



# City of Port Moody

## Report/Recommendation to Council

Date: September 27, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Early Input – OCP-Rezoning (Duplex) – 1022 Westmount Drive  
(Etro Construction)

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### Purpose

To provide an opportunity for early Council input on a new Official Community Plan (OCP) amendment in relation to an existing rezoning application for 1022 Westmount Drive to facilitate construction of a duplex building.

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### Recommended Resolution(s)

**THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on October 19, 2021 regarding the Official Community Plan amendment and rezoning application presented in the report dated September 27, 2021 from the Community Development Department – Development Planning Division regarding Early Input – OCP-Rezoning (Duplex) – 1022 Westmount Drive (Etro Construction).**

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### Background

The applicant for 1022 Westmount Drive has changed the scope of the project from a small lot single family rezoning to a duplex rezoning. This requires an OCP amendment and, based on the regular process as well as Council's earlier interest in this project, staff is providing this report for early input to allow the applicant to hear Council comments before proceeding with the next steps and detailed design.

In 2019, a rezoning application was submitted to rezone the existing single-family lot to facilitate a side-by-side subdivision. Following a Public Hearing on September 8, 2020, Council considered City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 43, 2020, No. 3265 (1022 Westmount Drive) (RS1-S) for third reading. Council identified a preference for a front-back configuration for the project instead of the proposed side-by-side subdivision plan. Subsequently, Council postponed third reading consideration until staff report back on small lot subdivisions in the Westmount neighbourhood.

At the Special Council Meeting held on November 17, 2020, staff reported back to Council providing an overview of the small lot and laneway housing options, and key challenges experienced in the Port Moody program. In the presentation to Council, consultant Gary Penway explored various alternatives, including duplexes, as well as a bare land strata subdivision, which could achieve a front-back subdivision look and feel, while limiting the servicing costs and lane upgrades. At that meeting, Council passed the following resolution:

CW20/108-110

THAT the memo dated November 3, 2020 from the Community Development Department – Development Planning Division regarding Small Lot and Laneway Housing Presentation be received for information;

AND THAT staff be directed to update the small lot program to include both general program requirements and neighbourhood-specific requirements;

AND THAT a consultant be retained to provide the updates;

AND THAT staff be directed to draft a policy to allow for assigning addresses from the front for front-back bare land strata applications.

While staff will be reporting to Council on the above information at a future meeting, the applicant has meanwhile considered alternative options for their project, resulting in the current updated application for a duplex building.

## Discussion

### Subject Site Description

The subject property is approximately 1,070m<sup>2</sup> (11,514ft<sup>2</sup>) in size and is located on Westmount Drive, north of Mount Royal Drive (**Attachment 1**). At the time of the original rezoning submission, the property was developed with a single-family dwelling in poor condition. Due to its condition, it has been demolished and the property is now vacant.

### Official Community Plan

The OCP designates the subject lot as Single Family Low Density (**Attachment 2**), which supports single family homes and single family homes with secondary suites and/or laneway houses. Duplexes, including duplexes with secondary suites, are considered to be Multi-Family Residential uses, and thus require an amendment to the OCP.

### Neighbourhood Context

While the site is located in a predominantly single-family neighbourhood under the Single Family Dwelling (RS1) Zone (**Attachment 3**), there are several existing duplexes appropriately designated for Multi-Family Residential uses and zoned Semi-Detached Residential (RT) Zone. These duplexes are located in the immediate area, including two separate duplex lots on the subject block of Westmount Drive and five duplex lots to the east on Tuxedo Drive.

### Proposal and Rationale

The applicant has revised the application to allow for a duplex with secondary suites on the subject property. At the Public Hearing held on September 8, 2020, neighbours expressed concerns about the proposed subdivision changing the character of the neighbourhood due to the narrower lots. The applicant has addressed these concerns by proposing a duplex, which would provide discreet and gentle infill, while retaining the wide frontage and singular massing.

If the land use change is approved, the duplex would also require Council approval of a Development Permit for the design (form and character), as it is a multi-family use. A preliminary site plan is included as **Attachment 4**.

### Land Use Committee

As the application was previously in-stream with a proposed rezoning to the RS1-S zone with no OCP amendment, review by the Land Use Committee was not required. Due to the proposed land use change to Multi-Family Residential uses, a referral to the Land Use Committee would be required in this case. Once the application returns for consideration of first reading, staff would recommend waiving referral to this committee given the limited scope of this project.

### Advisory Design Panel

If the process proceeds with support from Council and the community, the Development Permit for form and character would be required to be reviewed by the Advisory Design Panel before Council considers the permit.

### Concluding Comments

As there are several existing duplexes within this neighbourhood, supporting the proposed duplex development would, in staff's view, allow for gentle infill of the neighbourhood without changing the character. Any input provided by Council on the revised application will be considered by the applicant and staff.

### Other Option(s)

Staff are seeking input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution.

### Financial Implications

There are no financial implications associated with this report.

### Communications and Civic Engagement Initiatives

The notification sign on the property has been updated to inform the public of the revised OCP amendment and rezoning applications, in accordance with City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

Later in the process, if the project proceeds through Bylaw readings, the public will have an opportunity to comment at a second Public Hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the Public Hearing time and date placed on the notification sign.

## Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development proposal is consistent with the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the targets approved in the City's Official Community Plan.

## Attachment(s)

1. Location Map – 1022 Westmount Drive.
2. OCP Map – 1022 Westmount Drive.
3. Zoning Map – 1022 Westmount Drive.
4. Preliminary Site Plan – 1022 Westmount Drive.

## Report Author

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## Report Approval Details

Document Title:	Early Input – OCP-Rezoning (Duplex) – 1022 Westmount Drive (Etro Construction).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map - 1022 Westmount Drive.pdf</li><li>- Attachment 2 - OCP Designation Map - 1022 Westmount Drive.pdf</li><li>- Attachment 3 - Zoning Map - 1022 Westmount Drive.pdf</li><li>- Attachment 4 - Preliminary Site Plan - 1022 Westmount Drive.pdf</li></ul>
Final Approval Date:	Oct 8, 2021

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

André Boel, City Planner - Oct 5, 2021 - 1:24 PM

Kate Zanon, General Manager of Community Development - Oct 5, 2021 - 2:05 PM

Dorothy Shermer, Corporate Officer - Oct 6, 2021 - 11:35 AM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Oct 7, 2021 - 1:41 PM

Paul Rockwood, General Manager of Finance and Technology - Oct 8, 2021 - 9:09 AM

Tim Savoie, City Manager - Oct 8, 2021 - 2:04 PM