



City of Port Moody

Report to Land Use Committee

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

Purpose:

To present to the Land Use Committee (LUC) Official Community Plan (OCP) amendment, Heritage Revitalization Agreement (HRA) and development permit applications for the development of 30 units in four buildings ranging from three- to five-storeys in height and which will include the restoration of the Nielsen Residence.

Resolution Options

The following resolutions are available for Land Use Committee consideration:

THAT the Land Use Committee recommends that the proposed land use for application OCP Amendment, Heritage Revitalization Agreement (HRA), Development Permit (LUC) – 112 Moray Street (CityState) is appropriate for the following reasons: <>

THAT the Land Use Committee recommends that the proposed land use for application OCP Amendment, Heritage Revitalization Agreement (HRA), Development Permit (LUC) – 112 Moray Street (CityState) is not appropriate for the following reasons: <>

Applicant:

CityState Consulting Group Ltd.

Property Description:

The development site consists of a 3,947m² (42,485ft²) sized lot on the east side of Moray Street, south of St. Johns Street (**Attachment 1**). The lot slopes downwards from 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 property. The home is a good example of the type of houses that were constructed during the interwar period. According to the Heritage Register 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.

Land Use Policy:

Heritage Revitalization

Section 610 of the Local Government Act (LGA) permits a local government to enter into an Heritage Revitalization Agreement to preserve 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.

The HRA essentially serves as a stand-alone development approval outside the Zoning Bylaw regulations (though the existing underlying RS1 Single-Detached Residential zoning remains in place). The HRA may provide incentives above and beyond standard zoning for such a form of development by varying aspects such as use, density, lot size, and siting regulations.

Official Community Plan (OCP)

The subject property is designated Single Family Low Density. The proposal includes a change to re-designate the site to Mixed Use – Inlet Centre as the applicant is offering eight (8) Live-Work units.

The proposal is just outside the Inlet Centre designated areas, and adjacent to Mixed Use – Inlet Centre designated areas. Proximity to the Inlet Centre Skytrain Station is approximately 330 metres as the crow flies and 540 metres walking distance. Specifically for the neighbouring 3200 block of St. Johns Street OCP Section 15.5.7 #5 states the following:

The 3200 block of the south side of St. Johns Street is designated as Mixed Use – Inlet Centre which envisions a mix of commercial and residential uses in a building form not to exceed 6 storeys.

Section 16.1 of the OCP identifies several 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 potential soil liquefaction hazards.

Zoning

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

The OCP and Zoning designation maps are included as **Attachment 2** and **Attachment 3**.

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 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 4**.

The site plan shows five buildings, with the heritage building moved to the northwest corner of the property. Buildings A and B are on either side of the access from Flinn Court, Building C is on the east side of the property, and Building D is on the north side of the property. There is a communal park between the heritage building and Building D.

Key elements of the development include:

- Proposed accesses include two main accesses onto Moray Street and Flinn Court:
 - Moray Street access is proposed as a right-in turn only and a right-out turn only.
 - Flinn Court access is proposed as two-way access with a narrow width of 13'-8" (4.17 m) to protect the two existing chestnut trees.
- Heritage Building will be restored and 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 has five storeys, eight live-work units (six live-work and two lock-off units) on the bottom, garages on the second storey, and eight units of two levels.
- The proposal has a unit mix of 21 (70%) two-bedroom units and nine (30%) three & four-bedroom units.

- The applicant is proposing a total of 59 parking spaces.
 - Buildings A, B, C, D, and the visitor parking spaces met the zoning bylaw Required Off-Street Parking requirement under section 6.3.
 - The only building that does not have the required parking space is the Heritage building which needed four (4) spaces, and the proposal only has three (3).
 - The proposal does not identify the visitor parking spaces for the eight (8) live-work units.
- The applicant is proposing an 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.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal (**Attachment 5**) and the following table summarize the initial scoring. The scoring might change 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)	54%

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**. Landscape plans are included in **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. Staff confirmed an existing covenant is registered on all Flinn Court properties, arranging for future access the 112 Moray Street property from Flinn Court.
- 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, representing an average grade change of 8.7%. A large retaining wall is currently located along the northern property line.

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 applicant and staff will consider any input provided by the LUC on the above items or any other items.

Concluding Comments:

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

Attachment(s)

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

Report Author

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Report Approval Details

Document Title:	OCP Amendment, Heritage Revitalization Agreement (HRA), Development Permit (LUC) – 112 Moray Street (CityState).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Ortho Map - 112 Moray Street.pdf- Attachment 2 - OCP Map - 112 Moray Street.pdf- Attachment 3 - Zoning Map - 112 Moray Street.pdf- Attachment 4 - Heritage Conservation Plan - 112 Moray Street.pdf- Attachment 5 - Sustainability Report Card - 112 Moray Street.pdf- Attachment 6 - Site Plan - 112 Moray Street.pdf- Attachment 7 - Floor Plan - 112 Moray Street.pdf- Attachment 8 - Colour Perspectives and 3D model - 112 Moray Street.pdf- Attachment 9 - Landscape Plan - 112 Moray Street.pdf
Final Approval Date:	Nov 3, 2021

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

André Boel, City Planner - Nov 3, 2021 - 10:17 AM

Kate Zanon, General Manager of Community Development - Nov 3, 2021 - 10:25 AM