

AGENDA ITEM NO: 7.5

MEETING DATE: February 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Magna Villa Construction Ltd (Inc No BC1105097)
Rezoning / 46045 Fourth Avenue DATE: January 27, 2023


DEPARTMENT: Planning Department
RZ001670 PREPARED BY: Seamus McConville / tr

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from a 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 46045 Fourth Avenue.

2. RECOMMENDATION:


Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5282", which proposes to rezone property located at 46045 Fourth Avenue from a 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 March 7, 2023. (RZ001670)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001670

PREPARED BY: Seamus McConville DATE: January 27, 2023

POSITION: Planner I DEPARTMENT: Planning

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from a 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 46045 Fourth Avenue.

2. PROPOSAL:

The applicant wishes to rezone the subject property to facilitate a two-lot subdivision. Based on the attached conceptual site plan, the property meets the minimum requirements of the proposed R1-C Zone.

The final lot layout must comply with City Bylaws and include urban half road frontage improvements, complete with barrier curb, sidewalk and LED streetlighting as required at time of subdivision. An extension of the storm main 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 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 is required to 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. The applicant has noted the dwelling will be demolished as soon as possible, and has provided information in the attached “Schedule A” detailing how the site will be maintained throughout the redevelopment process.

Community Engagement In January 2023, the applicant conducted a mail-out to addresses within a 30m radius of the subject property, as well as a door-to-door petition. As of the date of this report, two verbal comments of support were provided to the applicant. A copy of the applicant’s neighbourhood engagement proceedings has been submitted for the public record.

3.2 Neighbourhood Character

The property is situated within a residential area of Downtown Chilliwack experiencing infill development. The lot is surrounded by established and recently redeveloped single detached dwellings and duplexes within the R1-A, R1-B (Urban Duplex Residential) and R1-C Zones. Across the lane to the north is Third Avenue Park.

The proposed rezoning is consistent with the “Residential 1 – Downtown Single Family” designation 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 located 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 2023, No. 5282”, which proposes to rezone property located at 46045 Fourth Avenue from a 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 March 7, 2023. (RZ001670)

Substantiation:

The proposed rezoning is consistent with the City's "Residential 1" designation within the Downtown Land Use and Development Plan by providing housing options while respecting the context of the existing neighbourhood. As the neighbourhood is experiencing infill development, it is expected the redevelopment will integrate well into the immediate surroundings and be consistent with development trends in the neighbourhood.

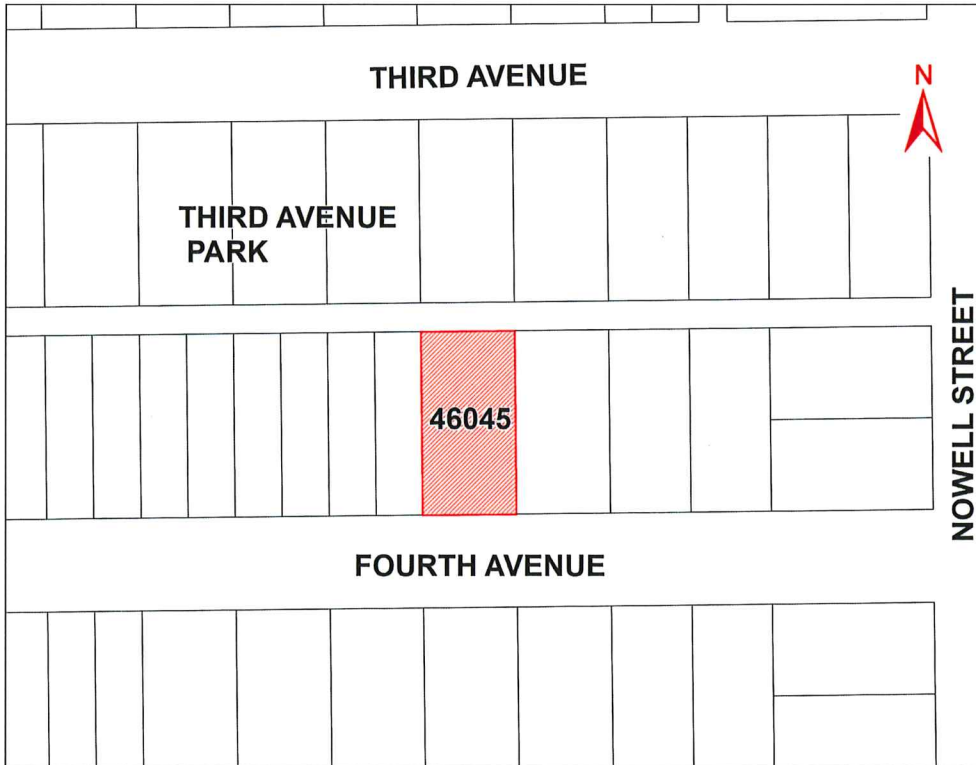
5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001670) – September 6, 2022.
- Development Application Review Team (DART) Minutes - October 27, 2022

Attachments

- "Schedule A" – Property Owner's Redevelopment and Maintenance Intentions – December 2022.

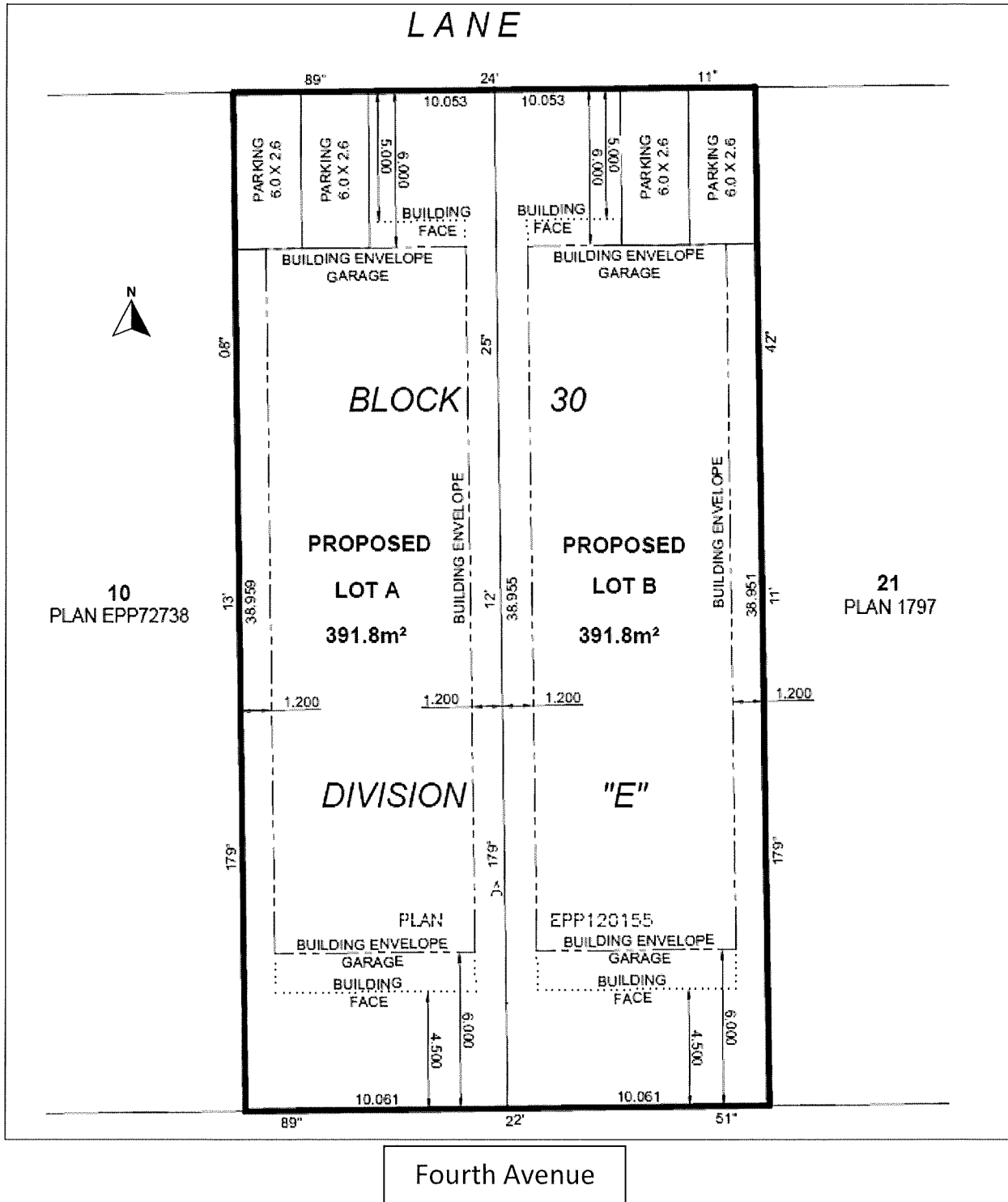
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



Site Photo



Schedule A – Property Owner’s Redevelopment and Maintenance Intentions

MEMO

Date: December 20, 2022

To: City of Chilliwack

From: Magna Villa Construction and Nirmal Dhaliwal

Subject: Property Maintenance Plan for 46045 Fourth Ave, Chilliwack BC

The following outlines the Property Maintenance plan for 46045 Fourth Ave, Chilliwack BC.

Security:

The property will be secured by heavy duty construction site fencing to restrict access to the site of unauthorized personnel and equipment.

Upkeep of Exterior:

The property will be maintained on a monthly basis by including but not limited to: Landscaping of any grass and foliage that may grow. We will ensure surrounding areas to the property will not be affected by any landscaping/grooming issue.

Waste Collection:

Waste will be collected as per the City of Chilliwack timelines and in proper containers and sealed tightly. All other waste will be dealt with according to City of Chilliwack bylaws.

Timeline:

We plan to start the subdivision process as soon as possible. We also plan to start the demolition of the existing building as soon as we have authorization from the City of Chilliwack.

Esc:

We will add a filter cloth in city drain and ensure that all nearby roads are kept clean during construction.

Traffic:

We will ensure that there will be no traffic destruction or interference in that area during construction and demolition. Appropriate signs will be posted on the road and streets if needed.

If you have further questions or concerns, please do not hesitate to reach out.

Thank you,

Magna Villa Construction