

To: Fraser Valley Regional District Board
From: Julie Mundy, Planning Technician

Date: 2020-01-28
File No: 3090-20 2019-32

Subject: Application for Development Variance Permit 2019-32 to reduce the number of on-site parking spaces at 126 First Avenue, Cultus Lake Park, Electoral Area H

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider the comments received from Cultus Lake Park Board regarding DVP 2019-32 for 126 First Ave;

AND THAT the Fraser Valley Regional District Board consider the following options for Development Variance Permit 2019-32:

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|------------------|---|
| Option 1: ISSUE | THAT the FVRD Board issue DVP 2019-32 for 126 First Avenue, Cultus Lake Park, Area H |
| Option 2: REFUSE | THAT the FVRD Board refuse DVP 2019-32 for 126 First Avenue, Cultus Lake Park, Area H |
| Option 3: DEFER | THAT the FVRD Board defer DVP 2019-32 for 126 First Ave, Cultus Lake, Area H until a parking study of waterfront lots in Cultus Lake Park is completed. |

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services
Support Healthy & Sustainable Community

BACKGROUND

The lease holders of 126 First Ave, Cultus Lake have applied for a Development Variance Permit to reduce the number of required on-site parking spaces as outlined in *Cultus Lake Park Zoning Bylaw No. 1375, 2016*. The bylaw requires two (2) on-site parking spaces to support a residential use. The applicant proposes zero (0) fully on-site parking spaces.

Cultus Lake Park Board (CLPB) is responsible for local roads including managing on-street parking, road maintenance, snow clearing, and other related functions. As the proposed variance is related to Park Board functions, FVRD staff have referred DVP 2019-32 to the Cultus Lake Park Board for a formal recommendation. CLPB recommended support for DVP 2019-32 at their January 15, 2020 meeting. Resolutions from the CLPB meeting are included as Attachment 1.

DVP 2019-32 was considered at the Electoral Area Services Committee January 22, 2020 meeting. The report to Committee includes details about the application and is available as Attachment 2.

The FVRD passed two recent resolutions which are related to parking variances in Cultus Lake. In September 2019, the FVRD Board resolved:

- 1) THAT the Fraser Valley Regional District Board direct staff to conduct a parking study of waterfront lots in Cultus Lake Park to develop a consistent approach for off-street residential parking;
- 2) AND FURTHER THAT the Fraser Valley Regional District Board defer any future development variance permit applications for off-street parking variances until a parking study of waterfront lots in Cultus Lake Park is completed.

COST

The \$350 application fee has been paid.

CONCLUSION

Staff recommend the FVRD Board consider a) its past resolutions regarding parking variances in Cultus Lake, and b) the input received from Cultus Lake Park Board for DVP 2019-32.

Staff present the following options:

- | | |
|------------------|---|
| Option 1: ISSUE | THAT the FVRD Board issue DVP 2019-32 for 126 First Avenue, Cultus Lake Park, Area H |
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COMMENTS BY:

Graham Daneluz, 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.

ATTACHMENTS:

1. Resolution from Cultus Lake Park Board
2. Report to EASC – DVP 2019-32
3. Draft Permit – DVP 2019-32
4. Letters of Support – DVP 2019-32
5. Application – DVP 2019-32