



City of Port Moody

Report to Advisory Design Panel

Date: May 26, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: ADP – Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development)

Purpose:

To present to the Advisory Design Panel (ADP) a rezoning and development permit application to facilitate a stacked townhouse project containing three separate buildings and 44 residential units all over an underground parkade.

Resolution Options

The following resolutions are available for Advisory Design Panel consideration:

THAT the proposed project be endorsed as presented in the report dated May 26, 2022 from the Community Development Department – Development Planning Division regarding ADP – Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development).

OR

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

OR

THAT the proposal not be endorsed as presented 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. The subject properties are presently designated for Multi-Family Residential

uses in the Official Community Plan (**Attachment 2**) and zoned Single Detached Residential (RS1) (**Attachment 3**).

Form and Character Guidelines:

Official Community Plan (OCP)

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 may certainly be considered.

The site is located within Development Permit Area 2 (DPA2): Moody Centre, which regulates the form and character of multi-family residential developments. A copy of the relevant DPA2 design guidelines (Section 3.3) are included as **Attachment 4**. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of flooding and earthquake soil liquefaction.

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:

Development Proposal Description

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 no zone that currently allows for stacked townhomes. Alternatively, a text amendment to the Zoning Bylaw to allow for this type of development may be an option.

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
- 15% of the units available for below-market rentals

Project plans and landscape plans are included as **Attachments 5** and **6**. The Sustainability Report Card is included as **Attachment 7**. The report card will be updated as the application moves forward through consideration of Readings. Grading of the report card is underway and staff will provide a verbal update on this at the ADP meeting.

Items for Further Review:

Unit Sizes

The unit mix includes 57% of the development, as two- or three-bedroom, family-friendly units, which is seen as a positive attribute of the development. That said, approximately half of the two-bedroom units are typical sizes between 77m² (830ft²) and 87m² (935ft²), the other half of the two-bedroom units are extremely small between 51m² (550ft²) to 59m² (630ft²). The functionality of the smaller units should be reviewed, especially with 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 prominent areas may be obstructed, such as the middle of a dining space.

Typically, these concerns can be resolved later in the Development Permit process or at the Building Permit stage. However, given the extremely tight planning proposed, the functionality of some of the units should be addressed at this time.

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.

Other Items for Review

- Outdoor storage units are a positive feature, however it is unclear if the modules meet BC Building Code requirements.
- Parking access should be from Hope Street, the lowest classified road, as per Zoning Bylaw requirements.
- A simplified, more unified and refined roof design should be considered to cap the buildings.
- The roof of the elevator should also be reconsidered to be less awkward.

Any input provided by the ADP will be considered by the applicant and staff.

Concluding Comments:

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 is the same density as that permitted in a townhouse development with underground parking, and also allows for the internal courtyard space which provides 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. 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. DPA2 Design Guidelines – 2901-2909 St. George Street
5. Project Plans – 2901-2909 St. George Street
6. Landscape Plans – 2901-2909 St. George Street
7. Sustainability Report Card – 2901-2909 St. George Street

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Report Approval Details

Document Title:	ADP - Rezoning (Stacked Townhouses) - 2901-2909 St. George Street (City Link Development).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 2901-2909 St. George Street.pdf- Attachment 2 - OCP Land Use Designations Map - 2901-2909 St. George Street.pdf- Attachment 3 - Zoning Map - 2901-2909 St. George Street.pdf- Attachment 4 - DPA2 Design Guidelines - 2901-2909 St. George Street.pdf- Attachment 5 - Project Plans - 2901-2909 St. George Street.pdf- Attachment 6 - Landscape Plans - 2901-2909 St. George Street.pdf- Attachment 7 - Sustainability Report Card - 2901-2909 St. George Street.pdf
Final Approval Date:	Jun 9, 2022

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

Kevin Jones - Jun 9, 2022 - 2:56 PM

Kate Zanon - Jun 9, 2022 - 3:04 PM