



# City of Port Moody

## Report to Advisory Design Panel

Date: October 12, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: OCP Amendment, Heritage Revitalization Agreement, Development Permit,  
(ADP) – 112 Moray Street (CityState)

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### Purpose:

To present to the Advisory Design Panel (ADP) Official Community Plan (OCP) amendment, Heritage Revitalization Agreement (HRA) and Development Permit (DP) applications for the development of 30 units in four new buildings ranging from three- to five-storeys in height and which will include the restoration of the Nielsen Residence.

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### Resolution Options

**The following resolutions are available for Advisory Design Panel consideration:**

**THAT the proposed project be endorsed as presented in the report dated October 12, 2021, from the Community Development Department – Development Planning Division regarding OCP Amendment, Heritage Revitalization Agreement, Development Permit (ADP) – 112 Moray Street (CityState); OR**

**THAT the proposed project be endorsed subject to the applicant addressing the following specific items; OR**

**THAT the proposal not be endorsed as presented for the following reasons:**

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**Applicant:**  
CityState.

### Property Description:

The development site consists of a property on the east side of Moray Street, south of the St. Johns Street (**Attachment 1**). The lot slopes downwards from the south to north, there is a 9 m elevation difference between the southeast and northwest property lines, which represents an average grade change of 8.7%.

The Nielsen Residence, a building on the City's Heritage Register is currently located on the 3,947m<sup>2</sup> (42,485ft<sup>2</sup>) sized lot. Nielsen Residence 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.

**Form and Character Guidelines:**

Official Community Plan (OCP): The subject property is designated Single Family Low Density and is situated within Development Permit Area 1: Neighbourhood Residential (DPA1) for the regulation of form and character of commercial, industrial, and multi-family residential development within the Neighbourhood Residential. DPA 1 design guidelines for Multi-Family Residential Uses are included as **Attachment 2**.

Heritage Revitalization

Section 610 of the *Local Government Act (LGA)* permits a local government to enter into an HRA for the purpose of preserving heritage property. OCP Policy (Chapter 11) states:

*The City will actively pursue the conservation of community heritage resources by implementing the appropriate legislative tools available for this purpose... and explore various incentive programs to foster heritage conservation and other ways to encourage the preservation of heritage buildings.*

HRA's are one tool that the City can use to facilitate projects that include the retention of a heritage building. The HRA essentially serves as a stand-alone development outside of the Zoning Bylaw regulations (though the existing underlying RS1 Single-Detached Residential zoning remains in place), and may provide incentives above and beyond a standard zoning for such a form of development, by varying aspects such as use, density, lot size and siting regulations.

Section 16.1 of the OCP identified a number of common form and character objectives for all neighbourhoods within DPA 1:

- to ensure that developments are compatible in scale, form and character with the existing community and consistent with the desired future development plans for the particular neighbourhood;
- to encourage developments that serve to preserve and enhance the special natural, historical or aesthetic features which help define the identity of the area;
- to provide ease of access for all Port Moody's residents, regardless of physical capabilities;
- to ensure that, where necessary, the design of development which creates a suitable transition between adjacent different land uses or residential densities;
- to ensure that multi-family development is designed with the features and amenities suitable for the needs of residents expected to reside in these developments.

In addition to DPA 1, a development permit for Development Permit Area 5: Hazardous Lands (DPA 5) will be required, due to the hazard of potential soil liquefaction.

Although situated in relatively close proximity to the Inlet Centre SkyTrain Station, the site is outside the Inlet Centre Transit Oriented Development (TOD) Area, as defined in the OCP.

Proximity to the Inlet Centre Skytrain Station is approximately 330 metres as the crow flies and 540 metres walking distance.

Zoning: The property is currently zoned Single Detached Residential (RS1) as shown on the Zoning designation map. The land use for the site is proposed to be changed through a Heritage Revitalization Agreement.

The OCP and Zoning designation maps are included as **Attachment 3** and **Attachment 4**.

### **Neighbourhood Context:**

Surrounding development consists of:

- North: Shoppers Drug Mart and to the northeast an under construction six-storey mixed-use development (The Clyde)
- South: Flinn Court – Single Detached Residential.
- East: Edward Court Single Detached Residential.
- West: Rental housing (Metro Vancouver), Dairy Queen and a six-storey rental apartments building.

### **Proposal:**

The application proposes to amend the OCP and apply under a Heritage Revitalization Agreement to restore the Nielsen Residence and develop 30 modern townhouse units in four buildings. The heritage conservation plan for the Nielsen Residence is included as **Attachment 5**.

The site plan shows five buildings, with the heritage building being moved to the northwest corner of the property. Buildings A and B are located either side of the access from Flinn Court, Building C is on the east side of the property and building D is north side of the property. There is a communal park between the heritage building and Building D. The applicant is proposing a right in, right out access onto Moray Street while constructing another access from Flinn Court. It is noted that there is covenant on the Flinn Court property which is intended to allow for access via Flinn Court for the 112 Moray Street property.

Key elements of the development include:

- Heritage Building will be restored in converted to provide two units.
- Building A and B are three storey townhomes including six and two units respectively.
- Building C is a four-storey building, with 12 units provided above a partially underground parkade.
- Building D is five storeys, eight live-work units or (six live-work and two lock-off units) on the bottom on the bottom, garages on the second storey, and eight units of two storeys.
- Includes a unit mix of 21 (70%) two-bedroom units, and nine (30%) three & four-bedroom units.
- Applicant is proposing 59 parking spaces.
- Overall floor area ratio (FAR) of 1.27.
- The top floor of Buildings C and D will have rooftop decks,
- Building C offers underground bike parking.

The site plan from the applicant is included as **Attachment 6**, floor plans are included as **Attachment 7**, colour perspective and 3D model are included as **Attachment 8**, and Landscape plans are included as **Attachment 9**.

Site Constraints

The following constraints on the site are noted:

- The site does have vehicle access challenges, given the proximity to the St. Johns Street intersection and the local topography. Currently, there is no access from Flinn Court since it is fenced off and with full grown vegetation on the south side of the property.
- the site also has a challenging topography, as there are significant slopes downward from east to west and south to north. There is approximately a 9m elevation change between the southeast and northwest property lines, which represents an average grade change of 8.7%. A large retaining wall is currently located along the northern property line.

Form, Character, and Design – Initial Staff Review

Based on the initial staff review of the application, the following is noted:

- Challenges for live-work units are noted as such units impose strict Building Code regulations that may be hard to achieve in this development. Home-based businesses may be more viable option in this development and would give homeowners the flexibility of the space that is available to them in the basement of Building D.

In terms of tree retention, it is acknowledged that efforts are being made to retain the two American Chestnuts on site. In addition, staff will be encouraging the applicant to explore opportunities to retain the mature Douglas Fir tree stand located on the western side of the property.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 10** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

Sustainability Pillar Application	Cultural	Economic	Environmental	Social	Overall Total
112 Moray Street HRA	61% (16 out of 23)	50% (5 out of 16)	54% (33 out of 57)	54% (19 out of 35)	<b>54%</b>

**Items for Further Review:**

Some of the issues identified by staff to be addressed by the applicant include:

- Vehicular access and egress to the site;
- Explore opportunities to increase the number of trees to be retained on site;
- Review outdoor amenity spaces for future residents;
- Future landscape plans to include off-site landscaping;
- The provision of further details on the public art proposed by the applicant beside the heritage building

Any input provided by the ADP on the above items, or any other items will be considered by the applicant and staff.

**Concluding Comments:**

The proposed Heritage Revitalization Agreement offers an opportunity to retain the Nielson Residence and provide for low-rise multi-family infill development adjacent to the Inlet Centre area. An OCP amendment is being requested for a multi-family/mixed-use land-use designation and the proposal could provide a transition between higher-density development along St. Johns Street and the single-family neighbourhood to the south.

**Attachments**

1. Attachment 1 – Ortho Map – 112 Moray Street.
2. Attachment 2 – DPA 1 Design Guidelines – 112 Moray Street.
3. Attachment 3 – OCP Map – 112 Moray Street.
4. Attachment 4 - Zoning Map – 112 Moray Street.
5. Attachment 5 – Heritage Conservation Plan – 112 Moray Street.
6. Attachment 6 – Site Plan – 112 Moray Street.
7. Attachment 7 – Floor Plan – 112 Moray Street.
8. Attachment 8 – Colour Perspective and 3D model – 112 Moray Street.
9. Attachment 9 – Landscape Plan– 112 Moray Street.
10. Attachment 10 – Sustainability Report Card – 112 Moray Street.

**Report Author**

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## Report Approval Details

Document Title:	OCP, Heritage Revitalization Agreement (HRA), DP (ADP) - 112 Moray Street (CityState).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Ortho Map - 112 Moray Street.pdf</li><li>- Attachment 2 - DPA 1 Design Guidelines - 112 Moray Street.pdf</li><li>- Attachment 3 - OCP Map - 112 Moray Street.pdf</li><li>- Attachment 4 - Zoning Map - 112 Moray Street.pdf</li><li>- Attachment 5 - Heritage Conservation Plan - 112 Moray Street.pdf</li><li>- Attachment 6 - Site Plan - 112 Moray Street.pdf</li><li>- Attachment 7 - Floor Plan - 112 Moray Street.pdf</li><li>- Attachment 8 - Colour Perspectives and 3D model - 112 Moray Street.pdf</li><li>- Attachment 9 - Landscape Plan - 112 Moray Street.pdf</li><li>- Attachment 10 - Sustainability Report Card - 112 Moray Street.pdf</li></ul>
Final Approval Date:	Oct 20, 2021

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

André Boel, City Planner - Oct 19, 2021 - 7:51 PM

Kate Zanon, General Manager of Community Development - Oct 20, 2021 - 11:37 AM