

AGENDA ITEM NO: 7.5

MEETING DATE: December 20, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Mohit Kumar
Rezoning / 46589 Portage Avenue DATE: November 24, 2022

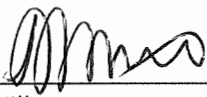
DEPARTMENT: Planning
RZ001640 PREPARED BY: Stella Xiao / kk

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 46589 Portage Avenue.

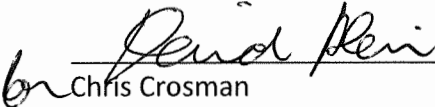
2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5269", which proposes to rezone property located at 46589 Portage 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 January 10, 2023. (RZ001640)


for _____
Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001640

PREPARED BY: Stella Xiao DATE: November 24, 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 46589 Portage 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 rear lane paving, urban frontage improvements with LED street lighting. 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, driveway access for each lot will be provided via the rear lane 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 at the time of redevelopment; however, building height within the proposed R1-C Zone is limited to 8.5m or approximately two storeys. The applicant has advised that they intend to demolish the existing single detached dwelling on the property and apply for subdivision, should the requested rezoning be approved.

3. FACTORS:

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

Official Community Plan: "Residential 2 – Attached Housing and Narrow Lot Infill" as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan within the Official Community Plan

Land Use: Single detached dwelling (to be demolished at time of redevelopment). The applicant has indicated that the house on the property is currently occupied and has provided details of how the site will be maintained throughout the redevelopment process, attached as "Schedule A".

Community Engagement: The applicant has conducted independent public engagement with neighbouring properties, and advised that on September 14, 2022,

they mailed letters explaining the proposal to neighbouring properties within 30m of the subject property, inviting input. As of the date of this report, the applicant has not received any responses. A copy of the applicant's neighbourhood engagement proceedings has been submitted for the public record.

3.2 Neighbourhood Character

The subject property is located within a mature residential neighbourhood of Chilliwack Proper that is experiencing infill development. The property adjoins parcels within the R1-A Zone and is proximate to parcels within the R1-C Zone, R3 (Small Lot Residential) Zone and R4 (Low Density Multi-Unit Residential) Zone. The property is within walking distance to amenities including parks (Kinsmen Park and Coote Park) and schools (Chilliwack Secondary and Little Mountain Elementary).

The proposed rezoning is consistent with the "Residential 2 – Attached Housing and Narrow Lot Infill" 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 at an appropriate scale. The required urban frontage improvements – including rear lane paving and LED streetlighting – will ensure a safe and inviting streetscape; furthermore, the recommended rear lane driveway access, ensures the provision of adequate off-street parking. As the subject property is within a neighbourhood that is already experiencing single detached 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 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. 5269", which proposes to rezone property located at 46589 Portage 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 January 10, 2023. (RZ001640)

Substantiation:

The proposed rezoning is consistent with the residential character of the neighbourhood and the City's OCP and Infill Development Policy and as such is not anticipated to have a negative impact on the surrounding area.

5. SOURCES OF INFORMATION:

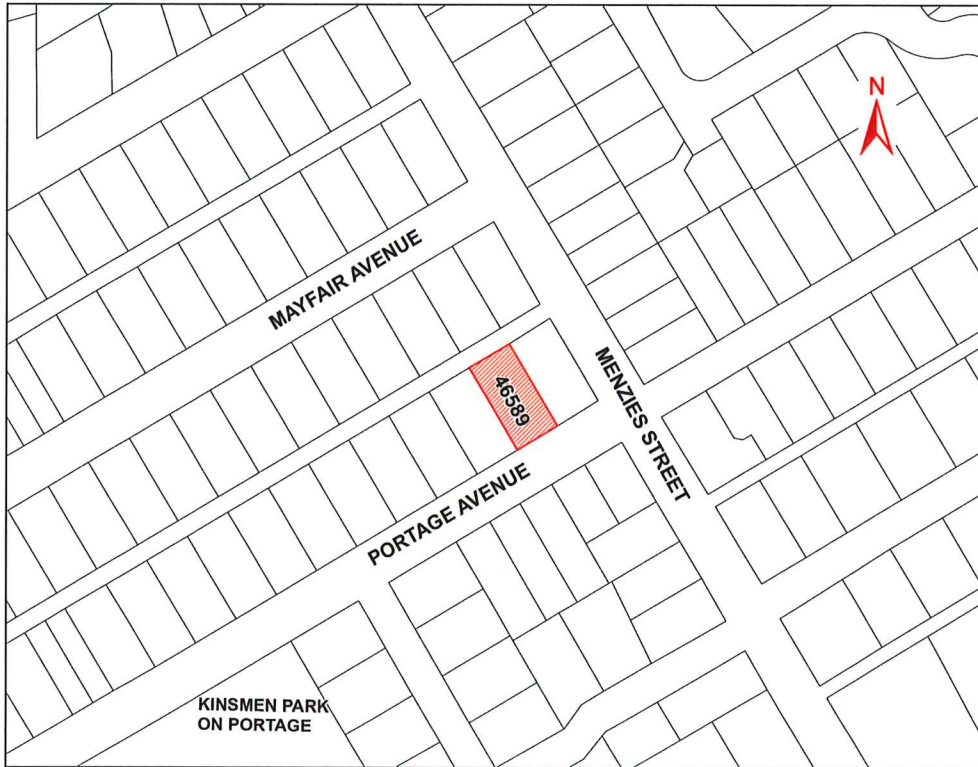
- Rezoning Application (RZ001640) – March 23, 2022
- Development Application Review Team (DART) Minutes – June 30, 2022
- Public Engagement Summary Package – October 11, 2022

Attachments

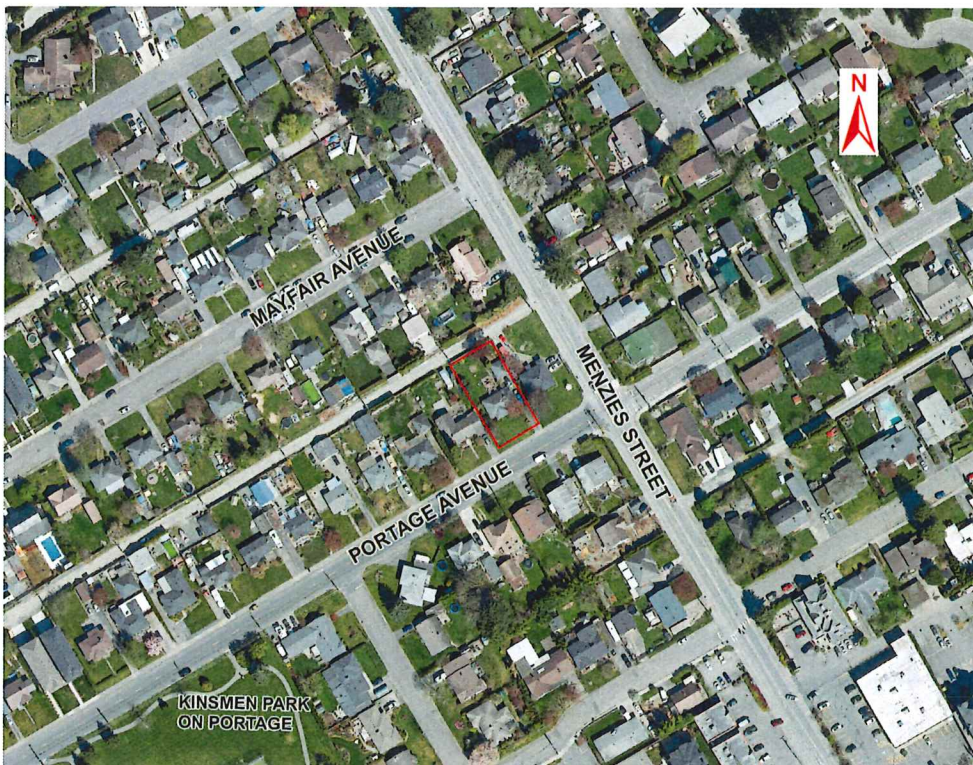
- "Schedule A" – Property Owner's Site Maintenance Plan – November 24, 2022

Site Photo

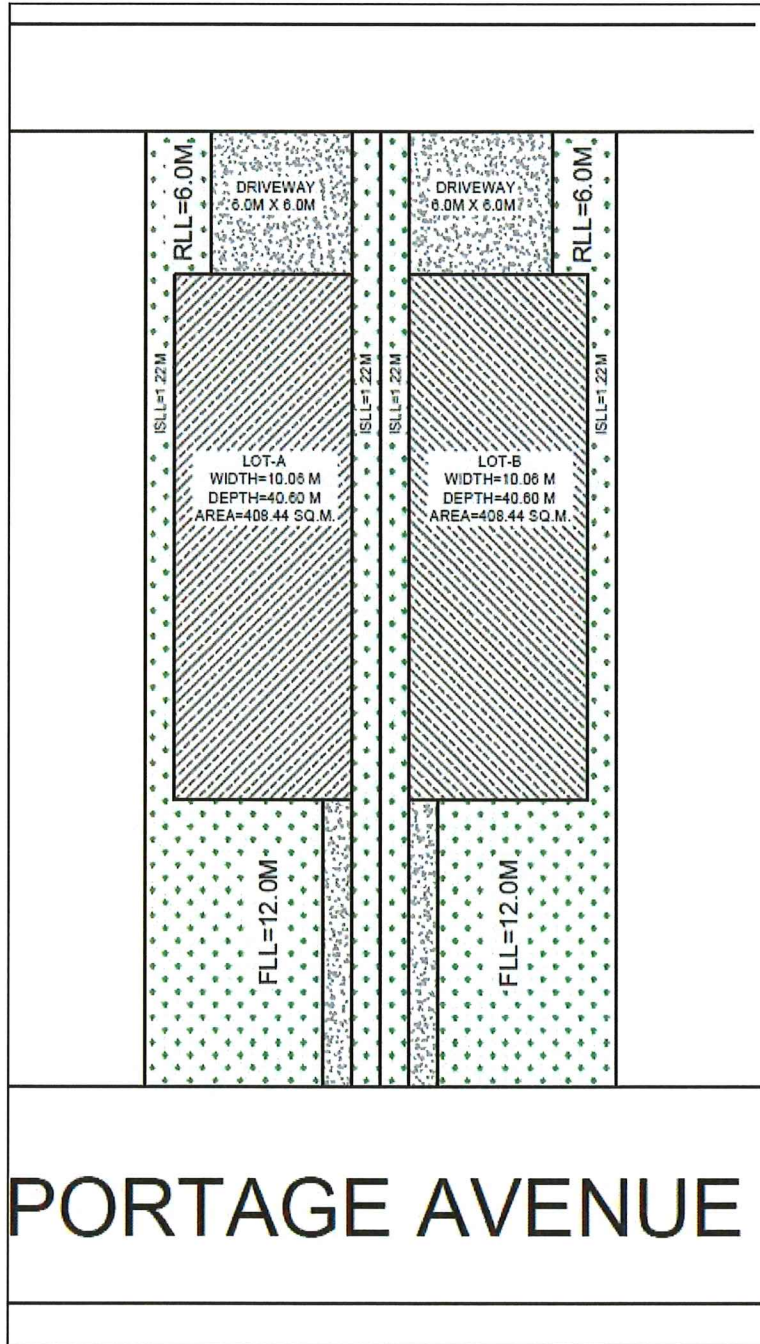
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



Schedule "A"

November 24, 2022

Good Morning Stella,

The house is currently rented through a property management company and is well maintained.

The owner of the property does not intend to demolish the house until the PLA drawings have been approved. When the PLA drawings get approved; notice will be given to the tenants to vacate the premises and demolition permits will be applied with the city. When the construction/demolition begins the site will be fenced by construction fencing.

There is no response received for the letters sent for public engagement. Should you have any questions; please let me know.

Regards,
Mohit