

AGENDA ITEM NO: 7.12.

MEETING DATE: December 6, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Baldeep Athwal
Rezoning / 45667 Lewis Avenue DATE: November 18, 2022

DEPARTMENT: Planning Department
RZ001656 PREPARED BY: Joty Rai / 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 45667 Lewis Avenue.

2. RECOMMENDATION:


Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5263", which proposes to rezone property located at 45667 Lewis 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 December 20, 2022. (RZ001656)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001656

PREPARED BY: Joty Rai DATE: November 18, 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 45667 Lewis 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. The proposal meets the minimum lot width, depth, and area requirements to facilitate a subdivision within the proposed R1-C Zone. Final lot layout must comply with City Bylaws and include frontage improvements complete with barrier curb, gutter, sidewalk, and LED streetlighting on Lewis Avenue. An updated Statutory Right of Way agreement for the sanitary sewer located near the north property line will also be required. The requirements of the Floodplain Regulation Bylaw, Tree Management (Land Development) Bylaw and Land Development Bylaw will apply at time of subdivision.

As the property is not serviced by a rear lane, driveways of 12m length and 4m width are to be provided in accordance with the City's Infill Development Policy to ensure adequate on-site parking. 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 / 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 and detached garage (both to be demolished at time of subdivision). The applicant has indicated that the house on the property is currently occupied by tenants and has provided information in the attached 'Schedule A' detailing how the site will be maintained throughout the redevelopment process.

Community Engagement: The applicant has conducted independent public engagement with neighbouring properties. On September 18, 2022, the applicant mailed information letters to neighbouring homes to request the submission of any questions or comments regarding the proposal. One response was received with concerns in regards to privacy and building height; the concerns were addressed by the applicant via email response which stated that the new homes would be constructed in a manner that preserves the privacy and natural light of neighbouring properties. A copy of the applicant’s public engagement package has been submitted for the public record.

3.2 Neighbourhood Character

The subject property is located within a mature residential neighbourhood of Chilliwack Proper which is experiencing ongoing infill development. There are numerous properties within the immediate area that are currently being redeveloped within the R1-C, R3 (Small Lot Residential), and R1-B (Urban Duplex Residential) Zones. The subject property is located near Hope River Park and is within walking distance of McCammon Traditional Elementary. Nearby schools include Chilliwack Middle and Chilliwack Secondary.

The proposed rezoning is consistent with the “Residential 1 – One and Two Family Housing” designation of the Chilliwack Proper & Fairfield Island Neighbourhoods 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 meets parking requirements of the Zoning Bylaw, providing adequate off-street parking for future residents. Additionally, the required urban frontage improvements are anticipated to provide a safe and inviting streetscape. As the subject property is within a neighbourhood that is experiencing 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: 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. 5263”, which proposes to rezone property located at 45667 Lewis 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 December 20, 2022. (RZ001656)

Substantiation:

The proposed rezoning is consistent with the City’s Infill Development Policy, Zoning Bylaw, and “Residential 1 – One and Two Family Housing” designation of the Chilliwack Proper & Fairfield Island Neighbourhoods Plan, which supports infill development at this location. The proposed development 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 (RZ001656) – January 23, 2022
- Development Application Review Team (DART) Minutes – August 4, 2022

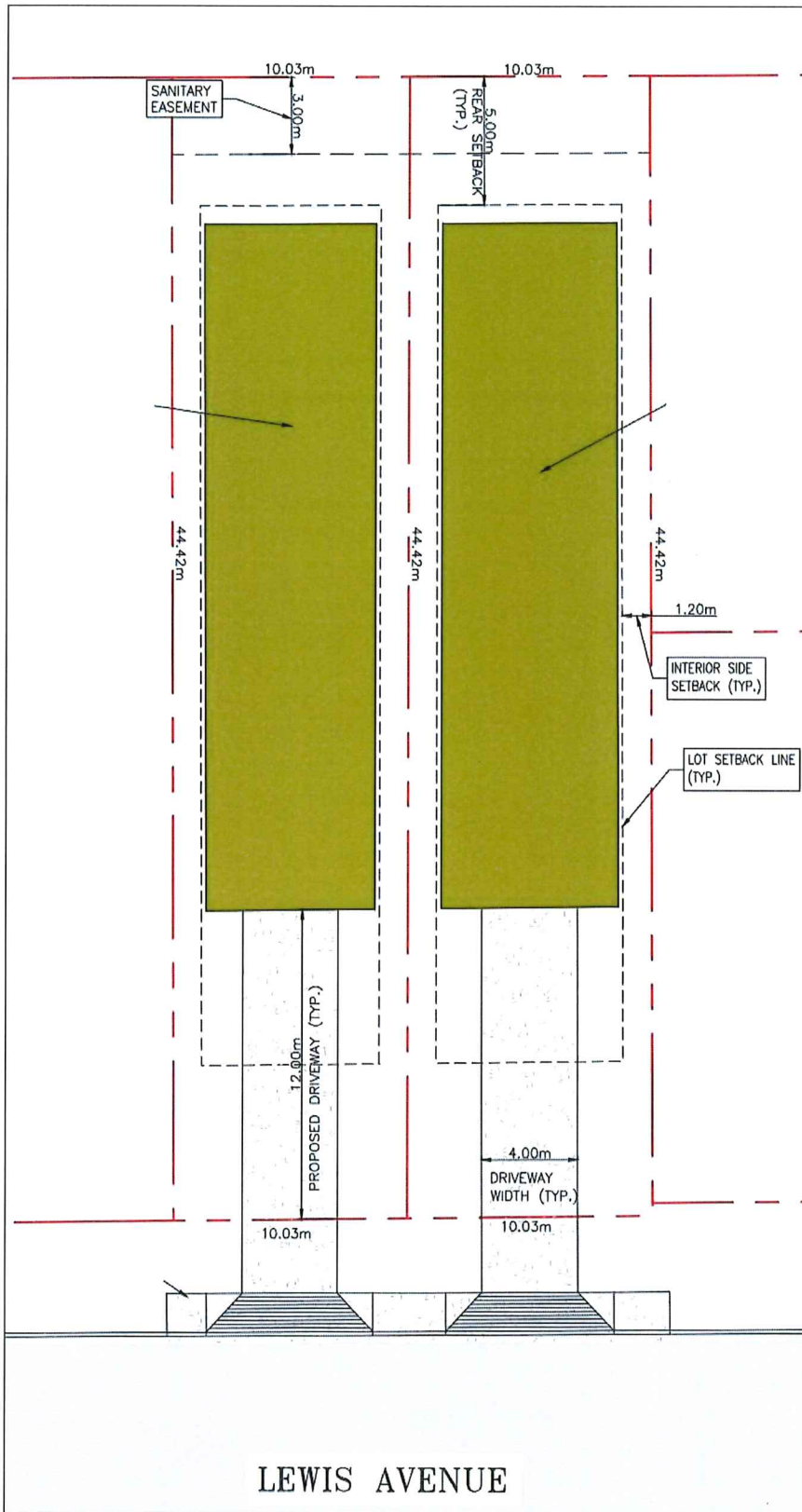
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



Site Photo



Schedule A – Applicant’s Development & Maintenance Plan

The applicant provided the following development details via email on October 11, 2022:

“Once the PLA has been approved, we plan to proceed with the development application within 1 year of that approval”

The applicant provided the following maintenance details via email on October 24, 2022:

“The home will be rented out to tenants. We have a groundskeeper that will maintain the property.”