



City of Port Moody

Report to Land Use Committee

Date: May 19, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: LUC – Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development)

Purpose:

To present to the Land Use Committee (LUC) a rezoning application to facilitate the development of a three-storey stacked townhouse project containing three separate buildings and 44 residential units all over an underground parkade.

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 LUC – Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development) is appropriate for the following reasons: <>

THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development) is not appropriate for the following reasons: <>

Applicant:

City Link Development

Property Description:

The subject site consists of three single-family lots, totalling approximately 2,430m² (26,152ft²) in size, located at 2901-2909 St. George Street, with frontages on Hugh Street and Hope Street (**Attachment 1**). Each of the single-family lots are currently developed with a single-family home. The site gently slopes from west to east with an elevation change of approximately three to four metres.

Land Use Policy:

Official Community Plan (OCP)

The OCP designates the subject lands as Multi-Family Residential up to a maximum of three storeys in height. The proposal of a three-storey multi-family building is consistent with the designated land use.

The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of earthquake soil liquefaction. Through this hazardous lands Development Permit process, staff would ensure that the lands are safe for the intended use.

Zoning

The subject properties are presently zoned Single Detached Residential (RS1)

The OCP and Zoning designation maps are included as **Attachments 2** and **3**.

Neighbourhood Context:

- West: Recently completed constructed townhouses, approved through a Heritage Revitalization Agreement;
- East and North: Single family homes designated for multi-family residential to a maximum of three storeys; and
- South: The eight-storey Legion Manor zoned Private Institutional (P2).

Proposal:

The application proposes to rezone the lands from single-family development (RS1) to multi-family development consisting of 44 condo-style units in a stacked townhouse form, all above a common underground parking structure. Based on the preliminary review of this application, the proposal will likely require a CD zone as there is not zone that currently allows for stacked townhomes.

Of the 44 units, the applicant is proposing the following unit mix and sizes:

Unit Type	Number of Units	Percentage of Mix	Average Size
One-Bedroom	19	43%	55m ² (591ft ²)
Two-Bedroom	18	41%	70m ² (756ft ²)
Three-Bedroom	7	16%	104m ² (1,119ft ²)

Other details of the proposal include:

- Floor Area Ratio (FAR) of 1.25
- Central courtyard space
- 72 parking spaces (includes 9 visitor spaces)
- 93 bicycle parking spaces
- Dedicated storage lockers for some units
- Direct access, via stairs, to the exterior of the building for each unit

Project plans and landscape plans are included as **Attachments 4** and **5**. The Sustainability Report Card is included as **Attachment 6**. The report card will be updated as the application moves forward through consideration of Readings. Grading of the report card is underway. Staff will provide a verbal update on the grading at the LUC meeting.

Interim Affordable Housing Guidelines Policy

This application predates Council approval of the Inclusionary Zoning – Affordable Rental Units Policy and as such, the policy does not apply. That said, the Inclusionary Zoning – Affordable Rental Units Policy exempts projects proposing a residential density less than 2.0 FAR.

The project meets the criteria for the Interim Affordable Housing Guidelines Policy that was in place at the time the application was made. The applicant has indicated that 15% of the units will be available for below-market rentals.

Planning Analysis

While the OCP designates the site for multi-family development up to three storeys in height, it does not indicate the preferred housing form. Recent approvals in the area have resulted in conventional townhouse development under the multi-family, three-storey designation, but other multi-family building forms could be considered.

The form and character of the development has the look and feel of three-storey townhouses. However, the proposal is unique and can be seen as a hybrid between townhouse and apartment development. The FAR of 1.25 meets the type of density that is usually seen in a townhouse development with underground parking, and still provides for a small amenity/gathering space. While the unit mix is more aligned with an apartment building, each of the 44 units has direct individual access at its front door either at grade or at the second floor via an exterior staircase. As with townhouses, this proposal does not have any common hallways, so all of the total floor area is being allocated towards the living space of the units.

Items for Further Review:

Unit Sizes

The unit mix includes 61% of the development, as two- or three-bedroom, family-friendly units, which is seen as a positive attribute of the application. Approximately half of the two-bedroom units range between 77m² (830ft²) and 87m² (935ft²) in size, however, the other half of the two-bedroom units are extremely small, ranging between 51m² (550ft²) to 59m² (630ft²). The functionality of the smaller units should be reviewed especially with respect to the limited kitchen and living space.

Head Space

Due to all the interior staircases which lead from the second floor to the third floor units, some second floor units may have obstructions to the headspace within the floor area. This is of concern especially for the smaller units as such obstructions may be located in prominent areas, such as the middle of a dining space.

Staff recommends the unit size and obstructions concerns identified be addressed prior to consideration of First Reading.

Vehicular Access

The development proposes vehicular access from St. George Street. However, vehicular access should be from the lowest classified road, Hope Street, as per Zoning Bylaw requirements.

Concluding Comments:

While there are issues to be resolved, the proposed development is unique in that it allows for apartment density in a townhouse form. This development form potentially fills a gap in the housing continuum as it allows for more affordable condo style residential units with direct access to the exterior, which is typically only seen in larger and more expensive townhouse units.

Attachment(s)

1. Location Map – 2901-2909 St. George Street
2. OCP Land Use Designations Map – 2901-2909 St. George Street
3. Zoning Map – 2901-2909 St. George Street
4. Project Plans – 2901-2909 St. George Street
5. Landscape Plans – 2901-2909 St. George Street
6. Sustainability Report Card – 2901-2909 St. George Street

Report Author

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