

## 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:** **January 20, 2025**  
**Subject Properties:** 34072 & 34088 York Avenue  
**Planning File:** RST24-2

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

(Project File: P2024-035)

# TABLE OF CONTENTS

1.	Zoning Amending Bylaw 6329-2024-5949(176)	<b>Page 1</b>
3.	Planning Staff Report to Council – dated November 18, 2024	<b>Page 2</b>

**CITY OF MISSION**

**BYLAW 6329-2024-5949(176)**

**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 6329-2024-5949(176)."
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a) rezoning the properties located at 34072 and 34088 York Avenue and legally described as:  
  
Parcel Identifier: 005-374-537  
Lot 2 Section 27 Township 17 New Westminster District Plan 73051  
  
Parcel Identifier: 005-374-553  
Lot 3 Section 27 Township 17 New Westminster District Plan 73051  
  
from Suburban 20 (S20) Zone to Suburban 10 Secondary Dwelling (S10s) Zone;  
and
  - b) amending the zoning maps accordingly.

READ A FIRST TIME this \_\_\_ day of \_\_\_, 2024

READ A SECOND TIME this \_\_\_ day of \_\_\_, 2024

READ A THIRD TIME this \_\_\_ day of \_\_\_, 2024

ADOPTED this \_\_\_ day of \_\_\_, 2024

---

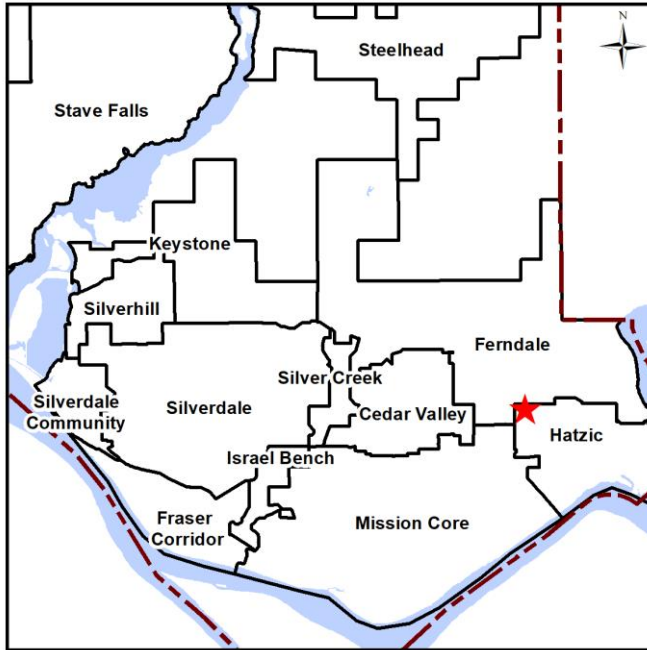
PAUL HORN  
MAYOR

---

JENNIFER RUSSELL  
CORPORATE OFFICER

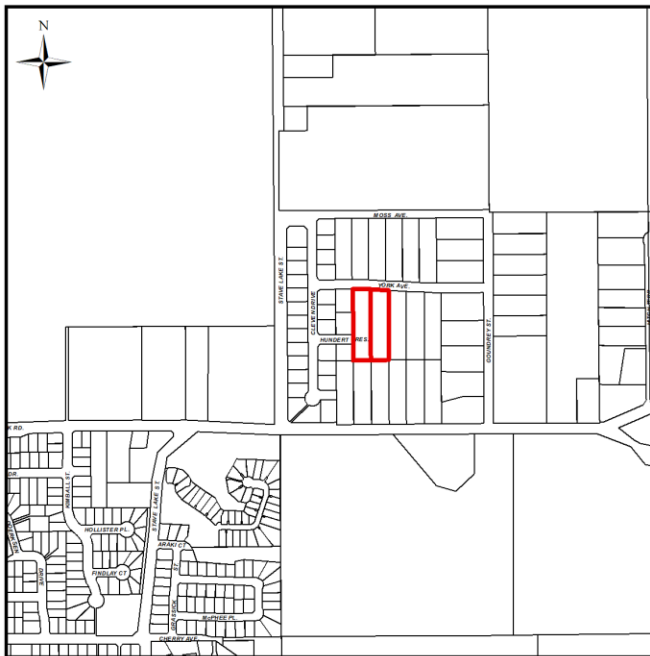
Project: P2024-035  
Application Number: RST24-2

**Subject: Development Application – 34072 & 34088 York Avenue**



**DATE:** November 18, 2024  
**BYLAW / PERMIT #:** 6329-2024-5949 (176)  
6330-2024  
**PROPERTY ADDRESSES:** 34072 & 34088 York Avenue  
**LOCATION:** Hatzic  
**CURRENT ZONING:** Suburban 20 Zone (S20)  
**PROPOSED ZONING:** Suburban 10 Secondary Dwelling Zone (S10s)  
**CURRENT OCP:** Suburban Residential  
**PROPOSED OCP:** No change  
**PROPOSAL:**

To rezone the subject sites from Suburban 20 Zone (S20) to Suburban 10 Secondary Dwelling Zone (S10s), to facilitate a six-lot residential subdivision.



77	8768	340	340	340	341	341	3413
61	8768B						
	8754						
47							
1							
1B	8726	34056					
7	8710						
7B	8694	34051	34072	34088	34112	34130	
01	8694B						
87							
87B							
71	8664	34054					
		34054B					
57	8648						
41							

## Recommendation(s)

This report is for informational purposes only. No action is required.

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

## Rationale of Recommendation(s)

The proposal is consistent with the Official Community Plan (OCP) and the Zoning Bylaw.

- The site is currently designated as Suburban Residential in the OCP and zoned as S20. The proposal to rezone to the S10s Zone is consistent with the OCP and would accommodate the future subdivision of the lands for a suburban residential use.
- The development proposal is located within the urban growth boundary and therefore is consistent with the **OCP Policy 5.1.1** which states “Encourage adherence to the urban growth boundary by discouraging residential development at urban densities outside of it”.
- Consistent with **OCP Policy 5.1.20** “Allow detached suites such as garden cottages on all single detached lots with lot sizes that are able to appropriately accommodate an additional on-site parking space”.
- Consistent with **OCP Policy 5.1.26** “Encourage secondary dwelling units as a form of infill housing on lots in any residential designation that are large enough to accommodate the following associated elements: on-site parking, private outside space, separate entrance that is clearly secondary to the primary dwelling, and that scale of the secondary dwelling must be ancillary to the primary use.”
- The proposal is consistent with the Zoning Bylaw and no variances are requested. Each lot would meet the requirements of their proposed zoning.

## Purpose

To accommodate the subdivision of six residential lots. See **Attachment A** for the proposed draft subdivision lot layout plan.

## Site Characteristics and Context

### Applicant

- Kelly Kerr (Wedler Engineering)

### Property Attributes

- The subject sites located at 34072 and 34088 York Avenue are approximately 0.45 ha (1.12 ac) each in area. This equates to a total of 0.9 ha (2.22 ac) in area.
- Both sites are rectangular in shape and contain a single-family dwelling (SFD) and ancillary structure on each lot. Both SFDs would be retained.
- The subject sites are relatively flat with the northern portion of the sites having an elevation of 141 m Geodetic Survey Canada (GSC) and the southern portion at 137 m GSC.

### Neighbourhood Character

- The subject sites area located within the City's Urban Growth Boundary and Hatzic neighborhood. It is expected that the neighbouring lands to the east will develop in a similar Suburban Residential style and would continue the proposed road network (extension of Hundert Crescent).
- The subject sites are surrounded by the S20 Zone with the exception of the CD-39 Zone to the west which includes smaller size lots with a minimum lot size of 1,000 sq m (10,764 sq ft) in area. Note that proposed S10s zone has a minimum lot size area of 1,000 sq m (10,764 sq ft).

### Environmental Protection

- The site is located within Development Permit Area E (DPA) for Natural Environment (DPE24-10). Approval of a permit is required and is delegated to staff for approval.
- There are no environmentally sensitive areas identified on the lands.
- A Bio-Inventory Summary Report has been reviewed and accepted by staff.

### Parks and Trails

- As there is no parkland designated on the site, as per Section 510 of the Local Government Act, the applicant would be required to pay 5% of the value of the land to the City for parkland purposes at time of subdivision.

### Servicing

- The sites are serviced with municipal water, storm sewer and sanitary sewer.
- Development of this area will require servicing, as outlined under "Referrals".

### **Referrals**

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in <b>Attachment B</b> .
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	No concerns.
Parks, Recreation, and Culture:	No comment was provided.

### **Development Considerations**

#### Community Amenity Contribution

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

#### Tree Management

- An Arborist Report authored by Central Valley Arborist Consulting Ltd. dated January 18, 2024 has been reviewed and accepted by staff.

- In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant would be required to plant 2 trees for each new lot that is created. This condition would be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant tree (trees having a caliper of 0.2 m or greater) that would be removed except within the proposed municipal infrastructure necessary to complete the development.
  - Ten trees would be retained, and the applicant would have to replant 28 trees as part of the subdivision application approval process.

### 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 596 m at Stave Lake Street and Dewdney Trunk Road.

### Street Naming (Policy STR.28 Street Naming)

In accordance with Section 39 of the *Community Charter* and Council Policy STR.28, Street Naming, a proposed bylaw has been prepared to provide a name for a road extension as shown on **Attachment C** and described below:

- The road extending east of Hundert Crescent be named as the logical extension of Hundert Crescent.

In honor of freeman Valerie Hundert. Ms. Hundert moved to Mission in 1991 and immediately became actively involved in a number of community groups, including the Mission Artists' Association, Mission Arts Council, Mission Hospital Auxiliary, and the Mission Heritage Association. In 1994 she became President of the Heritage Association where she played a major role in developing Fraser River Heritage Park.

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

### **Financial Implications**

There are no financial implications associated with this report.

### **Communication**

#### LAN.66- Neighbourhood Engagement Policy

LAN.66 - Neighbourhood engagement is not required.

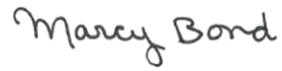
#### LAN.03 – Development Notification Requirements

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

- The applicant has posted one development notification sign.
- Public Notification will be sent to all occupiers and owners of the properties within 500 m from the development site notifying them of the details.

**Attachments**

Attachment A: Draft Conceptual Lot Layout Plan  
Attachment B: Engineering Department Rezoning Comments  
Attachment C: Street Naming Map

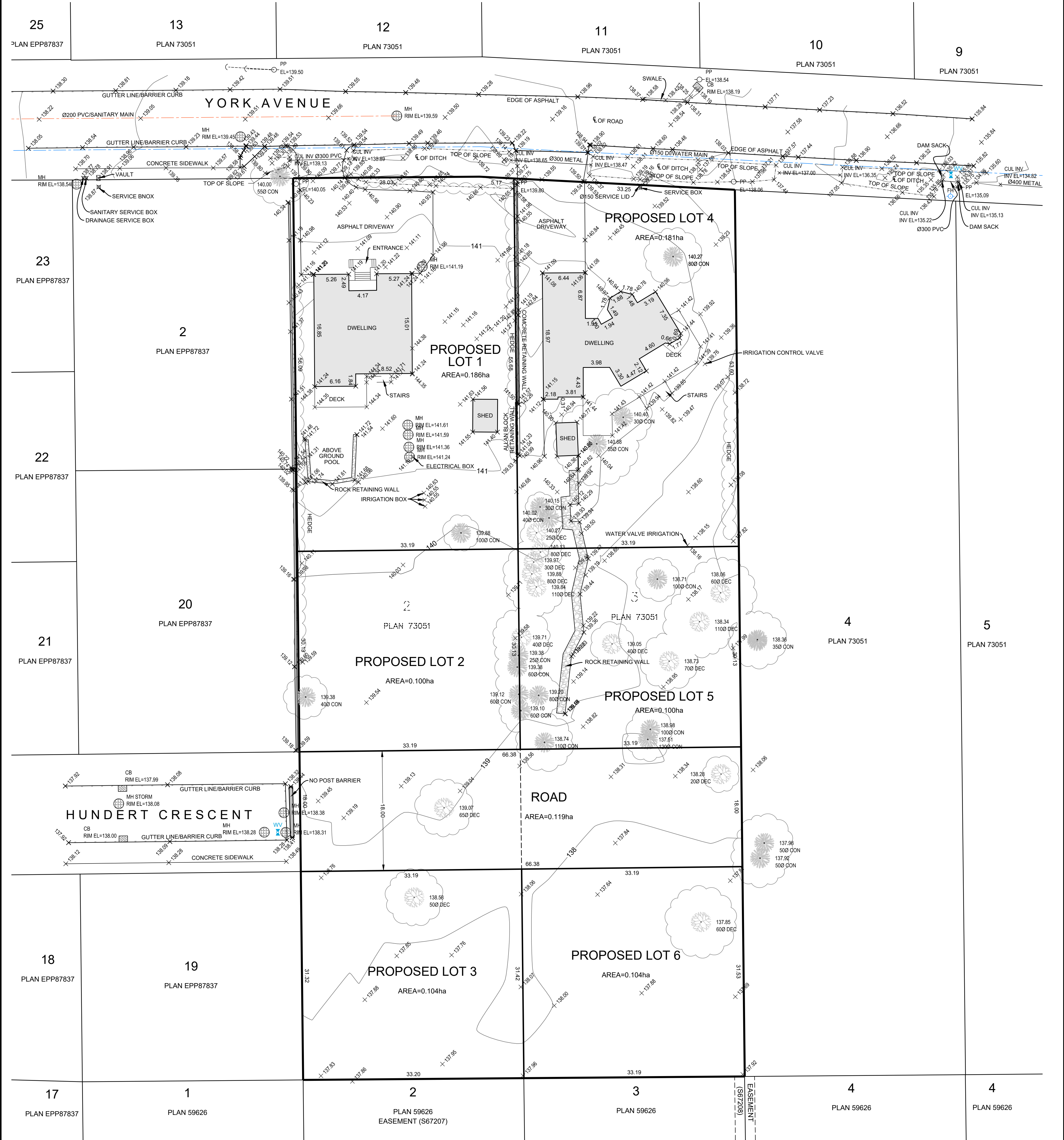
**Sign-Offs**A handwritten signature in cursive script that reads "Marcy Bond".

Marcy Bond, A/Manager of Planning

HG / sh

**Approved for Inclusion:** Mike Younie, Chief Administrative Officer





DRAFT PLAN OF SUBDIVISION OF  
LOTS 2 and 3 SECTION 27 TOWNSHIP 17  
NEW WESTMINSTER DISTRICT  
PLAN 73051

CITY OF MISSION  
LOT 2  
CIVIC ADDRESS: 34072 YORK AVENUE  
PID: 005-374-537  
LOT 3  
CIVIC ADDRESS: 34088 YORK AVENUE  
PID: 005-374-553



DATE:	BY:
DEC 11, 2023	AG
REVISION:	

- LEGEND:
- DENOTES SPOT ELEVATION
  - DENOTES POWER POLE
  - DENOTES POWER POLE ANCHOR
  - DENOTES MANHOLE
  - DENOTES CATCH BASIN
  - DENOTES WATER VALVE
  - DENOTES FIRE HYDRANT
  - DENOTES WATER SERVICE
  - DENOTES DECIDUOUS TREE
  - DENOTES CONIFEROUS TREE

DATUM:  
ELEVATIONS ARE TO CITY OF MISSION GEODETIC DATUM, AND ARE DERIVED FROM BENCHMARK 93-15. PUBLISHED ELEVATION = 134.036 METRES.  
CONTOURS ACCORDING TO FIELD SURVEY (1m INTERVALS)

PROPERTY:  
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 73051  
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:  
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.  
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADED AREA IS NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

PROPERTY:  
UNDERGROUND SERVICES (SANITARY & WATER) ARE SHOWN AS PER AVAILABLE SERVICE PLANS AND SHOULD BE CONSIDERED APPROXIMATE  
THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.  
ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.  
BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

CERTIFIED CORRECT

FIELD SURVEY COMPLETED ON NOVEMBER 20, 2023.  
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

---

**DATE:** August 14, 2024

**CIVIC ADDRESS:** 34072 & 34088 York Avenue

**CURRENT ZONE:** SUBURBAN 20 (S20)

**PROPOSED ZONE:** SUBURBAN 10 SECONDARY DWELLING(S10s)

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

**DOMESTIC WATER REQUIREMENTS:**

Municipal water service is available on York Avenue and Hundert Crescent

Connection to the municipal system is required.

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

**STORM SEWER REQUIREMENTS:**

Municipal storm service is available to be extended on York Avenue and Hundert Crescent.

Connection to the municipal system is required. Extension of a municipal drainage main along the frontage of the proposed subdivision shall be completed to the satisfaction of the Municipal Engineer as a condition of rezoning.

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

**SANITARY SEWER REQUIREMENTS:**

Municipal sanitary service is available to be extended on York Avenue and Hundert Crescent.

Connection to the municipal system is required. Extension of a municipal sanitary main along the frontage of the proposed subdivision shall be completed to the satisfaction of the Municipal Engineer as a condition of rezoning. The extension of sanitary will expand the system beyond the current boundary set out in Schedule A of the City of Mission Penitentiary Sewage Lift Station Catchment Area Fee Bylaw 5040-2009. The Developer shall volunteer to pay the fee set out in the noted bylaw as a condition of rezoning and subdivision.

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

**ROAD WORK REQUIREMENTS:**

York Avenue and Hundert Crescent provide paved access to the site.

Road upgrades (York Avenue) and road extension (Hundert Crescent) adjacent and through to the subject site will be required at time of Subdivision.

**RECOMMENDATION:**

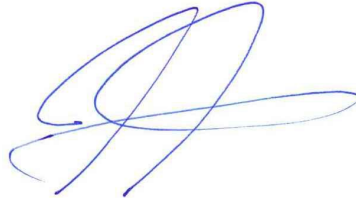
From an engineering point of view, the application may proceed to adoption once the Rezoning/Subdivision requirements have been clarified and met per the Development and Subdivision Control Bylaw, Introduction Item 10 and/or 11.

**ENGINEERING AND PUBLIC WORKS DEPARTMENT  
REZONING COMMENTS**

---



Prepared by:  
Jason MacPherson,  
Engineering Technologist 1 - Development



Reviewed by:  
Jay Jackman,  
Manager of Development Engineering

# ATTACHMENT C

**CLEVEN DR.**

**YORK AVE.**

**HUNDERT CRES.**

