



# City of Port Moody

## Report/Recommendation to Council

Date: March 8, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Early Input – Pre-Application – 2901-2909 St. George Street (Ankenman Marchand Architects)

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### Purpose

To provide an opportunity for early Council input on the preliminary rezoning application submitted for 2901-2909 St. George Street for a three-storey residential apartment building containing 52 units in three separate buildings.

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### Recommended Resolution(s)

**THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on April 6, 2021 as recommended in the report dated March 8, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 2901-2909 St. George Street (Ankenman Marchand Architects).**

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### Background

The City has received a preliminary rezoning application for the properties at 2901-2909 St. George Street to rezone the site from the Single Detached Residential (RS1) Zone to a Comprehensive Development (CD) Zone to facilitate a three-storey multi-family building consisting of 52 units and a floor area ratio (FAR) of 1.24. An Application Fact Sheet with details of the proposal is included as **Attachment 1**, and the applicant's preliminary project plans are included as **Attachment 2**.

### Discussion

#### Property Description

The subject site consists of three single family lots at St. George Street and Hugh Street (**Attachment 3**), totalling approximately 2,430m<sup>2</sup> (26,152ft<sup>2</sup>) in size. Each of the single family lots are currently developed with a single family home. The property gently slopes from west to east with an elevation change of approximately three to four metres.

## Land Use Policy

### *Official Community Plan (OCP)*

The OCP designates the subject lands as Multi-Family Residential up to a maximum of three storeys in height. The proposal of a three-storey apartment building is consistent with the designated land use.

The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of earthquake soil liquefaction. Through this hazardous lands Development Permit process, staff would ensure that the lands are safe for the intended use.

### *Zoning*

The subject properties are presently zoned Single Detached Residential (RS1)

The OCP and Zoning designation maps are included as **Attachments 4 and 5**.

### Neighbourhood Context

- West: Future townhouses, approved through a Heritage Revitalization Agreement;
- East and North: Single family homes designated for multi-family residential to a maximum of three storeys; and
- South: Legion Manor zoned Private Institutional (P2).

### Proposal

The pre-application proposes to rezone the lands to facilitate three three-storey multi-family buildings consisting of a total 52 units, all over a common underground parking structure. Each of the three buildings would front St. George Street, Hugh Street, or Hope Street, and would have use of a central courtyard. The project has one level of underground parking showing 71 parking spaces (eight of which are tandem spaces), including 59 residential spaces and 12 visitor spaces, which meets the Zoning Bylaw requirement. The density being proposed is a floor area ratio of 1.24 (FAR).

Of the 52 units, the applicant is proposing the following unit mix and sizes:

Unit Type	Number of Units	Percentage of Mix	Average Size
Studio	2	4%	43m <sup>2</sup> (463ft <sup>2</sup> )
One-Bedroom	37	71%	46m <sup>2</sup> (491ft <sup>2</sup> )
Two-Bedroom	1	2%	66m <sup>2</sup> (708ft <sup>2</sup> )
Two-Bedroom Townhouse	2	4%	101m <sup>2</sup> (1,088ft <sup>2</sup> )
Three-Bedroom	10	19%	96m <sup>2</sup> (1,023ft <sup>2</sup> )

### Interim Affordable Housing Guidelines Policy

This project meets the criteria for the application of the Interim Affordable Housing Guidelines Policy. However, as the development proposes townhouse-like units, it could be considered exempt from the policy. At this time, the applicant has not indicated any details for an affordable housing rental component.

### Planning Analysis

While the OCP designates the site for multi-family development up to three storeys in height, it does not indicate the preferred housing form. Recent approvals in the area have resulted in conventional townhouse development under the multi-family, three-storey designation, but other multi-family building forms could be considered.

The proposal for low-rise three storey apartments is unique for present-day development and can be seen as a hybrid, in regards to the zoning regulations, between the Medium Density Townhouse Residential (RM4) Zone and the Four-Storey Apartment Residential (RM5) Zone. The modest FAR of 1.24 meets the type of density that is usually seen in a townhouse development with underground parking, and still provides for a small but functional amenity/gathering space. While the unit mix is more aligned with an apartment building, each of the 52 units has direct individual access at its front door either at grade or at the second floor via an exterior staircase, similar to a townhouse. This proposal does not have any common hallways, so the total floor area is all being allocated towards the living space of the units.

The unit mix includes several one-bedroom units; however, it does include 27%, or 11 units, as two- or three-bedroom, family-friendly units, including ten units with over 93m<sup>2</sup> (1,000ft<sup>2</sup>) in floor area.

### **Other Option(s)**

At this time, the applicant and staff are seeking preliminary input from the Committee of the Whole. 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. One alternative resolution is as follows:

THAT the applicant be advised to consider a larger land assembly for a future development application.

### **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.

## Attachment(s)

1. Application Fact Sheet.
2. Preliminary Project Plans.
3. Location Map.
4. OCP Map.
5. Zoning Map.

## Report Author

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## Report Approval Details

Document Title:	Early Input - Pre-Application - 2901-2909 St. George Street (Ankenman Marchand Architects).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Application Fact Sheet.pdf</li><li>- Attachment 2 - Preliminary Project Plans.pdf</li><li>- Attachment 3 - Location Map.pdf</li><li>- Attachment 4 - OCP Map.pdf</li><li>- Attachment 5 - Zoning Map.pdf</li></ul>
Final Approval Date:	Mar 29, 2021

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

André Boel, City Planner - Mar 22, 2021 - 4:25 PM

Kate Zanon, General Manager of Community Development - Mar 23, 2021 - 1:00 PM

Dorothy Shermer, Corporate Officer - Mar 23, 2021 - 2:16 PM

Rosemary Lodge, Manager of Communications and Engagement - Mar 23, 2021 - 3:25 PM

Paul Rockwood, General Manager of Finance and Technology - Mar 23, 2021 - 7:06 PM

Tim Savoie, City Manager - Mar 29, 2021 - 4:53 AM