

AGENDA ITEM NO: 7.11

MEETING DATE: May 2, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Harmon Gill & Jason Gill
Rezoning / 6854 Casabello Drive DATE: April 24, 2023


DEPARTMENT: Planning Department
RZ001646 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 6854 Casabello Drive.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5315", which proposes to rezone property located at 6854 Casabello Drive 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. (RZ001646)



Gillian Villeneuve
Director of Planning

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

Supports recommendation.



David Blain
Deputy Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001646

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 6854 Casabello Drive.

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, including the Tree Management (Land Development) Bylaw for street trees at time of subdivision, as well as provide frontage improvements complete with curb, gutter, sidewalk, and LED streetlighting.

As the property is not serviced by a rear lane, a covenant to provide 12m long by 4m wide driveways will be required at time of subdivision, in accordance with the City's Infill Development Policy to ensure adequate off-street 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: "Urban Residential" as designated in the Sardis Neighbourhood Plan within the 2040 Official Community Plan.

Land Use: Single detached dwelling. The applicant advises that the home will be rented out until subdivision, and has provided written comment as it relates to property maintenance attached as "Schedule A."

Community Engagement: In February 2023, the applicant conducted a mailout to the surrounding area. The applicant received a comment of support and one comment of concern relating to the orientation of the driveways. In response, the applicant agreed to reorient the driveways on the site plan to be less impactful to the property to the north. It is noted that the site plan will be confirmed at time of

subdivision. A copy of the applicant's neighbourhood engagement package has been submitted for the public record.

In addition to the above, staff have received seven comments of opposition to the proposal, citing the application is premature for the area, and that the subdivision would not suit the character of the neighbourhood.

3.2 Neighbourhood Character

The property is located within the Sardis Park neighbourhood, surrounded by split and two level single detached dwellings in the R1-A Zone on all sides. Although infill development has not occurred within the immediate area, a number of properties have been rezoned along Stevenson Road, to the south of the property, to facilitate similar single family redevelopment.

The proposed rezoning is consistent with the "Urban Residential" designation of the Sardis Neighbourhood 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, providing adequate off-street parking for future residents. Additionally, the required urban frontage improvements are anticipated to provide a safe and inviting streetscape.

The R1-C Zone has a maximum building height of 8.5m, less than the 10m maximum height of the current R1-A Zone. As such, it is anticipated that the future development will integrate itself well into the surrounding neighbourhood, without impacting the existing single and split-level homes.

3.3 Technical Issues:

Floodplain:	The subject property is not located within the floodplain.
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.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5315", which proposes to rezone property located at 6854 Casabello Drive 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. (RZ001646)

Substantiation:

The proposed rezoning is consistent with the City's Infill Development Policy and "Urban Residential" designation of the Sardis Neighborhood Plan, which support infill development at an appropriate scale. The development will provide additional housing options while respecting the existing character of the surrounding area.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001646) – May 31, 2022.
- Development Application Review Team (DART) Minutes – June 30, 2022.

Attachments

- "Schedule A" – Property Owner's Redevelopment and Maintenance Intentions – March 2023.

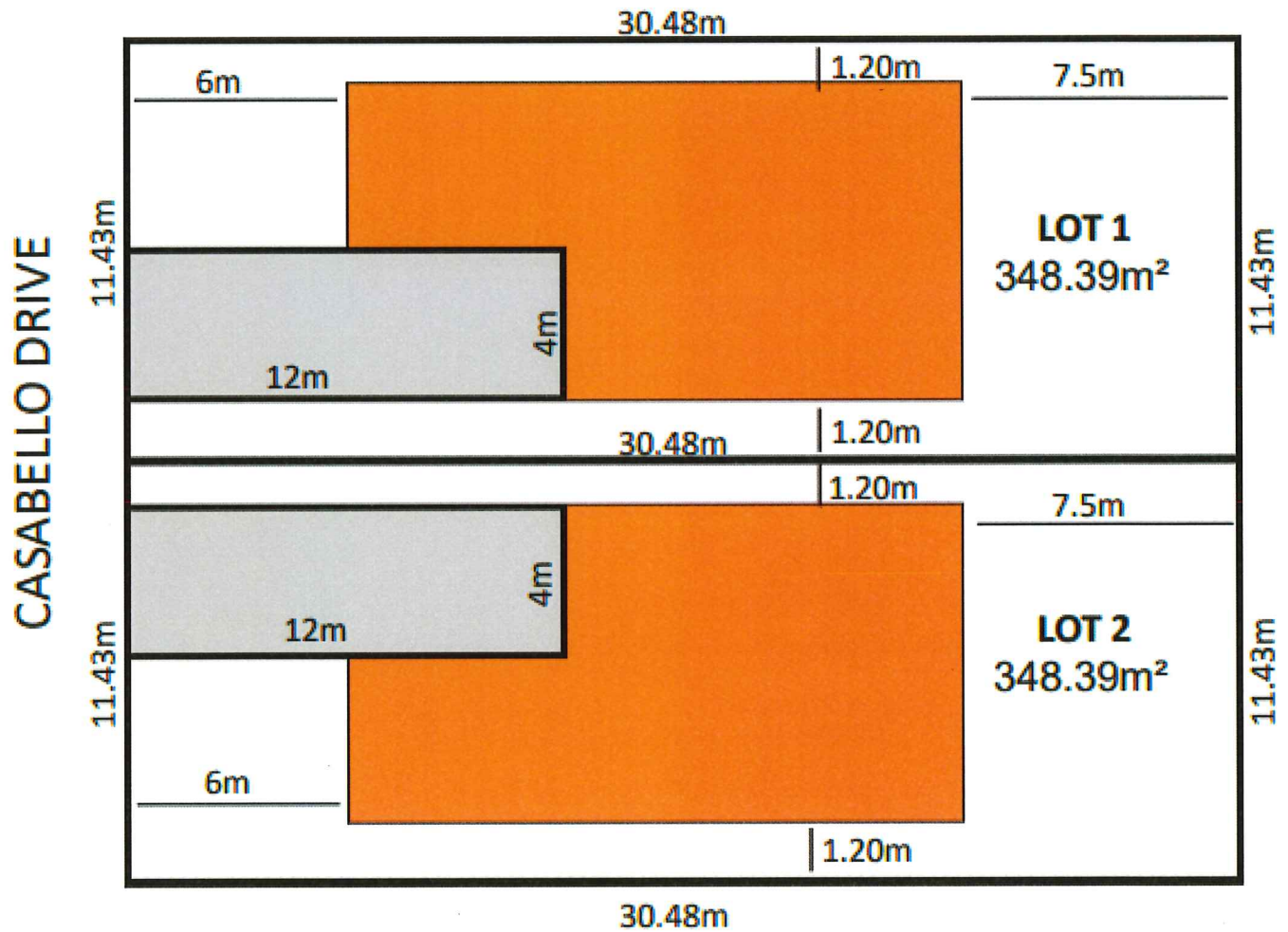
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



“Schedule A” – Property Owner’s Redevelopment and Maintenance Intentions

LETTER OF INTENT

To,

Planning Department at City of Chilliwack

Dated: March 02nd, 2023

Subject: Intent to rezone and subdivide proposed property.

The intent of the development application is to request for rezoning of the property with civic address **6854 Casabello Drive, Chilliwack, BC V2R 2R3** from the current zoning of **R1-A to R1-C** which is in compliance with the city's official community plan. After approval of rezoning we would also like to apply for the subdivision of the property to accommodate 2 lots with identical size of **348.39m²** and having identical dimensions of 11.43m wide by 30.48m depth.

Once the property is rezoned and subdivided, we intent to start the development right away to build to 2 new houses. Until the house on property has to be demolished after the approval for rezoning and then subdivision, we intend on continuing to rent the house on property.

Landscaping of the property will be taken care of by the tenant until the old house as to be vacant for demolition and then there after the property maintenance will be taken care by the owner of the property. Once the lots are subdivided and house have been made the property maintenance will be the responsibility of the house owners.

If there are any questions or concerns, please feel free to contact me at (604)615-8881.

Kind Regards,

Jason Gill