

City of Chilliwack

Bylaw No. 5395

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. 5395”**.
2. The Council has considered the Provincial Policy Manual and Site Standards for Small-Scale, Multi-Unit Housing.
3. “Zoning Bylaw 2020, No. 5000” is hereby amended in SECTION 4 – GENERAL PROVISIONS, Subsection 4.08 REGULATIONS APPLICABLE TO SPECIFIC ZONES, by adding a new Paragraph (7) SMALL-SCALE, MULTI-UNIT HOUSING, as follows:

“(7) SMALL-SCALE, MULTI-UNIT HOUSING

- (a) 3 or 4 DWELLING UNITS are considered intensive residential and are permitted on LOTS that meet the following criteria:
 - (i) Within an AL, AR, AS, RR, R1-A, R1-B, R1-C, R3, M1-A ZONE, or in the SINGLE DETACHED DWELLING and DUPLEX areas of the following COMPREHENSIVE DEVELOPMENT ZONES:
 - (A) CD-9, CD-11, CD-14, CD-16, CD-19, or CD-21;
 - (ii) Within the urban growth boundary;
 - (iii) Connected to COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM;
 - (iv) Less than 4,050m² in area;
 - (v) Not protected by a Heritage Designation Bylaw as of December 7, 2023;
 - (vi) Not within a designated transit-oriented area; and,
 - (vii) Where an extension has not been granted by the Ministry.
- (b) The maximum number of DWELLING UNITS on a LOT is:
 - (i) 3 units on LOTS less than or equal to 280m² in area; or,
 - (ii) 4 units on LOTS greater than 280m² in area.
- (c) DWELLING UNITS are permitted in any combination of the following forms:
 - (i) ACCESSORY DWELLING UNIT in the form of SECONDARY SUITES, COACH HOUSES, or GARDEN SUITES;
 - (ii) SINGLE DETACHED DWELLING, which may contain 1 SECONDARY SUITE;

- (iii) DUPLEX, which may contain 1 SECONDARY SUITE per DUPLEX unit;
 - (iv) TOWNHOUSE, which may contain 1 SECONDARY SUITE per TOWNHOUSE unit; or,
 - (v) APARTMENT, including SMALL UNIT APARTMENT.
- (d) In each LOT'S ZONE, the sections titled 'LOT COVERAGE (MAXIMUM)', 'FLOOR AREA RATIO (MAXIMUM)', 'SETBACKS (MINIMUM)', 'SITING', and 'BUILDING HEIGHT (MAXIMUM)' sets out the regulations.
- (i) Where a LOT is in the AL, AR, AS, or RR ZONE, it shall meet the sections listed in (d) above in the R1-A ZONE.
 - (ii) Where a LOT'S ZONE does not contain regulations for a detached ACCESSORY DWELLING UNIT, it shall meet the sections listed in (d) above in the R1-A ZONE.
- (e) GENERAL REQUIREMENTS:
- (i) Where a LOT has LANE access, all vehicle access, including parking, must be from the LANE.
 - (ii) Where a LOT does not have LANE access, the maximum number of driveways permitted is 1, except on a LOT with 1 DUPLEX or 2 or more SINGLE DETACHED DWELLINGS that is greater than 20m in width.
 - (iii) A driveway may have a maximum width of 6m total paved area extending from the FRONT LOT LINE or EXTERIOR SIDE LOT LINE to the GARAGE on the LOT, except that on LOTS less than 12m in width the driveway is limited to a maximum width of 4m at the FRONT LOT LINE or EXTERIOR SIDE LOT LINE, but may taper up to a maximum width of 6m.
 - (iv) Notwithstanding other regulations of this BYLAW:
 - (A) More than 1 ACCESSORY DWELLING UNIT may be located on a LOT.
 - (B) 1 OFF-STREET PARKING SPACE is required for each ACCESSORY DWELLING UNIT, regardless of the number of bedrooms.
 - (C) An OFF-STREET LOADING SPACE is not required.
 - (D) Except for enclosed tandem parking configurations, all required OFF-STREET PARKING SPACES may be located in a GARAGE.
 - (E) 1 unenclosed OFF-STREET PARKING SPACE per LOT is required for visitor parking where 2 DUPLEXES are on a LOT."

4. Said Bylaw is hereby further amended in SECTION 8 – RESIDENTIAL ZONES, Subsection 8.01 R1-A (URBAN RESIDENTIAL) ZONE, Paragraph (5) LOT COVERAGE (MAXIMUM), by adding a new Subparagraph (h), as follows:

- “(h) Notwithstanding the above, the maximum LOT COVERAGE for a detached ACCESSORY DWELLING UNIT does not apply on a LOT where small-scale, multi-unit housing is permitted.”

- 5.** Said Bylaw is hereby further amended in SECTION 8 – RESIDENTIAL ZONES, Subsection 8.03 R1-C (URBAN INFILL) ZONE, Paragraph (9) BUILDING HEIGHT (MAXIMUM), Subparagraph (a), Column ‘Maximum Building Height’, by deleting the figure “8.5” and substituting with the figure “10”.

Received first and second reading on the 4th day of June, 2024.

Received third reading on the 4th day of June, 2024.

Received adoption on the

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Mayor

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Corporate Officer