

Considered at July 28, 2020 Regular Council Meeting

306



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) – 1209 Ioco Road (Mr. Ahmad Moshri Fatemi)

Purpose

To present for Council consideration a rezoning application to allow for the subdivision of the single-family property at 1209 Ioco Road into two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 42, 2020, No. 3263 (1209 Ioco Road) (RS1-S) be read a first and second time as recommended in the report dated June 16, 2020 from the Planning and Development Department – Development Planning Division regarding Rezoning (RS1-S) – 1209 Ioco Road (Mr. Ahmad Moshri Fatemi);

AND THAT Bylaw No. 3263 be referred to a Public Hearing.

Background

The City has received a rezoning application for 1209 Ioco Road to rezone the existing single-family lot in order to subdivide it into two lots. The existing lot is 1,118 square metres and has a frontage of 22.24 metres; if the rezoning and the subdivision application(s) are approved, the newly created lots would each have a lot area of 559 square metres and lot frontage of 11.12 metres. 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. 3263 (**Attachment 1**). An application fact sheet which summarizes the key components of the project is included (**Attachment 2**).

Discussion

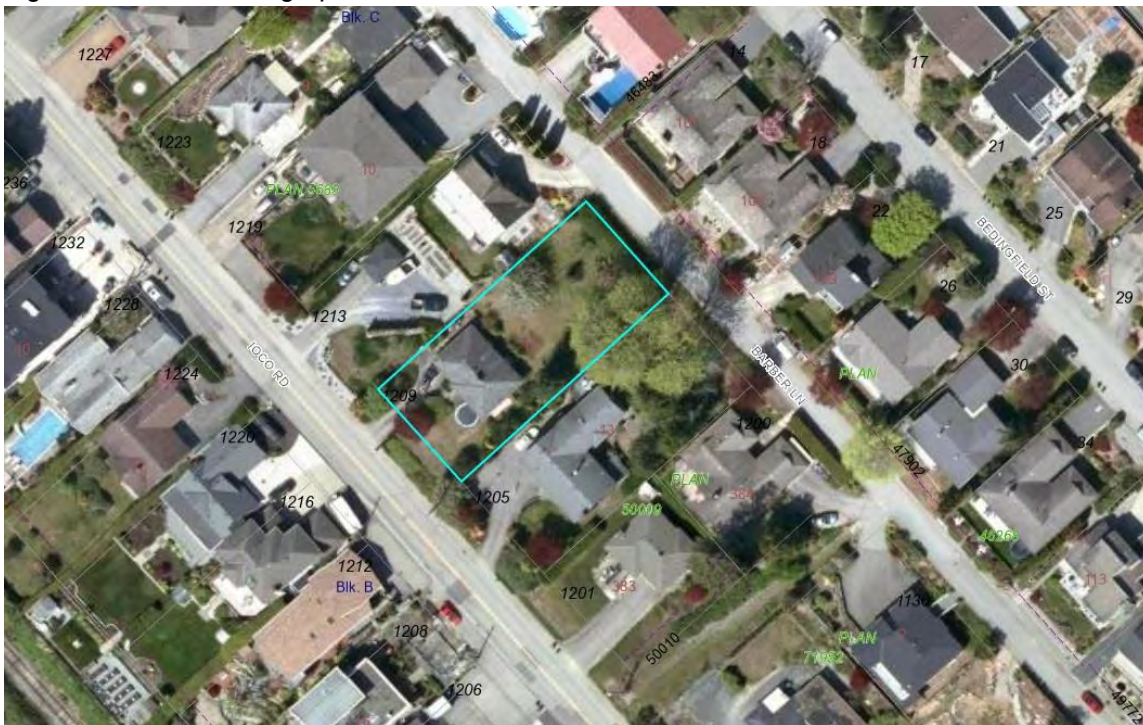
Subject Site Description

The subject lot is located at 1209 Ioco Road, within the Pleasantside neighbourhood and is occupied with a single detached dwelling, as shown in Figure 1. The property contains several trees and a hedge 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, subject to approval of the rezoning application and subsequent subdivision application.

Considered at July 28, 2020 Regular Council Meeting

307

Figure 1 – Aerial Photograph



Official Community Plan (OCP)

The OCP designates the subject property as Single Family Low Density (**Attachment 3**), 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 1227, 1241, and 1243 Ioco 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. 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. 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.

Considered at July 28, 2020 Regular Council Meeting

308

Zoning

The subject lot is zoned Single Detached Residential 'RS1' (**Attachment 4**), 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'.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3263 (**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 5**). 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)	11.12m (36.71 ft.)
Area	325m ² (3,500ft ²)	559m ² (6,017 ft ²)

Following the rezoning and subdivision approval, Building Permits will be initiated for the construction of the new dwellings.

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. 3263.

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) – 1209 loco Road, 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) – 1209 loco Road, be denied.

Financial Implications

There are no financial implications to the City outside of the CAC contribution.

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 the Public Hearing. This will occur following a mail-out notification, an advertisement placed in the local newspaper, and the installation of a notification sign on the subject property.

Considered at July 28, 2020 Regular Council Meeting

309

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. 42, 2020, No. 3263.
2. Application Fact Sheet.
3. Official Community Plan Map.
4. Zoning Map.
5. Proposed Subdivision Plan.

Report Author

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Considered at July 28, 2020 Regular Council Meeting

310

Report Approval Details

Document Title:	Rezoning (RS1-S) - 1209 Ioco Road (Mr. Ahmad Moshri Fatemi).docx
Attachments:	- Attachment 1 - Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 42, 2020, No. 3263.pdf - Attachment 2 - Application Fact Sheet.pdf - Attachment 3 - Official Community Plan Map.pdf - Attachment 4 - Zoning Map.pdf - Attachment 5 - Proposed Subdivision 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 Development - Jul 13, 2020 - 3:29 PM

Dorothy Shermer, Corporate Services - Jul 13, 2020 - 3:46 PM

Rosemary Lodge, Manager of Communications and Engagement - Jul 14, 2020 - 10:33 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 14, 2020 - 10:42 AM

Tim Savoie, City Manager - Jul 20, 2020 - 11:58 AM

Considered at July 28, 2020 Regular Council Meeting

311



City of Port Moody

Bylaw No. 3263

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 1209 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. 42, 2020, No. 3263 (1209 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 12, Block "C", District Lot 226, Group 1, New Westminster District
Plan 5683

PID 011-150-131

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 _____, 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.

Considered at July 28, 2020 Regular Council Meeting

312

R. Vagramov
Mayor

D. Shermer
Corporate Officer

I hereby certify that the above is a true copy of Bylaw No. 3263 of the City of Port Moody.

D. Shermer
Corporate Officer

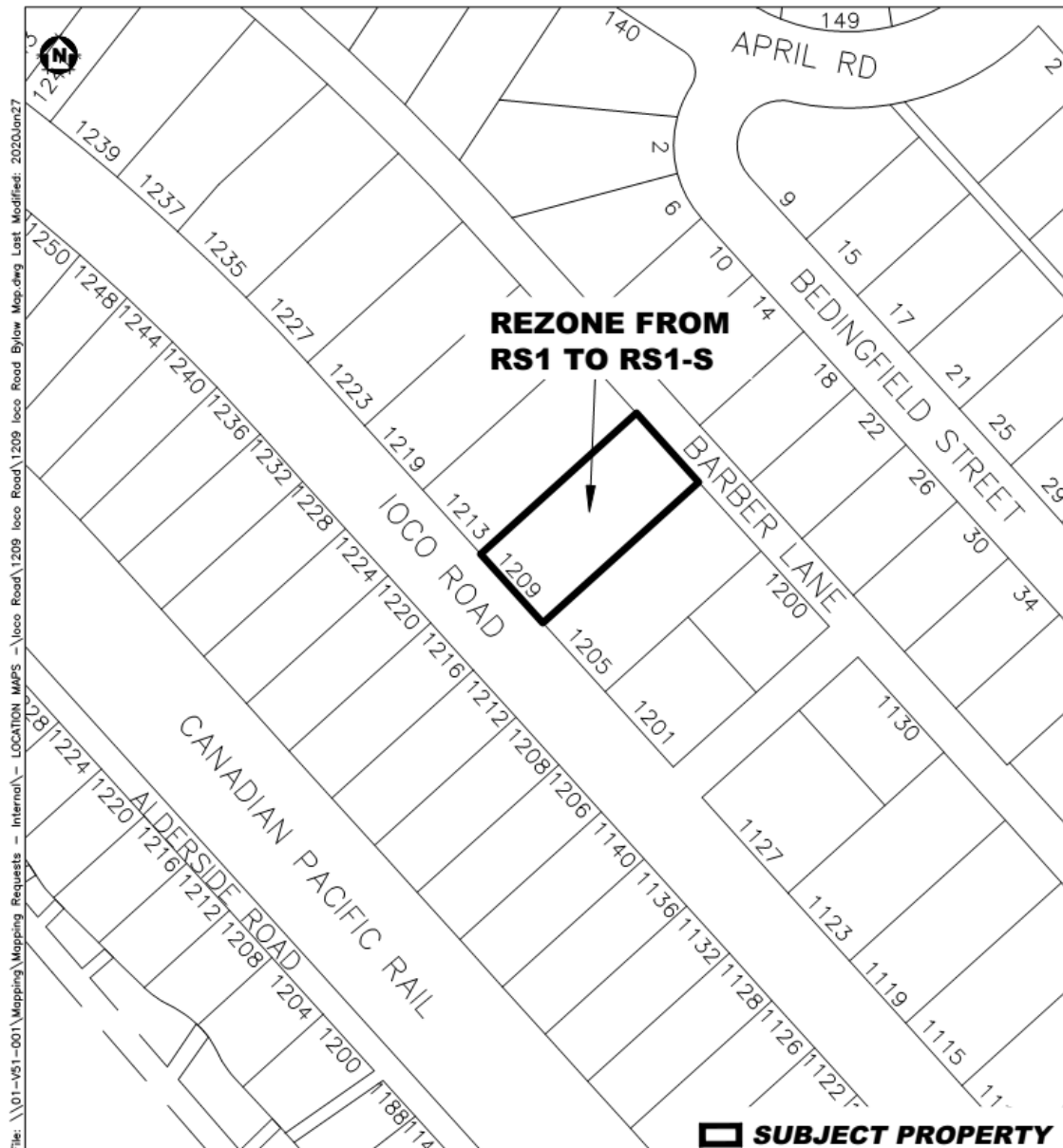
Considered at July 28, 2020 Regular Council Meeting

313

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. 42, 2020, No. 3263 (1209 Ioco Road) (RS1-S).

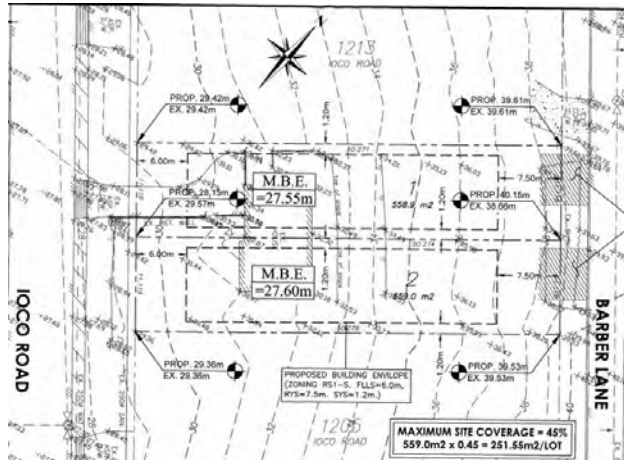
Corporate Officer



Considered at July 28, 2020 Regular Council Meeting

314

Application Fact Sheet 1209 Ioco Road (Mr. Ahmad Moshri Fatemi)



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: 1,118 sq.m. (12,034.0 sq.ft.)
Existing Lot Width: 22.4m (73.5 ft)

	RS1 Zone	RS1-S Zone	Proposed
Minimum Lot Area:	555.0m ² (5,974ft ²)	325.0m ² (3,498ft ²)	559.0m ² (6,017ft ²)
Minimum Lot Width:	15.0m (49.2 ft)	9m (29.5ft)	11.2m (36.5ft)
Required Parking:	3 stalls	3 stalls	4 stalls

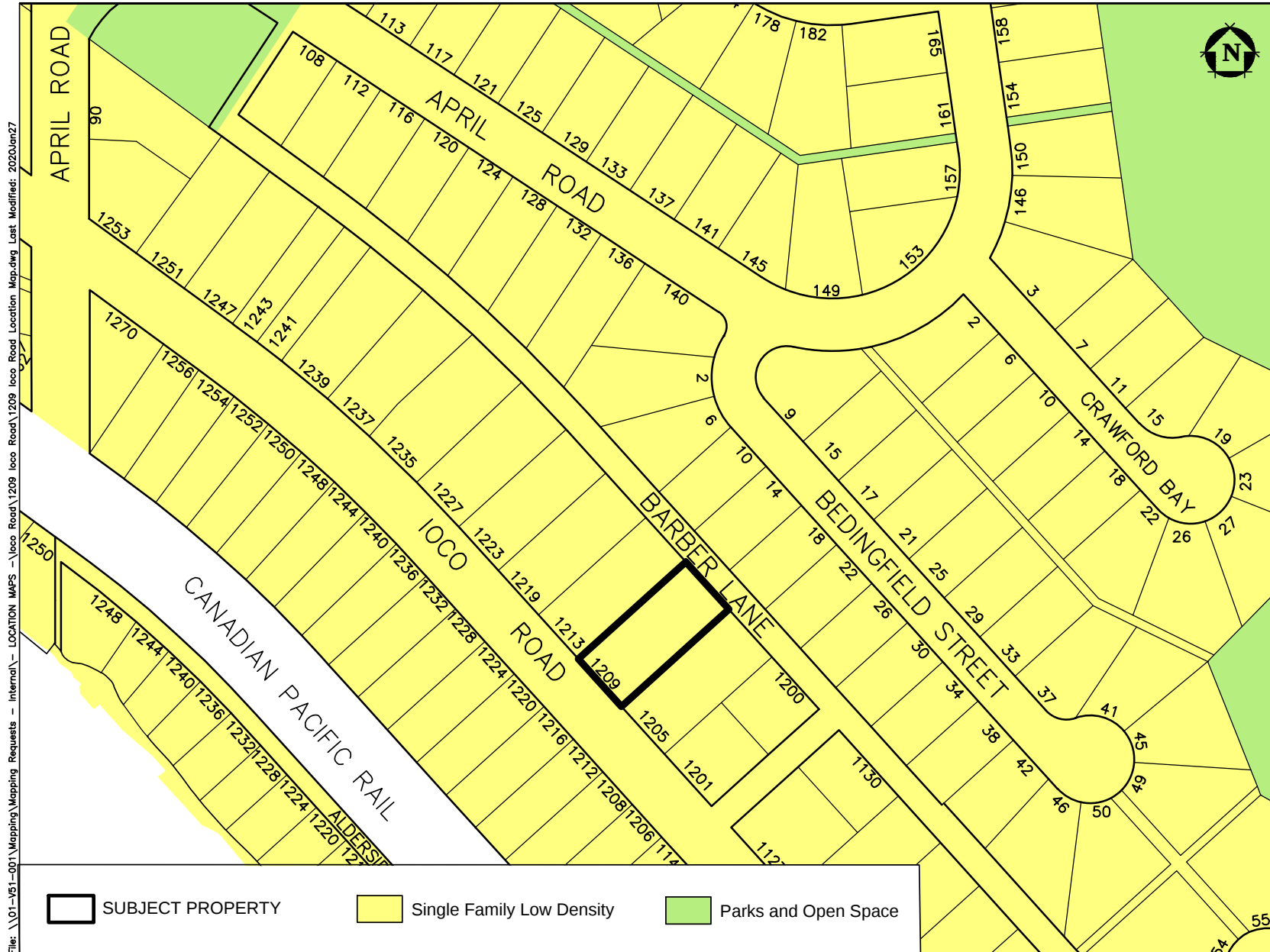
Additional Variances: None

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 be permitted under DADU Zoning regulations.

315

File: \\01-V51-001\\Mapping\\Mapping Requests - Internal\\- LOCATION MAPS -\\loco Road\\1209 loco Road Location Map.dwg Last Modified: 2020Jan27

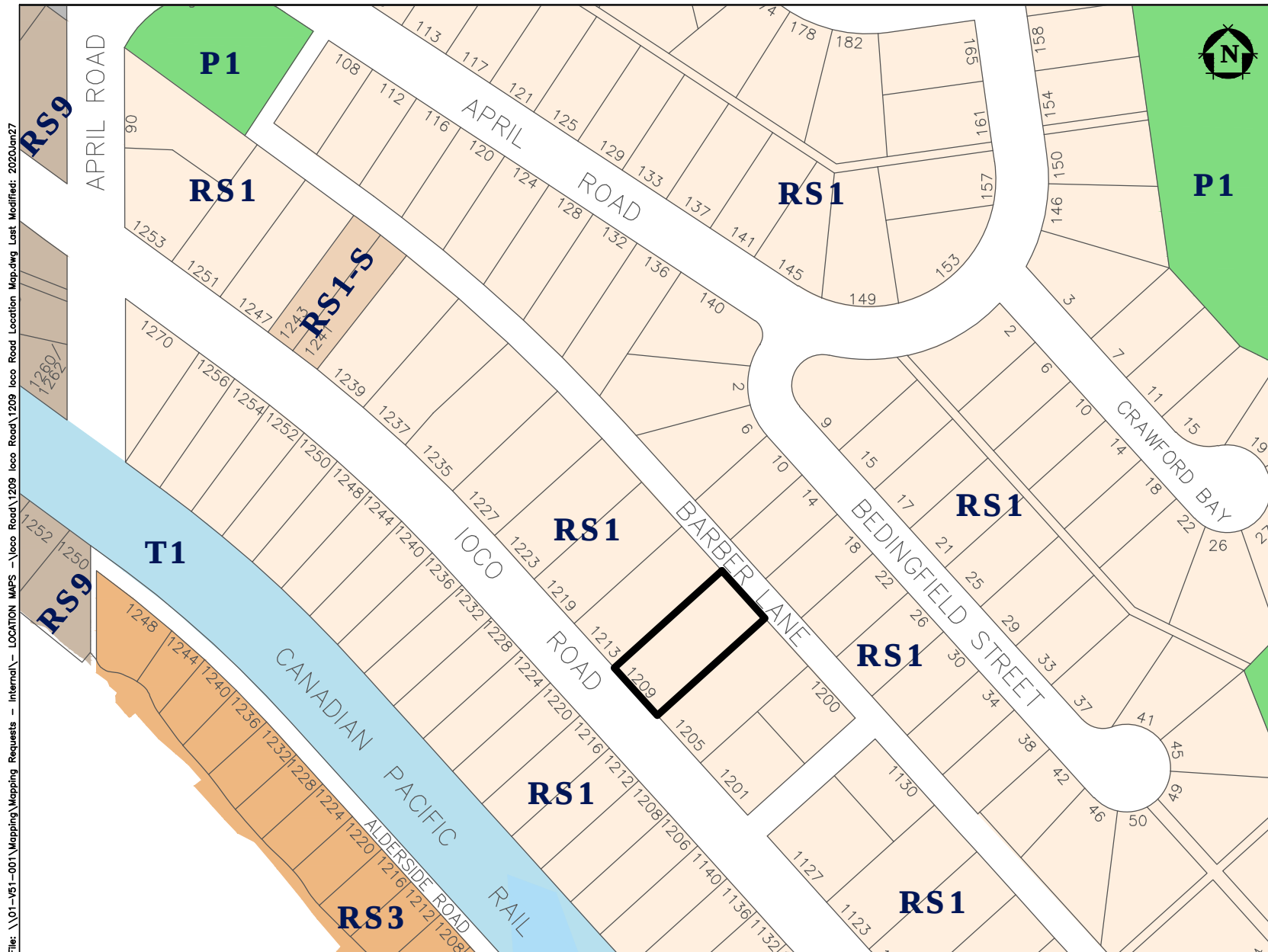


Considered at July 28, 2020 Regular Council Meeting

316

ZONING MAP - 1209 Ioco Road

 SUBJECT PROPERTY



317



FILE No:
SHEET No. 1 OF 1
DATE: NOV. 28, 2019
REV. No. 0