

AGENDA ITEM NO: 7.12.

MEETING DATE: June 21, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Reliable Towing Mission Ltd.
Rezoning / 45922 Railway Avenue DATE: June 7, 2022

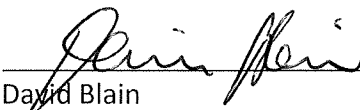
DEPARTMENT: Planning & Strategic Initiatives
RZ001571 PREPARED BY: Gavin Luymes / kk

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an M1 (Light Industrial) Zone to an M2 (Service Industrial) Zone to bring a vehicle storage compound into compliance with City Bylaws within the subject property. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 45922 Railway Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5223", which proposes to rezone property located at 45922 Railway Ave from an M1 (Light Industrial) Zone to an M2 (Service Industrial) Zone, be given first and second reading; and further, that a Public Hearing be called for July 5, 2022. (RZ001571)



David Blain
Director of Planning & Engineering

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

Supports recommendation.



Peter Monteith
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001571

PREPARED BY: Gavin Luymes DATE: June 7, 2022
POSITION: Planner I DEPARTMENT: Planning & Strategic Initiatives

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an M1 (Light Industrial) Zone to an M2 (Service Industrial) Zone to bring a vehicle storage compound into compliance with City Bylaws within the subject property. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to property located at 45922 Railway Avenue.

2. BACKGROUND/PROPOSAL:

The proposal is to rezone the subject property from an M1 Zone to an M2 Zone to permanently permit an existing vehicle storage compound associated with "Reliable Towing" within the subject property. The existing vehicle storage compound was authorized under Temporary Use Permit (TUP00156), which Council approved for a 1-year term in December 2020 that expired in December 2021. A vehicle storage compound previously operated within the property from April 2016 to April 2019, as authorized under Temporary Use Permit (TUP00081).

The proposed rezoning does not include variances to screening or landscaping, as the property is screened by a fence of 2.5m height and does not require landscaping due to the size of the lot. Though the City's Industrial Land Policy discourages variances to paving and landscaping requirements for vehicle storage compounds, a Development Variance Permit (DVP00753) to waive paving requirements for a tow yard within the subject property was approved in association with TUP00081 in 2016. As such, paving of the subject property is not required at this time; however, should the use of the property change in the future, the development standards of the Zoning Bylaw must be met or a new variance will be required.

Per the conditions of TUP00156, the applicant obtained a Development Permit to approve the form and character of a guard kiosk within the subject property and submitted a Crime Prevention Through Environmental Design (CPTED) assessment for the site completed by the Chilliwack Crime Prevention Society, though the assessment was not completed within the required 6 months of issuance of the TUP. As per the CPTED assessment, measures taken to improve the security of the site include the installation of security fencing to RCMP/ICBC specifications, outdoor lighting, and a CCTV video surveillance system. In addition, a security company has been hired to monitor the site.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

Official Community Plan: “Industrial” as designated per the Downtown Land Use and Development Plan within the OCP. The proposed rezoning is consistent with this designation.

Land Use: The property is currently utilized for a vehicle storage compound associated with a tow yard for “Reliable Towing.” The compound is screened by a view-obstructing fence and includes a small structure utilized by a guard on site.

3.2 Neighbourhood Character

The subject property is located within an industrial area of the Chilliwack Proper neighbourhood and adjoins the Canadian National Railway (CNR) to the south. With the exception of a vacant property to the east, the surrounding parcels are developed as industrial and commercial properties within the M1 Zone, CSM (Service Commercial Industrial) Zone and C2 (Local Commercial) Zone.

3.3 Technical Issues

Floodplain: The subject 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. 5223”, which proposes to rezone property located at 45922 Railway Ave from an M1 (Light Industrial) Zone to an M2 (Service Industrial) Zone, be given first and second reading; and further, that a Public Hearing be called for July 5, 2022. (RZ001571)

Substantiation:

The proposed rezoning is consistent with the “Industrial” designation of the Downtown Land Use and Development Plan, which supports the continuation of light industrial uses where these have been a longstanding use. The proposed rezoning is anticipated to formalize an existing vehicle storage compound within the subject property, which has been in operation since 2016 under a

series of TUPs. The existing vehicle storage compound is screened from view, relatively small in scale, and includes measures to ensure the safety and security of the site.

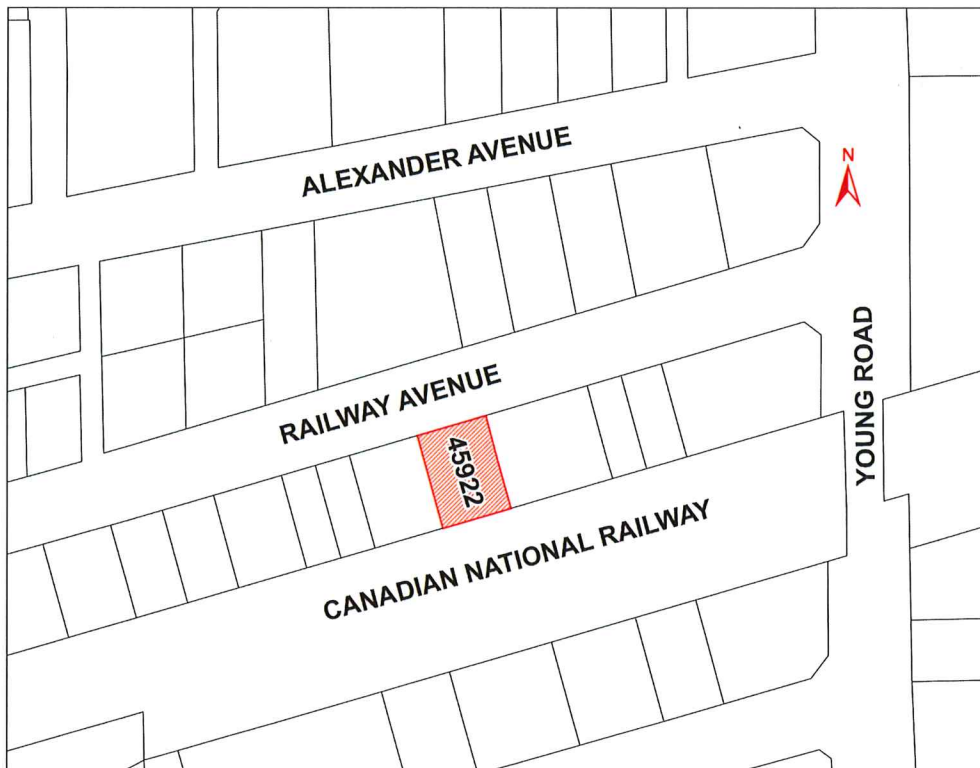
5. SOURCES OF INFORMATION:

- Temporary Use Permit Application (TUP00081) – December 9, 2015
- Development Variance Permit Application (DVP00753) – March 21, 2016
- Temporary Use Permit Application (TUP00156) – March 5, 2020
- Rezoning Application (RZ001571) – November 3, 2022
- Development Application Review Team (DART) Minutes – January 20, 2022
- *Crime Prevention Through Environmental Design (CPTED) Report for Reliable Towing* by Dave Serblowski of Chilliwack Crime Prevention Services – April 28, 2022

Site Photo



Location Map



Orthophoto

