



Report to Council

From the Office of Councillor Hunter Madsen

Date: January 17, 2022
Subject: Request to Extend HSS Task Force to 2022

Purpose

To seek Council approval to extend the formal Terms of Reference for this task force to complete its project by June 2022, giving the body time to finalize and issue a report, as well as to provide input, as requested by Council, into staff options for management of the outstanding Land Use Contract (LUC) conversions

Recommendation

THAT Council extend the HSS task force term until June 2022, as recommended in the report dated January 17, 2022 from Councillor Hunter Madsen, chair of the HSS task force, regarding Request to Extend HSS Task Force to 2022.

Background

Council formed a House Size and Siting Task Force in summer 2019 to consider issues of large home size in the city, solicit public input on these issues, assess best practices across other municipalities, and identify possible improvements to the City's related bylaws for Council consideration.

During 2019 and 2020, the task force conducted investigation across all areas of its mandate, and gathered valuable data and public input related to its subject. This included a public town hall event on the subject organized by the Pleasantside Community Association in June 2019; as well as the fielding of an online survey during fall 2020 that yielded over 500 community responses. The task force reached the formal end of its tenure in January 2021 without issuance of a final report, and fell dormant thereafter.

In October 2020, Council directed staff to consult the task force for input on issues related to LUC conversions, but this consultation did not take place while the task force was still in operation; and staff have now requested that the task force be re-impaneled and provide input prior to review of staff' recommendations by full Council during Q1 2022.

Discussion

Two primary tasks remain to be completed, should Council agree to extend the task force terms of reference until June 2022, these being a) completion and presentation of a final report of findings and recommendations, and b) task force input to staff and Council regarding remaining issues of LUC conversion, per the following motion:

October 13, 2020 Special Council:

RC20/363

- THAT staff be directed to reorder the Land Use Contract Terminations process to prioritize single-family lots, and areas of town that have experienced zoning issues (large homes, view corridors, etc.) in the recent past;
- AND THAT this reordering be referred to the House Size and Siting Task Force for comment prior to returning to Council.

Note that, if Council wishes to rezone any of the existing single family land use contact areas, the *Local Government Act* requires that this take place by June 30, 2022.

The task force requests revision of the term date in its terms of reference, from December December 2020 to June 2022, as shown in the attached draft, so that task force work may continue and complete its work.

Other Option(s)

Council could decide not to extend the term of this task force.

Financial Implications

Minimal.

Communications and Civic Engagement Initiatives

None at this time.

Council Strategic Plan Objectives

The goals of the HSS Task Force support Council's Strategic Plan:

Priority #3 – Community Evolution: Ensure future community growth is carefully considered and strategically managed consistent with the targets approved in our Official Community Plan. And: Look for creative ways to enable diverse housing forms.

Priority #4 – Healthy City: Ensure that available housing meets the community's needs.

Attachment(s)

1. HSS Task Force – Proposed amendment to Terms of Reference for 2022



City of Port Moody

Council Committee Terms of Reference

Date: January 17, 2022

File No.

Type: Task Force

Committee Name: **House Size and Siting Task Force (HSS)**

Approvals/Reviews/Amendments

Approval date:

1. Committee Purpose

The purpose of the Council's House Size and Siting Task Force (HSS) is to investigate a number of questions related to excessively large homes in Port Moody today, with a particular focus on the Pleasantide neighbourhood, where hillside sloping has presented special concerns about building heights, shadowing, and impacted views

2. Duties

The duties of the Council's House Size and Siting Task Force are to review the present bylaws and policies that regulate house size and siting in Port Moody and to consider all related matters, including but not limited to the following questions:

- What kinds of new houses are raising the most concerns among neighbours, and what can we learn about the kinds of issues that matter most to residents? Which homes, recently constructed or under construction, are raising public questions about suitability to their neighbourhood locations, and on what specific grounds (e.g., total height; roof shape; FAR; massing; setbacks from neighbours or roadway; basement height; perceived incompatibility of style, façade, and form with the character of the neighbourhood; impacted neighbour views; water flow onto property; excessive exterior building lighting; or other concerns)?
- Are the houses of most concern fully consistent with our existing Bylaws? (If not, were they approved under previous Bylaws or granted variances that may have contributed to community concerns?)
- Regarding houses of concern, can we learn how much prior consultation with neighbours, if any, was undertaken by the builder, and whether neighbour input was taken into account in the final home design? Can we identify possible ways to improve the neighbour consultation process and increase its impact upon house design, permitting, and construction?

Council Committee Terms of Reference

Council Task Force on Standards for Large New Homes (LNH)

January 17, 2022

- To strike the right balance between the property owner's right to build the home of their choosing and the community's right to protect neighbourhood character and the interests of others, what new ideas would local residents ask us to consider?
- What best practices from other municipalities can we identify that the City should investigate and, if warranted, adopt? In other cities that have been proactive in limiting excessively large house impacts (e.g., Burnaby, Coquitlam, Victoria, Portland, and North Vancouver), are there any findings as to how these initiatives have been performing?
- Are the City of Port Moody's voluntary 'Good Neighbour Guidelines' working today as intended to guide suitable decisions and behaviour by homebuilders? What do residents think about these guidelines, and how would they propose to strengthen them or integrate them into an improved process for neighbour consultation prior to design, permitting, or construction? For example, should proposed homes that are non-compliant with Good Neighbour Guidelines be required to obtain a development permit and go through a Public Hearing process?

3. Membership

- 3.1. The Membership of the Council's House Size and Siting Task Force will be the following, appointed pursuant to the Council Committee System Policy:
- One (1) member of Council as Chair; and
 - Two (2) members of Council as Members.
- 3.2. In addition to the voting members listed above, the following staff liaisons will support the Task Force in a non-voting capacity:
- One (1) staff member from the Development Planning Division; and
 - One (1) staff member from the Building, Bylaw, and Licensing Division.

The House Size and Siting Task Force shall be appointed by Council and comprise three members of Council: one member as Task Force Chair and two members as Task Force Members.

4. Operations of the Task Force

- 4.1. Meetings shall be called at the discretion of the Chair.
- 4.2. The Task Force shall be conducted in accordance with the rules of procedure set out in the Council Committee System Policy.
- 4.3. The Task Force shall conclude remaining tasks and provide its final report no later than June 2022.
- 4.4. The Task Force shall terminate upon completing recommendations to Council.