

AGENDA ITEM NO: 7.7

MEETING DATE: July 16, 2024

STAFF REPORT – COVER SHEET

SUBJECT: City of Chilliwack
Rezoning / 46039 Southlands Drive DATE: July 5, 2024

DEPARTMENT: Planning Department
RZ001758 PREPARED BY: Sean Roufousse / mb

1. SUMMARY OF ISSUE:

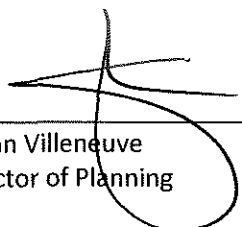
The City wishes to amend the Official Community Plan designation of the subject property from “Low Density Residential” to “Institutional and Civic Use” and to rezone from an R1-A (Urban Residential) Zone to a CP (Commercial Parking) Zone to facilitate the construction of a parking lot associated with City Hall at 8550 Young Road.

Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 46039 Southlands Drive

2. RECOMMENDATION:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409”, which proposes to amend the Official Community Plan designation of property located at 46039 Southlands Drive from “Low-Density Residential” to “Institutional and Civic Use” be given first and second reading; and further, that a Public Hearing be called for August 6, 2024; and,

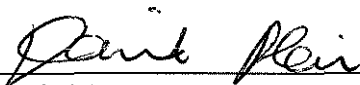
Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5410”, which proposes to rezone property located at 46039 Southlands Drive from an R1-A (Urban Residential) Zone to a CP (Commercial Parking) Zone be given first and second reading; and further, that a Public Hearing be called for August 6, 2024.



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001758

PREPARED BY: Roufousse, Sean DATE: July 5, 2024

POSITION: Planner I DEPARTMENT: Planning Department

1. PROPOSAL/BACKGROUND:

In 2019 the City purchased two properties directly to the west of the subject property which were successfully rezoned to the CP Zone and subsequently converted into a public parking lot for City Hall. In 2021 the City then purchased the subject property to be consolidated into the existing parking lot. Together, the three properties will offset the lost public parking resulting from the construction of the City Hall addition.

The subject property is currently occupied by a single-detached dwelling, which is slated to be demolished to facilitate the construction of the final phase of the proposed parking area.

As shown in the attached concept plan, the design of the parking area complies with City Bylaws, and is consistent with the previously approved layout completed as part of the initial parking lot directly to the west of the subject property. Final lot layout must comply with City Bylaws and no variances are required.

2. FACTORS:

2.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement / OCP Pre Consultation

Official Community Plan: "Low-Density Residential". Given the proposed use of the property for government administration uses, a redesignation of the property to "Institutional and Civic Use" is deemed appropriate.

Land Use: Single Detached Dwelling (to be demolished).

Public Engagement: In anticipation of the application moving forward for Council's consideration, the City's Engineering Department sent letters explaining the proposal and providing contact information for additional questions/concerns to all affected properties within 30m of the subject property. As of the date of this report, no responses have been received. A copy of the City's public engagement letter is attached as "Schedule A".

OCP Pre-consultation: As considered appropriate under Section 475 of the *Local Government Act* and at the direction of Council, OCP pre-consultation with outside agencies was not deemed to be necessary as the proposed amendment is not anticipated to lead to any impacts on the interests of these organizations.

2.2 Neighbourhood Character

The subject property is located across Southlands Drive from City Hall, near the intersection of Young Road, Hocking Avenue and Southlands Drive. The surrounding area is characterized by a mix of residential, institutional, and commercial uses including:

North & East: Single detached dwelling and duplexes within the R1-A (Urban Residential) and R1-B (Urban Duplex Residential) Zones.

South: City Hall within the P1 (Civic Assembly) Zone.

West: Multi-unit commercial building within the C2 (Local Commercial) Zone.

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 Issues: The property is not subject to geotechnical hazards or earthquake-related risks.

3. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409”, which proposes to amend the Official Community Plan designation of property located at 46039 Southlands Drive from “Low-Density Residential” to “Institutional and Civic Use” be given first and second reading; and further, that a Public Hearing be called for August 6, 2024; and,

“Zoning Bylaw Amendment Bylaw 2024, No. 5410”, which proposes to rezone property located at 46039 Southlands Drive from an R1-A (Urban Residential) Zone to a CP (Commercial Parking) Zone be given first and second reading; and further, that a Public Hearing be called for August 6, 2024.

Substantiation:

The proposed OCP amendment and rezoning is supportable for use of the property for government administrative purposes. The design of the parking area complies with City Bylaws and will provide necessary public parking for City Hall at 8550 Young Road.

4. SOURCES OF INFORMATION:

- Rezoning Application (RZ001758) – March 22, 2024
- Rezoning Application (RZ001481) – February 17, 2021
- Development Application Review Team (DART) Minutes – May 16, 2024

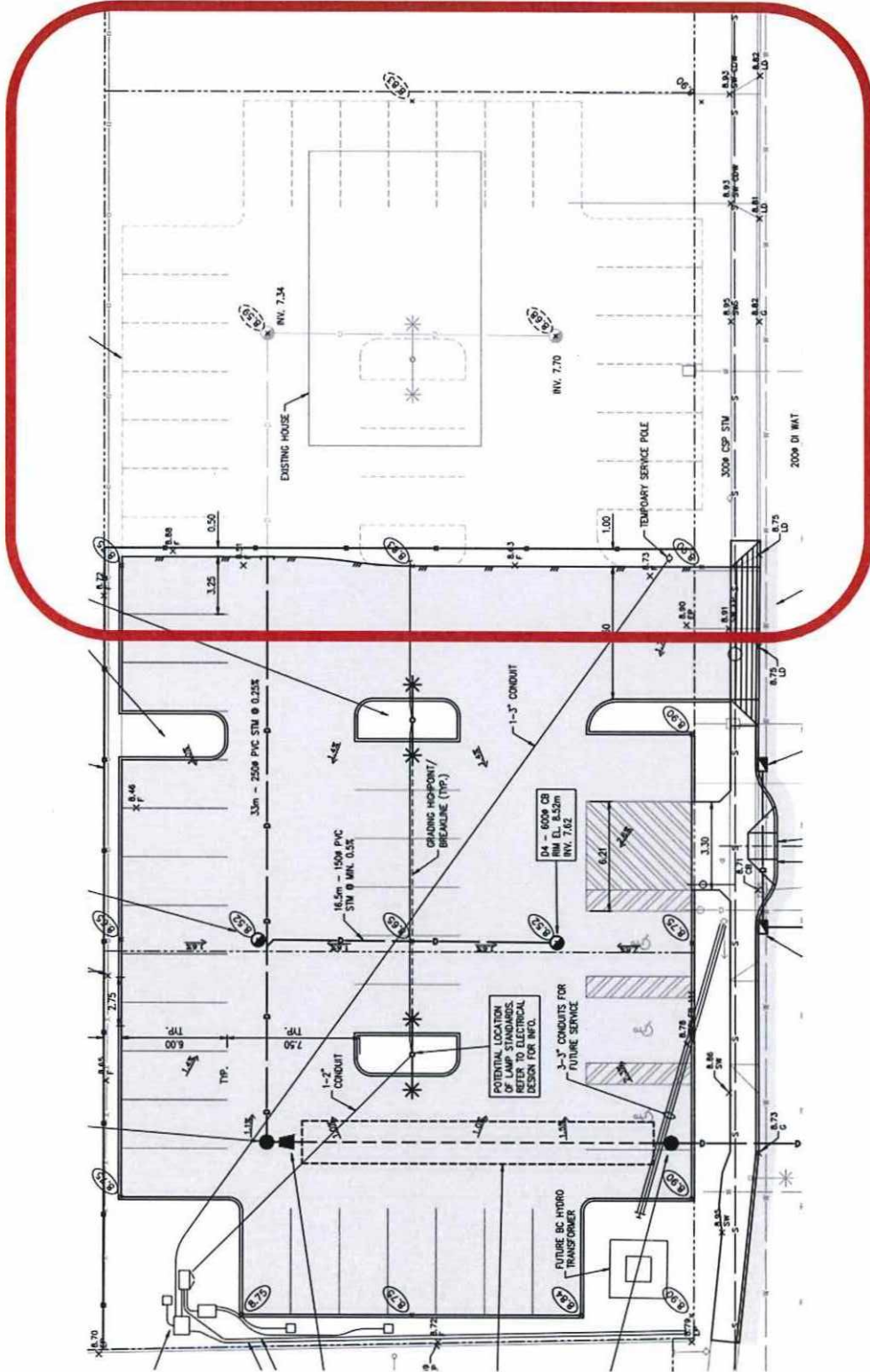
Location Map



Ortho Photo



Conceptual Site Plan (as provided by the applicant)



Parking Lot Addition

SCHEDULE "A"



CITY OF
CHILLIWACK

«Name_1»
«Name_2»
«Address»

File No: 0890.20
Engineering – Property Management
Date: June 25, 2024

Dear Property Owner:

Re: Public Engagement – Addition to City Hall Parking Area
Civic Address: 46039 Southlands Drive, Chilliwack BC

This letter is to inform you about a proposed rezoning application for the above-noted property. The City is planning to construct an additional public and staff parking area at this location.

Rezoning and Official Community Plan:

The rezoning application seeks to change the current zoning designation of the property from R1-A (Urban Residential) to CP (Commercial Parking); and, to amend the Official Community Plan designation from 'Low Density Residential' to 'Institutional and Civic Use'.

Plan of Parking Lot:

Attached to this letter is a copy of the plan for the proposed parking area.

Your Input:

As the City holds itself to the same high standards as the development community, a public engagement process outside of a Public Hearing for the proposed parking area is necessary. Therefore, we invite you to share your thoughts and concerns.

How to Participate:

Please email the Engineering Department, Attention: Leah Knutson at engineeringinfo@chilliwack.com or if you prefer you can reach us by phone at 604.793.2907.

The rezoning application is tentatively set to be presented to Council on Tuesday, July 2, 2024. A notice will be sent to you from the Planning Department after this date, to provide information regarding the next steps of the process.

Sincerely,

Leah Knutson
Property Manager
Encl.

Date Received: July 10, 2024
Received From: Jaimie Tocher
Folder Number: R2001758
Subject Property: 46039 Southlands Dr.
Council Date: August 6, 2024

Page 1 of 4

8550 Young Road
Chilliwack, BC V2P 8A4

Phone: 604.792.9311
Fax: 604.795.8443
www.chilliwack.com





NOTE:
PARKING LOT AREA = 1529m²
LANDSCAPE AREA = 223m² (14.1%)

D2 - OIL/SILT INTERCEPTOR
CONTRACTOR TO PROVIDE SHOP
DRAWINGS TO ENGINEER FOR
APPROVAL PRIOR TO CONSTR.
(On = 0.007m³/s)
RM EL. 8.52m
INLET 7.23 m
OUTLET 7.18 m

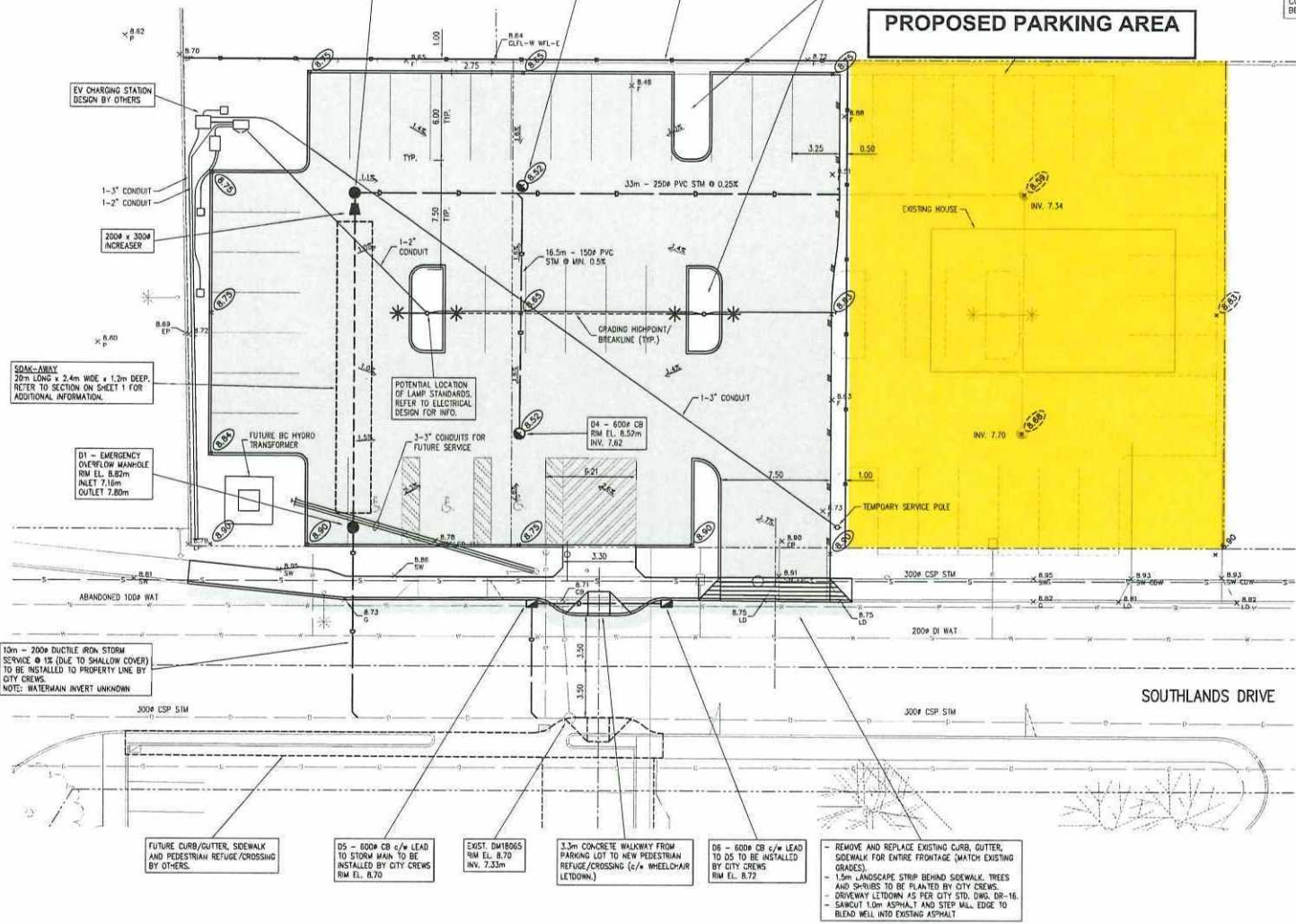
D3 - 600# CB
RM EL. 8.52m
INV. 7.62

2m HIGH FENCING TO BE
PROVIDED BY OTHERS

ON-SITE LANDSCAPE AREAS TO BE
PLANTED BY CITY CREWS AFTER
PARKING LOT CONSTRUCTION HAS
BEEN COMPLETED

BEFORE YOU DIG
THE LOCATION OF THE EXISTING UTILITIES HAS BEEN SHOWN
BASED ON AVAILABLE INFORMATION. THE ACCURACY AND
COMPLETENESS OF THE DRAWING IN THIS RESPECT IS NOT
GUARANTEED. THE EXACT LOCATION OF THESE UTILITIES
AND SERVICES SHALL BE DETERMINED ON SITE BY THE
CONTRACTOR PRIOR TO CONSTRUCTION. ALL CONFLICTS TO
BE IMMEDIATELY REPORTED TO WEDLER ENGINEERING

PROPOSED PARKING AREA



SOAK-AWAY
20m LONG x 2.4m WIDE x 1.2m DEEP.
REFER TO SECTION ON SHEET 1 FOR
ADDITIONAL INFORMATION.

D1 - EMERGENCY
OVERFLOW MANHOLE
RM EL. 8.60m
INLET 7.18m
OUTLET 7.80m

15m - 200# DUCTILE IRON STORM
SERVICE Ø 150 (DUE TO SHALLOW COVER)
TO BE INSTALLED TO PROPERTY LINE BY
CITY CREWS.
NOTE: WATERMAIN INVERT UNKNOWN

FUTURE CURB/GUTTER, SIDEWALK
AND PEDESTRIAN REFUGE/CROSSING
BY OTHERS.

D5 - 600# CB c/w LEAD
TO STORM MAIN TO BE
INSTALLED BY CITY CREWS
RM EL. 8.70

EXIST. DM18065
RM EL. 8.70
INV. 7.33m

3.3m CONCRETE WALKWAY FROM
PARKING LOT TO NEW PEDESTRIAN
REFUGE/CROSSING (c/w WHEEL-AR
LETDOWN.)

D6 - 600# CB c/w LEAD
TO DS TO BE INSTALLED
BY CITY CREWS
RM EL. 8.72

REMOVE AND REPLACE EXISTING CURB, GUTTER,
SIDEWALK FOR ENTIRE FRONTAGE (MATCH EXISTING
GRADES).
- 1.5m LANDSCAPE STRIP BEHIND SIDEWALK. TREES
AND SHRUBS TO BE PLANTED BY CITY CREWS.
- DRIVEWAY LETDOWN AS PER CITY STD. DWG. DS-16.
- SANDOUT 1.0m ASPHALT AND STEP W/LL. EDGE TO
BLEND WELL INTO EXISTING ASPHALT

LEGAL:	A	ISSUED FOR COC REVIEW	2020-10-22	STM				THE WEDLER GROUP ■ Abbotsford 604.748.0399 ■ Chilliwack 1.866.793.2881 ■ Courtenay 1.250.544.3063 ■ Surrey 1.866.646.1955	CITY OF CHILLIWACK NEW CITY HALL PARKING LOT SOUTHLANDS DRIVE, CHILLIWACK, BC	DRAWING NO.	OF 2
	B	CONDUIT LOCATIONS ADDED TO SITE PLAN	2021-02-05	STM						C19-5675/B-02	LOCAL GOVERNMENT FILE
REV/APP:	C	CHANGES AS PER CITY REVIEW COMMENTS	2021-03-09	STM				WEDLER ENGINEERING www.wedler.com	SITE GRADING AND SERVICING PLAN	PHASE	REVISION
	D	ISSUED FOR CONSTRUCTION	2021-03-16	STM							
REV		DESCRIPTION	YYYY-MM-DD	BY	REV	DESCRIPTION	YYYY-MM-DD				

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Street	House	Unit	Name 1	Name 2	Address
BROOKS AVE	46022				41871 SOUTH SUMAS RD CHILLIWACK BC V2R 4K6
BROOKS AVE	46022				46022 BROOKS AVE CHILLIWACK BC V2P 1B9
BROOKS AVE	46034	1			1 - 46034 BROOKS AVE CHILLIWACK BC V2P 1B9
BROOKS AVE	46034	1			46032 BROOKS AVE CHILLIWACK BC V2P 1B9
BROOKS AVE	46034	2			2 - 46034 BROOKS AVE CHILLIWACK BC V2P 1B9
BROOKS AVE	46042				7398 - 130 ST SURREY BC V3W 6K4
BROOKS AVE	46042				46042 BROOKS AVE CHILLIWACK BC V2P 1B9
BROOKS AVE	46052				46052 BROOKS AVE CHILLIWACK BC V2P 1B9
BROOKS AVE	46060				46060 BROOKS AVE CHILLIWACK BC V2P 1B9
BROOKS AVE	46060				46060 BROOKS AVE CHILLIWACK BC V2P 1B9
SOUTHLANDS DR	46019				46019 SOUTHLANDS DR CHILLIWACK BC V2P 1B6
SOUTHLANDS DR	46029				46029 SOUTHLANDS DR CHILLIWACK BC V2P 1B6
SOUTHLANDS DR	46039				46039 SOUTHLANDS DR CHILLIWACK BC V2P 1B6
SOUTHLANDS DR	46045				46045 SOUTHLAND DR CHILLIWACK BC V2P 1B6
SOUTHLANDS DR	46045				46045 SOUTHLANDS DR CHILLIWACK BC V2P 1B6
SOUTHLANDS DR	46057				46057 SOUTHLANDS DR CHILLIWACK BC V2P 1B6
SOUTHLANDS DR	46057				9037 155 ST SURREY BC V3R 8W3
YOUNG RD	8530				8530 YOUNG RD CHILLIWACK BC V2P 8A4
YOUNG RD	8550	201			201 - 8550 YOUNG RD CHILLIWACK BC V2P 4P1

Date Received: July 10, 2024

Received From: Jaimie Tocher

Folder Number: R200 1758

Subject Property: 46039 Southlands Dr.

Council Date: August 6, 2024



**City of Chilliwack
Notice of Public Hearing
Council Chambers
8550 Young Road, Chilliwack BC V2P 8A4**

When: Tuesday, August 6, 2024 at 4:00 PM

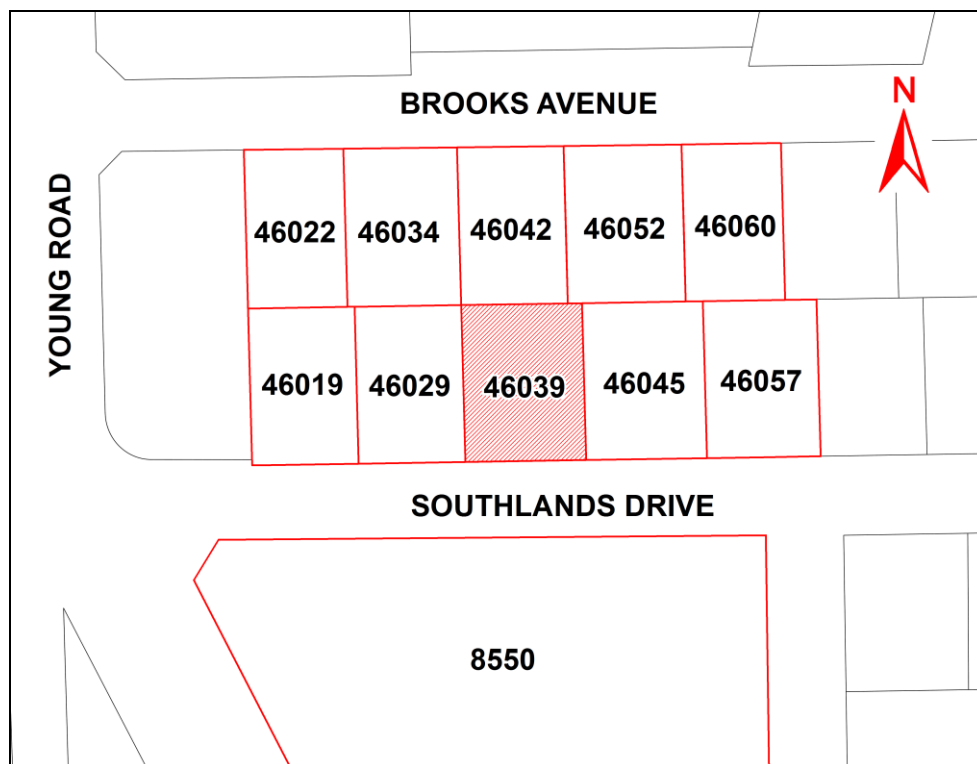
Watch: The live council meeting broadcast at Chilliwack.com/live

Official Community Plan Bylaw Amendment and Rezoning Application (RZ001758)

Location: 46039 Southlands Drive

Applicant: City of Chilliwack

Purpose: To amend the 2040 Official Community Plan designation of the subject property from "Low Density Residential" to "Institutional and Civic Use" and to rezone the property from an R1-A (Urban Residential) Zone to a CP (Commercial Parking) Zone, to facilitate construction of a parking lot associated with City Hall at 8550 Young Road.



How to share your feedback:



Attend the Public Hearing in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: clerks@chilliwack.com

- Submissions will be accepted until 4:00 PM on August 5, 2024. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, July 24, 2024 and Tuesday, August 6, 2024 for a copy of the proposed bylaws at planning@chilliwack.com or 604-793-2906.

Jacqueline Morgan, CMC
Corporate Officer

City of Chilliwack

Bylaw No. 5409

A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”

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

1. This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409”**.
2. “Official Community Plan Bylaw 2014, No. 4025”, is hereby amended by redesignating property described as PID: 004-003-403, Lot 12 District Lot 342 Group 2 New Westminster District Plan 16533, from RL “Low-Density Residential” to PI “Institutional and Civic Use”.

Received first and second reading on the
Public hearing held on the
Received third reading on the

Consultation Process considered by Council on the 2nd day of July, 2024.

Received adoption on the

Mayor

Corporate Officer

NOTE: This bylaw refers to property located at 46039 Southlands Drive.

DRAFT

“Official Community Plan Bylaw Amendment Bylaw 2024, No. 5409”



DRAFT

City of Chilliwack

Bylaw No. 5410

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. 5410”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 004-003-403, Lot 12 District Lot 342 Group 2 New Westminster District Plan 16533, from an R1-A (Urban Residential) Zone to a CP (Commercial Parking) 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 46039 Southlands Drive.

DRAFT

“Zoning Bylaw Amendment Bylaw 2024, No. 5410”



DRAFT