



City of Port Moody

Report/Recommendation to Council

Date: November 4, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Development Approval – 2222 Clarke Street (Mara + Natha Architecture Ltd.)

Purpose

To present for Council consideration the adoption of the Zoning Amendment Bylaw No. 3350 (**Attachment 1**) to rezone the subject property from Single Detached Residential (RS1) to Medium Density Townhouse Residential (RM4); and authorization of Development Permit No. DP000028 (**Attachment 2**) for Form and Character.

If approved, this would allow for an eight-unit stacked townhouse development on the subject property.

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 now adopted as recommended in the report dated November 4, 2022 from the Community Development Department – Development Planning Division regarding Development Approval – 2222 Clarke Street (Mara + Natha Architecture Ltd.);

AND THAT Development Permit No. DP000028 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.

Background

On May 10, 2022, Council gave first and second readings to Zoning Amendment Bylaw No. 3350 (**Attachment 1**) to facilitate a stacked townhouse development on the site. Following a Public Hearing held on June 28, 2022, third reading was given. Draft Development Permit No. DP000028 (**Attachment 2**) includes components to address form and character of the proposed development. An Application Fact Sheet is included as **Attachment 3**.

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 4**). The total site area is approximately 809m² (8,706ft²) 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 pair of protected 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 5**). The site is also located in Development Permit Area 2 (DPA2) – Moody Centre – Heritage Conservation Area (HCA) (**Attachment 6**), 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 7**).

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:

- seven two-bedroom units ranging between 101 m² (1,090 ft²) to 133 m² (1,432 ft²) in size;
- one five-bedroom unit 182 m² (1,954 ft²) in size;
- a floor area ratio (FAR) of 1.24;
- 15 underground parking spaces accessed from Vintner Street, including 13 residential and two visitor spaces;
- 16 long-term bicycle storage spaces;
- 78 m² (844 ft²) of private rooftop amenity spaces for four of the units; and
- 101 m² (1,085 ft²) of outdoor common amenity courtyard area on the ground floor.

Rezoning

The proposal requires the rezoning of the site from Single Detached Residential (RS1) to Medium Density Townhouse Residential (RM4). Rezoning Bylaw No. 3350 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. In this case, the architectural style is consistent with traditional character of the area, uses an earth tone colour scheme, and matches the style of other townhouses and stacked townhouse developments within the vicinity.

Variances to Zoning Bylaw

While there is no requirement for a Development Permit for Environmentally Sensitive Areas, a ditch exists along the north property line. The Zoning Bylaw requires a “no touch” 5m riparian protection and enhancement area (RPEA) area for all ditches, but does not require a “no build” riparian transition area (RTA). To allow space for storm water infrastructure, Draft Development Permit No. DP000028 includes a variance to the RPEA from 5m to 3m. In turn, the developer has agreed to provide a RTA of 2m instead of 0m.

In addition to the above noted variance to the RPEA, the following variances are included as part of the Development Permit to facilitate the proposal:

- Increase in lot coverage from 40% 43%;
- Reduction to the minimum lot area and lot width of the RM4 Zone by 50%.

Accessible Units

The project proposes two fully accessible two-bedroom units located on the ground floor. 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 an accessible connection to Clarke Street.

Project Plans and Technical Reports

- Architectural plans for the project are included as **Attachment 8**;
- Landscape plans are included as **Attachment 9**;
- An arborist report is included as **Attachment 10**;
- A geotechnical report is included as **Attachment 11**; and
- An environmental report is included as **Attachment 12**.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 13**. 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 are required to submit the new version of the report card. As this application was initially scheduled to consideration by Council on the April 26, 2022, Council agenda, the previous version of the report card is applicable for this application. The following table summarizes the scoring.

Sustainability Pillar / Application	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 Development Permit No. DP000028 be revised to address the following:

- list items.

Financial Implications

Community Amenity Contribution

Per the City’s Community Amenity Contribution (CAC) Policy, the applicant has paid \$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 Clarke Street and Elgin Street.

Communications and Civic Engagement Initiatives

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.

The Public Hearing for the Zoning Amendment Bylaw was held on June 28, 2022. At the Public Hearing, one speaker requested information about potential impacts to parking and traffic. 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 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 Zoning Amendment Bylaw No. 3350.
2. Draft Development Permit No. DP000028.
3. Application Fact Sheet – 2222 Clarke Street.
4. Location Map - 2222 Clarke Street.
5. OCP Designations Map - 2222 Clarke Street.
6. Moody Centre Heritage Conservation Area - 2222 Clarke Street.
7. Zoning Map - 2222 Clarke Street.
8. Architectural Plans - 2222 Clarke Street.
9. Landscape Plans - 2222 Clarke Street.
10. Arborist Report - 2222 Clarke Street.
11. Geotechnical Report - 2222 Clarke Street.
12. Environmental Report - 2222 Clarke Street.
13. Sustainability Report Card - 2222 Clarke Street.

Report Author

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Report Approval Details

Document Title:	Development Approval - 2222 Clarke Street (Mara + Natha Architecture Ltd.).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft Zoning Amendment Bylaw No. 3350.pdf- Attachment 2 -Draft Development Permit No. DP000028.pdf- Attachment 3 - Application Fact Sheet - 2222 Clarke Street.pdf- Attachment 4 - Location Map - 2222 Clarke Street.pdf- Attachment 5 - OCP Land Use Designations Map - 2222 Clarke Street.pdf- Attachment 6 - Moody Centre Heritage Conservation Area - 2222 Clarke Street.pdf- Attachment 7 - Zoning Map - 2222 Clarke Street.pdf- Attachment 8 - Architectural Plans - 2222 Clarke Street.pdf- Attachment 9 - Landscape Plans - 2222 Clarke Street.pdf- Attachment 10 - Arborist Report - 2222 Clarke Street.pdf- Attachment 11 - Geotechnical Report - 2222 Clarke Street.pdf- Attachment 12 - Environmental Report - 2222 Clarke Street.pdf- Attachment 13 - Sustainability Report Card - 2222 Clarke Street.pdf
Final Approval Date:	Nov 14, 2022

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

Kate Zanon, General Manager of Community Development - Nov 9, 2022 - 12:02 PM

Rosemary Lodge, Manager of Communications and Engagement - Nov 10, 2022 - 8:26 AM

Paul Rockwood, General Manager of Finance and Technology - Nov 10, 2022 - 10:26 AM

Tim Savoie, City Manager - Nov 14, 2022 - 9:17 AM