

AGENDA ITEM NO: 7.10.

MEETING DATE: June 21, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: OTG Developments Ltd.  
Rezoning / 46852 First Avenue DATE: June 7, 2022

DEPARTMENT: Planning & Strategic Initiatives  
RZ001544 PREPARED BY: Stacy Thoreson / kk  
*Stacy Thoreson*

**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision. 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 46852 First Avenue.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5221", which proposes to rezone the property located at 46852 First Avenue from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for July 5, 2022. (RZ001544)

*David Blain*  
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David Blain  
Director of Planning & Engineering

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

*Peter Monteith*  
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Peter Monteith  
Chief Administrative Officer

**STAFF REPORT ON REZONING APPLICATION RZ001544**

PREPARED BY: Stacy Thoreson DATE: June 7, 2022

POSITION: Planner III DEPARTMENT: Planning & Strategic Initiatives

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**1. DEFINITION OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision. 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 46852 First Avenue.

**2. PROPOSAL:**

The proposal is to rezone the subject property from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate 4-lot bare land strata subdivision. As shown on the attached conceptual site plan, the proposal meets the minimum requirements of the Zoning Bylaw and includes: 4 bare-land strata lots, an internal sidewalk and two unenclosed parking spaces, as required for proposed strata lots 1 & 2, adjacent to the visitor parking area. As the CN Railway is located to the south of the property, a 30m building setback has been provided along with a berm, as required by the Zoning Bylaw for new residential development adjacent to a railway. Access to the properties is proposed via a single strata road to limit the number of driveways onto First Avenue. The single detached dwellings within the proposed two front lots are oriented towards First Avenue, in accordance with Infill Development Policies. At time of subdivision, a covenant will be registered to the title of the property to ensure a street oriented design is provided at the time of Building Permit.

Final lot layout must comply with City Bylaws and include urban half road frontage improvements complete with barrier curb, gutter, sidewalk and LED streetlighting. The on-street bike lane is required to be maintained on First Avenue and to be signed "No Parking" at time of development. A 2.5m supplementary setback is required to be provided along First Avenue. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision.

At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed; however, building height is limited to 10m within the proposed R3 Zone lots.

**3. FACTORS:**

**3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement**

- OCP Designation: “Residential 1” as designated within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan in the Official Community Plan.
- Land Use: Single detached dwelling (to be demolished at time of redevelopment).
- Public Engagement: According to the applicant, the property owner met with all residents within 30m of the subject property on June 1, 2022. The owner obtained signatures of support for a 4-lot bare land subdivision from all neighbouring residents. The applicant’s public petition and a map indicating the properties that provided support is included within the public record for this application.

**3.2 Neighbourhood Character**

The subject property is located within the Riverside (Central) neighbourhood at the intersection of First Avenue and Carleton Street. The properties immediately surrounding the subject property to the north, west and east are within the R1-A Zone and mainly comprised of a mix of one-and two-storey homes. A large AL (Agricultural Lowland) Zoned parcel is separated from the subject property by the CN Railway, located to the south. The subject property is located within a neighbourhood which is experiencing ongoing infill development, and as such, some properties in the immediate area are within the R1-C (Urban Infill) and R3 Zones. The subject property is located within walking distance to Coote & Auburn Park, Armitage Park and F.G. Leary Fine Arts Elementary.

The proposed rezoning is consistent with the “Residential 1” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan and the City’s Infill Development Policy, which support infill development to accommodate future growth and increased housing options at an appropriate scale. In accordance with the Policy, the front lots will be oriented towards First Avenue to maintain the current streetscape. In addition, the required urban half road frontage improvements – including barrier curb, gutter, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape is achieved. The on-street bike lane will also be maintained on First Avenue. As the subject property is within a neighbourhood that is already experiencing single detached infill development, the proposed rezoning is considered to be consistent with and complementary to the existing neighbourhood.

**3.3 Technical Issues:**

- Floodplain: The property is within the protected floodplain and 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 any known geotechnical hazards or earthquake-related risks.

**4. RECOMMENDATION & SUBSTANTIATION:**

**Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5221”, which proposes to rezone the property located at 46852 First Avenue from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for July 5, 2022. (RZ001544)

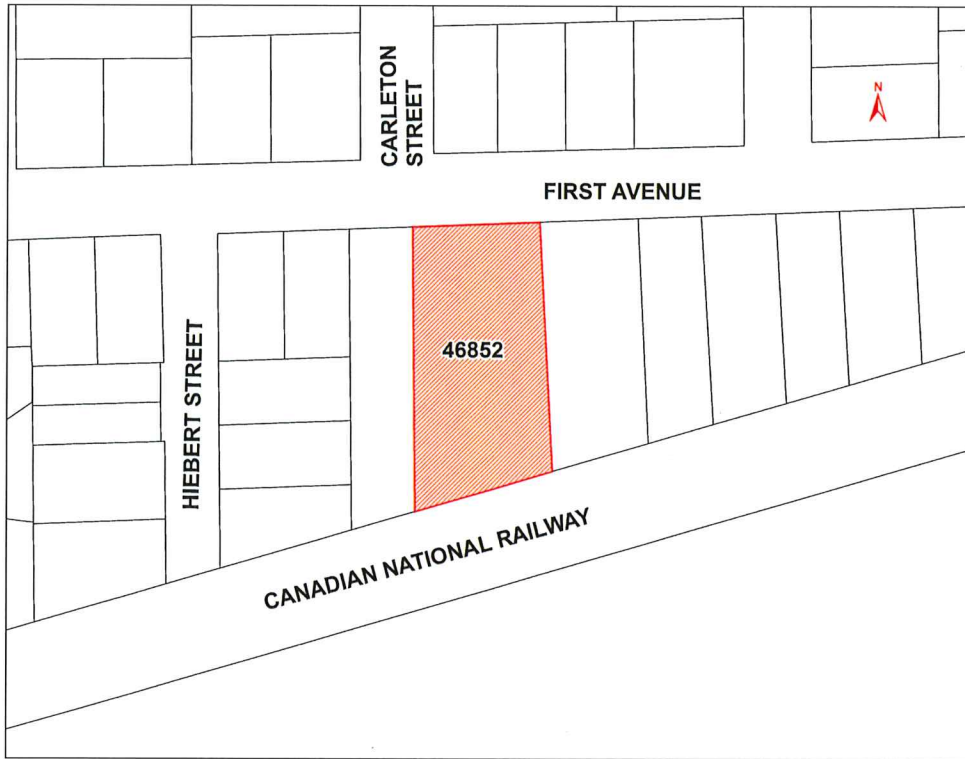
**Substantiation:**

The proposed rezoning is consistent with the City’s Infill Development Policy and “Residential 1” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan, which support infill development at this location. The proposed rezoning provides additional housing that is within close proximity to a nearby school and parks and is anticipated to complement the existing neighbourhood and support a safe and inviting pedestrian environment.

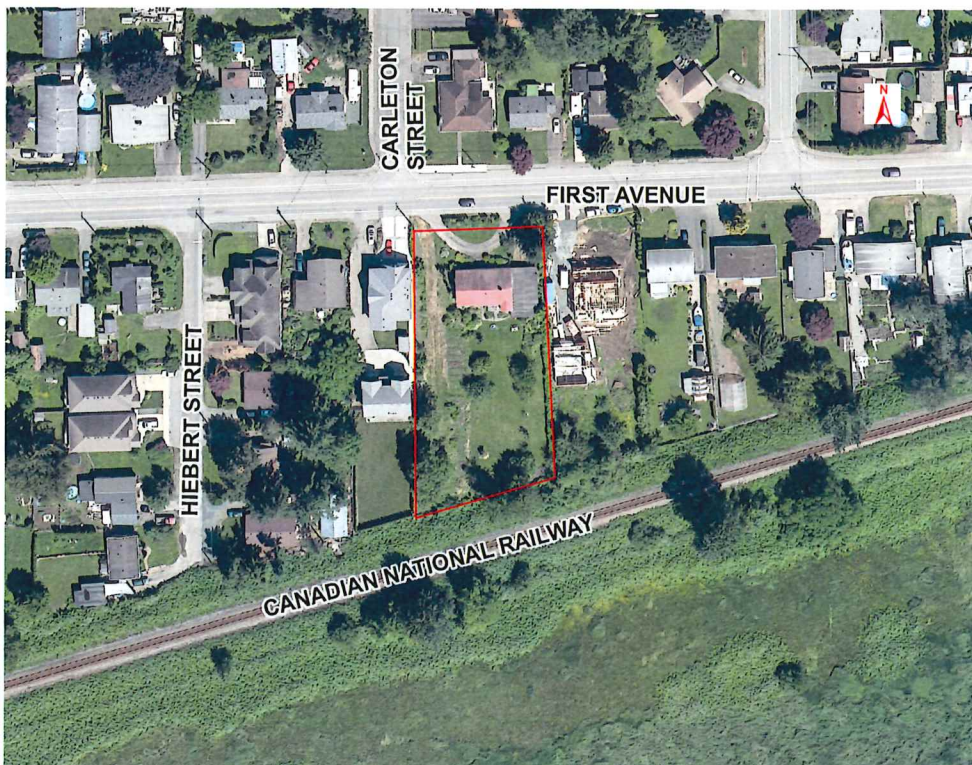
**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001544) – August 9, 2021
- Development Application Review Team (DART) Minutes – April 28, 2022, January 20, 2022 & September 9, 2021

**Location Map**



**Orthophoto**



Conceptual Site Plan (as provided by the applicant)

