

Regular Council Agenda

April 27, 2009 – 6:30 p.m.

Council Chambers

8645 Stave Lake Street, Mission, BC

1. DELEGATIONS AND PRESENTATIONS

- (a) BC Hydro, Charlotte Bemister, Nathan Sweeney and Zeljko Cecic
Re: Update on Ruskin Dam Right Abutment Project, Wilson Street
Realignment

2. NEW BUSINESS

- (a) Cedar Street Cross Section North of Cherry Avenue

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3. QUESTION PERIOD (on new business only)

4. PUBLIC HEARING

- (a) District of Mission Zoning Amending Bylaw 5019-2009-3143(325)
(R09-002 – Snider) – a bylaw to rezone property at 33262 Richards Avenue
from RU-1 Rural One zone to RS-2A One Unit Rural Residential zone

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5. ADJOURNMENT



Engineering and Public Works
Memorandum

File Category: INF.ROA.CON
File Folder: Cedar Street Construction

To: Chief Administrative Officer
From: Director of Engineering and Public Works
Date: April 20, 2009
Subject: Cedar Street Cross Section North of Cherry Avenue

Recommendation

That Council approves the Cedar Street Option 1 design cross section.

Background

At the February 16, 2009 Regular Council Meeting, staff noted in the attached information report that the design consultant would be asked to prepare options for the ultimate Cedar Street cross section and that staff would submit these to Council for approval of a preferred cross section before further design work is undertaken.

Khangura Engineering has prepared two cross sections as shown on the attached sketch. Both are limited to a 24.75 metre wide corridor which represents the maximum road widening that could be obtained without affecting developments which have recently been completed on both sides of the road.

Both cross sections provide a landscaped centre median, sidewalks separated from the curb with a landscaped area between curb and sidewalk, two through lanes for traffic and a designated bicycle lane on each side of the road. The utility poles would have to be moved to within the curbside green area.

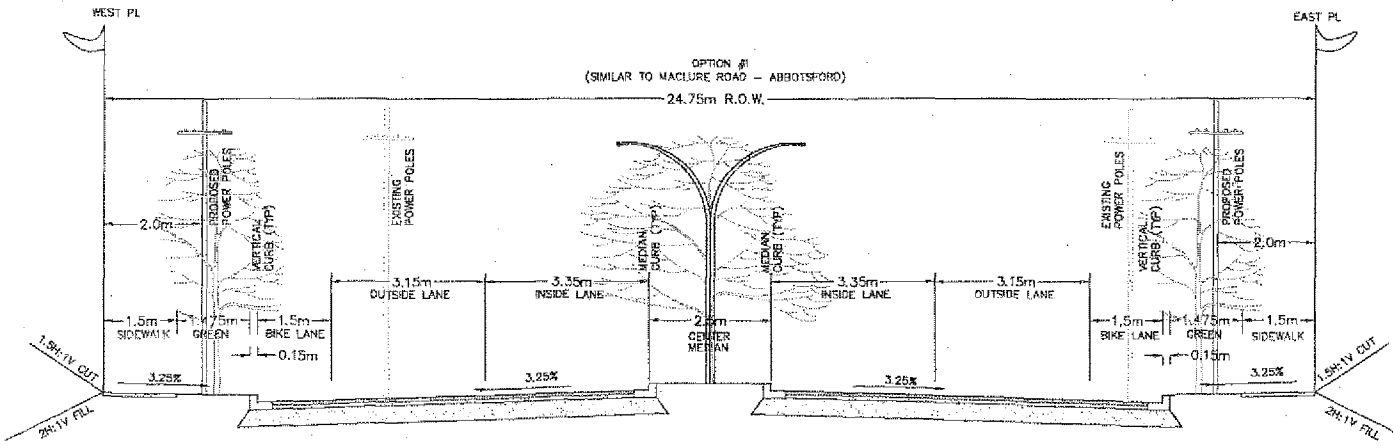
Engineering and Planning staff have reviewed the two options presented and are recommending option #1 with the narrower centre median because this provides more green space at the sides of the road. It should be noted that in the vicinity of intersections where left turn storage lanes are required the green area at the side of the road under option #1 will reduce from 1.475 to 0.925 metres or less to accommodate the left turn lane.

As Council is aware the District has applied for a grant under the Canada-British Columbia Building Canada Fund – Communities Component to fund 2/3 of eligible costs under the program. If the grant is not approved, an interim upgrading comprising reconstruction of the existing pavement and adding pedestrian walking strips on both sides of the road could likely proceed. Khangura Engineering will be preparing a cost estimate for this so we will be in a position to determine whether sufficient funds are available for the interim cross section, if this becomes necessary.


Rick Bomhof

FAENGINEER\DRIECKEN\Report re Cedar Street Cross Section.doc

Encl



CROSS-SECTION 1:

- 2.5m WIDE CENTER MEDIAN
- 3.35m WIDE INSIDE TRAVEL LANE
- 3.15m WIDE OUTSIDE TRAVEL LANE
- 1.5m WIDE DEDICATED BIKE LANE
- 1.5m WIDE SIDEWALK
- 1.475m WIDE GREEN SPACE

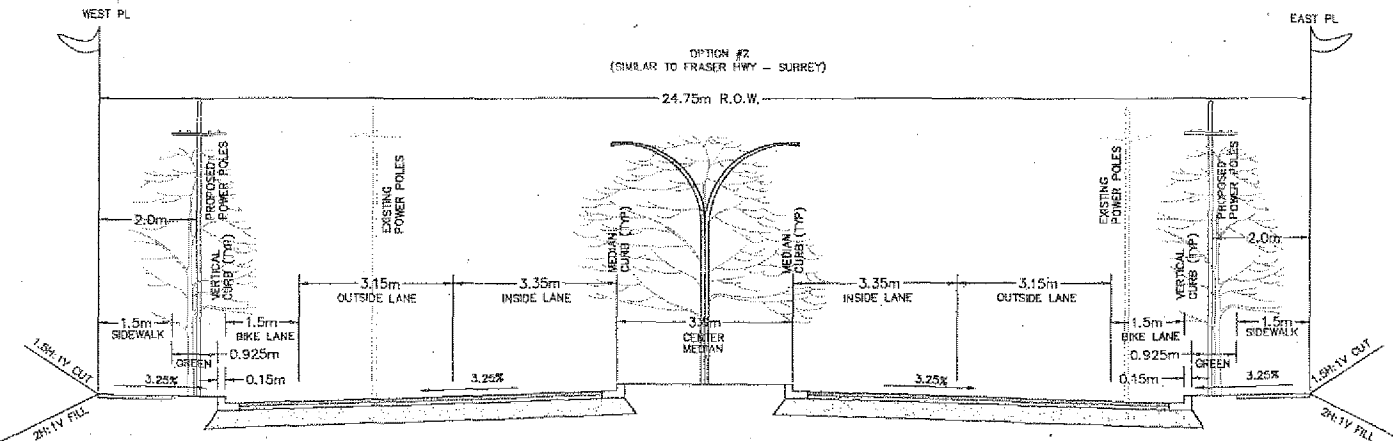
PRO'S

- LARGER GREEN SPACE ON EAST/WEST SIDE OF ROAD. THIS MEANS THAT RELOCATED UTILITY POLES CAN BE SET FURTHER FROM BACK OF CURB

CON'S

- NARROW CENTER MEDIAN RESULTS IN CURVED ALIGNMENT DUE TO LEFT TURN LANE. THIS WILL REQUIRE ADDITIONAL LAND TO BE PURCHASED BY THE DISTRICT

NOTE: WEST SIDE UTILITY POLE OFFSET TO BE CONFIRMED WITH B.C.T.C.



CROSS-SECTION 2:

- 3.6m WIDE CENTER MEDIAN
- 3.35m WIDE INSIDE TRAVEL LANE
- 3.15m WIDE OUTSIDE TRAVEL LANE
- 1.5m WIDE DEDICATED BIKE LANE
- 1.5m WIDE SIDEWALK
- 0.925m WIDE GREEN SPACE

PRO'S

- WIDER CENTER MEDIAN ALLOWING FOR LEFT TURN LANE. THIS RESULTS IN STRAIGHT ALIGNMENT.
- CENTER MEDIAN BECOMES A LANDSCAPE FEATURE

CON'S

- RELOCATED UTILITY POLES WILL BE WITHIN 0.3m OF BACK OF CURB

NOTE: WEST SIDE UTILITY POLE OFFSET TO BE CONFIRMED WITH B.C.T.C.

CLIENT:
DISTRICT OF MISSION
P.O. BOX 20
2645 STAVE LAKE STREET
MISSION BC V2V 4J9
TEL: 604 820-3703 FAX: 604 820-3715

ENGINEER:
KHANGURA ENGINEERING LTD.
204-33119 SOUTH FRASER WAY
ABBOTSFORD BC V2S 2B1
TEL: (604)852-4542 FAX: (604)853-8825
EMAIL: office@khangura.ca

REV#	DATE	BY	CHK

DISTRICT OF MISSION

PROJECT NO./DATE:	CROSS SECTIONS 1 & 2	SCALE:
DATE:		1:50
DESIGNED BY:		DATE: 12, 2007
CHECKED BY:		EXPIRES TO:
DATE:		8:00
PROJECT NO.:	207110	10

DISTRICT OF
MISSION
 ON THE FRASER



Engineering and Public Works
 Memorandum

File Category: INF.ROA.CON
 File Folder: Cedar Street Reconstruction

To: Chief Administrative Officer
From: Director of Engineering and Public Works
Date: January 27, 2009

Subject: Design of Cedar Street Cherry to Tunbridge

On January 19, 2009 Council asked staff for an update on the status of design for Cedar Street between Cherry Avenue and Tunbridge Avenue.

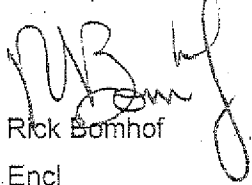
Council has previously approved a budget of \$80,000 for the design of both interim and ultimate cross sections on Cedar Street between Cherry Avenue and Tunbridge Avenue. See attached resolution 07/1107 for reference.

Due to staffing shortages and workload in the Engineering Department, the design was not completed in 2008.

Staff have now prepared requests for quotations for engineering services for the design which are due on March 4, 2009. A target date for completion of the design is May 15, 2009.

The key elements of the work the consultant will be asked to perform are as follows:

- Review legal plans and identify property acquisition requirements.
- Develop one or more proposed cross sections for the ultimate configuration incorporating sidewalks, bicycle lanes, landscaping, medians and other features. Separate cross sections will be developed for intersections where left turn lanes are required and for mid block locations and these will be presented to Council for approval before further design work is undertaken.
- Carry out geotechnical investigations to determine road base structure required.
- Produce construction drawings for both the ultimate configuration and for an interim configuration comprising one 3.5 metre wide lane each way and a 1.8 metre wide walking strip.
- Prepare Class A cost estimates for both interim and ultimate configurations broken down into sections from Cherry to Egglestone and Egglestone to Tunbridge. These estimates will include property acquisition costs.


 Rick Bomhof

Encl

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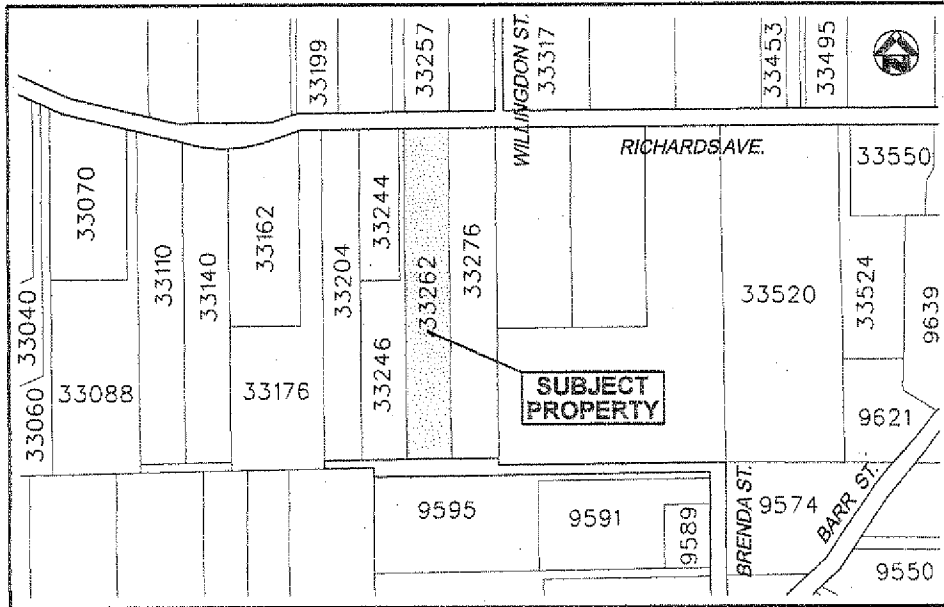
1. DISTRICT OF MISSION ZONING AMENDING BYLAW 5019-2009-3143(325) (R09-002) - Snider

This bylaw proposes to amend District of Mission Zoning Bylaw 3143-1998 by amending the zoning of the following legally described property:

Parcel Identifier: 005-718-066; Lot 1 Section 4 Township 18 New Westminster District Plan 59168

from RU-1 Rural One zone to RS-2A One Unit Rural Residential zone.

The location of the subject property is 33262 Richards Avenue and is shown on the following map:



The purpose of the proposed amendment is to accommodate the subsequent subdivision of the subject property into two lots of a minimum 0.8 hectare (1.98 acre) lot size.



Memo

FILE: PRO.DEV.ZON/PRO.DEV.SUB
R09-002/S09-001

To: Chief Administrative Officer
From: Director of Community Planning
Date: April 6, 2009
Subject: Rezoning Application R09-002 (33262 Richards Avenue – Snider)

Recommendation

1. That, in accordance with Rezoning Application R09-002 (Anthony Snider), the Director of Corporate Administration prepare a bylaw to amend District of Mission Zoning Bylaw 3143-1998 by rezoning the property located at 33262 Richards Avenue and legally described as:
Parcel Identifier: 005-718-066 Lot 1, Section 4, Township 18, New Westminster District, Plan 59168
from RU-1 Rural One Zone to RS-2A One Unit Rural Residential Zone;
that the bylaw be considered for 1st and 2nd reading at the Regular Council Meeting on April 6, 2009; and
that following such a reading, the bylaw be forwarded to a Public Hearing on April 27, 2009.

Summary of Proposal

An application has been received from Anthony Snider to rezone the property located at 33262 Richards Avenue (**Map 1**) from Rural One (RU-1) to One Unit Rural Residential (RS-2A) to facilitate the creation of a 2-lot subdivision with a minimum lot size of 0.8 hectares (1.98 acres). The area of proposed Lot A is 0.8 hectares (1.98 acres) while the panhandle configuration of Lot B is 1.17 hectares (2.89 acres). The draft subdivision layout is attached as (**Plan 1**).

Background

The subject property comprises an area of approximately 1.971 hectares (4.87 acres) and fronts onto Richards Avenue. The property slopes gently in a southeast direction and has no significant watercourses present (**Map 2**). The existing dwelling, located on the northern portion of the property, is accessed from a gravel driveway (**Plan 1**). The overall residential neighbourhood character is comprised of 1 to 2 hectare (2.47 to 4.94 acre) or larger properties which are treed with single family residences on the majority of the properties. The majority of surrounding properties are zoned RU-1 with a number of properties recently rezoned to RS-2A. The general surrounding land use comprises of rural homes, cottage industry and hobby farming.

Zoning

The subject property is zoned RU-1 (Rural One) which permits a minimum lot size of 1.8 hectares (4.44 acres). This application proposes to rezone the property to RS-2A (One Unit Rural Residential) which permits a minimum lot size of 0.8 hectares (1.98 acres). The intent of the RS-2A zone is to provide for one unit residential dwellings outside the urban development area.

Official Community Plan (OCP) Designation

The Official Community Plan (OCP) designates the property as Rural Residential. The proposed subdivision is in conformance with the densities identified for the Rural Residential designation. This development proposal is also supported by both *Neighbourhood* and *Environmental Protection* policies within the OCP. In respect to *Neighbourhood* policies, the eventual creation of an additional rural residence ensures that a range of housing options will continue to be in place for future residents in the Rural Residential designated areas of Mission. *Environmental Protection* policies are supported by the applicant's commitment to plant at least 35 trees to maintain privacy between adjoining lots. Essentially, this development proposal conforms to the intent of the OCP and its fundamental neighbourhood and environmental values.

Community Amenity Contribution

In accordance with Council Policy LAN. 40 – COMMUNITY AMENITY CONTRIBUTIONS, the applicant has volunteered to contribute \$1910.00 for the provision of amenities within the District of Mission.

Tree Retention and Replanting

The applicant has provided the location of all significant trees located on the subject property (**Plan 1**). Three (3) trees on the northern portion of Lot B will be removed to provide for the provision of the building envelope and septic disposal area. Tree removal on the subject property occurred in the spring of 2008. The previous property owner was given notice that a number of trees would need to be replaced if any development proposals were received for the subject property. Planning staff informed the applicant of the previous owner's activities; therefore, the applicant has agreed to plant a minimum of 35 trees (mostly 6 foot hedging cedars) to provide for the loss of trees and to create privacy between adjoining properties. The 35 trees exceed requirements of the Tree Retention and Replanting Policy which specifies a minimum of two trees per lot created by subdivision.

Parkland

There is no parkland dedication required as part of Section 941 of the *Local Government Act*; therefore, the Parks, Recreation & Culture Department will not be referred this development application.

Internal Referrals

The application was forwarded the District of Mission Engineering Department. The Engineering Department identified that the subject property is not serviced by community water or sanitary service and has recommended that "from an engineering point of view the rezoning application may proceed to final adoption".

Planning Analysis

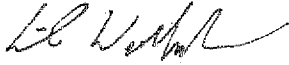
The existing residence is sited on the northern portion of the property and will remain within proposed Lot A. The residential development of proposed Lot B does not impact any environmentally sensitive areas and the size of proposed Lot B (1.17 hectares (2.89 acres)) creates ample space to accommodate a building envelope and all other requirements such as access, septic disposal area and a well site (**Plan 1**).

Requirements Prior to Adoption of the Zone Amending Bylaw

- Receipt of the Community Amenity contribution in the amount of \$1910.00;
- Any other items that Council may require resulting from the Public Hearing or Council consideration of the application.

Summary

As the development proposal conforms to the general intent of the OCP, applicable District of Mission land use policies and overall neighbourhood character, planning staff supports this rezoning application and subsequent subdivision of the subject property.



for/ Sharon Fletcher

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Appendix I

ENGINEERING DEPARTMENT REZONING COMMENTS

FILE: R09-002

CIVIC ADDRESS: 33262 Richards Avenue

1. DOMESTIC WATER REQUIREMENTS:

No municipal water available.

2. SANITARY SEWER REQUIREMENTS:

No municipal sanitary sewer available.

3. STORM SEWER REQUIREMENTS:

None.

4. ROAD WORK REQUIREMENTS:

Developer shall determine at subdivision stage whether Richards Avenue has been dedicated. If it has been determined that Richards Avenue is not dedicated, the Developer shall be responsible for all costs associated with dedicating the portion of Richards Avenue adjacent to the property.

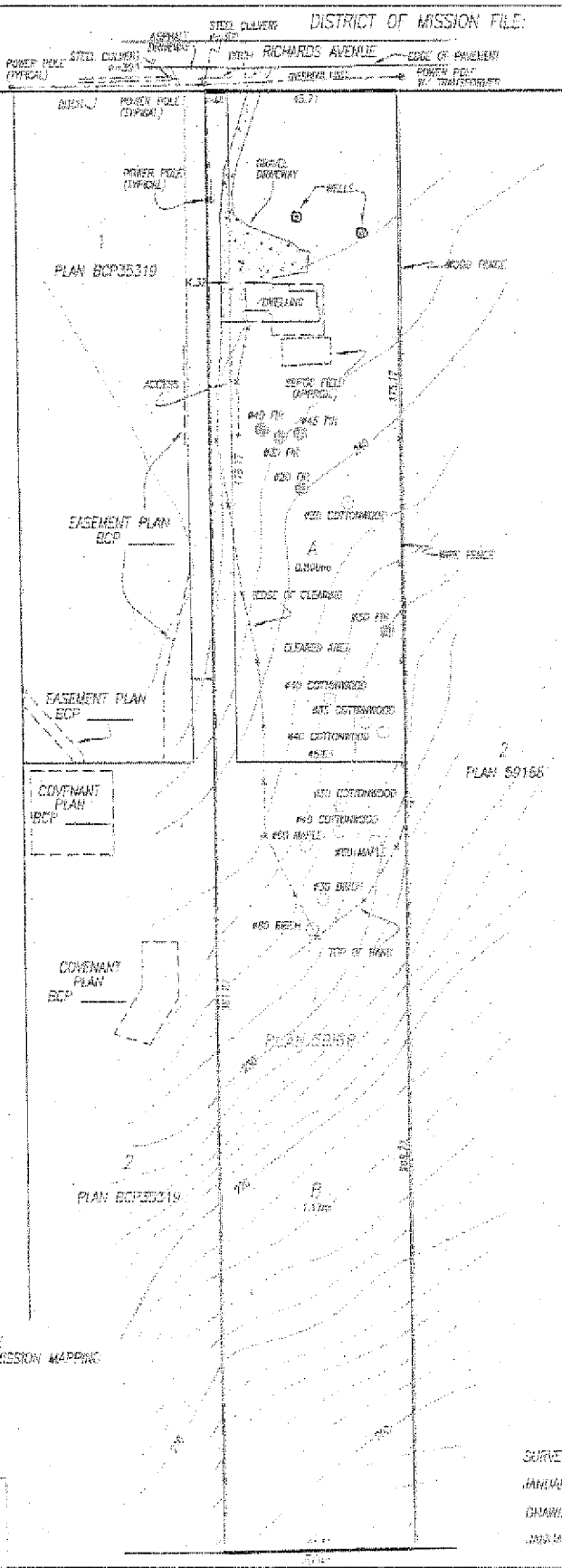
RECOMMENDATION

From an engineering point of view the rezoning application may proceed to final adoption.

PLAN 1

DRAFT PLAN
 OF SUBDIVISION OF
 LOT 1 SEC.4 TP.18
 NWD PLAN 59168

Scale 1:1000
 All dimensions are in metres and decimal
 fractions unless otherwise indicated.
 0 25.0 50.0



APPLICANT: ANTHONY SNIDER
 PARCEL IDENTIFIER: D05-716-086
 CIVIC ADDRESS: 33267 RICHARDS AVENUE
 CONTOURS ACCORDING TO DISTRICT OF MISSION MAPPING

LOT DIMENSIONS DERIVED FROM
 PLAN 59168

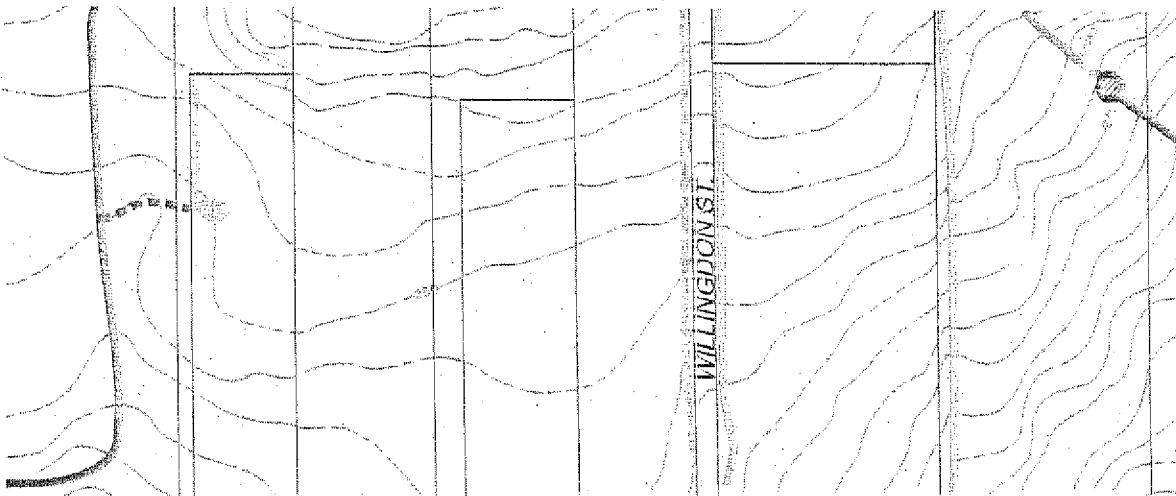
Wood & Associates Land Surveying Ltd
 B.C. Land Surveyors
 Mission & Maple Ridge
 Phone: (779) 527-0921 or 453-4732
 Fax: (779) 527-0921

SURVEYED:
 JANUARY 23, 2009
 DRAWING DATE:
 JANUARY 23, 2009

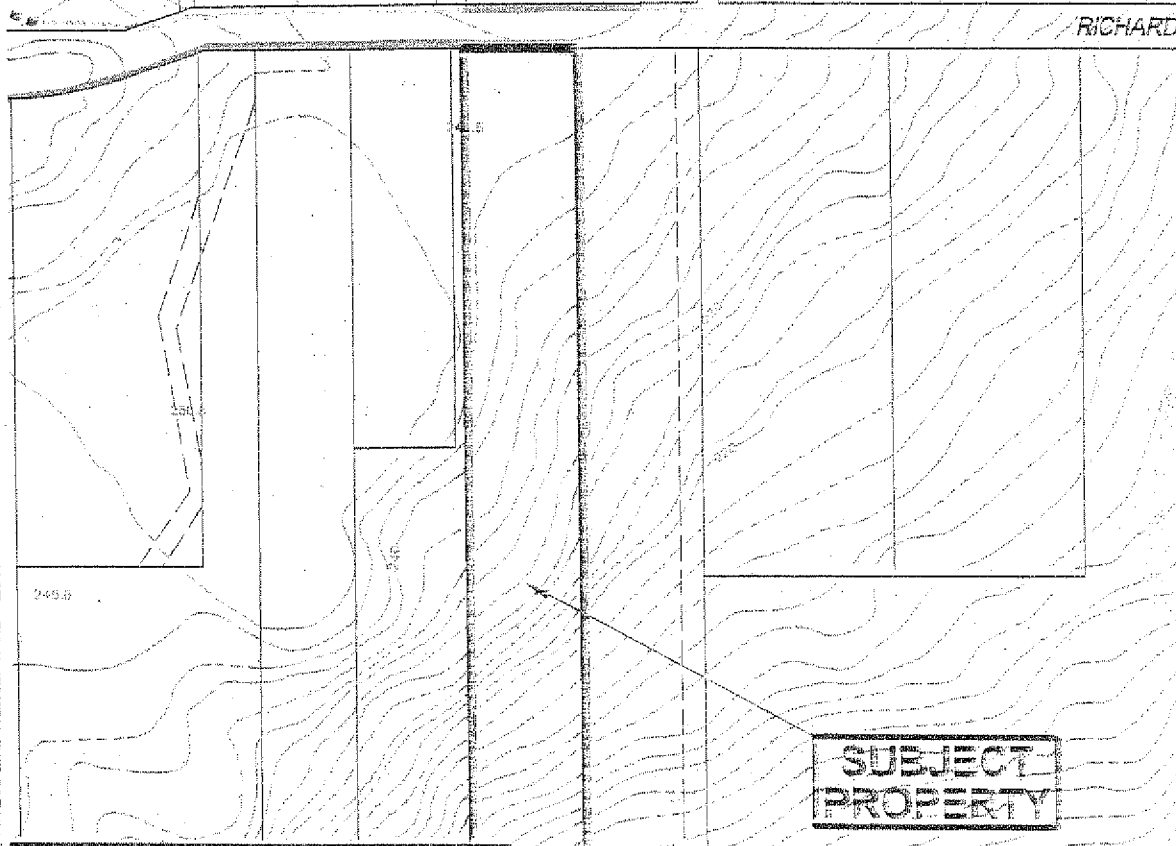
MAP 2

R09-002
S09-001

WATERCOURSE / TOPO



RICHARD



245.5

**SUBJECT
PROPERTY**

THE WATERCOURSE CLASSIFICATION DATA SHOWN ON THIS MAP SHALL BE USED ONLY AS GUIDANCE IN DETERMINING THE CLASSIFICATION OF STREAM HABITAT. FURTHER ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED TO VERIFY THE ACCURACY OF THE CLASSIFICATION. THE LOCATION OF STREAMS AND RAINFALL SHOWAL AND THE PRESENCE OF STREAMS THAT MAY AFFECT FLOW SHOULD BE DETERMINED ON THE FIELD BY THE USER.

THE DATA PROVIDED IS OBTAINED FROM VARIOUS SOURCES AND IS NOT WARRANTED AS TO ITS ACCURACY OR SUFFICIENCY BY THE DISTRICT OF MISSOURI. THE INFORMATION IS PROVIDED FOR INFORMATION AND CONVENIENCE PURPOSES ONLY AND HAS NOT BEEN ENDORSED BY THE DISTRICT OF MISSOURI. THE DISTRICT ACCEPTS NO RESPONSIBILITY FOR ERRORS OR OMISSIONS. ALL INFORMATION MUST BE CORRELATED WITH THE DEPARTMENT OF FISHERIES AND BOATS, CANADA AND/OR THE DEPARTMENT OF WATER, LAND AND AIR PROTECTION.

DISTRICT OF
Mission
 ON THE FRASER
 PLANNING DEPARTMENT



FILE: PRO.DEV.ZON
 R09-002

April 15, 2009

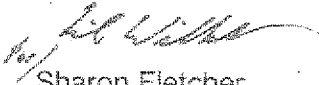
Dear Owner/Occupant:

Re: Public Hearing for Rezoning R09-002 (Snider)- 33262 Richards Avenue

Please find enclosed a Public Hearing Notice for your information. As a neighbouring resident or property owner to the subject property that is located at 33262 Richards Avenue, you are invited to attend this hearing and make known any comments that you may have.

Details of the Public Hearing time and location are stated at the top of the Public Hearing notice. Additional information may be obtained by contacting the District of Mission Planning Department at (604) 820-3748.

Yours truly



Sharon Fletcher
 DIRECTOR OF PLANNING

Encl.

G:\COMDEV\PUBLIC HEARING NOTIFICATION LETTERS\R09-002 (SNIDER) NOTN OWN OCC.DOC