

AGENDA ITEM NO: 7.7

MEETING DATE: December 20, 2022

STAFF REPORT – COVER SHEET

SUBJECT: Davinder Pal Singh
Rezoning / 46080 Camrose Avenue DATE: November 24, 2022

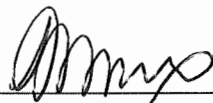
DEPARTMENT: Planning
RZ001649 PREPARED BY: Stella Xiao / kk

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 46080 Camrose Avenue.

2. RECOMMENDATION:

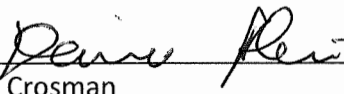
Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5274", which proposes to rezone property located at 46080 Camrose Avenue from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for January 10, 2023. (RZ001649)

for 

Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.

for 

Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001649

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 46080 Camrose 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 storm main connections to each lot and urban frontage improvements with a barrier curb, gutter, LED street lighting, and sidewalk. 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, the City's Infill Development Policy recommends that a 12m long and 4m wide driveway is provided for each lot 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 1 – One and Two Family Housing" 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 by tenants 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. The applicant advised that on November 23, 2022, letters were sent in the mail explaining the proposal to neighbouring properties within 30m of the subject property, inviting input on the proposal. 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 Fairfield Island that is experiencing infill development. The property adjoins parcels within the R1-A Zone and is proximate to parcels within the R1-C (Urban Infill) Zone and R3 (Small Lot Residential) Zone. The property is within walking distance to amenities including parks (Fiesta Park, Gwynne Vaughan Park, Fairfield Park, and Strathcona Park) and Strathcona Elementary School.

The proposed rezoning is consistent with the “Residential 1 – One and Two Family Housing” 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 barrier curb, gutter, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape; furthermore, the recommended 12m long driveways in accordance with the Infill Development Policy ensures the provision of adequate off-street parking. As the subject property is within a neighbourhood that is beginning to experience 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. 5274”, which proposes to rezone property located at 46080 Camrose 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. (RZ001649)

Substantiation:

The proposed rezoning is consistent with the residential character of the neighbourhood and the City's OCP and Infill Development Policy and is not expected to negatively impact the surrounding area.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001649) – June 9, 2022
- Development Application Review Team (DART) Minutes – July 21, 2022

Attachments

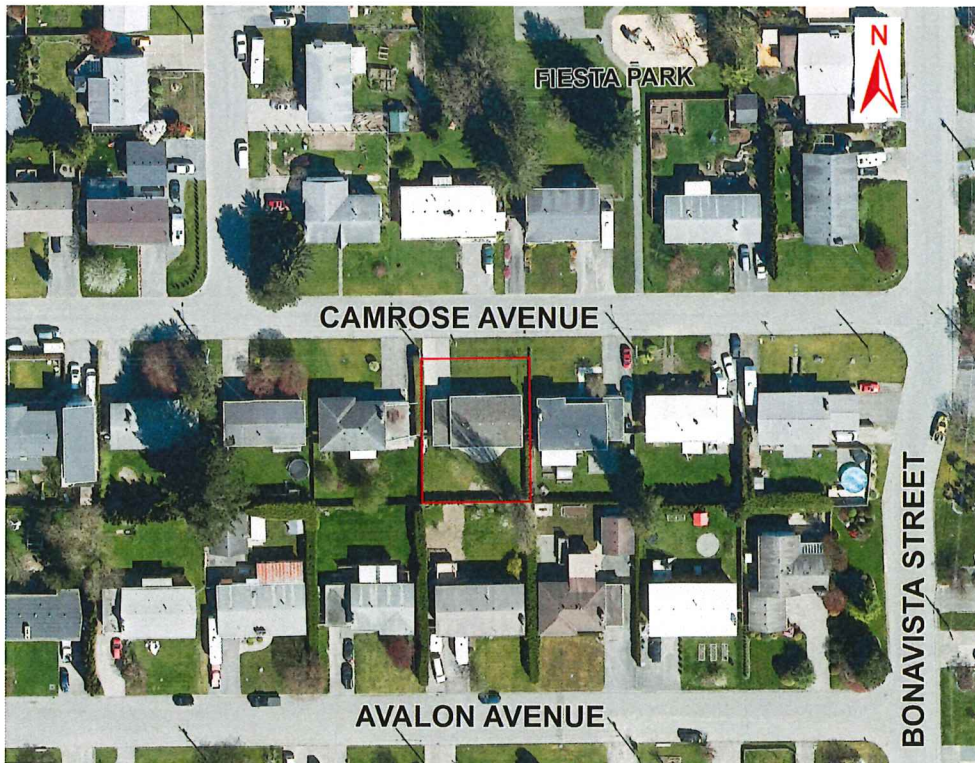
- "Schedule A" – Property Owner's Site Maintenance Plan – December 8, 2022

Site Photo

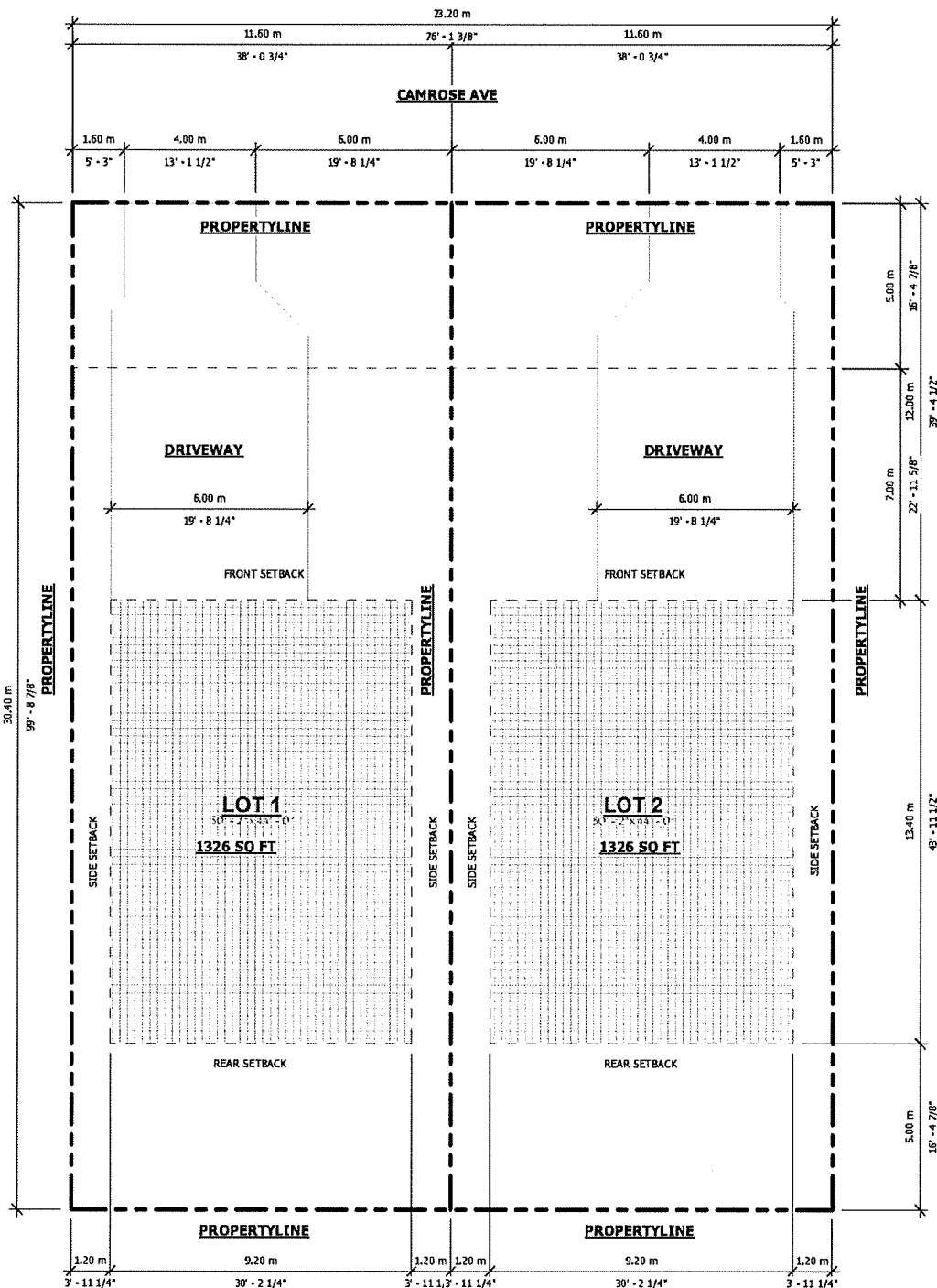
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



SITE PLAN

SCALE: 1/8" = 1'-0"

Schedule "A"

December 8, 2022

Once rezoning is done and until I start the subdivision the tenants will remain in the house.

During the subdivision process the tenants will move out and the site will be fenced off and maintained according to City requirements.