

AGENDA ITEM NO: 7.3

MEETING DATE: October 24, 2023

STAFF REPORT – COVER SHEET

City of Chilliwack
Rezoning / 9355 Nowell Street, 45915
Princess Avenue, 46006, 46018, 46026,
46038 Victoria Avenue, 9330, 9334, 9340,
9343 & 9347 Young Road

SUBJECT:

DATE:

September 28, 2023

DEPARTMENT Planning Department

RZ001722

PREPARED BY:

Caitlyn Wiltsie / cc

1. SUMMARY OF ISSUE:

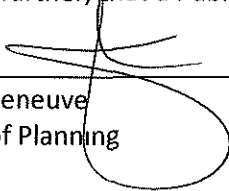
The applicant proposes to amend the 2040 Official Community Plan designation for 9355 Nowell Street, 46006, 46018, 46026 and 46038 Victoria Avenue from "Residential 4" to "Civic/Institutional" and 45915 Princess Avenue, 9330, 9334, 9340, 9343, and 9347 Young Road from "Urban Quarter" to "Civic/Institutional" as per the Downtown Land Use & Development Plan and to rezone the subject properties from a C3 (Town Centre Commercial) Zone to a CP (Commercial Parking) Zone to facilitate retention of City parking lots

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 9355 Nowell Street, 45915 Princess Avenue, 46006, 46018, 46026, 46038 Victoria Avenue, 9330, 9334, 9340, 9343 & 9347 Young Road.

2. RECOMMENDATION:

That "Official Community Plan Amendment Bylaw 2023, No. 5360", which proposes to redesignate the properties located at 9355 Nowell Street, 46006, 46018, 46026 and 46038 Victoria Avenue from "Residential 4" to "Civic/Institutional" and 45915 Princess Avenue, 9330, 9334, 9340, 9343, and 9347 Young Road from "Urban Quarter" to "Civic/Institutional" be given first and second reading; and further, that a Public Hearing be called for November 7, 2023 (RZ001722); and,

That "Zoning Bylaw Amendment Bylaw 2023, No. 5361", which proposes to rezone the properties located at 9355 Nowell Street, 45915 Princess Avenue, 46006, 46018, 46026, 46038 Victoria Avenue, 9330, 9334, 9340, 9343 & 9347 Young Road from a C3 (Town Centre Commercial) Zone to a CP (Commercial Parking) Zone be given first and second reading; and further, that a Public Hearing be called for November 7, 2023 (RZ001722)


Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.


Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001722

PREPARED BY: Caitlyn Wiltsie DATE: September 28, 2023
POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant proposes to amend the 2040 Official Community Plan designation for 9355 Nowell Street, 46006, 46018, 46026 and 46038 Victoria Avenue from "Residential 4" to "Civic/Institutional" and 45915 Princess Avenue, 9330, 9334, 9340, 9343, and 9347 Young Road from "Urban Quarter" to "Civic/Institutional" as per the Downtown Land Use & Development Plan and to rezone the subject properties from a C3 (Town Centre Commercial) Zone to a CP (Commercial Parking) Zone to facilitate retention of City parking lots.

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2. BACKGROUND/PROPOSAL:

The eleven subject properties are currently utilized as City parking lots as non-conforming uses under the current Official Community Plan (OCP) and Zoning Bylaw. These parking lots provide necessary parking space for individuals visiting Downtown Chilliwack, supporting economic prosperity of the area. As redevelopment and population growth continues, existing City parking lots and available on-street parking in Downtown Chilliwack are experiencing an overall increase in use. In order to ensure the current and future parking demands are met within the downtown, formalizing the land use designation and zoning of existing public parking lots is warranted.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

Official Community Plan: 9330, 9334, 9340, 9343, 9347 Young Road and 45915 Princess Avenue are designated as "Urban Quarter" in the Downtown Land Use & Development Plan.

46006, 46018, 46026, 46038 Victoria Avenue and 9355 Nowell Street are designated as “Residential 4 – Mid-High Rise Apartment” in the Downtown Land Use & Development Plan. Given the current and future use of the properties as public parking lots, a redesignation of the properties to “Civic/Institutional” is deemed appropriate.

OCP Pre-Consultation As considered appropriate under Section 475 of the *Local Government Act*, and at the direction of Council at the September 5, 2023 Council Meeting, referral to First Nations and outside agencies was not deemed to be necessary as the proposed amendments are not anticipated to lead to any impacts on the interests of these organizations.

Land Use: All properties are currently parking lots.

3.2 Neighbourhood Character

The subject properties are located within Downtown Chilliwack, primarily off of Young Road between Princess Avenue and Victoria Avenue. The properties are surrounded by a mix of residential and commercial uses including:

North: Varied commercial uses in the C3 (Town Centre Commercial) Zone, C2 (Local Commercial) Zone, and Central Community Park.

South: Varied commercial uses and associated parking within the C3 (Town Centre 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 (Town Centre Commercial) Zone.

West: A mix of commercial and residential uses within the C3 (Town Centre Commercial) Zone and the R6 (Mid Rise Apartment) Zone.

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 properties are not subject to any known geotechnical hazards or earthquake-related risks.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

That “Official Community Plan Amendment Bylaw 2023, No. 5360”, which proposes to redesignate the properties located at 9355 Nowell Street, 46006, 46018, 46026 and 46038 Victoria Avenue from “Residential 4” to “Civic/Institutional” and 45915 Princess Avenue, 9330, 9334, 9340, 9343, and 9347 Young Road from “Urban Quarter” to “Civic/Institutional” be given first and second reading; and further, that a Public Hearing be called for November 7, 2023 (RZ001722); and,

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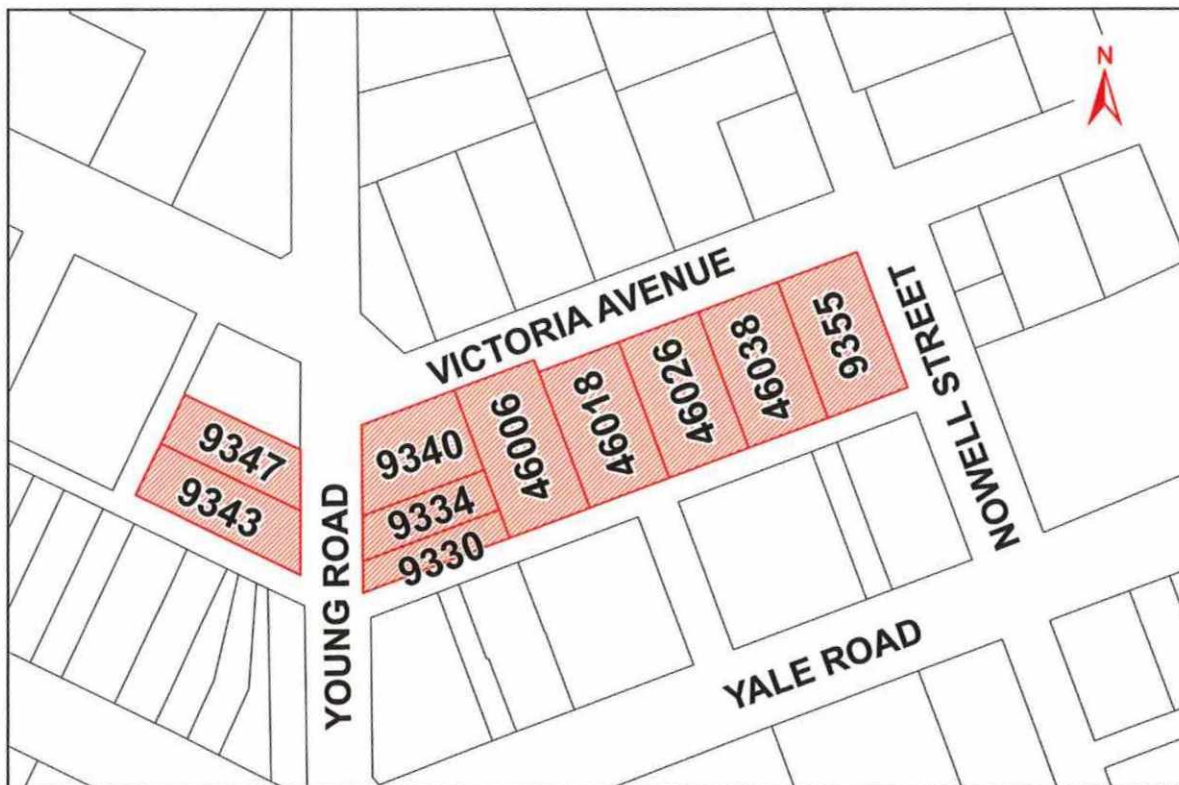
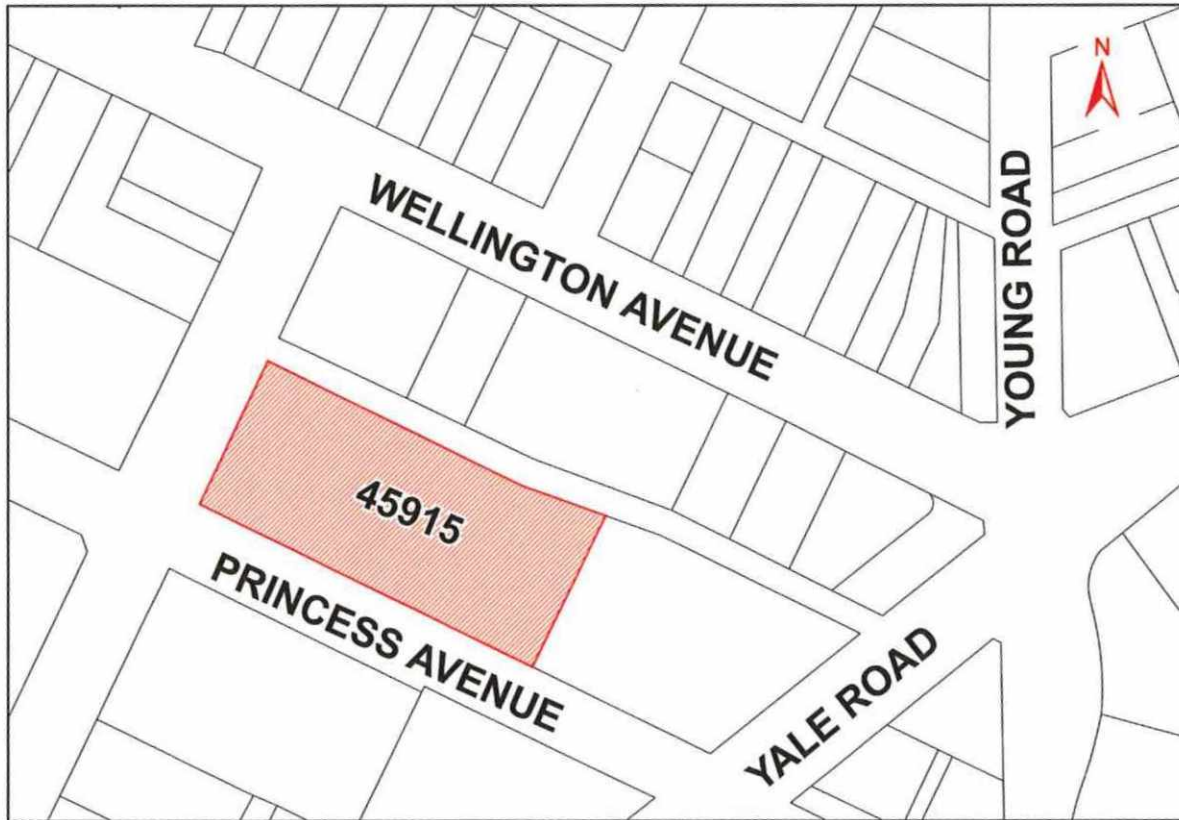
Substantiation:

Formalizing the existing land use of City owned parking lots will ensure an adequate supply of parking for current and future development, providing residents and visitors access to downtown amenities and businesses.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001722) – June 30, 2023
- Development Application Review Team (DART) Minutes – July 13, 2023

Location Maps



Orthophotos

