

AGENDA ITEM NO: 7.8.

MEETING DATE: June 21, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Richlane Ventures Ltd.
Rezoning / 46106 Riverside Drive DATE: June 7, 2022

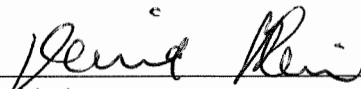
DEPARTMENT: Planning & Strategic Initiatives
RZ001529 PREPARED BY:  Adam Roberts / kk

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R4 (Low Density Multi-Unit Residential) Zone to facilitate construction of a townhouse development. 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 46106 Riverside Drive.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5218", which proposes to rezone property located at 46106 Riverside Drive from an R1-A (Urban Residential) Zone to an R4 (Low Density Multi-Unit Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for July 5, 2022. (RZ001529)



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 RZ001529

PREPARED BY: Adam Roberts 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 R1-A (Urban Residential) Zone to an R4 (Low Density Multi-Unit Residential) Zone to facilitate construction of a townhouse development. 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 46106 Riverside Drive.

2. BACKGROUND:

On August 3, 2021, Council adopted amendments to the R4 Zone to increase the minimum lot width from 25m to 30m and minimum lot area from 875m² to 1,200m² for townhouse developments. In addition, Policy Directive No. G-32 – Infill Development Policy was amended to support the R4 Zone amendments and reinforce objectives for street-oriented townhouse design. As the rezoning proposal was submitted prior to the amendments to the Zoning Bylaw, the subject property met the minimum dimension requirements for a townhouse development at that time (width of 29.4m). While the lot does not meet the minimum 30m width requirement within the current R4 Zone, the lot exceeds the minimum lot area requirement at 1,934m² and the applicant has provided a site plan that demonstrates a feasible townhouse development with no variances to Zoning Bylaw standards. A copy of the conceptual site plan is attached for information.

3. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R4 Zone to facilitate a future 8-unit townhouse development, which is the maximum allowable density based on the size of the property.

Should the rezoning be approved, the proposed townhouse complex will be subject to a Development Permit (DP) Area No. 6 (Infill) application to address “form and character” considerations. As part of the DP approval process, the applicant will be required to demonstrate the proposal meets the DP6 Design Guidelines and the objectives of the Infill Development Policy through the creation of a street-oriented design. The applicant has agreed to incorporate architectural features and design elements to achieve this objective and as such, the conceptual site plan is subject to change as part of the DP review process.

Final lot layout must comply with City Bylaws and include urban half road frontage improvements complete with curb, sidewalk, LED streetlighting and an additional fire hydrant. As the property is identified as a neighbourhood cycling route in the Chilliwack Cycle Vision Plan, an on-street bicycle lane is required. As the proposed strata road connects to the lane, bollards shall be installed to provide pedestrian access to Bonny Park. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision.

4. FACTORS:

4.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

OCP Designation: “Residential 2 – Attached Housing and Narrow Lot Infill” as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan within the Official Community Plan. The proposal is consistent with this designation.

Land Use: Single detached dwelling and detached ancillary building (to be demolished at time of redevelopment).

Public Engagement: The applicant mailed an information package on January 13, 2022 to neighbours within 30m of the subject property requesting submission of questions or concerns in regard to the proposed rezoning application. The applicant received one email in response to the package which requested information regarding the sale or rental of the townhouse units. At the time this report was written, the applicant had not received any opposition to the proposal. A copy of the engagement package has been included within the public record.

4.2 Neighbourhood Character

The subject property is located within the Riverside (Central) neighbourhood which is currently experiencing ongoing infill development. The subject property is surrounded by properties within a variety of urban residential zones and on a variety of lot sizes. The majority of properties are within the R1-A Zone, although some nearby properties are within the R1-C (Urban Infill) Zone and R3 (Small Lot Residential) Zone. The property immediately to the east is a bareland strata within the R1-C and R3 Zones and further east is a townhouse development within the R4-A (Medium Density Multi-Unit) Zone. The subject property is located adjacent to Bonny Park and within walking distance to nearby schools.

The proposed rezoning is consistent with the “Residential 2” designation of the Chilliwack Proper & Fairfield Island Neighbourhoods Plan which supports infill development to accommodate future growth and increased housing options at an appropriate scale. The required urban frontage improvements – including curb, sidewalk, LED streetlighting and bike lane – will ensure a safe and inviting streetscape is achieved. As the subject property is within a neighbourhood that is experiencing ongoing infill development, the proposed rezoning is considered to be consistent with and complementary to the existing neighbourhood. Both the existing R1-A Zone and the proposed R4 Zone allows for a maximum height of 10m.

4.3 Technical Issues

Floodplain: The subject property is within the protected floodplain and is 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.

5. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5218”, which proposes to rezone property located at 46106 Riverside Drive from an R1-A (Urban Residential) Zone to an R4 (Low Density Multi-Unit Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for July 5, 2022. (RZ001529)

Substantiation:

The proposed rezoning is consistent with the “Residential 2” designation within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan, which supports townhouse development at this location. Redevelopment is anticipated to complement the existing neighbourhood, support a safe and inviting pedestrian environment, and provide a mix of housing options within the established Riverside neighbourhood.

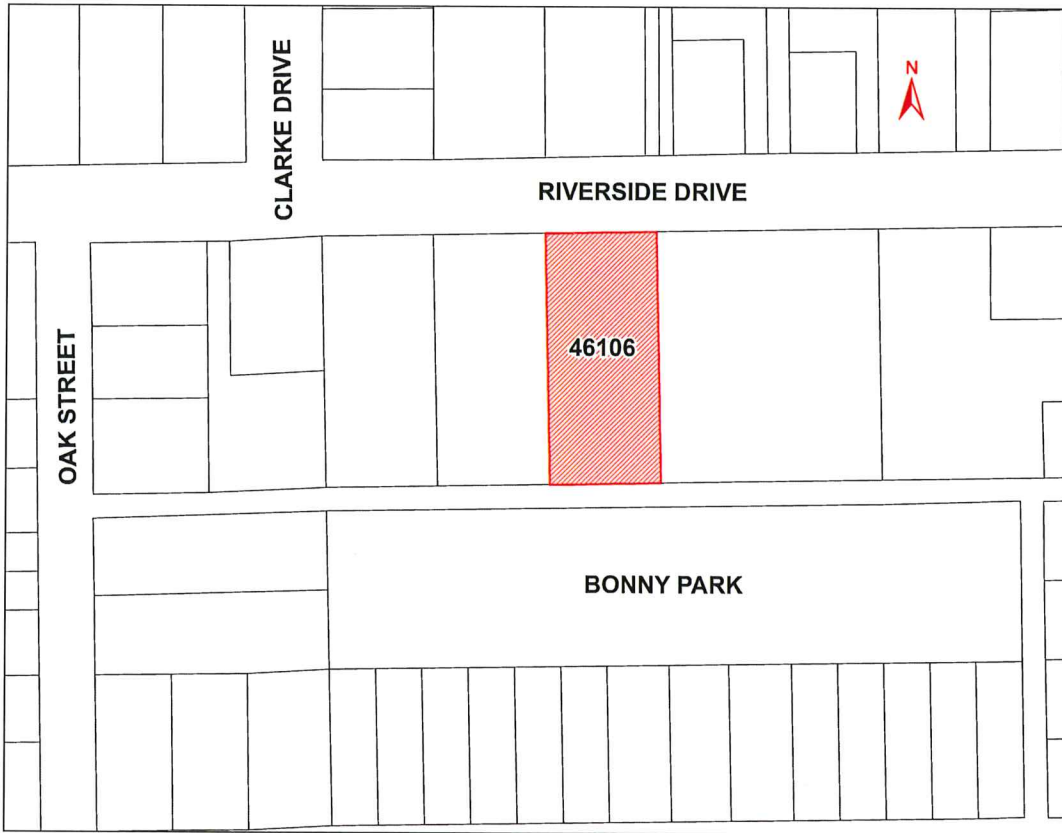
6. SOURCES OF INFORMATION:

- Rezoning Application (RZ001529) – July 8, 2021
- Development Application Review Team (DART) Minutes – September 21, 2021

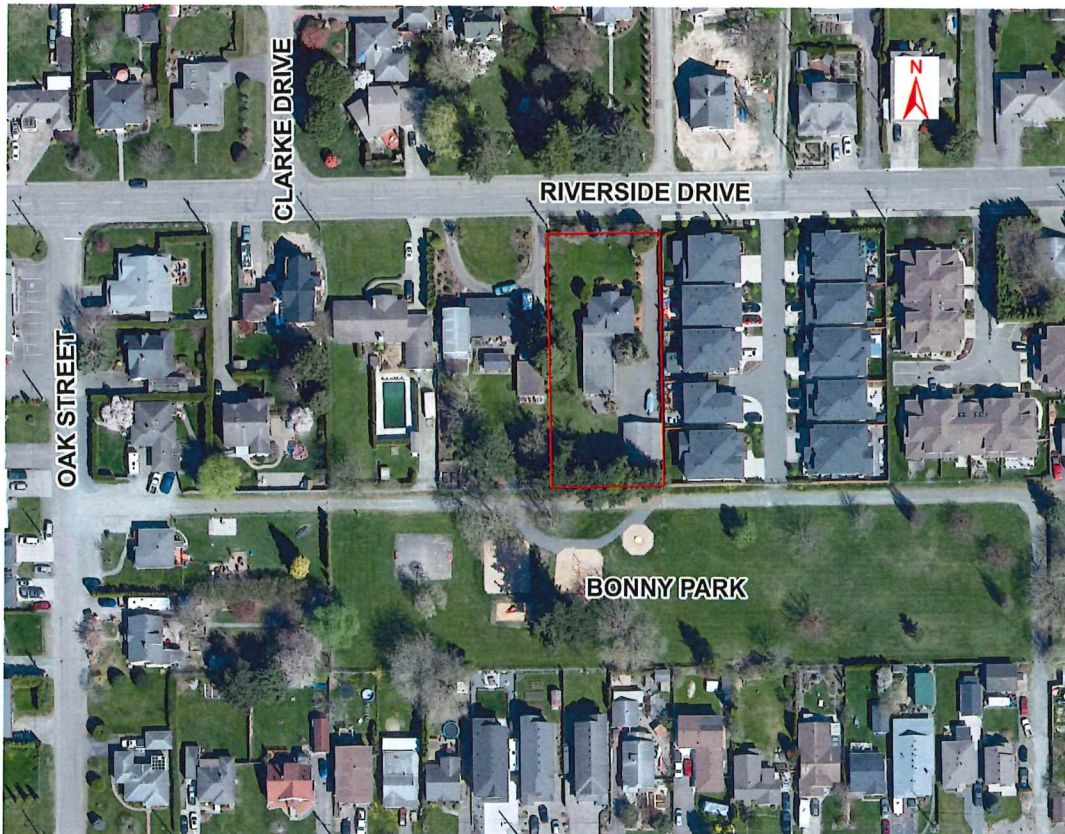
Site Photo



Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)

