



City of Port Moody

Report/Recommendation to Council

Date: December 11, 2019
Submitted by: Planning and Development Department – Development Planning Division
Subject: Rezoning Application – 3305 Henry Street

Purpose

To present for Council consideration a rezoning application to facilitate subdivision of the property at 3305 Henry Street into two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 25, 2020 No. 3226 (3305 Henry Street) (RS1-S) be read a first time as recommended in the report dated December 11, 2019 from Planning and Development Department – Development Planning Division regarding Rezoning Application – 3305 Henry Street.

THAT Bylaw No. 3226 be read a second time;

AND THAT Bylaw 3226 be referred to a Public Hearing.

Background

The City has received a rezoning application for 3305 Henry Street 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 Bylaw No. 3226 (**Attachment 1**).

Discussion

Subject Site Description

The subject property is approximately 848m² (9,128ft²) in size and is located on Henry Street, south of Dewdney Trunk Road and east of Fraser Street. The property is currently developed with a single-family dwelling, which is proposed to be demolished as part of the subdivision and replaced with two new dwellings. The subject property is located within a single-family residential neighbourhood composed mostly of single-family dwellings on similar lot sizes to the existing lot. A location map is provided as **Attachment 2**.

Official Community Plan (OCP)

The OCP designates the subject lot as Single Family Low Density (**Attachment 3**), which supports the proposed rezoning. 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 the community and redeveloping neighbourhoods." It is noted that surrounding properties on the subject block and on the majority of surrounding blocks are identified as having RS1-S zoning and subdivision potential.

The property is included in Development Permit Area 5 (DPA 5): Hazardous Conditions due to steep slopes. Minor Development Permits approved by staff would be required to address the potentially hazardous conditions.

Design guidelines that review form and character of principal dwellings on small lots are not applied to lands within this area of Port Moody.

Detached Accessory Dwelling Units (DADUs) were originally proposed as part of the application. However, through the application review, it was determined that Port Moody Fire Rescue was not in support of the DADUs due to operational concerns related to the insufficient width of Powell Lane and the potential life safety implications in the event of an emergency response to that location. As a result, the applicant has removed DADUs from the proposal and would be required to register a covenant on title restricting the use of DADUs until the operational concerns have been addressed. Should a DADU be supported at this location in the future, it would be subject to the guidelines of Development Permit Area 7 – DADU Intensive Residential Development.

Zoning

The subject lot is zoned RS1, as are all other surrounding properties to the east, west, north, and south, as shown in **Attachment 4**. The neighbourhood is composed of single-family dwellings.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3226 (**Attachment 1**) would rezone the subject property from RS1 to RS1-S. If the rezoning bylaw is adopted, the Approving Officer will then consider the subdivision plan.

Proposed Subdivision

The proposal involves the subdivision of the existing property into two lots (**Attachment 5**). As shown on the following table, the proposed lots exceed the minimum lot width and area requirements for subdivision under the RS1-S Zone.

Regulation	RS1-S	Proposed Lots
Width	9m (30ft)	10.7m (35.1ft)
Area	325m ² (3,498ft ²)	424.4m ² (4,568ft ²)

As part of the subdivision, the property owner will be dedicating a 1.5m (4.9ft) strip of land along Powell Lane for potential future widening.

Following the rezoning and subdivision approval, application for Development Permits (DPA 5) and Building Permits will be initiated for the construction of the new dwellings.

Community Amenity Contribution Program

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered a CAC of \$6,000 to offset the unique 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. 3226.

Other Options

1. THAT the rezoning application, as presented in the report dated December 11, 2019 from the Planning and Development Department – Development Planning Division regarding Rezoning Application – 3305 Henry Street, be revised.
2. THAT the rezoning application, as presented in the report dated December 11, 2019 from the Planning and Development Department – Development Planning Division regarding Rezoning Application 3305 Henry Street, be denied.

Financial Implications

There are no financial implications associated with this report.

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 Community Planning Advisory 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 adjacent residents, an ad placed in the local newspaper, and the installation of a notification sign on the subject property.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

Attachment(s)

1. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 25, 2020, No. 3226 (3305 Henry Street) (RS1-S).
2. Location Map.
3. OCP Map.
4. Zoning Map.
5. Proposed Subdivision Plan.

Report Author

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Report Approval Details

Document Title:	3305 Henry Street - RTC.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - DRAFT Bylaw No 3226 (3305 Henry Street) (RS1-S).pdf- Attachment 2 - Location Map.pdf- Attachment 3 - OCP Map.pdf- Attachment 4 - Zoning Map.pdf- Attachment 5 - Proposed Subdivision Plan.pdf
Final Approval Date:	Jan 2, 2020

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

Dorothy Shermer, Corporate Officer - Jan 2, 2020 - 1:47 PM

Rosemary Lodge, Manager of Communications and Engagement - Jan 2, 2020 - 3:34 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 2, 2020 - 3:36 PM

André Boel, General Manager of Planning and Development - Jan 2, 2020 - 4:00 PM

Paul Rockwood for Tim Savoie, City Manager - Jan 2, 2020 - 4:06 PM