

AGENDA ITEM NO: 7.11.

MEETING DATE: June 21, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: JCR Design Ltd. (BC1089662)  
Rezoning / 9744 McNaught Road DATE: June 7, 2022

DEPARTMENT: Planning & Strategic Initiatives  
RZ001585 PREPARED BY: Stacy Thoreson/ kk  

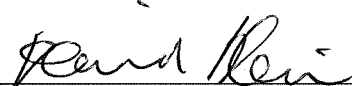

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**1. SUMMARY OF ISSUE:**

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 9744 McNaught Road.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5222", which proposes to rezone property located at 9744 Mcnaught Road 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. (RZ001585)

  
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David Blain  
Director of Planning & Engineering

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

Supports recommendation.

  
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Peter Monteith  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001585

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 9744 McNaught Road.

### 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 a future subdivision. The property is of sufficient size and dimension to facilitate a 2-lot subdivision within the proposed R3 Zone.

Final lot layout must comply with City Bylaws and include urban half road frontage improvements including barrier curb, gutter, sidewalk and LED Street lighting. The soak-away pit in the driveway along the property frontage is required to be decommissioned and an extension of the storm main to the north property line is required. The existing buildings are located on a sewer line. As such, a survey is required to be submitted for location of existing sewer and plan to accommodate required 6m ROW at time of subdivision. On-street bike lanes to be maintained with no-stopping signs installed along frontage at time of subdivision. The requirements of the Floodplain Regulation Bylaw and the Tree Management (Land Development) Bylaw apply at time of subdivision.

The applicant has not submitted building plans for the single detached dwellings proposed to be constructed, should the proposed rezoning and subdivision be approved. Building height within the proposed R3 Zone is limited to 10m or approximately 3 storeys, which is consistent with the existing R1-A Zone of the subject property, the adjacent townhouse development and the neighbouring parcels.

### 3. FACTORS:

#### 3.1 2040 Official Community Plan (OCP) / Land Use

OCP Designation: "Residential 1 – One and Two Family Housing," as designated per the Chilliwack Proper and Fairfield Island Neighbourhoods Plan within the OCP.

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

**Public Engagement:** According to the applicant, an informational letter was mailed to 42 neighbouring properties on May 13, 2022, summarizing the proposed rezoning and requesting questions, concerns, and feedback. In addition, the applicant hosted a drop-in open house at their office from 9:00am to 3:00pm on May 25, 2022. As of the date of this report, one response was received in support of the application. For information, a copy of the public engagement package, including a summary of comments received at the open house, as submitted by the applicant, is included within the public record for this application.

### **3.2 Neighbourhood Character**

The subject property is located within a mature residential neighbourhood of Chilliwack Proper (Riverside) that is starting to experience infill development and is anticipated to continue due to the large lot size of the surrounding properties. The neighbouring properties to the east, south and west contain single detached dwellings within the R1-A Zone. The property to the north is zoned R4 (Low Density Multi-Unit Residential). The subject property is within walking distance of Little Mountain 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. In meeting parking requirements of the Zoning Bylaw and contributing road frontage improvements, the proposed development is anticipated to provide a safe, amenable streetscape and adequate off-street parking for future residents.

### **3.3 Technical Issues:**

**Floodplain:** The property is within the protected floodplain and subject to the Floodplain Regulation Bylaw.

**Watercourses:** The property is not affected by any known watercourses.

**Geotechnical Issues:** The rear portion of the subject property is identified as having moderate geohazard risk. The properties are required to be evaluated by a Geotechnical Engineer at the time of subdivision.

## **4. RECOMMENDATION & SUBSTANTIATION:**

### **Recommendation:**

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5222”, which proposes to rezone property located at 9744 Mcnaught Road 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. (RZ001585)

**Substantiation:**

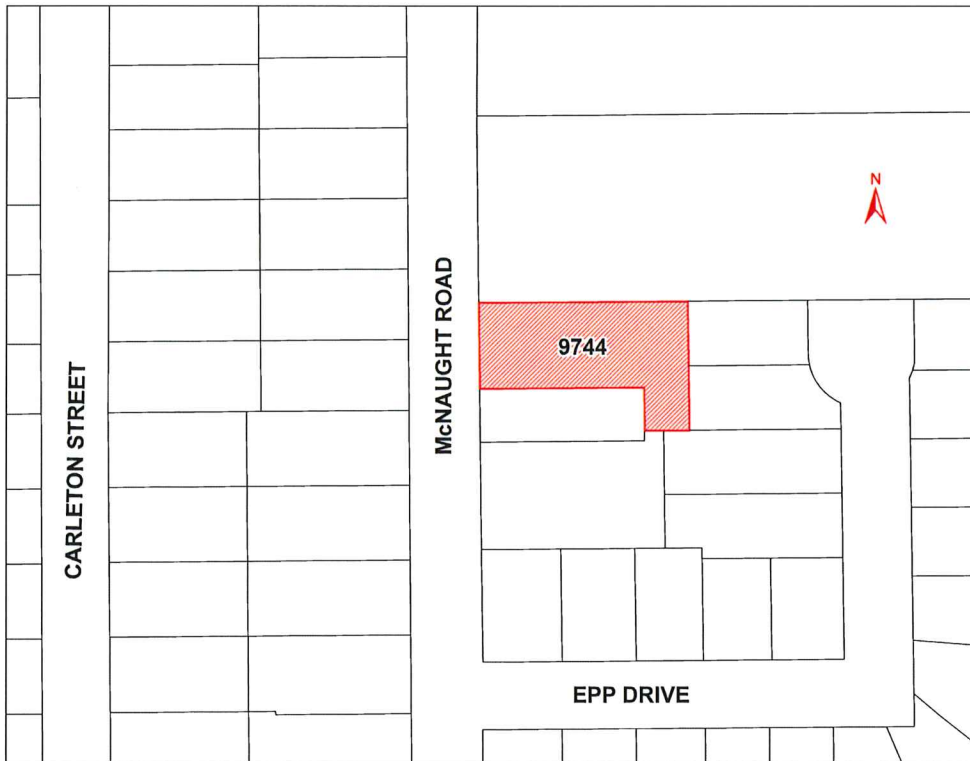
The proposed rezoning is consistent with the City’s Infill Development Policy and “Residential 1” designation of the Chilliwack Proper and Fairfield Islands Neighbourhood Plan, which support single detached infill development to provide increased housing options and accommodate future growth.

**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001585) – December 17, 2021
- Development Application Review Team (DART) Minutes – March 17, 2022

**Site Photos**

**Location Map**



**Orthophoto**



### Conceptual Site Plan (as provided by the applicant)

