

City of Chilliwack

Bylaw No. 5426

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. 5426”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended in the TABLE OF CONTENTS, SECTION 13 – COMPREHENSIVE DEVELOPMENT ZONES, by adding a new Subsection CD-27 (COMPREHENSIVE DEVELOPMENT-27) ZONE, in numerical order.
3. Said Bylaw is hereby further amended in SECTION 13 – COMPREHENSIVE DEVELOPMENT ZONES, by adding a new Subsection CD-27 (COMPREHENSIVE DEVELOPMENT-27) ZONE, in numerical order, as attached.

Received first and second reading on the 24th day of September, 2024.

Public hearing held on the 8th day of October, 2024.

Received third reading on the 8th day of October, 2024.

Received adoption on the

Mayor

Corporate Officer

13.27 CD-27 (COMPREHENSIVE DEVELOPMENT-27) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- (a) APARTMENT
- (b) SMALL UNIT APARTMENT
- (c) CULTURAL FACILITY
- (d) GENERAL COMMERCIAL

ANCILLARY USES

- (e) ACCESSORY HOME OCCUPATION
- (f) OFF-STREET LOADING
- (g) OFF-STREET PARKING
- (h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m ²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	25m	30m

(4) DENSITY (MAXIMUM)

- (a) All uses 340 DU per ha

(5) LOT COVERAGE (MAXIMUM)

- (a) OFF-STREET PARKING STRUCTURE 100%
- (b) All other uses 50%

(6) FLOOR AREA RATIO (MAXIMUM)

- (a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	3m	3m	3m	3m*
(b) OFF-STREET PARKING STRUCTURE not exceeding 3m above GRADE	0m	0m	0m	0m

*The setback may be reduced to 0m for the roof projection of an entrance feature.

(8) SITING

- (a) Parking and waste container facilities shall be located behind or under all uses so as to be screened from public areas.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	25m
(b) All Areas: rooftop enclosures for roof access stairs are not included in BUILDING HEIGHT determination provided that the area of such enclosures do not exceed 10% of the roof area	

(10) SPECIAL REGULATIONS

- (a) GENERAL COMMERCIAL use shall specifically exclude:
- (i) an AMUSEMENT CENTRE
 - (ii) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL
 - (iii) BEVERAGE CONTAINER RETURN DEPOT
 - (iv) a PAWNBROKER, and
 - (v) THEATRE
- (b) Non-RESIDENTIAL USES shall adhere to the following:
- (i) Non-RESIDENTIAL USES must be located within a BUILDING or STRUCTURE with 3 or more DWELLING UNITS
 - (ii) Non-RESIDENTIAL USES must be included within any BUILDING or STRUCTURE within Area A (as indicated in "Appendix I – CD-27 ZONE Map")
 - (iii) Non-RESIDENTIAL USES use must be located within the STOREY(S) below an APARTMENT USE
 - (iv) Non-RESIDENTIAL USES are not permitted within Area B (as indicated in "Appendix I – CD-27 ZONE Map")
- (c) URBAN ANCILLARY USES shall be limited to:
- (i) gardening and recreational activities
 - (ii) household storage and maintenance
 - (iii) keeping of household PETS not exceeding 3 in number, and
 - (iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE
- (d) Notwithstanding Section 4.08 REGULATIONS APPLICABLE TO SPECIFIC ZONES:
- (i) In lieu of a common amenity area, a contribution to a neighbourhood park in the Alma Avenue/Morton Road/Marie Avenue/Viola Street area as identified in the South Vedder Neighbourhood Plan is required to the satisfaction of the City
- (e) Notwithstanding Section 4.09 FENCING, LANDSCAPING, SCREENING:
- (i) pervious surfaces are not required
 - (ii) 9% of the overall LOT AREA shall be landscaped

- (f) Notwithstanding Section 5.03 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS:
- (i) 0.75 spaces per SMALL UNIT APARTMENT
 - (ii) 1 space per 1-bedroom APARTMENT unit over 51m²
 - (iii) 1.5 spaces per APARTMENT unit with 2 or more bedrooms
 - (iv) 6 Type B – Short Term bicycle parking spaces for each APARTMENT BUILDING
 - (v) A right-of-way must be registered to the title of the property to permit public access through the private lane to the satisfaction of the City
- (g) Notwithstanding Section 5.04 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS:
- (i) 2 spaces for all non-RESIDENTIAL uses
 - (h) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC Building Code
 - (i) A storage locker shall be provided for each APARTMENT unit
 - (j) A minimum of 2.75% of the APARTMENT units must include 3 or more bedrooms

Review General Regulations for Additional Development Requirements

“Appendix I - CD-27 ZONE Map”

