

AGENDA ITEM NO: 11.3

MEETING DATE: October 10, 2023

STAFF REPORT - COVER SHEET

SUBJECT: Public Hearing Listing Date: October 10, 2023

DEPARTMENT: Clerk's Prepared by: Carolyn Wilkinson

PH No. 11.3.1 "Zoning Bylaw Amendment Bylaw 2023, No. 5335"
(RZ001687) "Development Variance Permit DVP01322"
(DVP01322)

Public Hearing on "Zoning Bylaw Amendment Bylaw 2023, No. 5335", which proposes to rezone properties located at 9132 and 9146 Mary Street, from an RC (Commercial Conversion) Zone to an R6 (Mid Rise Apartment) Zone; and,

Development Variance Permit DVP01322, which proposes to vary the following Zoning Bylaw standards:

- Reduce the front lot line setback from 6m to 3.3m for an off-street parking structure;
- Reduce the exterior side lot line setback from 4.5m to 1m for an off-street parking structure;
- Reduce the minimum interior side lot line setback from 6.75m to 6m for the 4th storey and from 7.5m to 6m for the 5th storey;
- Waive the requirement for portions of the common amenity area to have a minimum dimension of 6m;
- Waive the requirement for a private amenity area to have a minimum dimension of 3m for five ground-oriented units;
- Waive the requirement for a common amenity area to be located more than 5m from a window serving a dwelling unit;
- Reduce the minimum private amenity area space to less than 15m² for two ground-oriented units;
- Increase the maximum lot coverage from 50% to 82% for an off-street parking structure; and,
- Waive the requirement to provide an off-street loading space,

to facilitate a future apartment development.

Email of opposition received from:

- Dawn Beischer, Manestop Hair, Owner, 45723 Ontario Avenue, received September 22, 2023.
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**PH No. 11.3.2 “Zoning Bylaw Amendment Bylaw 2023, No. 5339”
(RZ001522) “Development Variance Permit DVP01300”
(DVP01300)**

Public Hearing on “Zoning Bylaw Amendment Bylaw 2023, No. 5339”, which proposes to rezone properties located at 45631 and 45641 Morton Road, from an R1-A (Urban Residential) Zone to an R6 (Mid Rise Apartment) Zone.

Development Variance Permit DVP01300, which proposes to vary the following Zoning Bylaw standards:

- Increase the maximum ratio of small car parking spaces from 20% to 26%; and,
- Waive the requirement to provide an off-street loading space.

to facilitate a future apartment development.

Public engagement package received from:

- Kamaljit Gill, Owner/Applicant, 45631 and 45641 Morton Road, received September 18, 2023.

Email correspondence received from:

- Graham and Chelsea Thiessen, 9-5352 Vedder Road, received October 3, 2023.

Email of opposition received from:

- Brunella Battista, 411-45640 Alma Avenue, received October 8, 2023.
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**PH No. 11.3.3 “Zoning Bylaw Amendment Bylaw 2023, No. 5346”
(RZ001694)**

Public Hearing on “Zoning Bylaw Amendment Bylaw 2023, No. 5346”, which proposes to rezone property located at 45223 Watson Road, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone.

Public engagement package received from:

- Shelley Ross, JCR Designs Ltd., Applicant, 201 – 45269 Keith Wilson Road, received May 11, 2023.

Email of support received from:

- Joanne Hartung, 262 First Avenue, Cultus Lake BC, received October 3, 2023.
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**PH No. 11.3.4 “Zoning Bylaw Amendment Bylaw 2023, No. 5349”
(RZ001662) “Development Variance Permit DVP01343”
(DVP01343)**

Public Hearing on “Zoning Bylaw Amendment Bylaw 2023, No. 5349”, which proposes to rezone portions of property located at 7990 Lickman Road, from a CS2 (Tourist Commercial) Zone to an M2 (Service Industrial) Zone and from an M1 (Light Industrial) Zone to an M2 (Service Industrial) Zone.

Development Variance Permit DVP01343 for said property, which proposes to vary the following Zoning Bylaw standards:

- Reduce the minimum required lot width within the CS2 Zone from 25m to 16m for the proposed hotel lot;
- Reduce the minimum required lot width within the M2 Zone from 15m to 7.5m for the proposed industrial lot;
- Waive the requirement to provide a 0.6m overhang when a parking space is located adjacent to a building, fence or sidewalk;
- Waive the requirement to provide a 1.5m wide sidewalk located outside of a maneuvering aisle;
- Waive the requirement to landscape the front setback area for the proposed industrial lot;
- Waive the requirement that landscape beds within parking areas be at least 5m² for the proposed hotel lot;
- Reduce the minimum interior landscaping of a parking lot area from 7% to 3.7% for the proposed industrial lot;
- Increase maximum building height from 20m to 20.9m for a portion of the hotel;
- Reduce the minimum required number of loading spaces from 5 to 2 for the proposed hotel lot; and,
- Increase the maximum permitted copy area for a sign from 20m² to 27m²,

to facilitate a combination industrial and hotel development.

**PH No. 11.3.5 “Zoning Bylaw Amendment Bylaw 2023, No. 5353”
(RZ001672)**

Public Hearing on “Zoning Bylaw Amendment Bylaw 2023, No. 5353”, which proposes to rezone property located at 43596 Old Orchard Road, from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone.

**PH No. 11.3.6 “Official Community Plan Bylaw Amendment Bylaw 2023, No. 5354”
(RZ001580) “Zoning Bylaw Amendment Bylaw 2023, No. 5355”
(DVP01374) “Development Variance Permit DVP01374”**

Public Hearing on “Official Community Plan Bylaw Amendment Bylaw 2023, No. 5354”, which proposes to redesignate property located at 46195 Fifth Avenue from

‘Industrial’ to ‘Civic/Institutional’ as specified within the Downtown Land Use and Development Plan; and,

“Zoning Bylaw Amendment Bylaw 2023, No. 5355”, which proposes to rezone property located at 46195 Fifth Avenue, from an M1 (Light Industrial) Zone to a P1 (Civic Assembly) Zone.

Development Variance Permit DVP01374 for said property, which proposes to vary the following Zoning Bylaw standards:

- Waive interior landscaping requirement for the parking areas;
- Waive the requirements to provide a landscape strip or sidewalk between a parking stall and a fence or a building; and,
- Waive the requirement to pave a portion of the property in the area identified for a future addition until such time it is considered,

to facilitate the development of a new facility for Chilliwack Search & Rescue.
