

To: Fraser Valley Regional District Board

Date: 2018-10-23

From: David Bennett, Planner II

File No: 3360-23-2016-05

Subject: Official Community Plan amendment and Rezoning application to facilitate the redevelopment of the former Minter Gardens display garden site into a single family residential subdivision.

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider the following options for "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" as outlined in the memorandum dated September 25, 2018:

OPTION 1 Adopt

THAT proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" be adopted.

OPTION 2 Refer to EASC

THAT proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" be referred to the Electoral Area Services Committee for further consideration.

OPTION 3 Defer

THAT a decision with respect to proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" be deferred to the next regular meeting of the Fraser Valley Regional District Board [or other date]; or

OPTION 4 Refuse

THAT proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" not be given any further readings and that the application for rezoning be refused

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 Management

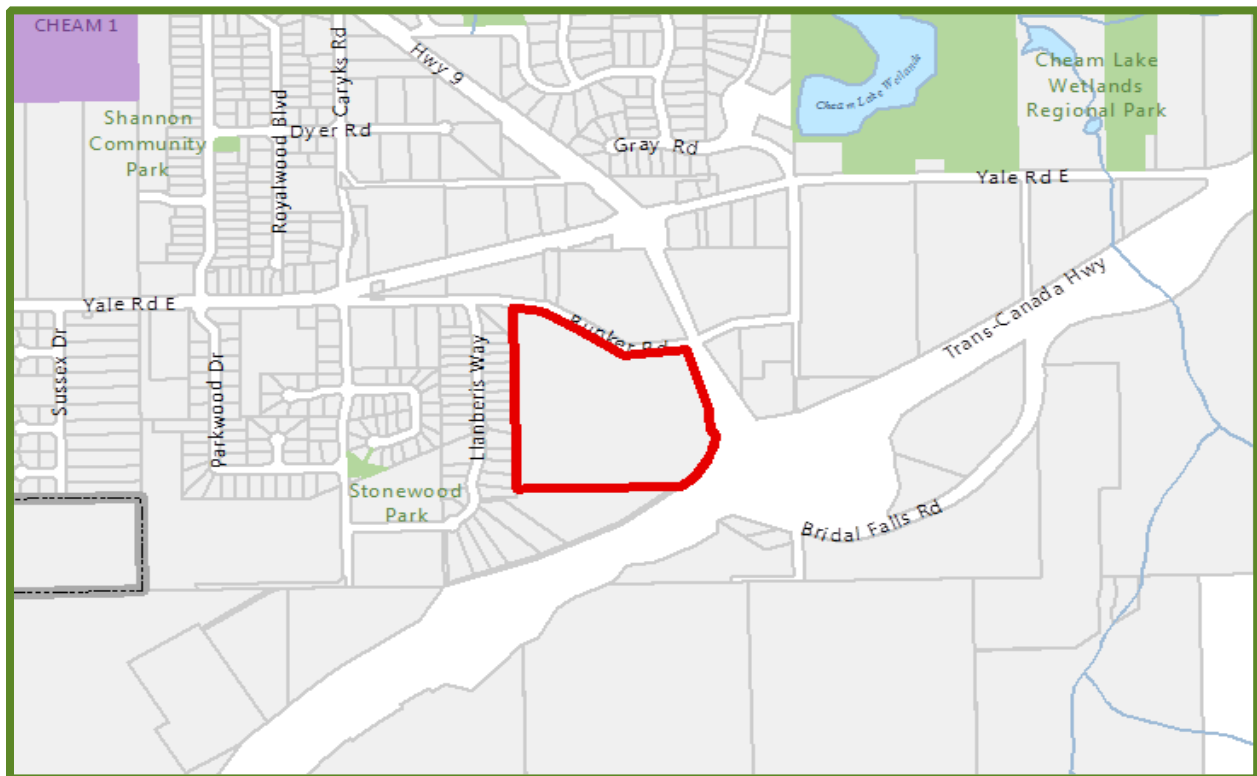
PROPERTY DETAILS

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 Avalanche Hazard between 1:18,000 and 1:10,000
ALR	No
Floodplain	No
Development Permit	Not applicable

BACKGROUND

The purpose of this Official Community Plan amendment and rezoning application is to facilitate the redevelopment the former Minter Gardens display garden site into a single family residential subdivision. The development involves three properties totalling approximately 15 ha (37 acres). Approximately 82 single family homes are proposed with lot sizes ranging from 800 square meters to 3,275 square meters. Approximately 31 strata lots are proposed in a gated retirement 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.

Approximately 2.0 ha (5 acres) of the site are under development for a new Fraser Valley Regional District community sewer treatment and disposal facility that will first serve neighbouring developments and will also have the capacity to serve this proposed development, and other developments in Popkum. A new community park will also be developed. The park will be approximately 1.3ha (3.2 acres).

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 files and does not constitute new information.

The applicants have now completed the required technical and administrative work including covenant registration and servicing agreements. These agreements address the following aspects of the project:

Subdivision Layout	Tree Retention and Planting
Park and Park Amenities	Drainage
Sanitary Sewage Facility and Disposal	Highway Noise
Sidewalks	Adaptive Housing

"Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" now require a resolution by the Regional Board regarding how to proceed.

DISCUSSION

Optional Motions for Consideration

OPTION (1)

Purpose:

To proceed with the rezoning bylaw as drafted based upon the information received.

The applicant has completed the required development agreements. Staff recommend proceeding with Option 1.

Implications:

Timeline	This option provides for the bylaw to be adopted.
Additional Process	No additional process or public consultation is provided for the review of the application.
Considerations	The bylaw will be adopted.

Resolution for consideration:

THAT proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" be adopted.

OPTION (2)

Purpose:

To refer the bylaw back to EASC for further discussion and to a new public hearing.

Implications:

Timeline	This option provides for further review by the EASC. This discussion may result in new information being discussed and as such a new public hearing would be required.
Additional Process	Further consideration by the EASC will add to the approval timeline. A new public hearing will add time to the approval timeline.
Considerations	Any additional changes to the application would be possible with new readings of the revised bylaws.

Resolution for consideration:

THAT proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" be referred to the Electoral Area Services Committee for further consideration.

OPTION (3)

Purpose:

To defer a decision to a future Board meeting.

Implications:

Timeline	This option provides for further time to review the application by Board members prior to consideration.
Additional Process	Additional time is added to the development process timeline.
Considerations	No new information may be received by Board members.

Resolution for consideration:

THAT a decision with respect to proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" be postponed to the next regular meeting of the Fraser Valley Regional District Board June 27, 2017.

OPTION (4)**Purpose:**

To refuse the proposal.

Implications:

Timeline	This option stops the applications.
Additional Process	If the applicants wish to proceed without amending the proposal, they must wait six (6) months to reapply with the same application.
Considerations	The applicant will have to reapply or amend the development plans. A new bylaw process will be triggered.

Resolution for consideration:

THAT proposed "Fraser Valley Regional District Official Community Plan Amendment Bylaw No. 1411, 2017" and "Fraser Valley Regional District Zoning Amendment Bylaw No. 1412, 2017" not be given any further readings and that the applications be refused.

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, 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 & Supported
Margaret-Ann Thornton, Director of Planning & Development	Reviewed & Supported
Mike Veenbaas, Director of Financial Services	No further financial comments.
Paul Gipps, Chief Administrative Officer	Reviewed and supported