



City of Port Moody

Report/Recommendation to Council

Date: January 3, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 908 Glenacre Court (Feng)

Purpose

To present for Council consideration a rezoning application to facilitate the subdivision of the property at 908 Glenacre Court to allow for two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 77, 2023, No. 3390 (908 Glenacre Court) (RS1-S) be read a first and second time as recommended in the report dated January 3, 2023 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 908 Glenacre Court (Feng);

AND THAT Bylaw No. 3390 be referred to a Public Hearing.

Background

The City has received a rezoning application for 908 Glenacre Court to rezone the existing single family lot in order to subdivide the subject property into two lots. Before the subdivision application can be considered by the Approving Officer, the current property must be rezoned from Single Detached Residential (RS1) to Single Detached Residential – Small Lot (RS1-S), as set out in draft Bylaw No. 3390 (**Attachment 1**).

Discussion

Subject Site

The subject property is located in the Seaview neighbourhood on the corner Glenacre Court and Glenayre Drive (**Attachment 2**) and is approximately 757 m² (8,147 ft²) in size. There is currently a single family dwelling located on the property, which would be need to be removed to accommodate the proposed subdivision.

Official Community Plan (OCP)

The subject property is designated for Single Family Low Density uses (**Attachment 3**), which is consistent with the proposed RS1-S rezoning. Small lot subdivisions are supported in the OCP's Housing chapter; specifically, section 8.6 "Demands for New Forms of Housing" provides policy guidance for new housing forms, such as "small lot houses" and "smaller houses on smaller lots" and recognizes that a "range of housing choices will continue to be provided for Port

Moody's residents in both newly developing areas of the community and redeveloping neighbourhoods.”

Zoning

As noted above, the subject property is currently zoned Single Detached Residential (RS1) (**Attachment 4**).

Neighbourhood Context

The surrounding properties are composed of single-family dwellings.

Proposed subdivision

The application to rezone the subject property from RS1 to RS1-S will facilitate a future subdivision to create two side-by-side lots. A draft subdivision plan is included as **Attachment 5**. As shown in the following table, the proposed lots would comply with the minimum lot width and areas requirements of the RS1-S zone.

Regulation	RS1-S requirement	Lot 1 – proposed	Lot 2 - proposed
Lot Width	9 m (30ft)	18.6 m (61ft)	18 m (59 ft)
Lot Area	325 m ² (3,498ft ²)	385 m ² (4,140 ft ²)	372 m ² (4,004 ft ²)

The City's BC Energy Step Code Rezoning Applications Policy encourages applicants to achieve a building Step Code standard higher than what is prescribed under the Building and Plumbing Code Bylaw. At this time, the applicant has noted that they cannot commit to meeting a higher step code level, but will achieve the minimum Step 3 as required by Bylaw.

Other Option(s)

THAT the rezoning application, as presented in the report dated January 3, 2023 from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 908 Glenacre Court (Feng), be revised.

Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program, the applicant has volunteered a CAC of \$6,000 to offset the unique financial burden that residential development imposes on the City to fund new facilities and/or amenities. Payment of the CAC would be made to the City prior to Council consideration of final adoption of the Zoning Amendment Bylaw, No. 3390.

Communications and Civic Engagement Initiatives

City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918 exempts RS1-S (Small Lot) rezoning applications from the requirement to seek the Land Use Committee's review and recommendation. Should the rezoning application be given first and second readings, the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to residents within the notification area, an ad placed in the local newspaper, and a decal placed on the application notification sign on the subject property.

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.

Attachment(s)

1. Draft Zoning Amendment Bylaw No. 77, 2023, No. 3390 (908 Glenacre Court) (RS1-S).
2. Location Map – 908 Glenacre Court.
3. OCP Map – 908 Glenacre Court.
4. Zoning Map – 908 Glenacre Court.
5. Draft Subdivision Plan – 908 Glenacre Court.

Report Author

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Report Approval Details

Document Title:	Rezoning (RS1-S) - 908 Glenacre Court (Feng).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Zoning Amendment Bylaw No. 77, 2023, No. 3390 (908 Glenacre Court) (RS1-S).pdf- Attachment 2 - Location Map - 908 Glenacre Court.pdf- Attachment 3 - OCP Map - 908 Glenacre Court.pdf- Attachment 4 - Zoning Map - 908 Glenacre Court.pdf- Attachment 5 - Draft Subdivision Plan - 908 Glenacre Court.pdf
Final Approval Date:	Jan 16, 2023

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

Kate Zanon, General Manager of Community Development - Jan 9, 2023 - 3:14 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Jan 11, 2023 - 2:51 PM

Lindsay Todd, Acting Manager of Communications and Engagement - Jan 12, 2023 - 3:13 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 14, 2023 - 12:24 PM

Tim Savoie, City Manager - Jan 16, 2023 - 11:16 AM