

# Request to Appear as a Delegation

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**Name of Delegation:** Westmount residents seeking Council Input on Bare Land Strata Lots in Seaview

**Name of Primary Contact Person:** Gaetan Royer (CityState Consulting Group)

**Name(s) of Delegation Member(s) in Attendance:**

Gaetan Royer, Carola Alder, Aidan Shirley, Farhoud Etemadol, Kevan Adair-Austin

**Purpose of Delegation:**

To seek Council's support for Bare Land Strata Lot subdivisions of large lots in the Seaview neighbourhood.

**Details of Request:**

On behalf of the owners of 1006 Westmount, we applied for a Zoning Bylaw amendment from RS-1 to a CD zone for a front-to-back bare land strata development closely resembling the layout presented by Gary Penway in a presentation at the COTW meeting held November 17, 2020. We also thank staff for participating in a collaborative meeting with us where we discussed the best ways to advance this subdivision as a pilot project for the neighbourhood.

The availability of single-family housing is becoming increasingly limited. Gentle growth of ground-oriented single-family housing within existing single-family neighborhoods is desirable. Although the resulting lots are not defined as affordable housing, the cost of each new lot will fall within the purchasing power of a significantly broader range of families.

We are working with one owner to achieve his family's goals, however we also want to be conscious that this is a pilot project of interest to their neighbours. For instance we were asked to apply for a CD zone specific to our site. We would like Council to consider the benefits of a new CD zone that is flexible enough to apply to most lots on Westmount Dr.

Other features neighbours would like to present to Council are: larger lot on the street side, smaller on the lane side; rules for lot coverage, far and building height aligned with RS1-S rules; parking off the street and lane; confirmation of lane width; and other elements that residents plan to share with Council.

Redevelopment of larger properties in urban areas is inevitable as the region grows. The form of densification we propose in this application is modest and reasonable, in harmony with the slow evolution of this neighbourhood.

**Additional Information in Support of Request:**

The delegation would appreciate the ability to share a presentation on screen.