



City of Port Moody

Report/Recommendation to Council

Date: May 10, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (Mixed Use) – 2101 Clarke Street and 2102-2106 St. Johns Street
(Springcreek Development Ltd.)

Purpose

To present for Council consideration Rezoning Bylaw, No. 3316 to facilitate the redevelopment of six properties on Clarke Street and St. Johns Street on the east side of Barnet Highway.

Recommended Resolution(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) be read a first time as recommended in the report dated May 10, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.).

Background

At the January 12, 2021 Regular Council meeting, Council defeated first readings of the Official Community Plan (OCP) amendment and rezoning bylaws. Council expressed an interest for the applicant to address a number of concerns as laid out in the section below. The applicant has now resubmitted a new proposal, which no longer requires an OCP amendment. Thus, only a new draft rezoning bylaw is being presented with this report (**Attachment 1**). A copy of the January 12, 2021 Council report is included as **Attachment 2**.

Key Changes by Applicant

The applicant has made several changes to the application based on the feedback provided at the January 12, 2021 Regular Council meeting. A summary of the key concerns from Council has been provided below, including the applicant's response and how it is being addressed:

<u>Council Concern</u>	<u>Applicant Response</u>
Density	<ul style="list-style-type: none"> • Reduced building height from eight to six storeys • Reduced number of units by approximately 46% from 83 to 45 • Reduced total floor area by approximately 25% from 8,367m² (90,060ft²) to 6,246m² (67,231ft²) • Reduced number of parking spaces from 121 to 73
Affordable housing	<ul style="list-style-type: none"> • Modification of 5% below market rental units to a rent-to-own program for 15% of the residential units
Unit mix (not family-friendly enough)	<ul style="list-style-type: none"> • Decreased proportion of one-bedroom units. • Introduced ten two-storey townhouses and 14 three-bedroom units • Unit mix now includes 62% of units having two or more bedrooms
Height	<ul style="list-style-type: none"> • OCP amendment for height change is no longer requested • Building has been reduced to six storeys, the maximum height permitted in the OCP
Greenspace	<ul style="list-style-type: none"> • Overall greenspace slightly increased from 1210m² (13,021ft²) to 1,216m² (13,085ft²)
Building is too close to the corner of Barnet Highway and St. Johns Street	<ul style="list-style-type: none"> • Proposed purchase of City right-of-way is no longer being requested, leaving a larger space between the building and road

Discussion

Property Description:

The development site consists of six vacant parcels between St. Johns Street and Clarke Street on the east side of the Barnet Highway, as shown on the Location Plan included as **Attachment 3**. A section of South Schoolhouse Creek crosses the east side of the site. The gross development parcel is 3,437m² (36,994ft²) in size, and slopes down by approximately 5.5m (18ft) from St. Johns Street north towards Clarke Street.

The Application Fact Sheet (**Attachment 4**) outlines highlights of the project, and separate maps show the current OCP Land Use and Zoning Designations, the prevailing Development Permit Area designations, and the neighbourhood context (**Attachment 5**).

Development Proposal Description:

The revised development proposal reduces the building size with nearly half the number of units and fewer storeys, as the project now complies with the OCP. The total floor area of the building is reduced by approximately 25% and a significant increase was made to the proportion of units consisting of two or more bedrooms. The proposal still includes childcare uses but also includes additional office uses. The overall greenspace has slightly increased from the previous proposal. Even though the overall greenspace only slightly increased, the rooftop amenity space significantly increased from 665m² (7,153ft²) to 1,216m² (13,085ft²). Project Plans and Landscape Plans are included as **Attachment 6** and **Attachment 7**. Perspective renderings are included as **Attachment 8**.

Residential Unit Mix

The applicant has significantly altered the unit mix from the previous proposal. The majority of units included now have two or more bedrooms with the following mix:

Unit Type	Unit Count	Percentage of Overall Units	Size Range	Average Unit Size
Studio	6	13%	33m ² - 46m ² (360ft ² - 480ft ²)	37m ² (400ft ²)
One-Bedroom	10	22%	58m ² - 100m ² (620ft ² - 1,074ft ²)	77m ² (826ft ²)
Two-Bedroom	4	9%	87m ² (935ft ²)	87m ² (935ft ²)
Three-Bedroom	14	31%	105m ² - 138m ² (981ft ² - 1,481ft ²)	105m ² (1,125ft ²)
One-Bedroom Townhouse Loft	1	2%	86m ² (924ft ²)	86m ² (924ft ²)
Two-Bedroom Townhouse	10	22%	119m ² - 155m ² (1,280ft ² - 1,665ft ²)	127m ² (1,363ft ²)

Combining the apartment units and townhouse units together, the overall unit mix provides for:

- 38% studio or one-bedroom units;
- 31% two-bedroom units; and
- 31% three-bedroom units.

Affordable Housing Component

The application previously proposed eight (9.6%) of the 83 units to be affordable rental at 5% below market rates. This has been replaced with a rent-to-own program for six units, equivalent to 13% of the total units. The developer has indicated that the six unit types would include two studio units, three one-bedroom units, and one two-bedroom unit. Rents would range from \$1,300 to \$2,000 per month, which at the end of two years, would go towards the down payment on the purchase of the unit.

South Schoolhouse Creek Setback

The proposed plan continues to comply with the required 15m riparian protection and enhancement area (RPEA) setback as measured from the top of bank of South Schoolhouse Creek. However, the site plan does not accommodate the full 5m (16.4 ft) Riparian Transition Area (RTA) Zoning Bylaw setback and proposes a 0.6m (2ft) RTA. To address the reduced area in the event of building maintenance, the developer is proposing to add anchors on the roof of the building to allow for floating scaffolding to be utilized, similar to high-rise buildings. While this is a solution that could work in some cases, staff still recommend that an area of 3m (9.8ft) from the building be included for any maintenance purposes that cannot be completed using the floating scaffolding. This would require an access easement to be registered over a 3m (9.8ft) wide area along and inside of the RPEA setback. While this area would be registered as an easement, it would be restored with an appropriate planting plan and remain in a natural state.

Density

The floor area ratio (FAR) for the overall project is 1.82. The City has requested the South Schoolhouse Creek RPEA land be dedicated to the City rather than maintained by the Strata. The implication of this land dedication is once the dedication is complete, the overall FAR for the remaining site increases to 3.15 as the RPEA is a significant portion of the site. For this reason, a CD zone is being proposed as the applicable CRM2 Zone has a maximum FAR of 2.5.

The OCP specifically identifies environmental enhancements as an important amenity for the City and one that is appropriate compensation for an increase in density. Given the RPEA enhancement, and restoration, and dedication of the RPEA, TRA, and ESA lands to the City, staff recommends that the intent of the Zoning Bylaw, and OCP policy are being met. Staff also recommends that density bonusing is not applicable in this circumstance.

Building Height

The revised plans have been reviewed by staff, who noted that the building does not exceed six storeys. As a result, an OCP amendment is no longer requested with this application.

Parking and Loading

The Zoning Bylaw requires a total of 91 parking spaces for all uses. A total of 73 parking spaces are provided, including 42 residential spaces, eight residential visitor spaces, eight commercial/office spaces, and 15 parking spaces devoted to the childcare use. The shortfall of 18 parking spaces is made up of 17 residential spaces fewer and one residential visitor space fewer. The office and childcare uses fully meet the parking requirements. To make up for the shortfall, the developer is proposing to provide two dedicated parking spaces and vehicles for Modo car share. The CD Zone also proposes that 39% of the parking spaces be "Small Car" spaces, which exceeds the Zoning Bylaw maximum of 30%. These proposed variances to the parking requirements are being reviewed by staff at this time.

In addition to the childcare use, the applicant has added a small amount of office space as part of this proposal. Although the Zoning Bylaw requires off-street loading for commercial uses or an office building, it would not apply to this development as general commercial uses are not being proposed in the CD Zone.

As the site is bordered by three arterial roads, garbage and recycling pickup for the building is still to be resolved with this site plan. Acceptable solutions for garbage pickup are also being reviewed by staff at this time.

Childcare

Consistent with current childcare policies in the OCP, the proposal includes a 456m² (4,909ft²) childcare space which could support a range of programs. At this time, the applicant has indicated that this space would allow up to 79 childcare spaces, and is proposing multiple childcare programs for infant and toddlers, three-to-five-year-olds, pre-school, and after school. That said, the maximum number of spaces would depend on the outdoor play space requirements of Fraser Health as well as the operator of the daycare itself. It should be noted that two private play spaces are being included at the north and south sides of the site, adjacent to the riparian area.

Accessibility

Of the total 34 single-storey units, the developer is proposing four adaptable units and two accessible units. This would be a variance to the Zoning Bylaw, which requires 50% of single-storey units to be adaptable. In this case, the Zoning Bylaw would require 17 adaptable units.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 9**. The following table summarizes the scoring. The scoring will be revised throughout the review process of the project.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
2101 Clarke Street	58% (7 out of 12)	67% (9 out of 16)	75% (43 out of 57)	63% (24 out of 38)	67%

Other Option(s)

Council may consider both first and second reading of the Bylaws, which would initiate an information meeting by the developer and a Public Hearing organised by the City; the Public Hearing would be held after the information meeting. The alternative motions are as follows:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) be read a first and second time;

AND THAT Bylaw No. 3316 be referred to a Public Hearing.

Financial Implications

Community Amenity Contribution (CAC)

Per the City's CAC Policy, the applicant will be requested to make a contribution based on \$6.00/ft² of residential floor area, up to a maximum of \$6,000/unit. Given a total residential floor area of 5,374m² (57,850ft²), the total owing will be \$270,000 at \$6,000/unit. However, the final amount will be dependent upon the final floor area.

Public Art Contribution

The applicant has committed to provide a waterfall element as part of the building design rather than making a financial contribution to the Public Art Reserve Fund. The value of the art component will be based on 0.5% of the total construction cost.

Communications and Civic Engagement Initiatives

Community Engagement

If the project proceeds, the applicant will be required to hold a community information meeting to obtain the public's feedback on the project. The results of this input opportunity will be provided to Council for information either at second reading, or at a public hearing if Council chooses to proceed with an alternative option.

Public Notification

A notification sign informing the public of the OCP amendment and rezoning applications has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

Later in the process, if the project proceeds through bylaw 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

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 3316 (2101 Clarke Street and 2102-2106 St. Johns Street).
2. Previous Report to Council – January 12, 2021.
3. Location Map.
4. Application Fact Sheet.
5. OCP Land Use and Zoning Designation Maps.
6. Project Plans.
7. Landscape Plans.
8. Perspective Renderings.
9. Sustainability Report Card.

Report Author

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Report Approval Details

Document Title:	Rezoning (Mixed Use) - 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Zoning Amendment Bylaw No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street).pdf- Attachment 2 - Previous Report to Council - January 12, 2021.pdf- Attachment 3 - Location Map.pdf- Attachment 4 - Application Fact Sheet.pdf- Attachment 5 - OCP Land Use and Zoning Designation Maps.pdf- Attachment 6 - Project Plans.PDF- Attachment 7 - Landscape Plans.pdf- Attachment 8 - Perspective Renderings.pdf- Attachment 9 - Sustainability Report Card.pdf
Final Approval Date:	Jun 7, 2021

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

André Boel, City Planner - Jun 2, 2021 - 10:23 AM

Kate Zanon, General Manager of Community Development - Jun 2, 2021 - 1:54 PM

Dorothy Shermer, Corporate Officer - Jun 2, 2021 - 2:37 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jun 2, 2021 - 3:04 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 3, 2021 - 9:50 AM

Tim Savoie, City Manager - Jun 7, 2021 - 10:36 AM