

AGENDA ITEM NO: 7.10

MEETING DATE: April 18, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Magna Villa Construction Ltd (Inc No BC1105097)
Rezoning / 9090 Sunset Drive DATE: April 3, 2023

DEPARTMENT: Planning Department
RZ001668 PREPARED BY: Seamus McConville / tr

1. SUMMARY OF ISSUE:

The applicant wishes to amend the Official Community Plan designation of the subject property from "Residential 2 – Attached Housing and Narrow Lot Infill" to "Residential 1 - One and Two Family Housing", as per the Chilliwack Proper Fairfield Island Neighbourhoods Plan, and to rezone the subject property from a R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision.

Once the Bylaws have been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaws with respect to the property located at 9090 Sunset Drive.

2. RECOMMENDATION:

Recommendation that:

"Official Community Plan Bylaw Amendment Bylaw 2023, No. 5290", which proposes to amend the designation of property located at 9090 Sunset Drive from "Residential 2 – Attached Housing and Narrow Lot Infill" to "Residential 1 - One and Two Family Housing", as per the Chilliwack Proper Fairfield Island Neighbourhoods Plan; and,

"Zoning Bylaw Amendment Bylaw 2023, No. 5291", which proposes to rezone property located at 9090 Sunset Drive from a R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone,

be given first and second reading; and further, that a Public Hearing be called for May 2, 2023. (RZ001668)



Gillian Villeneuve

Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001668

PREPARED BY: Seamus McConville DATE: April 3, 2023

POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant wishes to amend the Official Community Plan designation of the subject property from "Residential 2 – Attached Housing and Narrow Lot Infill" to "Residential 1 - One and Two Family Housing", as per the Chilliwack Proper Fairfield Island Neighbourhoods Plan, and to rezone the subject property from a R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision.

Once the Bylaws have been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaws with respect to the property located at 9090 Sunset Drive.

2. PROPOSAL:

The applicant requests to redesignate and rezone the subject property to facilitate a two-lot subdivision. As the requested R3 Zone is not in keeping with the current "Residential 2 – Attached Housing and Narrow Lot Infill" (RES2) designation within the Chilliwack Proper Fairfield Island Neighbourhoods Plan, an OCP amendment is required. The current RES2 designation supports the development of townhouses, as well as infill subdivisions with resulting lots that are less than 12m wide. As the requested subdivision will result in two lots greater than 12m in width (12.2m), an OCP amendment is required.

Based on the attached conceptual site plan, the property meets the minimum requirements of the proposed R3 Zone. The final lot layout must comply with City Bylaws and include road frontage improvements, complete with barrier curb replacement, sidewalk and LED streetlighting as required at time of subdivision. The requirements of the Floodplain Regulation Bylaw, Tree Management (Land Development) Bylaw and Land Development Bylaw will apply at time of subdivision.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement / OCP Pre-Consultation

Official Community Plan: "Residential 2 – Attached Housing and Narrow Lot Infill" as designated within the Chilliwack Proper Fairfield Island Neighbourhoods Plan within the 2040 Official Community Plan.

While a land assembly to facilitate a townhouse development would be the most desirable built form in this location, the property is already surrounded by an established medical office to the north, senior's residence to the east and recently subdivided property to the south; therefore, lot consolidation to facilitate a higher density

development is currently not possible.

The RES2 designation supports narrow lot infill development, including lots up to 12m in width. As the proposed lots are 0.2m wider than the maximum 12m width permitted by the current land use designation, an OCP amendment is required. The proposed OCP amendment is considered appropriate in this instance as it will facilitate construction of a built form that is similar to the infill subdivision envisioned by the current land use designation and will allow a higher density to be achieved on this property, within the physical constraints caused by the neighbouring developments.

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.
Public Engagement	In February 2023, the applicant conducted a mail-out to addresses within a 30m radius of the subject property. As of the date of this report, no responses were received by the applicant. A copy of the applicant’s neighbourhood engagement proceedings has been submitted for the public record.
OCP Pre-Consultation:	As considered appropriate under Section 475 of the <i>Local Government Act</i> , and at the direction of Council, OCP pre-consultation with outside agencies was not deemed to be necessary as the proposed amendment is not anticipated to lead to any impacts on the interests of these organizations.

3.2 Neighbourhood Character

The subject property is located within the Townsend West neighbourhood, close to civic amenities including Chilliwack General Hospital, Chilliwack Landing Leisure Centre and the Chilliwack Coliseum, as well as within walking distance to shops and services in the downtown core. The property is surrounded by a mix of residential and institutional zones, as follows:

North and West:	Medical offices in the RC (Commercial Conversion) Zone, Chilliwack Landing Leisure Centre in the P4 (Civic Exhibition) Zone, and single detached dwellings in the R1-A Zone.
East and South:	A senior’s housing facility in the P2 (Special Institutional) Zone, and single detached dwellings in the R3 and R1-A Zones.

While the proposed rezoning maintains the residential character and function of the neighbourhood, ground entry units with living space above will likely be constructed to comply with the Flood Construction Level (FCL), creating the potential for height differentiation with neighbouring lots. Both the R1-A and R3 Zone allow for a maximum height of 10m. Differentiations

in height are expected to diminish as mature housing stock is replaced and infill development continues.

3.3 Technical Issues:

Floodplain:	The subject property is located within the protected floodplain, and as such, 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 subject property is not subject to any known geotechnical hazards or earthquake-related risks.
Statutory Right of Way (SROW):	A municipal SROW for sanitary sewer is located at the rear of the lot, which is not anticipated to affect the siting of the future single detached dwellings.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that:

“Official Community Plan Bylaw Amendment Bylaw 2023, No. 5290”, which proposes to amend the designation of property located at 9090 Sunset Drive from “Residential 2 – Attached Housing and Narrow Lot Infill” to “Residential 1 - One and Two Family Housing”, as per the Chilliwack Proper Fairfield Island Neighbourhoods Plan; and,

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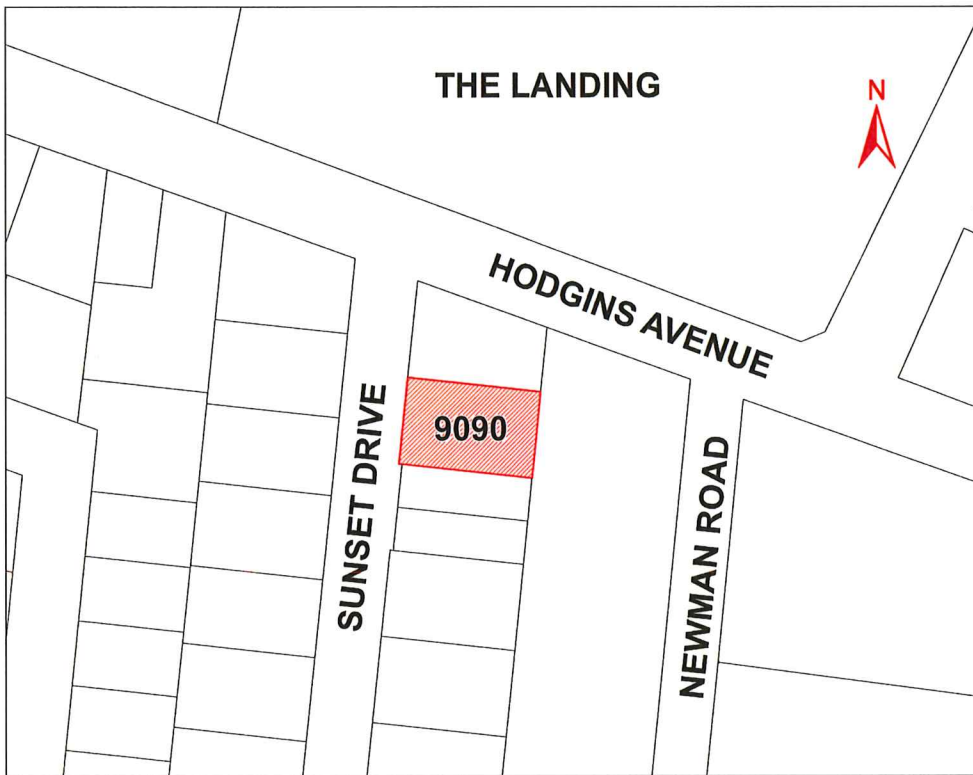
Substantiation:

The requested Official Community Plan amendment and rezoning application is supportable in this location as it constitutes the highest and best use of the site given it is not feasible to assemble the property into a larger, comprehensive development. The proposal will be in keeping with recent development seen to the south of the subject property and result in a built form which is similar to what is envisioned by the current land use designation.

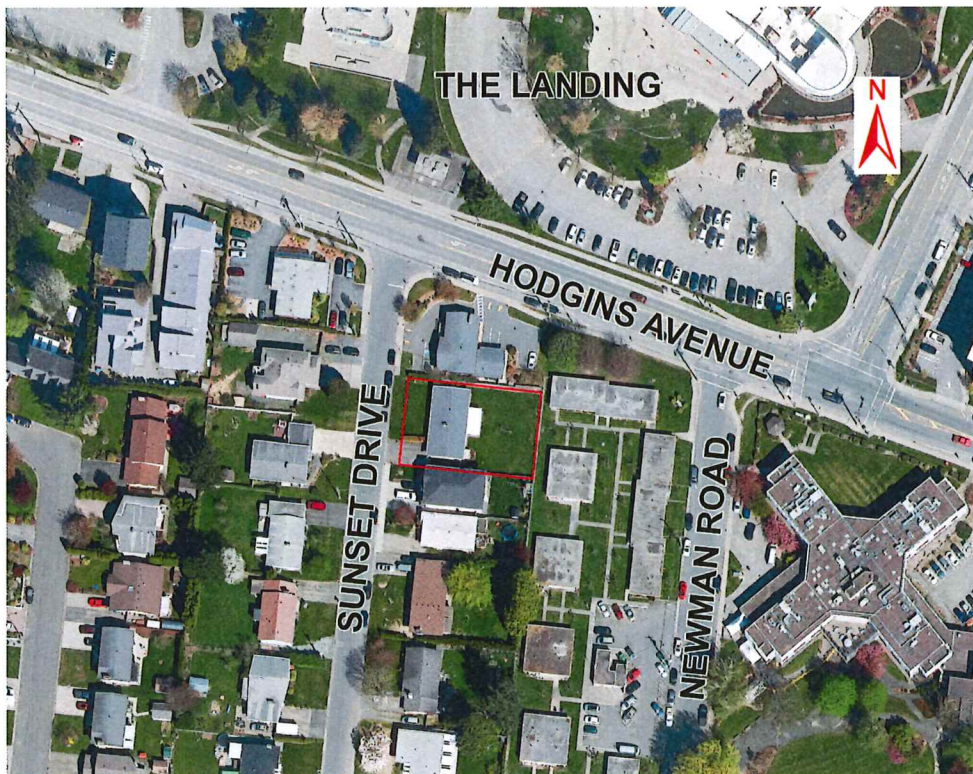
5. SOURCES OF INFORMATION:

- Official Community Plan Amendment Application (RZ001668) – January 31, 2023
- Development Application Review Team (DART) Minutes – January 12, 2023
- Rezoning Application (RZ001668) – September 6, 2022

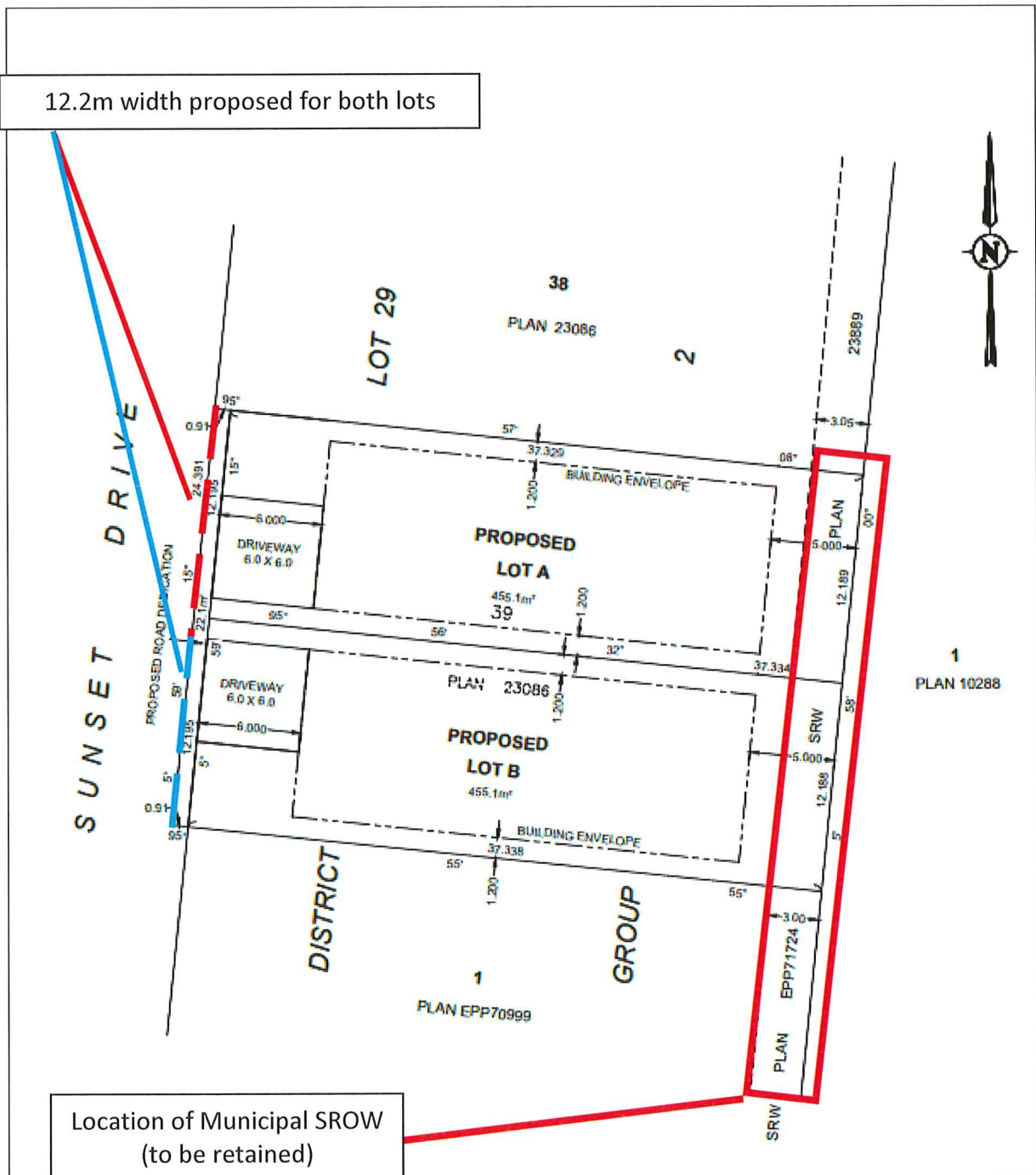
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



Site Photo



Schedule A – Property Owner’s Redevelopment and Maintenance Intentions

Property Maintenance Plan for 9090 Sunset Drive, 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 filter cloth in city drain and make sure that we keep road clean during construction.

Traffic:

We will make sure that there will be no traffic destruction in that area during construction and demolition and a sign will be posted on the road if needed.