

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: 8464, 8488 Judith Street
8467, 8489, 8511, 8535, 8547, 8571
Nottman Street

Planning File: R22-030

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

(Project File: P2022-053)

TABLE OF CONTENTS

1.	Zoning Amending Bylaw 6296-2024-5949-(161)	Page 1
2.	Planning Staff Report to Council – dated July 2, 2024	Page 2
3.	Comments – Engineering – dated May 7, 2024	Page 12

CITY OF MISSION

BYLAW 6296-2024-5949(161)

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 6296-2024-5949(161)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
 - a) rezoning the properties legally described as shown in Schedule 1 attached to and forming part of the Bylaw:
from Suburban 20 (S20) Zone to Urban Residential 465 (R465) Zone; as identified in Schedule 2 attached to and forming part of this bylaw; 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~~

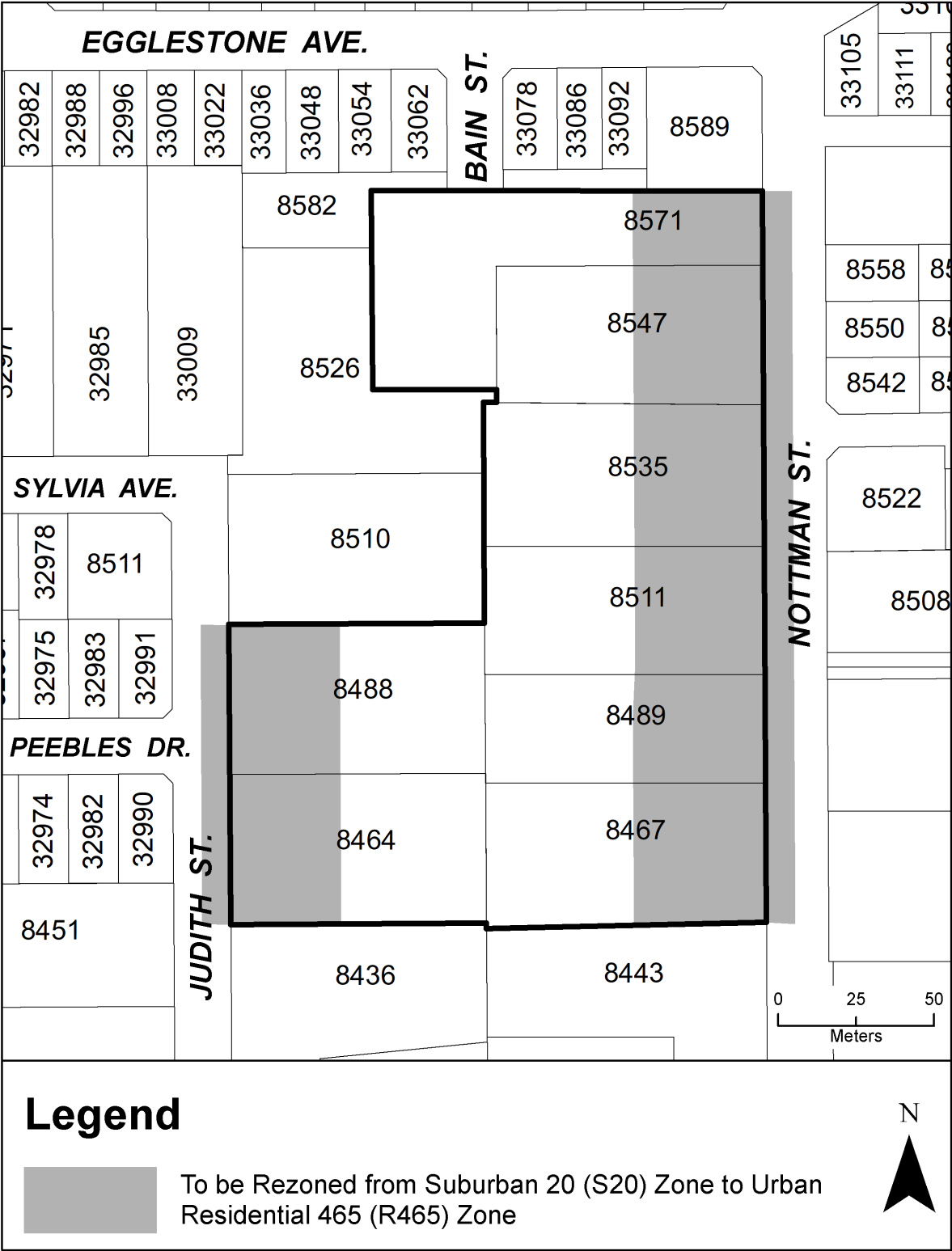
PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

Schedule 1

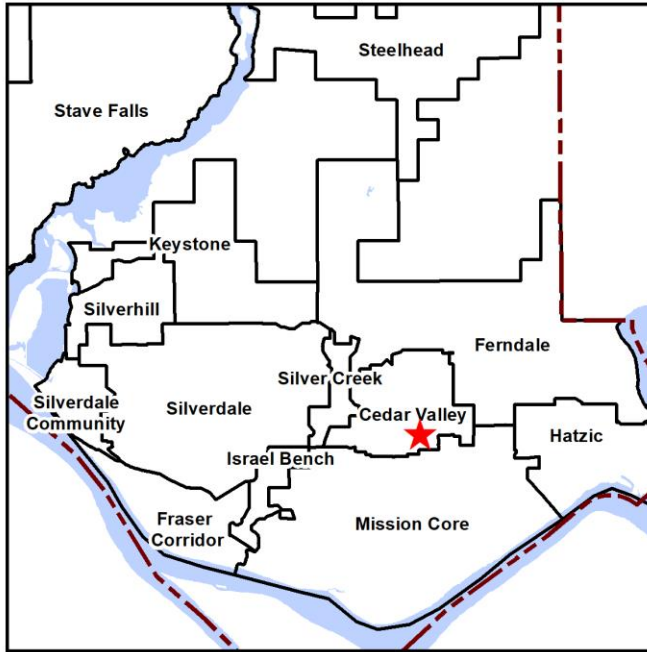
Address	PID	Legal Description
8464 Judith Street	000-882-828	Lot 55, Section 28, Township 17, New Westminster District Plan 56771
8488 Judith Street	005-468-116	Lot 54, Section 28, Township 17, New Westminster District Plan 56771
8467 Nottman Street	016-092-970	Lot "C", Section 28, Township 17, New Westminster District Plan 85644
8489 Nottman Street	016-093-003	Lot "D", Section 28, Township 17, New Westminster District Plan 85644
8511 Nottman Street	016-093-011	Lot "E", Section 28, Township 17, New Westminster District Plan 85644
8535 Nottman Street	016-093-020	Lot "F", Section 28, Township 17, New Westminster District Plan 85644
8547 Nottman Street	010-141-294	Lot 2 Except: Part In Plan LMP28612; Section 28, Township 17, New Westminster District Plan 13087
8571 Nottman Street	005-468-086	Lot 51, Section 28, Township 17, New Westminster District Plan 56771

Schedule 2

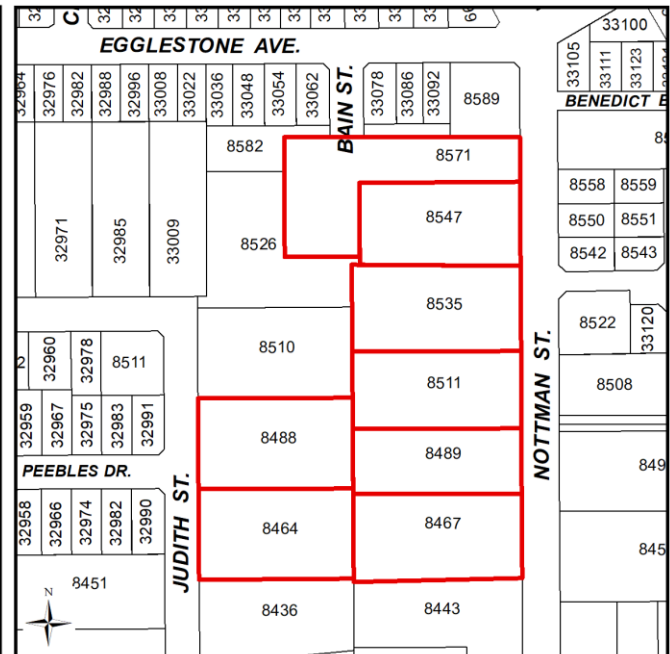
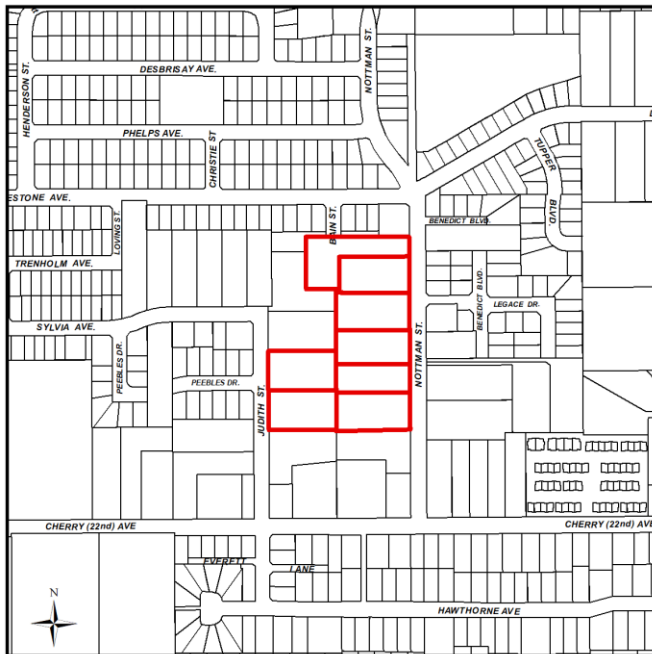


Project: P2022-053
Application Numbers: R22-030 S22-027

Subject: Development Application – Eight Lots on Judith Street and Nottman Street



DATE: July 2, 2024
BYLAW / PERMIT #: 6296-2024-5949(161)
6297-2024 (Street Naming)
PROPERTY ADDRESSES: 8464 & 8488 Judith Street
and 8467, 8489, 8511, 8535,
8547, and 8571 Nottman
Street
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Urban Residential 465 Zone
(R465)
CURRENT OCP: Urban Residential
PROPOSED OCP: No change
PROPOSAL:
To rezone a portion of the properties to facilitate a 20-lot
subdivision.



Recommendation(s)

This report is for information 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 proposal is consistent with the Official Community Plan (OCP) and the Zoning Bylaw.

- The site is currently designated as Urban Residential in the OCP and zoned as the Suburban 20 (S20) Zone. The proposal to rezone the site to the Urban Residential 465 (R465) Zone is consistent with the OCP and would accommodate the future subdivision of the land for an Urban Residential use. See **Attachment A** for the proposed bylaw map. See **Attachment B** for the proposed subdivision layout.
- At this time only a portion of the site is proposed to be rezoned to the R465 Zone. This is due to the developer being unable to obtain 8510 and 8526 Judith Street and therefore being unable to extend Bain Street and associated servicing to its full length. Without Bain Street being fully extended, there are a number of potential lots that are unable to be serviced. As a result, the developer is only proposing to create 19 residential lots at this time, with one large remainder lot left over in the middle of the site. This remainder lot could potentially be subdivided into 19 additional lots in the future when the surrounding properties choose to develop. The proposed future subdivision would be contingent on a future rezoning application being considered by Council. In the meantime, a 'no-build' covenant will be registered on the large remainder lot. **Attachment C** shows the proposed interim subdivision layout with the remainder lot.
- The proposal is consistent with the Zoning Bylaw and no variances are requested. Each lot meets the requirements of the R465 Zone.
- The proposal follows the guidelines set forth in the Cedar Valley Local Area Plan (CVLAP) for creating a complete community within the Cedar Valley neighbourhood by helping to *"Build a community where there is sufficient housing to sustain local schools, businesses, and religious institutions"*.

Purpose

To accommodate the subdivision of 20 lots, including one large remainder lot that could be developed in the future.

Site Characteristics and Context

Applicant

- Evertex Engineering Ltd.

Property Sizes

- The total area of the eight lots is approximately 3.1 ha (7.7 ac).
- The eight properties are large Urban Residential lots. Each lot contains a single-family dwelling that will be demolished as part of the subdivision. The site slopes upward in the south-east corner.

Neighbourhood Character

- The subject site is located in the south of the Cedar Valley neighbourhood. The properties to the

north and west are similarly designated for Urban Residential in the OCP. The properties to the west have mostly already reached their development potential and the properties to the north are expected to develop in the future. The properties to the east are designated as Urban Compact and have largely reached their development potential. The properties to the south are designated as Attached Multi-unit Residential, with an application for a townhouse development along Cherry Avenue having been received. The OCP proposes a park to the east of the subject site.

Environmental Protection

- An arborist report and a preliminary bio-inventory have been submitted for the site. They outline a set of recommendations for the applicant to follow in order to adhere to best environmental protection principles. No major environmental concerns were identified.

Parks and Trails

- Griner Park is located approximately 250 m from the subject site.
- The OCP proposes a park at 8450 and 8490 Nottman Street which is located across Nottman Street from the development.

Servicing

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

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment D .
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	No concerns.
BC Transit:	No concerns.

Development Considerations

Street Naming

In accordance with Section 39 of the Community Charter and Council Policy Street Naming STR.28, a bylaw shall be prepared to provide a name for the new roads being created by the development:

- Sorensen Avenue – A new road running east-west from Nottman Street to the new extension of Bain Street and named after Alfred Sorensen.
 - Alfred Sorensen is listed as one of the City of Mission's war veterans within Street Naming Policy STR.28. He was the son of Andrew and Sabrina Sorensen and joined the World War I war effort on May 19, 1916. He fought as part of the 223rd and 46th (South Saskatchewan) Battalions. He died on October 26, 1917, at the age of 22 and rests at Ypres (Menin Gate) Memorial in Belgium.
- Bain Street – An extension of the existing road running north-south.

A street naming map is provided as **Attachment E**.

Community Amenity Contribution

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

Tree Management

LAN.32 Tree Retention/Replanting Policy requires all significant trees that are removed to be replaced as part of the development process. Two additional trees are also required for each lot created by subdivision.

Future Development

As mentioned previously, the proposed large remainder lot is not to be rezoned at this time. It would likely be rezoned in the future when the neighbouring properties, 8510 and 8526 Judith Street, choose to develop. Should this happen, roads and servicing could be constructed and it is expected that an additional 19 Urban Residential lots will be created from the remainder lot. Until this occurs, the City will require a 'no-build' covenant to be registered onto the remainder lot.

Neighbourhood Engagement

A pre-notification mail-out was performed by the applicant in accordance with LAN.66 Neighbourhood Engagement Policy in an attempt to engage with the surrounding community. 324 letters were sent out over a 152 m radius. The mail-out contained a letter that explained the proposal, a subdivision plan, and a method for contacting the applicant.

The applicant received responses from three neighbours. Two inquired about development timelines and one inquired about the types of homes proposed for construction. No concerns were raised.

Road Network

The development of these eight properties will continue the development of a larger road network in this area. The new road, Sorensen Avenue, will eventually connect to an extended Bain Street, which will eventually connect to Judith Street through an extended Sylvia Avenue. Bain Street will also connect to Trenholm Avenue in the future. A conceptual forward plan showcasing this network is provided as **Attachment F**.

This proposal differs slightly from the Cedar Valley Engineering Plan by removing one road that connects Judith Street to Bain Street and one road that connects Bain Street to Nottman Street. Staff believe that this change is acceptable.

Housing Needs Projections

If the development is approved, it will add approximately 19 market home ownership dwelling units to the City's housing stock.

Transit

The proposed development is approximately 160 m from a transit stop.

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted two development notification signs.
- Public Notification of the proposed bylaw would be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the details.

Attachments

Attachment A:	Bylaw Map
Attachment B:	Subdivision Layout
Attachment C:	Interim Subdivision Layout
Attachment D:	Engineering Department Rezoning Comments
Attachment E:	Street Naming Map
Attachment F:	Conceptual Forward Plan

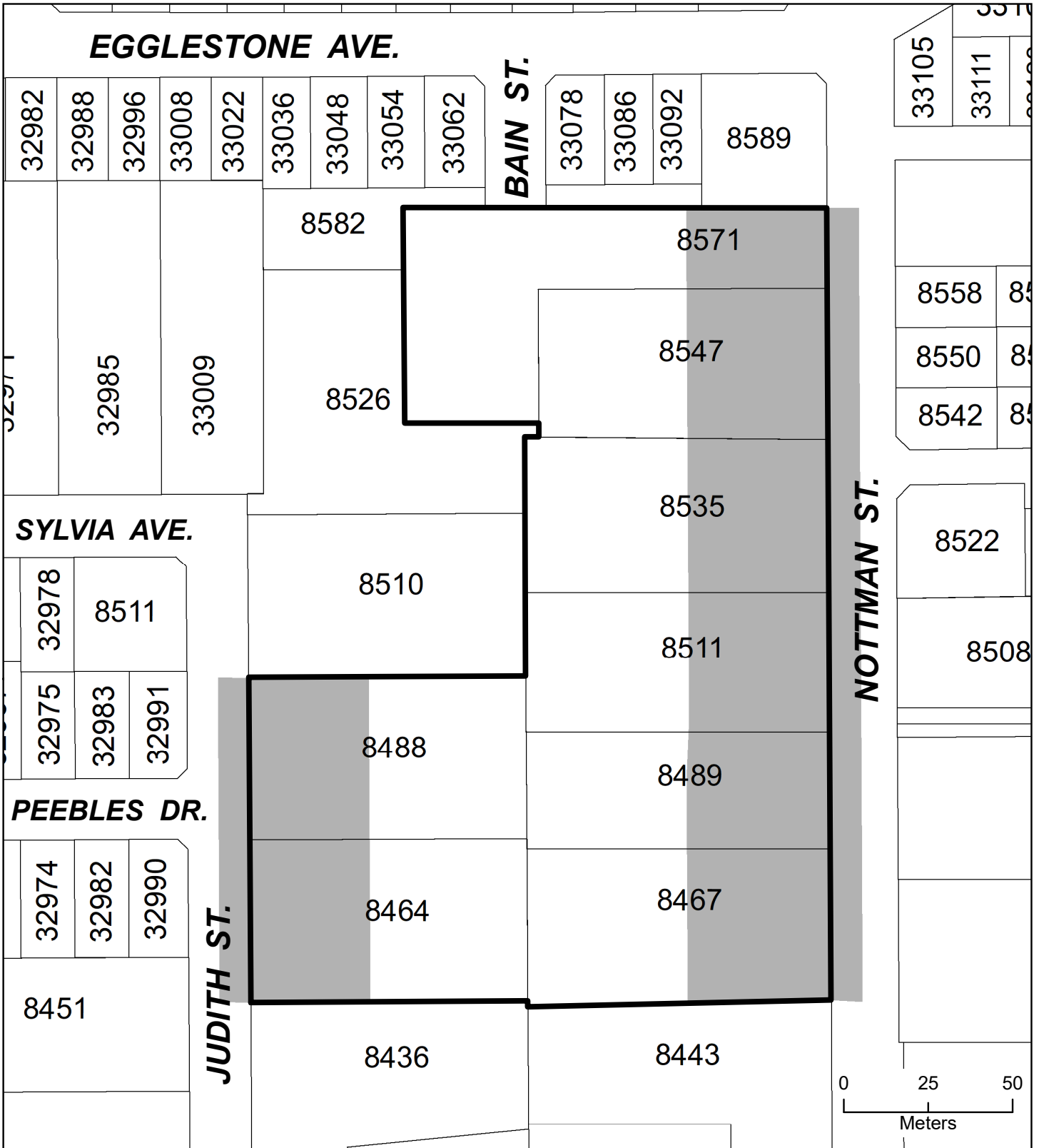
Sign-Offs



Rob Publow, Manager of Planning

JH / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

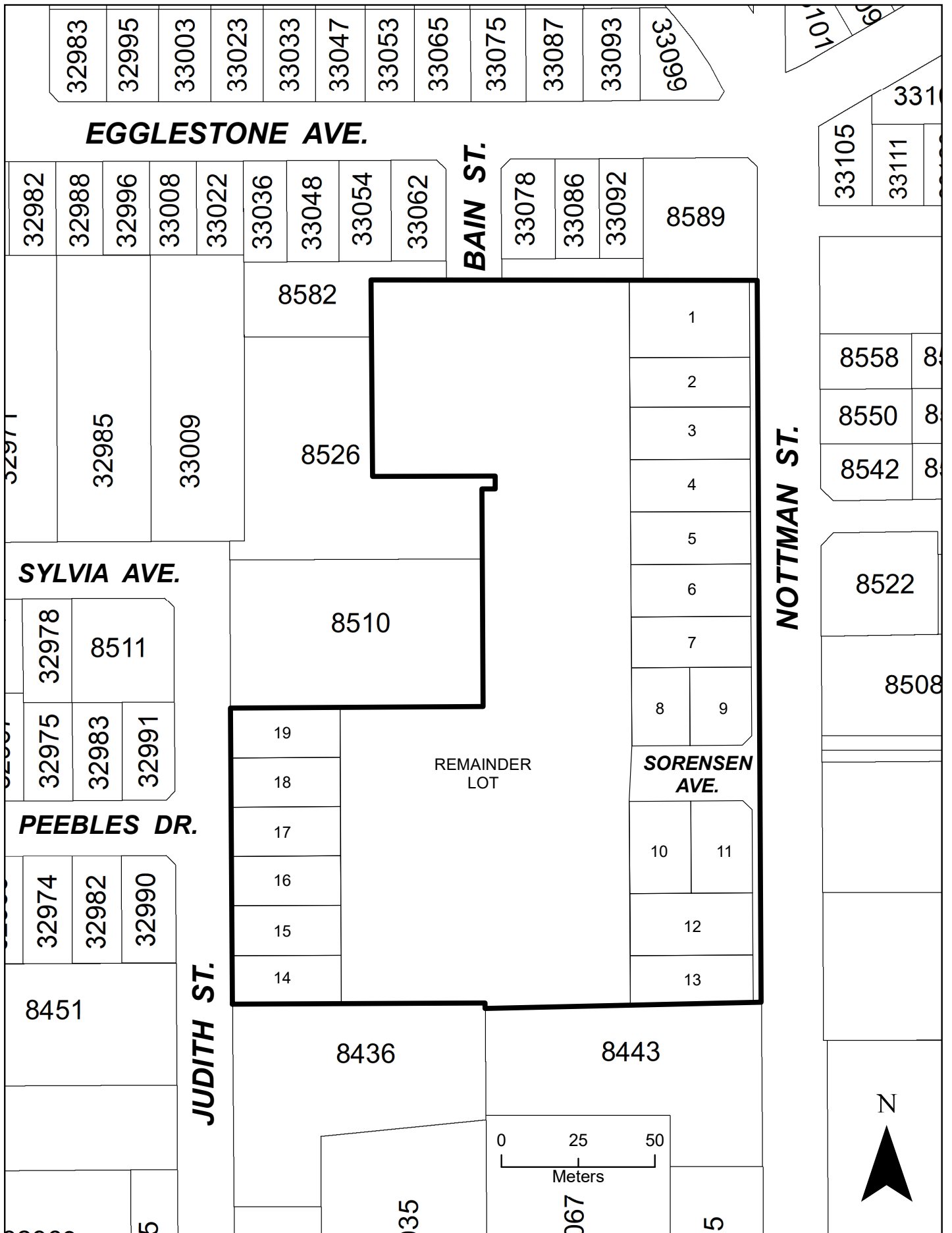


Legend



To be Rezoned from Suburban 20 (S20) Zone to Urban Residential 465 (R465) Zone





ATTACHMENT D
**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS**

DATE: May 7, 2024

CIVIC ADDRESS: 8464 and 8488 Judith Street, 8467, 8489, 8511, 8535, 8547 and 8571 Nottman

CURRENT ZONE: SUBURBAN 20 (S20)

PROPOSED ZONES: URBAN RESIDENTIAL 465 (R465) AND MULTI-UNIT DUPLEX 465 (MD465)

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

DOMESTIC WATER REQUIREMENTS:

Municipal water service is available on Judith Street and Nottman Street

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Judith Street and Nottman Street.

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary service is available on Judith Street and Nottman Street

Upgrades and connection to the municipal system will be required at time of Subdivision/Development.

ROAD WORK REQUIREMENTS:

Judith Street and Nottman Street provide paved access to the site.

Road upgrades adjacent to the subject site will be required at time of Subdivision/Development.

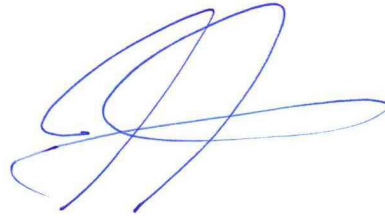
RECOMMENDATION:

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

ATTACHMENT D
**ENGINEERING AND PUBLIC WORKS DEPARTMENT
REZONING COMMENTS**



Prepared by:
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Engineering Technologist 1 - Development



Reviewed by:
Jay Jackman,
Manager of Development Engineering

