

AGENDA ITEM NO: 7.13

MEETING DATE: September 26, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Lucern Construction Ltd.
Rezoning / 43596 Old Orchard Road DATE: September 14, 2023

DEPARTMENT: Planning Department
RZ001672 PREPARED BY: Stacy Johnson / cc


1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to 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 43596 Old Orchard Road.

2. RECOMMENDATION:

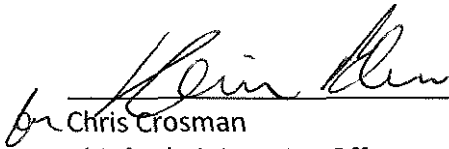
Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5353", which proposes to rezone property located at 43596 Old Orchard Road from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for October 10, 2023. (RZ001672)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001672

PREPARED BY: Stacy Johnson DATE: September 14, 2023
POSITION: Senior Planner DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to 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 43596 Old Orchard Road.

2. PROPOSAL:

The proposal is to rezone the subject property from an R1-A (Urban Residential) Zone to an R3 (Small Lot Residential) Zone to facilitate a future subdivision and retain the existing single detached dwelling. The proposal meets the minimum lot width, depth, and area requirements to facilitate a 2 lot subdivision within the proposed R3 Zone.

Final lot layout must comply with City Bylaws and include half road frontage improvements in accordance with 2008 Chilliwack Mountain ISL Engineering Design to add a bike lane and no parking signs. A vehicle turn around within the driveway layout is also required to be provided to prevent vehicles backing onto Old Orchard Road.

At this time, the applicant has not committed to a specific design for the new single detached dwelling to be constructed at the time of redevelopment; however, building height within the proposed R3 Zone is limited to 10m or approximately three storeys.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

Official Community Plan: "Comprehensive Development Area" as designated within the Official Community Plan.

Land Use: Single Detached Dwelling (to be demolished at time of subdivision). The applicant has indicated that the house on the property is currently occupied by tenants and has provided information in the attached 'Schedule A' detailing how the site will be maintained throughout the redevelopment process.

3.2 Neighbourhood Character

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

East: Vacant lot 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 property is located outside of the floodplain.

Watercourses: There are no known watercourses within or adjacent to the property.

Geotechnical: The property is located within an area mapped as having significant geohazard due to steep slopes.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “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, be given first and second reading; and further, that a Public Hearing be called for October 10, 2023. (RZ001672)

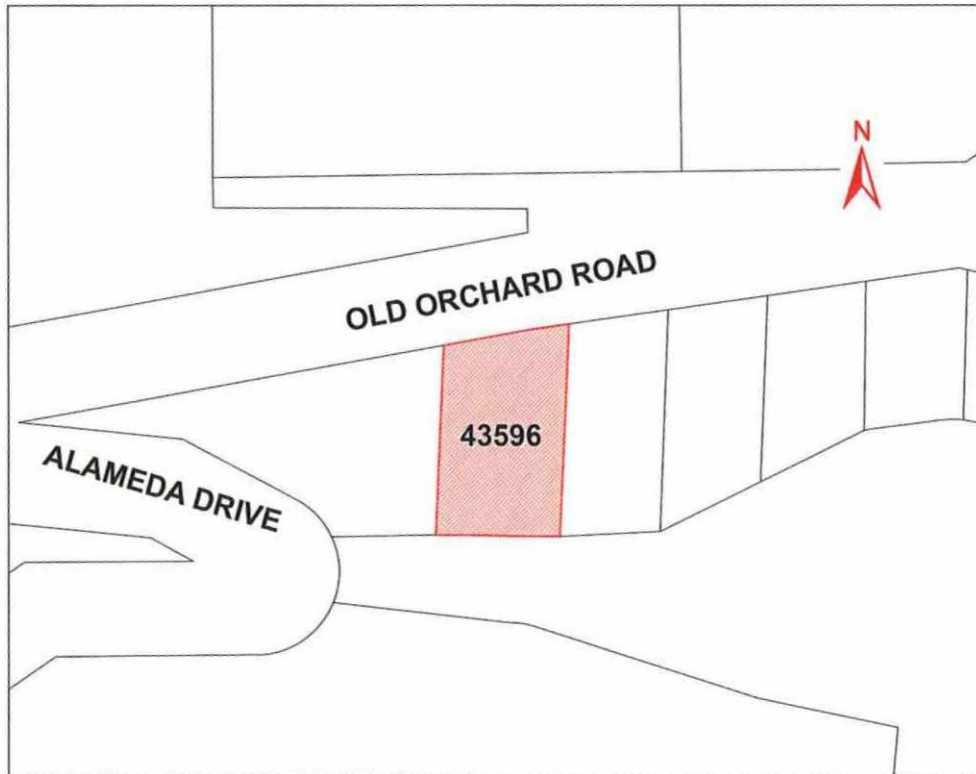
Substantiation:

The proposal is in keeping with low density residential development within the surrounding area and will maintain a consistent streetscape with the adjacent single detached dwellings.

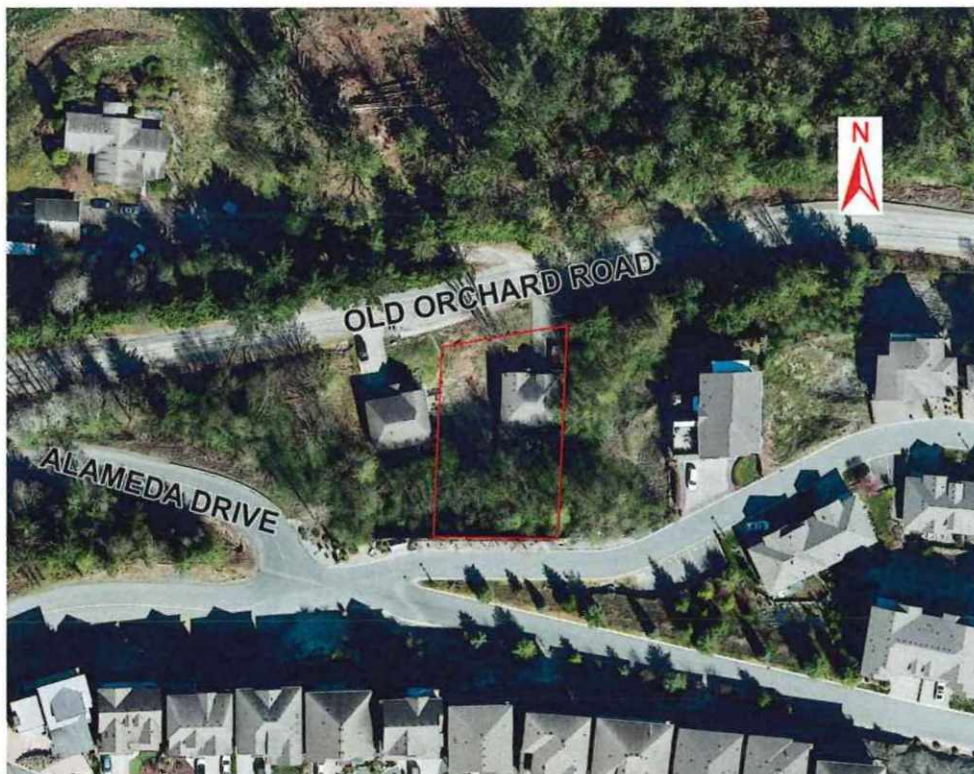
5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001672) – September 14, 2022
- Development Application Review Team (DART) Minutes – October 13, 2022

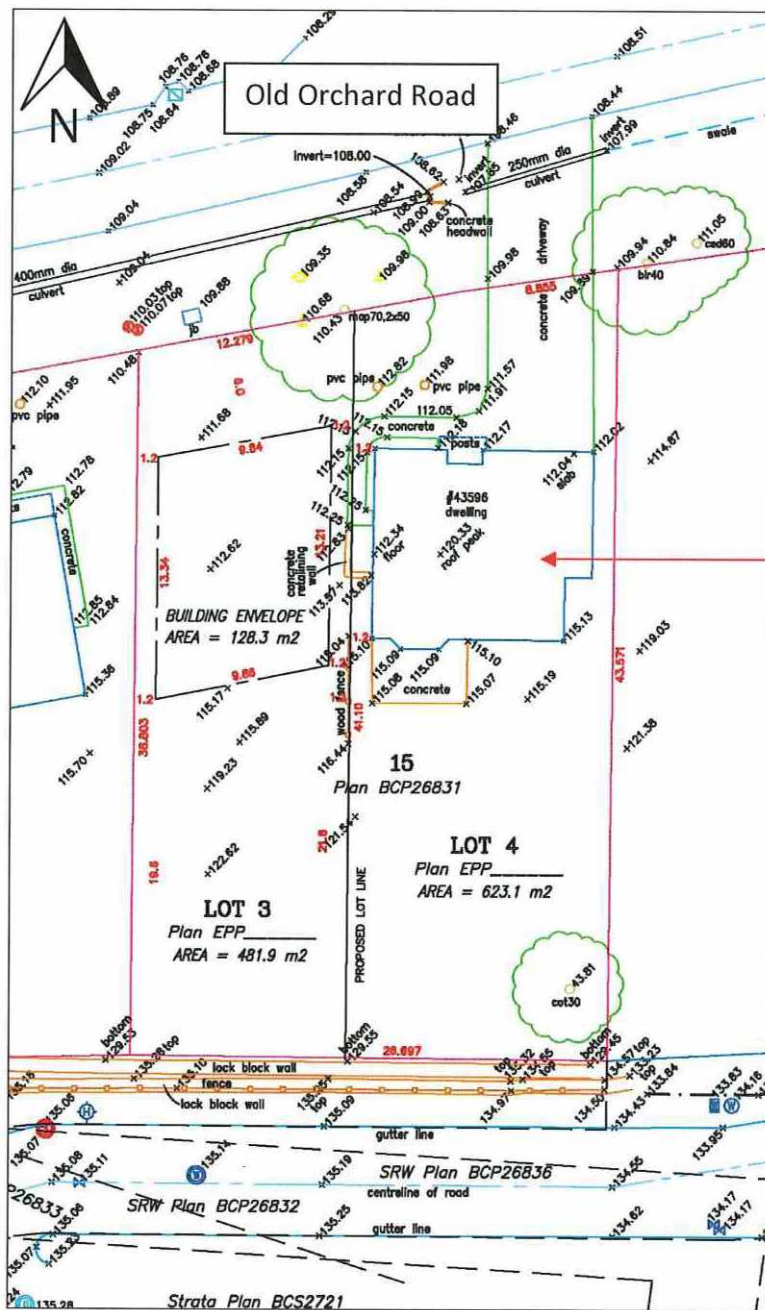
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



Schedule A – Applicant's Development & Maintenance Plan

The applicant provided the following development & maintenance details via email on September 12, 2023:

"The current property is rented. It will continue to be rented as the house will be retained even after rezoning and subdivision is complete. The yard and house will continue to be maintained by the tenants and myself as needs arise. Currently the side yard is grass (where the new lot will be)."