

Considered at the November 9, 2021 Council meeting

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City of Port Moody Report/Recommendation to Council

Date: October 18, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 2206 St. George Street (Gurjeet Nijjar)

Purpose

To present for Council consideration a rezoning application to facilitate subdivision of the property at 2206 St. George Street into two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 61, 2021, No. 3326 (2206 St. George Street) (RS1-S) be read a first and second time as recommended in the report dated October 18, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2206 St. George Street (Gurjeet Nijjar);

AND THAT Bylaw No. 3326 be referred to a Public Hearing.

Background

The City has received a rezoning application for 2206 St. George Street to rezone the existing single family lot in order to subdivide it into two lots. Before the subdivision application can be considered by the Approving Officer, the current lot must be rezoned from the Single Detached Residential (RS1) Zone to the Single Detached Residential – Small Lot (RS-1S) Zone, as set out in Draft Bylaw No.3326 (**Attachment 1**).

It is noted that Council has previously commented on this proposed rezoning at early input in October 2020.

Discussion

Subject Site Description

The subject property is approximately 809m² (8708ft²) in size and is located on St. George Street, south of St. Johns Street, and west of Douglas Street. A location map is included as **Attachment 2**. The subject property is currently developed with a single-family dwelling, which is proposed to be demolished as part of the subdivision. The existing house was originally constructed in 1950, and is not listed in the City's Heritage Register.

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Official Community Plan (OCP)

The subject property is designated Single Family Low Density in the OCP, which supports the proposed rezoning. An OCP designation map is included as **Attachment 3**. Small Lot Subdivisions are supported in the OCP's Housing chapter. Specifically, section 8.6 Demands for New Forms of Housing sets out the policies for new housing forms, such as "small lot houses" and "smaller houses on smaller lots" and recognizes that a "range of housing choices will continue to be provided for Port Moody's residents in both newly developing areas of the community and redeveloping neighbourhoods."

The subject property is located within the heart of the Moody Centre Heritage Conservation Area (HCA). The house is not protected or registered as a heritage property even though the 2200 block of St. George Street contains the highest concentration of protected and registered heritage properties in the City. For reference, the heritage properties map is included as **Attachment 4**. Council has not considered any RS1-S rezoning applications in the Moody Centre HCA prior to this application.

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 on RS1-S (intensive residential use) zoned lots. Development Permits for intensive residential uses are delegated to staff for approval through a Minor Development Permit.

Zoning

The subject lot is zoned RS1, as shown on **Attachment 5**, as are all other directly adjacent properties to the east, west, north, and south. It is noted that surrounding properties on the subject block and on most surrounding blocks are identified as having RS-1S zoning and subdivision potential. Lots on the 2100 block and 2300 block of St. George Street to the east and west of the subject property have recently been rezoned to RS1-S; the proposed subdivisions for these sites have not yet been completed.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3326 would rezone the subject property from RS1 to RS1-S. If the rezoning bylaw is adopted, the Approving Officer will then consider the subdivision plan.

Proposed Subdivision

To facilitate the proposed subdivision of the existing property into two side-by-side lots. As shown in the following table, the proposed lots comply with the minimum lot width and area requirements for subdivision under the RS-1S Zone.

Regulation	RS1-S Minimum	Proposed Lot 1	Proposed Lot 2
Width	9m (30ft)	10.06m (33ft)	10.07m (33.04ft)
Area	325m ² (3,498ft ²)	404m ² (4,348.62ft ²)	405m ² (4,359.38ft ²)

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Following the rezoning process, applications for Heritage Alteration Permit – Moody Centre Heritage Character Area (DPA 2), Minor Development Permit – Hazardous Lands (DPA5), Minor Development Permit – Detached Accessory Dwellings (DPA 7), Demolition Permit, and Building Permits would be initiated for the subdivision and construction of the new dwellings.

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 October 18, 2021, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2206 St. George Street (Gurjeet Nijjar), be revised.

Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered to provide a CAC of \$6,000. Payment of the CAC would be made to the City prior to Council consideration of final adoption of the Zoning Amendment Bylaw No. 3326.

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 residents within the notification area, 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. 61, 2021, No. 3326 (2206 St. George Street) (RS1-S).
2. Location Map - 2206 St. George Street.
3. OCP Map – 2206 St. George Street.
4. Heritage Properties Map – 2206 St. George Street.
5. Zoning Map – 2206 St. George Street.

Report Author

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Planning Technician

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Report Approval Details

Document Title:	Rezoning (RS-1S) - 2206 St. George Street - (Gurjeet Nijjar).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - DRAFT City of Port Moody Zoning Amendment Bylaw No. 61, 2021, No. 3326 (2206 St. George Street) (RS-1S).pdf- Attachment 2 - Location Map - 2206 St. George Street.pdf- Attachment 3 - OCP Map - 2206 St. George Street.pdf- Attachment 4 - Heritage Properties Map - 2206 St. George Street.pdf- Attachment 5 - Zoning Map - 2206 St. George Street.pdf
Final Approval Date:	Oct 29, 2021

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

André Boel, City Planner - Oct 27, 2021 - 9:08 AM

Kate Zanon, General Manager of Community Development - Oct 27, 2021 - 3:05 PM

Dorothy Shermer, Corporate Officer - Oct 27, 2021 - 4:37 PM

Rosemary Lodge, Manager of Communications and Engagement - Oct 27, 2021 - 4:42 PM

Paul Rockwood, General Manager of Finance and Technology - Oct 28, 2021 - 10:34 AM

Tim Savoie, City Manager - Oct 29, 2021 - 10:53 AM



City of Port Moody

Bylaw No. 3326

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 2206 St. George Street.

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, 2018, No. 2937, Amendment Bylaw No. 61, 2021, No. 3326 (2206 St. George Street) (RS1-S)”.

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following land from Single Detached Residential Zone (RS1) to Single Detached Residential – Small Lot Zone (RS1-S):

Lot 4, Block 2, Plan NWP55, District Lot 202, New West District

PID: 011-454-831

as shown on the map in Schedule A of this Bylaw.

3. Attachments and Schedules

- 3.1 The following schedule is attached to and forms part of this Bylaw:
 - Schedule A – Location Map.

4. Severability

- 4.1 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 _____, 20__.

Read a second time this ___ day of _____, 20__.

Read a third time this ___ day of _____, 20__.

Adopted this ___ day of _____, 20__.

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R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3326 of the City of Port Moody.

D. Shermer
Corporate Officer

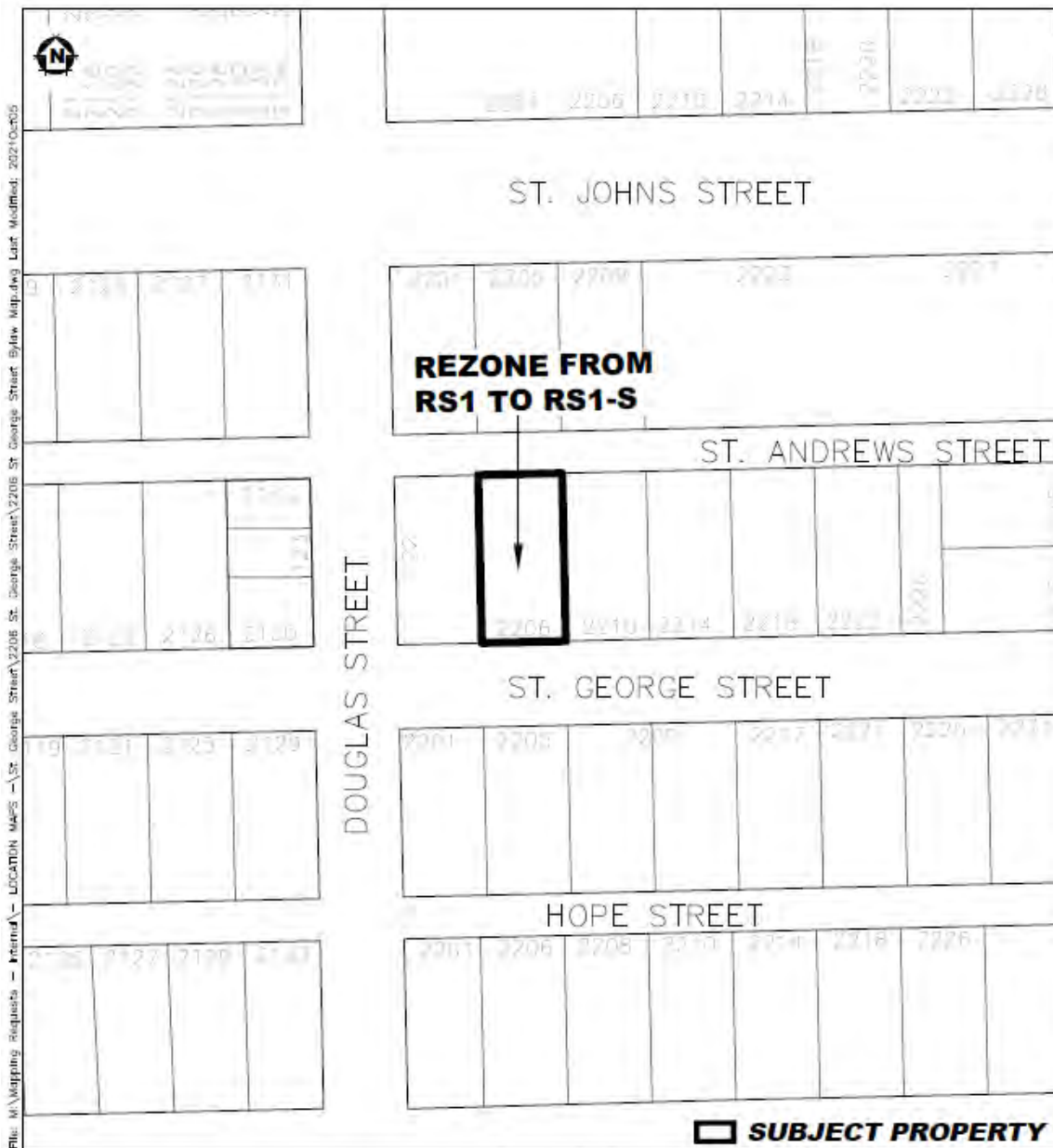
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Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 61, 2021, No. 3326 (2206 St. George Street) (RS1-S).

Corporate Officer

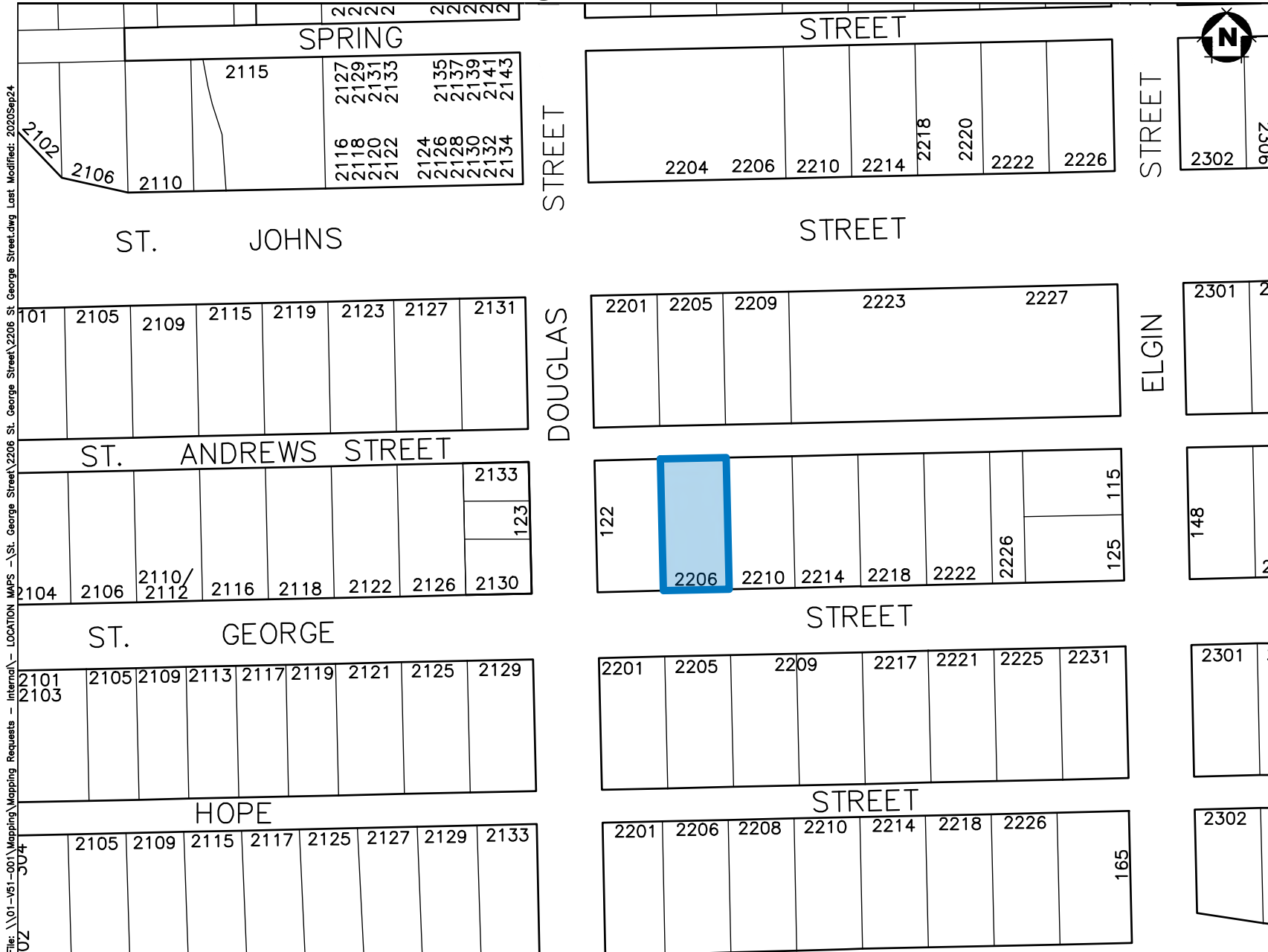


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LOCATION MAP - 2206 St George Street

 SUBJECT PROPERTY

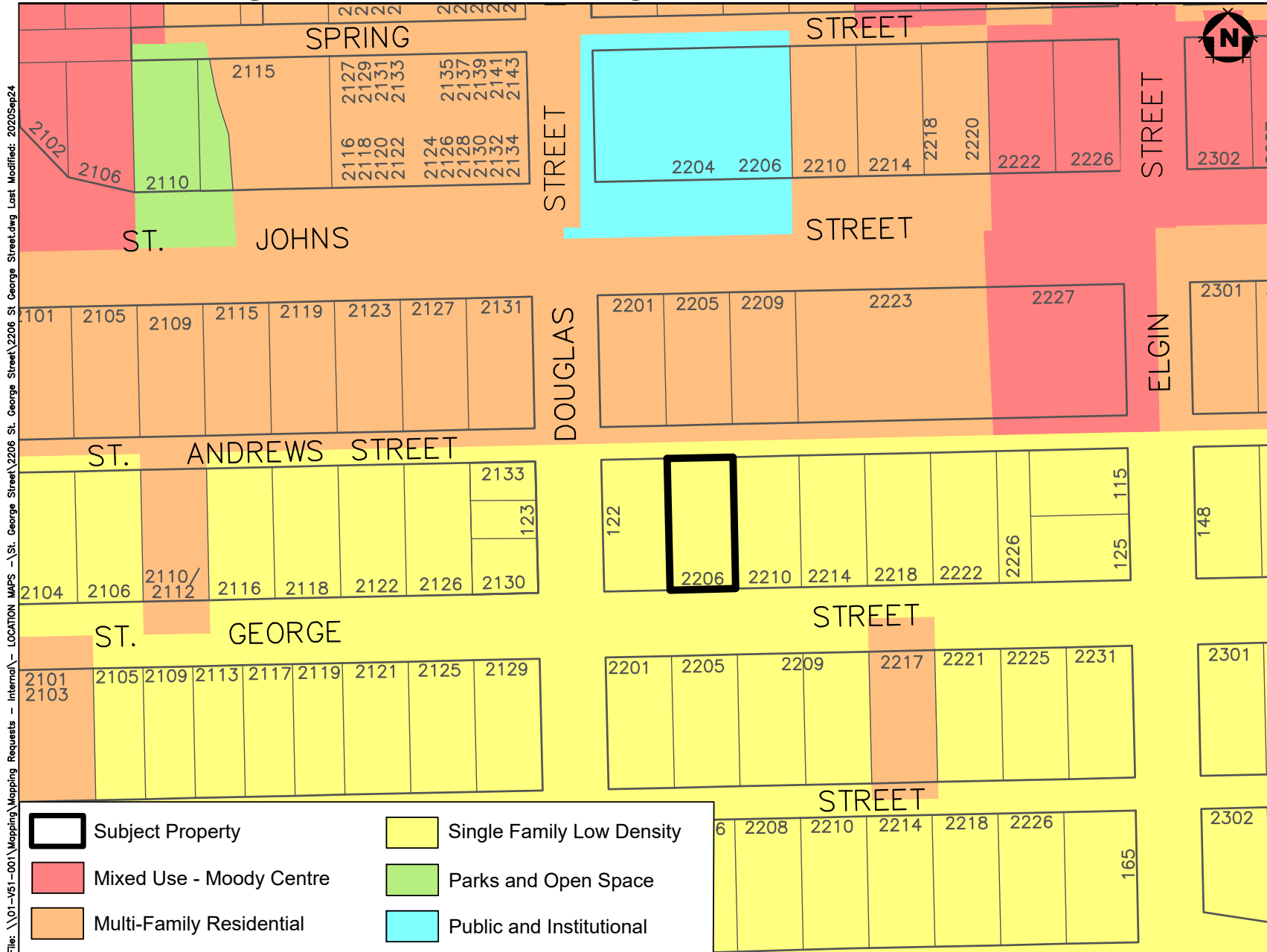


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Land Use Designations - 2206 St. George Street



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HERITAGE MAP - 2206 St George Street



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ZONING MAP - 2206 St. George Street

 **SUBJECT PROPERTY**



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