



City of Port Moody

Report/Recommendation to Council

Date: December 22, 2020
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (Townhouses) – 2222 Clarke Street (DF Architecture Inc.)

Purpose

To present for Council consideration Rezoning Bylaw No. 3292 to facilitate the redevelopment of the property at 2222 Clarke Street.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 49, 2021, No. 3292 (2222 Clarke Street) (CD80) be read a first and second time as recommended in the report dated December 22, 2020 from the Community Development Department – Development Planning Division regarding Rezoning (Townhouses) – 2222 Clarke Street (DF Architecture Inc.);

AND THAT Bylaw No. 3292 be referred to a Public Hearing.

Background

DF Architecture Inc. has submitted a rezoning application for the property at 2222 Clarke Street. The application proposes to redevelop the property with a stacked townhouse development containing ten units over two buildings with underground parking. An application fact sheet that summarizes the key components of the project is included as **Attachment 1**. The site is limited in development potential as there are heritage buildings located to the east and a watercourse located to the west. The application proposes to rezone the site to a Comprehensive Development (CD) Zone as set out in draft Bylaw No. 3292 (**Attachment 2**).

Key issues that have been considered by staff during the review include: the density of the development, massing, environmental impacts of the ditch, and constructability under the BC Building Code.

The application was reviewed by the Community Planning Advisory Committee (CPAC) on October 2, 2018 (minutes are included as **Attachment 3**); the committee provided a number of comments for consideration, including but not limited to comments regarding:

- Need for a larger amenity space;
- Massing;
- Consideration of native tree and bush species; and
- Construction materials.

Discussion

Property Description:

The development site consists of one existing single family property on Clarke Street, west of Elgin Street, as shown on the Location Plan (**Attachment 4**). The total site is approximately 809m² (8,706ft²) in size, and generally slopes downwards from south to north with a 3m (9.8ft) change in elevation. The lot is currently occupied by a single family dwelling.

Official Community Plan (OCP) and Zoning:

The OCP designates the subject site for Multi-Family Residential uses up to a maximum of six storeys (**Attachment 5**); and the site is located in Development Permit Area 2 – Moody Centre, which regulates the form and character.

The subject lot is currently zoned Single Detached Residential (RS1) (**Attachment 6**).

Development Proposal Description:

The applicant is proposing to rezone the subject site from RS1 to a Comprehensive Development Zone. The development proposal consists of a three-storey, ten-unit stacked townhouse development containing:

- two one-bedroom units;
- two accessible one-storey two-bedroom units located on the ground floor;
- five two-bedroom units;
- one three-bedroom unit;
- floor area ratio (FAR) of 1.32;
- 17 underground parking spaces accessed from Vintner Street.
- 22 long-term bicycle storage spaces located in a common amenity room; and
- an outdoor common amenity courtyard area on the ground floor.

A CD Zone is being sought to facilitate the increased density of 1.32 FAR, higher than the maximum 1.25 allowable FAR under the Medium-Density Townhouse Residential (RM4) Zone. The applicant has provided rationale for the increased density, citing that the project is in response to the needs and requirements of the community, and is designed to meet a range of demographics and physical needs. This includes one- to three-bedroom units, including two accessible two-bedroom units that are ground-oriented and accessed directly from Clarke Street.

The following table shows the proposed CD zone compared to the conventional zone. It is noted that the maximum density, lot coverage, and height exceed that of the RM4 Zone.

	RM4 Zone	Proposed CD Zone
Density	Maximum 1.25 FAR with underground parking	1.32
Height	Maximum 10.5m and 3 storeys	3 storeys
Lot Coverage	Maximum 40%	44%
Front Lot Line Setback	Minimum 4.0m	4.0m
Side Lot Line Setbacks	Minimum 2.0m	2.0m
Rear Lot Line Setback	Minimum 3.0m	5.0m
Residential Parking Stalls	15	15
Visitor Parking Stalls	2	2

Project plans including landscape plans are included as **Attachment 7**.

Planning Analysis

The proposed development is for a multi-family development, which is consistent with the land use direction identified in the OCP. While the FAR of 1.32 and lot coverage of 44% are slightly above the conventional RM4 Zone maximums, there is merit to the application as it is within the Moody Centre neighbourhood and increases the density on the site. Map 11 in the OCP indicates that the subject property and the adjacent property to the west allows for up to six storeys in height, which would allow for a greater FAR than what is being proposed. However, to achieve the maximum density and height that the OCP envisions, multiple properties would need to be planned as a single project.

It should be noted that if this project develops with the single parcel as proposed, the adjacent property to the west located at 2218 Clarke Street will be limited in developable land due to a watercourse bisecting the property and its associated riparian setbacks. The approximate setbacks per the Zoning Bylaw pertaining to the protection of watercourses and resulting developable lands are illustrated in **Attachment 4**.

Following the CPAC meeting on October 2, 2018, and in response to discussions with staff, the applicant has made several changes to the original proposal including:

- reducing the unit count;
- reducing the FAR;
- meeting the Riparian Protection and Enhancement Area (RPEA) setback for the ditch;
- increasing the size of outdoor amenity space provided;
- providing accessible units; and
- bringing the form and character more in line with the Moody Centre design guidelines.

Accessible Units

The project proposes two fully accessible two-bedroom units located on the ground floor to be secured through a restrictive covenant. While the Zoning Bylaw requires adaptable construction for at least fifty percent of single-storey units in multi-family developments, ensuring the units are accessible provides the additional benefit that units do not need to be adapted in the future. To complement the accessible units, two accessible parking spaces are included in the underground parking structure, and an elevator from the underground parking level to the ground floor will be included. The two units will also have easy access to Clarke Street.

Affordable Housing

This project is exempt from the Interim Affordable Housing Guidelines Policy since it only proposes townhouse units and is under the 30-unit threshold.

Environmental Considerations

The applicant has worked with staff to ensure that a ditch along Vintner Street is protected with a 5m RPEA, as required by the Zoning Bylaw. This has reduced the separation distance and amenity space between the two proposed buildings, but the site plan is still consistent with the design guidelines for this type of development.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 8** and the following table summarizes the most recent scoring. While the overall scoring is lower than larger multi-family developments, it is acknowledged that it is challenging for smaller sites and projects to achieve high scores due to lesser opportunities to incorporate key elements that the report card seeks.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
2222 Clarke Street	55% (6 out of 11)	100% (4 out of 4)	40% (21 out of 53)	43% (15 out of 35)	45%

Other Option(s)

1. THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 49, 2021, No. 3292 (2222 Clarke Street) (CD80) be revised.
2. THAT the application to rezone 2222 Clarke Street to CD 80 be denied.

Financial Implications

Community Amenity Contribution

Per the City's CAC Policy, the applicant has agreed to pay \$6,000 per unit for a total of \$54,000 after a CAC credit of \$6,000 is calculated for the existing lot.

Public Art Contribution

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Based on the applicant's estimated construction cost of approximately \$1,712,000, the contribution would be \$8,560.

Off-Site Improvements

Per the City's Master Transportation Plan, the development would contribute towards off-site amenities including \$10,400 cash-in-lieu for a future bicycle lane along Clarke Street and \$10,000 cash-in-lieu for intersection improvements at Clarke Street and Elgin Street.

Communications and Civic Engagement Initiatives

Per the Development Approval Procedure Bylaw, the applicant provided an opportunity for public engagement, which, due to COVID-19, was held online over a Zoom meeting on October 1, 2020. A notification sign informing the public of the rezoning application has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

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 adjacent residents, an advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

Council Strategic Plan Objectives

This application is consistent with 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. Application Fact Sheet.
2. Draft Bylaw No. 3292.
3. CPAC Minutes, October 2, 2018.
4. Location Map.
5. OCP Land Use Designations Map.
6. Zoning Map.
7. Project Plans.
8. Sustainability Report Card.

Report Author

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Report Approval Details

Document Title:	Rezoning (Townhouses) - 2222 Clarke Street (DF Architecture Inc.).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Application Fact Sheet.pdf- Attachment 2 - Draft Bylaw No. 3292.pdf- Attachment 3 - CPAC Minutes, October 2, 2018.pdf- Attachment 4 - Location Map.pdf- Attachment 5 - OCP Land Use Designations Map.pdf- Attachment 6 - Zoning Map.pdf- Attachment 7 - Project Plans.pdf- Attachment 8 - Sustainability Report Card.pdf
Final Approval Date:	Jan 18, 2021

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

André Boel, City Planner - Jan 13, 2021 - 11:39 AM

Kate Zanon, General Manager of Community Planning - Jan 13, 2021 - 12:19 PM

Dorothy Shermer, Corporate Officer - Jan 13, 2021 - 3:45 PM

Rosemary Lodge, Manager of Communications and Engagement - Jan 13, 2021 - 6:02 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 14, 2021 - 10:24 AM

Tim Savoie, City Manager - Jan 18, 2021 - 2:22 PM