

AGENDA ITEM NO: 7.7

MEETING DATE: August 6, 2024

STAFF REPORT – COVER SHEET

SUBJECT: JCR Design Ltd
Rezoning / 46105 Lewis Avenue DATE: July 11, 2024

DEPARTMENT: Planning Department
RZ001725 PREPARED BY:  Sean Roufousse / cc

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision.

Staff recommend that the bylaw be held at third reading pending registration of a voluntary restrictive covenant limiting the density to one single detached dwelling with a secondary suite per lot.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5412”, which proposes to rezone property located at 46105 Lewis Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading.

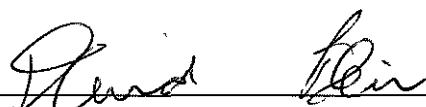
Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5412, which proposes to rezone property located at 46105 Lewis Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given third reading.



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001725

PREPARED BY: Sean Roufosse DATE: July 11, 2024

POSITION: Planner I DEPARTMENT: Planning Department

1. PROPOSAL

The proposal is to rezone the subject property from an R1-A Zone to an R1-C Zone to facilitate a future 2-lot subdivision. As shown on the attached conceptual site plan, the proposal meets the minimum required lot area and dimensions of the R1-C Zone. In addition, the applicant has submitted a zoning compliance table, concept plan, detailed plan and site assessment plan to support the proposal as required by the R1-C Policy and as outlined in the attached Schedule A.

As a result of the recent amendments to the Zoning Bylaw to address Provincial legislation changes, the subject property, and future subdivided lots, will be permitted to include up to 4 units per lot; however, the applicant has volunteered to register a restrictive covenant on title for the subject property to limit density and built form to no more than one single detached dwelling and Accessory Dwelling Unit (ADU) in the form of a secondary suite per lot. These provisions are consistent with the existing restrictions within the R1-C Zone, as such, if approved, the proposed redevelopment will be limited to 2 units per lot (4 potential dwelling units total on 2 lots). As such, staff recommend the application be held at third reading pending registration of a voluntary restrictive covenant limiting density and built form as detailed above.

Final lot layout must comply with City Bylaws and include on-site stormwater management/drainage infrastructure and urban half-road frontage improvements complete with barrier curb, gutter, sidewalk and LED streetlighting.

As the property is not serviced by a rear lane, a 12m long and 4m wide driveway is provided for each lot to ensure adequate on-site parking, in accordance with the City's Infill Development Policy. At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed at the time of redevelopment; however, building height within the proposed R1-C Zone is limited to 10m. The applicant has advised that they intend to continue to have the dwelling rented as they assess whether to apply for subdivision and demolish the existing single detached dwelling on the property, should the requested rezoning be approved.

2. FACTORS:

2.1 2040 Official Community Plan (OCP) / Land Use

Official Community Plan: "Residential 1 – Downtown Single Family" as designated in the Downtown Land Use & Development Plan.

Land Use:	Single detached dwelling (to be demolished). The subject property will be maintained per the attached property maintenance plan (Schedule A).
Community Engagement:	The applicant completed public engagement through the mailing of letters to all properties within a 30m radius of the subject property, and further, held a public open house at their offices. To date, no comments have been received by the applicant. If an engagement summary is received, it will be included in the information package to Council.

2.2 Neighbourhood Character

The subject property is located in a low-density area of the downtown and is surrounded primarily by single detached dwellings within the R1-A and R1-C Zones. The neighbourhood also includes the occasional instance of R3 (Small Lot Residential) and R4 (Low-Density Multi Unit Residential) zoned properties.

The proposed rezoning is consistent with the “Residential 1” designation of the subject property and the City’s Infill Development Policy, which support infill development to accommodate future growth and increased housing options at an appropriate scale. The required urban half road frontage improvements will ensure a safe and inviting streetscape and the recommended 12m long driveway in accordance with the Infill Development Policy, ensures the provision of adequate off-street parking. The proposed rezoning is considered to be consistent with and complementary to the existing neighbourhood.

2.3 Technical Issues:

Floodplain:	The subject property is located within the protected floodplain and is subject to the Floodplain Regulation Bylaw.
Watercourses:	There are no known watercourses within, or in the immediate vicinity of, the subject property.
Geotechnical:	The property is not subject to any known geotechnical hazards or earthquake-related risks.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5412”, which proposes to rezone property located at 46105 Lewis Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5412, which proposes to rezone property located at 46105 Lewis Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given third reading.

Substantiation:

The proposed rezoning is consistent with the “Residential 1 – Downtown Single Family” designation within the Downtown Land Use & Development Plan by providing housing options while respecting the context of the existing neighbourhood. It is anticipated that the redevelopment will integrate well into the immediate surroundings and be consistent with future development trends in the neighbourhood.

4. SOURCES OF INFORMATION:

- Rezoning Application (RZ001725) – August 3, 2023
- Development Application Review Team (DART) Minutes – November 2, 2023

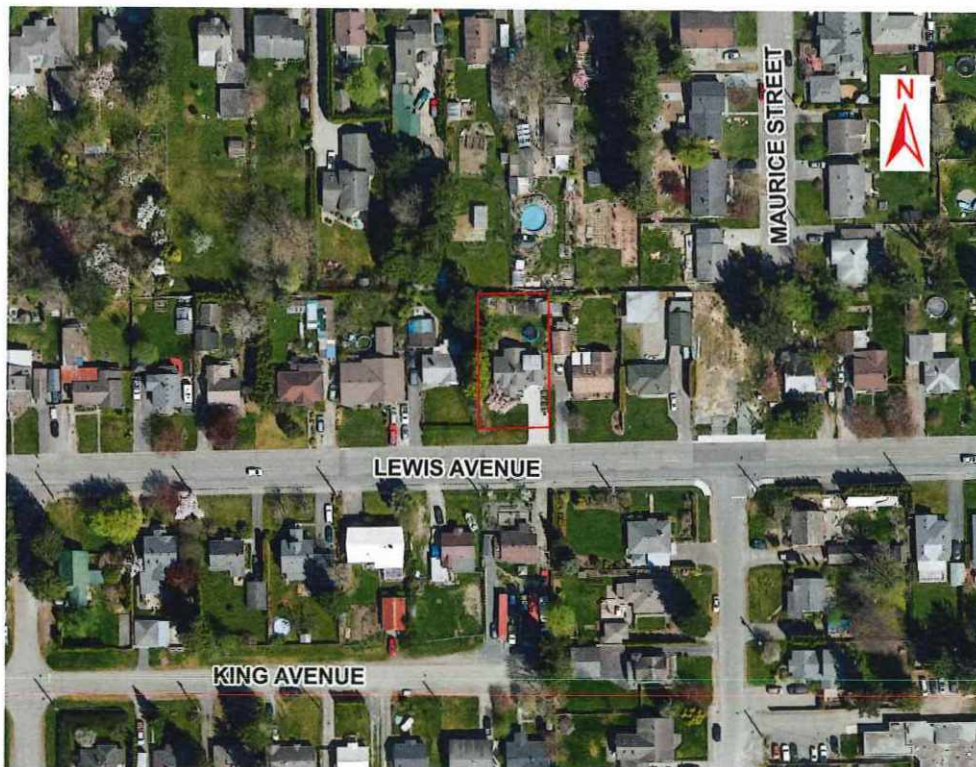
Attachments:

- “Schedule A” – R1-C Policy Compliance Summary
- “Schedule B” – Property Owner’s Site Maintenance Plan

Location Map



Orthophoto



Conceptual Site Plans (as provided by the applicant)

Figure 1: Concept Plan

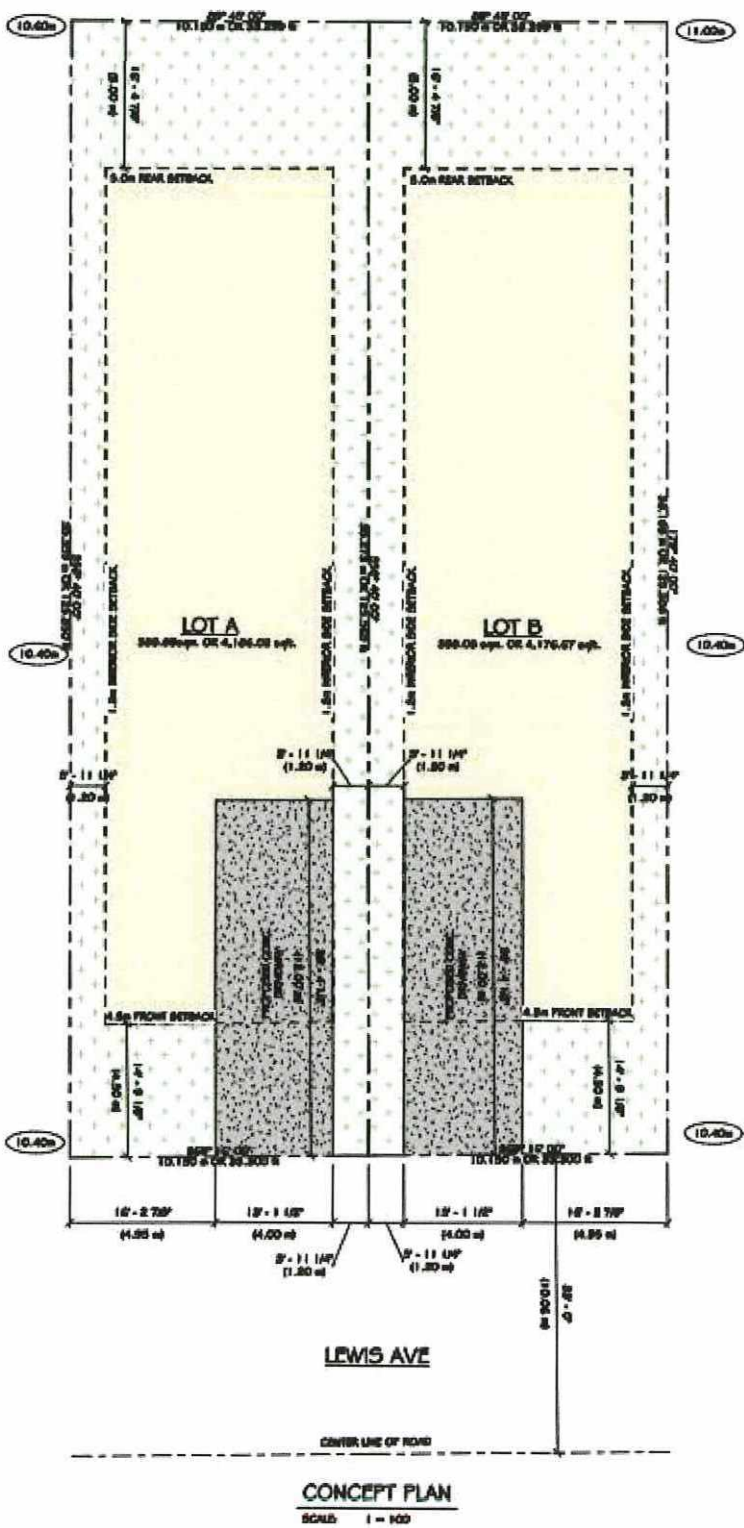


Figure 2: Detailed Plan

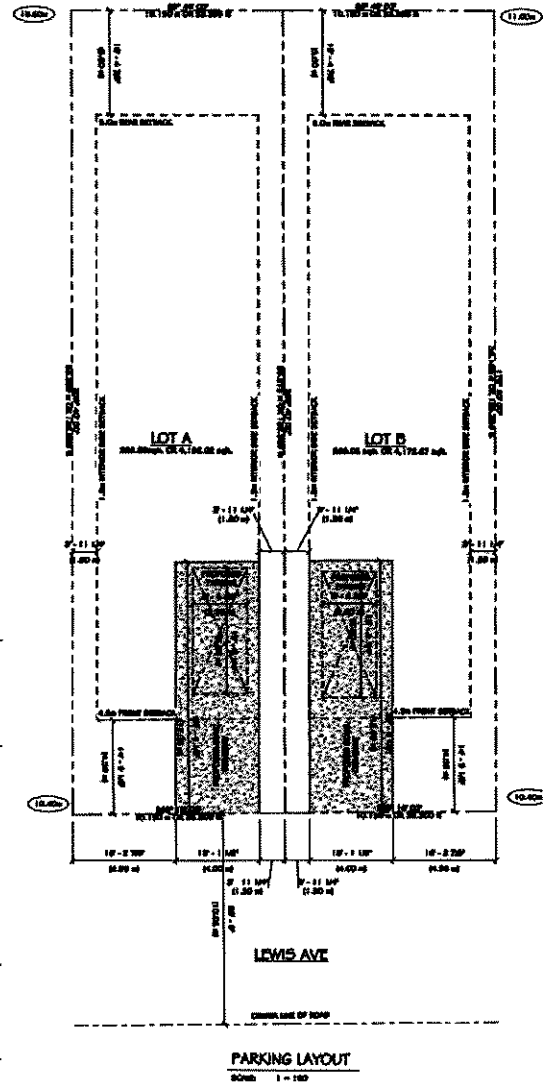
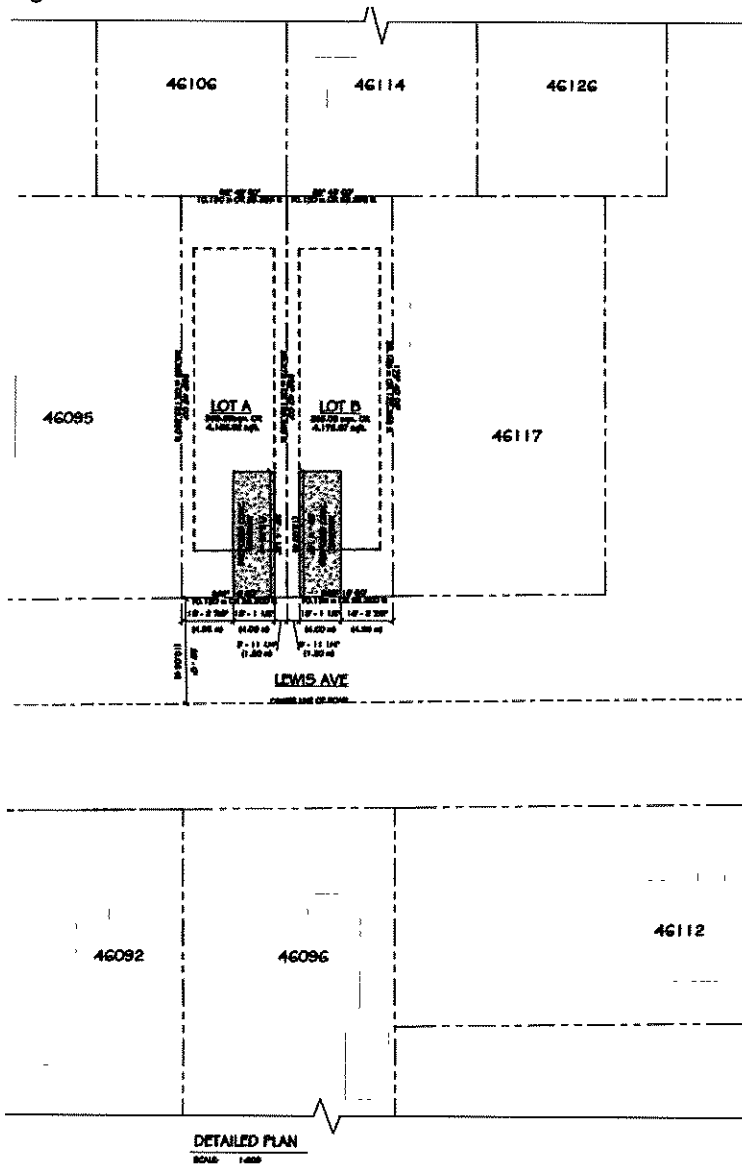
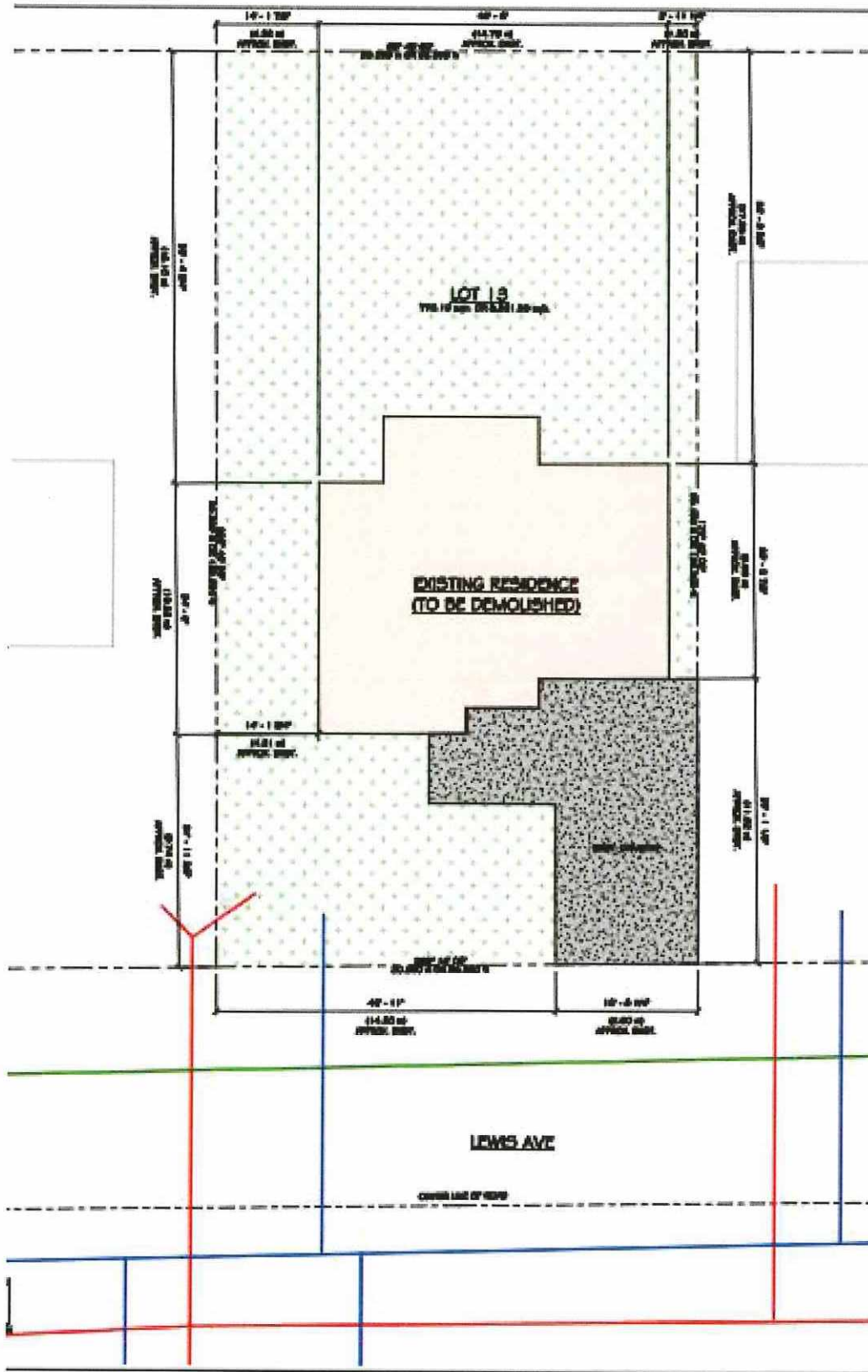


Figure 3: Site Assessment Plan



“Schedule A” – R1-C Policy Compliance Summary

APPENDIX A

R1-C Rezoning – Application Submission Requirements

The applicant is required to use this as a checklist and submit with the application package

1. General requirements

The Concept Plan, Detailed Plan, and Site Assessment Plan must:

- Be prepared by a Professional and certified in compliance with any applicable professional association standards;
- Be scaled to 1:200 or 1:100, with metric dimensions, and include a North arrow;
- Include a legend and title block that identifies the project name (if any), civic address, applicant and contact information, date of plans, and plan revisions; and,
- Include measurements based on definitions and standards of the City's Zoning Bylaw

2. Specific requirements

The Concept Plan must include:

- Parcel size and dimensions showing all property lines,
- Road dedication requirements (easement, statutory right of way or dedication),
- Size and location of all proposed buildings and structures, clearly showing proposed variances (if any), and,
- Proposed driveway locations and vehicular access, showing dimensions and grades

The Detailed Plan must include

- Parcel size and dimensions showing all property lines,
- Road dedication requirements (easement, statutory right of way or dedication),
- Size and location of all proposed and retained buildings and structures, clearly showing proposed variances (if any),
- Proposed driveway locations and vehicular access, showing dimensions and grades,
- Proposed parking layout, showing dimensioned depth and width of parking stalls,
- Location, size, and species of existing and new/proposed trees, and any measures to protect existing trees;
- Location of buildings on adjacent parcels, and,
- Any easements and utility corridors on the parcel

The Site Assessment Plan must include

- Site assessment of any existing natural features (rock outcrops, watercourses, grades, environmental areas, etc),
- Size and location of all existing buildings and structures on the property, clearly dimensioned and labeled,
- Existing driveway locations and vehicular access, showing dimensions and grades, and,
- All existing or proposed infrastructure (utility pipes and poles, fire hydrants, etc) on the subject property and in the adjacent City right-of-way

“Schedule B” – Property Owner’s Site Maintenance Plan



A Building Design Company
Designing Built Environments for People

201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1
Ph: (604) 858-0031 email: office@jcrdesign.ca

June 10, 2024

46105 Lewis Ave
Maintenance Plan

The property currently has a long-term tenant living at the property who looks after all the property maintenance along with the property owner as required.

After the rezoning is complete, the owners will continue to have the house rented so that they can assess if they want to continue with the subdivision, demolition and building of a new home on each property. The maintenance will continue to be maintained by the tenant and the property owner as required.



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Ph: (604) 858-0031 email: office@jcrdesign.ca

July 11, 2024

Rezoning Open House – RZ001725 – 46104 Lewis Ave

June 27, 2024 – Letters were mailed to neighboring homes

- 46095 Lewis Ave
- 46129 Lewis Ave
- 46080 Lewis Ave
- 46096 Lewis Ave
- 9687 Maurice St
- 46114 Bonny Ave
- 46092 Bonny Ave
- 46087 Lewis Ave
- 46117 Lewis Ave
- 46092 Lewis Ave
- 46112 Lewis Ave
- 46126 Bonny Ave
- 46106 Bonny Ave
- 46080 Bonny Ave

JCR Design Ltd. held an open house on July 10, 2024 from 9:00 am to 3:00 pm.

We received no phone calls, emails or walk-ins.

Date Received: July 11, 2024
Received From: Shelley Ross
Folder Number: R2001725
Subject Property: 46104 Lewis Ave.
Council Date: August 6, 2024
page 1 of 6



JCR DESIGN Ltd. EST. 2003

201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1
Ph: (604) 858-0031 email: office@jcrdesign.ca

June 27, 2024

Dear Homeowner,

We are proposing to rezone 46105 Lewis Ave from R1-A to R1-C to allow for a future 2 lot subdivision.

We are holding an open house at our office on Wednesday, July 10, 2024, from 9:00 am to 3:00 pm. Please feel free to come by and we will answer any questions that you may have regarding the rezoning application. If you wish to book an appointment for us to come meet with you, please call the office at the number below.

Attached is a site plan showing the proposed rezoning and a Public Engagement Petition. Please feel free to fill out the petition and send it directly to Sean Roufosse with the City of Chilliwack, roufosse@chilliwack.com or to planning@chilliwack.com.

If you have any questions regarding the development variance application, please call my office at (604) 858-0031.

Thank you,


Jesse Rayner
Owner

Date Received: July 11, 2024
Received From: Shelley Ross
Folder Number: R2001725
Subject Property: 46105 Lewis Ave.
Council Date: August 6, 2024
page 2 of 6

LEGAL DESCRIPTION

LOT 18 ACROSS 200' WIDE INTERSECTION
 DISTRICT PLAN NO. 18
 CIVIC ADDRESS
 46105 LEWIS AVE, CHESAPEAKE, N.C.

SITE RECONCILIATION

EXISTING LOT AREA: 379.10 SQ. FT. OR 8.6211 SQ. AC.
 DISTRICT ZONING: R-1-A
 EXISTING LOT WIDTH: 80.00' OR 23.11'
 EXISTING LOT DEPTH: 80.00' OR 23.11'

IDEA

LOT AREA: 386.09 SQ. FT. OR 8.7817 SQ. AC.
 LOT WIDTH: MINIMUM: 10.00' OR 3.05' PROPOSED: 10.154' OR 3.09'
 LOT DEPTH: MINIMUM: 80.00' OR 23.11' PROPOSED: 80.00' OR 23.11'

PROPOSED ZONING: R-1-C

LOT COVERAGE: MINIMUM: N/A PROPOSED: 750
 FPA: MINIMUM: N/A PROPOSED: 750
 BUILDING HEIGHT: MINIMUM: 8.00' OR 2.44' PROPOSED: 750

RETRACES:
 FRONT: MINIMUM: 4.00' OR 1.22' PROPOSED: T.S.D.
 REAR: MINIMUM: 5.00' OR 1.52' PROPOSED: T.S.D.
 RIGHT: MINIMUM: 1.00' OR 0.30' PROPOSED: T.S.D.
 LEFT: MINIMUM: 1.00' OR 0.30' PROPOSED: T.S.D.

FLOORPLANS PROTECTED:
 FLOOR PLAN: 12.00'
 EXISTING GRADE: 10.00'
 MIN. FLOOR HEIGHT: T.S.D.

IDEA

LOT AREA: 386.09 SQ. FT. OR 8.7817 SQ. AC.
 LOT WIDTH: MINIMUM: 10.00' OR 3.05' PROPOSED: 10.154' OR 3.09'
 LOT DEPTH: MINIMUM: 80.00' OR 23.11' PROPOSED: 80.00' OR 23.11'

PROPOSED ZONING: R-1-C

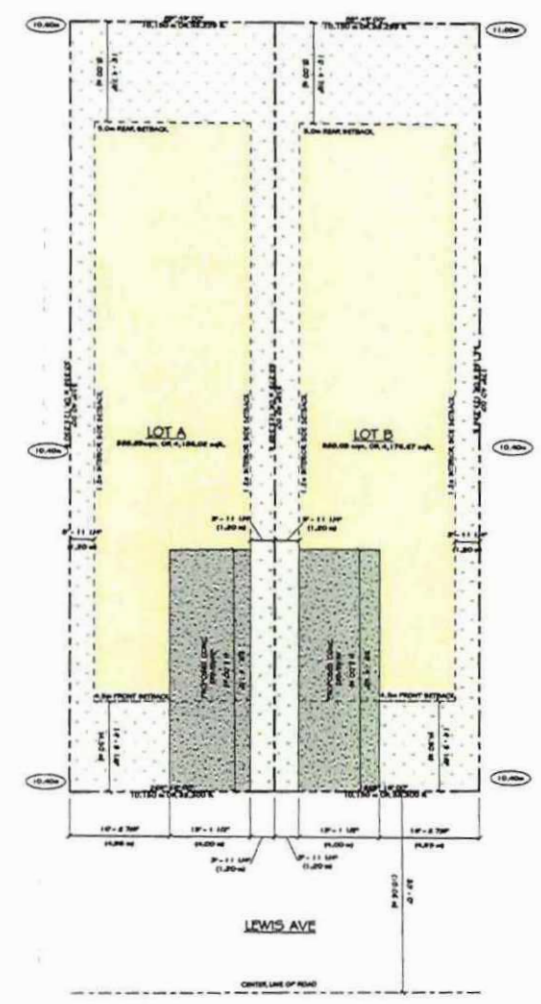
LOT COVERAGE: MINIMUM: N/A PROPOSED: 750
 FPA: MINIMUM: N/A PROPOSED: 750
 BUILDING HEIGHT: MINIMUM: 8.00' OR 2.44' PROPOSED: 750

RETRACES:
 FRONT: MINIMUM: 4.00' OR 1.22' PROPOSED: T.S.D.
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 RIGHT: MINIMUM: 1.00' OR 0.30' PROPOSED: T.S.D.
 LEFT: MINIMUM: 1.00' OR 0.30' PROPOSED: T.S.D.

FLOORPLANS PROTECTED:
 FLOOR PLAN: 12.00'
 EXISTING GRADE: 10.00'
 MIN. FLOOR HEIGHT: T.S.D.

ADDITIONAL NOTES:

A.S.: NO
 IS UNLITE FIRE RESPONDING: YES
 CITY WATER & SEWER: YES
 EROSION & PART OF 1825: NO



SITE LEGEND

DRIVEWAY	
BUILDING ENVELOPE	
WALK	

NOTES:
 DIMENSIONS TAKEN FROM CHESAPEAKE, VIRGINIA MAPS



JCR DESIGN Ltd. EST. 2003
 NO. RESPONSIBLE DATE
 1. REVISED PLAN REVIEW 27-08-2024

201-4565 5678 9101112
 CHESAPEAKE, N.C. 27804
 PHONE: 800-888-8888
 FAX: 800-888-8888

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REZONING
 46105 LEWIS AVE,
 CHESAPEAKE, N.C.

CONCEPT PLAN

DATE: 27.08.2024
 DRAWN BY: JCR
 CHECKED BY: JCR
 SCALE: AS SHOWN

Date Received: July 11, 2024

Received From: Shelley Ross

Folder Number: R2001705

Subject Property: 46105 Lewis Ave.

Council Date: August 6, 2024

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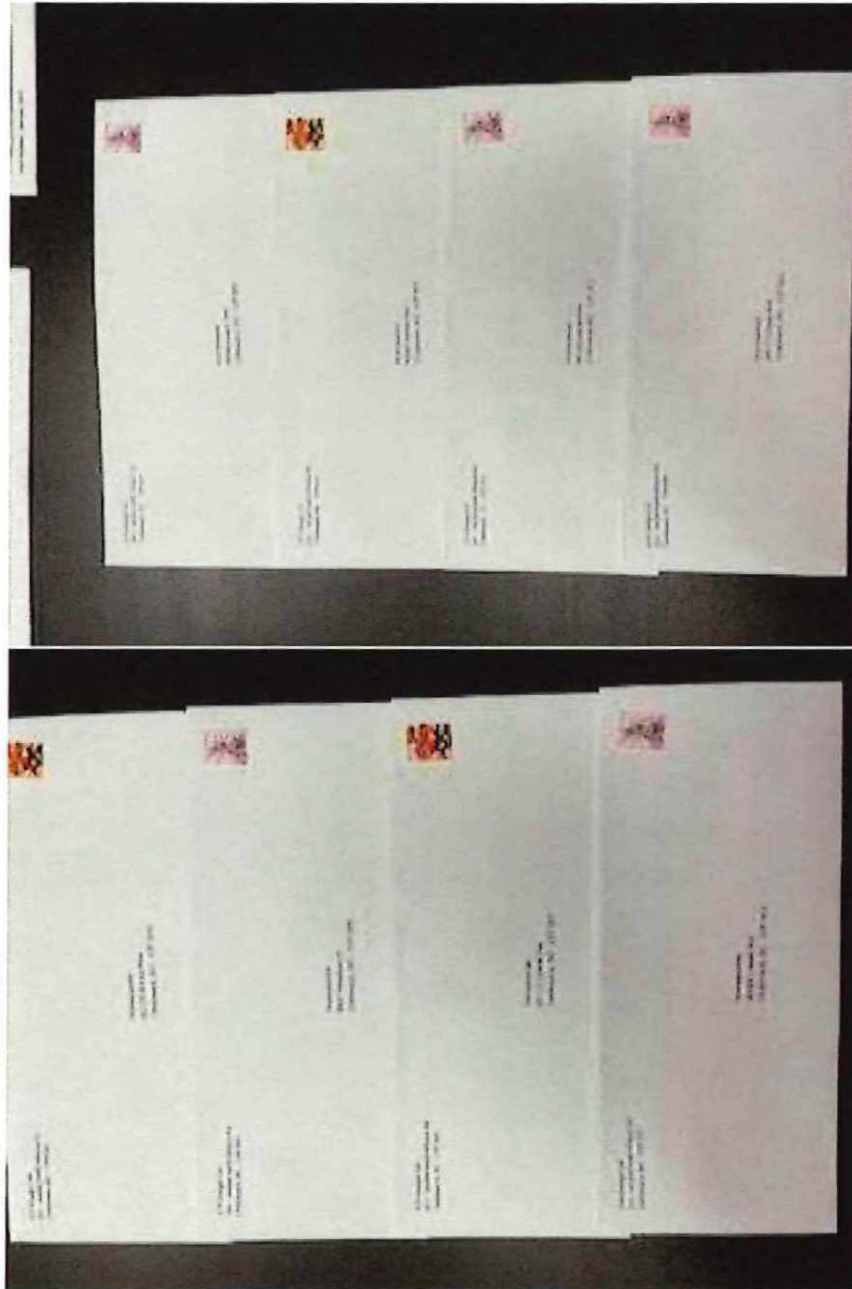
Date Received: July 11, 2024

Received From: Shelley Ross

Folder Number: PZ001725

Subject Property: 46105 Lewis Ave.

Council Date: August 6, 2024



Date Received: July 11, 2024
Received From: Shelley Ross
Folder Number: R200725
Subject Property: 4605 Lewis Ave.
Council Date: August 6, 2024
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City of Chilliwack

Bylaw No. 5412

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. 5412”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 011-245-778, Lot 13 Division “D” New Westminster District Plan 7618, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) 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 46105 Lewis Avenue.

DRAFT

“Zoning Bylaw Amendment Bylaw 2024, No. 5412”



DRAFT