



# City of Port Moody

## Report/Recommendation to Council

Date: December 15, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Early Input (Pre-Application) (RS1-S) – 908 Glenacre Court (Esatto Architecture – Michael Cheung)

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### Purpose

To provide Council with information regarding a preliminary application to rezone the property from RS1 to RS1-S and then subdivide the property into two RS1-S lots.

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### Recommended Resolution(s)

**THAT the report dated December 15, 2021 from the Community Development Department – Development Planning Division regarding Early Input (Pre-Application) (RS1-S) – 908 Glenacre Court (Esatto Architecture – Michael Cheung) be received for information.**

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### Background

The City has received a preliminary application for a proposed development located at 908 Glenacre Court (location map attached as **Attachment 1**). The proposal is for subdivision into two small-lot (RS1-S) parcels with a single detached dwelling on each lot. The applicant is not intending to use the option for a presentation to Council at this time; therefore, this report is provided for Council's information.

The applicant's preliminary site plan, with proposal details, is included as **Attachment 2**, and an Application Fact Sheet is included as **Attachment 3**.

### Discussion

#### Property Description:

The City's Official Community Plan (OCP) designates the subject property as Single Family Low Density. An OCP Map is included as **Attachment 4**.

The property is currently zoned Single Family Low Density (RS1), as shown on the Zoning Map included as **Attachment 5**.

#### Proposal:

The applicant proposes two new RS1-S lots with a building envelope or allowable footprint of 111.8 m<sup>2</sup>. The existing house is proposed to be demolished and removed from the site.

### Planning Analysis:

The proposal will not need any development variances as shown in the following table, which presents a comparison of RS1-S zoning for the two proposed lots A and B based on the current proposed site plan.

	City's RS1-S zoning requirement	Proposed Lot A (western)	Proposed Lot B (eastern)
Lot Area	Minimum of 325m <sup>2</sup> (3,500ft <sup>2</sup> )	384.2m <sup>2</sup>	370.7m <sup>2</sup>
Lot Width	Minimum of 9m (30ft)	18.59m	17.980m
Front Yard Setback	Minimum of 6.0m (19.7ft)	6m	6m
Rear Yard Setback	Minimum of 7.5m (24.7ft)	7.5m	7.5m
Lot Coverage	Maximum of 45%	29%	30%
Side Yard Setback	Minimum 1.2m (4ft) For Principal Building and Detached Accessory Dwelling, and 1.8m (6ft) on corner lots  Minimum of 0.9m (3ft) for Accessory Buildings and Structures	1.8m on the west side 1.2m on the east side	1.2m on each side
Height	Maximum 10.5m (34.5ft) for sloping roofs Maximum for 9.0m (29.5ft) for flat roofs	N/A	N/A
Floor Area Ratio (FAR)	Maximum of 0.7*	268.9m <sup>2</sup> (0.7)	259.5m <sup>2</sup> (0.7)

### Parking and Driveway Access:

The minimum number of off-street parking spaces for the proposed development will be calculated in accordance with Table 6.3.1 of the Zoning Bylaw. Specifically, two parking spaces will be required per principal dwelling, plus one stall each for any secondary suites.

### Conclusion

The potential rezoning and subdivision of this corner lot would result in two square-shaped lots, different than the narrower rectangular small lots in Moody Centre. Given the shape of the lots and the location on a corner, staff do not have concerns with this infill development proposal as it seems compatible with the surrounding single-family area.

### Other Option(s)

If Council has comments on this application, staff will relay the comments back to the applicant for their preparation of a complete application.

## Financial Implications

There are no financial implications associated with the recommendation in this report.

## Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point. Should a complete application be submitted in the future, it would be subject to Development Approval Procedures Bylaw, 2021, No. 3312. A notification sign would be placed at the property, which would provide the opportunity for input from the general public.

## Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development proposal supports 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 – 908 Glenacre Court.
2. Site Plan – 908 Glenacre Court.
3. Fact Sheet – 908 Glenacre Court.
4. OCP Map – 908 Glenacre Court.
5. Zoning Map – 908 Glenacre Court.

## Report Author

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Development Planner

## Report Approval Details

Document Title:	Early Input (Pre-Application) (RS1-S) – 908 Glenacre Court (Esatto Architecture – Michael Cheung).docx
Attachments:	- Attachment 1 - Location Map - 908 Glenacre Court.pdf - Attachment 2 - Site Plan - 908 Glenacre Court.pdf - Attachment 3 - Fact Sheet - 908 Glenacre Court.pdf - Attachment 4 - OCP Map - 908 Glenacre Court.pdf - Attachment 5 - Zoning Map - 908 Glenacre Court.pdf
Final Approval Date:	Jan 18, 2022

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

André Boel, City Planner - Jan 13, 2022 - 1:56 PM

Kate Zanon, General Manager of Community Development - Jan 13, 2022 - 2:16 PM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jan 13, 2022 - 2:23 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jan 13, 2022 - 4:19 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 14, 2022 - 11:04 AM

Tim Savoie, City Manager - Jan 18, 2022 - 11:23 AM