

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING & DEVELOPMENT COMMENTS**

---

June 8, 2022

**CIVIC ADDRESS:** 32647/32659 6<sup>th</sup> Avenue and 7542 Briskham Street

**CURRENT ZONE:** MD465

**PROPOSED ZONE:** MT1

***Disclaimer***

The following comments are listed as deficiencies for the sole purpose of identifying required works and services to enable the subject property to Rezone to a Multi-Unit Townhome Zone and develop a residential development. The following works and services for this rezoning and development permit proposal are in accordance with the standards contained within the City of Mission's (COM) Development and Subdivision Control Bylaw (DSCB) 5650-2017 as amended, Water Bylaw 2196-1990 as amended (Water Bylaw), Sewer Bylaw 5033-2009 as amended, Solid Waste Management Bylaw 5526-2015 as amended (SWMB), the Soil Removal Bylaw 3088-1997 as amended, the Fire Sprinkler Bylaw 5679-2017, and the Official Community Plan Bylaw 5670-2017 as amended (OCP). Additional requirements as specified by other stakeholder authorities are considered to be above and beyond the scope of these comments.

The Engineering & Public Works (E&PW) Department has received an application package complete with architectural drawings and a proposed, conceptual servicing plan.

**DOMESTIC WATER REQUIREMENTS:**

Municipal water is available on Briskham Street and 6<sup>th</sup> Avenue.

Connection to the municipal system is required. The COM does not guarantee fire-flow requirements. 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.

City records indicate that the existing mains are 150mmØ ductile iron pipe.

As a condition of Development the following will apply:

Per the DSCB, Section 3.9 Water Mains and Appurtenances, 3.9.1 Water Main Pipe Size (table) the 150mmØ watermain shall be upsized to meet the minimum pipe size of 250mmØ. At a minimum, this shall occur across the frontage of the site.

Demand Modelling will be required and services can be arranged through the COM E&PW Department at the developer's sole expense (contact Jason Anthony, Eng Technologist, 604-820-5366 for more information).

In accordance with the Water Bylaw, the developer is required to design a bulk meter system in a chamber with a single-point, service connection to property line, consistent with the DSCB and Water Bylaw. Installation of the onsite system shall occur at the building permit stage.

In accordance with the Water Bylaw, the existing water services to the parent lots shall be capped at the main by City Forces at the developer's sole expense.

Engineered design is required. See DSCB, Section 3.

**STORM SEWER REQUIREMENTS:**

Municipal storm service is available on Briskham Street.

Connection to the municipal system is required. The COM does not guarantee depth at property line. The developer shall prove out the limitations of the existing system by whatever means

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING & DEVELOPMENT COMMENTS**

---

deemed appropriate, and shall ensure the development is adequately serviced at the developer's sole expense.

City records indicate that the existing main on Briskham Street is a 250mm diameter PVC pipe.

Irrespective of service connection, the developer shall extend a new storm main across the 6<sup>th</sup> Avenue frontage of the site.

The developer is required to design a storm water system utilizing Best Management Practices (BMPs) that will reduce the site's 10-year post-development runoff rate to its 10-year pre-development runoff rate. Installation of the system shall occur at the building permit stage.

Engineered design is required. See DSCB, Sections 4 and 5.

Designs shall be accompanied by a report from a fully qualified professional engineer which clearly identifies the specific opportunities and constraints for implementing best management practices for the subdivision, demonstrates that groundwater recharge and/or other appropriate best management practices are sustainable and have been maximized for the particular site, and provides examples of similar installations which demonstrate the sustainability, ability to construct, and ease of maintenance of the works to be constructed.

In particular, when implementing the City ground water recharge guidelines, the applicant shall be responsible to conduct a hydrological investigation to estimate infiltration rates and soil permeability, and determine the location of the water table and its seasonal variations. This information is to be included in any engineering drawing submittals as it is critical to the design of BMPs, building envelopes, and minimum building elevations.

Proposed measures shall be subject to acceptance by the Director of Engineering and Public Works and/or the senior Building Inspector.

**SANITARY SEWER REQUIREMENTS:**

Municipal sanitary service is available on Briskham Street and 6<sup>th</sup> Avenue.

Connection to the municipal system is required. The COM 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.

City records indicate that the adjacent, existing mains are 200mmØ diameter PVC pipes.

In accordance with the Sewer Bylaw, the existing sanitary service to parent lot (#32647) shall be capped at the main by City Forces at the developer's sole expense.

Engineered design is required. See the DSCB, Section 6.

**ROAD WORK REQUIREMENTS:**

Briskham Street and 6<sup>th</sup> Avenue provide paved access to the site.

In accordance with the DSCB, Schedule B-1, road improvements are a requirement of Subdivision/Development.

As a condition of development the following will apply:

The applicant shall design and construct improvements to an alternate, urban, local road standard complete with piped road drainage, underground hydro and telephone, street lighting, and boulevard tree planting. Road dedication on 6<sup>th</sup> Avenue and an acceptable corner truncation are required.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING & DEVELOPMENT COMMENTS**

---

Engineered design is required. See DSCB, Sections 8, 9, 10, and 11.

**STREET LIGHTING:**

In accordance with the DSCB, Schedule B-1, Ornamental street lighting is a requirement of development. The design and installation of municipal street lighting adjacent to the site complete with upgrades to the existing system as necessary will be required as a condition of development approval.

Street Lighting design shall compliment the roadway design and be in general conformance with the DSCB with a preference for LED lighting.

Engineered design is required. See the DSCB, Section 9 – Street Lighting, as amended.

**BOULEVARD TREE PLANTING:**

In accordance with the DSCB, Schedule B-1, the design and installation of boulevard trees adjacent to the site shall compliment the roadway design and be in general conformance with the DSCB. All proposed plant material and tree species require approval from the COM Manager of Parks & Facilities prior to selection at the nursery.

Engineered design is required. See the DSCB, Section 11 – Boulevard Tree Planting, and 12 – Specifications and Standards for Landscaping, as amended.

**ENGINEERING STANDARDS AND CONSTRUCTION DRAWING SPECIFICATIONS:**

Engineered design shall be prepared and submitted in general conformance with the DSCB.

Engineered design and presentation shall be prepared by utilizing the City's AutoCAD Drafting Standard (download from City website).

See the DSCB, Section 2 – Engineering Standards, 13 – Construction Drawing Submissions, and Form F-5 – Commitment by Owner and Consulting Engineer, as amended.

**POWER, GAS & TELECOMMUNICATIONS:**

Underground electrical, natural gas distribution, and telephone systems in accordance with the DSCB, Schedule B-1 is applicable and shall be a condition of Development.

See the DSCB INTRODUCTION, Item 9.5 - Power and Telecommunications Distribution.

**LOT GRADING:**

Lot grading in accordance with the DSCB, Schedule E – Standards for Designing and Preparing Lot Grading is applicable and shall be a condition of Development.

**LATECOMER CHARGES:**

Pursuant to the Local Government Act Section 507(2) the local government will not require that the owner of the land that is to be developed provide excess or extended services and as such, Latecomer Charges shall not apply.

**ENVIRONMENTAL REQUIREMENTS:**

As the site is located within the COM's Natural Environment Development Permit Area, please follow Official Community Plan guidelines (see OCP Section 9.7), and conduct a preliminary bio-inventory of terrestrial site features, including tree inventory, habitat assessment (including species at risk) and a noxious weed assessment, specifically for the four knotweed species and giant hogweed.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING & DEVELOPMENT COMMENTS**

---

See the DSCB INTRODUCTION, Item 9.16 – Noxious Weed Management.

Do not remove any trees during bird nesting season (March 1 to August 31), and do not remove any trees or other vegetation or disturb any soil before providing the requested studies for COM staff evaluation and comment.

**WASTE MANAGEMENT:**

***PLEASE REFER TO BOTH APPLICABLE BYLAWS FOR COMPLETE DETAILS ON WASTE MANAGEMENT REQUIREMENTS*** (DSCB, Schedule L – Waste Management Design Guidelines and the SWMB).

It is understood that the developer has committed to the City's optional curbside collection program for all waste streams, including recycling, compost, garbage and glass. The proposed layout has been reviewed with the City's collection contractor, and the layout was accepted as serviceable by the COM contractor.

Curbside collection involves the weekly collection of compost and recyclables and the bi-weekly (= every two weeks) collection of up to two 80-litre bins of garbage, as well as a separate container glass bin. In order to include this multi-family complex in the COM Curbside Collection Service, written consensus by the owners/strata will be required. The Curbside Collection option requires individual units to have sufficient enclosed storage space or animal resistant storage to prevent wildlife attraction. Once occupancy permits are issued, for each unit, the COM will provide a 120 Litre blue recycling bin (Blue Bin), a 46 Litre green compost bin (Rot Pot), and a 27 Litre glass bin (Black Box). The resident of each unit is required to purchase their own garbage cans (maximum capacity of 80 L per can).

**CURBSIDE COLLECTION COST (2022)**

Curbside Collection: \$184.20 per unit per year for weekly collection of mixed recyclables and compost, as well as bi-weekly collection of container glass. \$102.96 for bi-weekly collection of up to two 80-litre cans of garbage.

I have reviewed the Environmental and Waste Management Requirements.



Kyle D'Appolonia, Environmental Coordinator

**OTHER COMMENTS:**

A demolition permit shall be secured with the building dept for each applicable structure to be removed.

A plumbing inspection shall be secured with the building dept for each septic system to be removed.

Should removal of soil from the site exceed 100 cubic metres in one year (approximately 10 tandem axle trucks), the following provisions apply:

- The applicant shall obtain a Soil Removal Permit, as outlined in Soil Removal Bylaw;

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING & DEVELOPMENT COMMENTS**

---

- The applicant will be responsible for the cost of the permit and the removal fee per cubic metre or per metric tonne, payable to the City;
- The applicant shall comply with all provisions of the Soil Removal Bylaw.

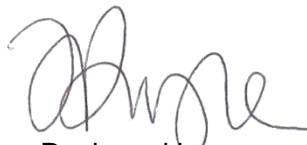
Please contact Alfred Knox, Engineering Technologist, at [aknox@mission.ca](mailto:aknox@mission.ca) or 604-814-1287 for more information, or to apply for a Soil Removal Permit.

**RECOMMENDATION:**

From an engineering point of view, the application may proceed to adoption once the servicing requirements have been met as per the DSCB, Introduction, Items 10 and/or 11.



Prepared by:  
Jason Anthony, Engineering Technologist



Reviewed by:  
Tracy Kyle, Director of Engineering & Public Works



Jay Jackman, Manager of Development  
Engineering, Projects and Design