

AGENDA ITEM NO: 7.9.

MEETING DATE: June 21, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Kiranjeet Dosanjh
Rezoning /
46193 Second Avenue DATE: June 7, 2022

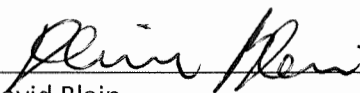
DEPARTMENT: Planning & Strategic Initiatives
RZ001550 PREPARED BY: Adam Roberts / kk

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) 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 46193 Second Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5219", which proposes to rezone property located at 46193 Second Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for July 5, 2022. (RZ001550)



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 RZ001550

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 R1-C (Urban Infill) 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 46193 Second Avenue.

2. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R1-C Zone to facilitate a future 2-lot subdivision. As shown on the attached conceptual site plan, the proposal meets the minimum required lot area and dimensions of the R1-C Zone. Final lot layout must comply with City Bylaws and include urban half road frontage improvements complete with curb, gutter, sidewalk, LED streetlighting, lane paving and an additional fire hydrant. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision.

As the property is serviced by a rear lane, the City's Infill Development Policy requires that vehicular access to the property is from the rear lane only to ensure adequate on- and off-street parking is provided. A covenant that restricts vehicular access to the rear lane only shall be registered 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; however, building height within the proposed R1-C Zone is limited to 8.5m or approximately two storeys.

3. FACTORS:

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

OCP Designation: "Residential 1 – Downtown Single Family" as designated in the Chilliwack Downtown Land Use and Development 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 went door-to-door to neighbouring properties to inform them of the proposal and request submission of questions or concerns. At the time

this report was written, the applicant had received four signatures of support on a petition which has been included within the public record.

3.2 Neighbourhood Character

The subject property is located within the downtown Chilliwack Proper neighbourhood which is currently experiencing ongoing infill development. Both sides of this block of Second Avenue are serviced by rear lanes and include properties primarily within the R1-A, R1-B (Urban Duplex Residential) and R1-C Zones.

The proposed rezoning is consistent with the “Residential 1” designation of the Chilliwack 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. The proposed development is limited to rear lane driveway access in accordance with the Infill Development Policy, ensuring adequate parking and green front yards. Additionally, the required urban frontage improvements – including curb, sidewalk and LED streetlighting – 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.

3.3 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.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5219”, which proposes to rezone property located at 46193 Second Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for July 5, 2022. (RZ001550)

Substantiation:

The proposed rezoning is consistent with the City’s Infill Development Policy and “Residential 1” designation within the Downtown Land Use and Development Plan, which support infill development at this location. Redevelopment is anticipated to complement the existing neighbourhood, support a safe and inviting pedestrian environment, and ensure a balance of off-street parking and amenity space.

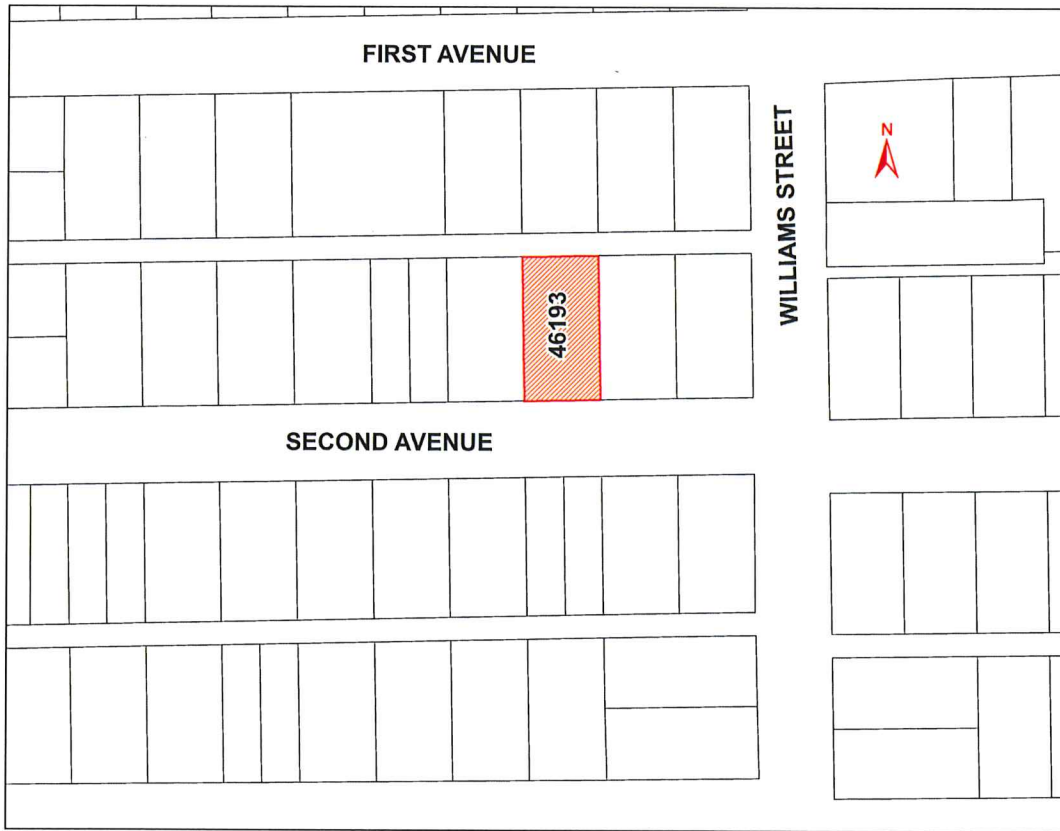
5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001550) – August 26, 2021
- Development Application Review Team (DART) Minutes – September 21, 2021

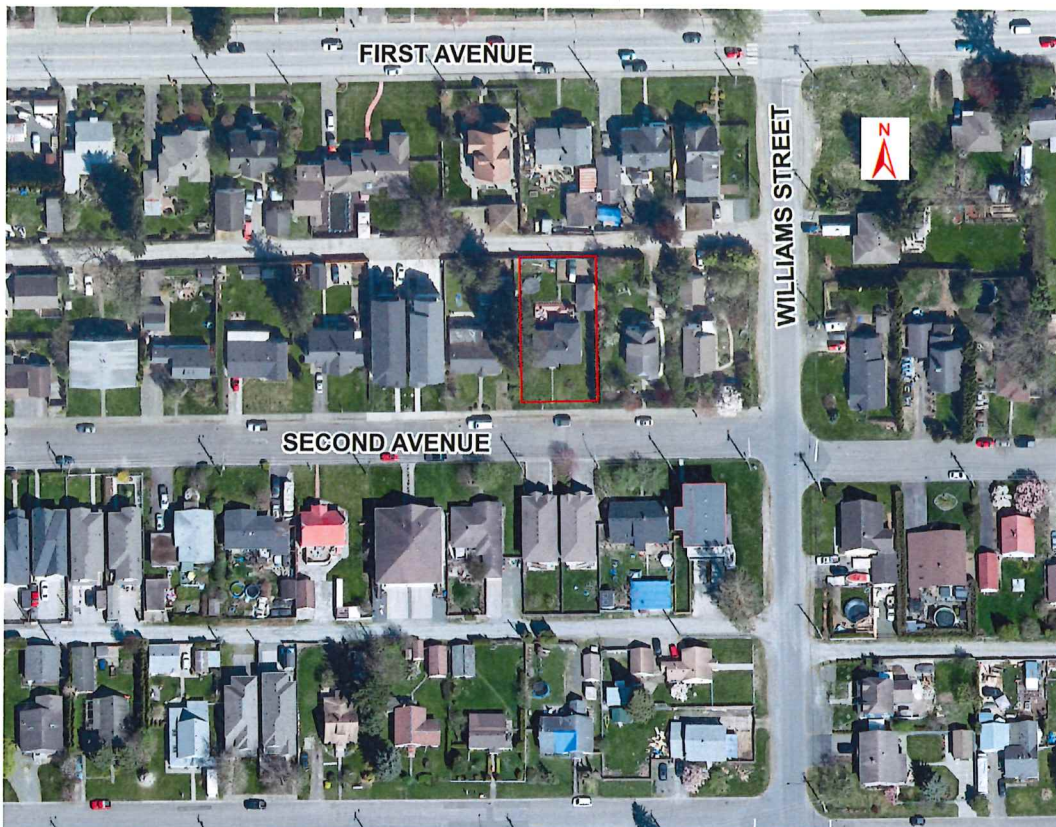
Site Photo



Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)

