

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:	March 3, 2025
Subject Properties:	33067, 33085 Cherry Avenue 8443 Nottman Street
Planning File:	R22-024

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

(Project File: P2022-052)

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CITY OF MISSION

BYLAW 6328-2024-5949(175)

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 6328-2024-5949(175)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the following properties and legally described as:
8443 Nottman Street
Parcel Identifier: 016-092-961
Lot "B" Section 28 Township 17 New Westminster District Plan 85644

33067 Cherry Avenue
Parcel Identifier: 016-092-953
Lot A Section 28 Township 17 New Westminster District Plan 85644

33085 Cherry Avenue
Parcel Identifier: 007-857-900
Lot 7 Section 28 Township 17 New Westminster District Plan 26571
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 ___, 2025

READ A SECOND TIME this ___ day of ___, 2025

READ A THIRD TIME this ___ day of ___, 2025

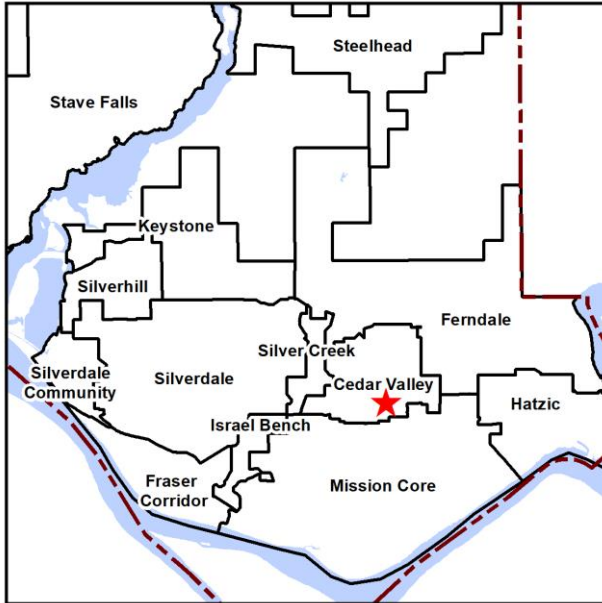
ADOPTED this ___ day of ___, 2025

PAUL HORN
MAYOR

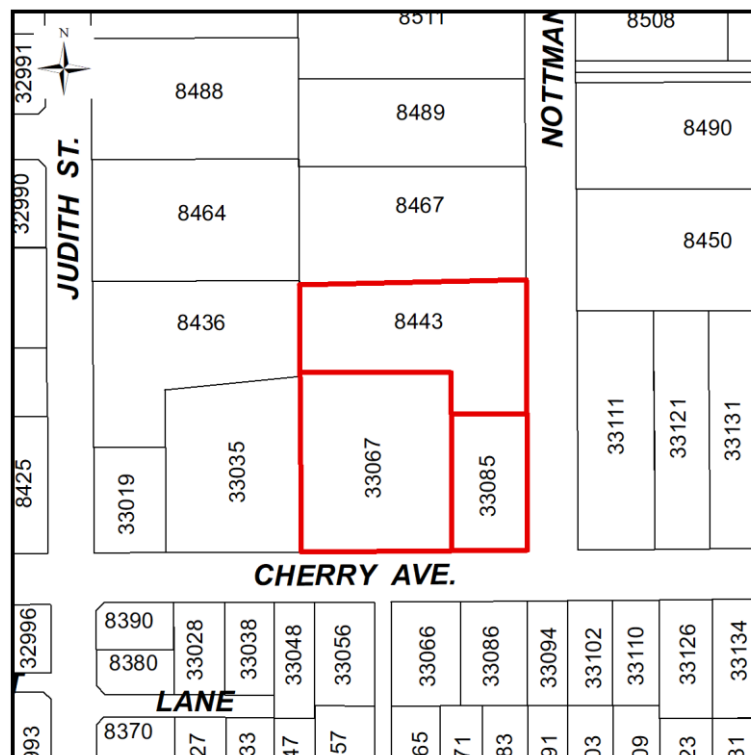
JENNIFER RUSSELL
CORPORATE OFFICER

Project: P2022-052
Application Numbers: R22-024, DP22-059 and DV23-010

Subject: Development Application (R22-024) - 33067 & 33085 Cherry Avenue, 8443 Nottman Street – Introduction Report



DATE: November 18, 2024
BYLAW / PERMIT #: 6328-2024-5949(175)
PROPERTY ADDRESS: **33067 & 33085 Cherry Avenue and 8443 Nottman Street**
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 allow for a 60-unit townhouse project.



Recommendation(s)

This report is provided for information. No action is required.

Notification to the public will begin following the November 18, 2024 Council meeting and following notification this application will be forwarded to Council for consideration.

Rationale of Recommendation(s)

Official Community Plan Compliance

The application to rezone the development site to allow 60 townhouse units is consistent with the property's Attached Multi-unit Residential designation. The Attached Multi-unit Residential designation allows for a variety of multi-family housing forms, including townhouses.

The development proposal is consistent with OCP policy 8.1.3.4 which states that the attached multi-unit development should be located near neighbourhood centres, schools, and parks. The location of the proposed townhouses is in close proximity to the local school and park.

Purpose

To accommodate the proposed construction of 60 townhouse units subject to rezoning and the approval of variances. The site plan is shown in **Attachment A**.

Site Characteristics and Context

Applicant

- Darren Hall, Trio Architecture Inc.

Property Size

- The size of the site is 9,638 sq m and involves three occupied properties. After road dedication along Cherry Avenue and Nottman Street, 9,136 sq m will remain developable.
- All existing buildings will be removed.
- The grounds are marked by a high point within the Cherry / Nottman city block. The site's elevations vary 5 m across the property. The lands slope down to the northeast and southeast.

Neighbourhood Character

- This suburban area is redeveloping to urban uses with active development applications to the north, east, and west.
- The Cedar Valley Local Area Plan designates the site as Attached Multi-unit Residential. The surrounding land designations are:
 - north - Urban Residential;
 - south - Urban Residential;
 - west - Attached Multi-unit Residential; and
 - east - Attached Multi-unit Residential with a townhouse development under construction.

Environmental Protection

- The land is located within the City's Multi-Unit Residential Development Permit Area and the Cedar

Valley Neighbourhood. There are no major environmental issues identified on the land.

- The development proposes to utilize door-to-door curbside waste collection.

Parks and Trails

- There is a proposed local neighbourhood park to the northeast on Nottman Street.

Servicing

- The development of this site will require servicing as outlined in the Engineering Department "Referrals".

Development Permit DP22-059 – Multi Unit Residential

Development Permit DP22-059 is shown in **Attachment B**. The proposed development is consistent with the following design guidelines:

Development Permit Guidelines

Guidelines	Meets Guidelines	Does Not Meet Guidelines
Design the site layout and building locations to: <ul style="list-style-type: none"> • reduce overlooking and shadowing of outdoor use areas and adjacent buildings; • encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles; • work with the existing topography, minimizing the need for cut and fill or tall retaining walls, and providing a complement to the natural landscape; 	X	
Locate amenity spaces within the site, such as courtyards, gathering spaces, play areas, community gardens, and dog off-leash areas, in areas with high visibility and optimal access to all residents. This means the amenity space should be located: <ul style="list-style-type: none"> • adjacent to the primary entrance, or in a central location, of the development site when a development consists of townhouses, rowhouses, or other ground-oriented development; • in close proximity to the primary entrance of a multi-storey residential only development; and • in close proximity to the primary entrance, or on the second storey, of a multi-storey mixed-use (commercial/residential) development. 	X	
Orient building frontages and main entrances to the dominant street frontage, with well-defined entries and with walkways and bicycle access to the street, including the following: <ul style="list-style-type: none"> • townhouse residential units have their "front door" (i.e., principal public entry) facing the public street where possible, or otherwise to the internal road; and • apartments face their main lobby and entrance to the public street where possible, or otherwise to the internal road. Where multi-unit developments do not directly face the street, consider interesting facades facing the street, clear pedestrian access to the street, and individual unit gates and entrances on the street.	X	
Consider appropriate safety and natural surveillance measures (such as substantial lighting, visual access, and sight lines) per CPTED principles.	X	
Design residential units facing streets so that primary living areas have a clear view of the street.	X	
Design buildings with architectural interest, using design features such as varying rooflines, extensive glazing, well defined entrances, business specific signage, and high-quality exterior elements.	X	

Development Permit Guidelines

Design with parking garages or carports facing away from the street as much as possible.	X	
Design buildings with varied facades and articulated rooflines, or design in a contemporary style that offers visual interest, to discourage large bland buildings that do not reflect the character or scale of Mission.	x	
Screen rooftop mechanical equipment from views in a manner that is consistent with the architectural design of the building.	X	
Design facades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.	X	
A clear, direct, and attractive pathway system, preferably with landscape treatment, is encouraged to connect the buildings with parking lots and sidewalks along fronting streets.	x	
Blend parking areas into the landscape, rather than having them dominate it, by distributing parking areas and separating them with landscaping, especially between parking areas of adjacent dwelling units.	X	
Townhouse developments are to provide an enclosed parking space for each dwelling unit, with access to additional shared spaces.	X	
Parking areas should be visually separated from streetscape views with landscape areas.	X	
Views into the development to maintain site safety should be integrated into the landscape plan.	X	
Roads internal to the site should be laid out in a circulation manner.	X	
Pedestrian links should be provided into the site, and throughout the site. This includes internal and external sidewalks/paths, curb let-downs, and accessibility for persons in mobility devices (wheelchairs and scooters).	X	
Driveways to individual units should be useable. This means the driveway length should be less than 1m or greater than 6 m.	X	
End units should be designed with additional architectural detail.	X	

Retaining Walls

The site's topography is irregular. Elevations vary by approximately 5 m over the relatively small site. The applicant proposes to utilize retaining walls, each up to 1.2 m in height, to create elevated terraces and limit depressions. On the west side, the proposed design utilizes up to three staggered terraces to address the elevation differences along the western property line. The fill will result in the ground floor of Building #4 being underground on the western face, but the eastern face will be exposed. This is consistent with the other buildings in the development being three storeys. (See drawing A 3.7 in **Attachment B**). On the north property line, a 1.2 m retaining wall is utilized to accommodate the difference in grade between the development and the neighbouring property. Finally, a retaining wall stabilizes a cut immediately adjacent parking stall #7 in the southwest corner.

While the development of the site has been designed to meet the several aesthetic aspects of the form and character guidelines, the applicant seeks to alter the yard setbacks, maximum building height and parking provision of the zoning bylaw. The developer has provided a rationale letter shown in **Attachment D**. The location of the variances is identified in **Attachment E**. The requested design variances are incorporated into the Development Permit and are identified on Tables 1, 2 and 3 below.

Table 1: Building Setback Variances

Section 704 MT1 Zone D 1. – Setbacks				
			Required	Proposed
1.	Exterior side yard (east lot line)	Buildings 12 and 13 (fronting Nottman St)	7.5 m (24.6 ft.)	4.0 m (13.1 ft.)
2.	Rear (north lot line)	Building 3	7.5 m (24.6 ft.)	5.2 m (17.1 ft.)
3.	Rear (north lot line)	Buildings 1 and 2	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
4.	Interior side yard (west lot line)	Buildings 3, 4, 5, and 6	7.5 m (24.6 ft.)	6.3 m (20.7 ft.)

Staff support the east side yard relaxation along Nottman Street for building #12 and 13 because the proposal is to incorporate the parking garages for these dwelling units at the rear. Therefore, Nottman Street functions like a front yard rather than a side yard. The Zoning Bylaw permits reductions in the front yard setback if the garage is located at the back of the townhouse unit. The proposed design replicates this provision.

The other yard setback variances for buildings #1 to 6 are not rooted in preferred design principles such as the favourable relaxation in the side yard along Nottman Street. Nor has it been demonstrated that a case of hardship arises from compliance with the bylaw's yard setback standards. Reducing the other yard setbacks increases the project's density. The project achieves a density of 0.92 out of the allowable 1.0 floor space ratio.

The proposed yard setback variances have greater impacts on the flanking northern and western properties. However, only the western property owners attended the public engagement meeting. While they expressed concerns on the retaining walls (which comply with the bylaw), they did not express concerns on side yard setback relaxations.

Table 2: Building Height Variances

Section 704 MT1 Zone G 1. – Building Height				
			Required	Proposed
1.	Building 13 (on Nottman Street)	Principle building	12 m (39.4 ft.)	12.4 m (40.7 ft.)

Staff support the building height variance for building #13 because it results from site grading and is only a 0.3 m difference affecting only one building. The building fronts Nottman Street and the visual impact will hardly be noticed.

Table 3: Parking Stall Location and Dimensions

Section 109 Off-Street Motor Vehicle Parking Regulations (Townhouse) MT1			
Category		Required	Proposed
1.	Visitor parking permitted in a side yard.	0 stalls	2 stalls in the west side yard.
2.	Visitor parking stall width adjacent a wall.	3.0 m	1 stall between Buildings 1 & 2 at 2.6 m 1 stall between Buildings 3 & 4 at 2.6 m 1 stall between Buildings 4 & 5 at 2.6 m

Neither the provision of parking in the side yards nor the width of visitor parking stalls #1, 4, and 6 are bylaw compliant. The parking stalls adjacent to buildings or retaining walls need to be widened to 3.0 m to comply with the bylaw and improve functionality. Staff believe that with minor adjustments to the site plan these stalls can be widened to be bylaw compliant and do not support this variance request.

Variances on development design are part of a conditional approval process. Some contribute to achieving the form and character guidelines. Some are rationalized based on hardship imposed by bylaw compliance. Others trade-off the community's land use parameters for economic benefit. Like rezonings, measures to mitigate deviations from the bylaw's parameters may be offered by the developer or requested by Council on the part of the community. Yard variances are commonly mitigated through improved landscaping. However, a reduction in the amenity of private rear yards may also be offset by a contribution to improve the amenity space in the local neighbourhood park such as the one on Nottman Street. While relaxations to the yard setbacks reduces the private amenity space of this development, the proposal still meets the bylaw's minimum allocation for private yard space. Council has the discretion on whether the zone should be approved, denied, or approved with conditions that are set to mitigate the impact of the variances.

If the requested variances are not approved, the design will need to change, and the density is expected to be less.

Referrals

Engineering Department:	Refer to Attachment F .
Building Division:	The retaining walls are to be designed to have drains behind them that will be drained to the storm systems. The retaining walls need to be engineered properly and should not be plain faced.
Bylaw Enforcement Division:	Parking in projects of this nature are often sources for parking complaints.
Environmental Services:	Refer to Attachment G .
Mission Fire Rescue Service:	The project should conform to all municipal and BC Building Code requirements. The municipal water distribution system should provide adequate water volume and pressure to satisfactorily support sprinkler and firefighting activities
School District:	The School District advises that the development is expected to generate between 15–30 students, of which 8–20 would be elementary students. Albert McMahon Elementary is at capacity, expansion plans will need to be accelerated. The School District hopes the City will continue to upgrade the walk route along Cherry Avenue to provide a safe walking route for students to Albert McMahon.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$7,200 per unit in accordance with Policy LAN.42(C).

Tree Management

The arborist recommends removal of all 87 trees and 3 hedges on the site. The trees within the road

dedication area are also slated for removal to facilitate construction of road improvements.

Conditions/Rationale of Development Variance Permit (DV23-010)

The developer requests a variance to the bylaw provisions regarding tandem parking. This parking variance is outside of aesthetic values regarding form and character and is itemized in **Attachment C**. It seeks to alter the composition of tandem parking, and the maximum allowable number of tandem parking spaces as noted below in *Table 4*.

Table 4: Tandem Parking

Section 109 Off-street Motor Vehicle Parking Regulations (Townhouse) MT1			
Category		Required	Proposed
4.	Composition of Tandem Parking	A maximum of 25% of all Dwelling Units in a Townhouse development may have Parking (Tandem) and a maximum of 50% of all Dwelling Units in a Townhouse building may have Parking (Tandem) .	36 out of 60 dwelling units have tandem parking (60%) overall. Buildings 3 to 5, 7 to 10, and 12 & 13 have 100% tandem parking.

Staff support the variance on tandem parking because the application was in-stream prior to Council passing a bylaw altering the provisions on tandem parking.

Housing Needs Projections

If this proposed development is approved, it will add 60 strata titled dwelling units to the City's housing stock. Lesser housing units will be added if the requested yard and parking variances are denied.

Transit

The proposed development is along bus route #33: Cedar Valley which runs along Cherry Avenue between Fennell and Cade Barr streets. The bus route connects to the downtown and to Mission City Station.

Financial Implications

There are no financial implications associated with this report.

Communication

A Public Information Meeting regarding the development application was held on October 15 at the Mission Leisure Centre. Three people representing the western property attended the meeting. They enquired about the retaining walls and were advised that the proposed walls are compliant with the bylaw.

Attachments

Attachment A: Site Plan

Attachment B: Development Permit with Design Drawings DP22-059

Attachment C: Development Variance Permit DV23-010

Attachment D: Developer's Rationale Letter for Variances
Attachment E: Location of Requested Variances
Attachment F: Engineering Department Comments
Attachment G: Environmental Services Comments

Sign-Offs

A handwritten signature in black ink that reads "Marcy Bond". The script is cursive and fluid.

Marcy Bond, A/Manager of Planning

GS / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer



Legend

- Property Parcels
 Railway Track

Notes



101.6	0	Distance / 2	101.6 Meters
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NAD 1983 UTM Zone 10N

The City of Mission assumes no liability for the use of this printed map or underlying data by any person, and makes no representations or promises regarding the completeness or accuracy of the data or its fitness for a particular purpose.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment B

CITY OF MISSION DEVELOPMENT PERMIT DP22-059

Issued to:

Baldev Arora and Castle View Homes Ltd.
6715 122A Street 6715 122A Street
Surrey, BC V3W 0L9 Surrey, BC V3W 0L9

(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

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: **8443 Nottman Street**
Parcel Identifier: 016-092-961
Legal Description: Lot "B" Section 28 Township 17 New Westminster District Plan 85644

Address: **33067 Cherry Avenue**
Parcel Identifier: 016-092-953
Legal Description: Lot A Section 28 Township 17 New Westminster District Plan 85644

Address: **33085 Cherry Avenue**
Parcel Identifier: 007-857-900
Legal Description: Lot 7 Section 28 Township 17 New Westminster District Plan 26571

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 Zone One (MT1) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.

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

Table 1: Building Setback Variances

Section 704 MT1 Zone D 1. – Setbacks				
			Required	Proposed
1.	Exterior side yard (East lot line)	Buildings 12 and 13 (fronting Nottman St)	7.5 m (24.6 ft.)	4.0 m (13.1 ft.)
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3.	Rear (north lot line)	Buildings 1 & 2	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)

Section 704 MT1 Zone D 1. – Setbacks				
4.	Interior side yard (West lot line)	Buildings 3, 4, 5, & 6	7.5 m (24.6 ft.)	6.3 m (20.7 ft.)

Table 2 Building Height

Section 704 MT1 Zone G 1. – Building Height				
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1.	Visitor parking permitted in a side yard.	0 stalls	2 stalls in the west side yard.
2.	Visitor parking stall width adjacent a wall.	3.0 m	1 stall between Buildings 1 & 2 at 2.6 m. 1 stall between Buildings 3 & 4 at 2.6 m. 1 stall between Buildings 4 & 5 at 2.6 m.

As shown on Schedule A attached, the building design, siting and landscaping plans to be as shown on Drawings Numbered: A-0.0 to A-0.3, A 1.1 to A-1.7, and A-3.1 to A-3.26 dated June 2024 inclusive, and landscape drawing L-1, L-1A, and L-1B 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-0.0 to A-0.3, A 1.1 to A-1.7, and A-3.1 to A-3.26 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 L1, L-1A and L-1B 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 \$ 200,704.00 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 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



PROPOSED TOWNHOUSE DEVELOPMENT 33067, 33085 CHERRY AVENUE & 8443 NOTTMAN STREET MISSION, B.C.

2024-01-10 10:00 AM

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PROPOSED TOWNHOUSE		1/4" = 1'-0"	
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6843 NOTTAMST. MISSION, B.C.			
DRAWING INDEX			
A-0.0			

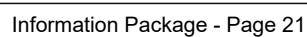


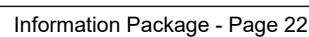


PROPOSED TOWNHOUSE 30087, 30095 CHERRY AVE. & 8443 NOTTMAN ST MISSION, B.C. ARCHI. 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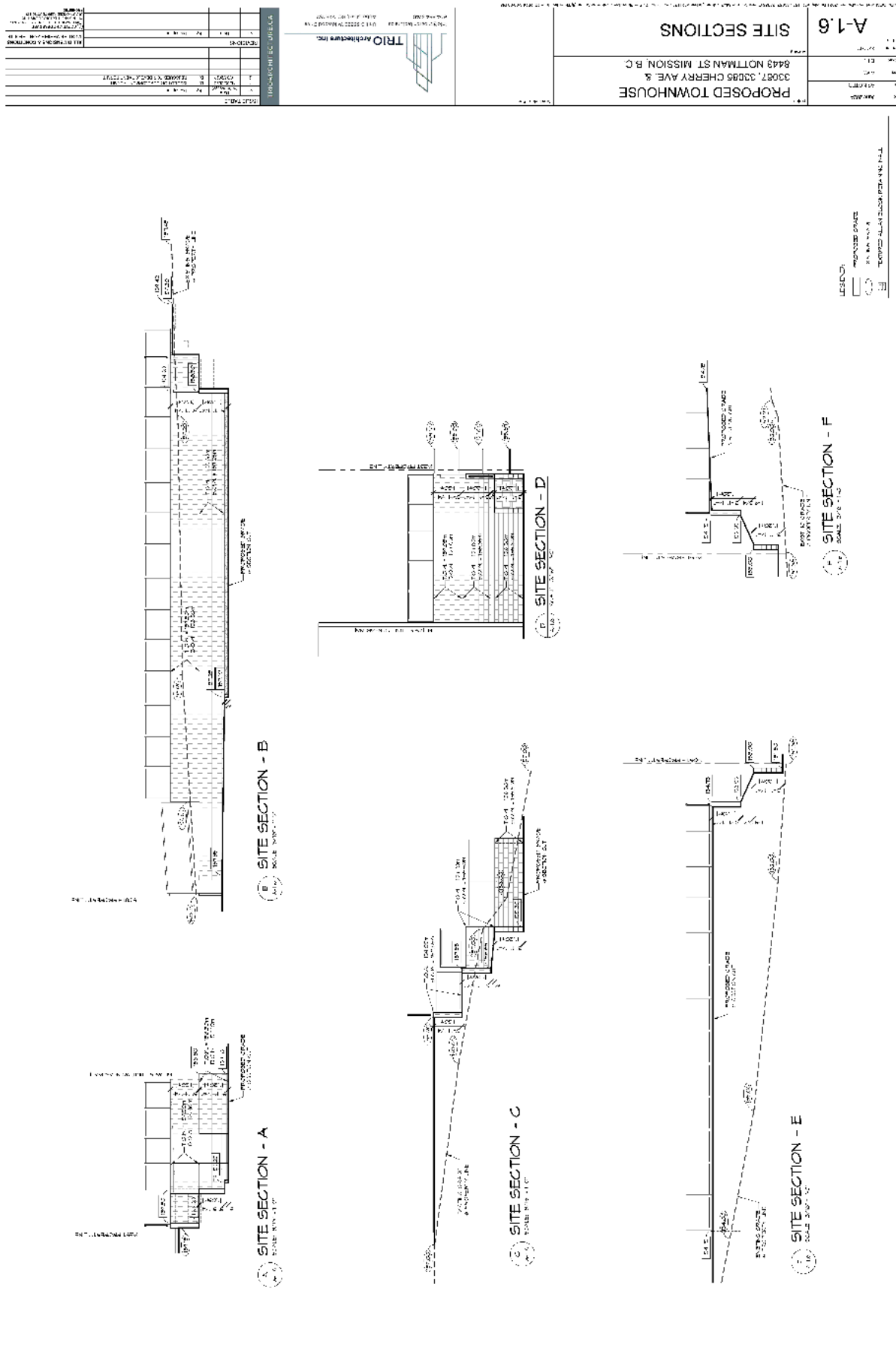
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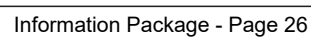




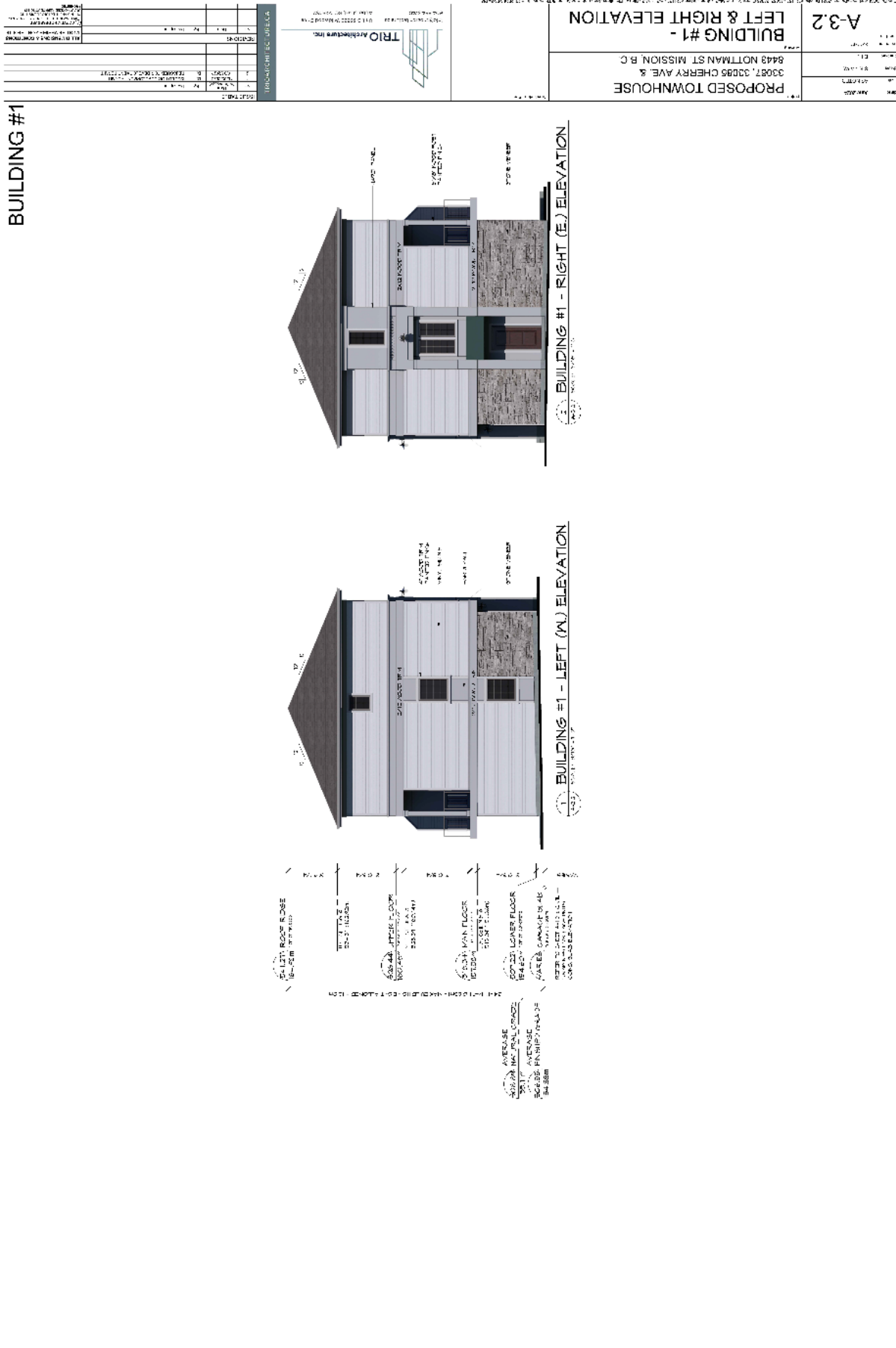






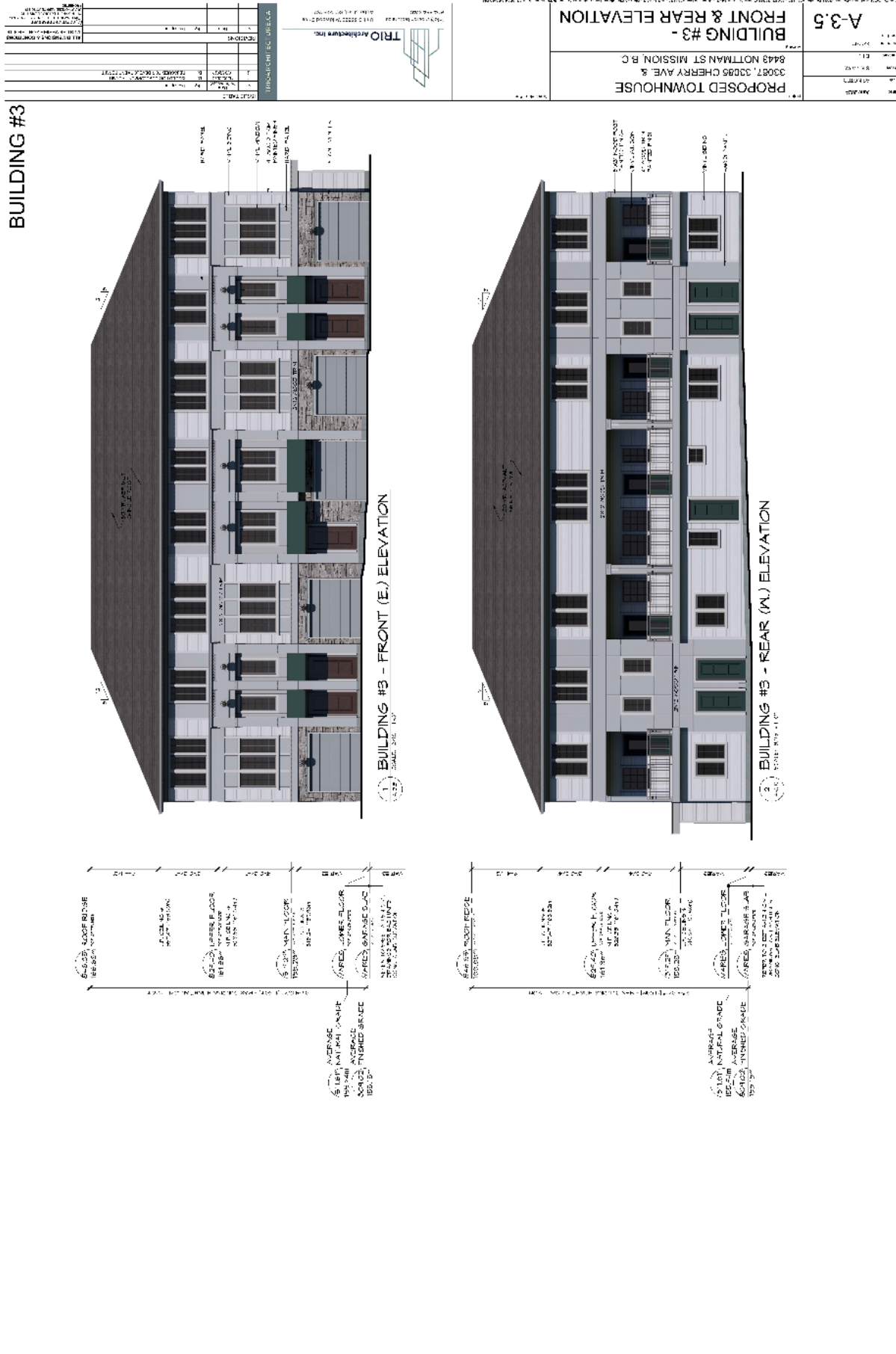


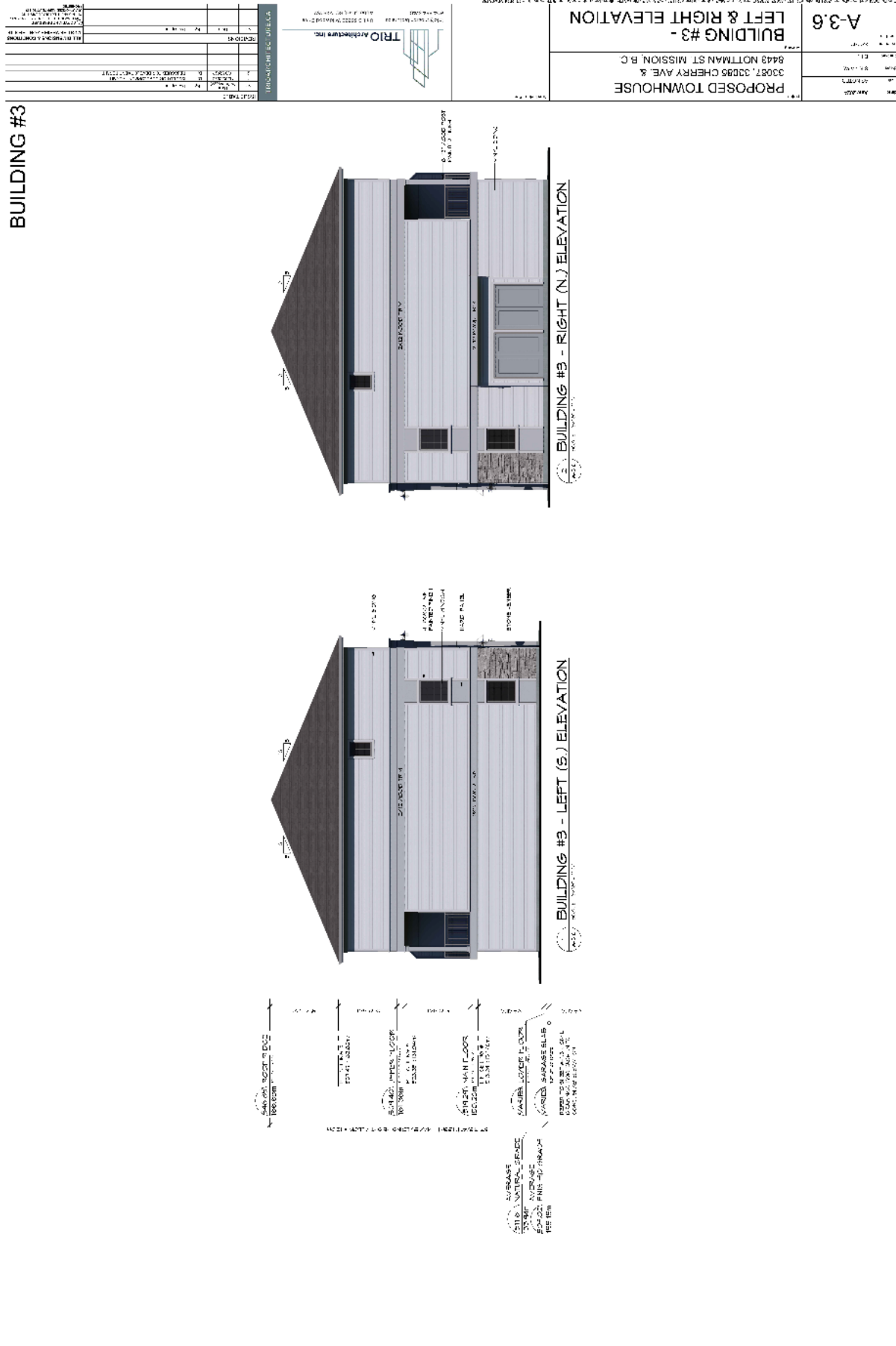
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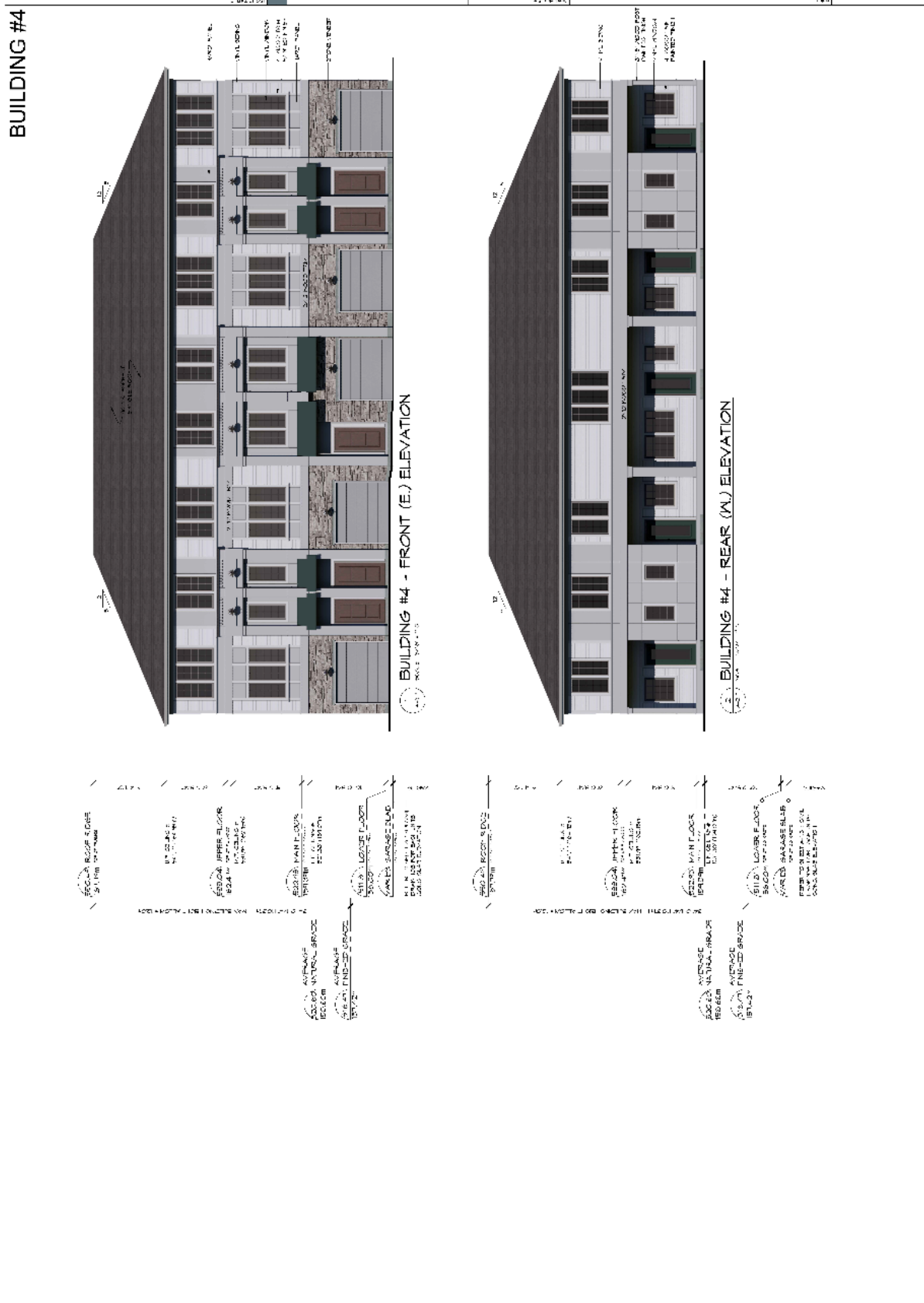




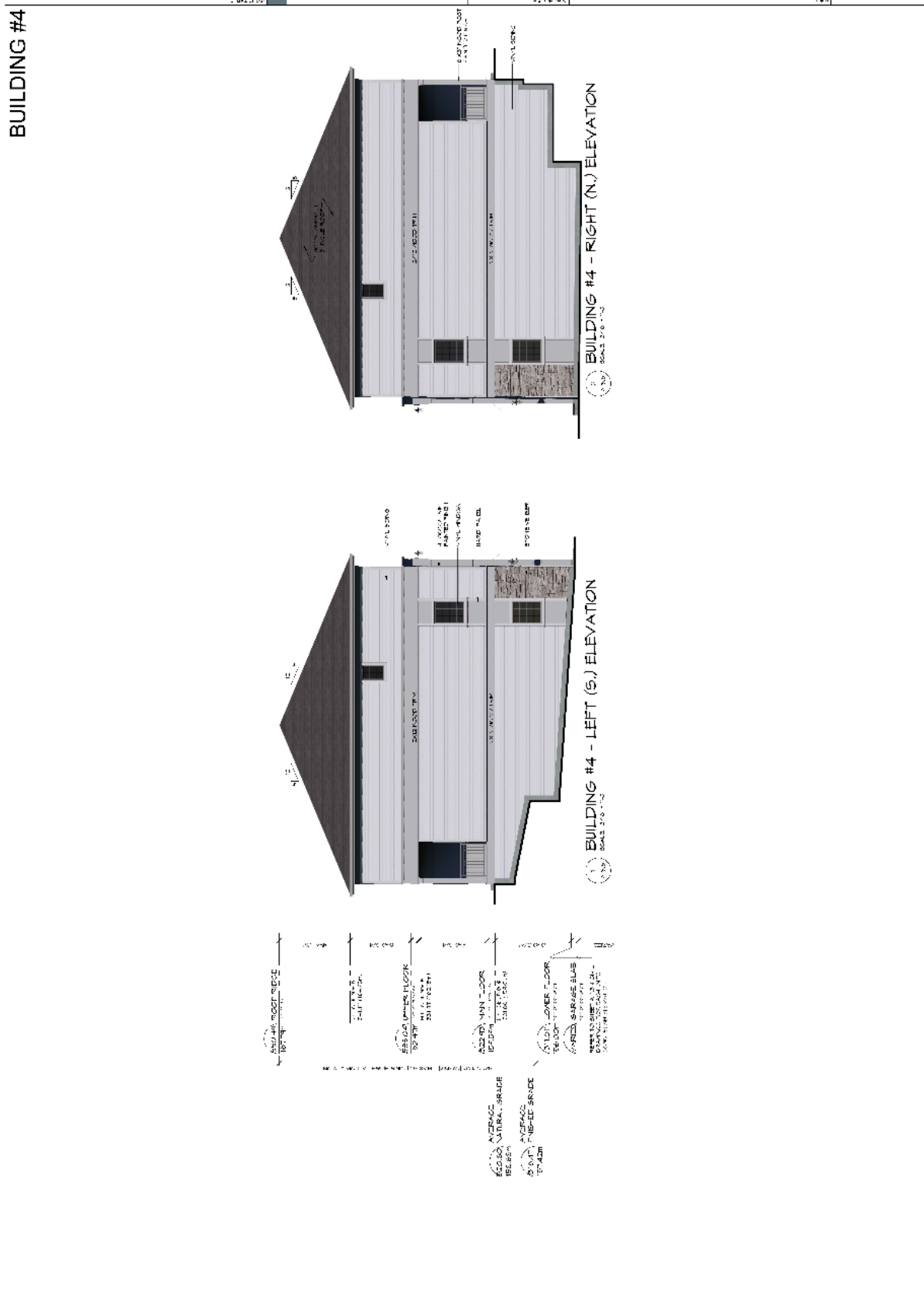




<p>PROPOSED TOWNHOUSE 33087, 33088 CHERRY AVE. & 8448 NOTTAM ST MISSION, B.C.</p> <p>BUILDING #4 - FRONT & REAR ELEVATION</p>	<p>A-3.7</p>
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<p>PROPOSED TOWNHOUSE 3087, 3089 CHERRY AVE. & 8408 NOTTAM ST MISSION, B.C.</p>	<p>BUILDING #4 - LEFT & RIGHT ELEVATION</p>	<p>A-3.8</p>
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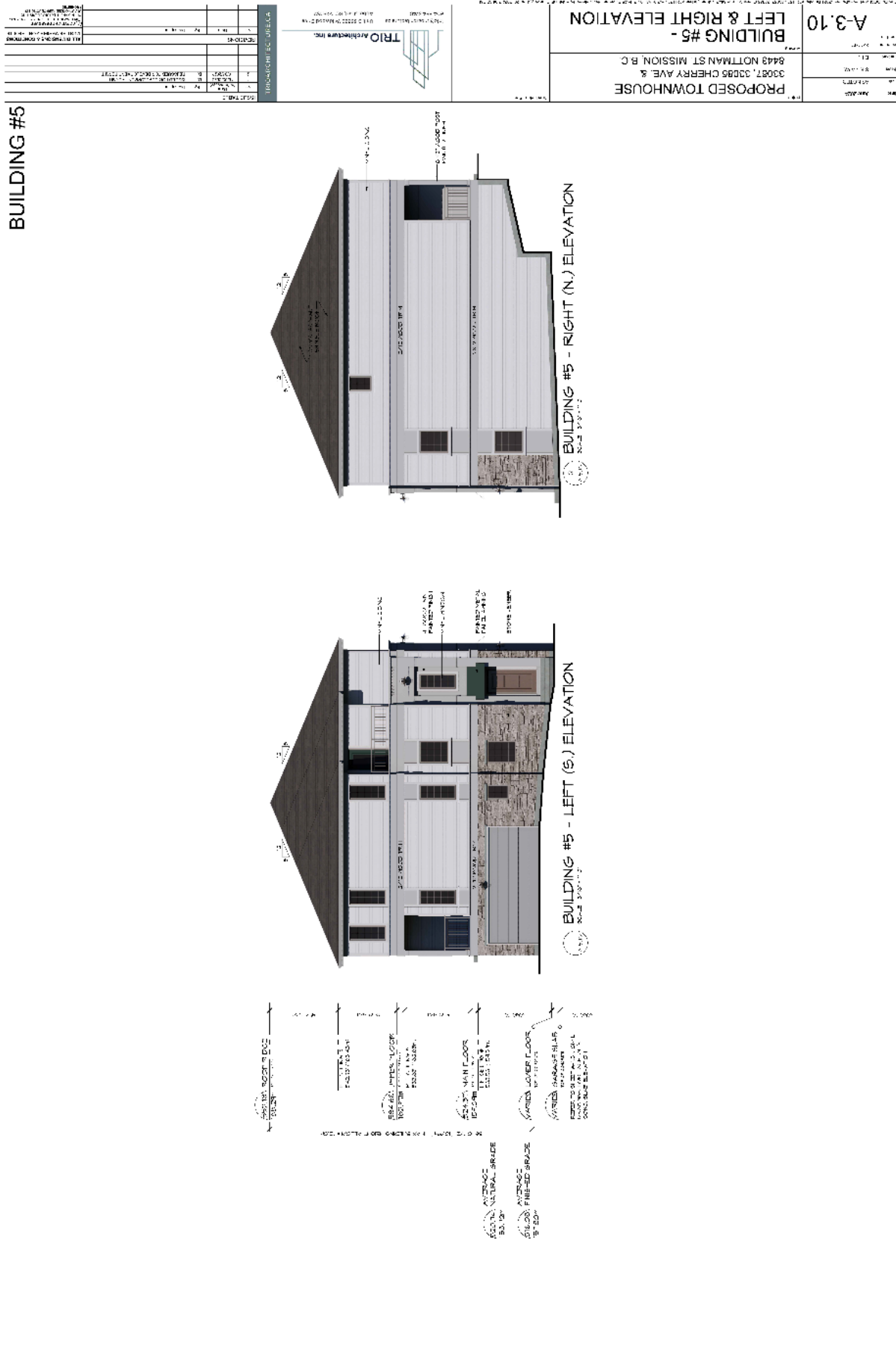


BUILDING #5 - FRONT (E.) ELEVATION

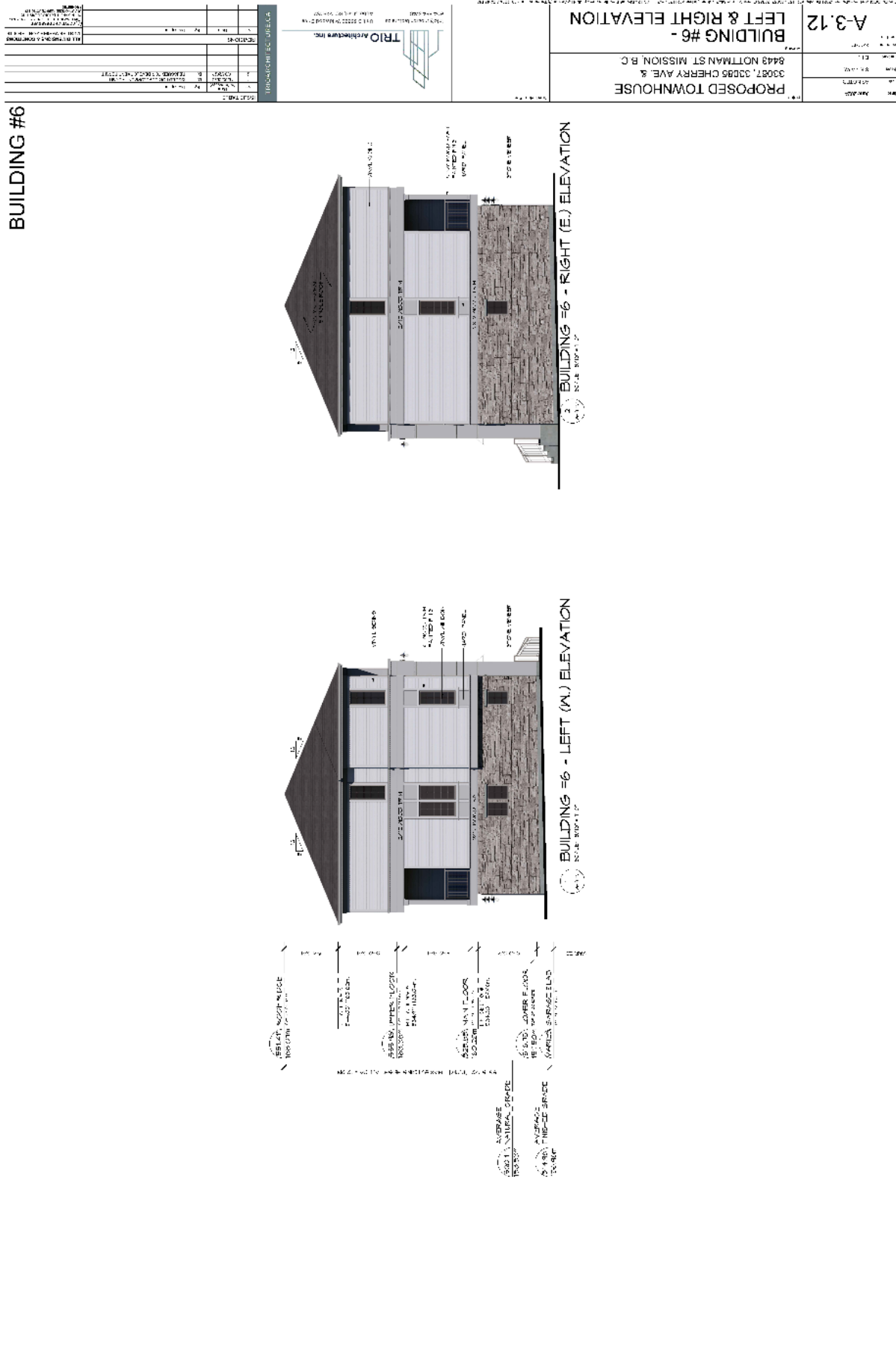
BUILDING #5 - REAR (W.) ELEVATION

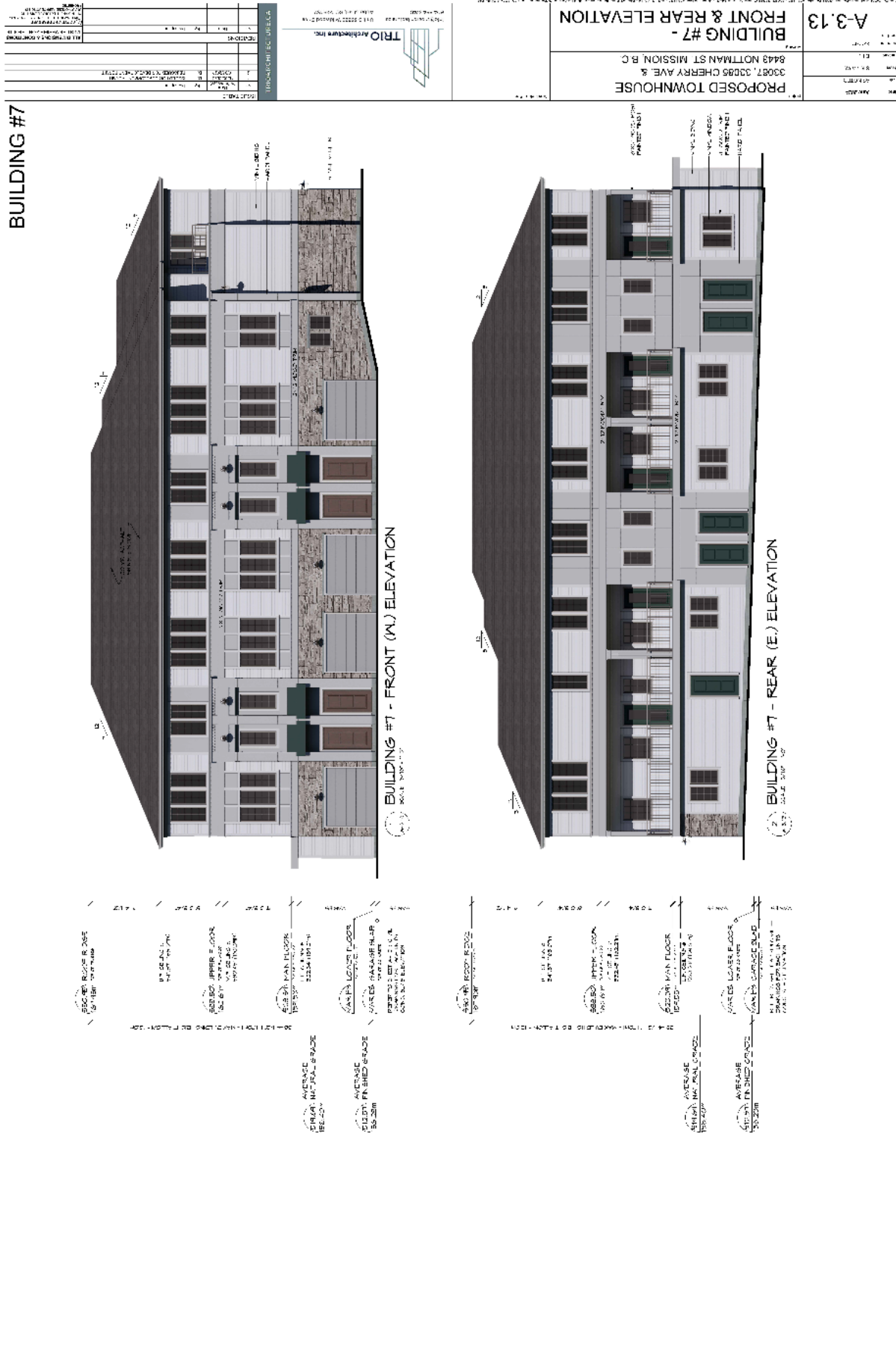
SECTION VIEWS:

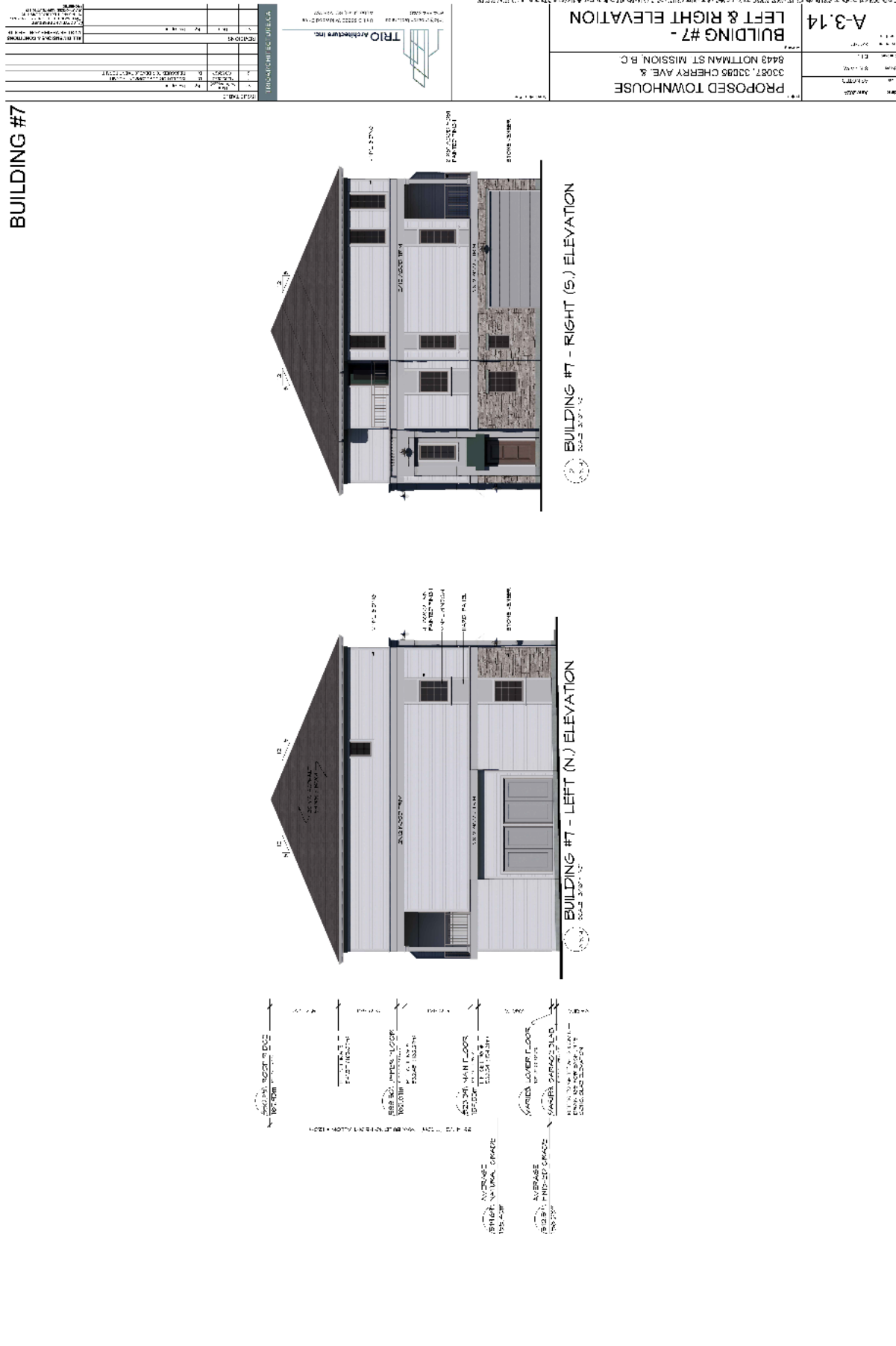
- SECTION 1-1:** Shows the main floor, upper floor, and garage level. The main floor includes a living area, dining area, kitchen, and bathroom. The upper floor includes a bedroom and a bathroom. The garage level includes a garage and a storage area.
- SECTION 2-2:** Shows the main floor, upper floor, and garage level. The main floor includes a living area, dining area, kitchen, and bathroom. The upper floor includes a bedroom and a bathroom. The garage level includes a garage and a storage area.





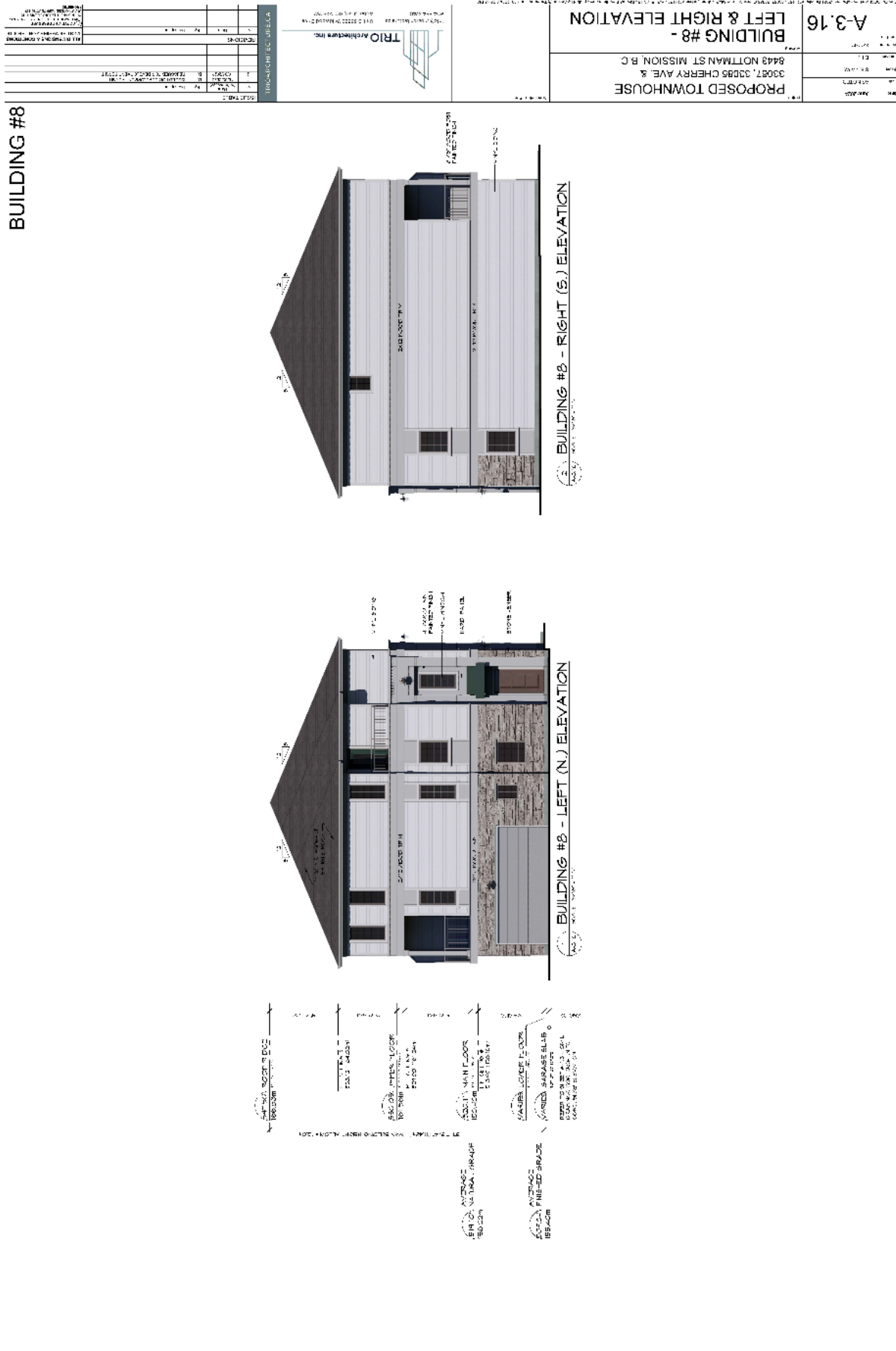


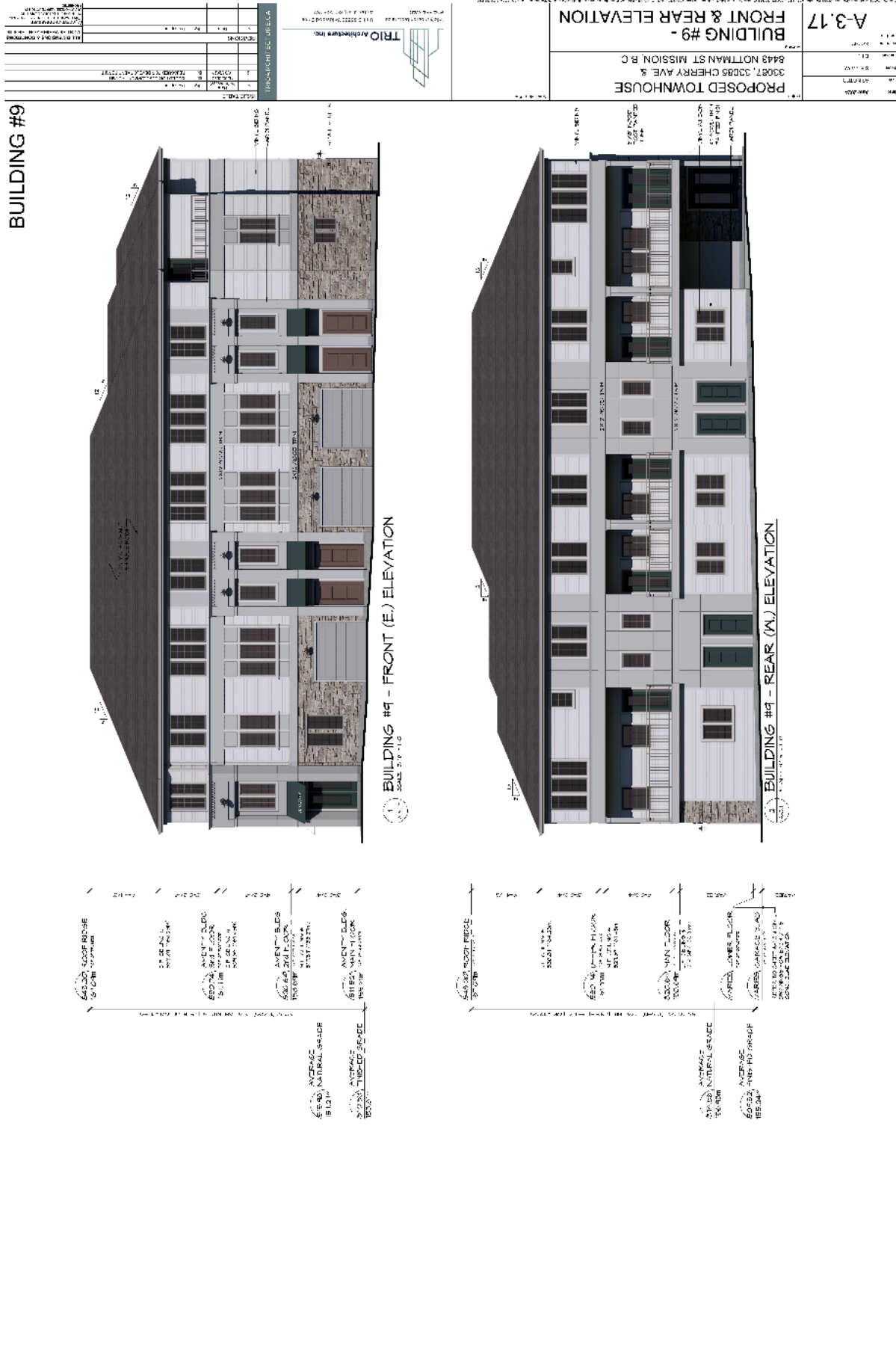




<p>PROPOSED TOWNHOUSE</p> <p>3067, 3086 CHERRY AVE. & 8448 NOTTAM ST MISSION, B.C.</p> <p>BUILDING #8 -</p> <p>FRONT & REAR ELEVATION</p>	<p>A-3.15</p>
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PROPOSED TOWNHOUSE
 33087, 33085 CHERRY AVE. &
 8449 NOTTMAN ST MISSION, B.C.

BUILDING #9 -
LEFT & RIGHT ELEVATION

A-3.18

TRIO Architecture Inc.
 1010-1010 BURNABY ST. VICTORIA, B.C. V8T 2C2
 TEL: 250-363-1111
 WWW.TRIOARCHITECTURE.COM

PROPOSED TOWNHOUSE
 33087, 33085 CHERRY AVE. &
 8449 NOTTMAN ST MISSION, B.C.

BUILDING #9 -
LEFT & RIGHT ELEVATION

A-3.18

TRIO Architecture Inc.
 1010-1010 BURNABY ST. VICTORIA, B.C. V8T 2C2
 TEL: 250-363-1111
 WWW.TRIOARCHITECTURE.COM

PROPOSED TOWNHOUSE
 33087, 33085 CHERRY AVE. &
 8449 NOTTMAN ST MISSION, B.C.

BUILDING #9 -
LEFT & RIGHT ELEVATION

A-3.18

TRIO Architecture Inc.
 1010-1010 BURNABY ST. VICTORIA, B.C. V8T 2C2
 TEL: 250-363-1111
 WWW.TRIOARCHITECTURE.COM

BUILDING #10 - FRONT (E.) ELEVATION

BUILDING #10 - REAR (W.) ELEVATION

SECTION 1 - MAIN FLOOR

SECTION 2 - MAIN FLOOR

SECTION 3 - MAIN FLOOR

SECTION 4 - MAIN FLOOR

SECTION 5 - MAIN FLOOR

SECTION 6 - MAIN FLOOR

SECTION 7 - MAIN FLOOR

SECTION 8 - MAIN FLOOR

SECTION 9 - MAIN FLOOR

SECTION 10 - MAIN FLOOR

SECTION 11 - MAIN FLOOR

SECTION 12 - MAIN FLOOR

SECTION 13 - MAIN FLOOR

SECTION 14 - MAIN FLOOR

SECTION 15 - MAIN FLOOR

SECTION 16 - MAIN FLOOR

SECTION 17 - MAIN FLOOR

SECTION 18 - MAIN FLOOR

SECTION 19 - MAIN FLOOR

SECTION 20 - MAIN FLOOR

SECTION 21 - MAIN FLOOR

SECTION 22 - MAIN FLOOR

SECTION 23 - MAIN FLOOR

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SECTION 26 - MAIN FLOOR

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SECTION 28 - MAIN FLOOR

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SECTION 90 - MAIN FLOOR

SECTION 91 - MAIN FLOOR

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SECTION 94 - MAIN FLOOR

SECTION 95 - MAIN FLOOR

SECTION 96 - MAIN FLOOR

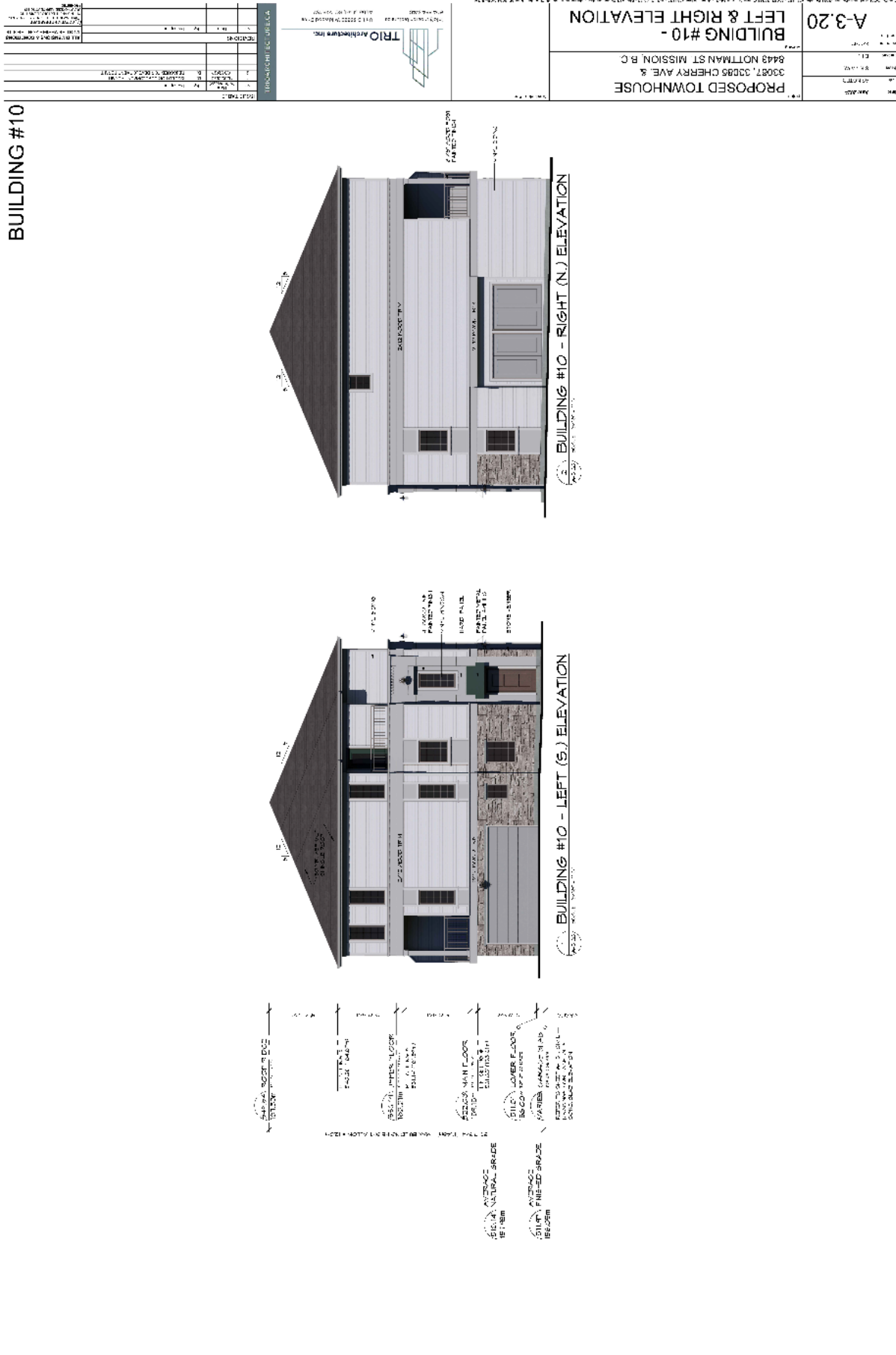
SECTION 97 - MAIN FLOOR

SECTION 98 - MAIN FLOOR

SECTION 99 - MAIN FLOOR

SECTION 100 - MAIN FLOOR

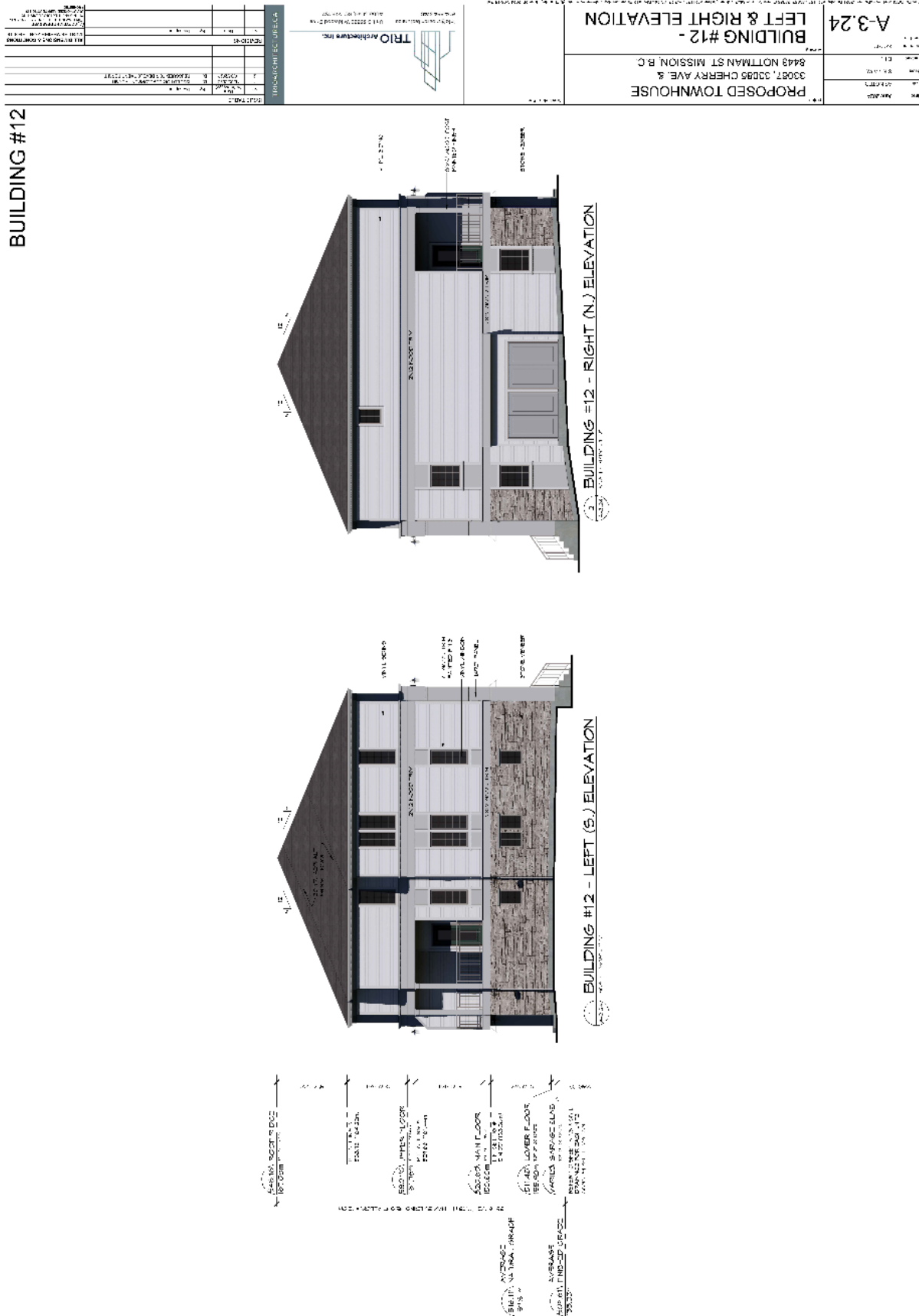
BUILDING #10



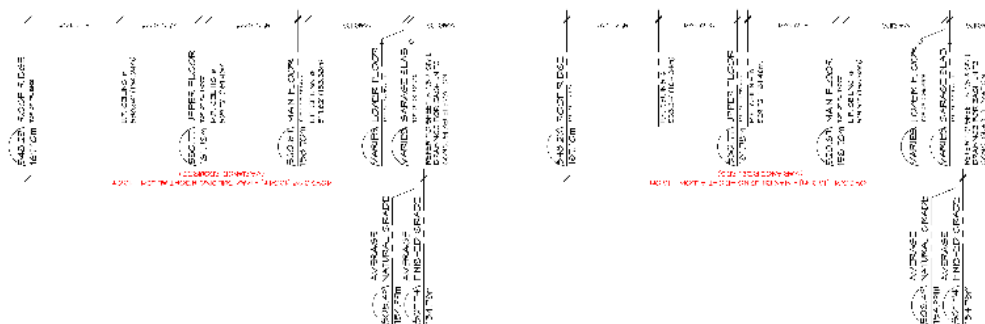
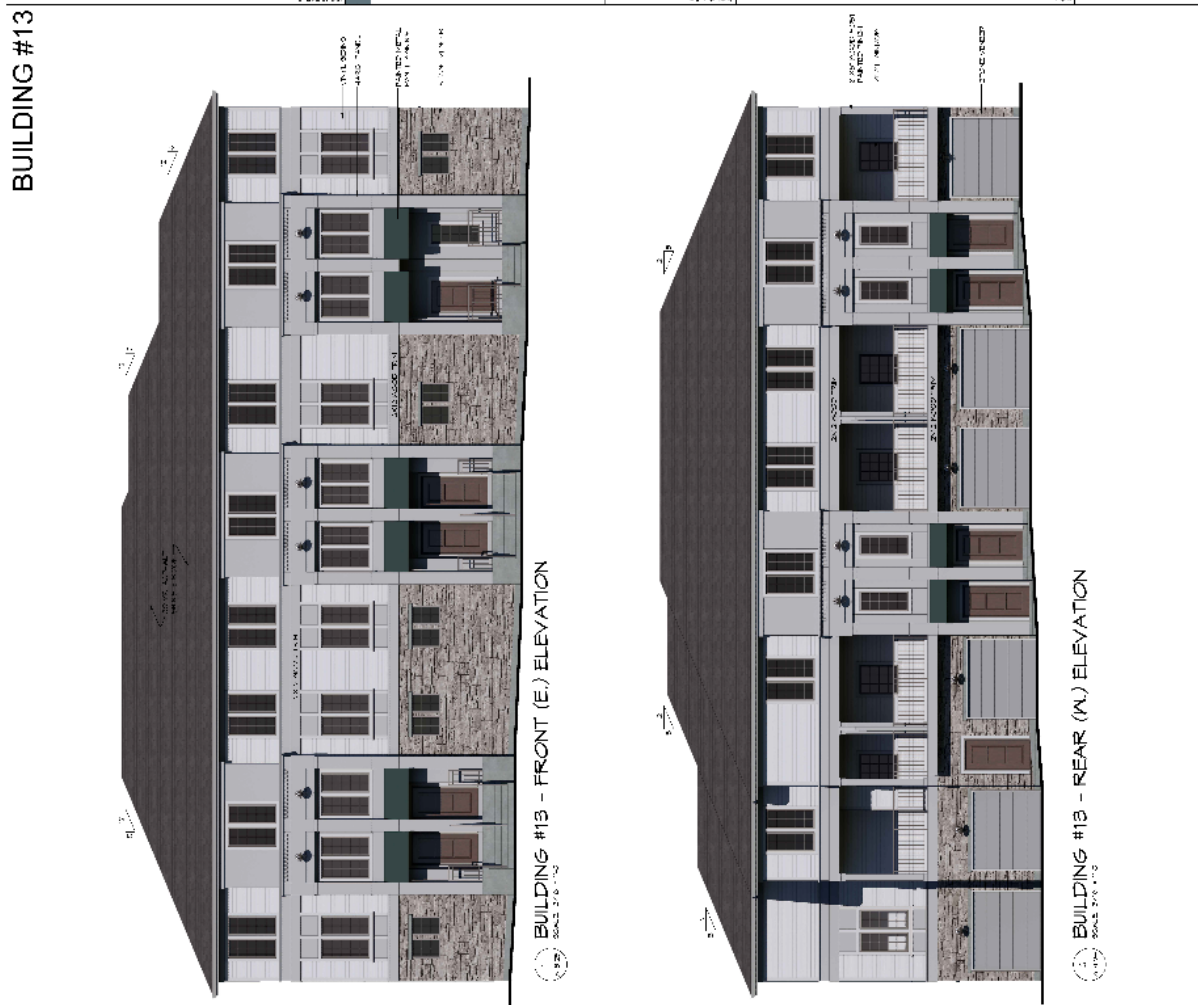


BUILDING #11





<p>PROPOSED TOWNHOUSE</p> <p>33087, 33088 CHERRY AVE. & 8447 NOTTMAN ST. MISSION, B.C.</p> <p>BUILDING #13 -</p> <p>FRONT & REAR ELEVATION</p>		<p>A-3.25</p>
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PROPOSED TOWNHOUSE
 3308T, 3308S CHERRY AVE. &
 844S NOTTMAN ST MISSION, B.C.

BUILDING #13 -
LEFT & RIGHT ELEVATION

TRIO Architecture Inc.
 1111 14TH AVENUE, SUITE 100
 VANCOUVER, B.C. V6M 1Y1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.TRIOARCHITECTURE.COM

PROPOSED TOWNHOUSE
 3308T, 3308S CHERRY AVE. &
 844S NOTTMAN ST MISSION, B.C.































BUILDING #13 -
LEFT & RIGHT ELEVATION

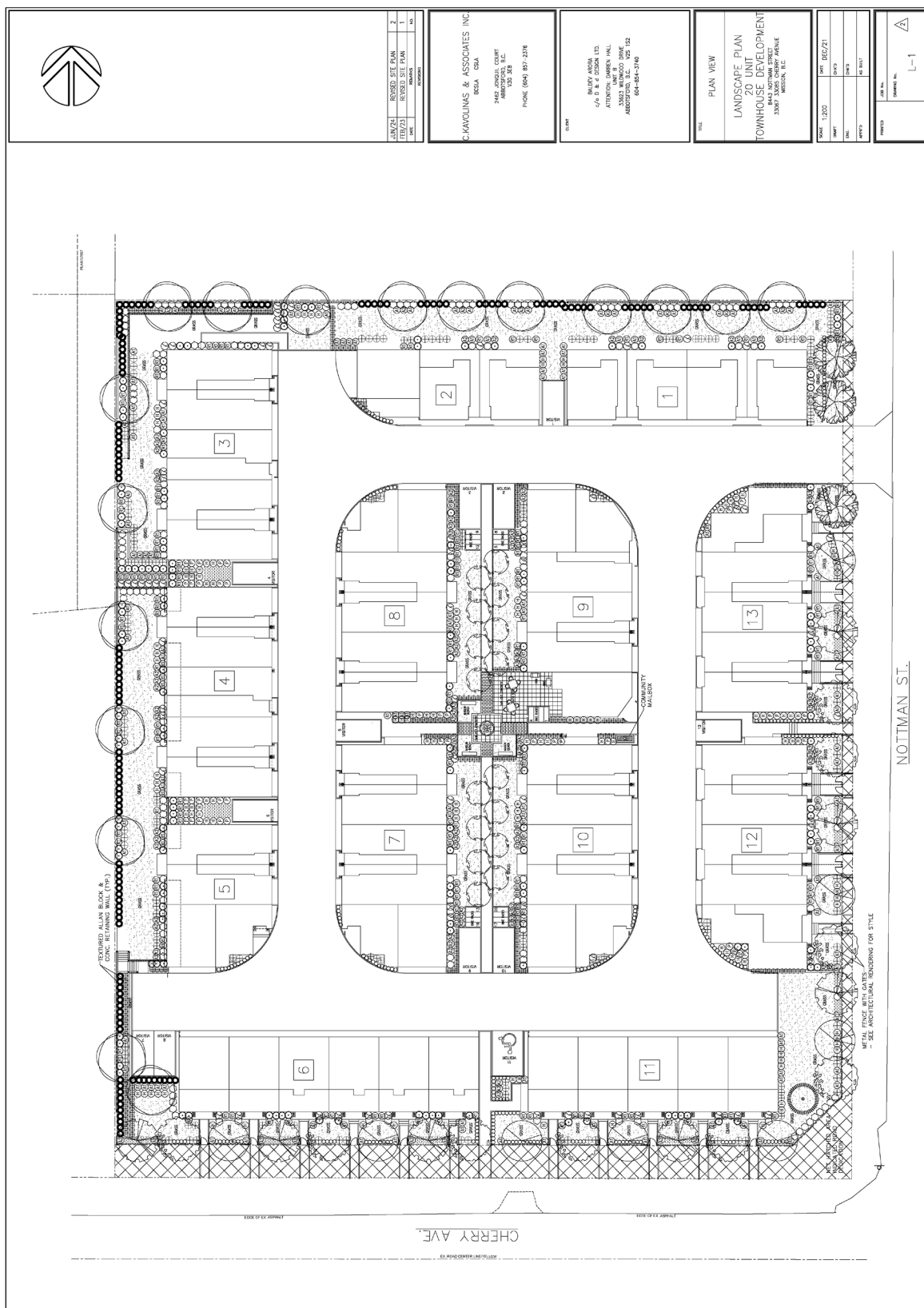
TRIO Architecture Inc.
 1111 14TH AVENUE, SUITE 100
 VANCOUVER, B.C. V6M 1Y1
 TEL: 604-271-1111
 FAX: 604-271-1112
 WWW.TRIOARCHITECTURE.COM

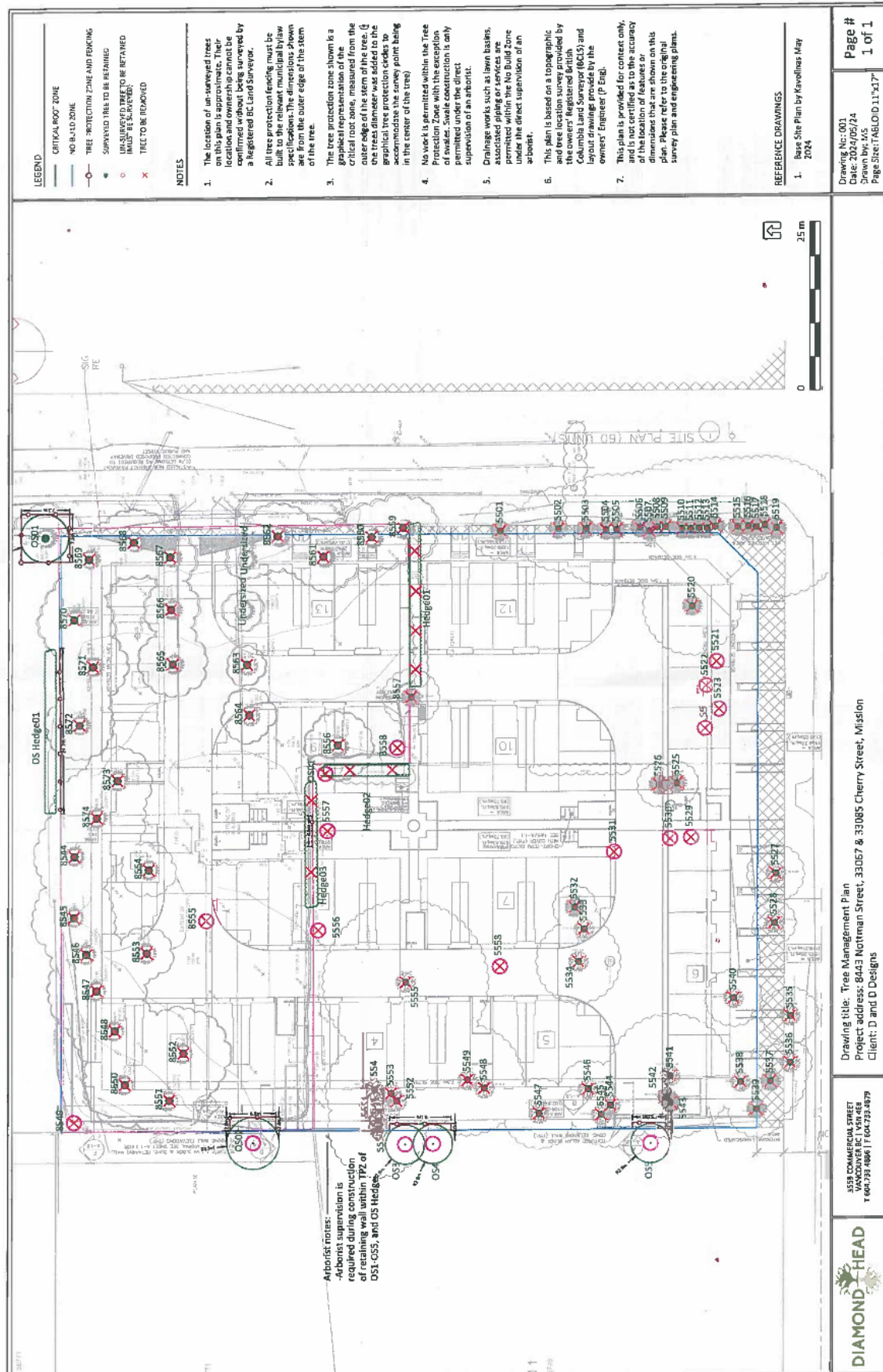
PROPOSED TOWNHOUSE
 3308T, 3308S CHERRY AVE. &
 844S NOTTMAN ST MISSION, B.C.

BUILDING #13 -
LEFT & RIGHT ELEVATION

TRIO Architecture Inc.
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 VANCOUVER, B.C. V6M 1Y1
 TEL: 604-271-1111
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KEY	BOTANICAL NAME	PLANT LIST	QTY.	SIZE	SPEC. NO.	REMARKS
	SPERMATOPHYTES	1. BULAC ALL	6	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	2. BULAC ALL	7	6 CM. CAL.	AS SHOWN	E & E
	SHRUBS	3. BULAC ALL	13	6 CM. CAL.	AS SHOWN	E & E
	RED FLOWERING	4. BULAC ALL	7	6 CM. CAL.	AS SHOWN	E & E
	SHRUBS	5. BULAC ALL	3	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	6. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	7. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	8. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	9. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	10. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	11. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	12. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	13. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	14. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	15. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	16. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	17. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	18. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	19. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	20. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	21. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	22. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	23. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	24. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	25. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	26. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	27. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	28. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	29. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E
	FRUITING PLANTS	30. BULAC ALL	1	6 CM. CAL.	AS SHOWN	E & E





KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	8	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS YEDENSIS 'AKERBON'	DAYBREAK CHERRY	7	6 CM. CAL.	AS SHOWN	B. & B.
	QUERCUS ROBUR 'SKYRONKET'	ROCK OAK	20	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	13	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	14	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	3	3.00 METERS	AS SHOWN	B. & B.
	CHAMAECYPARIS NORTKATENSIS PENDULA	WEeping NORTK. CYPRESS	1	3.00 METERS	AS SHOWN	B. & B.
	CRIMSON AZALEA	CRIMSON AZALEA	183	#3 POT	90 CM. O.C.	
	NOCTURN LIGHTS AZALEA	NOCTURN LIGHTS AZALEA	127	#3 POT	90 CM. O.C.	
	EDWARD GOUCHER ABELIA	EDWARD GOUCHER ABELIA	160	#3 POT	90 CM. O.C.	
	ASIAN BOXWOOD	ASIAN BOXWOOD	321	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'Nikko BLUE'	HYDRANGEA	168	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	174	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNIUM	SWARD FERN	46	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	100	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	OTTO LUYKEN LAUREL	74	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCEASIS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	304	#3 POT	70 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	128	1.50 METERS	70 CM. O.C.	
	PACHYSTANIRA TERMINALIS	JAPANESE SPIREAE	143	#2 POT	30 CM. O.C.	

ON-SITE LANDSCAPING					Prepared by: C. Kavolinas & Assoc. Inc.				
Security bond required for Building Permit					e: clark@kavolinas.ca				
07-Jun-24					Project Address: 8443 Nottman Street				
Townhouse Development					33067 33085 Cherry Avenue				
					Mission, BC				
Item					Size	Unit	Qty	Unit Cost	Bonding
SOFT LANDSCAPE									
Trees:									
Coniferous trees:									
		Chameacyparis Nootkatensis Pendula			3.00m	each	1	400	400
Decidious trees:									
		Syringa Reticulata 'Ivory Silk'			6 cm	each	8	400	3200
		Prunus Yedoensis 'Akebono'			6 cm	each	7	400	2800
		Quercus Robur 'Skyrocket'			6 cm	each	16	400	6400
		Cornus Florida 'Rubrum'			6 cm	each	13	400	5200
		Acer Rubrum 'Bowhall'			6 cm	each	17	400	6800
		Acer Palmatum 'Bloodgood'			3.00m	each	3	400	1200
Shrubs:									
		Azalea Japonica 'Hino Crimson'			#3 pot	each	165	35	5775
		Azalea Northern Lights 'Mandarin Lights'			#3 pot	each	127	35	4445
		Azalea Japonica (Various)			#3 pot	each	102	35	3570
		Abelia 'Edward Gowcher'			#3 pot	each	155	35	5425
		Buxus Macrophylla 'Winter Gem'			#3 pot	each	196	35	6860
		Hydrangea Macrophylla 'Nikko Blue'			#3 pot	each	148	35	5180
		Medium Rhododendron (Various)			#3 pot	each	171	35	5985
		Polystichum Munitum			#3 pot	each	41	35	1435
		Hosta (various)			#3 pot	each	97	35	3395
		Syringa Vulgaris 'Michel Buchner'			#3 pot	each	71	35	2485
		Prunus Laurocerasus 'Otto Luyken'			#3 pot	each	231	35	8085
		Pachysandra Terminalis			#2 pot	each	143	35	5005
		Thuja Occidentalis 'Smargd'			1.50m	each	128	45	5760
	Topsoil:	Topsoil			Area	m³	828	28	23184
	Grass:	Sod			Area	m²	382	10	3820
SOFT LANDSCAPE -SUBTOTAL									116409
Item					Size	Unit	Qty	Unit Cost	Bonding
HARD LANDSCAPE									
		Fence (wrought iron)				lm	300	140	42000
HARD LANDSCAPE - SUB-TOTAL									42000
Item					Size	Unit	Qty	Unit Cost	Bonding
SITE FURNISHINGS									
		Bike Racks (double rack)				per	10	1250	12500
		Patio Sets				per	2	2400	4800
		Maglin Benches				per	3	1450	4350
		BBQ's				per	2	1200	2400
SITE FURNISHINGS -SUBTOTAL									24050
Soft Landscape									116409
Hard L									42000
Site Furnishings									24050
SUB TOTAL									182459
10% contingency									18245
TOTAL									200704

This estimate is for bonding only. C. Kavolinas & Associates Inc. is not responsible for any discrepancies in construction costs.

Attachment C

CITY OF MISSION DEVELOPMENT VARIANCE PERMIT DV23-010

Issued pursuant to Section 498 of the *Local Government Act*

Issued to:

Baldev Arora	and	Castle View Homes Ltd.
6715 122A Street		6715 122A Street
Surrey, BC V3W 0L9		Surrey, BC V3W 0L9

as the registered owner (hereinafter referred to as the Permittee) and shall only apply to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Mission, in the Province of British Columbia, and more particularly known and described as:

Address:	8443 Nottman Street
Parcel Identifier:	016-092-961
Legal Description:	Lot "B" Section 28 Township 17 New Westminster District Plan 85644

Address:	33067 Cherry Avenue
Parcel Identifier:	016-092-953
Legal Description:	Lot A Section 28 Township 17 New Westminster District Plan 85644

Address:	33085 Cherry Avenue
Parcel Identifier:	007-857-900
Legal Description:	Lot 7 Section 28 Township 17 New Westminster District Plan 26571

1. The said lands are zoned Multi-unit Townhouse One Zone pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.
2. "District of Mission Zoning Bylaw" as amended is hereby varied in respect of the said lands as follows:

Section 109 Off-street Motor Vehicle Parking Regulations (Townhouse) MT1		
Category	Required	Amended to
Composition of Tandem Parking.	A maximum of 25% of all Dwelling Units in a Townhouse development may have Parking (Tandem) and a maximum of 50% of all Dwelling Units in a Townhouse building may have Parking (Tandem)	36 out of 60 dwelling units may have tandem parking (60% overall). Buildings 3 to 5, 7 to 10, and 12 & 13 may have 100% tandem parking.

3. This Permit does not constitute a subdivision approval or a building permit.
4. This Permit applies only to the development or construction proposed within the associated Staff Report and does not apply to future construction or reconstruction.

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] , 20.

IN WITNESS WHEREOF this Development Variance Permit is hereby issued by the

Municipality signed by the Mayor and the Corporate Officer the

[Click here to type day of the month] day of [Click here to type month] , 2025.

MAYOR

CORPORATE OFFICER

Development Variance Permit DV23-010



Project Address: 33067, 33085 Cherry Ave and 8443 Nottman St
Date: June 18, 2024
Variance Rationale
City Project #: P2022-052
Planner: Marcy Bond

Marcy,

We are requesting support for the following variances:

1. Setback variances on the north side of the property from the required 7.50m reduced to 5.16m, this was supported in the original application of 8443 Nottman and there hasn't been any changes. These are rear yards that face single family rear yards to the north and don't impact the required outdoor private amenity areas. The second one is for a setback on the east side from 7.50m reduced to 4.00m, the bylaw permits a reduction in the setback to front yards if the garages are in the rear with access from a internal strata road. As this is a corner property the east side is technically an exterior side yard, the front doors face the road and the driveways are from the rear off a strata road and as CPTED principals support front doors being closer to the roads we feel that this should be supported. The third variance is the setback on the west side from the minimum of 7.50m reduced to 6.35m, as we updated the site plan to include the two extra lots, we also increased the driveway width to 7.00m as per the changes in the bylaw.
2. The fourth variance is for building height increased from the maximum of 12.00m to 12.034m for building 13, as Nottman Street slopes, we needed to drop the units from the south heading north to match the street grading, this causes the average grade to be lower and therefore over height for this building only.
3. We also require a variance for parking stalls 7 and 8 in the setback, landscape has provided extensive landscaping to help reduce the impact of seeing them from the neighboring properties.
4. The variance for the amount of tandem parking stalls are greater than 25% and we also have more than 50% in some of the buildings. We had made application long before this change was made to the zoning bylaw and when our client was able to purchase the two lots on Cherry to complete the design of the entire corner there was support from staff to allow the application to proceed with these variance, the added DVP application is also attached.

Regards

Darren Hall

Darren Hall
Trio Architecture Inc

**West Side Yard
Relaxation from 7.5 m
to 6.3 M**

**Relaxation on Side Yard Parking
& Parking Stall Width adjacent a
Wall from 3.0 m to 2.6 M**

Tandem Parking Units

**North Side Yard
Setback
Relaxation from
7.5 m to 5.1 m**

Relaxation on Parking Stall Width Adjacent Wall from 3.0M to 2.6 M

Tandem Parking Units

**North Side Yard
Setback
Relaxation from
7.5 m to 6 m**

Tandem Parking Units

Building #13 (Height)

Tandem Parking Units with Rear Access to Garage

NOTTMAN ST.

**Exterior Side Yard Relaxation
from 7.5 m to 4.0 m**

CHERRY AVE.

1
A-1.4 SCALE: 1/16" = 1'-0"

- LEGEND:**
- PRIVATE OUTDOOR AMENITY AREA & LANDSCAPING AREA
- REFER TO LANDSCAPING DRAWINGS FOR DETAILS
 - LANDSCAPING AREA (NOT COUNTED AS OUTDOOR AMENITY AREA CALCULATION)
- REFER TO LANDSCAPING DRAWINGS FOR DETAILS
 - PUBLIC PASSAGEWAY
 - PRIVATE WALKWAY FOR EACH UNIT
 - PRIVATE DRIVEWAY FOR EACH UNIT

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

DATE: October 1st, 2024

CIVIC ADDRESS: 8443 Nottman Street, 33067 & 33085 Cherry 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 Townhouse (MT1) zone, to develop a residential housing project. The following works and services for this rezoning proposal must be completed in accordance with the standards contained within the City of Mission's (CoM) Development and Subdivision Control Bylaw 5650-2017 (DSCB), the Mission Mobility 2050 Transportation Master Plan (2022), the Water Bylaw 2196-1990 (Water Bylaw), the Sewer Bylaw 5033-2009 (Sewer Bylaw), the Solid Waste Management Bylaw 5526-2015 (SWMB), the Soil Management Bylaw 6133-2022 (SMB), the Fire Sprinkler Bylaw 5679-2017 (Sprinkler Bylaw), the Fraser Valley Regional District Regional Solid Waste Removal Bylaw No. 1495, 2018, the Cedar Valley Local Area Plan 5807-2018-5670(8) (CVLAP), the Cedar Valley Engineering Plan (CVEP) and the Official Community Plan Bylaw 5670-2017 (OCP). Additional requirements as specified by other stakeholder authorities are considered to be above and beyond the scope of these comments.

The Developer has submitted a Conceptual Servicing Plan (CSP) that is substantially acceptable for the purpose of authoring these comments.

Servicing capacity analysis has not been completed. Both the analysis and correction of any identified servicing deficiencies must be completed at the Developer's cost and will be a condition of final approval.

DOMESTIC WATER REQUIREMENTS:

In accordance with the DSCB Schedule B-1, a municipal water system complete with appurtenances is required adjacent to the site. DSCB Schedule C, Section 3, 3.9.1 the minimum size of watermain for this land use is 250mm diameter.

Municipal water service currently exists on Nottman Street and Cherry Avenue (both have 250mm ductile iron (DI) pipes). An additional pipe also exists on Cherry Avenue which is not available for connection (shared, regional watermain with City of Abbotsford).

Per the CVEP, no pre-identified deficiencies or upgrades exist.

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.

As a condition of Development, the following will apply:

Hydraulic modeling of the fire flow demands for the proposed development and resolving any identified system deficiencies at the Developer's sole expense. Please contact Jason Anthony, Engineering Technologist at 604-820-5366 or janthony@mission.ca for more information.

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING & DEVELOPMENT COMMENTS

In accordance with the Water Bylaw, the Developer is required to design a bulk meter system with a single-point, service connection to property line, consistent with the DSCB (city std dwg SS-W18 – Bulk Water Meter Chamber) and the Water Bylaw.

Design and installation of the onsite system shall occur at the building permit stage.

The existing, 19mm water services to the parent lots (x3) will be capped at the main by the CoM at the Developer's expense.

Engineered design is required. See DSCB, Section 3 as amended.

STORM SEWER REQUIREMENTS:

In accordance with the DSCB Schedule B-1, a municipal piped storm sewer complete with appurtenances is required adjacent to the site.

Municipal storm service is available on Nottman Street and Cherry Avenue. City records indicate multiple, existing drainage systems fronting the site, ie; an existing rural ditch and a 675mm concrete storm main on Nottman Street and also, an existing far side 300mm & 375mm concrete storm main on Cherry Avenue.

Per the CVEP, road drainage for this section of Nottman Street & Cherry Avenue has been planned to be serviced from a trunk main extension on Nottman Street (completed by adjacent development). The catchment area for this property is associated with DCC-specific charges for CVEP Major Project D1. According to the Cedar Valley Engineering Plan, this site is located within drainage area 1F and major project D1 (community detention facility).

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

As a condition of development, the following will apply:

The Developer is required to design an onsite, 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. Per the DSCB Schedule C, Section 5.3.2.3, this shall be by way of on-site detention facilities such as ponds, tanks, etc. Installation of the system will occur at the building permit stage.

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 development, 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.

When implementing the CoM ground water recharge guidelines, the applicant will 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 will be subject to acceptance by the Director of Engineering and Public Works and/or the Senior Building Inspector.

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

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING & DEVELOPMENT COMMENTS

SANITARY SEWER REQUIREMENTS:

In accordance with the DSCB Schedule B-1, a municipal sanitary sewer complete with appurtenances is required adjacent to the site.

Municipal sanitary service is available on Nottman Street. City records indicate an existing 200mm PVC trunk main adjacent to the site.

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.

The existing septic fields servicing the parent lots (x3) are to be decommissioned in association with demolition/plumbing permits issued by the building dept.

Engineered design is required. See DSCB, Schedule C, Sections 6 and 7 as amended.

ROAD WORK REQUIREMENTS:

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

Paved municipal road access to a mixed, rural standard is available on Nottman Street and Cherry Avenue. Per the Mission Mobility 2050 Transportation Master Plan, Cherry Avenue is classified as an arterial highway and major bus route. Nottman Street is a collector roadway.

Permanent, primary, full-movements access for this property is supportable and should come from Nottman Street only.

Highway Dedication; 4.0 metres on Cherry Avenue and 1.2m on Nottman Street in general accordance with the submitted CSP will be a requirement of rezoning adoption. Road/frontage improvements on both streets to alternate, urban, arterial & collector standards complete with piped road drainage, underground & overhead hydro and telephone, street & pedestrian lighting, multi-use pathway, sidewalk and boulevard tree planting will be required at the development permit stage.

As a condition of development, the following will apply:

Transportation network and access modeling for the proposed development is required by the CoM as per the DSCB Section 8.0 – Roadways, 8.19 Traffic Access and Impact Studies based on the following rational:

8.19.1.1 The proposed Subdivision/Development will generate 100 or more two-way trips based on Institute of Transportation Engineers (ITE) recommended practices (i.e. inbound plus outbound) during the adjacent street's peak hour or the proposed Development's peak hour.

8.19.1.2 A change in use of an existing Parcel results in changes in the type of access operation, peak hour access volumes or the type of traffic;

8.19.1.6 The proposed Subdivision/Development is located in an area exhibiting high roadway congestion and/or a high rate of anticipated growth (this area in general is an area where a high rate of growth is happening, and the site is located adjacent to an under-designed, rural road intersection);

8.19.1.7.2 Absence of a left or right turn lane(s) on a municipal road affected by the proposed development (currently there are no left turn lanes serving this location).

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING & DEVELOPMENT COMMENTS

Please contact Jason Anthony, Engineering Technologist at 604-820-5366 or janthony@mission.ca for more information. The TOR is to be finalized and submitted back to CoM for approval prior to engaging the formal Traffic Impact Assessment (TIA). All upgrades and/or deficiencies identified by the TIA which can be attributed to the proposed rezoning and development of the subject lands shall be completed/corrected at the Developer's expense and will be a condition of rezoning and development.

Engineered design is required. See DSCB, Schedule C, Section 8 as amended.

STREET LIGHTING:

In accordance with the DSCB, Schedule B-1, ornamental street and pedestrian lighting is a requirement of development.

The design and installation of municipal street and pathway lighting adjacent to the site, complete with upgrades to the existing system as necessary will be required as a condition of development.

Street Lighting and pedestrian lighting designs will complement 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 TREE PLANTING AND LANDSCAPING:

In accordance with the DSCB Schedule B-1, the design and installation of boulevard trees adjacent to the site is a condition of development. Boulevard tree design shall complement the roadway design and be in general conformance with the DSCB with all proposed plant material requiring approval from the Manager of Parks & Facilities.

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

ENGINEERING STANDARDS AND CONSTRUCTION DRAWING SPECIFICATIONS:

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

See the DSCB, Section 2 – Engineering Standards, 13 – Construction Drawing Submissions, and Form F-5 – Commitment by Owner and Consulting Engineer, as amended. Presentation quality and expectations are set out in the CoM's CAD drafting template which is available for download from the Engineering and Public Works Department webpage on the CoM's website. Please contact Jason Anthony, Engineering Technologist at 604-820-5366 or janthony@mission.ca for more information and/or assistance in downloading the files.

POWER, TELECOMMUNICATIONS & GAS:

In accordance with the DSCB Schedule B-1, all service connection(s) to the property line shall be underground. Any new distribution system adjacent to the development shall be underground.

The Developer's engineer and/or third-party utility company shall certify to the municipal engineer that the Power, Telecommunications and Gas has been designed and constructed/secured in accordance with good engineering practice prior to approval of the Development.

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

LOT GRADING:

ENGINEERING AND PUBLIC WORKS DEPARTMENT REZONING & DEVELOPMENT COMMENTS

Lot grading in accordance with the DSCB, Schedule E – Standards for Designing and Preparing Lot Grading is applicable and will 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 will not apply.

Latecomer charges have been registered against the parent properties for recent works by adjacent developers. Please contact Jason Anthony, Engineering Technologist at 604-820-5366 or janthony@mission.ca for more information on making payment(s).

ENVIRONMENTAL REQUIREMENTS:

The site is located within the City's Natural Environment Development Permit Area, please follow Official Community Plan (OCP) guidelines (see OCP Section 9.7). **IMPORTANT:** No trees, other vegetation, waterbody or soil is to be removed or disturbed before the City has issued the Natural Environment Development Permit.

No trees are to be removed during bird nesting season (March 15 to August 15 as per recommendation 1 of the Preliminary Bio inventory Report prepared by Redcedar Environmental Consulting), unless the appropriate assessment, reports, and mitigation actions are undertaken by a Qualified Environmental Professional (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.

There is no indication of the green-coded ditch along the west side of Nottman Street in the Preliminary Bio Inventory Report. As this feature is to be infilled, please have a QEP review and determine applicability with respect to the Water Sustainability Act, Riparian Areas Protection Regulation, and Fisheries Act.

Please note that the Arboricultural Inventory and Report prepared by Diamond Head Consulting (January 2021) indicates that the client must contact DHC beyond 6 months from the date of the report to confirm the validity. Nearly twenty months have elapsed since the issuance of this report. Under Section 4 (Tree Replacement) the District of Mission Tree Bylaw is referenced. Currently, there is no tree bylaw which is effective in this neighborhood. DHC is to review LAN 32 and determine how many replacement trees are required. This policy applies to all rezoning and subdivision applications and indicates that all significant trees removed as part of the development process must be replaced with the exception of trees located within proposed municipal infrastructure necessary to complete a development. Please refer to Section 32.7 for Replanting Requirements and 32.8 for Security Deposit. Failure to plant the required number of trees will result in the forfeit of the deposit.

This property is located in the collection area serviced by the City contracted waste service provider. As such, the City of Mission Solid Waste Management Bylaw requires the provision of weekly recycling, glass, and compost collection. These materials are to be collected either by on-site collection in communal containers in a central waste collection area or, if agreed to by the City, by curbside collection via door-to-door service both options are provided by the City's contracted service provider. Provided the hammerheads comply with drawing SS-R22 of the

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

Subdivision Control Bylaw the City service provider would consider providing curbside collection (door-to-door) within this complex.

It is noted that the applicant would like to hire a private contractor to provide door-to door collection service. There is no option to opt out of paying for recycling and compost collection service through a covenant or otherwise, the layout is also required to adhere to Schedule L - Waste Management Design Guidelines within the Development and Subdivision Control Bylaw as well as drawing SS-R22 as stated above. The curbside collection fee for recycling and compost is \$184.20 per unit per year (2022 rate).

For multi-family properties with City provided curbside recycling and compost collection, owners may also opt-in to curbside bi-weekly garbage collection at a cost of \$102.96 per unit per year for up to two 80 litre cans of garbage (2022 rate).

If the applicant chooses to not have City provided curbside collection and instead have the City provide on-site collection, the fee will be \$76.32 per unit per year (2022 rate) and the owner will be required to submit plans designating a communal waste collection area that complies with Schedule L of the Development and Subdivision Control Bylaw. For multi-family properties that have on-site recycling and compost collection, the owner is required to make private arrangements for the removal and disposal of garbage from a communal location that has been approved in the submitted plans.



I have reviewed the Environmental Requirements
Kyle D'Appolonia, Environmental Coordinator - Environmental Services

RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption once the Rezoning/Development requirements have been clarified and met per the Development and Subdivision Control Bylaw, Introduction, Item 10 and/or 11.



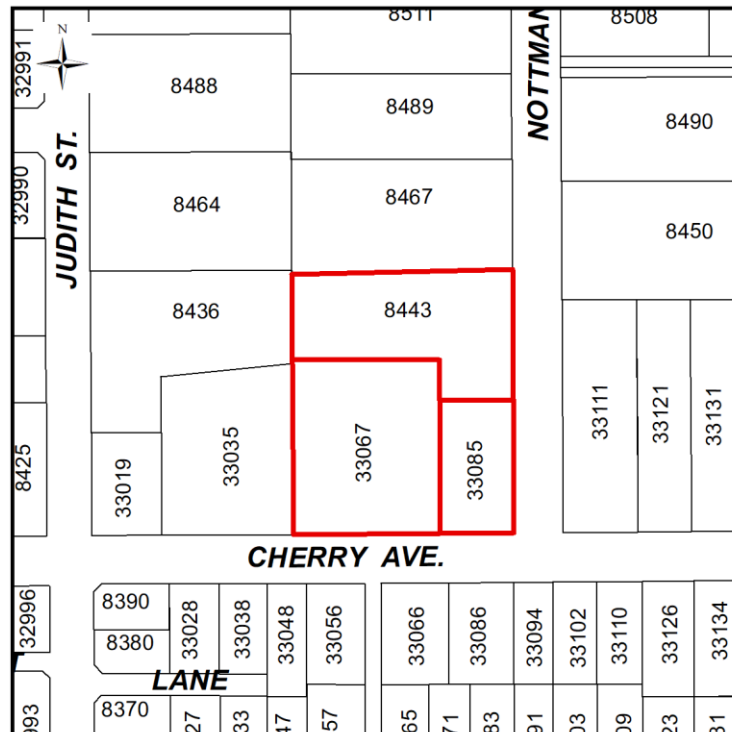
Prepared by:
Jason Anthony, Engineering Technologist II -
Development



Reviewed by:
Jay Jackman, Manager of Development
Engineering

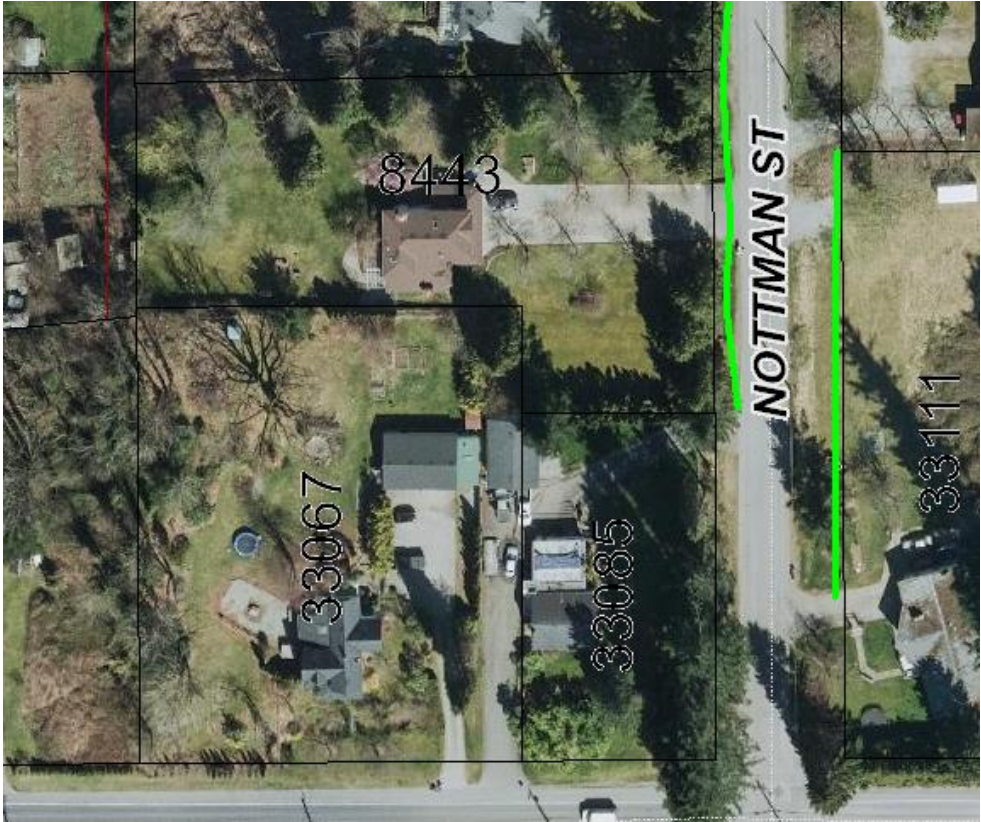
			Minimum Lot Size:	
X	Variances	MULTIPLE	North (rear): 7.5 m to 6.04 East (side): 7.5 m to 4.01m facing Nottman Street West (side): 7.5 m to 7.5 m to 6.35 m	
X	Development Permit	DP22-059	MULTI-UNIT RESIDENTIAL	


LOCATION MAP:

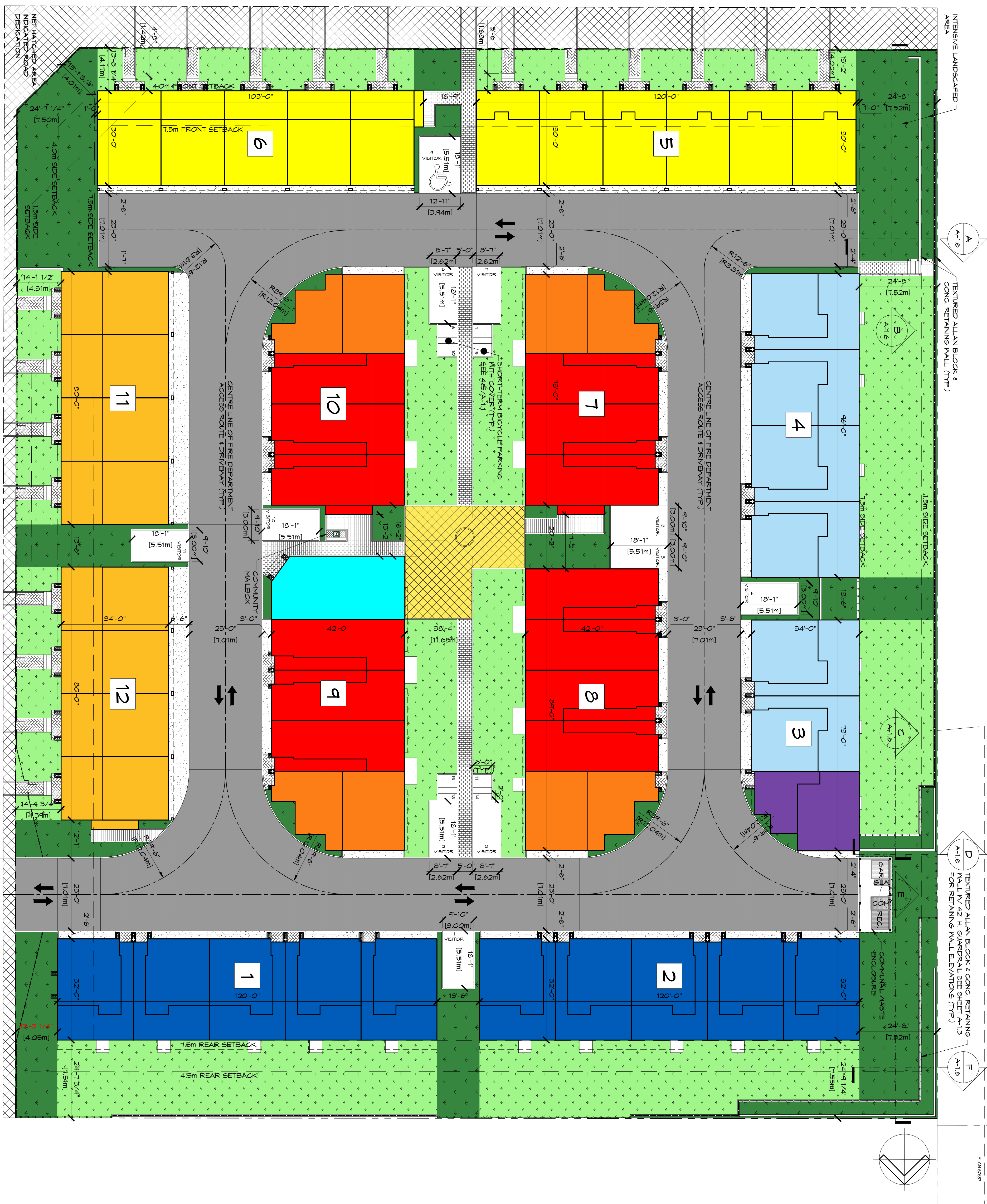


COMMENTS RECEIVED

Project: P2022-052

Comments:	<p>The site is located within the City's Natural Environment Development Permit Area, please follow Official Community Plan (OCP) guidelines (see OCP Section 9.7). IMPORTANT: No trees, other vegetation, waterbody or soil is to be removed or disturbed before the City has issued the Natural Environment Development Permit.</p> <p>No trees are to be removed during bird nesting season (March 15 to August 15 as per recommendation 1 of the Preliminary Bioinventory Report prepared by Redcedar Environmental Consulting), unless the appropriate assessment, reports, and mitigation actions are undertaken by a Qualified Environmental Professional (QEP) to ensure compliance with the federal <i>Migratory Birds Convention Act</i> and the provincial <i>Wildlife Act</i>, as required meet the legislation and ensure best management practices are followed.</p> <p>There is no indication of the green-coded ditch along the west side of Nottman Street in the Preliminary Bioinventory Report. As this feature is to be infilled, please have a QEP review and determine applicability with respect to the <i>Water Sustainability Act</i>, <i>Riparian Areas Protection Regulation</i>, and <i>Fisheries Act</i>.</p> <div style="text-align: center;">  </div> <p>Please note that the Arboricultural Inventory and Report prepared by Diamond Head Consulting (January 2021) indicates that the client must contact DHC beyond 6 months from the date of the report to confirm the validity. Nearly twenty months have elapsed since the issuance of this report. Under Section 4 (Tree Replacement) the District of Mission Tree Bylaw is referenced. Currently, there is no tree bylaw which is effective in this neighborhood. DHC is to review LAN 32 and determine how many replacement trees are required. This policy applies to all rezoning and subdivision applications and indicates that all significant trees removed as part of the development process must be replaced with the exception of trees located within</p>
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	<p>proposed municipal infrastructure necessary to complete a development. Please refer to Section 32.7 for Replanting Requirements and 32.8 for Security Deposit. Failure to plant the required number of trees will result in the forfeit of the deposit.</p> <p>This property is located in the collection area serviced by the City contracted waste service provider. As such, the City of Mission Solid Waste Management Bylaw requires the provision of weekly recycling, glass, and compost collection. These materials are to be collected either by on-site collection in communal containers in a central waste collection area or, if agreed to by the City, by curbside collection via door-to-door service both options are provided by the City's contracted service provider. Provided the hammerheads comply with drawing SS-R22 of the Subdivision Control Bylaw the City service provider would consider providing curbside collection (door-to-door) within this complex.</p> <p>It is noted that the applicant would like to hire a private contractor to provide door-to door collection service. <u>There is no option to opt out of paying for recycling and compost collection service through a covenant or otherwise, the layout is also required to adhere to Schedule L - Waste Management Design Guidelines within the Development and Subdivision Control Bylaw as well as drawing SS-R22 as stated above.</u> The curbside collection fee for recycling and compost is \$184.20 per unit per year (2022 rate).</p> <p>For multi-family properties with City provided curbside recycling and compost collection, owners may also opt-in to curbside bi-weekly garbage collection at a cost of \$102.96 per unit per year for up to two 80 litre cans of garbage (2022 rate).</p> <p>If the applicant chooses to not have City provided curbside collection and instead have the City provide on-site collection, the fee will be \$76.32 per unit per year (2022 rate) and the owner will be required to submit plans designating a communal waste collection area that complies with Schedule L of the Development and Subdivision Control Bylaw. For multi-family properties that have on-site recycling and compost collection, the owner is required to make private arrangements for the removal and disposal of garbage from a communal location that has been approved in the submitted plans.</p>
Signature	
Name:	Kyle D'Appolonia
Department or Organization:	Environmental Services
Date:	August 3, 2022



ISSUE TABLE			
No.	Date (dd/mm/yyyy)	By	Description
1	18/03/2022	D.H.	ISSUED FOR DEVELOPMENT PERMIT
2	10/03/2023	D.H.	RE-ISSUED FOR DEVELOPMENT PERMIT
REVISIONS			
No.	Date	By	Description
			ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE © COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF TISO ARCHITECTURAL DESIGN INC. UNAUTHORIZED REPRODUCTION IS PROHIBITED.

date:	January 2025	project: <div> <div>PROPOSED TOWNHOUSE</div> <div>33067, 33085 CHERRY AVE. & 8443 NOTTMAN ST. MISSION, B.C.</div> </div>
scale:	AS NOTED	
drawn:	A.F. / A.W.	
checked:	D.H.	
project no.	221162	drawing: <div> <div>SITE PLAN</div> </div>
sheet no.	A-1.2	