

Attachment 1 - Chronology of Small Lot and Laneway Housing Motions

September 12, 2017 (one year review):

In 2017, the City made changes to the Zoning Bylaw and Official Community Plan to introduce the small lot program. One of the outstanding recommendations from September 2017 outlined the following:

RC17/343

THAT staff be directed to report back in one year on the outcome of the RS1-S Zone.

Staff followed up in June 2018 with a report flagging implementation challenges and experience with the program to date.

June 19, 2018 (challenges small lot program)

On June 19, 2018 Council considered a program outline for laneway housing and reviewed a report regarding the new small lot program. Key items that were discussed included:

- Clarification regarding heritage protection;
- Challenges for front and back subdivisions;
- The pending addition of the laneway house options to small lot zone RS1-S

The report also reflected on the initial experience of applicants and Staff regarding parking and driveways, corner lots, BC Building Code implementation, servicing requirements and options for pre-zoning.

CW18/059 – 061

THAT staff be directed to prepare necessary bylaw and policy options to ensure that the site planning and servicing of new small RS1-S lot subdivisions address the challenges identified in the report dated June 4, 2018 from the Planning and Development Department - Development Planning Division regarding RS1-S Small Lot Zone Implementation Update;

AND THAT staff be directed to report back on options for waiving Public Hearings for rezoning applications under the RS1-S zone;

AND THAT staff be directed to report back with amendments to the Servicing Bylaw that allow for narrower roadways for front-back subdivision and consideration of alternatives to sidewalks;

AND THAT staff be directed to report back with amendments to the Zoning Bylaw to provide provisions for rear parking for front-back subdivision.

In response to the item on rear parking for front-back subdivisions, changes were made in the Zoning Bylaw that came into effect in July of 2018.

Related to the Subdivision Bylaw the requested change was implemented in summer 2018 by adding the following clause in Schedule B, Table 2, Highways Minimum Standards:

Reduced right-of-way and/or pavement widths may be accepted by the Director for comprehensively planned infill development projects that can clearly demonstrate that all services required by this bylaw can be provided adequately by the development project.

A modest number of parties have inquired into this option for reduced right-of-way or pavement widths, but none have pursued this option due to the complexities of getting multiple owners to cooperate and the cost related to upgrading existing underserved lanes to support this type of subdivision.

March 12, 2019 (accessible laneway homes)

Council considered variances for a laneway house on Henry Street to increase floor area and support accessibility. During the variance consideration Council motioned for staff to consider how accessible design could be better supported for laneway houses.

RC19/098 and 099

THAT staff be directed to report back with policy amendments relating to the physical requirements needed to enable accessible laneway homes.

Staffs review of options for consideration will be incorporated into the broader review and updates to the small lot and laneway house program.

April 12, 2020 (increase uptake laneway housing program)

In April 2020, Council discussed the recommendations from the Council's Taskforce on Affordable Housing. Included in the recommendations was direction to report back on options to promote and increase the production of laneway homes in the City.

CW20-044

(..)

2. report back to Council with costs and implications associated with updating Port Moody's laneway housing bylaws as informed by recommendations from the task force in order to increase uptake of that program;

(..)

Staff has been working with Gary Penway Consulting on a comprehensive program review that incorporates the recommendations of the Council's Taskforce on Affordable Housing as well as the series of motions Council has passed over the past 18 months. Mr. Penway has reviewed the program while considering input from various City departments and the experiences of applicants.