

AGENDA ITEM NO: 7.6

MEETING DATE: October 10, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Brandon Gill  
Rezoning / 46591 Brice Road DATE: September 21, 2023

DEPARTMENT: Planning Department  
RZ001712 PREPARED BY:  Krista Desormeaux / mb

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**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to the R1-C (Urban Infill) Zone and the R3 (Small Lot Residential) 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 46591 Brice Road.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5350", which proposes to rezone property located at 46591 Brice Road from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone and an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for October 24, 2023. (RZ001712)

  
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Gillian Villeneuve  
Director of Planning

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

Supports recommendation.

  
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Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001712

PREPARED BY: Krista Desormeaux DATE: September 21, 2023

POSITION: Planner I DEPARTMENT: Planning Department

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### 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 and an R3 (Small Lot Residential) 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 46591 Brice Road.

### 2. BACKGROUND/PROPOSAL:

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 and an R3 Zone to facilitate a future 2-lot subdivision. As shown on the attached conceptual 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 urban half road frontage improvements with sidewalk, LED street lighting, and “no parking” signs to be installed along the frontage for the existing bike lane. The requirements of the Floodplain Regulation Bylaw, 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 proposed Lot B 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 and 10m within the R3 Zone. 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: “Residential 1 – One and Two Family Housing” as designated in the Chilliwack Proper & Fairfield Island Neighbourhoods Plan 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 vacant and has provided the attached information detailing how the site will be maintained throughout the redevelopment process.

Community Engagement: The applicant has conducted independent public engagement with neighbouring properties. The applicant advised that on September 16, 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 a mature residential neighbourhood of Fairfield Island that is experiencing infill development. The property adjoins parcels within the R1-A Zone and is proximate to parcels within the R1-C (Urban Infill) Zone and R1-B (Urban Duplex Residential) Zone. The property is within walking distance to amenities including parks (Fairfield Park, Strathcona Park, Glasgow Park, and Emerald Park) and Strathcona Elementary School.

The proposed rezoning is consistent with the “Residential 1 – One and Two Family Housing” designation of the Chilliwack Proper and Fairfield Island Neighbourhoods 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 sidewalk, LED street lighting, and “no parking” signs for the existing bike lane – 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 within the protected floodplain and subject to the Floodplain Regulation Bylaw.
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. 5350”, which proposes to rezone property located at 46591 Brice Road from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone and an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for October 24, 2023. (RZ001712)

##### 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 (RZ001712) – April 25, 2023
- Development Application Review Team (DART) Minutes – June 1, 2023

##### Attachments

- “Schedule A” – R1-C Policy Compliance Summary
- “Schedule B” – Property Owner’s Site Maintenance Plan – September 16, 2023

Site Photo



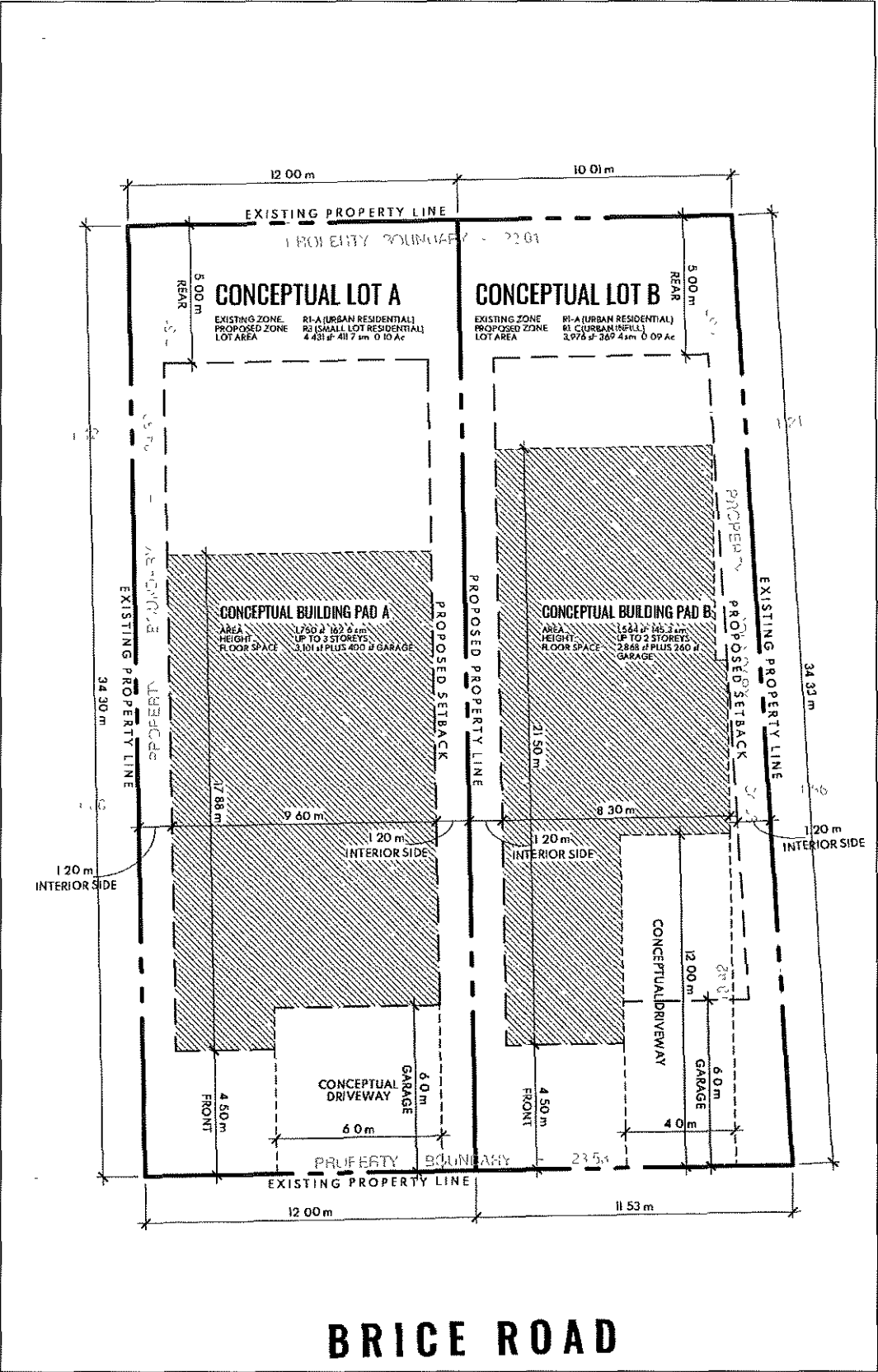
Location Map



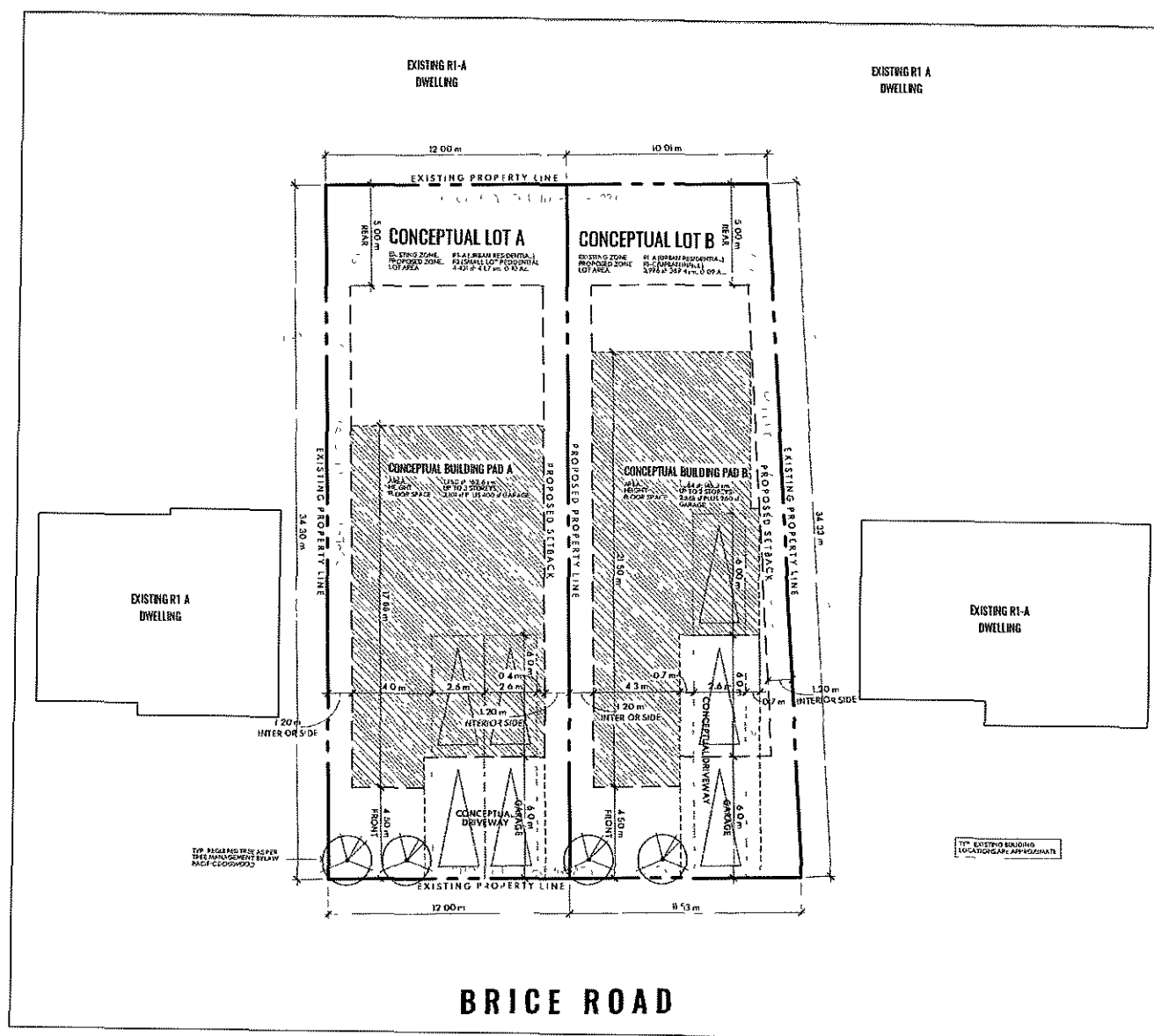
Orthophoto



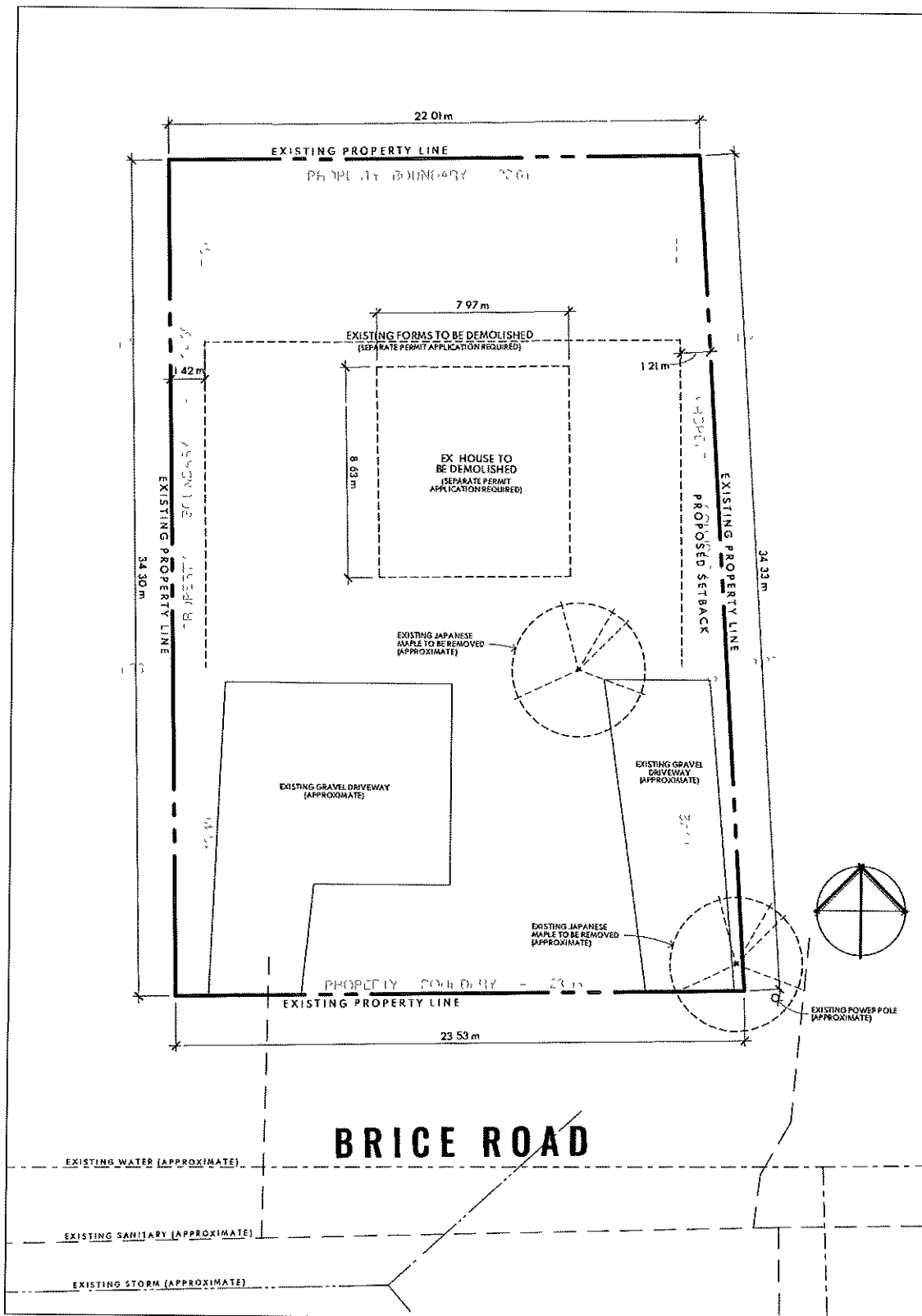
Conceptual Site Plan (as provided by the applicant)



**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**

The property is currently vacant, the owner has hired a company (Good Guys Landscaping) to maintain the site until the demolition process is started.

**City of Chilliwack**

**Bylaw No. 5350**

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

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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. 5350”**.
2. “Zoning Bylaw 2020, No. 5000” is hereby amended by rezoning property described as PID: 006-099-149, Lot 316 District Lot 385 Group 2 New Westminster District Plan 46777, from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone and an R3 (Small Lot Residential) Zone.

Received first and second reading on the

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

NOTE: This bylaw refers to property located at 46591 Brice Road.

**DRAFT**

**“Zoning Bylaw Amendment Bylaw 2023, No. 5350”**



**DRAFT**