

PORT MOODY HOME SIZE & SITING SURVEY, REV. 3

What Do You Think About Building Large Homes in Port Moody?

City Council has created a Port Moody House Size and Siting Task Force to evaluate public concerns related to large homes, with a particular (though not exclusive) focus on the Pleasant-side neighbourhood. In your own words, feel free to share any thoughts you may have, pro or con, regarding home size and siting. Also, feel free to offer any suggestions you might make for City policy in this area. *(We may post or share your input, but your identity is kept confidential.)*

- 1) **Are Port Moody's current bylaws limiting home size and lot siting appropriate and sufficient at this point, in your view? Why or why not?** [Text field – Max. 500 words]
- 2) **Do any new or recently constructed houses raise concerns for you? If so, why?**
If possible, please include the street address of any houses you wish to cite. Also, feel free to upload a photo (max 5mb), tell us whether or not you live nearby, and be specific about what may concern you. [Text field – max 300 words]
- 3) **If you are a neighbour of the house in question:** Did its owner/builder consult you prior to construction, what did that involve, and do you feel that your input was taken into account in the final home design? If so, how? [Text field – max 300 words]
- 4) **Would you suggest any improvements to the required [neighbour feedback process](#)** [link] for home-building applicants? Please be specific. [Text field]
- 5) **How would you balance the rights of new-home builders versus neighbours?** To strike the right balance between the property owner's right to build the home they want, on the one hand, and the community's right to protect neighbourhood character and the interests of others, on the other, do current bylaws seem sufficient to you, or would you recommend a different approach? [Text field]

- 6) **Would you limit house size? If so, how much?** Under current bylaws for single-family homes in a standard zone, a house may have a maximum FAR (floor-area ratio) of 0.5, meaning the floor area cannot exceed 50% of the lot area, which may vary from one lot to the next. An alternate approach might be to put a *fixed limit* on total square footage: if the City were to consider setting a fixed home size limit, what's your view?
[Pull down]
- a) Opposed to setting a fixed maximum size.
 - b) Allow up to 3,000 sq. ft (279 sq. meters)
 - c) Up to 4,000 sq. ft (
 - d) Up to 5,000 sq. ft (
 - e) Up to 6,000 sq. ft (
 - f) Up to 7,000 sq. ft (
 - g) Not sure/ it would depend on other factors.
- 7) **Do you think the views of neighbours should be protected when constructing new homes?** Why or why not? What guidelines or rules do you think the City should consider? [Text field]
- 8) **What about Port Moody's voluntary "Good Neighbour Guidelines"?** Do you have any direct experience with how these guidelines have performed in the case of a specific home project in recent years? Tell us about that. Would you say these guidelines are effective or not today? If not, how do you think we could make them more effective in the home-building and approval process?
[Text field]
- 9) **Have you ever been criticized or bullied over the size of your home?** If so, please tell us about that, and indicate your home address, but do not name any neighbours involved. [Text field]
- 10) **If you think another municipality is doing a better job of handling home size, which one/s should we look at?** [Text field]
- 11) **How long have you lived in Port Moody?** [Drop-down box] a) 2 years or less, b) 3-5 years, c) 6-10 years, d) 10-20 years, e) 21 years or longer, f) Have never lived in Port Moody
- 12) **Postal code of your current residence?** [6 digit entry form]

13) **Do you: __ Own your home? __ Rent?**

14) **What best describes where you live today?** [pulldown]

- a) Single-family home
- b) Laneway, carriage house, or secondary suite
- c) Townhouse
- d) Condo
- e) Apartment

15) **What is the size of your home?** Including your basement but excluding any car spaces/garage, what is the approximate size of the home where you live, in square feet? (If expressed in meters, please indicate this.) [Text field]

16) **May we contact you confidentially to learn more?** This is not required, but if possible, please provide first name and phone # or email address. [Text field]