

AGENDA ITEM NO: 7.7

MEETING DATE: November 21, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Alex Moshenkov
Rezoning / 46185 Stevenson Road DATE: October 30, 2023

DEPARTMENT: Planning Department
RZ001727 PREPARED BY:  Caitlyn Wiltsie / mb


1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-B (Urban Duplex 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 46185 Stevenson Road.

2. RECOMMENDATION:

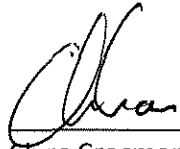
Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5366", which proposes to rezone property located at 46185 Stevenson Road from an R1-B (Urban Duplex Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for December 5, 2023. (RZ001727)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001727

PREPARED BY: Caitlyn Wiltsie DATE: October 30, 2023
POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-B (Urban Duplex 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 46185 Stevenson Road.

2. PROPOSAL:

The proposal is to rezone the subject property from an R1-B Zone to an R1-C Zone 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 proposal is also in compliance with the requirements of the R1-C Policy.

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 required at time of subdivision. "No parking" signage along the existing bike lane on Stevenson Road will also be required. The requirements of the Floodplain Regulation Bylaw, Tree Management Bylaw, and Land Development Bylaw will apply at time of subdivision.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement

Official Community Plan: "Urban Residential" as designated in the Sardis Neighborhood Plan within the Official Community Plan.

Land Use: Single detached dwelling. The applicant has noted the dwelling will be tenanted until construction can commence, and has provided information in the attached "Schedule A" detailing how the site will be maintained throughout the redevelopment process.

Community Engagement: The applicant sent letters to properties within a 30m radius of the subject property on October 16, 2023. No responses have been received at the time of writing this report. For information, a copy of the public engagement package as submitted by the applicant is included within the public record.

3.2 Neighbourhood Character

The property is situated within a residential area of Sardis experiencing infill development. The lot is surrounded by established and recently redeveloped single detached dwellings within the R1-A (Urban Residential), R3 (Small Lot Residential), and R1-C Zones.

The proposed rezoning is consistent with the “Urban Residential” designation and the City’s Infill Development Policy, which supports 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 not located within the floodplain.
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. 5366”, which proposes to rezone property located at 46185 Stevenson Road from an R1-B (Urban Duplex Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a Public Hearing be called for December 5, 2023. (RZ001727)

Substantiation:

The proposed rezoning is consistent with the “Urban Residential” designation of the subject property and will provide housing options while respecting the context of the existing neighbourhood. As the neighbourhood is currently 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 (RZ001727) – July 20, 2023
- Development Application Review Team (DART) Minutes – August 10, 2023

Attachments

- “Schedule A” – Property Maintenance Plan – August 2023

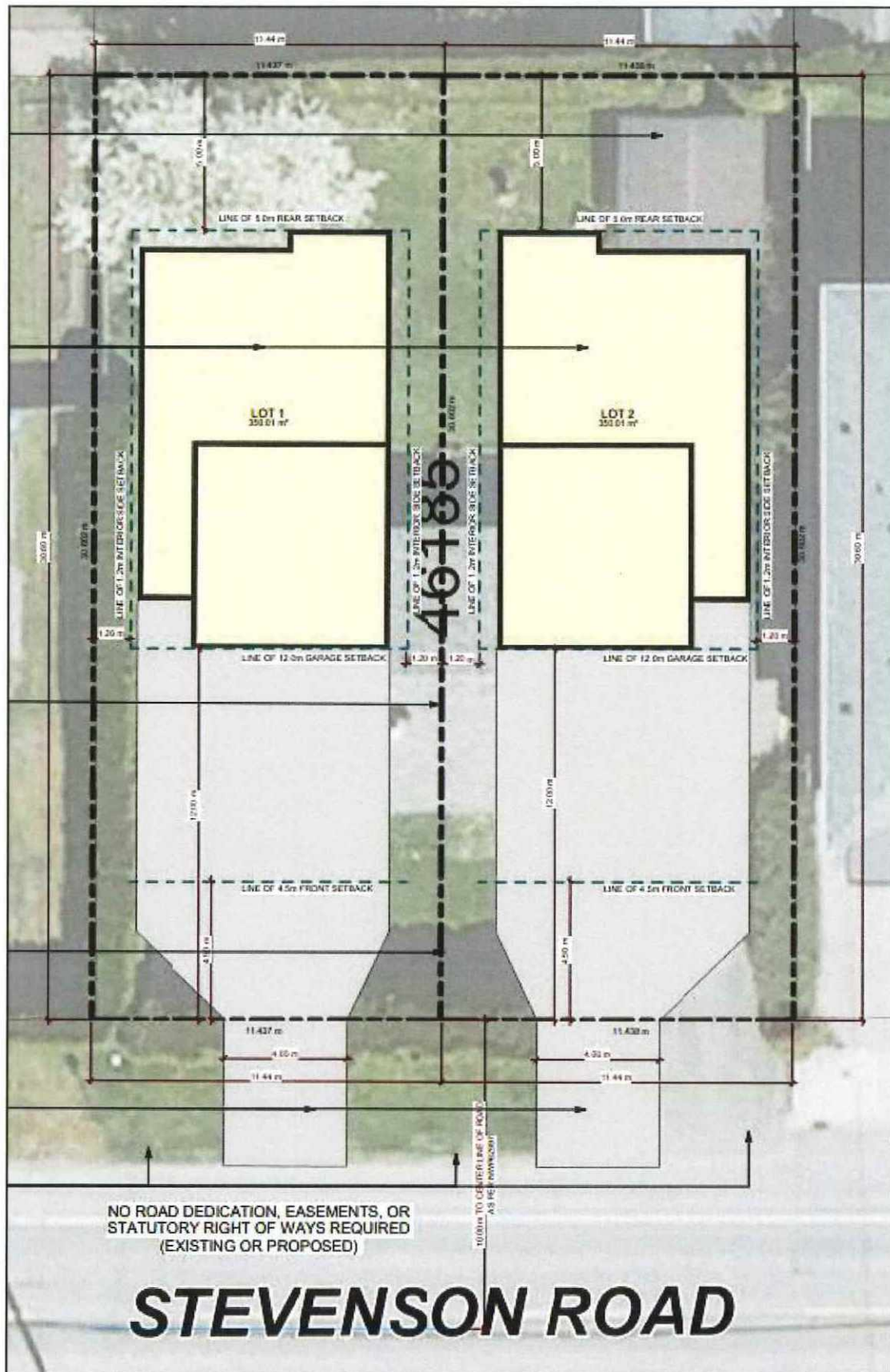
Location Map



Ortho photo



Conceptual Site Plan (as provided by the applicant)



Site Photo



Schedule A – Property Maintenance Plan

City of Chilliwack
Planning & Strategic Initiatives Department
8550 Young Road
Chilliwack, BC V2P 8A4
T: (604) 793-2968

August 22, 2023

Attn:

RE: Property Maintenance Plan for 46185 Steveston Rd., Chilliwack, BC. V2R 2B1

This Letter is in reference to our Property Maintenance Plan for the redevelopment of 46185 Steveston Rd., Chilliwack, BC. V2R 2B1. Throughout the entirety of the redevelopment process, we will assure that the property will be maintained in accordance with the Community Standards Bylaw.

We will achieve this objective by keeping the property tenanted and having the tenants responsible for the regular up-keep of the property. We will also highlight to the tenants the standard of care to be met. In addition, we will conduct biweekly drive-bys to verify the property is remaining compliant with all Community Bylaws.

If you require any additional information, please contact our office via email at info@molibu.ca

Sincerely,
Molibu Construction Inc.

Alex Moshenkov,
Project Manager
amoshenkov@gmail.com

Molibu Construction Inc.

10800 136 Street, Surrey
British Columbia V3S 6X1

info@molibu.ca
www.molibu.ca

City of Chilliwack

Bylaw No. 5366

A bylaw to amend the “Zoning Bylaw 2020, No. 5000”

The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Zoning Bylaw Amendment Bylaw 2023, No. 5366”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 002-386-674, Lot 162 District Lot 337 Group 2 New Westminster District Plan 62997, from an R1-B (Urban Duplex Residential) Zone to an R1-C (Urban Infill) Zone.

Received first and second reading on the
Public hearing held on the
Received third reading on the
Received adoption on the

Mayor

Corporate Officer

NOTE: This bylaw refers to property located at 46185 Stevenson Road.

DRAFT

“Zoning Bylaw Amendment Bylaw 2023, No. 5366”



DRAFT