

AGENDA ITEM NO: 7.4

MEETING DATE: March 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT: OCP Housekeeping Updates (OCP00044) DATE: March 10, 2023

DEPARTMENT: Planning PREPARED BY: Madelaine Peters / tr 

1. SUMMARY OF ISSUE:

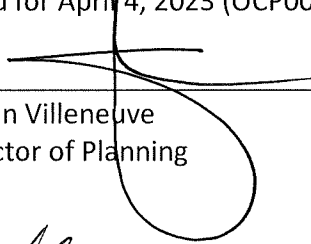
From time to time the City amends the Official Community Plan (OCP) to update current standards and clarify intent to ensure it adapts to changing community and development industry trends. Staff propose the following minor amendments to the text and maps of the OCP:

1. Incorporating pedestrian pathway design guideline requirements for multi-unit residential “form and character” Development Permits (based on regulations being removed through concurrent Zoning Bylaw text amendments);
2. Adding exemptions to Development Permit Area (DPA) 10 (Coach Houses or Garden Suites) for rural and agricultural properties to support flexibility with applying design guidelines through staff delegated authority; and,
3. Correcting OCP maps to ensure consistent interpretation of land use designation changes from adopted neighbourhood plan amendments.

These amendments improve the OCP’s clarity and ease of use. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw.


2. RECOMMENDATION:

Recommendation that “Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287”, a proposed text amendment to update the text of the 2040 Official Community Plan be given first and second reading; and further, that a Public Hearing be called for April 4, 2023 (OCP00044).


Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER’S RECOMMENDATION/COMMENTS:

Supports recommendation.


Chris Crosman
Chief Administrative Officer

STAFF REPORT ON OCP00044 / OCP HOUSEKEEPING UPDATES

PREPARED BY: Madelaine Peters DATE: March 10, 2023

POSITION: Senior Planner, Long Range DEPARTMENT: Planning

1. DEFINITION OF ISSUE:

From time to time the City amends the Official Community Plan (OCP) to update current standards and clarify intent to ensure it adapts to changing community and development industry trends. Staff propose the following minor amendments to the text and maps of the OCP:

1. Incorporating pedestrian pathway design guideline requirements for multi-unit residential “form and character” Development Permits (based on regulations being removed through concurrent Zoning Bylaw text amendments);
2. Adding exemptions to Development Permit Area (DPA) 10 (Coach Houses or Garden Suites) for rural and agricultural properties to support flexibility with applying design guidelines through staff delegated authority; and,
3. Correcting OCP maps to ensure consistent interpretation of land use designation changes from adopted neighbourhood plan amendments.

These amendments improve the OCP’s clarity and ease of use. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw.

2. PROPOSED HOUSEKEEPING AMENDMENTS:

The proposed amendments include minor changes to OCP Design Guidelines and Maps, as summarized below. For more detail on the changes, please refer to the attached amendment bylaw.

1. Pedestrian pathways
 - Amendment relocates pathway regulations from the Zoning Bylaw to the multi-unit residential form and character Development Permit Areas (DPA) 4, 5, and 6
 - The change enables a more discretionary approach to implementing pathways through Development Permit review at the same time the overall site layout is considered (compared to Subdivision review that must follow Zoning regulations, or complete a Zoning variance)
 - A concurrent Zoning Bylaw text amendment would remove the regulations
2. Coach House / Garden Suite exemptions
 - Amendment adds an exemption for properties in agricultural land and the Ryder Lake neighbourhood to DPA 10

- The change focuses the design guidelines for coach houses and garden suites to smaller parcels of land in more urban locations where design details and privacy considerations are a greater concern
- Minor text changes are also included to update grammar and correct redundancy

3. Map corrections

- Amendment updates the mapping of Chilliwack Proper (17A), Sardis-Vedder (17B) and Rural Areas (17E) based on completed neighbourhood plans
- The change correct the formatting and accuracy of land use designations and ensures consistent interpretation of land use designations
- A notation is also being added to refer users to the City's online mapping system (<https://www.maps.chilliwack.com>) for the most up-to-date map of land use designations, using the same approach as the Zoning Bylaw

3. IMPLEMENTATION:

The proposed text amendments will come into force and effect as soon as the bylaw is adopted. Should the amendments be adopted, the pedestrian pathways amendment is not anticipated to impact any active multi-unit residential Development Permit applications as these are existing requirements from the Zoning Bylaw. The exemption amendments for DPA 10 would apply to agricultural land and Ryder Lake, which will enable applications currently under review to be cancelled and refunded, and then proceed directly to a Building Permit application. Finally, the mapping corrections do not change land use designations, and ensures they reflect completed neighbourhood plans.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that "Official Community Plan Bylaw Amendment Bylaw 2023, No. 5287", a proposed text amendment to update the text of the 2040 Official Community Plan be given first and second reading; and further, that a Public Hearing be called for April 4, 2023 (OCP00044).

Substantiation:

Planning staff have prepared minor amendments to the text and mapping of the OCP to improve clarity and ease of use for the public and staff. These amendments are not substantive, and instead correct minor errors, improve formatting and legibility, and maintain consistent interpretation of land use designations.

5. SOURCES OF INFORMATION:

- Development Application Review Team (DART) minutes – March 9, 2023
- Rezoning Application (housekeeping text amendments) – RZ001700