

**Attachment 2: Comparison of Angela Drive LUC and Port Moody Single Detached Residential – Small Lot (RS1-S)\***

<b>Provision</b>	<b>Land Use Contract (with references to Zoning Bylaw No. 1204, 1974)</b>	<b>RS1-S Zoning (Zoning Bylaw No. 2937, 2018)</b>	<b>Comments</b>
<b>Intent</b>	Fifteen principal buildings for single family residential use along with such auxiliary buildings and off street parking as permitted under the regulations of 'Zoning By-law No. 1204, and such buildings shall be sited in accordance with the aforesaid Zoning By-law with no "Zero" lot line construction being permitted.	To accommodate single-detached Residential Structures on small Lots on areas designated in the Official Community Plan as Single Family Low Density in the neighbourhoods of Moody Centre, Seaview, and Pleasantide.	
<b>Min. Lot Size</b>	Not specified.	Lot Area - 325.0m <sup>2</sup> Lot Width - 9.0m	Adds clarification.
<b>Permitted Uses</b>	Not specified.	<b>Principal Uses:</b> - Single Detached Residential <b>Secondary Uses:</b> - One of the following: • Bed and Breakfast • Boarding • Child Care • Community Care • Home Occupation – Type B ii. Detached Accessory Dwelling Unit (see section 5.5) iii. Home Occupation – Type A iv. Supportive Recovery v. Secondary Suite	Main use remains, further principal and secondary uses added/clarified.
<b>Max. Lot Coverage</b>	Not specified.	i. All Buildings and Structures – 45% total	Adds clarification.
<b>Max. Floor Area</b>	Not specified.	i. for Lots with a Lot Area of equal or greater than 555m <sup>2</sup> : Floor Area Ratio of 0.5 ii. for Lots with a Lot Area of smaller than 555m <sup>2</sup> : Floor Area Ratio of 0.7	Adds clarification.
<b>Max. Building Height</b>	Not specified.	i. Principal Building – the lesser of 3 Storeys and the vertical distance from Grade to the highest	Adds clarification.

		point of the Building which shall be 10.5m for roofs with a pitch of 3:12 or greater, and 9.0m for roofs with a pitch less than 3:12 ii. Accessory Building – 3.7m for a flat roof and 4.5m for a roof with a slope angle more than 3:12 measured to the highest point	
<b>Min. Front yard setback</b>	20ft or 6.1m	i. Principal Building – 6.0m ii. Accessory Building or Structure – rear of the principal Building Setback	Principal Building setback remains the same. Clarifies location of Accessory Building
<b>Min. Rear yard setback</b>	10ft or 3.05m	i. Principal Building – 7.5m ii. Accessory Building or Structure – 1.5m	Increases rear yard setback for Principal Building by 4.45m.
<b>Min. Side yard setback</b>	5 ft or 1.5m (interior) 10ft or 3.0m (exterior)	i. All Buildings or Structures (interior) – 1.5m ii. All Buildings or Structures (exterior) – 3.0m	Remains the same.
<b>Min. Setback between Buildings</b>	Not specified.	2.0 metres	Adds clarification.
<b>Parking</b>	Shall occupy not more than 30% of the surface of the lot area, not to exceed 450 square feet per dwelling unit, or shall be concealed parking.	2 spaces per principal Dwelling Unit.  1 space for exclusive use of the Secondary Suite.	Clarifies parking requirements.

\*Applies to 209-257 Angela Drive