



City of Port Moody

Report/Recommendation to Council

Date: June 25, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 832 Ballantrae Court (Westridge Engineering Ltd.) – Bylaw No. 3462 – Three Readings

Purpose

To present for Council consideration a rezoning application to facilitate the subdivision of the property at 832 Ballantrae Court to allow for two lots.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 95, 2024, No. 3462 (832 Ballantrae Court) (RS1-S) be read a first, second, and third time as recommended in the report dated June 25, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 832 Ballantrae Court (Westridge Engineering Ltd.) – Bylaw No. 3462 – Three Readings;

AND THAT Bylaw No. 3462 not be referred to a Public Hearing.

Background

The City has received a rezoning application for 832 Ballantrae Court to rezone the existing single-family lot to facilitate a subdivision which would create 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. 3462 (**Attachment 1**).

Discussion

Subject Property

The subject property is located in the Glenayre neighbourhood with frontage along Ballantrae Court, Ailsa Road and Glenayre Drive, (**Attachment 2**) and is approximately 1,098m² (11,818ft²) in size. There is currently a single-family dwelling unit and one shed located at 832 Ballantrae Court, which would be required to be demolished and removed to accommodate the proposed subdivision.

Official Community Plan (OCP)

The OCP designates the subject property 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."

Covenant Required for RS1-S Lots

For this application, future RS1-S rezoning applications that receive SSMUH unit entitlements, and instream RS1-S applications that have not received any Bylaw readings prior to June 25, 2024, a restrictive covenant will need to be authorized at the time of rezoning approval and executed prior to subdivision approval, formalizing a maximum of three dwelling units per lot.

Zoning

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

Neighbourhood Context

The surrounding properties to the north, east, west and south are comprised of single-family dwellings. The single-family properties to the south are located within the City of Coquitlam. Ailsa Avenue is located on the south of the subject property, and Glenayre Drive is located to the east of the subject property.

Proposed Subdivision

The application to rezone the subject property from RS1 to RS1-S zone 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 lot area requirements of the RS1-S zone.

Access

Due to the configuration of the lot and the City's requirement to have access provided from the lowest classified road, the subdivision includes a shared driveway for vehicular access. An access easement in favour of Lot 2 over Lot 1 will be required to ensure appropriate access is granted and maintained.

Development Variance Permit

Due to the location of the shared driveway the home on Lot 1 will be oriented towards the driveway rather than towards Ballantrae Court. As a result of this orientation a rear yard variance is required to reduce the rear yard setback from 7.5m. to 5.5m. A preliminary site plan showing the proposed siting of the homes is included in **Attachment 6**. Staff support the shared driveway design and set back reduction as the shared driveway reduces the amount of impervious surface.

Regulation	RS1-S requirement	Lot 1 – West lot	Lot 2 – proposed on south-east side
Lot Width	9m (29.53ft)	16.96m (56ft)	15.0m (49ft)
Lot Area	325m ² (3,498ft ²)	621m ² (5,777ft ²)	471m ² (7,755ft ²)

Servicing Improvements

The applicant will need to update the frontages along Glenayre Road and Ailsa Avenue in accordance with the City of Port Moody Subdivision and Development Servicing Bylaw. The applicant will also be required to provide a 3.0 metre statutory right-of-way (SRW) over the shared driveway for a future water connection.

Tree Removal

The applicant has submitted an Arborist Report prepared by Klimo and Associates Ltd. which identified 6 trees and 1 hedge within the limits of the subdivision project, this includes both on-site and off-site trees. Five of the six trees are located along the south and western property lines, two of which are within the City maintained garden bed at the northwest corner of Glenayre Drive and Ailsa Avenue. The five trees along the outer edge of the property noted above are all proposed to be retained. There is one on-site tree which is proposed to be removed due to the conflict with the proposed development.

Step Code

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. The applicant has committed to achieve Step 4 of the Energy Step Code which is consistent with the City's Step Code Rezoning Policy. The applicant has submitted a letter from a Registered Energy Advisor which will be registered through a covenant as part of the subdivision process.

Implementation

To facilitate the proposed subdivision, draft Bylaw No. 3462 would rezone the subject property from the RS1 to RS1-S zone. If the rezoning bylaw is adopted, the Approving Officer will then consider the subdivision plan.

Other Option(s)

1. THAT the rezoning application, as presented in the report dated June 25, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 832 Ballantrae Court (Westridge Engineering Ltd.) – Bylaw No. 3462 – Three Readings, be revised.
2. THAT the rezoning application, as presented in the report dated June 25, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 832 Ballantrae Court (Westridge Engineering Ltd.) – Bylaw No. 3462 – Three Readings, be denied.

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 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. 3264.

Communications and Civic Engagement Initiatives

A notification sign on the front of the subject property has been installed, and the "Public Hearing meeting information" section of the posted sign is amended to provide information about the No Public Hearing in advance of first reading consideration. In addition, the City of Port Moody Development Approval Procedures (DAP) Bylaw, 2023, No. 3417, exempts RS1-S (Small Lot) rezoning applications from the requirement to seek the Land Use Committee's review and recommendation, and the requirement of a Public Hearing. The notice of No Public Hearing is mailed within the 140m notification area of the subject property in advance of first reading consideration in accordance with the *Local Government Act* and DAP Bylaw.

Council Strategic Plan Objectives

The proposal is consistent with the strategic goals of Council's 2023-2026 Strategic Plan related to the Healthy Community Development as it relates to the objective of implementing best practices that result in growth that is consistent with the community needs.

Attachment(s)

1. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 95, 2024, No. 3462 (832 Ballantrae Court) (RS1-S).
2. Location Map.
3. OCP Land Use Map.
4. Zoning Map.
5. Proposed Subdivision Layout.
6. Preliminary Site Plan.

Report Author

Dejan Teodorovic, MCIP, RPP
Development Planner

Report Approval Details

Document Title:	Rezoning (RS1-S) – 832 Ballantrae Court (Westridge Engineering Ltd.) – Bylaw No. 3462 – Three Readings.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Zoning Bylaw 2018 No. 2937 Amendment Bylaw No. 95 2024 No. 3462 (832 Ballantrae Court) (RS1-S).pdf- Attachment 2 - Location Map (832 Ballantrae Court).pdf- Attachment 3 - OCP Land Use Map (832 Ballantrae Court).pdf- Attachment 4 - Zoning Map (832 Ballantrae Court).pdf- Attachment 5 - Proposed Subdivision Layout (832 Ballantrae Court).pdf- Attachment 6 - Preliminary Site Plan (832 Ballantrae Court).pdf
Final Approval Date:	Jun 16, 2024

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

Michael Olubiyi, Manager of Development Planning - Jun 10, 2024

Kate Zanon, General Manager of Community Development - Jun 11, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jun 11, 2024

Lindsay Todd, Manager of Communications and Engagement - Jun 11, 2024

Paul Rockwood, General Manager of Finance and Technology - Jun 11, 2024

Anna Mathewson, City Manager - Jun 16, 2024