

Considered at the July 27, 2021 Council meeting

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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**.

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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.

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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

Jason Tran, MCIP, RPP
Development Planner

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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



City of Port Moody

Bylaw No. 3318

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 2330 Henry Street.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 57, 2021, No. 3318 (2330 Henry Street) (RS1-S)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Detached Residential Zone (RS1) to Single Detached Residential – Small Lot Zone (RS1-S):

Lot 14 Block 10 District Lot 202 Group 1 New Westminster District Plan 55

PID 011-463-392; and

East 10 Feet Lot 15 Block 10 District Lot 202 Group 1 New Westminster District Plan 55

PID 011-463-406

as shown on the map in Schedule A of this Bylaw.

3. Attachments and Schedules

- 3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

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Read a first time this ____ day of _____, 2021.

Read a second time this ____ day of _____, 2021.

Public Hearing this ____ day of _____, 2021.

Read a third time this ____ day of _____, 2021.

Adopted this ____ day of _____, 2021.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3318 of the City of Port Moody.

D. Shermer
Corporate Officer

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Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 57, 2021, No. 3318 (2330 Henry Street) (RS1-S).

Corporate Officer

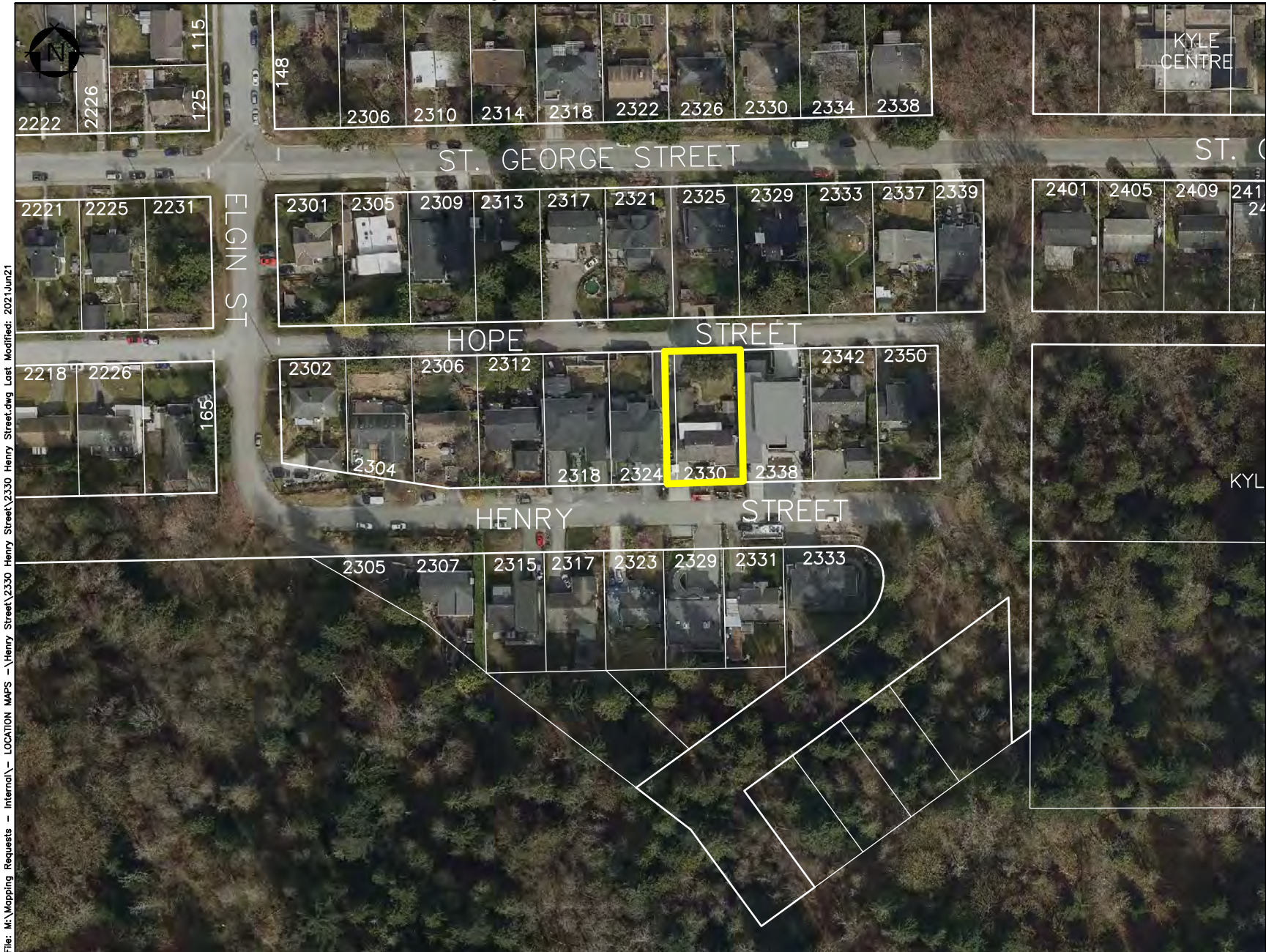


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LOCATION MAP - 2330 Henry Street

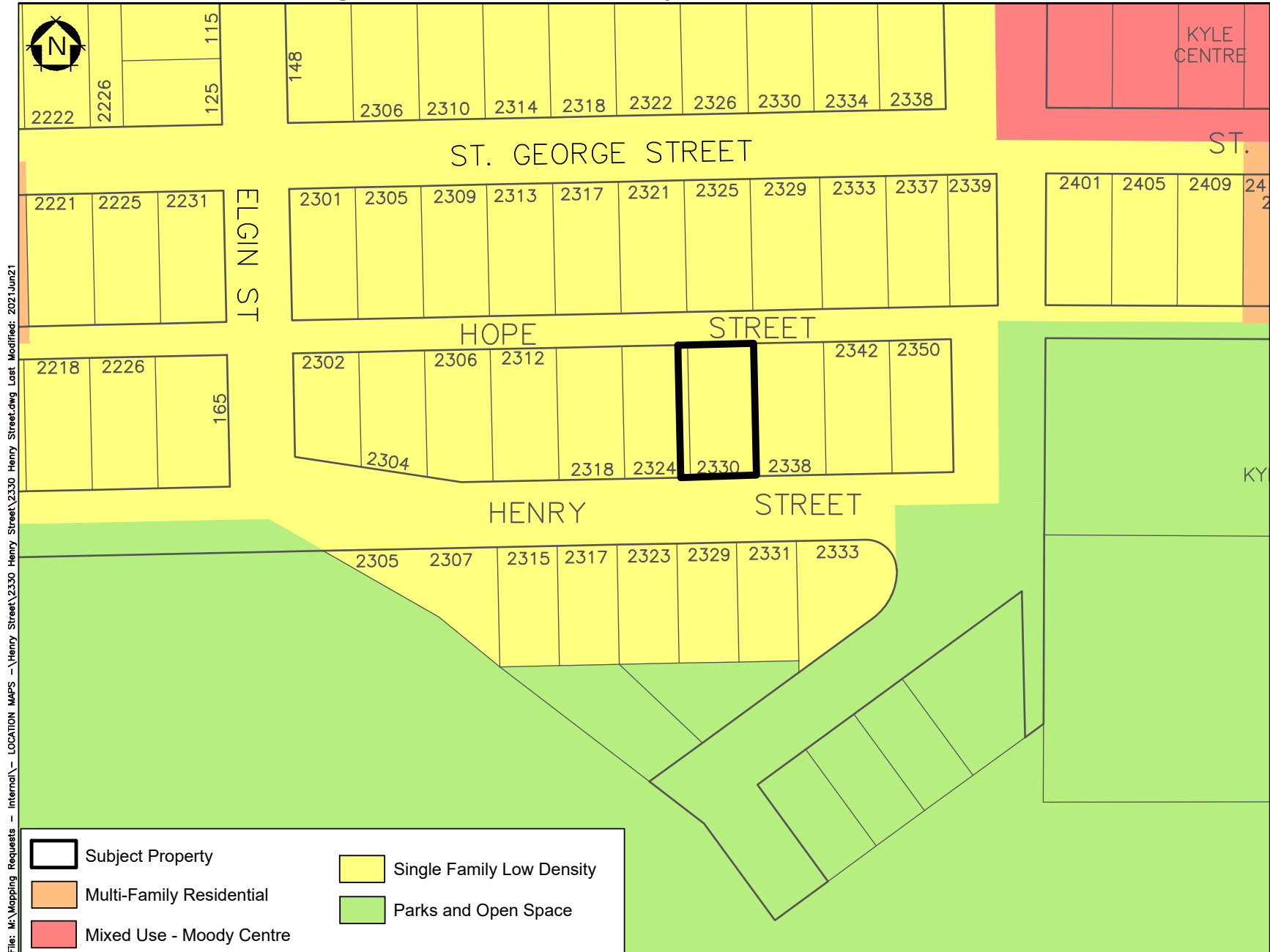
 SUBJECT PROPERTY



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OCP Land Use Designations - 2330 Henry Street

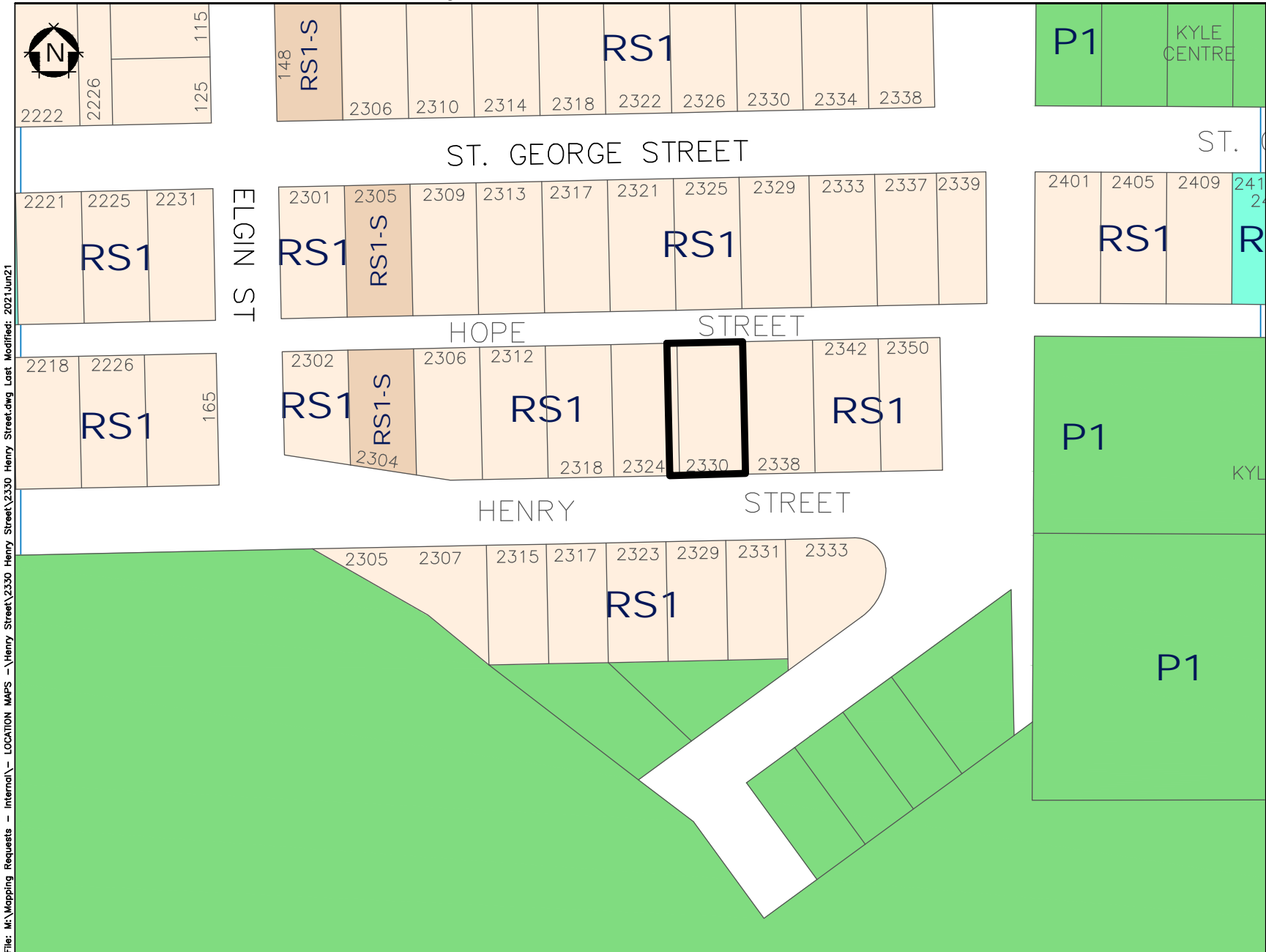


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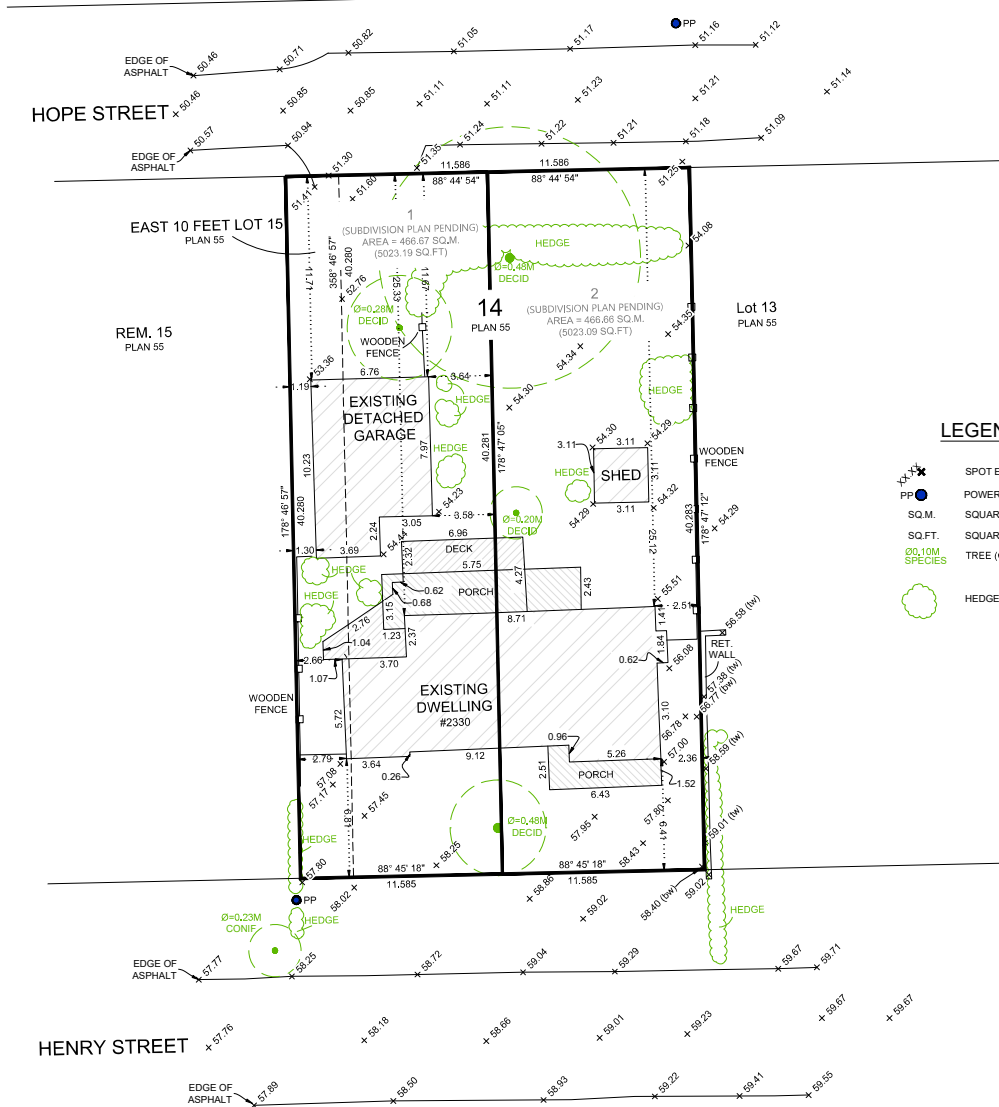
ZONING MAP - 2330 Henry Street

 SUBJECT PROPERTY



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LEGEND

- SPOT ELEVATION
- POWER POLE
- SQ.M.
- SQ.FT.
- TREE (CROWN Ø - TO SCALE)
- HEDGE

SURVEY PLAN OF LOT 14 AND EAST 10 FEET LOT 15 BLOCK 10 DISTRICT LOT 202 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 55

1 : 200

ALL DISTANCES ARE IN METERS

THE INTENDED PLOT SIZE OF THIS PLAN IS 560MM IN WIDTH BY 432MM IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:200

BCGS: 92G026
PID: 011-463-392 & 011-463-406
CIVIC ADDRESS: 2330 HENRY ST PORT MOODY, BC
ZONING: RS1

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS SHOWN OTHERWISE.

ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GNSS OBSERVATION (METRO-VANCOUVER NETWORK), DERIVED GEODETIC CONTROL MONUMENT #65H1977.

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT (CITY OF PORT MOODY).

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.



#20 - 1880 TRIUMPH STREET
VANCOUVER, BC V5L 1K3
604-816-4292
INFO@360SURVEYS.CA

File: 2020108-TD.DWG

| DATE: | BY: |
|---|-----|
| DECEMBER 2, 2020 | LD |
| JANUARY 14, 2021 - CONVERT PLAN TO METRIC | |
| | |
| | |

| REVISION: | |
|-----------|---|
| | 1 |

DISCLAIMER:

BUILDING SETBACKS ARE MEASURED TO THE OUTERMOST VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED

THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

TREE SPECIES AND DIMENSIONS SHOULD BE VERIFIED BY A QUALIFIED ARBORIST PRIOR TO DESIGN AND PERMIT APPLICATION.

THIS PLAN WAS PREPARED FOR BUILDING PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THIS DRAWING IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

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CERTIFIED CORRECT

ACCORDING TO LAND TITLE & SURVEY AUTHORITY RECORDS AND FIELD SURVEY, UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

EVGENY PETUSHKOV, BCLS
DECEMBER 2ND, 2020

FB: 57(09-101)

FIELD CREW: IS/SJ/JP

DRAFTER: LD