

AGENDA ITEM NO: 7.4

MEETING DATE: February 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Andrew James Wiebe
Rezoning / 46485 Portage Avenue DATE: January 27, 2023

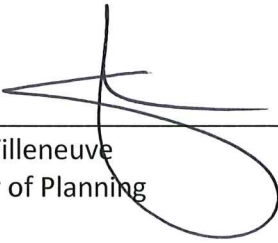
DEPARTMENT: Planning Department
RZ001591 PREPARED BY:  Seamus McConville / tr

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 46485 Portage Avenue.

2. RECOMMENDATION:

Recommendation that “Zoning Bylaw Amendment Bylaw 2023, No. 5281”, which proposes to rezone property located at 46485 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 March 7, 2023. (RZ001591)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001591

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 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 46485 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 urban frontage improvements with a barrier curb, gutter, LED street lighting, sidewalk, and rear lane paving. 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. Removal of the existing driveway will be required as well as a covenant to be registered at the time of subdivision that restricts vehicular access to the rear lane only.

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. The applicant recently constructed an addition to the home and intends to retain and expand this portion of the existing dwelling. The remainder of the dwelling will be demolished to ensure all applicable setbacks are met at time of subdivision. Based on the survey submitted, the portion of the home to be retained will comply with the setbacks of the R1-C Zone.

A metal storage container is located on the property and utilized for temporary tool and equipment storage while the redevelopment process is underway. As metal storage containers are permitted on residential properties for the duration of construction, the applicant has confirmed that the container will be removed from the site upon completion of the redevelopment process (i.e., construction of the single detached dwelling).

The applicant has provided written comment as to how the property will be maintained during development and the anticipated development timelines, which has been attached to this report as “Schedule A”.

Community Engagement: In November 2023, the applicant undertook community engagement with the surrounding properties by conducting a door to door petition, and leaving a letter with neighbours that were not home. As of the date of this report, one comment of support was received by the applicant. A copy of the applicant’s engagement proceedings has been submitted for 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 is surrounded by single detached dwellings within the R1-A, R1-C and R3 (Small Lot Residential) Zones. The property is within walking distance to amenities including Chilliwack Secondary School and Chilliwack Middle School. Kinsmen Park is located across the street from the subject property, with Hope River Slough approximately 200m to the north.

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 is 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: 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. 5281”, which proposes to rezone property located at 46485 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 March 7, 2023. (RZ001591)

Substantiation:

The proposed rezoning is consistent with the residential character and development trends of the neighbourhood, and is in keeping with the City’s OCP and Infill Development Policy. The proposal will offer additional housing options for the area.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001591) – January 17, 2022
- Development Application Review Team (DART) Minutes - May 19, 2022

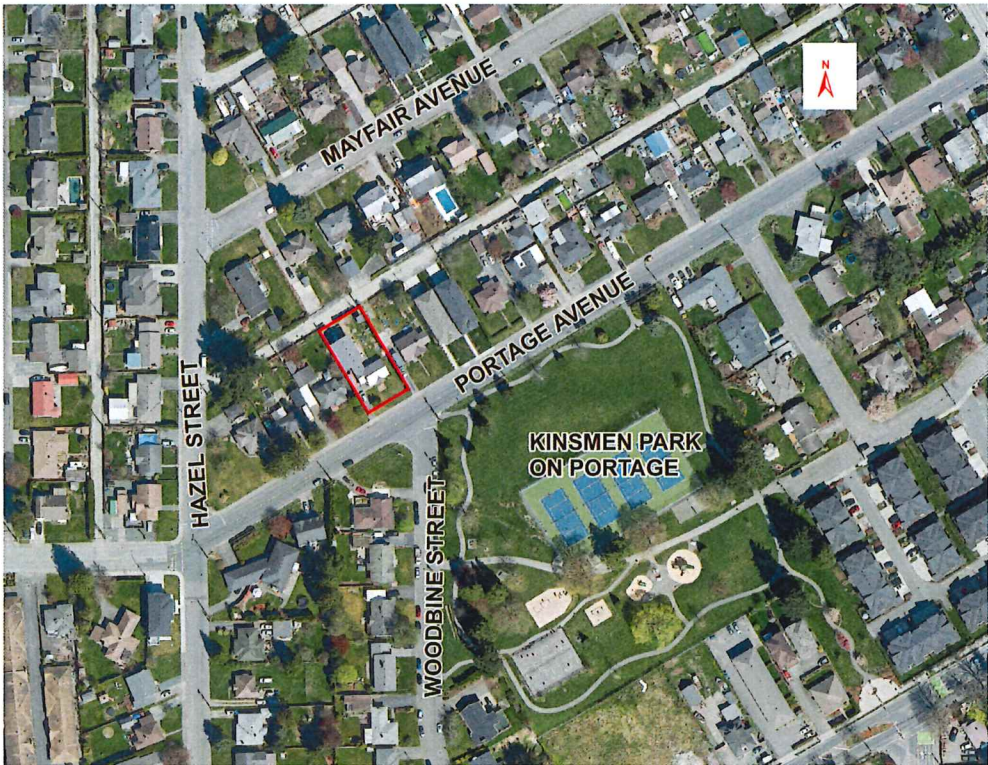
Attachments

- “Schedule A” – Property Owner’s Redevelopment and Maintenance Intentions – November 2022.

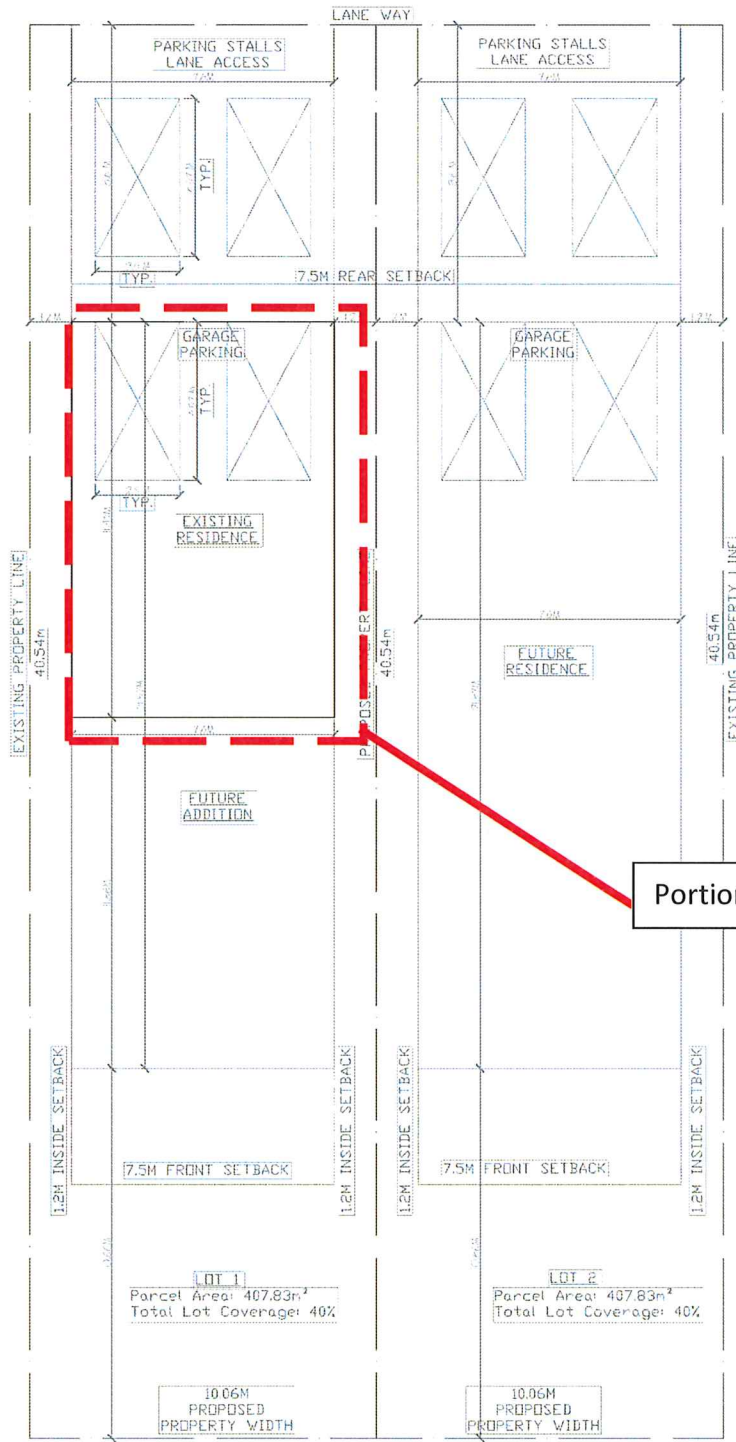
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



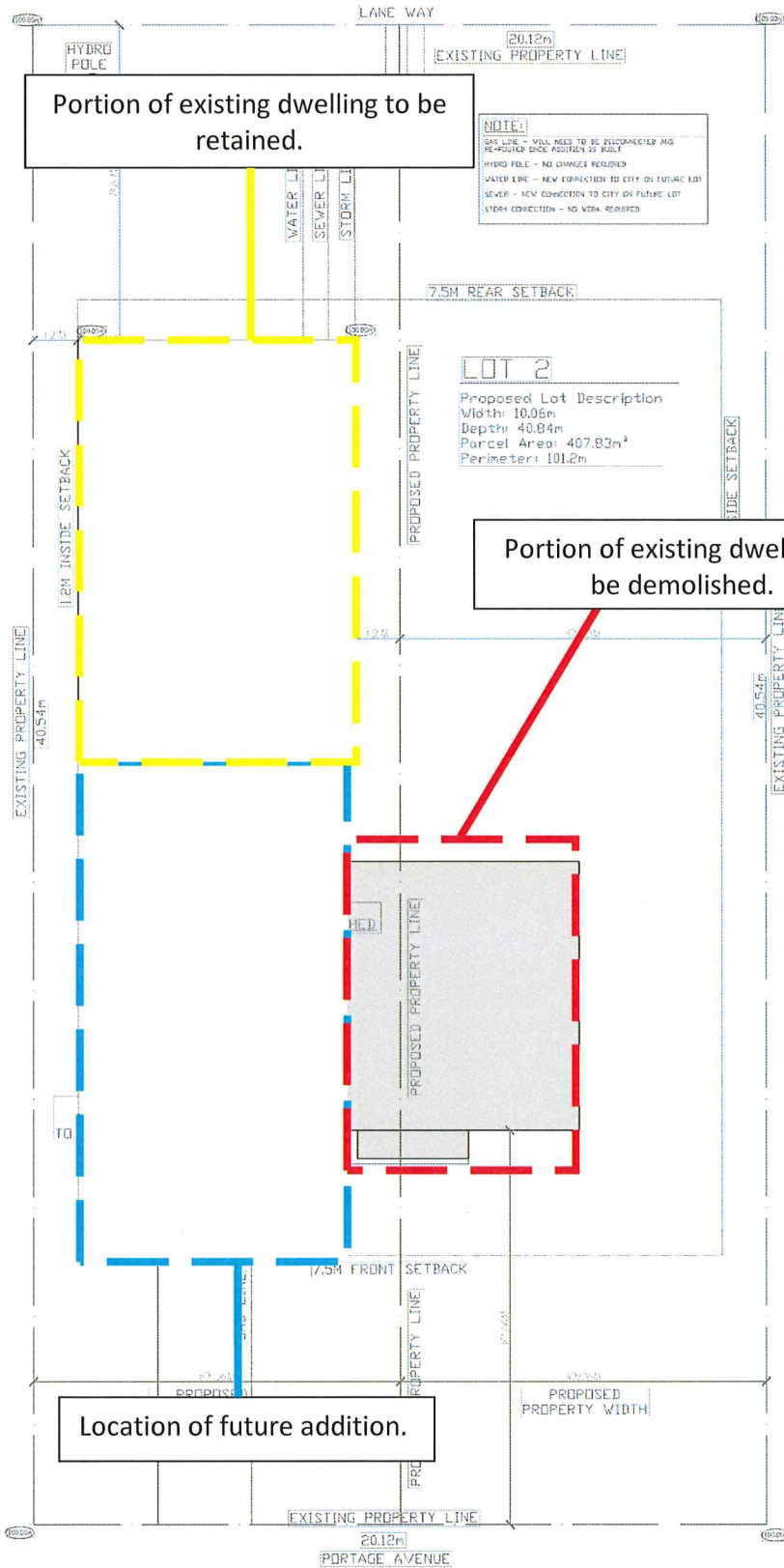
Portion of existing home to be retained.



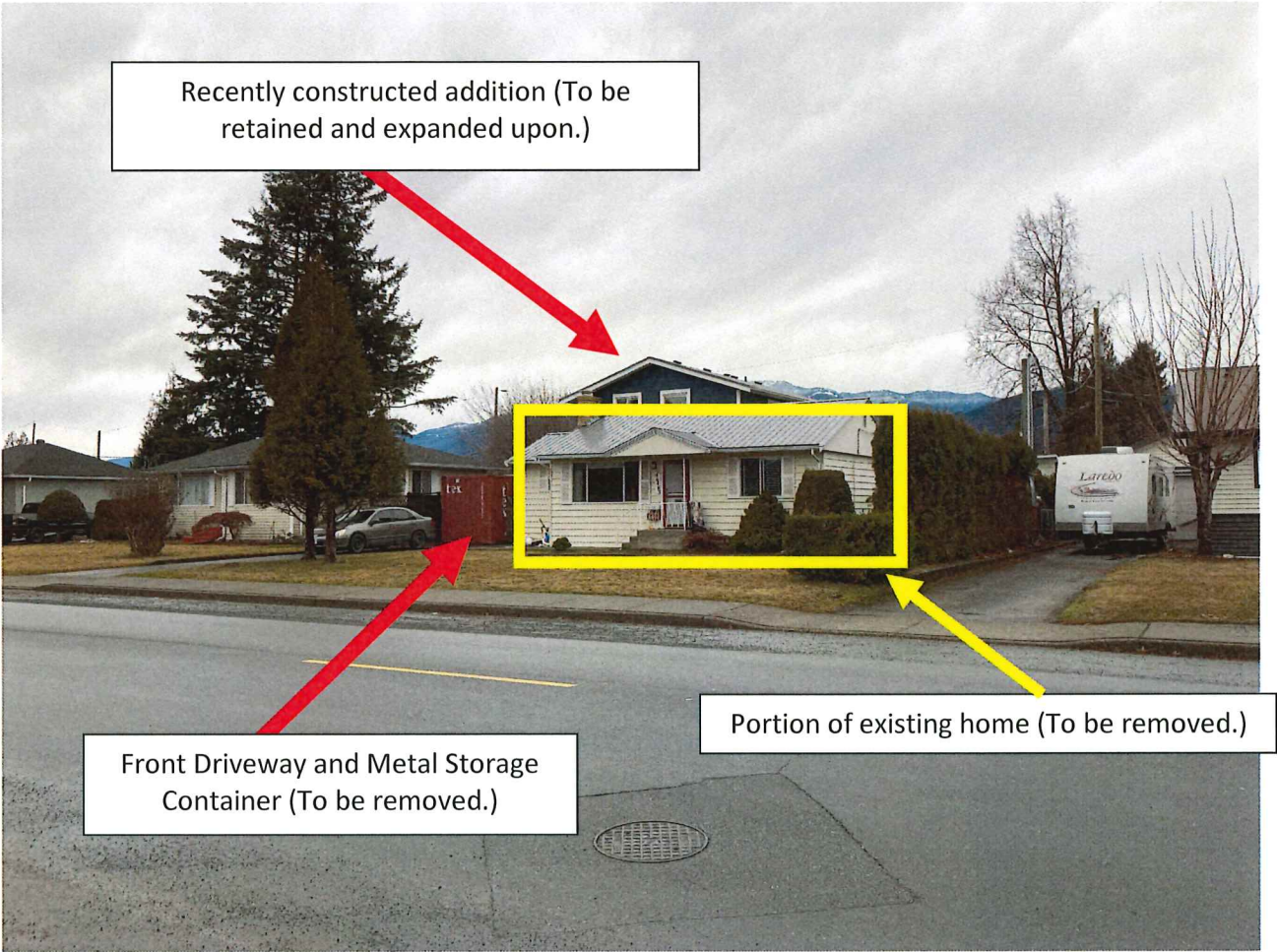
SITE PLAN
1:200
CIVIC ADDRESS: 46485 PORTAGE AVE, CHILLIWACK, BRITISH COLUMBIA
LEGAL: LOT 15 SECTION DIV J NEW WESTMINSTER DISTRICT PLAN 8777
ZONING: R1-A
Lot Description: Width/Depth: 20.12m / 40.84m
Parcel Area/Perimeter: 813.4m² / 121.2m

FUTURE PLAN
N.T.S.

Current Lot Configuration (Annotated)



Site Photo



Schedule A – Property Owner’s Redevelopment and Maintenance Intentions

To whom it may concern,

This is an outline of how we intend to conduct upkeep and subdivision application timelines.

We will continue to do what is asked of us, by your office. We will submit information in a timely manner.

As we intend to keep a portion of the existing home, this is our intended timeline:

Nov 2022, continue with application.

The demolition will happen after the rezoning has been approved by the city, hopefully by early spring. We would like to submit the plans for building permits to start the addition as soon as we can. We will continue the necessary work for meeting subdivision requirements such as moving gas line, removing front driveway, fixing sidewalk, and separation of utilities like water and sewer to each lot.

Thank you for your time,
Andrew and Edolbina Wiebe