



City of Port Moody

Report/Recommendation to Council

Date: February 25, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 330 Seaview Drive (Quantus Development Ltd.) - Bylaw No. 3504 - Three Readings

Purpose

To present a rezoning application for Council's consideration to facilitate the subdivision of the property at 330 Seaview Drive into two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 106, 2025, No. 3504 (330 Seaview Drive) (RS1-S) be given first, second, and third readings, as recommended in the report dated February 25, 2025, from the Community Development Department – Development Planning Division, regarding Rezoning (RS1-S) – 330 Seaview Drive (Quantus Development Ltd.) – Bylaw No. 3504 – Three Readings;

AND THAT Bylaw No. 3504 not be referred to a Public Hearing.

Background

The City has received a rezoning application for 330 Seaview Drive 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. 3504 (**Attachment 1**).

Discussion

Subject Site

The subject property is located in the Seaview neighbourhood near the corner of Glenayre Drive and Seaview Drive (**Attachment 2**) and has an approximate area of 703m² (7,567 ft²). There is currently a single family dwelling located on the property, which would be need to be removed to accommodate the proposed subdivision.

Official Community Plan (OCP)

The subject property is designated for Single Family Low Density use (**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. This section also 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.

Zoning

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

Neighbourhood Context

The surrounding properties consist of single-family dwellings, including an RS1-S property located northwest of the subject property at the corner of Glenacre Court and Glenayre Drive.

Interim RS1-S Rezoning Policy

As per the Interim RS1-S Rezoning Policy, this application is subject to a restrictive covenant permitting a maximum of three dwelling units per lot, which will be executed prior to subdivision approval.

Tree Protection

The applicant has agreed to have a protective covenant registered on the land title for all onsite trees designated for retention. The covenant will allow for tree removal only if hazardous conditions develop.

Proposed Subdivision

The application to rezone the subject property from RS1 to RS1-S will facilitate a future subdivision, creating two side-by-side lots. A draft subdivision plan is included as Attachment 5 . As shown in the following table, the proposed lots meet the minimum lot width and areas requirements of the RS1-S zone. Regulation	RS1-S requirement	Lot 1 – proposed	Lot 2 - proposed
Lot Width	9 m (30ft)	9.18 m (30ft)	9.19 m (30 ft)
Lot Area	325 m ² (3498ft ²)	351.4 m ² (3782ft ²)	351.8 m ² (3787 ft ²)

Servicing Improvements

Servicing improvements will need to be in compliance with the City’s Subdivision and Development Services Bylaw. This will be implemented as part of the subdivision approval. Driveway access to the proposed lots will be from the front lot line on Seaview Drive.

Step Code

The applicant has committed to achieve Step 4 of the Energy Step Code and achieve EL-4 of the Zero Carbon Step Code which is consistent with the City's Step Code Rezoning Policy.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3504 would rezone the subject property from the RS1 to RS1-S zone. If the rezoning bylaw is adopted, the Approving Officer will then consider the subdivision plan.

Other Options

THAT the rezoning application, as presented in the report dated February 25, 2025, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 330 Seaview Drive (Quantus Development Ltd.) - Bylaw No. 3504 – Three Readings, be revised.

THAT the rezoning application, as presented in the report dated February 25, 2025, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 330 Seaview Drive (Quantus Development Ltd.) - Bylaw No. 3504 – Three Readings, be denied.

Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered a CAC of \$6,000 to help offset the financial burden that residential development imposes on the City to fund new facilities and/or amenities. Payment of the CAC will be made to the City prior to Council's consideration of final adoption of the Zoning Amendment Bylaw, No. 3504.

Communications and Public Engagement Initiatives

A notification sign has been installed at the front of the subject property, with the "Public Hearing meeting information" section amended to reflect the date and time of Council's consideration of this application. In addition, under the City of Port Moody Development Approval Procedures (DAP) Bylaw, 2023, No. 3417, RS1-S (Small Lot) rezoning applications are exempt from the requirement to seek the Land Use Committee's review and recommendation, as well as from the requirement of a Public Hearing. In accordance with the *Local Government Act* and DAP Bylaw, a Notice of Proposed Zoning Amendment Bylaw Without Public Hearing is mailed to properties within the 140m notification area of the subject property in advance of first reading consideration.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal:

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

Attachments

1. City of Port Moody Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 106, 2025, No. 3504 (330 Seaview Drive) (RS1-S).
2. Location Map – 330 Seaview Drive.

3. OCP Map – 330 Seaview Drive.
4. Zoning Map – 330 Seaview Drive.
5. Draft Subdivision Plan – 330 Seaview Drive.

Report Author

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Report Approval Details

Document Title:	Rezoning (RS1-S) - 330 Seaview Drive - (Quantus Development Ltd).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 106, 2025, No. 3504 (330 Seaview Drive)(RS1-S).pdf- Attachment 2 - Location Map - 330 Seaview Drive.pdf- Attachment 3 - OCP Map - 330 Seaview Drive.pdf- Attachment 4 - Zoning Map - 330 Seaview Drive.pdf- Attachment 5 - Draft Subdivison Plan - 330 Seaview Drive.pdf
Final Approval Date:	Feb 18, 2025

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

Michael Olubiyi, Manager of Development Planning

Kate Zanon, Deputy City Manager

Stephanie Lam, City Clerk and Manager of Legislative Services

Lindsay Todd, Manager of Communications and Engagement

Paul Rockwood, General Manager of Finance and Technology

Anna Mathewson, City Manager