

To: Electoral Area Services Committee

Date: 2025-05-15

From: David Bennett, Planner II

File: 3360-23-2024-02

Subject: Major Official Community Plan and Zoning Amendments to facilitate the redevelopment of 52285 52375 52425 52445 Yale Road, Area D, into a residential subdivision with commercial and multifamily land uses

Reviewed by: Katelyn Hipwell, Manager of Planning
Graham Daneluz, Director of Planning & Development
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider the official community plan and zoning amendment applications to facilitate a residential subdivision with commercial and multifamily land uses at 52285 52375 52425 52445 Yale Road, Area D in conjunction with public feedback associated with the April 2, 2025, open house,

AND THAT a decision with respect to the proposed official community plan and zoning amendment applications be deferred to a future regular meeting of the Fraser Valley Regional District Board,

AND FURTHER THAT the Fraser Valley Regional District Board direct staff to work with the applicant to bring forward a revised application that addresses neighbourhood concerns regarding density, land uses and the layout of the proposal.

BACKGROUND

Proposal:

The purpose of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1767, 2025* and *Fraser Valley Regional District Zoning Bylaw No. 1766, 2025* is to facilitate the redevelopment of 52285 52375 52425 52445 Yale Road, Area D, into a residential subdivision with commercial, multifamily and single-family homes (with suites) land uses.

The proposed development is 265 dwelling units and approximately 1.6ha (4 acres) of outdoor RV and container storage.

Proposed Densities – 83 residential lots with secondary units (166 Units)
99 Townhouse Units
1.6ha (4 acres) of RV and container storage

The proposal includes 400m² lots, townhomes and row homes and commercial outdoor storage uses. This level of density and these new housing types require an amendment to the Official Community Plan because the current Official Community Plan prioritizes the following community values in Popkum:

- Maintaining high-quality suburban residential character,
- Continuing policies for large lot sizes (800 m² to 1100 m²),
- Ensuring trail connections for active lifestyles and local service access,
- Preserving trees and natural vegetation,
- Designing new developments that respect the scale and privacy of established homes,
- Integrating **Halq'eméylem language and Indigenous Peoples identity in place naming and signage**, and
- Mitigating highway noise through thoughtful lot layout, berms, landscaping, and building design elements like triple-pane windows and soundproofed walls.

Initial FVRD Board Direction:

The Fraser Valley Regional District Board considered the applications in February 2025 and forwarded the proposal to an FVRD hosted public information meeting prior to consideration of any readings of *Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1767, 2025* and *Fraser Valley Regional District Zoning Bylaw No. 1766, 2025*.

Initial Community Feedback:

Early and ongoing consultation with area residents is important to **understand the neighbourhood's** level of acceptance for this new type of housing proposed for West Popkum. The first consultation step involved the FVRD hosting a Public Information Meeting to present the development proposal to the community. This meeting was advertised well in advance, with notices delivered to area residents west of Highway 9 (approximately 500 notices were delivered) and timed to avoid Spring Break; therefore, it was held in early April 2025. This meeting allowed residents to learn about the project details, ask questions, and express their views.

The FVRD Public Information Meeting was held on Wednesday April 2, 2025, from 6:00pm to 8:00pm at the Rosedale Traditional School located at 50850 Yale Road. Approximately 100 people attended the public information meeting. This meeting was an opportunity to discuss the proposal with FVRD staff and provide feedback before being considered by the FVRD Board.

FVRD staff prepared a **'What We Heard'** report based on the initial community feedback received at the public information meeting as well as the feedback received on the online comment forum on the

FVRD's **Have Your Say website** (41 people contributed comments to the online forum). The 'What We Heard' report is attached as Appendix A. **Appendix B is the developer's response to what they heard** at the meeting.

DISCUSSION

Early community consultation, through the April 2, 2025, Public Information Meeting and the comments received online, clearly showed that many residents are not receptive to the density, land uses and layout proposed by the developer. Given this strong neighbourhood sentiment, the application's success in its current form is unlikely should it proceed to the FVRD Board for first reading.

As part of Option 1, the FVRD Board may direct staff to work with the applicant in addressing key concerns raised during the Public Information Meeting and through the online comment forum. **However, the developer's initial response** (Appendix B) did not indicate a willingness to reduce the proposed density, despite clear community opposition. Nevertheless, it is recommended that the developer:

- Explore opportunities to incorporate principles of gentle density to achieve a modest increase the number and diversity of residential units while preserving single-family style built forms;
- adopt a site-sensitive design that respects existing vegetation; and,
- meaningfully consider Cheam First Nation concerns regarding the interface between the development site and Cheam Reserve lands.

Should the developer be receptive to these considerations, revised plans should be presented to the community at a future information meeting.

Gentle density refers to an approach for increasing the number of homes in an area in a way that minimizes disruption to the existing neighborhood and character. It's a strategy for adding more housing options, often smaller and more affordable, while preserving the established neighborhood look and feel.

Of course, there remains a risk that the integration of gentle density concepts into the development proposal may not gain community acceptance.

Community feedback has clearly demonstrated broad support for the existing Official Community Plan designations and policies, with a preference to maintain the current land use framework. There is strong interest in ensuring redevelopment of the subject property aligns with the values outlined in the OCP. However, the Popkum Ratepayers **Association's 2025 community survey asked residents if** they believe carefully controlled lower-cost housing options should be permitted in Popkum. The survey results indicate a level of support for suites, townhomes or carriage homes. These housing typologies could be explored by the developer as possible forms of gentle density.

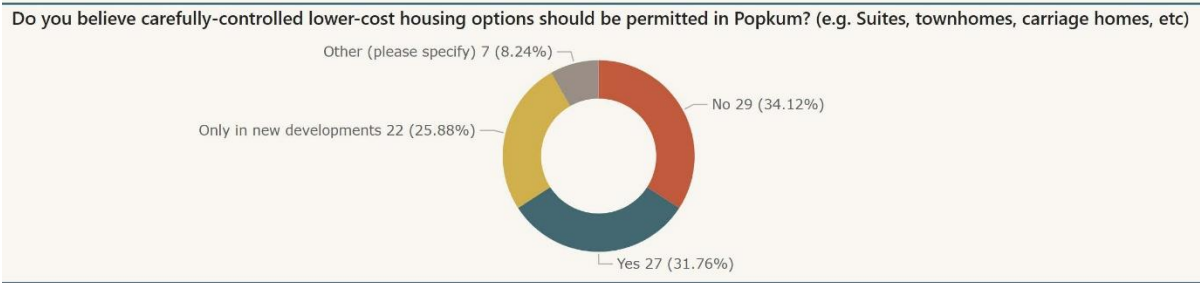


Image 1: Excerpt from 2025 Popkum Ratepayers Association Community Survey

CONCLUSION

FVRD staff recommend that the FVRD Board consider the following options:

Option 1 – Staff Recommendation

Defer consideration to a future Board meeting and direct FVRD staff to work with the developer to revise their proposal to address community concerns.

Purpose:

To defer a decision to a future Board meeting and direct staff to work with the developer to revise their application to address community concerns.

Implications:

Application Status	<p>The application remains open.</p> <p>This option provides the developer with an opportunity to make changes to their proposal to address community concerns before the applications are considered by the FVRD Board.</p>
Application Timeline	<p>Additional time is added to the development process timeline to allow the developer to make changes to their proposal. The timing of when the applications will be brought back to the FVRD Board will depend on the applicant's work to revise their proposal. A new public information meeting may also be scheduled in advance of bringing a revised proposal back to the FVRD Board. A new information meeting will ensure transparency and provide residents with another opportunity to engage with the proposal. It will also help to clarify any modifications and gather additional feedback on the revised plans.</p>
Application Changes	<p>Community concerns expressed at the public information meeting must be considered by the applicant. The expectation is that the developer will revise</p>

	the density, land uses and layout of the proposal.
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Option 2 – Refuse the applications.

Purpose:

Reject the proposal and stop the applications.

Implications:

Application Status	This option stops the OCP and rezoning applications.
Re-application Timeline	If the applicants wish to proceed without amending the proposal, they must wait six (6) months to reapply with the same application.
Application Changes	This option does not allow for changes to the applications. A refusal stops the proposal. The applicant will have to make new applications in the future and the review process will start from the beginning.

COST

Development application fees: Major OCP Amendment and zoning amendment fees of \$215,625.00 have been paid by the applicant.

The proposed development would add new FVRD-owned and operated infrastructure, including water lines, sewer, sidewalk, linear park, storm sewer, streetlights, and street trees and require new service areas. Infrastructure and service area expansion must demonstrate financial feasibility through analysis that considers lifecycle costs, tax implications, long-term sustainability, and short-term impacts o initial service area users in advance of complete project build-out.