



# City of Port Moody

## Report/Recommendation to Council

Date: February 5, 2020  
Submitted by: Planning and Development Department – Development Planning Division  
Subject: Rezoning – 2625 Henry Street (RS1-S – Ms. Fariba Samieian, Golden Era Holdings Ltd.)

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### Purpose

To present for Council consideration a rezoning application to facilitate subdivision of the property at 2625 Henry Street into two lots.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 31, 2020, No. 3233 (2625 Henry Street) (RS1-S) be read a first and second time as recommended in the report dated February 5, 2020 from the Planning and Development Department – Development Planning Division regarding Rezoning – 2625 Henry Street (RS1-S – Ms. Fariba Samieian, Golden Era Holdings Ltd.);**

**AND THAT Bylaw No. 3233 be referred to a Public Hearing.**

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### Background

The City has received a rezoning application for 2625 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. 3233 (**Attachment 1**).

It is noted that the applicant has previously proposed an OCP amendment and rezoning for allow for a six-unit multi-family townhouse development for the property. This application was considered by Community Planning Advisory Committee (CPAC) on July 30, 2018. CPAC did not endorse the project due to concerns around the density, amount of greenspace/amenity space, and accessibility concerns. Based on this feedback, the applicant made the decision to pursue a rezoning and subdivision under the RS1-S zone.

### Discussion

#### Subject Site Description

The subject property is approximately 809m<sup>2</sup> (8,708ft<sup>2</sup>) in size and is located at the southwest corner of Henry Street and Grant Street. The subject property, which is currently a vacant lot, is

located within a single-family residential neighbourhood composed mostly of single-family dwellings on similar lot sizes to the existing lot, with the exception of a multi-family development to the south. 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."

Design guidelines that guide the form and character of dwellings on small lots in the Moody Centre Heritage Character Area are contained within Development Permit Area 2 (DPA 2): Intensive Residential Development. The property is also included in Development Permit Area 5 (DPA 5): Hazardous Conditions due to risk of flood and debris flow and moderate to high risk of earthquake soil liquefaction. Minor Development Permits approved by staff would be required to address form and character and the potentially hazardous conditions should the rezoning be approved and subdivision application proceed.

#### Zoning

The subject lot is zoned RS1, as are the majority of surrounding properties, with the exception of a (RM2) multi-family development across Jane Street to the south and a duplex (RT) property across Henry Street to the north. It is noted that surrounding properties on the subject block and on the majority of surrounding lots to the north, east and west are identified as having RS1-S zoning and subdivision potential, with several RS1-S subdivisions having been approved in Moody Centre as shown on **Attachment 4**.

#### Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3233 (**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 satisfies the minimum lot width and area requirements for subdivision under the RS1-S Zone.

Regulation	RS1-S	Proposed Lot 1	Proposed Lot 2
Width	9m (30ft)	10.05m (33.0ft)	10.05m (33ft)
Area	325m <sup>2</sup> (3,498ft <sup>2</sup> )	404m <sup>2</sup> (4,353ft <sup>2</sup> )	399.9m <sup>2</sup> (4,304ft <sup>2</sup> )

Following the rezoning and subdivision approval, applications for the Development Permits (DPA 2 and DPA 5) and Building Permits will be initiated for the construction of the new dwelling. The applicant has indicated at this point that they are not intending to construct a laneway home for either lot.

### Community Amenity Contribution Program

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered to provide a CAC of \$6,000. Payment of the CAC would be made to the City prior to Council consideration of final adoption of the Zoning Amendment Bylaw, No. 3233.

### Other Option(s)

1. THAT the rezoning application, as presented in the report dated January 5, 2020 from the Planning and Development Department – Development Planning Division regarding Rezoning – 2625 Henry Street (RS1-S – Ms. Fariba Samieian, Golden Era Holdings Ltd.) be revised.
2. THAT the rezoning application, as presented in the report dated January 7, 2020 from the Planning and Development Department – Development Planning Division regarding Rezoning – 2625 Henry Street (RS1-S – Ms. Fariba Samieian, Golden Era Holdings Ltd.) be denied.

### Financial Implications

There are no financial implications associated with this report.

### Communications and Civic Engagement Initiatives

The Development Approval Procedures Bylaw, No. 2918 exempts RS1-S (Small Lot) rezoning applications from the requirement to seek the 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 for the rezoning and development variance permit applications 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. 31, 2020, No. 3233 (2625 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:	Rezoning Application - 2625 Henry Street (RS1-S - Ms. Fariba Samieian, Golden Era Holdings Ltd.).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Draft Bylaw No. 3233 (2625 Henry Street) (RS1-S).pdf</li><li>- Attachment 2 - Location Map.pdf</li><li>- Attachment 3 - OCP Map.pdf</li><li>- Attachment 4 - Zoning Map.pdf</li><li>- Attachment 5 - Proposed Subdivision Plan.pdf</li></ul>
Final Approval Date:	Feb 18, 2020

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

Dorothy Shermer, Corporate Officer - Feb 13, 2020 - 2:05 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 14, 2020 - 1:04 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 17, 2020 - 7:54 PM

André Boel, General Manager of Planning and Development - Feb 17, 2020 - 9:55 PM

Tim Savoie, City Manager - Feb 18, 2020 - 1:26 PM