

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

279

Attachment 7.4



City of Port Moody Report/Recommendation to Council

Date: April 30, 2014 File No. 6700-20-103
Submitted by: Development Services – Planning
Subject: Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

Purpose

To bring forward City of Port Moody Zoning Bylaw 1988, No. 1890, Amendment Bylaw No. 221, 2014, No. 2976 for Council's consideration of First and Second readings and to schedule a Public Hearing.

Background

The applicant, Brian Dagneault of Dagneault Consulting Ltd., is representing the owners of 622 Foresthill Place with a development proposal to rezone the subject lands from Development Acreage Reserve (A2 & A3) to One-Family Residential (RS1) to facilitate a proposed seven (7) lot subdivision. A location map, zoning map, land use map, and project fact sheet are included as **Attachment 1**.

Site Location and Land Use

622 Foresthill Place is 2.19 hectares (5.41 acres) in size and is currently an undeveloped site. The property is an "L" shaped lot which has legal lot frontages along Dowding Road, Ioco Road, and Foresthill Place. The property is located on the north side of Ioco Road, bounded by parkland to its north, and has two watercourses traversing the site, namely Wilkes Creek and Bentley Creek. An additional watercourse, Jacobs Creek, crosses the existing undeveloped road allowance of Foresthill Place. The proposed subdivision concept plan is included as **Attachment 2**.

Development Proposal

The application for the development of 622 Foresthill Place proposes a low density, seven (7) lot residential subdivision, with parkland dedication of 4.07 acres or 75% of the total lot area. Six (6) of the seven (7) lots propose new access from a cul-de-sac that will be constructed off the east end of Foresthill Place. Access to the proposed seventh lot would be from Dowding Road via a private driveway (**Attachment 3**).

The proposed development application for 622 Foresthill Place requires Council to first consider the proposed rezoning application to permit One-Family Residential (RS1) development. Following Council's consideration of the proposed Rezoning application, the proposed development requires Council approval of two (2) Development Permits, namely: Development Permit Area 4: Environmentally Sensitive Areas (DPA 4); and Development Permit Area 5: Protection of Development from Hazardous Conditions (DPA 5), as well as consideration of five

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13
Report/Recommendation to Council

280

Attachment 7.4

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)
April 30, 2014

(5) Development Variance Permits, including: a reduced minimum lot width for three (3) of the seven (7) proposed lots; and a reduced minimum setback from the top-of-bank from two (2) creeks, namely Wilkes Creek and Bentley Creek. These applications are discussed in more detail in the Analysis section of this report.

Land Use Committee

In accordance with the City's Development Approval Procedures Bylaw, the proposed Rezoning of 622 Foresthill Place was brought to the Land Use Committee on October 1, 2013 for consideration. At this meeting the following recommendation was carried:

THAT the Land Use Committee recommend to Council that the approval for this development be deferred until the effects of changes to the Jacobs and loco intersection can be ascertained.

The minutes from the October 1, 2013 Land Use Committee meeting are included as **Attachment 4**.

Traffic Assessment

Changes to the Jacobs and loco intersection were originally expected to be completed in 2014 as part of the *loco Road Safety Improvement Project*. The Engineering Department is currently reviewing the entire project scope in conjunction with other repairs and upgrades anticipated for loco Road, and cannot provide an estimated date of completion for the Jacobs and loco Road intersection improvement at this time.

The *loco Road Safety Improvement Project* includes a series of safety improvements along loco Road. The final design review of the 'loco Road Safety Improvement Project' identified potential constructability issues. The project is being reviewed by the Engineering Department; Design solutions will be developed to determine the most practical solutions for traffic calming and safety improvements. Project improvements are planned to occur in the vicinity of loco Road and Jacobs Road in 2014. However, further consideration is being given to the long term solutions for the project area. As it will not be possible to ascertain the effects of changes to the Jacobs and loco intersection for some time given the review underway, the applicant requests that the application be forwarded for Council consideration.

To address the residents' concerns received at the Land Use Committee meeting relating to traffic, the applicant has completed a Traffic Impact Study for the proposed development.

The Traffic Impact Study (TIS) observed traffic volume for the intersection at loco Road and Jacobs Road during the peak weekday hours (morning and afternoon) in November, 2013, and found that the current levels of service in the vicinity of the subject property are satisfactory. The TIS notes that given the low vehicle volumes generated by the proposed site development, operations will remain largely unchanged. In summary, the TIS provides confirmation that the proposed development at 622 Foresthill Place will not materially impact the current traffic operations at the intersection of loco Road and Jacobs Road.

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13
Report/Recommendation to Council

281

Attachment 7.4

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

April 30, 2014

The submission of the Traffic Impact Study, a Geotechnical Report, and a stormwater management report, has satisfied staff's concerns related to discussions that took place at the Land Use Committee meeting. As such, staff are bringing forward the Rezoning application for the proposed development for 622 Foresthill Place for Council's consideration.

Analysis

622 Foresthill Place is currently zoned Development Acreage Reserve (A2 & A3) and requires that the land be rezoned to One-Family Residential to allow for the proposed subdivision and development (see **Attachment 2**). The Official Community Plan (OCP) designates the subject lands as 'Single Family Low Density Form', a form of housing that generally consists of one house, or one house with a secondary suite, on a single lot. The proposed rezoning of 622 Foresthill Place to allow for the development of One-Family Residential (RS1) lots is in keeping with the OCP's land use designation for this area of the City.

The process required for review of the proposed development at 622 Foresthill Place is complex and will require Council consideration and approval of several additional applications. This report brings forward an application for the consideration of a Rezoning application for consideration, as discussed above.

Should this Rezoning application proceed to Public Hearing and receive Third Reading, the applicant would be required to present Council with additional development applications for consideration prior to final adoption of the bylaw to rezone 622 Foresthill Place. These include:

Development Permit:

- Development Permit Area 4 (DPA 4) - Environmentally Sensitive Areas;
- Development Permit Area 5 (DPA 5) - Protection of Development from Hazardous Conditions;

Development Variance Permit:

- Development Variance Permit to reduce the minimum setback from the top-of-bank from Wilkes Creek from 30 metres (98.5 feet) to 15 metres (49.2 feet);
- Development Variance Permit to reduce the minimum setback from the top-of-bank from Bentley Creek from 30 metres (98.5 feet) to 15 metres (49.2 feet);
- Development Variance Permit to reduce the lot width of proposed Lot 2 from 15 metres (49.2 feet) to 11.6 metres (38.2 feet);
- Development Variance Permit to reduce the lot width of proposed Lot 3 from 15 metres (49.2 feet) to 11.7 metres (38.4 feet);
- Development Variance Permit to reduce the lot width of proposed Lot 7 from 15 metres (49.2 feet) to 10.4 metres (34.1 feet).

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13
Report/Recommendation to Council

282

Attachment 7.4

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

April 30, 2014

Development Permit Area Guidelines

In addition to the proposed Rezoning application, the applicant is required to bring forward an application for a Development Permit for Environmentally Sensitive Areas (DPA 4) and a Development Permit for the Protection of Development from Hazardous Conditions (DPA 5) for Council's consideration. The required Development Permits for 622 Foresthill Place are discussed in greater detail below.

Development Permit Area 4 - Environmentally Sensitive Areas

This property is located within ESA No. 23, North Shore Escarpment Forest, as identified in the *Port Moody Environmentally Sensitive Area (ESA) Management Strategy (2003)* (see Map 12 of the OCP – **Attachment 5**). These lands have a high ESA sensitivity rating with objectives to maintain the forested character of the land and connections to adjacent forested areas. Development within this area is subject to the guidelines for Development Permit Area 4 (DPA 4) - Environmentally Sensitive Areas and requires Council approval of a Development Permit.

A detailed Environmental Assessment has been prepared to address the property's high ESA sensitivity rating. The Environmental Assessment includes an analysis of site conditions; an assessment of Bentley, Wilkes, and Jacobs Creeks; an assessment of environmental impacts and proposed mitigation measures; an arborist report; a conceptual re-planting plan; a proposed setback analysis; and a preliminary stormwater management plan.

As referenced earlier in this report, the applicant has proposed to transfer 4.07 acres of the site to the City as Park Dedication through the subdivision process. The 4.07 acres of new allocated park land would be designated as Parks and Open Space in the OCP to ensure the protection of the area's natural state, and maintain the land's natural connections with the adjacent forested areas.

Development Permit Area 5 – Protection of Development from Hazardous Conditions

Hazardous lands are lands that may be subject to moderate/ high risk of soil liquefaction and/or debris flow in the event of an earthquake and areas with steep slopes (eg. sections of land equal to or greater than 20%). Because the subject property has areas that are identified as hazardous lands and areas of steep slope, the proposed development is subject to the guidelines for Development Permit Area 5 (DPA 5) – Protection of Development from Hazardous Conditions and requires Council approval of a Development Permit.

Maps 13 and 14 of the City's Official Community Plan reference general areas of the City where the soil composition may be subject to liquefaction in the event of an earthquake and where existing grades/slopes are greater than 20% (**Attachment 6** and **Attachment 7**, respectively). The Development Permit Area guidelines for DPA 5 require that a geotechnical report be submitted where a substantial portion of a development site IS subject to either of these potentially hazardous features.

Issues concerning the stability of this site have been evaluated by a geotechnical engineer. A Geotechnical Recommendation Report, prepared by GeoPacific Consultants Ltd., confirms that

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13
Report/Recommendation to Council

283

Attachment 7.4

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

April 30, 2014

the proposed development of 622 Foresthill Place is feasible provided the recommendations of the report are implemented in the design and construction of the development.

The report consists of a review of the soil and groundwater conditions at the site. The seismic designs of proposed building foundations have been assessed using the 2012 BC Building Code (BCBC) parameters and has found that subsurface soils are not expected to be prone to liquefaction or other forms of ground softening. A slope stability analysis was also completed in accordance with BCBC. The overall site grades are considered moderate, at 18%, though somewhat steeper grades occur locally within the proposed park dedication and in the vicinity of Wilkes Creek and to a lesser extent Bentley Creek. The report notes that as the proposed residential lots are set back from the top-of-bank, at 15 metres (49 feet), these creek channel slopes do not affect lot stability. The analysis indicates that the level of risk related to slope instability for the proposed development is considered acceptable under both static and seismic conditions for the existing site grades, in accordance with BCBC and the APEGBC *Guidelines for Legislated Landslide Assessments*.

A major component of the overall development proposal is site access and the extension of Foresthill Place to the subject lands. The City's Subdivision and Development Control Bylaw requires that local roads are constructed with grades no more than 12%. Due to the steep slopes of the land, the applicant will be required to provide detailed civil plans and grading plans to illustrate that the proposed road construction and site development can be done safely and comply with City standards.

Staff are bringing forward the proposed Rezoning application to Council at this time with the understanding that additional detailed drawings and documents will be submitted to the satisfaction of staff before bringing the Rezoning application back to Council for final consideration and adoption.

Development Variance Permit – Setbacks from Watercourses (Wilkes & Bentley Creeks)

The Streamside Protection and Enhancement Area (SPEA) regulations, as cited in Section 5.2.2(b)(B) of the City's Zoning Bylaw, require that a minimum building setback distance of 30 m (98.5 ft), be maintained for development sites greater than 2 hectares (5 acres) in size. As the property at 622 Foresthill Place measures 2.19 hectares (5.41 acres) a 30 metre SPEA setback is required. For development sites less than 2 hectares, a 15 metre SPEA setback would be required.

The proposed development application is proposing a reduced setback from the top of bank from 30 metres (98 feet) to 15 metres (49 feet), from both of the creeks which traverse the site, namely Wilkes Creek and Bentley Creek. Development Variance Permits to reduce the minimum SPEA setback from Wilkes Creek and Bentley Creek are required.

The Environmental Assessment prepared for this site recognizes that there is an associated impact of the proposed reduced setbacks from the creeks, including the removal of approximately 3,812 m² (41,032 ft²) of vegetation within the riparian areas of the two creeks and

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13
Report/Recommendation to Council

284

Attachment 7.4

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

April 30, 2014

vegetated areas proposed within areas of road construction. The Environmental Assessment proposes a habitat enhancement area of 724 m² (2,375 ft²) on the west bank of Wilkes Creek and 708 m² (2323 ft²) along the east and west banks of Bentley Creek. In addition to the enhancement measures noted above, the subdivision application includes parkland dedication in the amount of 16,450 m² (177,066 ft²), roughly 75 percent of the total property area. A setback analysis is included as **Attachment 8**.

Development Variance Permit – Reduced Lot Width

Section 8 of the City's Zoning Bylaw regulates the minimum lot widths and lot area for each designated zone. One-Family Residential (RS1) lots require a minimum lot width of 15 metres (49 feet) and a lot area not less than 555 m² (5,974 ft²).

The proposed subdivision concept plan includes seven (7) RS1 lots, as shown in **Attachment 2**. Three (3) of these lots propose lot widths less than the required 15 metres (49 feet). Specifically, Lot 2, Lot 3 and Lot 7 propose reduced lot widths of 11.6 m (38.2 ft), 11.7 m (38.4 ft), and 10.4 m (34.1 ft), respectively. The proposed reduced lot widths are subject to Council authorization of a Development Variance Permit.

The proposed lot areas of each of the seven (7) lots exceed the minimum area required in the Zoning Bylaw.

Subdivision

In accordance with the *Land Title Act*, a conventional subdivision that creates more than three (3) new parcels must provide park dedication in the amount of 5% of the site area or a combination of parkland and cash-in-lieu thereof.

The approving authority for the proposed subdivision of 622 Foresthill Place is the City's designated Approving Officer. The proposed subdivision has received a Preliminary Layout Approval, but is subject to receiving Council approval on all of the proposed development applications before the Approving Officer will consider the final approval of the proposed subdivision.

The proposed seven (7) lot subdivision at 622 Foresthill Place proposes parkland of 1.6 hectares (4.07 acres) (**Attachment 9**). As part of the subdivision approval process, the parkland would be transferred to the City, zoned Public Service Use (P1), and designated as Parks and Open Space. Lands with a Parks and Open Space designation are intended to provide recreational opportunities for residents. In this particular case, the designation will also provide protection of an environmentally sensitive area. The transfer of parkland to the City would be secured at the time that final subdivision approval is granted by the Approving Officer.

Attachments:

1. Location Map, Zoning Map, Land Use Map & Application Fact Sheet
2. Proposed Subdivision Concept Plan
3. Proposed Site Access Plan

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13
Report/Recommendation to Council

285

Attachment 7.4

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

April 30, 2014

4. Land Use Committee Minutes (October 1, 2013)
5. Environmentally Sensitive Areas – Official Community Plan, Map 12
6. Hazardous Lands – Official Community Plan, Map 13
7. Steep Slopes – Official Community Plan, Map 14
8. Proposed Watercourse Setback Analysis
9. Proposed Subdivision Concept with Parkland Dedication
10. Draft Zoning Amendment Bylaw No. 2976

Communications

As per the City's Community and Stakeholder Consultation Policy, the applicant held a community information meeting at Old Orchard Hall on Wednesday, September 18th, 2013 between 5:00-7:30pm. The community information meeting was advertised in the Tri-City News (September 11th and 13th editions) and meeting notices were delivered to properties within 140m of the development site.

In accordance with the City's Development Approval Procedures Bylaw, the applicant posted a notification sign on the property on September 20th, 2013 with details of the October 1st, 2013 Land Use Committee meeting. The City delivered a Notice of the October 1st, 2013 Land Use Committee meeting to residents and owners within 140m radius of the subject lands, published notice of the Land Use Committee meeting in the Tri-City News (September 25th and 27th editions), and notified the neighbourhood association as per the City's Development Approval Procedures Bylaw.

Budgetary Impact

Should the application for a Development Permit and Subdivision be approved, the developer would be required to pay Development Cost Charges (DCCs) for each new lot.

Council Strategic Plan Objectives

This development proposal is in keeping with the 2012 Council Strategic Plan goal of *Planning for the Future* with respect to the following objective:

- Our environment is improving rather than degrading, and
- We value and protect our parkland.

Sustainability Implications

The proposed development includes 4.07 acres (1.6 hectares), approximately 75% of the site, which will be dedicated as parkland through the subdivision process. This area will serve as passive park land for environmental protection and will aid in the preservation of valuable habitat and active wildlife corridors.

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13
Report/Recommendation to Council

286

Attachment 7.4

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

April 30, 2014

Policy Implications

The development proposal is consistent with the OCP land use designation for the area, that being Single-Family Low Density Form, and aligns with OCP policies that involve dedication of environmentally significant lands.

Alternatives

THAT Bylaw No. 2976 not proceed.

Recommendations

THAT Bylaw No. 2976, City of Port Moody Zoning Bylaw 1988, No. 1890, Amendment Bylaw No. 221, 2014, No. 2976 being a bylaw to amend "City of Port Moody Zoning Bylaw 1988, No. 1890 be now read a first time;

THAT Bylaw No. 2976 be now read a second time;

THAT Bylaw No. 2976 be referred to a Public Hearing to be held on Tuesday, May 27, 2014, at City Hall, 100 Newport Drive, Port Moody.

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

287

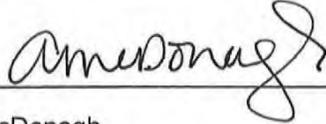
Attachment 7.4

Report/Recommendation to Council

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

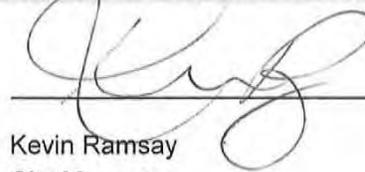
April 30, 2014

Prepared by:



Alanna McDonagh
Planner

Approved for Submission to Council:



Kevin Ramsay
City Manager

Approvals

Acting Department Head (*initials*): 

Mary De Paoli, MCIP, RPP

Corporate Review

Engineering and Parks Services (Engineering, Parks, Operations)

Initials



Council Agenda Information

Regular Council Meeting

Date: May 13, 2014

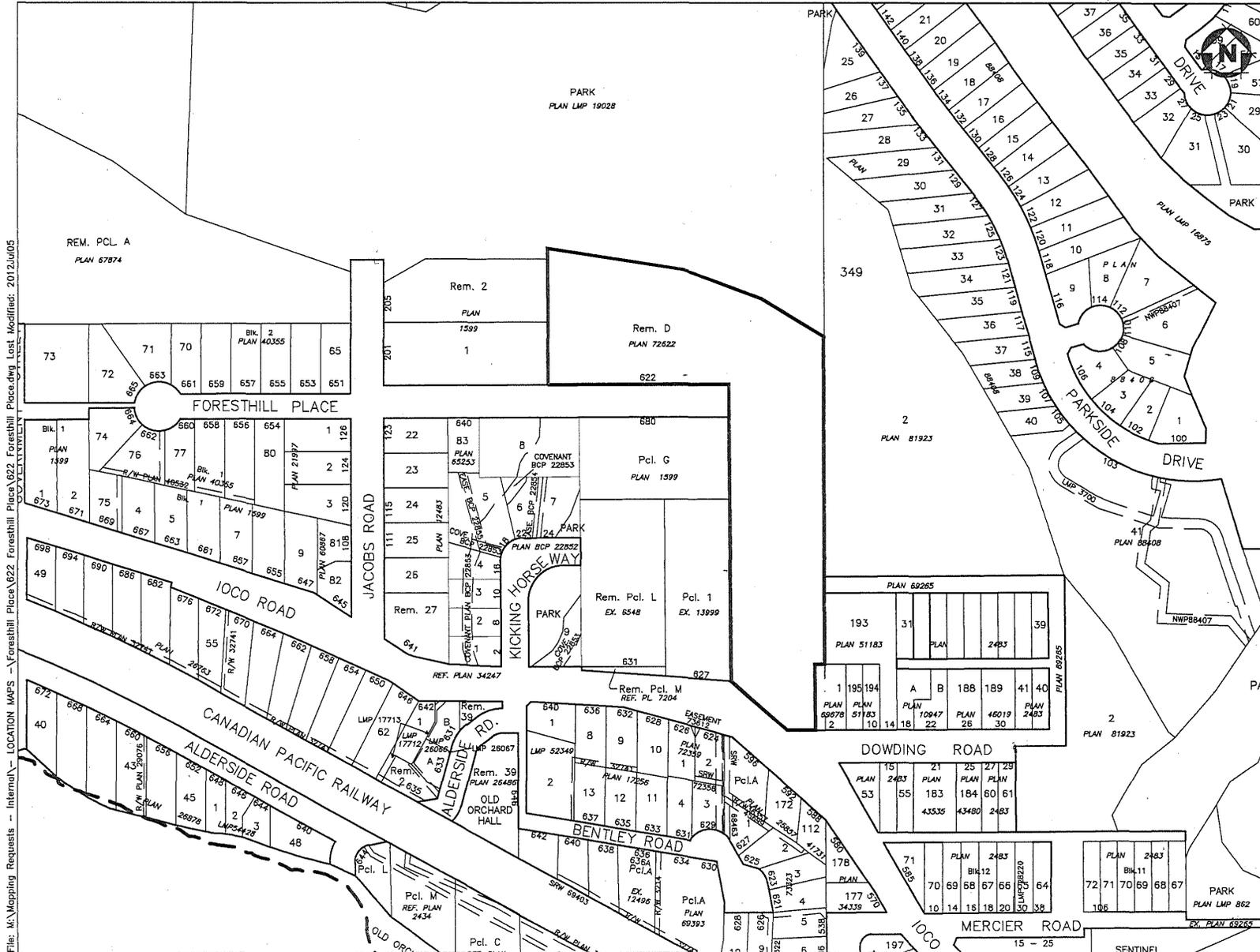
Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13
LOCATION MAP - 622 Foresthill Place

288

Attachment 7.4

 **SUBJECT PROPERTY**



File: M:\Mapping Requests - Internal\LOCATION MAPS - Foresthill Place\622 Foresthill Place.dwg Loc. Modified: 2012/04/05

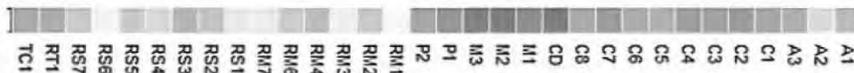
Attachment 1

Considered at the May 13, 2014 Council meeting

Zoning Bylaw Map

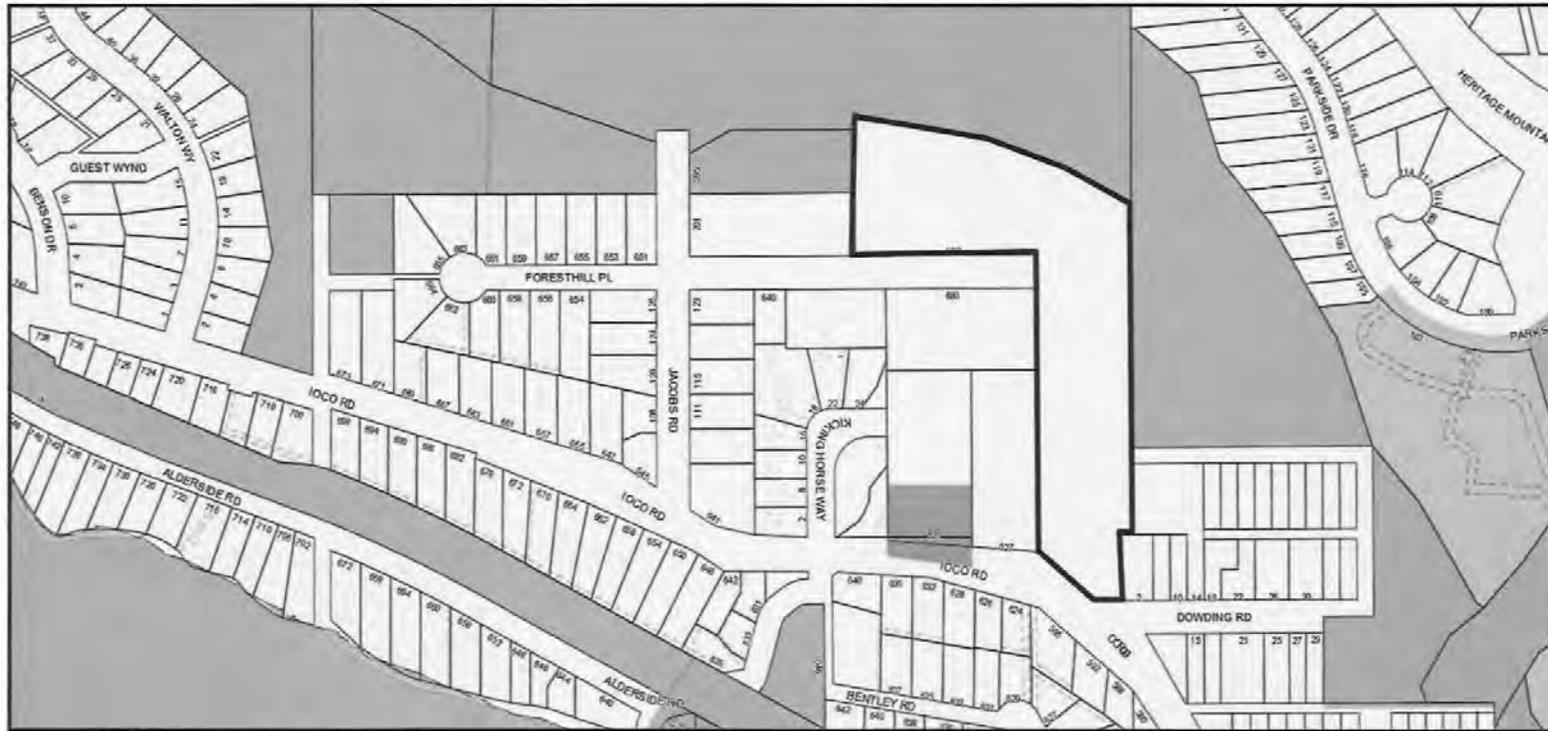


Zoning Bylaw Legend



Considered at the May 13, 2014 Council meeting

Official Community Plan Land Use Designation Map



Official Community Plan Legend

- | | |
|-----------------------------------|--------------------------------|
| Commercial Mixed Use | Multi-Family Residential |
| General Industrial | Park and Open Space |
| High Density Mixed Use - Comm/Res | Single Family Low Density Form |
| Public and Institutional | Section 286 Agreement Area |
| Industrial Business | |

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

291

Attachment 7.4

PROJECT FACT SHEET

Application Number: 6700-20-103

Application Type: Rezoning

- From Development Acreage Reserve (A2 & A3) to One-Family Residential (RS1)

Address: 622 Foresthill Place

Applicant: Mark Edmonds & Jeff Hennig

Agent: Brian Dagneault, Dagneault Consulting

Existing Zoning: Development Acreage Reserve (A2 & A3)

Proposed Zoning: One-Family Residential (RS1)

Existing OCP Designation: Single-Family Low Density Form

Proposed OCP Amendment: N/A

Purpose of the Application: To rezone the property from Development Acreage Reserve (A2 & A3) to One-Family Residential (RS1) to facilitate a proposed seven (7) lot subdivision.

Application Number: 3060-20-100

Application Type: Development Permit

- Development Permit Area 4: Environmentally Sensitive Areas
- Development Permit Area 5: Protection of Development from Hazardous Conditions

Purpose of the Application: To receive Council approval of a Development Permit, specific to Development Permit Area 4 – Environmentally Sensitive Areas and Development Permit Area 5 – Protection of Development from Hazardous Lands to facilitate a proposed seven (7) lot subdivision.

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

292

Attachment 7.4

Application Number: 3090-20-100

Application Type: Development Variance Permit

- Development Variance Permit to reduce the minimum setback from the top-of-bank from Wilkes Creek from 30 metres (98.5 feet) to 15 metres (49.2 feet)
- Development Variance Permit to reduce the minimum setback from the top-of-bank from Bentley Creek from 30 metres (98.5 feet) to 15 metres (49.2 feet)
- Development Variance Permit to reduce the lot width of proposed Lot 2 from 15 metres (49.2 feet) to 11.6 metres (38.2 feet)
- Development Variance Permit to reduce the lot width of proposed Lot 3 from 15 metres (49.2 feet) to 11.7 metres (38.4 feet)
- Development Variance Permit to reduce the lot width of proposed Lot 7 from 15 metres (49.2 feet) to 10.4 metres (34.1 feet)

Purpose of the Application: To receive Council approval of a Development Variance Permit to reduce the minimum setbacks from the top of bank from two creeks located within the property from 30m (98.4 ft) to 15m (49.2 ft), and to reduce the lot widths of three (3) proposed lots in order to facilitate a proposed seven (7) lot subdivision.

Application Number: 6720-20-76

Application Type: Subdivision

- Fee Simple Subdivision (7 lot)

Purpose of the Application: To receive Council approval of a Rezoning, Development Permit and Development Variance Permit in order to proceed with a proposed seven (7) lot subdivision.

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

293

Attachment 7.4

Attachment 2



Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

294

Attachment 7.4

Attachment 3

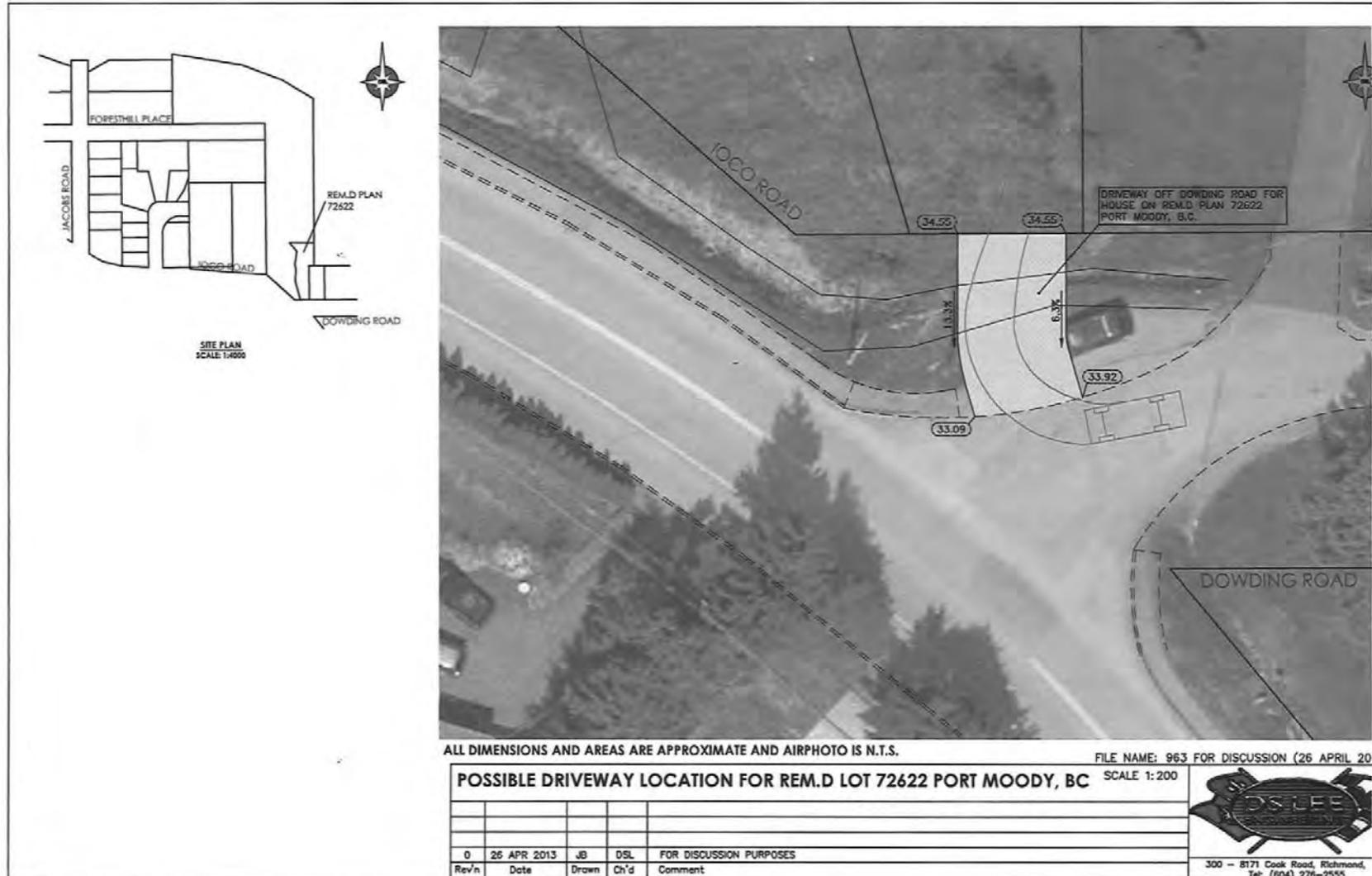


Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

295

Attachment 7.4



Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

296

Attachment 7.4

Attachment 4



City of Port Moody Minutes Land Use Committee

Minutes of the regular meeting of the Land Use Committee held on Tuesday, October 1, 2013 in the Brovold Room.

Present

Councillor Zoë Royer, Chair
Councillor Rosemary Small, Vice-Chair
Mayor Mike Clay
Councillor Bob Elliott (left at 8:03pm)
Councillor Rick Glumac
Councillor Gerry Nuttall
Sean Antonson
Chris Carter
Hylkije Gollopeni
Janice Mazzone

Absent

Councillor Diana Dilworth (Regrets)
Matthew Fisher
Robert Starcevich (Regrets)

In Attendance

Tim Savoie, General Manager of Development Services
Alanna McDonagh, Planner
Dorothy Ng, Committee Coordinator
Public

1. Call to Order

Councillor Zoë Royer called the meeting to order at 7:25pm.

2. Adoption of Minutes

Minutes

- 2.1 Moved, seconded and CARRIED
THAT the minutes of the Land Use Committee meeting held Tuesday, July 2, 2013 be adopted.

3. Unfinished Business

Considered at the May 13, 2014 Council meeting

4. New Business

Rezoning of 622 Foresthill Place from Development Acreage Reserve (A2) and (A3) to One-Family Residential (RS1)

- 4.1 Staff provided information on the procedures for speaking at the Land Use Committee meeting, and then provided an overview of the Application to rezone 622 Foresthill Place to facilitate a seven lot subdivision, noting that while there are references to future development permits and development variance permits to be considered by Council, the application currently before the committee is confined solely to the rezoning application.

Brian Dagneault, Dagneault Planning Consultants, representing the applicants, provided information on the proposed rezoning, which includes a dedication of 75% of the site to the City as parkland. Mr. Dagneault noted that the requested reduction in riparian setback facilitates the improvement of natural habitat through an aggressive replanting of mature forest species to replace the pioneer species currently in place, and noted that if the parcel had been smaller than five acres, no variance would be necessary. Mr. Dagneault noted that traffic improvements have been planned for the area, including doubling the sightlines, relocating the crosswalk, and adding curb extensions to slow traffic. Mr. Dagneault also noted that the proposal has addressed the concerns of the immediate neighbours on Dowding Street.

Councillor Royer then invited the public to provide input.

Pam Rutherford of 596 loco Road expressed concerns about storm water management, noting that a culvert crossing under loco Road has been in disrepair, and additional runoff would result in water damage to existing infrastructure and neighbouring properties. Ms. Rutherford also raised concerns about the negative impact the development could have on wildlife in the area, including twelve species of fish at Old Orchard Beach. Ms. Rutherford also expressed concerns about the safety of the intersection of Jacobs and loco, noting that a child had recently been injured in the area, and that any additional traffic would exacerbate the existing traffic safety problems. Ms. Rutherford suggested that traffic issues should be resolved before any development in the area.

Josephine Kovacs of 660 Foresthill Drive expressed his opposition to the rezoning, noting that variances should not be allowed as it would set a precedence. Ms. Kovacs stated that the proposed development is upsetting to the rest of the neighbourhood.

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

298

Attachment 7.4

Sandy Liles of 663 Foresthill Place urged Council to examine the viability of allowing any development in the area, noting that previous Councils have recommended that no development occur in the loco area until the westward extension of David Avenue has been completed. Ms. Liles noted that she has resided in the area for 30 years and is alarmed by any potential increase in traffic for Jacobs Road, which she has been told does not meet modern road safety standards. Ms. Liles stated that she is opposed to any reduction of the riparian setback, as well as any development in the area.

Tara McIntosh of 126 Jacobs Road noted that Jacobs Road is too narrow to support any additional regular or construction traffic associated with a new development.

Carole Evoy of 8 Dowding Road wished to clarify that contrary to the applicant's suggestion, her main concerns are not restricted to views and privacy, and have not been addressed by the current proposals. Ms. Evoy noted that her concerns are similar to those that have been voiced by other speakers, and that she is opposed to the proposed rezoning due to concerns about wildlife habitat and traffic safety.

Councillor Bob Elliott left the meeting at 8:03pm and did not return

Jeff Skelton of 640 Foresthill Place noted that he is opposed to the development, which would convert his driveway into a road. Mr. Skelton noted that there are springs on the driveway that feed into Jacobs Creek, and that the water courses should be examined and preserved. Mr. Skelton indicated that there are at least three springs in the area proposed for a road.

The Chair invited the applicant to respond to the residents' concerns.

Brian Dagneault noted that various plans will be in place to address storm water management, erosion control, traffic management, etc.

Staff noted that the parcel comprises 5.14 acres, and that if the parcel had been smaller than 5 acres, the riparian setback would be 15 metres rather than 30 metres, and no variance would be required. Staff noted that the rezoning is supported by staff because the clustering of the development leaves a larger green space.

Council requested clarification on the traffic safety

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

299

Attachment 7.4

improvement planned for the area. Staff noted that the traffic safety improvements are expected for 2014.

Councillor Rick Glumac noted that he has discussed this application with environmental stewardship groups, and that they are supportive of the rezoning as it would preserve a large tract of land; however, the public input received today has raised additional concerns about run-off and traffic safety.

Councillor Nuttall requested information on the capacity of Jacobs road to handle additional traffic. Staff noted that a traffic study will be conducted later on in the process.

The applicant's representative noted that the rezoning is only the first step in assessing the development, and that numerous engineering and feasibility studies will be required as part of the process.

The Chair again invited the public to provide input.

Todd Hughes of 24 Kicking Horse Way noted that the excavation on lot 5 of Kicking Horse Way is collapsing, which indicates that the area is unsuitable for development due to the geological profile of the site. Mr. Hughes noted that once the road is developed, more development will take place on the adjacent lots, which would negatively affect the houses down slope.

Enzo De Rose of 29 Dowding Road noted that storm water run-off has increased dramatically in the last few years due to increased development and changing weather patterns, and that what used to be a trickle in the stream by his property is now a waterfall. Mr. De Rose stated his opposition to further development in the area.

Brian Dagneault noted that the applicants are proposing the rezoning to minimize ecological impact to the area, and are doing so at a significant expense, as the cost for the various studies required are borne solely by the applicants. Mr. Dagneault noted that without rezoning, the applicant is entitled to develop the property for three residences, which would be less ecologically sensitive than the current proposal. Mr. Dagneault indicated that if the rezoning is unsuccessful, the applicants will proceed with the three lot subdivision immediately.

Chris Carter noted that he is opposed to further development in the area until David Avenue is extended westward.

Councillor Nuttall noted that with a three lot subdivision, the

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

300

Attachment 7.4

applicants would be building roadways that would be protected as park land under the current proposal. Councillor Nuttall acknowledged the residents' concerns about traffic safety, and noted that he wishes to see the application fully discussed at a Council meeting, including information on whether Jacobs Road can accommodate a 22% increase in traffic. Councillor Nuttall noted that the loco Traffic Safety Improvements are scheduled for 2014, and that it would not be unreasonable to wait until the effects of those improvements can be determined.

Moved, seconded and CARRIED

THAT the Land Use Committee recommend to Council that the approval for this development be deferred until the effects of changes to the Jacobs and loco intersection can be ascertained.

5. Information

6. Adjournment

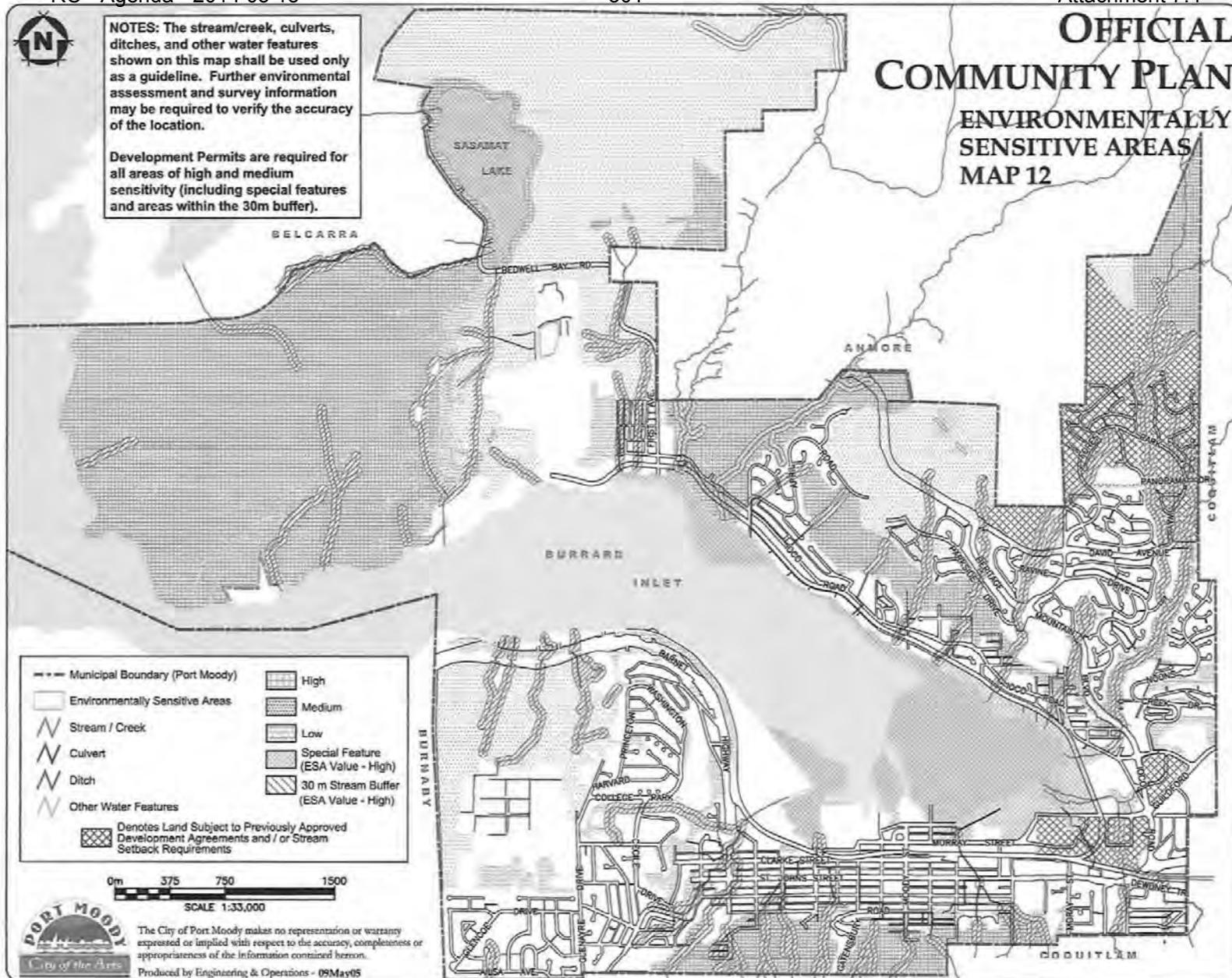
Councillor Royer adjourned the meeting at 8:49pm.

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

301

Attachment 7.4



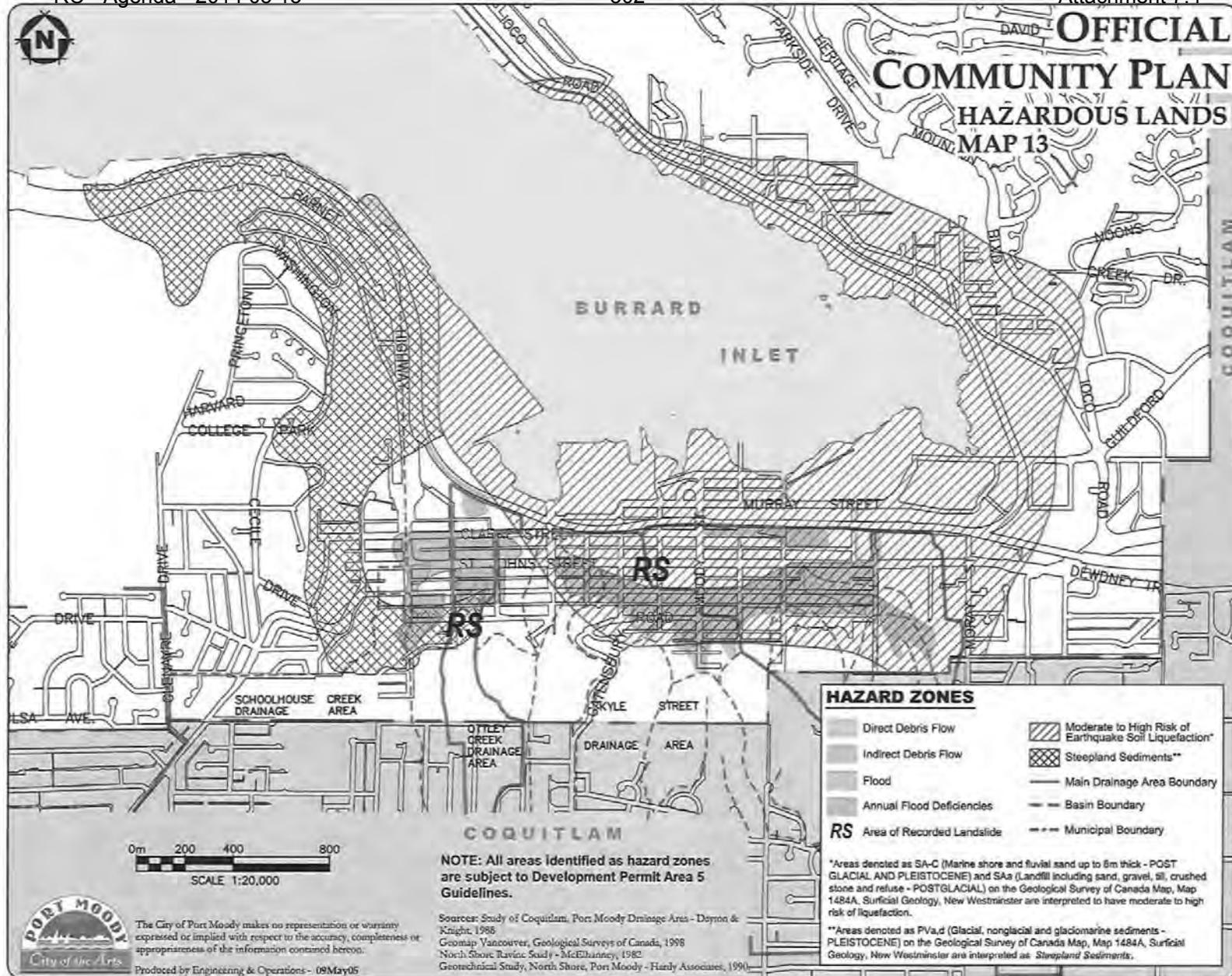
Attachment 5

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

302

Attachment 7.4



Attachment 6

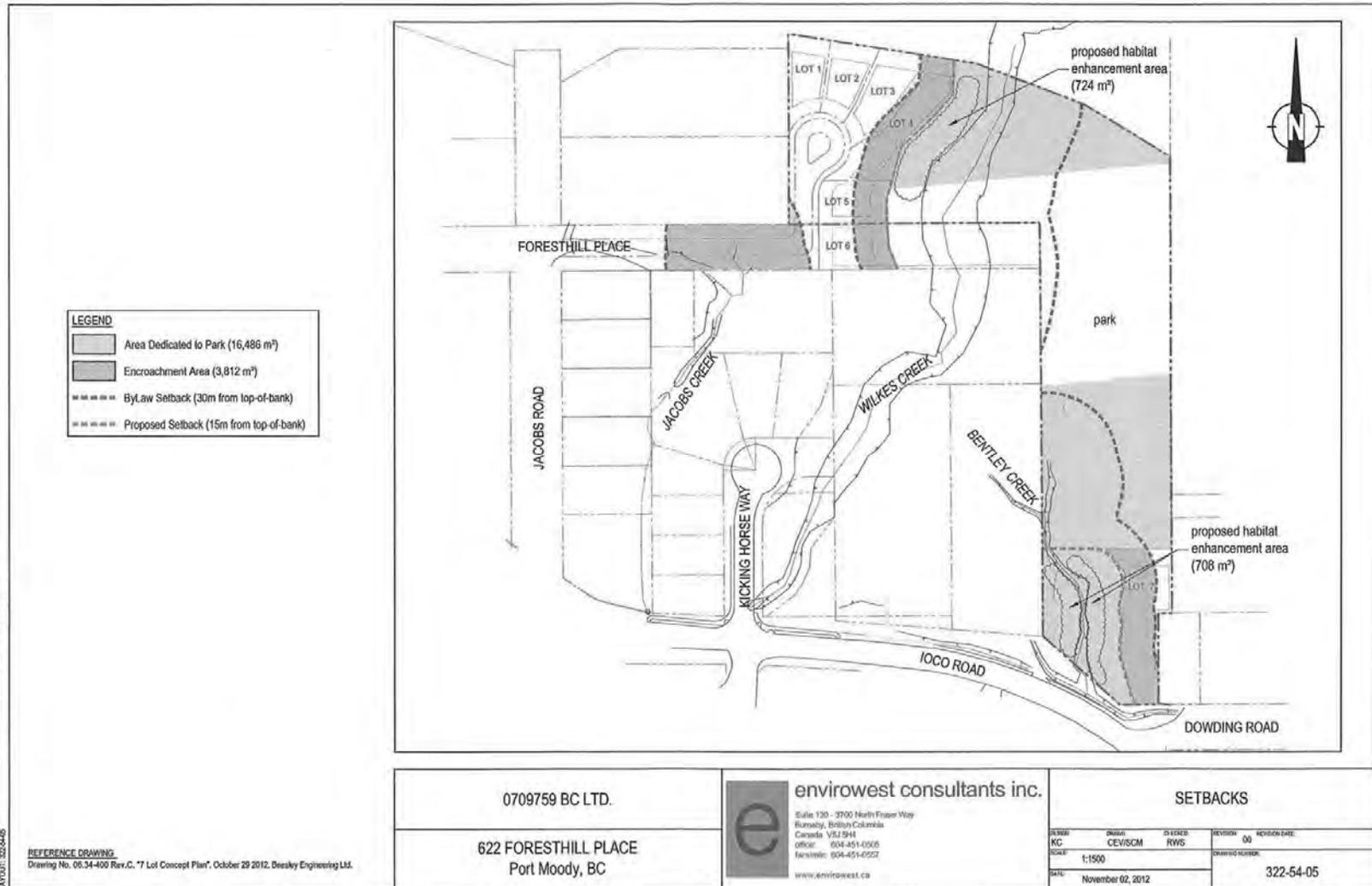
Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

304

Attachment 7.4

Attachment 8



DATE: 11/02/12 - 1:50pm
 PLOT: 622 Foresthill Place 37' x 125' (lot 1, 2, 3, 4, 5, 6)
 LAYOUT: 322-54-05

Considered at the May 13, 2014 Council meeting



Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

306

Attachment 7.4

Attachment 10



City of Port Moody

Bylaw No. 2976

A Bylaw to amend "City of Port Moody Zoning Bylaw 1988, No. 1890"

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 1988, No. 1890, Amendment Bylaw No. 221, 2014, No. 2976

2. Amendment

"City of Port Moody Zoning Bylaw, 1988, Bylaw No. 1890" is amended:

- 2.1 By rezoning the following lands from Development Acreage Reserve (A2) and Development Acreage Reserve (A3) to One-Family Residential District (RS1):

Lot D, Plan 72622, District Lot 349, New Westminster District
PID: 004-887-166, shown on the attached map.

3. Severability

- 3.1 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.

Read a first time this	day of	, 2014
Read a second time this	day of	, 2014
Read a third time this	day of	, 2014
Adopted this	day of	, 2014

M.E. Clay
Mayor

K. Ridley
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 2976 of the City of Port Moody.

Kelly Ridley
City Clerk

Considered at the May 13, 2014 Council meeting

RC - Agenda - 2014 05 13

307

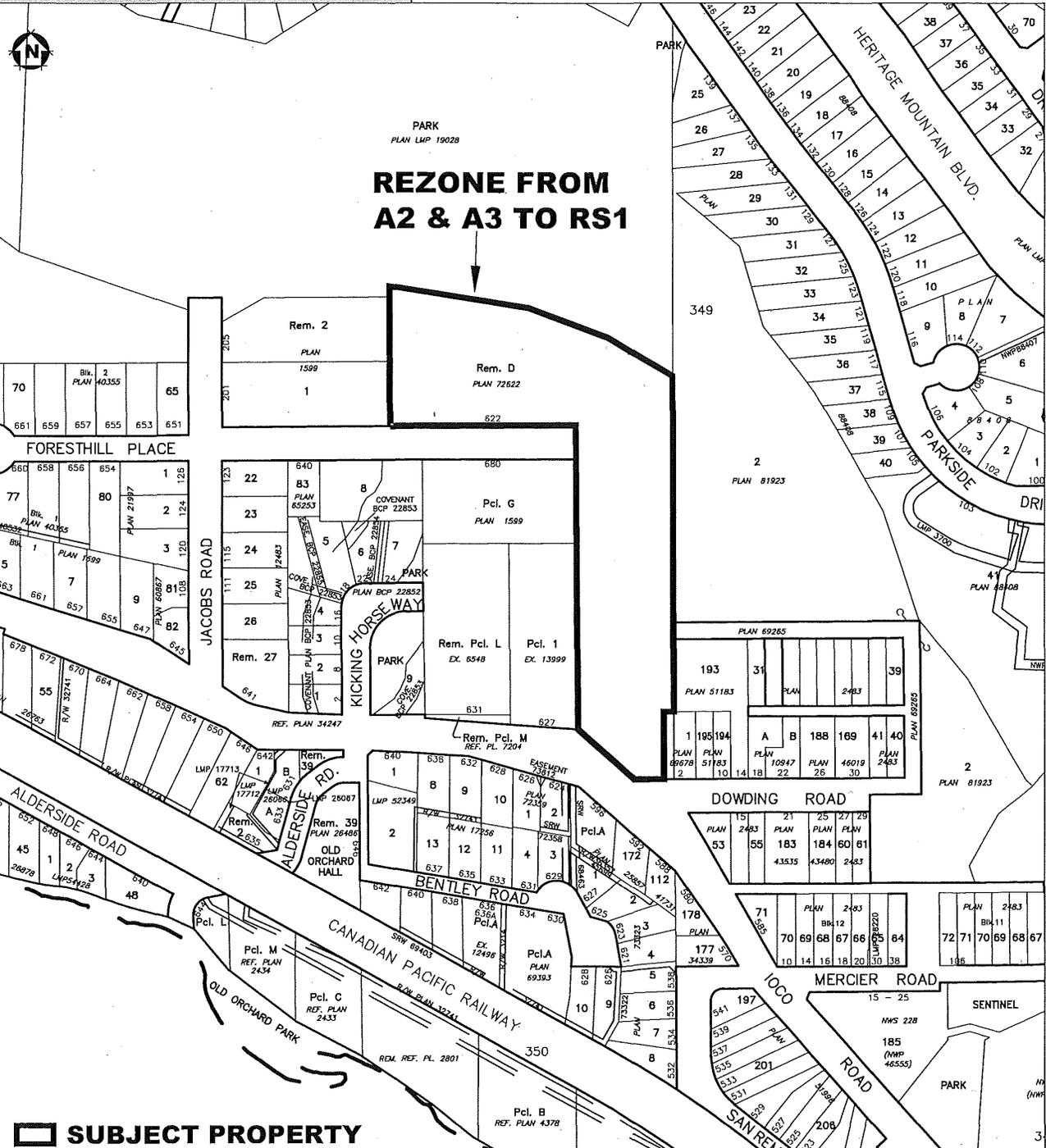
Attachment 7.4

Bylaw No. 2976

**CERTIFIED TRUE COPY OF MAP
REFERRED TO IN SECTION 2 OF
BYLAW NO. 2976**

CITY CLERK

LOCATION MAP



File: M:\Mapping_Requests - Internal - BYLAWS - Bylaw 2976.dwg Last Modified: 2014May07

▭ SUBJECT PROPERTY