



COUNCIL REPORT

Executive Committee

Report No. PDS 027-2023

Date: January 23, 2023

File No: 3100-05 PRJ21-069

To: Mayor and Council
From: Tahir Ahmed, Planner
Subject: Rezoning application (2765 McCallum Road (PIDs: 012-277-568 and 012-277-584))

RECOMMENDATION

1. THAT Bylaw No. 3328-2023, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 482", be given first and second readings at the next Council Meeting, and be advanced to an upcoming Public Hearing;
2. THAT prior to adoption of Bylaw No. 3328-2023, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 482", the following conditions be satisfied:
 - (a) entering into a development agreement and/or providing cash-in-lieu to secure the required road dedication and utility upgrades and extensions, in accordance with Development Bylaw, as detailed in the attached Works and Services Report;
 - (b) providing a road widening dedication of approximately 1.25 m along the full frontage of McCallum Road, in accordance with Development Bylaw;
 - (c) providing a cash-in-lieu payment of \$11,000.00 for the required upgrades at the intersection of McCallum Road and George Ferguson Way, as per the Works and Services Report;
 - (d) providing a community benefit contribution of \$2,500.00; and
 - (e) resolving all issues of funding for items not budgeted by the City.

REPORT CONCURRENCE	
General Manager The General Manager concurs with the recommendation of this report.	City Manager The City Manager concurs with the recommendation of this report.

PURPOSE

To rezone the subject properties from Urban Residential Zone (RS3) to the Rowhouse Residential Zone (RMR) to facilitate the construction of a five (5) unit fee simple rowhouse development within one building.

SUMMARY OF THE ISSUE

The applicant proposes to rezone the subject properties from Urban Residential Zone (RS3) to the Rowhouse Residential Zone (RMR) to facilitate the construction of a five (5) unit fee simple rowhouse development within one building (Attachments A – C and Figures 0 – 11). The proposed rowhouse development is consistent with the Urban 2 – Ground Oriented land use designation of 2016 OCP and staff are therefore supportive of the proposed rezoning.

BACKGROUND

Applicant:	D & D Design Ltd. (Contact: Darren Hall)
Owner:	Bikkar Sran
Legal Descriptions:	Lot 11 Block 1 Section 21 Township 16 New Westminster District Plan 1584; and South Half Lot 12 Block 1 Section 21 Township 16 New Westminster District Plan 1584
OCP Designation:	Urban 2 – Ground Oriented
Existing Zoning:	Urban Residential Zone (RS3)
Proposed Zoning:	Rowhouse Residential Zone (RMR)
Site Area:	0.11 ha (0.27)
Site Description:	The site is flat, moderately vegetated with trees and bushes and contains one single detached building and a shed.
Surrounding Uses:	N: Single detached dwellings (zoned RS3 and designated Urban 2 – Ground Oriented); S: Single detached dwellings (zoned RS3 and designated Urban 2 Ground Oriented); E: McCallum Road and apartment buildings beyond; W: Municipal lane and single detached dwellings beyond (zoned RS3 and designated Urban 2 – Ground Oriented).

DISCUSSION

Context

1. The proposed development is located on the west side of McCallum Road, in the northwest area of the Historic Downtown Neighbourhood Plan. The area is primarily made up of single detached dwellings (west of McCallum) and multifamily homes on the east side of McCallum. The subject property is within 400 m of two main transit routes, the primary transit corridor along South Fraser Way and Frequent Transit Corridor along George Ferguson Way. Furthermore, the site is also located in close proximity to the commercial services and within walking distance of the rest of the amenities and services within the Historic Downtown (see Figures 1 and 2).

Official Community Plan (OCP)

2. The Historic Downtown Neighbourhood Plan designates the site Urban 2 – Ground Oriented (Figures 3 and 3a), which enables multifamily housing to support Mixed Use Centres, and/or serve as transition areas near single detached neighbourhoods. This land use designation allows for townhouses and rowhouses at heights up to three storeys, with densities between 0.5 and 1.5 Floor Space Ratio (FSR). The proposed five (5) unit fee simple rowhouse development, within one building, complies with the Urban 2 – Ground Oriented land use designation as the proposed fee simple rowhouse lots will have an FSR ranging from 0.89 to 1.09 FSR.
3. The proposed development is in keeping with the broad objectives of the Urban Structure of the OCP by:
 - i. *Urban Core* – Accommodating additional redevelopment and intensification of uses in an area in proximity to the Transit Priority Corridor which connects to Mixed Use Centres; and
 - ii. *Focused Residential Growth* - Focusing an overall 75% of new residential growth in centres and existing neighbourhoods, with the most intensification in the Urban Core.
4. The proposed development is consistent with the land use designation and objectives of 2016 OCP and staff support the proposed rezoning.

Affordable Housing Strategy

5. On May 25, 2020 the City adopted an updated Affordable Housing Strategy (AHS). This strategy contains two overarching policy topics; Housing Supply and Partnerships and Coordination. Under the category of Housing Supply, similar to the OCP objectives and policies, the AHS encourages the development of diverse housing options for all stages of life across the housing continuum. The applicant's proposal is consistent with this policy objective.

Strategic Zoning Bylaw Update

6. On June 27, 2022, Council adopted the Strategic Zoning Bylaw Update, Bylaw No. 3249-2022 consisting of items that implement broad policy and planning objectives under Council's 2019-2022 Strategic Plan Zoning Bylaw objective.
7. Under the Strategic Update, Council further approved a transition strategy for already approved or in-stream development applications. The intent of this transition strategy is to allow all active Form and Character Development Permit applications to move forward under the pre-existing Zoning Bylaw regulations, with the option to pursue the new regulations, in full as amended in the Bylaw by providing a written letter to the General Manager of Planning and Development Services requesting to apply the new Zoning Bylaw regulations in full. The applicant has submitted this letter dated November 30, 2022 and chose to proceed under the new amended Bylaw in full. Thus, the overall zone compliance/review of the proposed development is conducted on the newly amended Bylaw No. 3249-2022.

Zoning

8. The subject properties are currently zoned Urban Residential Zone (RS3). The applicant has proposed to rezone the subject properties to Rowhouse Residential Zone (RMR) to permit the development of a five (5) unit fee simple rowhouse development in one building (see Figure 5).
9. The RMR Zone permits rowhouse use with a maximum height of up to three storeys or 11 m with a density of 0.5 – 1.5 Floors Space Ratio (FSR) and 65% lot coverage. The proposed five lots comply with the minimum area and dimension requirements of the RMR Zone. The proposal fully complies with the proposed RMR Zone, which fully aligns with the Urban 2 – Ground Oriented land use designation in the OCP and Historic Downtown Neighbourhood Plan and staff therefore, support the proposed rezoning.

Development Permit

10. The proposed development is subject to Multifamily Residential Form and Character Development Permit guidelines contained within the OCP (see Figures 3 and 3a). The objectives of these guidelines are to encourage the construction of well-designed, attractive and livable residential developments.
11. The applicant has provided DP Drawings prepared by D & D Design Architectural Planning, illustrating the proposed development (Figures 5 to 9). As no variances are proposed, the Development Permit for Form and Character will be reviewed for issuance by the Director Development Planning in accordance with the delegation of powers contained within the Development Application Procedures Bylaw.

Access and Parking

12. The Zoning Bylaw requires a minimum of two parking spaces for each rowhouse unit. As required by the Zoning Bylaw, the development provides a total of 10 off-street parking spaces, located within detached garages provided for the five rowhouses. All of the vehicular access is proposed from the rear lane resulting in an enhanced streetscape and additional street parking along McCallum Road. No visitor parking is required as each unit is proposed on its own fee simple lot, in accordance with the Zoning Bylaw.
13. As a future condition of DP issuance staff anticipates the registration of a covenant to prohibit the conversion of garage space into habitable space as a preventive measure to mitigate long-term parking concerns.

Landscaping/Tree Removal and Replacement

14. An Arborist report was submitted in conjunction with this application, which was prepared by Mike Fadum and Associates Ltd., dated May 12, 2022 (see Attachment B and Figure 10). A total of 11 mature trees were assessed of which eight are located on-site and three are located within City's ROW along McCallum Road (Figure 10). As per the report, all of the eight on-site trees and two trees located within City's ROW along McCullum Road are recommended for removal due to the direct conflict with the proposed development.
15. Accordingly, the removal of 10 trees will require the provision of replacement trees on-site or a cash contribution in lieu of replacement consistent with the Tree Protection

Bylaw. The applicant has provided a landscape plan prepared by C. Kavolinas & Associates Inc. (Figure 9) proposing the planting of a total of 11 trees. The exact details of tree replacement/contribution will be verified and secured through the associated Development Permit.

Subdivision

16. The applicant has submitted a concurrent Subdivision application to subdivide along the common interior lot lines between the five rowhouse units (see Figure 5). The proposed RMR Zone accommodates a zero interior lot line setback for the principal residence and accessory buildings, however, a party wall agreement will be required at the time of subdivision in order to facilitate the proposed rowhouses in a fee simple configuration. The proposed subdivision complies with the minimum width and lot area for each lot under the minimum subdivision regulations contained within the RMR Zone. If the Rezoning application is granted 3rd reading, the proposed five lot subdivision will be forwarded for consideration by the Approving Officer.
17. In accordance with Section 510 of the Local Government Act (LGA), as the proposed subdivision results in the creation of 3 additional lots, the City will require the provision of a 5% cash-in-lieu of parkland payment based on an accepted appraisal as a condition of the future subdivision application.

Community Benefit Contributions

18. Upon adoption of the 2016 Official Community, a greater and more purposeful emphasis was placed on making alternative forms of transportation such as walking, biking and public transportation delightful. Additionally, the 2016 OCP emphasized accommodating 75% of new growth in existing neighbourhoods, thereby increasing the demand on the City's existing social infrastructure including park and recreational spaces. In response, the City began negotiating the collection of Community Benefit Contributions (CBC) for residential and commercial developments at the time of rezoning. With respect to residential developments, staff has been recommending the collection of \$625 per additional dwelling unit (\$400 per unit for transit and bicycling infrastructure improvements and \$225 for park enhancements). For the subject application, the recommended CBC based on this formula is \$2,500.00.

House Demolition

19. Given that there is a concurrent Subdivision and DP applications to redevelop the subject properties as a rowhouse development, the demolition of the existing house will be addressed with future approvals. Upon adoption of this bylaw, should the existing home remain it will become legal non-conforming in accordance with the Local Government Act.

Site Development Considerations

20. A staff review of the Works and Services Requirements necessary to support this application has been completed and is outlined within Attachment C (dated November 22, 2021), the details of which will be incorporated into the Development Agreement, a prerequisite for the adoption of the rezoning bylaw.

21. The developer is responsible to adhere to all other legislation, which may apply to the land, including:

- a) complying with all applicable City bylaws, such as Official Community Plan Bylaw, 2016, Development Bylaw, 2011, Tree Protection Bylaw, 2010, Building Bylaw, 2016, Sign Bylaw, 2001, Erosion and Sediment Control Bylaw, 2010, and Development Cost Charges Imposition Bylaw, 2010 administered by the City; and
- b) obtaining all other necessary approvals and permits on such terms as they may be issued, including but not limited to a development permit, tree removal permit, subdivision approval, building permit, soil removal/deposit permit, Ministry of Health permit, Ministry of Transportation and Infrastructure approval and Ministry of Environment approval.

Communication Plan

If supported by Council, Bylaw No. 3328-2023, "Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 482" will proceed to a Regular Meeting of Council, where it will be considered for first and second readings. If the development is supported by Council the Bylaw will then proceed to an upcoming Public Hearing. The City will notify, in writing, the owners and occupiers of land within a 100 meter radius of the property and copies of all correspondence received will be provided to Council. Two advertisements for the Public Hearing will be published in the City Page of the local newspaper.

The City received confirmation on November 10, 2022, that the applicant installed the required Development Notification Sign in accordance with the Development Application Procedures Bylaw, which requires the sign to be installed a minimum of 3 weeks in advance of Council's consideration of the application.

FINANCIAL PLAN IMPLICATION

No financial plan implications are anticipated. Any capital works implications arising from this application have been addressed through the rezoning process.

Komal Basatia

*Komal Basatia
General Manager, Finance and Procurement Services
Signed 1/20/2023 10:55 AM*

IMPACTS ON COUNCIL POLICIES, STRATEGIC PLAN AND/OR COUNCIL DIRECTION

The proposal meets the goals and objectives identified in the 2016 Official Community Plan, the Affordable Housing Strategy, and Council's 2019-2022 Strategic Plan which identifies four cornerstones: vibrant economy, complete community, fiscal discipline and organizational alignment. The proposal is consistent with the four cornerstones of Council's Strategic Plan.

SUBSTANTIATION OF RECOMMENDATION

Staff support the proposed rezoning to Rowhouse Residential Zone (RMR) to facilitate the development of a 5 unit rowhouse development given the proposal is consistent with the Urban

2 – Ground Oriented land use designation and the broad objectives of the OCP that support multifamily housing near Mixed Use Centres (in this case the Historic Downtown).

Tahir Ahmed

Tahir Ahmed
Planner
Signed 12/20/2022 3:04 PM

Blake Collins

Blake Collins
Director, Development Planning
Signed 1/19/2023 9:52 PM

Mark Neill

Mark Neill
General Manager, Planning and Development Services
Signed 1/20/2023 11:01 AM

ATTACHMENTS:

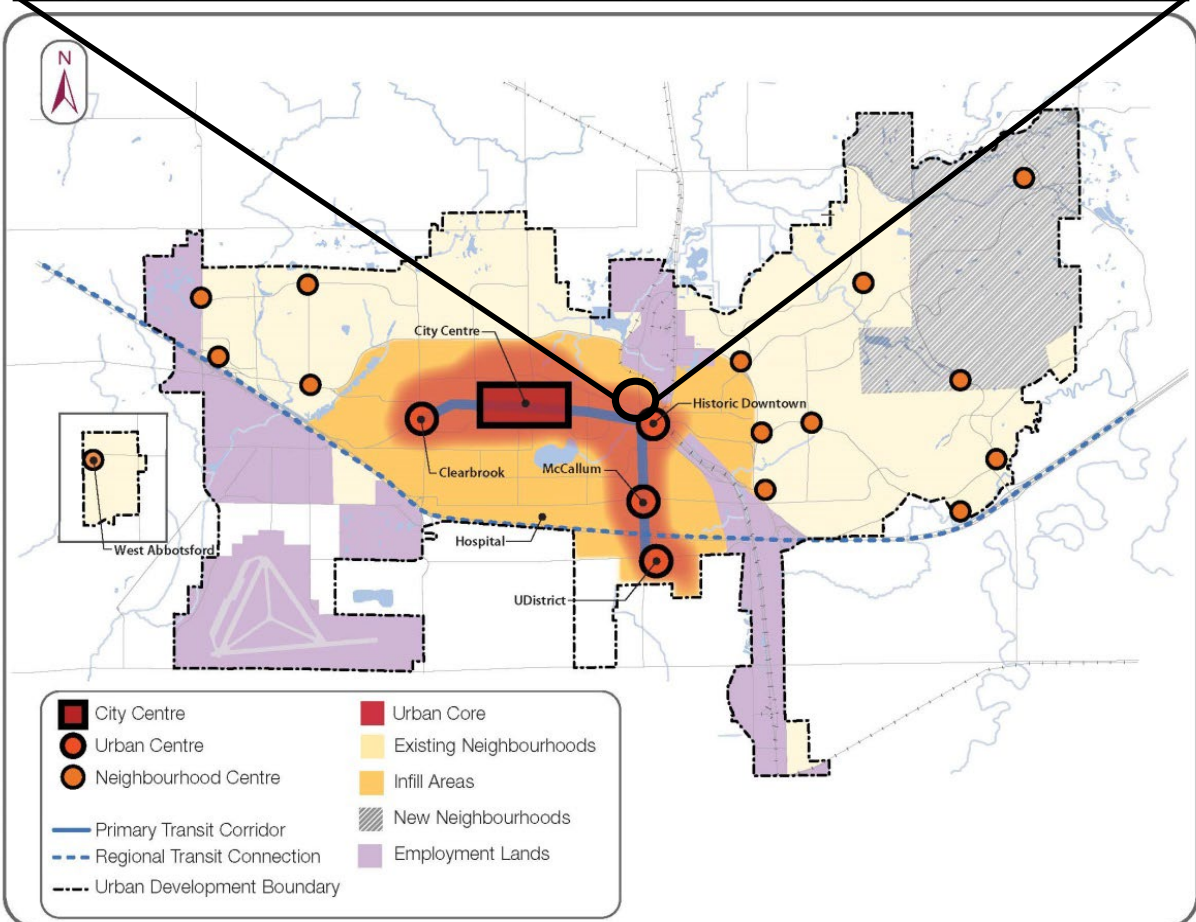
Council Figures 0-11

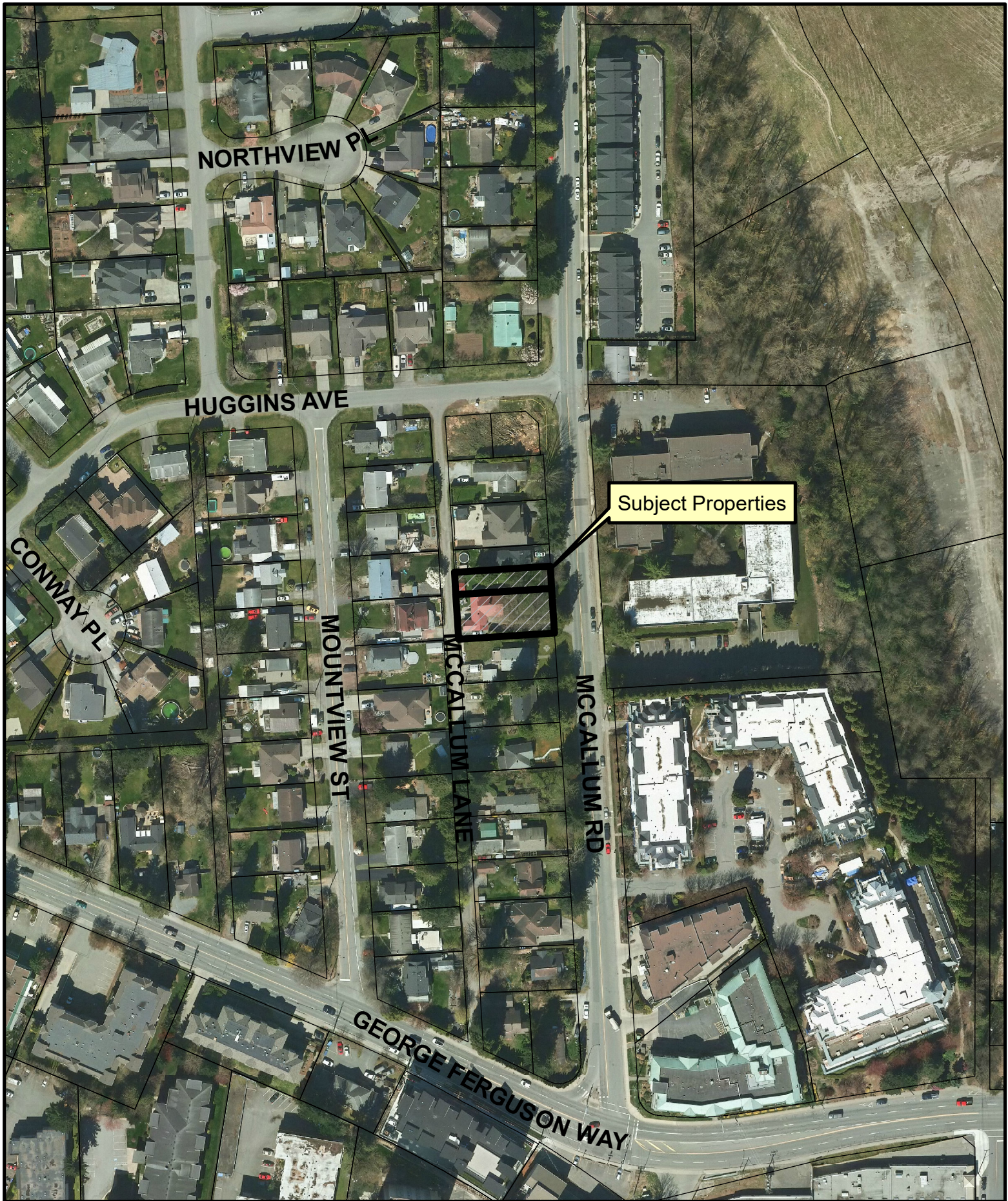
Attachment A - Draft Bylaw No. 3328-2023 Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 482

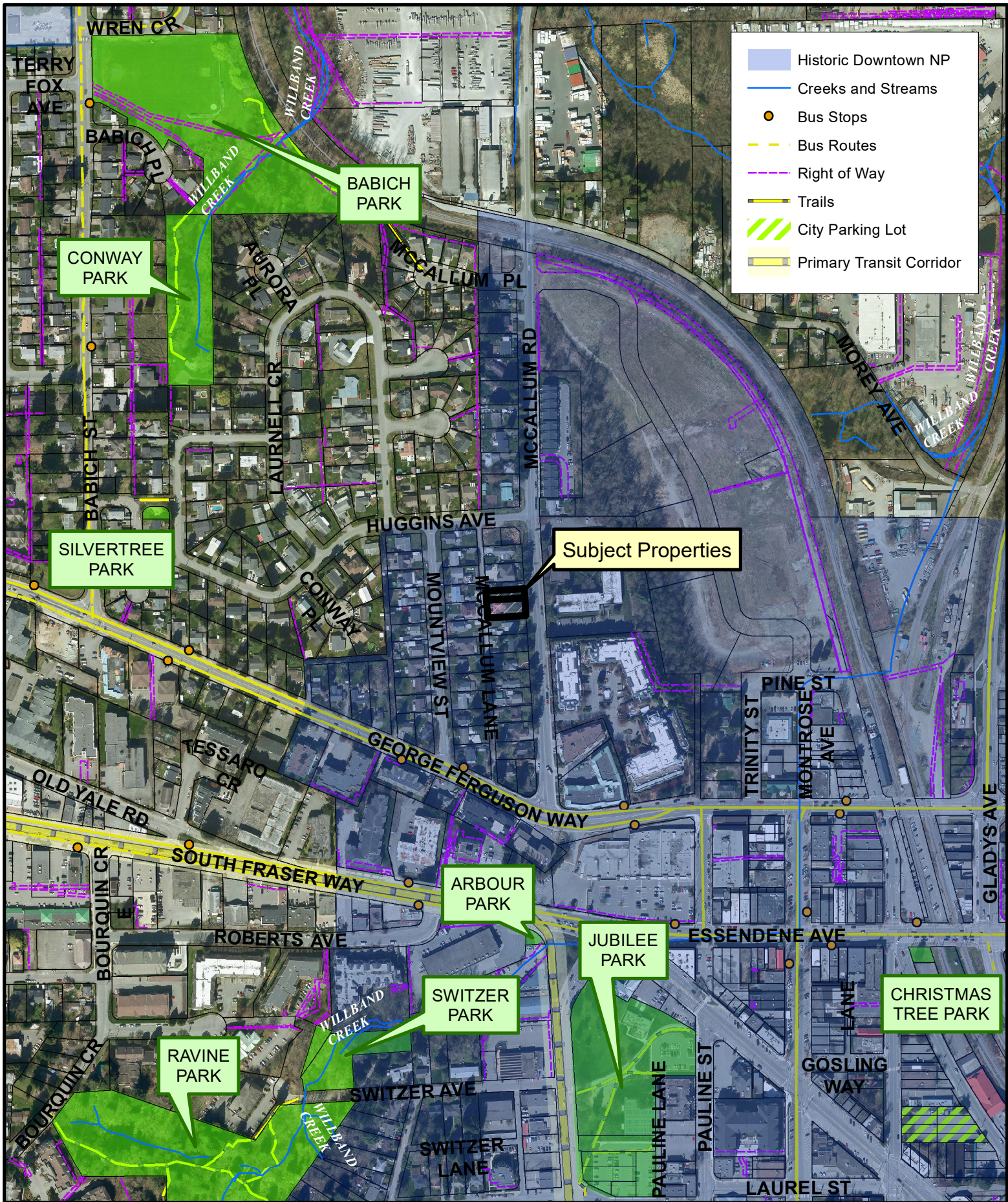
Attachment B - Arborist Report

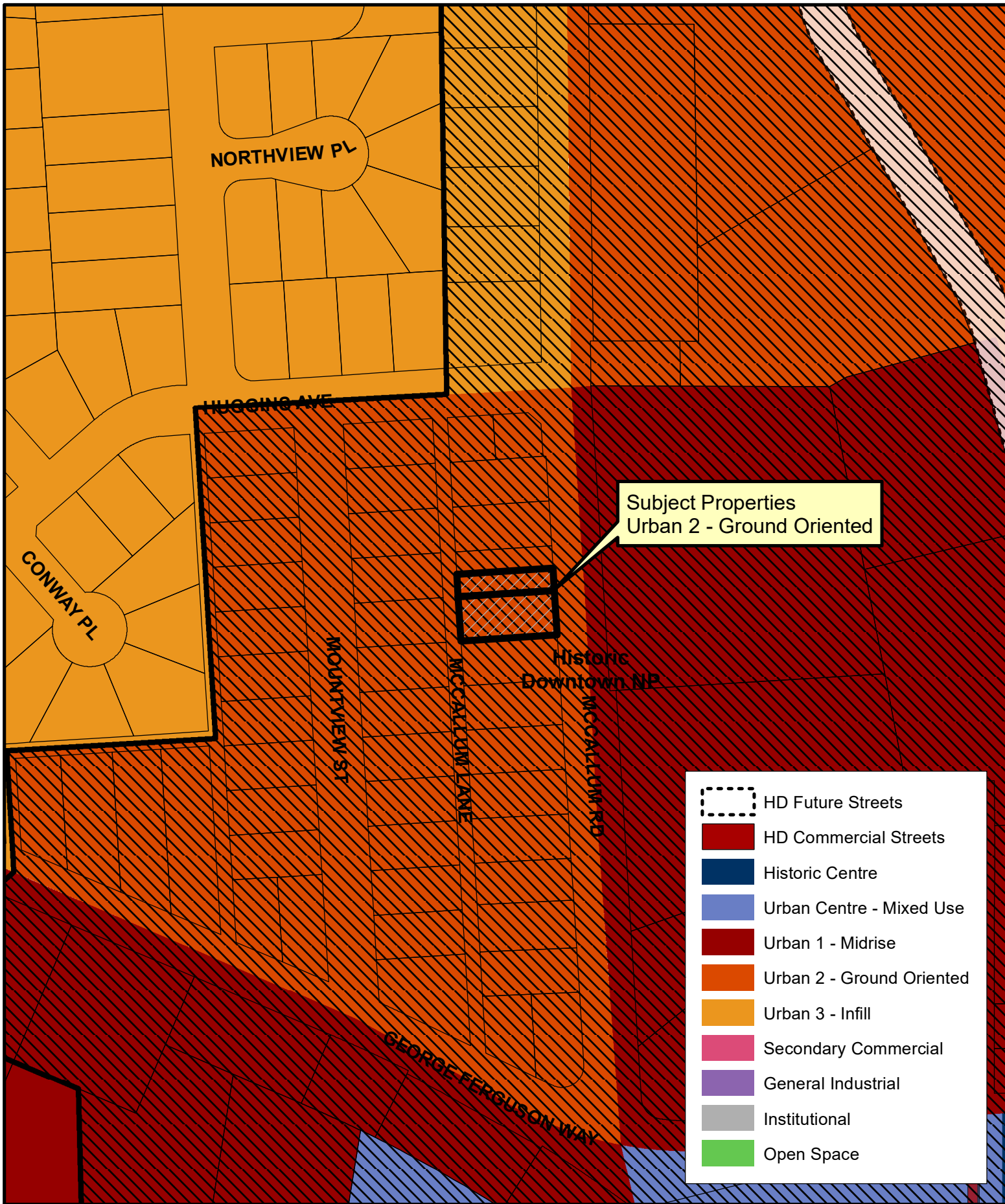
Attachment C - Works and Services Report

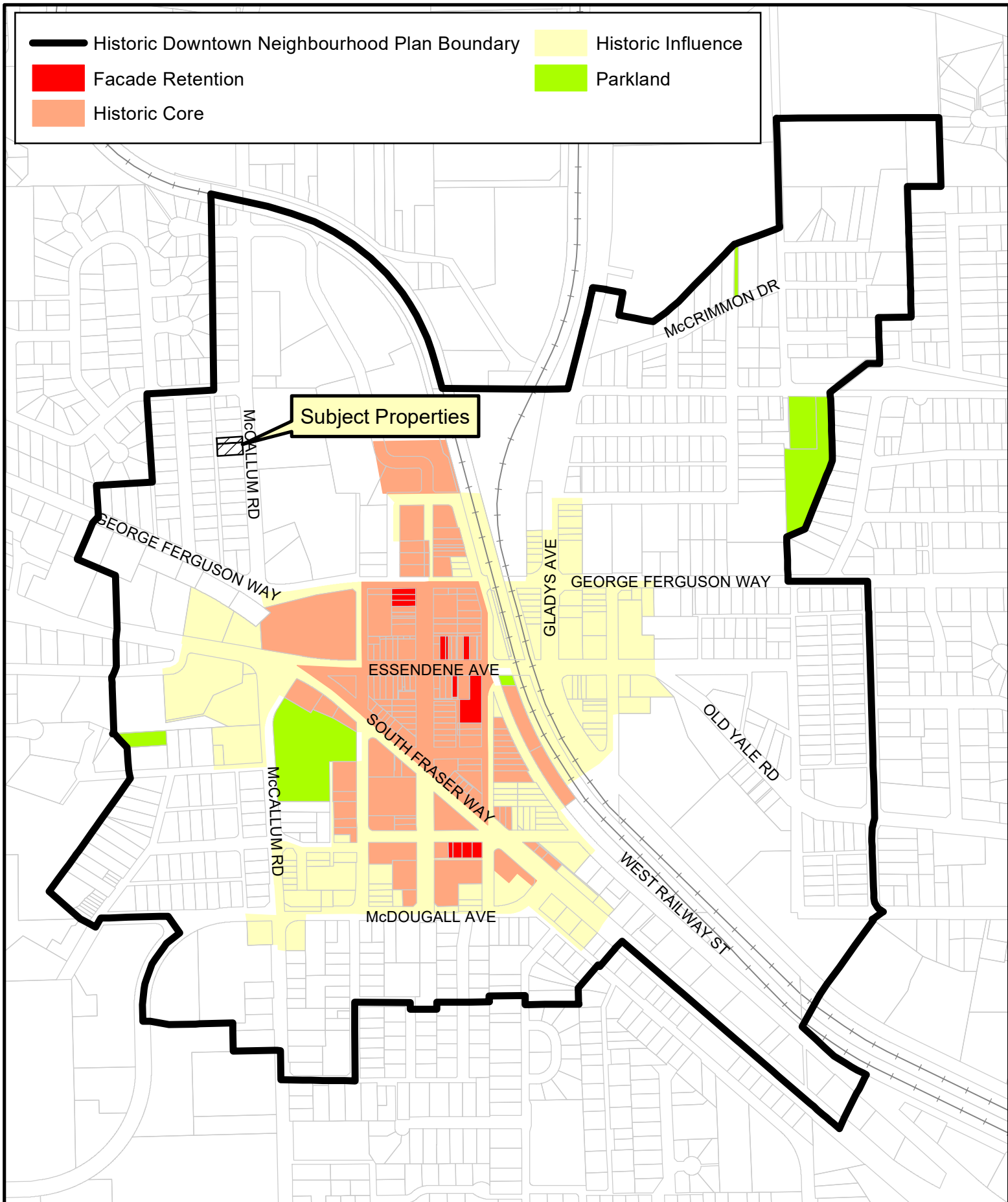
City Context Plan
File: PRJ21-069 Location: 2765 McCallum Road and PID 012-277-584

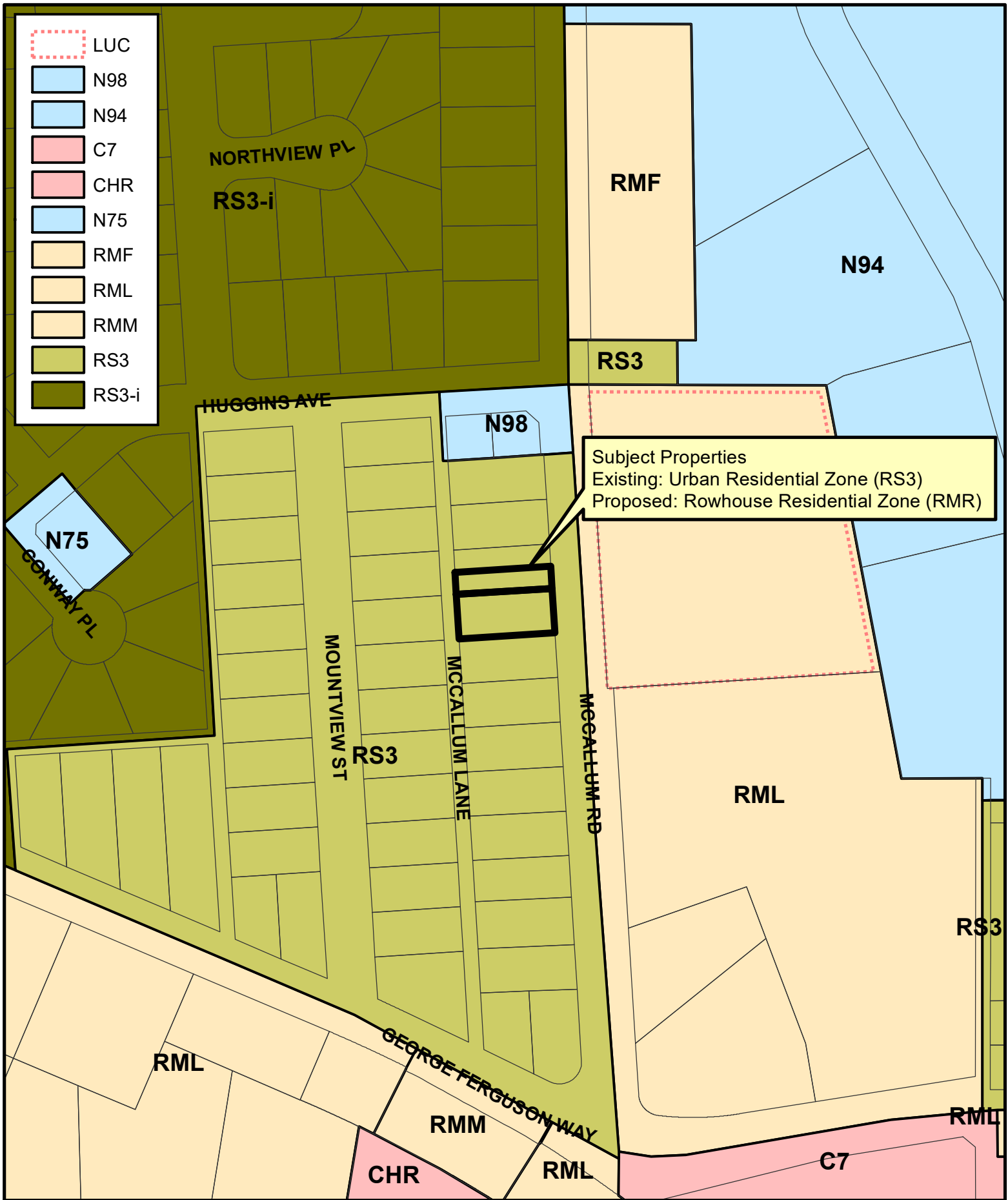


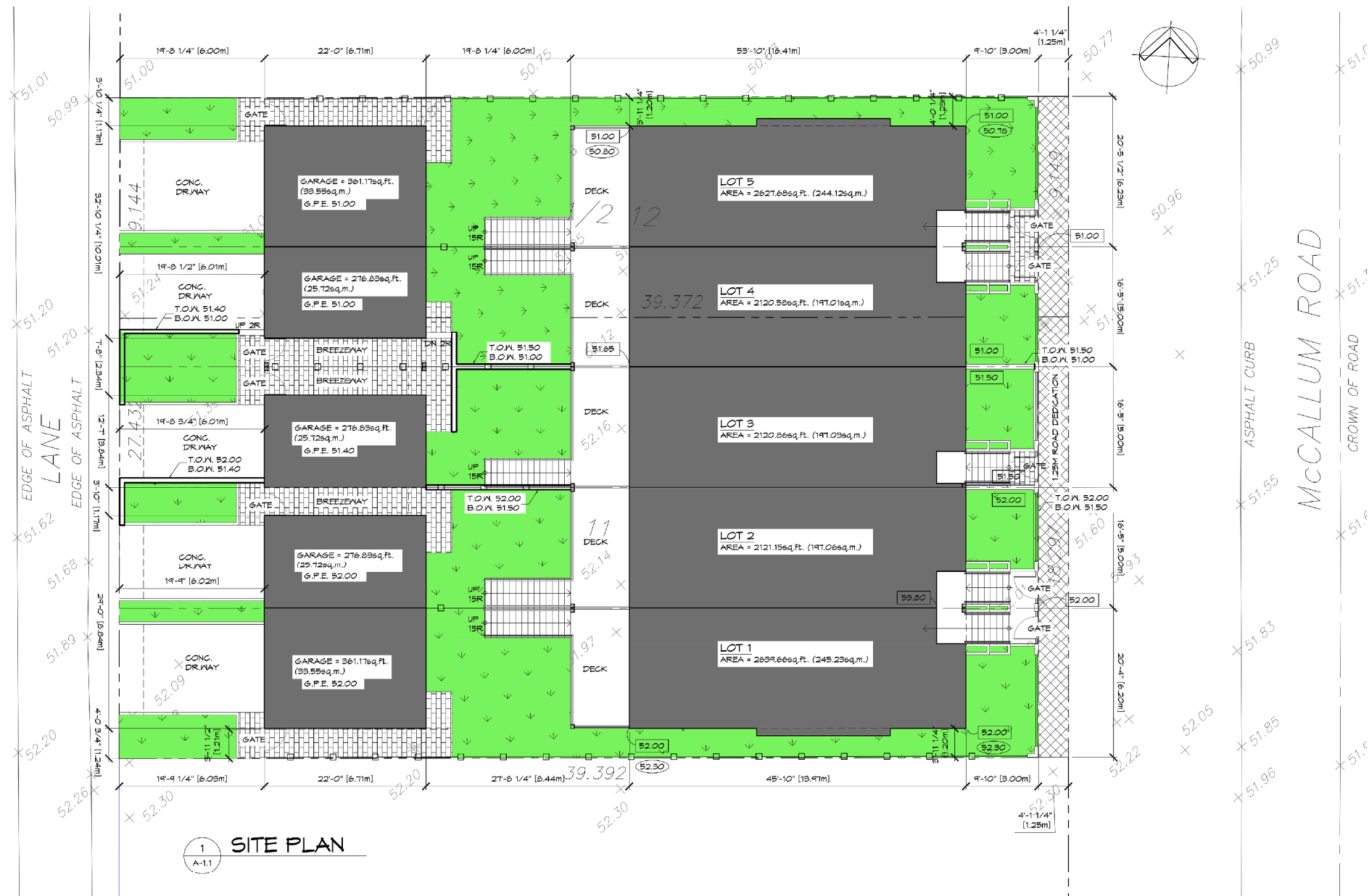














1
A.3.1 FRONT (EAST) ELEVATION



LEFT (SOUTH) ELEVATION



1
A.B.S. VIEW 1
SCALE: N.T.S.



2
A.B.S. VIEW 2
SCALE: N.T.S.





PROPOSED ROWHOUSE DEVELOPMENT

2765 McCALLUM ROAD, ABBOTSFORD B.C.

Site Statistics

No. of Units = 5

Floor Space Ratio (FSR) = 1.09

Total Parking Spaces = 10

CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 482

Bylaw No. 3328-2023

PRJ21-069

The Council of the City of Abbotsford, in open meeting assembled, enacts as follows:

1. CITATION

Bylaw No. 3328-2023 may be cited as “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 482”.

2. AMENDS ZONING MAPS

Abbotsford Zoning Bylaw, 2014, Schedule “D”, Urban Area Zoning, as amended, is further amended by changing the zoning of the lands as set out in the attached Appendix “A” and located at 2765 McCallum Road (PIDs: 012-277-568 and 012-277-584)

From: Urban Residential Zone (RS3)

To: Rowhouse Residential Zone (RMR)

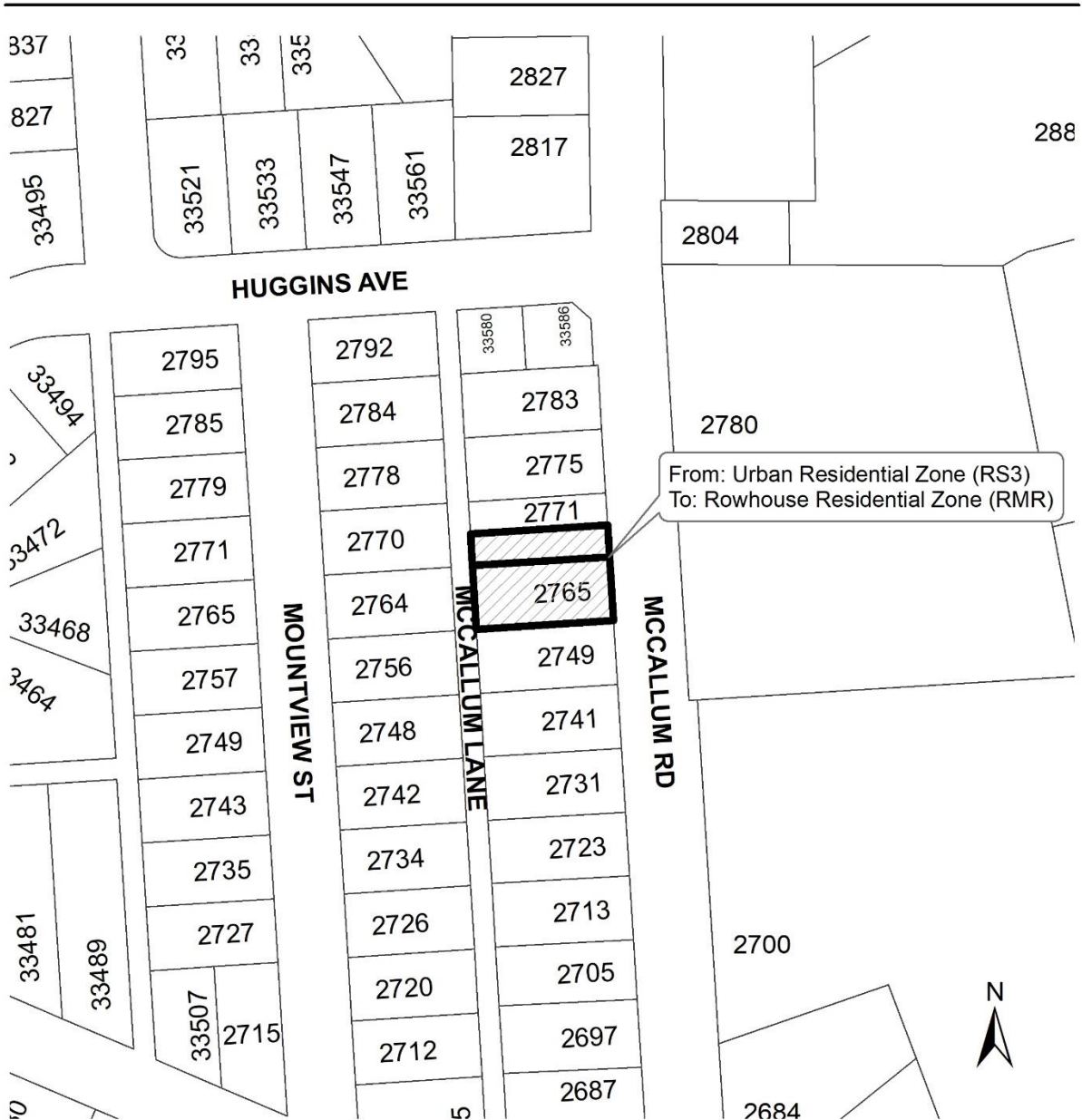
READ A FIRST TIME this	day of	, 2023
READ A SECOND TIME this	day of	, 2023
PUBLIC HEARING HELD this	day of	, 2023
READ A THIRD TIME this	day of	, 2023
ADOPTED this	day of	, 2023

CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 482

Bylaw No. 3328-2023

PRJ21-069



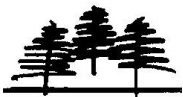
**Tree Evaluation Report for:
2765 – McCallum Road
Abbotsford, BC**

Applicant information:

- Name: Raj Sran
- Phone no: 604-825-1512
- Email: raj.envyhomes@yahoo.com

Prepared by:

**Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302**



Date: May 12, 2022

1.0 INTRODUCTION

We attended the site on April 26, 2022 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for 2765 – McCallum Road, Abbotsford, BC. The development plans include the construction of five (5) attached townhouses with garages accessing the laneway to the west. A plan showing the proposed building footprint, topographical survey and lot lines was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention.



Figure 1. Aerial photograph of subject property – Abbotsford Map Viewer (April 2021)

2.0 FINDINGS

The site currently contains two parcels under one address, site access is via McCallum Road to the east or a laneway to the west. There is a mix of lawn, trees and shrubs throughout the site. The property is somewhat maintained and is bordered by fences and hedges along the north, east and south perimeters.



Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended no disturbance zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the tree protection zone.

4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.

5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near



trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.



Tim Vandenberg

ISA Certified Arborist: PN-8565A

TRAQ

Attachment(s):

- 1) Table 1 – Inventory
- 2) Appendix A – Photos
- 3) Tree Management Plans



Table 1- Tree Evaluation: 2765 – McCallum Road, Abbotsford, BC

Tree #	Type	DBH (cm)	Dripline (m)	LCR (%)	Condition (Structure, Health)	Comments	TPZ (m)	Recommendation
62	English Oak (<i>Quercus robur</i>)	97	10.0	NA	MG, G	Crown weighted to the west. Good trunk taper. Crown appears healthy.	6.5	Remove Conflicts with construction.
63	English Oak (<i>Quercus robur</i>)	72	10.0	NA	M, G	Phototropic to the east due to competition. Majority of canopy to the east. Crown appears healthy.	4.5	Remove Conflicts with construction.
64	English Oak (<i>Quercus robur</i>)	35	7.0	NA	M, MG	Highly phototropic. Canopy appears healthy.	3.0	Remove Conflicts with construction.
65	Western Redcedar (<i>Thuja plicata</i>)	86	5.3	95	G, G	High crown density. Foliage appears healthy.	5.5	Remove Conflicts with construction.
66	Emerald Cedar (<i>Thuja occidentalis</i>)	22/32	1.5	100	MP, M	Hedging cultivar. Bare to the north due to shading. Multiple stems from the base with inclusions.	2.0	Remove Conflicts with construction.
67	Emerald Cedar (<i>Thuja occidentalis</i>)	35/13	1.5	100	MP, M	Hedging cultivar. Bare to the north due to shading. Small injury at the base.	2.0	Remove Conflicts with construction.
68	Apple (<i>Malus sp.</i>)	12/19	2.5	NA	M, M	Typical structure of species. Old mechanical injuries on the bole. High crown density – some isolated dieback.	2.0	Remove Conflicts with construction.
100	Zebra Redcedar (<i>Thuja plicata</i> 'Zebrina')	~15/1 2/10	2.0	100	MP, M	Hedging cultivar. Maintained as a part of the hedgerow. Some browning of foliage.	2.0	Remove Conflicts with construction.
H1	Emerald Cedar (<i>Thuja occidentalis</i>)	~20	1.0	100	M, MG	~3m tall. Somewhat maintained.	1.0	Remove Conflicts with construction.
C1	Blue Spruce (<i>Picea pungens</i>)	21	2.0	90	MG, MG	Several torn out branches and stub cuts in the lower canopy. Slight shading from competition. Foliage appears healthy.	2.0	Retain

Table 1- Tree Evaluation: 2765 – McCallum Road, Abbotsford, BC

Tree #	Type	DBH (cm)	Dripline (m)	LCR (%)	Condition (Structure, Health)	Comments	TPZ (m)	Recommendation
C2	Excelsa Redcedar (<i>Thuja plicata</i> 'Excelsa')	26/15/ 15	2.0	100	MP, M	Hedging cultivar. Maintained as part of the hedgerow. Previously crown raised. Topped for powerline clearance.	2.0	Remove Not suitable for retention.
C61	Lawson Falsecypress (<i>Chamaecyparis lawsoniana</i>)	68/71	4.0	95	M, MG	Co-dominance forms at the base and again mid-stem. Somewhat drab. Medium crown density.	7.0	Remove Susceptible to root rot. Expected to conflict with construction.
CH1	Emerald Cedar (<i>Thuja occidentalis</i>)	~20	1.0	100	MP, M	Bare to the west due to shading. Not maintained. Shared with city.	1.0	Remove Conflicts with construction.
ADDITIONAL RECOMMENDATIONS								
<ul style="list-style-type: none"> In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist. Location is approximate for all non-surveyed trees. Permission from the registered owner(s)/city is required prior to the removal of all city, offsite, and shared trees regardless of their size. 								

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary. 'C' refers to trees on City property.



Figure 1. View from McCallum Road.



Figure 2. Front yard to the east.



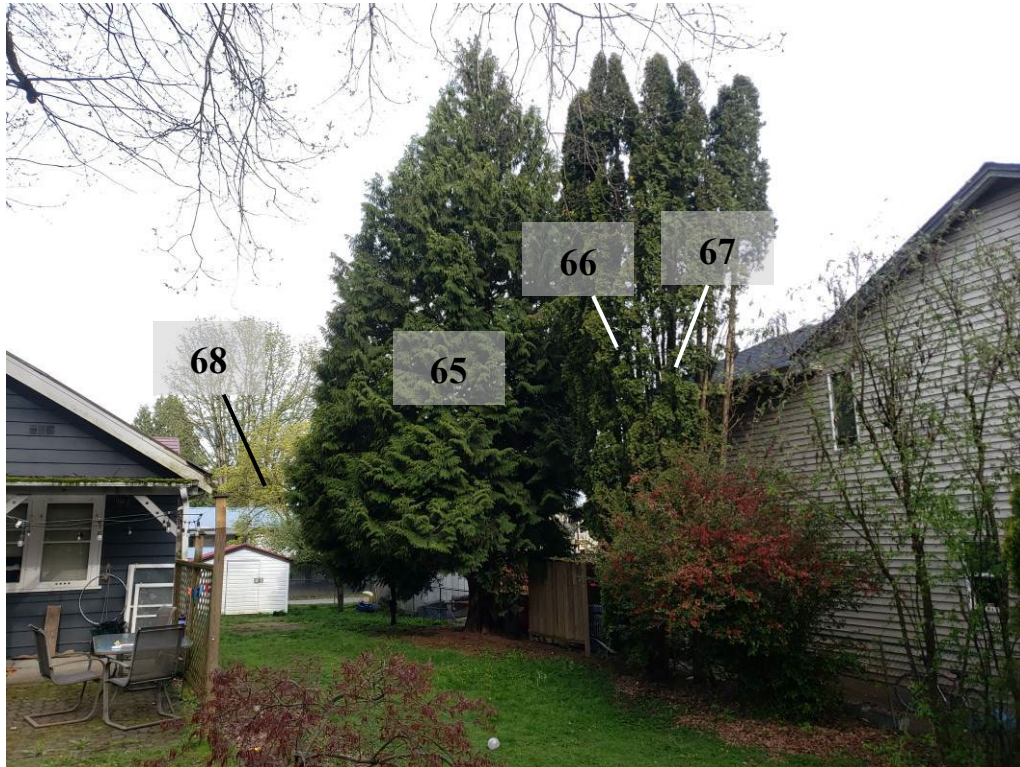


Figure 3. Northwest corner of subject site.



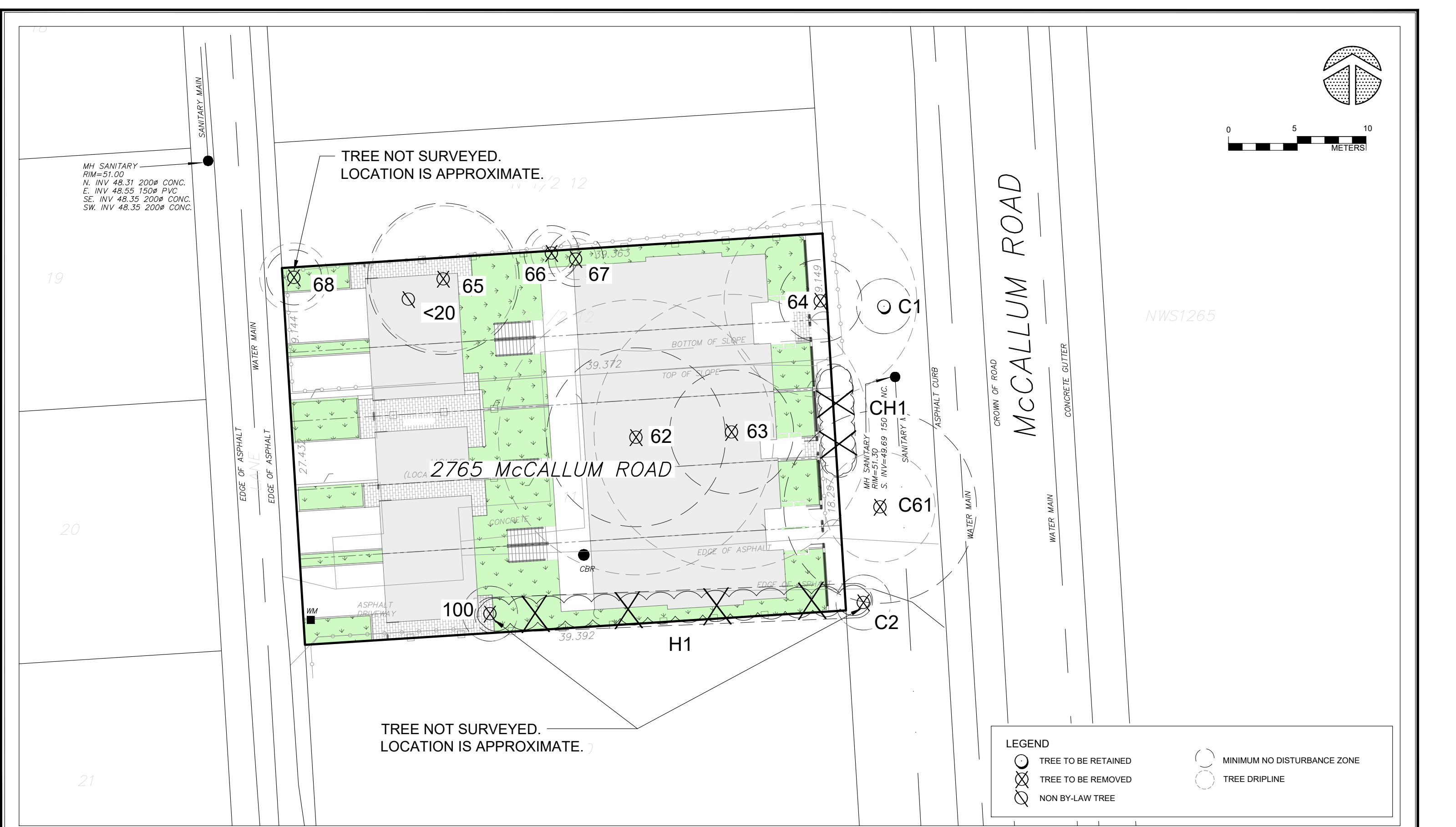
Figure 4. View from laneway.





Figure 5. Existing driveway looking west.







STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
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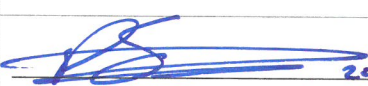
PROJECT TITLE
2765 McCALLUM ROAD
ABBOTSFORD, B.C.

SHEET TITLE
T2 - TREE PROTECTION AND
PRESERVATION PLAN
CLIENT
DATE
MAY 12, 2022

DRAWN
MK
SCALE
AS SHOWN
DATE
MAY 12, 2022

T-2
SHEET 2 OF 2

REZONING WORKS AND SERVICES REQUIREMENTS

File No:	PRJ21-069
Planner:	Tahir Ahmed, Planner
Prepared By:	Stanley de Haan, Development Technologist II
Approved By:	 2021/12/15 for Sarb Toor, Senior Manager, Development Engineering
Date:	November 22, 2021
Applicant:	Darren Hall, D and D Design Ltd.
Development Property:	2765 McCallum Road

The Local Government Act authorizes local governments to require development to meet current works and services standards as set out in the City's Development Bylaw and Policies.

This report includes the Works & Services **Requirements** to meet the applicable bylaws and policies and **Future Considerations** that may apply to the next phase of development.

Please have your consulting engineer call Stanley de Haan, Development Technologist II at 604-851-4175 in regard to this report and any other servicing matters relating to this application.

REQUIREMENTS

Additional dedications, SRWs, works, features or limits of construction may be needed as identified through the design and construction phases.

Drainage Collection and Disposal

On McCallum Road, along the full frontage of the Lands from the north property line to the south property line, construct a storm drainage system. Alternatively, direct the collected road runoff to a drywell with a capped overflow pipe, which could be connected to downstream storm sewer in the future. Design and install a drywell to infiltrate road runoff from McCallum Lane.

Provide a storm water management plan showing how onsite drainage will be accommodated through onsite infiltration for the 1 in 100-year event. If onsite infiltration is not feasible, provide a storm water management plan showing how onsite drainage will be accommodated offsite. All offsite storm water works and services including new installations and upgrades to existing offsite systems required by the storm water management plan shall be designed and constructed in accordance with said storm water management plan.

Sewage Collection and Disposal

The proposed development shall upgrade the existing 150 mm diameter sanitary main (Asset IDs 157481 and 157907) to a 200 mm diameter sanitary main and connect to it to service the development. This sewer upgrade is eligible for collecting latecomer charges if other developments in the future service to the upgraded main. (900-9-01)



Water Distribution Domestic and Fire Fighting – n/a

Highways – Dedications and Rights-of-Ways

On McCallum Road a dedication of 1.25m is required along the full frontage of the Lands from the north property line to the south property line.

Urban Roadways - Construction

On McCallum Road, along the full frontage of the Lands from the north property line to the south property line, provide \$26,793 (\$585/m x 45.8m) cash-in-lieu to construct half of an Urban Arterial Undivided standard road with Urban Highway design features as per Standard Drawing ES-R-7, including;

- barrier curb and gutter on the west side;
- 15.9 m wide asphalt roadway;
- 1.5 m wide concrete sidewalk on the west side;
- LED street lighting;
- Traffic signage;
- Traffic lane markings;
- soil(s) to support street trees;
- boulevard improvements on the west side; and
- associated drainage.

The above noted works are not eligible for Latecomer Charges. (900-9-01)

Urban Roadways - Construction

On the lane fronting the rear of the subject property, along the full property from the north property line to the south property line, construct full width Urban Residential Access Lane standard road with Urban Highway design features as per Standard Drawing ES-R-5.

The above noted works are not eligible for Latecomer Charges. (900-9-01)

Traffic/Pedestrian/Cyclists/Transit

Provide \$11,000 cash-in-lieu for required upgrades at the intersection of McCallum road and George Ferguson Way.

Power/Telecommunications

Service Connection:

Provide underground power and telecommunications services from the distribution system to the property line.

Existing buildings that are not being renovated may utilize existing overhead power and telecommunications services

Required Covenants, Easements and Rights-of-way

- Infiltration and/or Detention rights-of-way (PL-201)



DEVELOPMENT ENGINEERING DIVISION

Rezoning Development Agreement Preparation Fee

Pay \$500 Development Agreement preparation fee.

Works & Services Security & Warranty Deposit

Provide as Security Deposit, the estimated construction cost plus 10% for engineering (min \$25,000) and 5% for as-constructed drawings (minimum \$15,000) in cash or letter of credit.

Administration & Inspection Fee

Pay 5% of the first \$300,000 + 3% of the remainder of the estimated construction cost for administration and inspections.

City Services Fees

Tie-in inspection fee (\$50 per inspection) for water, sanitary, and storm sewer services.

Water meters supplied, delivered, and installed by the City's Water Operations Department (per Fees and Charges Bylaw, 2006, Amendment Bylaw No. 32)

Regular Service Meter:

- Up to and including 18mm (3/4") meter	\$470.00
- 25 mm (1") meter	\$635.00

Water and sewer main connections and wet taps are supervised and/or performed by City crews at the developer's expense and payable upon invoice.

Street and traffic signs are supplied and installed by the City at the developer's expense and payable upon invoice.

Pay to energize street lights at \$50 per street light.

Latecomer Charges - receivable *Policy 900-9-01*

The Developer is required to submit an acceptable Latecomer Report prior to Latecomer Charges being enacted.

FUTURE CONSIDERATIONS

Upon further development an additional works and services review will apply related to that application. Listed below are some items to consider.

Bylaws

- the applicant is to be familiar with the Development Bylaw to ensure an understanding of possible future Works and services that may impact the development
- the applicant is to review the Works and Services identified in the Development Agreement and how they may impact the building.

Stormwater Management

- detention and infiltration will be required. Ensure that adequate room and proper placement has been reviewed.

Traffic Management

- the increase in vehicle traffic will be reviewed for its impact on the access and nearest intersections. Access may be restricted.
- road dedications, statutory rights-of-way and easements to accommodate the works and lot grading may require adjustments to the placement or size of the building.

Service Connections

- water, sanitary and storm connections may have specific tie in locations. Review and confirm locations prior to design.
- calculations related to the required domestic and fire water demand will be reviewed. There may be a service, meter or flow restrictions.
- Fire Department review may result in geometric changes to onsite roadways, additional fire hydrants, emergency access and building placement.
- Provide underground power and telecommunications services from the distribution system to the proposed building(s).

Lot Grading

- A Lot Grading Plan is required. Final lot grading shall conform to City's Lot Grading Policy and Guidelines. Any retaining walls that the Developer or Consulting Engineer consider are necessary to effectively grade the Lands to prevent negative impacts on finished neighbouring Lands, either existing or proposed, shall be constructed by the Developer. The standard "Lot Grading Covenant shall be registered against title to all proposed lots.
- Lot grading shall also provide for the collection of surface runoff and other drainage that will discharge to the City Drainage system. Lot grading may be designed to allow for surface sheet flows or collected in swales and directed to lawn basins as necessary to the satisfaction of the General Manager, Engineering. Any collection of surface flows to a concentrated point discharge location shall include provision for easements or rights-of-way across impacted Lands as necessary. All lot grading shall be designed to take care of surface flows emanating from onsite grading.

Building Permit Submissions

- In order to avoid delays in receipt of building permits, the builder shall be responsible for ensuring that building permit applications on the Lands conform to the intent of the accepted Lot Grading plan(s) prior to submission to the City.
- The developer or his designate shall review and approve building permit applications prior to submission to the City. When submitted, the building permit plans shall provide lot grading information that shall, at time of final inspection for building occupancy or approval, comply with the accepted lot grading plan or the intent of the lot grading design accepted by the General Manager, Engineering prior to construction.

Erosion and Sediment Control

All works shall be performed in substantial conformance with the City's Development By-law, the Provincial 'Land Development Guidelines' and the City's Erosion and Sediment Control Bylaw, in the control and prevention of erosion and sediment during all phases of construction. No release of silt, sediment laden waters or deleterious substances is permitted into any existing City storm or drainage system during any phase of development of the Lands.

The ESC Plan requires 4 drawings, each indicating the ESC methods for that stage of construction;

- site preparation
- site servicing
- building construction
- warranty period