



# City of Port Moody

## Report/Recommendation to Council

Date: October 25, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: OCP-Rezoning (Duplex) – 1022 Westmount Drive (Etro Construction)

---

### Purpose

To present for Council consideration an Official Community Plan (OCP) amendment and rezoning application to facilitate the development of a duplex at 1022 Westmount Drive.

---

### Recommended Resolution(s)

**THAT first and second readings of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 43, 2020, No. 3265 (1022 Westmount Drive) (RS1-S) be rescinded as recommended in the report dated October 25, 2021 from the Community Development Department – Development Planning Division regarding OCP-Rezoning (Duplex) – 1022 Westmount Drive (Etro Construction);**

**AND THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 32, 2021, No. 3330 (1022 Westmount Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 62, 2021, No. 3331 (1022 Westmount Drive) (RT) be read a first and second time as recommended in the report dated October 25, 2021 from the Community Development Department – Development Planning Division regarding OCP-Rezoning (Duplex) – 1022 Westmount Drive (Etro Construction);**

**AND THAT Bylaw No. 3330 and Bylaw No. 3331 be referred to a Public Hearing;**

**AND THAT the requirement to refer Bylaw No. 3330 and Bylaw No. 3331 to the Land Use Committee be waived.**

---

### 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, necessitating the need for an OCP amendment and a revised rezoning application. On October 19, 2021 and as part of the regular application process, Council provided early input on the revised application, which was generally supportive of the land use change. Draft Bylaws for the OCP amendment (Bylaw No. 3330) and rezoning (Bylaw No. 3331) are included as **Attachment 1** and **Attachment 2**.

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 could 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, the planning consultant explored various alternatives, including duplexes and 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 separately, the applicant has meanwhile considered alternative options for their project, resulting in the current updated application for a duplex building.

## Discussion

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 3**). At the time of the original rezoning submission, the property was developed with a single-family dwelling in poor condition. Due to its condition, the dwelling has since been demolished and the property is now vacant.

### Official Community Plan

The OCP designates the subject lot as Single-Family Low Density, 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. A context map showing OCP land use designations is included as **Attachment 4**.

### Neighbourhood Context

While the site is located in a predominantly single-family neighbourhood and zoned Single-Family Dwelling (RS1), there are several existing duplexes appropriately designated for Multi-Family Residential uses and zoned Semi-Detached Residential (RT) Zone. These duplexes are 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. A context map showing the zoning is included as **Attachment 5**.

### 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 6**.

As new bylaws are being proposed for the OCP amendment and rezoning to facilitate a duplex, staff are recommending that first and second readings of the preceding RS1-S rezoning bylaw (Bylaw No. 3265) be rescinded.

### 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. Staff are recommending waiving the referral to this committee given the limited scope of this project.

### Advisory Design Panel

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

### Other Option(s)

1. THAT the OCP and rezoning application be referred to the Land Use Committee.
2. THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 32, 2021, No. 3330 (1022 Westmount Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 62, 2021, No. 3331 (1022 Westmount Drive) (RT) be revised.

### 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, 2021, No. 3312.

Should the OCP and rezoning applications be given first and second 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

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 OCP Amendment Bylaw No. 3330 (1022 Westmount Drive).
2. Draft Zoning Amendment Bylaw No. 3331 (1022 Westmount Drive) (RT).
3. Location Map – 1022 Westmount Drive.
4. OCP Land Use Designations Map – 1022 Westmount Drive.
5. Zoning Map – 1022 Westmount Drive.
6. Preliminary Site Plan – 1022 Westmount Drive.

## Report Author

Wesley Woo, MCIP, RPP  
Senior Planner

## Report Approval Details

Document Title:	OCP-Rezoning (Duplex) – 1022 Westmount Drive (Etro Construction).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Draft OCP Amendment Bylaw No. 3330 (1022 Westmount Drive).pdf</li><li>- Attachment 2 - Draft Zoning Amendment Bylaw No. 3331 (1022 Westmount Drive) (RT).pdf</li><li>- Attachment 3 - Location Map - 1022 Westmount Drive.pdf</li><li>- Attachment 4 - OCP Land Use Designations Map - 1022 Westmount Drive.pdf</li><li>- Attachment 5 - Zoning Map - 1022 Westmount Drive.pdf</li><li>- Attachment 6 - Preliminary Site Plan - 1022 Westmount Drive.pdf</li></ul>
Final Approval Date:	Nov 16, 2021

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

André Boel, City Planner - Nov 8, 2021 - 11:33 AM

Kate Zanon, General Manager of Community Development - Nov 9, 2021 - 9:21 AM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Nov 12, 2021 - 10:57 AM

Rosemary Lodge, Manager of Communications and Engagement - Nov 13, 2021 - 9:08 AM

Paul Rockwood, General Manager of Finance and Technology - Nov 14, 2021 - 10:45 AM

Tim Savoie, City Manager - Nov 16, 2021 - 9:22 AM