

To: CAO for the Electoral Area Services Committee
From: Andrea Antifaeff, Planner 1

Date: 2019-04-09
File No: 3360-23 2019-01

Subject: Rezoning amendment application for 10180 Royalwood Boulevard, Electoral Area "D" to facilitate an increase in lot coverage.

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first reading to the bylaw cited as *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* to rezone the property located at 10180 Royalwood Boulevard from Suburban Residential-2 (SBR-2) to Suburban Residential-3 (SBR-3) to facilitate an increase in lot coverage from 25% (SBR-2) to 40% (SBR-3) for the construction of a single family dwelling and detached garage;

THAT the *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be forwarded to Public Hearing;

THAT the Fraser Valley Regional District Board delegate the holding of the Public Hearing with respect to proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* to Director Dickey, or his alternate in his absence;

THAT Director Dickey or his alternate in his absence preside over and Chair the Public Hearing with respect to proposed *Bylaw 1518, 2019*;

AND THAT the Chair of the Public Hearing be authorized to establish procedural rules for the conduct of the Public Hearing with respect to proposed *Bylaw 1518, 2019* in accordance with the Local Government Act;

AND FURTHER THAT in the absence of Director Dickey, or his alternate in his absence at the time of Public Hearing with respect to proposed *Bylaw 1518, 2019* the Fraser Valley Regional District Board Chair is delegated the authority to designate who shall preside over and Chair the Public Hearing regarding this matter;

AND FINALLY THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Bylaw 1518, 2019*.

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The owners of the property have made an application to rezone the parcel located at 10180 Royalwood Boulevard. The purpose of Zoning Amendment Bylaw No. 1518, 2019 (Bylaw 1518) is to rezone the property located at 10180 Royalwood Boulevard from Suburban Residential-2 (SBR-2) to Suburban Residential-3 (SBR-3) to facilitate an increase in lot coverage from 25% (SBR-2) to 40% (SBR-3) for the construction of a single family dwelling and detached garage.

PROPERTY DETAILS			
Electoral Area		D	
Address		10180 Royalwood Boulevard	
PID		030-594-235	
Folio		733.06644.261	
Lot Size		0.27 acres	
Owner	Dekoff, Lorne & Lorrie	Agent	n/a
Current Zoning	Suburban Residential-2 (SBR-2)	Proposed Zoning	Suburban Residential-3 (SBR-3)
Current OCP	Suburban Residential (SR)	Proposed OCP	No change
Current Use	Vacant Land	Proposed Use	Residential (SFD)
Development Permit Areas		n/a	
Hazards		n/a	
Agricultural Land Reserve		No	
ADJACENT ZONING & LAND USES			
North	^	Suburban Residential-2 (SBR-2), Single Family Homes	
East	>	Country Residential (CR), Single Family Homes	
West	<	Suburban Residential-2 (SBR-2), Single Family Homes	
South	v	Suburban Residential-2 & 3, Single Family Homes	

An aerial photograph of a suburban area. A large, irregularly shaped plot of land is highlighted with a red rectangular border. This plot is labeled with the number '10180' in black text. The plot itself appears to be a mix of dirt, sparse vegetation, and some small structures or debris. To the left of this plot is a residential street named 'Parkwood Dr' with several houses and trees. Above the plot is another residential street named 'Dyer Rd'. To the right of the plot is a road labeled 'Carls Rd' which runs diagonally. Further to the right, another residential street named 'Dyer Rd' is visible. The overall scene shows a mix of developed residential areas and a larger undeveloped or cleared lot.

DISCUSSION

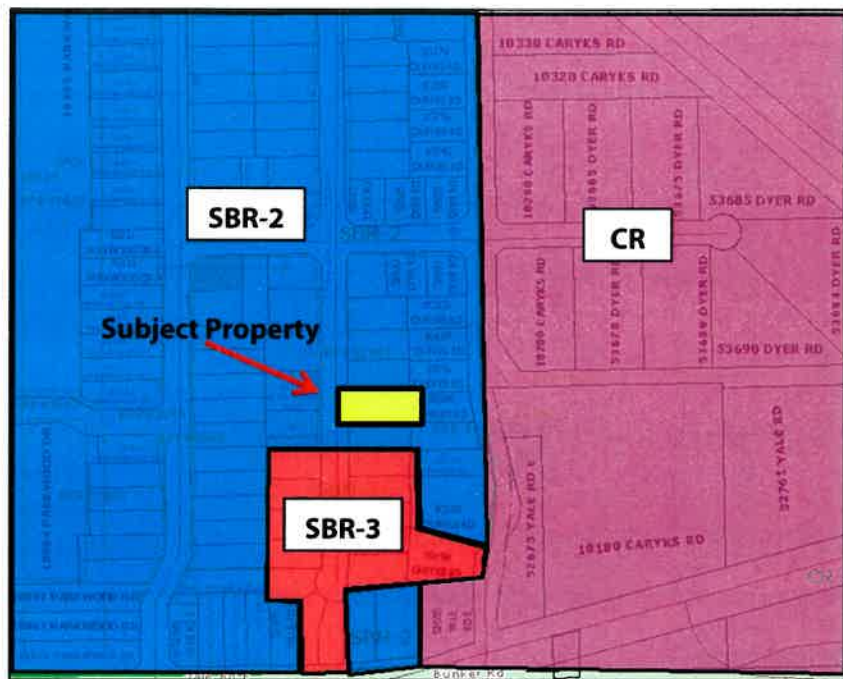
The proposal is to rezone the parcel from Suburban Residential-2 (SBR-2) to Suburban Residential-3 (SBR-3). The proposal is consistent with the current Official Community Plan and draft Official Community Plan (in the process of public review) but requires a site specific zoning bylaw map amendment. During the update of the Official Community Plan for Electoral Area "D" staff received FVRD Board and public input regarding the need to maintain a low-density suburban landscape look and feel in Popkum. New development in Popkum is typically in SBR-3 zones and there are SBR-3 zoned lots nearby to the proposal.

	Existing	Proposed
Official Community Plan	Suburban Residential (SR)	No change
Zoning	Suburban Residential-2 (SBR-2)	Suburban Residential-3 (SBR-3)
Lot Coverage	25%	40%
Setbacks	<u>Highway:</u> Any building or structure - 7.6m to ROW of road allowance or 17.6m to the centerline of the road, whichever is the greater distance. <u>Side:</u> Principal Building – 2.1m Accessory Building – 0.9m <u>Rear:</u> Principal Building – 7.6m Accessory Building – 3m	No change
Water Servicing	FVRD Community Water System	No change
Sewer Servicing	FVRD Community Sewer System	No change
Storm Water Servicing	FVRD Community Storm Water System	No change
Parcel Size	1100 square metres	No change
Land Use	Vacant	Single Family Dwelling and Detached Garage
Accessory Building Size	45m ²	Requested Variance 64m ²

Surrounding Land Uses

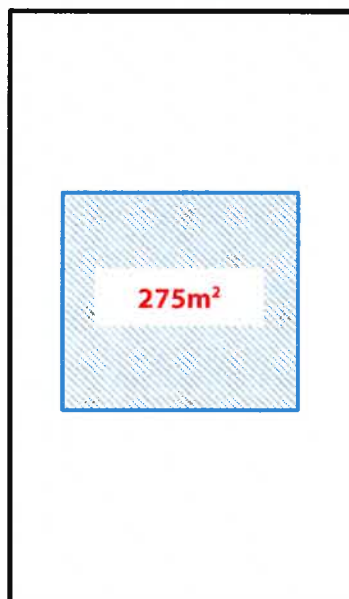
	<u>Use</u>	<u>Zoning</u>
North	Residential	Suburban Residential-2 (SBR-2)
East	Residential	Suburban Residential-2 (SBR-2)
West	Residential	Suburban Residential-2 (SBR-2)
South	Residential	Suburban Residential-2 (SBR-2) & Suburban Residential-3 (SBR-3)

Lot Coverage



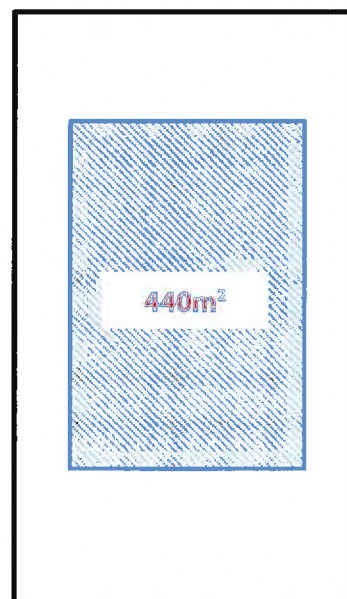
The property owners have made an application to rezone the property in order to increase the maximum lot coverage permitted on the lot. The current zoning (SBR-2) allows 25% lot coverage and the proposed zoning (SBR-3) would allow 40% lot coverage. The property owners are proposing to construct a single family dwelling and a detached garage. The preliminary construction drawings show a footprint of 3,230 square feet for a single storey dwelling (with basement and attached garage) and a footprint of 682 square feet for a detached garage. The total lot coverage from the preliminary drawings is 33%. A two-storey home could be accommodated on the lot, however, because a single storey rancher is proposed the lot coverage increases.

Current SBR-2 zone
Allowable
Lot Coverage 25%

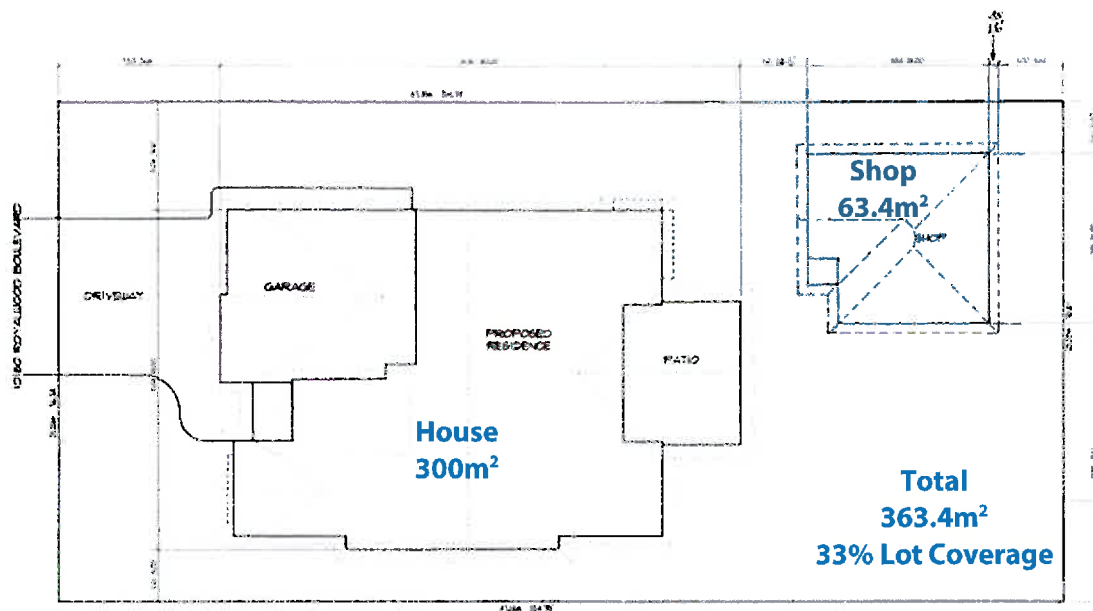


Lot Size
1,100m²

Proposed SBR-3 zone
Allowable
Lot Coverage 40%

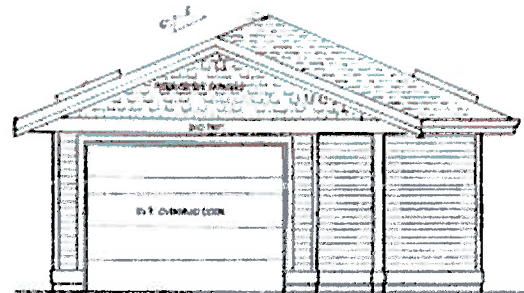
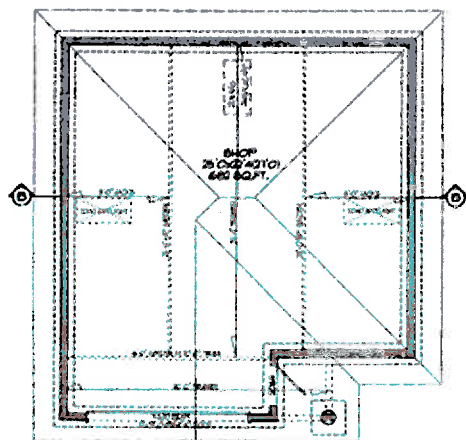


Proposed Site Plan



Development Variance Permit

The owners of the property have also applied for a Development Variance Permit to increase the maximum size of an accessory building from 45 square metres (484.4 square feet) to 64 square meters (688.9 square feet) to allow for the construction of a detached garage. The development variance permit is also requested in addition to the zoning amendment.



Development Permit – Exempt

The property is located within Riparian Areas Development Permit Area 6-D.

A development permit is not required as the property is located further than 30 metres from the natural boundary of any watercourse.

Servicing

- SBR-2 zones typically consist of lots that are 1,100m² in area with on-site septic. The 25% lot coverage is the maximum to protect disposal areas and future back-up disposal areas and to provide for a low density suburban residential landscape.
- SBR-3 zones typically consist of lots that are 800m² in area and are fully-serviced with FVRD services. With the connection to services there is no need to protect areas for septic disposal.

The subject property will be connected to the following as part of the subdivision agreement:

- Area D Integrated Water System Local Service Area;
- West Popkum Storm Water Drainage Local Service Area; and,
- Popkum Sanitary Service Area.

In this situation, the subdivision is fully serviced by FVRD community water and sewer systems therefore lot coverage can be increased as locations for those on-site services do not need to be protected. Had the property not been fully serviced staff would not be in support of the rezoning application. The proposed rezoning will not allow any further subdivision of the lot and only one (1) single family dwelling is permitted on the property.

Neighbourhood Notification and Input

If the bylaw receives first reading, all property owners within 150 metres of the property will be notified by the FVRD of the zoning amendment application and the date and time of the public hearing. Members of the public will be given the opportunity to provide written comments or attend the public hearing to state their comments. FVRD staff encourage the applicant to advise neighbouring property owners and residents of the requested zoning amendment and requested variance in advance of the mail-out notification. To date we have received one letter of support.

COST

The application fee of \$2,500.00 has been paid by the applicant.

CONCLUSION

In order to determine whether or not to recommend proceeding to First Reading; FVRD staff's consideration included the following:

- The proposal is consistent with Official Community Plan policies;
- Property will be connected to FVRD community water and sewer systems; and,

- The Development Variance Permit to vary the size of an accessory structure will be considered at the time of adoption of the bylaw.

It is recommended that the Fraser Valley Regional District Board consider giving first reading of Bylaw No. 1518, 2019 as outlined in the recommendation section of this report in order to proceed with the public review process. Following first reading, the application may proceed to public hearing without additional information meetings.

OPTIONS

Option 1 1st Reading (Staff Recommendation)

Option 2 Refer to EASC

THAT proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be referred to the Electoral Area Services Committee for further consideration.

Option 3 Defer

THAT a decision with respect to the proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date].

Option 4 Refuse

THAT *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* not be given first reading and the application be refused.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development: Reviewed and supported.

Margaret Thornton, Director of Planning & Development: Reviewed and supported.

Mike Veenbaas, Director of Financial Services: No further financial comments.

Paul Gipps, Chief Administrative Officer: Reviewed and supported