

RC19/016
JAN. 07/19

Zoning Amending Bylaw 5806-2018-5050(325)

R18-024 (Thomas) – a bylaw to rezone the property at 35043 Lougheed Highway from Rural 80 (RU80) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone

The purpose of the proposed Zoning bylaw amendment is to rezone the property at 35043 Lougheed Highway from the Rural 80 (RU80) Zone to the Urban Residential 930 Secondary Dwelling (R930s) Zone to facilitate a seven lot subdivision with lots a minimum 930 sq.m. (10,010 sq.ft.) lot size with secondary dwelling units permitted on each lot. The subject property is legally described as:

Parcel Identifier: 008-806-446

Lot 24 Except: Part Subdivided By Plan 38924; District Lot 476 Group 1 New Westminster District Plan 26272

The Mayor opened the public hearing.

The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Proposed site plan.

The Deputy Corporate Officer stated that no written submissions pertaining to the subject application had been received.

The Mayor opened the floor to the public for questions and comments.

Jay Smith, Mission, stated that he is in support of the proposed lot size, but expressed concerns in regards to potential secondary suites and resulting parking issues, increased traffic and safety issues, the height of the proposed development potentially obstructing other residents' views, the protection of the retaining wall and trees on the site, trucks spilling gravel onto the street, and timelines.

Staff responded as follows:

- In regards to the height of the proposed development, the ground surface height is not anticipated to reach the height of Sunnyside Drive to the north. The geohazard site assessment report recommends that if the low-lying southeast corner of the site is raised for construction, the finished floor elevations of the lowest habitable areas of proposed residences be a minimum of 10 metres. There would be a limit to the amount of fill that is allowed to be brought onto the proposed site, however the applicant would need to provide enough fill to achieve gravity sewage. Although the proposal references a retaining feature for the lots located to the east due to the adjoining agricultural lands, there are currently no details in regards to the height of the wall.
- In regards to the protection of the trees on the proposed development site, the applicant would be required to plant a total of 14 trees, two trees for each of the seven proposed lots, and will be required to replace any significant trees removed, except in the areas designated as building envelopes and driveways.
- In regards to timelines, there would be two phases to the process: the subdivision phase and the building permit buildout of the lots. The subdivision phase would provide a permit for one year, and the timeline for the buildout would be at the discretion of the property owner.

Jason Burrows, Mission, expressed concerns in regards to excessive traffic on the roads leading into Mission from the east, secondary suites, and potential parking issues. The Mayor advised Mr. Burrows that Council is aware of the traffic issues along Lougheed Highway from the Hatzic area, and are working with the Ministry of Transportation to try to resolve the problem.

Jim Hinds, Mission, clarified that it is the Mission District Historical Society, not the Mission Community Heritage Commission, that is interested in the historical value of the Catherwood Home that is located on the proposed development site.

Council discussed the issue of traffic congestion westbound along Lougheed Highway from the Hatzic area, preservation of trees on the site, the buffer from the designated Agricultural Land Reserve zone to the east, and if the applicant intends to repurpose the lumber from the Catherwood Home lot.

Barry Thomas, the applicant, advised he is working with the Mission District Historical Society to grant them access to 35043 Lougheed Highway to obtain memorabilia and other items from the Catherwood Home before its potential demolition, however there does not seem to be an interest in moving the home due to the cost.

Further discussion ensued in regards to secondary suites and parking provisions. Council reminded residents to alert District staff of any problems with gravel trucks or other issues during the construction phase of the project.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5806-2018-5050(325) R18-024 (Thomas) closed.