CITY OF MISSION

INFORMATION PACKAGE

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:	**June 2, 2025**
Subject Properties:	9118 Cedar Street
Planning Project:	P2023-037
Planning File:	R23-010

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

(Project File: P2023-037)

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CITY OF MISSION

BYLAW 6352-2025-5949(186)

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 6352-2025-5949(186)."

2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

   a) rezoning a portion of the property located at 9118 Cedar Street and legally described as:

      Parcel Identifier: 009-330-429
      Lot 2 Section 33 Township 17 New Westminster District Plan 76460

      from Suburban 20 (S20) Zone to Multi-unit Townhouse One (MT1) Zone as identified in Schedule 1 attached to and forming part of this bylaw; and

   b) amending the zoning maps accordingly.

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

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

PUBLIC HEARING held this __ day of ___, 202x

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

ADOPTED this __ day of ___, 202x

PAUL HORN
MAYOR

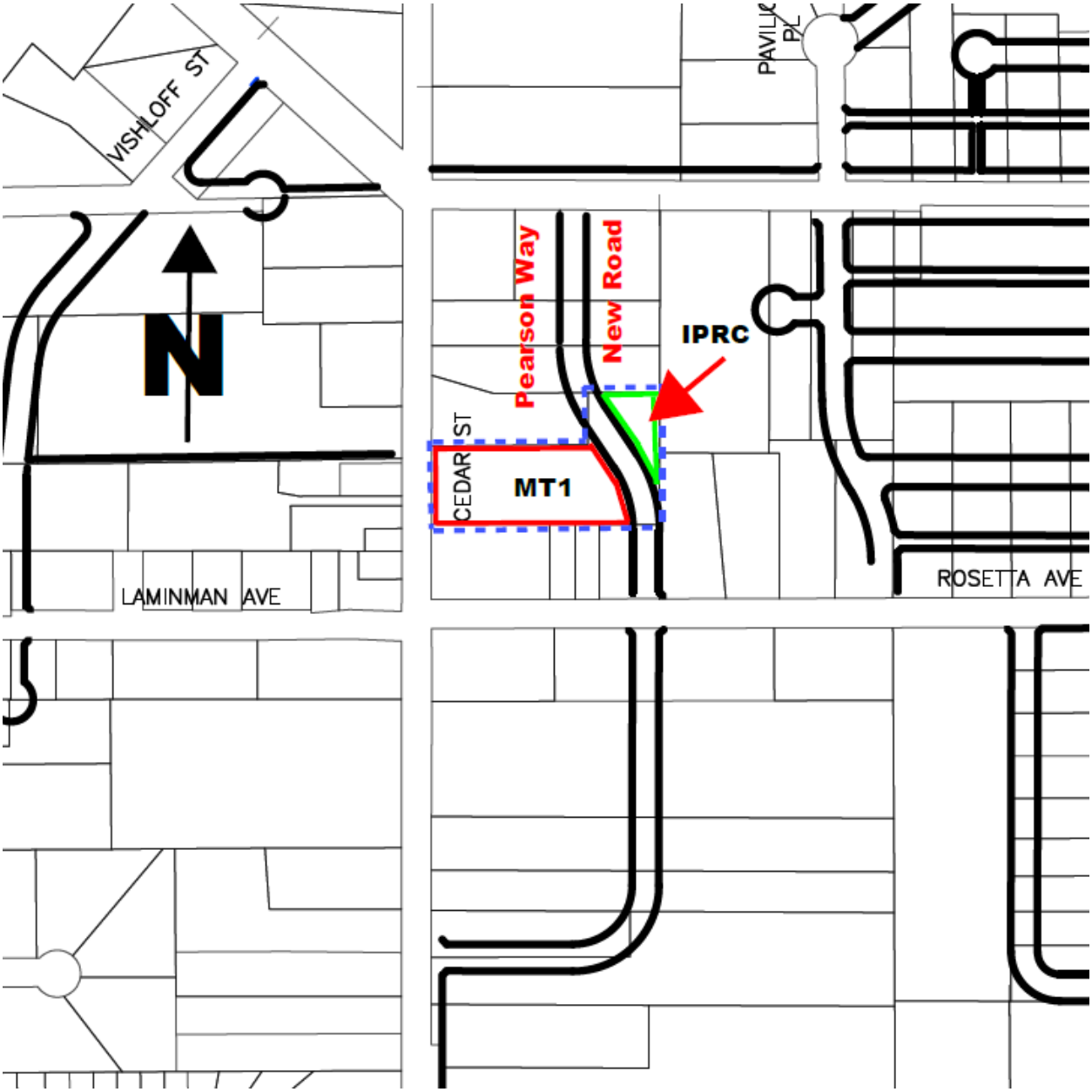
JENNIFER RUSSELL
CORPORATE OFFICER

Schedule 1

The subject lands are the L- shaped property outlined in dash blue (9118 Cedar Street).

That portion of the property outlined in red (west of new road) is to be rezoned to MT1 (Town-house) and the portion outlined in green is to be rezoned to Institutional Parks, Recreation and Civic (IPRC).

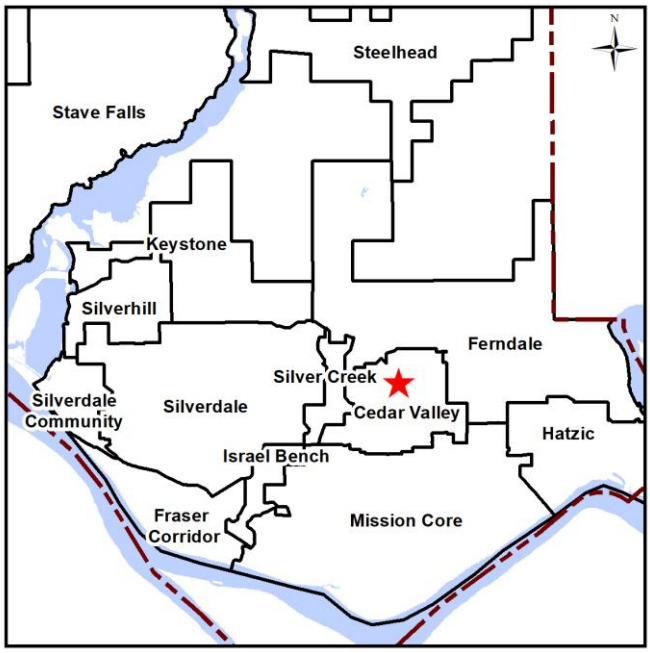
The new Road “Pearson Way”, located within the dashed blue outline is to be dedicated but not constructed at this time.



Project: P2023-037

Application Number: R23-010, DP23-034, DP23-035

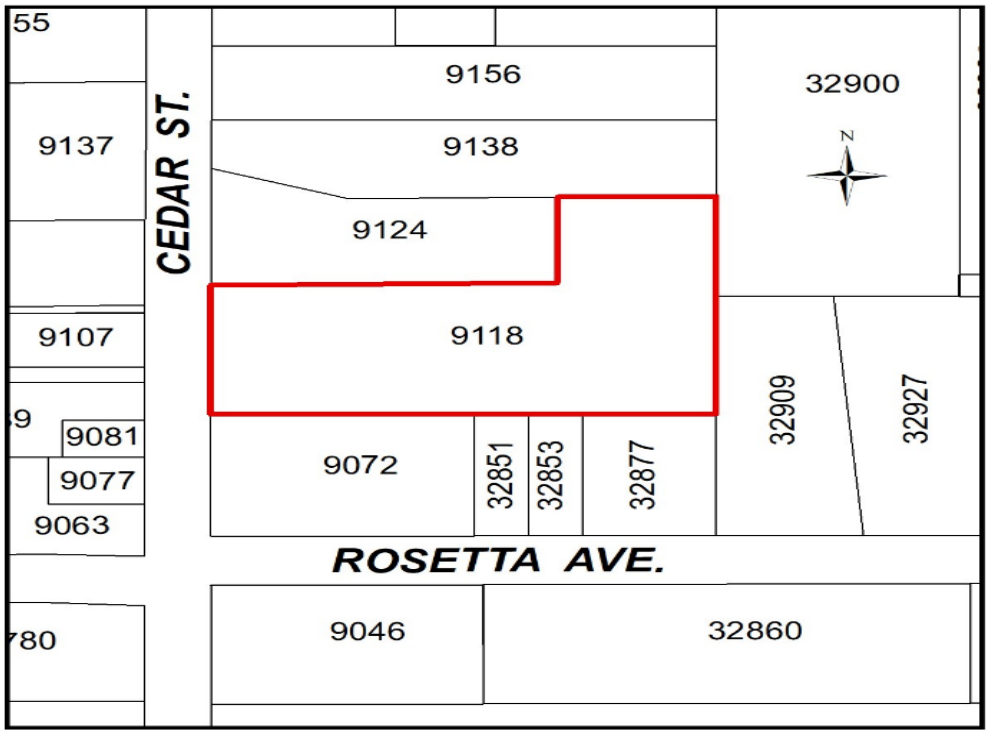
Subject: Development Application (R2023-010) 9118 Cedar Street – Introduction Report



DATE:	May 5, 2025
BYLAW / PERMIT #:	6352-202505849 (186) 6353-2025 (Road naming)
PROPERTY ADDRESS:	9118 Cedar Street
LOCATION:	Cedar Valley
CURRENT ZONING:	Suburban 20 Zone (S20)
PROPOSED ZONING:	Multi-unit Townhouse One Zone (MT1) and Institutional Parks, Recreation and Civic Zone (IPRC)
CURRENT OCP:	Attached Multi-unit Residential and Protected Natural Asset
PROPOSED OCP:	No change

PROPOSAL:

To allow for a 32-unit townhouse project and preservation of the Protect Natural Asset Area



Recommendation(s)

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

Notification to the public will begin following the May 5, 2025 Council meeting and following notification this application will be forwarded to Council for consideration.

Rationale of Recommendation(s)

The proposal is consistent with the Official Community Plan (OCP), Cedar Valley Local Area Plan, and the Cedar Valley Engineering Plan.

Purpose

To accommodate the construction of 32 townhouses by considering rezoning, the form and character development permit, consideration of several variances, and preserve the Protected Natural Asset (PNA) area east of Pearson Way. The site plan is shown in **Attachment A**.

Site Characteristics and Context

Applicant

- Trio Architecture Inc.

Property Size

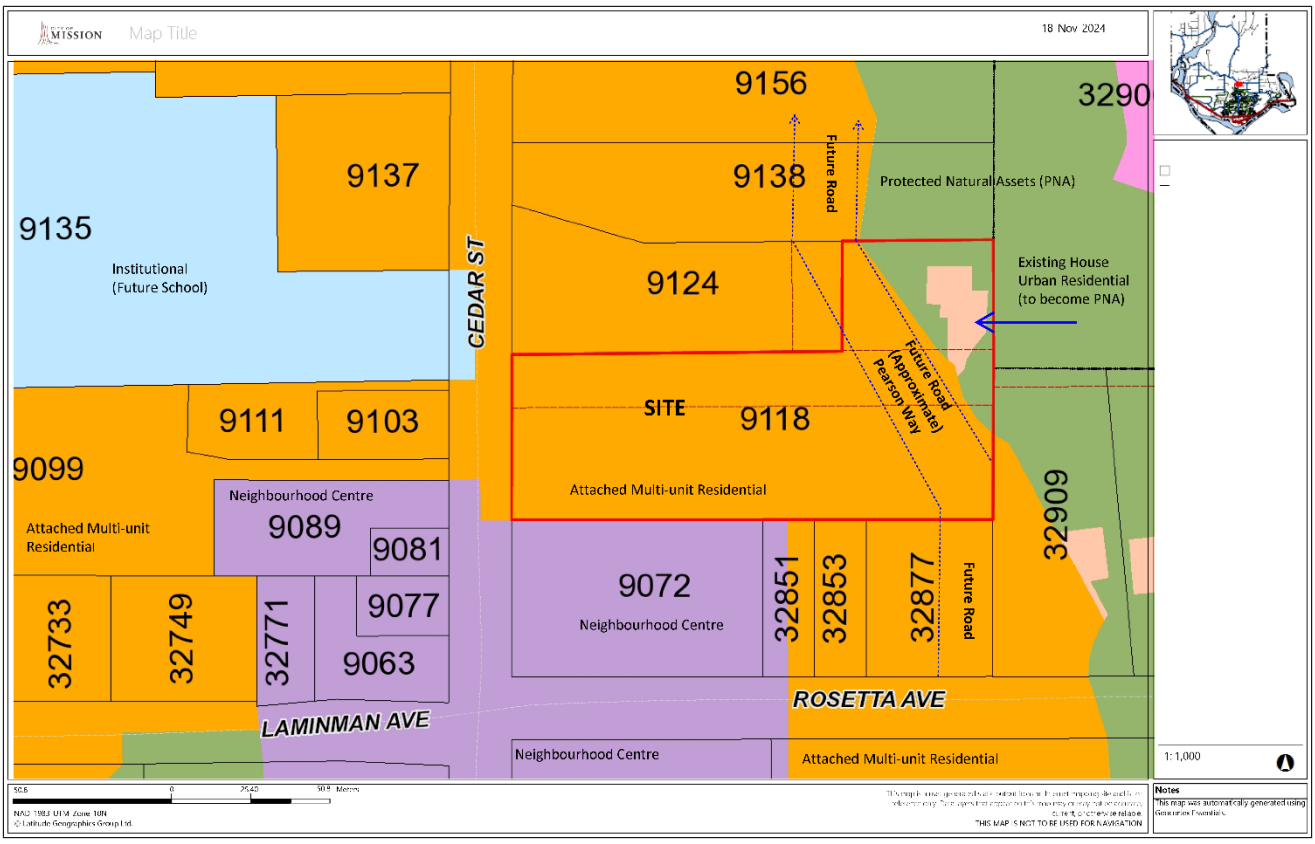
- 1.0 ha

- A 4.0-metre-wide road dedication is required along Cedar Street and an 18 m-wide road dedication is required for the new Road 2F (Pearson Way). The road dedication encompasses approximately

1,640 sq m bisecting the eastern portion of the property. he lands east of the new road are designated as PNA and a separate lot covering approximately 1,450 sq m will be created and transferred to the City. The net developable area is approximately 6,680 sq m.

Neighbourhood Character

- The neighbourhood is in transition from suburban land uses to higher density urban land uses.
- The Cedar Valley Local Area Plan designates most of the site as Attached Multi-unit Residential. That part of the lands east of proposed Road 2F, is designated Urban Residential around the existing dwelling and PNA over the remainder. The surrounding lands are designated:
    - north - Attached Multi-unit Residential and PNA.
    - south - Attached Multi-unit Residential and Neighbourhood Centre.
    - west - Attached Multi-unit Residential and Neighbourhood Centre.
    - east - Attached Multi-unit Residential and PNA.
- There are development applications to the north, west, and east. A new north-south road (Pearson Way) will traverse through the eastern third of the site connecting Dewdney Trunk Road with Rossetta Avenue.
- Only the lands west of the new Pearson Way are slated for development. The lands east of the road are designated PNA with a pocket of Urban Residential to keep the existing house OCP compliant. The house will be removed as part of the development.
- A new pedestrian route will flank Pearson Way and through the PNA area.
- The Cedar Valley Plan identifies several PNA areas throughout the neighbourhood. Within the PNA, there are several existing pockets of residences designated Urban Residential. These urban residential pockets protect the existing dwellings from being declared non-conforming. With redevelopment, these pockets may be redesignated to PNA on a case-by-case basis. The redesignation aligns with the intentions expressed in the Cedar Valley Plan and precludes notions of future construction in these pockets. The redesignation solidifies the integrity and cohesiveness of the PNA. However, since the PNA lands will be transferred to the City, an OCP amendment is not required to remove the Urban Residential designated pocket at this time.



Environmental Protection

- The eastern part of the site is designated PNA. The existing dwelling in this location is to be removed. The immediate yard space around the house is currently designated Urban Residential. Steps will be taken to revert the yard space to the PNA designation.

Parks and Trails

- Neighbourhood parks are located 350 m to 400 m to the east, west, or south of the site.
- The 2018 Park Master Plan identifies Cedar Valley as a high priority area for parkland acquisition.
- The Cedar Valley Plan identifies a north-south Major Pedestrian Route along the eastern side of the PNA. The exact location is to be confirmed as part of this development application. The trail meets the criteria for a Class 1 trail as per the Parks, Recreation, Arts and Culture Master Plan June 2018.

New Road - Pearson Way

- This development will contribute a portion of the new road identified as Road 2F in the Cedar Valley Plan. The road will be named Pearson Way after Eric Goland Parr Pearson who served in the 9th Armour Regiment (British Columbia Dragoons) of the Royal Canadian Army Cadets during World War II. Pearson Way will provide a north-south connection between Dewdney Trunk Road and Rosetta Avenue. Given the uncertainty on the timing for assembling all the lands to construct Pearson Way, this development will dedicate part of the road allowance as well as make a cash-in-lieu contribution for construction.
- Building #8 is oriented with its front doors to the future Pearson Way. The uncertainty on the timing

in constructing Pearson Way creates the need for an interim walkway along the Pearson Way corridor to access Building #8. The walkway will be secured by restrictive covenant enabling its removal once the road is built. In addition, the covenant will give notice to new owners in Building #8 that a road is to be built east of their dwelling. This is to make evident that they should not become accustomed to the forest/open space adjoining the development.

Amenity Area

- The complex's amenity area will front Pearson Way, a future local road.

Addressing

- The complex will be addressed from Cedar Street. However once Pearson Way is built, vehicular access from Cedar Street will be terminated. The site will be accessed from Pearson Way. A gate will ensure that only fire department vehicles and pedestrians will retain access from Cedar Street. Therefore, when the time comes to close the Cedar Street access, a sign will notify delivery vehicles that access to the complex is from Pearson Way.

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 Department:	A fire hydrant should be within 15 m of the Amenity Building's entry door.
Environmental Services:	The development will use curbside collection. The proposed development will meet the riparian protection standards if development proceeds in accordance with the completed studies.
School District 75:	Albert McMahon Elementary is at capacity, expansion plans will need to be accelerated. A new school is proposed across the street west of the site.
Mission Fire Rescue Service:	A site plan for the development is to be posted at the main driveway entrance (and, when constructed, at the future road entrance). The site plan shall be visible at all times of day and night; indicate the address, or number, of each unit in the development; indicate the points of access to each unit; and be of a size that enables responding fire personnel to easily read and determine the location and address of each unit without having to exit the emergency response vehicle.

Development Considerations

The project is governed by a development permit for form and character and one for environmental protection.

Development Permit DP23-034 (Multi-unit Residential Development Permit Area)

All buildings are three storeys in height with ground level entry. The guidelines encourage:

Guidelines:	Meets Guidelines	Does Not Meet Guidelines
Design the site layout and building locations to: • 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; • include open space within new development sites, with more green usable open space for larger developments, linking new and existing open space on adjacent sites for public access.	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: • 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;	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: • 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 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 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	
Design facades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.	X	
For developments that contain 10 or more units, a children's play area with play equipment shall be provided with a minimum of 100 sq m (1,076 sq ft).	X	
Provide landscaping that creates visual interest and identity.	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	
Cluster buildings, roads, and parking areas onto the most suitable portions of the site, protecting creeks, steep slopes, forested areas, and any important natural features free from development.	X	

The design drawings are in **Attachment C**. Aspects of the design include:

- Eleven of the 32 dwelling units provide either one or two driveway parking spots for a total of 20 driveway spots. However, the driveway parking spots are restricted to utilization by that dwelling unit's owner. It also creates a tandem parking situation for that dwelling unit. For this reason, access to driveway parking, while beneficial, does not contribute to the bylaw's overall parking requirements when provided in tandem as proposed.
- All the internal units have entry doors along the internal street. Dwelling units fronting Cedar Street or Pearson Way have their front entrance oriented towards the external public road.

- The internal street network provides hammerhead turnarounds for garbage trucks.
- Buildings #4 & 5, each containing four dwelling units with 100% tandem parking. The developer has provided adjacent compensatory surface parking for these units as per the bylaw.
- The provision of driveway parking for Buildings #2,3,6, and 7 breaks up the monotony when compared to having all dwelling units align uniformly along the internal street.
- A roof corner on Building #1 overhangs the travel aisle. As a three-storey building, the roof overhang is well above standard vehicle/truck height.

Development Permit DP23- 035 (Natural Environment)

DP23-035 is for regulating the eastern end of the property which is designated a PNA area. The designation is an instrument to build habitat integrity in conjunction with other properties that also have natural assets worth preserving. The watercourse on the eastern part of the property flows north and is a tributary to the Ammon Brook watershed.

The Development Permit will also protect the existing urban residential pocket encased in the Protected Natural Asset area from development until such time that the OCP is amended eliminating the urban residential pocket. **Attachment D.**

Community Amenity Contribution

The Applicant has volunteered to contribute $7,200 per new dwelling unit as per Policy LAN.40(C). However, if Council adopts the new Amenity Contribution Charges the Applicant prefers to subscribe to the new $5,200 per dwelling unit rate.

Tree Management

127 trees out of 155 are to be removed, 82 are to be planted per LAN.32.

Conditions/Rationale of Development Variances

The design includes variances to:

- Relax the south interior side yard for Building #1 from 7.5 m to 3.2 m.
- Relax the rear yard setback for Building #8 from 7.5 m to 4.0 m.
- Permit visitor parking in the northwest side yard.

The location of the variances is in **Attachment E.**

Staff support the variances for the following reasons:

- The southern dwelling unit of Building #1 is adjacent a Neighbourhood Centre designation to the south. The land is occupied by a gas station. Building #1 has an east-west orientation and its southern elevation has limited window area overlooking the southern property. Therefore, the reduction in the side yard does not affect the privacy between this building and the lands to the south. For this reason, the side yard relaxation is supported.
- The project will eventually have frontage on both Cedar Street and Pearson Way. However, until Pearson Way is built, Building #8 will be in the rear yard. The applicant seeks a variance to reduce the rear yard setback from 7.5 m to 4.0 m. Staff support this variance because the zoning bylaw encourages relaxing the front yard setback from 7.5 m to 4.0 m where the parking garages are in the back and not seen from the public street. This design principle is also effective where a project's rear or side yard abuts a public street. Siting the livable areas closer

to a public road is a Crime Prevention Through Environmental Design (CPTED) principle encouraging better casual surveillance of public areas. It also makes the street more pedestrian friendly.

- One small car parking stall is located near the Cedar Street entrance side yard. Additional landscaping is proposed to mitigate the impact to the development to the north. Therefore, this variance is supported.

Table 1: Building Setback Variances

Section 704 MT1 Zone D 1. – Setbacks				
			Required	**Proposed**
1.	Interior side yard (South lot line)	Building #1	7.5 m (24.6 ft)	3.2 m (10.4 ft)
2.	Rear yard (east lot line)	Building #8	7.5 m (24.6 ft)	4.0 m (13.1 ft)

Table 2: Side Yard Parking

Section 109 Off-street Motor Vehicle Parking Regulations (Townhouse) MT1			
Category		**Permitted**	**Proposed**
1.	Visitor parking permitted in a side yard.	0 stalls	1 stall in the northwest side yard

Housing Needs Projections

If this development is approved, it will add 32 new dwellings to the home ownership market, increasing 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. The nearest transit stop is approximately 1 km to the south at Tunbridge Avenue.

Financial Implications

There are no financial implications with rezoning the lands.

Communication

A Development Notification Sign was posted on the site. A public engagement meeting was held January 8, 2025 from 5 to 7 pm at the Mission Leisure Centre in keeping with Policy LAN.66. Three people attended the event to get information about the proposed development, but none raised any concerns.

Attachments

Attachment A: Site Plan

Attachment B: Engineering Dept comments

Attachment C: Draft Development Permit DP 23-034 (Design)

Attachment D: Draft Development Permit DP 23-035 (Environment)

Attachment E: Location of Variances

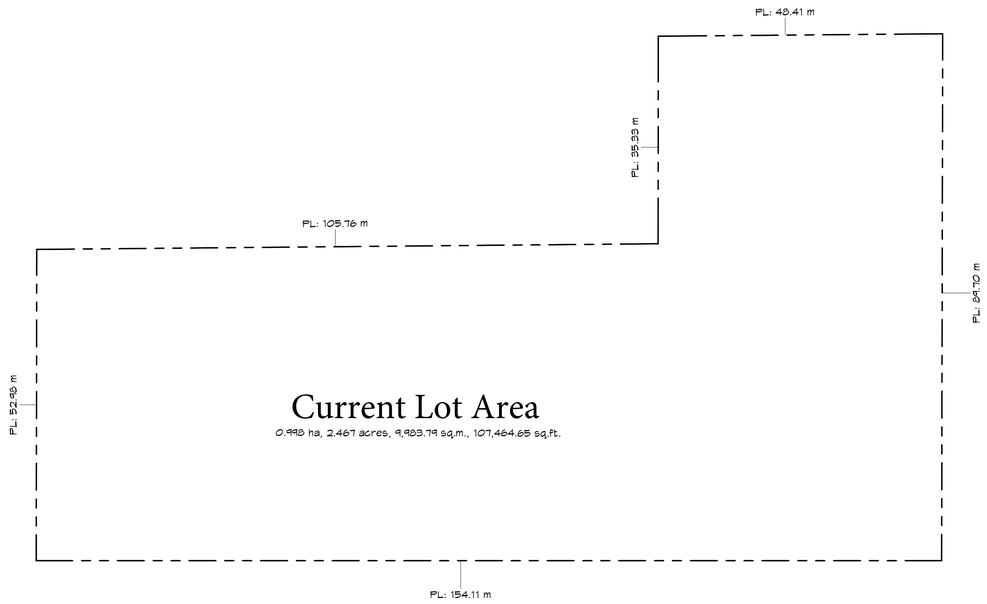
Sign-Offs

Rob Publow, Manager of Planning

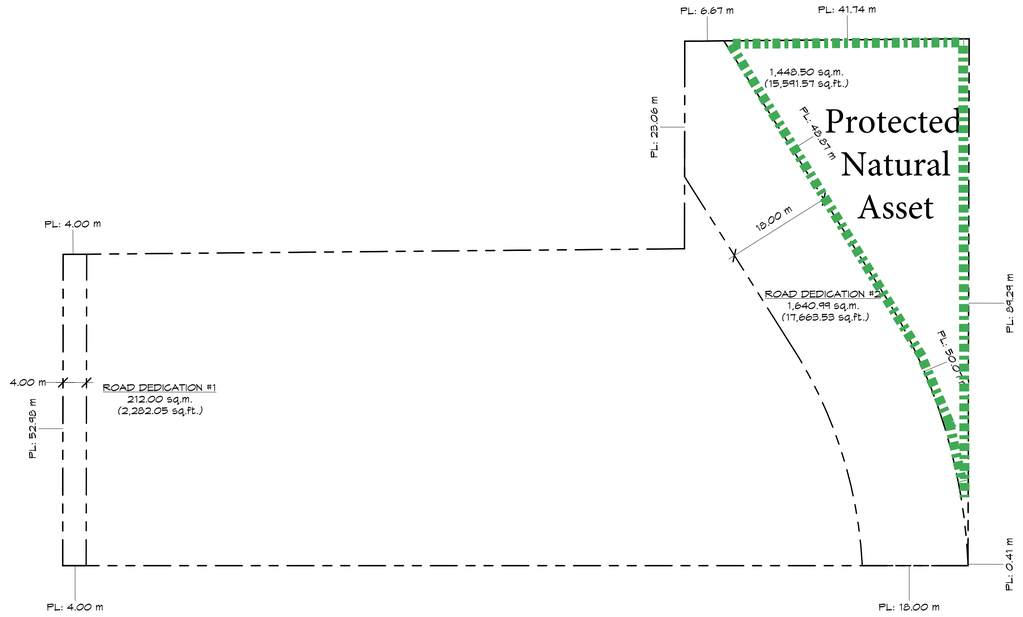
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Approved for Inclusion: Mike Younie, Chief Administrative Officer

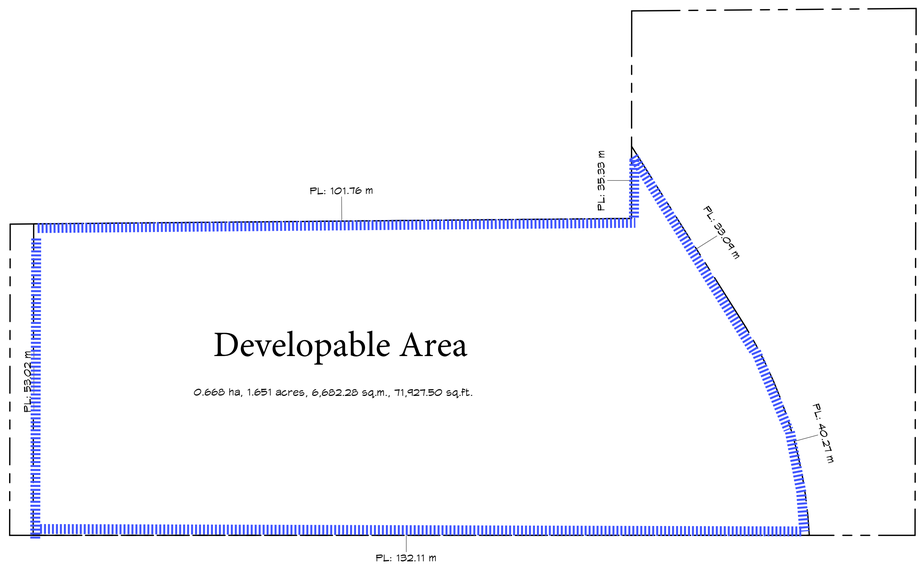
Attachment A



1 A-0.5 EXISTING LOT PLAN
1" = 40'-0"



2 A-0.5 LOT DEDICATIONS
1" = 40'-0"



3 A-0.5 PROPOSED SITE PLAN
1" = 40'-0"

ISSUE TABLE

No.	Date (dd/mm/yyy)	By	Description

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

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Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: SITE CONSOLIDATION PLAN

date: 3/13/2025 3:09:06 PM
scale: 1" = 40'-0"
drawn: Author
checked: Checker
project no.: 221212
sheet no.: A-0.5

CEDAR STREET

FUTURE ROAD

Temporary walkway to be replaced once Pearson Way is built

LOT GRADING PLAN

1/8" = 1'-0"

LEGEND:

- 23-6"W X 32'D - TOTAL UNITS: 13
- 20'W X 30'D - TOTAL UNITS: 12
- 17'-3"W X 42'D - TOTAL UNITS: 5
- INDOOR AMENITY BUILDING
- OUTDOOR AMENITY
- PRIVATE OUTDOOR AMENITY
- COMMON LANDSCAPING
- EXTENSIVE LANDSCAPING
- DRIVE AISLE / GARBAGE COLLECTION ROUTE
- PRIVATE DRIVEWAY
- DEDICATION
- PRIVATE WALKWAY
- PUBLIC WALKWAY

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing:

date:
scale:
drawn:
checked:
project no.:
sheet no.:

Attachment B

CITY OF MISSION

ENGINEERING & PUBLIC WORKS
TECHNICAL MEMORANDUM

FILE: 08-3310-28-37

P2023-037 / DP23-034

March 31, 2025

To: File Manager, Planning Department

From: Engineering Technologist, Engineering & Public Works Department

Re: Engineering Requirements for Development Permit at 9118 Cedar Street

INTRODUCTION:

The following comments contain requirements for the sole purpose of identifying required works and services to enable the subject property to develop a 33-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 as amended, Water Bylaw 2196-1990 as amended (Water Bylaw), Sewer Bylaw 5033-2009 as amended (Sewer Bylaw), Solid Waste Management Bylaw 5526-2015 as amended (SWMB), the Soil Removal Bylaw 3088-1997 as amended, the Fire Sprinkler Bylaw 5679-2017, the Cedar Valley Local Area Plan (CVLAP), the Cedar Valley Engineering Plan (CVEP) 5807-2018-5670, the Official Community Plan Bylaw 5670-2017 as amended (OCP) and the Development Cost Charges (DCC) Best Practices Guide. Additional requirements as specified by other stakeholder authorities are considered to be above and beyond the scope of these comments.

This development is currently out of sequence from a CVEP servicing perspective. The applicant has submitted a conceptual servicing plan (CSP) that varies from the CVEP with respect to road construction, road access, and drainage servicing.

The City has received a re-referral package dated March 27, 2025, including a site plan and a conceptual servicing plan dated November 27, 2024

ENGINEERING STANDARDS:

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

See the DSCB, Schedule C, Section 2 – Engineering Standards, Section 13 – Construction Drawing Submissions as amended, and AutoCAD Templates available for download on the City's website via the Land Development and Planning AutoCAD Standards web page.

Provide a signed Form F-5 – Commitment by Owner and Consulting Engineer. Incomplete drawing submissions may be returned without review.

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Cedar Street

Municipal water may be available using Future Road "2F" in the CVEP.

Connection to the municipal system is required. The CoM does not guarantee fire-flow requirements. The Developer will prove 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 250mmØ ductile iron pipe. Records also note two regional watermains which the Developer is not permitted to tie into.

As a condition of Development, the following will apply:

Demand modelling will be required. All upgrades and/or deficiencies identified by the finalized modeling results shall be completed/corrected at the Developer's sole expense and will be a condition of subdivision/development.

The proposed development requires an adequately sized, single-point service connection with water metering to be designed and installed at the building permit stage.

In accordance with the Water Bylaw, the existing 19mm water services to the parent lots shall be capped at the main by City crews at the Developer's sole expense.

Engineered design is required. See DSCB, Section 3.

STORM SEWER REQUIREMENTS:

Municipal storm service is available on Cedar Street.

Per the CVEP, municipal storm service for this property has been planned to come from future-planned Road 2F. The catchment area for this property is associated with DCC-specific charges for CVEP Major Project D4.

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 two existing mains on Cedar Street: a 300mm diameter concrete pipe immediately adjacent to the site and a 375mm diameter Corrugated Metal Pipe (CMP) pipe on the west side of the roadway.

As a condition of Development, the following will apply:

To advance this project out of sequence with the CVEP, the storm service for this property will have to be directed to Cedar Street in general accordance with the submitted CSP. Unanticipated upgrades to existing infrastructure on Cedar Street may be required (CVEP drainage catchment area 2E). These works may be eligible for DCC Credits.

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 for conducting 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.

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 to be extended across the site frontage on Cedar Street.

Municipal sanitary service for this property shall come from Cedar Street via a main extension from Rosetta Avenue to the development site.

City records indicate an existing, small diameter force main is adjacent to the site. The force main shall be rerouted to outlet into a new terminal manhole at the north end of the site, in general accordance with the submitted CSP.

As a condition of Development, the following will apply:

To advance this project out of sequence with the CVEP the Developer will be required to design and construct a sanitary main extension from Rosetta Avenue across the development frontage in general accordance with the submitted CSP.

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

ROAD WORK REQUIREMENTS:

Cedar Street provides paved access to the site. Per the CVEP, permanent, primary access for this property shall come from future-planned Road 2F.

> The DSCB Introduction, Section 9.7 – Highway Dedication, states the following: "*The required highway dedications for various classifications of highways in a Subdivision/Development shall be as specified in Schedule A hereto. The Municipality shall advise the Owner of the classification of each highway in a proposed Subdivision/Development and the required highway dedication.*"
>
> **<u>Cedar Street</u>**
>
> Cedar Street is classified as an arterial road in the Mission Mobility 2050 Transportation Master Plan. Cedar Street currently has a 20.1m dedication adjacent to the proposed development and as such, the Developer will be required to dedicate an additional 4.0m of Highway Dedication adjacent to Cedar Street. Cedar Street will be constructed to a 4-Lane Arterial Standard following a modified cross section based on DSCB Standard Drawing SS-R01 within an ultimate 28.6 m ROW. The design will be complete with road drainage, active transportation infrastructure as per Mission Mobility 2050 (multi-use path), underground hydro, gas, telephone, street lighting (for all road users), signage, and boulevard landscaping and tree planting as per the modified cross section available from the Engineering and Public Works Department.
>
> The Developer will be responsible for constructing the appropriate infrastructure offsite to achieve the modified arterial road cross section. A security deposit for offsite works is required as per DSCB Schedule C, Section 1.6.3.

Road 2F

Road 2F will be designed to a modified Local Road Standard based on SS-R04 within a 18.0m ROW, and the developer is ultimately required to dedicate a portion of land and take responsibility for a preliminary design and cost-of-construction of future-planned Road 2F.The design will be complete with road drainage, sidewalk, underground hydro, gas, telephone, streetlighting and boulevard tree planting as per the modified cross section available from the Engineering and Public Works Department. Road 2F will be secured with a Statutory Right-of-Way over the property and will be constructed by others in the future. Once constructed, it is expected that the primary access to this development will be closed at Cedar Street and switched over to Road 2F. To secure this commitment, the developer shall install a set of closable gates at the Cedar Street entrance. A cash-in-lieu contribution towards the construction of future-planned Road 2F will be required.

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

STREET LIGHTING:

In accordance with the DSCB, Schedule B-1, Ornamental Street Lighting is a requirement of subdivision/development.

Street Lighting design will complement Roadway Design and be in general conformance with the DSCB.

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

BOULEVARD TREE PLANTING AND LANDSCAPING:

In accordance with the DSCB, Schedule B & B-1, Boulevard tree planting and offsite landscaping is a requirement of subdivision/development.

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

POWER, GAS & TELECOMMUNICATIONS:

In accordance with the DSCB, Schedule B and B-1, Underground electrical, natural gas distribution, and telephone systems are a requirement of subdivision/development.

The Developer's engineer and/or third-party utility company must certify to the Approving Officer that the Power, Gas, and Telecommunications have been designed and constructed/secured in accordance with good engineering practice prior to approval of the subdivision.

See the DSCB INTRODUCTION, Section 9.5 Power, and Telecommunications Distribution, as amended.

LOT GRADING:

Lot grading in accordance with Schedule E of the DSCB is applicable. Manipulation and/or disturbing of the lands will not occur until permits and approvals for Development have been granted. The proposed measures will be subject to approval by the Municipal Engineer and/or Senior Building Official.

LATECOMER CHARGES:

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

ENVIRONMENTAL REQUIREMENTS:

As per section 4.4.1 of the Cedar Valley Local Area Plan, a QEP shall prepare a preliminary bio-inventory on the entire development site before it is disturbed in any way. In addition, a Development Permit will be required under Development Permit Area E1; which would be largely satisfied by the submission of the preliminary bio-inventory. The applicant should review the new development area guidelines. The primary principle of these guidelines is to incorporate the findings of the preliminary bio-inventory into site design. Submission of a site plan without a preliminary bio-inventory would suggest that this has not been taken into consideration. Nonetheless, this site design appears to respect the PNA boundary.

To facilitate this development, no mature trees will be retained; however, 32 ornamental trees will be replanted. This is a common trend in the neighbourhood. Tree retention should be prioritized to ensure that some mature trees remain in the urban canopy. Coupled with a significant increase in impervious surfaces, this development will contribute to the reduction of remaining wildlife habitats and creation of heat islands.

This development is located within the City provided curbside collection area and the current layout is conducive to curbside collection from each unit. Providing the following conditions are met:

- Ensure a 12m turning radius at the complex access and egress points.
- Ensure the hammerhead designs are compliant with DSCB drawings to enable safe truck maneuvering.

It should be noted that waste collection bins are required to be stored in a wildlife resistant enclosure on non-collection days as per the Solid Waste Management Bylaw 5526-2015 . Garages should be designed large enough to accommodate storage of bins.

Curbside collection involves the weekly collection of compost and recyclables and the bi-weekly (= every two weeks) collection of up to two 80-litre bins of garbage, as well as a separate container glass bin. Curbside collection requires individual units to feature sufficient animal-resistant, enclosed storage space to prevent access by wildlife. Room for bin placement on collection day should also be considered.

Utility fees for waste collection will be applied per dwelling unit.

I have reviewed the Environmental and Waste Management Requirements.



Kyle D'Appolonia, Environmental Coordinator

OTHER COMMENTS:

As per the CVEP, the proposed site is adjacent to two Major Pedestrian Routes (Map 02) on Cedar Street and future-planned Road 2F. Currently, the nearest sidewalk facility is 625 meters south (Tunbridge Avenue). The closest public elementary school (Albert McMahon) lies 1.3 kilometers away, and a private school is also situated 250 meters south on the opposite side of the road. To proceed with this project out of sequence with the CVEP, a 1.5-meter-wide asphalt pedestrian facility must be designed and constructed at the developer's sole expense, spanning from the southern limit of the subject property to the north property line of 8924 Cedar Street (approximately 325 meters).

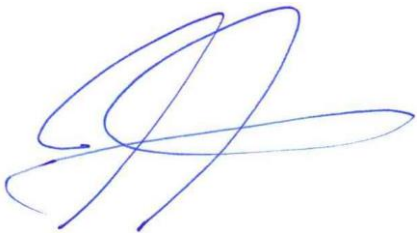
A demolition permit shall be secured with the building dept for each applicable structure to be removed.

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

RECOMMENDATION:

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





Prepared by:
Jason MacPherson,
Engineering Technologist 2 - Development

Reviewed by:
Jay Jackman,
Manager of Development Engineering

CITY OF MISSION

DEVELOPMENT PERMIT NO. DP 23-034
DEVELOPMENT PERMIT AREA B: MULTI-UNIT RESIDENTIAL

TO: **John Patrick Ens**
RR36
Mission BC V2V 6B2
and
Inge Jolanda Bracewell
RR36
Mission BC
V2V 6B2
(the "Permittee")

1. This Development Permit (the "Permit") is issued subject to compliance with all of the Bylaws of the City of Mission (the "City") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to, those lands within the City described below and any and all buildings, structures, and other development thereon and shall be binding on a purchaser of the Permittee's interest in the Lands, or portion thereof:

Address	Parcel Identifier and Legal Description
9118 Cedar Street, Mission BC	Lot 2 Section 33 Township 17 New Westminster District Plan 76460

(the "Lands")

ZONING

3. The said lands are zoned Multi-unit Townhouse one Zone (MT1) and Institutional Parks Recreation and Civic Zone (IPRC) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.

VARIANCES

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

Section 704 MT1 Zone D 1. – Setbacks				
			Required	**Proposed**
1.	Interior side yard (South lot line)	Building #1	7.5 m (24.6 ft.)	3.2 m (10.4 ft.)
2.	Rear yard (east lot line)	Building #8	7.5 m (24.6 ft.)	4.0 m (13.1 ft.)

Section 109 Off-street Motor Vehicle Parking Regulations (Townhouse) MT1			
Category		Permitted	Proposed
1.	Visitor parking permitted in a side yard.	0 stalls	1 stall in the northwest side yard.

See **Schedule A** for a site plan with these variances detailed.

See **Schedule B** for elevation plans with these variances detailed.

DEVELOPMENT PERMIT AREA

5. The above property has been designated as Development Permit Area B Multi-unit Residential in the City of Mission's Official Community Plan.
6. The following Permit works, terms and **conditions** shall apply to the Lands:
   a. Condition of Permit to (insert wording or delete), and;
   b. Buildings, structures and off-street parking shall be sited and constructed in conformance with the:
      i. Site plan shown as **Schedule A** as attached, and;
      ii. Elevation plans shown as **Schedule B** as attached, and;
   c. Landscaping works shall be established in conformance with the landscaping plan shown as **Schedule C** as attached and form part of this permit.

COMPLIANCE

7. Minor changes to the aforesaid drawings that do not affect the intent of this Permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the City.
8. 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 (hereinafter referred to as "the Plans"), unless approval in writing has been obtained from the City to deviate from the said Plans.
9. All landscaping works and planting materials shall be provided in accordance with the landscaping plan
10. 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 City.

FEES AND SECURITIES

11. As a condition of the issuance of this Permit, The City will be holding the security set out below to ensure that development, including landscape works, is carried out in accordance with the terms and conditions of this Permit.
12. The condition of the posting of security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the permit within the

DRAFT

time provided, the City may use the security to carry out the work by its servants, agents or contractors.

13. There will be filed accordingly a landscape security in the amount of **$103,750**;
14. 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 works must be installed by the Permittee, and inspected and approved by the City.
15. If the landscaping works are not approved within this six (6) month period, the City 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 City or its agents have the irrevocable right to enter into the property to undertake the required landscaping works for which the security was submitted.
16. Any surplus shall be paid over to the Permittee upon verification by the Director of Development Services (or delegate) that the development has been completed in accordance with the term and conditions of this Permit.

SECURITY RETURN

17. If the landscaping works are approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the City having to draw the security, 90% of the original security will be returned to the Permittee.
18. A holdback of 10% of the original security will be retained until:
    (a) A final inspection is undertaken within 12 months of the date of the original inspection approval given to the landscaping.
    (b) If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee.
    (c) If, after the final inspection, approval of the landscaping is not given, the City has the option of:
        (i) continuing to renew the security until the required landscaping is approved or
        (ii) has the option of drawing security and using 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.

PERMIT LIMITATIONS

19. 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.
20. This Permit is not a building permit.

ISSUANCE / EXPIRY

21. 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.

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] .

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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] ,2025.

_____

MAYOR

_____

CORPORATE OFFICER

Attachments:

Schedule A: Site Plan dated April 29, 2025 prepared by TRIO Architecture Inc.

Schedule B: Elevation Plans dated April 29, 2025 prepared by Trio Architecture Inc.

Schedule C: Landscape Plan dated March 2025 prepared by C. Kavolinas and Associates Inc.

DRAFT



PROPOSED TOWNHOUSE DEVELOPMENT

9118 CEDAR STREET, MISSION, B.C.

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
f: 604-854-3125
email: darren.h@trioarchitectural.ca
website: www.trioarchitectural.ca

DRAWING INDEX	
NUMBER	SHEET NAME

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A-0.2	RENDERINGS
A-0.3	RENDERINGS
A-0.4	RENDERINGS
A-0.5	SITE CONSOLIDATION PLAN
A-0.6	SITE PLAN
A-0.7	LOT GRADING PLAN
A-0.8	PRIVATE AMENITY RECONCILIATION PLAN
A-0.9	CONSTRUCTION PHASES SEPARATION PLAN
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A-1.2	BLDG. 1 - MAIN FLOOR PLAN
A-1.3	BLDG. 1 - UPPER FLOOR PLAN
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A-8.5	BLDG. 8 - ELEVATIONS

ISSUE TABLE

No.	Date (dd/mm/yyy)	By	Description

REVISIONS

No.	Date	By	Description

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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: DRAWING INDEX

date:	3/21/2025 9:18:28 AM
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drawn:	Author
checked:	DH
project no.:	221212
sheet no.:	A-0.0

A-0.1 1

VIEW 1



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project no.:	221212
sheet no.:	A-0.1

project:

PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing:

RENDERINGS

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1 A-0.2 VIEW 2

2 A-0.2 VIEW 3

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9118 CEDAR STREET, MISSION, B.C.

drawing: RENDERINGS

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1 A-0.3 VIEW 4

2 A-0.3 VIEW 5

ISSUE TABLE

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9118 CEDAR STREET, MISSION, B.C.

drawing:
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1 A-0.4 VIEW 6

2 A-0.4 VIEW 7

ISSUE TABLE

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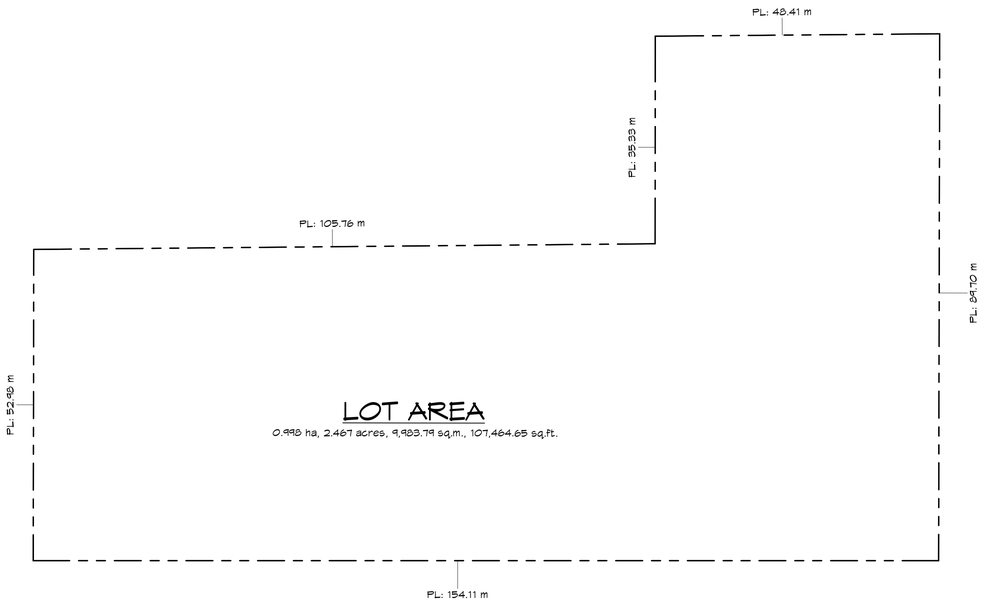
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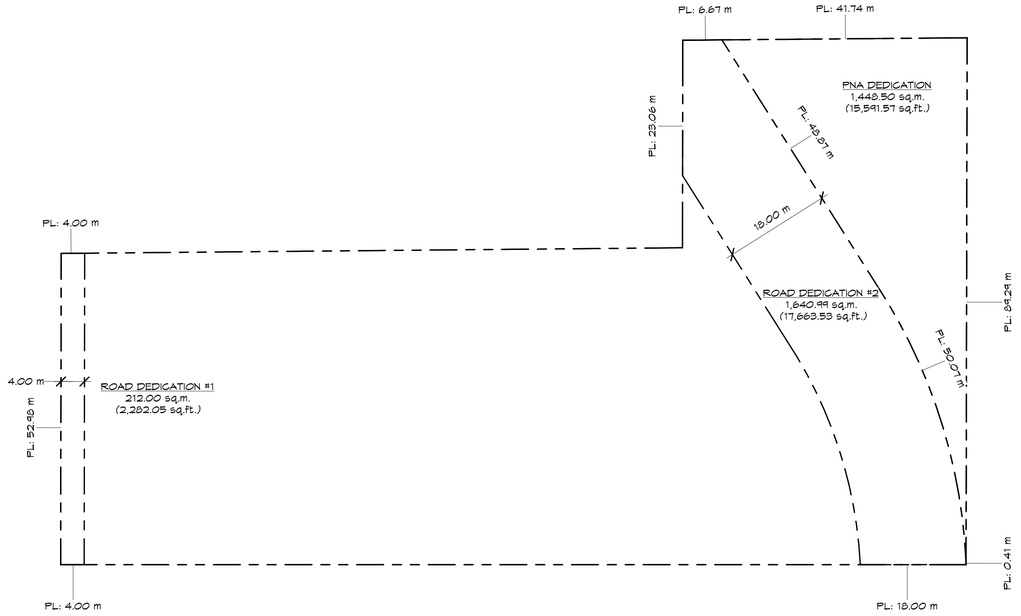
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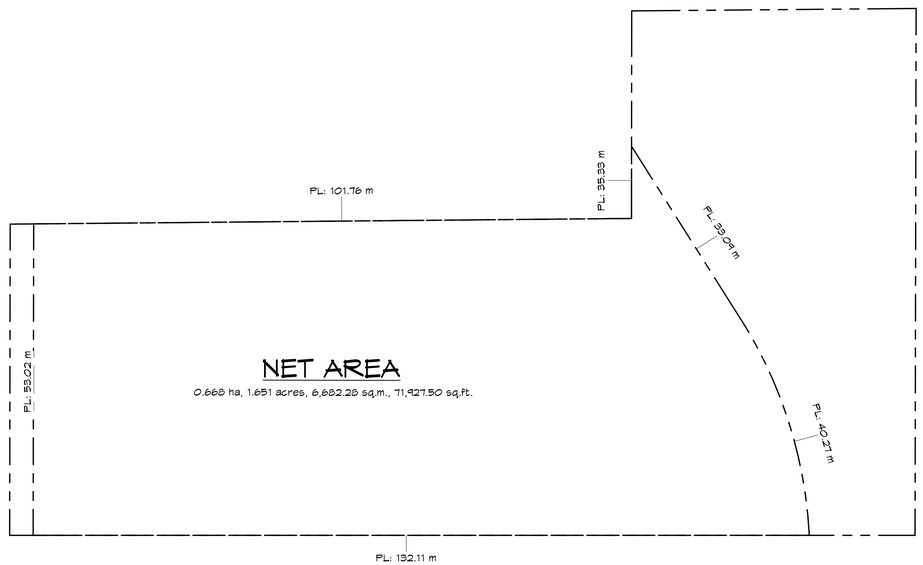
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1 A-0.5 EXISTING LOT PLAN
1" = 40'-0"



2 A-0.5 LOT DEDICATIONS
1" = 40'-0"



3 A-0.5 PROPOSED SITE PLAN
1" = 40'-0"

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9118 CEDAR STREET, MISSION, B.C.

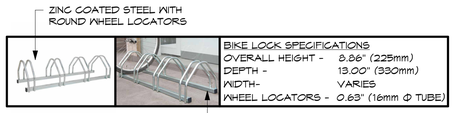
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PERSPECTIVE VIEW FOR SHORT-TERM BICYCLE PARKING

2 A-0.6



BIKE RACK

3 A-0.6

CIVIC ADDRESS

9118 CEDAR STREET, MISSION B.C.

LEGAL ADDRESS

LOT 2, PLAN NWP76460, SECTION 33, TOWNSHIP 17, NEW WESTMINSTER LAND DISTRICT

SITE RECONCILIATION

ORIGINAL SITE AREA: 0.998 HA, 2.467 ACRES, 9,983.79 sq.m., 107,464.65 sq.ft.
NET SITE AREA (AFTER PROTECTED NATURAL ASSET AREA & ROAD DEDICATIONS:
0.668 HA, 1.651 ACRES, 6,682.28 sq.m., 71,921.50 sq.ft.

ZONING: CURRENT: S20 PROPOSED: MT1

SETBACKS:

EAST:	REQ'D: 7.5M	PROP.: 4.00M	- VARIANCE REQ'D
NORTH:	REQ'D: 7.5M	PROP.: 7.50M	
WEST:	REQ'D: 4.0M	PROP.: 4.04M	
SOUTH:	REQ'D: 7.5M	PROP.: 3.18M	- VARIANCE REQ'D

LOT COVERAGE :
ALLOWED: 55% OR 39,560.13 sq.ft. (3,675.26 sq.m.)
PROPOSED:

BUILDING 1:	3,873.00 sq.ft.
BUILDING 2:	2,256.00 sq.ft.
BUILDING 3:	2,256.00 sq.ft.
BUILDING 4:	2,848.00 sq.ft.
BUILDING 5:	2,848.00 sq.ft.
BUILDING 6:	2,256.00 sq.ft.
BUILDING 7:	2,289.00 sq.ft.
BUILDING 8:	3,840.00 sq.ft.
AMENITY:	516.00 sq.ft.
TOTAL:	23,082.00 sq.ft. (2,144.39 sq.m.) = 32.09%

DENSITY (FSR):
ALLOWED: 1.0 = 71,921.50 sq.ft.
PROPOSED:

BUILDING 1:	8,803.94 sq.ft.
BUILDING 2:	5,497.31 sq.ft.
BUILDING 3:	5,497.31 sq.ft.
BUILDING 4:	6,008.27 sq.ft.
BUILDING 5:	6,008.27 sq.ft.
BUILDING 6:	5,467.31 sq.ft.
BUILDING 7:	5,497.31 sq.ft.
BUILDING 8:	8,803.91 sq.ft.
TOTAL:	51,619.61 sq.ft. (4,795.62 m²) = 0.72

1 PLAN 76460

BUILDING HEIGHT:
PRINCIPAL BUILDINGS:
ALLOWED: 12.00m (39.37')
PROPOSED: REFER TO BUILDING ELEVATION SHEETS FOR DETAILS

AMENITY BUILDING (BLDG. #8):
ALLOWED: 11.50m (37.73')
PROPOSED: REFER TO BUILDING ELEVATION SHEETS FOR DETAILS

COMMON INDOOR AMENITY:
REQUIRED: 2.8 sq.m. (30.0 sq.ft.) PER UNIT = 33 X 30 sq.ft. = 990.00 sq.ft. (91.97 sq.m.)
PROVIDED: 1,035.00 sq.ft. (96.15 sq.m.)

COMMON OUTDOOR AMENITY:
REQUIRED: 100 sq.m. (1,076.00 sq.ft.)
PROVIDED: 1,365.00 sq.ft. (126.82 sq.m.)

PRIVATE OUTDOOR AMENITY:
REQUIRED: MIN. 20 sq.m. PER UNIT WITH A COMBINED MIN. AVERAGE OF 30 sq.m.
PROVIDED: 14,984.62 sq.ft / 33 UNITS = 454.23 sq.ft (42.20 sq.m.)

OFF-STREET VEHICLE PARKING:
RESIDENT PARKING:
REQUIRED: 2 SPACES PER DWELLING UNIT = 32 UNITS X 2 = 64 SPACES
50% OF TANDEMS REQUIRE OFF-STREET PARKING = 4 STALLS
TOTAL = 68 STALLS
PROVIDED: 64 SPACES WITHIN GARAGE + 4 RES. STALLS FOR TANDEM UNITS
TOTAL = 68 STALLS
VISITOR PARKING:
REQUIRED: 0.2 SPACES PER UNIT = 33 X 0.2 = 6.6 (7) SPACES
PROVIDED: 11 UNITS WITH VISITOR PARKING PROVIDED ON DRIVEWAYS = 20 STALLS
(18 STALLS + 2 SMALL CAR STALLS = 20 STALLS)
+ 7 VISITOR STALLS = 5 STALLS + 1 SMALL CAR STALL + 1 ACCESSIBLE STALL
TOTAL = 27 STALLS
TOTAL PARKING PROVIDED: 68 RESIDENT STALLS + 27 VISITOR STALLS = 95 STALLS

TANDEM CALCULATION: 33 X 25% = 8.25 UNITS, PROVIDED 8 UNITS

OFF-STREET SHORT TERM BICYCLE PARKING:
REQUIRED: 15% OF MINIMUM TOTAL MOTOR VEHICLE PARKING REQ. = 77 X 0.15 = 11.55 OR 12 SPACES
PROVIDED: 12 SPACES

OFF-STREET LONG TERM BICYCLE PARKING:
REQUIRED: 1 SPACE PER DWELLING UNIT LOCATED WITHIN THE GARAGE
PROVIDED: 1 STALL LOCATED WITHIN THE GARAGE. SEE FLOOR PLANS

WASTE MANAGEMENT CALCULATION:
PROPOSED PRIVATE WASTE COLLECTION

VARIANCES:
1. BUILDING 1 SOUTH END 7.5m TO 3.18m
2. EAST SETBACK FROM 7.5m TO 4.0m (BECOMES FRONT SETBACK IN FUTURE)
3. VISITOR #1 WITHIN RESIDENTIAL SETBACK

LEGEND:
- 23-6"W X 32'D - TOTAL UNITS: 13
- 20'W X 30'D - TOTAL UNITS: 12
- 17-3"W X 42'D - TOTAL UNITS: 8
- INDOOR AMENITY BUILDING
- OUTDOOR AMENITY
- PRIVATE OUTDOOR AMENITY
- COMMON LANDSCAPING
- EXTENSIVE LANDSCAPING
- DRIVE AISLE / GARBAGE COLLECTION ROUTE
- PRIVATE DRIVEWAY
- DEDICATION
- PRIVATE WALKWAY
- PUBLIC WALKWAY



1 A-0.6 SITE PLAN - 33 UNITS 1" = 20'-0"

ISSUE TABLE

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604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: SITE PLAN

date:	4/29/2025 11:31:30 AM
scale:	As indicated
drawn:	NW
checked:	DH
project no.:	221212
sheet no.:	A-0.6



1 A-0.7 LOT GRADING PLAN
1/16" = 1'-0"

NOTES

: - REFER TO CIVIL DRAWINGS FOR DRIVEWAY ELEVATION & SLOPE, SURFACE WATER FLOW DIRECTION, AND RETAINING WALL ELEVATIONS. (U.N.O.)

- LOT GRADING PLAN SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL AND CIVIL DRAWINGS. REPORT ANY CONFLICTS TO THE ARCHITECT & ENGINEER WITH WRITTEN INSTRUCTIONS.

- ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND CIVIL LOT GRADING PLAN. THE CIVIL LOT GRADING PLAN SHALL HAVE PRECEDENCE OVER ARCHITECTURAL LOT GRADING PLAN WITH REFERENCE TO LOT GRADING, DRIVEWAY ELEVATION & SLOPE, SURFACE WATER FLOW DIRECTION, AND RETAINING WALL ELEVATIONS ETC.

LEGEND:

	23-6"W X 32'D - TOTAL UNITS: 13
	20'W X 32'D - TOTAL UNITS: 12
	17'-3"W X 42'D - TOTAL UNITS: 8
	INDOOR AMENITY BUILDING
	OUTDOOR AMENITY
	PRIVATE OUTDOOR AMENITY
	COMMON LANDSCAPING
	EXTENSIVE LANDSCAPING
	DRIVE AISLE / GARBAGE COLLECTION ROUTE
	PRIVATE DRIVEWAY
	DEDICATION
	PRIVATE WALKWAY
	PUBLIC WALKWAY

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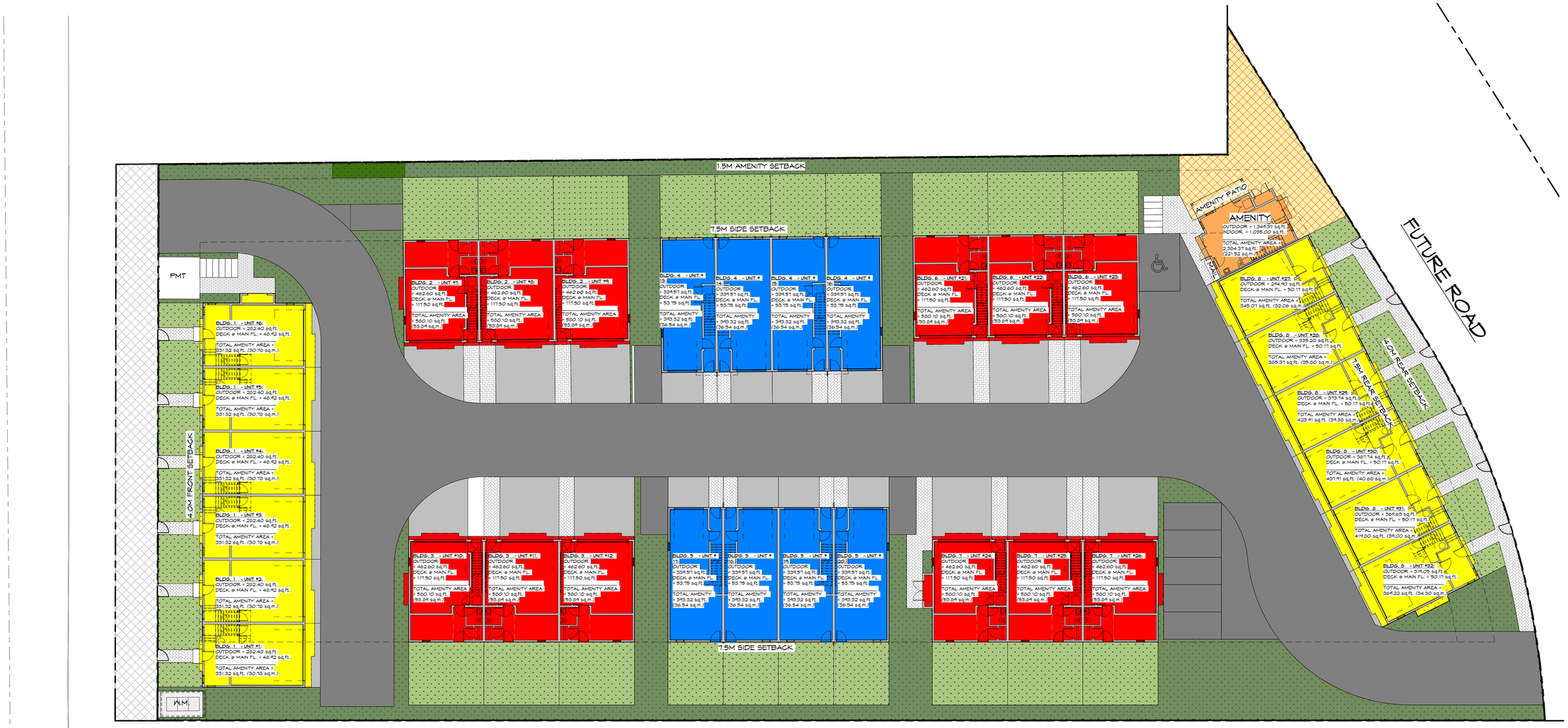
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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: LOT GRADING PLAN

date: 4/29/2025 11:31:32 AM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-0.7



AMENITY SPACE RECONCILIATION

1 / A-0.8 — 1/16" = 1'-0"

AMENITY SPACE RECONCILIATION:

COMMON OUTDOOR AMENITY SPACE:

REQUIRED: DEVELOPMENT CONTAINS 25 DWELLING UNITS OR MORE SHALL PROVIDE MINIMUM OF AT LEAST 100.00 sq.m. (1,076.00 sq.ft.) SHALL BE IN FORM OF CHILDREN'S PLAYGROUND, SWIMMING POOL, BBQ PIT, SPORTS COURT AND/OR SIMILAR FACILITIES.

PROPOSED: 1,349.37 sq.ft. (125.36 sq.m.) INCLUDING 90.00 sq.ft. (8.36 sq.m.) AMENITY PATIO

COMMON INDOOR AMENITY BUILDING:

REQUIRED: DEVELOPMENT CONTAINS 25 DWELLING UNITS OR MORE SHALL PROVIDE @ A RATE OF AT LEAST 30.0 sq.ft. (2.8 sq.m.) PER UNIT. 33 X 30 sq.ft. = 990.00 sq.ft. (91.97 sq.m.)

PROPOSED: 1,035.00 sq.ft. (96.15 sq.m.)

PRIVATE OUTDOOR AMENITY SPACE:

REQUIRED: MINIMUM 20.0 sq.m. (215.3 sq.ft.) PER DWELLING UNIT & A COMBINED MINIMUM AVERAGE OF 30.0 sq.m. (322.9 sq.ft.) PER DWELLING UNIT WITHIN A DEVELOPMENT AS A WHOLE. 33 UNITS X 30 sq.m. = 990.00 sq.m. (91.97 sq.ft.)

PROPOSED:

UNIT 1	30.90 m² (332.60 ft²)	UNIT 9	48.41 m² (521.10 ft²)	UNIT 17	36.54 m² (393.32 ft²)	UNIT 25	48.37 m² (520.60 ft²)
UNIT 2	30.90 m² (332.60 ft²)	UNIT 10	48.37 m² (520.60 ft²)	UNIT 18	36.54 m² (393.32 ft²)	UNIT 26	48.37 m² (520.60 ft²)
UNIT 3	30.90 m² (332.60 ft²)	UNIT 11	48.37 m² (520.60 ft²)	UNIT 19	36.54 m² (393.32 ft²)	UNIT 27	32.08 m² (345.07 ft²)
UNIT 4	30.90 m² (332.60 ft²)	UNIT 12	48.41 m² (521.10 ft²)	UNIT 20	36.54 m² (393.32 ft²)	UNIT 28	35.80 m² (385.37 ft²)
UNIT 5	30.90 m² (332.60 ft²)	UNIT 13	36.54 m² (393.32 ft²)	UNIT 21	48.41 m² (521.10 ft²)	UNIT 29	39.38 m² (423.91 ft²)
UNIT 6	30.90 m² (332.60 ft²)	UNIT 14	36.54 m² (393.32 ft²)	UNIT 22	48.37 m² (520.60 ft²)	UNIT 30	40.66 m² (437.91 ft²)
UNIT 7	48.37 m² (520.60 ft²)	UNIT 15	36.54 m² (393.32 ft²)	UNIT 23	48.37 m² (520.60 ft²)	UNIT 31	39.00 m² (419.80 ft²)
UNIT 8	48.37 m² (520.60 ft²)	UNIT 16	36.54 m² (393.32 ft²)	UNIT 24	48.41 m² (521.10 ft²)	UNIT 32	34.30 m² (369.20 ft²)

TOTAL OUTDOOR AMENITY: 1,279.56 m² (13,772.62 ft²)
AVG. OUTDOOR AMENITY: 1,279.56 m² (13,772.62 ft²) / 32 UNITS = 39.99 m² (430.39 ft²) / UNIT

LEGEND:

- COMMON INDOOR AMENITY AREA
- LANDSCAPED AREA - [NON COUNTABLE AS OUTDOOR AMENITY CAL'C] - REFER TO LANDSCAPE DRAWINGS FOR DETAILS
- PRIVATE OUTDOOR AMENITY AREA & LANDSCAPING AREA - REFER TO LANADSCAPING DRAWINGS
- EXTENSIVE LANDSCAPING AREA - REFER TO LANADSCAPING DRAWINGS
- COMMON OUTDOOR AMENITY AREA
- PUBLIC PASSAGEWAY
- PRIVATE DRIVEWAY FOR EACH UNIT

ISSUE TABLE

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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: PRIVATE AMENITY RECONCILIATION PLAN

date: 4/29/2025 11:31:34 AM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-0.8

CONSTRUCTION PHASES SEPARATION PLAN

1 A-0.9 1/16" = 1'-0"

PHASING LEGEND:

- PHASE 1 = 16 UNITS + AMENITY
- PHASE 2 = 17 UNITS

ISSUE TABLE

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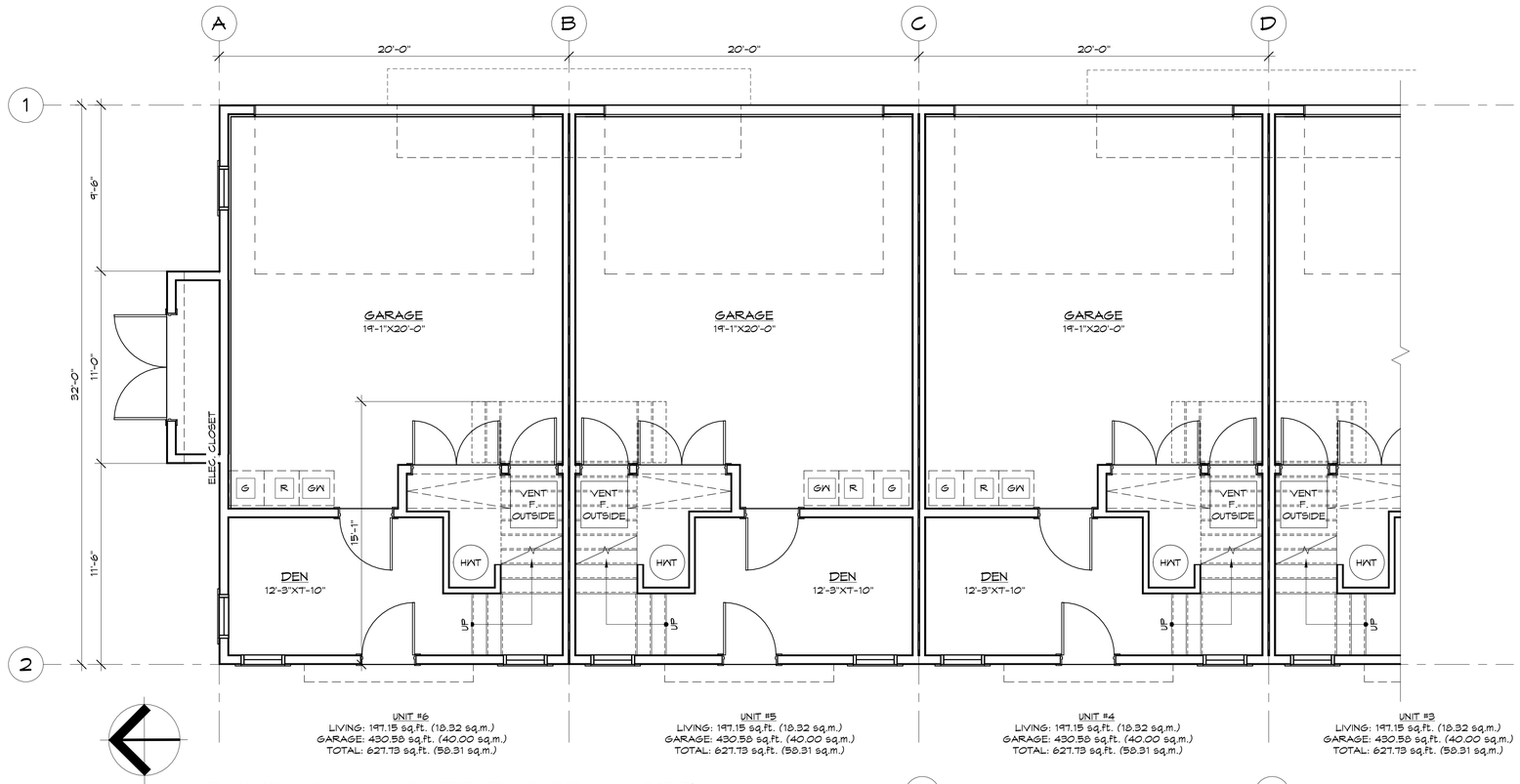
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project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: CONSTRUCTION PHASES SEPARATION PLAN

date: 4/29/2025 11:31:35 AM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-0.9



UNIT #6
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #5
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #4
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

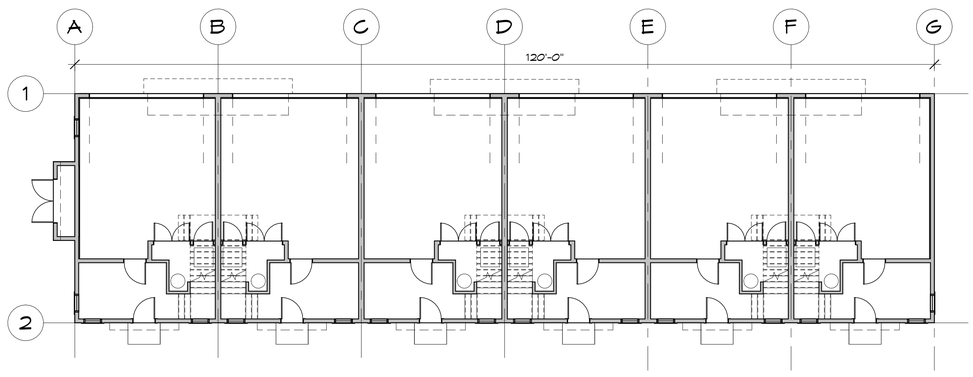
UNIT #3
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

1 A-1.1 BUILDING 1 - LOWER FLOOR - NORTH

1/4" = 1'-0"

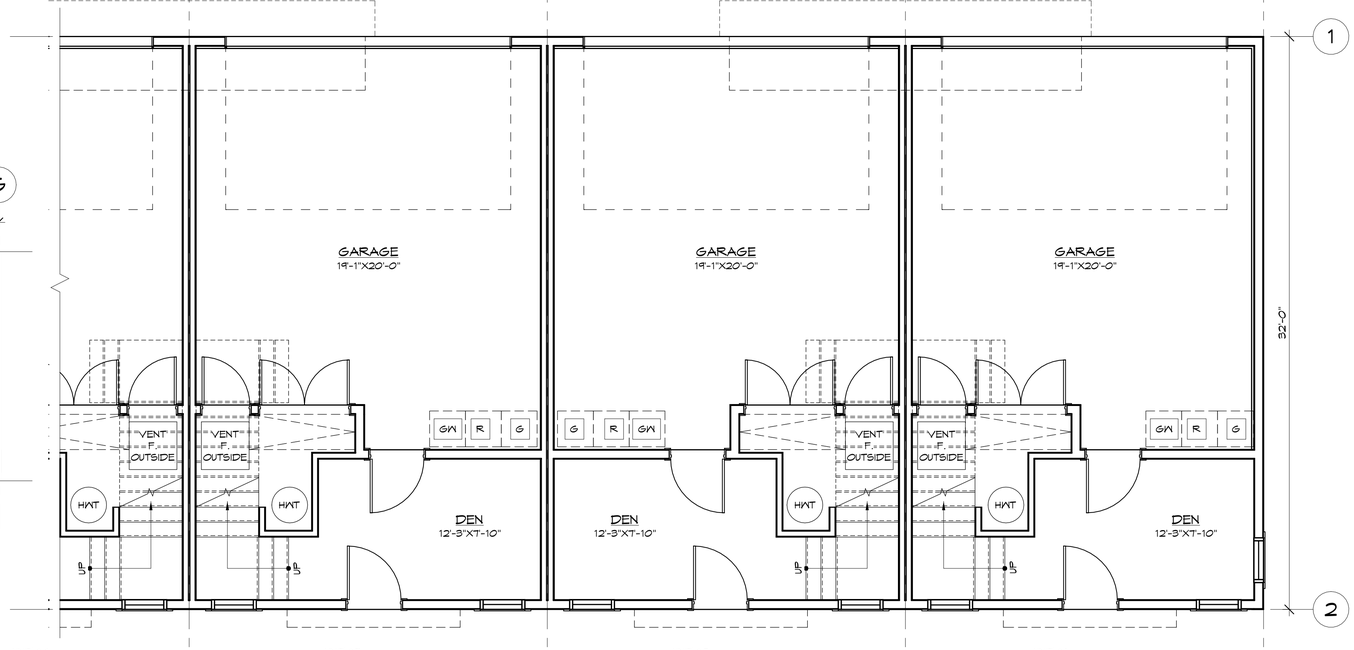
LOT COVERAGE: 4,238.19 sq.ft. (393.74 sq.m.)

LOWER FLOOR FSR: 1,182.88 sq.ft. (109.89 sq.m.)



3 A-1.1 KEY PLAN

1" = 10'-0"



UNIT #4
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #3
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #2
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #1
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

2 A-1.1 BUILDING 1 - LOWER FLOOR - SOUTH

1/4" = 1'-0"

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 1 - LOWER FLOOR PLAN

date:	2/27/2025 2:34:51 PM
scale:	As indicated
drawn:	NW
checked:	DH
project no.:	221212
sheet no.:	A-1.1



1 A-1.4 BUILDING 1 - WEST ELEVATION

3/16" = 1'-0"



2 A-1.4 BUILDING 1 - NORTH ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

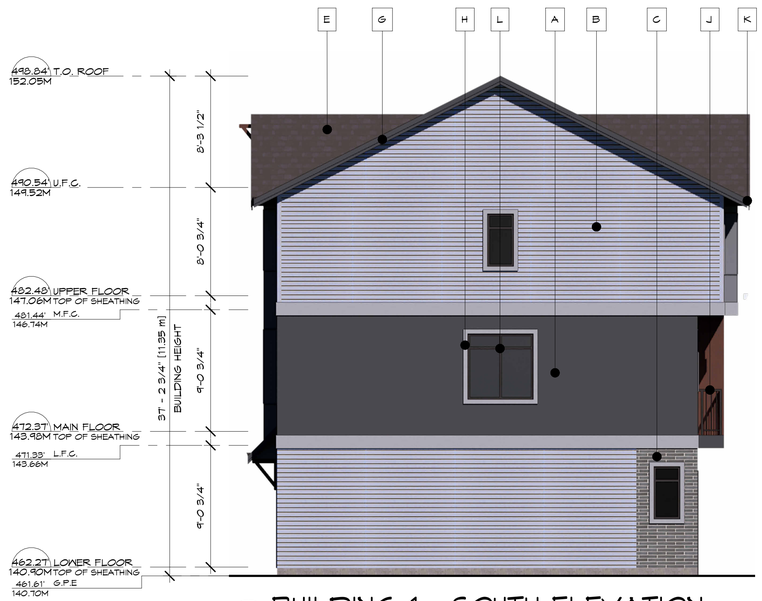
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scale: As indicated
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-1.4



1 A-1.5 BUILDING 1 - EAST ELEVATION

3/16" = 1'-0"



2 A-1.5 BUILDING 1 - SOUTH ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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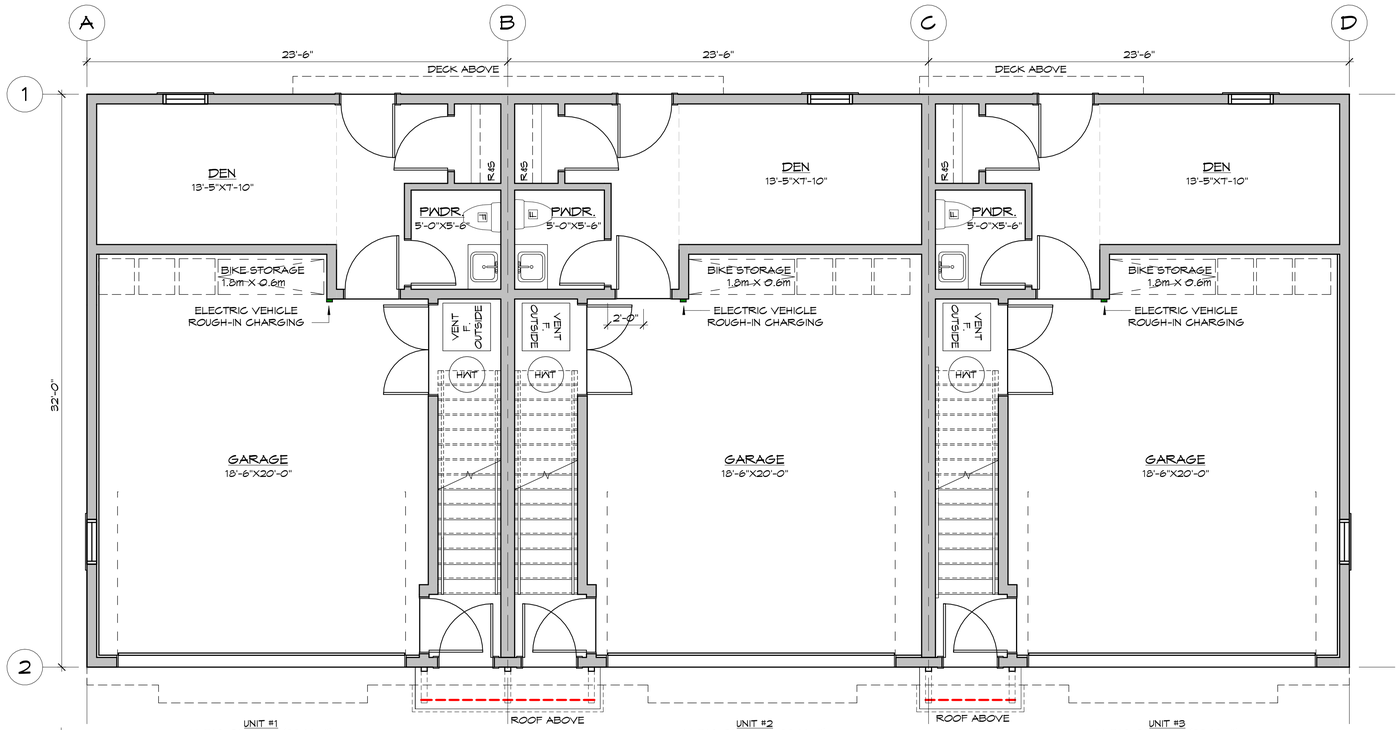
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9118 CEDAR STREET MISSION

drawing: BLDG. 1 - ELEVATIONS

date: 2/27/2025 2:35:02 PM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-1.5



UNIT #1
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #2
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #3
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

BUILDING 2 - LOWER FLOOR

1
A-2.1
1/4" = 1'-0"

LOT COVERAGE: 2,256.00 ft² (209.59 m²)
LOWER FLOOR FSR: 951.66 ft² (88.41 m²)

ISSUE TABLE

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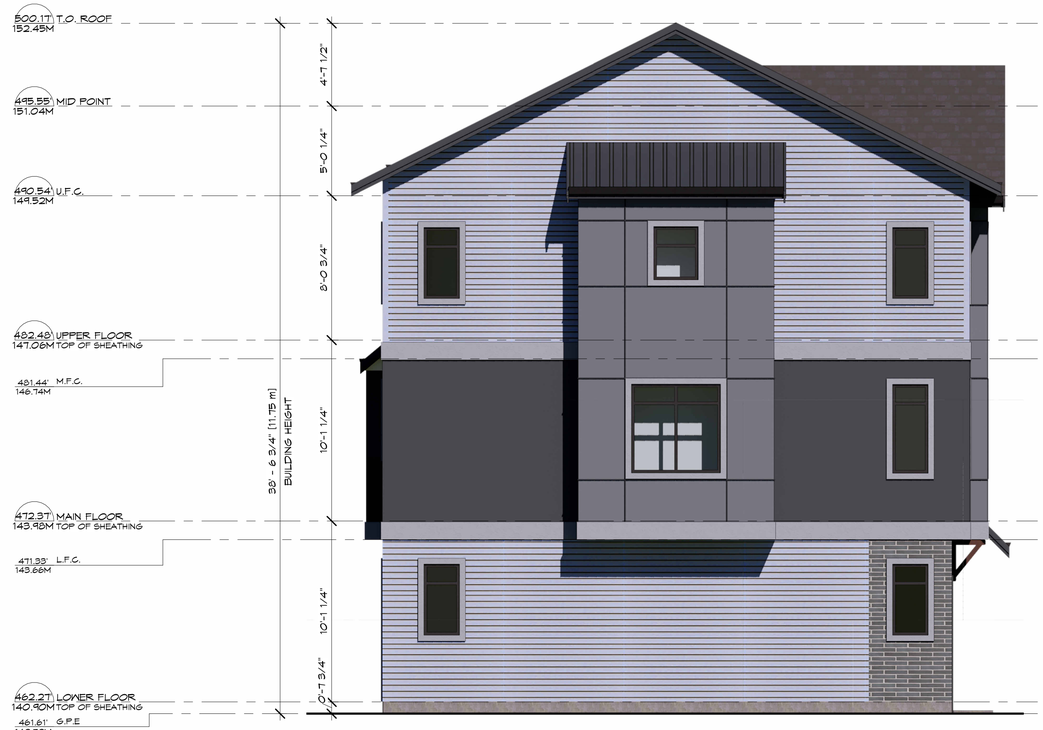
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drawn: NW
checked: DH
project no.: 22122
sheet no.: A-2.1



1 A-2.4 BUILDING 2 - SOUTH ELEVATION

1/4" = 1'-0"



2 A-2.4 BUILDING 2 - WEST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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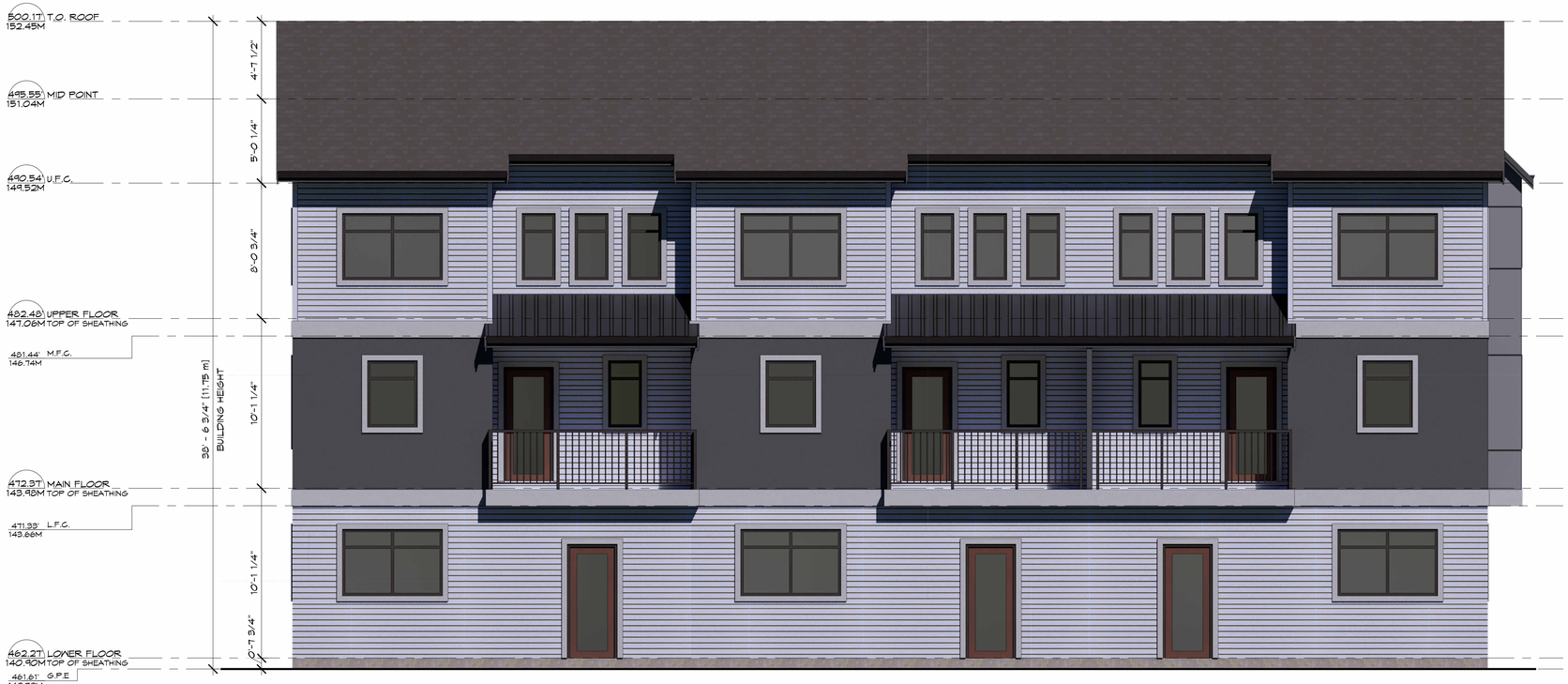
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project: PROPOSED TOWNHOUSE
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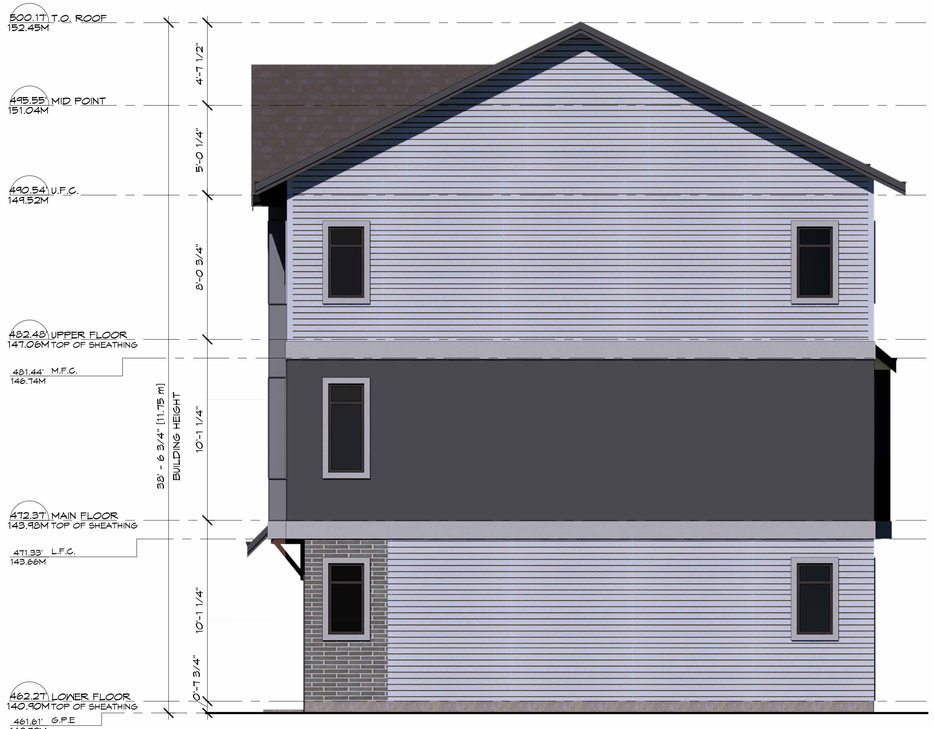
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date: 2/27/2025 2:23:03 PM
scale: 1/4" = 1'-0"
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-2.4



1 A-2.5 **BUILDING 2 - NORTH ELEVATION**

1/4" = 1'-0"



2 A-2.5 **BUILDING 2 - EAST ELEVATION**

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

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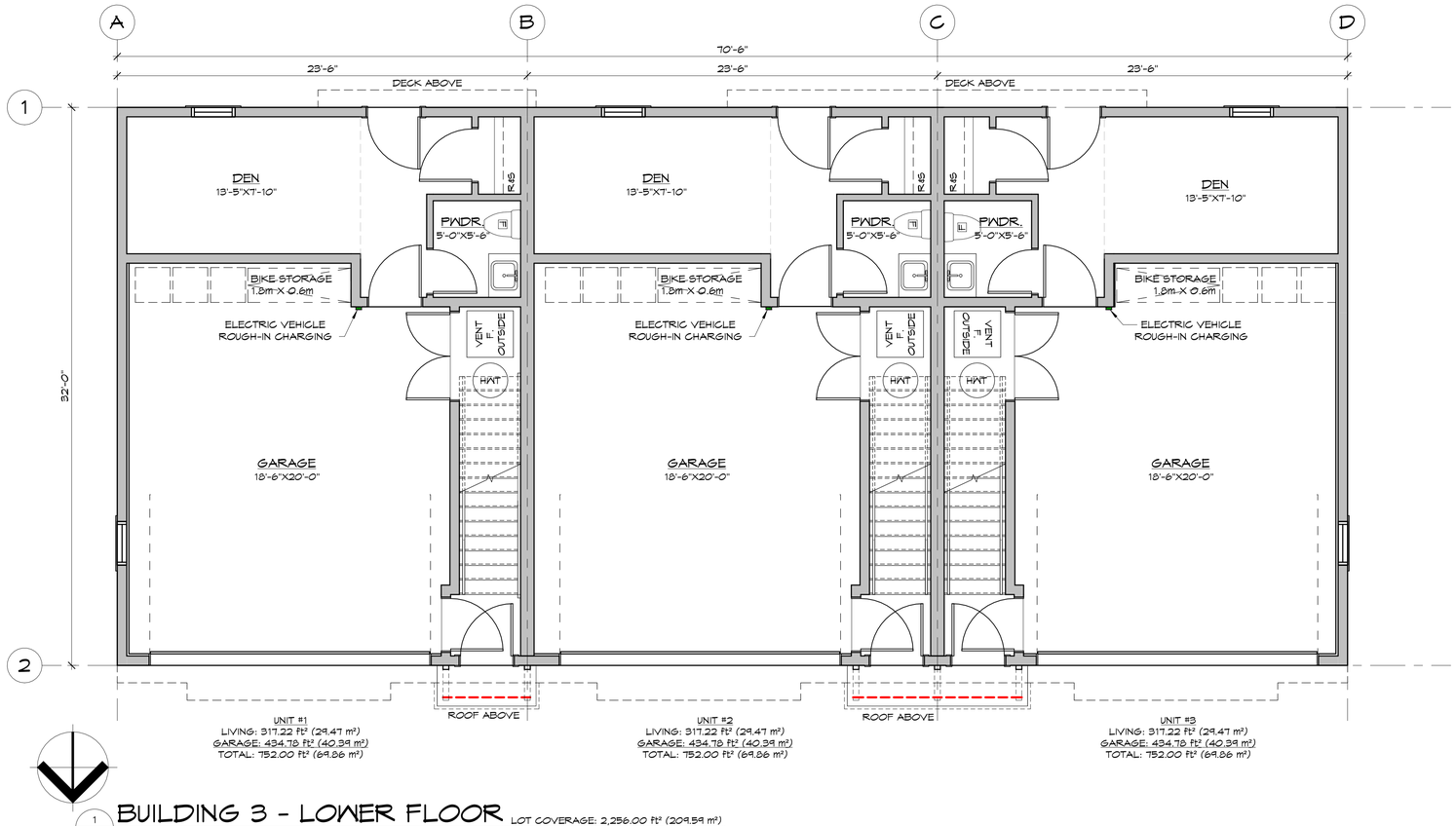
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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 2 - ELEVATIONS

date: 2/27/2025 2:23:07 PM
scale: 1/4" = 1'-0"
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-2.5



BUILDING 3 - LOWER FLOOR

LOT COVERAGE: 2,256.00 ft² (209.59 m²)
LOWER FLOOR FSR: 951.66 ft² (88.41 m²)

1 / A-3.1 1/4" = 1'-0"

ISSUE TABLE

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REVISIONS

No.	Date	By	Description

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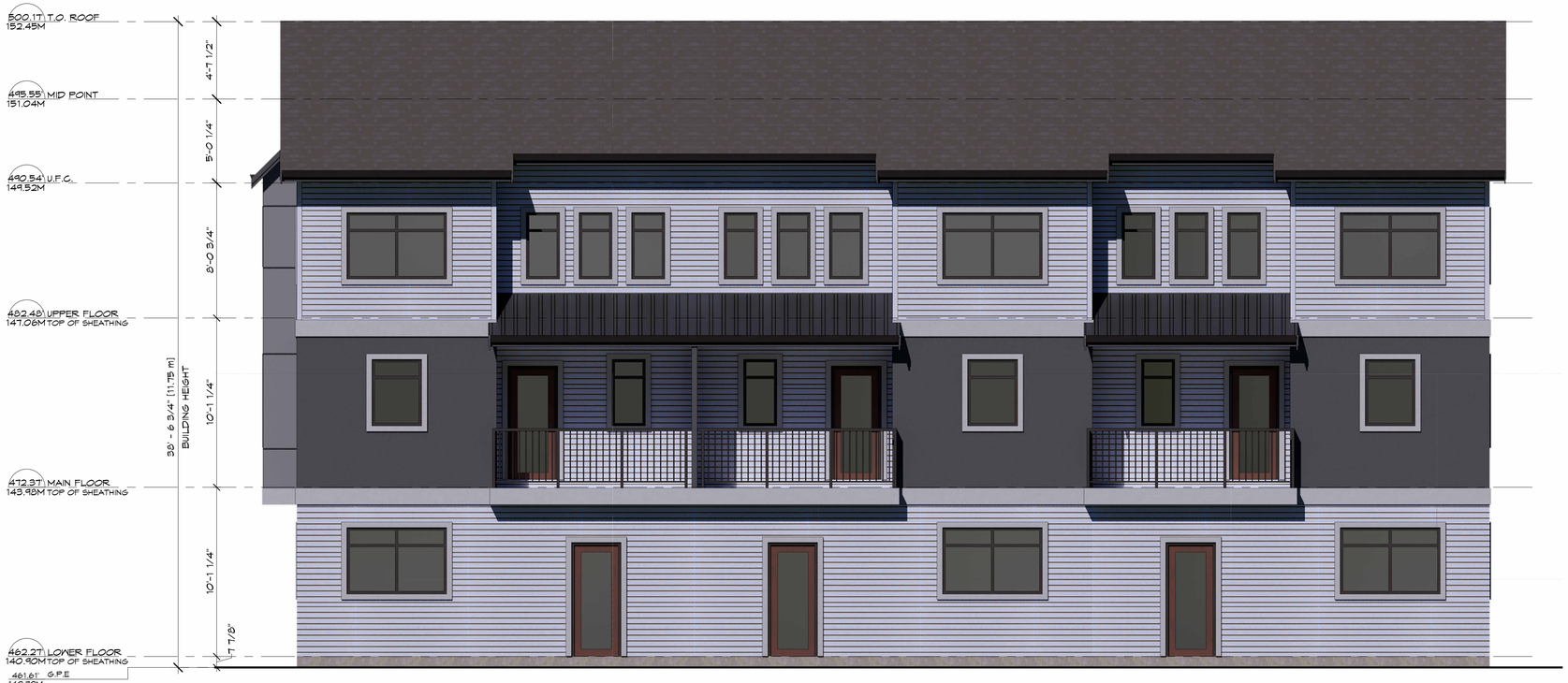
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info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

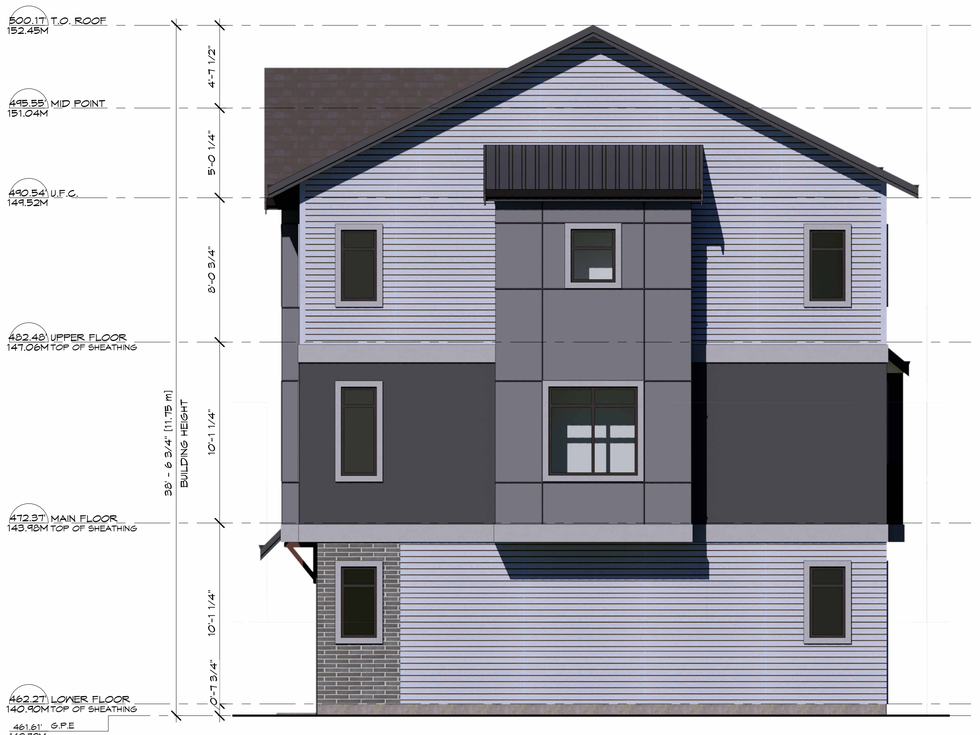
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scale: 1/4" = 1'-0"
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-3.1



1 A-3.4 BUILDING 3 - SOUTH ELEVATION

1/4" = 1'-0"



2 A-3.4 BUILDING 3 - WEST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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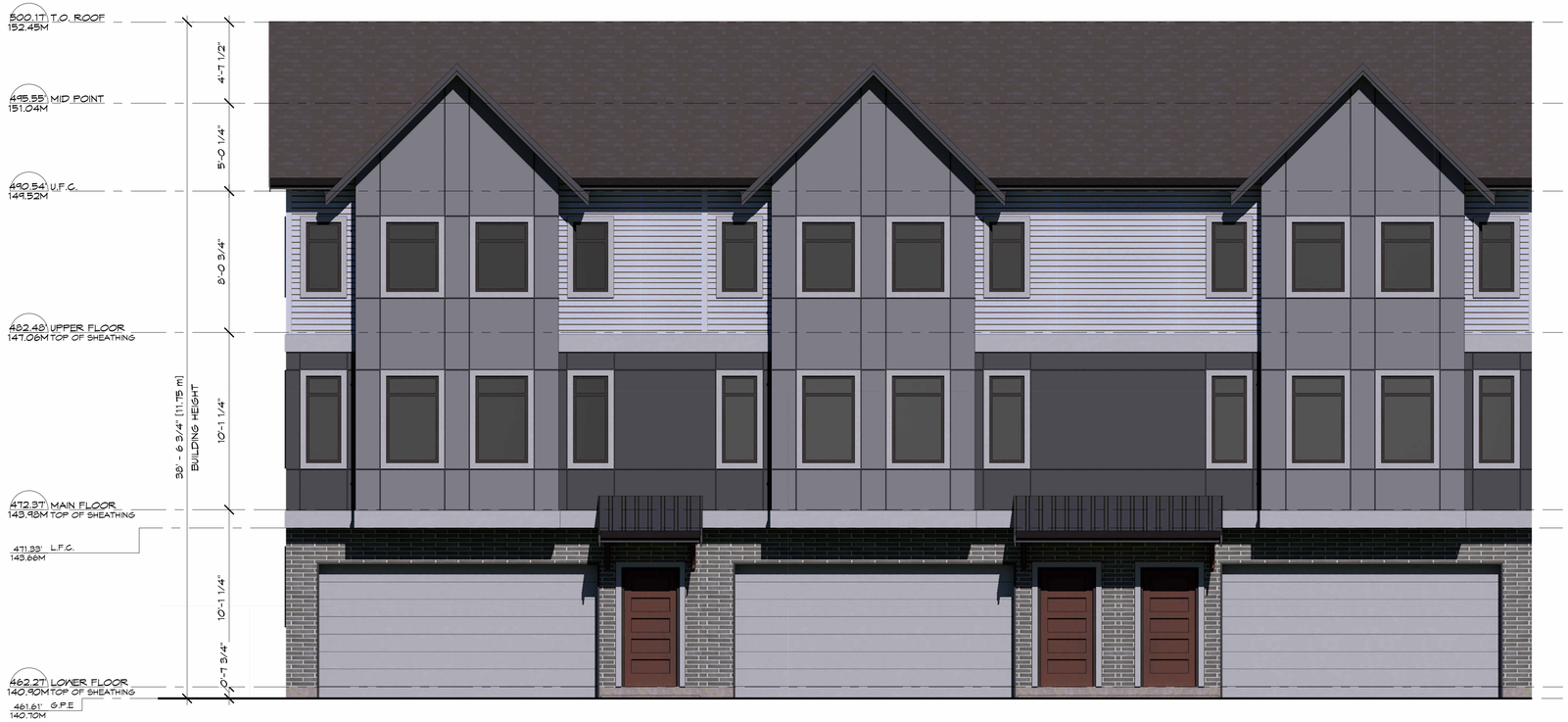
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project: PROPOSED TOWNHOUSE
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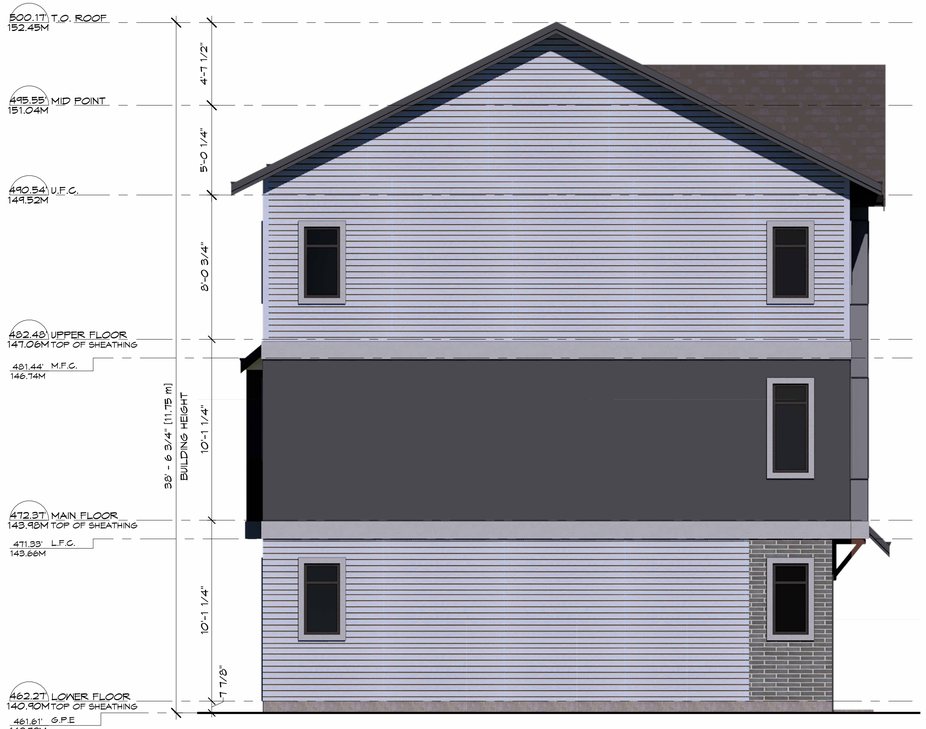
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checked: DH
project no.: 221212
sheet no.: A-3.4



1 A-3.5 BUILDING 3 - NORTH ELEVATION

1/4" = 1'-0"



2 A-3.5 BUILDING 3 - EAST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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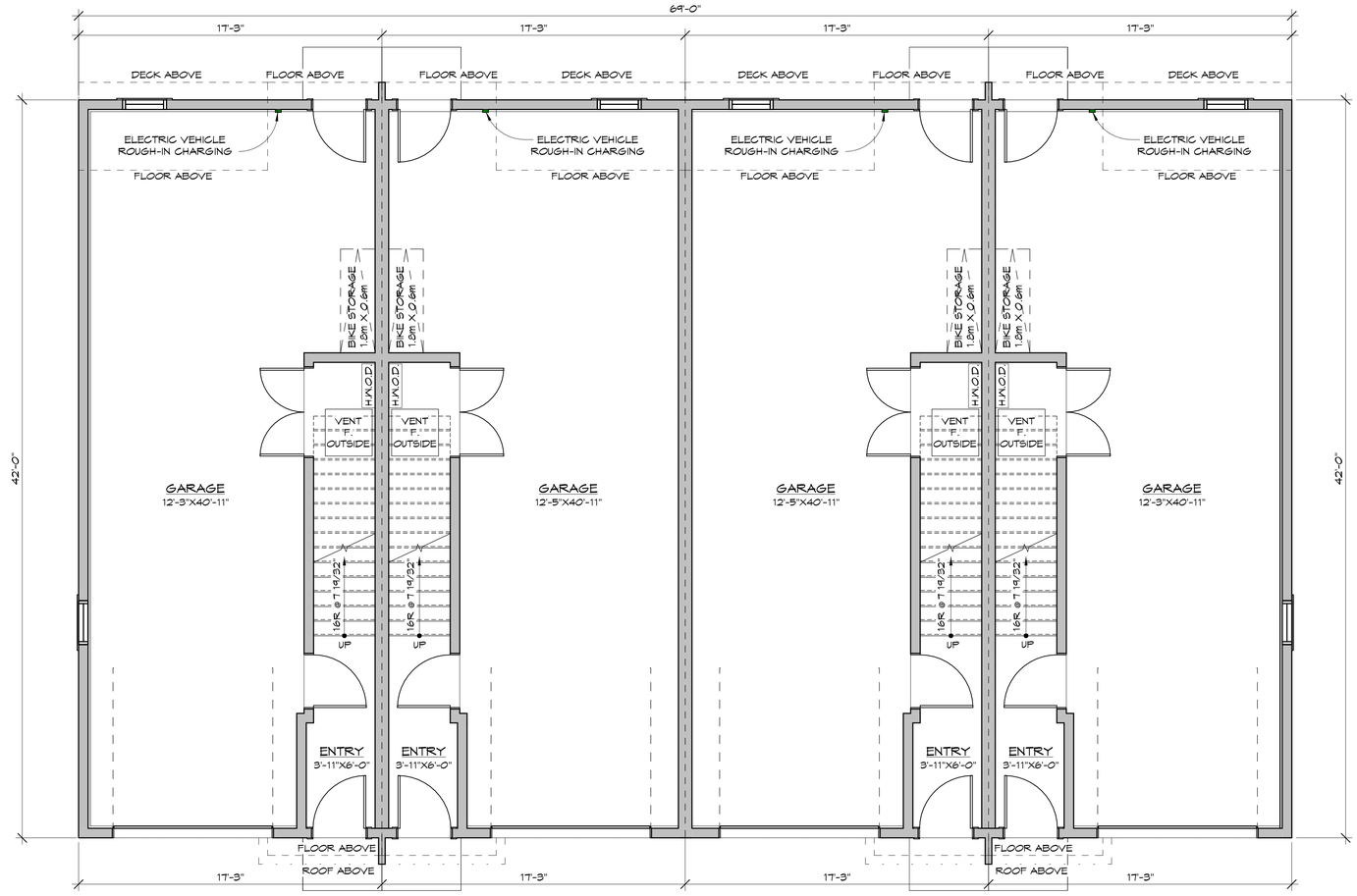
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project: PROPOSED TOWNHOUSE
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drawing: BLDG. 3 - ELEVATIONS

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scale: 1/4" = 1'-0"
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checked: DH
project no.: 23121Z
sheet no.: A-3.5



UNIT #1
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #2
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #3
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #4
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

1 / A-4.1

BUILDING 4 - LOWER FLOOR

1/4" = 1'-0"

LOT COVERAGE: 2,993.00 sq.ft. (278.06 sq.m.)
LOWER FLOOR FSR: 465.78 sq.ft. (43.28 sq.m.)

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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project: PROPOSED TOWNHOUSE
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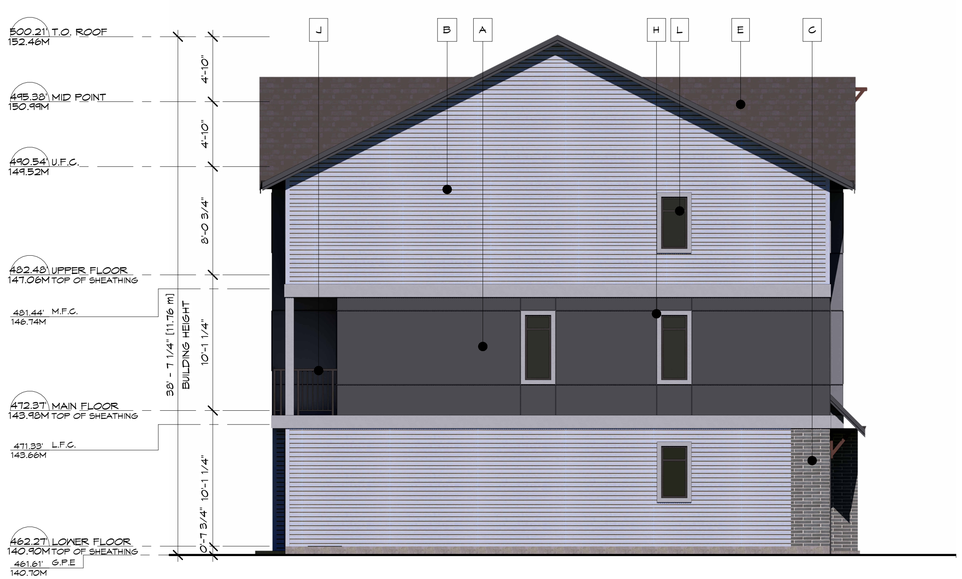
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checked: DH
project no.: 221212
sheet no.: A-4.1



1 A-4.4 BUILDING 4 - SOUTH ELEVATION

3/16" = 1'-0"



2 A-4.4 BUILDING 4 - WEST ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

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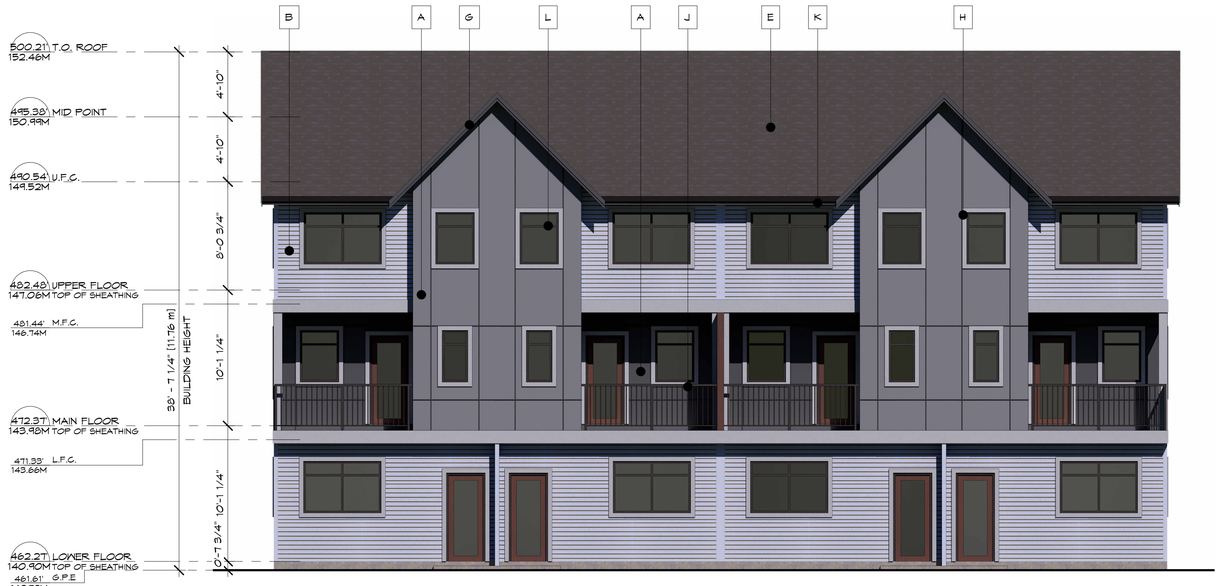
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project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 4 - ELEVATIONS

date: 2/27/2025 2:07:47 PM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-4.4



1 / A-4.5 BUILDING 4 - NORTH ELEVATION

3/16" = 1'-0"



2 / A-4.5 BUILDING 4 - EAST ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X6 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
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REVISIONS

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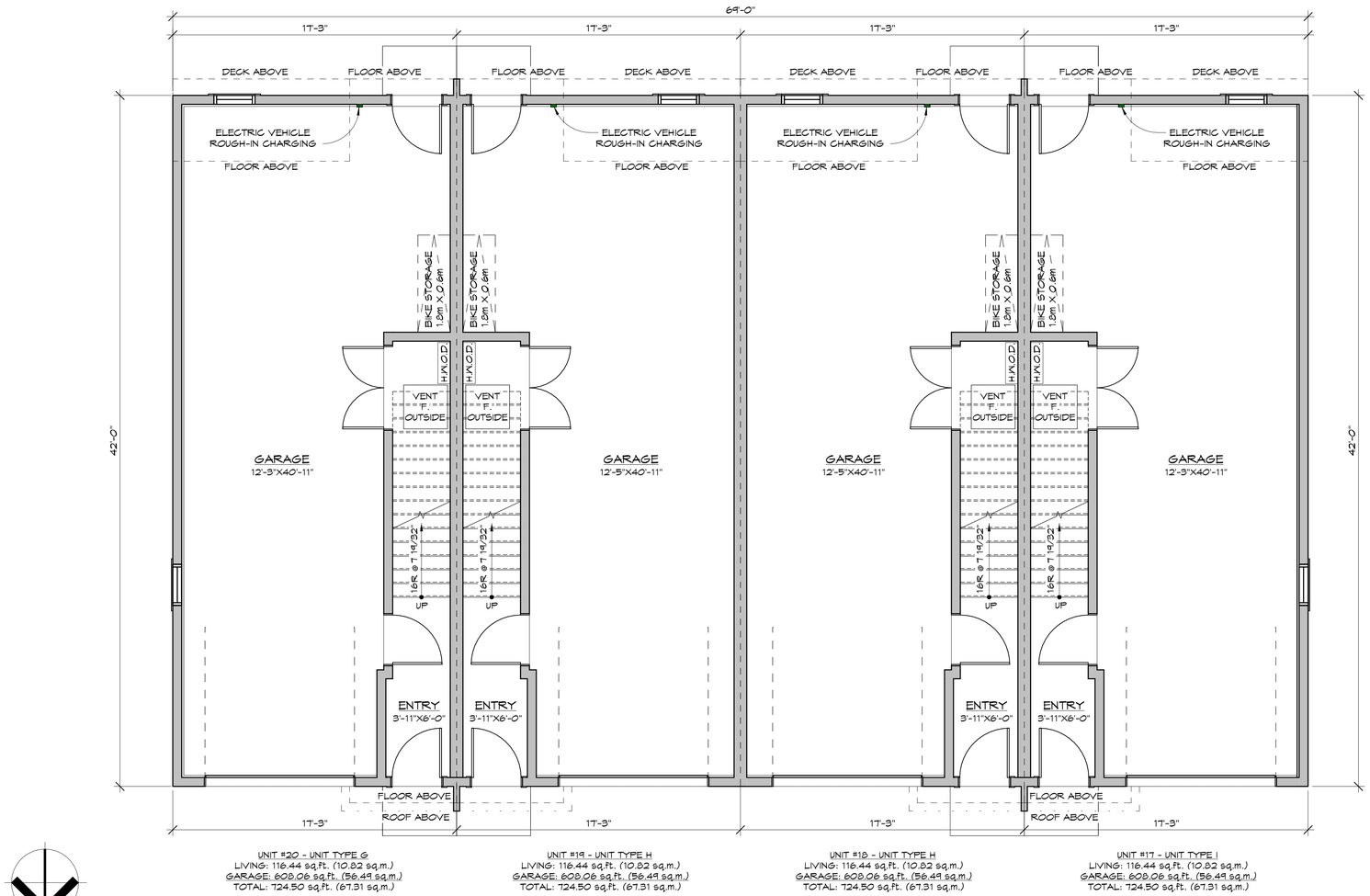
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project: PROPOSED TOWNHOUSE
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drawing: BLDG. 4 - ELEVATIONS

date: 2/27/2025 2:07:55 PM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-4.5



UNIT #20 - UNIT TYPE G
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #19 - UNIT TYPE H
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #18 - UNIT TYPE H
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #17 - UNIT TYPE I
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

1
A-5.1

BUILDING 5 - LOWER FLOOR

1/4" = 1'-0"

LOT COVERAGE: 2,993.00 sq.ft. (278.06 sq.m.)
LOWER FLOOR FSR: 465.78 sq.ft. (43.28 sq.m.)

ISSUE TABLE

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1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

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project:
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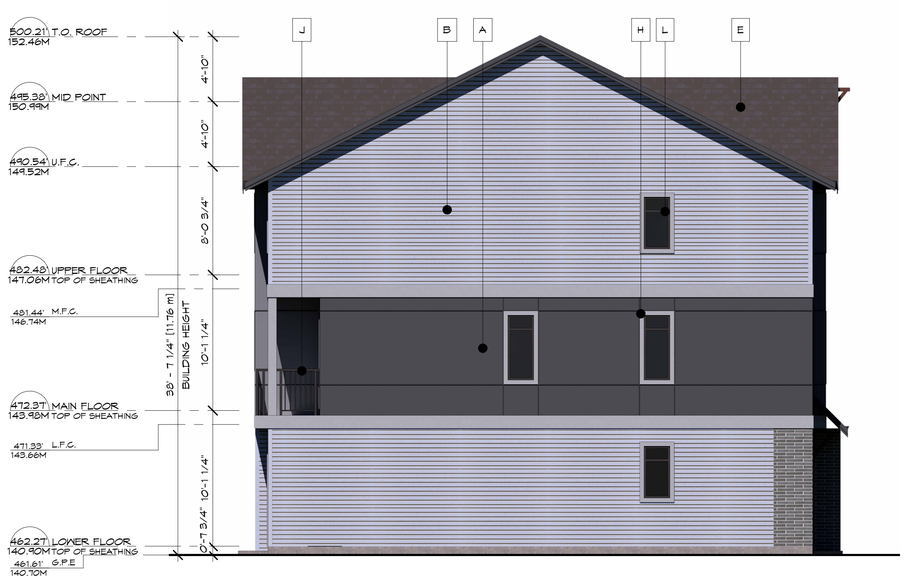
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project no.: 221212
sheet no.: A-5.1



1 A-5.4 **BUILDING 5 - NORTH ELEVATION**

3/16" = 1'-0"



2 A-5.4 **BUILDING 5 - EAST ELEVATION**

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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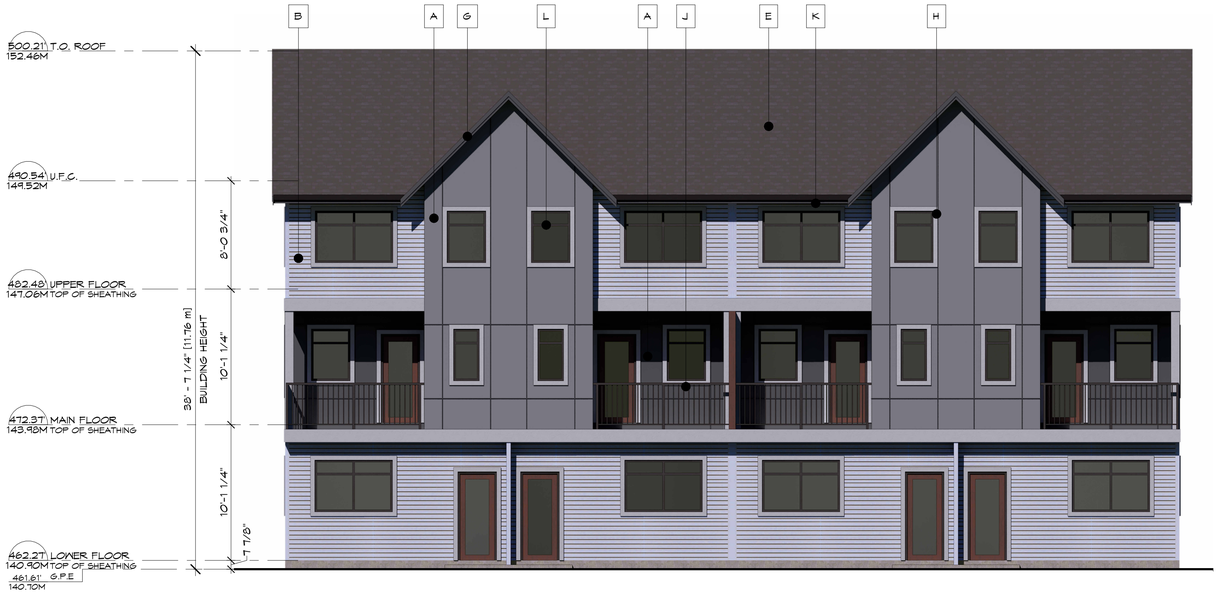
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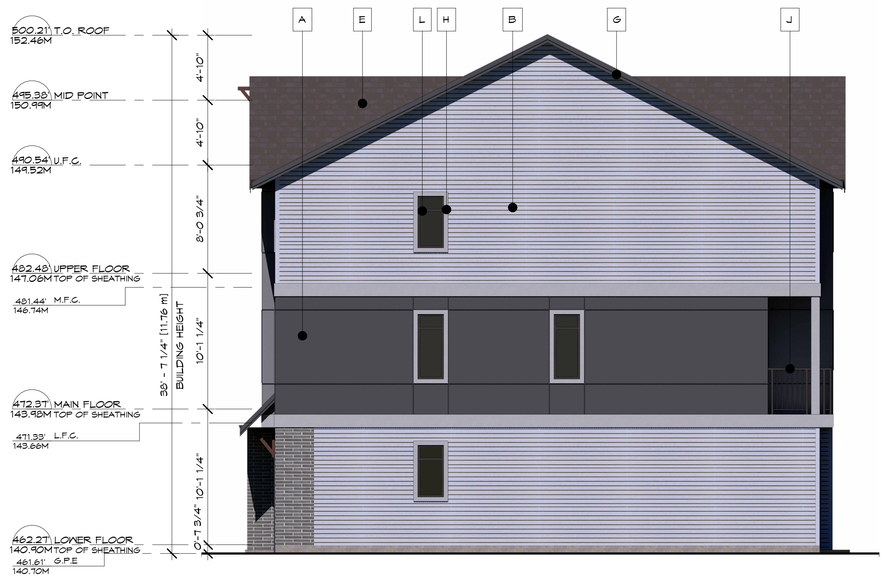
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project no.: 221212
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1 / A-5.5 BUILDING 5 - SOUTH ELEVATION

3/16" = 1'-0"



2 / A-5.5 BUILDING 5 - WEST ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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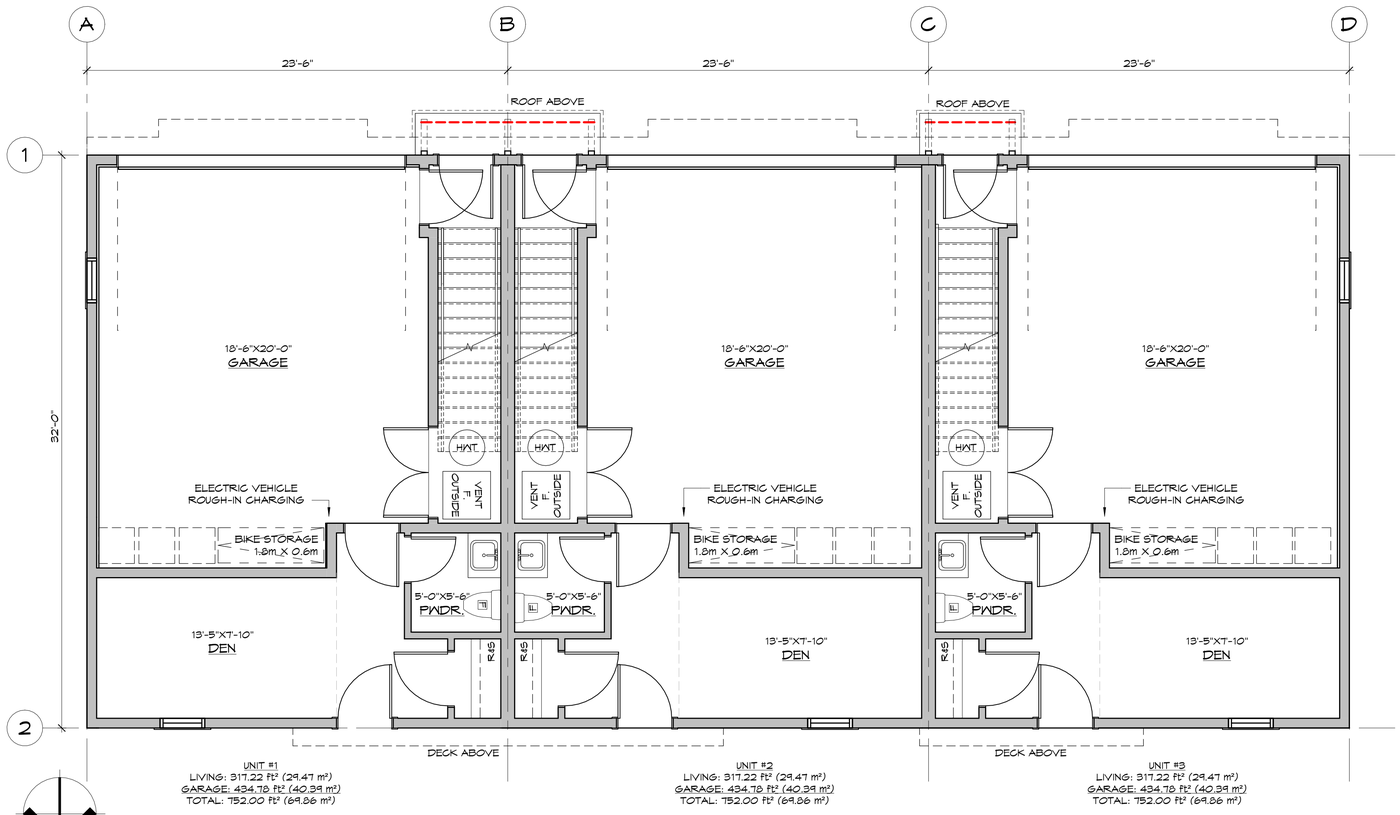
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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
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drawing: BLDG. 5 - ELEVATIONS

date: 2/27/2025 11:17:39 AM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-5.5



1
A-6.1

BUILDING 6 - LOWER FLOOR

1/4" = 1'-0"

LOT COVERAGE: 2,256.00 ft² (209.59 m²)
LOWER FLOOR FSR: 951.66 ft² (88.41 m²)

ISSUE TABLE

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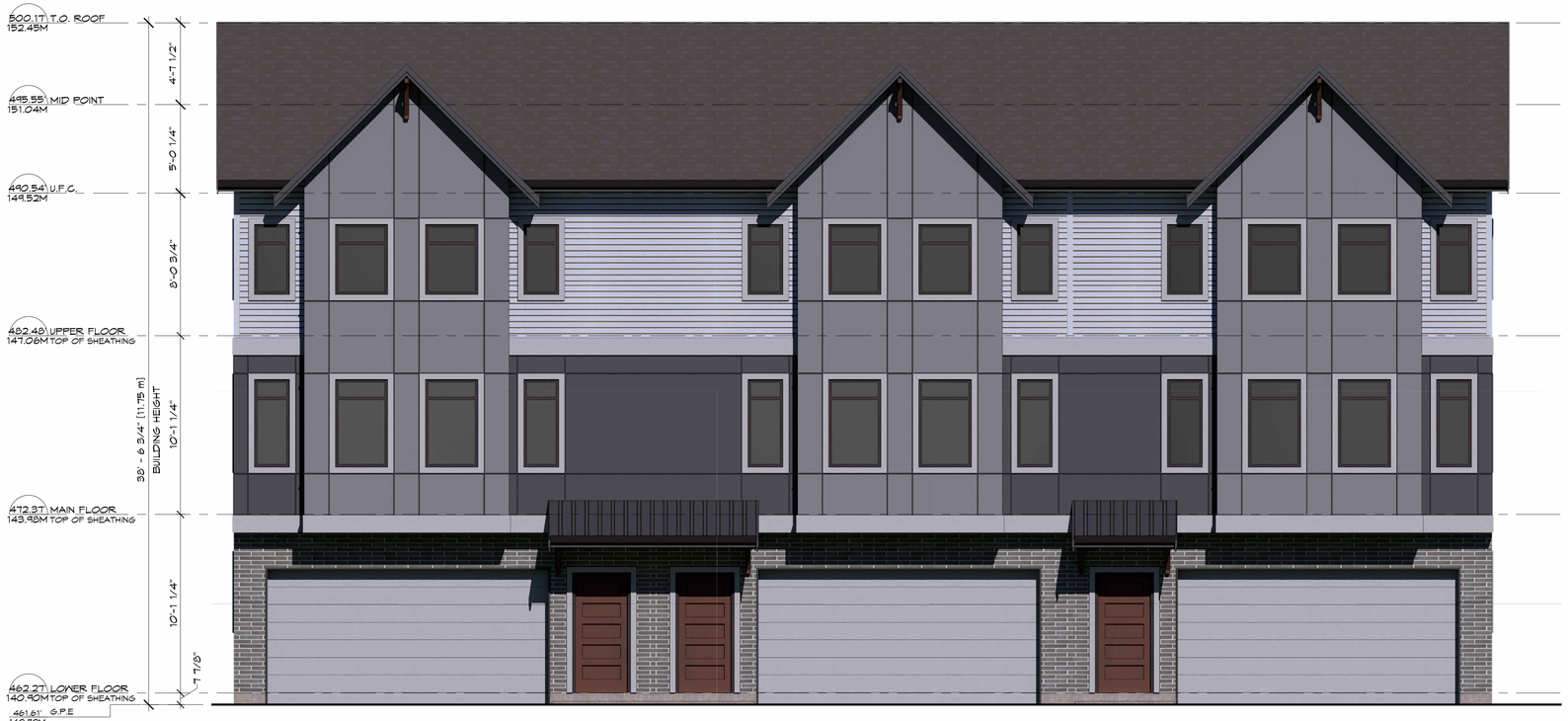
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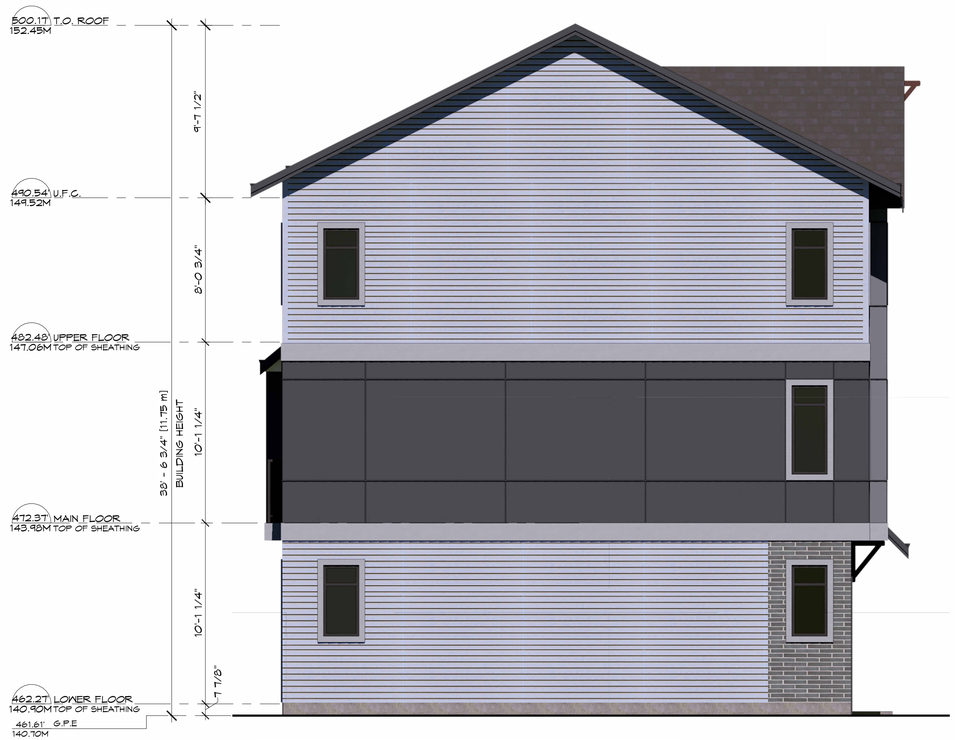
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project no.: 221212
sheet no.: A-6.1



1 A-6.4 BUILDING 6 - SOUTH ELEVATION

1/4" = 1'-0"



2 A-6.4 BUILDING 6 - WEST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

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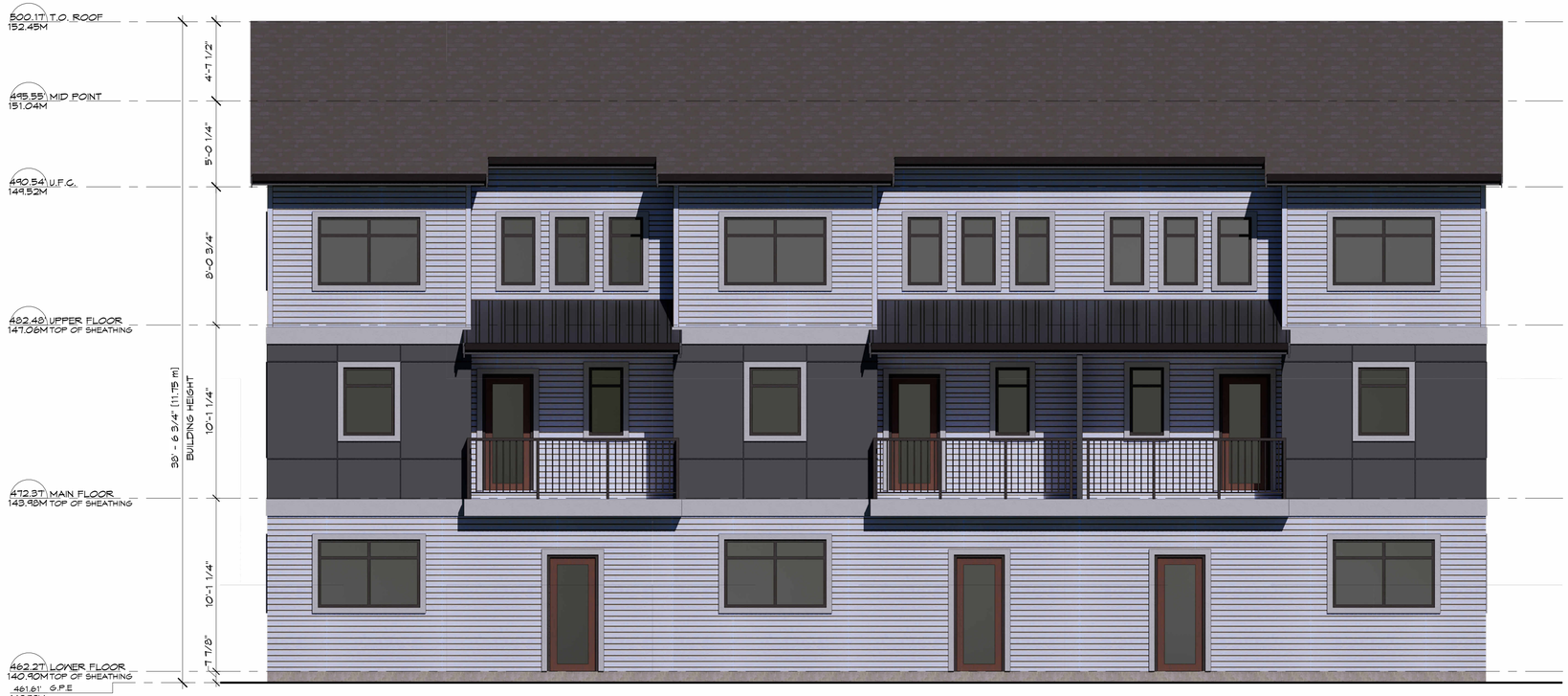
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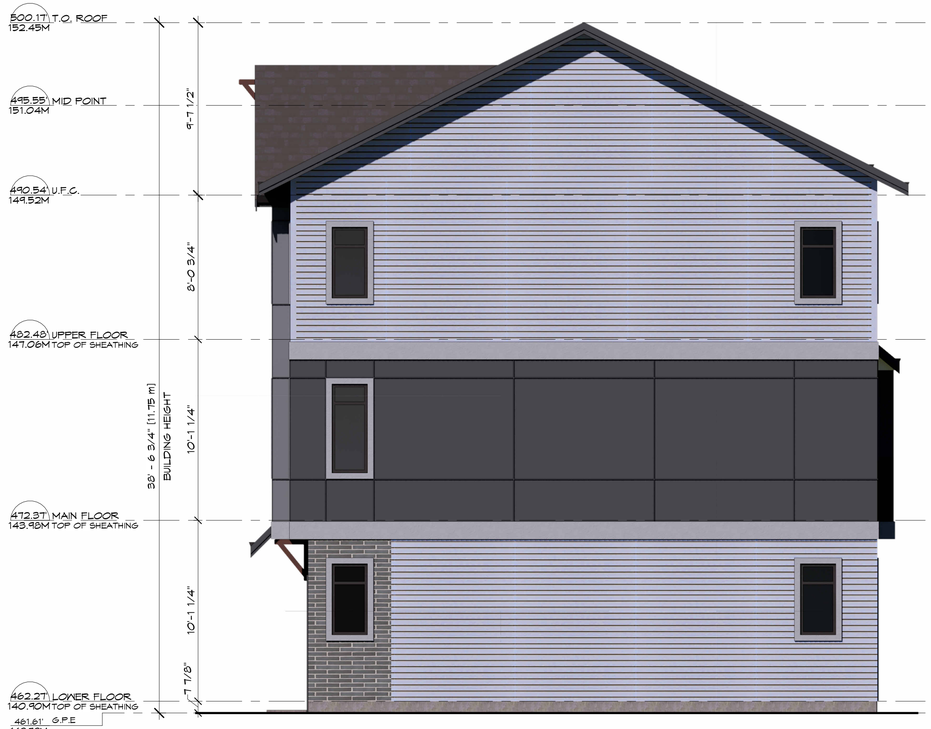
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project no.: 221212
sheet no.: A-6.4



1 A-6.5 BUILDING 6 - NORTH ELEVATION

1/4" = 1'-0"



2 A-6.5 BUILDING 6 - EAST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
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G	2X8 FASCIA
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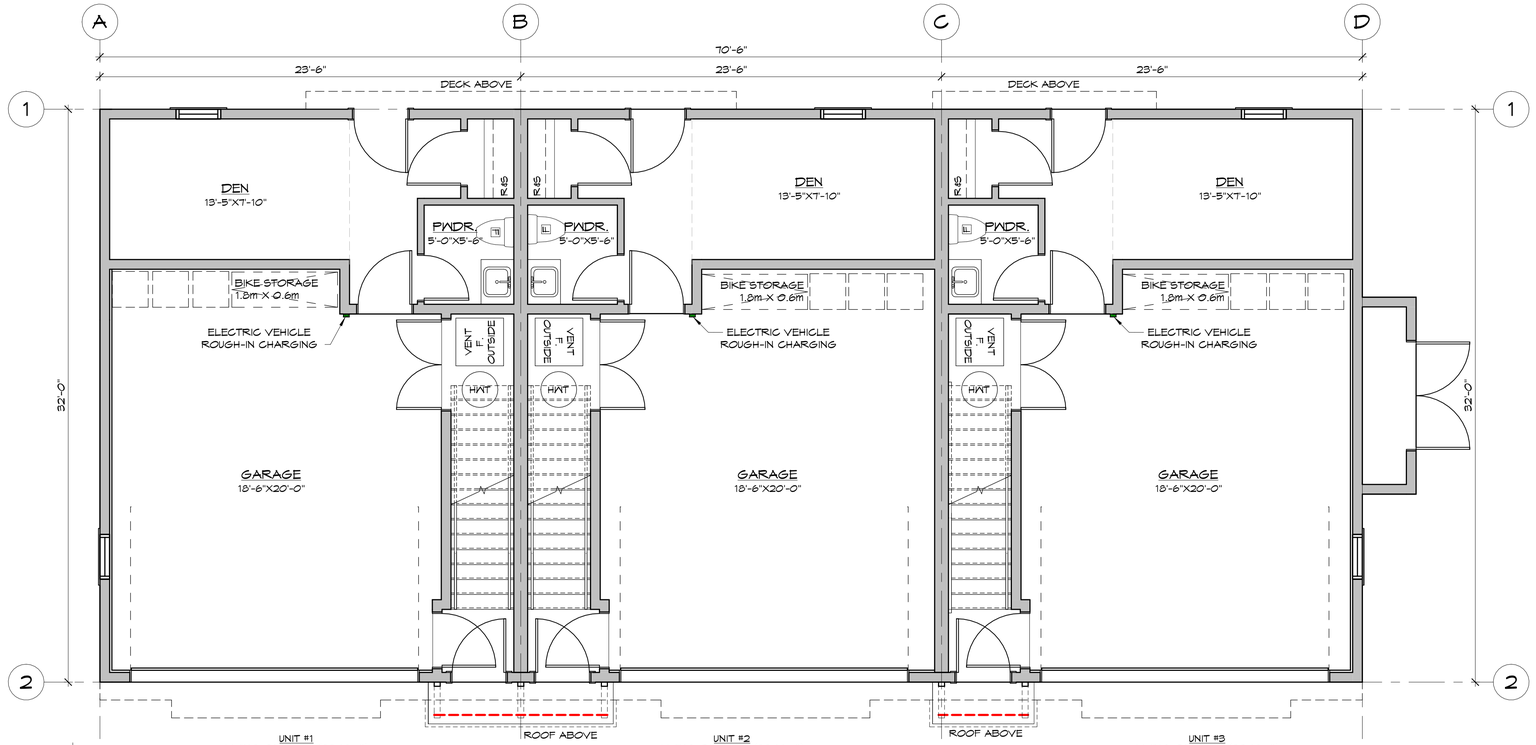
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project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 6 - ELEVATIONS

date: 2/27/2025 1:58:23 PM
scale: 1/4" = 1'-0"
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-6.5



1
A-7.1

BUILDING 7 - LOWER FLOOR

1/4" = 1'-0"

LOT COVERAGE: 2,256.00 ft² (209.59 m²)
LOWER FLOOR FSR: 951.66 ft² (88.41 m²)

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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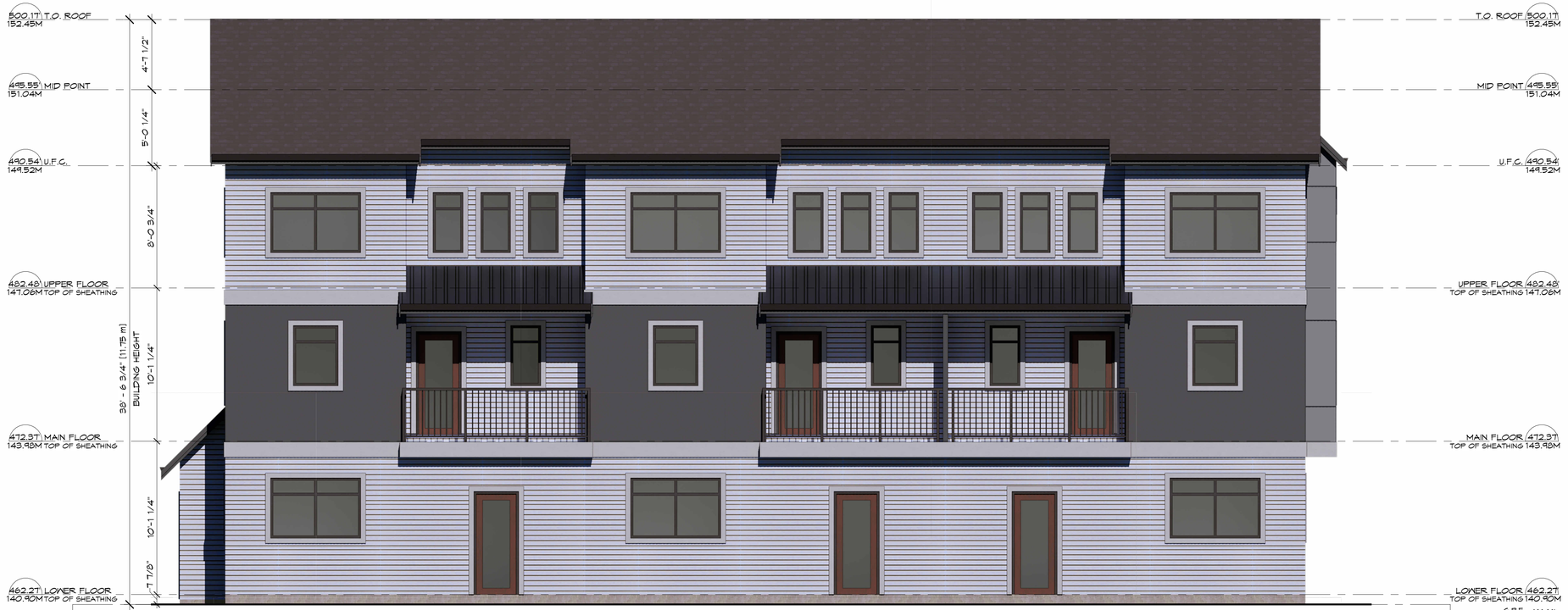
TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

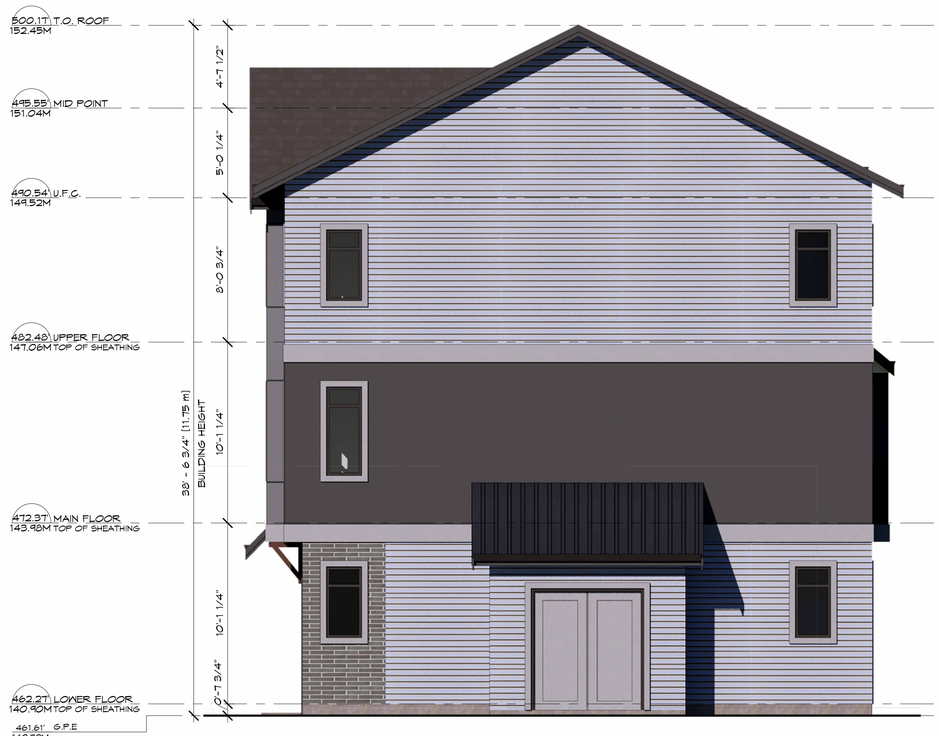
drawing: BLDG. 7 - LOWER FLOOR PLAN

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scale: 1/4" = 1'-0"
drawn: NW
checked: DH
project no.: 22122
sheet no.: A-7.1



1 A-7.4 BUILDING 7 - SOUTH ELEVATION

1/4" = 1'-0"



2 A-7.4 BUILDING 7 - WEST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

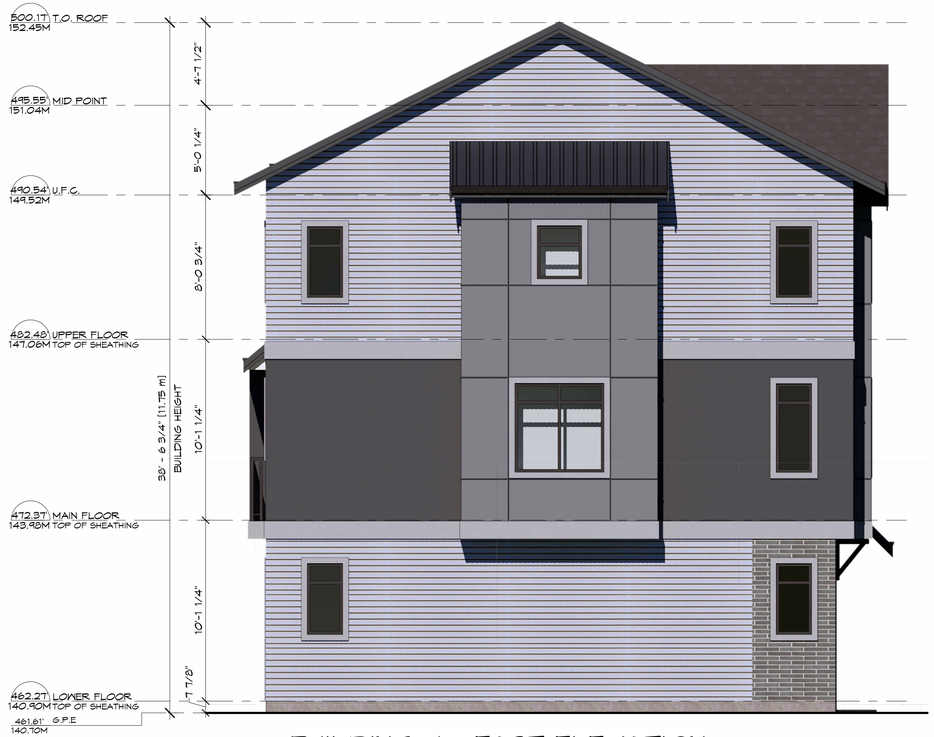
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scale: 1/4" = 1'-0"
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-7.4



1 / A-7.5 BUILDING 7 - NORTH ELEVATION

1/4" = 1'-0"



2 / A-7.5 BUILDING 7 - EAST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
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REVISIONS

No.	Date	By	Description

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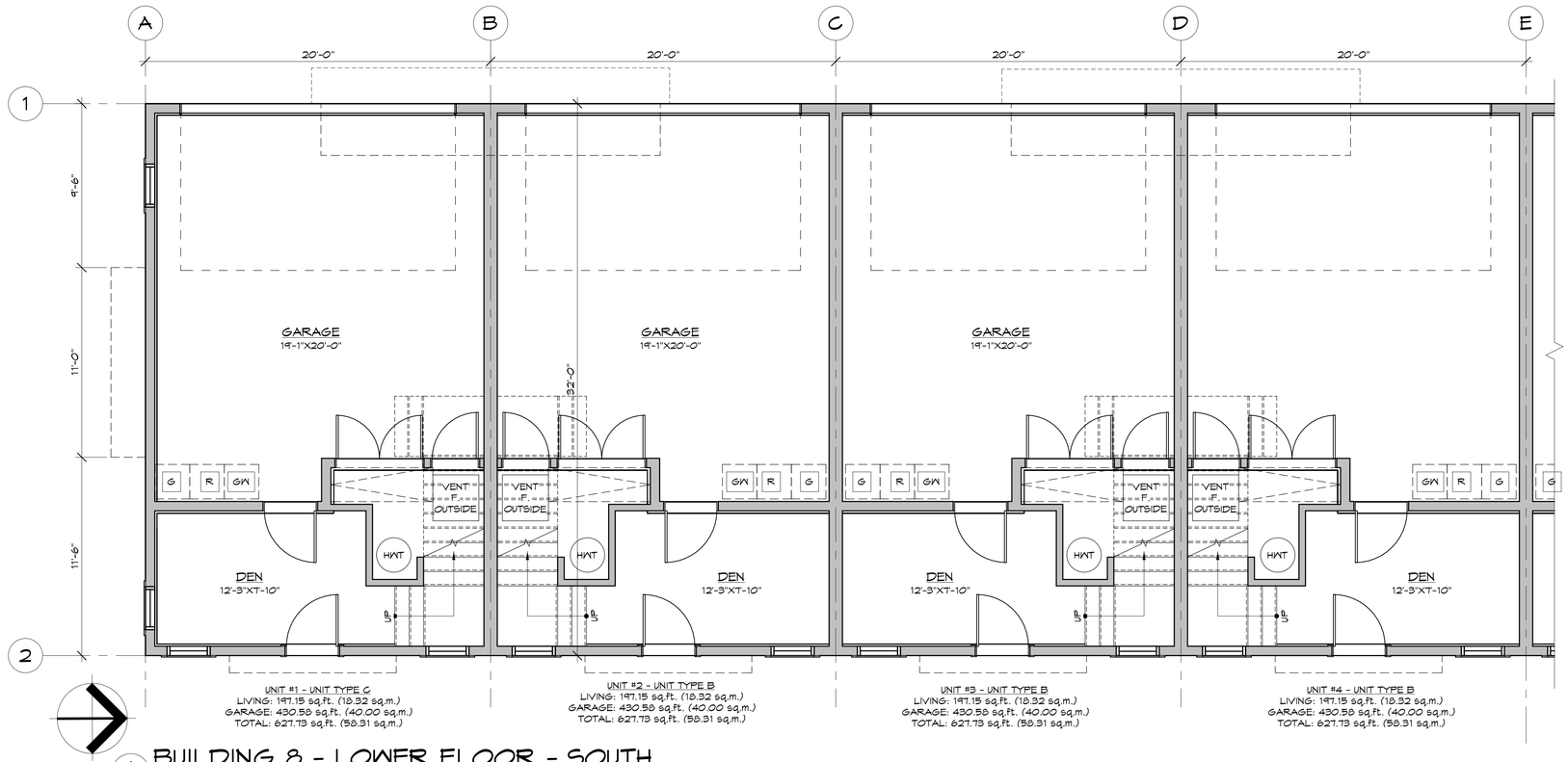
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Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 7 - ELEVATIONS

date:	3/20/2025 5:06:13 PM
scale:	1/4" = 1'-0"
drawn:	Author
checked:	DH
project no.:	221212
sheet no.:	A-7.5

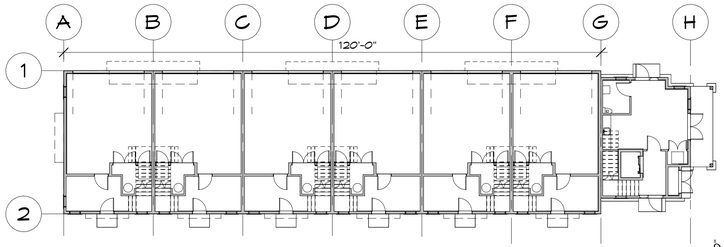


1 A-8.1 1/4" = 1'-0"

BUILDING 8 - LOWER FLOOR - SOUTH

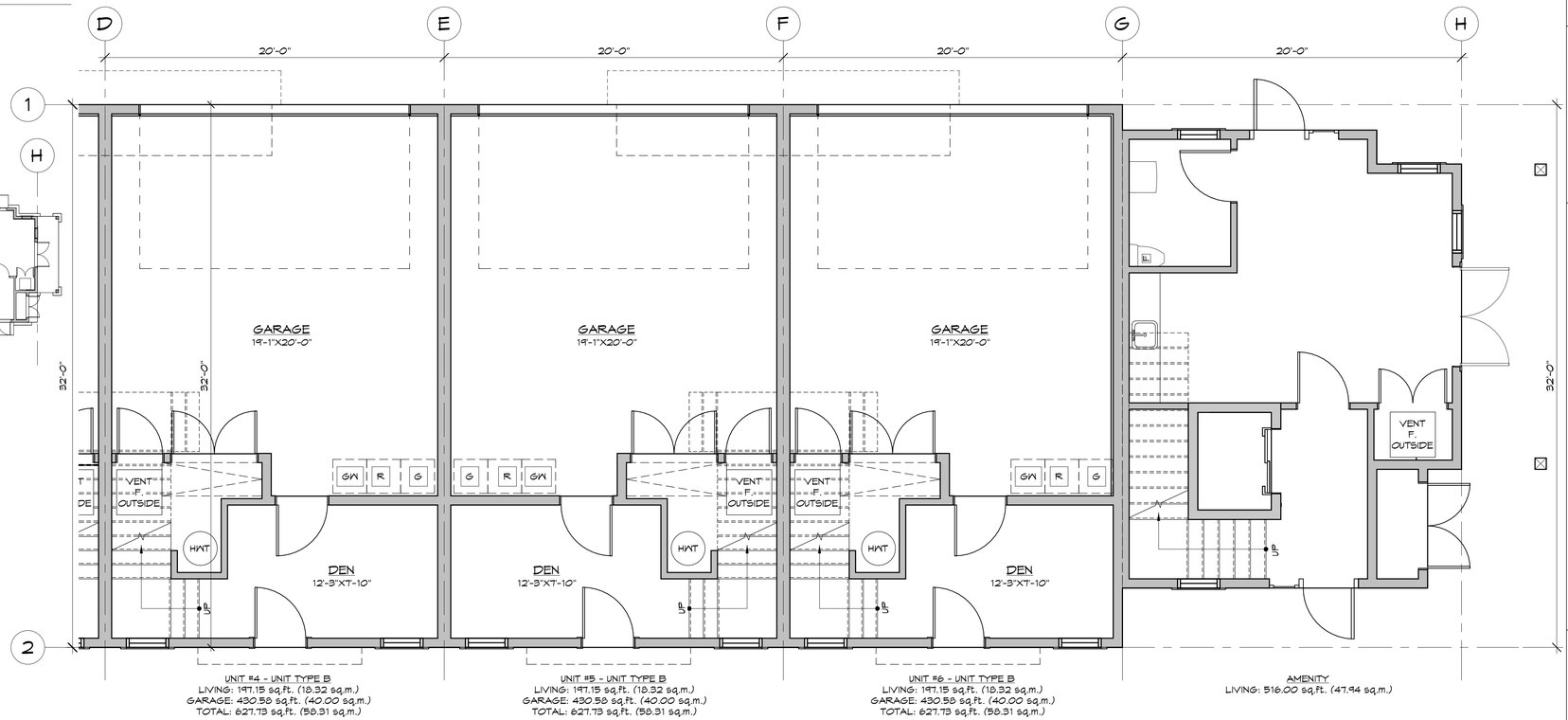
LOT COVERAGE: 4,238.19 sq.ft. (393.74 sq.m.)

LOWER FLOOR FSR: 1,182.88 sq.ft. (109.89 sq.m.)



3 A-8.1 1/16" = 1'-0"

KEY PLAN



2 A-8.1 1/4" = 1'-0"

BUILDING 8 - LOWER FLOOR - SOUTH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS			
No.	Date	By	Description

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604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 8 - LOWER FLOOR PLAN

date: 3/13/2025 2:52:41 PM
scale: As indicated
drawn: NW
checked: DH
project no.: 2212-12
sheet no.: A-8.1



1 A-8.4 BUILDING 8 - WEST ELEVATION

3/16" = 1'-0"



2 A-8.4 BUILDING 8 - NORTH ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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info@trioarchitecture.ca
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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 8 - ELEVATIONS

date: 3/13/2025 2:52:48 PM
scale: As indicated
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-8.4



1 / A-8.5 BUILDING 8 - EAST ELEVATION

3/16" = 1'-0"



2 / A-8.5 BUILDING 8 - SOUTH ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
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J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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REVISIONS

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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

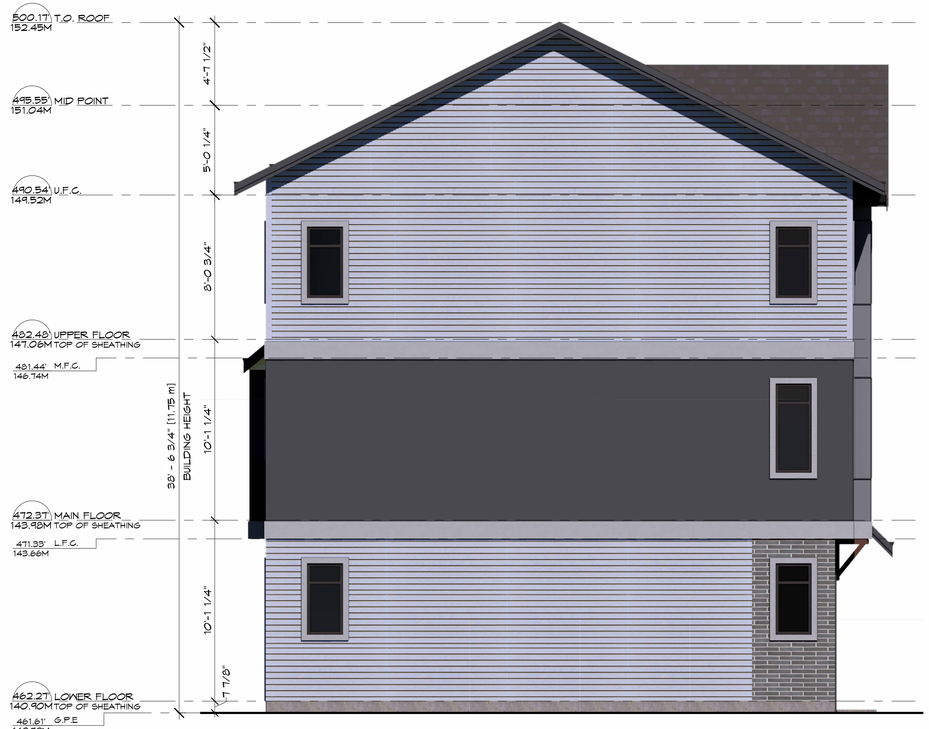
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checked: DH
project no.: 221212
sheet no.: A-8.5



1 A-3.5 BUILDING 3 - NORTH ELEVATION

1/4" = 1'-0"



2 A-3.5 BUILDING 3 - EAST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
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J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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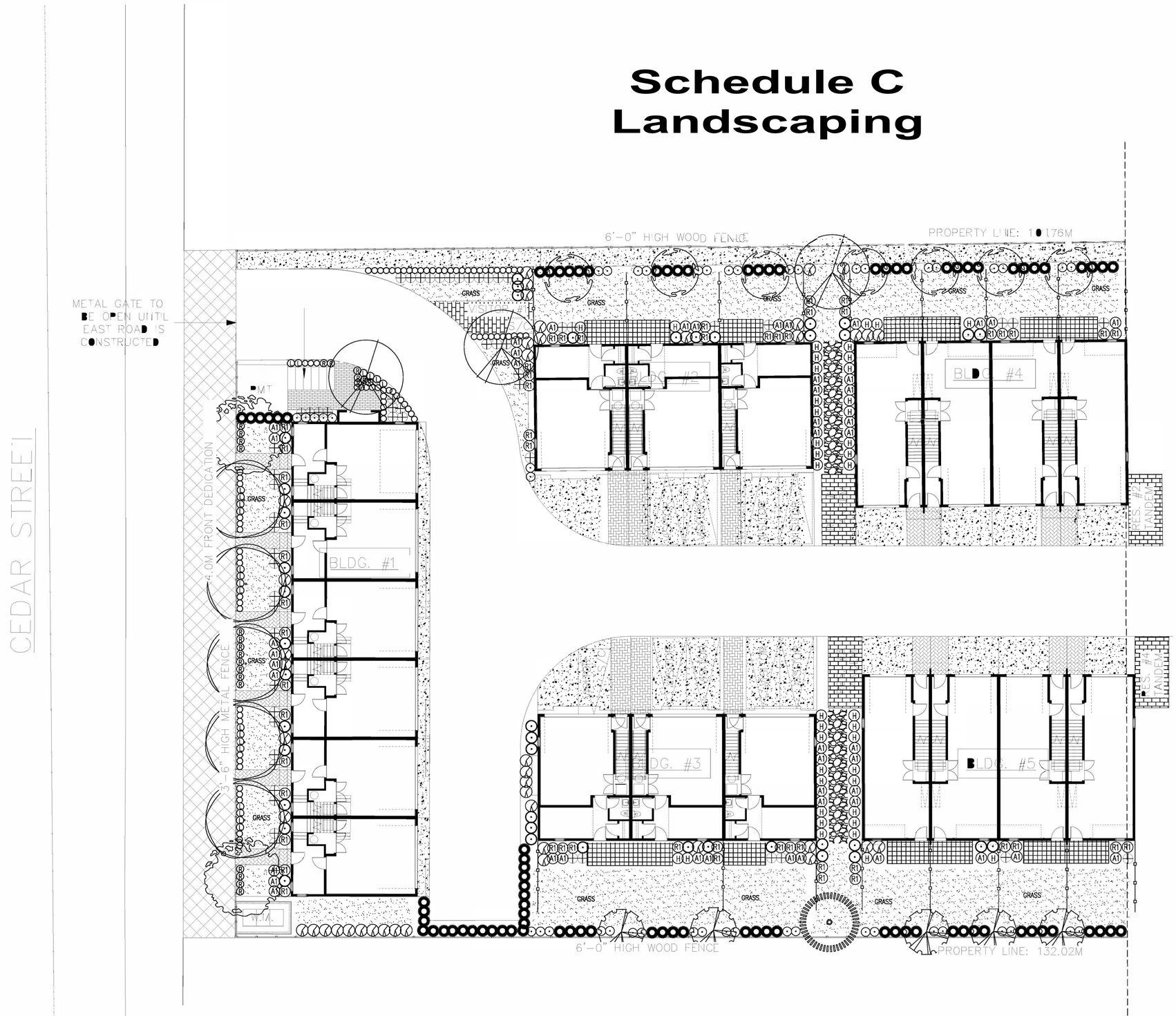
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9118 CEDAR STREET MISSION

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checked: DH
project no.: 23121Z
sheet no.: A-3.5

Schedule C
Landscaping



DATE	REMARKS	NO.
REVISIONS		

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BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

GAGAN
c/o D & D DESIGN

UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C.
V2S 1S2

604-584-8175

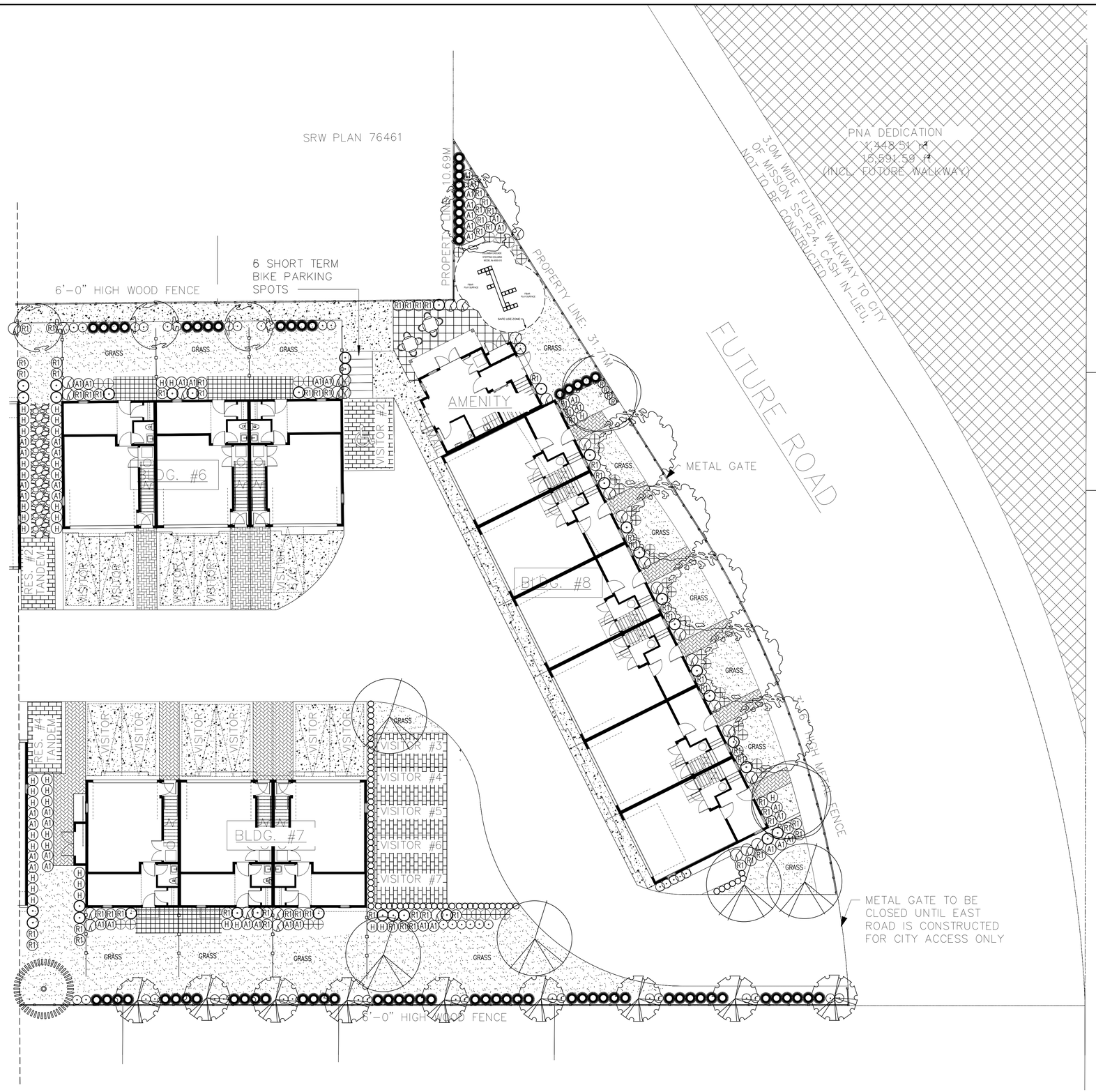
TITLE

PLAN VIEW

LANDSCAPE PLAN
TEMP ACCESS
TOWNHOUSE DEV.
9118 CEDAR STREET
MISSION, B.C.

SCALE 1:150	DATE MAR/25
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1



N

- CONCRETE
- CONCRETE PAVERS
- CONCRETE PAVERS
- STAMPED COMCRETE
- GRAVEL

DATE	REMARKS	NO.
REVISIONS		

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ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

GAGAN
c/o D & D DESIGN

UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C.
V2S 1S2

604-584-8175

TITLE

PLAN VIEW

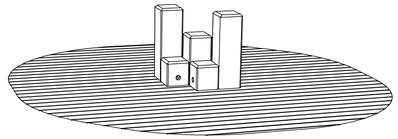
LANDSCAPE PLAN TEMP ACCESS TOWNHOUSE DEV.

9118 CEDAR STREET
MISSION, B.C.

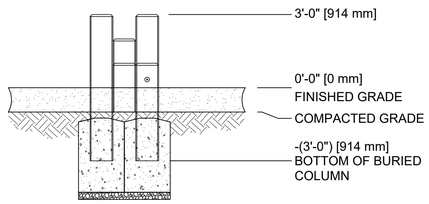
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ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1A

COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-507



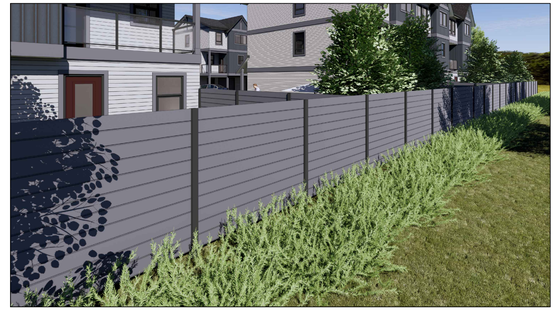
ISOMETRIC VIEW



FRONT VIEW



42" HIGH FENCE



6' HIGH FENCE

PLANT LIST



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	14	6 CM. CAL.	AS SHOWN	B. & B.
	QUERCUS ROBUR 'SKINNY GENES'	SKINNY GENES OAK	10	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	6	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	2	3.00 METERS	AS SHOWN	B. & B.
⊙	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	47	#3 POT	70 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	90	#3 POT	90 CM. O.C.	
(A1)	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	100	#3 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	134	#3 POT	45 CM. O.C.	
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	82	#3 POT	90 CM. O.C.	
(R1)	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	120	#3 POT	90 CM. O.C.	
(H)	HOSTA (VARIOUS)	HOSTA	61	#3 POT	90 CM. O.C.	
(L)	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	66	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	155	1.50 METERS	70 CM. O.C.	
(L)	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	14	#3 POT	60 CM. O.C.	
(R)	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	20	#3 POT	60 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA 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 BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) 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

3) 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 APPLICATIONS. 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.

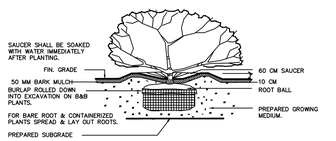
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

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

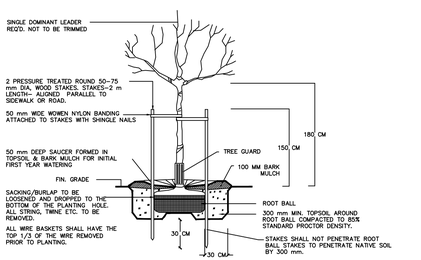
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE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

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH 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.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

GAGAN
c/o D & D DESIGN

UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C.
V2S 1S2
604-584-8175

TITLE

PLAN VIEW

LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEV.
9118 CEDAR STREET
MISSION, B.C.

SCALE N.T.S.	DATE MAR/25
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED

JOB No.

DRAWING No.

L-1B

ON-SITE LANDSCAPING

Security bond required for Building Permit

22-Mar-25

Townhouse Development

Prepared by: C. Kavolinas & Assoc. Inc.

e: clark@kavolinas.ca

Project Address: **9118 Cedar Street, Mission, BC**

Item		Size	Unit	Qty	Unit Cost	Bonding
SOFT LANDSCAPE						
Trees:						
Coniferous Trees:						
	Thuja Plicata	3.00m	each	2	400	800
Decidious trees:						
	Acer Compestra	6cm	each	14	400	5600
	Quercus Robur	6cm	each	10	400	4000
	Cornus Florida 'Rubrum'	6cm	each	6	400	2400
	Acer Palmatum 'Bloodgood'	6cm	each	2	400	800
	Acer Rubrum 'Bownhall'	6cm	each	8	400	3200
Shrubs:						
	Sarcococca Hookerana Humilis	#3 pot	each	47	35	1645
	Azalea Japonica 'Hino Crimson'	#3 pot	each	90	35	3150
	Azalea Northern Lights 'Mandarin Lights'	#3 pot	each	100	35	3500
	Buxus Macorphylla 'Winter Gem'	#3 pot	each	134	35	4690
	Hydrangea Macrophylla 'Nikko Blue'	#3 pot	each	82	35	2870
	Medium Rhododondron (various)	#3 pot	each	120	35	4200
	Hosta (Various)	#3 pot	each	61	35	2135
	Syringa Vulgaris 'Michel Buchner'	#3 pot	each	66	35	2310
	Lavandual Angustifolia 'Munstead'	#3 pot	each	14	35	490
	Rudbeckia Triloba	#3 pot	each	20	35	700
	Thuja Occidentalis 'Smaragd'	1.50m	each	155	35	5425
Topsoil:	Topsoil	Area	m^3	419	28	11732
Grass:	Sod	Area	m^2		8	0
		SOFT LANDCAPE -SUBTOTAL				**59647**
Item		**Size**	**Unit**	**Qty**	**Unit Cost**	**Bonding**
HARD LANDSCAPE						
	42" high fence	42" high	lm	130	65	8450
	6' high fence	6' high	lm	265	110	29150
		HARD LANDSCAPE - SUB-TOTAL				37600
Item		**Size**	**Unit**	**Qty**	**Unit Cost**	**Bonding**
SITE FURNISHINGS						**0**
	Bollard Lighting		each	45	850	38250
Amenity	Maglin Bench		each	1	1200	1200
	Stepping Coolumns		each	1	4700	4700
	Fibar Play Surface		each	20	120	2400
		SITE FURNISHINGS -SUBTOTAL				**46550**
			Soft Landscape			59647
			Hard Land			37600
			Site Furnishings			46550
		SUB TOTAL				**143797**
			10% contingency			14379
		TOTAL				**158176**

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

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
CLARK J. KAVOLINAS
289

Attachment D

CITY OF MISSION
DEVELOPMENT PERMIT DP23-035

Issued to:

Registered Owner	Owner Address
John Parrick Ens	RR36, Mission BC V2V 6B2
Inge Jolanda Bracewell	RR 36, Mission BC V2V 6B2

(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	Parcel Identifier and Legal Description
9118 Cedar Street	Lot 2 Section 33 Township 17 New Westminster District Plan 76460

3. The above property has been designated **Area E – Natural Environment Development Permit Area** in the Official Community Plan. The Natural Environment Development Permit Area Guidelines are established pursuant to Section 488 (1)(b) of the *Local Government Act* and are applicable to all lands within the City of Mission.

   The said lands are zoned Multi-Unit Townhouse One Zone (MTI) and Institutional Parks, Recreation and Civic (IPRC) 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:

   Said permit incorporates the conditions and limitations for safe development and use of the Lands and proposed buildings as contained in the following documents:

   Schedule A: Riparian Areas Protection Regulation (RAPR) Report dated January 20, 2023, prepared by Remi Masson Redcedar Environmental Consulting Inc. a copy of which is attached to this Development Permit.

   Schedule B: Environmentally Sensitive Area - Reference Plan _____

   All of the conditions contained in the Riparian Areas Protection Regulation Report must be adhered to.

4. 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.v

5. 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.

DRAFT

6. 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.
7. This permit is not a building permit.

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Director of Development Services (or designate) the [Click here to type day of the month] day of [Click here to type month] , 2025.

_____

Rob Publow,
MANAGER OF PLANNING

Development Permit DP23-035

Riparian Areas Protection Regulation: Assessment Report

Please refer to submission instructions and assessment report guidelines when completing this report.

Date: January 20, 2023

I. Primary QEP Information

First Name	Remi	Middle Name	
Last Name	Masson		
Designation	R.P.Bio./Danger Tree Assessor	Company: Redcedar Environmental Consulting Inc.	
Registration #	2693	Email: remi@redcedarenvironmental.com	
Address	201-45269 Keith Wilson Road		
City	Chilliwack	Postal/Zip V2R 5S1	Phone # 604.621.9811
Prov/state	BC	Country Canada	

II. Secondary QEP Information (use **Form 2** for other QEPs)

First Name		Middle Name	
Last Name			
Designation		Company	
Registration #		Email	
Address			
City		Postal/Zip	Phone #
Prov/state		Country	

III. Developer Information

First Name	Gagan	Middle Name	
Last Name	Dhaliwal		
Company			
Phone #		Email 9118.cedar@gmail.com	
Address			
City	Mission	Postal/Zip	
Prov/state	BC	Country Canada	

IV. Development Information

Development Type	Construction: High Density Multi Family Residential		
Area of Development (ha)	0.999	Riparian Length (m)	~18
Lot Area (ha)	1.0	Nature of Development	Redevelopment
Proposed Start Date	March 2023	Proposed End Date	March 2024

V. Location of Proposed Development

Street Address (or nearest town)	9118 Cedar Street						
Local Government	City of Mission			City Mission			
Stream Name	Unnamed Tributary						
Legal Description (PID)	009-330-429			Region Lower Mainland			
Stream/River Type	Stream			DFO Area South Coast			
Watershed Code	100-050984-537493						
Latitude	49°	10’	3”	Longitude	122°	18’	53”

Completion of Database Information includes the Form 2 for the Additional QEPs, if needed. Insert that form immediately after this page.

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		Page Number
1. Description of Fisheries Resources Values	……..	3
2. Results of Riparian Assessment (SPEA width)	……..	7
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4. Measures to Protect and Maintain the SPEA (detailed methodology only).		
1. Danger Trees	……..	11
2. Windthrow	……..	11
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Section 1. Description of Fisheries Resources Values and a Description of the Development proposal

(Provide as a minimum: Species present, type of fish habitat present, description of current riparian vegetation condition, connectivity to downstream habitats, nature of development, specific activities proposed, timelines)

Background

Redcedar Environmental Consulting Inc. was retained by the developer to complete a Riparian Areas Protection Regulation (RAPR) detailed assessment on the subject property located at 9118 Cedar Street, Mission, BC.

The proposed development will consist of the demolition and removal of existing structures and vegetation on the subject property and the construction of a high density 45-unit townhome development with an access road and common driveway. A site plan is attached. The entire lot will be utilized for the development. The new construction footprint will include all areas west of the Protected Natural Asset (PNA), on the west side of the Streamside Protection and Enhancement Area (SPEA) on the attached plan. There is currently no construction proposed in the PNA, and by extension, in the SPEA.

This report describes the appropriate SPEA setback widths for streams on and adjacent to the subject property.

Aquatic habitat assessment methods

This assessment is intended to describe current site conditions and does not include detailed review of development present at the time of development on the site with respect to current or previous environmental legislation and/or local development requirements.

The following fisheries resources were assessed on and adjacent to the subject watercourses as per Section 1.2.1 of the RAPR Technical Assessment Manual:

a. fish species presence;

b. description of instream fish habitat; and,

c. description of riparian condition.

Prior to the field assessment, a literature search was conducted to review the local watershed context, existing stream mapping, and general site characteristics. Redcedar Environmental Consulting Inc. referred to the Community Mapping Network's Sensitive Habitat Inventory Mapping (SHIM), the provincial Fisheries Inventory Data Queries (FIDQ), the provincial Habitat Wizard program and the local government GIS software to identify existing information relating to known streams and fish presence/absence on or near the subject property.

The field study area included the subject property, and portions of neighbouring parcels within 30 m of the subject property to identify any streams that would require a SPEA. Where access to neighbouring properties is not granted and where streams are expected to occur (i.e. based on observation and review of available mapping), these are described in the report.

Streams included any of the following:

a. a watercourse or body of water, whether or not usually containing water, and

b. any of the following that is connected by surface flow to a watercourse or body of water referred to in paragraph (a):

- a ditch, whether or not usually containing water;
- a spring, whether or not usually containing water;
- a wetland.

Per the RAPR, “fish” was considered to include “means all life stages of salmonids, game fish, and fish that are listed in Schedule 1, 2 or 3 of the *Species at Risk Act* (Canada)”. All references to fish in this report, unless specified otherwise, use only the definition above. To be considered fish habitat, watercourses were assessed to determine 1) if they contained fish or 2) had a surface connection to fish bearing habitat and provided a significant contribution of base flow, food, and nutrients to fish habitat.

Watercourses were identified by physical features that could be delineated in the field. To be classified as streams as defined above, watercourses had to show evidence of regular flows sufficient to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and have a surface connection to fish habitat.

Physically identifiable features of streams (i.e., creeks and brooks) were defined per the Fish-stream Identification Guidebook, Version 2.1 (1998). Per the Fish-stream Identification Guidebook, watercourses were assessed for the presence of a continuous channel bed, whether or not portions were obscured by bridging vegetation, with evidence of scour, rafted debris, and deposits of mineral alluvium. Scour had to be sufficient to erode at least some portion of the channel bed down to the mineral substrate. In lower energy systems where flows might not be sufficient to consistently erode surface soils, streams were identified by the presence of a continuous channel bed with evidence of regular inundation (e.g. absence of upland vegetation; presence of obligate hydrophytes).

Physical stream characteristics were made using the:

- Fish-stream Identification Guidebook; and
- Reconnaissance (1:20 000) Fish and Fish Habitat Inventory: Standards and Procedures, Version 2.0.

Streams were assessed in their current condition in accordance with the Technical Assessment Manual.

Field measurements (i.e. stream widths and gradient) were made using a Leica E7400x range finder. Property boundaries were identified using available aerial photographs, field evidence (e.g. fencing, survey pins, cleared boundaries), and/or a handheld GPS unit.

It is premature at this stage of the development process to undertake a detailed higher level tree risk assessment. Danger trees were identified following a methodology that was generally consistent with the Limited Visual Assessment method described in the Tree Risk Assessment Manual (2nd Edition), with observance to the Wildlife/Danger Tree Assessment methods. A detailed assessment of every tree on and near the subject property was not completed. The approach used in this assessment was only intended to identify trees with obvious defects and imminent or probable likelihood of failure and that had a potential to strike the proposed development. A more comprehensive risk assessment is beyond the scope of the RAPR. The risk assessment was not intended to identify all risks associated with trees and represented only conditions observed at the time of the assessment. It is also noted that not all defects are detectable and not all failures are predictable. The danger tree assessment completed for this project is only considered valid for a period of up to one year from the date of the assessment under normal weather conditions and would be voided by storms with wind speeds exceeding 65 km/hr, extreme weather events, and/or the first interceding winter, whichever comes first. The period noted above should not be considered a guarantee period for the risk assessment. Detailed follow up tree risk assessment are recommended immediately in advance of development activities.

The potential effects of climate change to onsite watercourses was considered as part of this assessment. It is also noteworthy that future local land-use conversions (e.g. logging, residential development) will likely alter watershed characteristics in a shorter timeframe than climate change. As site specific effects of climate change and land use conversion are not known at this time, recommendations have not been made to mitigate potential future changes to the hydrology and riparian habitat type on the subject property.

The subject property was assessed by Redcedar Environmental on November 21, 2022.

Site Context

The subject property is located within a first order watershed (local watershed code 100-050984-537493) of approximately 528 ha for Ammon Brook, a tributary to Silverdale Creek.

The subject property is situated in the increasingly urban compact portion of northern Mission in the Cedar Valley Area corridor. This area has seen rapid development from rural residential to urban compact zoning and development in recent years. Development has resulted in the conversion of portions of fields and forests to urban residential. Lands surrounding the site to the north and west are undergoing redevelopment. Properties to the south consist of commercial (gas station) and residential lots. Adjacent residential properties to the east are less densely developed with a forested riparian corridor extending to Ammon Brook, north of Dewdney Trunk Road.

An unclassified stream was located approximately 10 to 15 m east of the subject property. The watercourse flowed northwards into Ammon Brook, a significant fish-bearing stream in the City of Mission. The riparian area along this stream is designated by the Official Community Plan (OCP) as an Environmentally Sensitive Area (ESA) and part of a mapped Protected Natural Asset (PNA) that covers approximately 21,830 m^2 (5.4 acres) between Dewdney Trunk Road and Rosetta Avenue. Within the subject property, the ESA and PNA encompasses 972 m^2 of the northeastern corner of the lot. Other than the adjacent watercourse and riparian area to the east, there were no significant hydrologic features on the property.

The subject property is approximately 2.47 acres (~1.0 ha) and contained a single-family home, a garage/shop and a small shed. The property consisted of maintained landscaped yard with narrow areas of naturalized terrestrial shrub and forested vegetation.

Aerial imagery indicated that land use and vegetation cover on the subject property has remained relatively constant since at least 2004.

Riparian Vegetation

Riparian vegetation within the SPEA, mostly on neighbouring properties, was characterized by a prevalence of paper birch (*Betula papyrifera*), western redcedar (*Thuja plicata*), western hemlock (*Tsuga heterophylla*), cherry (*Prunus* sp.), salmonberry (*Rubus spectabilis*), Himalayan blackberry (*Rubus armeniacus),* sword fern (*Poystichum munitum*), largeleaf avens (*Geum macrophyllum*), and piggyback plant (*Tolmiea menziesii*).

Vegetation on the subject property was characterized as a maintained landscaped yard with several hedgerows of coniferous trees, predominantly Douglas-firs (*Pseudotsuga menziesii*). The only vegetation within the SPEA on the subject property was Himalayan blackberry, and a small tree of common holly was located along the SPEA boundary.

Ornamental trees and shrubs were planted outside areas of lawn, and a garden was located near the center of the property. Notably, the eastern portion of the subject property contained a large stand of naturalized trees and shrubs. Hedgerows of mature conifers were also located in the center and along the northern and southern lot boundaries. Tree species on the property included Douglas-fir, red alder (*Alnus rubra*), white poplar (*Populus alba*), Norway spruce (*Picea abies*), paper birch and several other deciduous species, however Douglas-fir comprised over 83% of the composition.

Shrub vegetation on the subject property was comprised of native and invasive species. This included beaked hazelnut (*Corylus cornuta*), common holly (*Ilex aquifolium*), salmonberry, red elderberry (*Sambucus racemose*), vine maple (*Acer circinatum*), osoberry (*Oemleria cerasiformis*), Japanese knotweed (*Reynoutria japonica*), and Himalayan blackberry. Herbaceous species included sword fern (*Poystichum munitum*), buttercup (*Runnunculus repens*), English ivy (*Hedera helix*), bindweed (*Convolvulus arvensis*), and lawn grasses (*Poaceae* sp.).

Aquatic Habitat Assessment Results

WC1

There was one watercourse (WC1) near the subject property, located on adjacent properties to the east. The watercourse was a natural stream that originated immediately to the south near Rosetta Avenue, and flowed north in a meandering, shallow channel through rural residential properties to Ammon Brook, located approximately 330 m from the subject property. Chanel widths near the subject property were an average of 1.9 m and it had a wetted depth of 5 – 10 cm. Substrate consisted of fines, sands, and gravels. Habitat features included overhanging vegetation, instream vegetation, and riffles. Near the northeastern corner of the subject property, the stream received minor levels of flow from a seep and small drainpipe outlet presumed to originate from the perimeter drain of the house on the subject property.

Available mapping illustrates this stream as having an unknown fish bearing status. Per the Community Mapping Network's Sensitive Habitat Inventory Mapping (SHIM) atlas, there are known important coho salmon spawning locations downstream in Ammon Brook. Ammon Brook is known as an important salmon stream in Mission, and based on field observations, there was no reason to rule out the presence of fish in this tributary stream. Anticipated uses at that location would include rearing, spawning, and migrating.

Aquatic habitat values were rated as moderate, that is, there was some high-value rearing habitat, as indicated above, however the stream did not have deep pools, undercut banks, or significant presence of large woody debris.

Based on the above observations and experience in the area, the watercourse was considered to be a fish-bearing stream that will require a Streamside Protection and Enhancement Area (SPEA) per the Riparian Areas Protection Regulation (RAPR). A 10 m wide setback, measured from the high-water mark (stream boundary), will be required. The SPEA would cover only a small segment of the northeastern corner of the subject property.

Conclusions

Overall, habitat values were rated as moderate.

Limitations

This assessment report has been prepared specifically for the development described in this report, and in general accordance with the professional practice guidelines for legislated riparian assessments in BC. This assessment report was based on the best available information and on work undertaken per standard industry practice.

This assessment report has been prepared for the sole use of the developer named on this report, the local government, the Ministry of Forests, Lands Natural Resource Operations and Rural Development, and Fisheries and Oceans Canada. The recommendations made in this assessment are considered valid for a period of five years from the date of publication, or until additional development is proposed on the subject property; whichever is shorter.

This report should be reviewed and/or updated in the event the development is not complete within a period of five years; in the event there is a substantial change in the condition of the subject property (e.g. paving, removal of additional vegetation, change of land use) not described in this report; or in the event that the subject property is sold to another party for the purpose of development.

The proposed start and end date of the development listed in this report have been provided to provide a fair window of opportunity for the completion of the development activities. However, it should be noted that the dates provided are approximate and may be subject to change.

If the QEP(s) listed in this report is (are) not retained to undertake field reviews and environmental monitoring, it may not be possible to provide an assurance statement that the measures to protect the SPEA provided in this report were appropriately followed, or to sign and submit a conformance statement.

Use of this report by a third party, or any reliance on or decisions made based on it, are the responsibility of such third parties. Redcedar Environmental Consulting Inc. does not accept

responsibility for any damages suffered by a third party as a result of their use of or reliance on this report.

Section 2. Results of Riparian Assessment (SPEA width)

Attach or insert the Form 3 or Form 4 assessment form(s). Use enough duplicates of the form to produce a complete riparian area assessment for the proposed development

Results of Detailed Riparian Assessment

Refer to Section 3 of Technical Manual

Date: January 20, 2023

Description of Water bodies involved (number, type)	WC1
Stream	X
Wetland	
Lake	
Ditch	
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

	Channel Width(m)		Gradient (%)
starting point	1.9		3
upstream	1.8		
	1.9		
	2.4		
	2.2		
downstream	1.9		
	1.9		
	1.9		
	1.4		
	1.9		
	1.9		3
Total: minus high /low	17.5		
mean	1.9		3
	R/P	C/P	S/P
Channel Type	X		

I, Remi Masson, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ;
c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons		X	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons						
LWD, Bank and Channel Stability ZOS (m)	10.0							
Litter fall and insect drop ZOS (m)	10.0							
Shade ZOS (m) max	5.8	South bank	Yes		No	X		
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)							
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report			
SPEA maximum	**10.0**	(For ditch use table3-7)						

I, Remi Masson , hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ;
c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Comments

The Shade Zone of Sensitivity does not apply in this case as the watercourse drains in a north to south direction.

The SPEA will be entirely contained within a PNA. The PNA is anticipated to provide ample buffer of the SPEA from the impacts of the development. Existing areas of human disturbance (e.g. landscaped areas/blackberry thickets) are considered to be grand-parented. Those land uses can be retained as part of future development activities, provided the nature of the disturbance does not change.

Section 3. Site Plan

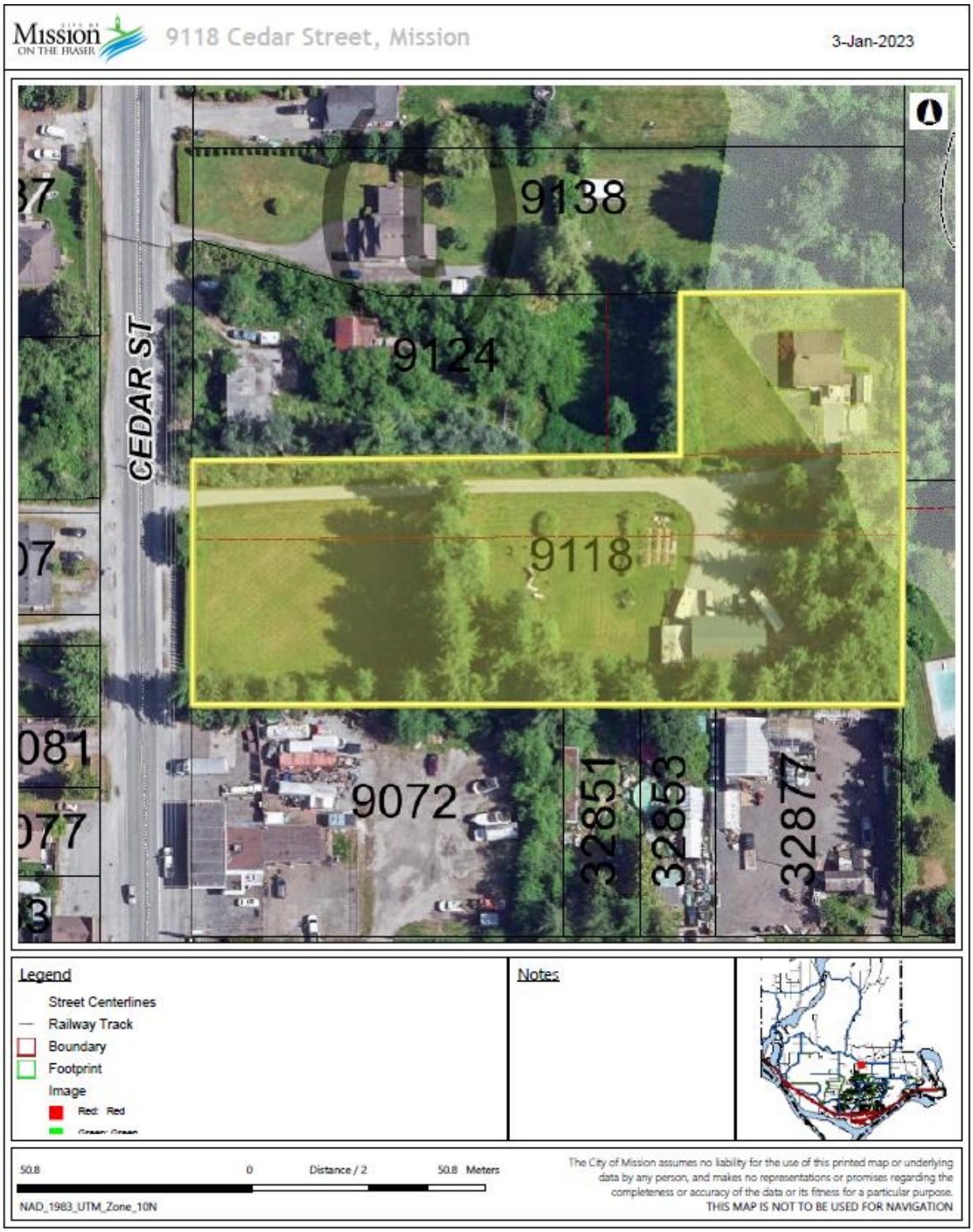


Figure 1.Site map of 9118 Cedar Street, Mission, BC (subject property). The City's PNA / Environmentally Sensitive Area (riparian buffer) is depicted by the lightly shaded area covering the northeastern corner around the existing home. Sourced from Mission WebMap, January 3, 2023.

TOPOGRAPHIC SITE PLAN OF LOT 2 SECTION 33 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 76460

CIVIC ADDRESS:
9118 Cedar Street, Mission, BC
P.I.D. 009-330-429

SCALE 1 : 250
2.5 0 5 10
ALL DISTANCES ARE IN METRES

MH-ST
RIM= 140.54
N.INV= 137.40
S.INV= 138.52
S.INV= 137.16

34
PLAN 62267

1
PLAN 76460

SRW PLAN 76461

2
PLAN 76460
AREA
9983.8 Sq.m.
2.467 Acres

29
PLAN 48665

SRW PLAN 78121

1
PLAN 78120

A
PLAN 12659

D
PLAN 12659

C
PLAN 12659

1
PLAN 9610

CEDAR STREET

89°07'44" 105.763

89°09'41" 48.414

89°39'09" 154.113

179°27'30" 35.333

179°45'00" 52.984

179°46'10" 89.700

existing house

existing building

stairs

block retwall

flagged high water mark

wood fence

wood fences

gravel driveway

asphalt driveway

cedar hedge

edge of road

centreline

LEGEND
- DENOTES STANDARD IRON POST FOUND
- DENOTES CATCH BASIN - TOP ENTRY
- PP DENOTES UTILITY POLE
- PPT DENOTES UTILITY POLE WITH TRANSFORMER
- WV DENOTES WATER VALVE
- DENOTES GUY WIRE
- MHS DENOTES SANITARY MANHOLE
- MHD DENOTES STORM MANHOLE
- DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- DENOTES TREE AND CANOPY EXTENT
  diameter type dripline multi-stemmed
  30 coniferous 5 MS (typical)

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 18th DAY OF DECEMBER, 2022

_____ BCLS
Finny Philp

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) Derived from RTK GNSS OBSERVATIONS.

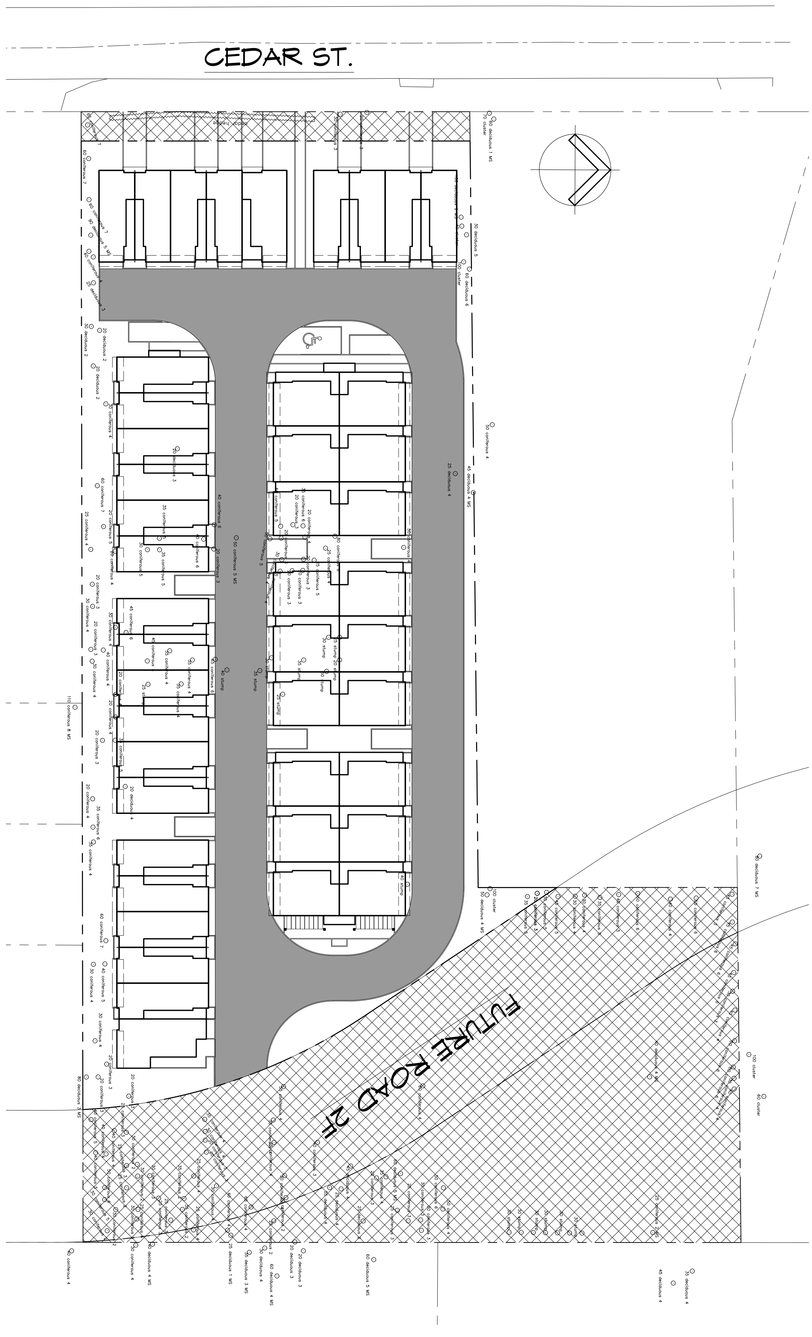
Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

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www.elevatelandsurveying.com
ELEVATE LAND SURVEYING
finny@elevatelandsurveying.com
604-385-5571
FILE: 22-2063-SITE



1
A-1.a
SCALE 1/32" = 1'-0"

ARBORIST PLAN

LEGEND:

COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE

EXISTING TREES (V. SPECIES & SIZE

Information Package - Page 78

date:	December 2022
scale:	AS NOTED
drawn:	S.P.
checked:	D.H.
project no.	221212
sheet no.	A-1.a

project:

PROPOSED DEVELOPMENT
9118 CEDAR STREET
MISSION, B.C.

drawing:

ARBORIST PLAN

Architectural Seal

TRIO Architecture Inc.
info@trioarchitecture.ca
604.854.3740
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2

TRIOARCHITECTURE.CA

ISSUE TABLE

No.	Date (dd/mm/yyyy)	By	Description
1	DATE	D.H.	ISSUED FOR BUILDING PERMIT

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE

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Section 4. Measures to Protect and Maintain the SPEA

This section is required for detailed assessments. Attach text or document files, as need, for each element discussed in Part 4 of the RAPR. It is suggested that documents be converted to PDF *before* inserting into the assessment report. Use your "return" button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

1. Danger Trees	Trees on the subject property were tagged and assessed as part of the scope of this project. The proposed development will be situated far enough away from the SPEA that it is unlikely to be affected by potential danger trees in the SPEA. Danger trees were not observed in the SPEA on the subject property. As such, specific measures are not required at this time. Dead trees within the SPEA function as a source of large woody debris (LWD) and are to be retained during and following the development phase unless a QEP (Certified Danger Tree Assessor) determines that the trees pose a risk to persons or property (as described in Appendix 2 of the RAPR Assessment Methods). Trees felled in the SPEA should be left as LWD in the SPEA, if advised to do so by a QEP. Recommendations for the retention of LWD within the channel must be made in consideration of the local habitat type. If danger trees are felled in the SPEA, the QEP's report is to be submitted as an addendum to this report prior to the issuance of a development permit.
I, Remi Masson, hereby certify that: e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*; f) I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ; g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	
2. Windthrow	This project does not require removal of trees near the SPEA, except for one small holly tree located near the boundary. The impact of its removal will be deemed negligible, and this development will therefore not result in new wind stresses on trees in the SPEA.
I, Remi Masson, hereby certify that: a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.	

3. Slope Stability	This report does not constitute a landslide risk assessment or a risk assessment for the proposed development. Field indicators of slope instability were not observed within the RAA and the property was virtually flat. Specific measures are not required at this time.

I, Remi Masson, hereby certify that:

a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ;

c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

4. Protection of Trees	The proposed PNA is anticipated to provide adequate protection to trees in the SPEA which are located on the adjacent property. Trees within the SPEA (aside from danger trees as identified by a QEP) will be left in place. Trees in the SPEA are to be protected from the development. Impacts to trees within the SPEA can occur through 1) compaction or disturbance to soils; 2) disposal of concrete leachate or other pollutants; or 3) parking of vehicles beneath the drip line. Any excavation or soil disturbance within 6 m of a tree in the SPEA must be completed under the supervision of a QEP to ensure that the activities in the developable area do not affect trees in the SPEA. At no time during construction should there be any temporary or permanent storage of construction materials or substrate within the non-encroachment areas described above. It should be noted that tree felling may be subject to additional legislation, bylaws, and/or best practices not covered within this report.

I, Remi Masson, hereby certify that:

a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ;

c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

5. Encroachment	The PNA boundary must be delineated by a qualified professional (e.g., surveyor) based on the location of the stream boundaries as defined in the RAPR (and as identified by a QEP) prior to commencement of works. The PNA (and the SPEA by extension) on the subject property is to be designated as a no-encroachment area. The PNA cannot be used as a staging location or for storage of construction materials. Temporary fencing should be placed at the PNA boundary during construction to prevent encroachment. Temporary fencing may consist of snow fencing or similar material and must be removed following construction. Permanent fencing is recommended for this site once construction is complete. Fencing should be placed at the PNA boundary. A 1.8 m tall chain link fence is recommended. Signage indicating the sensitive nature of the SPEA is required. Current and future landowners must be made aware that onsite aquatic features are environmentally valuable and protected by provincial and federal legislation.

I, Remi Masson, hereby certify that:

a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ;

c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

6. Sediment and Erosion Control	Sediment or sediment-laden water must not be allowed to enter the SPEA. As the subject property is flat and largely grassed, the risk of sedimentation resulting from this project is considered to be low. A silt-fence must be adequately installed at the SPEA boundary or edge of development as required to prevent entrainment of sediment into the SPEA or into the onsite or near site aquatic features. Exposed soils at the periphery of the development area must be seeded at a rate of 50kg/ha during the growing season if soils are to remain undisturbed for more than 14 days. Use of a hydroseed or similar may be required if exposed soils cannot be adequately stabilized. All exposed soils must be seeded in April and September. Soil stockpiles must not be stored in such a way that they cannot release sediment to a stream or to the SPEA. These must be covered with poly if not being actively used. Additional erosion and sediment control measures may be required at the recommendations of a QEP.

I, Remi Masson, hereby certify that:

a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ;

c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

7. Stormwater Management	Stormwater will be directed to the municipal infrastructure. Although not anticipated to be required for this project, any new stormwater outfall would require authorization from the senior regulatory agencies.

I, Remi Masson, hereby certify that:

a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ;

c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

8. Floodplain Concerns (highly mobile channel)	Onsite watercourses were confined within clearly defined banks, and there was no evidence of recent or historic flooding. As such, there are no floodplain concerns for the subject property.

I, Remi Masson, hereby certify that:

a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Gagan Dhaliwal ;

c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

Section 5. Environmental Monitoring

Attach text or document files explaining the monitoring regimen Use your "return" button on your keyboard after each line. It is suggested that all document be converted to PDF *before* inserting into the PDF version of the assessment report.
Include actions required, monitoring schedule, communications plan, and requirement for a post development report.

The proponent has been informed that in the event of ground disturbing activities, a QEP who is familiar with the project, subject property, the local ecology, erosion and sediment control, and best construction management practices should be retained to provide environmental monitoring for this project. The QEP retained to provide environmental monitoring services must be provided the authority to modify and/or halt any works as necessary for the protection of fish and fish habitat, and to comply with the RAPR.

The measures to protect the SPEA described above should be communicated to the site workers as required to prevent impacts to the SPEA, the onsite watercourses, or the harmful alteration, disturbance, or destruction of fish habitat.

The QEP should provide monitoring as required to ensure that the SPEA and the fish habitat it contains is protected from the development, that the measures to protect the SPEA are respected and have been appropriately implemented and/or observed, and that works are compliant with any applicable legislation or local bylaws.

At a minimum, inspections should occur:

- Immediately prior to soil disturbing activities to ensure that the appropriate mitigation measures have been communicated to the construction team, and to ensure that they have been appropriately installed;
- At the mid-point of construction to determine if the installed mitigation measures are functioning as intended, and to determine if additional measures are required to protect the integrity of the SPEA;
- At the substantial completion of construction activities to confirm that the measures implemented were appropriate for the protection of the SPEA, and to make recommendations as required for the long-term protection of the SPEA.

Monitoring frequency can be modified at the QEP's discretion and with consultation with the local government based on observed site conditions, contractor compliance, and weather conditions.

Per Section 5 (a) of the *Riparian Areas Protection Regulation*, a project completion report is required to be completed by a QEP, and submitted to the RAPR Notification System to confirm that the conditions described in this report have been properly implemented.

Section 6. Photos

Provide a description of what the photo is depicting, and where it is in relation to the site plan.



Photograph 1. View of the northeast corner of the subject property (existing house, carport, cedar hedges and row of cut stumps) and adjacent property to the east consisting of semi-maintained riparian vegetation around the watercourse.



Photograph 2. View of the mixed native and invasive riparian vegetation on the adjacent property (facing north) located approximate 10 m from the subject property. A drain pipe from the subject property was observed close to this location.



Photograph 3. View, facing north, of the stream showing channelization and meandering with semi-maintained yard and walkway crossing.



Photograph 4. View looking east of the northeastern corner of the existing lot where the SPEA enters the subject property. The holly tree (center of frame) is located immediately outside of the SPEA boundary, with the Himalayan blackberry and composting bins (left of frame) located inside the SPEA. Riparian trees within the SPEA were located in the neighbouring property and are not to be impacted by development.



Photograph 5. View of the lawn, hedgerow of Douglas firs and Himalayan blackberry along the northern perimeter of the subject property which is contained within the designated PNA to the west of the SPEA.

Section 7. Professional Opinion

Qualified Environmental Professional opinion on the development proposal's riparian assessment.

Date January 20, 2023

1. I/We: Remi Masson

Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
b) I am/We are qualified to carry out the assessment of the proposal made by the developer Gagan Dhaliwal, which proposal is described in section 3 of this Assessment Report (the "development proposal"),
c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
d) In carrying out my/our assessment of the development proposal, I have/We have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the minister's manual; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

a) n/a the site of the proposed development is subject to undue hardship, (**if applicable, indicate N/A otherwise**) and
b) X the proposed development will meet the **riparian protection standard** if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

[NOTE: "Qualified Environmental Professional" means an individual as described in section 21 of the Riparian Areas Protection Regulation.]

January 20, 2023

Preliminary Bioinventory & Arborist Report

File #: 22-352R

Gagan Dhaliwal
9118.cedar@gmail.com

Re: Preliminary Biological Inventory and Arborist Assessment for 9118 Cedar Street, Mission, BC

BACKGROUND

Redcedar Environmental Consulting Inc. (Redcedar Environmental) was retained by the landowner of the subject property to undertake a preliminary biological inventory and arborist assessment of the subject property (PID: 009330429) located at 9118 Cedar Street, Mission, BC. This report is required as a condition of the Natural Environment Development Permit Area permitting process with the City of Mission.

The proposed development consists of the densification of the existing lot from one single-family home to a 45-unit townhome development with an access road and common driveway. The entire lot will be utilized for the development, although the construction footprint will only include all areas west of the Protected Natural Asset (PNA), on the west side of the Streamside Protection and Enhancement Area (SPEA) on the attached plan.

Per the Cedar Valley Land Area Plan (CVLAP) the biological inventory is to include: a habitat assessment, species at risk assessment, and invasive plant assessment.

The subject property was assessed by Redcedar Environmental on November 21, 2022.

This letter is intended to summarize the wildlife habitat and vegetation communities observed onsite and to make recommendations to protect environmentally valuable resources.

HABITAT ASSESSMENT

Site Context

The subject property is located within a first order watershed with Ammon Brook to the north (local watershed code 100-050984-537493). The watershed is approximately 528 ha and land use in this watershed is predominantly rural residential. Per the Biogeoclimatic Ecosystem Classification Subzone/Variant Map for the Mission Resource District, the subject property is located within the Coastal Western Hemlock dry maritime (CWHdm) subzone.

The subject property is situated in the urban compact portion of northern Mission in the Cedar Valley corridor. This area has seen rapid development from rural residential to urban compact zoning and development in recent years. Development has resulted in the conversion of fields and forests to urban

residential. Lands surrounding the site to the north and west are undergoing redevelopment. Properties to the south consist of commercial (gas station) and residential lots. Adjacent residential properties to the east are less densely developed with a forested riparian corridor extending to Ammon Brook, north of Dewdney Trunk Road.

An unclassified stream was located approximately 10 to 15 m east of the subject property. The watercourse flowed northwards into Ammon Brook, a significant fish-bearing stream in the City of Mission. The riparian area along this stream is zoned as an Environmentally Sensitive Area (ESA) and designated by the Official Community Plan (OCP) as 'Natural Open Spaces', which encompasses 972 m^2 of the northeastern corner of subject property. Other than the adjacent watercourse and riparian area to the east, there were no significant hydrologic features on the property.

The subject property is approximately 2.47 acres (~1.0 ha) and contained a single-family home, a garage/shop and a small shed. The property consisted of maintained landscaped yard with narrow areas of naturalized terrestrial shrub and forested vegetation.

Aerial imagery indicated that land use and vegetation cover on the subject property has remained relatively constant since at least 2004.

Vegetation Communities

Vegetation on the subject property consisted of a maintained landscaped yard with several hedgerows of coniferous trees, predominantly Douglas-firs (*Pseudotsuga menziesii*). Ornamental trees and shrubs were planted outside areas of lawn, and a garden was located near the center of the property. Notably, the eastern portion of the subject property contained a large stand of naturalized trees and shrubs. Hedgerows of mature conifers were also located in the center and along the northern and southern lot boundaries. Tree species on the property included Douglas-fir, red alder (*Alnus rubra*), white poplar (*Populus alba*), Norway spruce (*Picea abies*), paper birch (*Betula papyrifera*) and several other deciduous species, however Douglas-fir comprised over 83% of the composition (Figure 1).

Shrub vegetation on the subject property was comprised of native and invasive species. This included beaked hazelnut (*Corylus cornuta*), common holly (*Ilex aquifolium*), salmonberry (*Rubus spectabilis*), red elderberry (*Sambucus racemose*), vine maple (*Acer circinatum),* osoberry (*Oemleria cerasiformis*), Japanese knotweed (*Reynoutria japonica*), and Himalayan blackberry (*Rubus armeniacus*). Herbaceous species included sword fern (*Poystichum munitum),* buttercup (*Rununculus repens*), English ivy (*Hedera helix*), bindweed (*Convolvulus arvensis*), and lawn grasses (*Poaceae sp.*).

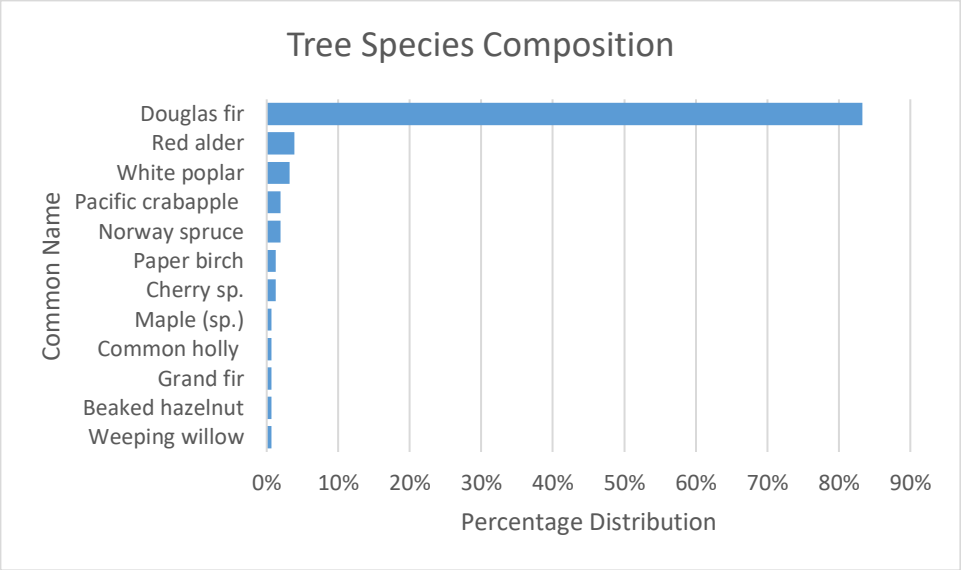


Figure 1. Percentage distribution of species for all trees in the arborist assessment.

Wildlife Habitat

The subject property consisted of lawn and a vegetation cover largely in the form of hedge grown trees with pockets of shrub vegetation bordering the lot. The lawn area provided little habitat for any wildlife species; however fruiting trees provide a source of food for songbirds, and small and large mammals, tolerant of higher levels of human disturbance. Use by sensitive species, if any, would be infrequent and for short durations only.

The larger trees and dense shrubs present throughout the property could provide nesting habitat for songbirds and raptors. Additionally, cover or refuge habitat for small mammals and amphibians could be present, though significant use is not expected.

Residential areas generally provide limited habitat for wildlife species, however residential areas may provide migratory habitat for species tolerant of human activity including larger bodied animals (e.g., racoons (*Procyon lotor*), coyotes (*Canis latrans*)), and birds.

Overall, it is expected that this property would be used by common wildlife species tolerant of high levels of human disturbance. Habitat values on the subject property are not limiting for any of the species (common and otherwise) expected to occur at this location.

Species-at-Risk

Occurrence records for one species at risk were found within 2 km of the subject property during a desktop assessment on iMapBC. The occurrence was found for dun skipper (*Euphyes vestris*). The occurrence record for dun skipper was historical in nature and the species has not been found in the area for over 100 years; as such, the likelihood of occurrence for dun skipper on the subject property was nil.

Due to a lack of suitable habitat, there is little likelihood of adjacent properties providing a source of species at risk to the subject property.

In total, six species at risk were identified as possibly occurring on the subject property (Table 2 of Attachment 2). The likelihood of occurrence of these additional species at risk are presented in Table 3 of Attachment 2.

In general, the likelihood of occurrence for species-at-risk on the subject property is considered low.

Watercourses

There was one watercourse near the subject property, located on adjacent properties to the east. The watercourse was a natural stream that originated immediately to the south near Rosetta Avenue, and flowed north in a meandering, shallow channel through rural residential properties to Ammon Brook, located approximately 330 m from the subject property. Chanel widths near the subject property were an average of 1.9 m and it had a wetted depth of 5 – 10 cm. Substrate consisted of fines, sands, and gravels. Habitat features included overhanging vegetation, instream vegetation, and riffles. Near the northeastern corner of the subject property, the stream received minor levels of flow from a seep and small drainpipe outlet presumed to originate from the perimeter drain of the house on the subject property.

Available mapping illustrates this stream as having an unknown fish bearing status. Per the Community Mapping Network's Sensitive Habitat Inventory Mapping (SHIM) atlas, there are known important coho salmon spawning locations downstream in Ammon Brook. Ammon Brook is known as an important salmon stream in Mission, and based on field observations, there was no reason to rule out the presence of fish in this tributary stream. Anticipated uses at that location would include rearing, spawning, and migrating.

Aquatic habitat values were rated as moderate, that is, there was some high-value rearing habitat, as indicated above, however the stream did not have deep pools, undercut banks, or significant presence of large woody debris.

Based on the above observations and experience in the area, the watercourse was considered by default to be a fish-bearing stream that will require a Streamside Protection and Enhancement Area (SPEA) per the Riparian Areas Protection Regulation (RAPR). The 10 m wide SPEA, measured from the high-water mark (stream boundary), covers only a small segment of the northeastern corner of the subject property. For more information on the streamside setbacks see the RAPR assessment report.

Noxious Weeds

The BC *Weed Control Act* imposes a duty on all land occupiers to control designated noxious weeds. Japanese knotweed (*Reynoutria japonica*) is designated as a noxious weed in the Lower Mainland and was the only provincially listed noxious plant observed on the subject property. It occurred along a narrow band of vegetation and trees at the southern property line, covering approximately 23 m^2.

Commonly occurring invasive vegetation was also present, including Himalayan blackberry, English ivy, and common holly. While no action is required at this time, any fill brought onto the subject property (if

any) should be free of invasive species to prevent their spread and encroachment into environmentally sensitive areas.

Anticipated Effects of Development

This residential habitat type is not limiting across the landscape and any habitat values provided by the subject property may be found elsewhere in surrounding neighborhoods. Habitat values expected to occur after development (e.g., smaller gardens) would also still provide some habitat value to the common species expected to occur at this location.

Residential development necessarily results in a transition from more natural habitats to disturbed habitat, resulting in loss of overall habitat quantity at the local scale. This type of land use conversion is typically permanent. Reduction in the availability of habitat can result in overall reduction in wildlife and plant species abundance.

In this case, existing habitat, such as it is, is of low value to sensitive wildlife species. Although there will be less potential vegetation on the property following development, the proposed increased density should reduce development pressures on more sensitive lands elsewhere. Densification of existing developed land in an urban area is considered to be sustainable development and is consistent with habitat protection goals.

Recommendations

The following recommendations apply to any future activities on the subject properties.

1) Future land clearing must be in conformance with local bylaws and policies.
2) Tree and shrub removal and structural demolition should occur between September 1st and March 1st of any given year to avoid incidental take of any birds' nests or eggs; however, tree clearing or building removal is possible at any time if birds' nests are confirmed to be absent. A qualified environmental professional (QEP) should undertake a bird nest survey ahead of any land clearing or demolition activity to reduce the likelihood that birds or their nests and eggs will be negatively affected by the works.
3) Demolition of any buildings on the subject property should occur between September 1st and March 1st to avoid harming any bats potentially roosting in the structures. If demolition is required outside of this period, a survey for the presence of bats must be completed by a qualified environmental professional.
4) Birds of prey/raptors nests are protected year-round, regardless of occupation. A raptors nest survey should be completed in advance of tree clearing or building demolition on the subject properties.
5) Invasive vegetation species noted above should be removed from the property and/or chemically treated during development works. The removal or treatment of knotweed species in particular, to prevent their spread, is a legislated requirement for the development of the property.

6) Healthy mature trees should be retained whenever possible to preserve some of the existing habitat values as well the ecological services provided by trees to urban landscapes i.e., temperature regulation, uptake of excess stormwater, erosion control, etc.

7) Future landscaping activities should consider the use of native trees and shrubs to restore or retain some of the habitat values on the site.

8) Installation of bird nest boxes and bat boxes should be considered to help conserve some of the existing wildlife habitat values on the site.

9) Trees should be retained onsite where they do not conflict with development, to preserve the ecosystem services they provide (i.e., within the PNA).

ARBORIST ASSESSMENT

Assignment and Methodology

Trees in the study area were visually assessed to determine species, diameter at breast height (DBH) and characteristic description. Tree diameters were measured at 1.5 meters height with a diameter tape. All "significant trees", i.e., those with a caliper equal to or larger than 20 cm, were assessed as part of this inventory per the City of Mission Tree Retention/Replanting Policy LAN.32.

Protection areas were calculated for all trees within range of the property. Protection levels were based on the appropriate best management practices (Fite and Smiley, 2016; Matheny and Clark, 1998). Tree hazards were assessed according to International Society of Arboriculture standards using the TRAQ (Tree Risk Assessment Qualification) Limited Visual Assessment method.

The tree risk assessment approach used in this assessment was only intended to identify trees with obvious defects and imminent or probable likelihood of failure and that had a potential to strike the proposed development. Risks to adjacent properties or roadways was not assessed. The risk assessment was not intended to identify all risks associated with trees and represented only conditions observed at the time of the assessment. It is also noted that not all defects are detectable and not all failures are predictable. The danger tree assessment completed for this project is considered valid for a period up to one year and would be nullified by extreme weather events. The validity period noted above should not be considered a guarantee period for the risk assessment. Detailed follow up tree risk assessment are recommended immediately in advance of development activities.

The tree condition ratings summarize each tree based on both positive and negative attributes using five stratified categories. These ratings indicate health and structural conditions that influence a tree's ability to withstand local site disturbance during the construction process (assuming appropriate tree protection) and benefit a future urban landscape.

- Excellent: Tree of possible specimen quality, unique species, or size with no discernible defects.
- Good: Tree has no significant structural defects or health concerns, considering its growing environment and species.

- Moderate: Tree has noted health and/or minor to moderate structural defects. This tree can be retained, but may need mitigation (e.g., pruning or bracing) and monitoring post-development. A moderate tree may be suitable for retention within a stand or group, but not suitable on its own.
- Poor: Tree is in serious decline from previous growth habit or stature, has multiple defined health or structural weaknesses. It is unlikely to acclimate to future site use change. This tree is not suitable for retention within striking distance of most targets.
- Dying/Dead: Tree is in severe decline, has severe defects or was found to be dead.

Suitability for retention was based on the following preservation rankings:

- High: Tree with good health and structural stability that has the potential for longevity at the site.
- Medium: Tree with fair health and/or structural defects that can be abated with treatment; tree will require more intense management and monitoring and may have a shorter lifespan than those in the "High" category.
- Low: Tree in poor health or with significant defects that cannot be mitigated; tree is expected to continue to decline, regardless of treatment; the species or individual may have characteristics undesirable for landscapes and is generally unsuitable for use areas (Matheny and Clark, 1998).

Tree retention suitability is based on the potential for the tree to persist following development, assuming application of best management practices and takes into consideration the future location of the development. Recommendations for removal or retention are based on the suitability for retention and proposed development location. Trees are recommended for removal where they conflict with the development and/or are unsuited for retention.

Tree replacement is offered for trees with good and medium retention suitability that cannot be retained due to the location of the proposed development. Replacement trees are offered as required per LAN.32.

The observations recorded are based on inspections performed on November 21, 2022. The weather at that time was cloudy and cold.

Results

In total there were 156 trees with a DBH of 20 centimeters or greater located on or near the property that were included in the arborist assessment. The vast majority were of a single species, Douglas fir. Most trees were generally healthy (142 trees in good condition) and were suitable for retention. There were 7 trees in moderate condition and 7 trees in poor condition. All trees located outside the PNA on the subject property are currently expected to be removed as they conflict with development plans. Trees and vegetation within the PNA on the subject property are to be protected from development impacts, and include trees #393-400 and #900-913.

One Douglas fir, #336, was assessed off-site and to the south of the subject property, as it had a significant size (110 cm DBH). It is recommended for retention and for tree protection fencing installed at 6.6 m from the stem (Figure 4). Other off-site trees included on the survey drawing (OS1 through

OS11), located to the east of the subject property, were not included in the results of the tree inventory as they are unlikely to be impacted by development or were not accessible.

Tree stem diameters ranged in size from 20 cm to 115 cm DBH, with a strong tendency towards those within the range of 20 to 30 cm (Figure 2). The full inventory of trees is found in Table 4 of Attachment 2.

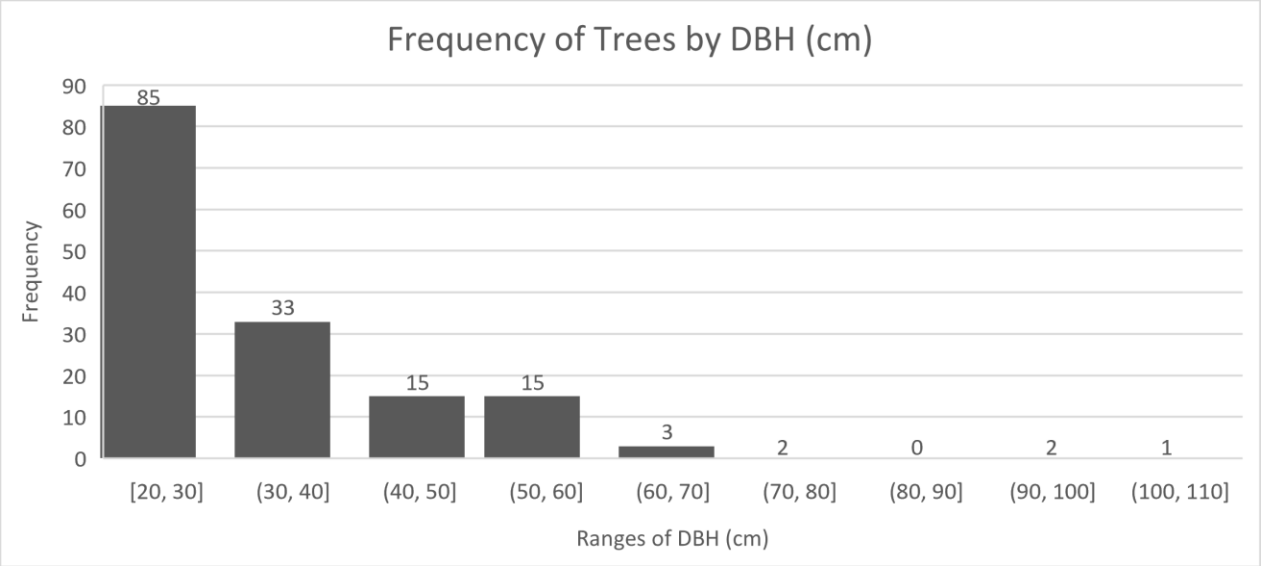


Figure 2. Summary of the frequency of trees assessed according to their range of DBH (cm).

Table 1. Summary of tree inventory results.
**Final number of new trees to plant may be adjusted based on number of subdivided lots.*

Summary Table

		Subject property	Off-site
# Trees assessed in total		155	1
# To be removed	Healthy (Good/Moderate Condition)	127	0
	Poor Condition	7	0
# To be protected		21	1
# Healthy trees located in municipal road footprint (excluded for replacement trees)		47	0
# Replacement trees required per City policy (LAN.32)		80	0
# Additional lot trees		2*	0
# Proposed new trees for planting		82	0

Recommendations

Tree Protection

Tree protection fencing for off-site tree #336 and all on-site trees located within the PNA must be installed prior to any ground disturbing activities. If used, temporary fencing must be installed as per municipal standards. All fencing installed must be maintained for the duration of construction.

Trees in the SPEA are anticipated to be protected from development as the PNA is anticipated to provide ample buffer from the impacts of the development.

The project arborist will be required to provide a comfort letter confirming tree protection has been appropriately completed before additional ground-disturbing activities may proceed.

Tree Removal

A bird nest survey is required in advance of tree removal at any time of year to confirm absence of songbird and/or raptor nests.

Tree removal is to only occur outside of the PNA boundary.

Tree removal within the SPEA is not anticipated in this development as there are no trees located within the portion of the SPEA on the subject property. Tree removal outside of the SPEA must be completed in accordance with municipal permitting requirements.

Tree Replacement

Per LAN.32, each tree to be removed requires one replacement tree, except for existing trees located within proposed municipal infrastructure (roadways) necessary to complete a development. There were 47 trees located within the footprint of the anticipated access roadway. Each retained tree outside the PNA (i.e., where retention is not required) is considered equivalent to three replanted trees. There are no trees outside of the PNA boundary expected to be retained at this time.

A total of 134 trees are anticipated to be removed from the development area. These are proposed to be replaced per LAN.32 as follows: Seven trees were assessed as having poor retention suitability, and an additional 47 trees were excluded from requiring replacements as they are located within a municipal access road allowance, resulting in 80 replacement trees required.

In addition, LAN.32 requires a minimum of two new trees to be planted on each lot created through the subdivision process, thus the final number of new lots created will determine how many additional trees are to be planted. This portion of the report may be updated with the number of additional lot trees to be planted.

Replacement trees are to be at least 5-gallon pot size. It is noted that the provincial tree replacement criteria call for trees with a minimum height of 2.0 m. While this is achievable, taller trees require greater maintenance following planting. Use of 5-gallon size trees is considered to be a reasonable compromise in this case.

Securities in the amount of $250 per tree (for planting) are required for this project, for a total of $20,500 (based on 82 trees in total).

Upon completion, the project arborist is to submit a memo to the City of Mission confirming trees have been planted. Securities may be released in accordance with the LAN.32.

Monitoring Requirements

Following are the monitoring requirements associated with this arborist assessment:

1) A Qualified Environmental Professional must confirm that there are no songbird or raptor nests in any tree slated for removal.
2) The project arborist must provide a comfort letter confirming tree protection fencing was correctly installed.
3) The project arborist must provide a memo confirming tree planting was correctly completed.

CLOSING

Habitat values on the subject property are low; as such, the proposed development is not anticipated to appreciably affect local ecological values.

Further, the demand for housing in the City of Mission is assumed to be constant. Densification at this location is likely to reduce pressures on remaining higher valued habitat in the short-term.

I trust this is the information you require at this time. Please do not hesitate to contact the undersigned if there are any questions or comments.

Redcedar Environmental Consulting Inc.





Rémi Masson, R.P.Bio. Certified Arborist®

Principal

Nathan Loewen, B.A., Dipl. Tech.

Attachments (3)

1. Figures
2. Tables
3. Selected Site Photographs

REFERENCES

Fite, K., & Smiley, E. (2016). *BMP Best Management Practices: Managing Trees During Construction 2nd ed.* International Society of Arboriculture.

Matheny, N. P., & Clark, J. R. (1998). *Trees and Development: A Technical Guide to Preservation of Trees During Land Development.* International Society of Arboriculture.

January 20, 2023

ATTACHMENT 1

Figures

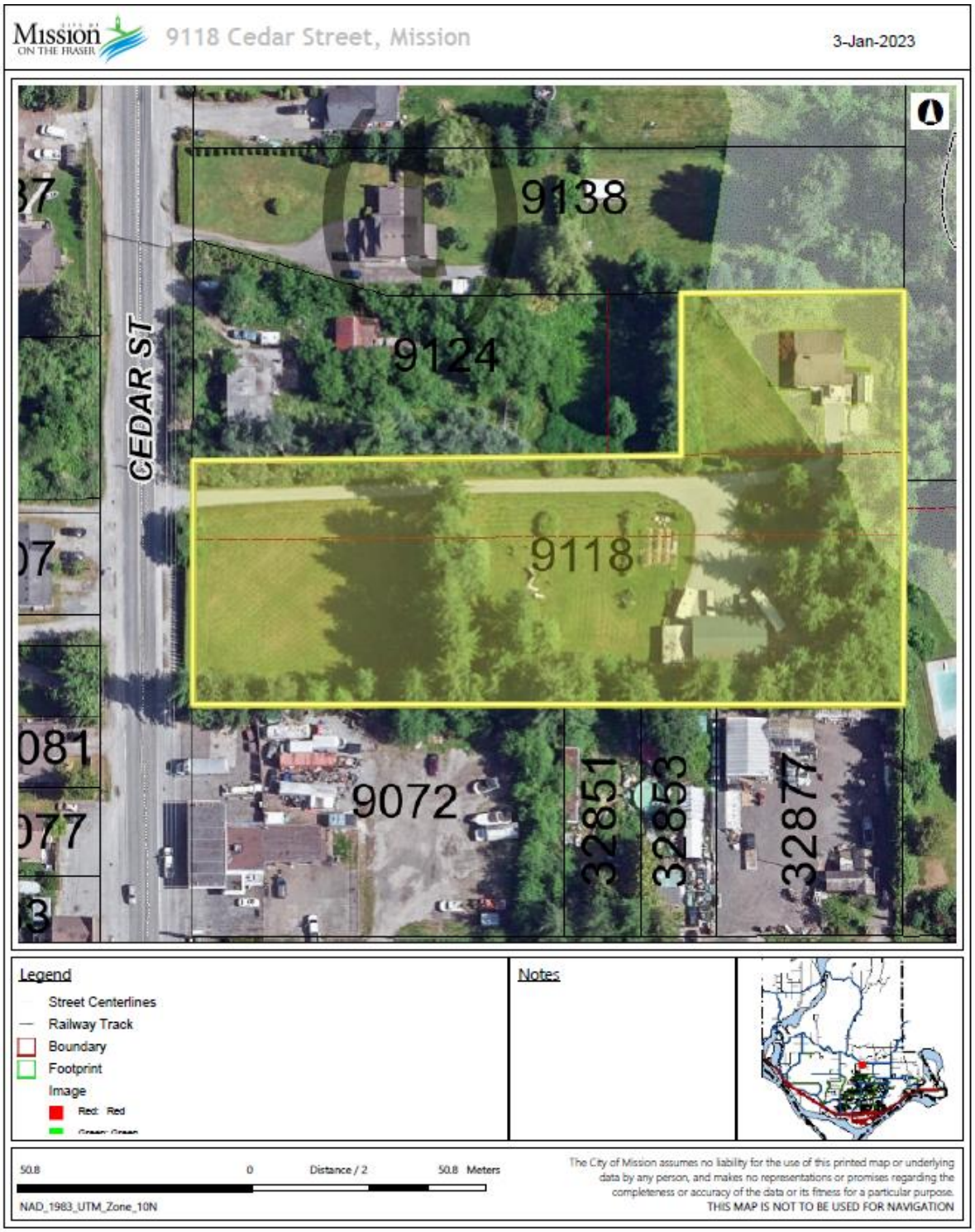


Figure 3. Site map of 9118 Cedar Street, Mission, BC (subject property). The municipal PNA buffer is indicated by the pale shaded area covering the northeastern corner around the existing home. Sourced from Mission WebMap, January 3, 2023.

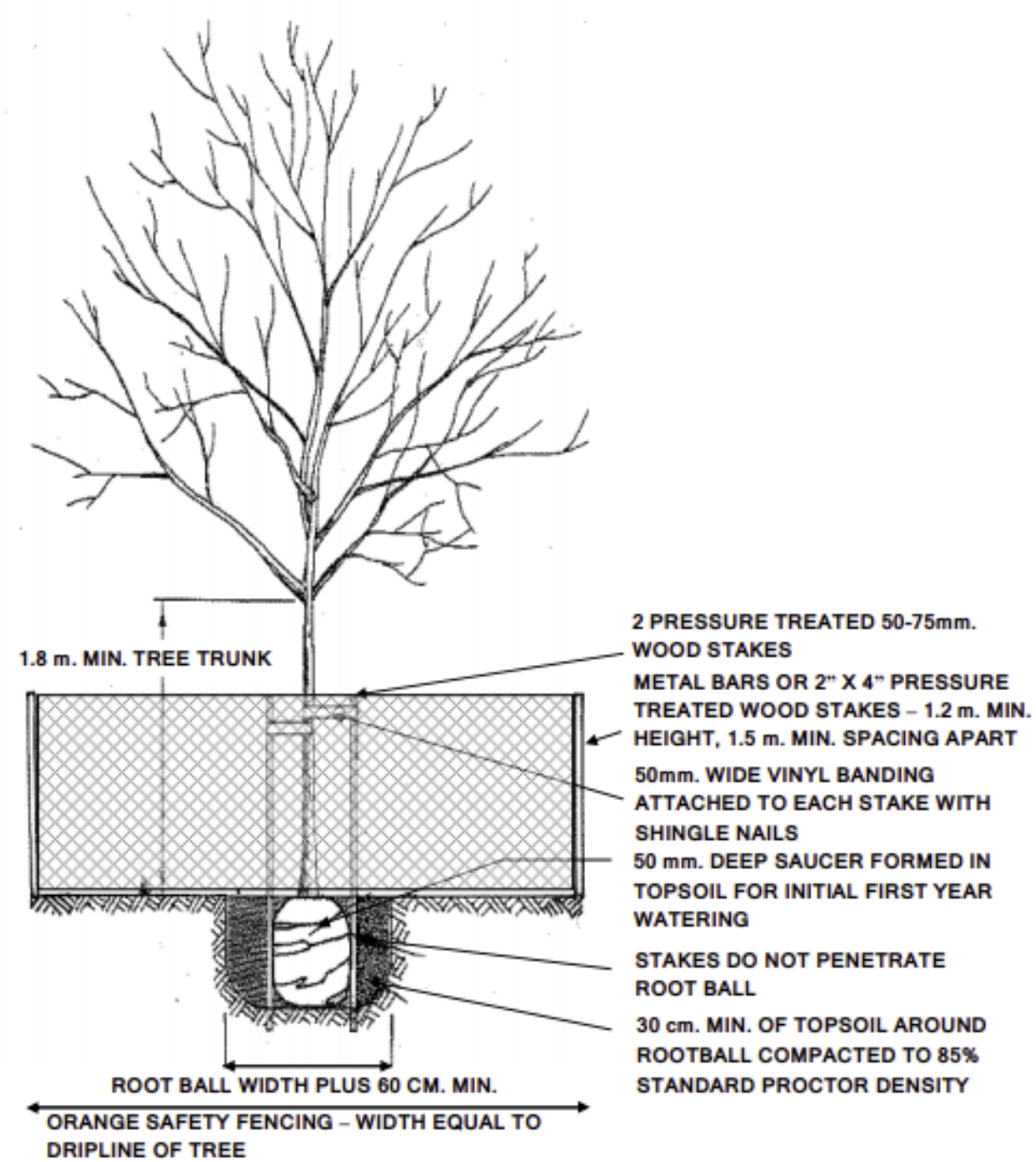


Figure 4. Tree protection fencing detail.

TOPOGRAPHIC SITE PLAN OF
LOT 2 SECTION 33 TOWNSHIP 17
NEW WESTMINSTER DISTRICT PLAN 76460

CIVIC ADDRESS:
9118 Cedar Street, Mission, BC
P.I.D. 009-330-429

SCALE 1 : 250

2.5 0 5 10
ALL DISTANCES ARE IN METRES



LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES CATCH BASIN – TOP ENTRY
- PP DENOTES UTILITY POLE
- PPT DENOTES UTILITY POLE WITH TRANSFORMER
- WV DENOTES WATER VALVE
- DENOTES GUY WIRE
- MHS DENOTES SANITARY MANHOLE
- MHD DENOTES STORM MANHOLE
- × DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- DENOTES TREE AND CANOPY EXTENT
  diameter type dripline multi-stemmed
  30 coniferous 5 MS (typical)

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 GVRD-2018 – IN METERS) Derived from RTK GNSS OBSERVATIONS.

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 6th DAY OF OCTOBER, 2022

_____ BCLS
Finny Philip

34
PLAN 62267

1
PLAN 76460

2
PLAN 76460

A
PLAN 12659

D
PLAN 12659

C
PLAN 12659

1
PLAN 9610

29
PLAN 48665

1
PLAN 78120

SRW PLAN 76461

SRW PLAN 78121

AREA
9983.8 Sq.m.
2.467 Acres

existing house

existing building

stairs

block ret.wall

gravel driveway

asphalt driveway

CEDAR STREET

centreline

edge of road

cedar hedge

wood fence

wood fences

gravel driveway

89°09'41" 48.414

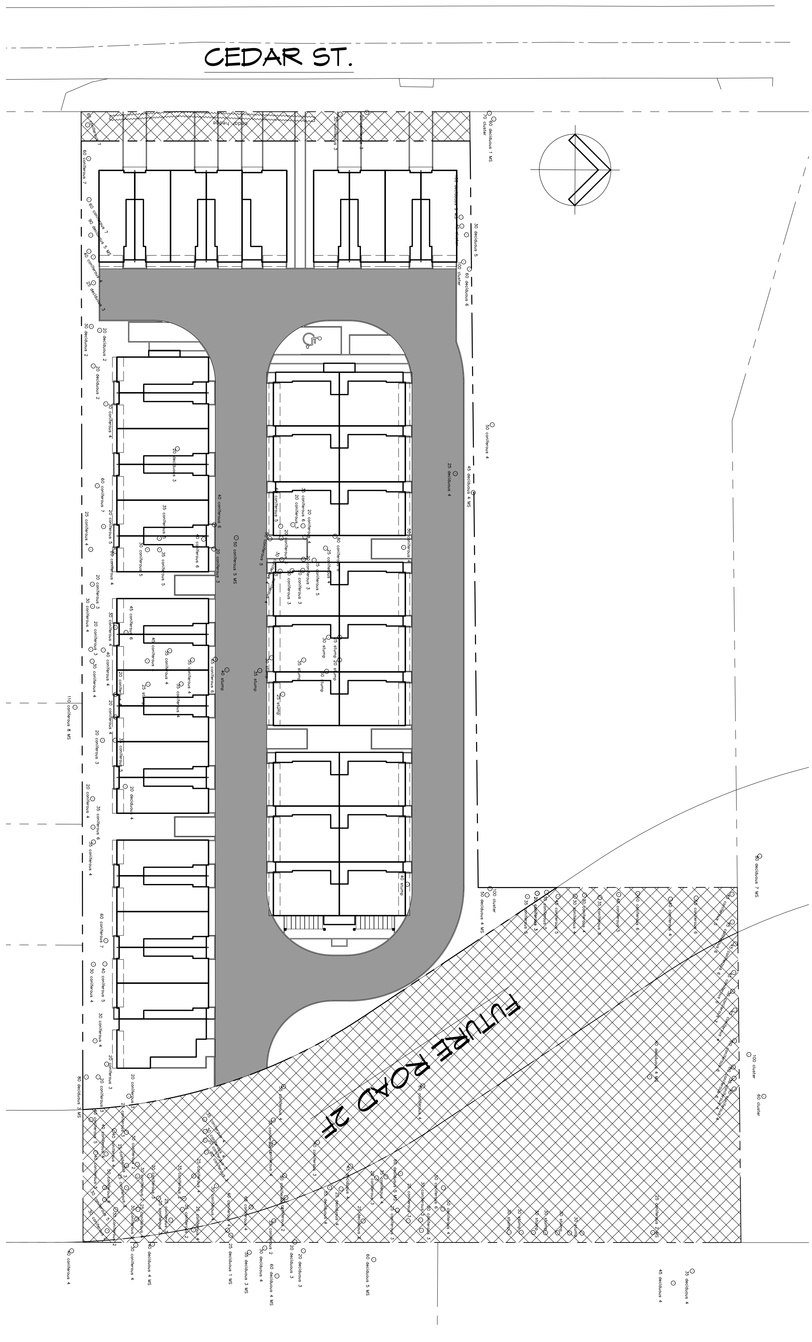
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89°39'09" 154.113

179°42'30" 55.335

179°45'00" 52.984

179°46'10" 138.700



1
A-1.a
SCALE 1/32" = 1'-0"

ARBORIST PLAN

LEGEND:

COMMON DRIVEWAY / FIRE DEPARTMENT ACCESS ROUTE

EXISTING TREES (V. SPECIES & SIZE

Information Package - Page 105

date:	December 2022
scale:	AS NOTED
drawn:	S.P.
checked:	D.H.
project no.	221212
sheet no.	A-1.a

project:

PROPOSED DEVELOPMENT
9118 CEDAR STREET
MISSION, B.C.

drawing:

ARBORIST PLAN

Architectural Seal

TRIO Architecture Inc.
info@trioarchitecture.ca
604.854.3740
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2

TRIOARCHITECTURE.CA

ISSUE TABLE

No.	Date (dd/mm/yyyy)	By	Description
1	DATE	D.H.	ISSUED FOR BUILDING PERMIT

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON THE SITE

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C:\Users\14033\Desktop\221212 - 9118 & 9138 Cedar & 32909 Rosetta\221212 - A-1.1 - Site Plan.dwg - plotted by Shae Peters @ December 20, 2022 9:01:39 AM

January 20, 2023

ATTACHMENT 2

Tables

t: (604) 621 9811
e: remi@redcedarenvironmental.com
w: redcedarenvironmental.com

Redcedar Environmental Consulting Inc.
Unit 201 - 45269 Keith Wilson Road
Chilliwack BC, V2R 5S1

Table 2. List of species of management concern that potentially use the subject property.

Classification	Common Name	Scientific Name	BC List	SARA
Amphibians	Northern Red-legged frog	*Rana aurora*	Blue	Special concern
	Western Toad	*Anaxyrus boreas*	Yellow	Special concern
Mammals	Little Brown Myotis	*Myotis lucifugus*	Yellow	Endangered
	Townsend's big-eared bat	*Corynorhinus townsendii*	Blue	Not listed
	Trowbridge's shrew	*Sorex trowbridgii*	Blue	Not listed
Birds	Olive-sided flycatcher	*Contopus cooperi*	Blue	Threatened

*Defined in a posted or draft recovery strategy

Table 3. Likelihood of occurrence of species of management concern found on the subject property.

Common Name	Likelihood of occurrence	Detected On Site	Notes
Little Brown Myotis	Low	No	Possible foraging habitat and roosting habitat observed on subject property.
Northern Red-legged frog	Low	No	Moderate foraging habitat observed on subject property. Isolated habitat.
Olive-sided flycatcher	Moderate	No	Possible nesting habitat on the subject property in mature trees. Poor to moderate quality foraging habitat.
Townsend's big-eared bat	Low	No	Possible foraging habitat and roosting habitat observed on subject property.
Trowbridge's shrew	Low	No	Moderate quality habitat observed on the subject property.
Western Toad	Low	No	Moderate foraging habitat observed on subject property. Isolated habitat.

*Table 4. Complete Tree Inventory Table. The complete tree inventory below contains information on tree attributes and recommendations for removal or retention. Tree ownership in this inventory table is not definitive, its determination here is based on information available from the legal site survey, GPS locations, and field assessment during site visits. Tree Protection Zones are measured from the outer edge of a tree's stem. *TPZ is the tree protection zone size required by the relevant municipal bylaw or, if not defined, the project arborist.*

ID#	Common Name	Botanical Name	DBH (cm)	TPZ (m)	Condition and Comments	Retention Suitability	Action	Rationale
265	Grand fir	*Abies grandis*	60	3.6	Good - normal form	High	Remove	Conflicts with development.
282	Douglas fir	*Pseudotsuga menziesii*	50	3	Good - normal form	High	Remove	Conflicts with development.
283	Douglas fir	*Pseudotsuga menziesii*	80	4.8	Good - normal form	High	Remove	Conflicts with development.
284	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Poor - broken top	Low	Remove	Poor retention suitability.
285	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
286	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
287	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
288	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
289	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
290	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
291	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
292	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
293	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
294	Douglas fir	*Pseudotsuga menziesii*	60	3.6	Good - normal form	High	Remove	Conflicts with development.
295	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Poor - broken top	Low	Remove	Poor retention suitability.
296	Douglas fir	*Pseudotsuga menziesii*	50	3	Good - normal form	High	Remove	Conflicts with development.
297	Douglas fir	*Pseudotsuga menziesii*	50	3	Moderate - codominant stems, bracing	Medium	Remove	Conflicts with development.
298	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
299	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
300	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
301	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
302	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
303	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
304	Douglas fir	*Pseudotsuga menziesii*	65	3.9	Good - normal form	High	Remove	Conflicts with development.
305	Douglas fir	*Pseudotsuga menziesii*	55	3.3	Good - normal form	High	Remove	Conflicts with development.

ID#	Common Name	Botanical Name	DBH (cm)	TPZ (m)	Condition and Comments	Retention Suitability	Action	Rationale
306	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
307	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
308	Douglas fir	*Pseudotsuga menziesii*	45	2.7	Good - normal form	High	Remove	Conflicts with development.
309	Douglas fir	*Pseudotsuga menziesii*	65	3.9	Good - normal form	High	Remove	Conflicts with development.
310	Norway spruce	*Picea abies*	60	3.6	Good - normal form	High	Remove	Conflicts with development.
311	Norway spruce	*Picea abies*	60	3.6	Good - normal form	High	Remove	Conflicts with development.
312	Paper Birch	*Betula papyrifera*	20	1.2	Poor - broken top	Low	Remove	Poor retention suitability.
313	Red Alder	*Alnus rubra*	35	2.1	Poor - dead, 2 stems	Low	Remove	Poor retention suitability.
314	Norway spruce	*Picea abies*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
315	Paper Birch	*Betula papyrifera*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
316	Red Alder	*Alnus rubra*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
317	Red Alder	*Alnus rubra*	30	1.8	Poor - dead limbs	Low	Remove	Poor retention suitability.
318	Red Alder	*Alnus rubra*	20	1.2	Poor - hazardous top, decay	Low	Remove	Poor retention suitability.
319	Red Alder	*Alnus rubra*	20	1.2	Poor - broken top	Low	Remove	Poor retention suitability.
320	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
321	Weeping Willow	*Salix babylonica*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
322	Douglas fir	*Pseudotsuga menziesii*	60	3.6	Good - normal form	High	Remove	Conflicts with development.
323	Douglas fir	Pseudotsuga menziesii	20	1.2	Good - hedge row	High	Remove	Conflicts with development.
324	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - hedge row	High	Remove	Conflicts with development.
325	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - hedge row	High	Remove	Conflicts with development.
326	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - hedge row	High	Remove	Conflicts with development.
327	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - hedge row	High	Remove	Conflicts with development.
328	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - hedge row	High	Remove	Conflicts with development.
329	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - hedge row	High	Remove	Conflicts with development.
330	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - hedge row	High	Remove	Conflicts with development.
331	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - hedge row	High	Remove	Conflicts with development.
332	Maple (sp.)	*Acer sp.*	45	2.7	Good - normal form	High	Remove	Conflicts with development.
333	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form (added to survey)	High	Remove	Conflicts with development.
334	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form (added to survey)	High	Remove	Conflicts with development.
335	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form (added to survey)	High	Remove	Conflicts with development.

ID#	Common Name	Botanical Name	DBH (cm)	TPZ (m)	Condition and Comments	Retention Suitability	Action	Rationale
336	Douglas fir	*Pseudotsuga menziesii*	110	6.6	Good - codominant stems (offsite)	High	Retain	Offsite.
337	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
338	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
339	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
340	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
341	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form (added to survey)	High	Remove	Conflicts with development.
342	Red Alder	*Alnus rubra*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
343	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
344	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
345	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
346	Douglas fir	*Pseudotsuga menziesii*	60	3.6	Good - normal form	High	Remove	Conflicts with development.
347	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
348	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
349	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
350	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
351	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
352	Pacific crabapple	*Malus fusca*	80	4.8	Moderate – multi-stemmed, split stem	Medium	Remove	Conflicts with development.
353	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
354	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
355	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
356	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
357	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
358	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
359	Douglas fir	*Pseudotsuga menziesii*	50	3	Good - normal form	High	Remove	Conflicts with development.
360	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
361	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
362	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
363	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
364	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
365	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.

ID#	Common Name	Botanical Name	DBH (cm)	TPZ (m)	Condition and Comments	Retention Suitability	Action	Rationale
366	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
367	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
368	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
369	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
370	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
371	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
372	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
373	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
374	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
375	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
376	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
377	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
378	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
379	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
380	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
381	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
382	Douglas fir	*Pseudotsuga menziesii*	65	3.9	Moderate - forked top	Medium	Remove	Conflicts with development.
383	Pacific crabapple	*Malus fusca*	25	1.5	Moderate – multi-stemmed	Medium	Remove	Conflicts with development.
384	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form (added to survey)	High	Remove	Conflicts with development.
385	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
386	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
387	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
388	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
389	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
390	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Remove	Conflicts with development.
391	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
392	Douglas fir	*Pseudotsuga menziesii*	45	2.7	Good - normal form	High	Remove	Conflicts with development.
393	Douglas fir	*Pseudotsuga menziesii*	55	3.3	Moderate - forked top	Medium	Retain	Does not conflict (within PNA).
394	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Moderate - stem damage	Medium	Retain	Does not conflict (within PNA).

ID#	Common Name	Botanical Name	DBH (cm)	TPZ (m)	Condition and Comments	Retention Suitability	Action	Rationale
395	Cherry sp.	*Prunus sp.*	25	1.5	Moderate - leaning	Medium	Retain	Does not conflict (within PNA).
396	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Retain	Does not conflict (within PNA).
397	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - normal form	High	Retain	Does not conflict (within PNA).
398	Pacific crabapple	*Malus fusca*	60	3.6	Good – multi-stemmed cluster	High	Retain	Does not conflict (within PNA).
399	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Retain	Does not conflict (within PNA).
400	Douglas fir	*Pseudotsuga menziesii*	25	1.5	Good - normal form	High	Retain	Does not conflict (within PNA).
900	Douglas fir	*Pseudotsuga menziesii*	50	3	Good - normal form	High	Retain	Does not conflict (within PNA).
901	Douglas fir	*Pseudotsuga menziesii*	50	3	Good - normal form	High	Retain	Does not conflict (within PNA).
902	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Retain	Does not conflict (within PNA).
903	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Retain	Does not conflict (within PNA).
905	Common Holly	*Ilex aquifolium*	25	1.5	Good - normal form	High	Retain	Does not conflict (within PNA).
906	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - hedge row	High	Retain	Does not conflict (within PNA).
907	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - hedge row	High	Retain	Does not conflict (within PNA).
908	Douglas fir	*Pseudotsuga menziesii*	60	3.6	Good - hedge row	High	Retain	Does not conflict (within PNA).
909	Douglas fir	*Pseudotsuga menziesii*	60	3.6	Good - hedge row	High	Retain	Does not conflict (within PNA).
910	Douglas fir	*Pseudotsuga menziesii*	60	3.6	Good - hedge row	High	Retain	Does not conflict (within PNA).
911	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - hedge row	High	Retain	Does not conflict (within PNA).
912	Douglas fir	*Pseudotsuga menziesii*	45	2.7	Good - hedge row	High	Retain	Does not conflict (within PNA).
913	Douglas fir	*Pseudotsuga menziesii*	45	2.7	Good - hedge row	High	Retain	Does not conflict (within PNA).
914	Douglas fir	*Pseudotsuga menziesii*	45	2.7	Good - hedge row	High	Remove	Conflicts with development.

ID#	Common Name	Botanical Name	DBH (cm)	TPZ (m)	Condition and Comments	Retention Suitability	Action	Rationale
915	Douglas fir	*Pseudotsuga menziesii*	45	2.7	Good - hedge row	High	Remove	Conflicts with development.
916	Douglas fir	*Pseudotsuga menziesii*	55	3.3	Good - hedge row	High	Remove	Conflicts with development.
917	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - hedge row	High	Remove	Conflicts with development.
918	Douglas fir	*Pseudotsuga menziesii*	60	3.6	Good - hedge row	High	Remove	Conflicts with development.
919	Douglas fir	*Pseudotsuga menziesii*	40	2.4	Good - hedge row	High	Remove	Conflicts with development.
920	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - hedge row	High	Remove	Conflicts with development.
921	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - hedge row	High	Remove	Conflicts with development.
922	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - hedge row	High	Remove	Conflicts with development.
923	Douglas fir	*Pseudotsuga menziesii*	45	2.7	Good - hedge row	High	Remove	Conflicts with development.
924	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - hedge row	High	Remove	Conflicts with development.
925	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - hedge row	High	Remove	Conflicts with development.
926	Douglas fir	*Pseudotsuga menziesii*	35	2.1	Good - hedge row	High	Remove	Conflicts with development.
927	Beaked hazelnut	*Corylus cornuta*	100	6	Good – multi-stemmed cluster	High	Remove	Conflicts with development.
928	Cherry sp.	*Prunus sp.*	25	1.5	Good - normal form	High	Remove	Conflicts with development.
929	White poplar	*Populus alba*	45	2.7	Good - normal form	High	Remove	Conflicts with development.
930	White poplar	*Populus alba*	30	1.8	Good - normal form	High	Remove	Conflicts with development.
931	White poplar	*Populus alba*	60	3.6	Good - normal form	High	Remove	Conflicts with development.
932	White poplar	*Populus alba*	40	2.4	Good - normal form	High	Remove	Conflicts with development.
933	White poplar	*Populus alba*	100	6	Good - normal form	High	Remove	Conflicts with development.
934	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
935	Douglas fir	*Pseudotsuga menziesii*	20	1.2	Good - normal form	High	Remove	Conflicts with development.
936	Douglas fir	*Pseudotsuga menziesii*	30	1.8	Good - normal form	High	Remove	Conflicts with development.

ATTACHMENT 3

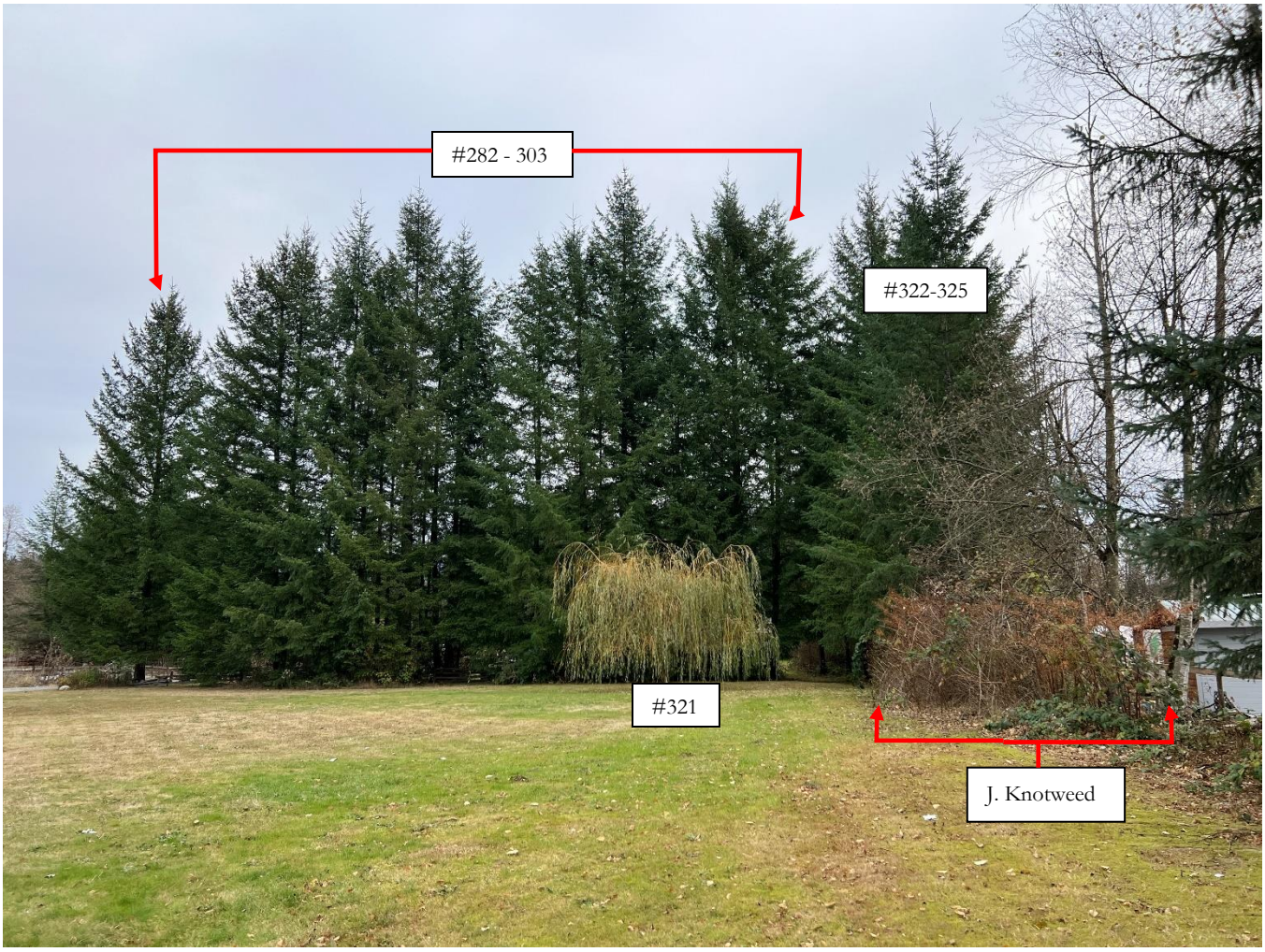
Selected Site Photographs

t: (604) 621 9811
e: remi@redcedarenvironmental.com
w: redcedarenvironmental.com

Redcedar Environmental Consulting Inc.
Unit 201 - 45269 Keith Wilson Road
Chilliwack BC, V2R 5S1



Photograph 1. View of the front yard and driveway of the subject property, facing Cedar Street to the west. Small hedge trees, shrubs, and a large open lawn occupied this portion of the lot. A row of white poplars (trees #930 – 933) and Himalayan blackberry grew to the north of the driveway.



Photograph 2. View of the front yard and hedgerow of mature Douglas firs located in the center of the lot. Several smaller deciduous trees were located near the south property line along with a patch of invasive Japanese knotweed indicated by the reddish coloured leaves (right side of frame).



Photograph 3. View of the southwest corner of front yard with mature conifers along southern perimeter.



Photograph 4. View of Japanese knotweed (flagged with 3 pink ribbons) along the southern perimeter interspersed with Himalayan blackberry and several deciduous trees. Trees #317, 318, 319 were in a state of decay and/or poor condition.



Photograph 5. View facing south of the Douglas firs located in the central portion of the lot adjacent a garden and firewood stacks.



Photograph 6. View of the central and southeast portion of the lot consisting of maintained lawn, gardens, machinery shop, and a dense stand of conifers along the eastern perimeter. Dense thickets of native and invasive shrubs were located along the southern perimeter, providing small areas of moderate quality habitat.



Photograph 7. Tree #336, located off site to the south, is recommended for retention. A large Douglas fir (110 cm DBH) with codominant stems, it was in good condition.



Photograph 8. View from within the eastern stand of conifers, facing north. English ivy and Himalayan blackberry were prevalent throughout the understory.



Photograph 9. View of the eastern stand of conifers facing southeast. Storage containers and equipment were located along the vegetated areas.



Photograph 10. View of the eastern stand of trees located alongside the gravel driveway. The northeast portion of this stand is located within the PNA and is to be protected from development impacts.



Photograph 11. Tree #265, a grand fir in good condition, located in the center of the driveway roundabout in front of the house.



Photograph 12. View of the northeast corner of the subject property (house, carport, cedar hedges and row of cut stumps) and adjacent lot the east consisting of semi-maintained riparian vegetation around the watercourse.



Photograph 13. View of the mixed native and invasive riparian vegetation on the adjacent property, located approximate 10 m from the subject property.



Photograph 14. View of the northern portion of the yard, west of the house. Hedgerows of Douglas fir (trees # 906 – 926) and Himalayan blackberry were located along the property line. Trees #906-913 were located within the PNA and are to be protected from development impacts.

PARKING IN SIDE YARD

REAR YARD RELAXATION
FROM 7.5 M to 4 M

CEDAR STREET

FUTURE ROAD

1.5M AMENITY SETBACK

7.5M SIDE SETBACK

7.5M SIDE SETBACK

4.0M FRONT SETBACK

4.0M REAR SETBACK

7.5M REAR SETBACK

Visitor Parking

Visitor Parking

Visitor Parking

Visitor Parking

Visitor Parking

Visitor Parking

Visitor Parking

Visitor Parking

AMENITY

MAIL

PMT

140.70M

140.70M

N.M.

UNIT 1:
UNIT 2:
UNIT 3:
UNIT 4:
UNIT 5:
UNIT 6:
UNIT 7:
UNIT 8:
UNIT 9:
UNIT 10:
UNIT 11:
UNIT 12:
UNIT 13:
UNIT 14:
UNIT 15:
UNIT 16:
UNIT 17:
UNIT 18:
UNIT 19:
UNIT 20:
UNIT 21:
UNIT 22:
UNIT 23:
UNIT 24:
UNIT 25:
UNIT 26:
UNIT 27:
UNIT 28:
UNIT 29:
UNIT 30:
UNIT 31:
UNIT 32:

R 12.00

R 12.00

Temporary walkway
to be replaced once
Pearson Way is built

**SIDE YARD
RELAXATION
FROM 7.5 m to 3.2 m**

LEGEND:

- 23-6"W X 32'D - TOTAL UNITS: 13
- 20'W X 30'D - TOTAL UNITS: 12
- 17'-3"W X 42'D - TOTAL UNITS: 5
- INDOOR AMENITY BUILDING
- OUTDOOR AMENITY
- PRIVATE OUTDOOR AMENITY
- COMMON LANDSCAPING
- EXTENSIVE LANDSCAPING
- DRIVE AISLE / GARBAGE COLLECTION ROUTE
- PRIVATE DRIVEWAY
- DEDICATION
- PRIVATE WALKWAY
- PUBLIC WALKWAY

project:
PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing:

date:
scale:
drawn:
checked:
project no.:
sheet no.: