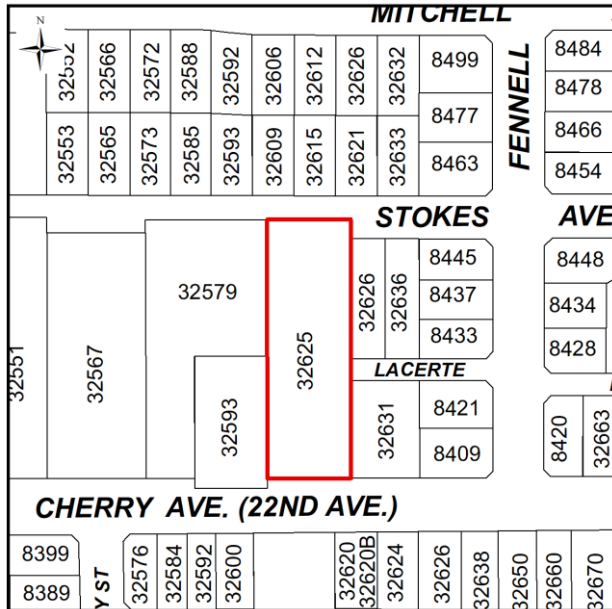


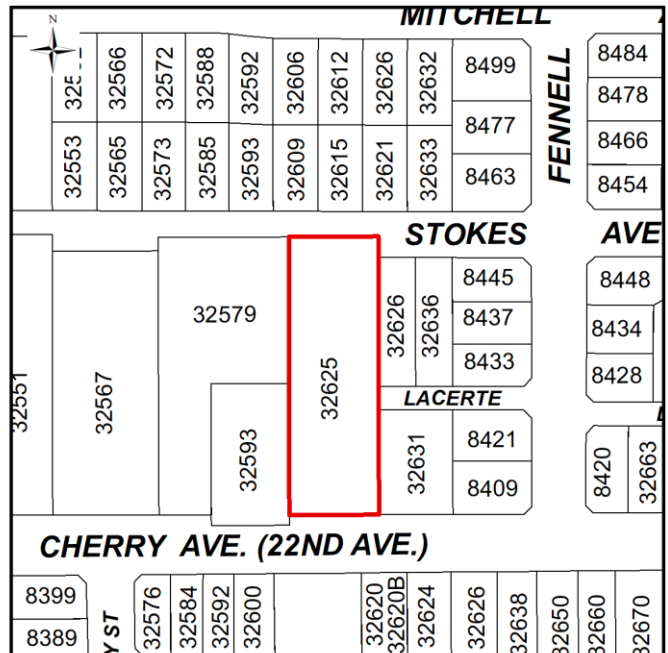
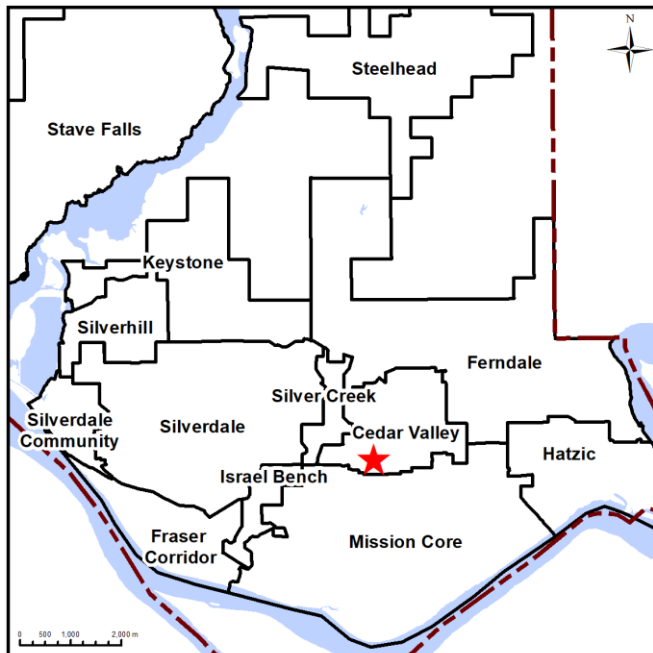
Project: P2021-102
Application Numbers: R21-040

Subject: Development Application - 32625 Cherry Avenue



DATE: June 6, 2022
BYLAW / PERMIT #: 6104-2022-5949(67)
PROPERTY ADDRESS: 32625 Cherry Avenue
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Urban Compact 465 Secondary Dwelling Zone (UC465s)
CURRENT OCP: Urban Compact
PROPOSED OCP: No change

PROPOSAL:
To rezone to Urban Compact 465 Secondary Dwelling Zone (UC465s).



Recommendation(s)

1. That draft bylaw 6104-2022-5949(67) to rezone 32625 Cherry Avenue from Suburban 20 Zone (S20) to Urban Compact 465 Secondary Dwelling Zone (RC465s) be considered for first and second reading;
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined; and
3. That prior to the adoption of Zoning Amending Bylaw 6104-2022-5949(67), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S21-021.
 - b. Collection of any volunteered contributions to the City's community amenity reserve.
 - c. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

Rationale of Recommendation(s)

The development site is designated Urban Compact in the Official Community Plan (OCP).

The proposal to rezone the development site to the Urban Compact 465 Secondary Dwelling Zone (UC465s) to allow a 4-lot subdivision, as shown on **Attachment B**, is consistent with the Urban Compact designation.

The UC465s Zone allows for lots with a minimum lot size of 465 sq m, each proposed lot meets the requirements of the Urban Compact Secondary Dwelling Zone (UC465s) and no variances are proposed.

The proposed development application conforms to the OCP objective 5.4 to "encourage infill housing that increases density and integrates with the character of existing neighbourhoods".

Compact single-family homes are considered to be an intensive residential development with design managed through a development permit. An Intensive Residential Development Permit will be required for the proposed lots to manage the form and character of the development. The Intensive Residential Development Permit is delegated to staff for approval.

Stokes Avenue and Cherry Avenue will be upgraded and Lacerte Lane will be extended as per the Cedar Valley Engineering Plan as a condition of the proposed subdivision.

Purpose

To accommodate the subdivision of 4 lots under the Urban Compact 465 Secondary Dwelling Zone (UC465s). The secondary dwelling zone will allow for a secondary dwelling in the form of a coach house, garden cottage, or suite within the dwelling unit on each lot.

Each lot will be accessed from the extension of Lacerte Lane.

Site Characteristics and Context

Applicant

- D&D Design Ltd.

Property Size

- The property is approximately 3,601.17 sq m (0.88 ac) in area.

Neighbourhood Character

- The development site is bounded on the north by urban lots, and urban compact lots to the south and east. The lands to the west are also designated urban compact, however, there are no development applications on them at this time.

Environmental Protection

- A bio-inventory was submitted with the application. No environmentally sensitive areas have been identified on the site.

Parks and Trails

- There are two parks in the vicinity of the development site. Tom Jones Park is located approximately 555 m to the northeast and Griner Park is located approximately 523 m to the west.

Servicing

- Municipal storm, sewer and water services are available to the site.
- Development of the site will require servicing, as outlined under Attachment A

Referrals

| | |
|------------------------------|--|
| Engineering Department: | The Engineering Department has no objection to this proposal, as outlined in Attachment A |
| Building Division: | No comment was provided. |
| Bylaw Enforcement Division: | No concerns. |
| Environmental Services: | No comment was provided |
| Mission Fire Rescue Service: | No comment was provided. |
| School District 75: | No comment was provided. |
| BC Transit: | No comment was provided. |

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$2,815 per new lot/unit in accordance with Policy LAN.40(C).

Tree Management

The bio-inventory identified four trees for possible retention within the development site.

The Engineering Department has confirmed that the two eastern most cherry trees, fronting Cherry Avenue, could be retained as they would not likely be impacted by road construction. These two cherry trees should be protected with fencing in accordance with LAN.32 prior to any alteration of the lands.

The Engineering Department has indicated that two other trees identified for retention, a cherry tree and spruce tree along the western edge of the property, may not be able to be retained when the property to the west develops. However, as part of this application, these trees should also be protected with fencing in accordance with LAN.32, prior to any alteration of the lands.

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 two development notification signs.
- 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: Engineering Department Comments

Attachment B: Draft Plan of Subdivision

Sign-Offs



Rob Publow, Manager of Planning

MB / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

ENGINEERING & PUBLIC WORKS DEPARTMENT REZONING COMMENTS

February 12, 2022

CIVIC ADDRESS: 32625 Cherry Avenue

CURRENT ZONE: S20

PROPOSED ZONE: UC465s

Disclaimer:

The following comments are listed for the sole purpose of identifying required works and services to enable the subject property to Rezone to an Urban Compact 465 Secondary Dwelling Zone and Develop 4 residential lots. The following works and services for this rezoning and development proposal are in accordance with the standards contained within the City of Mission's (CoM) current Development and Subdivision Control Bylaw (DSCB) 5650-2017 as amended.

The CoM is in receipt of an Application Package (dated: September 17, 2021) complete with a draft plan of subdivision and a conceptual site servicing plan. It is understood that the existing home is to be removed and the property is to be subdivide into 4 new lots.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Cherry Avenue and Stokes Avenue. Connection to the municipal system is required.

CoM records indicate that the existing service is a 19mmØ line, was installed in 2001 and is not metered. Provided the existing home is removed in accordance with the conceptual servicing plan received, this will not prevent the adoption of the new zone. Detailed servicing requirements will be written in response to the Subdivision referral.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Cherry Avenue and Stokes Avenue. Municipal Storm is available to be extended from the east at Lacerte Lane. Connection to the municipal system is required.

CoM records indicate that the existing home is not connected to the municipal storm system. Provided the existing home is removed in accordance with the conceptual servicing plan received, this will not prevent the adoption of the new zone. Detailed servicing requirements will be written in response to the Subdivision referral.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is available on Cherry Avenue and Stokes Avenue. Connection to the municipal system is required.

CoM records indicate that the existing home is not connected to the municipal sanitary system. Provided the existing home is removed in accordance with the conceptual servicing plan received, this will not prevent the adoption of the new zone. Detailed servicing requirements will be written in response to the Subdivision referral.

ROAD WORK REQUIREMENTS:

Cherry Avenue provides paved access to the site. The developer will be required to construct the remaining half road at time of subdivision.

ENGINEERING & PUBLIC WORKS DEPARTMENT REZONING COMMENTS

Stokes Avenue provides paved access to the site. The Developer will be required to dedicate 8.00 metres of land adjacent to Stokes Avenue and construct the remaining half road at time of subdivision.

Lacerte Lane does not provide access to the site. The Developer will be required to extend Lacerte Lane at time of subdivision.

Detailed Road Work requirements will be written in response to the Subdivision referral.

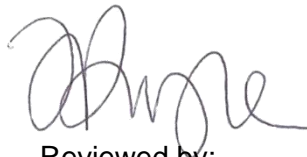
RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption once the existing home has been removed under a City of Mission issued Demolition Permit.



Prepared by:

Jay Jackman, Manager of Development
Engineering, Projects & Design



Reviewed by:

Tracy Kyle, Director of Engineering & Public
Works

13 12 11

PLAN BCP11086

STOKES AVENUE

64 PLAN 67289

7 PLAN BCP11086

6 PLAN BCP11086

PROPOSED LOT 4 AREA = 836m²

PROPOSED LOT 3 AREA = 836m²

PLAN 67269

PROPOSED LOT 1 AREA = 677m²

PROPOSED LOT 2 AREA = 677m²

D PLAN 9259

1 PLAN BCP11086

LACERTE LANE

CHERRY AVENUE