



City of Port Moody

Report/Recommendation to Council

Date: December 21, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Pre-Application – 1120 Glenayre Drive (Vigna)

Purpose

To provide an opportunity for Council to provide input on the preliminary rezoning application submitted for 1120 Glenayre Drive for a rezoning and Official Community Plan amendment to allow for a small lot subdivision.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on January 17, 2023 as recommended in the report dated December 21, 2022 from the Community Development Department - Development Planning Division regarding Pre-Application – 1120 Glenayre Drive (Vigna).

Background

The City has received a preliminary application for rezoning and Official Community Plan (OCP) amendment at 1120 Glenayre Drive to facilitate a two-lot subdivision. Applications of this size do not generally come to Council as a pre-application. In this circumstance, the applicant has requested to participate in the Pre-Application process.

Discussion

Subject Site Description

The subject site is located in the Seaview neighbourhood on the east side of Glenayre Drive and north of Valour Drive (**Attachment 1**). The subject site is approximately 808 m² (8,698 ft²). The property is developed with a single family home constructed in 1974, which is a non-conforming use as the property is zoned for a duplex.

Official Community Plan

The subject property is designated for Multi-Family Residential uses although it is located in a predominantly single family neighbourhood (**Attachment 2**). The Multi-Family Residential use designation is consistent with other duplex properties as defined in the OCP. Consequently, there are several RT zoned properties in Seaview with duplex development in an otherwise Single Family Low Density area.

Zoning

The subject site is currently zoned RT which permits a semi-detached (duplex) residential building (**Attachment 3**).

Proposal

The applicant is intending to rezone the property to RS1-S to facilitate a two-lot subdivision. Each of the proposed lots would be 400 m² (4306 ft²) in size, which exceeds the RS1-S Zone's minimum lot size of 325 m² (3500 ft²). A site plan illustrating the proposed subdivision is included as **Attachment 4**.

Planning Analysis

The proposed rezoning and OCP amendment would satisfy the minimum requirements for a small lot subdivision and is consistent with the surrounding neighbourhood context. Given that the surrounding properties are designated for Single Family Low Density, an OCP amendment for the subject property would match with the context of neighbourhood.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the City Initiatives and Planning Committee. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution.

Financial Implications

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

Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point in the development process.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

Attachments

1. Location Map – 1120 Glenayre Drive.
2. OCP Map – 1120 Glenayre Drive.
3. Zoning Map – 1120 Glenayre Drive.
4. Site Plan – 1120 Glenayre Drive.

Report Author

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Report Approval Details

Document Title:	Pre-Application - 1120 Glenayre Drive (Vigna).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 1120 Glenayre Drive.pdf- Attachment 2 - OCP Map - 1120 Glenayre Drive.pdf- Attachment 3 - Zoning Map - 1120 Glenayre Drive.pdf- Attachment 4 - Site Survey - 1120 Gleanayre Drive.pdf
Final Approval Date:	Dec 23, 2022

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

Kate Zanon, General Manager of Community Development - Dec 21, 2022 - 4:40 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Dec 21, 2022 - 4:42 PM

Paul Rockwood, General Manager of Finance and Technology - Dec 21, 2022 - 9:23 PM

Tim Savoie, City Manager - Dec 23, 2022 - 9:29 AM