



City of Port Moody

Report to Land Use Committee

Date: December 23, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: LUC – Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture)

Purpose:

To present to the Land Use Committee (LUC) a rezoning application to development of a three-storey stacked townhouse development containing nine residential units for comment on the proposed land use.

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 Rezoning – 2222 Clarke Street (Mara + Natha Architecture) is appropriate for the following reasons: <>

THAT the Land Use Committee recommends that the proposed land use for application Rezoning – 2222 Clarke Street (Mara + Natha Architecture) is not appropriate for the following reasons: <>

Applicant:

Mara + Natha Architecture

Property Description:

The development site consists of one existing single-family property on Clarke Street, west of Elgin Street, as shown on the Location Plan (**Attachment 1**). The total site is approximately 809m² (8,706ft²) in size, and generally slopes downwards from south to north with a 3m (9.8ft) change in elevation. The site has limited development potential due to a set of heritage buildings to the east and a watercourse to the west. The lot is currently occupied by a single-family dwelling in poor condition.

Land Use Policy:

The OCP designates the subject site for Multi-Family Residential uses up to a maximum of six storeys (**Attachment 2**); and the site is located in Development Permit Area 2 – Moody Centre – Heritage Conservation Area, which regulates the form and character.

The subject lot is currently zoned Single Detached Residential (RS1) (**Attachment 3**).

Neighbourhood Context:

The subject property is located in the Moody Centre Heritage Conservation Area with a variety of heritage buildings in the immediate area. Specific surrounding development consists of:

- North: Vacant General Industrial (M2) lot;
- East: Two municipally designated heritage buildings with commercial uses;
- South: A mix of RS1 lots and Adaptive Commercial (C6) lots; and
- West: RS1 lot developed with a single-family dwelling, which also has a watercourse located on it.

Proposal:Background:

The applicant is proposing to rezone the subject site from RS1 to a Comprehensive Development (CD) Zone to facilitate a nine-unit townhouse development. A similar application containing ten units was previously considered by Council on March 8, 2021. Council defeated the Bylaw at third reading consideration stating concerns about the density, unit count, and limited amenity space.

Development Proposal Description:

The new application and development proposal consists of a three-storey, nine-unit stacked townhouse development containing:

- eight two-bedroom units (two are proposed to be accessible one-storey units located on the ground floor);
- one three-bedroom unit;
- dens in five of the units;
- a floor area ratio (FAR) of 1.29;
- 17 underground parking spaces accessed from Vintner Street, including 15 residential and two visitor spaces.;
- 18 long-term bicycle storage spaces;
- 78m² (844ft²) of private rooftop amenity spaces for four of the units; and
- 65m² (700ft²) of outdoor common amenity courtyard area on the ground floor.

Stacked Townhouse Development

The proposal is seeking approval for a stacked townhouse form. Stacked townhouses are more compact and differ from the traditional townhouses that have parking accessed from an internal driveway at grade, as the stacked form usually has all or most of its parking underground. This allows the development to utilize all the floor space above ground for residential uses. A three-storey stacked townhouse will generally see one unit on the ground floor and a two-storey unit on the second and third floors above it. As a result, stacked townhouses will usually have a

higher FAR and a greater unit count per hectare while keeping the three-storey massing the same. While the units are generally more compact than traditional townhouse developments, it does serve a need in the housing spectrum and offers a variety of ground-oriented units at lower price points for singles, couples, and families, and especially those with pets looking for direct access to the outdoors.

There are no examples of any recent stacked townhouse projects in Port Moody with underground parking (except for those part of a larger six-storey condo development). However, there is one stacked townhouse project nearing completion at 80 Elgin Street (within 75m of the proposal), called Sophia Living. When compared to 80 Elgin Street, the subject proposal has a lower FAR and units per hectare. The table below shows the compares both townhouse projects.

Comparison of 2222 Clarke Street to 80 Elgin Street (Sophia Living)		
	80 Elgin Street (Sophia Living)	2222 Clarke Street Proposal
Floor Area Ratio	1.42	1.29
Total Units	30	9
Units per hectare	50	45

Comprehensive Development Zone

Staff had recommended that the stacked townhouse project be developed under the Medium-Density Townhouse Residential (RM4) Zone. However, a CD Zone is being sought to facilitate the increased density of 1.29 FAR, which is higher than the maximum 1.25 allowable FAR under the RM4 Zone. In this case, the increase of 0.04 FAR works out to an additional 32m² (348ft²) of floor space. The following table shows the proposed CD Zone compared to the conventional RM4 Zone as well as the previously proposed CD zone.

Zone Comparisons			
	RM4 Zone	Previously Proposed CD Zone	New Proposed CD Zone
Units	N/A	10 units	9 units
Density	Maximum 1.25 FAR with underground parking	1.32	1.29
Height	3 storeys	3 storeys	3 storeys
Lot Coverage	Maximum 40%	44%	43%
Front Lot Line Setback	Minimum 4.0m	4.0m	4.0m
Side Lot Line Setbacks	Minimum 2.0m	2.0m	2.0m
Rear Lot Line Setback	Minimum 3.0m	5.0m	5.0m
Residential Parking Stalls	15	15	15
Visitor Parking Stalls	2	2	2
Common Amenity Space	5m ² per unit	6.5m ² per unit	7.2m ² per unit

Project plans and landscape plans are included as **Attachment 4** and **Attachment 5**.

Accessible Units

The project proposes two fully accessible two-bedroom units located on the ground floor to be secured through a restrictive covenant. While the Zoning Bylaw requires adaptable construction for at least fifty percent of single-storey units in multi-family developments, ensuring the units are accessible provides the additional benefit that units do not need to be adapted in the future. To complement the accessible units, two accessible parking spaces are included in the underground parking structure, and an elevator from the underground parking level to the ground floor will be included. The two units will also have easy access to Clarke Street.

Affordable Housing

This project is exempt from the Interim Affordable Housing Guidelines Policy since it only proposes townhouse units and is under the 30-unit threshold.

Environmental Considerations

The applicant has worked with staff to ensure that a ditch along Vintner Street is protected with a 5m RPEA, as required by the Zoning Bylaw. This has reduced the separation distance and amenity space between the two proposed buildings, but the site plan is still consistent with the design guidelines for this type of development.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 6** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
2222 Clarke Street	46% (5 out of 11)	71% (5 out of 7)	60% (32 out of 53)	69% (24 out of 35)	62%

Items for Further Review:

Any input provided by the LUC will be considered by the applicant and staff.

Concluding Comments:

A rezoning application is being considered to facilitate the construction of a 9-unit stacked townhouse development. While the OCP allows for development of up to six storeys on this site, development potential is limited due to the heritage buildings to the east and the watercourse to the west. The proposed three-storey form is consistent with new development in the area and while the units are mainly two-bedroom townhouse units, it would be a more affordable option for ground-oriented housing in the community.

Attachment(s)

1. Location Plan – 2222 Clarke Street.
2. Land Use Designation Map – 2222 Clarke Street.
3. Zoning Designation Map – 2222 Clarke Street.
4. Project Plans – 2222 Clarke Street.
5. Landscape Plans – 2222 Clarke Street.
6. Sustainability Report Card – 2222 Clarke Street.

Report Author

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Report Approval Details

Document Title:	LUC - Rezoning (Stacked Townhouses) - 2222 Clarke Street (Mara + Natha Architecture).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 2222 Clarke Street.pdf- Attachment 2 - OCP Land Use Designations Map - 2222 Clarke Street.pdf- Attachment 3 - Zoning Map - 2222 Clarke Street.pdf- Attachment 4 - Architectural Plans - 2222 Clarke Street.pdf- Attachment 5 - Landscape Plans - 2222 Clarke Street.pdf- Attachment 6 - Sustainability Report Card - 2222 Clarke Street.pdf
Final Approval Date:	Dec 23, 2021

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

Kate Zanon, General Manager of Community Development - Dec 23, 2021 - 9:25 AM