



# City of Port Moody

## Report/Recommendation to Council

Date: March 31, 2022  
Submitted by: Community Development Department – Development Planning Division  
Subject: Development Approval – 2101 Clarke Street and 2102-2106 St. Johns Street  
(Springcreek Development Ltd.)

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### Purpose

To present for Council consideration of the following:

- adoption of the Zoning Amendment Bylaw No. 3316 (**Attachment 1**) to rezone the subject properties from Single Detached Residential (RS1), Semi-Detached Residential (RT), and Service Station Commercial (C4) to Comprehensive Development Zone 86 (CD86) and Civic Service (P1);
- adoption of the Housing Agreement Bylaw No. 3342 (**Attachment 2**) that establishes the parameters of the housing component, including rent-to-own units; and
- authorization of Development Permit No. DP000026 (**Attachment 3**) for Form and Character, Hazardous Conditions, and Environmentally Sensitive Areas.

If approved, this would allow for mixed-use development limited to 45 residential units, office and daycare uses within a six-storey building, plus the dedication of lands for environmental purposes on the properties located at 2101 Clarke Street, 2102-2106 St. Johns Street, and two adjacent unaddressed parcels.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1); and City of Port Moody Housing Agreement Bylaw, 2022, No. 3342 (2101 Clarke Street and 2102-2106 St. Johns Street) be now adopted as recommended in the report dated March 31, 2022 from the Community Development Department – Development Planning Division regarding Development Approval – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.);**

**AND THAT Development Permit No. DP000026 be authorized for issuance;**

**AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.**

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## Background

On June 22, 2021, Council gave first reading to Zoning Amendment Bylaw No. 3316 (**Attachment 1**) to facilitate the development on the site. On October 12, 2021, Council gave second reading to the bylaw, and following a Public Hearing held on November 9, 2021, third reading was given. The related Housing Agreement Bylaw No. 3342 (**Attachment 2**) was given first, second, and third readings on March 15, 2022. Draft Development Permit No. DP000026 (**Attachment 3**) includes components to address form and character, environmental, and hazardous lands.

## Discussion

### Property Description:

The development site consists of six vacant parcels between St. Johns Street and Clarke Street on the east side of the Barnet Highway, as shown on the Location Map included as **Attachment 4**. A section of South Schoolhouse Creek crosses the east side of the site. The gross development parcel is 3,437m<sup>2</sup> (36,994ft<sup>2</sup>) in size, and slopes down by approximately 5.5m (18ft) from St. Johns Street north towards Clarke Street.

The Application Fact Sheet (**Attachment 5**) outlines highlights of the project, and separate maps show the current OCP Land Use and Zoning Designations (**Attachment 6** and **Attachment 7**).

### Development Proposal Description:

The development proposal consists of the following:

- 45 residential units with a mix of unit types ranging from studios, one-bedroom units, two-bedroom units, three-bedroom units, and townhouses;
- A gross residential floor area of 5,186m<sup>2</sup> (55,825ft<sup>2</sup>)
- Daycare space with a floor area of 478m<sup>2</sup> (5,150ft<sup>2</sup>)
- Office space with a floor area of 405m<sup>2</sup> (4,360ft<sup>2</sup>)
- Dedication and restoration of 1,450m<sup>2</sup> (15,608ft<sup>2</sup>) of land to the City for environmental purposes;
- A FAR of 3.15 based on the net area, which compares to a FAR of 1.82 prior to the environmental dedication;
- Vehicle access from Clarke Street at the north side of the building;
- A total of 73 parking spaces, including 42 residential spaces, eight residential visitor spaces, eight commercial/office spaces, and 15 parking spaces devoted to the childcare use. The parking requires a reduction in the Zoning Bylaw requirement by 20%.
- A dedicated on-street vehicle for car share purposes.

### Rezoning

The proposal requires the rezoning of the site from Single Detached Residential (RS1), Semi-Detached Residential (RT), and Service Station Commercial (C4) to Comprehensive Development Zone 86 (CD86) and Civic Service (P1). The portion that would be zoned P1 would be dedicated to the City for environmental purposes. Rezoning Bylaw No. 3316 is included as **Attachment 1**.

#### Development Permit – Form and Character

Architectural and Landscape Plans are included as **Attachment 8** and **Attachment 9**. The project has been reviewed against the applicable Development Permit Area 2: Neighbourhood Residential design guidelines, which regulate the form and character of multi-family residential developments.

The applicant has committed to provide the public art contribution through a waterfall element as part of the building design rather than making a financial contribution to the Public Art Reserve Fund.

#### Development Permit – Environmentally Sensitive Areas (ESA)

The proposed development is within an ESA, South Schoolhouse Creek. The proposed plan complies with the required 15m riparian protection and enhancement area (RPEA) setback as measured from the top-of-bank of South Schoolhouse Creek and exceeds the Provincial Riparian Areas Protection Regulation. For building maintenance, the developer is proposing to add anchors on the roof of the building to allow for floating scaffolding to be utilized, similar to high-rise buildings. While this is a solution that could work in many maintenance circumstances, an area of 3m (9.8ft) from the building will be maintained for any maintenance purposes that cannot be completed using the floating scaffolding. To secure this maintenance area an access easement will be registered over a 3m (9.8ft) wide area along and inside of the RPEA setback. While this area would be registered as an easement, it would be restored with an appropriate planting plan and remain in a natural state as part of the restoration plan, which is included within the permit (**Attachment 9**). To accommodate the maintenance easement and the site plan the Riparian Transition Area setback has been reduced to of 0.6m (2ft).

#### Development Permit – Hazardous Conditions

The site falls within Development Permit Area 5: Hazardous Conditions due to the potential of flooding. Related geotechnical and flood hazard reports have been submitted as part of the Development Permit and are attached as **Attachment 10** and **Attachment 11**. Staff are satisfied at this time that the site is safe for the intended uses.

#### Development Permit – Variances to Zoning Bylaw

While a CD Zone is proposed with site specific provisions to building form and regulations such as density and setbacks, the CD Zone addresses other variances to some general provisions of the Zoning Bylaw including:

- Reduction in the number of parking spaces from 91 to 73 parking spaces.
- Reduction in the RTA setback from 5m (16.4ft) to 0.6m (2ft).
- Increase in the maximum number of “small car” parking spaces from 30% to 39%.
- Reduction in the number of loading spaces from 1 to 0.
- Reduction in the minimum percentage of adaptable units from 50% (17 units) to 18% (six units including two accessible units)

### Rent-to-Own Housing Component

It is noted that this application was in-stream prior to Council's adoption of the Interim Affordable Housing Guidelines, and that the housing component within this project has been reviewed with that in mind. The key elements of the housing component include:

- A rent-to-own program for six units, equivalent to 13% of the total units.
- The developer has indicated that the six unit types would include two studio units, three one-bedroom units, and one two-bedroom unit.
- Rents would range from \$1,300 to \$2,000 per month, which at the end of two years, would go towards the down payment on the purchase of the unit.

The parameters of the proposed housing component are set out in the Housing Agreement, which forms part of the Draft Housing Agreement Bylaw (**Attachment 2**) and will be registered by covenant on title of the property.

### Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 12**. The following table summarizes the scoring. The scoring will be revised throughout the review process of the project.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
2101 Clarke Street	63% (7 out of 12)	56% (9 out of 16)	75% (43 out of 57)	63% (24 out of 38)	67%

### Concluding Comments

The proposed development is in conformance with the applicable design guidelines. Other positive aspects of the development relate to the significant land dedication for environmental protection, protection of setback areas related to adjacent watercourses, daycare, employment space, and the rent-to-own component. Overall, this project will provide a mix of housing options and is seen as representing a positive addition to the community.

### Other Option(s)

That Development Permit No. DP000026 be revised to address the following:

- list items.

### Financial Implications

The applicant has agreed to pay a Community Amenity Contribution (CAC) in the amount of \$270,000, in accordance with the City's CAC Policy, with \$180,000 allocated towards general community amenities and \$90,000 allocated towards the affordable housing reserve.

### Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans Policy, opportunity for input from the general public and specific stakeholder groups was provided at a community information meeting facilitated by the applicant and attended by staff on July 17, 2021. The community information meeting was not attended by any community members.

The Public Hearing for the Zoning Bylaw amendment Bylaw was held on November 9, 2021. In accordance with the City's Development Approval Procedures Bylaw, the required notification procedures were followed. This included signage posted on the subject property, notifications sent to property owners and occupants within 140m of the subject property, and advertisements placed in the Tri-City News.

## Council Strategic Plan Objectives

The proposal is consistent with 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 City's Official Community Plan.

## Attachment(s)

1. Zoning Amendment Bylaw No. 3316.
2. Housing Agreement Bylaw No. 3342.
3. Development Permit No. DP000026.
4. Location Map – 2101 Clarke Street and 2102-2106 St. Johns Street.
5. Application Fact Sheet.
6. OCP Land Use Designations Map.
7. Zoning Map – 2101 Clarke Street and 2102-2106 St. Johns Street.
8. Architectural Plans and Renderings – 2101 Clarke St.
9. On-site and Off-site landscaping.
10. Geotechnical Report.
11. Flood Hazard Report.
12. Sustainability Report Card.

## Report Author

Wesley Woo, MCIP, RPP  
Senior Planner

## Report Approval Details

Document Title:	Development Approval - 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Zoning Amendment Bylaw No. 3316.pdf</li><li>- Attachment 2 - Housing Agreement Bylaw No. 3342.pdf</li><li>- Attachment 3 - Development Permit No.DP000026.pdf</li><li>- Attachment 4 - Location Map - 2101 Clarke Street, 2102-2106 St. Johns Street.pdf</li><li>- Attachment 5 - Application Fact Sheet.pdf</li><li>- Attachment 6 - OCP Land Use Designations Map .pdf</li><li>- Attachment 7 - Zoning Map - 2101 Clarke Street, 2102-2106 St. Johns Street.pdf</li><li>- Attachment 8 - Architectural Plans and Renderings - 2101 Clarke St.pdf</li><li>- Attachment 9 - On-site and Off-site landscaping.pdf</li><li>- Attachment 10 - Geotechnical Report.pdf</li><li>- Attachment 11 - Flood Hazard Report.pdf</li><li>- Attachment 12 - Sustainability Report Card.pdf</li></ul>
Final Approval Date:	May 17, 2022

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

Kate Zanon, General Manager of Community Development - May 16, 2022 - 11:16 AM

Rosemary Lodge, Manager of Communications and Engagement - May 16, 2022 - 5:00 PM

Paul Rockwood, General Manager of Finance and Technology - May 17, 2022 - 9:52 AM

Tim Savoie, City Manager - May 17, 2022 - 10:48 AM