

Considered at July 28, 2020 Regular Council Meeting

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City of Port Moody Report/Recommendation to Council

Date: June 16, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 1022 Westmount Drive (Birmingham and Wood Architects and Planners)

Purpose

To present for Council consideration a rezoning application to facilitate subdivision of the property at 1022 Westmount Drive into two RS1-S lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 43, 2020, No. 3265 (1022 Westmount Drive) (RS1-S) be read a first and second time as recommended in the report dated June 16, 2020 from Planning and Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1022 Westmount Drive (Birmingham and Wood Architects and Planners);

AND THAT Bylaw No. 3265 be referred to a Public Hearing.

Background

The City has received a rezoning application for 1022 Westmount Drive 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. 3265 (**Attachment 1**). The applicant was initially proposing that each lot would have a principal dwelling with secondary suite and a Detached Accessory Secondary Unit (DADU); however, the applicant has since withdrawn the request for DADUs due to constraints involving fire access and ditch environmental requirements. An application fact sheet which summarizes the key components of the project is included (**Attachment 2**).

Discussion

Subject Site Description

The subject property is approximately 1,070m² (11,514ft²) in size and is located on Westmount Drive, north of Mount Royal Drive. At the time of application submission, the property was developed with a single-family dwelling in poor condition. Due to its condition, it has been demolished and the property is now vacant. If the rezoning application is approved, it would

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allow the property to be subdivided into two lots with two new principal dwellings. A location map is provided as (**Attachment 3**).

Official Community Plan

The OCP designates the subject lot as Single Family Low Density (**Attachment 4**), 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.

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 at this location due to operational concerns related to the insufficient width of Grouse Lane and the potential life safety implications in the event of an emergency response to that location. Related to this, a Zoning Bylaw amendment was adopted by Council on June 23, 2020 which indicates that a DADU is only permitted on lots where the secondary access to the rear of the lot is of a grade, quality (weight bearing), surface, width, and clearance that allows for accessibility by emergency services apparatus. As a result, the applicant has removed DADUs from the proposal. 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 currently zoned RS1, as are all other surrounding properties to the east, west, north, and south, as shown in **Attachment 5**. The minimum lot size and width in the RS1 Zone is 555m² (5,974ft²) and 15m (49ft), respectively. The neighbourhood is composed of mostly single-family dwellings with some duplexes.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3265 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 6**). As shown on the following table, the proposed lots satisfy the minimum lot width and area requirements for subdivision under the RS1-S Zone.

Regulation	RS1-S	Proposed Lots
Width	9m (30ft)	9.8m (32.2ft)
Area	325m ² (3,498ft ²)	515m ² (5,543ft ²)

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Driveway Access and Environmental Considerations

Per City bylaws and policies, the driveway access to the proposed lots would come from the lower classified road, Grouse Lane. As a result, the front driveway off Westmount Drive will be removed. A ditch currently exists at the rear, running parallel with Grouse Lane, adjacent to the subject property. The presence of the ditch requires a minor development permit for Environmentally Sensitive Areas (ESA), and the Zoning Bylaw requires a minimum Riparian Protection and Enhancement Area (RPEA) of 5m (16.4ft). Any encroachment into this setback, other than the permitted driveway access, would also trigger a variance. After considering a variety of options, including providing vehicular access from the front (Westmount Drive), it has been determined that a portion of the ditch will be infilled to provide two 6m (19.7ft) wide driveway crossings on Grouse Lane.

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 Option(s)

1. THAT the rezoning application, as presented in the report dated June 16, 2020, from the Planning and Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1022 Westmount Drive (Birmingham and Wood Architects and Planners) be revised.
2. THAT the rezoning application, as presented in the report dated June 16, 2020, from the Planning and Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1022 Westmount Drive (Birmingham and Wood Architects and Planners) be denied.

Financial Implications

There are no financial implications associated with this report aside from the CAC.

Communications and Civic Engagement Initiatives

A notification sign informing the public of the rezoning application has been placed on the subject property in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

In response to the notification sign, the Planning and Development Department received two concerns from surrounding property owners due to the increase in density, parking challenges, and change in character to the neighbourhood.

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 advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

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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. 43, 2020, No. 3265 (1022 Westmount Drive) (RS1-S).
2. Application Fact Sheet.
3. Location Map.
4. OCP Map.
5. Zoning Map.
6. Proposed Subdivision and Site Plan.

Report Author

Wesley Woo, MCIP, RPP
Development Planner

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Report Approval Details

Document Title:	Rezoning (RS1-S) - 1022 Westmount Drive (Birmingham and Wood Architects and Planners).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Amendment Bylaw No. 43, 2020, No. 3265.pdf- Attachment 2 - Application Fact Sheet.pdf- Attachment 3 - Location Map.pdf- Attachment 4 - OCP Map.pdf- Attachment 5 - Zoning Map.pdf- Attachment 6 - Proposed Subdivision and Site Plan.pdf
Final Approval Date:	Jul 20, 2020

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

André Boel, General Manager of Planning and Engagement - Jul 14, 2020 - 11:54 AM

Dorothy Shermer, Corporate Officer - Jul 14, 2020 - 3:26 PM

Rosemary Lodge, Manager of Communications and Engagement - Jul 14, 2020 - 4:05 PM

Paul Rockwood, General Manager of Finance and Technology - Jul 14, 2020 - 4:57 PM

Tim Savoie, City Manager - Jul 20, 2020 - 12:48 PM

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City of Port Moody

Bylaw No. 3265

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 1022 Westmount Drive.

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. 43, 2020, No. 3265 (1022 Westmount Drive) (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 “C” District Lot 377 Group 1 New Westminster District Plan 18885

PID: 010-432-949

as shown on the map in Schedule “A” of this Bylaw.

3. Attachments and Schedules

- 3.1 The following schedule is attached to and forms 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.

Read a first time this ___ day of ____, 20__.

Read a second time this ___ day of ____, 20__.

Read a third time this ___ day of ____, 20__.

Adopted this ___ day of ____, 20__.

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R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3265 of the City of Port Moody.

D. Shermer
Corporate Officer

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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. 43, 2020, No. 3265 (1022 Westmount Drive) (RS1-S).

Corporate Officer

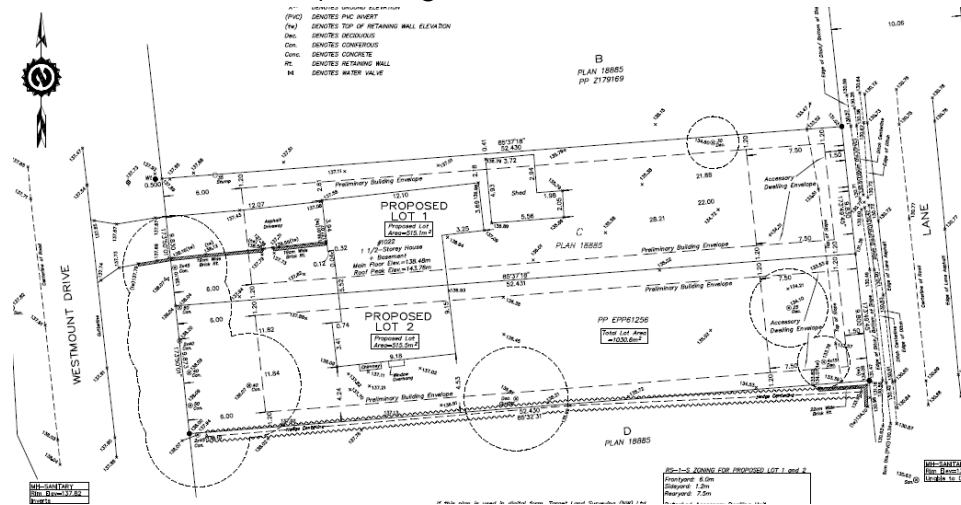


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Application Fact Sheet

1022 Westmount Drive (Birmingham and Wood Architects and Planners)



Application Type: RS1-S Rezoning and Subdivision
OCP Designation: Single Family Low Density (unchanged)

Intent: To rezone the existing property to permit a subdivision into two lots, each with a new principal dwelling with secondary suite.*

Existing Zoning: RS1
Proposed Zoning: RS1-S
Existing Lot Area: 1,031 sq.m. (11,097 sq.ft.)
Existing Lot Width: 19.7 m (64.6 ft)

	RS1 Zone	RS1-S Zone	Proposed
Minimum Lot Area:	555.0m ² (5,974ft ²)	325.0m ² (3,498ft ²)	515m ² (5,544ft ²)
Minimum Lot Width:	15.0m (49.2 ft)	9m (29.5ft)	9.8m (32.2 ft)
Required Parking:	3 stalls	3 stalls	3 stalls

Additional Variances: None

Development Permit Area: Not applicable - a portion of the property contains a slope greater than 20% therefore a geotechnical report was submitted.

*While Detached Accessory Dwelling Units (DADUs) are permitted within the RS1-S Zone, they are only permitted on lots where the secondary access to the rear of the lot is of a grade, quality (weight bearing), surface, width and clearance that allows for accessibility by emergency service apparatus to the satisfaction of the Fire Department. The rear lane does not meet these requirements and as a result DADUs are not permitted under DADU Zoning regulations.

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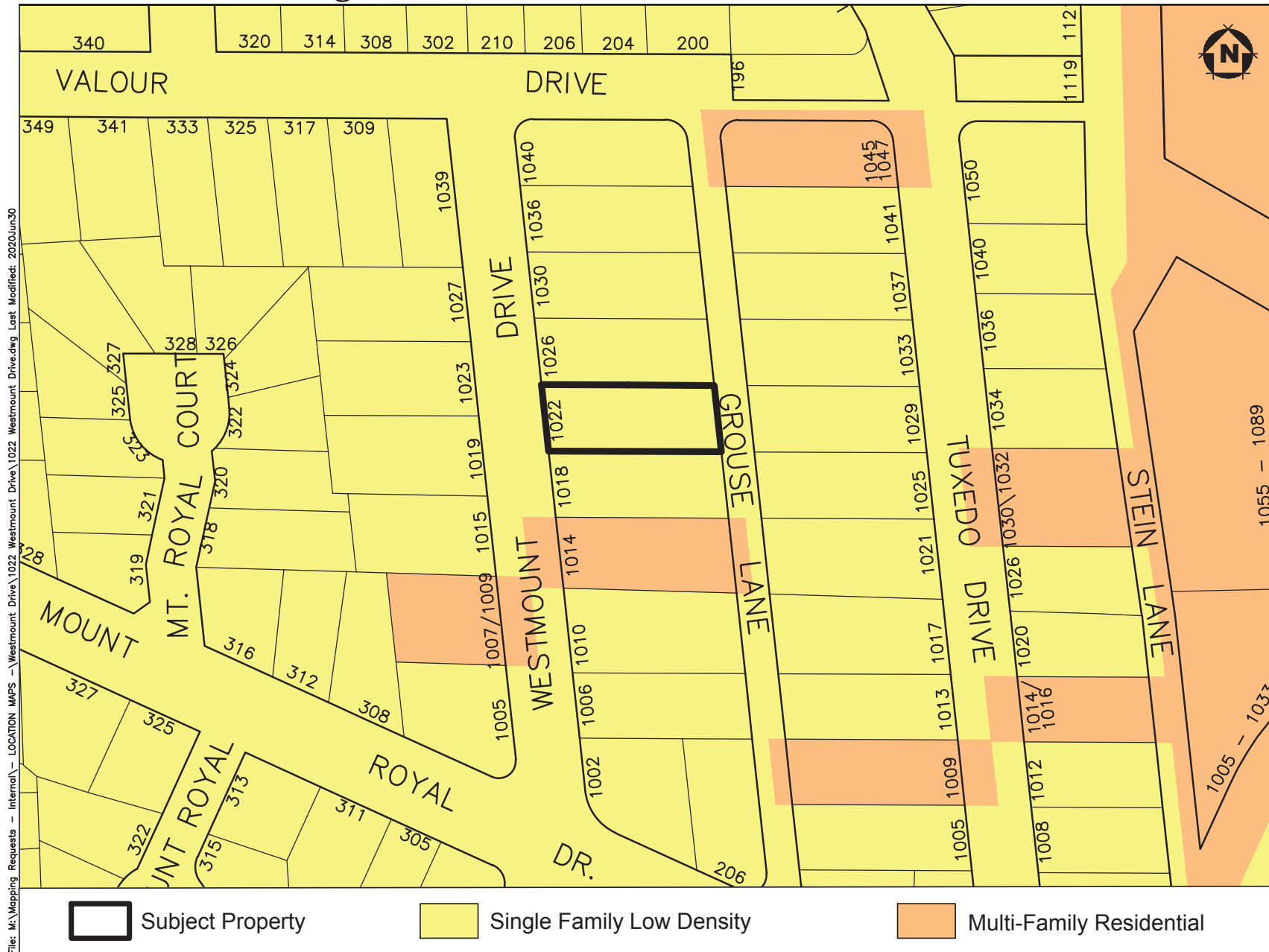
LOCATION MAP - 1022 Westmount Drive³⁰²

 **SUBJECT PROPERTY**



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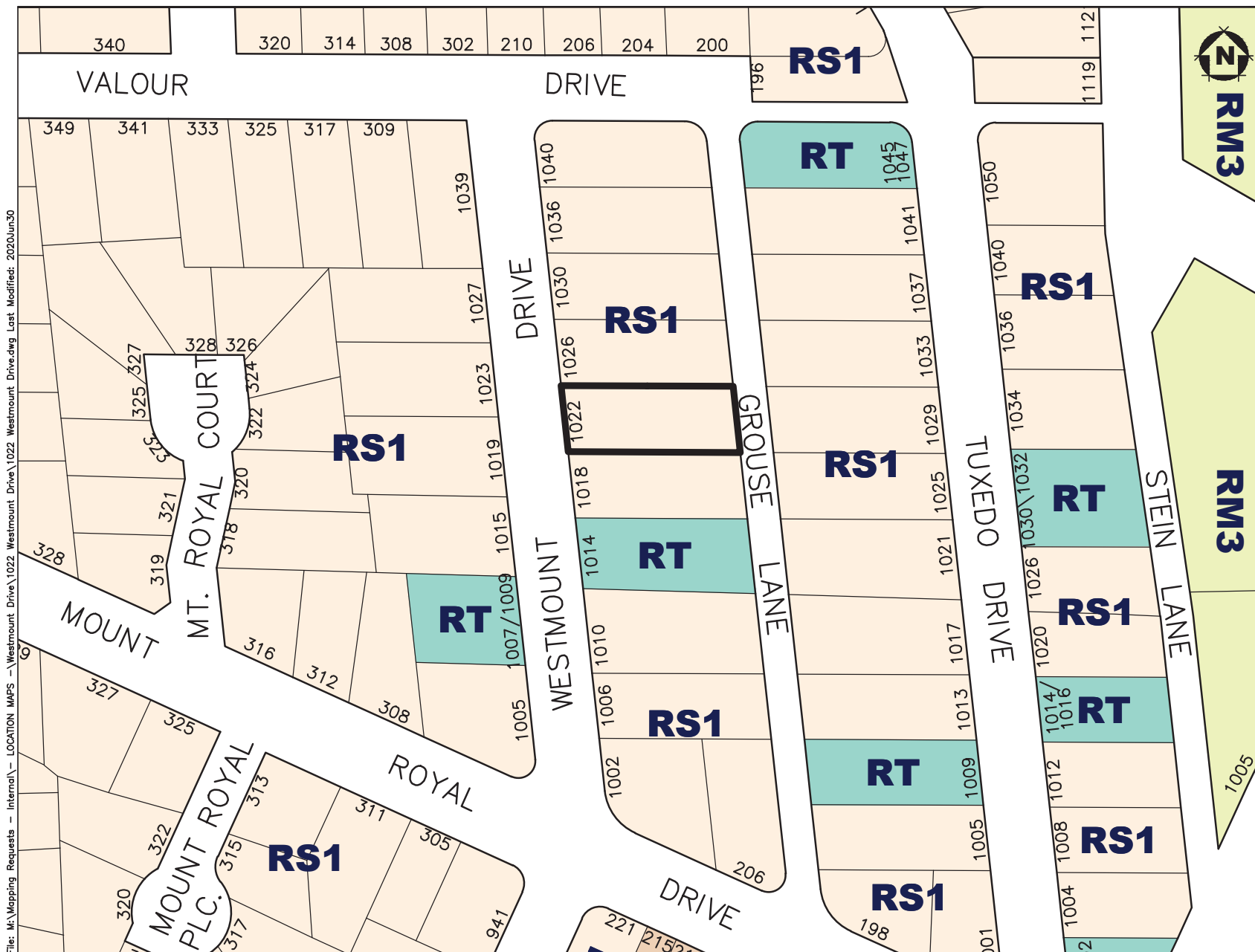
OCP Land Use Designations - 1022 Westmount Drive³⁰³



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ZONING MAP - 1022 Westmount Drive

 **SUBJECT PROPERTY**



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