

AGENDA ITEM NO: 7.6

MEETING DATE: December 20, 2022

STAFF REPORT – COVER SHEET

SUBJECT: JCR Design Ltd (BC1089662)
Rezoning / 45790 Reece Avenue DATE: December 7, 2022

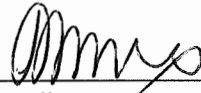
DEPARTMENT: Planning
RZ001639 PREPARED BY: Joty Rai / kk

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 45790 Reece Avenue.

2. RECOMMENDATION:


Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5271", which proposes to rezone property located at 45790 Reece 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. (RZ001639)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001639

PREPARED BY: Joty Rai DATE: December 7, 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 45790 Reece 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 and urban frontage improvements complete with barrier curb, gutter, sidewalk, LED streetlighting, and a new fire hydrant on Reece Avenue. Rear lane paving and storm main extension is also required to support the urbanization of the laneway. 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 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. The applicant has not committed to a specific design for the future single detached dwellings at the time of redevelopment; 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 – Downtown Single Family” as designated in the Downtown Land Use & Development Plan within the 2040 Official Community Plan

Land Use: Single detached dwelling and detached shed (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 October 28, 2022, the applicant mailed information packages to neighbouring homes to request the submission of any questions or comments regarding the proposal. An open house was also held on November 16, 2022; though, no members of the public attended. At the time of writing, no responses have been received in response to the engagement. 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 Downtown Chilliwack which is experiencing ongoing infill development. There are numerous properties within the immediate area that have recently redeveloped, or are currently being redeveloped, within the R1-C and R1-B (Urban Duplex Residential) Zones. The subject property is located near the Chilliwack Landing Leisure Centre and is within walking distance of Central Elementary. Other nearby schools include Chilliwack Middle and Chilliwack Secondary.

The proposed rezoning is consistent with the “Residential 1 – Downtown Single Family” designation of the Downtown Land Use & 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 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. 5271”, which proposes to rezone property located at 45790 Reece 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. (RZ001639)

Substantiation:

The proposed rezoning is consistent with the City’s Infill Development Policy, Zoning Bylaw, and “Residential 1 – Downtown Single Family” designation and is not anticipated to negatively affect the surrounding area.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001639) – May 17, 2022
- Development Application Review Team (DART) Minutes – September 1, 2022

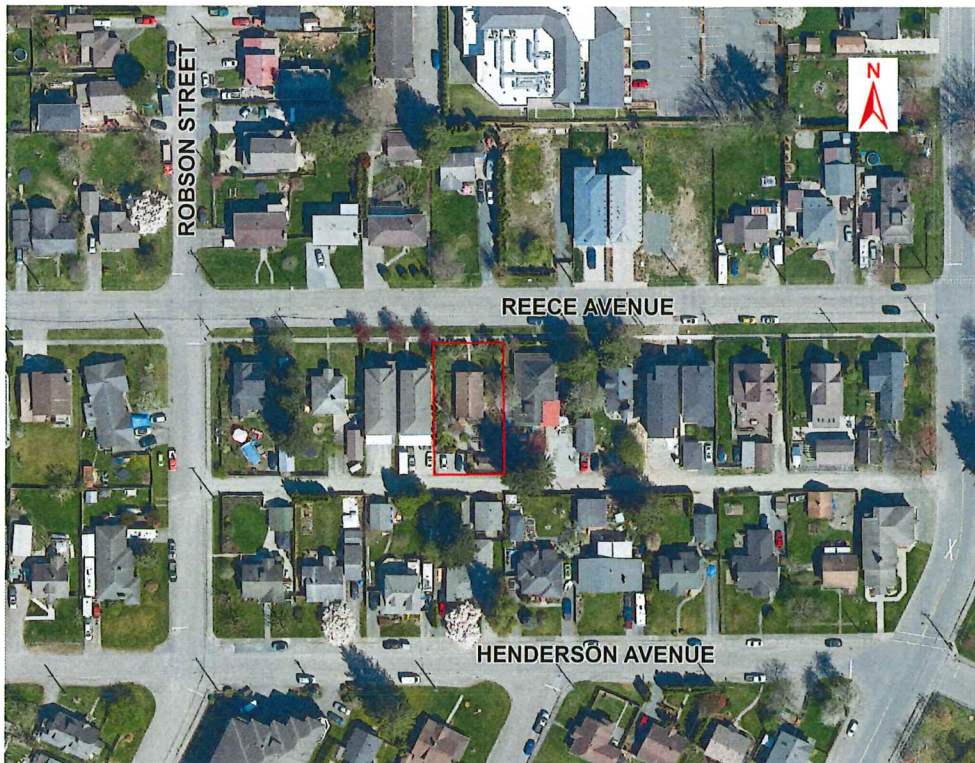
Attachments

- “Schedule A” – Applicant’s Development and Maintenance Plan

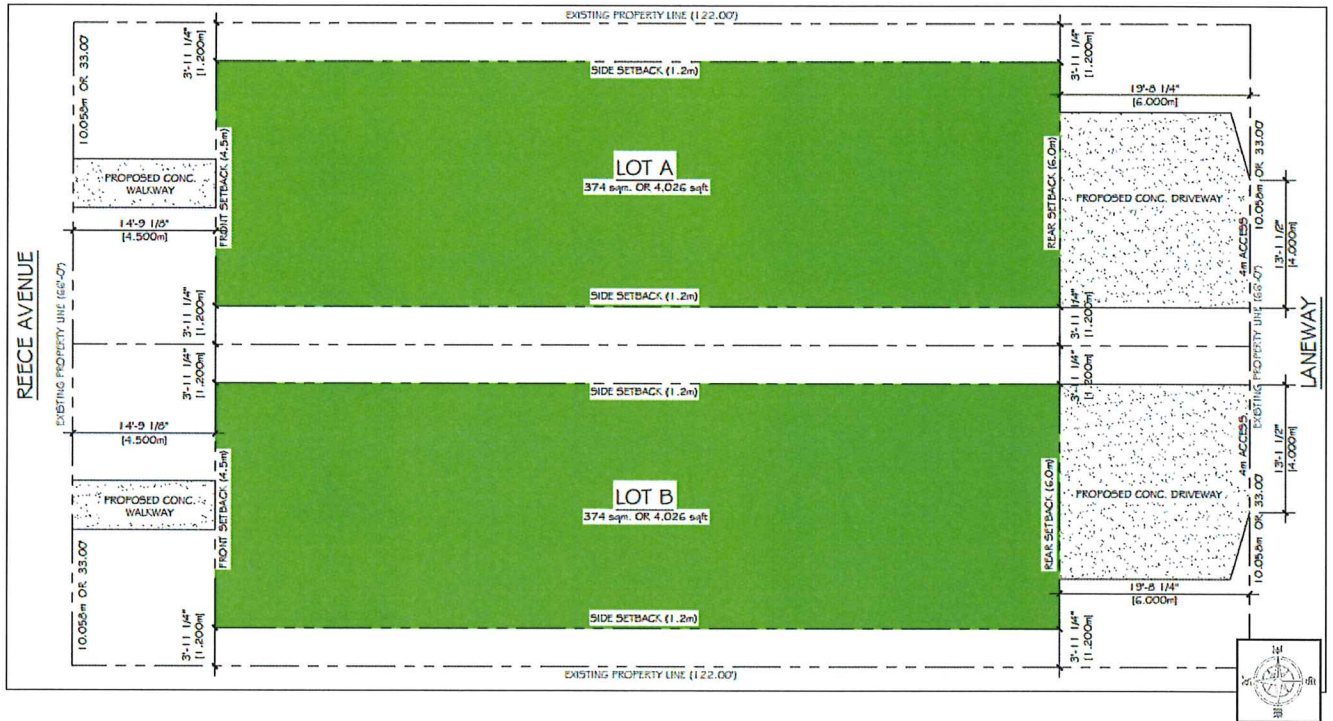
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



Site Photo



Schedule A – Applicant’s Development & Maintenance Plan

The applicant provided the following development and maintenance details via email on October 26, 2022:

“The property is currently rented and being maintained by the renters and the property owners. At this point, the owners want to keep the property rented until after the rezoning is complete. At that point they can make an informed decision as to whether they will be going to subdivision, demolition and building permit.”