

Corporate Policy

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Section:	Planning and Development	13
Sub-Section:	Community Development	6510
Title:	Interim RS1-S Rezoning Policy	2024-01

Related Policies

Number	Title

Approvals

Approval Date: June 25, 2024	Resolution #: <u>RC24/148</u>
Amended:	Resolution #:
Amended:	Resolution #:
Amended:	Resolution #:

Policy

This policy sets out the expectations for the development of Single Detached Residential – Small Lots (RS1-S) as they relate to the Province’s Small-Scale, Multi-Unit Housing (SSMUH) and Transit-Oriented Areas (TOA) legislation.

Procedures

Development applications received for land use changes to RS1-S will be considered according to the following categories:

In Transit-Oriented Areas

For future RS1-S rezoning applications, and instream applications that have not received any Bylaw readings prior to June 25, 2024, RS1-S rezoning applications will no longer be considered in the Inlet Centre TOA or Moody Centre TOA. Both TOAs are shown in Appendix 1 – Transit-Oriented Areas Map.

Outside Transit-Oriented Areas

For future RS1-S rezoning applications, and instream applications that have not received any Bylaw readings prior to June 25, 2024, a restrictive covenant will need to be authorized at the time of rezoning approval and executed prior to subdivision approval, formalizing a maximum of three dwelling units per lot. This applies to all parcels that are not prescribed densities through the Province’s Minimum Allowable Density Framework, including SSMUH-designated properties.

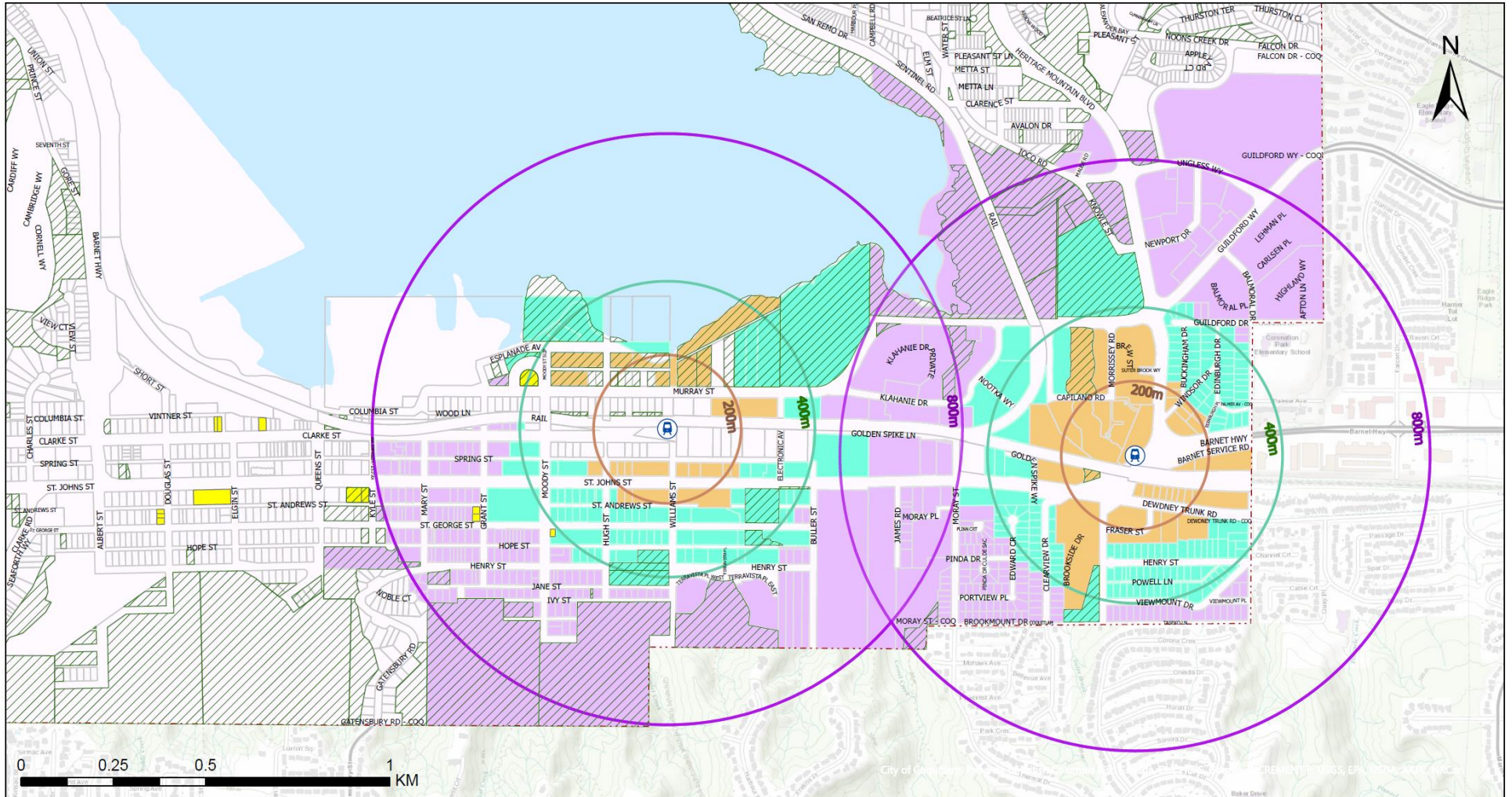
Exemptions

Applications that have received first reading from Council prior to June 25, 2024, are exempted from the policy.

Monitoring/Authority

This policy is to be administered and monitored by the Community Development Department. This policy will be reviewed as required by the Community Development Department to ensure its effectiveness and compliance with legislation and evolving best practices. Any changes to this policy require approval from Council.

Appendix 1 – Transit-Oriented Areas Map



PORT MOODY
CITY OF THE ARTS

- Skytrain Stations
- City Lands
- Municipal Boundary

- Skytrain Station 200m Buffers
- Skytrain Station 400m Buffers
- Skytrain Station 800m Buffers

- Parcels within 200m (up to 20 storeys or 5.0FAR)
- Parcels within 400m (up to 12 storeys or 4.0FAR)

- Parcels within 800m (up to 8 storeys or 3.0FAR)
- Exempted Heritage Properties *

* Properties under a completed Heritage Revitalization Agreement prior to December 7, 2023, and Municipally Designated Heritage Properties.

Note: Refer to Chapter 11: Heritage Conservation in Official Community Plan Bylaw No. 2955 for further information regarding the Moody Centre and Loco Townsite Heritage Conservation Areas designated in the plan.

All City policies apply to new developments in TOAs.