environmental Stewardship- encouraging individuals and the community to take responsibility for the appropriate handling and disposal of wastes, working towards zero waste.</p> <p>Curbside collection from individual homes does require that there be adequate wildlife resistant storage for all waste bins and room for bin placement on collection day should be considered. This complex would be conducive to curbside collection if an adequate turn around was installed at the eastern portion of the site.</p>
Name:	Kyle D'Appolonia
Department or Organization:	Environmental Services
Date:	January 7, 2025