

Considered at January 14, 2020 Regular Council Meeting

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City of Port Moody Report/Recommendation to Council

Date: December 5, 2019
Submitted by: Planning and Development Department – Development Planning Division
Subject: 1227 Ioco Road – Rezoning for a Two-Lot Subdivision

Purpose

To present for Council consideration a rezoning application to allow for subdivision of the single-family property at 1227 Ioco Road.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 26, 2020, No. 3227 (1227 Ioco Road) (RS1-S) be read a first time as recommended in the report dated December 5, 2019 from the Planning and Development Department – Development Planning Division regarding Rezoning Application – 1227 Ioco Road.

THAT Bylaw No. 3227 be read a second time;

AND THAT Bylaw No. 3227 be referred to a Public Hearing.

Background

The City has received a rezoning application for 1227 Ioco Road 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 Single Detached Residential (RS1) to Single Detached Residential Small Lot (RS1-S) as set out in draft Bylaw No. 3227 (**Attachment 1**).

Discussion

Subject Site Description

The subject lot is located at 1227 Ioco Road, within the Pleasantside neighbourhood and is occupied with a single detached dwelling, as shown in Figure 1. The property contains hedges along the north, east, and west property lines and slopes from north (Barber Lane) to south (Ioco Road). The proposal is to demolish the existing home and replace it with two new single-family residences on two newly created lots, should the rezoning application and subsequent subdivision application be approved.

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Figure 1 – Aerial Photograph



Official Community Plan (OCP)

The OCP designates the subject property as Single Family Low Density (**Attachment 2**), which supports the proposed RS1-S zone. Narrower 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 to the east and south are also designated Single Family Low Density in the OCP. This designation encourages gentle intensification through the RS1-S zone. Several RS1-S subdivisions are currently in progress in Pleasantside, including 1241 and 1243 loco Road just north of the subject property.

Design guidelines that review the form and character in the Pleasantside neighbourhood are only applied to Detached Accessory Dwelling Units (DADUs). The applicant has not proposed any DADUs as it was previously determined that Port Moody Fire Rescue would not support any DADUs due to operational concerns related to the width of Barber Lane and the potential life safety implications in the event of an emergency response to that location. As a result, the applicant 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.

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Zoning

The subject lot is zoned Single Detached Residential 'RS1' (**Attachment 3**), consistent with the majority of the properties located to the east and west along loco Road. The subject property is located southwest of Bert Flinn Park, zoned 'P1' and south of the loco Townsite Heritage Conservation Area zoned 'A1'.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3227 (**Attachment 1**) would rezone the subject property from RS1 to RS1-S. Once the rezoning bylaw is adopted, the Approving Officer can then consider the subdivision plan.

Proposed Subdivision

The proposal involves the subdivision of the existing property into two lots (**Attachment 4**). For Council's information, as shown in the following table, the proposed lots meet the minimum lot width and area requirements for subdivision under the RS1-S Zone.

Regulation	RS1-S	Proposed Lots
Width	9m (30ft)	10.92m (35.83)
Area	325m ² (3,500ft ²)	549.17m ² (5,911,18ft ²)

Following the rezoning and subdivision approval, Building Permits will be initiated for the construction of the new dwellings. A covenant will be required to be registered on title to restrict the construction of a DADU on the subject property.

Community Amenity Contribution Program

Per the City's Community Amenity Contribution (CAC) Program, for the new single-family home lots being allowed through rezoning, the applicant has confirmed they will be providing a voluntary 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. 3227.

Other Option(s)

1. THAT the rezoning application, as presented in the report dated December 5, 2019 from the Planning and Development Department – Development Planning Division regarding Rezoning Application – 1227 loco Road, be revised.
2. THAT the rezoning application, as presented in the report dated December 5, 2019 from the Planning and Development Department – Development Planning Division regarding Rezoning Application – 1227 loco Road, be denied.

Financial Implications

There are no financial implications to the City.

Communications / Civic Engagement

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 review and recommendation. Should the rezoning application be given first and second readings, the public will have an opportunity to comment on the change in land use at

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the Public Hearing. This 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 Community Planning and the creation of a livable, vibrant, sustainable, orderly, and coordinated community.

Attachment(s)

1. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 26, 2020, No. 3227.
2. Official Community Plan Map.
3. Zoning Map.
4. Proposed Subdivision Plan.

Report Author

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Planning Technician

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Report Approval Details

Document Title:	1227 Ioco Road - Rezoning for Small Lot Subdivision.docx
Attachments:	- Attachment 1 - Draft City of Port Moody Zoning Bylaw 2018 No 2937 Amendment Bylaw No 26 2020 .pdf - Attachment 2 - Official Community Plan Map.pdf - Attachment 3 - Zoning Map.pdf - Attachment 4 - 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 - Dec 17, 2019 - 5:12 PM

Rosemary Lodge, Manager of Communications and Engagement - Dec 17, 2019 - 5:34 PM

Paul Rockwood, General Manager of Finance and Technology - Dec 17, 2019 - 9:51 PM

André Boel, General Manager of Planning and Development - Dec 19, 2019 - 11:18 AM

Paul Rockwood for Tim Savoie, City Manager - Jan 2, 2020 - 3:15 PM

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City of Port Moody

Bylaw No. 3227

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 1227 Ioco Road.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as "City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 26, 2020, No. 3227 (1227 Ioco Road) (RS1-S)".

2. Amendments

- 2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following land from Single Detached Residential Zone (RS1) to Single Detached Residential – Small Lot Zone (RS1-S):

Lot 8, Block "C", District Lot 226, Group 1, New Westminster District
Plan 5683

P.I.D. 011-150-068

as shown on the map in Schedule A.

3. Attachments and Schedules

- 3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Location Map.

4. Severability

- 4.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

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Read a first time this ____ day of _____, 2020.

Read a second time this ____ day of _____, 2020.

Public Hearing this ____ day of _____, 2020.

Read a third time this ____ day of _____, 2020.

Adopted this ____ day of _____, 2020.

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3227 of the City of Port Moody.

D. Shermer
Corporate Officer

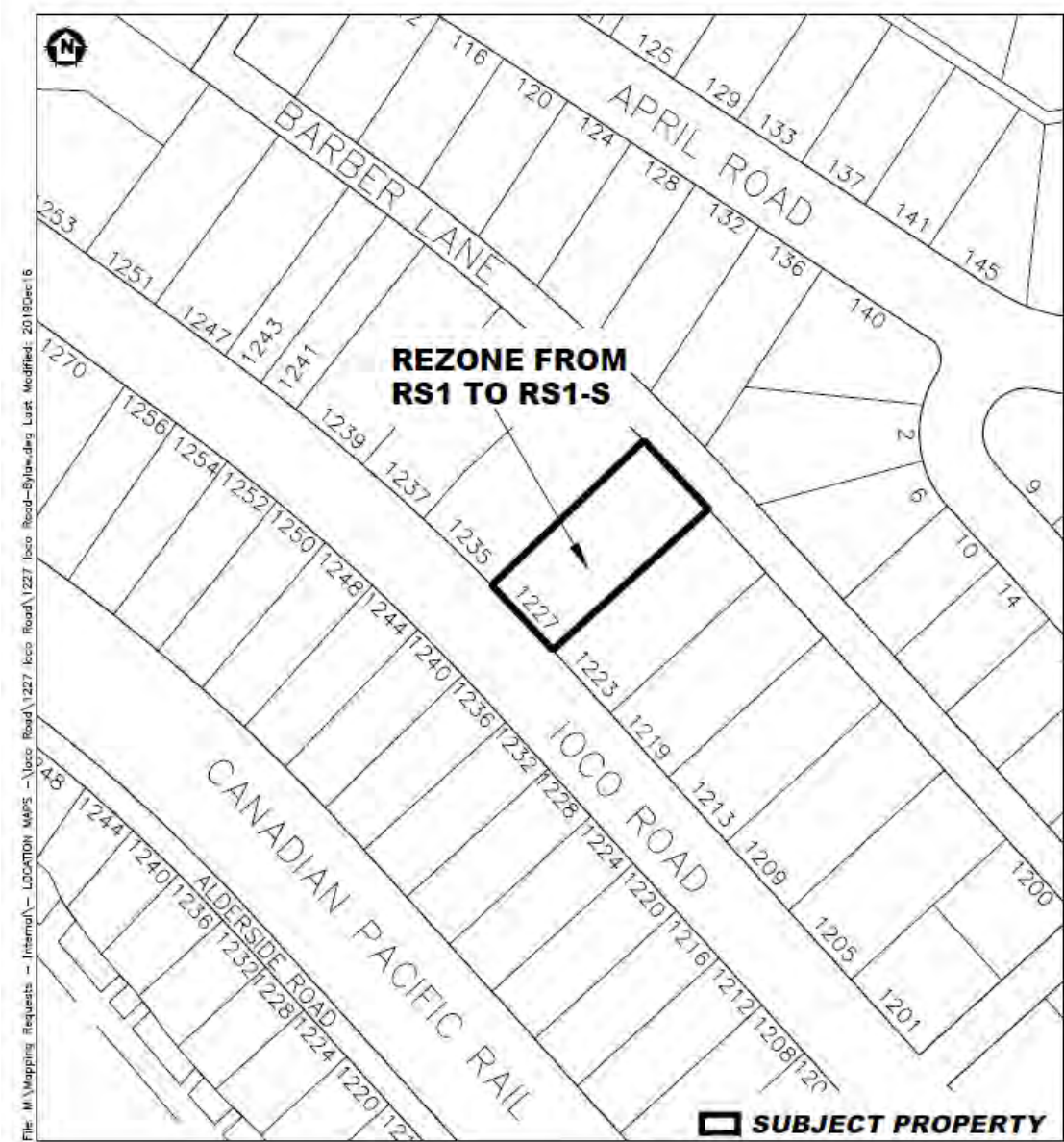
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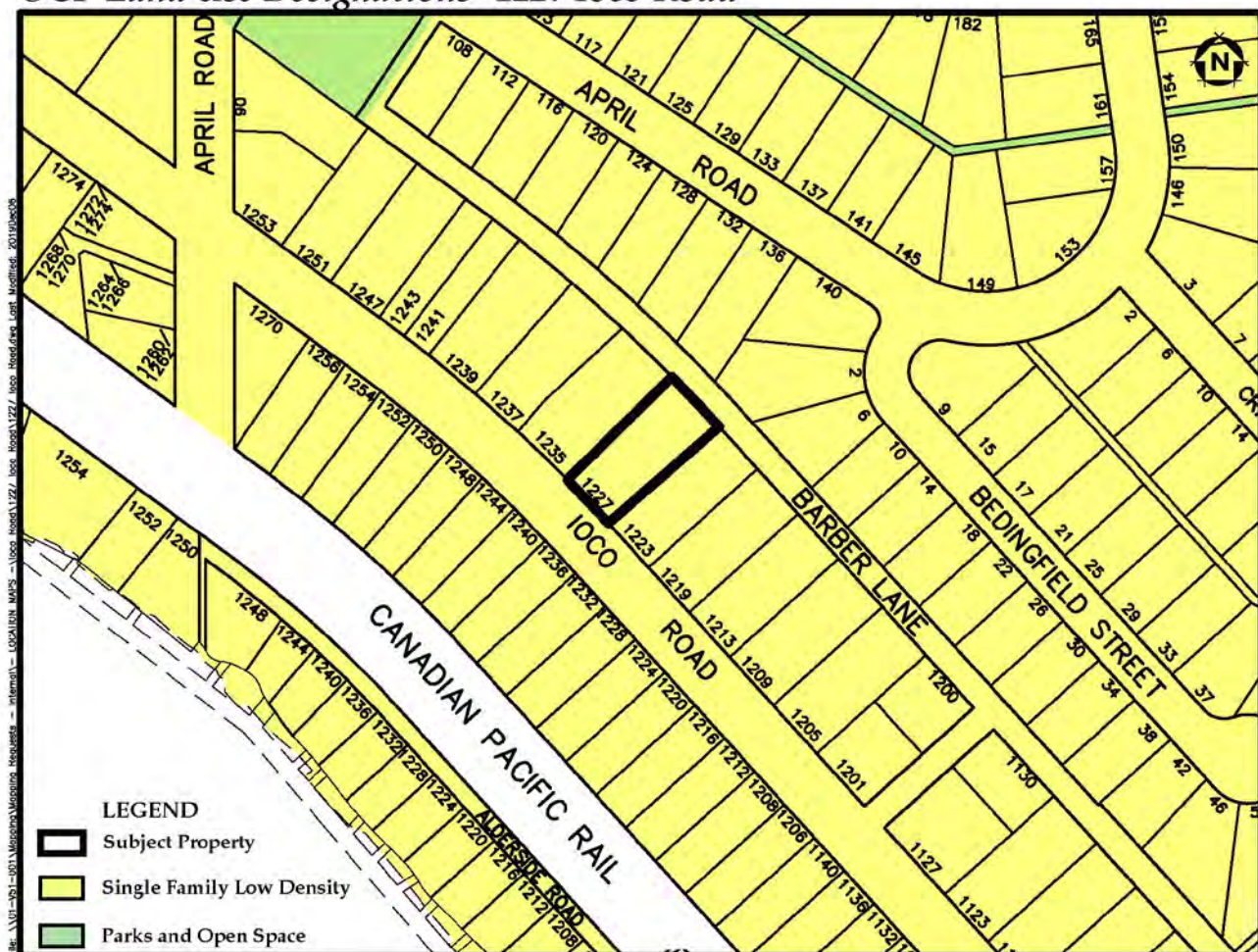
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Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 26, 2020, No. 3227 (1227 Ioco Road) (RS1-S).

Corporate Officer

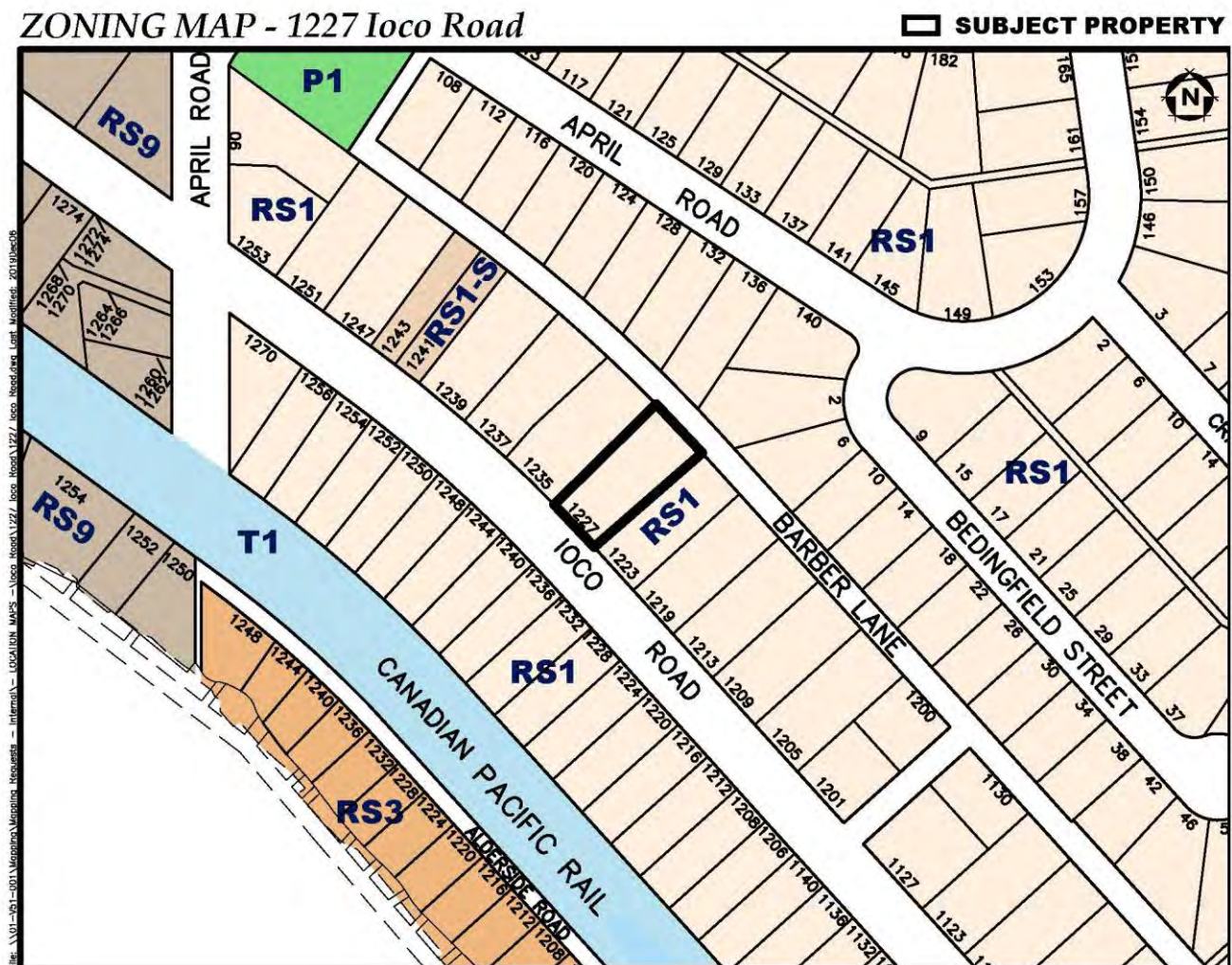




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Attachment 3 – Zoning Map



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Attachment 4 – Proposed Subdivision Plan

