

AGENDA ITEM NO: 7.3

MEETING DATE: October 10, 2023

STAFF REPORT – COVER SHEET

SUBJECT: OTG Developments
Rezoning / 43614 Alameda Drive DATE: October 3, 2023

DEPARTMENT: Planning Department
RZ001623 PREPARED BY: Adam Roberts / mb

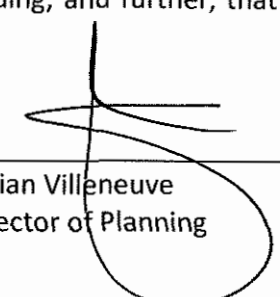
1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone to facilitate a future duplex development.

Once the Bylaw has been to Public Hearing, staff recommend that the Bylaw be held at third reading pending the issuance of a Development Permit under Development Permit Area No. 8 (DPA 8 – Hillside Development) to address conformance with the Hillside Development Standards Policy.


2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5338", which proposes to rezone property located at 43614 Alameda Drive from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for October 24, 2023. (RZ001623)


Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.


Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001623

PREPARED BY: Adam Roberts DATE: October 3, 2023

POSITION: Planner III DEPARTMENT: Planning

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone to facilitate a future duplex development.

Once the Bylaw has been to Public Hearing, staff recommend that the Bylaw be held at third reading pending the issuance of a Development Permit under Development Permit Area No. 8 (DPA 8 – Hillside Development) to address conformance with the Hillside Development Standards Policy.

2. PROPOSAL:

The proposal is to rezone the subject property from an R1-A Zone to an R1-B Zone to facilitate the construction of a future duplex. As shown on the attached conceptual site plan, the proposal meets the minimum required lot area and dimensions of the R1-B Zone.

Final lot layout must comply with City Bylaws and include connection to City water and sewer with a private pump station. In accordance with the Infill Development Policy, 12m long and 4m wide driveways are required for each duplex unit. Future driveways will be required to conform to maximum driveway grades established in the Land Development Bylaw and Hillside Development Standards Policy. As shown on the conceptual site plan, the proposed driveways are accessed from the strata complex to the south, which is permitted by an easement registered on the title of 43540 Alameda Drive.

The proposed development requires a Development Permit under DPA 8 (Hillside Development), to address conformance with the Hillside Development Standards Policy. As such, the application is recommended to be held at third reading pending the issuance of a Development Permit under DPA8.

At this time, the applicant has not committed to a specific design for the duplex to be constructed; however, building height is limited to 10m within the proposed R1-B Zone lot.

3. FACTORS:

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

OCP Designation: "Comprehensive Development Area" as designated within the 2040 Official Community Plan (OCP). The proposal is consistent with this designation.

- Land Use: Bare land. The applicant has provided a plan indicating how the site will be maintained through the redevelopment process. A copy of the property maintenance plan is attached as Schedule A.
- Public Engagement: The applicant mailed an information package on February 27, 2023 to neighbours within 30m of the subject property requesting submission of questions or concerns in relation to the proposed rezoning application with a deadline of April 3, 2023 to respond. The applicant was not contacted regarding the information packaged. A copy of the engagement summary has been included within the public record.

3.2 Neighbourhood Character

The subject property is located on Chilliwack Mountain in an area with a variety of built forms and ongoing development.

- East: Single detached dwelling within the R1-A Zone.
- West: Single detached dwelling within the R1-A Zone.
- South: Duplexes and single detached dwellings within a building strata in the R3 Zone.
- North: Old Orchard Road and a townhouse complex, currently under construction, within the R4 (Low Density Multi-Unit Residential) Zone.

3.3 Technical Issues

- Floodplain: The subject property is not located within the floodplain.
- Watercourses: The City of Chilliwack mapping system identifies a Class “C” watercourse located between the north property line and Old Orchard Road. The watercourse was addressed through the Environmental Report submitted by *Redcedar Environmental Consulting* dated August 31, 2022, which applied a 2m wide Streamside Protection and Enhancement Area (SPEA) to the watercourse in accordance with the Riparian Areas Protection Regulation (RAPR). Despite this, a Development Permit application under Development Permit Area No. 3 (DPA 3 – Riparian Areas) has not been submitted to formalize the reduced setback. As such, if the applicant intends to build within the standard 15m setback of this watercourse, a Development Permit would be required.
- Geotechnical Issues: The subject property is mapped as having “significant” geotechnical hazards. In support of the application, the applicant has submitted a geotechnical assessment prepared by *Geopacific Consultants Ltd.* dated July 25, 2022. The Land Development Department reviewed this report and a previously issued Development Permit No. 2 (DP000238), which did not reveal any geotechnical concerns. Despite this, the retaining wall proposed in the July 25, 2022

geotechnical report does not meet the City's Hillside Development Standards Policy. As such, it is recommended that the application be held at third reading pending the issuance of a Development Permit under DPA 8 (Hillside Development) to address conformance with the Hillside Development Standards Policy.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5338", which proposes to rezone property located at 43614 Alameda Drive from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for October 24, 2023. (RZ001623)

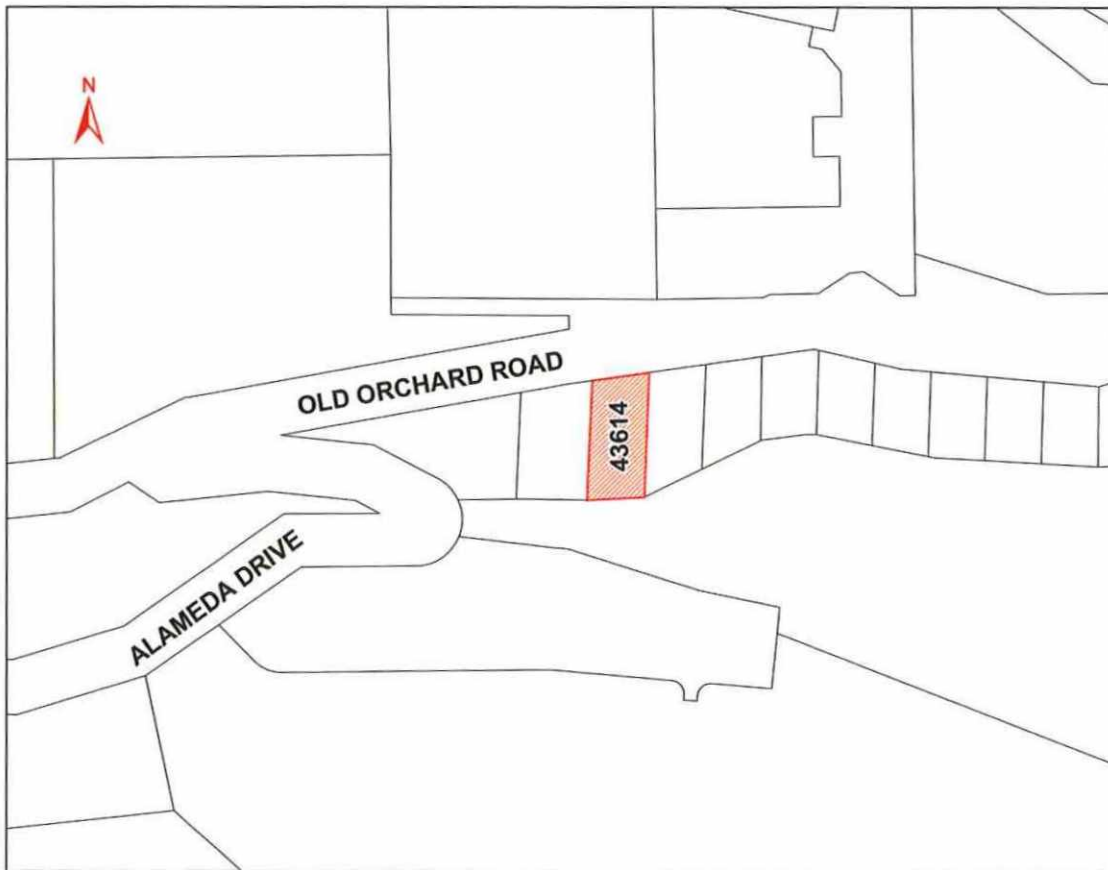
Substantiation:

The proposed rezoning is consistent with the City's OCP designation and existing low-density residential development in the surrounding area, and as such, is anticipated to complement the neighbourhood and provided additional housing options at an appropriate scale.

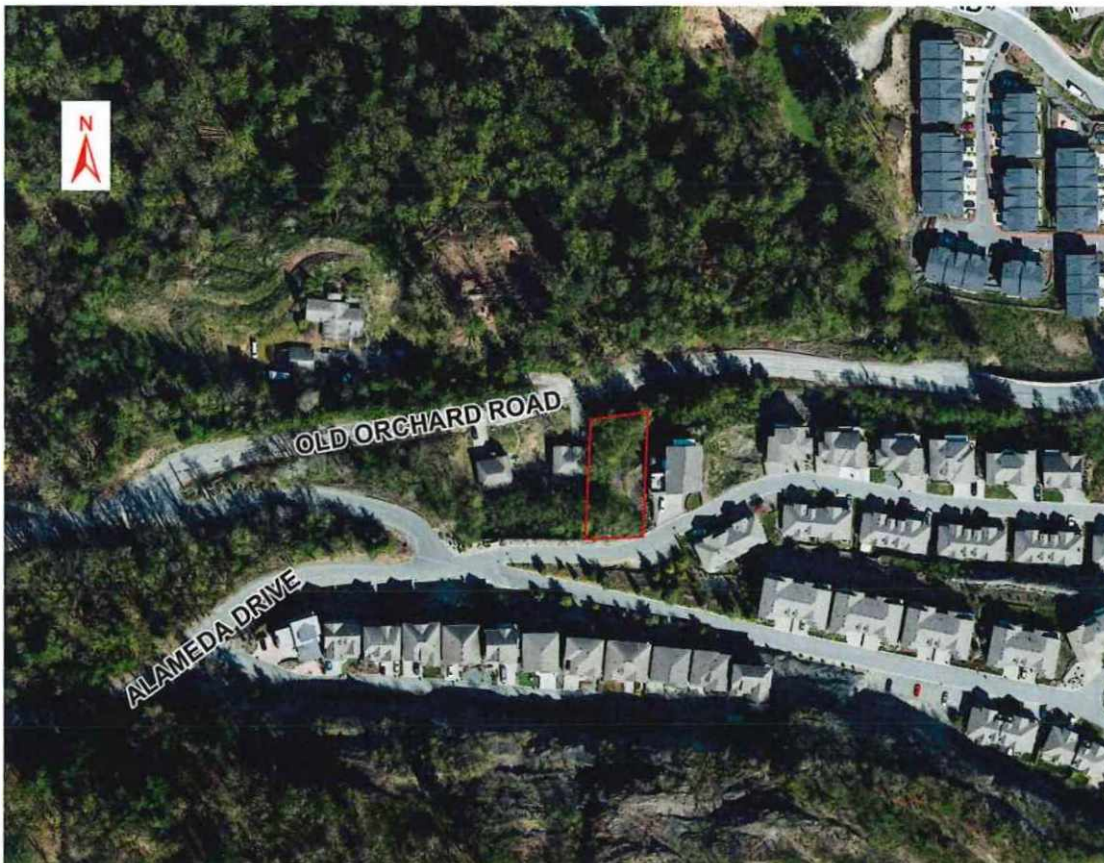
5. SOURCES OF INFORMATION:

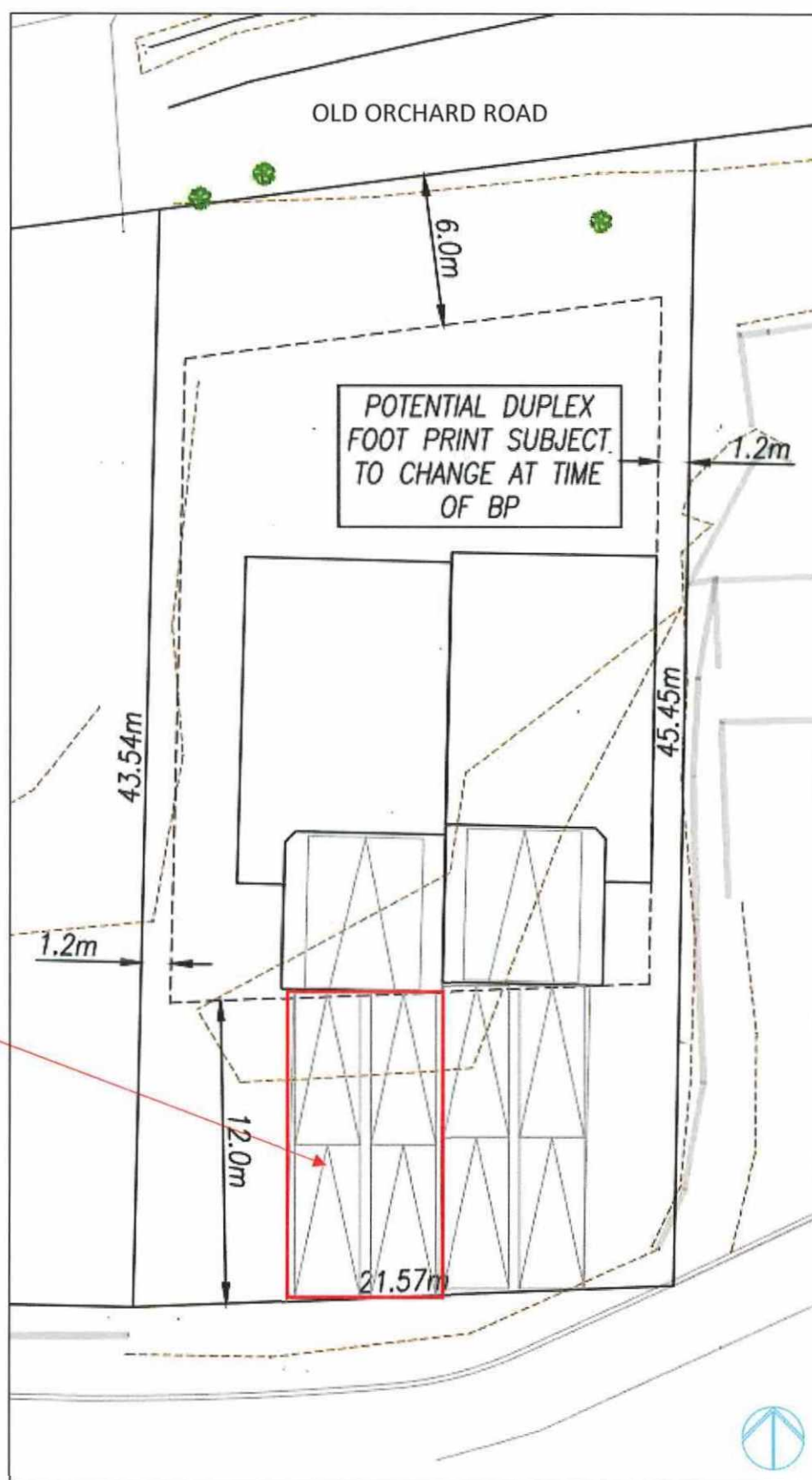
- Rezoning Application (RZ001623) – March 30, 2022
- Development Application Review Team (DART) Minutes – May 12, 2022
- Geotechnical Assessment Report completed by *Geopacific Consultants Ltd* – July 25, 2022
- Environmental Report completed by *Redcedar Environmental Consulting* – August 31, 2022

Location Map



Ortho Photo



Conceptual Site Plan (as provided by the applicant)

Schedule A

Applicant's Property Maintenance Plan

The following was provided by the applicant:

Taman Holdings have performed maintenance this year, with another Planned between October 11-24th due to availability.

Annual Maintenance to include removal of all shrubs and vegetation in accordance with City of Chilliwack Guidelines. Security Fencing to be provided 1 month Prior to Construction, all organics to be removed and stockpiled for removal at least once (1) per year. Land Clearing to be completed by Taman Holdings Ltd. (Civil Contractor) at 9254 James Street, Chilliwack, BC. Tel. (778) 552 0347

No trees are proposed for removal as part of the Development Plan. In accordance with the Topographic Survey completed at the Project site by Terra Pacific Land Surveying Ltd. one (1) 1,000mm diameter Coniferous tree currently falls within the boundary of Lot 14 (located at the North-East corner). Two (2) additional large diameter trees are located just outside the Northern boundary of the Lot measured at 400mm diameter (Deciduous tree) and 750mm diameter (Coniferous tree). Based on the aerial reconnaissance photographs performed in February 2022 by AlltheRage Media Inc. and field observations only light vegetation and shrubs are to be removed.

City of Chilliwack

Bylaw No. 5338

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. 5338”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 026-867-915, Lot 14 Section 27 Township 23 New Westminster District Plan BCP26831, from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone.

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

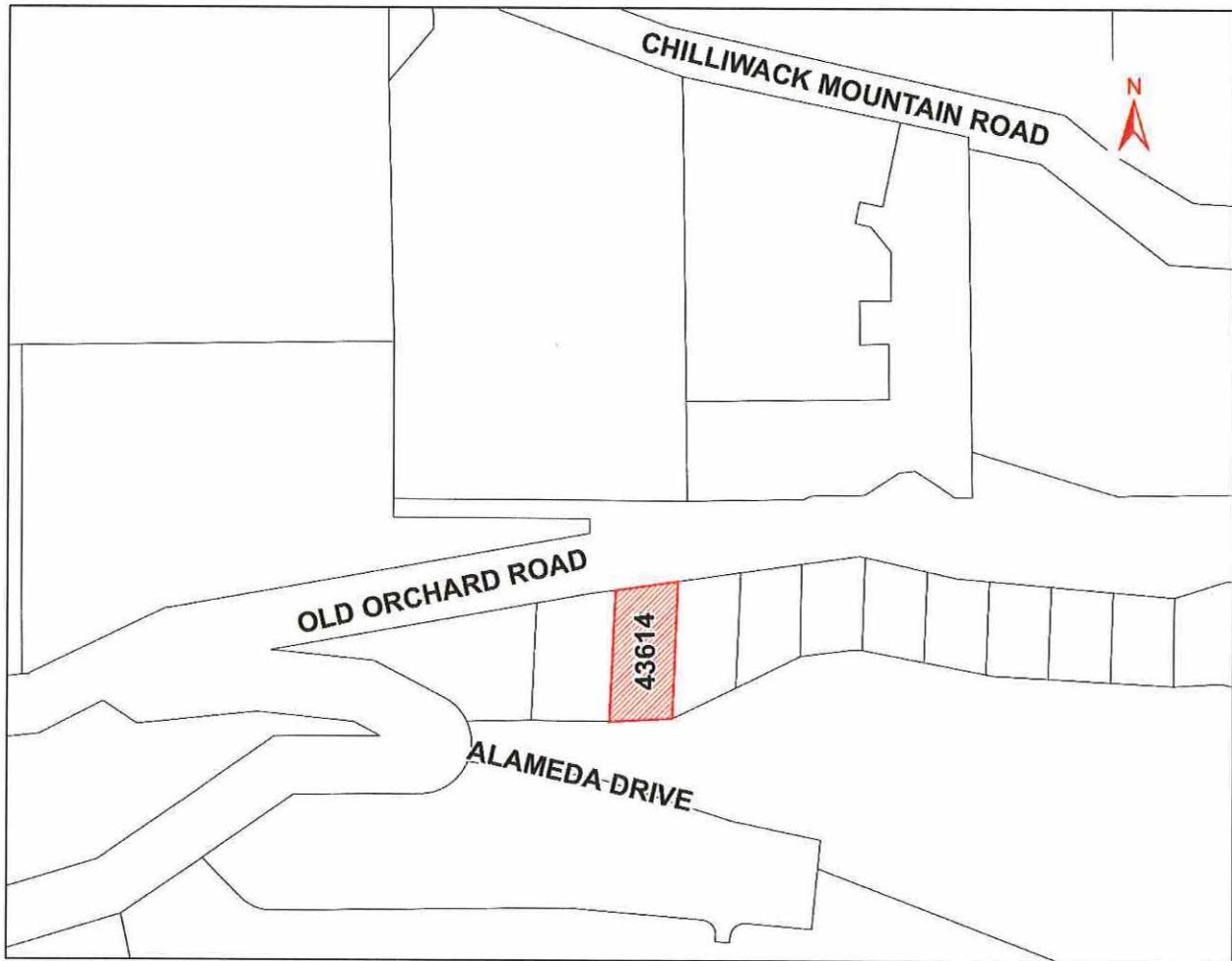
Mayor

Corporate Officer

NOTE: This bylaw refers to property located at 43614 Alameda Drive.

DRAFT

“Zoning Bylaw Amendment Bylaw 2023, No. 5338”



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