

AGENDA ITEM NO: 7.3

MEETING DATE: August 20, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: Guliker Design Group  
Rezoning / 45419 Kipp Avenue DATE: July 29, 2024

DEPARTMENT: Planning Department  
RZ001734 PREPARED BY: Sean Roufousse / cc

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**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. 5384", which proposes to rezone property located at 45419 Kipp 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. 5384", which proposes to rezone property located at 45419 Kipp 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 RZ001734

PREPARED BY: Sean Roufosse DATE: July 29, 2024

POSITION: Planner I DEPARTMENT: Planning Department

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### 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 mill and overlay, 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 – One and Two Family Housing" as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan.

Land Use:	Single detached dwelling (to be demolished). The subject property will be maintained per the attached property maintenance plan (Schedule B).
Community Engagement:	The applicant has conducted independent public engagement with neighbouring properties. The applicant facilitated this engagement through door-knocking and distributing letters to neighbours in a 30m radius of the property. A copy of the engagement summary has been included in the information package presented to Council. (Schedule C)

## 2.2 Neighbourhood Character

The subject property is located in a low-density area of the Riverside Neighbourhood within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan. The subject property is surrounded primarily by single-detached dwellings within the R1-A (Urban Residential) and R1-C (Urban Infill) zones. The neighbourhood also includes the occasional 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. 5384”, which proposes to rezone property located at 45419 Kipp 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. 5384”, which proposes to rezone property located at 45419 Kipp 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 – One and Two Family Housing” designation within the Chilliwack Proper & Fairfield Island Neighbourhoods 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 (RZ001734) – August 31, 2023
- Development Application Review Team (DART) Minutes – October 26, 2023

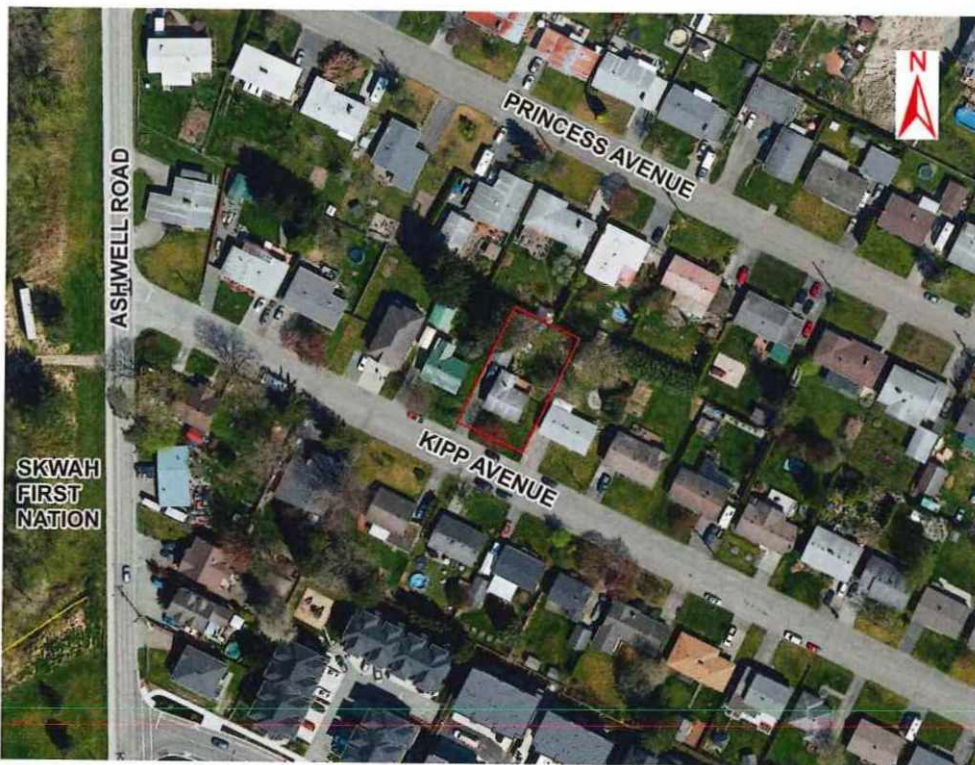
**Attachments:**

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

**Location Map**



**Ortho Photo**



**Conceptual Site Plan (as provided by the applicant)**

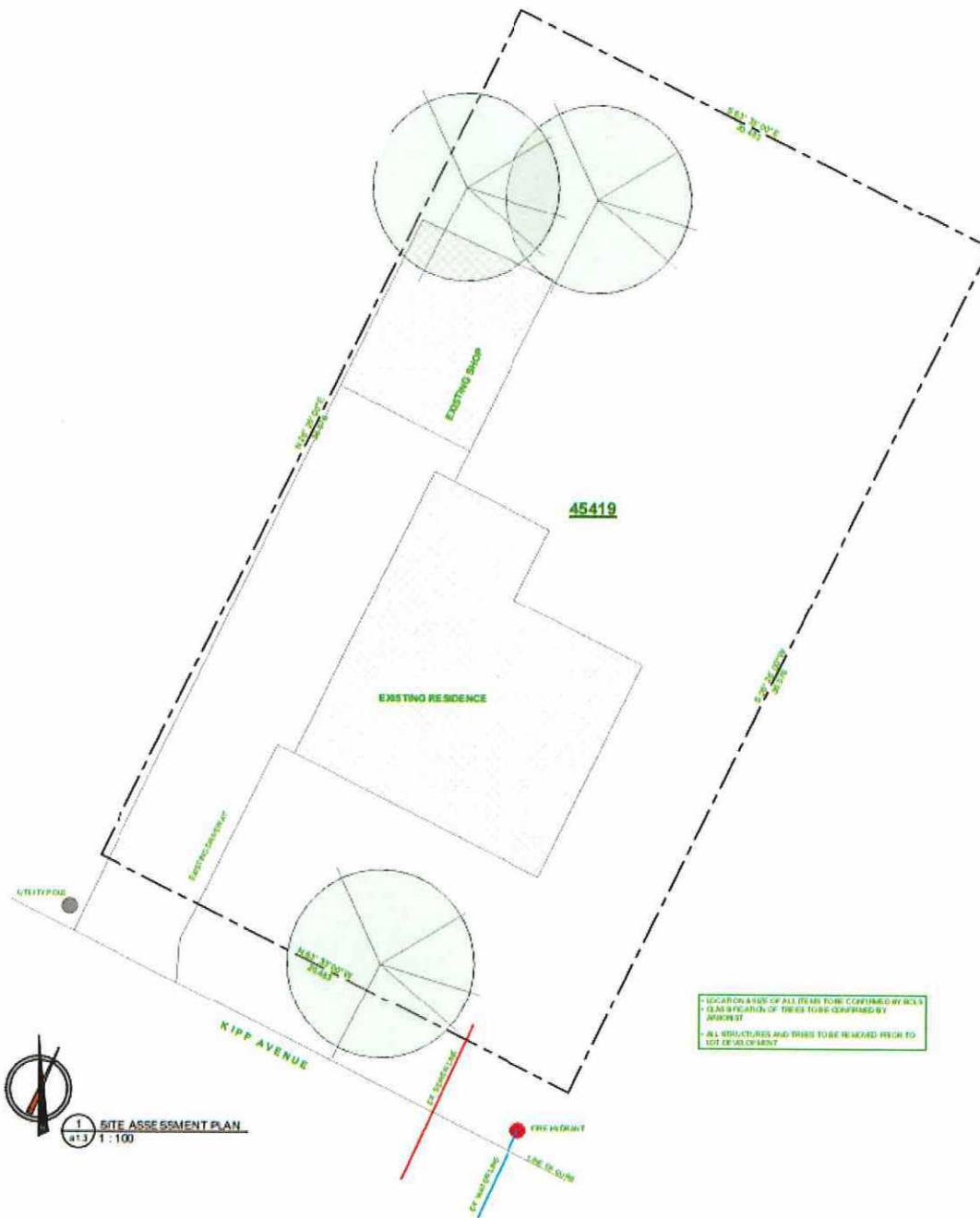
**Figure 1: Concept Plan**



Figure 2: Detailed Plan



Figure 2: 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**

City of Chilliwack  
Planning & Strategic Initiatives Department  
8550 Young Rd  
Chilliwack, BC V2P 8A4  
T: 604-793-2968

Attn: Curtis Browne

**RE: Property Maintenance Plan for: 45419 Kipp Avenue, Chilliwack, BC**

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This letter is in reference to the Property Maintenance Plan for the development at the address shown above. Throughout the entirety of the development process, I/we will assure that the property will be maintained in accordance with the Community Standards Bylaws.

I/we will achieve this objective by keeping the property tenanted and having the tenants responsible for the regular up-keep of the property until four months before starting construction and one month prior to demolition of existing residence. I/we will also highlight to the tenants the standard of care to be met. In addition, I/we will conduct by-weekly check-ins to verify the property is remaining compliant with all Community Bylaws.

If you require any additional information, please contact the undersigned

Sincerely,

*Jatinder Singh*

Jay Singh  
Property Owner

“Schedule C” – Engagement Package



RE: Re-Zoning & Subdivision Application – 45419 Kipp Avenue, Chilliwack, BC

Date:

Dear Property Owner,

We are writing regarding a re-zoning and subdivision application to the City of Chilliwack at the above property. The application as shown in the attached document are requested to allow for the construction of two (2) single detached dwellings. As you own a property nearby, we request your neighbourly approval of this development. Please indicate your support or opposition to this development and any concerns you have below, and initial beside the proposed site plan on the attachment. Any questions may be submitted to the undersigned. Please return this form to the undersigned at your earliest convenience.



45419 Kipp Avenue

Date Received: July 16, 2024

Received From: Guliker Design Group

Folder Number: RZ1734

604.824.2774 – www.guliker.ca Subject Property: 45419 Kipp Avenue

Council Date: August 20, 2024



This petition will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document, you are providing your consent to permit all information provided therein to be viewed by the public.

Please return this package to Guliker Design Group Inc. within 14 days to guarantee that your opinion will be registered with the city.

Regards,  
Guliker Design Group Inc.  
#201 – 8364 Young, Chilliwack, BC V2P 4N9  
604-824-2774 | info@guliker.ca  
www.guliker.ca

Signature \_\_\_\_\_

Owner Name \_\_\_\_\_

Date \_\_\_\_\_

Address \_\_\_\_\_

I  support/  oppose this development as presented.

Comments/Concerns:

Date Received: January 16, 2024  
Received From: Guliker Design Group  
Folder Number: RZ1734  
Subject Property: 45419 Kipp Avenue  
Council Date: August 20, 2024

**Addresses and record of public engagement re: Rezoning & Subdivision Application for 45419 Kipp Avenue:**

Address:	Name:	Signature:	14 Day Response Received:
45392 Kipp Avenue	R Vander Meulen	<i>R Vander Meulen</i>	Dec 8/23
45399 Kipp Avenue	MAILBOX		
45402 Kipp Avenue	RENTAL		
45405 Kipp Avenue	TODD MARTIN	<i>TODD MARTIN</i>	
45414 Kipp Avenue	MAILBOX		
45426 Kipp Avenue	MAILBOX		
45429 Kipp Avenue	RENTAL		
45430 Kipp Avenue	MAILBOX		
45437 Kipp Avenue	RENTAL		
45414 Princess Avenue	MAILBOX		
45420 Princess Avenue	MAILBOX		
45428 Princess Avenue	MAILBOX		
45436 Princess Avenue	MAILBOX		

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This survey was conducted on 8 Dec 2023 between 5:30 PM and 6:00 PM by DYLAN SLAA, ASST. REG.

This petition will be submitted to the City of Chiliwack, to be included within the public record, for the above-noted application. By providing personal information on this document, you are providing your consent to permit all information provided therein to be viewed by the public.

**City of Chilliwack**

**Bylaw No. 5384**

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

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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. 5384”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 009-720-294, Lot 18 Division “A” New Westminster District Plan 12528, 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

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Mayor

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Corporate Officer

NOTE: This bylaw refers to property located at 45419 Kipp Avenue.

**DRAFT**

**“Zoning Bylaw Amendment Bylaw 2024, No. 5384”**



**DRAFT**