

AGENDA ITEM NO: 7.4

MEETING DATE: April 2, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Steele Properties Ltd.
Rezoning / 5870 Jinkerson Road DATE: March 18, 2024

DEPARTMENT: Planning Department
RZ001721 PREPARED BY: Sean Yilmaz / mb

1. SUMMARY OF ISSUE:


The applicant wishes to rezone the subject property from an RR (Rural Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision.

Staff recommend the bylaw be held at third reading pending the issuance of Development Permits under Development Permit Area No. 2 (Hillside and Upland Areas) and Development Permit Area No. 8 (Hillside Development) to address geotechnical considerations and conformance with the Hillside Development Standards Policy.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2024, No. 5389", which proposes to rezone property located at 5870 Jinkerson Road from an RR (Rural Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2024, No. 5389", which proposes to rezone property located at 5870 Jinkerson Road from an RR (Rural Residential) Zone to an R3 (Small Lot Residential) Zone, be given third reading. (RZ001721)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001721

PREPARED BY: Sean Yilmaz DATE: March 13, 2024

POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an RR (Rural Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision.

Staff recommend the bylaw be held at third reading pending the issuance of Development Permits under Development Permit Area No. 2 (DPA 2 – Hillside and Upland Areas) and Development Permit Area No. 8 (DPA 8 – Hillside Development) to address geotechnical considerations and conformance with the Hillside Development Standards Policy.

2. BACKGROUND:

Through Bill 44, the Province made substantial changes to municipal procedures related to zoning and approvals for residential development, including a prohibition on public hearings for rezoning applications which are consistent with the Official Community Plan designation. As such, a public hearing is not permitted for this application under the *Local Government Act*. Properties within 30m of the subject property will be provided a notice of the application in accordance with the Public Hearing/Public Information Meeting Procedural Bylaw and provincial legislation. As part of that notification process, any written submissions received will be presented in an information package to Council.

3. PROPOSAL:

The proposal is to rezone the subject property from an RR Zone to an R3 Zone to facilitate a future 2-lot subdivision. As demonstrated by the attached conceptual subdivision plan, the subject property is of sufficient area and dimensions to accommodate a 2-lot subdivision within the proposed R3 Zone.

Final lot layout must comply with City Bylaws and include urban half road frontage improvements including mill and overlay. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision. A geotechnical report will be required to be submitted as part of a Development Permit under DPA 2 to address geotechnical considerations. In addition, given the slope of the property, the proposed development requires a Development Permit under DPA 8, to address conformance with the Hillside Development Standards Policy.

4. FACTORS/BACKGROUND:

4.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement

Official Community Plan: “Comprehensive Development Area” as designated within the Official Community Plan; the proposal is consistent with the OCP.

Land Use: Single detached dwelling (to be demolished at time of subdivision).

Community Engagement: The applicant has indicated they will conduct independent engagement with neighbours and submit a summary of their engagement by April 1, 2024.

4.2 Neighbourhood Character

The subject property is located in the residential neighbourhood of Promontory. The three properties immediately to the west contain single detached dwellings, are of similar size and dimensions to the proposed lots and are also within the R3 Zone. Skyline Drive abuts the property to the east, which is a local road consisting of single detached dwellings within the R3 Zone. To the south (rear) of the subject property is a single detached dwelling, also within the R3 Zone. Jinkerson Park is located across the street to the north and includes multiple playgrounds, two sports courts and a bike pump track.

The proposed rezoning and subsequent development are considered to be in keeping with the existing character of the neighbourhood.

4.3 Technical Issues:

Floodplain: The subject property is not located within the floodplain.

Watercourses: Brewster Brook, a Class E watercourse, is located approximately 28m to the west of the subject property and terminates at a neighbouring property. An on-site drainage system will be required to address drainage within the subject property.

Geotechnical Issues: The subject property is located within DPA 2 (Hillsides and Upland Areas) and DPA 8 (Hillside Development). The property is mapped as having “potential” and “significant” geotechnical hazards. As such, staff recommend the application be held at third reading pending the issuance of Development Permits to address geotechnical and environmental considerations.

Environmental: The property is mapped as having critical habitat for the Coastal Salamander, which is a species at risk. The Land Development Department has confirmed the proposed development is not anticipated to impact this habitat.

5. RECOMMENDATION & SUBSTANTIATION:**Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5389”, which proposes to rezone property located at 5870 Jinkerson Road from an RR (Rural Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5389”, which proposes to rezone property located at 5870 Jinkerson Road from an RR (Rural Residential) Zone to an R3 (Small Lot Residential) Zone, be given third reading. (RZ001721)

Substantiation:

The proposed rezoning is consistent with the City’s OCP designation and existing low-density residential development in the surrounding area, and as such, is anticipated to complement the neighbourhood and provide additional housing options at an appropriate scale.

6. SOURCES OF INFORMATION:

- Rezoning Application (RZ001721) – June 15, 2023
- Development Application Review Team (DART) Minutes – October 26, 2023

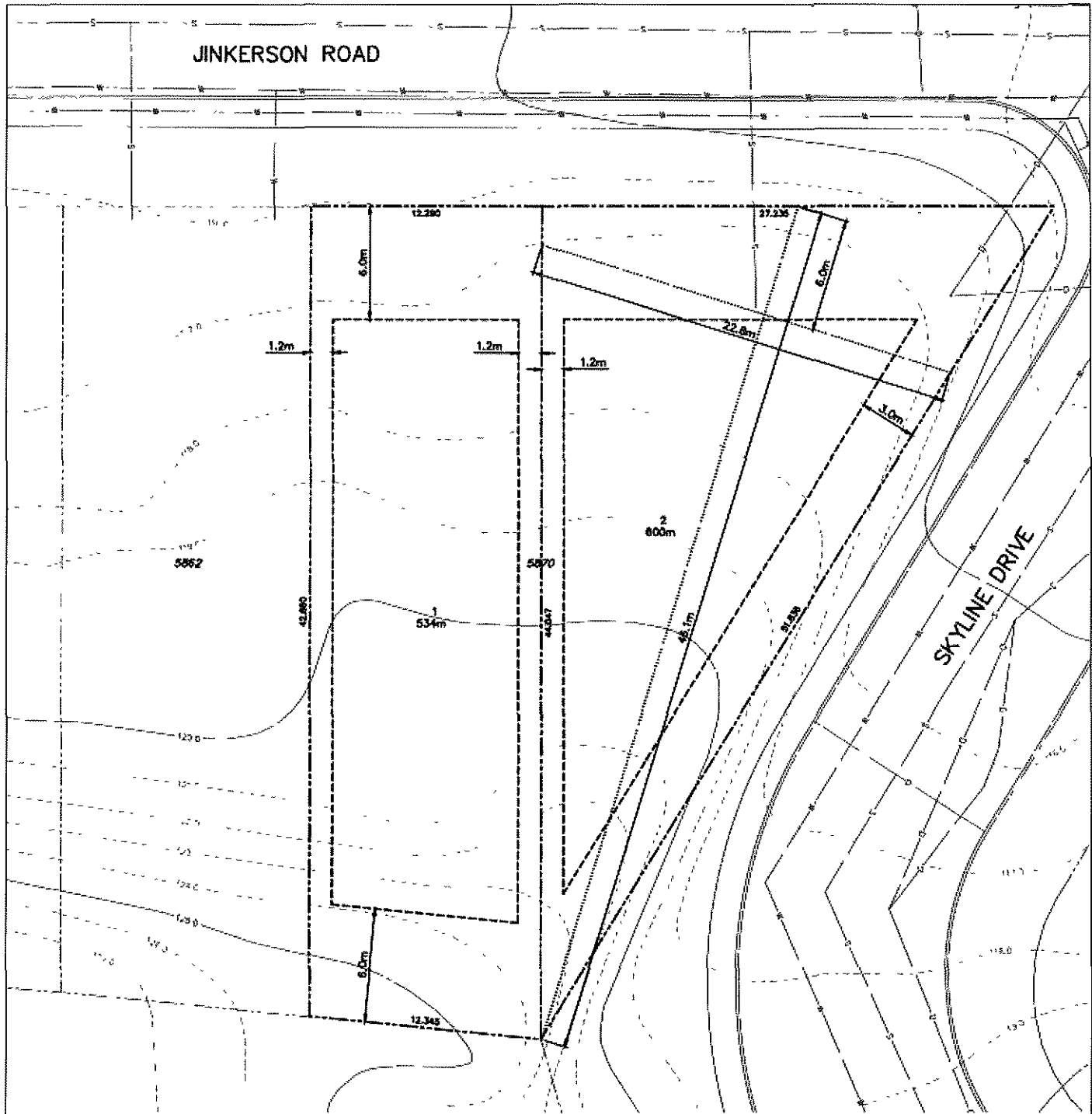
Location Map



Ortho photo



Conceptual Site Plan (as provided by the applicant)



City of Chilliwack

Bylaw No. 5389

A bylaw to amend the “Zoning Bylaw 2020, No. 5000”

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

1. This bylaw may be cited as **“Zoning Bylaw Amendment Bylaw 2024, No. 5389”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 002-378-418, Lot “F” of Lot 2 Section 8 Township 26 New Westminster District Plan 15953, from an RR (Rural Residential) Zone to an R3 (Small Lot Residential) Zone.

Received first and second reading on the

Public hearing held on the

Received third reading on the

Received adoption on the

Mayor

Corporate Officer

NOTE: This bylaw refers to property located at 5870 Jinkerson Road.

DRAFT

“Zoning Bylaw Amendment Bylaw 2024, No. 5389”



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