



City of Port Moody

Report/Recommendation to Council

Date: July 9, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 2330 Henry Street (Bhalla)

Purpose

To present for Council consideration a rezoning application to facilitate subdivision of the property at 2330 Henry Street into two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 57, 2021 No. 3318 (2330 Henry Street) (RS1-S) be read a first and second time as recommended in the report dated July 9, 2021, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2330 Henry Street (Bhalla);

AND THAT Bylaw No. 3318 be referred to a Public Hearing.

Background

The City has received a rezoning application for 2330 Henry Street to rezone the existing single family lot in order to subdivide it into two lots. Before the subdivision application can be considered by the Approving Officer, the current lot must be rezoned from the Single Detached Residential (RS1) Zone to the Single Detached Residential - Small Lot (RS1-S) Zone, as set out in Draft Bylaw No. 3318 (**Attachment 1**).

Discussion

Subject Site Description

The subject property is approximately 933 m² (10046.28 ft²) in size and is located on Henry Street, south of Hope Street and east of Elgin Street. The property is currently developed with a single-family dwelling and a garage, which is proposed to be demolished as part of the subdivision. The existing house was originally constructed in 1974 and is not listed in the City's Heritage Register. The site is within the Moody Centre Heritage Character Area. The subject property is located within a single-family residential neighbourhood composed mostly of single-family dwellings on similar lot sizes to the existing lot. A location map is provided as **Attachment 2**.

Official Community Plan (OCP)

The OCP designates the subject lot as Single Family Low Density (**Attachment 3**), which supports the proposed rezoning. Small lot subdivisions are supported in the OCP's Housing chapter. Specifically, section 8.6 Demands for New Forms of Housing sets out the policies for new housing forms, such as "small lot houses" and "smaller houses on smaller lots" and recognizes that a "range of housing choices will continue to be provided for Port Moody's residents in both newly developing areas of the community and redeveloping neighbourhoods."

The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of a variety of uses, including single-family homes on RS1-S zoned lots, also known as intensive residential uses. Development permits for intensive residential uses are delegated to staff for approval through a minor development permit.

Zoning

The subject lot is zoned RS1, as shown on **Attachment 4**, as are all other surrounding properties to the east, west, north, and south. It is noted that surrounding properties on the subject block and on some of the surrounding blocks are identified as having RS1-S zoning and subdivision potential. Two nearby properties (2304 Henry and 2305 St. George) to the west have been rezoned to RS1-S already, but the proposed subdivisions for these sites have not completed to date.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3318 would rezone the subject property from RS1 to RS1-S. If the rezoning bylaw is adopted, the Approving Officer will then consider the subdivision plan.

Proposed Subdivision

The proposal involves the subdivision of the existing property into two side-by-side lots (**Attachment 5**). As shown on the following table, the proposed lots comply with the minimum lot width and area requirements for subdivision under the RS1-S Zone.

Regulation	RS1-S Minimum	Proposed Lot 1	Proposed Lot 2
Width	9 m (30 ft)	11.585 m (38 ft)	11.585 m (38 ft)
Area	325 m ² (3,498 ft ²)	466 m ² (5,023 ft ²)	466 m ² (5,023 ft ²)

Following the rezoning and subdivision approval, applications for minor Development Permit (DPA 2), Demolition Permit, and Building Permits would be initiated for the construction of the new dwellings.

Should the rezoning bylaw be granted first and second readings, the next step would be a Public Hearing and subsequent consideration of third reading and adoption of the bylaw.

Other Option(s)

1. THAT the rezoning application, as presented in the report dated July 9, 2021, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2330 Henry Street (Barjinder Bhalla), be revised.
2. THAT the rezoning application, as presented in the report dated July 9, 2021, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2330 Henry Street (Barjinder Bhalla), be denied.

Financial Implications

There are no financial implications associated with the recommendations of this report.

Communications and Civic Engagement Initiatives

City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918 exempts RS1-S (Small Lot) rezoning applications from the requirement to seek the Land Use Committee's and the Advisory Design Panel's review and recommendation. Should the rezoning application be given first and second readings, the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to residents within the notification area, an ad placed in the local newspaper, and a decal placed on the notification sign on the subject property.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

Attachment(s)

1. Attachment 1 - DRAFT Zoning Amendment Bylaw No. 57 2021 No. 3318 (2330 Henry Street) (RS1-S)
2. Attachment 2 - Location Map – 2330 Henry Street.
3. Attachment 3 - OCP Map – 2330 Henry Street.
4. Attachment 4 – Zoning Map – 2330 Henry Street.
5. Attachment 5 – Proposed Subdivision Plan – 2330 Henry Street.

Report Author

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Report Approval Details

Document Title:	Rezoning (RS1-S) - 2330 Henry Street - (Barjinder Bhalla).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - DRAFT Zoning Amendment Bylaw No. 57 2021 No. 3318 (2330 Henry Street) (RS1-S).pdf- Attachment 2 - Location Map - 2330 Henry Street.pdf- Attachment 3 - OCP Map - 2330 Henry Street.pdf- Attachment 4 - Zoning Map - 2330 Henry Street.pdf- Attachment 5 - Proposed Subdivision Plan - 2330 Henry Street.pdf
Final Approval Date:	Jul 19, 2021

This report and all of its attachments were approved and signed as outlined below:

André Boel, City Planner - Jul 16, 2021 - 11:05 AM

Kate Zanon, General Manager of Community Development - Jul 16, 2021 - 12:54 PM

Dorothy Shermer, Corporate Officer - Jul 19, 2021 - 8:04 AM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jul 19, 2021 - 8:46 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 19, 2021 - 9:08 AM

Tim Savoie, City Manager - Jul 19, 2021 - 11:13 AM