

AGENDA ITEM NO: 7.14

MEETING DATE: April 18, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Nishant Monga  
Rezoning / 46225 Strathcona Road DATE: March 31, 2023

DEPARTMENT: Planning Department  
RZ001654 PREPARED BY: Adam Roberts / tr

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**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) 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 46225 Strathcona Road.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5303", which proposes to rezone property located at 46225 Strathcona Road from an 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. (RZ001654)

  
Gillian Villeneuve

Director of Planning

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

Supports recommendation.



Chris Crosman

Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001654

PREPARED BY: Adam Roberts      DATE: March 31, 2023  
POSITION: Planner II      DEPARTMENT: Planning

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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 R3 (Small Lot Residential) 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 46225 Strathcona Road.

### 2. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R3 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 R3 Zone.

Final lot layout must comply with City Bylaws and include on-site stormwater systems and urban half road frontage improvements complete with sidewalk, curb, gutter, catch basin and LED streetlighting. In addition, as the property is identified as a neighbourhood cycling route in the Chilliwack Cycle Vision Plan, the existing on-street bicycle lane must be maintained. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision.

At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed; however, building height is limited to 10m within the proposed R3 Zone lots.

### 3. FACTORS:

#### 3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

OCP Designation: "Residential 1 – One and Two Family Housing" as designated within the Chilliwack Proper & Fairfield Island Neighbourhoods Plan within the 2040 Official Community Plan. The proposal is consistent with this designation.

Land Use: Single detached dwelling (to be demolished at time of redevelopment). The applicant has provided a plan indicating how the site will be maintained through the redevelopment process. A copy of the property maintenance plan is attached as Schedule A.

**Public Engagement:** The applicant mailed an information package to neighbours within 30m of the subject property on January 26, 2023 requesting submission of questions or concerns in regards to the proposed rezoning application. The applicant was contacted by the neighbour directly to the north of the subject property (46226 Clare Avenue) who requested that the decks of the future homes be at ground level to ensure privacy is maintained for both themselves and the residents of the two proposed lots. The applicant confirmed they would ensure privacy concerns are addressed moving forward. The applicant was also contacted by the neighbour immediately to the west who is in support of the proposal. A copy of the engagement package and emails from neighbours have been included within the public record.

### **3.2 Neighbourhood Character**

The subject property is located within the Fairfield Island neighbourhood in an area that is comprised of primarily two-storey dwellings within a variety of residential zones, including the R1-A Zone, R1-B (Urban Duplex Residential) Zone, R3 Zone and R1-C (Urban Infill) Zone. The majority of the properties immediately surrounding the subject property are within the R1-A Zone, other than the properties south of Strathcona Road which are within the R3 Zone. The subject property is located within walking distance to Strathcona Elementary and a number of nearby parks, including Fairfield Park.

The proposed rezoning is consistent with the “Residential 1” 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. Due to the proposed lot widths (12.2m) and 6m long by 6m wide driveways, adequate parking and green front yards are expected to be maintained. Additionally, the required urban frontage improvements – including barrier curb, sidewalk and LED streetlighting – will ensure 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 Issues:** 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. 5303”, which proposes to rezone property located at 46225 Strathcona Road from an 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. (RZ001654)

**Substantiation:**

The proposed rezoning is consistent with the City's Infill Development Policy and "Residential 1" designation of the Chilliwack Proper and Fairfield Island Neighbourhoods Plan, which support infill development at this location. Redevelopment is anticipated to complement the existing neighbourhood, support a safe and inviting pedestrian environment, and ensure a balance of off-street parking and amenity space.

**5. SOURCES OF INFORMATION:**

- Rezoning Application (RZ001654) – June 21, 2022
- Development Application Review Team (DART) Minutes – October 5, 2022

Attachment:

- Schedule A: Property Management Plan

**Site Photo**





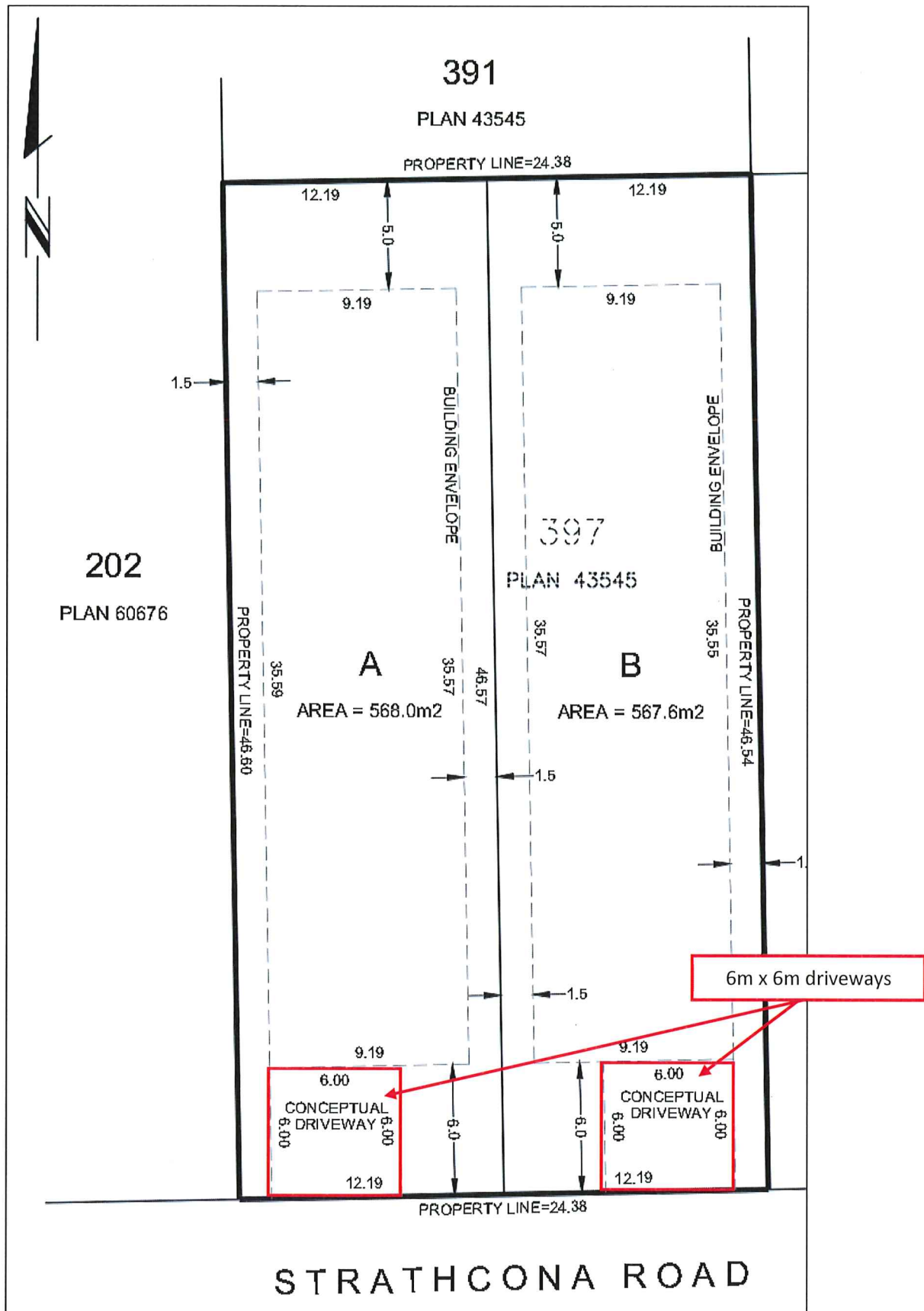
**Location Map**



**Orthophoto**



Conceptual Site Plan (as provided by the applicant)



## Schedule A Applicant's Property Maintenance Plan

The following was provided by the applicant:

The property is currently rented and will continue to stay rented throughout the process. The tenant will maintain the property.