

AGENDA ITEM NO: 7.7

MEETING DATE: August 20, 2024

STAFF REPORT – COVER SHEET

SUBJECT: Jesse Rayner
Rezoning / 4440 Wilson Road DATE: August 8, 2024

DEPARTMENT: Planning Department
RZ001750 PREPARED BY: Sean Yilmaz / mb

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from the RR (Rural Residential) Zone to the R1-A (Urban Residential) Zone to facilitate a future 2-lot subdivision.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2024, No. 5431", which proposes to rezone property located at 4440 Wilson Road from an RR (Rural Residential) Zone to an R1-A (Urban Residential) Zone, be given first and second reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2024, No. 5431", which proposes to rezone property located at 4440 Wilson Road from an RR (Rural Residential) Zone to an R1-A (Urban Residential) Zone, be given third reading.


for Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.


David Blain
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001750

PREPARED BY: Sean Yilmaz DATE: August 8, 2024

POSITION: Planner I DEPARTMENT: Planning Department

1. PROPOSAL:

The proposal is to rezone the subject property from an RR Zone to an R1-A Zone to facilitate a future 2-lot subdivision. As shown on the attached conceptual plan, the proposal meets the minimum required lot area and dimensions of the R1-A Zone for lands serviced with a community water system. As the minimum lot area for properties without sanitary sewer service within the R1-A Zone is 0.2ha and the subject property is not connected to sanitary sewer, future subdivision of the property is limited to 2 lots within the proposed R1-A Zone.

Final lot layout must comply with City Bylaws. The requirements of the Tree Management (Land Development) Bylaw and Land Development Bylaw will apply at time of subdivision. A Hydrogeological Assessment (prepared by a Qualified Professional for a 2-lot subdivision) will also be required at the time of subdivision.

At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed at time of redevelopment; however, building height within the R1-A Zone is limited to 10m.

2. FACTORS:

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

Official Community Plan: "Residential" as designated in the Yarrow Neighbourhood Plan.

Land Use: Single detached dwelling and two (2) ancillary buildings (storage sheds). The applicant has indicated that the house on the property is currently occupied and has provided information detailing how the site will be maintained throughout the redevelopment process, attached as "Schedule A".

Community Engagement: The applicant has conducted independent public engagement with neighbouring properties. The applicant advised that an open house was held on June 26, 2024 from 9:00am and 3:00pm. Letters were mailed to neighbouring properties within 30m of the subject property on June 12, 2024 informing residents of the proposal and inviting feedback/questions and inviting them to the open house.

As of the date of this report, the applicant has not received any responses. A copy of the engagement summary has been included in the information package presented to Council.

2.2 Neighbourhood Character

The subject property is located in the Yarrow neighbourhood, surrounded by single detached dwellings within the R1-A Zone. Yarrow consists of varying sized lots, mainly supporting low density residential uses.

The proposed rezoning is consistent with the “Residential” 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 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 as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: A class ‘B’ watercourse (Stewart Creek) dissects the south east corner of the subject property. A drainage right-of-way (ROW) is required over the watercourse providing access for maintenance purposes.

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. 5431”, which proposes to rezone property located at 4440 Wilson Road from an RR (Rural Residential) Zone to an R1-A (Urban Residential) Zone, be given first and second reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2024, No. 5431”, which proposes to rezone property located at 4440 Wilson Road from an RR (Rural Residential) Zone to an R1-A (Urban Residential) Zone, be given third reading.

Substantiation:

The proposed rezoning is consistent with the residential character of the Yarrow neighbourhood and the 2040 Official Community Plan, which supports single detached infill development to accommodate future growth and increased housing options. The development is anticipated to provide one additional single detached dwelling with a potential accessory dwelling unit expanding the availability of residential opportunities on relatively large lots within the City.

4. SOURCES OF INFORMATION:

- Rezoning Application (RZ001750) – February 21, 2024
- Development Application Review Team (DART) Minutes – May 23, 2024

Attachments:

- 1) Schedule A - Maintenance Plan – July 22, 2024
- 2) Schedule B – Community Engagement

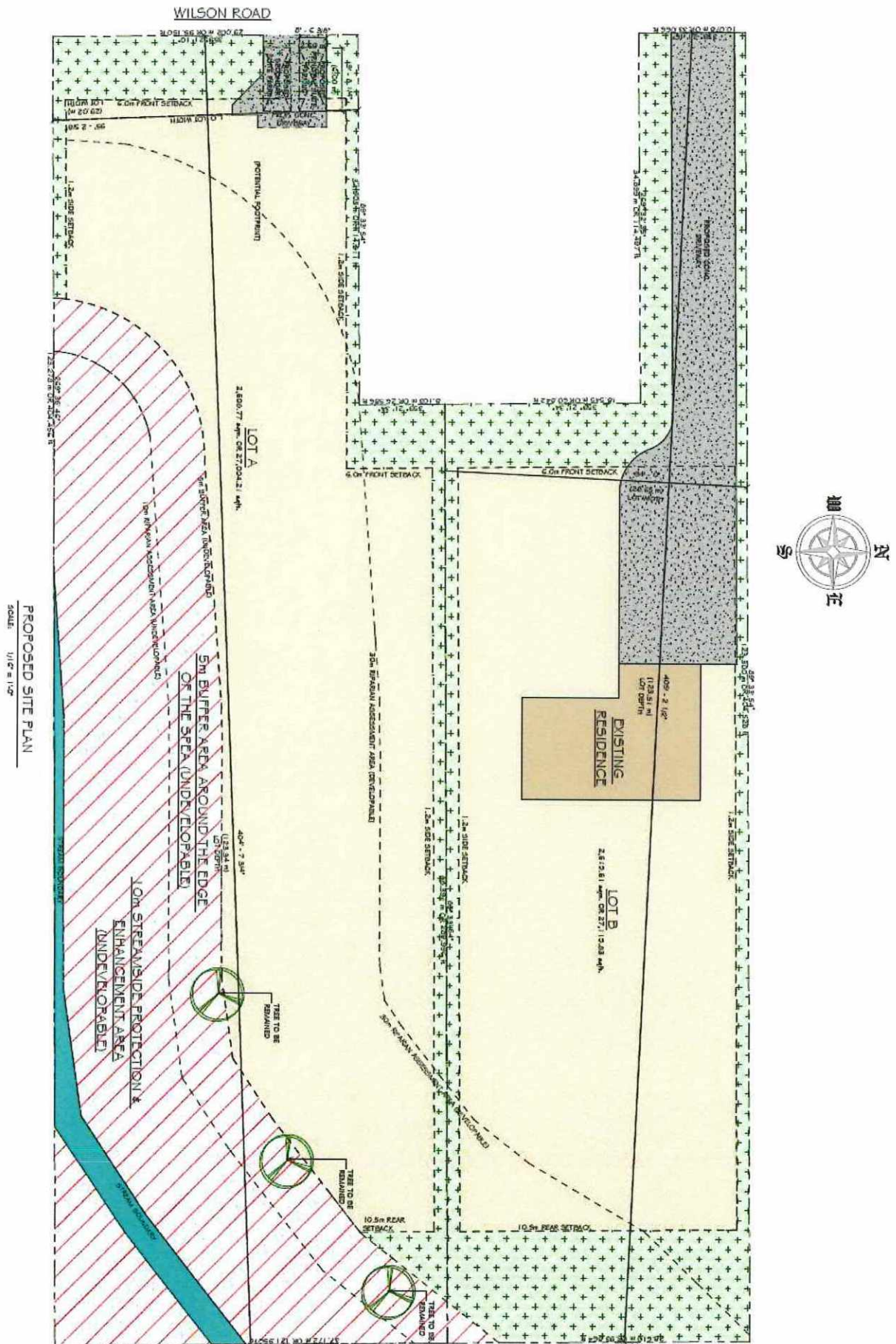
Location Map



Ortho Photo



Conceptual Site Plan (as provided by the applicant)



Schedule A - Maintenance Plan



JCR DESIGN Ltd. EST. 2003

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

July 22, 2024

4440 Wilson Road
Maintenance Plan

The owners of the property currently live on site. They currently look after all of the maintenance of the property.

After the rezoning is complete, the owners will apply for subdivision and demolition permit. Once the PLA and demolition permit are issued, shortly before excavation is to begin, a fence will be put in place to secure the area being worked on. Any work will be done Monday to Saturday between the hours of 7:00 am and 9:00 pm. The fence will remain in place until the foundations are poured. The property and sidewalks will be kept clean of all debris and snow. There will be a rubbish container on site at all times. Any weeds/grass/trees that require maintenance will be done on a regular basis. The contractor will ensure that there will be minimal smoke and dust emission.

Schedule B – Community Engagement



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 27, 2024

Rezoning Open House – RZ001750 - 4440 Wilson Rd

June 12, 2024 – Letters were mailed to neighboring homes

- 42672 Prairie Ave
- 42659 Yarrow Central Rd
- 42627 Yarrow Central Rd
- 4435 Wilson Rd
- 4445 Wilson Rd
- 4432 Wilson Rd
- 4480 Wilson Rd
- 4475 Wilson Rd
- 42675 Yarrow Central Rd
- 42645 Yarrow Central Rd
- 42617 Yarrow Central Rd
- 4441 Wilson Rd
- 4465 Wilson Rd
- 4450 Wilson Rd
- 4483 Wilson Rd

JCR Design Ltd. held an open house on June 26, 2024 from 9:00 am to 3:00 pm.

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

City of Chilliwack

Bylaw No. 5431

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. 5431**”.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 002-181-894, Lot 58 Section 33 Township 22 New Westminster District Plan 44487, from an RR (Rural Residential) Zone to an R1-A (Urban Residential) Zone.

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

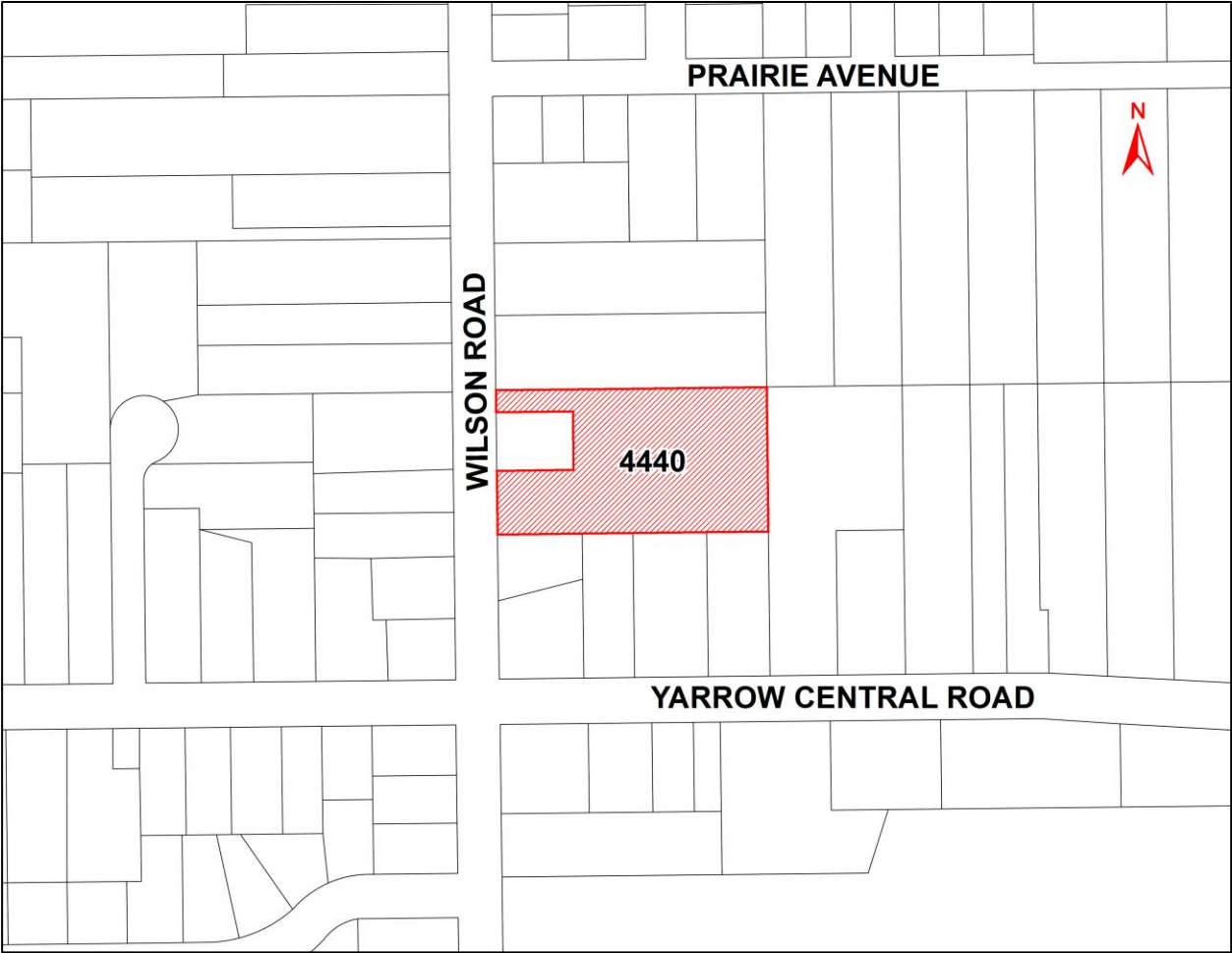
.....
Mayor

.....
Corporate Officer

NOTE: This bylaw refers to property located at 4440 Wilson Road.

DRAFT

“Zoning Bylaw Amendment Bylaw 2024, No. 5431”



DRAFT