



City of Port Moody

Report/Recommendation to Council

Date: February 3, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: Pre-Application – 832 Ballantrae Court (Westridge Engineering)

Purpose

To provide an opportunity for early Council input on the pre-application submitted for 832 Ballantrae Court to rezone the property from RS1 to RS1-S.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on February 21, 2023 as recommended in the report dated February 3, 2023 from the Community Development Department – Development Planning Division regarding Pre-Application – 832 Ballantrae Court (Westridge Engineering).

Background

The City has received a preliminary rezoning application for a proposed development located at 832 Ballantrae Court. The proposal is to rezone the site from the Single Detached Residential (RS1) Zone to Single Detached Residential – Small Lot (RS1-S) Zone to facilitate a 2-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

Property Description

The subject site consists of one single-family lot located at 832 Ballantrae Court (**Attachment 1**). The property is also bounded by Ailsa Avenue and Glenayre Drive, however, the existing house fronts onto and is accessed from Ballantrae Court. The subject property totals approximately 1,095 m² (11,790 ft²) in size and is developed with a single-family home. The property gently slopes downwards from north to south with an elevation change of approximately two metres. The applicant's preliminary project plans are included as **Attachment 2**.

Land Use Policy

Official Community Plan (OCP)

The OCP designates the subject property as Single-Family Low Density. An OCP Map is included as **Attachment 3**.

Zoning

The Subject property is currently zoned Single Detached Residential (RS1), as shown on the Zoning Map included as **Attachment 4**.

Neighbourhood Context

The surrounding neighbourhood is predominantly made up of single-family homes. The properties to the south are within the jurisdiction of the City of Coquitlam.

Staff Considerations

- The intent of the RS1-S zone is for three specific neighbourhoods: Moody Centre, Seaview, or Pleasantide. The subject property is located within the Glenayre neighbourhood, just outside the Seaview neighbourhood. Staff support consideration of this rezoning in even though it is not in one of the identified neighbourhoods as this lot meets the minimum RS1-S requirements and the intent of the zone. Staff recommend that any applications outside of the identified neighbourhoods be considered on a case-by-case basis.
- Staff are not supportive of the submitted subdivision layout due to the proposed new driveway access on Ailsa Drive. This new access does not align with the Zoning Bylaw and Servicing and Subdivision Bylaw, which note that where lots front multiple roads or lanes, driveway access should be from the lowest classified road. Staff recommend the applicant look for options to provide shared driveway access to both proposed properties via Ballantrae Court before submitting a complete application.
- Staff also notes that a horticultural bed maintained by the City's Parks department is located on the corner of Glenayre Drive and Ailsa Avenue; this feature should not be impacted by any future construction.

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. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

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.

Attachments

1. Location Map – 832 Ballantrae Court.
2. Proposed Plans – 832 Ballantrae Court.
3. OCP Map – 832 Ballantrae Court.
4. Zoning Map – 832 Ballantrae Court.

Report Author

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Report Approval Details

Document Title:	Pre-Application - 832 Ballantrae Court (Westridge Engineering).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 832 Ballantrae Court.pdf- Attachment 2 - Proposed Plans - 832 Ballantrae Court.pdf- Attachment 3 - OCP Map - 832 Ballantrae Court.pdf- Attachment 4 - Zoning Map- 832 Ballantrae Court.pdf
Final Approval Date:	Feb 13, 2023

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

Kate Zanon, General Manager of Community Development - Feb 7, 2023 - 4:27 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Feb 8, 2023 - 5:00 PM

Natasha Vander Wal, Acting Manager of Communications and Engagement - Feb 8, 2023 - 5:38 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 10, 2023 - 3:04 PM

Jeff Moi for Tim Savoie, City Manager - Feb 13, 2023 - 3:43 PM