



City of Port Moody

Report/Recommendation to Council

Date: September 30, 2020
Submitted by: Community Development Department – Development Planning Division
Subject: Development Variance Permit No. 139 (Revised) – 2811 Ivy Street

Purpose

To present for consideration the updated Development Variance Permit No. 139 for the property located at 2811 Ivy Street. The proposed variance would allow for the redevelopment of one new single detached dwelling in a Riparian Protection and Enhancement Area and Riparian Transition Area.

Recommended Resolution(s)

THAT Development Variance Permit No. 139, to permit development in a Riparian Protection and Enhancement Area and Riparian Transition Area, be approved as recommended in the report dated September 30, 2020 from the Community Development Department – Development Planning Division regarding Development Variance Permit No. 139 (Revised) – 2811 Ivy Street;

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

Background

The subject property located at 2811 Ivy Street (shown on the location map included as **Attachment 1**) was previously considered for a Development Variance Permit by Council on June 23, 2020. A copy of the original staff report dated May 4, 2020 (included as **Attachment 2**) provides a detailed background of the site history and application timelines.

Discussion

At the June 23, 2020 Council Meeting, Council had passed the following resolutions:

SC20/253-255

THAT this item be referred to staff to convey to the applicant that Council wishes to see an application with a proposed development whose building envelope does not exceed the top of bank of that watercourse;

AND THAT the City require a geotechnical engineering report to be completed immediately.

Regarding the first clause, staff met with the owner, applicant, and consulting team and conveyed Council's direction. In response to this, the applicant revised his proposed site plan (included as **Attachment 3**) to reduce the building footprint and to no longer encroach beyond the top-of-bank (TOB). The applicant advised that the further reduction to include an additional offset between the TOB and dwelling was not possible given the size and built form they are looking to achieve. Due to the grades and the Environmentally Sensitive Area in the rear of the property, an alternate building envelope is not feasible.

Regarding the second clause, the applicant's geotechnical engineer has submitted a revised report that includes the most recent site plan. The report concludes that *"from a geotechnical perspective the proposed site is safe for the intended use for the proposed residential development, as referenced in the 2012 British Columbia Building Code and City of Port Moody Official Plan"*.

The report has been reviewed by the City's Building Department, which have confirmed it to be satisfactory. As this property is located within the City's Development Permit Area for Steep Slopes, a geotechnical covenant will be required to be registered on title.

Should Council approve the proposed variance (included as **Attachment 4**), staff-issued Minor Development Permits for Environmentally Sensitive Areas and Steep Slopes will be required.

Conclusion

The applicant has explored various development options and has updated the development proposal in response to Council direction. Staff recommend that Council approve Development Variance Permit No. 139.

Other Option(s)

1. That Development Variance Permit No. 139 be denied.
2. That Development Variance Permit No. 139 be revised.

Financial Implications

There are no financial implications to the City associated with this Development Variance Permit application.

Communications and Civic Engagement Initiatives

In accordance with the notification requirements in the City's Development Approval Procedures Bylaw and the *Local Government Act*, notices for the proposed Development Variance Permit application were mailed to property owners and tenants within 140m of the subject site two weeks in advance of the Council meeting date.

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. Location Map.
2. Staff Report from June 23, 2020.
3. Site Plan.
4. Draft Development Variance Permit No. 139.

Report Author

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Report Approval Details

Document Title:	Development Variance Permit No. 139 (Revised) – 2811 Ivy Street.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map.PDF- Attachment 2 - Staff Report from June 23, 2020.pdf- Attachment 3 - Site Plan.pdf- Attachment 4 - Draft Development Variance Permit No. 139.pdf
Final Approval Date:	Oct 19, 2020

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

Kate Zanon, General Manager of Community Development - Oct 16, 2020 - 10:44 AM

Dorothy Shermer, Corporate Officer - Oct 16, 2020 - 12:31 PM

Rosemary Lodge, Manager of Communications and Engagement - Oct 16, 2020 - 6:45 PM

Paul Rockwood, General Manager of Finance and Technology - Oct 17, 2020 - 7:00 PM

Tim Savoie, City Manager - Oct 19, 2020 - 10:18 AM