

To: CAO for the Fraser Valley Regional District Board

Date: 2019-06-25

From: Andrea Antifaeff, Planner I

File No: 3360-23 2019-01

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

RECOMMENDATION

THAT proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be adopted.

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 and second and third readings were completed on May 22, 2019. Following second and third reading there were no outstanding items to be provided in conjunction with the rezoning. The FVRD Board may now consider of adoption of *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019*.

Attached for information:

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

| 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

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.

CONCLUSION

Staff recommend that proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be adopted.

OPTIONS

Option 1 – Adopt (Staff Recommendation)

Purpose:

To adopt the bylaw as drafted based upon the information received. Staff recommend proceeding with Option 1.

Implications:

| | |
|---------------------------|---|
| Timeline | This option provides for the bylaw to be adopted. |
| Additional Process | No additional process or public consultation is provided for the review of the application. |
| Considerations | The bylaw will be adopted. |

Resolution for consideration:

THAT proposed *Fraser Valley Regional District Electoral Area D Zoning Amendment Bylaw No. 1518, 2019* be adopted.

Option 2- Refer to Staff

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 time 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 – Defer

Purpose:

To defer a decision to future Board meeting.

Implications:

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|---------------------------|--|
| 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 | In the interim, no new information may be received by the 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 - Refuse

Purpose: To refuse the proposal.

Implications:

| | |
|---------------------------|--|
| Timeline | This option stops the rezoning 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.