



CORPORATE REPORT

To: Electoral Area Services Committee

Date: 2023-03-09

From: Andrea Antifaeff, Planner I

File No: 3920-20- 1672, 2022

Subject: Cultus Lake Zoning Bylaw Update, Progress Update, March 2023

INTENT

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to the progress on the Cultus Lake Zoning Bylaw update. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

BACKGROUND

The purpose of Cultus Lake Zoning Bylaw No. 1375, 2016 (hereinafter referred to as Cultus Lake Zoning Bylaw) is to establish zoning regulations for the lands comprising Cultus Lake Park. In general terms, the bylaw contains a zoning map and regulations for each zone dealing with permitted land uses; density; and, the siting, size and dimensions of buildings and structures.

Cultus Lake is an area going through transformation due to its recreational amenities and rapidly increasing lot values resulting in building designs that maximize the lot potential. Three Development Variance Permits (DVPs) have been considered since the adoption of the Cultus Lake Zoning Bylaw related to the height of detached houses. Most recently, two DVP applications were considered on Lakeshore Drive, which garnered concerns from Cultus Lake residents. The resident concerns were mostly related to the obstruction of views, changes to the existing community character, and general **opposition to “monster homes”**.

As of February 17, 2022, the FVRD is in receipt of a letter from the Cultus Lake Park Board formally requesting that the Fraser Valley Regional District make certain amendments to the Cultus Lake Zoning Bylaw. The letter was brought to the FVRD Board on February 24, 2022, along with a staff report recommending the Board consider reviewing specific sections of the Zoning Bylaw. The Board directed staff to put the Zoning Bylaw update in the 2022-23 Electoral Area Planning work plan along with some funding to hire an external consultant to assist with the project.

DISCUSSION

The Fraser Valley Regional District and consultants at OTG Developments Ltd. (OTG) initiated the Cultus Lake Zoning Bylaw update in September 2022. The Cultus Lake Zoning Bylaw update is being

led by OTG in coordination with FVRD staff. OTG is providing the FVRD with planning consulting services. This report provides an overview of the work completed and the next tasks.

To support the planning process, a series of public information meetings have been designed to engage with the public in regard to height and parking concerns.

Project Webpage

Staff have created a project website at <https://haveyoursay.fvrd.ca/cultus-lake>.

This website is used to publish meeting dates, FVRD staff contact information, timelines, relevant documents, important links and FAQs.

Stakeholder Engagement

FVRD and OTG staff have met multiple times with Cultus Lake Park Board staff and the Cultus Lake Volunteer Fire Department Chief to discuss concerns related to height and parking within Cultus Lake.

Public Information Meeting #1

FVRD staff and OTG staff hosted the first public information meeting at the Cultus Lake Community School on November 16, 2022, to engage with the community regarding potential updates to the Cultus Lake Zoning Bylaw. Approximately 50 members of the public were in attendance. This meeting was the first in a series of planned community meetings. This initial meeting introduced the scope of review, which includes:

- building height in the R-3 (Waterfront Residential) and R-4 (Hillside Residential) zones
- parking requirements for the R-3 (Waterfront Residential) zoned lots on First Avenue.

The public information meeting also served as an opportunity for members of the public to ask questions to FVRD staff and voice community priorities and concerns. Questions and/or comments were made on the following topics, among others: building height, parking, road jurisdiction, development variance permit applications, and form and character. This initial community meeting gave FVRD and OTG staff a preliminary sense of how the community feels regarding height and parking regulations specifically. The public information meeting summary is attached as *Appendix 1* and the FVRD display boards from the meeting are attached as *Appendix 2*.

Next Steps and Anticipated Timelines

The next step in the zoning bylaw update is to hold a public information meeting in April 2023. During this meeting, alternative options to address height and parking concerns will be presented to the public. After the public information meeting, FVRD and OTG staff will work to fully develop any bylaw amendments, which may include text and map amendments. Staff will continue to coordinate with the Cultus Lake Park Board.



COST

The Cultus Lake Zoning Bylaw update and associated public consultation is a project identified in the 2022-23 Electoral Area Planning work plan and budget. The consultant costs will be coming out of the EA Planning (603) budget as approved by the Board in 2022.

CONCLUSION

The Fraser Valley Regional District and consultants at OTG Developments Ltd. have started the Zoning Bylaw update process for Cultus Lake. This report contains an outline of work completed and next steps with an aim to have adopted Cultus Lake Zoning Bylaw amendments by the end of 2023.

COMMENTS BY:

Hasib Nadvi, Manager of Planning: reviewed and supported

Graham Daneluz, Director of Planning & Development: reviewed and supported

Kelly Lownsbrough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Appendix 1 – Meeting Summary for Public Information Meeting (2022-11-16)

CULTUS LAKE ZONING BYLAW UPDATE



November 2022

Public Information Meeting – November 16, 2022

The Fraser Valley Regional District hosted a public information meeting at the Cultus Lake Community School to engage with the community regarding potential updates to the Cultus Lake Zoning Bylaw. This was the first in a series of planned community meetings. The initial meeting focused on:

- Introducing the scope of the review
 - Building height in the R-3 (Waterfront Residential) and R-4 (Hillside Residential) zones; and,
 - Parking requirements for the R-3 (Waterfront Residential) zoned lots on First Avenue.
- Answering questions
- Getting a preliminary sense of how the community feels about height and parking regulations

Meeting Outline

- 6:00 Welcome
- 6:15 Staff presentation
- 6:35 Q & A with staff
- 7:30 Open house

Meeting Highlights:

- 50 attendees
- Parking concerns identified
- Height and Parking discussion
- Have Your Say registrations

Presentation slides and display boards are available at <https://haveyoursay.fvrd.ca/cultus-lake>



CULTUS LAKE ZONING BYLAW UPDATE



November 2022

Summary from the Public Information Meeting

Building Height

- Residents raised concerns about newly constructed lakefront properties obstructing the view of existing properties across the road on Lakeshore Drive.
- Residents mentioned while the maximum height in the Hillside Residential (R-4) zone is 28 ft., the actual height from Lakeshore Drive is over 40ft. This is because the height in the R-4 zone is measured from the high side (upslope) to the highest point on a building.
- Questions included:
 - How is building height measured?
 - Waterfront Residential (R-3) height means the greatest vertical distance between the highest point of the centre line of the street at the rear of the building and between the projection of the side lot lines and the highest point on a structure.
 - Hillside Residential (R-4) height means the greatest vertical distance between the highest point on the property line at the high side (upslope) side of a lot and the highest point on a structure.
 - Please visit the [Zoning Bylaw](#) for detailed drawings of how height is measured.
 - Are guard railings and chimneys included in the height measurement?
 - Elevator and stairway housings and guard railings are included in the height measurement. Section 3.8 of the [Zoning Bylaw](#) provides a list of height exceptions, which includes chimney stacks.
 - Height exceptions include Monument/sculpture, can this be amended?
 - FVRD staff can look into this.

Parking Plan

- Residents showed support for the proposed Cultus Lake Park Board (CLPB) parking configuration. It was also discussed that the existing CLPB parking configuration does not allow for the maximization of the building footprint.
- Residents showed support for on-street parking on First Avenue instead of requiring two (2) parking spaces on the lot.
- There were no parking requirements in the CLPB Specified Area Bylaw. Why does the FVRD require two off-street parking spaces per dwelling unit?
 - Its standard planning practice is to require two off-street parking spaces per single-family dwelling unit to reduce neighbourhood impacts, conflict with road users, and emergency services.
- Why is FVRD only reviewing parking for First Avenue?
 - The current project was initiated by the FVRD based on the request from the Cultus Lake Park Board to look at height in the R-3 and R-4 zones and to specifically look at the parking requirements on First Avenue. The reasons for only looking at the parking on First Avenue are:

CULTUS LAKE ZONING BYLAW UPDATE



November 2022

- A recent parking review and road survey were completed for First Avenue. The review indicated potential accommodation of 2 parking spaces on the street;
- First Avenue is a one-way street; and,
- The CLPB indicated that they can manage the parking needs on First Avenue throughout the year.
- Residents expressed interest in exploring parking configurations for Lakeshore drive and Munroe Avenue.
 - FVRD staff will look into this.

General Themes:

Road Jurisdiction

- Which organization is in charge of roads in Cultus Lake?
- The width of the road on First Avenue is 5 metres between the yellow lines. How was the width determined?
- If residents park on-street, are they allowed to encroach into the yellow line?
 - Cultus Lake Park Board (CLPB) is responsible for local roads, including managing on-street parking, road maintenance, snow clearing and other related functions. If you have specific questions regarding the roads within Cultus Lake, we recommend you contact the [Cultus Lake Park Board](#).

Development Variance Permit Application

- What is the process of a Development Variance Permit (DVP)?
 - The process of DVP entails the following:
 - Submission of a completed DVP Application.
 - Referral to CLPB.
 - The application is reviewed in accordance with FVRD bylaws followed by a staff report.
 - The staff report and recommendations along with a draft permit are reviewed by the Electoral Area Services Committee (EASC).
 - Public Notification: Residents within 30 metres of the subject property are notified through the mailout process.
 - The FVRD Board considers all public input on proposed variances and either authorizes issuance or refuses the permit.
 - Issuance of the permit by the FVRD Board.
- Does precedent play a significant role at the time of supporting a DVP?
 - A single application or Board decision does not set precedent for future decisions. Each application is considered on its own merits. Residents will always have the opportunity to comment on individual applications. The comments are considered by the FVRD Board at the time of decision-making.

CULTUS LAKE ZONING BYLAW UPDATE



November 2022

Form and Character

- Why are the form and character guidelines in Plan Cultus not followed for new construction?
 - Plan Cultus is not an FVRD bylaw or an Official Community Plan. The FVRD does not have any authority to regulate form and character on residential lots in Cultus Lake. We suggest that the residents and CLPB explore options to implement form and character guidelines.
- Residents showed support for sloped roofs and mentioned that they would provide a better view and allow for options to install solar panels.

Others

- What is the objective of the Cultus Lake Zoning Bylaw Update?
 - The objective of the Cultus lake Zoning Bylaw Update is to establish zoning regulations for the lands comprising Cultus Lake Park. In February 2022, the FVRD received a letter from the CLPB requesting to undertake an update to specific regulations in the Zoning Bylaw. Based on the CLPB's request and rising community concerns regarding the obstruction of views, and changes to the existing community character, the FVRD Board directed staff to undertake an update to the Zoning Bylaw. The scope of the review will be limited to the following items:
 - Review and analyze building height and grade in the Waterfront Residential (R-3) and Hillside Residential (R-4) zones; and
 - Review the parking requirements for R-3 zone lots on First Avenue.

Appendix 2 – Display Boards from Public Information Meeting (2022-11-16)

Welcome

Public Information Meeting - November 16, 2022 @ 6:00 pm

Cultus Lake Zoning Bylaw Update



What to expect

- » Learn about the Cultus Lake Zoning Bylaw Update
- » Meet FVRD and OTG Developments Ltd. staff
- » Leave us a comment
- » Tell us your thoughts

*Thanks for
taking part
in the meeting!*

*We want to hear
from you!*

Why Are We Here?

The Cultus Lake Park Board (CLPB) and Fraser Valley Regional District (FVRD) have initiated a project to review the current Cultus Lake Zoning Bylaw.

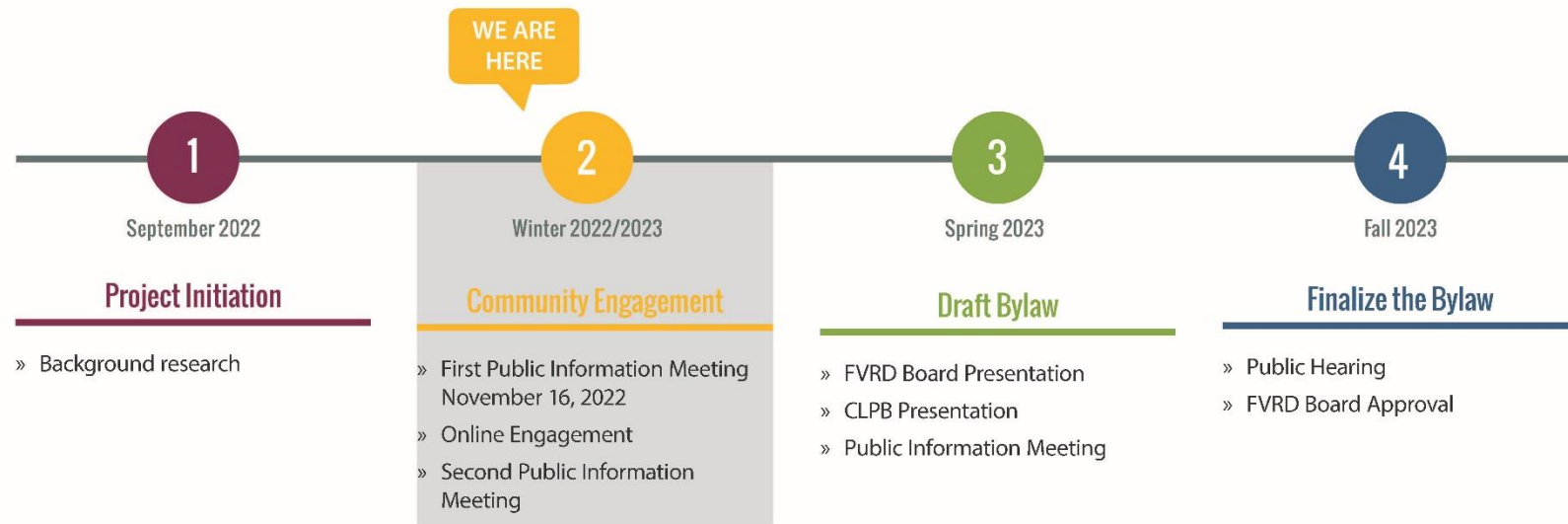
The scope of the review is limited to the following:

- » Review and analyze building height and grade within the R-3 (Waterfront Residential) and R-4 (Hillside Residential) Zones
- » Review the parking requirements for R-3 (Waterfront Residential) zoned lots along First Avenue.



Process

The Cultus Lake Zoning Bylaw Update will take place over the next year.

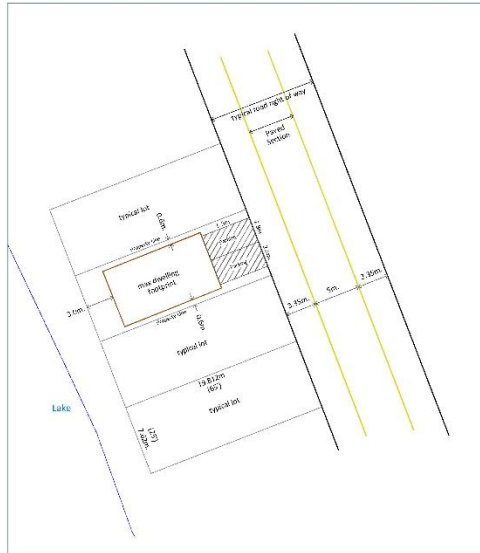


Parking on First Avenue

Which parking plan do you prefer? Place a dot on your preferred option.

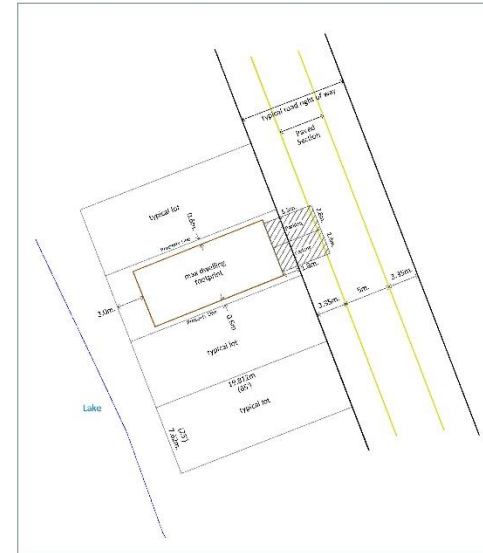
Existing

2 parking spaces required within the lot boundary



CLPB recommendation

0 parking spaces required within the lot boundary



How Lot Layout Impacts Building

Lakeshore Drive and Munroe Avenue



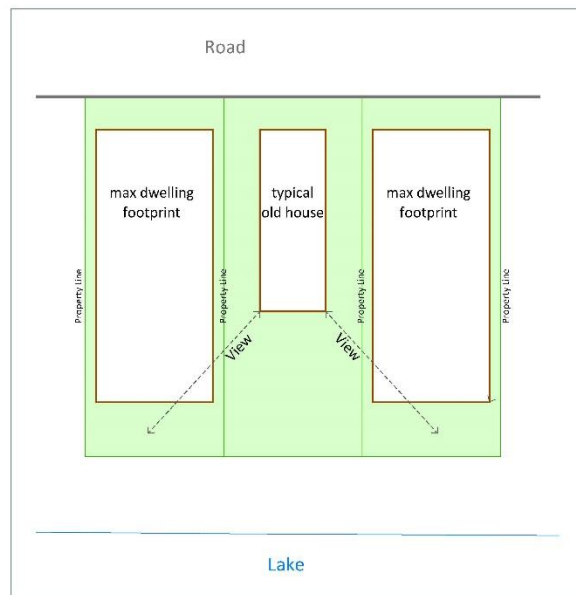
There are different lots sizes along Lakeshore Drive and Munroe Avenue.

Each of these lots must follow the same zoning regulations for its zone, which often results in different building footprints.

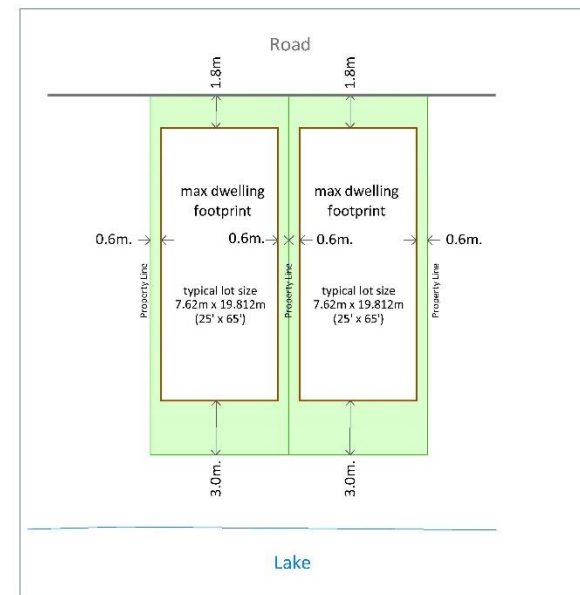
How Zoning Regulations Affect Building

Adjacent properties on Lakeshore Drive

Existing

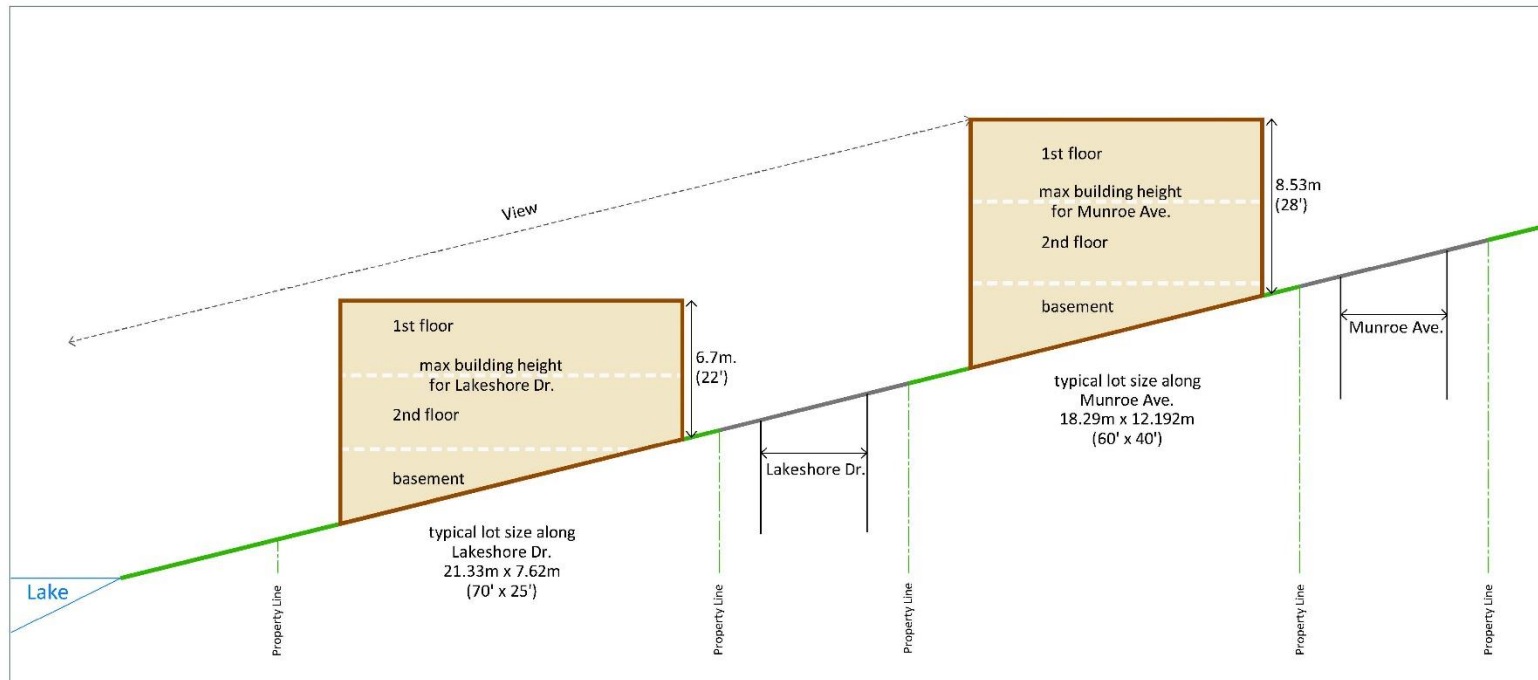


Zoning Build Out



Zoning Build Out

Cross-Section from Lakeshore Drive to Munroe Avenue



Have Your Say



Cultus Lake Zoning Bylaw

Visit haveyoursay.fvrd.ca/cultus-lake and sign-up to receive the most current project information including:

- » Project newsletters
- » Meeting notes and materials

Who's Listening

- » Hasib Nadvi, Manager of Planning
- » Andrea Antifaeff, Planner I
- » OTG Developments Ltd.

Contact

- » Email: aantifaeff@fvrd.ca
- » Tel: 604-702-5059



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