



# City of Port Moody

## Report/Recommendation to Council

Date: March 23, 2022  
Submitted by: Community Development Department – Development Planning Division  
Subject: Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture)

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### Purpose

To present for Council consideration of first and second reading, a rezoning application to facilitate the redevelopment of the property at 2222 Clarke Street. (File: 13-6700-20-REZ00020)

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 67, 2022, No. 3350 (2222 Clarke Street) (RM4) be read a first and second time as recommended in the report dated March 23, 2022 from the Community Development Department – Development Planning Division regarding Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture);**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 67, 2022, No. 3350 (2222 Clarke Street) (RM4) be referred to a Public Hearing.**

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### Background

A previous rezoning application to facilitate a 10-unit stacked townhouse development at 2222 Clarke Street was presented to Council in 2021. The previous rezoning bylaw received first and second readings from Council on February 2, 2021. A Public Hearing was held on March 8, 2021, following which Council defeated the Bylaw at third reading consideration due to concerns regarding the unit count and amenity space; this ended the rezoning process for that application.

After consideration of all the feedback that has been received to this point, the owner of the property has submitted a new application which proposes the Medium Density Townhouse Residential (RM4) Zone instead of a Comprehensive Development (CD) Zone, with a reduction to the overall number of units and an increase in overall outdoor amenity space.

The current application was presented to the Land Use Committee (LUC) on January 10, 2022, the Advisory Design Panel (ADP) on January 20, 2022, and early input from Council on February 15, 2022. Draft meeting minutes for the LUC are included as **Attachment 1** and for

the ADP as **Attachment 2**. Draft Bylaw No. 3350 is included as **Attachment 3** and an Application Fact Sheet is included as **Attachment 4**.

## Discussion

### Property Description:

The development site consists of one existing single-family property on Clarke Street, west of Elgin Street, as shown on the Location Map (**Attachment 5**). The total site area is approximately 809m<sup>2</sup> (8,706ft<sup>2</sup>) in size, and generally slopes downwards from south to north with a 3m (9.8ft) change in elevation. The site has limited development potential for assembly with adjacent sites 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.

### Official Community Plan (OCP) and Zoning:

The OCP designates the subject site for Multi-Family Residential uses up to a maximum of six storeys (**Attachment 6**). The site is also located in Development Permit Area 2 (DPA2) – Moody Centre – Heritage Conservation Area (HCA) (**Attachment 7**), which regulates the form and character through the DPA 2 and HCA Design Guidelines.

The subject lot is currently zoned Single Detached Residential (RS1) (**Attachment 8**).

### 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.

### Development Proposal Description:

The current proposal consists of a three-storey, eight-unit stacked townhouse development containing:

- five two-bedroom units (two are proposed to be accessible one-storey units located on the ground floor);
- two two-bedroom and den units;
- one four-bedroom and den unit;
- a floor area ratio (FAR) of 1.24;
- 15 underground parking spaces accessed from Vintner Street, including 13 residential and two visitor spaces;
- 18 long-term bicycle storage spaces;
- 78m<sup>2</sup> (844ft<sup>2</sup>) of private rooftop amenity spaces for four of the units; and
- 101m<sup>2</sup> (1,085ft<sup>2</sup>) of outdoor common amenity courtyard area on the ground floor.

### Project Plans and Technical Reports

- Architectural Plans for the project are included as **Attachment 9**;
- Landscape Plans are included as **Attachment 10**;
- An arborist report is included as **Attachment 11**;
- A geotechnical report is included as **Attachment 12**; and
- An environmental report is included as **Attachment 13**.

### RM4 Zoning and Development Permit Variances

The rezoning application has been revised to rezone the lands to the RM4 Zone (instead of a CD Zone previously). As the rezoning request follows a conventional zone, the applicant is requesting the following variances as part of the Development Permit:

- To increase the lot coverage from 40% 43%;
- To reduce the number of Electric Vehicle (EV) Charging stations from 15 to eight (8).
  - The applicant has indicated that to make the units more affordable, each townhouse unit would be allotted at least one EV charging parking space.
- To reduce the minimum lot area and lot width of the RM4 Zone by 50%.
  - Due to the watercourse to the west and the heritage buildings to the east, assembly of multiple properties would be challenging and unlikely.

A comparison of the progression of each proposal from the first proposal to the current is outlined in the table below.

	Defeated Proposal (2021)	Current Proposal (at Early Input)	Current Proposal (First Reading)
Zone	Comprehensive Development	Comprehensive Development	RM4 Zone
Density (FAR)	1.32	1.29	1.24
Number of Units	10	9	8
Lot Coverage	44%	43%	43%
Common Outdoor Amenity Space	6.5m <sup>2</sup> per dwelling unit <i>Total: 65m<sup>2</sup> (700ft<sup>2</sup>)</i>	7.2m <sup>2</sup> per dwelling unit <i>Total: 65m<sup>2</sup> (700ft<sup>2</sup>)</i>	12.6m <sup>2</sup> per dwelling unit <i>Total: 101m<sup>2</sup> (1,085ft<sup>2</sup>)</i>
Private Rooftop Amenity Space	None	Total: 78m <sup>2</sup> (844ft <sup>2</sup> )	Total: 78m <sup>2</sup> (844ft <sup>2</sup> )

### Accessible Units

The project proposes two fully accessible two-bedroom units located on the ground floor to be secured through a restrictive covenant. To complement the accessible units, two accessible parking spaces are included in the underground parking structure, plus an elevator from the underground parking level to the ground floor. 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. That said, the developer has indicated that as a part of the company's practice, a minimum of two units will be owned by the developer and available as market rental units.

### Environmental Considerations

The applicant has worked with staff to ensure that a ditch along Vintner Street is protected with a 5m Riparian Protection and Enhancement Area (RPEA) as required by the Zoning Bylaw. This has resulted in a reduced separation distance and amenity space area between the two

proposed buildings. Notwithstanding these constraints, the site plan remains 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 14**. It is noted that Council has endorsed a new Sustainability Report Card which came into effect on April 1, 2022. In-stream applications that proceed to second reading after May 1, 2022 will be required to submit the new version of the report card. Based on these procedures, the previous version of the report card is still included for this application and the following table summarizes the scoring.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
2222 Clarke Street	73% (8 out of 11)	86% (6 out of 7)	63% (36 out of 53)	77% (27 out of 35)	73%

#### Other Option(s)

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 67, 2022, No. 3350 (2222 Clarke Street) (RM4) be revised to address the following:

- list issues.

#### Financial Implications

##### Community Amenity Contribution

Per the City's Community Amenity Contribution (CAC) Policy, the applicant has agreed to pay \$6,000 per unit for a total of \$42,000 after a CAC credit of \$6,000 is calculated for the existing lot.

##### Public Art Contribution

The applicant has committed to providing a contribution to the Public Art Reserve Fund, which will be based on 0.5% of the cost of construction in accordance with the Public Art Policy. Construction costs for this project are projected to be approximately \$2,800,000, which would provide an estimated contribution of \$14,000 to the Public Art Reserve Fund.

##### Off-Site Improvement Contributions

Per the City's Master Transportation Plan, the development would contribute towards off-site amenities including \$10,400 cash-in-lieu for a future bicycle infrastructure along Clarke Street and \$10,000 cash-in-lieu for intersection improvements at St. Johns Street and Elgin Street.

## Communications and Civic Engagement Initiatives

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

If the rezoning application is given first and second 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.

The applicant held a public information meeting in accordance with the Public Stakeholder and Consultation for Major Development Projects or Area Plans Policy with the previous application on October 1, 2020. Based on the feedback received at this meeting and the previous Public Hearing on March 8, 2021, staff believe that a Public Hearing for the current proposal gives adequate opportunity for members of the community to provide their input.

## Council Strategic Plan Objectives

The proposal is consistent with the 2019-2022 Council Strategic Plan priority of Community Evolution as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the City's Official Community Plan.

## Attachment(s)

1. Draft LUC Minutes, January 10, 2022.
2. Draft ADP Minutes, January 20, 2022.
3. Draft Bylaw No. 3350 (2222 Clarke Street) (RM4).
4. Application Fact Sheet – 2222 Clarke Street.
5. Location Map – 2222 Clarke Street.
6. OCP Land Use Designations Map – 2222 Clarke Street.
7. Moody Centre Heritage Conservation Area – 2222 Clarke Street.
8. Zoning Map – 2222 Clarke Street.
9. Architectural Plans – 2222 Clarke Street.
10. Landscape Plans – 2222 Clarke Street.
11. Arborist Report – 2222 Clarke Street.
12. Geotechnical Report – 2222 Clarke Street.
13. Environmental Report – 2222 Clarke Street.
14. Sustainability Report Card – 2222 Clarke Street.

## Report Author

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Senior Planner

## Report Approval Details

Document Title:	Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Draft LUC Minutes - January 10, 2022.pdf</li><li>- Attachment 2 - Draft ADP Minutes - January 20, 2022.pdf</li><li>- Attachment 3 - Draft Bylaw No. 3350 (2222 Clarke Street) (RM4).pdf</li><li>- Attachment 4 - Application Fact Sheet - 2222 Clarke Street.pdf</li><li>- Attachment 5 - Location Map - 2222 Clarke Street.pdf</li><li>- Attachment 6 - OCP Land Use Designations Map - 2222 Clarke Street.pdf</li><li>- Attachment 7 - Moody Centre Heritage Conservation Area - 2222 Clarke Street.pdf</li><li>- Attachment 8 - Zoning Map - 2222 Clarke Street.pdf</li><li>- Attachment 9 - Architectural Plans - 2222 Clarke Street.pdf</li><li>- Attachment 10 - Landscape Plans - 2222 Clarke Street.pdf</li><li>- Attachment 11 - Arborist Report - 2222 Clarke Street.pdf</li><li>- Attachment 12 - Geotechnical Report - 2222 Clarke Street.pdf</li><li>- Attachment 13 - Environmental Report - 2222 Clarke Street.pdf</li><li>- Attachment 14 - Sustainability Report Card - 2222 Clarke Street.pdf</li></ul>
Final Approval Date:	Apr 14, 2022

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

André Boel, City Planner - Apr 13, 2022 - 10:41 AM

Kate Zanon, General Manager of Community Development - Apr 13, 2022 - 12:12 PM

Rosemary Lodge, Manager of Communications and Engagement - Apr 13, 2022 - 2:16 PM

Paul Rockwood, General Manager of Finance and Technology - Apr 13, 2022 - 7:01 PM

Paul Rockwood for Tim Savoie, City Manager - Apr 14, 2022 - 12:53 PM