

AGENDA ITEM NO: 7.10

MEETING DATE: May 2, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Jessie Lehal
Rezoning / 46056 Fourth Avenue DATE: April 24, 2023


DEPARTMENT: Planning Department
RZ001535 PREPARED BY:  Seamus McConville / sw

1. SUMMARY OF ISSUE:

The applicant requests 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 46056 Fourth Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5314", which proposes to rezone property located at 46056 Fourth 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 May 16, 2023. (RZ001535)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001535

PREPARED BY: Seamus McConville DATE: April 24, 2023
POSITION: Planner I DEPARTMENT: Planning

1. DEFINITION OF ISSUE:

The applicant requests 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 46056 Fourth Avenue.

2. PROPOSAL:

The applicant wishes to rezone the subject property to facilitate a two-lot subdivision. Based on the attached conceptual site plan, the property meets the minimum requirements of the proposed R1-C Zone. The final lot layout must comply with City Bylaws and include urban half road frontage improvements, complete with barrier curb, sidewalk and LED streetlighting, as well as laneway paving to be provided at time of subdivision. An extension of the storm main will also be required. 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 serviced by a rear lane, the City's Infill Development Policy requires that vehicular access to the property is from the rear lane only to ensure adequate on- and off-street parking is provided. A covenant that restricts vehicular access to the rear lane only is required to be registered at the time of subdivision.

The applicant has not committed to a specific design for the future single detached dwellings at the time of redevelopment; 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 2040 Official Community Plan.

Land Use: Single detached dwelling. The applicant has noted the dwelling is currently rented out to a tenant, and has provided information in the attached "Schedule A" detailing development intentions.

Community Engagement In March 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 comments have been received. A copy of the applicant’s neighbourhood engagement proceedings has been submitted for the public record.

3.2 Neighbourhood Character

The property is situated within a residential area of Downtown Chilliwack experiencing infill development. The lot is surrounded by established and recently redeveloped single detached dwellings and duplexes within the R1-A, R1-B (Urban Duplex Residential) and R1-C Zones. To the south are single detached dwellings in the M1 (Light Industrial) and M1-A (Residential Light Industrial) Zones.

The proposed rezoning is consistent with the “Residential 1 – Downtown Single Family” designation 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 located 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. 5314”, which proposes to rezone property located at 46056 Fourth 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 May 16, 2023. (RZ001535)

Substantiation:

The proposed rezoning is consistent with the City’s “Residential 1” designation within the Downtown Land Use and Development Plan by providing housing options while respecting the

context of the existing neighbourhood. As the neighbourhood is experiencing infill development, it is expected the redevelopment will integrate well into the immediate surroundings and be consistent with development trends in the neighbourhood.

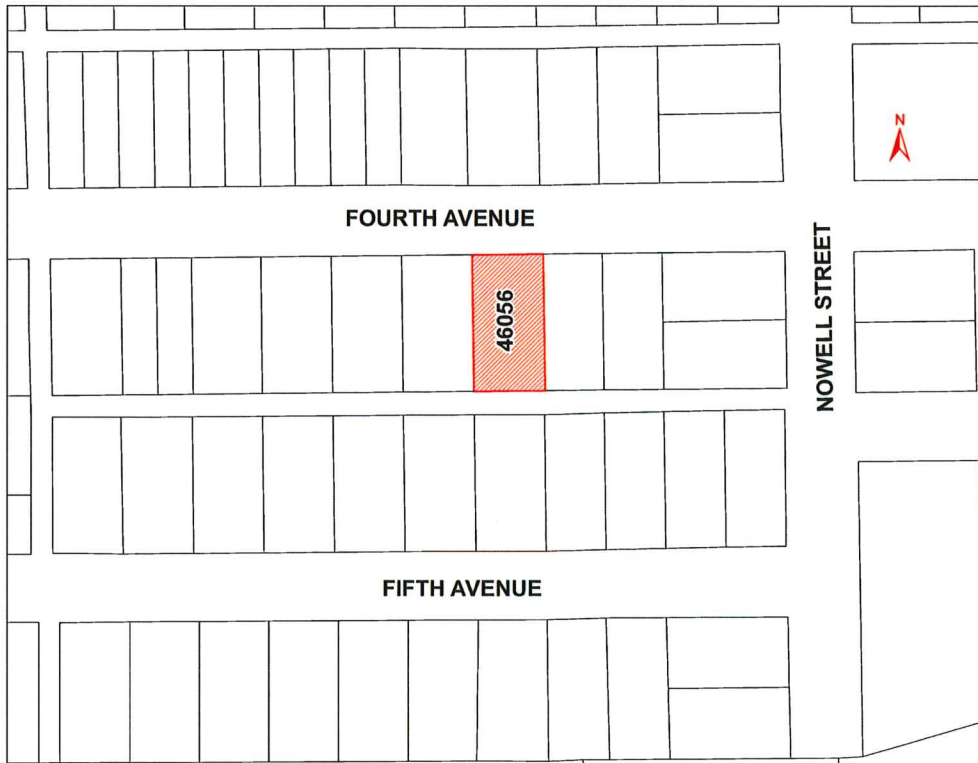
5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001535) – October 5, 2021.
- Development Application Review Team (DART) Minutes – February 24, 2022.

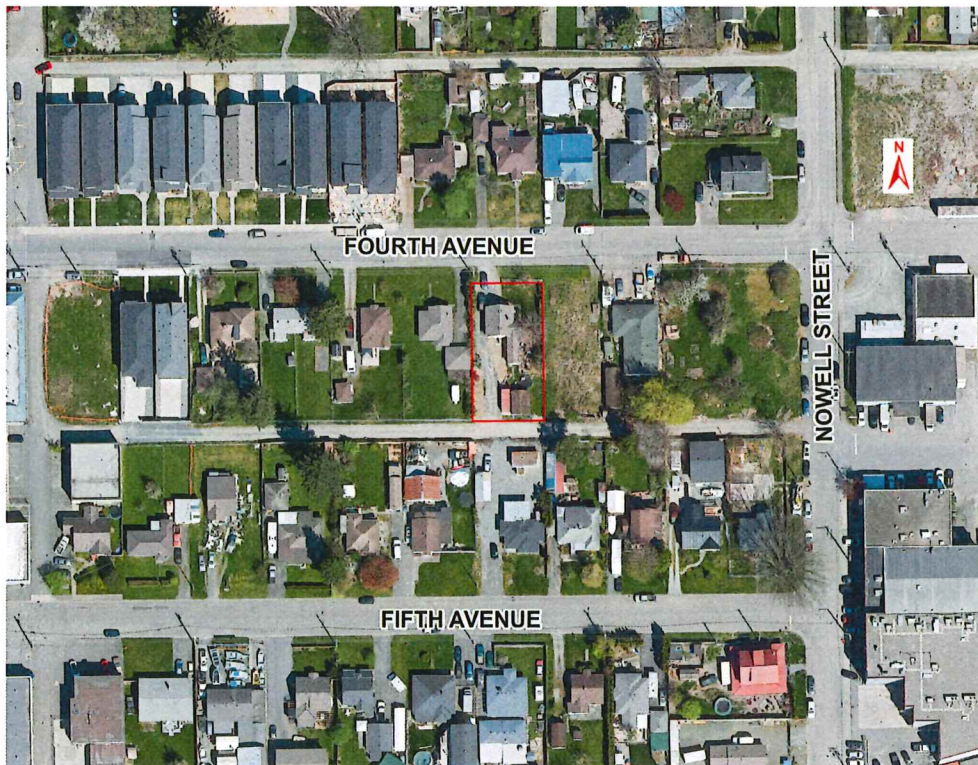
Attachments

- “Schedule A” – Property Owner’s Redevelopment and Maintenance Intentions – March 2023.

Location Map



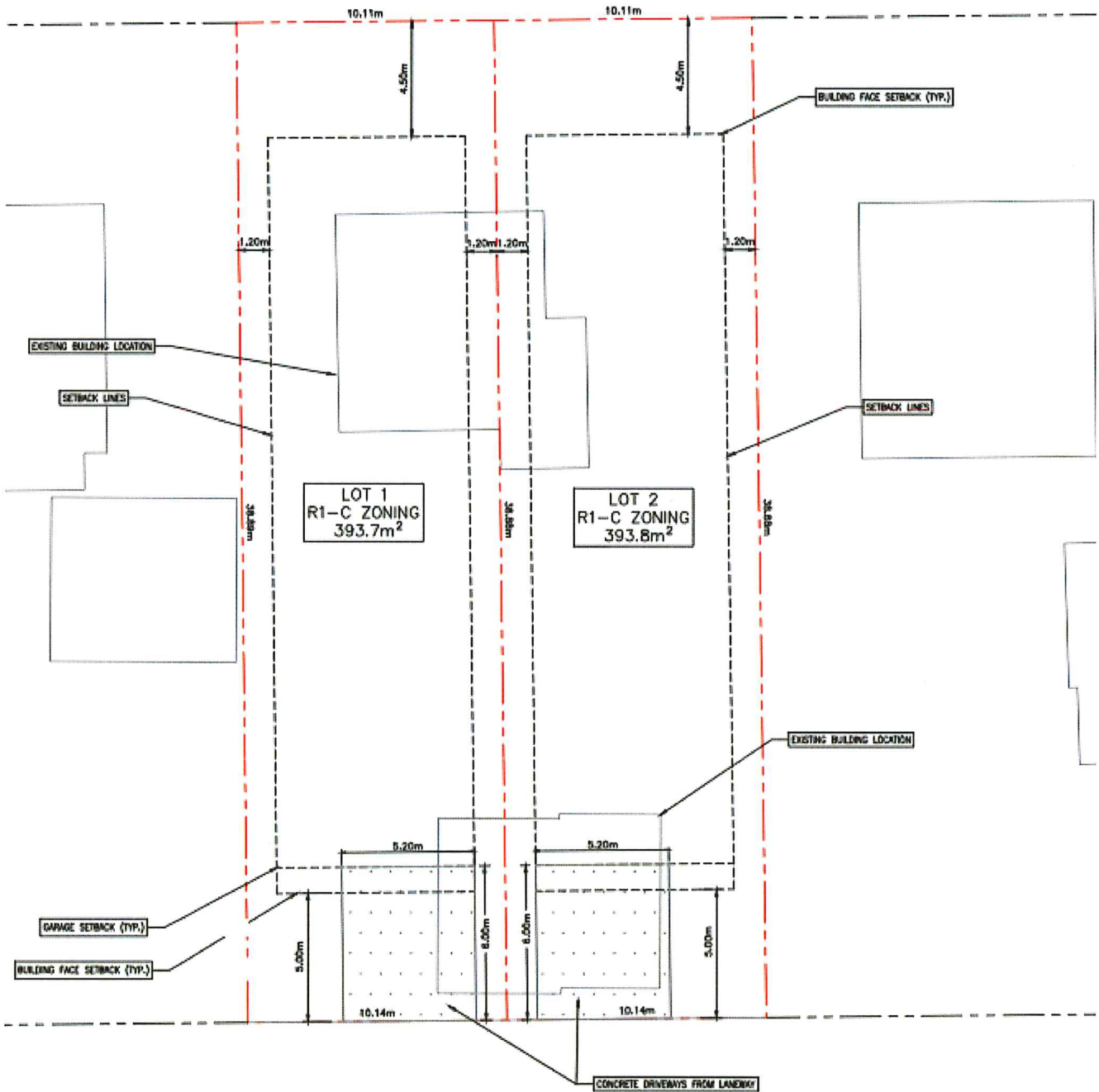
Orthophoto



Conceptual Site Plan (as provided by the applicant)



FOURTH AVENUE



Site Photo



Schedule A – Property Owner’s Redevelopment and Maintenance Intentions

RZ001535 – To Rezone The Property located at 46056 Fourth Avenue, V2P 1N1, Chilliwack, BC

We, the owners of the property at 46056 Fourth Avenue, V2P 1N1, Chilliwack, BC, bought the home in 2021.

The home was not in the best condition. We fully renovated the interior of the home so it could be occupied by good tenants. This home is taken care of by a great property manager in Chilliwack, so it is in great hands. The home is currently rented and will continue to be rented out during the rezoning process.

If the rezoning is approved – It will take us approximately a year for the demolition and subdivision process.

Please don't hesitate to contact us if you have any further questions or concerns.

Best Regards,

Jessie Lehal

jaskiran_lehal@hotmail.com