

Memorandum

Date: March 9, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Development Variance Permit (RS1-S) – 148 Elgin Street (Mr. Farhous Etemadi)

At the March 10, 2020 Special Council Meeting, Council adopted City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 29, 2020, No. 3231 (148 Elgin Street) to rezone the property at 148 Elgin Street from Single Detached Residential (RS1) to Single Detached Residential Small Lot (RS1-S) to facilitate the subdivision of the property into two lots.

As stated in the report dated January 8, 2020 from the Planning and Development Department – Development Planning Division regarding Rezoning Application – 148 Elgin Street (**Attachment 1**), this small lot subdivision requires a Development Variance Permit (DVP) to retain the existing dwelling and permit reduced setbacks for the future dwelling to accommodate the front to back configuration. A draft DVP has been prepared for Council's consideration and is included as **Attachment 2**.

Should Council approve the DVP, it would allow for the following reduced setbacks to be applied to 148 Elgin Street:

Existing Dwelling:

- Front Yard – 3.43 metres
- Rear Lot Line – 6.71 metres
- Exterior Side Lot Line – 1.19 metres

Proposed New Dwelling

- Rear Lot Line – 1.89 metres

Staff recommend approval of the requested variances as it would allow for the retention of an existing dwelling in the Moody Centre Heritage Character Area and preserve the built form and lot configuration consistent with the neighbourhood. The recommended resolution is:

THAT Development Variance Permit 3090-20-136 be approved as recommended in the memo dated March 9, 2020 from the Planning and Development Department – Development Planning Division regarding Development Variance Permit (RS1-S) – 148 Elgin Street (Mr. Farhous Etemadi);

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

Attachment(s)

1. January 8, 2020 Rezoning Report – 148 Elgin Street.
2. Draft DVP.

Report Approval Details

Document Title:	Development Variance Permit (RS1-S) - 148 Elgin Street (Mr. Farhoud Etemadi).docx
Attachments:	- Attachment 1 - January 8, 2020 Rezoning Report - 148 Elgin Street.pdf - Attachment 2 - Draft DVP.pdf
Final Approval Date:	Mar 17, 2020

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

Dorothy Shermer, Corporate Officer - Mar 9, 2020 - 4:23 PM

Rosemary Lodge, Manager of Communications and Engagement - Mar 9, 2020 - 4:54 PM

Paul Rockwood, General Manager of Finance and Technology - Mar 11, 2020 - 4:20 PM

André Boel, General Manager of Planning and Development - Mar 12, 2020 - 9:12 AM

Tim Savoie, City Manager - Mar 17, 2020 - 7:21 AM