



City of Port Moody

Report/Recommendation to Council

Date: September 22, 2020
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – Rezoning and Subdivision in the Moody Centre Heritage Conservation Area (2206 St. George Street)

Purpose

To provide an opportunity for early Council input on the preliminary rezoning and subdivision application submitted for 2206 St. George Street to create two small lots within the Moody Centre Heritage Conservation Area.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on November 3, 2020 as recommended in the report dated September 22, 2020 from the Community Development Department – Development Planning Division regarding Early Input – Rezoning and Subdivision in the Moody Centre Heritage Conservation Area (2206 St. George Street).

Background

The City has received preliminary rezoning and subdivisions applications for the property at 2206 St. George Street to rezone the site from the Single Detached Residential (RS1) Zone to a Single Detached Residential Small Lot (RS1-S). The purpose of the rezoning would be to facilitate the subdivision of the property into two lots. The subject property is located within the Moody Centre Heritage Conservation Area (HCA), to date Council has not considered any RS1-S applications in the Moody Centre HCA. The subject property is shown on the Location Map included as **Attachment 1**.

Discussion

Official Community Plan (OCP) – Single Family Low Density

The subject property is designated Single Family Low Density in the OCP, **Attachment 2**. The Single Family Low Density designation permits the creation of Small Lot Subdivisions subject to approval of rezoning the property from Single Detached Residential to Single Detached Residential – Small Lot.

Official Community Plan (OCP) – Appendix 2 Moody Centre Heritage Conservation Area

The subject property is located within the heart of the Moody Centre Heritage Conservation Area. The 2200 block of St. George Street contains the highest concentration of protected and registered heritage properties in the City. The block contains five properties that are protected heritage properties, of which two are registered heritage properties. However, the subject property is not a protected or registered heritage property, as shown in the map in **Attachment 3**.

Policies in the Moody Centre HCA state that:

“This area has retained a number of good examples of early residential architecture, mainly single family dwellings on large lots. The size of the lots indicates the importance of small subsistence gardens, which augmented the food supply, necessary because of the difficulty of supplying this small, originally somewhat remote, settlement. The diversity of the size, style, and architectural elaboration of the houses illustrate that all levels of society shared the neighbourhood, from the mill owners to the workers.”

Further policy direction provided states that Character Defining Elements include:

- single-family, residential buildings, consistently modest in form, scale, massing and architectural design, dating from the first half of the twentieth century, featuring a common vernacular of wood-frame construction including the use of pitched roofs, porches and verandahs, wood siding, and wooden-sash windows;*
- large, spacious lots, with wide side yards, setbacks, gardens, and garages at the rear and relatively low ground coverage; and*
- mature associated landscape features, including boulevards, trees, and green spaces”*

Several photographs of properties in the 2200 block are included as **Attachment 4**.

Zoning

The subject property is currently zoned “Single Detached Residential RS1” and is proposed to be rezoned to “Single Detached Residential – Small Lot – RS1-S” to facilitate the subdivision of the property into two lots. At this time, the applicant has submitted a pre-application; formal rezoning and subdivision applications have not been made.

Analysis

Based on a site visit, as well as a detailed review of the Moody Centre HCA guidelines, there are a number of challenges associated with implementing the RS1-S zone in the Moody Centre HCA. The first challenge is lot size and built form; the existing lots are quite expansive and include modest to large sized homes which offer significant landscaping. Intensification, even at a gentle scale, would ultimately impact the character by reducing the lot size and landscaping which is a defining character of the HCA.

The second challenge is related to setbacks and siting. The existing homes in this particular block have front yard setbacks which range from 3.0 to 8.5 metres, and lots are generally sited to maximize the distance between neighbouring houses. Applying the standard RS1-S setbacks would result in building siting which is not consistent with the majority of the existing dwellings in the 2200 block and ultimately not reflective of the Moody Centre HCA.

The applicant's preliminary drawings are included as **Attachment 5**.

Conclusion

The challenges discussed above are not unique to this property and could be applied to the majority of lots within the Moody Centre HCA. The purpose of the report is to provide Council an opportunity for early input for this specific application, and to provide general feedback on options for the Small Lot Subdivision Program in the Moody Centre HCA.

Based on the challenges presented, staff believe that an alternative approach may be required to provide redevelopment opportunities for property owners while maintaining the character of the Moody Centre HCA. Some alternative approaches which can be considered include:

- Front-to-back subdivision – the lot fabric and built form created with a front to back subdivision is more consistent with the style of development prevalent in the early 1900s when Moody Centre was originally developed; and
- Strata ownership – various forms of strata ownership exist, including bare land strata, which could allow for a second smaller unit fronting St. Andrews Street, with utility easement to provide services for both dwellings.

Alternative approaches would require further analysis from planning staff and Council should the applicant wish to pursue them.

Other Option(s)

1. Provide direction to staff to proceed with processing Small Lot Subdivisions in the Moody Centre HCA.
2. Provide direction to staff to remove the Moody Centre HCA from the Small Lot Subdivision program.

Financial Implications

There are no financial implications to the City.

Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, a notification sign would be placed at the property and a Public Hearing would provide an option for public input.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development proposal is consistent with the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the targets approved in the City's Official Community Plan.

Attachment(s)

1. Location Map.
2. OCP Map.
3. Heritage Properties Map.
4. HCA Photographs.
5. Preliminary Site Plan.

Report Author

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Report Approval Details

Document Title:	Pre-Application (2206 St. George Street) Small Lot Rezoning in a Heritage Conservation Area.docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - OCP Map.pdf - Attachment 3 - Heritage Properties Map.pdf - Attachment 4 - HCA Photographs.pdf - Attachment 5 - Site Plan.pdf
Final Approval Date:	Oct 6, 2020

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

André Boel for Kate Zanon, General Manager of Community Development - Oct 6, 2020 - 11:29 AM

Dorothy Shermer, Corporate Officer - Oct 6, 2020 - 11:52 AM

Rosemary Lodge, Manager of Communications and Engagement - Oct 6, 2020 - 12:19 PM

Paul Rockwood, General Manager of Finance and Technology - Oct 6, 2020 - 12:31 PM

Tim Savoie, City Manager - Oct 6, 2020 - 1:01 PM