



City of Port Moody

Report/Recommendation to Council

Date: January 17, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Development Variance Permit for 924 Westmount Drive

Purpose

To present for Council's consideration a Development Variance Permit (DVP) application to vary the Zoning Bylaw by increasing the maximum permitted lot coverage for an accessory building from 65m² to 77m² to bring the existing accessory building in conformity with the City's Zoning Bylaw.

Recommended Resolution(s)

THAT Development Variance Permit 2020-140, to increase the maximum permitted lot coverage for an accessory building from 65m² to 77m² to bring the existing accessory building in conformity with the City's Zoning Bylaw, as recommended in the report dated January 17, 2020 from the Planning and Development Department – Development Planning Division regarding Development Variance Permit for 924 Westmount Drive;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Background

On March 1, 2018, an application was submitted for a zoning amendment in addition to a draft plan of subdivision application for the property located at 924 Westmount Drive. The purpose of the applications was to create a front-to-back subdivision, which would retain the existing dwelling and garage. Through the review process, it was determined that a front-to-back subdivision was not financially feasible for the owners.

Through the review process, it was also determined that the rear deck/landing and stairs were constructed without a building permit. This addition resulted in the lot coverage/building footprint of the accessory dwelling increasing to approximately 77m², 12m² beyond the maximum permitted coverage of 65m².

In November of 2019, the applicant confirmed that he would be withdrawing his applications for rezoning and subdivision and would be proceeding with a DVP to permit the increased lot coverage. A draft of the Development Variance Permit is included as **Attachment 4**. The applicant has also submitted an application for a minor development permit for façade

improvements to the existing laneway house and a building permit for the existing deck and stairs.

Discussion

Site Description

The subject property is located on the east side of Westmount Drive, north of Seaview Drive as shown on the Location Map included as **Attachment 1**. The property also contains a detached accessory dwelling unit (DADU) which fronts onto Grouse Lane.

The subject property has a lot frontage of 20.12m and an area of approximately 1,164m².

Official Community Plan and Zoning

The subject property is designated Single-Family Low Density in the Official Community Plan and zoned Single Detached Residential (RS-1) in Bylaw No. 2937. A DADU is permitted through the RS-1 zone subject to a maximum lot coverage/building footprint of 65m². The existing DADU with a deck, as shown on the Site Plan included as **Attachment 2**, does not conform to the provisions of the RS-1 zone.

Increase in Lot Coverage for an Accessory Building or Structure

The existing DADU is located at the rear of the property and contains a front and rear entrance. The front entrance is accessed at grade from the rear yard of the principal dwelling. In order to provide a more private entrance, the applicant has constructed a small deck/landing, which provides access to the rear entrance from Grouse Lane.

As the deck was constructed in the past without a building permit, the applicant proceeded to make a DVP application to bring the DADU in conformity with the Zoning Bylaw. Staff conducted a site visit to determine the extent of the inconformity; photographs of that site visit are included as **Attachment 3**.

As the DADU was constructed with the rear door, removing the deck/landing and stairs to reduce to lot coverage would pose a significant safety risk and falling hazard. Staff are supportive of the variance for the following reasons:

- the deck/landing and stairs are functional and improve site access and privacy;
- the deck/landing and stairs are minimal in design do not have any impacts on neighbouring properties;
- the requested variance is in keeping with the Zoning Bylaw and is minor in nature; and
- the increase in lot coverage is not additional living space and can easily be removed in the future.

Other Option(s)

THAT Development Variance Permit 2020-140 be denied.

Financial Implications

There are no financial implications to the City of Port Moody associated with the recommendations in this report.

Communications and Civic Engagement Initiatives

In accordance with the notification requirements in the City's Development Approval Procedures Bylaw and the *Local Government Act*, notices for the proposed Development Variance Permit application were mailed to property owners and tenants within 140m of the subject site two weeks in advance of the Council meeting date.

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. Location Map.
2. Site Plan.
3. Site Photographs.
4. Draft Development Variance Permit 2020-140.

Report Author

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Report Approval Details

Document Title:	Development Variance Permit for 924 Westmount Drive.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map.pdf- Attachment 2 - Site Plan.pdf- Attachment 3 - Site Photographs.docx- Attachment 4 - Draft Development Variance Permit 2020-140.docx
Final Approval Date:	Feb 4, 2020

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

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Feb 1, 2020 - 7:01 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 3, 2020 - 11:11 AM

Paul Rockwood, General Manager of Finance and Technology - Feb 4, 2020 - 11:00 AM

André Boel, General Manager of Planning and Development - Feb 4, 2020 - 11:35 AM

Tim Savoie, City Manager - Feb 4, 2020 - 1:00 PM