

AGENDA ITEM NO: 7.12

MEETING DATE: May 2, 2023

STAFF REPORT – COVER SHEET

SUBJECT: JCR Design Ltd (BC1089662)
Rezoning / 46220 Larch Avenue DATE: April 24, 2023


DEPARTMENT: Planning Department
RZ001681 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 46220 Larch Avenue.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5316", which proposes to rezone property located at 46220 Larch 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. (RZ001681)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001681

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 46220 Larch 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. Final lot layout must comply with City Bylaws and include frontage improvements complete with curb, sidewalk, LED streetlighting, pavement widening and 1.15m road dedication on Larch Avenue. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw and Land Development Bylaw will apply at time of subdivision.

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: “Low Density Residential” as designated within the 2040 Official Community Plan.

Land Use: Single detached dwelling. The owners have not committed to a timeline for subdivision and redevelopment, but confirm that the home will be rented out and maintained until such time the property is redeveloped. The applicant has provided a written submission outlining maintenance intentions attached as “Schedule A.”

Community Engagement

In April 2023, the applicant mailed an engagement package, as well as held an open house to solicit feedback from the surrounding properties as it related to the proposal. A copy of the applicant's engagement package has been submitted for the public record.

In response to the applicant's engagement undertakings, a petition with 22 signatures of opposition was received by staff, citing concerns related to noise, small lots and overcrowding in the neighbourhood.

3.2 Neighbourhood Character

The subject property is located within an established neighbourhood within Chilliwack Proper, surrounded by single storey and split level single detached dwellings within the R1-A Zone, as well as an apartment complex to the north in the R5 (Low Rise Apartment) Zone. The subject property is located within walking distance to Robertson Elementary and a number of nearby parks.

The proposed rezoning is consistent with the "Low Density Residential" designation of the 2040 Official Community 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 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.

Statutory ROW: The property contains a BC Hydro Statutory Right-of-Way (ROW) located within the southern portion of the property. As such, future buildings may not be sited within the designated ROW (see conceptual site plan for approximate ROW location).

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

Recommendation that “Zoning Bylaw Amendment Bylaw 2023, No. 5316”, which proposes to rezone property located at 46220 Larch 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. (RZ001681)

Substantiation:

The proposed rezoning is consistent with the City’s Infill Development Policy and “Low Density Residential” designation of the 2040 Official Community Plan, which support infill development at this location. The proposal will provide additional housing options while respecting the existing character of the surrounding area.

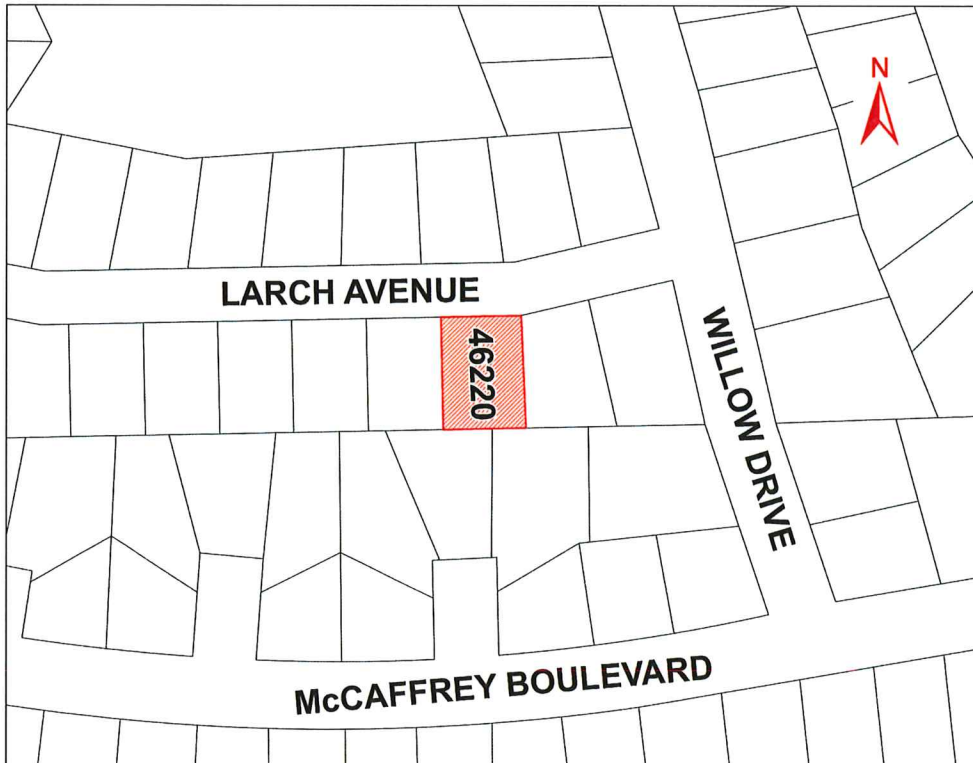
5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001681) – October 16, 2022
- Development Application Review Team (DART) Minutes – February 9, 2023

Attachments

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

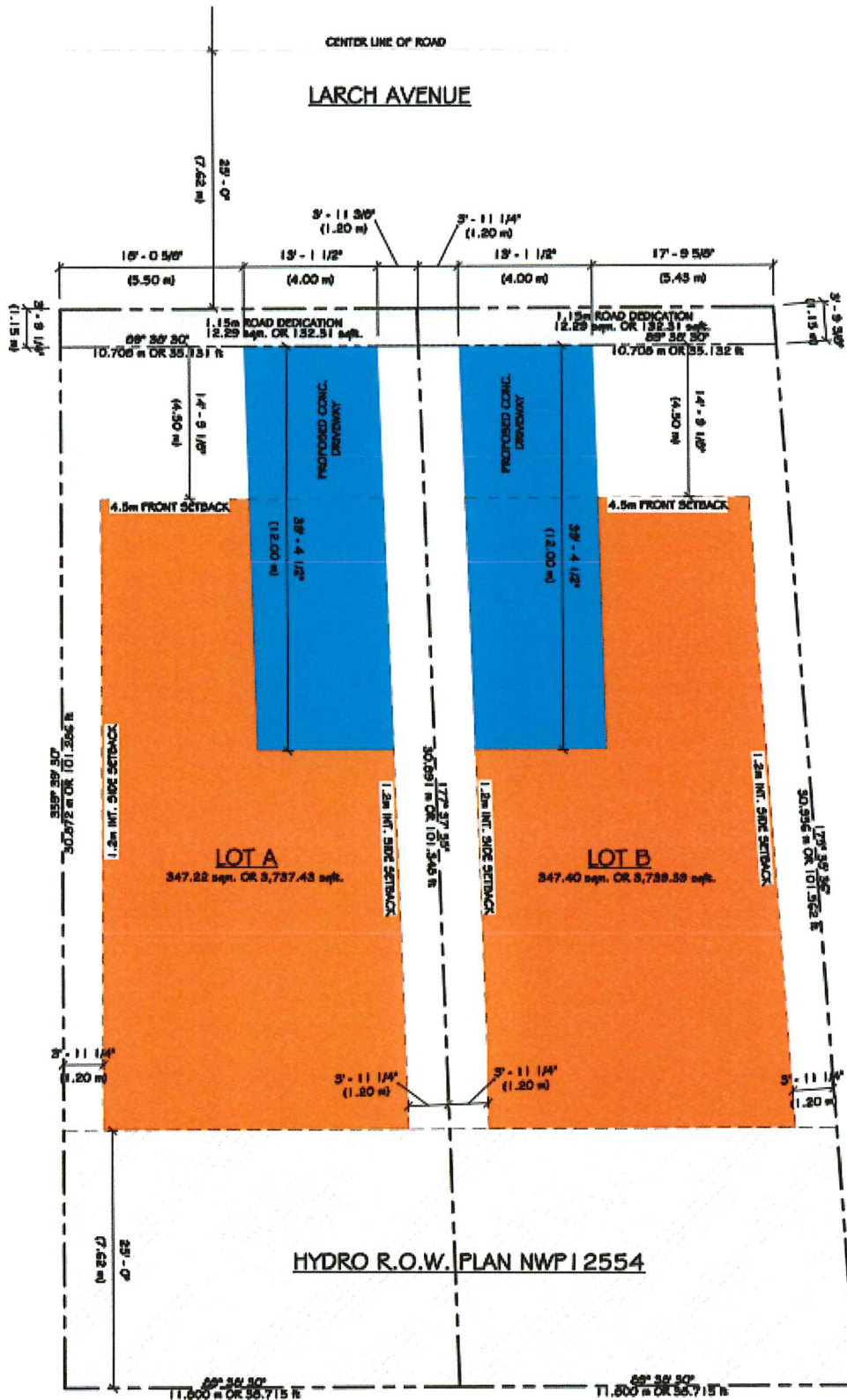
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



Site Photo



Schedule A – Property Owner’s Redevelopment and Maintenance Intentions



JCR DESIGN Ltd. EST. 2003

201 – 45269 Keith Wilson Rd, Chilliwack, BC V2R 5S1
Ph: (604) 858-0031 email: office@jcrdesign.ca

March 6, 2023

46220 Larch Ave
Maintenance Plan

The property currently has been rented out. The tenant living at the property looks after all the property maintenance along with the property owner as required.

After the rezoning is complete, the owners will continue to have the house rented so that they can assess if they want to continue with the subdivision, demolition and building of a new home on each property. The maintenance will continue to be maintained by the tenant and the property owner as required.