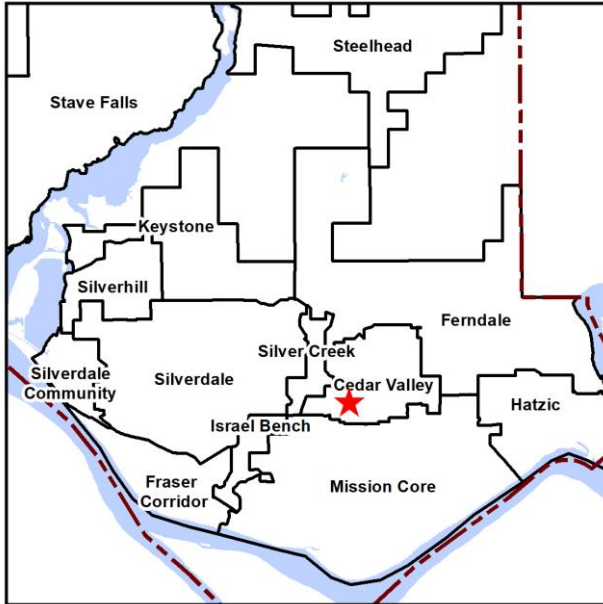
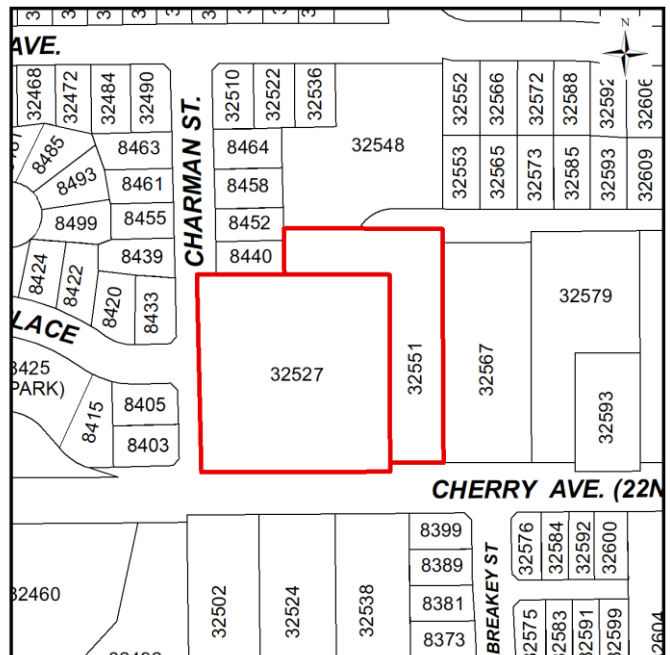
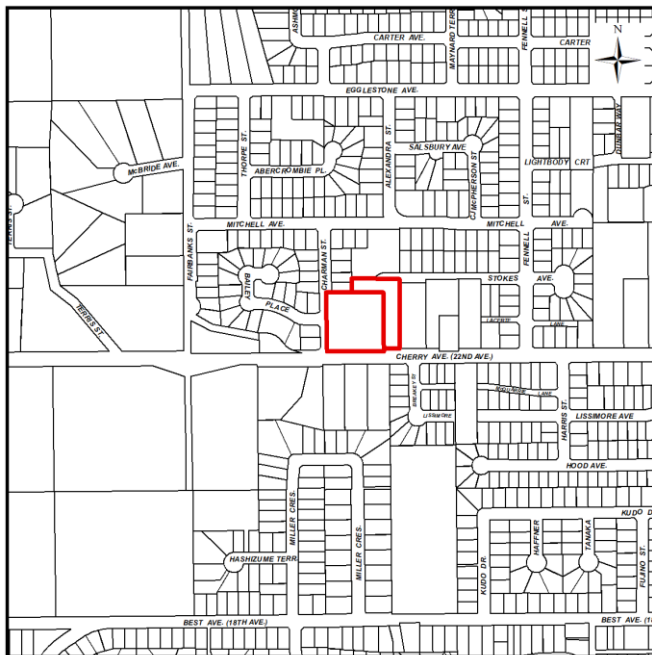


Project: P202019-097
Application Numbers: R19-030 and DP19-116

Subject: Development Application – 32527 and 32551 Cherry Avenue



DATE: May 16, 2022
BYLAW / PERMIT #: 6099-2022-5949(66)
PROPERTY ADDRESSES: 32527 & 32551 Cherry Avenue
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Multi-unit Duplex Zone (MD465); and Urban Compact Secondary Dwelling (UC465s)
CURRENT OCP: Urban Compact
PROPOSED OCP: No change
PROPOSAL: To rezone the subject properties to facilitate a 25-lot subdivision.



Recommendation(s)

1. That draft Zoning Amending Bylaw 6099-2022-5949(66) to rezone 32527 and 32551 Cherry Avenue from Suburban 20 (S20) Zone to Multi-unit Duplex (MD465) Zone and Urban Compact 465 Secondary Dwelling (UC465s) be considered for first and second reading;
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled for June 20, 2022; and
3. That prior to the adoption of Zoning Amending Bylaw 6099-2022-5949(66), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S19-015.
 - b. Collection of any volunteered contributions to the City's community amenity reserve.
 - c. Completion of the Engineering requirements, as in **Attachment C**.
 - d. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

Rationale of Recommendation(s)

The proposal is consistent with the Official Community Plan (OCP).

- The subject properties are currently designated Urban Compact in the OCP and are zoned S20. The proposal to rezone to the MD465 and UC465s Zones is consistent with the OCP and would accommodate the future subdivision of the lands. The proposed MD465 Zone allows for lot sizes of a minimum of 232 sq m (2,502 sq ft) for fee simple duplexes. The UC465s Zone allows for a minimum lot size of 465 sq m (5,005 sq ft) and a secondary dwelling in the form of a secondary suite, coach house, or garden cottage. See **Attachment A** for the zoning map.
- The MD465 Zone allows for a lot size of 232 sq m only if a fee simple duplex is being constructed. The fee simply duplex must span two MD465 zoned lots. 232 sq m is half the size of a standard MD465 zoned lot and thus only permits half of a duplex.
- The proposed rezoning application conforms to OCP objective 5.4 to "encourage infill housing that increases density and integrates with the character of existing neighbourhoods".
- Compact single-family homes and duplexes are considered to be an intensive residential development with the design managed through a Development Permit Area. 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.
- The proposed development and road layout follow the road network laid out in the Cedar Valley Local Area Plan. Stokes Avenue and Lacerte Lane will be extended as part of this development.

Purpose

To accommodate a subdivision of 25 lots. 24 lots will be zoned as MD465 and one lot will be zoned as UC465s. This will allow for 12 fee simple duplexes and one single family lot permitting a secondary dwelling. See **Attachment B** for the lot and building layout.

Site Characteristics and Context

Applicant

- Central Valley Engineering (2004) Ltd.

Property Sizes

- The total area of the two parent parcels is approximately 1.14 ha (2.82 ac).
- The subject properties are suburban sized lots and are larger compared to many of the surrounding properties to the north, west, and south. Currently, there is a residential building and several accessory buildings on 32527 Cherry Avenue which will be removed. The properties are relatively flat but start to slope downward in the southwest corner.

Neighbourhood Character

- The subject properties are located in the southwest corner of the Cedar Valley neighbourhood. The surrounding lands to the south and east are designated Urban Compact in the OCP. The majority of these lands have recently developed, are currently developing, or are expected to be developed in the near future. The lands to the west and north are designated as Urban Residential.

Parks and Trails

- The subject properties are located approximately 50 m to the east of Bailey Park.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment C .
Building Division:	No concerns.
Bylaw Enforcement Division:	No comment.
Mission Fire Rescue Service:	No concerns.

Development Considerations

Intensive Residential Development Permit

The Intensive Residential Development Permit Area is designed to establish guidelines for the form and character of intensive residential development to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood. It helps reinforce the community identity of higher density single-family residential neighbourhoods.

The developer has provided a design package that showcases the potential future duplex designs for the proposed properties. The designs provide a variety of modern housing styles using high quality building materials. The design package is included as **Attachment D**.

Development Variance Permit

A Development Variance Permit (DVP), DV20-015, has previously been proposed and considered by Council for a neighbouring development to the south at 32502, 32524, and 32538 Cherry Avenue. The DVP proposes to vary Development and Subdivision Control Bylaw 5650-2017 by lowering the required flow velocity and minimum pipe size required for a sanitary main pipe. While not tied to this project, this variance will be required to properly service this development at 32527 and 32551 Cherry Avenue. This variance comes recommended by the Engineering Department in order to achieve optimal sanitary design and realize the full potential of the proposed zone. No action is required from Council on this item at this time.

Community Amenity Contribution

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

Tree Management

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant will be required to plant a minimum of 50 trees, two trees for each of the 25 lots created. This condition will be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant trees (trees having a calliper of 0.2 m or greater) that will be removed except in the areas defined as (a) building envelope to a maximum of 2,000 sq m (21,528 sq ft), (b) driveways, (c) septic field and (d) wells. No tree is permitted to be removed within an identified streamside protection and enhancement area.

Parkland Contribution

The OCP has not identified parkland on the subject property. Provisions of the *Local Government Act* authorize a local government to receive up to 5% land or cash-in-lieu contribution for parkland. Under this provision, 5% parkland cash-in-lieu will be collected from the developer prior to the completion of the subdivision.

Transit

The proposed development is within walking distance, approximately 400 m, from a transit stop.

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 three development notification signs on the properties.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the public hearing details.

Attachment A: Zoning Map
Attachment B: Site Plan
Attachment C: Engineering Department Rezoning Comments
Attachment D: Duplex Design Package

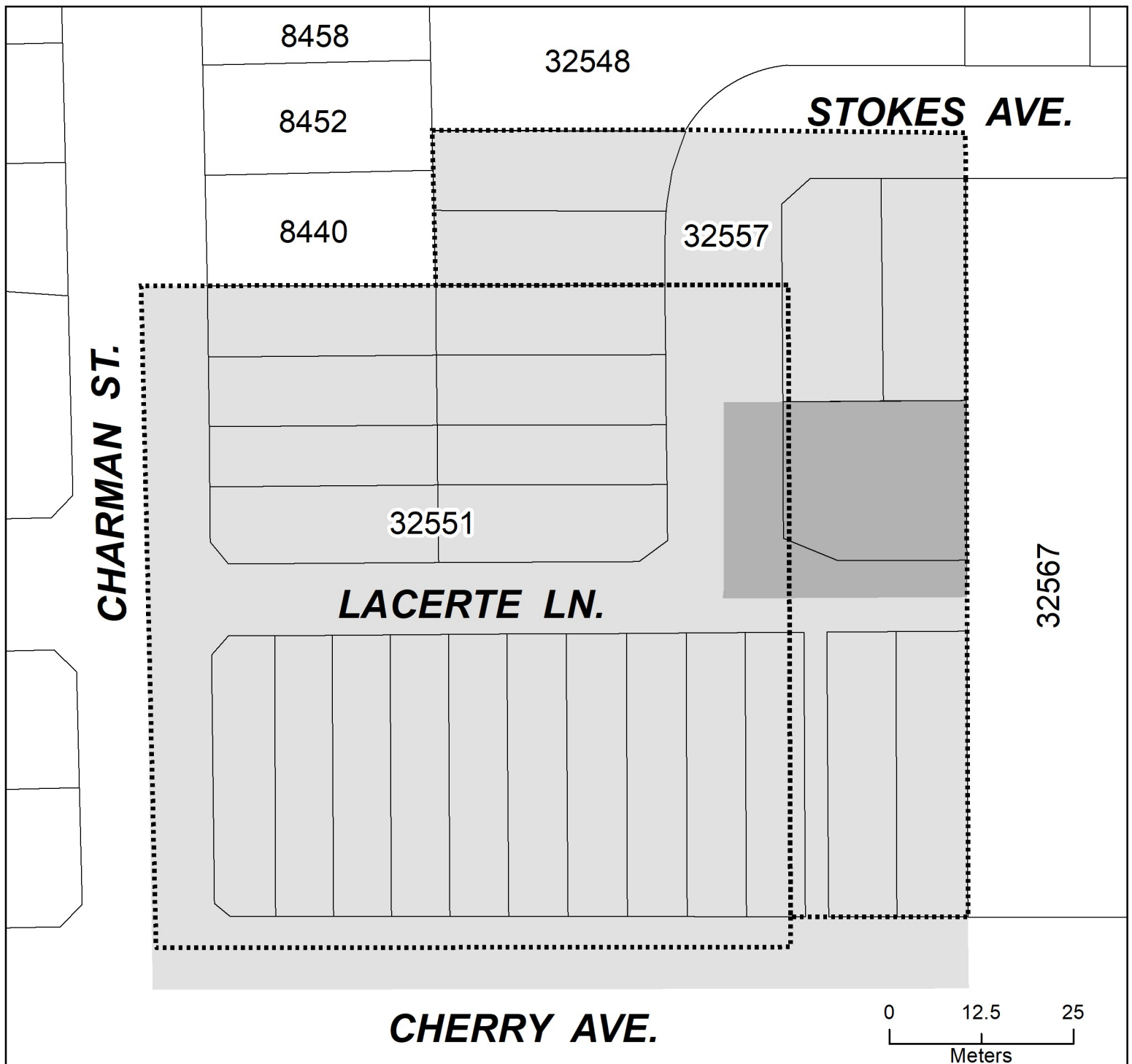
Sign-Offs



Rob Publow, Manager of Planning

JH / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer



Legend



Parent Properties



To be Rezoned from Suburban 20 (S20) Zone to Multi-unit Duplex (MD465) Zone



To be Rezoned from Suburban 20 (S20) Zone to Urban Compact 465 Secondary Dwelling (UC465s) Zone



EXISTING ZONE: S36
PROPOSED ZONE:
LOTS 1-12, 14-25=MD-465
(FEE SIMPLE SUBDIVISION)
LOT 13=UC465s



ENGINEERING DEPARTMENT REZONING COMMENTS

January 26, 2021

CIVIC ADDRESS: 32527 & 32551 Cherry Avenue**CURRENT ZONE:** S36**PROPOSED ZONES:** MD465 & 1-UC465s(Lot 13)

NOTE: The following Engineering Comments are made in accordance with the District of Mission Development and Subdivision Control Bylaw No. 5650-2017 (DSCB).

The Engineering Department is aware of a sanitary servicing deficiency requiring a development variance permit and coordination of works and services in order to realize the full potential of the proposed zone. See recommendations for consideration.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Cherry Avenue.

Connection to the municipal system is required.

Upgrades or new infrastructure shall be required. (to be determined at time of Subdivision/Development application)

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Cherry Avenue.

Connection to the municipal system is required.

Upgrades or new infrastructure shall be required. (to be determined at time of Subdivision/Development application)

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is not available on Cherry Avenue.

Connection to the municipal system is required.

Connection to the system shall be made as shown in the conceptual servicing design by Central Valley Engineering Ltd, Project # 1808-S, Sheets C1 to C5, Rev 4, Dated: 2020-09-08.

The conceptual sanitary system has been reviewed and is supported by staff, a Development Variance Permit will be required allowing a variation of minimum DSCB requirements outlined in Schedule 'C', Section 6.4.4.1 - Velocity and Section 6.5.1.1.1 - Minimum Pipe Size.

ROAD WORK REQUIREMENTS:

Cherry Avenue provides paved access to the site. Charman Street provides paved access to the site.

Upgrades or new infrastructure and road dedication shall be required. (to be determined at time of Subdivision/Development application)

ENGINEERING DEPARTMENT REZONING COMMENTS

ENVIRONMENTAL REQUIREMENTS:**Prior to any Development of the site:**

Please have a Qualified Environmental Professional (QEP) prepare a noxious weed assessment of the entire site, specifically for the four knotweed species and giant hogweed, as per Section 9.16 of the DSCB.

No trees are to be removed during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken. QEP to ensure compliance with the federal [Migratory Birds Convention Act](#) and the provincial [Wildlife Act](#), as required meet the legislation and ensure best management practices are followed.

Waste ManagementCurbside Collection

Curbside collection involves the weekly collection of unlimited amounts of compost (including food and yard waste), and recyclables, as well as the bi-weekly collection of up to two 80-litre bins of garbage, and a 27-litre container glass bin. The District provides one 46-litre compost bin, the "Rot Pot", one 120-litre recyclables bin, and one 27-litre glass bin, the "Black Box" to each household. Garbage bins must be provided by residents themselves, and cannot exceed 80-litres in volume each.

Each individual unit must feature sufficient animal-resistant, enclosed storage space for all household waste materials to prevent wildlife attraction. Please refer to the [Solid Waste Management Bylaw 5526-2015](#) for complete details.

RECOMMENDATION:

Should Council choose to support this application Council could consider and resolve that the requested rezoning be approved on the condition that:

- The sanitary main upgrades as shown on the conceptual servicing design by Central Valley Engineering Ltd, (Project # 1808-S, Sheets C1 to C5, Rev 4, Dated: 2020-09-08) be designed and constructed at the Developer's cost;
- A section 219 covenant be registered on title restricting the use of the land until such time as the sanitary main upgrades as shown on the conceptual servicing design by Central Valley Engineering Ltd, (Project # 1808-S, Sheets C1 to C5, Rev 4, Dated: 2020-09-08) has been designed and constructed/secured in accordance with the DSCB with the exception of the recommended bylaw variances (DSCB Schedule 'C', Section 6.4.4.1 - Velocity and Section 6.5.1.1.1 - Minimum Pipe Size.); and
- That all servicing deficiencies be resolved in accordance with the DSCB with the exception of the recommended bylaw variances (DSCB Schedule 'C', Section 6.4.4.1 - Velocity and Section 6.5.1.1.1 - Minimum Pipe Size) to the satisfaction of the Approving Officer.

From an engineering point of view, the application may proceed to adoption once the conditions noted in the council resolution have been resolved to the satisfaction of the Approving Officer.

ENGINEERING DEPARTMENT REZONING COMMENTS



Prepared by:
Graham Harder,
Engineering Technologist I



Reviewed by:
Jay Jackman, Acting Director of Engineering &
Public Works

[illegible]

32527 CHERRY AVE.
PERSPECTIVES

Project Number	BB22-1008
Date	MAR 3, 2022
Drawn By	BAKERVIEW
Checked By	BAKERVIEW

A02

Scale $12'' = 1'-0''$

