

Notice of Rezoning Bylaw

This Information Package has been compiled to provide further details about the proposed Zoning Bylaw Amendment for the subject property.

Meeting Date: **August 19, 2024**
Subject Properties: 32876 Tunbridge Avenue
Planning File: R19-040, DP19-152

If you have questions regarding this information, please contact Planning at (604) 820-3748 or planning@mission.ca.

(Project File: P2019-124)

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CITY OF MISSION

BYLAW 6199-2023-5949(124)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6199-2023-5949(124)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the property located at 32876 Tunbridge Avenue and legally described as:
Parcel Identifier: 006-848-869
Lot 13 Section 28 Township 17 New Westminster District Plan 33344
Except Plan BCP48864
from Suburban 20 (S20) Zone to Multi-unit Townhouse One (MT1) Zone; and
 - b) amending the zoning maps accordingly.

READ A FIRST TIME this ___ day of ___, 202~~x~~

READ A SECOND TIME this ___ day of ___, 202~~x~~

READ A THIRD TIME this ___ day of ___, 202~~x~~

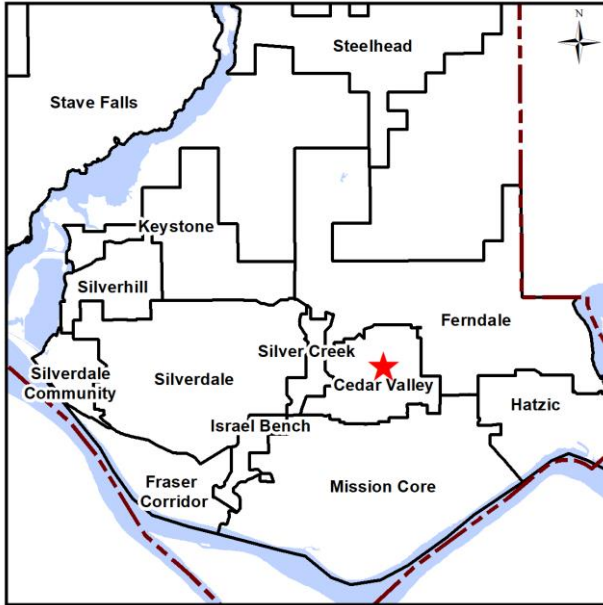
ADOPTED this ___ day of ___, 202~~x~~

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

Project: P2019-124
Application Numbers: R19-040, DP19-152

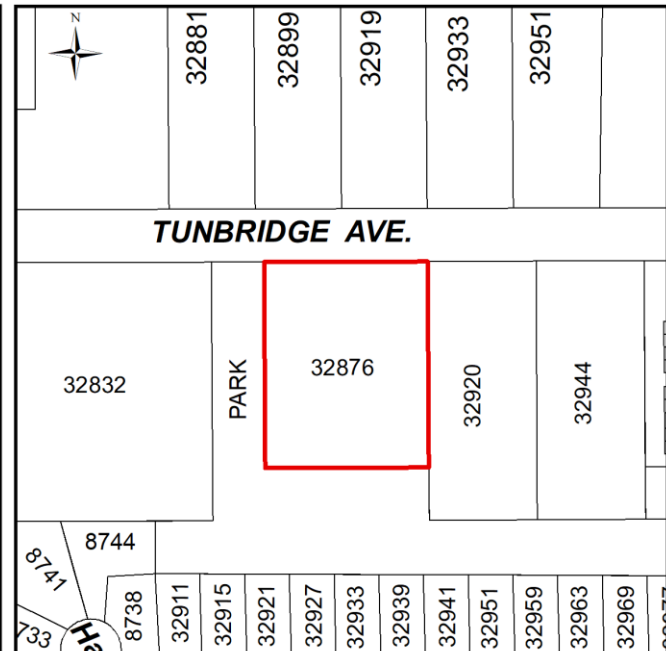
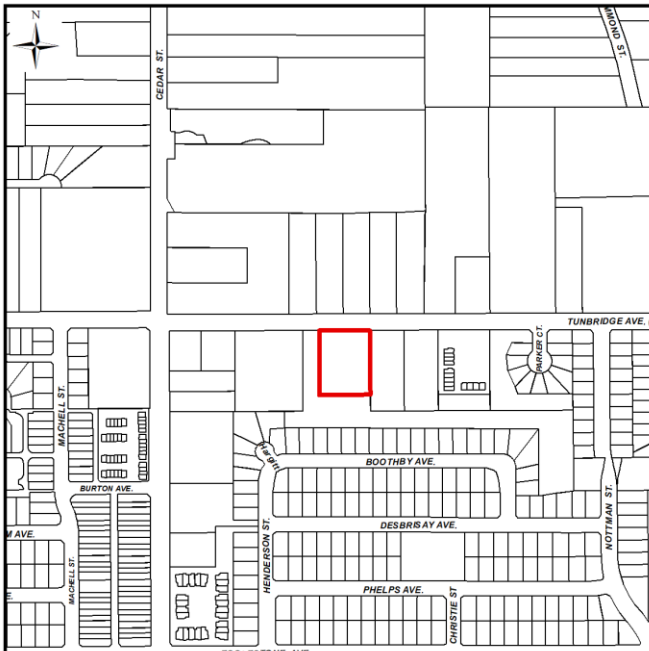
Subject: Development Application – 32876 Tunbridge Avenue



| | |
|--------------------------|-------------------------------------|
| DATE: | July 15, 2024 |
| BYLAW / PERMIT #: | 6199-2023-5949(124) |
| PROPERTY ADDRESS: | 32876 Tunbridge Avenue |
| LOCATION: | Cedar Valley |
| CURRENT ZONING: | Suburban 20 Zone (S20) |
| PROPOSED ZONING: | Multi-unit Townhouse One Zone (MT1) |
| CURRENT OCP: | Attached Multi-unit Residential |
| PROPOSED OCP: | No change |

PROPOSAL:

To rezone the property to allow for a 24-unit townhouse development.



Recommendation(s)

This report is for informational purposes only. No action is required. Notification of the public will begin, and following notification this application will be forwarded for consideration.

Rationale of Recommendation(s)

- The subject property is designated as Attached Multi-Unit Residential in the Official Community Plan (OCP). This designation allows for a variety of multi-storey residential buildings, including townhomes, and sets a density of 0.5 to 1.0 floor space ratio (FSR). The project meets this target by proposing an FSR of 0.89.
- The location of the proposed townhomes is consistent with OCP policy 8.1.34 which states “*provide the majority of attached multi-unit residential development near neighbourhood centres*”. The proposal is within 100 m of an area designated as Neighbourhood Centre at the corner of Tunbridge Avenue and Cedar Street.
- The Cedar Valley Local Area Plan (CVLAP) sets forth guidelines for creating a complete community within the Cedar Valley Neighbourhood. This application furthers the goals listed in the plan by “*locating the highest residential densities within close proximity to Neighbourhood Centres*” and by helping to “*build a community where there is sufficient housing to sustain local schools, businesses, and religious institutions*”.

Purpose

To accommodate the construction of a 24-unit townhouse development.

Site Characteristics and Context

Applicant

- Darren Hall, Trio Architecture Inc.

Property Size

- The property is approximately 4,886 sq m (1.2 ac).
- The property is rectangular in shape and contains a residential home that is planned for demolition. The property is relatively flat and mostly clear of trees.

Neighbourhood Character

- The subject property is located within the Cedar Valley neighbourhood. A property designated as Protected Natural Asset (PNA) in the OCP and containing a greenspace, including a creek, surrounds the property on its west and south sides. The properties located to the east and the north are designated as Attached Multi-unit Residential and have potential to develop with multi-family residential units in the future. 32970 Tunbridge Avenue, located a couple properties to the east, was approved for townhouse development in recent years. Across the PNA site to the east lies a block of properties designated as Neighbourhood Centre that is expected to develop with mixed-use commercial/residential in the future.

Environmental Protection

- A Natural Environment Development Permit (DP) is required for development of the property. This DP is staff delegated. No trees, vegetation, waterbodies, or soil are to be removed or disturbed

before the DP has been issued.

- A riparian area protection regulation (RAPR) assessment was prepared to assess the creek on the neighbouring property. While the creek does not pass through the subject site, the streamside protection and enhancement area (SPEA) does extend onto a small area in the southwest corner of the property. However, no development is proposed within the SPEA setbacks.

Parks and Trails

- The nearest developed park is Lighthouse Park located to the south on Desbrisay Avenue. It is approximately 700 m away.

Servicing

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

Development Permit

- DP19-152 – Multi-Unit Residential Development Permit Area
- The site is located within the DPA Area B: Multi-Unit Residential Development Permit Area. The intent of the Area B Development Permit Design Guidelines is to achieve a higher standard of building design, housing alternatives, site compatibility, and site aesthetics that are consistent with a vibrant residential neighbourhood. Draft development permit DP19-152 is included as **Attachment C**.
- The following table provides a summary of the design guidelines and identifies how the development proposal is meeting them. These design aspects are performance-based and do not include the requirements stipulated by the Zoning Bylaw which are more prescriptive in nature.

| Development Permit Area B Design Guidelines | Meets Requirements |
|---|--------------------|
| Orient building frontages and main entrances to the dominant street frontage. | X |
| Use durable and high-quality building materials, integrating materials such as Hardie siding and stone. | X |
| Balconies and patios should be designed with attention to usability of the space. | X |
| End units should be designed with additional architectural detail. | X |
| Blend parking areas into the landscape by distributing them and separating them with landscaping. | X |
| Ensure enclosed parking spaces for each dwelling unit are provided, with access to additional shared spaces. | X |
| Internal roads should be laid out in a circular manner. | X |
| Consider appropriate safety and natural surveillance measures per Crime Prevention Through Environmental Design (CPTED) principles. | X |
| Locate amenity spaces and open spaces within development sites. | |

- With regard to building design, the townhomes are constructed from durable materials such as Hardie siding and stone. The building frontages are oriented to the street with access provided through entry walkways where possible. End-units facing the internal roadways have been given additional architectural detail including bump-outs and wrap-around stone features to increase

visual interest.

- The internal roadway is laid out in a circular manner to provide good vehicle circulation for all units. Additionally, adequate parking is provided for all units, including shared visitor stalls. Landscaping is provided around the visitor stalls to screen from neighbouring views.
- The developer could improve on the site by providing an open space, or an amenity space, for the residents to enjoy. As per the Zoning Bylaw, common outdoor and indoor amenity spaces are required for townhouse projects containing 25 units or more. As this development only contains 24 units, common amenity space was not required. However, it would have been a useful feature for residents that follows the spirit of the design guidelines.

Development Variances

The developer has designed the site to comply with the majority of the City's bylaws. However, there are three minor variances being requested. The variances and their associated rationale are as follows:

1. *Reduce the rear setback for the townhomes from 7.5 m to 6.1 m (Zoning Bylaw Section 704.D.1)*

The developer has asked for a reduction in setback distance from the rear lot line. The rear lot line borders an undevelopable greenspace designated as PNA. No neighbours would be affected by this setback reduction.

2. *Permit parking stalls within setbacks (Zoning Bylaw Section 704.I.3)*

The developer has located parking stalls within the property's setbacks in order to maximize density while still providing the required number of parking stalls. The developer has agreed to place enhanced landscaping around parking stalls that are located within setbacks. By placing hedges around the parking stalls, parked vehicles should be screened from neighbouring properties.

3. *Reduce the width of drive aisles from 7 m to 6 m (Zoning Bylaw Section 109.D.1)*

The developer is seeking a reduction in the width of drive aisles in order to accommodate the density of the project. The developer believes this is sufficient width for vehicles to turn into adjacent parking stalls and that there will be no issues.

As staff support the requested variances, they have been incorporated into Development Permit DP19-152.

Referrals

| | |
|-----------------------------|--|
| Engineering Department: | The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment B . |
| Building Division: | No concerns provided that development conforms to all bylaw and building code requirements. |
| Bylaw Enforcement Division: | No concerns. |
| Fire Department: | Due to the proposed width of the access routes and internal road network, the Fire Department has requested that no parking be permitted outside of the designated parking stalls. |
| School District 75: | No concerns. |

BC Transit:

No concerns.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per new unit in accordance with Council Policy LAN.40(C).

Tree Management

An arborist report was submitted by the developer and indicates that several trees will be removed to facilitate development. A number of replacement trees will be required to be planted as part of the development process as per the LAN.32 Tree Retention/Replanting policy.

Community Engagement

In an effort to engage with neighbouring residents about the proposal, the developer agreed to take part in the community engagement process. The developer prepared an engagement letter detailing the specifics of the townhouse proposal and it was sent out to all properties within a 152 m radius of the site. This amounted to 113 letters in total.

Two residents responded to the mailout, with one inquiring about whether a walking trail would be established in the area, and one raising concerns about potential parking challenges on Tunbridge Avenue.

Recent updates to the LAN.66 – Community Engagement Policy make it mandatory for all applicants proposing townhomes to host an in-person public information meeting. This applicant had previously agreed to take part in the community engagement process, and had performed the engagement mailout, prior to these updates being made. Additionally, at the time, the applicant was not required to do a mailout due to the project's location within an area with a neighbourhood plan (Cedar Valley) but did one anyways. As a show of good faith, staff are recommending that the engagement mailout be considered sufficient for this application to proceed.

Housing Needs Projections

If this development is approved, it will add 24 market home ownership dwelling units to the City's housing stock.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less. However, BC Transit believes this area will receive transit service within the next 5 years, depending on system development and funding availability.

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 a development notification sign.

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

Attachments

Attachment A: Site Plan
Attachment B: Engineering Department Rezoning Comments
Attachment C: Draft Development Permit DP19-152

Sign-Offs



Rob Publow, Manager of Planning

JH / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer



LEGEND:

- SIDEWALK
- LANDSCAPED AREA
- COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
- UTILITY AREA
- BLDG / UNIT NUMBER
- VP VISITOR PARKING
- BP BIKE PARKING
- BLDG TYPE A 27'10" X 30'0"
- BLDG TYPE B 24'0" X 34'0"
- BLDG TYPE C 25'0" X 34'6"
- PRIVATE OUTDOOR AMENITY SPACE (DECK AREA)
- PRIVATE OUTDOOR AMENITY SPACE (DECK AREA)
- P.E. (PROPOSED ELEV.)
- E.E. (EXISTING ELEV.)
- SETBACK
- PROPERTY LINE

1 SITE DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"

ATTACHMENT B
**ENGINEERING DEPARTMENT
REZONING AND DEVELOPMENT PERMIT COMMENTS**

DATE: March 13, 2023

CIVIC ADDRESS: 32876 Tunbridge Avenue

CURRENT ZONE: S20

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 24-unit townhouse 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, Water Bylaw 2196-1990 (Water Bylaw), Sewer Bylaw 5033-2009 (Sewer Bylaw), Floodplain management Bylaw 4027-2007, Solid Waste Management Bylaw 5526-2015 (SWMB), the Soil Removal Bylaw 3088-1997, the Fire Sprinkler Bylaw 5679-2017, the Cedar Valley Local Area Plan (CVLAP), the Cedar Valley Engineering Plan (CVEP) 5807-2018-5670, and the Official Community Plan Bylaw 5670-2017 (OCP). Additional requirements as specified by other stakeholder authorities are above and beyond the scope of these comments.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Tunbridge 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 municipal watermain on Tunbridge Avenue is a 300mmØ ductile iron pipe.

As a condition of Development, the following will apply:

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 25mm water service to the parent lot shall be capped at the main by CoM at the developer's sole expense.

Engineered design is required. See DSCB, Section 3.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Tunbridge 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 an existing municipal storm main on Tunbridge Avenue is a 675mmØ concrete pipe.

Latecomers have been registered on this pipe and are payable as a condition of Development.

**ENGINEERING DEPARTMENT
REZONING AND DEVELOPMENT PERMIT COMMENTS**

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, 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. The Minimum Building Elevation (MBE) may also be influenced by the Floodplain Management Bylaw.

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 Tunbridge Avenue.

Connection to the municipal system is required.

City records indicate that the existing municipal sanitary main on Tunbridge Avenue is a 300mmØ PVC pipe.

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.

In accordance with the Sewer Bylaw, the existing 100mm diameter sanitary service to the parent lot shall be capped at the main by CoM at the developer's sole expense.

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

ROAD WORK REQUIREMENTS:

Tunbridge Avenue provides paved access to the site.

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

Per the Transportation Master Plan - Mission Mobility 2050, Tunbridge Avenue is classified as a Collector Highway.

Additional dedication on Tunbridge Avenue will not be a requirement of rezoning adoption.

The developer is responsible for the construction of half-road improvements to a collector road standard, generally consistent with CoM Standard Drawing SS-R03. At a minimum, this shall include pavement widening, concrete curb & gutter, multi-use pathway, boulevard, plantings, underground power and communications, and ornamental street lighting.

**ENGINEERING DEPARTMENT
REZONING AND DEVELOPMENT PERMIT COMMENTS**

Certain half road improvements have already been completed for which latecomers have been registered and are payable as a condition of Development.

Engineered design is required. See the 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.

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

BOULEVARD LANDSCAPING AND 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.

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.

Engineered design is required.

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.

Engineered design is required.

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.

**ENGINEERING DEPARTMENT
REZONING AND DEVELOPMENT PERMIT COMMENTS**

Latecomer charges have been registered against the subject property. As such, those charges with interest will be payable as a condition of Development.

ENVIRONMENTAL REQUIREMENTS:

The site is located within the City's Natural Environment Development Permit Area and the Cedar Valley Neighborhood. Please refer to the Official Community Plan (Section 9.7) and the Cedar Valley Local Area Plan (CVLAP) (Section 4), respectively.

IMPORTANT: No trees, other vegetation, waterbody or soil is to be removed or disturbed before the City has issued the Natural Environment Development Permit.

A Preliminary Bioinventory Report was prepared by Redcedar Environmental Consulting (REC, October 2022). This assessment indicated that the permanent fish bearing watercourse (relocated Gaudin C) located within the park would:

. . . generally be subject to the RAPR as both the RAA and the SPEA lie on the subject property. However, it is understood that stream rehabilitation works were completed under an Authorization as part of the Cedar Valley Local Area Plan and it is understood that these works accounted for encroachments into the SPEA and that a RAPR report is not required.

Section 4.8 of the CVLAP discusses this proposed relocation under the Gaudin Creek heading. The City acquired a 40 m wide strip of land for this relocation which was to allow for the 15 m designated PNA from the top of bank of this watercourse. West of the subject site, the relocated watercourse appears to meander through the middle of the park and likely accomplishes this objective; however, south of the subject site it crowds the southwest corner (ie. the SPEA would extend onto the subject property as stated). Unless written confirmation is provided by a RAPR Biologist, it is expected that a RAPR Assessment Report would be required.

The Preliminary Bioinventory Report also indicates that there was a wetted area along the southern property line (as observed in January) which could be considered a wetland but was not assessed further as it was outside the project scope. Please have a QEP review this feature to confirm whether a swamp, marsh, or fen is present as described in the [Wetlands of British Columbia: A Guide to Identification](#). Please note that this wetland assessment must be completed by a QEP who is able to demonstrate that this is within their professional area of expertise.

Japanese knotweed was identified at the site in January 2022 by REC and was observed by municipal staff in September 2022. Through email correspondence with REC and confirmation within the Preliminary Bioinventory Report it is understood that this occurrence was treated with glyphosate in September 2022. As noxious weeds have been identified, a noxious weed management plan is required as per section 4.5 of the CVLAP.

An Arborist Report was prepared by REC in October 2022. The Arborist Report indicates that seven trees will be removed (including one offsite tree which will require the consent of the City) and that seven trees will be replaced for a total security deposit of **\$1,750**. The report indicates that an additional 48 replacement trees will be planted. A Landscape Plan was prepared by C. Kavolinas & Associates Inc. dated July 2021 was included with the referral package. The Landscape Plan indicates that 28 trees (a mixture of group one and two trees as per LAN.32) will be planted. Please rectify the tree planting discrepancy between the Arborist Report and the Landscape Plan.

ATTACHMENT B
**ENGINEERING DEPARTMENT
REZONING AND DEVELOPMENT PERMIT COMMENTS**

Multi-family Waste Management

Two options are available to multi-family properties: 1) On-site Cart, or 2) Curbside. The minimum option that will be provided by the City is on-site cart collection. The alternative is curbside collection. The City will charge the cost for either on-site cart collection or for curbside collection as a per unit per year utility tax as provided in the City's Solid Waste Management Bylaw. There is not an option to opt out of City provided recycling, glass, and compostables collection. **The conditions listed on the architectural plans do not exist, please refer to the information included below as well as the Solid Waste Management Bylaw 5526-2015. and Schedule L of the Development and Subdivision Control Bylaw 5650-2017.**

Default for Multi-family Developments: ON-SITE

As per the Solid Waste Management Bylaw 5526-2015. by default, the City's contractor provides On-site Collection to multi-family complexes in 360-litre wheeled carts for organics and recyclables and 80-litre wheeled carts for container glass only. The strata makes its own arrangements for the collection of garbage. The storage requirements for garbage will depend on the collection frequency negotiated with a private contractor. '

On-site Collection facilities must be fully enclosed buildings, structures or compounds that are adequate to prevent wildlife access but designed and located to provide easy access and egress for collection vehicles. Please refer to Schedule L of the Development and Subdivision Control Bylaw 5650-2017. for details on enclosure size, locations and access requirements.

Option for Suitable Multi-family Developments: CURBSIDE

Curbside collection involves the weekly collection of organics 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. Curbside garbage collection is optional however organics and recycling is not. **Individual units must feature animal-resistant, enclosed storage space to prevent wildlife interaction. It does not appear that additional storage space has been provided in this complex therefore garages must be sufficient in size to store all waste materials.**

To allow for safe access/egress of collection vehicles a minimum, unobstructed turning radius of 12.0m and a minimum unobstructed width of **6.0 m** on access routes is required. Please refer to Schedule L of the Development and Subdivision Control Bylaw 5650-2017 for further details on waste collection design.

It is noted that the plans do not show a designated waste management area for the townhouse complex. Curbside Collection may be provided as an alternative, if the layout is serviceable by the City's contractor. In order to include this complex in Curbside Collection Service, consensus by the owners/strata would be required. This can be done via e-mail and will need to state if curbside garbage collection is also desired.

COST OPTIONS (2023)

On-site Collection: \$77.52 per unit per year for weekly collection of mixed recyclables, organics and container glass (bi-weekly). This is the default that cannot be waived from the tax notices, unless the Curbside Collection option is selected instead.

ATTACHMENT B
**ENGINEERING DEPARTMENT
REZONING AND DEVELOPMENT PERMIT COMMENTS**

Curbside Collection: \$186.96 per unit per year for weekly collection of mixed recyclables and organics, as well as bi-weekly collection of container glass. \$104.52 for bi-weekly collection of up to two 80-litre cans of garbage per unit (curbside garbage is optional). **If the design of the complex does not include a communal waste collection area designed as per Schedule L the curbside cost for mixed recycling and organics will be applied and cannot be waived.**

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 the removal of any existing septic systems.

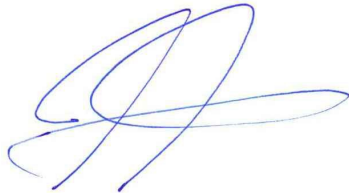
Should removal of soil from the site exceed 100 cubic metres in one year (approximately 10 tandem axle trucks), the following provisions apply:

- The applicant shall obtain a Soil Removal Permit, as outlined in Soil Removal Bylaw;
- 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.
- The removal of any knotweed containing soils will have to be hauled to an authorized disposal facility set up for receiving and destroying knotweed.

Please contact Alfred Knox, Engineering Technologist, at 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:
Jay Jackman, Manager of Development
Engineering, Projects & Design



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

**CITY OF MISSION
DEVELOPMENT PERMIT DP19-152**

Issued to: Baljinder S., Jaspal K., and Varinder S. Ubhi
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 2247 Windsor St., Abbotsford, BC V2T 6L8 and
32876 Tunbridge Ave., Mission, BC V4S 1A3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

Address: 32876 Tunbridge Avenue
Parcel Identifier: 006-848-869
Legal Description: Lot 3 Section 28 Township 17 New Westminster District Plan 33344
Except Plan BCP48864

3. The above property has been designated as **Development Permit Area B Multi-unit Residential** in the Official Community Plan.

The said lands are zoned Multi-unit Townhouse One (MT1) Zone pursuant to "City of Mission Zoning Bylaw 5949-2020" as amended.

"City of Mission Zoning Bylaw" as amended is hereby supplemented in respect of the said lands as follows:

Building design, siting and landscaping plans to be as shown on Drawings Numbered A-0.01 to D-A2.03 inclusive, and landscape drawing L-1 which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.
 - (a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans numbered A-0.01 to D-A2.03 inclusive, prepared by Trio Architecture Inc. (hereinafter referred to as "the plans"), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.

- (b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.
 - (c) Parking and siting thereof shall substantially conform to the plans.
 - (d) The following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto as Drawing Number L-1 prepared by C. Kavolinas & Associates Inc.
 - (ii) All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the Municipality.
5. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.
- (a) An Irrevocable Letter of Credit in the amount of \$82,327.30 for the purpose of:
 - (b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for same.
 - (c) The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within this six (6) month period, the Municipality has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the

DEVELOPMENT PERMIT**Page 3**

DP19-152

10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

MAYOR

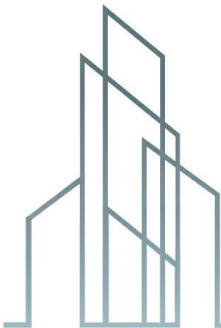
CORPORATE OFFICER

Development Permit DP19-152



PROP. TOWNHOUSE DVLP.

32876 TUNBRIDGE AVENUE, MISSION, BC



TRIO Architecture Inc.

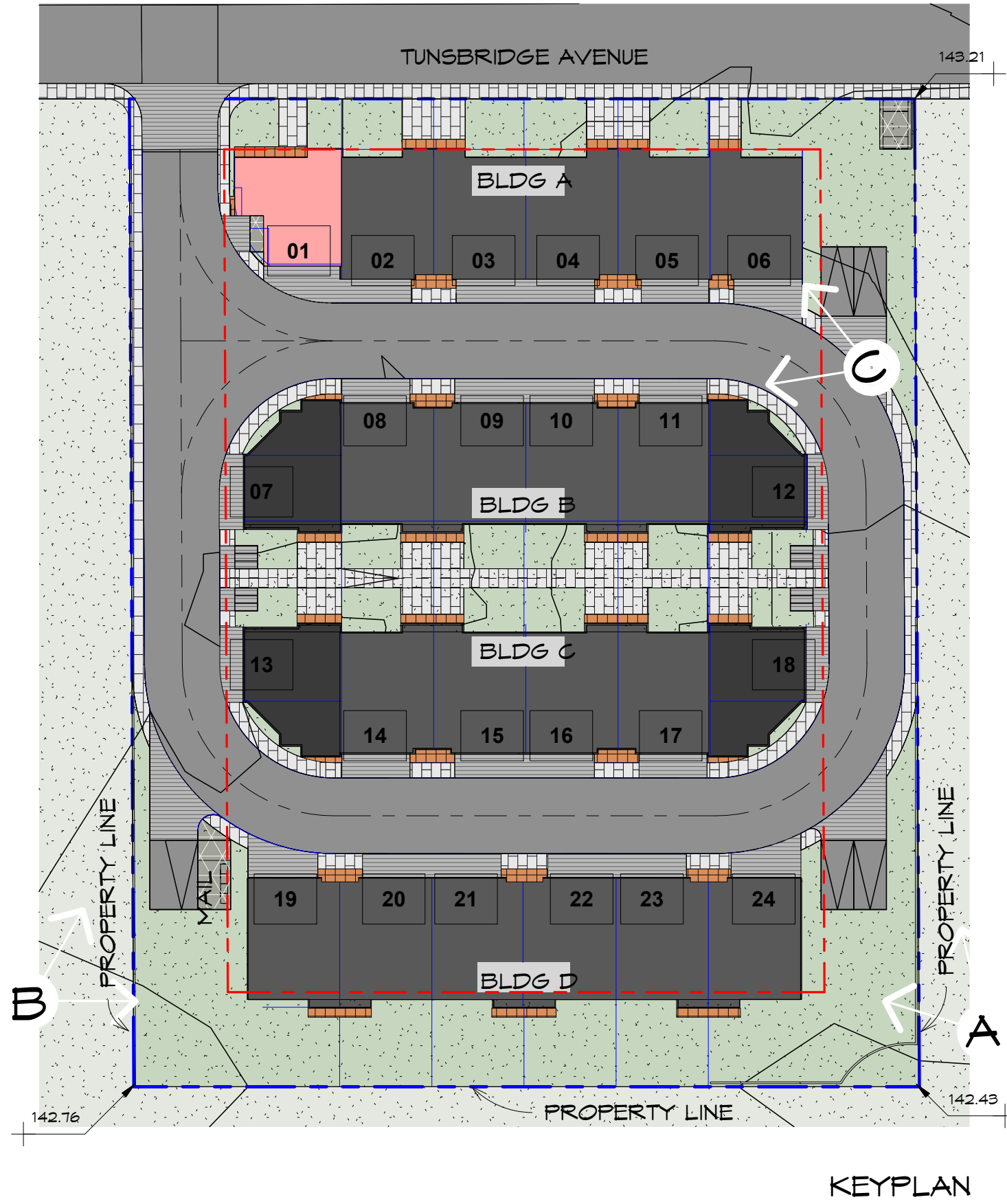
info@trioarchitecture.ca
604.854.3740

Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2

TRIOARCHITECTURE.CA

ARCHITECT

TRIO ARCHITECTURE INC.
Contact: Darren Hall
33623 Wildwood Dr., Abbotsford, BC
V2S 1S2
p: 604-854-8175
email: darren.h@trioarchitecture.ca
website: www.trioarchitecture.ca

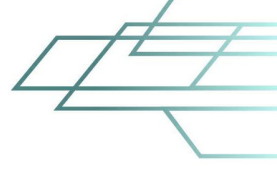


| ISSUE TABLE | | | Description |
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| No. | Date (dd/mm/yyyy) | By | |
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| 3 | 10/10/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 10/10/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 5 | 10/10/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

| REVISIONS | | | Description |
|-----------|------|----|-------------|
| No. | Date | By | |
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| ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE | | |
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ARCHITECTURAL SEAL

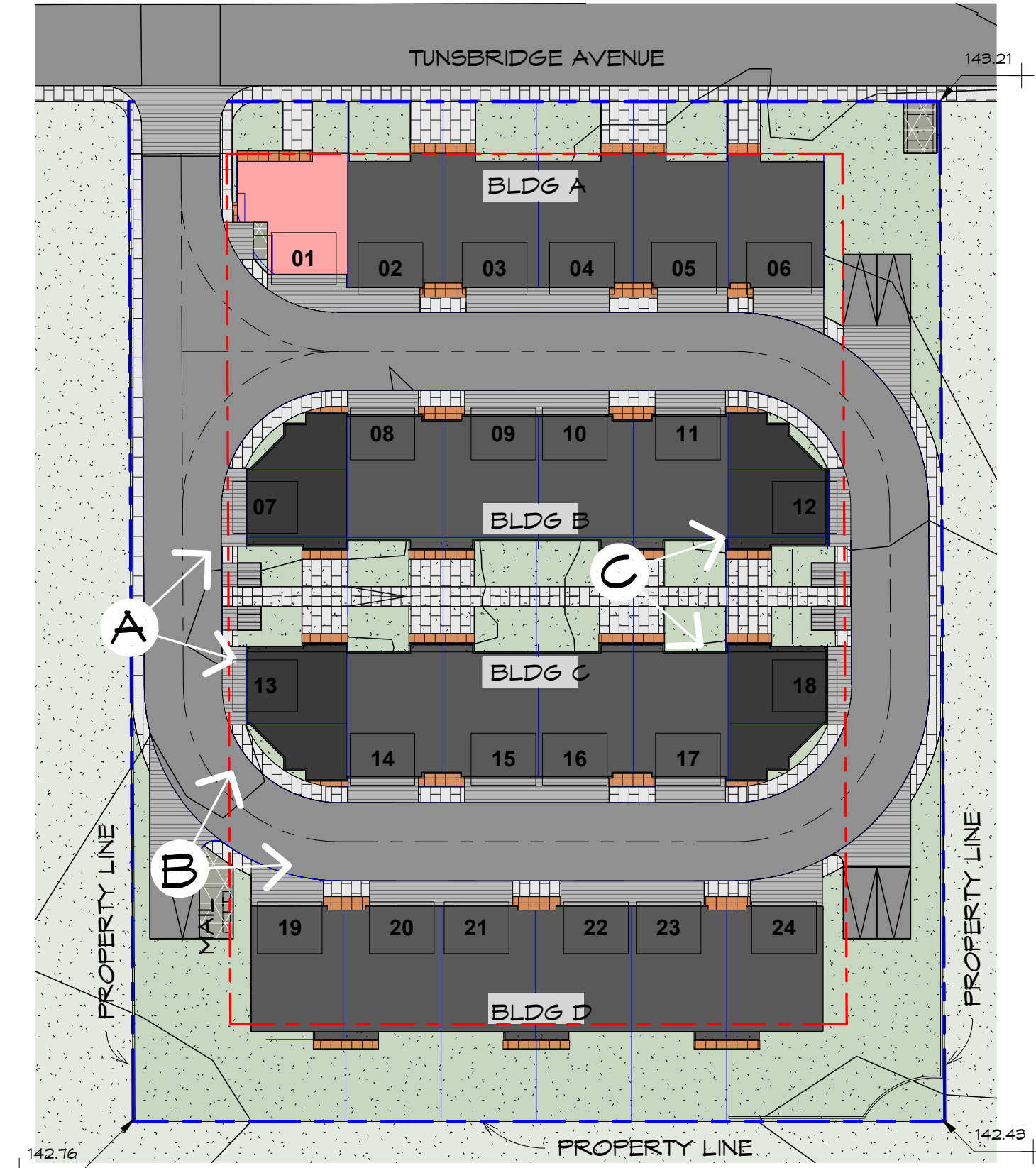
PROJECT: PROP. TOWNHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION, BC

DRAWING: PERSPECTIVE

SHEET NO.: A-0.01



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KEYPLAN

| ISSUE TABLE | | REVISIONS | | ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON C COPYRIGHT RESERVED | |
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| 6 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT | 6 | | |
| 7 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT | 7 | | |
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| 20 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT | 20 | | |
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| 23 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT | 23 | | |
| 24 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT | 24 | | |

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PROJECT: PROP. TOWNHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION, BC

DRAWING: PERSPECTIVE

DATE: 10/17/2022 8:50:32 AM

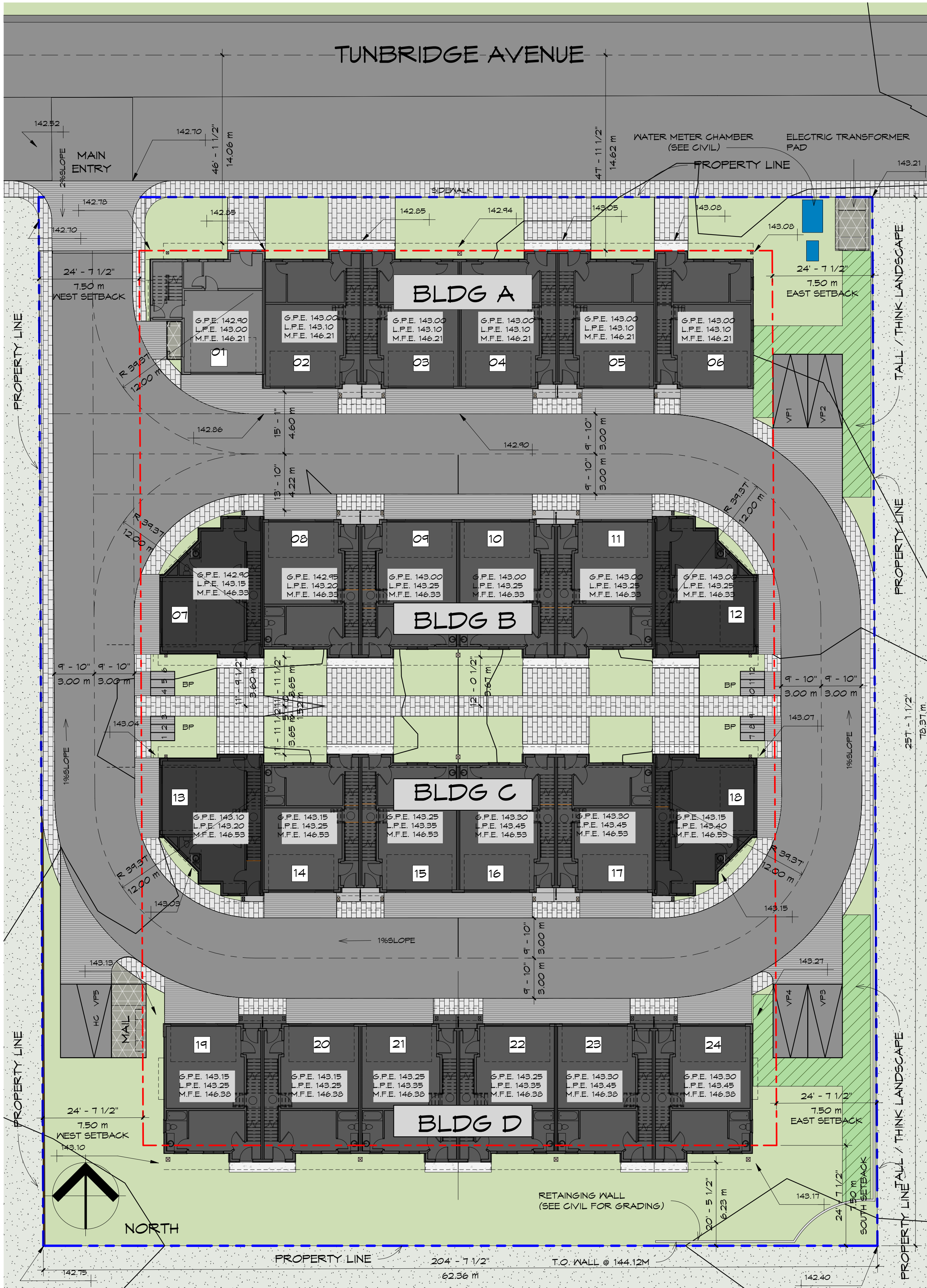
SCALE: 1:400

DRAWN: LB

CHECKED: DH

PROJECT NO.: 218104

SHEET NO.: A-0.03



SITE DEVELOPMENT PLAN
SCALE: 1/16" = 1'-0"

LEGEND:

- SIDWALK
- LANDSCAPED AREA
- COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
- UTILITY AREA
- BLDG / UNIT NUMBER
- VP VISITOR PARKING
- BP BIKE PARKING
- BLDG TYPE A 27'10" X 30'0"
- BLDG TYPE B 24'0" X 34'0"
- BLDG TYPE C 25'0" X 34'6"
- PRIVATE OUTDOOR AMENITY SPACE (DECK AREA)
- PRIVATE OUTDOOR AMENITY SPACE (DECK AREA)
- P.E. (PROPOSED ELEV.)
- E.E. (EXISTING ELEV.)
- SETBACK
- PROPERTY LINE

| PROJECT DATA | | | | |
|------------------------------------|--|--------------------------------|----------|-----------------------|
| PROJECT | | PROPOSED TOWNHOUSE DEVELOPMENT | | |
| CIVIC ADDRESS | | 32876 TUNBRIDGE AVENUE | | |
| LEGAL DESCRIPTION | | LOT 13 SEC 28 NWP 33344 | | |
| SITE AREA | DESCRIPTION | | SQM | SF |
| | GROSS SITE | | 4,886.45 | 52,597.71 |
| ZONING | | | | |
| CURRENT | SUBURBAN ZONE (S20) | | | |
| PROPOSED | MULTI-UNIT TOWNHOUSE ZONE (MT1) | | | |
| LANDSCAPING AND OFF STREET PARKING | | | | |
| PROPOSED NO. OF UNITS | | 24 | | |
| HEIGHT (MAXIMUM) | | | | |
| DESCRIPTION | | M | FT | NOTES |
| ALLOWED | PRINCIPAL BLDG | 12.00 | 39.37 | |
| PROPOSED | Building 01 | 11.57 | 37.95 | |
| | Building 02 | 11.74 | 38.51 | |
| | Building 03 | 11.77 | 38.61 | |
| | Building 04 | 11.34 | 37.21 | |
| | AVERAGE | 11.60 | 38.07 | |
| SITE AREA | DESCRIPTION | | SQM | SF |
| | GROSS SITE | | 4,886.45 | 52,597.71 |
| | | | | |
| DESCRIPTION | | AREA | UNIT | PERCENTAGE |
| SITE AREA | | 52,597.71 | SF | |
| ALLOWED | | 28,928.74 | SF | 55% |
| PROPOSED | Building 01 | 4,547.18 | SF | |
| | Building 02 | 4,553.64 | SF | |
| | Building 03 | 4,553.64 | SF | |
| | Building 04 | 4,622.00 | SF | |
| | TOTAL | 18,276.46 | SF | 35% |
| DENSITY | | | | |
| DESCRIPTION | | AREA | UNIT | RATIO |
| SITE AREA | | 52,597.71 | SF | |
| ALLOWED GROSS FLOOR AREA | | 52,597.71 | SF | 1 |
| PROPOSED GROSS FLOOR AREA | Building 01 | 11,412.76 | SF | |
| | Building 02 | 11,816.08 | SF | |
| | Building 03 | 11,816.08 | SF | |
| | Building 04 | 11,993.00 | SF | |
| | TOTAL FSR | 47,037.92 | SF | 0.89 |
| SETBACK | | | | |
| | ALLOWED | | PROPOSED | |
| | M | FT | M | FT |
| NORTH (FRONT SETBACK) | 4.00 | 13.12 | 4.00 | 13.12 |
| SOUTH (REAR SETBACK)- REQ VARIANCE | 7.50 | 24.61 | 6.23 | 20.44 |
| EAST (SIDE SETBACK) | 7.50 | 24.61 | 7.50 | 24.61 |
| WEST (SIDE SETBACK) | 7.50 | 24.61 | 7.50 | 24.61 |
| LANDSCAPING AND OFF STREET PARKING | | | | |
| VISITOR PARKING (VP) | | | | |
| REQUIRED | 0.20 VISITOR PARKING SPACES FOR EACH DWELLING UNIT. ONE (1) NUMBER OF PARKING SPACES FOR PERSON WITH DISABILITY PER 10-50 REQUIRED | | | |
| | NO. OF UNITS | | 24.00 | UNITS |
| | RATIO | | 0.20 | SPACES/ DWELLING UNIT |
| | REQUIRED PARKING | | 4.80 | SPACES |
| PROVIDED | | | 5.00 | SPACES |
| BIKE PARKING (BP) | | | | |
| REQUIRED | 15% OF THE TOTAL MIN. MOTOR VEHICLES SPACES | | | |
| | NO. OF PARKING REQ | | 53 | PARKING SLOTS |
| | RATIO | | 0.15 | SPACES/ DWELLING UNIT |
| | REQUIRED PARKING | | 8 | SPACES |
| PROVIDED | | | 12.00 | BIKE SPACE |

ISSUE TABLE

| No. | Description | By | Date |
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| 1 | ISSUE FOR DEVELOPMENT PERMIT | LB | 10/10/2022 |
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| 5 | RE-ISSUE FOR DEVELOPMENT PERMIT | LB | 10/10/2021 |

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

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| 5 | RE-ISSUE FOR DEVELOPMENT PERMIT | LB | 10/10/2021 |

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PROJECT

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SCALE

As indicated

DRAWN

LB

CHECKED

DH

PROJECT NO.

218104

SHEET NO.

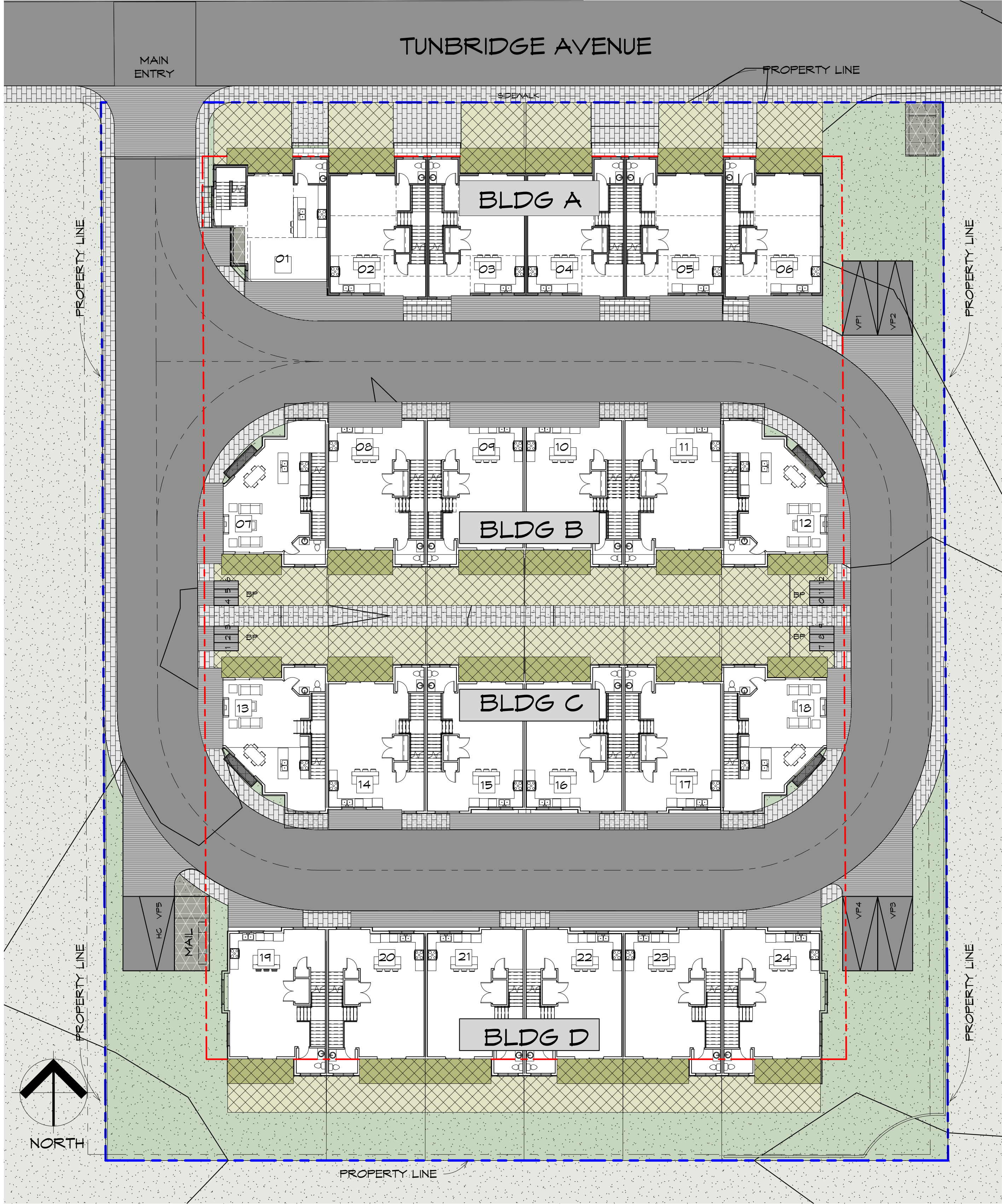
SD1.01

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PROP. TOWNHOUSE DVLP.

32876 TUNBRIDGE AVENUE, MISSION, BC

SITE DEVELOPMENT PLAN



1 AMENITY SPACE RECONCILIATION

SD1.02 SCALE: 1/16" = 1'-0"

LEGEND:

- SIDEWALK
- LANDSCAPED AREA
- COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE
- UTILITY AREA
- BLDG / UNIT NUMBER
- VP VISITOR PARKING
- BP BIKE PARKING
- BLDG TYPE A 27'10" X 30'0"
- BLDG TYPE B 24'0" X 34'0"
- BLDG TYPE C 25'0" X 34'6"
- PRIVATE OUTDOOR AMENITY SPACE (DECK AREA)
- PRIVATE OUTDOOR AMENITY SPACE (DECK AREA)
- P.E. (PROPOSED ELEV.)
- E.E. (EXISTING ELEV.)
- SETBACK
- PROPERTY LINE

| OUTDOOR AMENITY | | | | | | | |
|------------------------------|---------------|---------|------------|---------|---------|---------|---------|
| BUILDING A | DESCRIPTION | UNIT 01 | UNIT 02 | UNIT 03 | UNIT 04 | UNIT 05 | UNIT 06 |
| | YARD | 26.25 | 22.14 | 22.14 | 22.14 | 22.14 | 22.39 |
| | DECK | 7.99 | 8.92 | 8.92 | 8.92 | 8.92 | 9.01 |
| | TOTAL | 34.24 | 31.06 | 31.06 | 31.06 | 31.06 | 31.40 |
| BUILDING B | DESCRIPTION | UNIT 07 | UNIT 08 | UNIT 09 | UNIT 10 | UNIT 11 | UNIT 12 |
| | YARD | 21.94 | 23.87 | 23.87 | 23.87 | 23.87 | 21.94 |
| | DECK | 6.87 | 8.92 | 8.92 | 8.92 | 8.92 | 6.87 |
| | TOTAL | 28.81 | 32.79 | 32.79 | 32.79 | 32.79 | 28.81 |
| BUILDING C | DESCRIPTION | UNIT 13 | UNIT 14 | UNIT 15 | UNIT 16 | UNIT 17 | UNIT 18 |
| | YARD | 21.94 | 23.87 | 23.87 | 23.87 | 23.87 | 21.94 |
| | DECK | 6.87 | 8.92 | 8.92 | 8.92 | 8.92 | 6.87 |
| | TOTAL | 28.81 | 32.79 | 32.79 | 32.79 | 32.79 | 28.81 |
| BUILDING D | DESCRIPTION | UNIT 19 | UNIT 20 | UNIT 21 | UNIT 22 | UNIT 23 | UNIT 24 |
| | YARD | 22.66 | 22.66 | 22.66 | 22.66 | 22.66 | 22.66 |
| | DECK | 8.92 | 8.92 | 8.92 | 8.92 | 8.92 | 8.92 |
| | TOTAL | 31.57 | 31.57 | 31.57 | 31.57 | 31.57 | 31.57 |
| AMENITY SPACE RECONCILIATION | | | | | | | |
| OUTDOOR AMENITY AREA | | | | | | | |
| REQUIRED | NO. OF UNITS | 24.00 | UNITS | | | | |
| | RATIO | 30.00 | SQM / UNIT | | | | |
| PROVIDED | REQUIRED AREA | 720.00 | SQM | | | | |
| | | 756.92 | SQM | | | | |

| ISSUE TABLE | | REVISIONS | | ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE | |
|-------------|---------------------------------|-----------|-------------|--|-------------|
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| 3 | RE-ISSUE FOR DEVELOPMENT PERMIT | 3 | | | |
| 4 | RE-ISSUE FOR DEVELOPMENT PERMIT | 4 | | | |
| 5 | RE-ISSUE FOR DEVELOPMENT PERMIT | 5 | | | |

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PROP. TOWNHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION, BC

AMENITY SPACE RECONCILIATION

SD1.02



2 NORTH ELEVATION (FRONT VIEW)
A-A2.01 SCALE: 3/16" = 1'-0"

| MATERIAL LEGEND | | | |
|-----------------|--|----|--|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE |
| 2 | MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY | 7 | MATERIAL: STONE VENEER |
| 3 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY' | 8 | |
| 4 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY' | 9 | |
| 5 | MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY | 10 | |

date:
07/07/21

scale:
As Indicated

drawn:
LB

checked:
DH

project no.
218104

sheet no.

project:
PROP. TOWHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION BC

drawing:
BLDG. A - ELEVATION
A-A2.01

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ISSUE TABLE

| No. | Date (dd/mm/yyyy) | By | Description |
|-----|-------------------|----|---------------------------------|
| 1 | 18/10/2019 | LB | ISSUE FOR DEVELOPMENT PERMIT |
| 2 | 18/07/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 3 | 18/07/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 28/06/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

REVISIONS

| No. | Date | By | Description |
|-----|------|----|-------------|
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ALL DIMENSIONS & CONDITIONS
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2 SOUTH ELEVATION (REAR VIEW)
A-A2.02 SCALE: 3/16" = 1'-0"

| MATERIAL LEGEND | | | |
|-----------------|--|----|--|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE |
| 2 | MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY | 7 | MATERIAL: STONE VENEER |
| 3 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY' | 8 | |
| 4 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY' | 9 | |
| 5 | MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY | 10 | |

date:
07/07/21

scale:
As Indicated

drawn:
LB

checked:
DH

project no.
218104

sheet no.

project:
PROP. TOWHOUSE DVL.P.
32876 TUNBRIDGE AVENUE, MISSION BC

drawing:
BLDG. A - ELEVATION

A-A2.02

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Abbotsford, BC V2S 1S2

ISSUE TABLE

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| 3 | 18/07/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 28/06/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

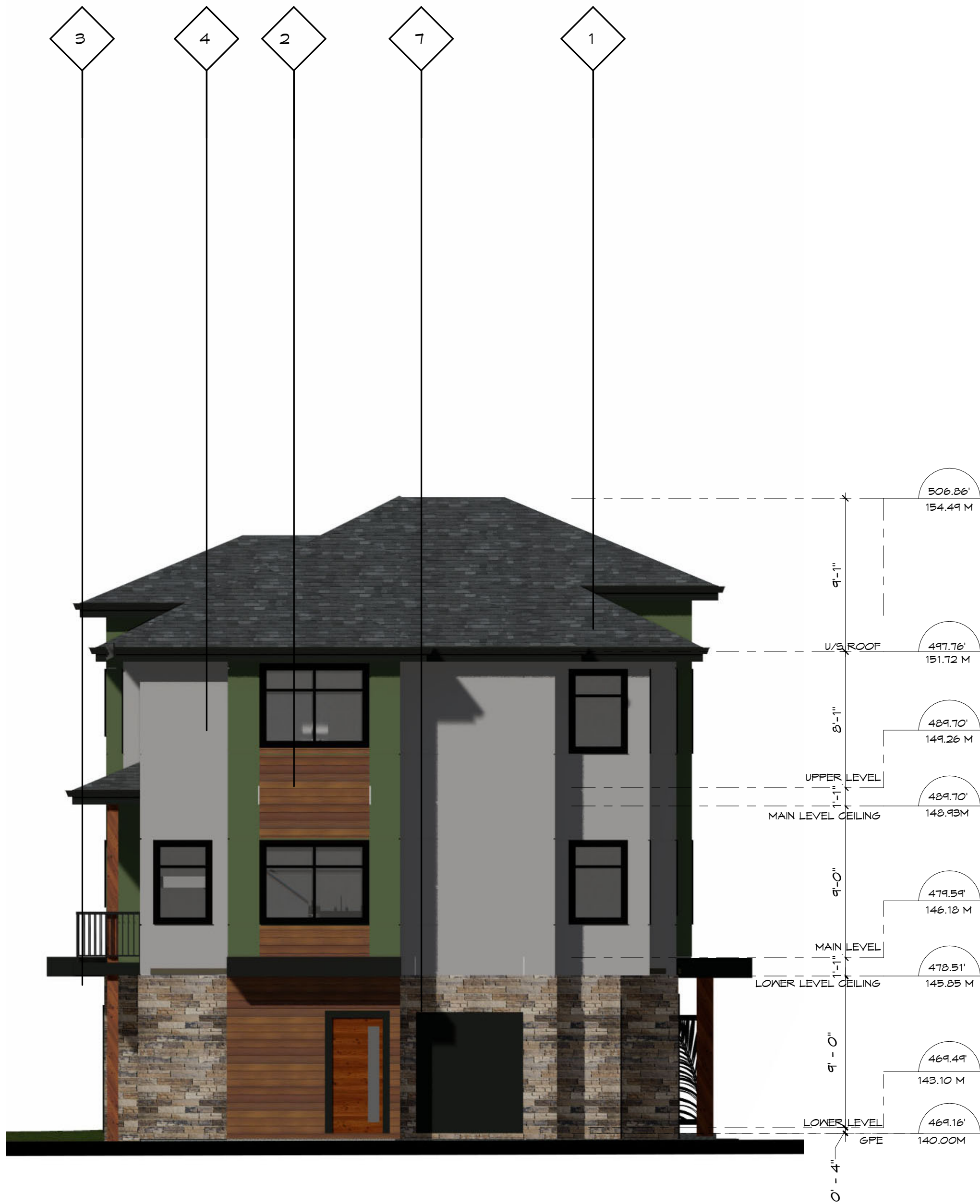
REVISIONS

| No. | Date | By | Description |
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ALL DIMENSIONS & CONDITIONS
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3 WEST ELEVATION (LEFT VIEW)
A-A2.03 SCALE: 3/16" = 1'-0"



4 EAST ELEVATION (RIGHT VIEW)
A-A2.03 SCALE: 3/16" = 1'-0"

| MATERIAL LEGEND | | | |
|-----------------|--|----|--|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE |
| 2 | MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY | 7 | MATERIAL: STONE VENEER |
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| 5 | MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY | 10 | |

date: 07/07/21
scale: As indicated
drawn: LB
checked: DH
project no. 218104
sheet no.

project: PROP.TOWHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION BC

drawing: A-A2.03

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ISSUE TABLE

| No. | Date (dd/mm/yyyy) | By | Description |
|-----|-------------------|----|---------------------------------|
| 1 | 18/02/2021 | LB | ISSUE FOR DEVELOPMENT PERMIT |
| 2 | 18/07/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 3 | 29/12/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 29/04/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

REVISIONS

| No. | Date | By | Description |
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BUILDING B



| MATERIAL LEGEND | | | |
|-----------------|--|----|---|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARD COLOUR: MOUNTAIN SAGE |
| 2 | MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY | 7 | MATERIAL: STONE VENEER |
| 3 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY' | 8 | |
| 4 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY' | 9 | |
| 5 | MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY | 10 | |

07/07/21

As Indicated

LB

DH

218104

sheet no.

date:

scale:

drawn:

checked:

project no.

sheet no.

PROJECT:

PROJ.TOWHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION BC

DRAWING:

BLDG. B - ELEVATION

B-A2.01

Architectural Seal

TRIO Architecture Inc.

Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2

info@trioarchitecture.ca
604.854.3740

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| 3 | 18/07/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 24/06/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

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| date: 07/07/21 | | project: PROP.TOWHOUSE DVLP. 32876 TUNBRIDGE AVENUE, MISSION BC | | Architectural Seal | <div><div>TRIO Architecture Inc. info@trioarchitecture.ca 604.854.3740 Unit B 34623 Wildwood Drive Abbotsford, BC V2S 1S2</div></div> | | |
| scale: As indicated | | BLDG. B - ELEVATION | | | | | |
| drawn: LB | | | | | | | |
| checked: DH | | | | | | | |
| project no. 218104 | | drawing: | | | | | |
| B-A2.02 | | | | | | | |
| | | | | | ISSUE TABLE | | |
| No. | | Date (dd/mm/yyyy) | | By | | Description | |
| 1 | | 18/10/2019 | | LB | | ISSUE FOR DEVELOPMENT PERMIT | |
| 2 | | 16/07/2021 | | LB | | RE-ISSUE FOR DEVELOPMENT PERMIT | |
| 3 | | 24/06/2022 | | LB | | RE-ISSUE FOR DEVELOPMENT PERMIT | |
| 4 | | 24/06/2022 | | LB | | RE-ISSUE FOR DEVELOPMENT PERMIT | |
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| <u>MATERIAL LEGEND</u> | | | |
|------------------------|--|----|---|
| 1 | <u>MATERIAL:</u> ASPHALT SHINGLES <u>COLOUR:</u> CHARCOAL GREY | 6 | <u>MATERIAL:</u> CEMENT BOARD <u>COLOUR:</u> MOUNTAIN SAGE |
| 2 | <u>MATERIAL:</u> LONGBOARD OR EQUIVALENT SIDING <u>COLOUR:</u> BUSH CHERRY | 7 | <u>MATERIAL:</u> STONE VENEER |
| 3 | <u>MATERIAL:</u> CEMENT BOARD - 'JAMES HARDIE', <u>COLOUR:</u> 'IRON GRAY' | 8 | |
| 4 | <u>MATERIAL:</u> CEMENT BOARD - 'JAMES HARDIE', <u>COLOUR:</u> 'PEARL GRAY' | 9 | |
| 5 | <u>MATERIAL:</u> WOOD DOOR <u>COLOUR STAIN:</u> BUSH CHERRY | 10 | |

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|---------------------|--|--|---------------------|--|---|-------------------|--|
| date: 07/07/21 | | project: PROP.TOWHOUSE DVLP. 32876 TUNBRIDGE AVENUE, MISSION BC | Architectural Steel |  | Trio Architecture Inc. Unit B 33623 Wildwood Drive Abbotsford, BC V2S 1S2 info@trioarchitecture.ca 604.854.3740 | sheet no. B-A2.03 | |
| scale: As indicated | | | | | | | |
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| checked: DH | | | | | | | |
| project no. 218104 | | drawing: BLDG. B - ELEVATION | | | | | |

| ISSUE TABLE | | | |
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| No. | Date (dd/mm/yyyy) | By | Description |
| 1 | 06/07/21 | LB | ISSUE FOR DEVELOPER'S REVIEW |
| 2 | 16/07/21 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 3 | 10/12/21 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 24/06/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
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2 SOUTH ELEVATION (FRONT VIEW)
SCALE: 3/16" = 1'-0"

| MATERIAL LEGEND | | | |
|-----------------|---|----|---|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARD COLOUR: MOUNTAIN SAGE |
| 2 | MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY | 7 | MATERIAL: STONE VENEER |
| 3 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY' | 8 | |
| 4 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'PEARL GRAY' | 9 | |
| 5 | MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY | 10 | |

PROJECT

PROJ. TOWHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION BC

DATE

07/07/21

SCALE

As Indicated

DRAWN

LB

CHECKED

DH

PROJECT NO.

218104

SHEET NO.

C-A2.01

TRIO Architecture Inc.

Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2

info@trioarchitecture.ca
604.854.3740

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| 3 | 18/07/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 28/06/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

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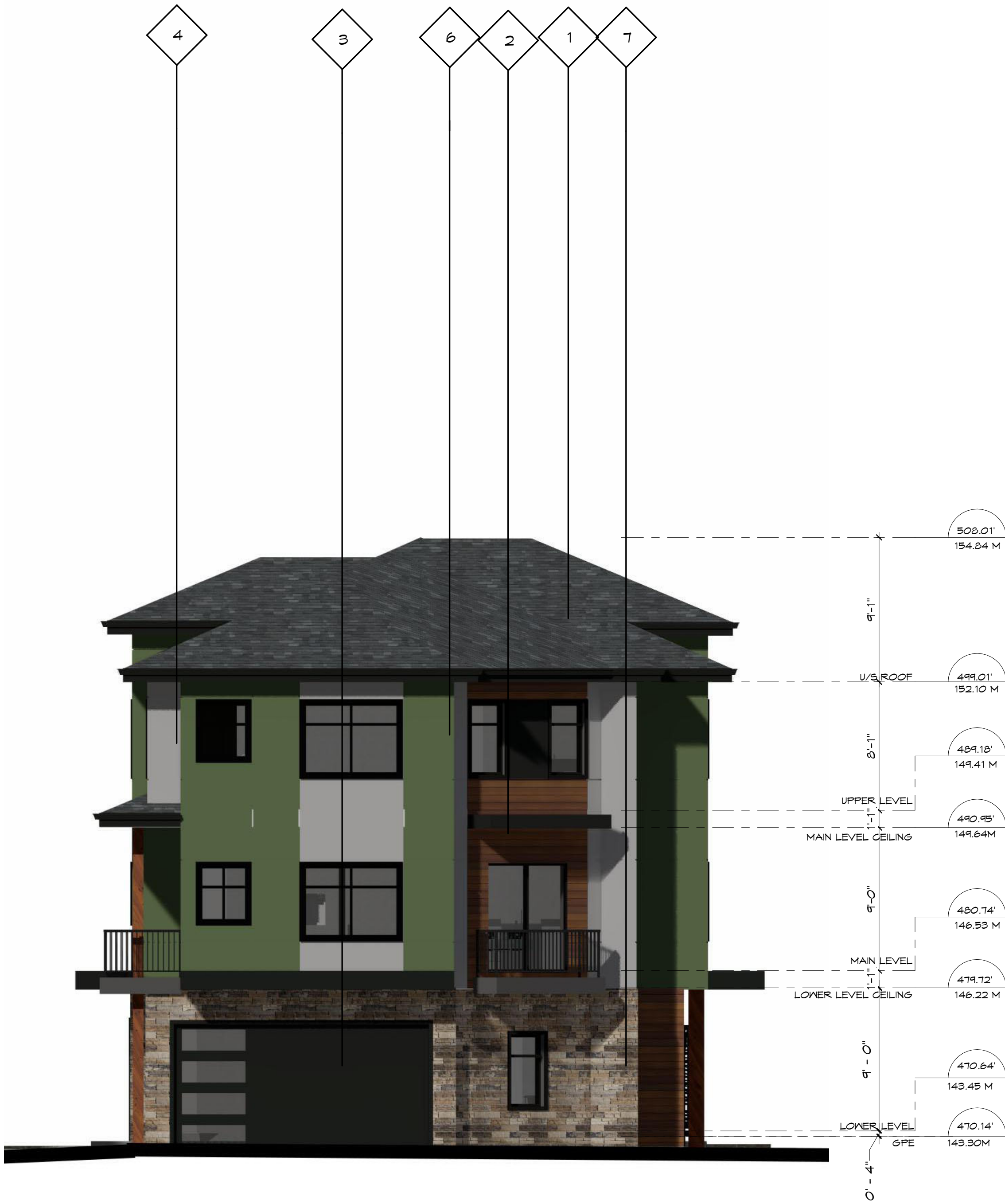
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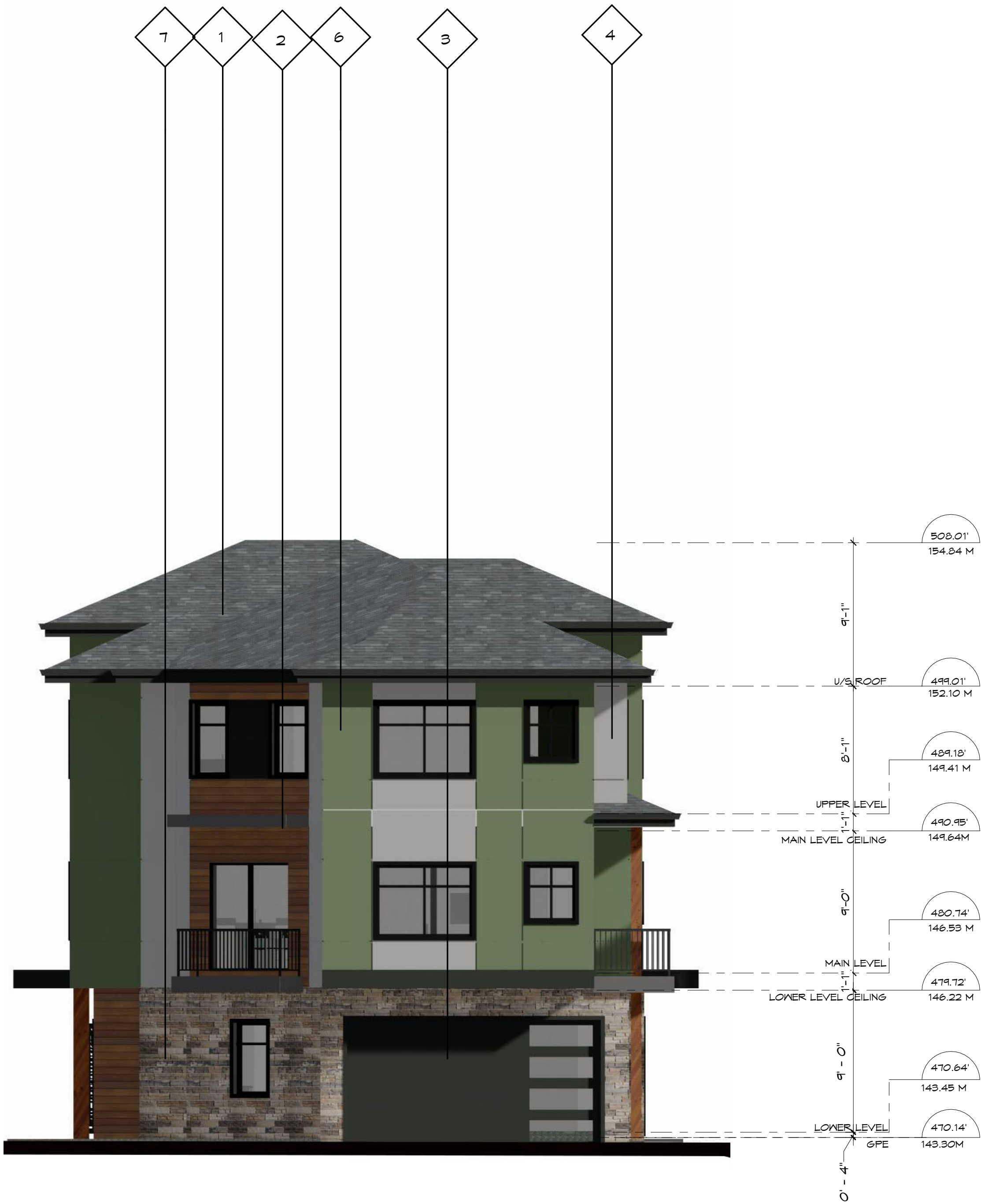
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| scale: As indicated | | | | | No. | Date (dd/mm/yyyy) | No. | Date |
| drawn: LB | | | | | 1 | 16/07/2019 | 1 | 16/07/2019 |
| checked: DH | | | | | 2 | 16/07/2021 | 2 | 16/07/2021 |
| project no. 218104 | | | | | 3 | 10/7/2021 | 3 | 10/7/2021 |
| sheet no. C-A2.02 | | 4 | 26/09/2021 | 4 | 26/09/2021 | | | |
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3 WEST ELEVATION (LEFT VIEW)
C-A2.03 SCALE: 3/16" = 1'-0"



4 EAST ELEVATION (RIGHT VIEW)
C-A2.03 SCALE: 3/16" = 1'-0"

| MATERIAL LEGEND | | | |
|-----------------|--|----|---|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARD COLOUR: MOUNTAIN SAGE |
| 2 | MATERIAL: LONGBOARD OR EQUIVALENT SIDING COLOUR: BUSH CHERRY | 7 | MATERIAL: STONE VENEER |
| 3 | MATERIAL: CEMENT BOARD - 'JAMES HARDIE', COLOUR: 'IRON GRAY' | 8 | |
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| 5 | MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY | 10 | |

07/07/21

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| 3 | 18/07/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 28/06/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

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BUILDING D



2 NORTH ELEVATION (FRONT VIEW)
SCALE: 3/16" = 1'-0"

| MATERIAL LEGEND | | | |
|-----------------|--|----|--|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE |
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| 5 | MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY | 10 | |

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date:

scale:

drawn:

checked:

project no. / sheet no.

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| 3 | 18/07/2021 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |
| 4 | 24/06/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

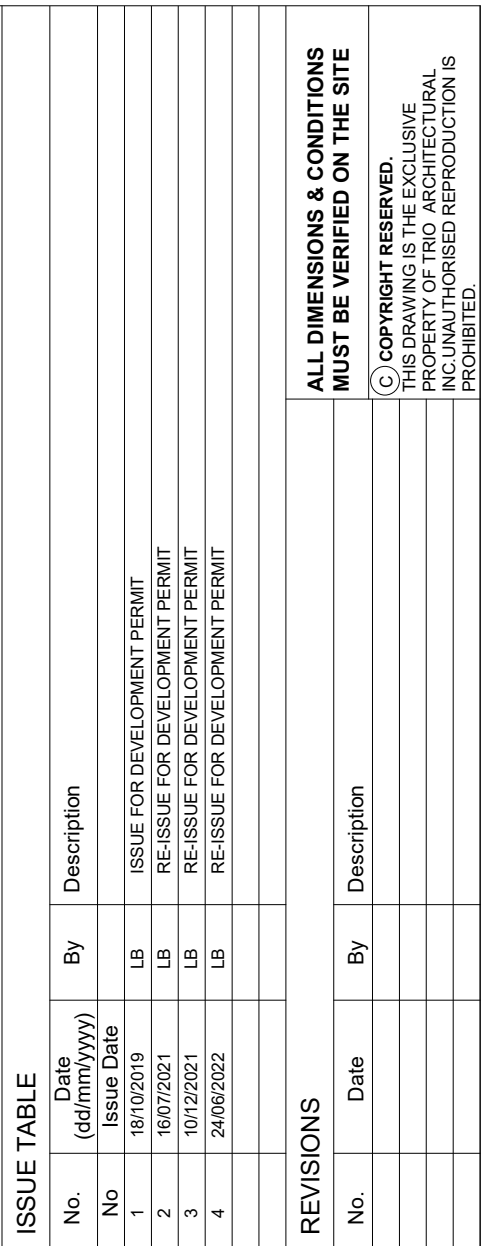
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| No. | Date | By | Description |
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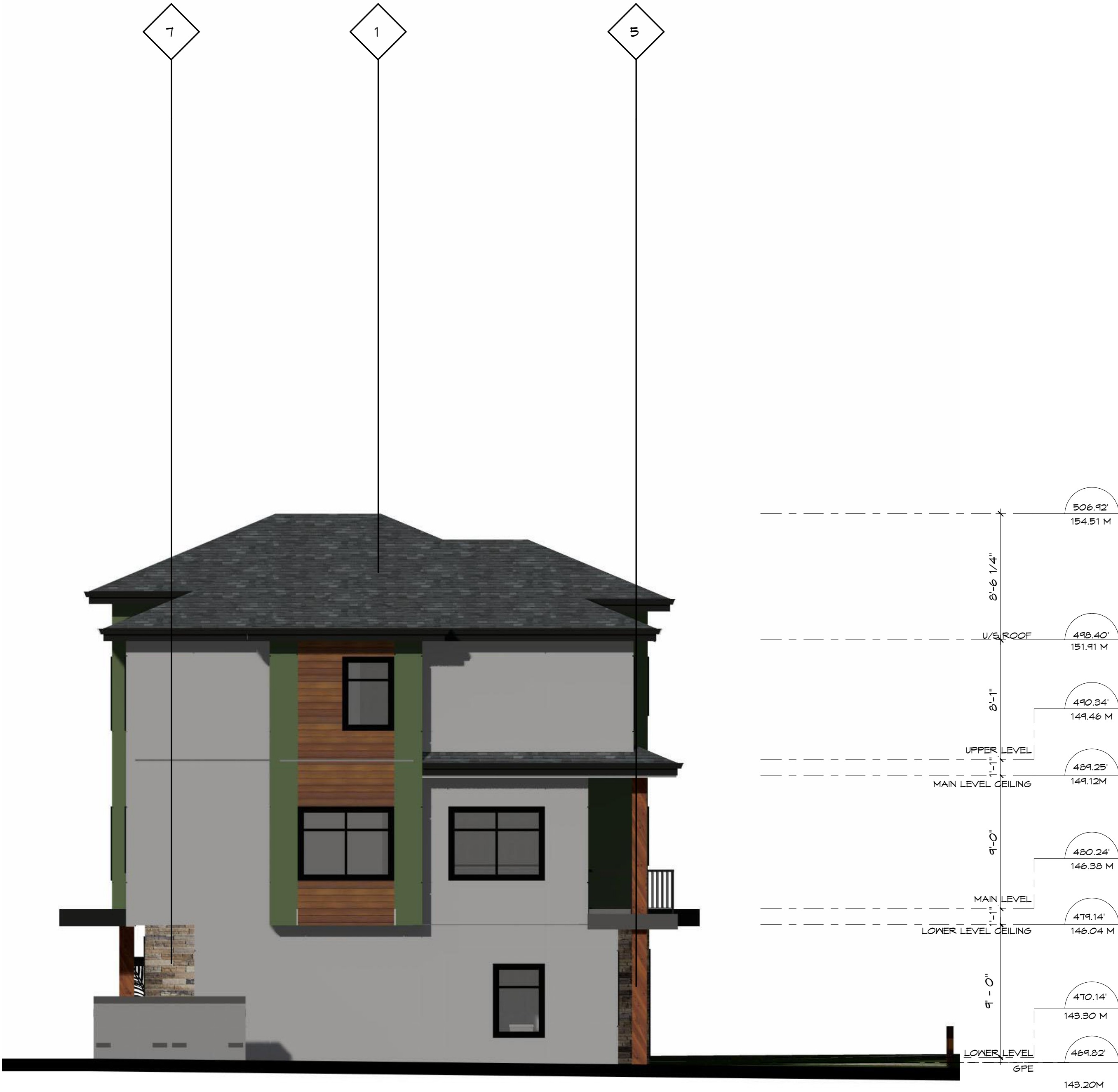
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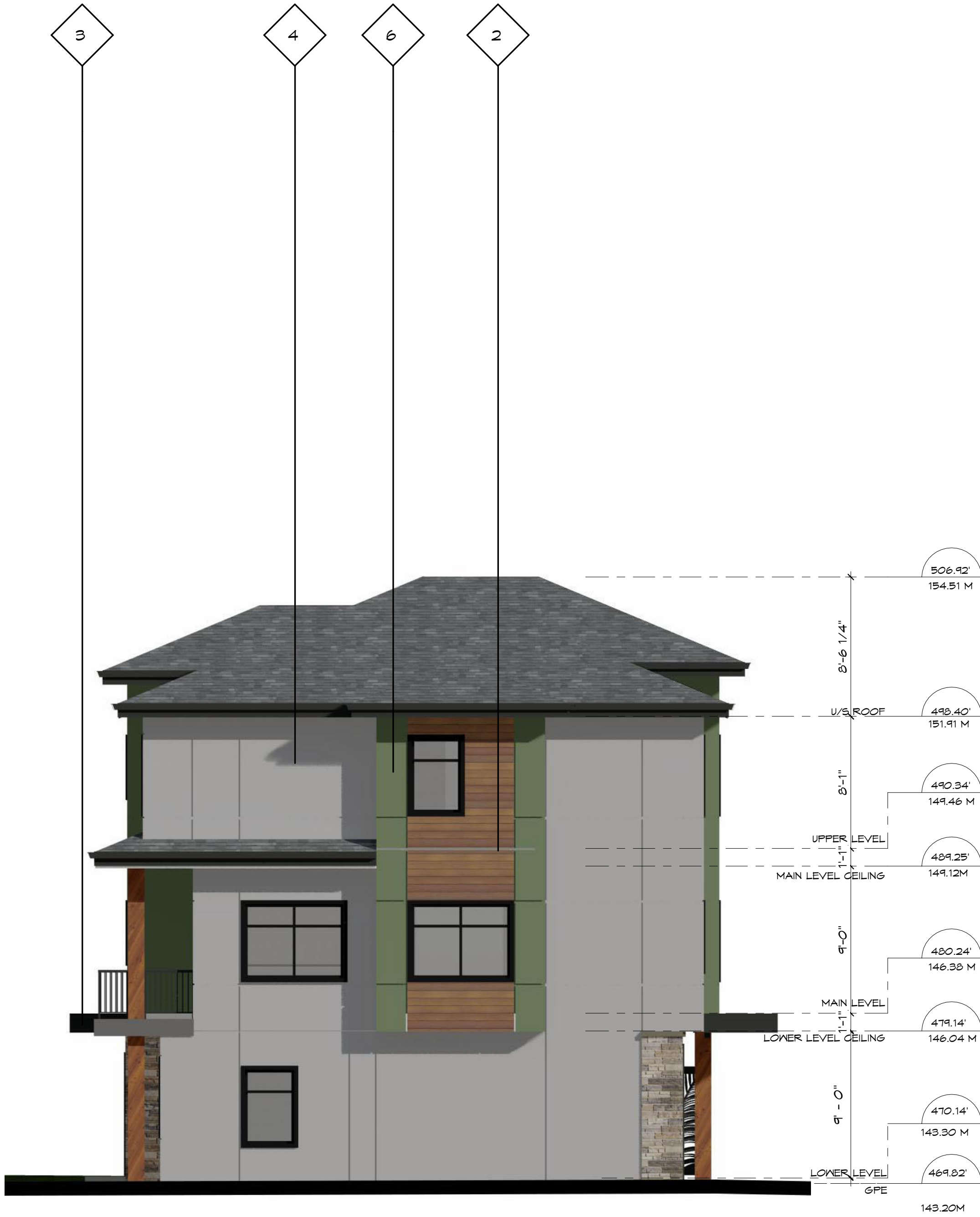
D-A2.02 SCALE: 3/16" = 1'-0'

| <h2 style="text-align: center; margin: 0;">MATERIAL LEGEND</h2> | | | |
|---|--|----|--|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE |
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| 5 | MATERIAL: WOOD DOOR COLOUR STAIN: BUSH CHERRY | 10 | |

BUILDING D



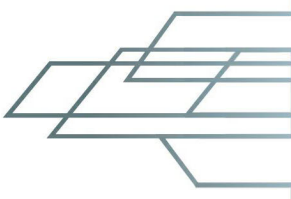
3 WEST ELEVATION (LEFT VIEW)
D-A2.03 SCALE: 3/16" = 1'-0"



4 EAST ELEVATION (RIGHT VIEW)
D-A2.03 SCALE: 3/16" = 1'-0"

| MATERIAL LEGEND | | | |
|-----------------|--|----|--|
| 1 | MATERIAL: ASPHALT SHINGLES COLOUR: CHARCOAL GREY | 6 | MATERIAL: CEMENT BOARDS COLOUR: MOUNTAIN SAGE |
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Architectural Seal

PROJECT: PROP. TOWHOUSE DVLP.
32876 TUNBRIDGE AVENUE, MISSION BC

D-A2.03

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| 4 | 24/06/2022 | LB | RE-ISSUE FOR DEVELOPMENT PERMIT |

REVISIONS

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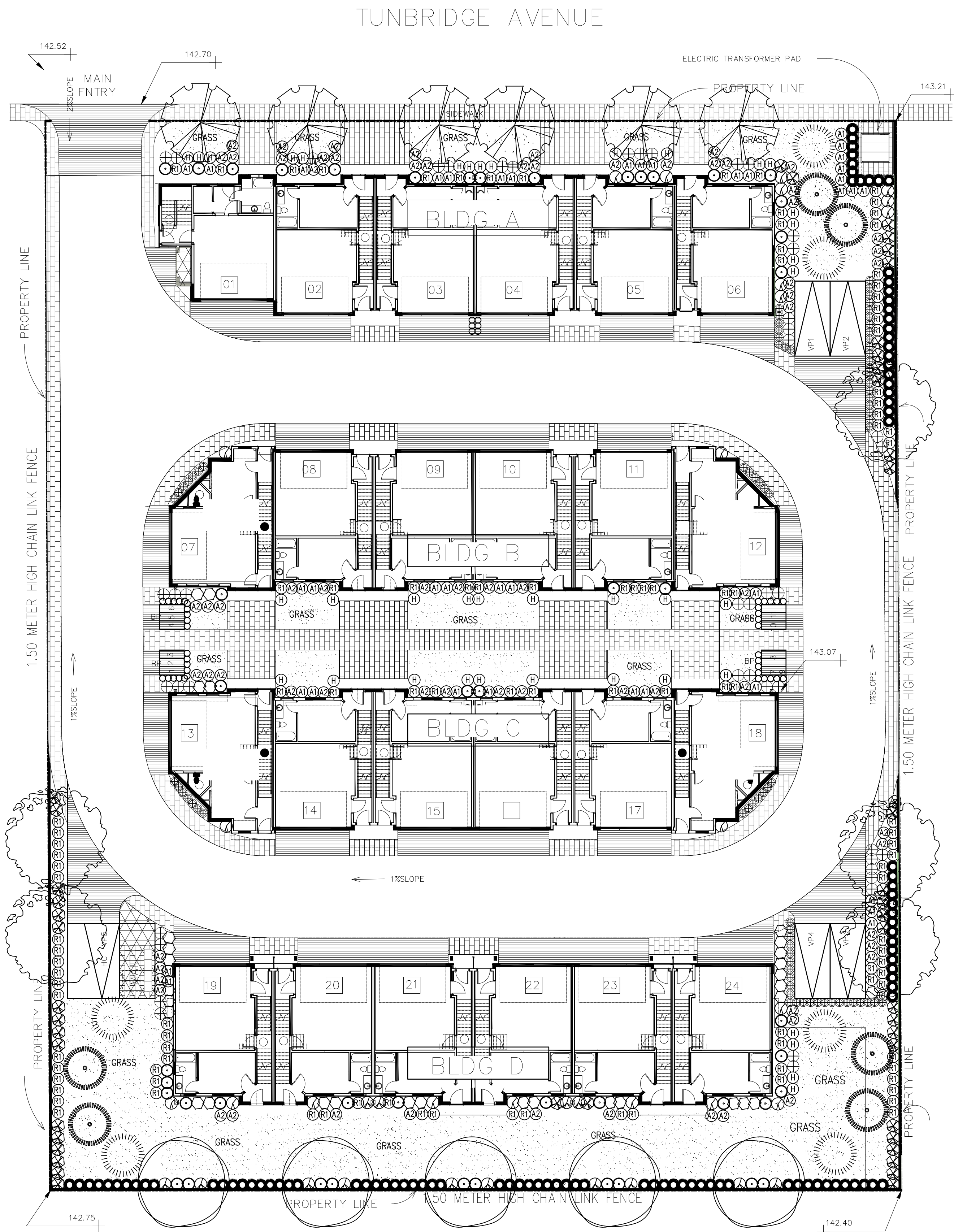
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date: 07/07/21
scale: As Indicated
drawn: LB
checked: DH

project no. 218104
sheet no.



| PLANT LIST | | | | | | |
|---|--|------------------------|------|-------------|-------------|---------|
| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | SPACING | REMARKS |
|  | SYRINGA RETICULATA 'IVORY SILK' | LILAC TREE | 6 | 6 CM. CAL. | AS SHOWN | B. & B. |
|  | CORNUS FLORIDA 'RUBRUM' | RED FLOWERING DOGWOOD | 5 | 6 CM. CAL. | AS SHOWN | B. & B. |
|  | ACER PALMATUM 'BLOODGOOD' | BLOODGOOD JAP. MAPLE | 5 | 3.00 METERS | AS SHOWN | B. & B. |
|  | TSUGA HETEROPHYLLA | WESTERN HEMLOCK | 6 | 3.00 METERS | AS SHOWN | B. & B. |
|  | THUJA PLICATA | WESTERN RED CEDAR | 6 | 3.00 METERS | AS SHOWN | B. & B. |
|  | AZALEA JAPONICA 'HINO CRIMSON' | CRIMSON AZALEA | 48 | #2 POT | 85 CM. O.C. | |
|  | AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS' | NORTHERN LIGHTS AZALEA | 38 | #3 POT | 90 CM. O.C. | |
|  | AZALEA JAPONICA (VARIOUS) | JAPANESE AZALEA | 70 | #3 POT | 90 CM. O.C. | |
|  | ABELIA 'EDWARD GOUCHER' | EDWARD GOUCHER ABELIA | 32 | #3 POT | 90 CM. O.C. | |
|  | BUXUS MACROPHYLLA 'WINTER GEM' | ASIAN BOXWOOD | 63 | #3 POT | 45 CM. O.C. | |
|  | HYDRANGEA MACROPHYLLA 'NIKKO BLUE' | HYDRANGEA | 47 | #3 POT | 90 CM. O.C. | |
|  | SPIRAEA NIPPONICA SNOWMOUND | SNOWMOUND SPIRAEA | 14 | #2 POT | 90 CM. O.C. | |
|  | PIERIS JAPONICA 'FOREST FLAME' | LILY-OF-THE-VALLEY | 46 | #3 POT | 90 CM. O.C. | |
|  | MEDIUM RHODODENDRON (VARIOUS) | RHODODENDRON | 109 | #3 POT | 90 CM. O.C. | |
|  | HOSTA (VARIOUS) | HOSTA | 38 | #3 POT | 90 CM. O.C. | |
|  | SYRINGA VULGARIS 'MICHEL BUCHNER' | LILAC | 22 | #3 POT | 90 CM. O.C. | |
|  | PRUNUS LAUROCEARUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 77 | #3 POT | 70 CM. O.C. | |
|  | THUJA OCCIDENTALIS 'SMARAGO' | EMERALD ARBORVITAE | 103 | 1.50 METERS | 70 CM. O.C. | |

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "OTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD.

- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

| | |
|--------------------|-------------------------|
| LAWN AREAS | 300 mm |
| GROUND COVER AREAS | 450 mm |
| SHRUB AREAS | 450 mm |
| TREE PITS | 300 mm AROUND ROOT BALL |

- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1. APPLICATION PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

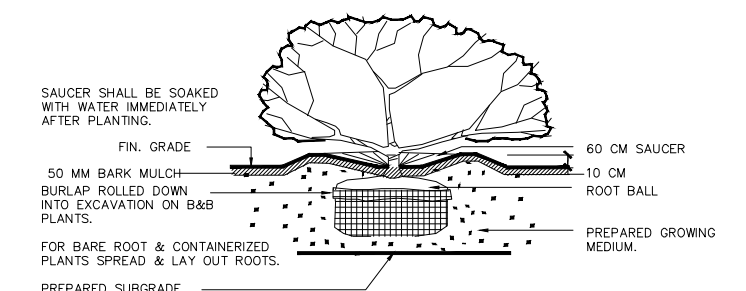
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE NATURALLY FREE FROM DANGEROUS, MOISTURE, MOIST PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBERSTAMP AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

SINGLE DOMINANT LEADER
ROOT: NOT TO BE TRIMMED

2 PRESSURE TREATED ROUND 50-75
MM DIA. WOOD STUDS, SPACED 2-3 M
EACH, PLANTED PARALLEL TO
SIDEWALK OR ROAD.

50 mm WIDE WOVEN NYLON BRACING
ATTACHED TO STUDS WITH SHRUBBING NAILS

50 mm DEEP SAUCER FORMED IN
TOPSOIL, 5 BARK MULCH FOR INITIAL
FIRST YEAR WATERING

SACCHARUM/SHRUBS TO BE
LOOSELY AND PROPERLY TO THE
BOTTOM OF THE PLANTING HOLE
ALL STYLING, TIME ETC. TO BE
REMOVED

ALL WIRE BASKETS SHALL HAVE THE
TOP 1/2 OF THE WIRE REMOVED
PRIOR TO PLANTING

STAKES SHALL NOT PENETRATE ROOT
BALL STAKES TO PENETRATE NATIVE SOIL
BY 300 mm

300 mm MIN. TOPSOIL AROUND
ROOT BALL COMPACTED TO FIRM
STRUCTURE PROTECT DENSITY

150 CM

100 MM BARK MULCH

300 mm MIN. TOPSOIL AROUND
ROOT BALL COMPACTED TO FIRM
STRUCTURE PROTECT DENSITY

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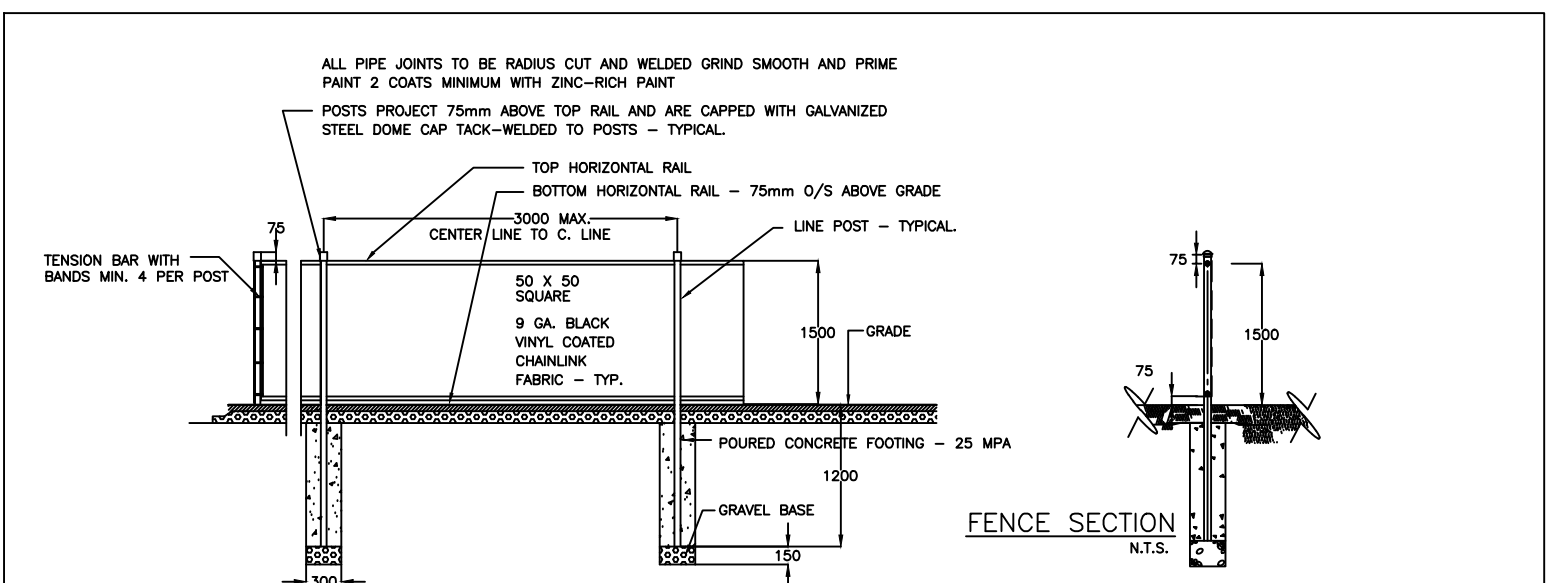
30 CM

30 CM

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30 CM



NOTE: CONSTRUCT TO SPECIFICATIONS SUPPLIED BY TOWNSHIP OF LANGLEY.

CONCRETE FOOTINGS SHALL BE 300mm x O.D. x 1200mm MINIMUM.

WIRE TIES TO BE 3.15mm (9 GAUGE) ALUM. WIRE AT 450MM MIN.

O.D. ON HORIZONTAL RAILS: 300MM MIN ON VERTICAL RAILS

TENSION BARS SHALL BE 16mm x 5mm (3/8" x 3/16") GALV. STEEL

TENSION BANDS TO BE SPACED MAX. 380MM O.C. NOT LESS THAN 4 BANDS PER BAR

SHARP, PROTRUDING AND EXCESS WIRE THE ENDS TO BE TRIMMED OR BENT DOWN SO AS NOT TO POSE A HAZARD

ALL TENSION BARS, CLIPS, FASTENINGS, HOG RINGS, TENSION, WIRE, POST CAPS AND OTHER ACCESSORIES SHALL BE HOT-DIP GALVANIZED

TENSION WIRE, WHERE APPLICABLE, SHALL BE 5mm(8 GAUGE) GALV. STEEL WIRE

SINGLE DIAGONAL BRACE RAILS TO BE INSTALLED EVERY 30 M AND/OR AT EVERY CHANGE IN DIRECTION

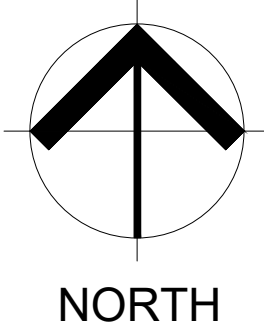
MESH FABRIC TO BE KNUCKLED AT THE SALVAGE EDGE

FENCE PANELS TO BE CHECKED REGULARLY FOR REPAIR/REPLACEMENT OF DAMAGED MESH, POSTS, RAILS, MISSING FASTENINGS, RINGS, WIRE TIES, CLIPS, TENSION BARS, AND CAPS. POSTS, RAILS AND WELDED JOINTS TO BE CHECKED REGULARLY. PRIMED AND RECOATED WITH ZINC-RICH PAINT EVERY 2 YEARS TO COUNTER RUST.

WHERE THERE IS LANDSCAPE PLANTING ON BOTH SIDES OF THE CHAIN LINK FENCE THE ASPHALT MOWING STRIP IS NOT REQUIRED.

| PIPE SCHEDULE - 1.5 M FENCING | | | | | | |
|-------------------------------|---------------|---------------|---------------|---------------------|-------------|------------|
| TYPE | NOMINAL | Ø O.D. | Ø I.D. | WALL THICKNESS | DESIGNATION | FINISH |
| HORIZONTAL AND BRACE RAILS | 32MM (1.25") | 42MM (1.65") | 35MM (1.38") | 3.5MM (0.140") MIN. | SCHEDULE 40 | GALVANIZED |
| LINE POSTS | 30MM (2.375") | 60MM (2.375") | 52MM (2.08") | 4.0MM (0.157") MIN. | SCHEDULE 40 | GALVANIZED |
| TERMINAL AND CORNER POSTS | 75MM (3.00") | 89MM (3.5") | 78MM (3.071") | 5.5MM (0.216") MIN. | SCHEDULE 40 | GALVANIZED |

1.5m CHAIN LINK FENCE



| | | |
|-----------|-------------------|-----|
| jun/22 | revised site plan | 3 |
| feb/22 | revised site plan | 2 |
| dec/21 | revised site plan | 1 |
| DATE | REMARKS | NO. |
| REVISIONS | | |

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CLIENT

MR. DARREN HALL
D & D DESIGN
UNIT B
32876 WILDWOOD DRIVE
ABBOTSFORD, B.C.
V2S 1S2
604-854-8175

TITLE

PLAN VIEW

LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
32876 TUNBRIDGE AVENUE
ABBOTSFORD, B.C.

| | | | |
|--------|----------|------|--------|
| SCALE | 1:150 | DATE | JUL/21 |
| DRAFT | CHK'D | | |
| ENG. | CHK'D | | |
| APPR'D | AS BUILT | | |

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| PRINTED | JOB No. |
| | DRAWING No. |
| | L-1 |