



# City of Port Moody

## Report/Recommendation to Council

Date: December 10, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Early Input – Pre-Application – 2407-2421 Clarke Street, 50 Queens Street, and 85 Kyle Street (GBL Architects)

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### Purpose

To provide an opportunity for early Council input on a Pre-Application submitted for 2407-2421 Clarke Street, 50 Queens Street, and 85 Kyle Street for a six-storey mixed use development consisting of two six-storey buildings containing 177 residential units, including 78 market-rental units, and 1,486m<sup>2</sup> (16,000ft<sup>2</sup>) of commercial space.

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### Recommended Resolution(s)

**THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on February 15, 2022 as recommended in the report dated December 10, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 2407-2421 Clarke Street, 50 Queens Street, and 85 Kyle Street (GBL Architects).**

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### Background

The City has received a Pre-Application (OCP amendment and Heritage Revitalization Agreement) for the properties at 2407-2421 Clarke Street, 50 Queens Street, and 85 Kyle Street (**Attachment 1**) to allow for a six-storey building form to facilitate a mixed-use development that includes 177 residential units, including 78 market-rental units, and 1,486m<sup>2</sup> (16,000ft<sup>2</sup>) of commercial space. The proposal also includes the retention of the heritage building currently located at 2419 Clarke Street. An Application Fact Sheet with details of the proposal is included as **Attachment 2** and the applicant's preliminary architectural and landscape plans are included as **Attachment 3** and **4** respectively.

### Discussion

#### Property Description

The subject site consists of seven General Commercial (C3) zoned lots, with a site area of 4,881m<sup>2</sup> (1.2 acres). Four of the lots have existing commercial buildings located on them, with an estimated commercial floor area of 650m<sup>2</sup> (7,000ft<sup>2</sup>), with the other lots making up over half of the land area currently vacant. The building on 2419 Clarke Street is a building on the City's Heritage Register, the P. Burns & Co. Butcher Store. The description from the City's Heritage Register is included as **Attachment 5**.

## Land Use Policy

### *Official Community Plan (OCP)*

The subject properties are designated Mixed-Use Moody Centre, which permits multi-family residential uses in association with a variety of commercial retail uses. The OCP allows for a six-storey building form for the property at 2421 Clarke Street, with the other properties allowing for three storeys. Within the Evergreen Line Sub Area - Heritage Commercial District, it is noted that, in cases where redevelopment includes the conservation or integration of heritage buildings, a fourth storey may be considered.

The subject properties are situated within Development Permit Area 2: Moody Centre, and are included in the Moody Centre Heritage Conservation Area (and Evergreen Line Sub Area – Heritage Commercial District). The development site is also within the Evergreen Line Spring Street Promenade Sub-Area. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of earthquake soil liquefaction.

Section 610 of the *Local Government Act (LGA)* permits municipalities to enter into a Heritage Revitalization Agreement (HRA) for the purpose of preserving heritage property. OCP Policy 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. HRAs 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 C3 zoning remains in place), and may provide incentives above and beyond a standard zoning for this type of development, such as additional density, reduced setbacks, etc.

## Zoning

The subject properties are presently zoned General Commercial (C3)

The OCP and Zoning designation maps are included as **Attachments 6 and 7**.

## Neighbourhood Context

Surrounding development consists of:

- West: Queens Street Plaza and General Commercial (C3) two-storey heritage buildings;
- South: General Commercial (C3) two-storey buildings including the Burrard Public House;
- North: CP Rail line and Evergreen SkyTrain line; and
- East: The Legion, a five-storey mixed-use building with commercial at grade with residential uses above.

## Proposal

The Pre-Application proposes an OCP amendment to allow for an increase in height from three to six storeys for 2407-2419 Clarke Street, 50 Queens Street, and 85 Kyle Street, noting that 2421 Clarke Street does allow for a six-storey form. A Heritage Revitalization Agreement would be used, in place of a rezoning, to allow for the restoration and the protection of the

P. Burns & Co. Butcher Store and the redevelopment of the site with a six-storey mixed-use development over an underground parkade. Key features of the development include:

- two buildings, an eastern and western building, separated by a pedestrian access/mews between the two buildings
- 1,486m<sup>2</sup> (16,000ft<sup>2</sup>) of commercial space at grade fronting Clarke Street and 99 strata condominium units within the eastern building and 78 market-rental units within the western building. Seven of the units are also identified as live-work units;
- the relocation of the heritage building from 2419 Clarke Street to the corner of Spring Street and Queens Street. The Conservation Plan is included as **Attachment 8**;
- 94m<sup>2</sup> (1,014ft<sup>2</sup>) of indoor amenity space and 297m<sup>2</sup> (3,200ft<sup>2</sup>) of rooftop amenity space for the strata building and 74m<sup>2</sup> (804ft<sup>2</sup>) of indoor amenity space and 158m<sup>2</sup> (1,700ft<sup>2</sup>) of rooftop amenity space for the rental component;
- a Floor Area Ratio (FAR) of 3.19;
- a total of 263 parking spaces with 230 allocated to the residential units and 33 to the commercial space; and 267 bicycle parking spaces;
- access to the commercial parkade is via Kyle Street with access to the residential parkade via Spring Street. Loading spaces are proposed on Spring Street.

#### Staff Review

As this is a Pre-Application, staff have completed a high-level review of the proposal and have the following comments and items for further consideration:

- the challenge of assembling the entire block (seven lots) is acknowledged as is the benefit this provides versus piecemeal development of the block;
- the retention of the remaining heritage building is seen as a positive element of the proposal. Its relocation to the corner of Queens Street and Spring Street, as referenced in the Conservation Plan (**Attachment 8**), is identified as an acceptable option and may offer an opportunity to enliven and address the Queen Street Plaza and Spring Street Promenade. It is, however, considered best practice and preferred to try and retain buildings in their location, and the opportunity to retain it in its current context on the Clarke Street frontage, possibly as part of the mews feature, is an aspect of the project that could be further considered;
- as currently presented, no below-market units are proposed, and this is something that should be further explored, though it is noted that 44% of the residential units are market-rental;
- the mews is a positive element that breaks up the massing on the built form and also allows for a mid-block break that provides connectivity and circulation through the site;
- the project exceeds the maximum height envisaged in the OCP for the western portion of the site and the FAR of 3.19 does exceed that which would be seen with the CRM2 zone, which is a typical of six-storey mixed-use zone (maximum FAR of 2.5). There are challenges with integrating a building of six-storeys within the context of the Heritage Conservation Area and related design guidelines. It is noted that, where heritage restoration is proposed, despite policies that allow for additional incentives to what would normally be permitted, a reduced density and height should be considered; this is especially the case at the project's interface with Queens Street;

- the interface with the Queen Street plaza at grade should also be carefully considered in order to allow for further activation of the space; and
- the parkades for the commercial and residential components are separated and have separate accesses, on Spring Street for the residential and Kyle Street for the commercial, with the loading area located on Spring Street. Spring Street is identified as a pedestrian promenade in the OCP where pedestrian activities are prioritized. With this in mind, the preference is to have the parkades connected internally to limit the number of accesses from the street; these are aspects that would need to be further explored through a transportation study.

## 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 the 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 the following for a future development application:

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## 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. Location Map – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.
2. Application Fact Sheet – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.
3. Preliminary Architectural Plans – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.
4. Preliminary Landscape Plans – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.
5. Heritage Register (2419 Clarke Street – P. Burns & Co. Butcher Store).
6. OCP Map – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.
7. Zoning Map – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.
8. Conservation Plan (2419 Clarke Street – P. Burns & Co. Butcher Store).

## Report Author

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## Report Approval Details

Document Title:	Early Input – Pre-Application – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street (GBL Architects).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.pdf</li><li>- Attachment 2 - Application Fact Sheet.pdf</li><li>- Attachment 3 - Preliminary Architectural Plans – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.pdf</li><li>- Attachment 4 - Preliminary Landscape Plans - 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.pdf</li><li>- Attachment 5 - Heritage Register (2419 Clarke Street – P. Burns and Co. Butcher Store).pdf</li><li>- Attachment 6 - OCP Map – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.pdf</li><li>- Attachment 7 - Zoning Map – 2407-2421 Clarke Street, 50 Queens Street and 85 Kyle Street.pdf</li><li>- Attachment 8 - Conservation Plan (2419 Clarke Street – P. Burns and Co. Butcher Store).pdf</li></ul>
Final Approval Date:	Feb 7, 2022

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

Wesley Woo for André Boel, City Planner - Jan 5, 2022 - 12:58 PM

Kate Zanon, General Manager of Community Development - Jan 6, 2022 - 4:12 PM

Dorothy Shermer, Corporate Officer - Jan 17, 2022 - 2:00 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jan 19, 2022 - 12:06 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 20, 2022 - 8:54 AM

Tim Savoie, City Manager - Feb 7, 2022 - 11:01 AM