



City of Port Moody

Report/Recommendation to Council

Date: June 10, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 988 Seaforth Way (Cole Shafer)

Purpose

To present for Council consideration a rezoning application to facilitate the subdivision of the property at 988 Seaforth Way into three lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 72, 2022, No.3370 (Seaforth Way) (RS1-S) be defeated as recommended in the report dated June 10, 2022, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 988 Seaforth Way (Cole Shafer);

AND THAT the Council direct the applicant to pursue a two-lot subdivision as directed by staff.

Background

The City has received a rezoning application for 988 Seaforth Way to rezone the existing single-family lot in order to subdivide it into three lots. Before a three-lot 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 (RS1-S) Zone as per Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No.72 included as **Attachment 1**.

Discussion

Subject Site Description

The subject property is approximately 2,030 m² (21,852 ft²) in size and is located on Seaforth Way, South of Clarke Rd and North of Hillside Park and Port Moody Secondary School. A location map is included in **Attachment 2**. There is currently a single-family dwelling on the subject property, which is proposed to be demolished as part of the subdivision. The existing house was originally constructed in 1962 and has no heritage value.

Zoning

The subject lot is zoned RS1, as shown on the zoning map in **Attachment 3**, as are all other directly adjacent properties to the east, west, and north. Lots on the 900 block and 1000 block of

Seaforth Way to the east and west of the subject property have varying frontage widths, ranging from 12m (39.4ft) to 31m (101.7ft). All lots back onto South Schoolhouse Creek.

Proposed Subdivision

The proposal envisages the subdivision of the existing lot into three side-by-side lots (see **Attachment 4**). As shown in the following table, the proposed lots would comply with the minimum lot width and area requirements for subdivision under the RS1-S Zone.

Regulation	RS1-S Minimum	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3
Width	9m (30ft)	10.50m (34.4ft)	10.50m (34.4ft)	10.50m (34.4ft)
Area	325m ² (3,498ft ²)	663.3m ² (7,140ft ²)	675.6m ² (7,272ft ²)	691.8m ² (7,446ft ²)

Official Community Plan (OCP)

The subject property is designated Single Family Low Density in the OCP, an OCP designation map is included as **Attachment 5**. 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 community and redeveloping neighbourhoods.”

The subject property is within Development Permit Area 4: Environmentally Sensitive Areas (for areas within Zoning Bylaw setbacks for South Schoolhouse Creek) and Development Permit Area 5: Hazardous lands (for steep slopes >20%; and steepland sediments).

South Schoolhouse Creek supports fish populations including coho salmon, chum salmon and cutthroat trout and is additionally an important wildlife corridor. The South Schoolhouse Creek watershed and ravine are steep and prone to slope failure. As such, the Zoning Bylaw setback for this reach of South Schoolhouse Creek is 20m (65.6ft), measured from the top of bank. This includes a 15m (49.2ft) Riparian Protection and Enhancement Area (RPEA) and a 5m (16.4ft) Riparian Transition Area (RTA).

Variance Request

Attachment 6 shows the proposed site plan with the required riparian setbacks as set out in the Zoning Bylaw. The applicant seeks to reduce the total creek setback to 15m (49.2ft), comprising of a 10m (33ft) RPEA and a 5m (16.4ft) RTA, as shown in **Attachment 7**. This would result in a total net loss of 149.8m² of riparian area. Staff recognize that the applicant has revised the site plan on two occasions as an alternate to the staff request for a site plan that has no net loss of the Riparian Management Zone (RMZ), as defined in the Zoning Bylaw. The following changes have been made to the site plan:

1. Removal of decks in the rear yard; and
2. A Flex Approach to the RMZ – reduction in the setback in one area and expansion of the setback in another;

These two changes have reduced the loss of RMZ from approximately 149m² (1603.8 ft²) to approximately 100m² (1,076.4 ft²) as show in **Attachment 8**.

Despite the changes made by the applicant, staff do not recommend consideration of reducing the setback to South Schoolhouse Creek as the current proposal does not align with Official Community Plan Policies for watershed health and riparian area protection or meet the intent of the Zoning Bylaw. Staff recommends the applicant pursue a two-lot subdivision under the current RS1 zoning, which if accommodated with a flex approach for the RMZ would allow for subdivision with no net loss to the RMZ.

The process to pursue the recommended staff approach would include an application for a two-lot subdivision and a flex RMZ setback proposal resulting in no net loss of RMZ and aligning with the intent of the Zoning Bylaw as well as OCP policies on watershed health and riparian area protection.

The applicant has opted not to consider the staff recommendation at this time and has requested council consideration of their proposal as presented.

Other Option(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 72, 2022 No. 3370 (Seaforth Way) (RS1-S) be read a first and second time;

AND THAT Bylaw No. 3370 be referred to Public Hearing;

AND THAT the Development Variance Permit be noticed and brought to Council for consideration.

Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered to provide a CAC of \$12,000. Payment of the CAC would be made to the City prior to Council consideration of adoption of the Zoning Amendment Bylaw.

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 application proceed, the public will have an opportunity to comment at a Public Hearing.

Council Strategic Plan Objectives

Staff's recommendation is in alignment with Strategic Plan priorities - Healthy City by planning for a variety of housing types to meet community needs and Environmental Leadership by maintaining and enhancing Port Moody's natural and built assets while reducing the impact on our planet.

Attachment(s)

1. Draft City of Port Moody Zoning Bylaw, No. 2937, Amendment Bylaw No. 72, 2022, No. 3370 (Seaforth Way) (RS1-S)
2. 988 Seaforth Way – Location Map
3. 988 Seaforth Way – Zoning Map

4. 988 Seaforth Way - Site Plan
5. 988 Seaforth Way – OCP Map
6. Required Setback RMZ
7. Proposed Setback RMZ
8. Flexed Setback RMZ

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Report Approval Details

Document Title:	Rezoning (RS1-S) – 988 Seaforth Way (Cole Shafer).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Zoning Bylaw, No. 2937, Amendment Bylaw No. 72, 2022, No. 3370 (Seaforth Way) (RS1-S).pdf- Attachment 2 - 988 Seaforth Way - Location Map.pdf- Attachment 3 - 988 Seaforth Way - Zoning Map.pdf- Attachment 4 - 988 Seaforth Way - Site Plan.pdf- Attachment 5 - 988 Seaforth Way - OCP Map.pdf- Attachment 6 - Required Setback RMZ.pdf- Attachment 7 - Proposed Setback RMZ.pdf- Attachment 8 - Flexed Setback RMZ.pdf
Final Approval Date:	Jun 17, 2022

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

Kate Zanon, General Manager of Community Development - Jun 14, 2022 - 3:24 PM

Rosemary Lodge, Manager of Communications and Engagement - Jun 16, 2022 - 3:20 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 17, 2022 - 7:46 AM

Tim Savoie, City Manager - Jun 17, 2022 - 2:34 PM