



City of Port Moody

Report/Recommendation to Council

Date: June 14, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – Pre-Application – 112 Moray Street (CityState Consulting Group)

Purpose

To provide an opportunity for early Council input on the preliminary application to restore the Nielsen Residence under a Heritage Revitalization Agreement (HRA) combined with the development of a total of 28 townhouse and apartment units.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on July 6, 2021 as recommended in the report dated June 14, 2021, from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 112 Moray Street (CityState Consulting Group).

Background

The City of Port Moody has received a preliminary application for the proposed development located at 112 Moray Street (location map attached as **Attachment 1**). The proposal is to allow for one restored heritage home, 16 townhouses (Buildings A, B, and D) and 12 apartments (Building C) in a three- to four-and-a-half-storey build form.

The applicant is proposing to restore the Nielsen Residence, a Heritage Register listed building under a Heritage Revitalization Agreement (HRA). A Heritage Revitalization Agreement allows for project specific approval regardless of zoning provisions for the site. The applicant's preliminary plan, with details of the proposal is included as **Attachment 2**, and an Application Fact Sheet is included as **Attachment 3**.

Discussion

Property Description:

The City's Official Community Plan (OCP) designates the subject property as Single Family Low Density. An OCP Map is included as **Attachment 4**. The OCP also prescribes the maximum height on this site to be three storeys. Therefore, the proposal would require an amendment to the OCP to accommodate the proposed Multi-Family Residential use, as well as the live-work use and an increase in allowable height.

The property is currently zoned Single Family Low Density (RS1) as shown on the Zoning Map included as **Attachment 5**. The land use for the site can be changed through rezoning and/or through a Heritage Revitalization Agreement. The location of the Nielsen Residence is identified on the Topographic Plan **Attachment 6**.

Proposal

The proposed development is composed of 20 two-bedroom units, representing 69% of the total units and 8 three- and four-bedroom units, representing 31%. The units range in size from 920ft² to 2,300ft².

Due to grades, buildings A and B contain eight units with 'flex spaces' below the garage level. These flex space ranges from 472ft² to 793ft². The applicant is suggesting these spaces can be used for home offices, lock off suites, or home-based businesses.

Also, the applicant is proposing eight live-work units in building D with the intent to adapt to changing lifestyles as a result of major events like the pandemic. From a planning perspective, the proposed "live-work" units support additional employment space opportunities compared to a residential-only approach.

The arborist report identified a total of 76 trees, and the proposal would result in the removal of 65 trees and retaining 11 trees. The applicant is proposing that the entrance off Flinn Court would be marked by two existing deciduous American chestnut trees; those trees are designated as two of the 11 trees to be retained.

Nielsen Residence

The Nielsen Residence is listed in the City's Heritage Registry (**Attachment 7**) and is a good example of the type of houses that were constructed during the interwar period. Axel Nielsen (1901-1971) was employed by Flavelle Cedar Mills, one of the major local sawmills in the area. He constructed this modest house in stages, as his resources allowed, and his connection with the mill demonstrates the importance that local resource industries played in the growth and economic development of Port Moody.

The key features that make this a heritage building are listed under the Character-Defining Elements of the Statement of Significance prepared by Donald Luxton & Associates Inc. (**Attachment 8**).

Planning Analysis:

The inclusion and retention of the existing building offers an opportunity to support infill development while addressing the history of the site. Moreover, with regards to the OCP's land use designations, the proposal could provide a transition between higher-density development along St. Johns Street and the single-family neighbourhood to the south.

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 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 increased tree retention beyond the current proposed 11 out of 65 trees.

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. Ortho Map – 112 Moray Street.
2. Site Plan – 112 Moray Street.
3. Fact Sheet – 112 Moray Street.
4. OCP Map – 112 Moray Street.
5. Zoning Map – 112 Moray Street.
6. Topographic Plan – 112 Moray Street.
7. Heritage Registry – 112 Moray Street.
8. Statement of Significance – 112 Moray Street.

Report Author

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Report Approval Details

Document Title:	Early Input – Pre-Application – 112 Moray Street (CityState Consulting Group).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Ortho Map - 112 Moray Street.pdf- Attachment 2 - Site Plan - 112 Moray Street.pdf- Attachment 3 - Fact Sheet - 112 Moray Street.pdf- Attachment 4 - OCP Map - 112 Moray Street.pdf- Attachment 5 - Zoning Map - 112 Moray Street.pdf- Attachment 6 - Topographic Plan - 112 Moray Street.pdf- Attachment 7 - Heritage Register - 112 Moray Street.pdf- Attachment 8 - Statement of Significance - 112 Moray Street.pdf
Final Approval Date:	Jun 28, 2021

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

André Boel, City Planner - Jun 23, 2021 - 3:25 PM

Mary De Paoli for Kate Zanon, General Manager of Community Development - Jun 24, 2021 - 8:49 AM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jun 24, 2021 - 10:27 AM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jun 24, 2021 - 11:02 AM

Paul Rockwood, General Manager of Finance and Technology - Jun 25, 2021 - 9:41 AM

Tim Savoie, City Manager - Jun 28, 2021 - 4:45 PM