

AGENDA ITEM NO: 7.4

MEETING DATE: October 10, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Mohsen Shalaby
Rezoning / 6040 Arlington Drive DATE: October 3, 2023

DEPARTMENT: Planning Department
RZ001704 PREPARED BY: Krista Desormeaux / 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 6040 Arlington Drive.

2. RECOMMENDATION:

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5345", which proposes to rezone property located at 6040 Arlington Drive 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 October 24, 2023. (RZ001704)



Gillian Villeneuve
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S
RECOMMENDATION/COMMENTS:**

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001704

PREPARED BY: Krista Desormeaux DATE: October 3, 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 6040 Arlington Drive.

2. BACKGROUND:

In May 2023, Council endorsed Policy Directive No. G-35 – R1-C (Urban Infill) Rezoning Process (R1-C Policy), which 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 required lot area and dimensions of the 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 and as outlined in the attached Schedule A. Final lot layout must comply with City Bylaws and include on-site soak aways with no overflow connection and urban half road frontage improvements with a barrier curb, LED street lighting, and sidewalk. The requirements of the Tree Management (Land Development) Bylaw and Land Development Bylaw will apply at time of subdivision.

As the property is not serviced by a rear lane, a 12m long and 4m wide driveway is provided for each lot to ensure adequate on-site parking, in accordance with the City's Infill Development Policy. At this time, the applicant has not committed to a specific design for the single detached dwellings

to be constructed at the time of redevelopment; however, building height within the proposed R1-C Zone is limited to 8.5m or approximately two storeys. The applicant has advised that they intend to demolish the existing single detached dwelling on the property and apply for subdivision, should the requested rezoning be approved.

4. FACTORS:

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

Official Community Plan: “Low Density Residential” as designated within the Official Community Plan (OCP). The proposal is consistent with this designation.

Land Use: Single detached dwelling (to be demolished at time of subdivision approval). The applicant has indicated that the house on the property is currently occupied by tenants and has provided information detailing how the site will be maintained throughout the redevelopment process, attached as “Schedule B”.

Community Engagement: The applicant has conducted independent public engagement with neighbouring properties. The applicant advised that on August 20, 2023, they mailed out letters explaining the proposal to neighbouring properties within 30m of the subject property, inviting feedback on the proposal. As of the date of this report, the applicant has not received any responses.

4.2 Neighbourhood Character

The subject property is located within the residential area of the Vedder neighbourhood. The property adjoins parcels within the R1-A Zone and is within walking distance to Watson Elementary, Balmoral Park, and Watson Park.

The proposed rezoning is consistent with the “Low Density Residential” designation of the Official Community 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 required urban half road frontage improvements – including curb, sidewalk and LED streetlighting – will ensure a safe and inviting streetscape; furthermore, the recommended 12m long driveways in accordance with the Infill Development Policy ensures the provision of adequate off-street parking. The proposed rezoning is considered to be consistent with and complementary to the existing neighbourhood.

4.3 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.

5. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2023, No. 5345”, which proposes to rezone property located at 6040 Arlington Drive 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 October 24, 2023. (RZ001704)

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.

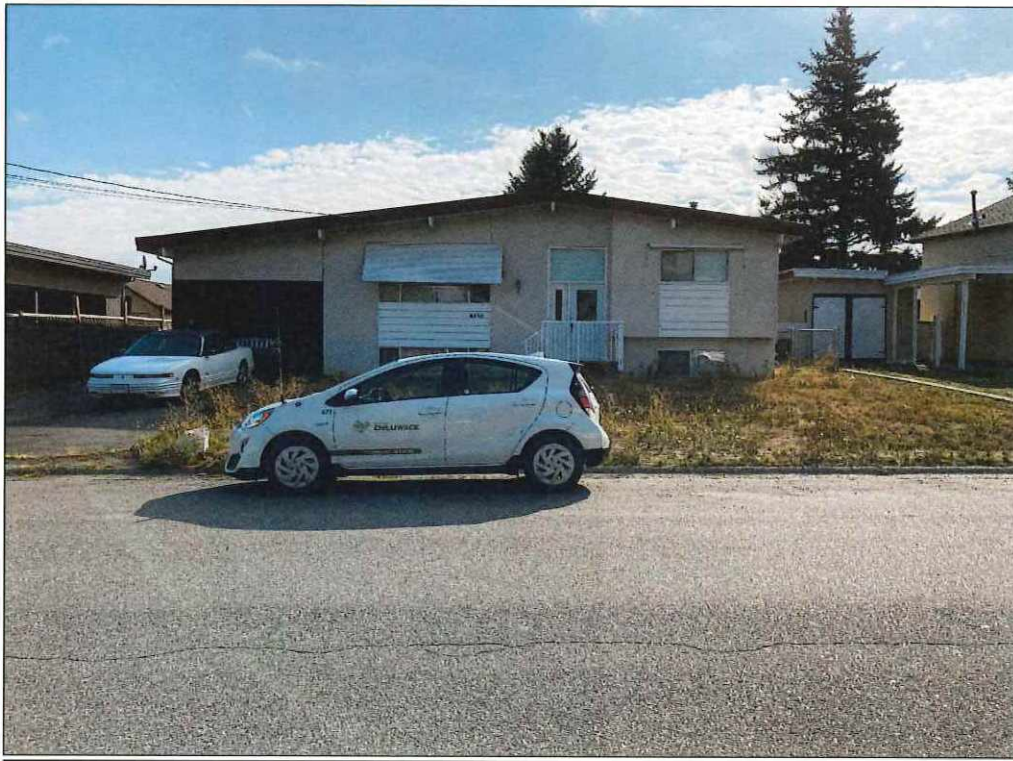
6. SOURCES OF INFORMATION:

- Rezoning Application (RZ001704) – March 28, 2023
- Development Application Review Team (DART) Minutes – July 13, 2023

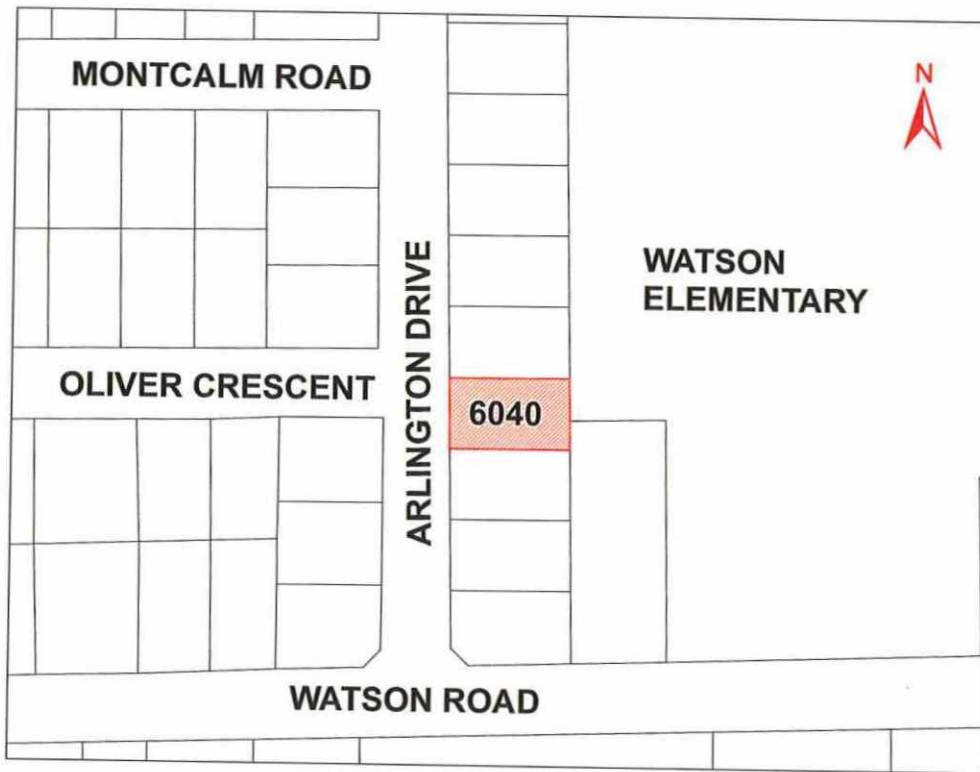
Attachments

- “Schedule A” – R1-C Policy Compliance Summary
- “Schedule B” – Property Owner’s Site Maintenance Plan – August 20, 2023

Site Photo



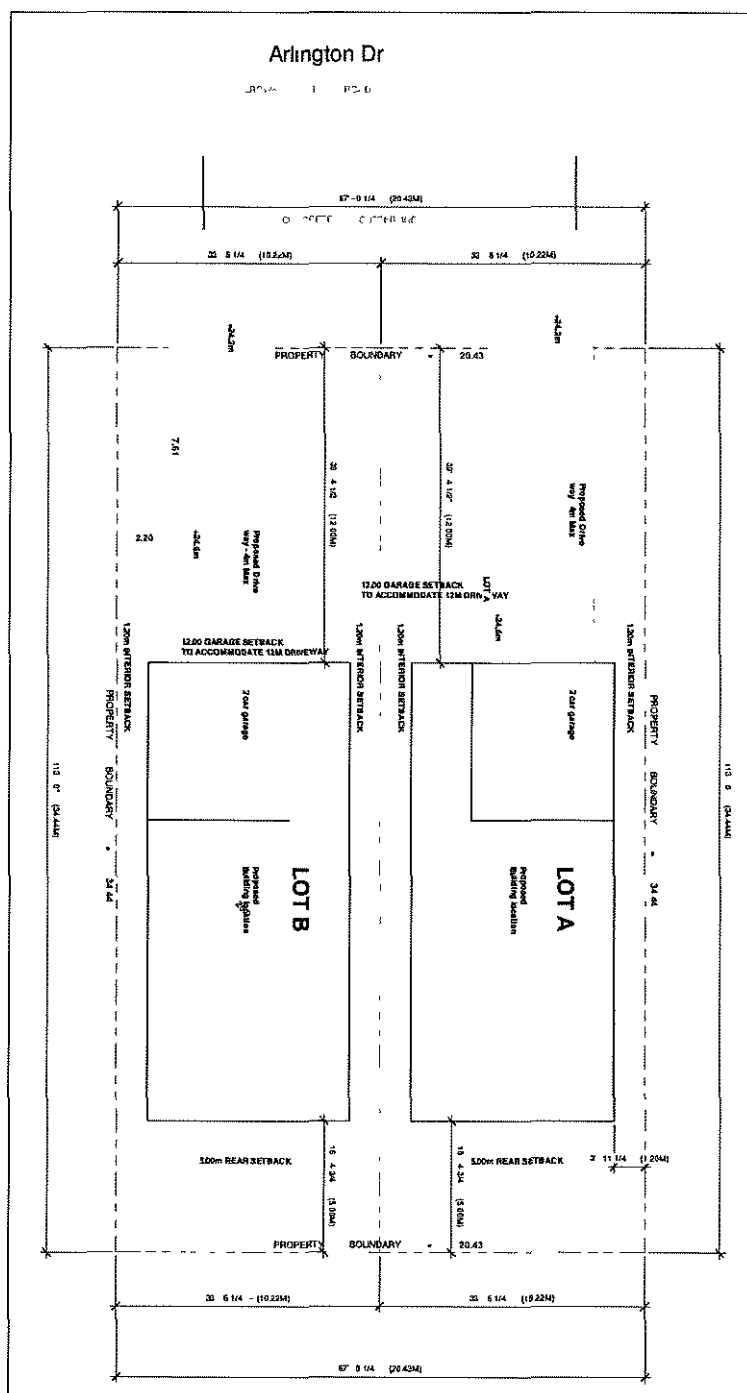
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



LEGAL DESCRIPTION

LOT 250, PLAN NWP43212, PART NE1/4, SECTION 12,
TOWNSHIP 23, NEW WESTMINSTER LAND DISTRICT

PID 006-717-861

CIVIC ADDRESS

6040 ARLINGTON DRIVE CHILLIWACK, BC

SITE RECONCILIATION

EXISTING SITE AREA 703 61 sqm OR 7573 6 sqft

EXISTING ZONING. RA-1

PROPOSED ZONING, B1-C

FUTURE SUBDIVISION

LOT A

SITE AREA 351.81sqm OR 3786.8sqft

LOT WIDTH MINIMUM 10.00m
PROPOSED 10.22m

LOT DEPTH MINIMUM 30 00m
PROPOSED 34 44m

LOT COVERAGE N/A

FSH N/A

BUILDING HEIGHT MAXIMUM 8.50m
PROPOSED TBD

SETBACKS

SETBACKS
FRONT MINIMUM BLDG 4 50m
MINIMUM GARAGE 12 00m
PROPOSED TBD
REAR MINIMUM BLDG 5 00m
RIGHT MINIMUM 1 20m
PROPOSED TBD
LEFT (EAST) MINIMUM 1 20m
PROPOSED TBD

FLOODPLAIN NO

LOT B

SITE AREA 351 81sqm OR 3786 8sqft

LOT WIDTH MINIMUM 10.00m
PROPOSED 10.22m

LOT DEPTH MINIMUM 30.00m
PROPOSED 34.44m

LOT COVERAGE N/A

FSR N/A

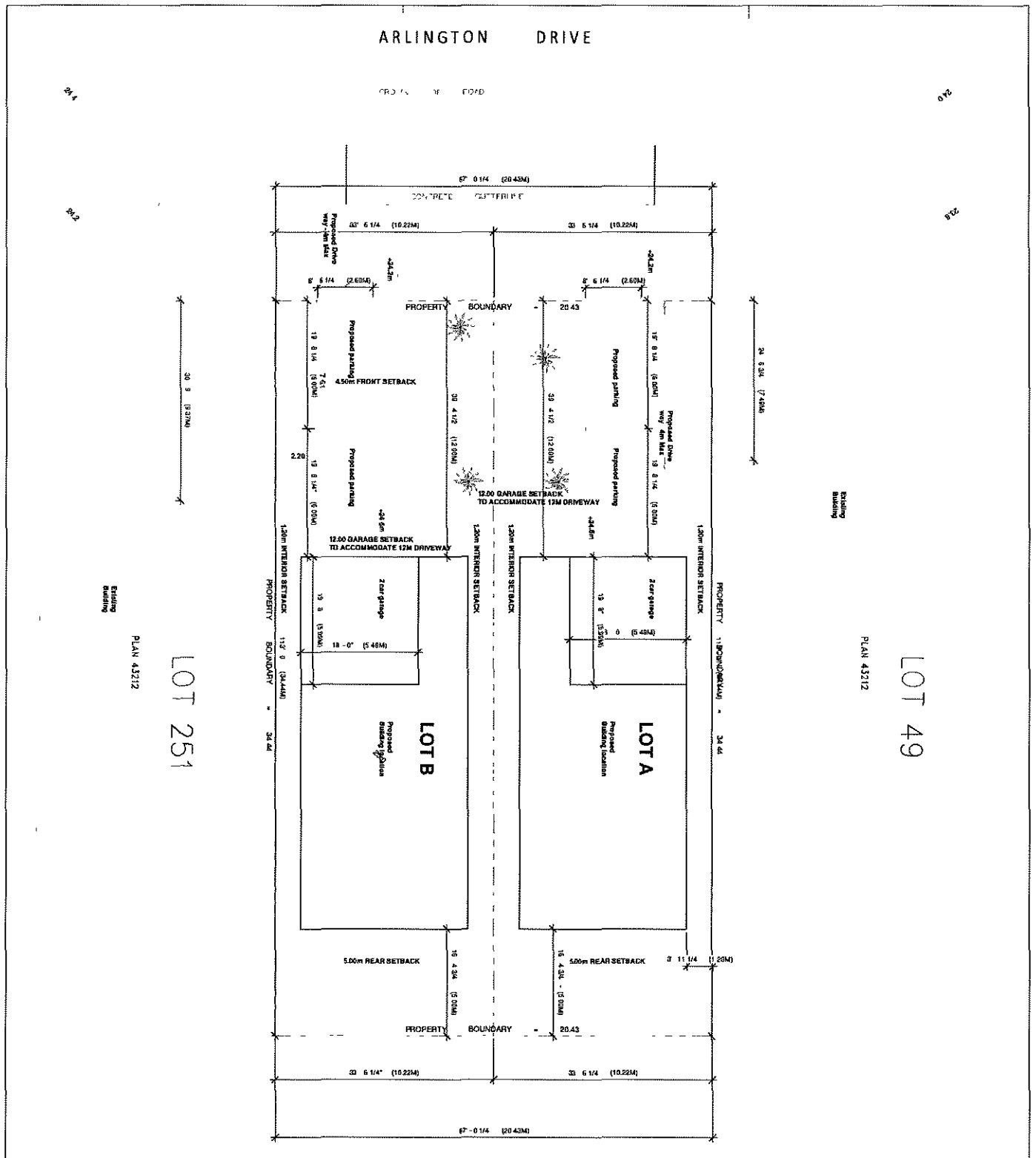
BUILDING HEIGHT MAXIMUM 8.50m
PROPOSED TBD

SETBACKS

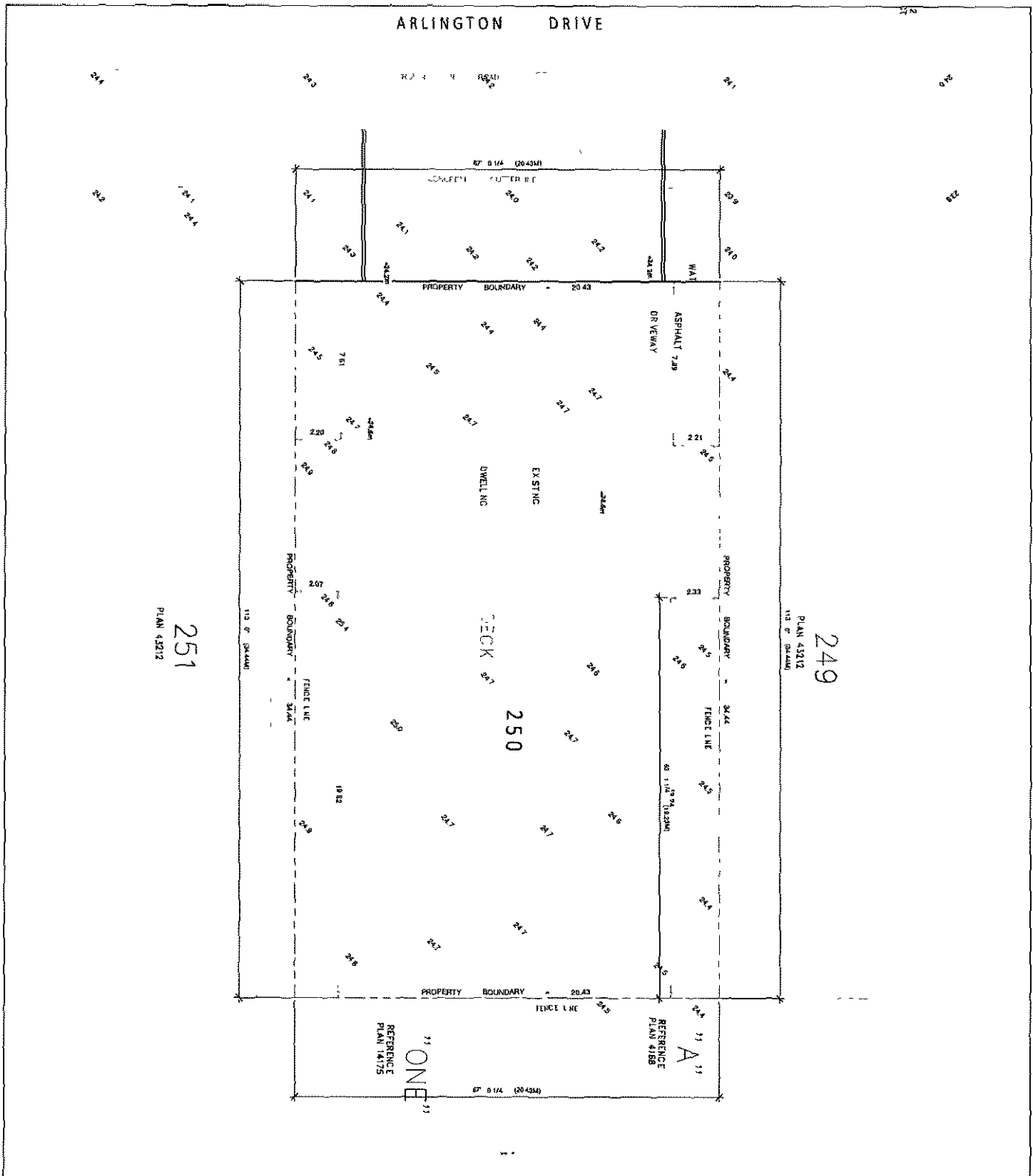
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PROPOSED TBD
REAR MINIMUM BLDG 5 00m
RIGHT MINIMUM 1 20m
PROPOSED TBD
LEFT (EAST) MINIMUM 1 20m
PROPOSED TBD

FLOODPLAIN NO

Detailed Site Plan (as provided by the applicant)



Site Assessment Plan (as provided by the applicant)



Schedule A – R1-C Policy Compliance Summary

APPENDIX A

R1-C Rezoning – Application Submission Requirements

The applicant is required to use this as a checklist and submit with the application package

1. General requirements

The Concept Plan, Detailed Plan, and Site Assessment Plan must:

- ☒ Be prepared by a Professional and certified in compliance with any applicable professional association standards;
- ☒ Be scaled to 1:200 or 1:100, with metric dimensions, and include a North arrow,
- ☒ Include a legend and title block that identifies the project name (if any), civic address, applicant and contact information, date of plans, and plan revisions; and,
- ☒ Include measurements based on definitions and standards of the City's Zoning Bylaw

2. Specific requirements

The Concept Plan must include:

- ☒ Parcel size and dimensions showing all property lines;
- ☒ Road dedication requirements (easement, statutory right of way or dedication),
- ☒ Size and location of all proposed buildings and structures, clearly showing proposed variances (if any); and,
- ☒ Proposed driveway locations and vehicular access, showing dimensions and grades.

The Detailed Plan must include:

- ☒ Parcel size and dimensions showing all property lines;
- ☒ Road dedication requirements (easement, statutory right of way or dedication);
- ☒ Size and location of all proposed and retained buildings and structures, clearly showing proposed variances (if any);
- ☒ Proposed driveway locations and vehicular access, showing dimensions and grades;
- ☒ Proposed parking layout, showing dimensioned depth and width of parking stalls;
- ☒ Location, size, and species of existing and new/proposed trees, and any measures to protect existing trees;
- ☒ Location of buildings on adjacent parcels; and,
- ☒ Any easements and utility corridors on the parcel.

The Site Assessment Plan must include:

- ☒ Site assessment of any existing natural features (rock outcrops, watercourses, grades, environmental areas, etc.);
- ☒ Size and location of all existing buildings and structures on the property, clearly dimensioned and labeled;
- ☒ Existing driveway locations and vehicular access, showing dimensions and grades; and,
- ☒ All existing or proposed infrastructure (utility pipes and poles, fire hydrants, etc.) on the subject property and in the adjacent City right-of-way.

Schedule “B” – Property Owner’s Site Maintenance Plan**Property Maintenance Plan**

I hope this message finds you well. As the owner of 6040 Arlington Drive, I wanted to take a moment to share with you the steps I am taking to ensure that my property remains clean, well-maintained, and contributes positively to our community.

I currently have the house rented out to a family of 4. They understand the importance for maintaining the property in a clean and presentable manner, free of garbage, debris and other unsightly matter.

Landscape Care:

They regularly mow the grass, trim the bushes, and tend to the garden beds to keep everything neat and aesthetically pleasing. Additionally, I do constant checks and have engaged a professional landscaper who visits when needed to provide specialized care and ensure that the outdoor spaces remain in top condition.

Garbage and Waste Management:

To prevent unsightly conditions and potential nuisances, we have all bins stored under the carport in the back and store all garbage, rubbish, and discarded materials in waste containers with tight-fitting lids. This practice not only keeps the property clean but also contributes to a more orderly appearance throughout the neighborhood.

Property Upkeep:

Recognizing the importance of maintaining fences and exterior structures, I conduct regular inspections to ensure their condition. Any necessary repairs are promptly addressed to prevent deterioration and to keep the property looking its best.

Sincerely,

Yomna Shalaby
yom.shalaby@gmail.com
778-232-3800

City of Chilliwack

Bylaw No. 5345

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. 5345”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 006-717-888, Lot 250 Section 12 Township 23 New Westminster District Plan 43212, from an R1-A (Urban 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

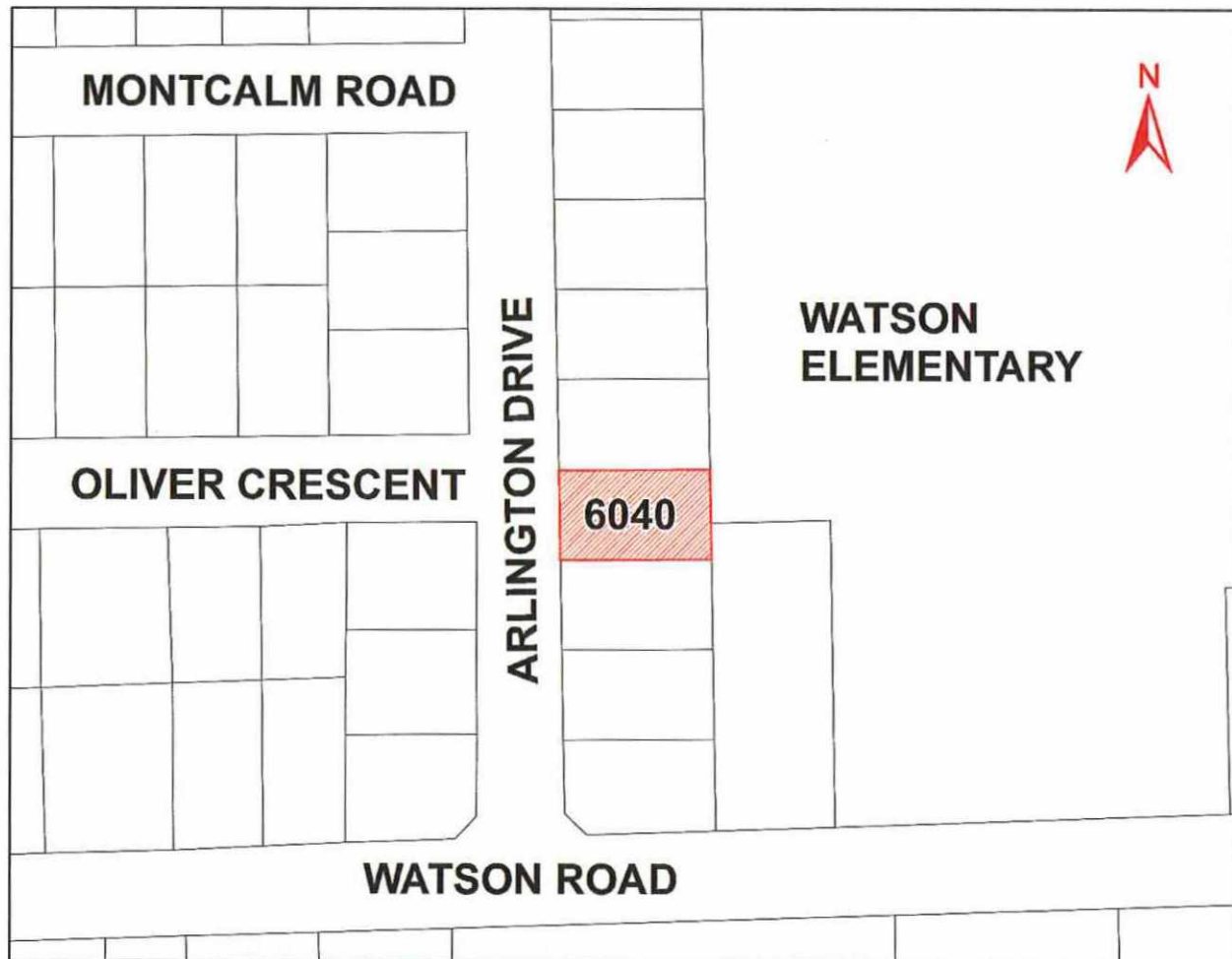
Mayor

Corporate Officer

NOTE: This bylaw refers to property located at 6040 Arlington Drive.

DRAFT

"Zoning Bylaw Amendment Bylaw 2023, No. 5345"



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