

Memorandum

Date: September 9, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Development Variance Permit (RS1-S) – 2122 St. George Street (Taylor)

At the September 28, 2021, Special Council Meeting, third reading and adoption of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 58, 2021, No. 3320 (2122 St. George Street) to rezone the property at 2122 St. George Street from Single Detached Residential (RS1) to Single Detached Residential Small Lot (RS1-S) will be considered.

As stated in the report dated July 6, 2021, from the Community Development Department – Development Planning Division regarding Rezoning Application – 2122 St. George Street (**Attachment 1**), this subdivision requires a Development Variance Permit (DVP) to retain the existing dwelling on proposed Lot B. A draft DVP has been prepared for Council's consideration and is included as **Attachment 2**.

Should Council approve the DVP, it would allow for the following reduced setbacks to be applied to 2122 St. George Street:

	RS1-S Zone Minimum	Existing Dwelling on Proposed Lot B
Front Lot Line	6.0m (19.69ft)	3.96m (13ft)
Side Lot Line	1.2m (3.9ft)	0.77m (2.5ft)

With these approvals, staff will be able to facilitate the subdivision of the property into two lots.

Staff recommend approval of the requested variances as it would allow for the retention of an existing dwelling in the Moody Centre neighbourhood and preserve the built form that is consistent with the area. The recommended resolution is:

THAT Development Variance Permit 3090-20-141 be approved as recommended in the memo dated September 9, 2021 from the Community Development Department – Development Planning Division regarding Development Variance Permit (RS1-S) – 2122 St. George Street (Taylor);

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Attachment(s)

1. July 6, 2021 Rezoning Report – 2122 St. George Street.
2. Draft Development Variance Permit 3090-20-141.

Report Approval Details

Document Title:	Development Variance Permit (RS1-S) - 2122 St. George Street (Taylor).docx
Attachments:	- Attachment 1 - July 6, 2021 Rezoning Report - 2122 St. George Street.pdf - Attachment 2 - Draft Development Variance Permit 3090-20-141.pdf
Final Approval Date:	Sep 13, 2021

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

Kevin Jones for André Boel, City Planner - Sep 10, 2021 - 3:27 PM

Kate Zanon, General Manager of Community Development - Sep 12, 2021 - 9:04 AM

Dorothy Shermer, Corporate Officer - Sep 12, 2021 - 11:07 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Sep 13, 2021 - 9:27 AM

Paul Rockwood, General Manager of Finance and Technology - Sep 13, 2021 - 9:31 AM

Tim Savoie, City Manager - Sep 13, 2021 - 11:17 AM