



# City of Port Moody

## Report/Recommendation to Council

Date: March 30, 2023  
Submitted by: Community Development Department – Development Planning Division  
Subject: Rezoning (RS1-S) – 2826 Jane Street (Toor)

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### Purpose

To present for Council consideration a rezoning application to facilitate the subdivision of the property at 2826 Jane Street to allow for two lots.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 78, 2023, No. 3399 (2826 Jane Street) (RS1-S) be read a first and second time as recommended in the report dated March 30, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2826 Jane Street (Toor);**

**AND THAT Bylaw No. 3399 be referred to a Public Hearing.**

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### Background

The City has received a rezoning application for 2826 Jane Street to rezone the existing single-family lot in order to subdivide the subject property into two lots. Before the subdivision application can be considered by the Approving Officer, the current property must be rezoned from Single Detached Residential (RS1) to Single Detached Residential – Small Lot (RS1-S), as set out in draft Bylaw No. 3399 (**Attachment 1**).

### Discussion

#### Subject Site

The subject property is located in the Moody Centre neighbourhood with Henry Street to the north, Hugh Street to the east, and Jane Street to the south (**Attachment 2**) and is approximately 810m<sup>2</sup> (8,724ft<sup>2</sup>) in size. There is currently a single-family dwelling in poor condition located on the property, which would need to be removed to accommodate the proposed subdivision.

#### Official Community Plan (OCP)

The subject property is designated for Single Family Low Density uses (**Attachment 3**), which is consistent with the proposed RS1-S rezoning. Small lot subdivisions are supported in the OCP's Housing chapter; specifically, section 8.6 "Demands for New Forms of Housing" provides policy guidance 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 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

As noted above, the subject property is currently zoned Single Detached Residential (RS1) (**Attachment 4**).

### Neighbourhood Context

The surrounding properties are composed of single-family dwellings and Chip Kerr Park located to the east of Hugh Street.

### Proposed Subdivision

The application to rezone the subject property from RS1 to RS1-S will facilitate a future subdivision to create two side-by-side lots. A draft subdivision plan is included as **Attachment 5**. As shown in the following table, the proposed lots would comply with the minimum lot width and areas requirements of the RS1-S zone.

<b>Regulation</b>	<b>RS1-S requirement</b>	<b>Lot 1 – proposed</b>	<b>Lot 2 - proposed</b>
Lot Width	9 m (30ft)	9.76 m (32 ft)	10.36 m (34 ft)
Lot Area	325 m <sup>2</sup> (3,498ft <sup>2</sup> )	393 m <sup>2</sup> (4,230 ft <sup>2</sup> )	417 m <sup>2</sup> (4,489 ft <sup>2</sup> )

Following the rezoning process, applications for Minor Development Permit – Moody Centre Heritage Character Area (DPA2), Minor Development Permit – Hazardous Lands (DPA5), Minor Development Permit – Detached Accessory Dwellings (DPA7), Demolition Permit, and Building Permits would be initiated for the subdivision and construction of the new dwellings.

### **Other Option(s)**

THAT the rezoning application, as presented in the report dated March 30, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 2826 Jane Street (Toor), be revised.

### **Financial Implications**

In accordance with the City’s Community Amenity Contribution (CAC) Program, the applicant has volunteered a CAC of \$6,000 to offset the financial burden that residential development imposes on the City to fund new facilities and/or amenities. Payment of the CAC would be made to the City prior to Council consideration of final adoption of the Zoning Amendment Bylaw, No. 3399.

## 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 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 application notification sign on the subject property.

## Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2023-2026 Strategic Plan related to Healthy Community Development by prioritizing diverse housing options.

## Attachment(s)

1. Draft Zoning Amendment Bylaw No. 77, 2023, No. 3399 (2826 Jane Street) (RS1-S).
2. Location Map – 2826 Jane Street.
3. OCP Map – 2826 Jane Street.
4. Zoning Map – 2826 Jane Street.
5. Draft Subdivision Plan – 2826 Jane Street.

## Report Author

Crystal Wickey  
Planning Technician

## Report Approval Details

Document Title:	Rezoning RS1(S) - 2826 Jane Street (Toor).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Draft Zoning Amendment Bylaw No. 78, 2023, No. 3399 (2826 Jane Street) (RS1-S).pdf</li><li>- Attachment 2 - Location Map - 2826 Jane Street.pdf</li><li>- Attachment 3 - OCP Map - 2826 Jane Street.pdf</li><li>- Attachment 4 - Zoning Map - 2826 Jane Street.pdf</li><li>- Attachment 5 - Draft Subdivision Plan - 2826 Jane Street.pdf</li></ul>
Final Approval Date:	Apr 17, 2023

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

Kate Zanon, General Manager of Community Development - Apr 14, 2023 - 2:22 PM

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Apr 14, 2023 - 2:36 PM

Lindsay Todd, Manager of Communications and Engagement - Apr 14, 2023 - 3:27 PM

Paul Rockwood, General Manager of Finance and Technology - Apr 14, 2023 - 4:42 PM

Tim Savoie, City Manager - Apr 17, 2023 - 5:49 AM