

City of Chilliwack

Bylaw No. 5367

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. 5367”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended in Section 8. RESIDENTIAL ZONES, Subsection 8.15 R9 (AFFORDABLE RENTAL HOUSING) ZONE, Paragraph (1) PERMITTED USES, by inserting a new Subparagraph (b), as follows, and re-alphabetizing the existing Subparagraphs accordingly:
“(b) CLUB OR LODGE”.
3. Said Bylaw is hereby further amended in Section 8. RESIDENTIAL ZONES, Subsection 8.15 R9 (AFFORDABLE RENTAL HOUSING) ZONE, Paragraph (7) SETBACKS (MINIMUM), Subparagraph (a), Clause (ii), by inserting the words “CLUB OR LODGE,” before the words “GENERAL COMMERCIAL”.
4. Said Bylaw is hereby further amended in Section 8. RESIDENTIAL ZONES, Subsection 8.15 R9 (AFFORDABLE RENTAL HOUSING) ZONE, Paragraph (8) SITING, Subparagraphs (a) and (b), by inserting the words “CLUB OR LODGE,” before the words “GENERAL COMMERCIAL”.
5. Said Bylaw is hereby further amended in Section 8. RESIDENTIAL ZONES, Subsection 8.15 R9 (AFFORDABLE RENTAL HOUSING) ZONE, by deleting Paragraph (10) OFF-STREET PARKING and Paragraph (11) OFF-STREET LOADING, in their entirety, and renumbering the existing Paragraph accordingly.
6. Said Bylaw is hereby further amended in Section 8. RESIDENTIAL ZONES, Subsection 8.15 R9 (AFFORDABLE RENTAL HOUSING) ZONE, by deleting Paragraph (12) SPECIAL REGULATIONS, in its entirety, and substituting it with a new Paragraph (12), as follows:

“(12) SPECIAL REGULATIONS

- (a) Notwithstanding Section 5.03 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS the following parking spaces shall be provided:
 - (i) 51 spaces for parcel located at:
PID:031-105-092, Lot 1 Block 19 Division E New Westminster
District Plan EPP102539
 - (ii) 47 spaces for parcel located at:
PID: 031-908-527, Lot A Division “A” New Westminster District Plan
EPP12674
- (b) Notwithstanding Section 5.04 MINIMUM OFF-STREET LOADING SPACE

REQUIREMENTS the following loading spaces shall be provided:

- (i) 1 space for any STRUCTURE containing in excess of 1000m² GROSS FLOOR AREA GENERAL COMMERCIAL use or SCHOOL use.
- (c) GENERAL COMMERCIAL use shall be limited to OFFICE and CHILD CARE FACILITY USES only.
- (d) CLUB OR LODGE use shall be permitted only within property identified as PID: 031-908-527, Lot A Division "A" New Westminster District Plan EPP126274
- (e) URBAN ANCILLARY use shall be limited to:
 - (i) The keeping of household PETS not exceeding 3 in number.
- (f) A Housing Agreement must be registered against the certificate of title to the land to ensure the development remains as below market rental housing.
- (g) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

Review General Regulations for Additional Development Requirements”.

Received first and second reading on the 7th day of November, 2023.

Public hearing held on the

Received third reading on the

Received adoption on the

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Mayor

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Corporate Officer