

ENGINEERING DEPARTMENT REZONING COMMENTS

June 21, 2021

CIVIC ADDRESS: 32579 Cherry Avenue

CURRENT ZONE: S20

PROPOSED ZONE: UC465s

NOTE: The following Engineering Comments are made in accordance with the City of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB) (as amended). The Engineering and Public Works Department understands that the Developer has presented a Subdivision Draft Plan by Wade & Associates and dated: July 4th, 2018 for Staff consideration.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Cherry Avenue and Stokes Avenue.

According to the service record card for the site, there is an existing 19mm copper service however it does not meet with the minimum servicing requirements of today.

An upgraded connection to the municipal system is a condition of rezoning.

The Developer shall replace the existing copper service with a new service connection c/w meter and setter. The system should be designed in general accordance with the subdivision draft plan and engineering planning best practices (CoM STD DWG SS-G01).

To satisfy the Fire Sprinkler Bylaw 5679-2017, all new water services shall be a minimum of 38 mm in diameter c/w meter & setter, as per CoM STD DWGS SS-W01 and SS-W14. Sizing to be determined by the Developer's engineer.

The City does not guarantee water pressure at the property line. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the development is adequately serviced at the Developer's sole expense.

The existing water service to the parent lot shall be capped at the main by CoM at the Developer's expense.

Engineered design is required. See Development and Subdivision Control Bylaw 5650-2017, Section 3.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Cherry Avenue and Stokes Avenue.

Connection to the municipal system is a condition of rezoning.

According to the service record card for the site, it does not appear to have a municipal storm service connection. The design of the system should be in general accordance with the subdivision draft plan and engineering planning best practices.

Refer to CoM STD DWGS SS-D08 (Infiltration System – Single Family Residential), and SS-G01 (Typical Location of City Service Connections) that illustrates which components of the system the Developer is responsible for installing.

ENGINEERING DEPARTMENT REZONING COMMENTS

The City does not guarantee depth at property line. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the development is adequately serviced at the Developer's sole expense.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available on Cherry Avenue. Municipal sanitary service is available on Stokes Avenue.

Connection to the municipal system is a condition of rezoning.

According to the service record card for the site, it does not appear to have a municipal sanitary service connection. The design of the system should be in general accordance with the subdivision draft plan and engineering planning best practices.

The City does not guarantee depth at property line. The Developer shall prove out the limitations of the existing system by whatever means deemed appropriate and shall ensure the development is adequately serviced at the Developer's sole expense.

ROAD WORK REQUIREMENTS:

Cherry Avenue provides paved access to the site.

Stokes Avenue provides paved access to the site. The Developer will be required to dedicate 5.11 metres of land as a condition of rezoning adoption.

Lacerte Lane does not provide access to the site. The Developer will be required to register a road reservation/covenant over the area (approx. 19.97m long x 9.0m wide) labeled as "for future lane" as a condition of rezoning. Engineering & Public Works Department notes that a key dimension is missing (9.0m wide = CoM STD DWG SS-R08 – Access Lane) from the subdivision draft plan and is therefore assumed at this time.

RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption once the noted servicing deficiencies have been resolved to the satisfaction of the Approving Officer.



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