

To: CAO for the Fraser Valley Regional District Board

Date: 2019-05-22

From: Andrea Antifaeff, Planner I

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 the following options for *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* as outlined in the corporate report dated May 22, 2019:

OPTION 1 **2nd & 3rd Readings**

THAT proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be given second and third reading;

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]; or

OPTION 4 **Refuse**

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

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

Proposal Description

The purpose of Bylaw No. 1518, 2019 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 proposed construction of a single family dwelling and detached garage.

A public hearing was held on May 9, 2019. The Fraser Valley Regional District may now receive the public hearing report and may consider the following options:

OPTION 1 **2nd & 3rd Reading**

THAT proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be given second and third reading;

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]; or

OPTION 4 **Refuse**

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

Attached for information:

- *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019*

The Public Hearing is now closed. To avoid the requirement to hold another public hearing, the Regional Board may not receive any new information with respect to these bylaws. This report is a summary of the application and does not constitute new information.

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

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The public hearing was held on May 9, 2019. Director Dickey was delegated to hold the hearing; his public hearing report is attached.

- 5 members of the public attended the hearing (3 public and 2 applicants);
- 0 written comments were received prior to or at the public hearing; and,
- 1 verbal comment was received during the public hearing.

The public hearing report is attached separately.

At the public hearing the one speaker made the following comments:

- The applicants could have purchased one of the lots on the southern portion of Royalwood Boulevard that are already zoned SBR-3 (allowing for 40% lot coverage) if they weren't able to fit their design within the 25% lot coverage in the SBR-2 zone.
- Lot coverage of 25% allows for lots to be covered with more trees and grass, which gives the neighbourhood a certain character and this character, would be jeopardized with greater lot coverage.
- Water runoff has already increased on Royalwood Boulevard and allowing great lot coverage would only exacerbate this issue. (FVRD planning staff will be forwarding this concern to the FVRD engineering department for review and follow-up as required).

The Fraser Valley Regional District Board may now receive the public hearing report and may consider the options outlined below.

Prior to first reading of the Zoning Bylaw amendment the FVRD had received 7 letters of support regarding the rezoning of the parcel. These letters of support were included as an attachment to the Corporate Report on the April 25, 2019 FVRD Board agenda.

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 metres (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 and will be considered after consideration of the adoption of the zoning bylaw.

COST

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

Optional Motions for Consideration

OPTION (1)

Purpose:

To proceed with the bylaw as drafted based upon the information received.

Implications:

Timeline	This option provides for the bylaw to proceed to adoption.
Additional Process	No additional process or public consultation is provided for the review of the application.

Resolution for consideration:

THAT proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be given second and third reading.

OPTION (2)

Purpose:

To refer the bylaw back to EASC for further discussion and to a new public hearing.

Implications:

Timeline	This option provides for further review by the EASC. This discussion may result in new information being discussed and as such a new public hearing would be required.
Additional Process	Further consideration by the EASC will add to the approval timeline. A new public hearing will add to the approval timeline.
Considerations	Any additional changes to the application would be possible with a new reading of the revised bylaw.

Resolution for consideration:

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)

Purpose:

To defer a decision to future Board meeting.

Implications:

Timeline	This option provides for further time to review the application by the Board members prior to consideration.
Additional Process	Additional time is added to the development process timeline.
Considerations	No new information may be received by Board members.

Resolution for consideration:

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)

Purpose: To refuse the proposal.

Implications:

Timeline	This option stops the application.
Additional Process	If the applicants wish to proceed without amending the proposal, they must wait six (6) months to reapply with the same application.
Considerations	The applicant will have to reapply or amend the development plans. A new bylaw process will be triggered.

Resolution for consideration:

THAT *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* not be give any further readings 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.

Jennifer Kinneman, Acting Chief Administrative Officer; Reviewed and supported.