



City of Port Moody

Report/Recommendation to Council

Date: July 15, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input (Rezoning) – 2901-2909 St. George Street (City Link Development)

Purpose

To provide an opportunity for early council input on a rezoning application submitted for 2901-2909 St. George Street for a three-storey stacked townhouse development consisting of mostly single-storey, condo-style units.

Recommended Resolution(s)

THAT staff and the applicant consider comments provided during the Council meeting held on July 26, 2022 as recommended in the report dated July 15, 2022 from the Community Development Department – Development Planning Division regarding Early Input (Rezoning) – 2901-2909 St. George Street (City Link Development).

Background

The City has received a preliminary application for a multi-family residential development containing 44 units in three stacked townhouse buildings at 2901-2909 St. George Street.

The application was presented to the Land Use Committee (LUC) on June 13, 2022. The LUC recommended that the project is not appropriate due to the high proportion of small units, lack of accessibility to the second and third floor units, and insufficient amenity space. Draft meeting minutes with the full resolution from the LUC are included as **Attachment 1**.

The application was presented to the Advisory Design Panel (ADP) on June 16, 2022. The discussion was continued to the July 14, 2022 meeting. The ADP recommended that the project be endorsed subject to the applicant addressing several design items such as reconsideration of the use of materials, consideration of other plant species, and the addition of larger units while reducing the smaller units. Draft meeting minutes for the ADP were not available at the time of writing this report, but the full resolution from the panel is included as **Attachment 2**.

An Application Fact Sheet is provided as **Attachment 3**.

Discussion

Property Description

The subject site consists of three single-family lots, totalling approximately 2,430 m² (26,152 ft²) in size, located at 2901-2909 St. George Street, with frontages on Hugh Street and Hope Street (**Attachment 4**). 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.

Official Community Plan (OCP) and Zoning

The proposed development conforms with the OCP, which designates the subject site for Multi-Family Residential uses up to a maximum of three storeys (**Attachment 5**). The site is also located in Development Permit Area 2 (DPA2) – Moody Centre, which regulates the form and character of development, and Development Permit Area 5 (DPA5) – Hazardous Lands, due to the potential for flooding and earthquake soil liquefaction.

The subject site is currently zoned Single Detached Residential (RS1) Zone (**Attachment 6**).

Neighbourhood Context

Surrounding development consists of:

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

Development Proposal Description

The application proposes to rezone the subject lands from the Single Detached Residential (RS1) Zone to Medium Density Townhouse Residential (RM4) Zone to allow for a multi-family development consisting of 44 condo-style units in a stacked townhouse form, all above a common underground parking structure. Based on the review of this application to date, rezoning to the RM4 Zone would require a text amendment to the Zoning Bylaw to allow for this type of development by updating the definition of a townhouse. Alternatively, the project could be advanced under a Comprehensive Development (CD) Zone to facilitate the stacked townhouses.

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%	55 m ² (591 ft ²)
Two-Bedroom	18	41%	70 m ² (756 ft ²)
Three-Bedroom	7	16%	104 m ² (1,119 ft 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; and
- 15% of the units available for below-market rentals.

Project plans and landscape plans are included as **Attachments 7** and **8**. The Sustainability Report Card is included as **Attachment 9**. The report card will be updated as the application moves forward through the development review process. Further grading of the report card will be provided at a later date as staff are seeking clarity from the applicant on several items.

Housing Component

The project is exempt from the Inclusionary Zoning Policy due to the proposed FAR below 2.0. However, as detailed above, the applicant is proposing 15% of the units to be for below-market rental. Staff will be seeking further clarity on this component as the applicant has only provided limited details. Further refining of the housing proposal would need to be determined prior to first reading, such as who would own and manage the units.

Staff Analysis – Items for Consideration

Unit Sizes

The proposed unit mix includes 57% 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 77 m² (830 ft²) and 87 m² (935 ft²), the other half of the two-bedroom units are substantially smaller ranging between 51 m² (550 ft²) to 59 m² (630 ft²). The functionality of the smaller units should be reviewed, especially with the limited kitchen and living space. The remaining 43% of the units are one-bedroom units.

Interior 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. Given the extremely tight unit sizes proposed, staff recommend the functionality of the units be addressed prior to consideration of a Bylaw.

Project Design – Vehicular Access

The development proposes vehicular access from St. George Street. Given that St. George Street is classified as a neighbourhood bikeway, vehicular accesses should be avoided from this frontage to reduce conflicts with cyclists. Vehicular access should be from the lowest classified road, Hope Street, as per Zoning Bylaw requirements. Staff recommend the vehicular access be changed prior to consideration of a Bylaw.

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 to 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.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution. One alternative resolution is as follows:

THAT the applicant be advised to consider the following:

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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 rezoning application 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 a preliminary development proposal supports the strategic 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 targets approved in the City's Official Community Plan.

Attachment(s)

1. Draft LUC Minutes – June 13, 2022.
2. Draft ADP Resolution – 2901-2909 St. George Street.
3. Application Fact Sheet – 2901-2909 St. George Street.
4. Location Map – 2901-2909 St. George Street.
5. OCP Land Use Designations Map – 2901-2909 St. George Street.
6. Zoning Map – 2901-2909 St. George Street.
7. Project Plans – 2901-2909 St. George Street.
8. Landscape Plans – 2901-2909 St. George Street.
9. Sustainability Report Card – 2901-2909 St. George Street.

Report Author

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Report Approval Details

Document Title:	Early Input (Rezoning) – 2901-2909 St. George Street (City Link Development).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft LUC Minutes - June 13, 2022.pdf- Attachment 2 - Draft ADP Resolution - 2901-2909 St. George Street.pdf- Attachment 3 - Application Fact Sheet - 2901-2909 St. George Street.pdf- Attachment 4 - Location Map - 2901-2909 St. George Street.pdf- Attachment 5 - OCP Land Use Designations Map - 2901-2909 St. George Street.pdf- Attachment 6 - Zoning Map - 2901-2909 St. George Street.pdf- Attachment 7 - Project Plans - 2901-2909 St. George Street.pdf- Attachment 8 - Landscape Plans - 2901-2909 St. George Street.pdf- Attachment 9 - Sustainability Report Card - 2901-2909 St. George Street.pdf
Final Approval Date:	Jul 19, 2022

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

Kate Zanon, General Manager of Community Development - Jul 18, 2022 - 9:42 AM

Lindsay Todd for Rosemary Lodge, Manager of Communications and Engagement -
Jul 18, 2022 - 10:58 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 18, 2022 - 11:03 AM

Tim Savoie, City Manager - Jul 19, 2022 - 11:15 AM