

AGENDA ITEM NO: 7.5

MEETING DATE: April 4, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Kiranjeet Kaur Dosanjh  
Rezoning / 45935 Reece Avenue DATE: March 24, 2023


DEPARTMENT: Planning Department  
RZ001669 PREPARED BY:  Joty Rai / sw

**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 45935 Reece Avenue.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5292", which proposes to rezone property located at 45935 Reece 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 April 18, 2023. (RZ001669)

  
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Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S  
RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001669

PREPARED BY: Joty Rai DATE: March 24, 2023

POSITION: Planner I DEPARTMENT: Planning Department

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### 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 45935 Reece 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. The proposal meets the minimum lot width, depth, and area requirements to facilitate a subdivision within the proposed R1-C Zone.

Final lot layout must comply with City Bylaws and include frontage improvements complete with barrier curb, sidewalk, and half-road paving on Reece Avenue. An on-site storm water discharge system will also be required at the time of development. 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, driveways of 12m length and 4m width are to be provided in accordance with the City's Infill Development Policy 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; 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 Official Community Plan.

Land Use: Single detached dwelling and detached ancillary building (both to be demolished at time of subdivision). The applicant has indicated that the house on the property is currently occupied by tenants and has provided information in the attached "Schedule A" detailing how the site will be maintained throughout the redevelopment process.

Community Engagement: The applicant has conducted independent public engagement with neighbouring properties via door-knocking. No responses have been received at the time of writing. A copy of the applicant's public engagement package has been submitted for the public record.

### 3.2 Neighbourhood Character

The subject property is located within a mature residential neighbourhood of Downtown Chilliwack which is experiencing ongoing infill development. There are numerous properties within the immediate area that have recently redeveloped, or are currently being redeveloped, within the R1-C and R1-B (Urban Duplex Residential) Zones. The subject property is located near Central Community Park and is within walking distance of Central Elementary. Other nearby schools include Chilliwack Middle and Chilliwack Secondary.

The proposed rezoning is consistent with the "Residential 1 – Downtown Single Family" designation of the Downtown Land Use & Development 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 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 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. 5292", which proposes to rezone property located at 45935 Reece 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 April 18, 2023. (RZ001669)

**Substantiation:**

The proposed rezoning is consistent with the City's Infill Development Policy, Zoning Bylaw, and "Residential 1 – Downtown Single Family" OCP designation and is not anticipated to negatively impact the surrounding area.

**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001669) – September 6, 2022
- Development Application Review Team (DART) Minutes – November 24, 2022

**Attachments**

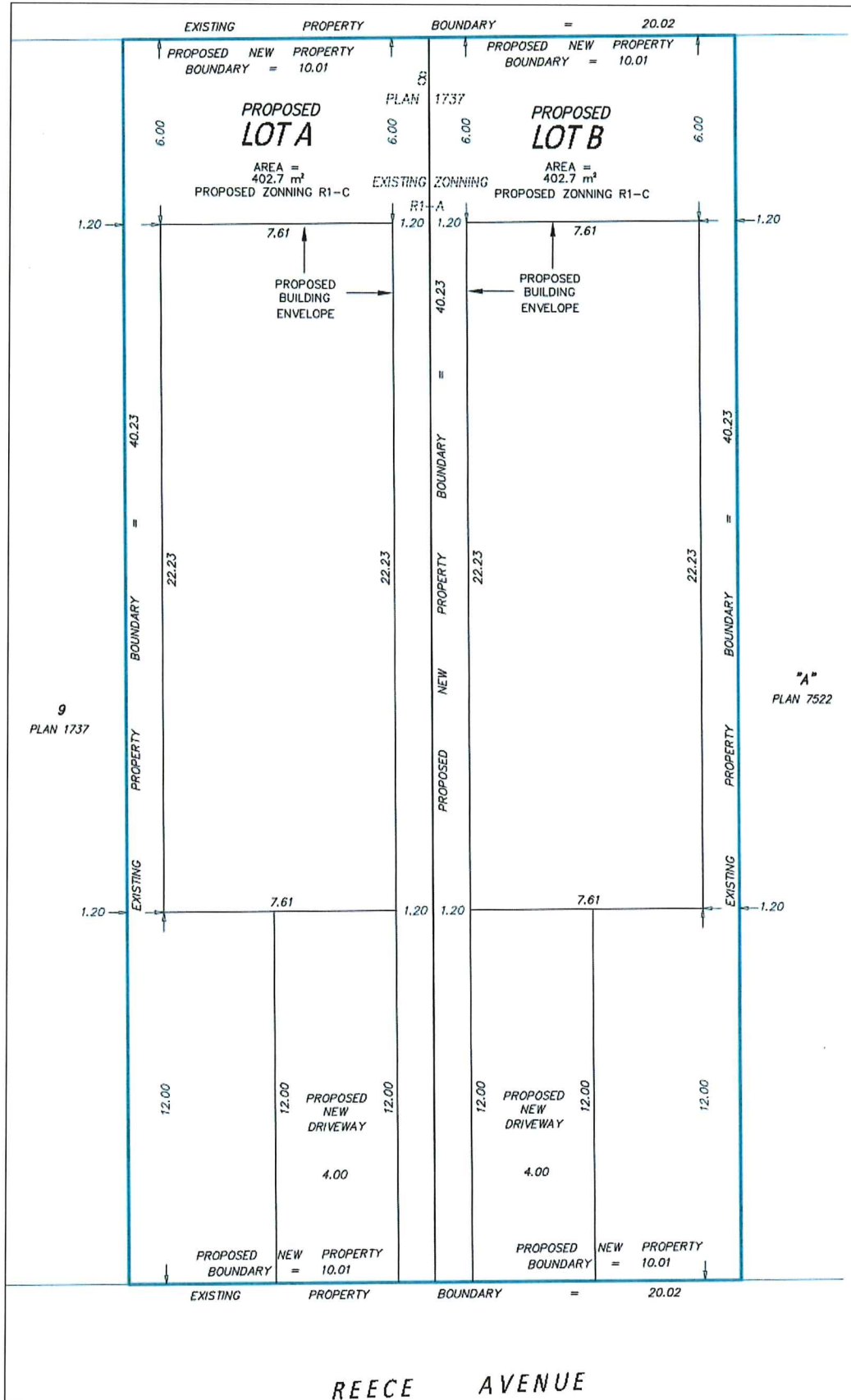
- "Schedule A" – Applicant's Maintenance Plan

**Location Map**



**Orthophoto**



**Conceptual Site Plan (as provided by the applicant)**

**Schedule A – Applicant’s Maintenance Plan**

The applicant provided the following maintenance details via email on March 8, 2023:

“They are tenants who already live there, they will be taking care of everything. They will maintain it.”