



City of Port Moody

Report/Recommendation to Council

Date: June 25, 2024
Submitted by: Community Development Department – Policy Planning Division
Subject: Corporate Policy – 13-6510-2024-01 – Interim RS1-S Rezoning Policy

Purpose

To present the draft Corporate Policy – Interim RS1-S Rezoning Policy for Council's consideration to provide direction for future RS1-S applications inside and outside Transit-Oriented Areas (TOA).

Recommended Resolution(s)

THAT the draft Corporate Policy – 13-6510-2024-01 – Interim RS1-S Rezoning Policy be endorsed as recommended in the report dated June 25, 2024, from the Community Development Department – Policy Planning Division regarding Corporate Policy – 13-6510-2024-01 – Interim RS1-S Rezoning Policy.

Background

In Fall 2023, the Province passed a series of legislation aimed at enabling increased residential density in BC communities. As part of the [Homes for People Action Plan](#), the Province enacted the following legislative changes:

- *2023 Housing Statutes (Residential Development) Amendment Act*, Bill 44;
- *2023 Housing Statutes (Development Financing) Amendment Act*, Bill 46;
- *2023 Housing Statutes (Transit-Oriented Areas) Amendment Act*, Bill 47; and
- *2023 Short-Term Rental Accommodations Act*, Bill 35.

These bills represent a very significant change to the Province's community planning framework for local governments. For Port Moody, one of the effects of the new legislation is on its RS1-S zone subdivision process due to new planning entitlements that have come through Bills 44 and 47.

Properties that have received increased housing unit minimums through the Province's Small-Scale, Multi-Unit Housing (SSMUH) regulations will be permitted between 3-6 units per lot depending on the size of the lot and its proximity to prescribed bus stops.

For those lots located within 200m, 400m, and 800m of a rapid transit station, such as SkyTrain stations, Bill 47 prescribes the Minimum Allowable Density Framework ("MD Framework") for

minimum allowable height, measured in storeys, and densities, measured in floor area ratio (FAR), within prescribed distances in a tier system. Local governments must comply with the newly established density requirements as identified in the MD Framework.

Tier Level	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)	Examples of building types
1	200m or less	Up to 5.0	Up to 20	Apartment Tower
2	201m to 400m	Up to 4.0	Up to 12	High-rise, Mid-rise
3	401m to 800m	Up to 3.0	Up to 8	Mid-rise

In response to these legislative changes, staff recommend that an interim corporate policy be created to facilitate the intent of the RS1-S rezoning process in conjunction with Bills 44 and 47.

Discussion

Applications Inside Transit-Oriented Areas (TOA)

The purpose of the Province's Bill 47 is to enable mixed-use, complete communities around transit stations and bus exchanges while also addressing multiple provincial challenges, such as the housing crisis, climate change, and how to be economically sustainable with investments in infrastructure. As such, staff are recommending that future RS1-S rezoning applications, and instream applications that have not received any Bylaw readings prior to June 25, 2024, will no longer be considered in the Inlet Centre TOA or Moody Centre TOA.

This decision aligns with the TOA framework, which prioritizes land assemblies and redevelopment at a larger scale. Allowing small lot rezonings and subdivisions in these areas would hinder the potential for comprehensive redevelopment and undermines the TOA's intended goals.

It should be noted that the TOAs are exempt from providing SSMUH unit entitlements at this time.

Applications Outside Transit-Oriented Areas

For future RS1-S rezoning applications that receive SSMUH unit entitlements, and instream RS1-S applications that have not received any Bylaw readings prior to June 25, 2024, a restrictive covenant will need to be authorized at the time of rezoning approval and executed prior to subdivision approval, formalizing a maximum of three dwelling units per lot.

This aligns with the original intention of the RS1-S zone. This limitation can also be sought with the applicant's concurrence for new RS1-S rezoning applications submitted after June 25, 2024, ensuring consistency and alignment with the zone's original purpose. If the City decides not to enact the Interim RS1-S Rezoning Policy, then each new lot created through the RS1-S subdivision process would receive the 3-6 units entitlement.

There are approximately 30 lots currently zoned RS1-S within the SSMUH area. These existing RS1-S lots will receive the SSMUH entitlements.

Next Steps

The OCP update to incorporate the Provincial SSMUH and TOA policy directions is scheduled for December 2025. In the interim, the draft Corporate Policy – 13-6510-2024-01 – Interim RS1-S Rezoning Policy will clearly outline the City's approach on RS1-S rezonings within both the SSMUH and TOA areas. Future considerations for the RS1-S zone will be addressed through the OCP update.

Other Option(s)

1. THAT the report dated June 25, 2024, from the Community Development Department – Policy Planning Division regarding Interim Corporate Policy – 13-6510-2024-01 – Interim RS1-S Rezoning Policy be received for information.
2. THAT the draft Corporate Policy – Interim RS1-S Rezoning Policy be amended as directed by Council.

Financial Implications

There are no financial implications associated with the recommendation in this report.

Communications and Public Engagement Initiatives

If endorsed, the policy will be made publicly available on the City website.

Council Strategic Plan Goals

The recommendation in this report aligns with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth.

Attachment(s)

1. Corporate Policy – 13-6510-2024-01 – Interim RS1-S Rezoning Policy.

Report Author

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Report Approval Details

Document Title:	Corporate Policy – 13-6510-2024-01 – Interim RS1-S Rezoning Policy.docx
Attachments:	- Attachment 1 - Draft Corporate Policy - 13-6510-2024-01 - Interim RS1-S Rezoning Policy.pdf
Final Approval Date:	Jun 16, 2024

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

Mary De Paoli, Manager of Policy Planning - Jun 11, 2024

Kate Zanon, General Manager of Community Development - Jun 11, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jun 13, 2024

Lindsay Todd, Manager of Communications and Engagement - Jun 13, 2024

Paul Rockwood, General Manager of Finance and Technology - Jun 14, 2024

Anna Mathewson, City Manager - Jun 16, 2024