



City of Port Moody

Report/Recommendation to Council

Date: September 29, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 2612 Henry Street (Tim Goodsell)

Purpose

To present for Council consideration a rezoning application of an existing small single-family lot to rezone from Single Detached Residential (RS1) Zone to the Single Detached Residential – Small Lot (RS1-S) Zone in order to apply RS1-S zoning regulations to the existing small lot.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 59, 2021, No. 3323 (2612 Henry Street) (RS1-S) be read a first and second time as recommended in the report dated September 29, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2612 Henry Street (Tim Goodsell);

AND THAT Bylaw No. 3323 be referred to a Public Hearing.

Background

The City has received a rezoning application for 2612 Henry Street to rezone the existing single-family lot from the Single Detached Residential (RS1) Zone to the Single Detached Residential – Small Lot (RS1-S) Zone, as set out in draft Bylaw No. 3323 (Attachment 1). This application is different than other RS1-S rezoning submissions, as there is no associated subdivision being proposed. Given that the existing lot size is relatively small, 405m² (4,363ft²), and similar in size to newly created RS1-S lots, the proponent is requesting to increase the maximum permitted floor area ratio (FAR) from 0.5 to 0.7, and the maximum permitted lot coverage from 40% to 45% in order to facilitate a renovation and the addition of a laneway house (Detached Accessory Dwelling Unit – DADU) on the property.

It is noted that Council has previously considered the question of smaller existing RS1 lots under 555m² (5974ft²) in relation to the possibility of the undertaking a City-initiated rezoning of such lots from RS1 to RS1-S. A report in relation to this was brought forward to Council by Councillor Milani at the October 27, 2020 Regular Council Meeting, resulting in the following resolution:

RC20/402

THAT staff be directed to identify all pre-existing RS1 zoned properties that are smaller than the current RS1 minimum lot size and report back with associated costs and implications on rezoning them as RS1-S.

Within the Moody Centre, Seaview, and Pleasantside neighbourhoods where RS1-S rezonings are permitted, staff have identified a total of 192 lots under 555m² (5974ft²), as set out in the table below.

Neighborhood	Count
Moody Centre	37
Pleasantside	137
Seaview	18
Total	192

Due to the relatively large number of lots under 555m² across the City, the implications of rezoning them to RS1-S still requires further consideration. This review is currently scheduled for the fourth quarter of 2021. The applicant has been notified of the timeline of this review.

Discussion

Subject Site Description

The subject property is approximately 405m² (4361ft²) in size and located on Henry Street at the intersection of Gatensbury Road, as shown on **Attachment 2**. The property is currently developed with a single-family dwelling and a garage facing the lane (Hope Street). The house is proposed to be retained and upgraded while the garage is to be demolished and replaced with a DADU built in its place. The original house was built in the early 1910's, but has been extensively altered since it was originally constructed, and is not listed in the City's Heritage Register. The site is within the Moody Centre Heritage Character Area.

Official Community Plan (OCP)

The OCP designates the subject lot as Single-Family Low Density (**Attachment 3**), which supports the proposed rezoning. 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 and DADUs on RS1-S zoned lots, also known as intensive residential uses. Minor Development permits required for intensive residential uses such as new laneway houses are delegated to staff for approval.

Zoning

The subject lot is zoned RS1, as shown on **Attachment 2**, as are all other surrounding properties to the east, west, north, and south. It is noted that surrounding properties on both the subject block and a number of the surrounding blocks are also identified as having RS1-S zoning and subdivision potential. Nearby properties (2602 and 2604 Henry Street) to the west have been rezoned to RS1-S, and the three properties directly to the east of the subject lot are pre-existing RS-1 small lots that pre-date the current Zoning Bylaw.

Proposal

The applicant wishes to construct a DADU and complete a renovation to his house, however, due to the existing small lot, they are requesting a rezoning to the RS1-S Zone in order to have the benefit of a greater allowable floor area and lot coverage permitted under the RS1-S zone. Approval of the rezoning would increase the FAR from 0.5 to 0.7 and the lot area coverage from 40% to 45%.

Other Approvals and requirements

Should the rezoning be approved, applications for DPA 5 – Hazardous Lands and DPA 7 – Minor Development Permit (DADU) will be required. Demolition Building Permits would be initiated for the construction of proposed lot. It is noted that there are existing servicing deficiencies that will need to be addressed separately, as required through the Building Permit process. The storm, sanitary, water, and transportation upgrades specific to this project are established through the standards outlined in the Subdivision and Servicing Bylaw No. 2831. These potential upgrades are consistent with the City Master Plans which forms part of the Council Strategic Plan, under the Community Evolution priorities

Implementation

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)

THAT the rezoning application, as presented in the report dated August 24, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2612 Henry Street (Tim Goodsell), be revised.

Financial Implications

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

With regards to the Community Amenity Contributions Policy, no contributions are required as no new lot would be created as a result of this rezoning application.

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 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 City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 59, 2021, No.3323 (2612 Henry Street) (RS1-S).
2. Rezoning Map – 2612 – Henry Street.
3. OCP Map – 2612 Henry Street.

Report Author

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Report Approval Details

Document Title:	Rezoning (RS1-S) – 2612 Henry Street (Tim Goodsell).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - No. 2937, Amendment Bylaw No. 59, 2021, No. 3323 (2612 Henry Street) (RS1-S).pdf- Attachment 2 - Rezoning Map - 2612 Henry Street.pdf- Attachment 3 - OCP Map - 2612 Henry Street.pdf
Final Approval Date:	Oct 4, 2021

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

Kate Zanon, General Manager of Community Development - Oct 1, 2021 - 12:31 PM

Dorothy Shermer, Corporate Officer - Oct 4, 2021 - 9:19 AM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Oct 4, 2021 - 11:30 AM

Paul Rockwood, General Manager of Finance and Technology - Oct 4, 2021 - 11:31 AM

Tim Savoie, City Manager - Oct 4, 2021 - 1:09 PM