

Considered at the Regular Council Meeting of July 11, 2023

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City of Port Moody

Report/Recommendation to Council

Date: July 11, 2023

Submitted by: Community Development Department – Development Planning Division

Subject: Rezoning (RS1-S) – 1005 Westmount Drive (CityState Consulting)

Purpose

To present for Council consideration a rezoning application to facilitate the subdivision of the property at 1005 Westmount Drive into two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 85, 2023, No. 3415 (1005 Westmount Drive) (RS1-S) be read a first and second time as recommended in the report dated July 11, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1005 Westmount Drive (CityState Consulting);

AND THAT Bylaw No. 3415 be referred to a Public Hearing.

Background

The City has received a rezoning application for 1005 Westmount Drive 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 (RS1-S) Zone, as set out in draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No.85, 2023, No. 3415, included as **Attachment 1**. A Development Variance Permit is also required as the existing residence is proposed to be retained on site and would be located within designated setbacks if the lot is subdivided as proposed.

Discussion

Subject Site Description

The subject property is approximately 995m² (10,715 ft²) in size and is located on the corner of Westmount Drive and Mount Royal Drive. A location map is included as **Attachment 2**. The subject property is currently developed with a single-family dwelling, which is proposed to be retained as part of the subdivision.

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Neighbourhood Context

As noted above, the subject lot is zoned RS1, as are all of the other directly adjacent properties to the east, west, north, and south (**Attachment 3**). It is further noted that a number of the surrounding properties on most surrounding blocks have possible RS1-S zoning and subdivision potential based on their lot size and width.

Proposed Subdivision

The requested rezoning will facilitate a subdivision of the existing property into two side-by-side lots. The proposed lots comply with the minimum lot width and area requirements for subdivision under the RS1-S Zone and as shown in the table below and on the proposed site plan as **Attachment 4**.

Regulation	RS1-S requirement	Lot 1 – proposed	Lot 2 – proposed
Lot Width	9m (30ft)	18.86m (61.8 ft)	16.89m (55.4ft)
Lot Area	325m ² (3,498ft ²)	613.5m ² (6,604ft ²)	382m ² (4,112ft ²)

Official Community Plan (OCP)

The subject property is designated Single Family Low Density in the OCP (**Attachment 5**). Section 8.6 *Demands for New Forms of Housing* of the OCP 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.” Based on this designation and policy direction, the proposed RS1-S rezoning is consistent with the OCP.

Variance Request

Attachment 4 shows the proposed site plan with the required setbacks as set out in the Zoning Bylaw. However, to enable the two-lot subdivision proposal to proceed, two variances to the Zoning Bylaw are being requested by the applicant for front and rear setback variances to accommodate the new lot lines in relation to the existing retained house on the property.

RS1-S Zoning setback requirements

Lot Line	Current	RS1-1 required	Action
Front (Mount Royal)	2.0 m	6.0 m	Variance required
Rear	2.8 m	7.5 m	Variance required
Exterior Side	7.7 m	1.8 m	Compliant
Interior Side	1.2 m	1.2 m	Compliant

Staff recommend that the variances be supported as the proposal meets the intent of the Zoning Bylaw.

Step Code

The City’s BC Energy Step Code Rezoning Applications Policy encourages applicants to achieve a building Step Code standard higher than what is prescribed under the Building Bylaw. At this time, the applicant has noted that they will not be building on the newly created property. Despite the unknown timing of construction, staff recommends that a minimum of Step Code 4 be achieved as per the City’s regulations.

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Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3415 would rezone the subject property from RS1 to RS1-S. If the rezoning bylaw is adopted, the Approving Officer will then be in a position to consider the subdivision plan.

Other Option(s)

1. THAT the rezoning application, as presented in the report dated July 11, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1005 Westmount Drive (CityState Consulting), be revised.
2. THAT the rezoning application, as presented in the report dated July 11, 2023, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1005 Westmount Drive (CityState Consulting), be denied.

Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered to provide a CAC of \$6,000. Submission of the CAC would be provided to the City prior to Council consideration of final adoption of the Zoning Amendment Bylaw No. 3415.

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 2023-2027 Strategic Plan related to a Healthy Community Development by planning for diverse housing options.

Attachment(s)

1. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 85, 2023 No. 3415 (1005 Westmount Drive) (RS1-S).
2. Location Map – 1005 Westmount Drive.
3. Zoning Map – 1005 Westmount Drive.
4. Site plan – 1005 Westmount Drive.
5. Official Community Plan Map – 1005 Westmount Drive.

Report Author

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Development Planner

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Report Approval Details

Document Title:	Rezoning (RS1-S) – 1005 Westmount Drive (CityState Consulting).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 85, 2023, No. 3415 (1005 Westmount Drive) (RS1-S).pdf- Attachment 2 - Location Map - 1005 Westmount Drive.pdf- Attachment 3 - Zoning Map - 1005 Westmount Drive.pdf- Attachment 4 - Site Plan - 1005 Westmount Drive.pdf- Attachment 5 - Official Community Plan Map - 1005 Westmount Drive.pdf
Final Approval Date:	Jun 29, 2023

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

Kate Zanon, General Manager of Community Development - Jun 28, 2023 - 3:26 PM

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Jun 28, 2023 - 4:26 PM

Lindsay Todd, Manager of Communications and Engagement - Jun 28, 2023 - 5:04 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 29, 2023 - 9:05 AM

Anna Mathewson, General Manager of Community Services, for Tim Savoie, City Manager - Jun 29, 2023 - 12:22 PM

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Attachment 1



City of Port Moody

Bylaw No. 3415

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 1005 Westmount Drive.

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. 85, 2023, No. 3415 (1005 Westmount Drive) (RS1-S)".

2. Amendments

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

Lot 4 District Lot 377 Group 1 NWD Plan 14579
PID: 001-612-085

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 _____, 2023.

Read a second time this ____ day of _____, 2023.

Read a third time this ____ day of _____, 2023.

Adopted this ____ day of _____, 2023.

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Attachment 1

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3415 of the City of Port Moody.

S. Lam
City Clerk

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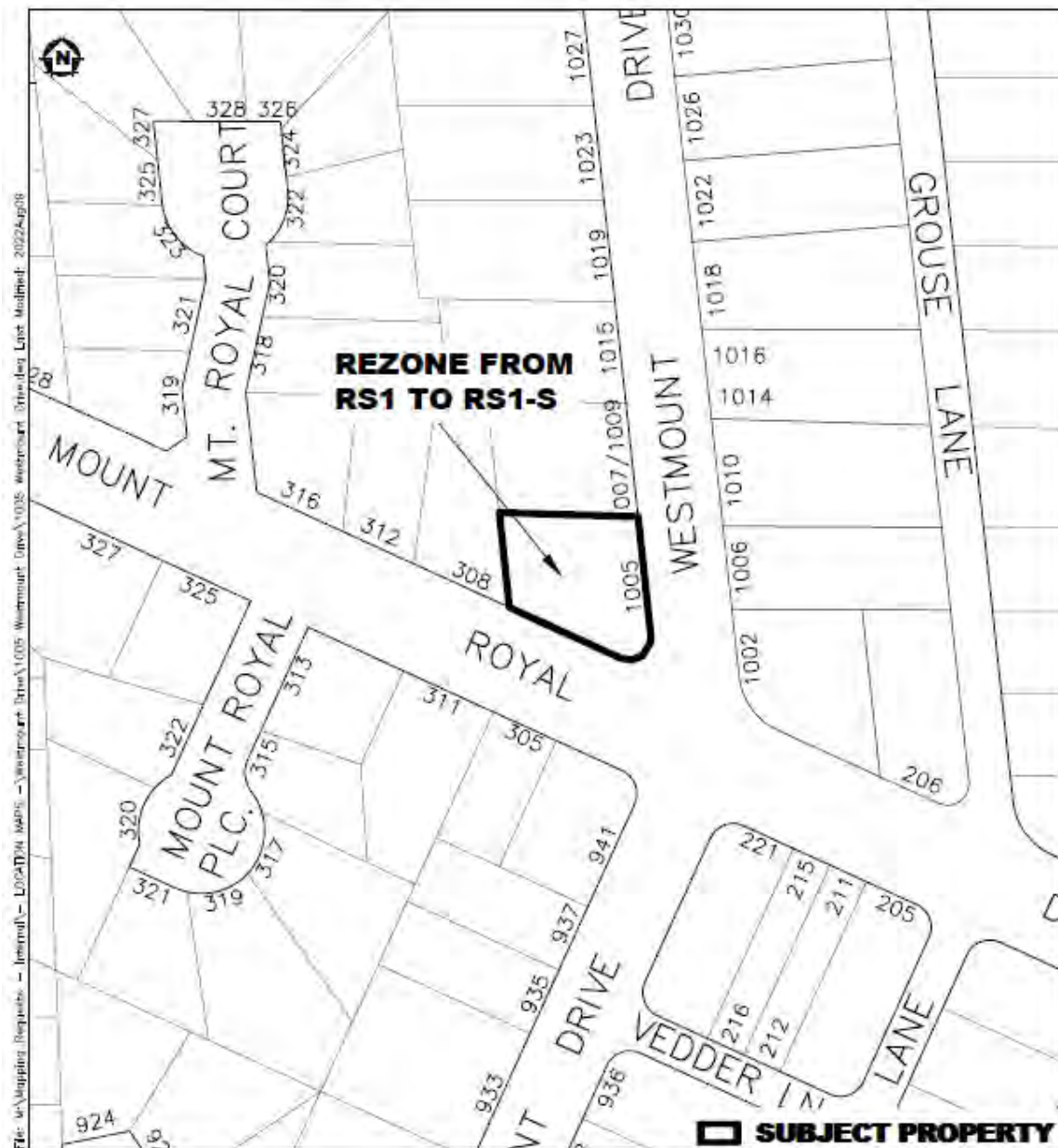
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Attachment 1

Schedule A – Location Map

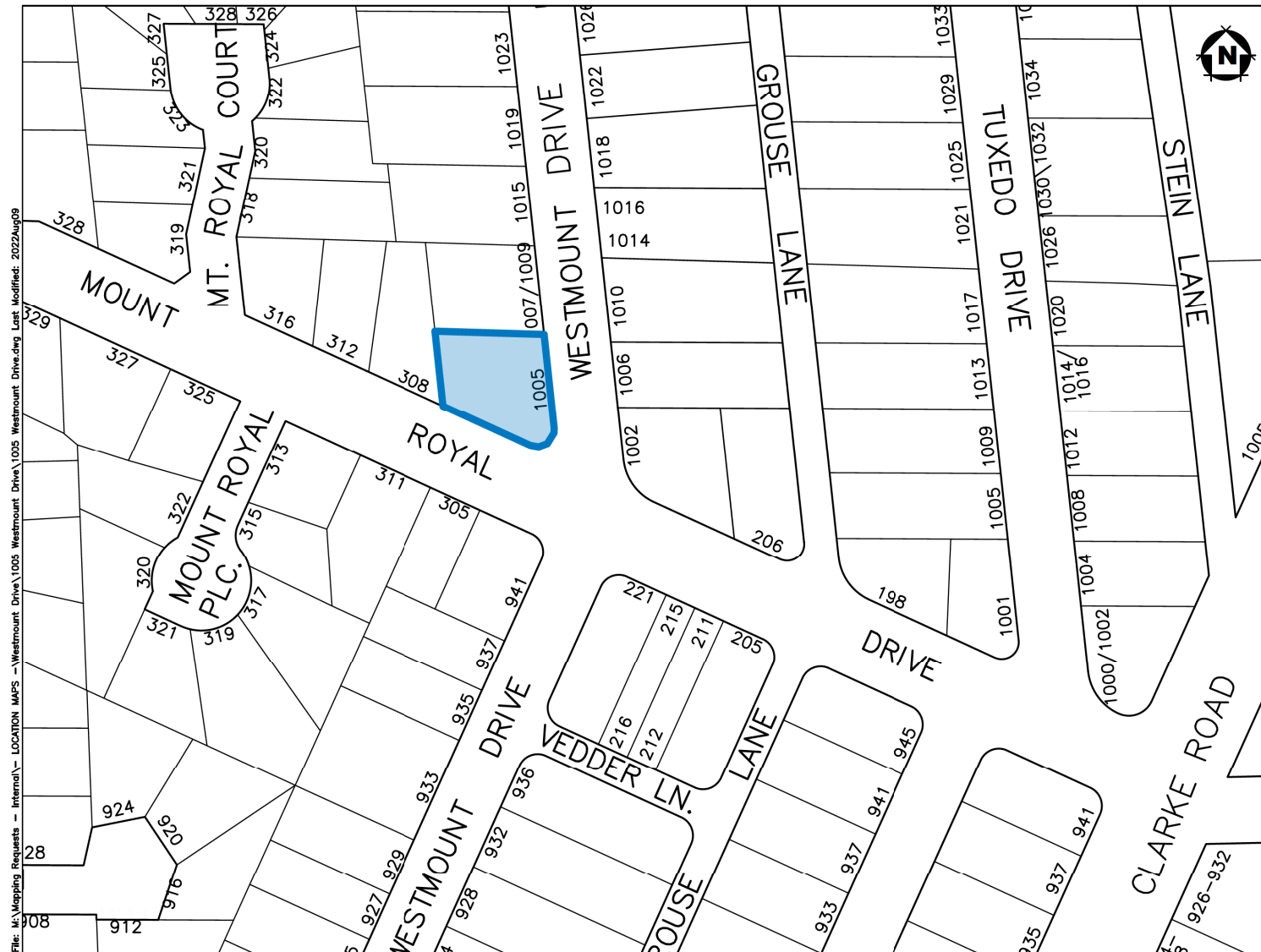
This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 85, 2023, No. 3415 (1005 Westmont Drive) (RS1-S).

Corporate Officer



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LOCATION MAP - 1005 Westmount Drive

 **SUBJECT PROPERTY**

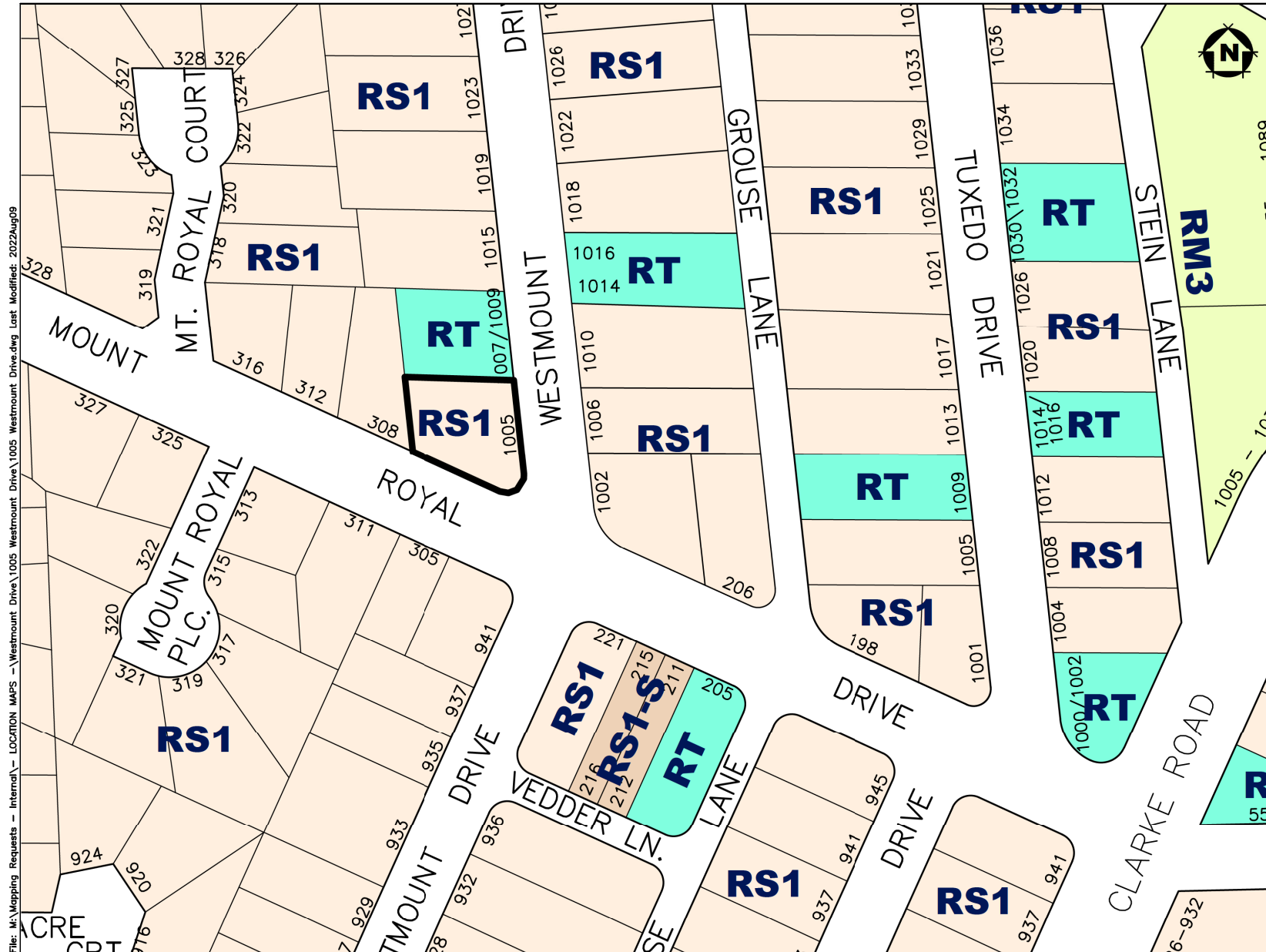
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Attachment 3

ZONING MAP - 1005 Westmount Drive

 **SUBJECT PROPERTY**



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