



City of Port Moody

Report/Recommendation to Council

Date: February 1, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – OCP Amendment, Heritage Revitalization Agreement (HRA) and Development Permit Application – 112 Moray Street (CityState)

Purpose

To provide an opportunity for early Council input on the Official Community Plan (OCP) amendment, heritage revitalization agreement (HRA) and development permit application for the development of 30 units in four buildings ranging from three to five storeys, and which will include the restoration of the Nielsen Residence. (File 6700-20-HRA00006)

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on March 15, 2022, regarding the development application presented in the report dated February 1, 2022, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment, Heritage Revitalization Agreement (HRA), and Development Permit Application – 112 Moray Street (CityState).

Background

The City of Port Moody has received an application for a Heritage Revitalization Agreement with 30 townhouse units in five buildings ranging from three to five storeys in height, including the restoration of the Nielsen Residence located at 112 Moray Street (location map attached as **Attachment 1**).

The applicant proposes restoring the Nielsen Residence, which is currently on the City's Heritage Register. A Heritage Revitalization Agreement allows Council to approve site specific arrangements. These requirements do not have to conform to the underlying zoning. The applicant's project plans are included as **Attachment 2** and an Application Fact Sheet is included as **Attachment 3**.

On July 6, 2021, the applicant presented a Pre-Application before Council. At that meeting, Council raised questions relating to the number of trees proposed to be removed, geotechnical studies, shadow, and lighting studies.

The proposal was reviewed by the Advisory Design Panel (ADP) on October 28, 2021. The ADP endorsed the proposed application subject to the applicant addressing the following six items:

- the outdoor play area and social spaces;
- vehicular access to the development;
- the unit mix to allow more three-bedroom homes;
- additional landscaping;
- screening of the on-site electrical equipment; and
- additional ecological assessment of the site.

Minutes from the ADP meeting are included in **Attachment 4**.

The OCP amendment and heritage revitalization agreement applications were reviewed by the Land Use Committee (LUC) on November 8, 2021. The LUC endorsed the application subject to the applicant addressing the following items:

- the types of live-work uses;
- parking impacts;
- impacts on adjoining single-family residences;
- accessibility provisions; and
- the appropriate unit mix for families.

Minutes from the LUC meeting are included in **Attachment 5**.

Discussion

Property Description

The development site is approximately 3,947m² (42,485ft²) in size and is located east of Moray Street and south of St. Johns Street. The site slopes downwards from south to north and has an elevation change of approximately 6m (19.7ft), representing an average grade change of 14%. The site is also being supported by a retaining wall approximately 4-6m (13.1-19.7ft) in height from the commercial site below.

The Nielsen Residence, a building on the City's Heritage Register, is currently located on the property. According to the Heritage Register, Axel Nielsen (1901-1971) was employed by Flavelle Cedar Mills, one of the significant 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.

Surrounding development consists of:

- North: General Commercial (C3) zoned site (Shopper's Drug Mart);
- South and East: Single Detached Residential (RS1) zoned lots developed with single family homes; and
- West: Multi-Family Residential uses zoned Low Density Townhouse Residential (RM3) (Moray Place).

Land Use Policy: Official Community Plan (OCP)

The OCP designates the subject site as Single Family Low Density (**Attachment 6**) which is not compatible with the proposed live-work uses. As such, the current proposal would require an

OCP amendment to re-designate the site to Mixed Use – Inlet Centre to accommodate the proposal.

The site is also located in Development Permit Area 1 – Neighbourhood Residential, which regulates the form and character through the DPA 1 Design Guidelines, and Development Permit Area 5 – Hazardous Lands due to the potential of earthquake soil liquefaction.

In addition to the land use policy, OCP policies for heritage retention state:

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 would serve as a stand-alone development approval outside the Zoning Bylaw regulations (though the existing underlying RS1 Zone would remain in place).

Zoning

The subject lot is currently zoned Single Detached Residential (RS1). The most relevant zoning for multi-family townhouse developments within the Zoning Bylaw is the Medium Density Townhouse Residential (RM4) Zone. As such, this application has been reviewed with the requirements of RM4 as a reference. It is noted that there is some additional flexibility through the HRA process. The Zoning Bylaw designation map is included as **Attachment 7**.

Proposal

The application proposes to amend the OCP and apply a Heritage Revitalization Agreement to facilitate the development of 30 townhouses units and restoration of the Nielsen Residence. The Heritage Conservation Plan for the Nielsen Residence is included as **Attachment 8** and would form part of the HRA should it be adopted.

Key elements of the development include:

- thirty units over five buildings, including the heritage home;
- access from two entry points at Moray Street and Flinn Court:
 - Moray Street access is proposed as a right-in/right-out access only;
 - Flinn Court access is proposed as two-way access with a narrow width of 4.17m (13.6ft) to protect the two existing chestnut trees;
- restoration and conversion of the heritage building to provide two residential units;
- an overall floor area ratio (FAR) of 1.27;
- a common outdoor amenity space;
- rooftop decks for some units;
- a unit mix of 21 (70%) two-bedroom units and nine (30%) three & four-bedroom units; and
- a total of 59 parking spaces.

Floor plans are included as **Attachment 9**. Colour perspective and 3D model are included as **Attachment 10**. Landscape plans are included as **Attachment 11**.

Staff Analysis

Form & Character

The current plans have not yet been vetted and signed off by a BC registered architect, which is required for this type of development under the Architects Act. Staff and the City's architect consultant will further review the form and character at the subsequent submission of plans.

Density and Site Layout

The FAR of 1.27 and 30 proposed units is higher than what would typically be the case for a similar ground-oriented townhouse development off a centralized driveway. Townhouse developments with a centralized driveway and parking on grade typically see densities no greater than a FAR of 1.0. Staff recommend reducing the density or if the current FAR is maintained, to consider underground parking throughout to provide more open space at grade.

The proposed outdoor amenity space may not provide adequate amenities for future residents. This development site is not close to other park spaces, so careful planning of outdoor amenity space is also recommended.

Affordable Housing

Staff note that the application is a townhouse project, so the City's Interim Affordable Housing Guidelines do not apply. The applicant has been encouraged to consider including an affordable housing component to this project.

Vehicular Access

Staff are not supportive of the proposed entrance to Moray Street as it will create an offset intersection with Moray Place and introduce another driveway into an area that already has several driveway accesses and intersections in close proximity. Staff confirmed an existing access covenant is registered on all Flinn Court properties. Therefore, the site has full access rights through Flinn Court. However, the applicant is proposing limited access through a 4.2m (13.6ft) wide driveway from Flinn Court to retain two chestnut trees at that location.

Alternative Employment Option

The Zoning Bylaw does not currently allow for home-based businesses in multi-family developments except for home offices. However, at a Council meeting on January 11, 2022, staff proposed a new Home Occupation – Type C – Low-Impact Home-Based Business use, which would be permitted in all zones where residential uses are permitted. This may provide an additional option to consider employment opportunities for this site.

Parking

The applicant is proposing a total of 59 parking spaces. Two areas of concern are highlighted in bold within the table below. Although the Zoning Bylaw outlines a requirement for one space for each live-work unit plus 0.2 spaces for visitor spaces, these rates were intended to be used in smaller ground-oriented apartment live-work unit types. Given that these units are combined with townhouses, additional parking may be warranted. Staff are concerned the limited parking will fall short of the actual needs and suggest that townhouse and live-work parking requirements be combined to provide better parking options.

<u>Parking Comparison</u>			
	Zoning Bylaw Requirement	Proposed Parking	Proposed Reduction
Two Bedroom (20 units)	30 (1.5/unit)	34(1.7/unit)	0%
Three or + Bedroom (8 units)	16(2/unit)	16(2/unit)	0%
Heritage Building (2 units)	4(2/unit)	3(2/unit)	25%
Visitor Parking	6(0.2/unit)	6	0%
Live-Work (8 units)	10(1/unit) + (0.2/unit) for Visitor	0	100%
Total	66	59	

Urban Forest

Staff appreciate the efforts taken to retain mature trees on-site. However, staff have concerns with how the proposed access alignment and building footprints will interact with these trees given the constraints above and below the ground. Staff recommends the applicant further explore opportunities to retain the mature Douglas fir tree stand on the western side of the property.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 12** and the following table summarize the initial scoring.

Sustainability Pillar Application	Cultural	Economic	Environmental	Social	Overall Total
112 Moray Street HRA	56% (13 out of 23)	38% (6 out of 16)	58% (33 out of 57)	57% (20 out of 35)	55%

Concluding Comments

The proposed HRA 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 transition higher-density development along St. Johns Street and the single-family neighbourhood to the south. The site plan would benefit from changes in response to various LUC, ADP and staff comments, with the most prominent change being requested by staff is to revise access via Flinn Court only.

Other Option(s)

The applicant and staff are seeking preliminary input from the Committee of the Whole. No specific direction is requested at this time, but it may be provided nonetheless if Council wishes to do so.

Financial Implications

There are no financial implications associated with the recommendation in this report.

Communications and Civic Engagement Initiatives

A notification sign informing the public of the OCP amendment and HRA applications has been placed on the subject site in accordance with City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

Later in the process, if the project proceeds through bylaw readings, the public will have an opportunity to comment at the Public Hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the Public Hearing time and date placed on the notification sign.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on the 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 – 112 Moray Street.
2. Preliminary Plans – 112 Moray Street.
3. Application Fact Sheet – 112 Moray Street.
4. Minutes ADP – 112 Moray Street.
5. Minutes LUC – 112 Moray Street.
6. OCP Map – 112 Moray Street.
7. Zoning Map – 112 Moray Street.
8. Heritage Conservation Plan – 112 Moray Street.
9. Floor Plans – 112 Moray Street.
10. Colour Perspective and 3D Model – 112 Moray Street.
11. Landscape Plans – 112 Moray Street.
12. Sustainability Report Card – 112 Moray Street.

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Report Approval Details

Document Title:	Early Input – OCP Amendment, HRA and Development Permit Application – 112 Moray Street (CityState).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 112 Moray Street.pdf- Attachment 2 - Preliminary Plans - 112 Moray Street (1).pdf- Attachment 3 - Application Fact Sheet - 112 Moray Street.pdf- Attachment 4 - Minutes ADP - 112 Moray Street.pdf- Attachment 5 - Minutes LUC - 112 Moray Street.pdf- Attachment 6 - OCP Map - 112 Moray Street.pdf- Attachment 7 - Zoning Map - 112 Moray Street.pdf- Attachment 8 - Heritage Conservation Plan - 112 Moray Street (1).pdf- Attachment 9 - Floor Plans - 112 Moray Street.pdf- Attachment 10 - Colour Perspectives and 3D model - 112 Moray Street.pdf- Attachment 11 - Landscape Plan - 112 Moray Street.pdf- Attachment 12 - Sustainability Report Card - 112 Moray Street.pdf
Final Approval Date:	Mar 7, 2022

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

André Boel, City Planner - Mar 2, 2022 - 11:06 AM

Kate Zanon, General Manager of Community Development - Mar 2, 2022 - 12:06 PM

Rosemary Lodge, Manager of Communications and Engagement - Mar 3, 2022 - 12:20 PM

Paul Rockwood, General Manager of Finance and Technology - Mar 3, 2022 - 4:29 PM

Tim Savoie, City Manager - Mar 7, 2022 - 3:31 PM