



# City of Port Moody

## Report/Recommendation to Council

Date: July 6, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Rezoning (RS1-S) – 2122 St. George Street (Taylor)

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### Purpose

To present for Council consideration a rezoning application to facilitate subdivision of the property at 2122 St. George Street into two lots.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 58, 2021 No. 3320 (2122 St. George Street) (RS1-S) be read a first and second time as recommended in the report dated July 6, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2122 St. George Street (Taylor);**

**AND THAT Bylaw No. 3320 be referred to a Public Hearing.**

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### Background

The City has received a rezoning application for 2122 St. George 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. 3320 (**Attachment 1**).

### Discussion

#### Subject Site Description

The subject property is approximately 809m<sup>2</sup> (8,710ft<sup>2</sup>) in size and is located on St. George Street, south of St. Johns Street and west of Douglas Street. The property is currently developed with a single-family dwelling, which is proposed to be retained as part of the subdivision. While the building was originally constructed in 1915 and has an appearance that fits in well with several nearby heritage buildings within the Heritage Conservation Area, it is not listed in the City's Heritage Register. 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." It is noted that surrounding properties on the subject block and on the majority of surrounding blocks are identified as having RS1-S zoning and subdivision potential.

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 are all other surrounding properties to the east, west, north, and south. It is noted that surrounding properties on the subject block and on the majority of surrounding blocks are identified as having RS1-S zoning and subdivision potential.

### Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3320 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 exceed the minimum lot width and area requirements for subdivision under the RS1-S Zone.

Regulation	RS1-S Minimum	Proposed Lots
Width	9m (30ft)	10m (33ft)
Area	325m <sup>2</sup> (3,498ft <sup>2</sup> )	405m <sup>2</sup> (4,359ft <sup>2</sup> )

### Environmental and Servicing Requirements

It should be noted that as part of the subdivision, stormwater servicing requirements would necessitate the construction of a new head wall within an environmentally sensitive area (ESA) at South Schoolhouse Creek, west of the subject property. This area is located on City land and within an extensive knotweed patch. The applicant would be required to engage a consulting arborist for the installation of the headwall and works within the critical root zones of trees within the ESA, as there are a number of trees that could be impacted by the proposed works. A knotweed management specialist will also be required to monitor and manage the knotweed during and after construction. An Environmental Assessment to manage the ESA and knotweed during construction of the head wall has been submitted and is included as **Attachment 6**. The rezoning and subdivision does offer an opportunity to address the knotweed infestation.

### Development Variance Permit

To facilitate the retention of the existing dwelling on proposed Lot B, the applicant is requesting a development variance permit (**Attachment 7**) to the front and side setbacks of proposed Lot B as shown in the table below.

<b>Setback</b> (Principal Dwelling)	<b>RS1-S Zone Minimum</b>	<b>Proposed Lot B</b> <b>(Existing Dwelling)</b>
Front Lot Line	6.0m (19.69ft)	<b>3.96m (13ft)</b>
Side Lot Line	1.2m (3.9ft)	<b>0.77m (2.5ft)</b>

To retain the existing house, the applicant is requesting reduced front yard and side yard setbacks. The proposed 3.96m still provides a functional front yard and is a pre-existing condition. The requested reduction to 0.77m of the side yard setback is also pre-existing and is only for a small projection on the house. The majority of the side yard setback is 1.15m, which is minor variance to the 1.2m bylaw requirement, and still provides sufficient separation to the neighbouring property.

Should the rezoning bylaw be granted First and Second readings, a notice of the variances will be sent to surrounding property owners in conformance with the *Local Government Act* and the development variance permit will be presented to Council at the time of 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 6, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2122 St. George Street (Taylor) be revised.
2. THAT the rezoning application, as presented in the report dated July 6, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2122 St. George Street (Taylor) be denied.

### Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered to provide a CAC of \$6,000. Payment of the CAC would be made to the City prior to Council consideration of final adoption of the Zoning Amendment Bylaw, No. 3320.

### 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 Land Use Committee's and 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 adjacent residents, 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. Draft Zoning Amendment Bylaw No. 58, 2021, No. 3320 (2122 St. George Street) (RS1-S)
2. Location Map – 2122 St. George Street.
3. OCP Map – 2122 St. George Street.
4. Zoning Map – 2122 St. George Street.
5. Proposed Subdivision Plan – 2122 St. George Street.
6. Environmental Assessment Memo – 2122 St. George Street.
7. Draft Development Variance Permit 3090-20-141.

## Report Author

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Senior Planner

## Report Approval Details

Document Title:	Rezoning (RS1-S) - 2122 St. George Street (Taylor).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Draft Zoning Amendment Bylaw No. 58, 2021, No. 3320 (2122 St. George Street) (RS1-S).pdf</li><li>- Attachment 2 - Location Map - 2122 St. George Street.pdf</li><li>- Attachment 3 - OCP Map - 2122 St. George Street.pdf</li><li>- Attachment 4 - Zoning Map - 2122 St. George Street.pdf</li><li>- Attachment 5 - Proposed Subdivision Plan - 2122 St. George Street.pdf</li><li>- Attachment 6 - Environmental Assessment Memo - 2122 St. George Street.pdf</li><li>- Attachment 7 - Draft Development Variance Permit 3090-20-141.pdf</li></ul>
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 14, 2021 - 12:01 PM

Kate Zanon, General Manager of Community Development - Jul 14, 2021 - 5:02 PM

Dorothy Shermer, Corporate Officer - Jul 15, 2021 - 3:49 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jul 15, 2021 - 9:06 PM

Paul Rockwood, General Manager of Finance and Technology - Jul 16, 2021 - 8:32 AM

Tim Savoie, City Manager - Jul 19, 2021 - 11:00 AM