


AGENDA ITEM NO: 7.6

MEETING DATE: March 11, 2025

**STAFF REPORT – COVER SHEET**

SUBJECT: Jesse Rayner  
Rezoning / 46092 & 46106 Bonny  
Avenue DATE: February 27, 2025

DEPARTMENT: Planning Department  
RZ001774 PREPARED BY:  Navdeep Sidhu / mb

**1. SUMMARY OF ISSUE:**


The applicant requests to rezone the subject properties from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) 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 2025, No. 5459", which proposes to rezone properties located at 46092 & 46106 Bonny Avenue from an R1-A (Urban Residential) Zone R3 (Small Lot Residential) Zone, be given first and second reading.

Recommendation that "Zoning Bylaw Amendment Bylaw 2025, No. 5459, which proposes to rezone properties located at 46092 & 46106 Bonny Avenue from an R1-A (Urban Residential) Zone R3 (Small Lot Residential) 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 RZ001774

PREPARED BY: Navdeep Sidhu DATE: February 27, 2025  
POSITION: Planner I DEPARTMENT: Planning Department

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### 1. PROPOSAL:

The proposal is to rezone the subject properties from an R1-A Zone to an R3 Zone to facilitate a future 6-lot subdivision. As shown on the attached conceptual plan, the proposal meets the minimum required lot area and dimensions of the R3 Zone.

As a result of the recent amendments to the Zoning Bylaw to address Provincial legislation changes, the subject properties, 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 properties 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 R3 Zone; as such, if approved, the proposed redevelopment will be limited to 2 units per lot (12 potential dwelling units total on 6 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 urban half road frontage improvements with gutter, sidewalk and LED street lighting. The requirements of the Tree Management (Land Development) Bylaw and Land Development Bylaw will apply at time of subdivision. A demolition permit 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 the time of redevelopment; however, building height within the proposed R3 Zone is limited to 10m. The applicant has advised that they intend to demolish the existing home at time of subdivision, should the requested rezoning be approved.

### 2. FACTORS:

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

OCP Designation: "Residential 1" as designated in the Downtown Land Use and Development Plan within the Official Community Plan (OCP). The proposal is consistent with this designation.

Land Use: A single detached dwelling on each lot to be demolished at time of development. The applicant has provided information detailing how the site will be maintained throughout the redevelopment process, attached as "Schedule A"

**Community Engagement:** The applicant conducted public engagement by sending out letters to all properties within a 30-meter radius of the subject properties, inviting residents to attend an open house to learn about the proposal and provide feedback. Despite the invitation, no residents attended the open house. A copy of the engagement summary has been included in the information package presented to Council.

## 2.2 Neighbourhood Character

The subject properties are located within the Chilliwack Proper Neighbourhood, surrounded by single detached dwellings within the R1-A, R3 and R1-C (Urban Infill) Zones. The properties immediately adjacent to the subject properties to the west were recently rezoned to the R3 Zone for a 17-lot subdivision. The proposed development is within walking distance from Bonny Park.

The proposed rezoning is consistent with the “Residential 1” designation of the Downtown Land Use and Development Plan and the City’s Infill Development Policy, which support infill development to accommodate future growth and increased housing options at an appropriate scale. As the proposal meets the required dimensions of the R3 Zone, the Infill Development Policy does not require 12m long driveways. Due to the width of the proposed lots, adequate parking and green front yards is expected to be maintained. Additionally, the required urban frontage improvements – including barrier curb, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape is achieved.

## 2.3 Technical Issues:

**Floodplain:** The properties are located within the protected floodplain and are subject to the Floodplain Regulations Bylaw.

**Watercourses:** There are no known watercourses within, or in the immediate vicinity of, the subject properties.

**Geotechnical issues:** The properties are not subject to any known geotechnical hazards or earthquake related risks.

## 3. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2025, No. 5459”, which proposes to rezone properties located at 46092 & 46106 Bonny Avenue from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading.

Recommendation that “Zoning Bylaw Amendment Bylaw 2025, No. 5459, which proposes to rezone properties located at 46092 & 46106 Bonny Avenue from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential Zone), be given third reading.

**Substantiation:**

The proposed rezoning is consistent with the City's OCP designation, Infill Development Policy and the existing low-density residential development in the surrounding area, and as such, is anticipated to complement the neighbourhood and provide additional housing options at an appropriate scale.

**4. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001774) – August 23, 2024
- Development Application Review Team (DART) Minutes – October 3, 2024

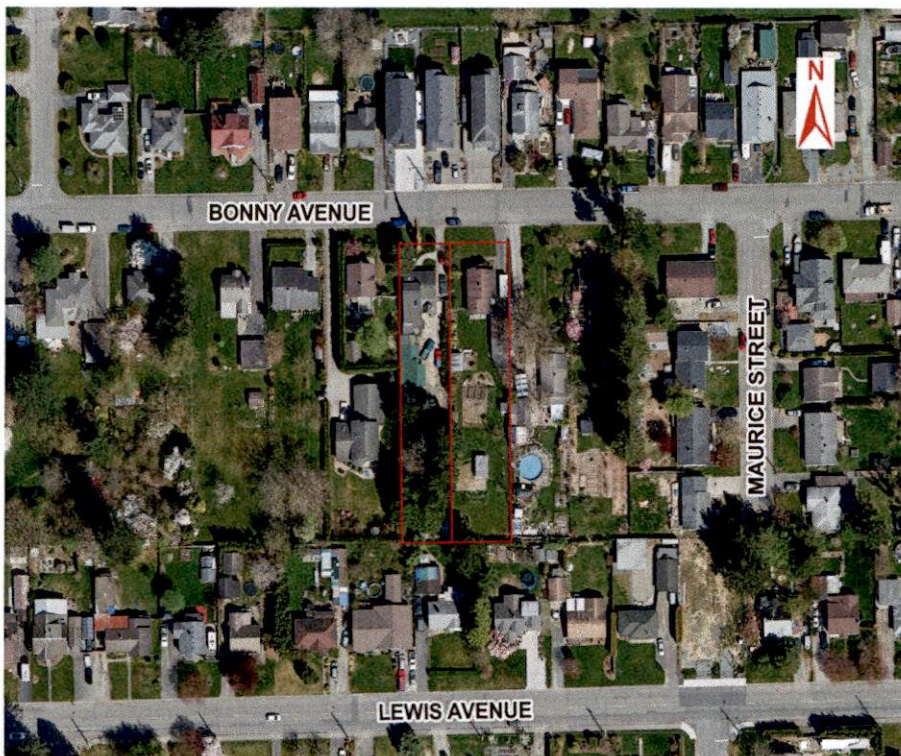
**Attachments:**

- "Schedule A" – Property Owner's Site Maintenance Plan – February 21, 2025

**Location Map**



**Ortho Photo**





Site Photos

46092 Bonny Ave



46106 Bonny Ave



## “Schedule A” - Property Owner’s Site Maintenance Plan

46092 & 46106 Bonny Ave, Chilliwack, BC

February 21, 2025

City of Chilliwack  
Planning Department  
8550 Young Road  
Chilliwack, B.C. V2P 8A4

February 21, 2025

46092 & 46106 Bonny Ave, Chilliwack, B.C.

### **Maintenance Plan**

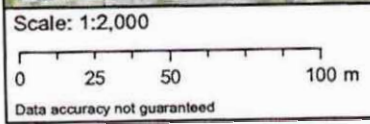
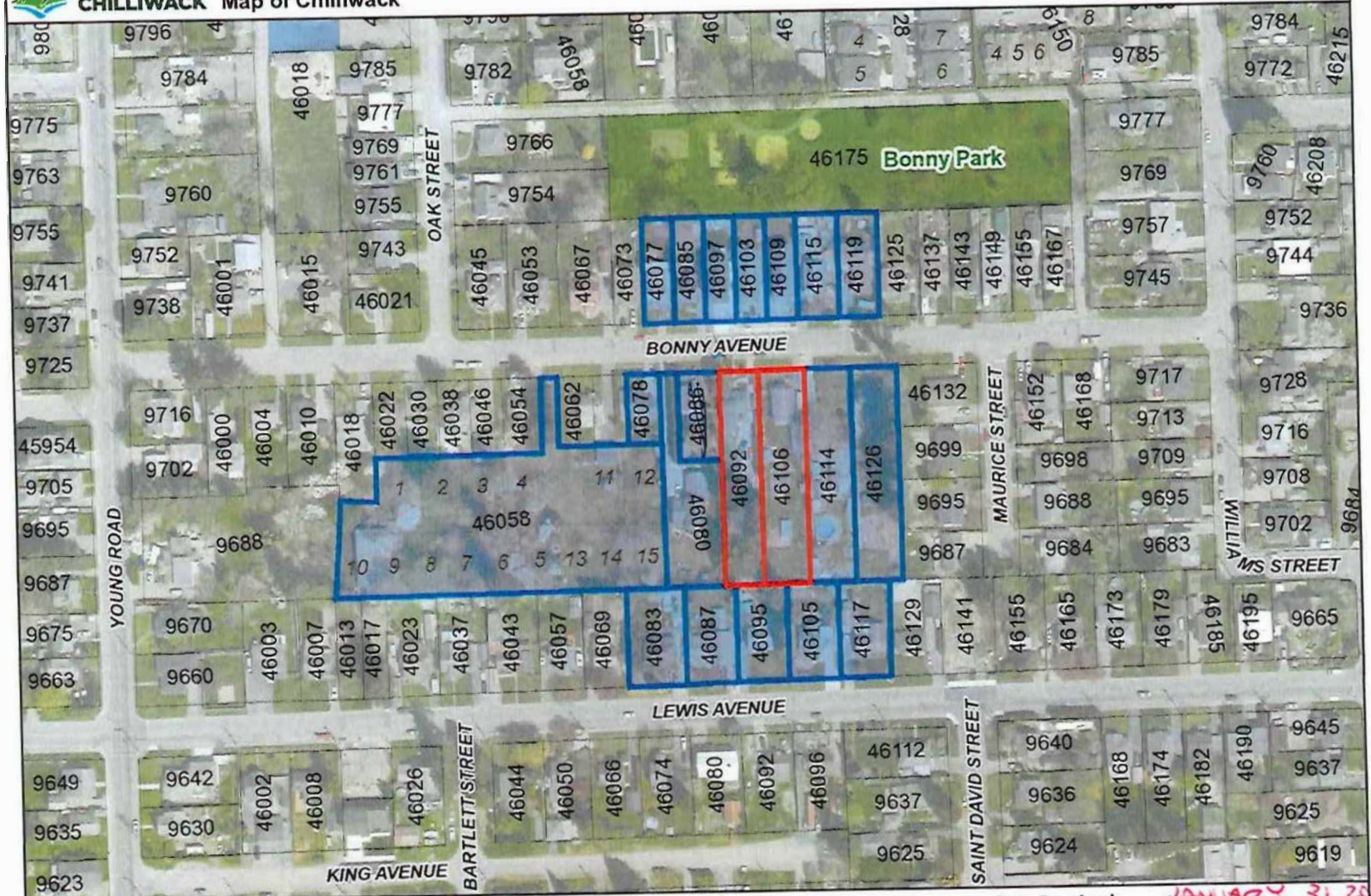
Once rezoning is complete, the owners will move forward with the subdivision. Once the PLA is issued, shortly before excavation is to begin, a fence will be put in place to secure the area being worked on. The owners will ensure that the site is secure, tidy and safe during the application processes.

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 always be a rubbish container on site. 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.

Sincerely,

Jesse Rayner  
JCR Design LTD.  
201-45269 Keith Wilson Rd,  
Chilliwack, B.C. V2R 5S1  
604-858-0031  
jesse@jcrdesign.ca





Date Received: JANUARY 31, 2025  
 Received From: JESSE RAYNER  
 Folder Number: R2001774  
 Subject Property: 46092 & 46106 BONNY AVE.  
 Council Date: MARCH 11, 2025  
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## 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

January 20, 2025

Dear Homeowner,

We are proposing a rezoning application at 46092 and 46106 Bonny Avenue to allow for a future 6 lot subdivision. A date hasn't been set yet for this application to go to 1<sup>st</sup> and 2<sup>nd</sup> reading with the City of Chilliwack.

We are holding an open house at our office on Wednesday, January 29th, 2025, 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 outside of the open house date, 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 directly to Navdeep Sidhu with the City of Chilliwack at [nsidhu@chilliwack.com](mailto:nsidhu@chilliwack.com) and to [clerks@chilliwack.com](mailto:clerks@chilliwack.com).

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

Thank you,

Jesse Rayner  
Owner

Date Received: JANUARY 31, 2025  
Received From: JESSE RAYNER  
Folder Number: R2001774  
Subject Property: 46092 & 46106 BONNY AVE.  
Council Date: MARCH 11, 2025  
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Rezoning Application Number:

Please drop off at City Hall  
or email to:

clerks@chilliwack.com  
or

**Rezoning Application: Public Engagement Petition**

**Property Address:** 46092 & 46106 BONNY AVE.

**Purpose:** TO ALLOW FOR A FUTURE 6 LOT SUBDIVISION

**Applicant contact information:** Jesse Rayner (604) 858-0031 jesse@jcrdesign.ca  
201-45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1

Name	Address	Signature	Support	Oppose	Comments/Concerns
	46086 BONNY AVE				
	46080 BONNY AVE				
	46119 BONNY AVE				
	46117 LEWIS AVE				
	46078 BONNY AVE				
	46077 BONNY AVE				
	46087 LEWIS AVE				
	46083 LEWIS AVE				
	46115 BONNY AVE				Date Received: JANUARY 31, 2025
	46109 BONNY AVE				Received From: JESSE RAYNER
	46058 BONNY AVE				Folder Number: RZ001774
	46114 BONNY AVE				Subject Property: 46092 & 46106 BONNY AVE.
					Council Date: MARCH 11, 2025
					Pg. 3 of 6

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.

Rezoning Application Number:

Please drop off at City Hall  
or email to:

**Rezoning Application: Public Engagement Petition**

clerks@chilliwack.com  
or

**Property Address:** 46092 & 46106 BONNY AVE.

**Purpose:** TO ALLOW FOR A FUTURE 6 LOT SUBDIVISION

**Applicant contact information:** Jesse Rayner (604)858-0031 jesse@jcrdesign.ca  
201-45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1

Name	Address	Signature	Support	Oppose	Comments/Concerns
	46097 BONNY AVE				
	46085 BONNY AVE				
	46126 BONNY AVE				
	46103 BONNY AVE				
	46105 LENIS AVE				
	46095 LENIS AVE				
					Date Received: JANUARY 31 2025
					Received From: JESSE RAYNER
					Folder Number: R2001774
					Subject Property: 46092 & 46106 BONNY AVE.
					Council Date: MARCH 11, 2025
					PG. 4 of 6

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.

**REZONING APPLICATION: PUBLIC ENGAGEMENT SUMMARY**

**Property Address(es):** 46092 & 46106 Bonny Ave., Chilliwack, BC

**Application Contact Information:** JCR Design Ltd, 201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1 (604) 858-0031 jesse@jcrdesign.ca

**Purpose:** The purpose of this application to allow for a future 6 lot subdivision. Public Engagement Letters Mailed – Jan 20, 2025

*The above-required application number, property address, applicant contact information, and purpose statement must be included on each page of the summary chart.*

Name	Address	Method of Contact	Comments/Responses
Homeowner	46086 Bonny Ave.	Mail	No response
Homeowner	46080 Bonny Ave.	Mail	No response
Homeowner	46119 Bonny Ave.	Mail	No response
Homeowner	46117 Lewis Ave.	Mail	No response
Homeowner	46078 Bonny Ave.	Mail	No response
Homeowner	46077 Bonny Ave.	Mail	No response
Homeowner	46087 Lewis Ave.	Mail	No response
Homeowner	46083 Lewis Ave.	Mail	No response
Homeowner	46115 Bonny Ave.	Mail	No response
Homeowner	46109 Bonny Ave.	Mail	No response
Homeowner	46058 Bonny Ave.	Mail	No response
Homeowner	46114 Bonny Ave.	Mail	No response
Homeowner	46097 Bonny Ave.	Mail	No response
Homeowner	46085 Bonny Ave.	Mail	No response

No response  
Date Received: JANUARY 31, 2025

Received From: JESSE RAYNER

Folder Number: RZ001774

Subject Property: 46092 & 46106 BONNY AVE

Council Date: MARCH 11, 2025  
PC.5676

Homeowner	46126 Bonny Ave.	Mail	No response
Homeowner	46103 Bonny Ave.	Mail	No response
Homeowner	46105 Lewis Ave.	Mail	No response
Homeowner	46095 Lewis Ave.	Mail	No response

The public engagement summary 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.

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**City of Chilliwack**

**Bylaw No. 5459**

**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. 5459”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning properties described as:
  1. PID: 009-439-986, Lot 3 District Lot 349 Group 2 Division “D” New Westminster District Plan 11009 (46092 Bonny Avenue); and,
  2. 011-339-055, Lot 3 District Lot 349 Group 2 New Westminster District Plan 8477 (46106 Bonny Avenue);from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) 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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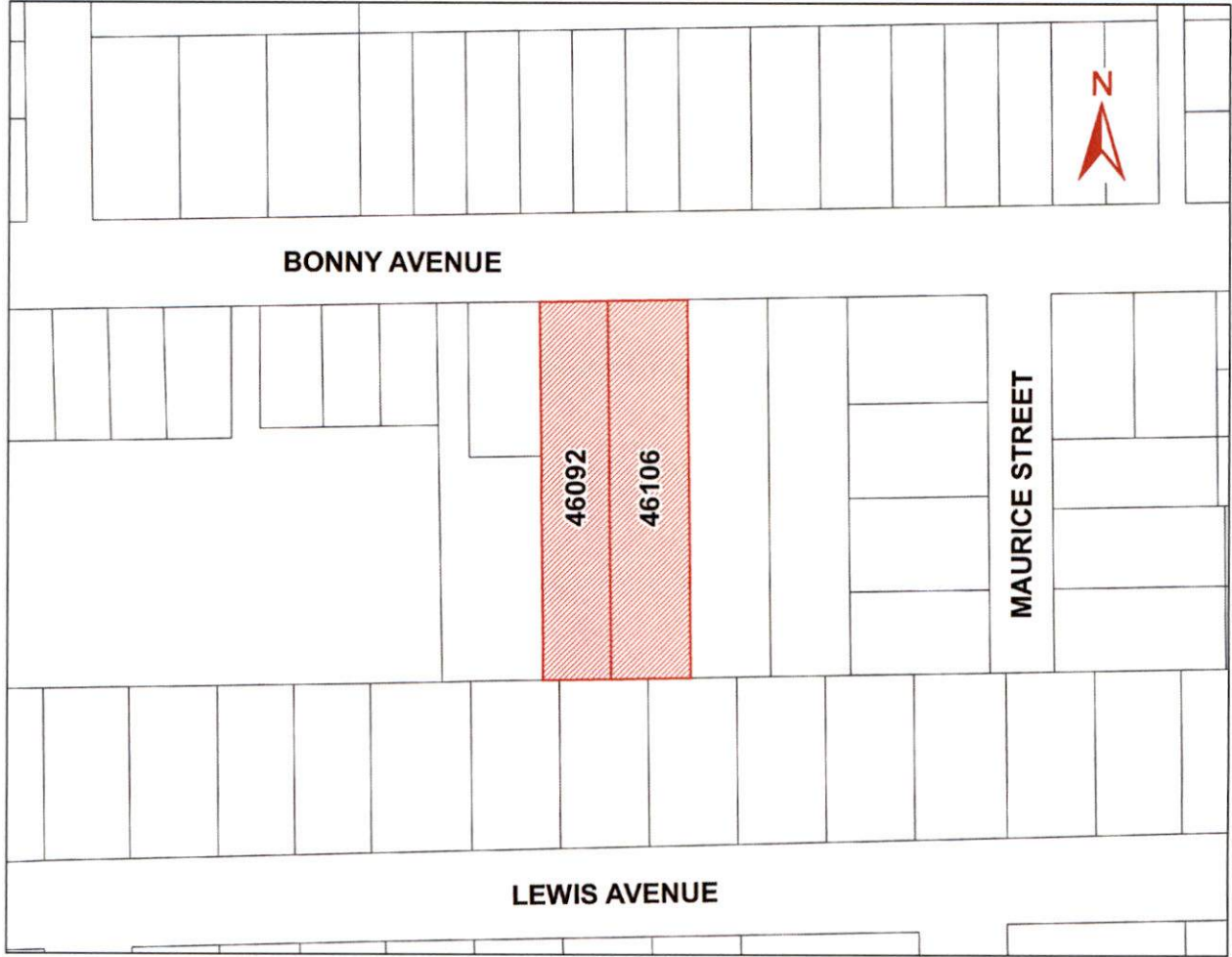
Mayor

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Corporate Officer

**DRAFT**

**“Zoning Bylaw Amendment Bylaw 2024, No. 5459”**



***DRAFT***