

AGENDA ITEM NO: 7.11

MEETING DATE: February 7, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Raminder Kaur Duley
Rezoning / 46531 Portage Avenue DATE: January 18, 2023


DEPARTMENT: Planning Department
RZ001663 PREPARED BY:  Stella Xiao / 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 46531 Portage Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5279", which proposes to rezone property located at 46531 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 February 21, 2023. (RZ001663)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001663

PREPARED BY: Stella Xiao DATE: January 18, 2023

POSITION: Planner I DEPARTMENT: Planning Department

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 46531 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 sanitary sewer connections to each lot from Portage Avenue and urban frontage improvements with a barrier curb, gutter, LED street lighting, sidewalk, and rear lane paving and catch basin installation. The requirements of the Floodplain Regulation Bylaw, Tree Management (Land Development) Bylaw and Land Development Bylaw will apply at time of subdivision.

A covenant will be required at time of subdivision to restrict vehicular access to the rear lane. 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 and does not intend to redevelop the site; 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 maintain the site as it is currently used 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 2040 Official Community Plan.

Land Use: Single detached dwelling (to be retained). The applicant has indicated that the house on the property is currently occupied by tenants and does not intend to redevelop the site at this time (attached as “Schedule A”).

Community Engagement: The applicant has conducted independent public engagement with neighbouring properties. The applicant advised that on January 6, 2023, 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 package has been included within the public record.

3.2 Neighbourhood Character

The subject property is located within a mature residential neighbourhood of Riverside that is experiencing infill development. The property adjoins parcels within the R1-A Zone and is proximate to parcels within the R1-C, R3 (Small Lot Residential), and R4 (Low Density Multi-Unit Residential) Zones. The property is within walking distance to amenities including parks (Kinsmen Park and Hope Slough), schools (Little Mountain Elementary, Chilliwack Secondary, and Chilliwack Middle School), and a commercial corner at the intersection of Menzies Street and Yale Road.

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 barrier curb, gutter, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape; furthermore, the recommended rear-lane access covenant ensures the provision of adequate off-street parking at time of redevelopment. As the subject property is within a neighbourhood that has been 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 2023, No. 5279”, which proposes to rezone property located at 46531 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 February 21, 2023. (RZ001663)

Substantiation:

The proposed rezoning is consistent with the residential character of the neighbourhood, the Official Community Plan designation of the property and the objectives of the Infill Development Policy. As such, the requested rezoning is not expected to impact the surrounding area.

5. SOURCES OF INFORMATION:

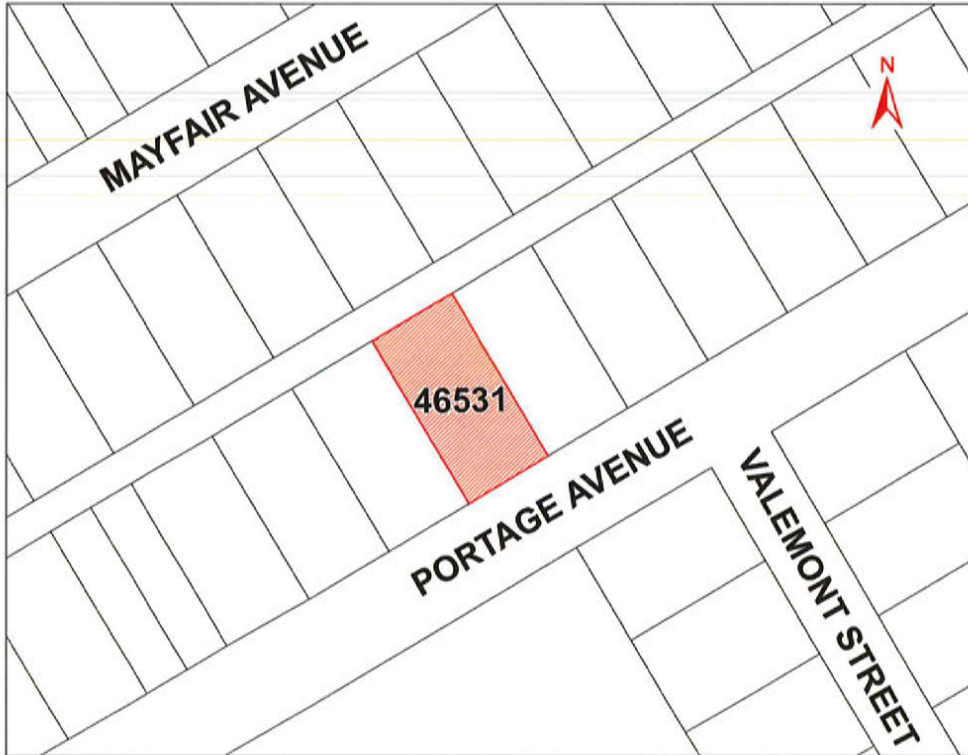
- Rezoning Application (RZ001663) – August 12, 2022
- Development Application Review Team (DART) Minutes – September 1, 2022

Attachments

- “Schedule A” – Property Owner’s Redevelopment Intentions – August 25, 2022

Site Photo

Location Map



Orthophoto



Schedule "A"

Purpose of Application

Rezoning and Subdivision into 2 lots in the future!

Property is Currently Tenanted & plan is to keep it tenanted. until the property is sold - long term plan. Subdivision application will not be made prior to sale of property.