Fraser Valley Regional District

CORPORATE REPORT

To: Electoral Area Services Committee
Date: 2018-09-05

From: David Bennett, Planner II
File No: 3090-20-2016-05

Subject: Development Variance Permit regarding the size siting and dimensions of proposed new homes within the proposed bare land strata portion of the proposed redevelopment of the former Minter Garden site in Electoral Area "D".

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider the following options for Development Variance Permit 2017-23 regarding the size, siting and dimensions of proposed new homes within the proposed bare land strata portion of the proposed redevelopment of the former Minter Garden site in Electoral Area "D".

OPTION 1 **Issue DVP**

THAT the Fraser Valley Regional District Board **issue** Development Variance Permit 2017-23 subject to comments or concerns raised by the public.

OPTION 2 **Refuse DVP**

THAT the Fraser Valley Regional District Board **refuse** Development Variance Permit 2017-23.

OPTION 3 **Refer to Staff**

THAT the Fraser Valley Regional District Board **refer** the application for Development Variance Permit 2017-23 to FVRD staff.

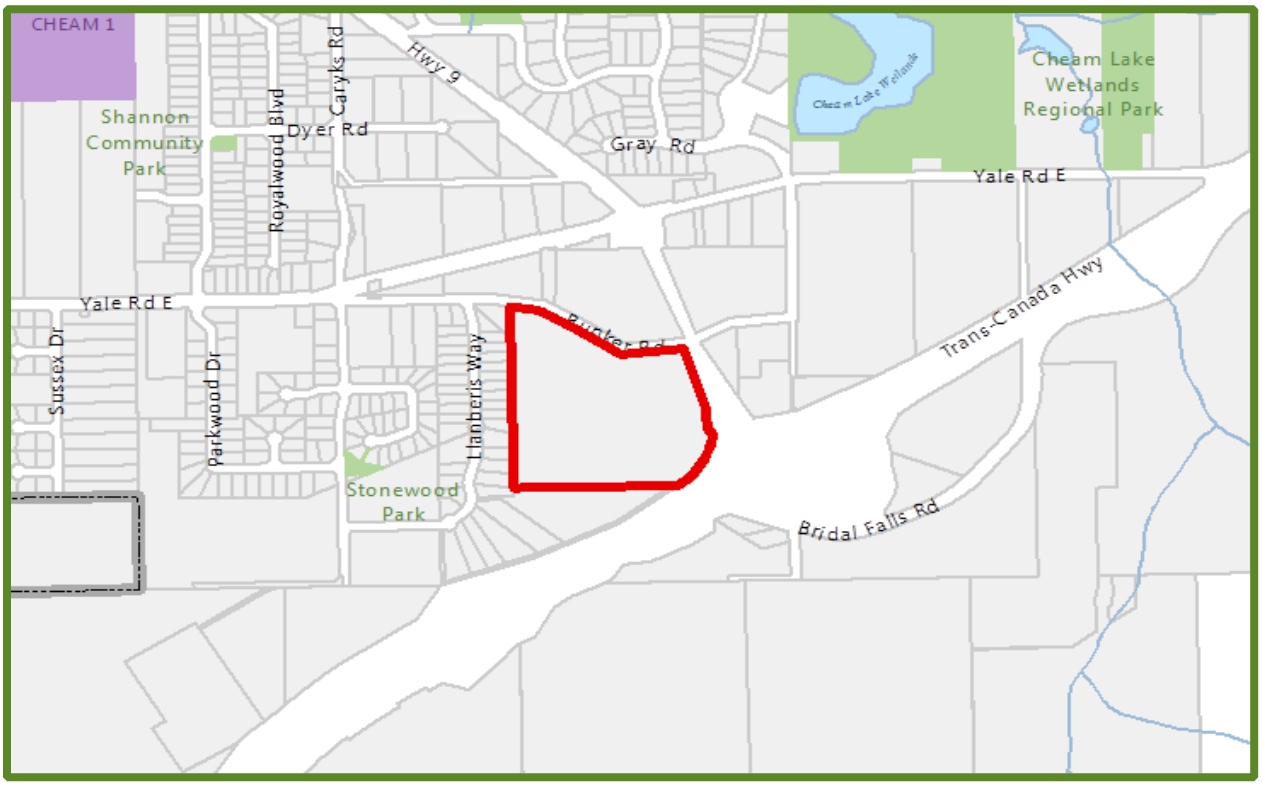
STRATEGIC AREA(S) OF FOCUS

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

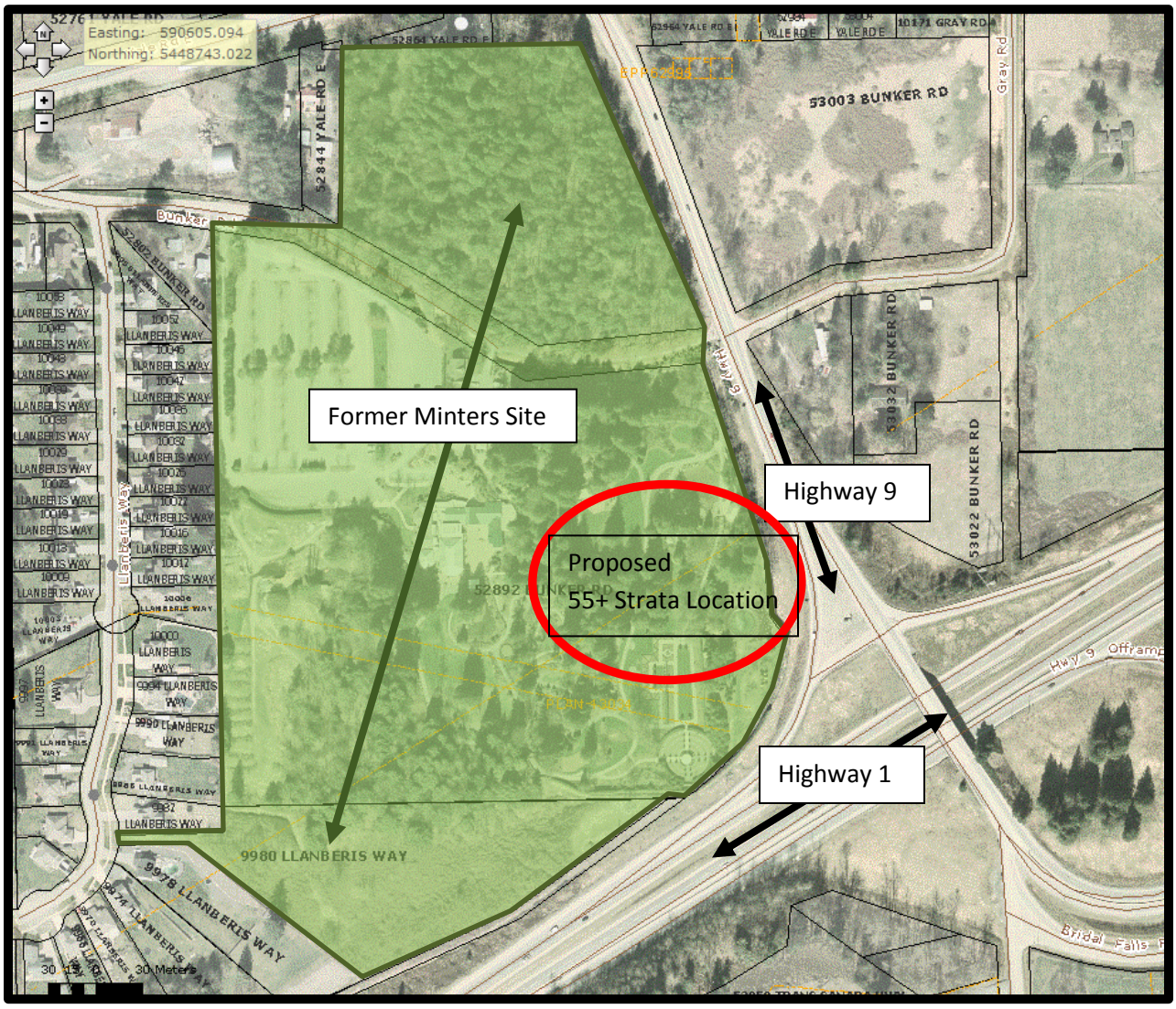
PROPERTY DETAILS			
Electoral Area	D		
Address	52892 Bunker Road		
PID	005-649-668		
Folio	733.06434.009		
Lot Size	25.34 acres		
Owner	Bunker Road Developments	Agent	Wedler Eng
Current Zoning	Commercial (C-3)	Proposed Zoning	SBR-3
Current OCP	Commercial (HTRC)	Proposed OCP	Residential
Current Use	Vacant	Proposed Use	Subdivision
Development Permit Areas	DPA 5-D –n/a		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Country Residential (CR), Residential
East	>	Country Residential (CR), Vacant
West	<	Suburban Residential 2 (SBR-2), Residential
South	v	Suburban Residential 2 (SBR-2), Residential

NEIGHBOURHOOD MAP

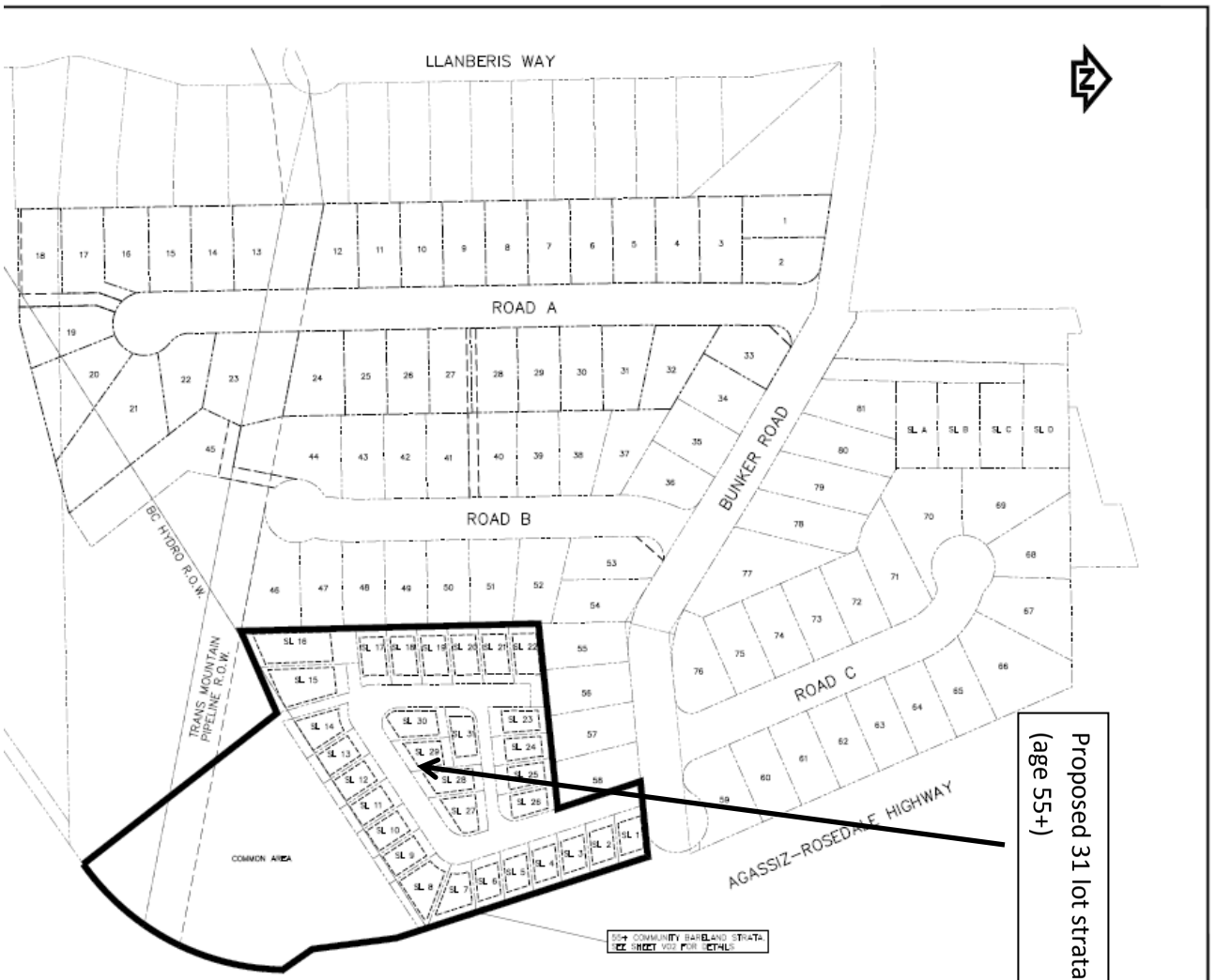


PROPERTY MAP



Property Details

Geo-Hazard Area (BGC Bridal Falls 2018)	Rock Fall Hazard between 1:18,000 and 1:10,000
ALR	No
Floodplain	No
Development Permit	Not applicable


LLANBERIS WAY
ROAD A
ROAD B
ROAD C
BUNKER ROAD
BC HYDRO R.O.W.
TRANS MOUNTAIN PIPELINE R.O.W.
COMMON AREA
AGASSIZ-ROSEDALE HIGHWAY
55+ COMMUNITY BARELAND STRATA
SEE SHEET V02 FOR DETAILS
Proposed 31 lot strata (age 55+)
WEDLER ENGINEERING
BUNKER ROAD DEVELOPMENTS
MINTEY GARDENS SUBDIVISION
53992 BUNKER ROAD, ROSEDALE, BC
DEVELOPMENT VARIANCE PLAN
C16-5363/A-V01
PROGRESS PRINT - NOT FOR CONSTRUCTION

BACKGROUND

The owners of the former Minter Gardens site are completing an Official Community Plan amendment and rezoning application to facilitate redevelopment into a single family residential subdivision. A future phase of this development project involves the development of approximately 31 strata lots for a gated retirement (age 55+) community with lots ranging from 340 square meters to 817 square meters, with an average density of 1020 square meters. A portion of the existing display gardens are included as private amenity space for the gated retirement community.

This development variance permit (2017-23) would only apply to the proposed 31 strata lots for a gated retirement community. The development variance permit (DVP) is required to address the building envelopes and setbacks on the smaller, averaged, lot sizes in the 55+ strata. The need for this variance was outlined in the First Reading memo dated January 11, 2017 and detailed at the public hearing.

On January 25, 2017 the FVRD Board gave First Reading to "*Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017*" and "*Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017*" and forwarded both bylaws to public hearing on May 23, 2017. The public hearing is now closed. Second and Third Readings were given on May 25, 2017.

To avoid the requirement to hold another public hearing, the Regional Board may not receive any new information with respect to these bylaws. This report is a summary of the bylaw and variance files and does not constitute new information.

DISCUSSION

Development Variance Permit and Rezoning Timing

Development Variance Permit 2017-23 is prepared for the EASC's consideration at the September 2018 committee meeting. The associated Official Community Plan amendment and zoning amendment bylaws are currently at Third Reading and will be brought forward for consideration of adoption at the next FVRD Board meeting. The adoption of bylaws must occur prior to issuance of this Development Variance Permit. The consideration of Development Variance Permit 2015-01 by the EASC at this time will provide the applicant with some certainty for the ultimate construction on these proposed lots. If recommended by EASC, Development Variance Permit 2017-23 will be brought forward for the FVRD Board's consideration at a future Board meeting to coincide with consideration of Official Community Plan amendment and rezoning bylaw.

Neighbourhood Consultation

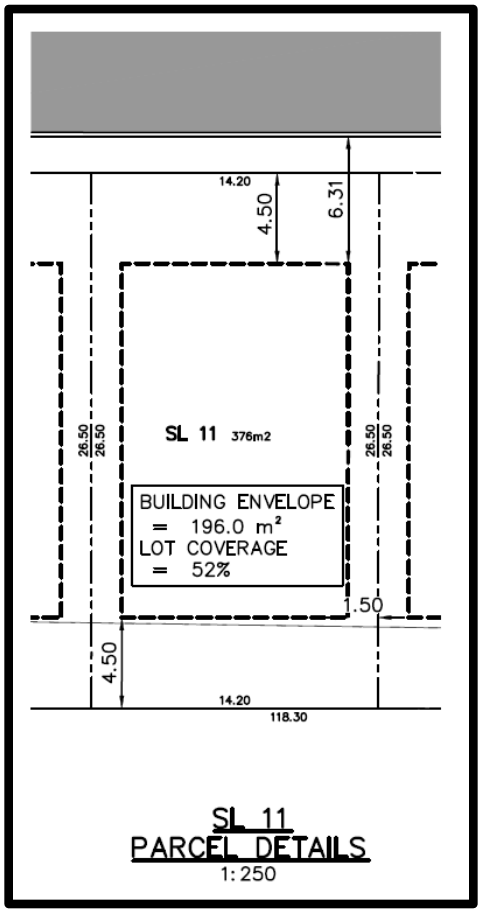
If supported by the Electoral Area Services Committee, the Development Variance Permit notification will be sent to property owners and occupants within the prescribed 30 m radius as per the FVRD Development Procedures Bylaw. The 30 m notification radius is considered appropriate due to the amount of previous public consultation and that fact that the need for a variance was presented at the public hearing.

Rationale for Issuance

Staff recommend issuance of this development variance permit, subject to consideration of any comments from neighbouring property owner/occupants. Staff support is based on the following considerations:

- A Development Variance Permit is preferable to creating a CD zone and in keeping with the wishes of the community to utilize existing zoning designations.
- The draft Development Variance Permit is only applicable to the proposed 31 lot bare land strata.
- The draft Development Variance Permit is required to develop appropriately sized homes within the age 55+ strata development.
- All lots will require issuance of a building permit and must meet minimum Building Code Requirements for separations and openings.

Typical Strata Lot



Variance Overview Table

	Required	Proposed
Front Lot Line	7.6m	4.5m*
Rear Lot Line	7.6m	4.5m*
Interior Lot Line	2.1m	1.5m*
Lot Coverage	40%	52%
Minimum house Footprint	120m²	No minimum

*with additional reductions for overhangs

COST

DEVELOPMENT VARIANCE PERMIT Application Fee $350.00

The proposed development will add new FVRD owned and operated infrastructure, including water lines, sewer, sidewalk, linear park, storm-sewer, street lights and street trees. However, new development will add approximately 113 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

Margaret Thornton, Director of Planning & Development

Reviewed and Supported

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Reviewed and supported