

To: Electoral Area Services Committee
From: David Bennett, Planner II

Date: 2020-09-09
File No: 3060-20-2020-07 3090-
2020-12

Subject: Form and Character Development Permit 2020-07 for a proposed commercial development at 52964 Yale Road Electoral Area D and Development Variance Permit 2020-12 for a reduction of one (1) required parking space.

RECOMMENDATION

THAT the Fraser Valley Regional District Electoral Area Services Committee **issue** Form and Character Development Permit 2020-07 relating to the Form and Character of a Commercial Development at 52964 Yale Road Electoral Area D.

THAT the Fraser Valley Regional District Board **issue** Development Variance Permit 2020-12 to reduce the required number of parking space from 48 to 47 stalls for a Commercial Development at 52964 Yale Road Electoral Area D, subject to consideration of any comments or concerns raised by the public

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

BACKGROUND

52964 Yale Road is zoned Gateway Commercial (C-5). These applications are to facilitate a new commercial development. A development permit for the Form and Character of the development is required prior to issuance of a building permit.

Project details:

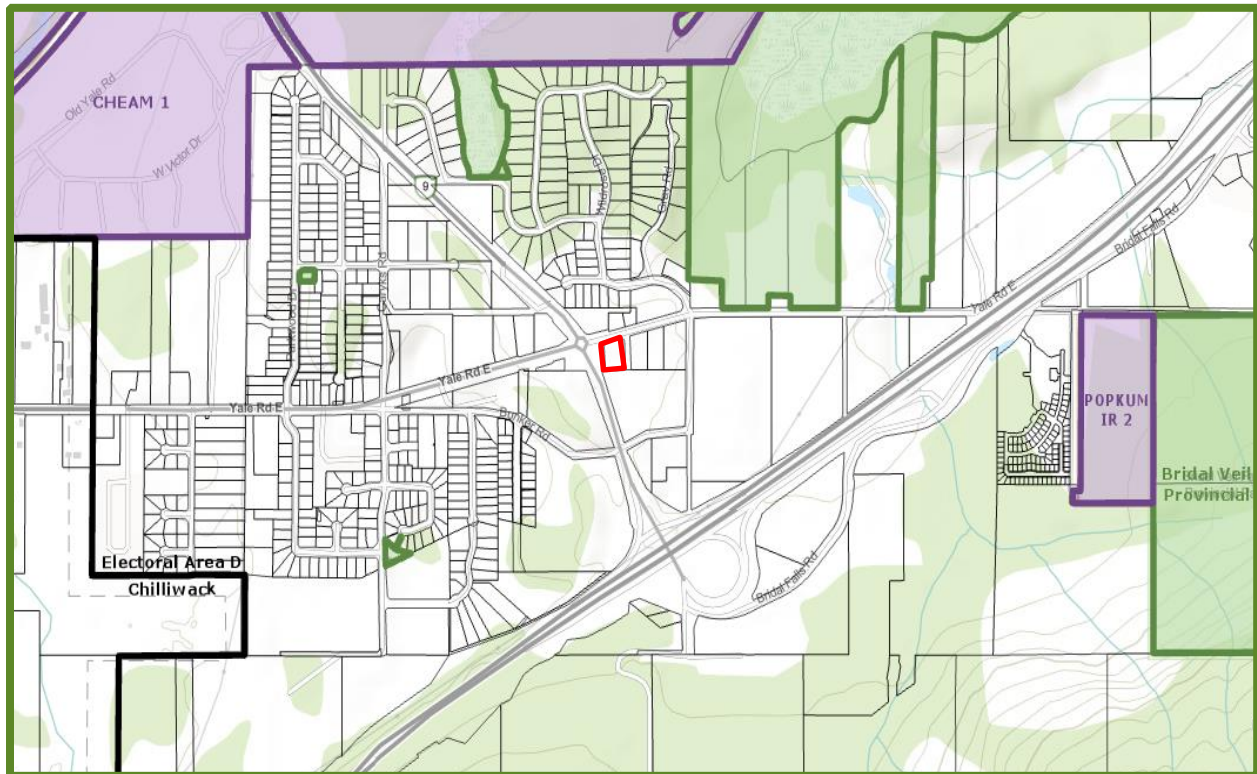
Two (2) new single storey Commercial Buildings
Proposed Commercial Uses:
 Two (2) Drive-thru restaurants
 Four (4) local commercial retail units

A development variance permit is also requested to reduce the required parking from 48 stalls to 47.

PROPERTY DETAILS			
Electoral Area	D		
Address	52964 Yale Rd		
PID	029-004-667		
Folio	733.06468.000		
Lot Size	0.956 acres		
Owner	Jay Lee	Agent	Steven Cross – X Architecture
Current Zoning	Gateway Commercial (C-5)	Proposed Zoning	No Change
Current OCP	Highway Tourist Recreational Commercial (HTRC)	Proposed OCP	No Change
Current Use	Bare Land	Proposed Use	Commercial
Development Permit Areas	5-C –West Popkum Commercial DPA, 6-C – Riparian DPA		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Local Commercial (C-1) & Country Residential (CR); Retail & Single-family Residence
East	>	Country Residential (CR); Single-family Residence
West	<	Gateway Commercial (C-5); Highway easement, Highway 9
South	v	Gateway Commercial (C-5); Commercial

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

The proposed commercial uses comply with the C-5 zone. The proposed commercial development does not require a Zoning amendment or an Official Community Plan amendment.

The property is located in Development Permit Area (DPA) 5-D. The DPA is designated for the establishment of objectives and the provision of guidelines for the form and character of commercial development and for the protection of the natural environment, its ecosystems and biological diversity.

The DPA has established 8 objectives and 33 guidelines to direct development in the area. The DPA is very comprehensive and the applicants have worked diligently to meet the objectives and guidelines. The designs reflect the values of the permit area and avoid the use of typical franchise building designs. The applicants have submitted a complete application and the design concepts achieve the guidelines for the Development Permit Area.

The guidelines reflect a vision of the West Popkum commercial mode which includes high quality buildings accented with attractive landscaping, buffered from surrounding residential uses, and connected to the community by pathways and other linkages; commercial buildings that are finished with natural colours and materials such as wood and stone, and make minimal use of vinyl, plastic and pastel colours; and architecture takes cues from the surrounding rural landscape and reflects the agricultural and/or resource-based traditions and economy of Popkum.

The importance of the West Popkum commercial node to the community makes it particularly sensitive to incompatible development. Residents have expressed concern that commercial uses should not detract from the surrounding residential uses or the natural environment. The aesthetic quality and integrity of the environment is vital to the appeal and success of the community.

The Yale Road/Highway No. 9 intersection serves as both the focus of surrounding residential neighbourhoods and as the entryway to the community for most visitors. It is a high visibility commercial node which contributes significantly to the overall character and appearance of the community. It is critical, then, that development at this intersection provides a distinct sense of arrival and reflects the environmental and cultural context of Popkum.

DPA guidelines are discretionary in nature and in some cases, may require a balancing of objectives by way of trading off compliance with one guideline against compliance with another. These guidelines are discussed in detail in the attached letter from X Architecture dated July 20, 2020.

Development Permit Conditions

Conditions will be included in the Development Permit to ensure that the permit area guidelines will be met. These conditions must be met prior to a final inspection of any building permits. The draft development permit is attached. A security will be taken to ensure that the landscaping requirements are met.

Referrals

Ministry of Transportation and Infrastructure

The Ministry was forwarded a copy of the Development Permit for review and comment. The Ministry has notified the FVRD that the project's access and layout is acceptable, and there shall be no direct vehicle access from Yale Road.

Development Variance Permit Notification

A notice of the development variance will be forwarded to neighbours within 30m of the development site. It is recommended that the Development Variance Permit be issued subject to consideration of any concerns raised as a result of notification.

COST

Development Permit Fee \$500.00 Paid

Development Variance Permit Fee \$1,300.00 Paid

CONCLUSION

The Form and Character of the proposed commercial development at 52964 Yale Road is consistent with the Development Permit Area form and character guidelines. The Development Permit may be issued.

The Development Variance Permit is minor (reduction of one required parking space) issuance is recommended subject to consideration of any comments received from neighbours.

COMMENTS BY:

Graham Daneluz, Director of Planning & Development

Reviewed and supported.

Kelly Lownsbrough, Chief Financial Officer/ Director of Financial Services

Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer

Reviewed and supported.

