

AGENDA ITEM NO: 7.11.

MEETING DATE: December 6, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Babalpreet Gill,
Rezoning / 9521 McNaught Road DATE: November 15, 2022

DEPARTMENT: Planning Department
RZ001645 PREPARED BY:  Seamus McConville / tr


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 9521 McNaught Road.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5262", which proposes to rezone property located at 9521 McNaught Road 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 December 20, 2022. (RZ001645)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001645

PREPARED BY: Seamus McConville DATE: November 15, 2022

POSITION: Planner I DEPARTMENT: Planning

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 9521 McNaught Road.

2. PROPOSAL:

The applicant wishes to rezone the subject property to facilitate a three-lot subdivision. Based on the attached conceptual site plan, the property meets the minimum requirements of the proposed R1-C Zone.

The final lot layout must comply with City Bylaws, including the Tree Management (Land Development) Bylaw for street trees at time of subdivision. As the property is not serviced by a rear lane, 12m long by 4m wide driveways are required, in accordance with the City's Infill Development Policy to ensure adequate on-site parking is provided. At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed; however, the building height within the proposed R1-C Zone is limited to 8.5m or approximately two storeys.

Urban half road frontage improvements, including installation of a barrier curb, side walk and LED streetlighting will be required at time of subdivision. The existing bike lane will be widened with no parking signage to be implemented at time of subdivision.

3. FACTORS:

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

Official Community Plan: "Residential 1 – One and Two Family Housing" as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan within the 2040 Official Community Plan.

Land Use: Single Detached Dwelling (to be demolished at the time of subdivision). The applicant has indicated that the house on the property is currently occupied by tenants renting on a monthly basis and has provided written comment on how the site will be maintained throughout the redevelopment process, attached to this report as "Schedule A."

Community Engagement In August 2022, the applicant conducted a door to door petition for properties within a 30m radius of the subject property, and left a letter at the addresses who did not respond. A copy of the applicant’s neighbourhood engagement proceedings has been submitted for the public record.

3.2 Neighbourhood Character

The property is situated within a residential area of the Mountainview East neighbourhood. The lot is surrounded by rancher and split-level style single detached dwellings within the R1-A Zone, R3 (Small Lot Residential) Zone and duplexes to the east within the R1-B (Urban Duplex) Zone. If successful, this proposal would result in the first R1-C Zoned property in the immediate area.

The proposed rezoning is consistent with the “Residential 1 – One and Two Family Housing” designation of Chilliwack Proper & Fairfield Island Neighbourhood Plan and the City’s Infill Development Policy, which supports infill development to accommodate future growth and increased housing options. As many of the nearby single detached dwellings are reaching the end of their lifespan, it is anticipated that further infill development will occur in the surrounding area consistent with the proposed development.

The R1-C Zone has a maximum building height of 8.5m, less than the 10m maximum height of both the R1-A Zone and neighbouring R1-B Zones. As such, it is anticipated that the future development will integrate well into the surrounding neighbourhood, without impacting the existing single and split-level homes.

3.3 Technical Issues:

Floodplain: The subject property is located within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses: The subject property is not encumbered by any watercourses.

Geotechnical: The subject property is not subject to any known geotechnical hazards or earthquake-related risks.

Statutory Right of Way (SROW): A municipal SROW for sanitary sewer is located at the rear of the lot, which is not anticipated to affect the siting of the future single detached dwellings.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5262”, which proposes to rezone property located at 9521 McNaught Road 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 December 20, 2022. (RZ001645)

Substantiation:

The proposed rezoning is consistent with the City's "Residential 1 – One and Two Family Housing" designation within the Chilliwack Proper Fairfield Island Neighbourhood Plan by providing housing options respecting the context of the existing neighbourhood. Considering that the proposal meets the requirements of the Infill Development Policy and is limited in height by the Zoning Bylaw to 8.5m, the redevelopment is anticipated to integrate well into the streetscape of the surrounding area.

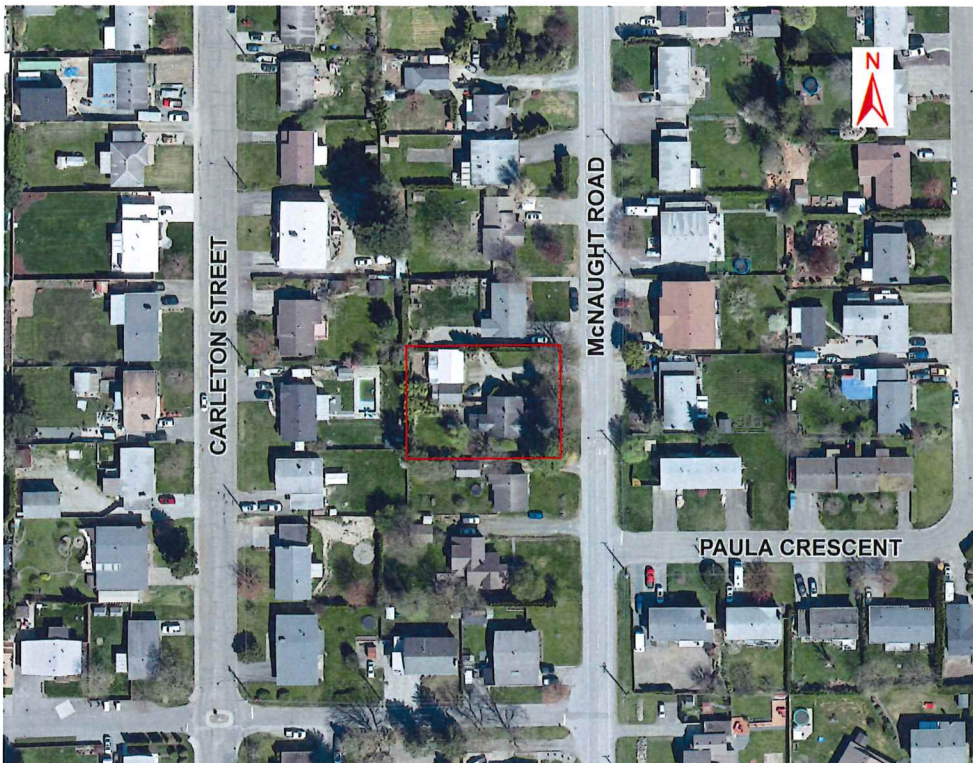
5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001645) – May 31, 2022
- Development Application Review Team (DART) Minutes – July 21, 2022

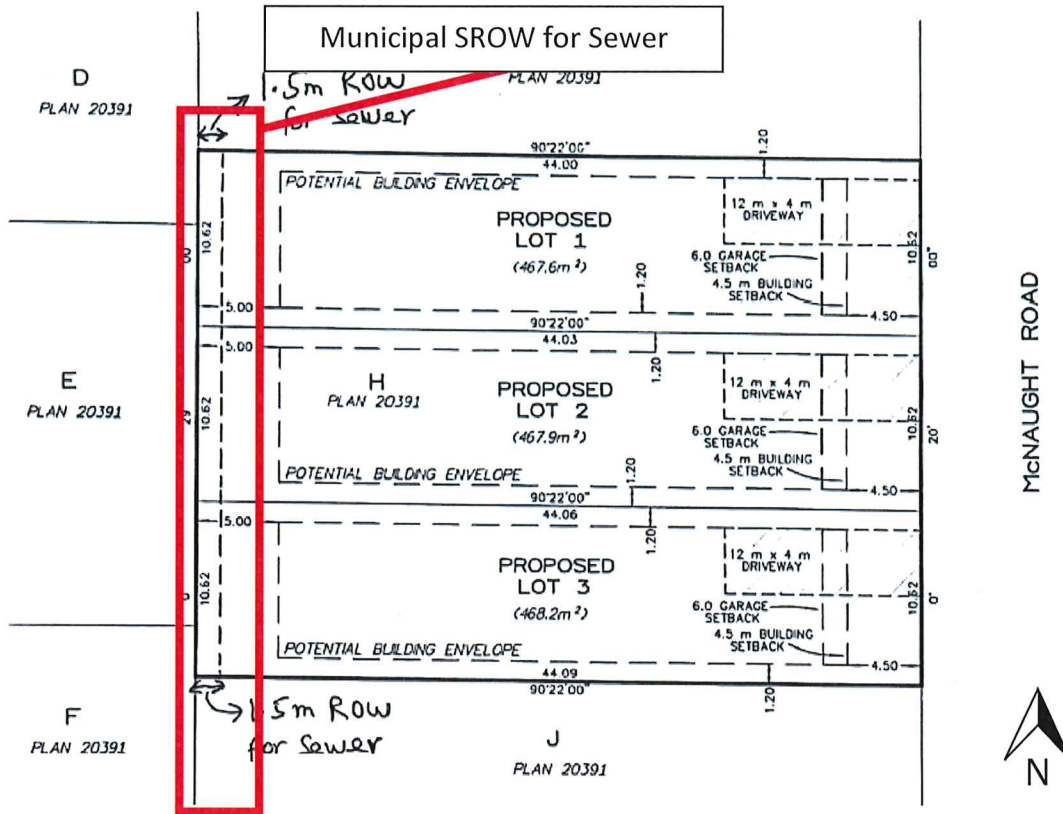
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



Site Photo



Schedule A – Property Maintenance Through Redevelopment Process

To Whom It May Concern

Hello Seamus, I am writing this letter to confirm that we will keep the property 9521 McNaught Rd in an excellent maintained condition during the development process. Currently the house is rented to very nice tenants who maintain the house in an excellent condition. They mow the lawn regularly, no litter or garbage can be found around the house. We will keep the current tenants until the rezoning process is done and the property is rezoned to R1C. And then depending on the market conditions and city processing time for subdivision, we will go ahead with demolition. Once demolished, we will have construction fence up all around the lot dimension to keep it secure and will regularly cut the grass. Also we got good relations with our neighbours and they will keep an eye for any suspicious activity. Any questions or concerns, please let me know

Thanks

Babalpreet Gill