

AGENDA ITEM NO: 7.11

MEETING DATE: November 7, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Rajesh Ghai
Rezoning / 46502 Mayfair Avenue DATE: October 17, 2023

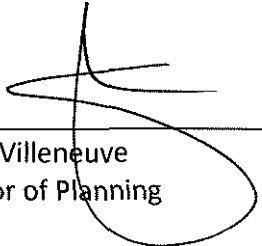
DEPARTMENT: Planning Department
RZ001674 PREPARED BY:  Joty Rai / mb

1. SUMMARY OF ISSUE:

The applicant wishes 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 46502 Mayfair Avenue.

2. RECOMMENDATION:


Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5363", which proposes to rezone property located at 46502 Mayfair 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 November 21, 2023. (RZ001674)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001674

PREPARED BY: Joty Rai DATE: October 17, 2023

POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant wishes 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 46502 Mayfair Avenue.

2. BACKGROUND:

In May 2023, Council endorsed Policy Directive No. G-35 – R1-C (Urban Infill) Rezoning Process (R1-C Policy). This policy was created to prevent infill properties from becoming vacant sites by encouraging applicants to invest in completing the development of the property through requiring more comprehensive development information at time of Rezoning application.

Additional information required at time of application includes a zone compliance table (with variances identified), professional prepared concept and detailed plans, and, if applicable, a site assessment plan. As this information is also required at time of subdivision, submission earlier in the development process allows for a more comprehensive and streamlined review by staff while incentivizing applicants to follow through with applying for subdivision and subsequent development upon adoption of the rezoning.

3. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R1-C Zone to facilitate a future 2-lot subdivision. As shown on the attached conceptual site plan, the proposal meets the minimum lot width, depth, and area requirements to facilitate a subdivision within the proposed R1-C Zone. In addition, the applicant has submitted a zoning compliance table, concept plan, detailed plan and site assessment plan to support the proposal as required by the R1-C Policy.

Final lot layout must comply with City Bylaws and include urban half road frontage improvements with a barrier curb, gutter, sidewalk, and paving. Rear lane paving is also required to support the urbanization of the laneway. The requirements of the 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 shall 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.

4. FACTORS:

4.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement

Official Community Plan: “Residential 2 – Attached Housing and Narrow Lot Infill” as designated in the Chilliwack Proper and Fairfield Island Neighbourhoods Plan within the Official Community Plan.

Land Use: Single detached dwelling and two detached sheds (all to be demolished at time of subdivision). The applicant has provided a property maintenance plan (attached as “Schedule A”) which indicates that the house on the property is currently occupied by tenants and maintained by a rental company.

Community Engagement: The applicant has conducted independent public engagement with neighbouring properties. On June 8, 2023, the applicant mailed information packages to neighbouring homes within a 30m radius to request the submission of any questions or comments regarding the proposal. At the time of writing, no responses have been received in response to the engagement. A copy of the applicant’s neighbourhood engagement proceedings has been submitted for the public record.

4.2 Neighbourhood Character

The subject property is located within a mature residential neighbourhood of Chilliwack Proper which is experiencing ongoing infill development. There are numerous properties within the immediate area that have recently redeveloped, or are currently being redeveloped, within the R1-C and R3 (Small Lot Residential) Zones. The subject property is located near the Kinsmen Park on Portage and is within walking distance of Chilliwack Secondary. Other nearby schools include Little Mountain Elementary and Chilliwack Middle.

The proposed rezoning is consistent with the “Residential 2 – Attached Housing and Narrow Lot Infill” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods 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 also meets parking requirements of the Zoning Bylaw, ensuring adequate off-street parking for future residents. Also, 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.

4.3 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:	The property is not subject to any known geotechnical hazards or earthquake-related risks.

5. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2023, No. 5363”, which proposes to rezone property located at 46502 Mayfair 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 November 21, 2023. (RZ001674)

Substantiation:

The proposed rezoning is consistent with the residential character of the neighbourhood and the City’s OCP and Infill Development Policy and is not expected to impact the surrounding area.

6. SOURCES OF INFORMATION:

- Rezoning Application (RZ001674) – September 22, 2023
- Development Application Review Team (DART) Minutes – November 10, 2023

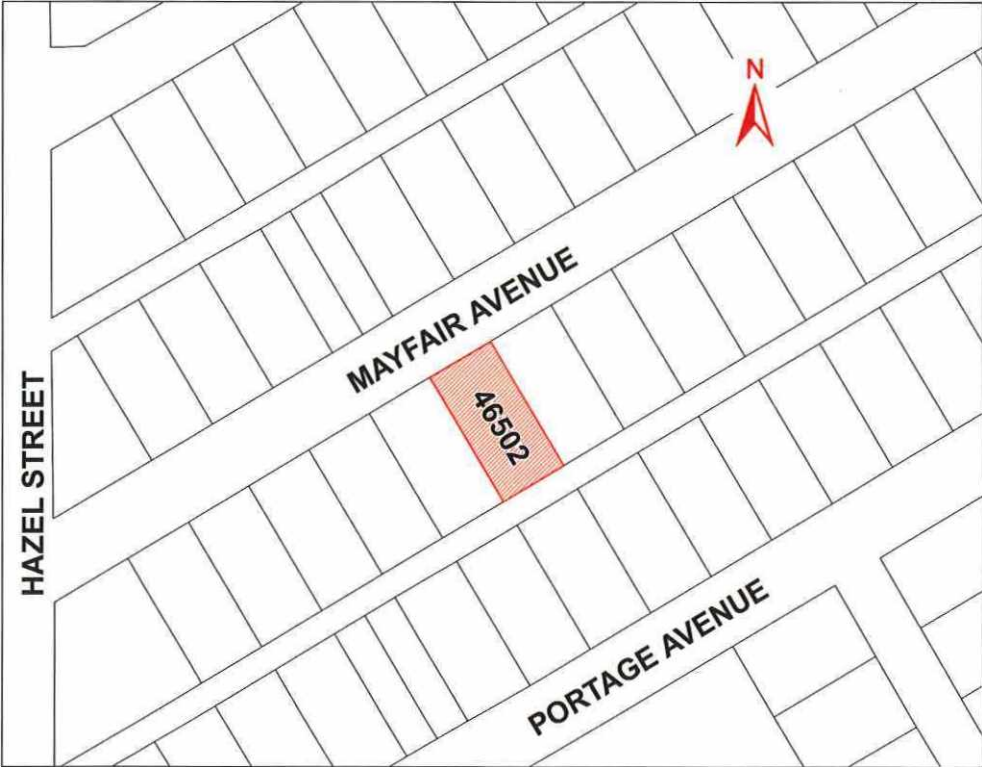
Attachments

- “Schedule A” – Property Owner’s Site Maintenance Plan – August 20, 2023

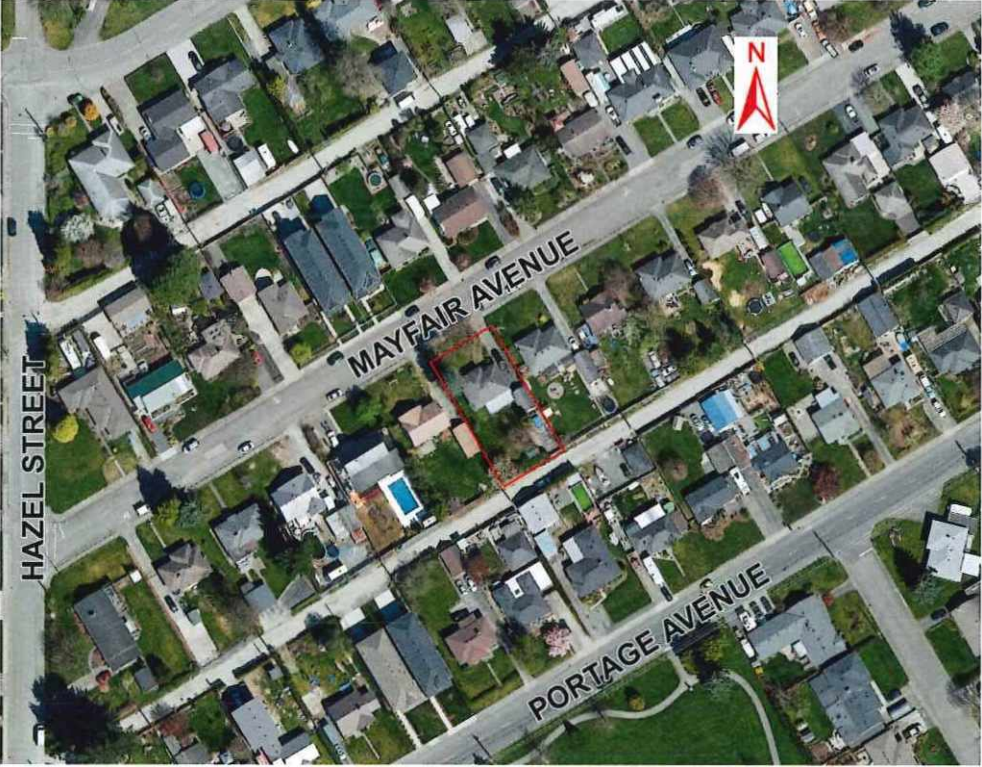
Site Photo



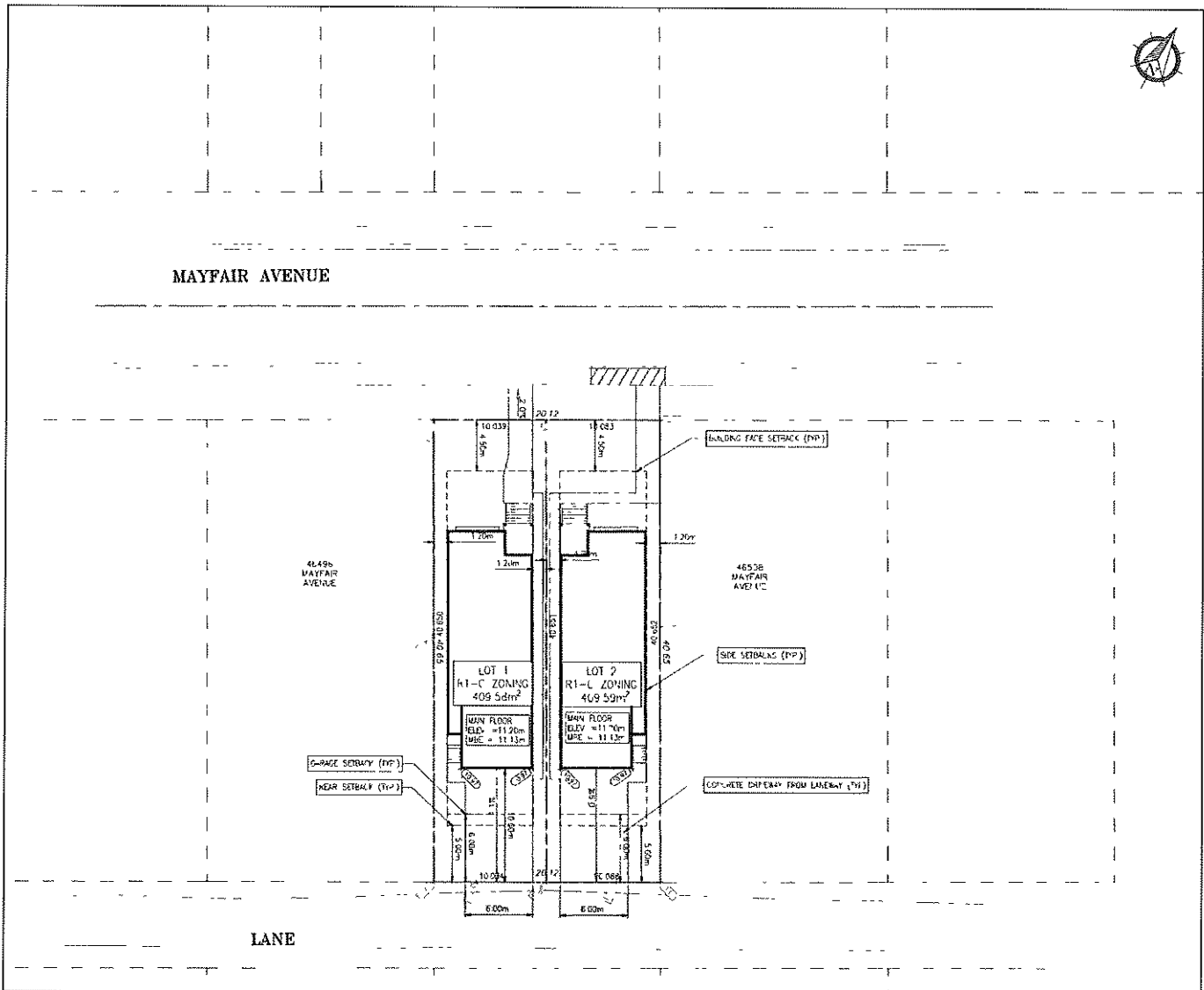
Location Map



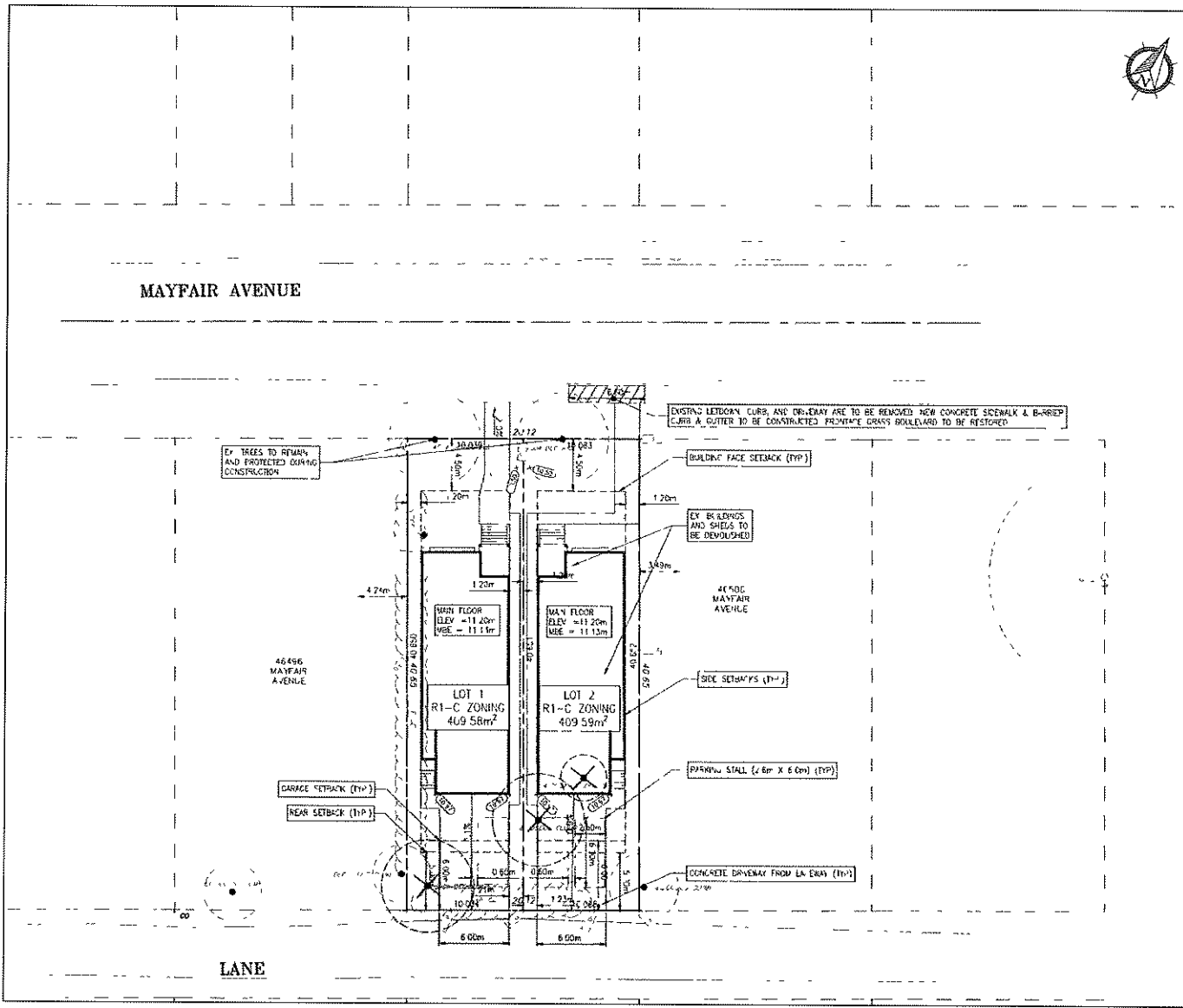
Orthophoto



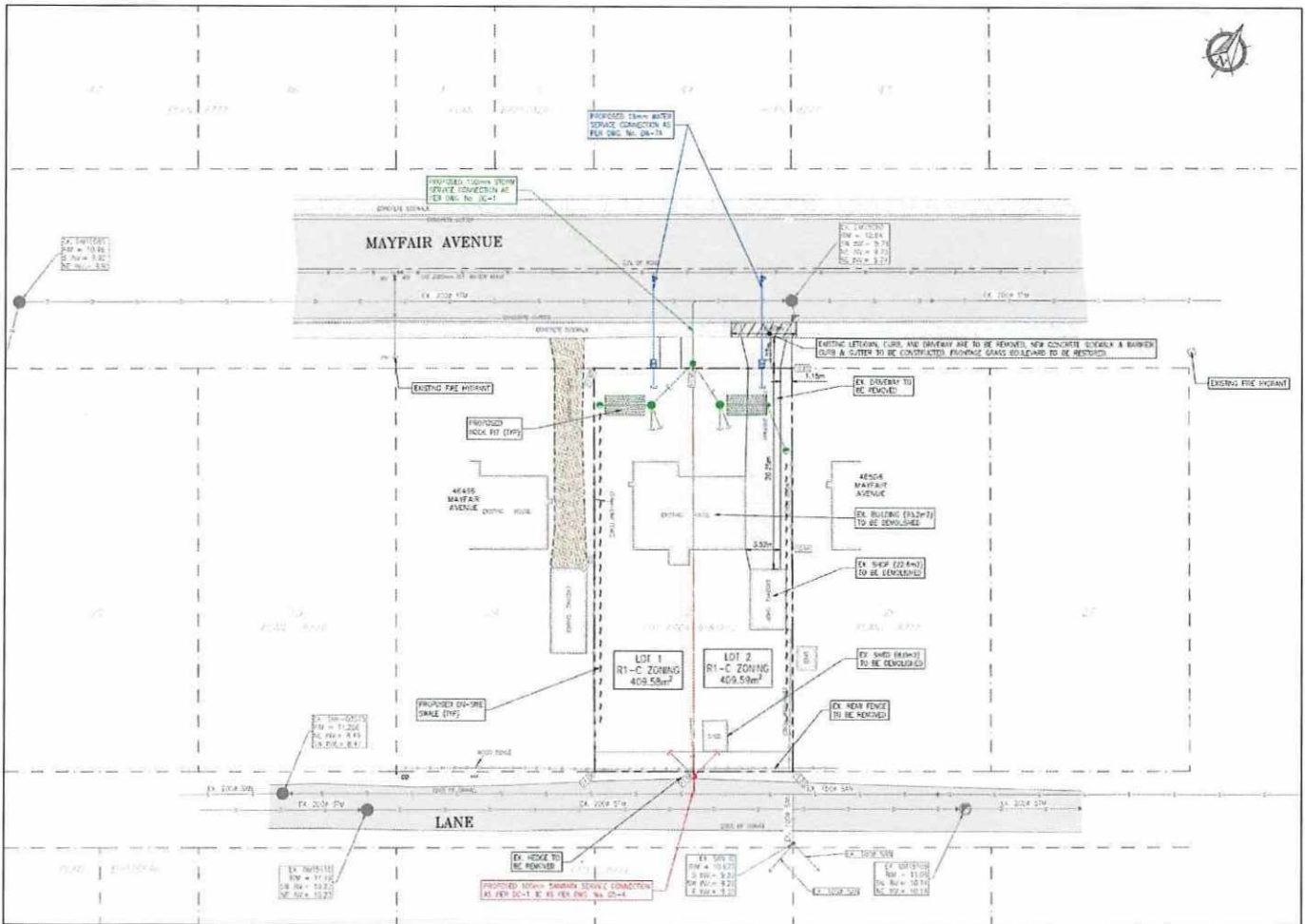
Conceptual Site Plan (as provided by the applicant)



Detailed Site Plan (as provided by the applicant)



Site Assessment Plan (as provided by the applicant)



Schedule A – Applicant’s Development & Maintenance Plan

The applicant provided the following development and maintenance details via email on October 25, 2023:

“The house was renovated by us and then it was rented to the tenants through a rental company and its being inspected after every three months by the rental company and is being well maintained.”