

AGENDA ITEM NO: 7.6

MEETING DATE: April 4, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Coastal Valley Development Ltd.
Rezoning / 10140 Woods Road DATE: March 24, 2023

DEPARTMENT: Planning Department
RZ001675 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 10140 Woods Road.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5293", which proposes to rezone property located at 10140 Woods Road 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. (RZ001675)



Gillian Villeneuve
Director of Planning

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

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001675

PREPARED BY: Joty Rai DATE: March 24, 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 10140 Woods Road.

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, gutter, catch basin, sidewalk, and LED streetlighting on Woods Road. Additionally, 0.74m of the Woods Road frontage will be dedicated for future road development at the time of subdivision. The requirements of the Floodplain Regulation Bylaw, Tree Management (Land Development) Bylaw and Land Development Bylaw will also 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 – One and Two Family Housing" as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan within the Official Community Plan.

Land Use: Single detached dwelling (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. On January 8, 2023, the applicant hand-delivered letters to neighbouring homes to request the submission of any questions or comments regarding the proposal. One letter was mailed. 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 Chilliwack Proper. The property is surrounded by single detached dwellings within the R1-A Zone on all sides. The neighbourhood also contains smaller residential lots within the R3 (Small Lot Residential) Zone; however, the majority of the surrounding properties are larger and within the R1-A Zone. The subject property is located near Hope Slough and is within walking distance of Little Mountain Elementary. Nearby schools include Chilliwack Middle and Chilliwack Secondary.

The proposed rezoning is consistent with the "Residential 1 – One and Two Family Housing" designation of the Chilliwack Proper & 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 proposed development meets parking requirements of the Zoning Bylaw and the required urban frontage improvements are anticipated to provide a safe and inviting streetscape.

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. 5293", which proposes to rezone property located at 10140 Woods Road 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. (RZ001675)

Substantiation:

The proposed rezoning is consistent with the City's Infill Development Policy, Zoning Bylaw, and OCP designation and will offer additional housing options. The proposal is not anticipated to have an impact on the surrounding area.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001675) – October 11, 2023
- Development Application Review Team (DART) Minutes – November 10, 2022

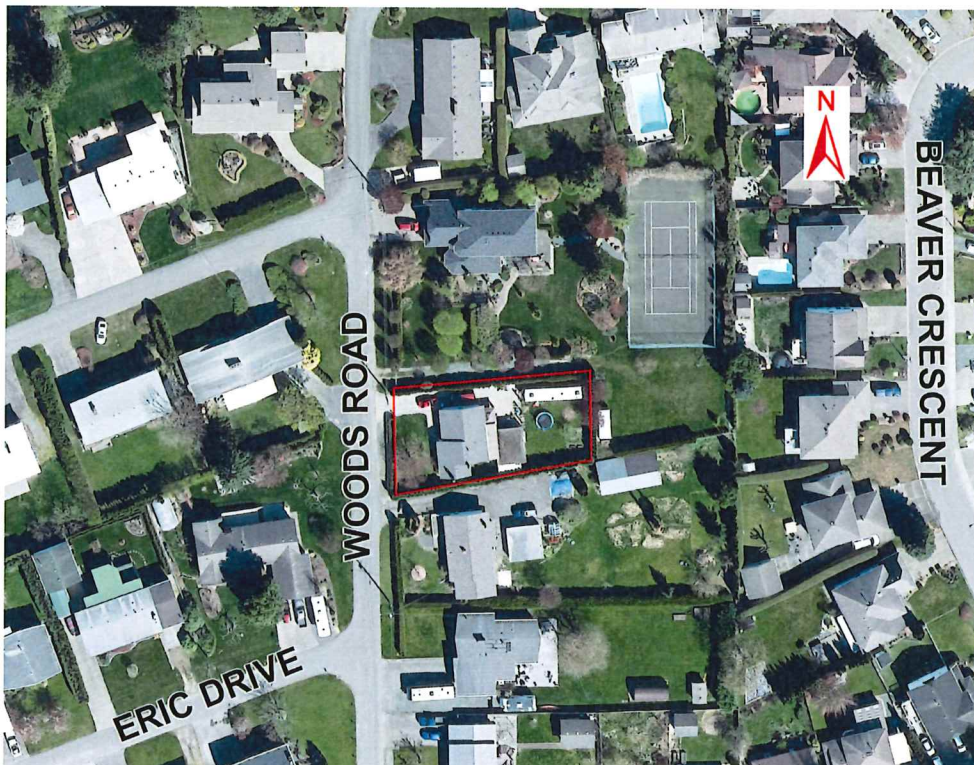
Attachments

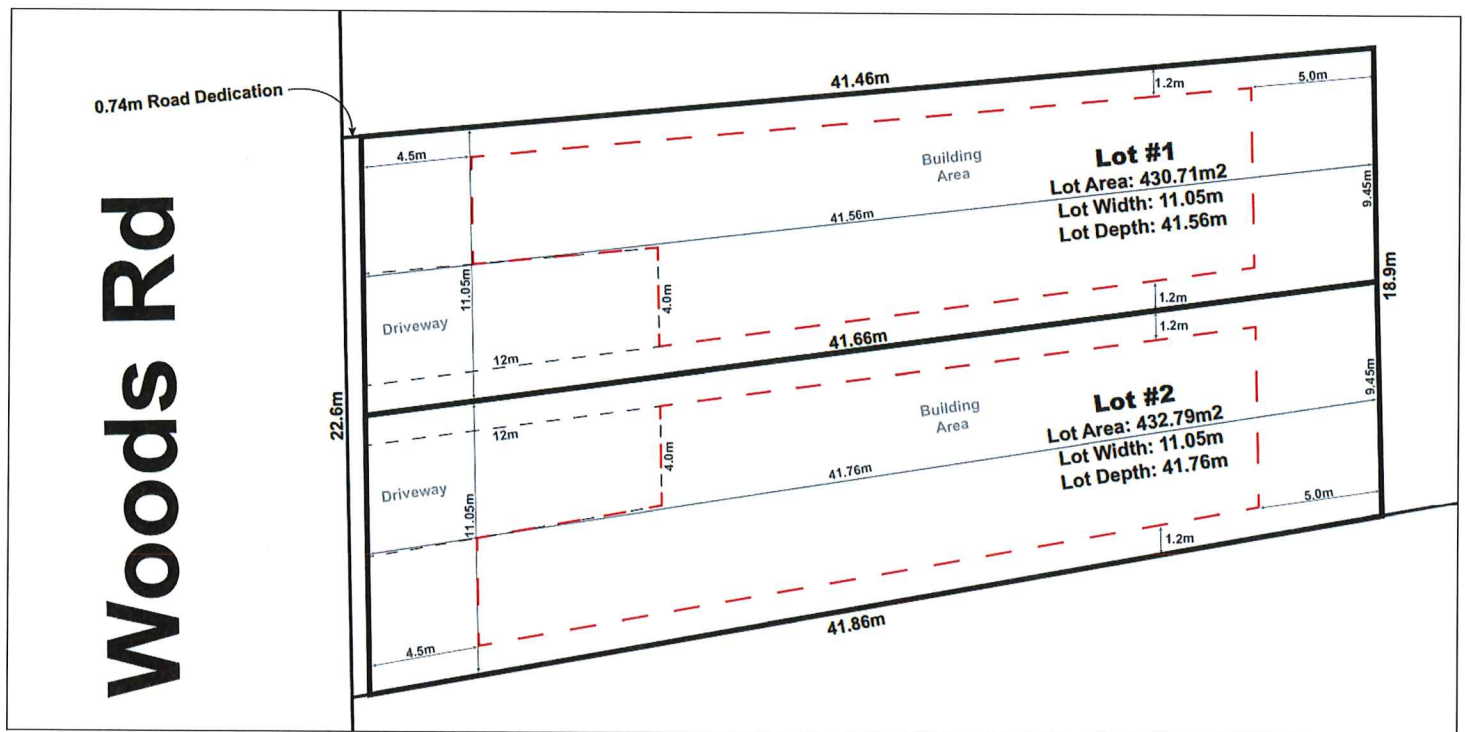
- "Schedule A" – Applicant's Maintenance Plan

Location Map



Orthophoto



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

Schedule A

Applicant's Property Maintenance Plan Letter

December 20th, 2022

City of Chilliwack
Planning & Strategic Initiatives Department
8550 Young Road
Chilliwack, BC V2P 8A4
T: (604) 793-2968

December 20th, 2022

Attn: Joty Rai

RE: Property Maintenance Plan for 10140 Woods Rd, Chilliwack, BC V2P 6G7

This Letter is in reference to our Property Maintenance Plan for the redevelopment of 10140 Woods Rd, Chilliwack, BC V2P 6G7. Throughout the entirety of the redevelopment process, we will assure that the property will be maintained in accordance with the Community Standards Bylaw.

We will achieve this objective by keeping the property tenanted and having the tenants responsible for the regular up-keep of the property. We will also highlight to the tenants the standard of care to be met. In addition, we will conduct biweekly drive-bys to verify the property is remaining compliant with all Community Bylaws.

If you require any additional information, please contact our office via email at info@coastalvalley.ca

Sincerely,
Coastal Valley Development Ltd.



Ravi Khunkhun, CIM, BBA Hons.
Project Manager
info@coastalvalley.ca