

# Challenges for smaller lots on Alderside

*You are getting this insert because your property is smaller than 4,800 sq.ft. This means the size of your home may no longer conform with the Zoning Bylaw.*

*804 Alderside is less than 4,800 sq. ft. We faced challenges when we applied to renovate our home under the July 2018 Zoning Bylaw. Just to retain the same size home we had to apply for rezoning to a site-specific Comprehensive Development zone.*

*Keeping the floor area the same didn't help us. Simply taking 100 sf away from one floor and adding it to another floor is an alteration that triggers rezoning.*

*The same rules likely apply to you.*

***We think it shouldn't be this complicated!***

*In 1994 the City of Port Moody inserted a special clause for properties on Alderside Rd. Most residents believe that this special clause was to allow single family homes to be redeveloped to the same size as they stood at the time. The goal was to freeze the size of homes on Alderside, while still allowing homeowners to renovate or rebuild their home to the same size and footprint.*

***Unfortunately, this is no longer the case! The City's interpretation of the Zoning Bylaw is that the size of the home you live in today is no longer grandfathered.***

## ***What can you still do?***

*You can renovate the interior of your house. You can do plumbing repairs, move an interior non-bearing wall. You can repair and maintain the exterior of your home.*

## ***What can't you do under the 2018 Zoning Bylaw?***

*You are no longer able to do structural alterations to exterior walls such as:*

- Increasing window or door sizes,*
- Changing the roof slope (even if the new roof is lower),*
- Removing a bay window (even if it reduces the size of the room),*
- Moving, removing or replacing exterior walls,*
- Adding exterior insulation and installing thicker siding.*

***Any structural alteration to exterior walls may trigger the need to rezone to address Lot Coverage, Floor Area Ratio and Setbacks – even if they stay the same!***

# Please help us & help yourself

We ask that you let Council know that:

1. you support our application
2. you support a change to the Zoning Bylaw for properties less than 4,800 sq. ft.

We applied for rezoning because that was the only choice presented to us. We will suggest to council that the Zoning Bylaw be changed to make things easier for everyone who is in the same predicament in the future.

We ask the City to reconsider smaller RS3 lots, like yours and ours. We ask Council to maintain the spirit of the grandfathering clause approved by Council in 1994.

We propose a Zoning Bylaw change that would allow your family to reinvest in your property and upgrade your home to modern standards. It would allow you to enjoy the benefits of energy efficient (thicker) walls, a new roof, bigger windows and other features that require structural alterations. We ask Council to grandfather houses on small Alderside lots to their 1994 Lot Coverage, Floor Area Ratio and Setbacks.

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1. **Dear Mayor and Council, I support the rezoning application at 804 Alderside.**

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Comments

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2. **I support a review of Section 8.5.6 of the Zoning Bylaw to grandfather the Floor Area Ratio, Lot Coverage and Setbacks of houses built prior to 1994;**

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Comments

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Signature

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Signature

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Name

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Name

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Address                      Alderside Road