

To: Electoral Area Services Committee

Date: 2018-01-10

From: David Bennett, Planner II

File No: 3360-27-2017-01

Subject: Official Community Plan amendment Bylaw 1460 2017 and Zoning Amendment Bylaw 1461 2017 to facilitate the redevelopment of 45900 Sleepy Hollow Road, Electoral Area H into a single family residential subdivision.

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving first reading to *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1460, 2017* and *Fraser Valley Regional District Zoning Amendment Bylaw No. 1461, 2017* to facilitate the redevelopment of 45900 Sleepy Hollow Road, Electoral Area H into a single family residential subdivision;

THAT *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1460, 2017* and *Fraser Valley Regional District Zoning Amendment Bylaw No. 1461, 2017* 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 Official Community Plan Amendment Bylaw No. 1460, 2017* and *Fraser Valley Regional District Zoning Amendment Bylaw No. 1461, 2017* to Director Taryn Dixon, or her Alternate in her absence;

THAT Director Dixon, or her Alternate in her absence, preside over and Chair the Public Hearing with respect to proposed Bylaw 1460, 2017 and Bylaw 1461, 2017;

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 1460, 2017 and Bylaw No. 1461, 2017 in accordance with the Local Government Act.

THAT in accordance with Section 475 of the Local Government Act and FVRD policy First Nations Engagement on FVRD Land use by-laws and other matters with statutory requirement to engage, a notice and referral of Official Community Plan Amendment Bylaw No. 1460, 2017 be sent to potentially affected First Nations via the Stó:lo Connect referral system where possible;

THAT in accordance with Section 475 of the Local Government Act, the Fraser Valley Regional District Board adopt the Official Community Plan consultation strategy as outlined in the staff memorandum dated January 10, 2018 for Bylaw 1460, 2017. The consultation strategy includes a notice and referral to the Stó:lo Connect referral system and the Ministry of Transportation and Infrastructure

THAT the Fraser Valley Regional District Board consider that Official Community Plan Amendment Bylaw No. 1460, 2017 is consistent with the FVRD financial plan and FVRD waste management plan

AND FURTHER THAT the Fraser Valley Regional District Board authorize its signatories to execute all documents relating to *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1460, 2017* and *Fraser Valley Regional District Zoning Amendment Bylaw No. 1461, 2017* and any associated applications.

STRATEGIC AREA(S) OF FOCUS

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

PRIORITIES

Priority #1 Waste Mangement

BACKGROUND

The purpose of Official Community Plan Amendment Bylaw 1460, 2017 (Bylaw 1460) and Zoning Amendment Bylaw No 1461, 2017 (Bylaw 1461) is to facilitate the redevelopment of the former gravel pit and the adjacent hillside at 45900 Sleepy Hollow Road, Electoral Area H into a single family residential subdivision. Approximately 35 new lots are proposed.

The proposed development is a single family residential subdivision involving geotechnical slope hazard mitigation work as well as full servicing, meaning connection to both a FVRD community water system and FVRD community sanitary sewer system.

The lower portion of the lands (the portion adjacent to Sleepy Hollow Road) are currently zoned RS-1 for residential development. The upper portion (hillside) is currently zoned Limited Use (L-1). The geotechnical feasibility studies submitted with this application concluded that both the upper and lower portions of the lands may be used safely for residential development. However, additional review is required to determine the technical aspects of specific mitigation works and infrastructure.

The proposal is to designate the entire property for residential development under the Urban Residential RS-1 zone. Portions of the property would be covenanted to avoid development in areas subject to potential hazards. RS-1 is the same zoning as the adjacent single family neighbourhoods to the west.

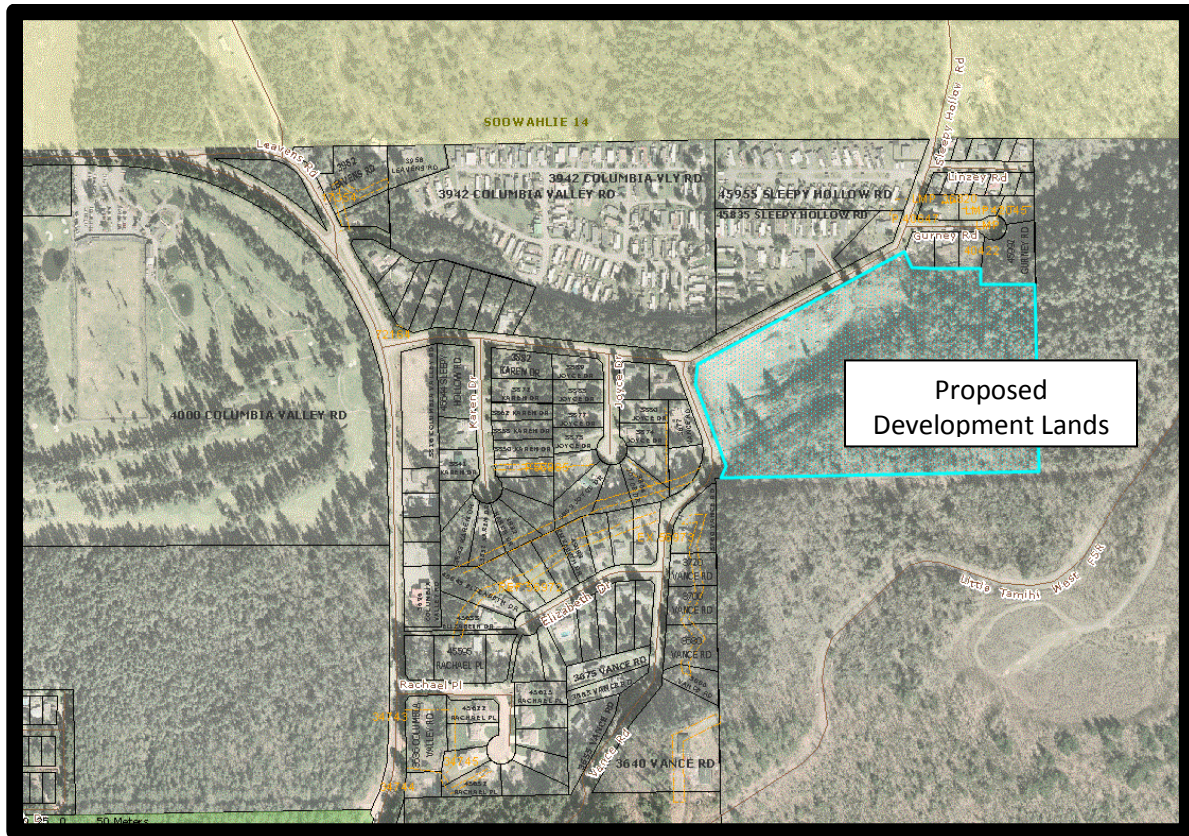
The timing of any future residential construction or subdivision of the lands is dependent upon the availability of a new FVRD community sewer system. The developers are proceeding at this time based on the anticipated development of a new FVRD community sewer system located within Cultus Lake Park.

DISCUSSION

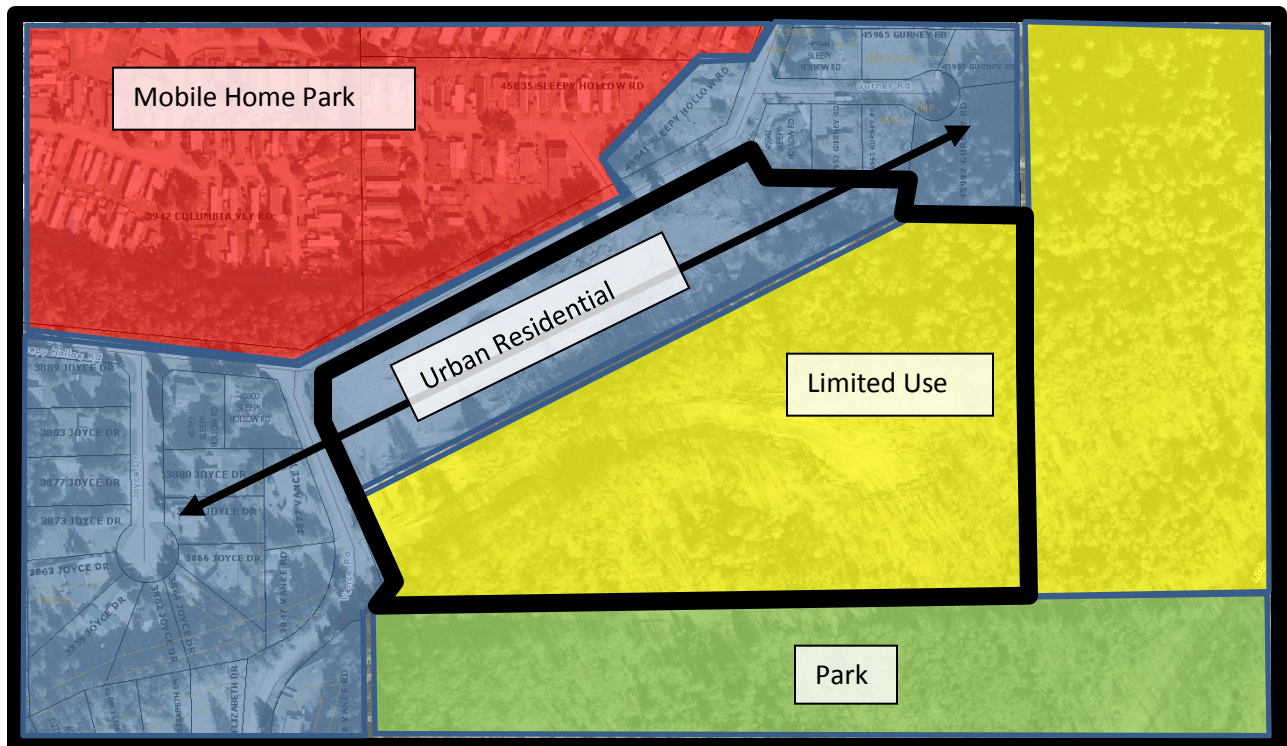
Property Details

	Existing	Proposed
Official Community Plan	Limited Use	Suburban Residential
Zoning	Lower- Urban Residential (RS-1) Upper – Limited Use	Lower -Urban Residential (RS-1) – no change Upper- Urban Residential (RS-1)
Water Servicing	none	FVRD Community Water System
Sewer Servicing	none	FVRD Community Sewer System
Parcel Size	21.7 acres	557m2 (6000 sq. ft.)
Land Use	Vacant – abandoned gravel pit	Single Family Residential with 1 Single Family Home per lot -approximately 35 lots in total.

Location Map



Current Zoning Map



Surrounding Land Uses

	Use	Zoning	Official Community Plan
North	Sleepy Hollow Mobile Home Parks	Mobile Home Park	Mobile Home Park
East	Crown Land	Limited Use	Forest
West	Single Family Residential	Urban Residential RS-1	Suburban Residential
South	Crown Land	Park	Forest

Site Servicing

The FVRD and the Cultus Lake Park Board are working on approvals to establish a new community sewer treatment and disposal facility in accordance with the FVRD's Cultus Lake Liquid Waste Management Plan. This proposed residential development must be connected to a community sewer system to achieve the RS-1 zoning minimum parcel size of 557m² (6000 sq. ft.).

The developer will be responsible for the costs associated with servicing the proposed development. Only the users of the sewer system are responsible for operating and maintenance costs of the system. There will be no costs to area residents that are not connected to the system.

The timing of the proposed new treatment facility is uncertain. The developer is aware of the timing uncertainty and is prepared to wait for the system. In the meantime, it is recommended that as a condition of consideration of adoption of the requested Official Community Plan and zoning amendments, that the developer enter into a covenant that requires connection to a community sewer system and prohibits on-site (septic) disposal.

Should the proposed new FVRD community sewer system fail to be developed, this application will need to be reconsidered at a lower density. Reconsideration by the FVRD Board for approval of an alternative on-site sanitary servicing option would be required. The developers wish to proceed with the known timing and servicing risks.

The FVRD operates an existing water service that was recently upgraded and will service the property. The FVRD water system has existing capacity to service the proposed subdivision.

Complete technical analysis of the site's servicing needs, including sanitary sewer, stormwater, lot grading, pathways, sidewalks, etc. must be completed as part of a development agreement prior to consideration of bylaw adoption.

Traffic and Parking

Approximately 18 new lots are proposed adjacent to Sleepy Hollow Road. These proposed lots may pose challenges for parking and driveways and require particular attention to avoid conflicts with road uses and neighbours. The FVRD is working with the applicants and the Ministry of Transportation and

Infrastructure to review access and parking options from the rear of these proposed lots to avoid conflicts on Sleepy Hollow Road.

The frontage of the development along Sleepy Hollow road will require installation of a new sidewalk and improvements of the travelled portion of the road to address Ministry of Transportation and Infrastructure road standards. Road drainage will also need to be addressed.

Columbia Valley Road Traffic

Through the development of the Official Community Plan for Electoral Area "E", the Fraser Valley Regional District undertook a traffic and transportation study, prepared by Delcan (2012). This study did not specifically address the potential for additional traffic from developments on Sleepy Hollow Road. Existing Peak Period volumes on Columbia Valley Road are already at over-saturation and existing traffic causes significant delays and long traffic queues at peak times in the summer. Individual developments will incrementally add to the summer peak period congestion on Columbia Valley Highway. The Official Community Plan and the supporting traffic impact assessment's report prepared for the Plan do not identify the point at which development in Cultus Lake should be reduced or prohibited in relation to failing levels of service. In other words, no clear threshold has been established for the 'tipping point' when congestion, and the associated problems with emergency evacuation and emergency vehicle access, become unacceptable.

To address traffic impacts on Columbia Valley Road, the Ministry of Transportation and Infrastructure installed a round-about at Columbia Valley Road and Sunnyside Blvd. The City of Chilliwack replaced the Vedder Bridge and installed a round-about at Chilliwack Lake Road and Vedder Road. An additional round-about is planned for the intersection of Vedder Mountain Road and Cultus Lake Road. The FVRD and Soowahlie have agreements for emergency access through Soowahlie from Sleepy Hollow to the Vedder Bridge. These improvements are expected to ease congestion during peak periods and improve emergency egress from the area.

Prior to public hearing, the developers are required to submit a report to address potential traffic impacts in relation to access roads and Columbia Valley Road. This report must review the Delcan report, and the recent traffic improvements noted above and must assess the cumulative impacts this proposal may have on traffic in the area.

Geotechnical Hazards

The Geotechnical Feasibility assessment prepared for this application includes several recommendations for the safe use of the site and protection of neighbouring properties. Certain areas of the site cannot be disturbed and a significant portion of the site will remain in its current vegetated state. Additional geotechnical reviews will be required at subdivision to address road cuts, drainage, slopes and building sites.

Early and Ongoing Public Consultation

The FVRD encourages applicants to discuss their proposals with neighbours early in the development process. Early neighbourhood consultation where developers host a public open house is a consistent approach taken for rezoning applications in Area H.

The developers are planning on hosting a public information meeting shortly after first reading where they will present the development proposal and provide details about the servicing, hazards and density of the project.

Following the information meeting, the applicant will then have an opportunity to amend their application, if necessary, to respond to community concerns and comments.

OFFICIAL COMMUNITY PLAN AMENDMENT CONSULTATION:

In accordance with the Local Government Act, when adopting or amending an official community plan the Board is obliged to consult with other organizations and agencies. The Board is obliged to consider whether consultation is required with first nations, senior government agencies or other organizations. In accordance with the FVRD First Nations Engagement policy, it is recommended that a notice and referral of the proposed bylaw be referred to the Soowahlie First Nation and the Sto:Lo Nation via Stolo Connect referral system prior to public hearing (referrals were sent November 21, 2017). The proposed bylaw is also recommended to be forwarded to the Ministry of Transportation and Infrastructure. FVRD staff are currently working with Ministry staff to review hazard mitigation, access and parking issues.

In accordance with the Local Government Act, after first reading the regional Board must consider the proposed Official Community Plan amendment in conjunction with Regional District's current financial and waste management plans. With regards to the financial plan this project would be funded by the developer. The proposed bylaw is compatible with and consistent with the FVRD Five Year Financial Plan and Solid Waste Management Plan.

In terms of the FVRD Regional Growth Strategy (RGS), the proposed bylaw is consistent with the RGS.

COST

OCP Amendment - \$2,000.00 - Paid

Rezoning - \$7,500.00 - Paid

The proposed development will add new FVRD owned and operated infrastructure, including water lines, sewer, sidewalk, and storm sewer. The proposed new development will add approximately 35 new parcels and assessment of the new construction to the service areas which will help to either offset these costs increases or reduce the existing service participant's costs.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development

Reviewed and Supported

Tareq Islam, Director of Engineering & Community Services

Reviewed and Supported

Margaret Thornton, Director of Planning & Development

Reviewed and Supported

Mike Veenbaas, Director of Financial Services

No further financial comment.

Paul Gipps, Chief Administrative Officer

Reviewed and supported