

AGENDA ITEM NO: 7.13

MEETING DATE: April 18, 2023

STAFF REPORT – COVER SHEET

SUBJECT: City of Chilliwack
Rezoning / 46017 & 46029 Victoria
Avenue and 9384 Young Road DATE: April 4, 2023

DEPARTMENT: Planning Department
RZ001695 PREPARED BY: Joty Rai / tr

1. SUMMARY OF ISSUE:

The City is proposing to amend the 2040 Official Community Plan designations for the subject properties from “Urban Quarter” and “Residential 4” to “Institutional and Civic Use” as per the Downtown Land Use & Development Plan and rezone the properties from the C3 (Town Centre Commercial) Zone, R2 (Urban Residential Transition) Zone and the R6 (Mid Rise Apartment) Zone to a CP (Commercial Parking) Zone to facilitate construction of a parking lot.

Once the Bylaws have been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaws with respect to the properties located at 46017 and 46029 Victoria Avenue and 9384 Young Road.

2. RECOMMENDATION:

Recommendation that:

“Official Community Plan Bylaw Amendment Bylaw 2023, No. 5296”, which proposes to amend the designation of properties located at 46017 and 46029 Victoria Avenue and 9384 Young Road from “Urban Quarter” and “Residential 4” to “Institutional and Civic Use”; and,

“Zoning Bylaw Amendment Bylaw 2023, No. 5297”, which proposes to rezone the properties located at 46017 and 46029 Victoria Avenue and 9384 Young Road from the C3 (Town Centre Commercial) Zone, R2 (Urban Residential Transition) Zone, and the R6 (Mid Rise Apartment) Zone to the CP (Commercial Parking) Zone;

be given first and second reading; and further, that a Public Hearing be called for May 2, 2023. (RZ001695)



Gillian Villeneuve
Director of Planning

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

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001695

PREPARED BY: Joty Rai DATE: April 4, 2023
POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The City is proposing to amend the 2040 Official Community Plan designations for the subject properties from “Urban Quarter” and “Residential 4” to “Institutional and Civic Use” as per the Downtown Land Use & Development Plan and rezone the properties from the C3 (Town Centre Commercial) Zone, R2 (Urban Residential Transition) Zone and the R6 (Mid Rise Apartment) Zone to a CP (Commercial Parking) Zone to facilitate construction of a parking lot.

Once the Bylaws have been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaws with respect to the properties located at 46017 and 46029 Victoria Avenue and 9384 Young Road.

2. PROPOSAL:

In 2021, the City purchased the subject properties to develop additional public parking to serve the downtown. As redevelopment and population growth continues, existing City parking lots and available on-street parking in this area are experiencing an overall increase in use. In order to ensure the current and future parking demands are met within the downtown, construction of a new public parking lot is warranted.

As shown in the attached concept plan, the design of the parking area complies with City Bylaws. The proposed parking lot will include appropriate landscaping throughout and provide screening between adjacent residential zones. Electric vehicle charging stations will also be incorporated into the design. No variances are anticipated as a result of this development.

Additional on-street parking stalls will also be constructed on the south side of Victoria Avenue as the street is proposed to change to one-way only traffic flow.

3. FACTORS:

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

Official Community Plan: 46017 Victoria Avenue is designated “Urban Quarter” in the Downtown Land Use & Development Plan.

46029 Victoria Avenue and 9384 Young Road are designated “Residential 4 – Mid-High Rise Apartment” in the Downtown Land Use & Development Plan.

Land Use:	All properties are currently vacant.
Community Engagement:	The City's Corporate Officer sent letters explaining the proposal and providing contact information for additional questions or concerns to all affected properties within a 30m radius of the proposal. As of the date of this report, no responses have been received. A copy of the City's public engagement letter has been included as part of 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 properties are located within Downtown Chilliwack, off of Young Road between Victoria Avenue and Bole Avenue. The property is surrounded by a mix of residential and commercial uses including:

North:	Single detached dwellings and apartment buildings in the R6 (Mid Rise Apartment) Zone and RC (Commercial Conversion) Zone.
South:	Varied commercial uses and associated parking within the C3 (Downtown Commercial) Zone. The District 1881 Development, which is within the CD-22 (Comprehensive Development 22) Zone, is also south of the subject properties and contains a variety of general commercial and residential uses.
East:	Commercial uses within the C3 (Downtown Commercial) Zone.
West:	A mix of commercial and residential uses within the C3 (Downtown Commercial) Zone and Central Community Park.

3.3 Technical Issues:

Floodplain:	The subject properties are located within the protected floodplain and are subject to the Floodplain Regulation Bylaw.
Watercourses:	There are no known watercourses within, or in the immediate vicinity of, the subject properties.
Geotechnical:	The property is not subject to any known geotechnical hazards or earthquake-related risks.

4. RECOMMENDATION & SUBSTANTIATION:**Recommendation:**

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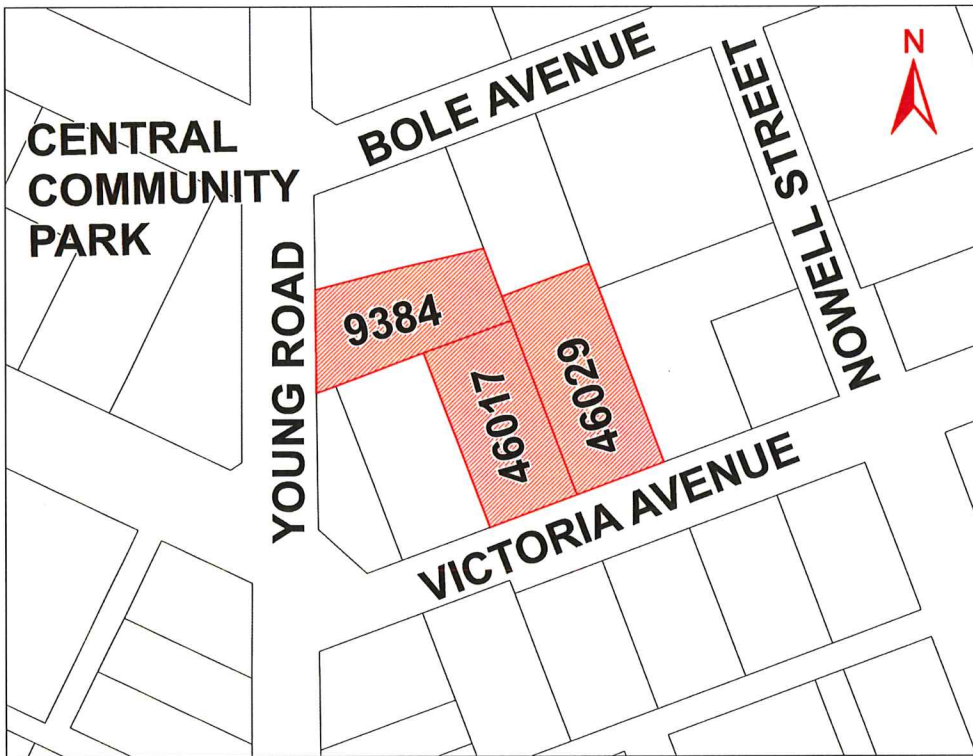
Substantiation:

The proposed parking lot will ensure an adequate supply of parking for current and future development, providing residents and visitors access to downtown amenities and businesses. Furthermore, as appropriate landscaping and screening will be provided, the parking lot is not anticipated to impact neighbouring properties.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001695) – January 18, 2023
- Development Application Review Team (DART) Minutes – March 23, 2023

Location Map

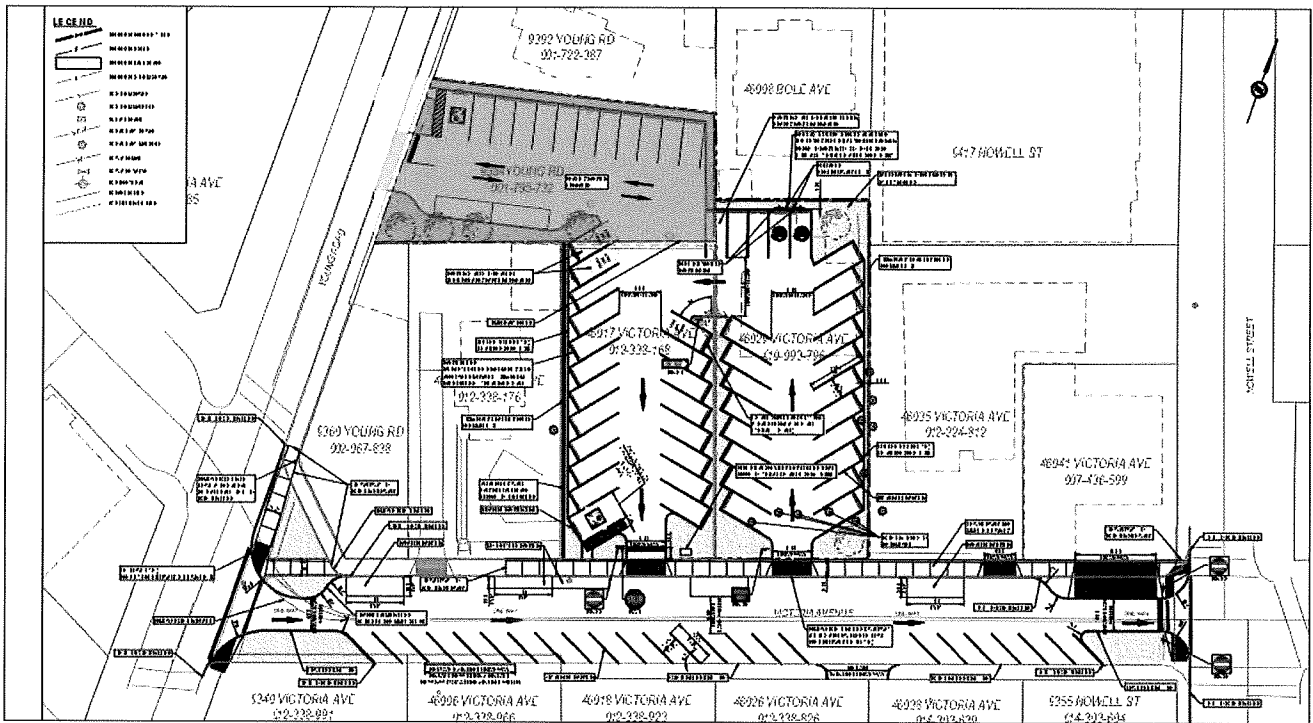


Orthophoto



Conceptual Site Plan (as provided by the applicant)

Phase 1



Phase 2

