



City of Port Moody

Report/Recommendation to Council

Date: January 5, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – OCP Amendment, Heritage Revitalization Agreement and DP –
2400 Block Clarke Street (Kyle and Clarke Holdings)

Purpose

To provide for early Council input on Official Community Plan amendment, Heritage Revitalization Agreement, and Development Permit applications for a six-storey mixed use development with preservation and relocation of a heritage building within the 2400 Block of Clarke Street.

Recommended Resolution(s)

THAT staff and the applicant consider comments provided during the City Initiatives and Planning Committee meeting held on January 17, 2023 as recommended in the report dated January 5, 2023 from the Community Development Department – Development Planning Division regarding Early Input (OCP Amendment, Heritage Revitalization Agreement and DP) – 2400 Block Clarke Street (Kyle and Clarke Holdings).

Background

The City received Official Community Plan (OCP) Amendment, Heritage Revitalization Agreement (HRA) and Development Permit (DP) applications to allow for a six-storey mixed use development and preservation of a heritage building on the south side of the 2400 Block of Clarke Street. The HRA component is a conservation tool that can be used to protect a heritage building or property. An HRA is brought forward by Council and requires Council approval and may vary land use, density, and other regulations set out in the Zoning Bylaw. In exchange, the property owner agrees to restore, preserve and protect the heritage building or property. The terms of an HRA supercede local zoning regulations and as such, a rezoning application is not required.

The application was presented to the Advisory Design Panel (ADP) on November 17, 2022. The ADP recommended that the project be endorsed subject to the applicant addressing several items including the incorporation of green roofs, increased sidewalk widths, active cooling to complement passive cooling, further consideration of plant/tree selection, and the addition of a public art installation along the street. Detailed ADP meeting minutes are included as **Attachment 1**.

The application was presented to the Land Use Committee (LUC) on December 12, 2022. The LUC recommended that the project is not appropriate due to deficiencies from a commercial perspective including: lack of sufficient commercial floor space, commercial parking/loading, space for servicing the building, and business amenities. Detailed LUC meeting minutes are included as **Attachment 2**.

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

Discussion

Property Description

The subject site, illustrated on **Attachment 4**, consists of 10 lots within the block bounded by Clarke and Spring Streets and Kyle Street and the Queens Street Plaza. The development parcel is presently occupied by several commercial buildings, including, a shoe repair/boot sales business, a coffee shop in a building at 2419 Clarke Street which is a Protected Heritage Property (the former P. Burns Butcher Shop), an art studio, a craft shop and a restaurant. The easterly lot at Kyle and Clarke Streets is presently vacant but has most recently been used as a temporary plant and landscape sales outlet. The abutting lot to the west is used for at-grade parking. The remaining lots are vacant as a result of a fire which occurred in 2019 and resulted in the destruction of another heritage building, the Roe and Abernathy Grocery Store. The site is 4,856.1 m² (52,270.6 ft²) in area and is generally flat east to west with a modest elevation change of about 2 m (6.6 ft) from south to north.

Land Use Policy: OCP and Zoning

The OCP designates the development parcel as Mixed Use – Moody Centre, with a permitted building height up to six storeys on a portion of the site with the remainder of the properties limited to three storeys as shown on the OCP Map (**Attachment 5**). Implementation will require an amendment to the OCP to allow for an increase in the maximum building height to six storeys over the entire site. The site is within DPA Area 2: Moody Centre and the Heritage Conservation Area; and also within two Evergreen Line Sub Areas: the Heritage Commercial District; and Spring Street Promenade. The Moody Centre Heritage Conservation Guidelines and Evergreen Line Sub Area Guidelines are provided as **Attachment 6** and **7** respectively.

The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of soil liquefaction during an earthquake event. If the proposed project is approved, this Development Permit would require that this potential hazardous condition be addressed through the design of the building foundations to ensure that the lands are safe for the intended use.

Zoning

The subject property is zoned General Commercial C3. The development proposal will not comply with the current zoning but, as the application involves a Heritage Revitalization Agreement to enable the relocation of the remaining heritage building, the development regulations will be established in that agreement and as such, a rezoning bylaw will not be required. The current Zoning Map are included as **Attachments 8**.

Neighbourhood Context

- North: the SkyTrain Line guideway and rail lines;
- East: a five-storey mixed-use commercial/residential building (CD62);

- South: commercial properties (C3) on St. Johns Street, including the Burrard Hotel; and
- West: Queen Street Plaza, and beyond a variety of commercial uses (C3) within other heritage buildings.

Development Proposal Description

The application involves the proposed development of two, six-storey, U-shaped, mixed-use commercial/residential buildings separated by a pedestrian mews as well as the relocation of the heritage building. The protected heritage building at 2419 Clarke Street is proposed to be relocated to the northwest corner of the site at Clarke Street and Queens Street Plaza. The project contains a total floor area of 15,648 m² (168,434 ft²), which includes 184 residential units and approximately 2,267.3 m² (24,405 ft²) of commercial space. The residential unit total includes 13 live work units, with the 'work' portion of these units not counted in the commercial floor area total. Two storeys of underground parking are provided with access from Spring Street, adjacent to Queens Street.

The residential component includes 110 strata units, 60 market rental units and 14 below-market rental units, with the levels of affordability to be determined. The following table outlines the unit mix:

Unit Type	Strata	Market Rental	Below-Market Rental	Total Number of Units	Percentage of Mix
Studio	0	14	5	19	10.3%
One-Bedroom	35	14	2	51	27.7%
One-Bedroom + Den	20	10	2	32	17.4%
Two-Bedroom	34	14	3	51	27.7%
Three-Bedroom	10	6	2	18	9.8%
Live/Work	11	2	0	13	7.1%
TOTALS	110	60	14	184	100%

The applicant has not identified a specific number of adaptable units but has indicated they will meet the minimum 50% requirement for single level units established in the Zoning Bylaw.

Other details of the proposal include:

- An overall Floor Area Ratio (FAR) of approximately 3.22;
- indoor/outdoor amenity spaces in each building amounting to:
 - in the west, rental building, 425.4m² (4579ft²) or, 5.75m² (61.9ft²) per unit;
 - in the east strata building, 400.7m² (4313.7ft²) or, 3.64m² (39.2ft²) per unit,
- 252 parking stalls including, 177 residential and live/work spaces, 28 visitor spaces and, 47 commercial spaces;
- 270 long term and short-term resident bicycle parking spaces and three short-term commercial spaces;

- 2 loading spaces at the south end of the pedestrian mews with access from Spring Street.

Site/architectural and landscape plans and the projects Sustainability Report Card are included as **Attachments 9, 10 and 11** respectively.

Staff Analysis and Review

The project is currently under staff review. Preliminary land use related aspects that require further consideration or refinement include:

Heritage Building Preservation and Neighbourhood Context

- The retention, restoration and long-term protection of the former P. Burns Butcher Shop and related OCP policy allows for additional density and height on sites where heritage preservation is secured through an Heritage Revitalization Agreement. The extent to which the preservation of the heritage building supports the density, height and massing proposed is a key consideration of the proposal. Also, the extent to which the building form and character respects the heritage context requires careful attention and should adhere to the appropriate design guidelines.

Building Height

- The context and the appropriateness of the proposed development within the easternmost portion of the Heritage Conservation Area – Commercial District and the requested OCP amendment to allow the maximum height for the majority of the site to be increased from three to six storeys. It is noted that the vacant area currently to the east of the heritage building does already allow for six-storeys. Increasing the height for the western portion of the site means that the interface of the six-storey rental building with the heritage building and Queens Street Plaza beyond need to be carefully considered. Adjustments to the massing in this section of the building are recommended to soften this edge.

Floor Area Ratio (FAR) and Mix of Uses

- The proposed FAR of 3.22, noting this does exceed the 2.6 FAR seen in a corresponding CRM2 zone which would be an applicable six-storey mixed-use zoning for a development such as this. Staff recommend that opportunities to increase the employment generating uses and/or provide additional below-market rental units be considered further to support an FAR in excess of 2.6;

Affordable Housing Component (Inclusionary Zoning – Affordable Housing Policy)

- The Inclusionary Zoning – Affordable Housing Policy recommends that 15% of a proposed development be considered for below-market rental housing, noting that the policy exempts market rental projects. Taking into consideration the 60 market rental units being provided, the below-market rental housing component should be measured against the remaining 124 units. To reach the target of 15% affordable housing, the number of below-market units would need to be increased from 14 to 19.

Spring Street Activation

- As outlined in the OCP and the Spring Street Promenade guidelines, the goal is to create an active, animated pedestrian environment along Spring Street, incorporating landscaping and enabling commercial uses to extend outdoors, while minimizing the impact of driveways, parking entrances and loading. Additional ways to activate Spring Street and minimize the impacts of parkade access, loading and other service uses will need to be considered.

Building Design/Form and Character Review

Preliminary design elements that require consideration, including comments from the City's architectural design consultant, include:

Materials/Colour Scheme

- While the proposed materials are generally acceptable, the proposed colour scheme should be revisited and refined with input from the heritage consultant to ensure that they reflect the colour palette used in the neighbourhood.

Northeast Corner – Strata Building

- The northeast corner of the strata building is not well resolved at the first level and there is a visual disconnect between the grade level and upper floors that refinement and adjusted application of the cladding materials may improve.

Awnings

- The sloped fabric awnings on the strata building are shallow and placed too high for adequate weather protection. Creating gaps in the awnings at selected locations is recommended in compliance with the heritage guidelines along with a suggestion they be lowered, increased in depth and different in colour from the rental building.

Interface of the Rental Building and Heritage Building and Queens Street Plaza

- The transition of the six-storey built form to the heritage building and Queen Street Plaza and the rest of the Heritage Commercial District needs to be carefully considered. The massing at six-storeys as viewed from Queens Street Plaza does contrast significantly with the heritage building and the new single storey commercial building. The façade of the six-storey building facing the Queens Street Plaza does appear quite busy in terms of the number of building elements, jogs within the building, balconies etc. Additionally, having the commercial garbage and a vista switch at grade, potentially misses an opportunity to further enliven the corner of Spring Street and Queens Street.

Location of Loading Bays

- The proposed location of the loading bays is not supported as it will interfere with the use of the pedestrian mews. There is also a lack of coordination between the architectural and landscape plans which illustrate outdoor children's play spaces in this location. It may also be appropriate to review the location of the parking access.

Size of Interior Amenity Room – Strata Building

- While the proposed interior amenity room benefits from a southerly exposure and connection to the exterior courtyard, this interior space, at about 68m² (709ft²), is small

for the number of units in this building and opportunities to increase the size to be more functional should be considered.

Balconies

- The dimensions of some of the balconies should be reviewed to ensure that they are functional.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the City Initiatives and Planning Committee. While the proposed recommendation provides for general input through the Committee 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:

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 development application has been placed on the subject site in accordance with City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

An initial Community Information Meeting was held by the applicant on December 5, 2022, 4:30-7:00pm at Port Moody Legion Club 119, 2529 Clarke St. A meeting summary is included as **Attachment 12**.

Later in the process, a second community information meeting would need to be held by the applicant as part of the application. If the project proceeds through initial 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 and property owners, 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.

Attachments

1. Draft ADP Meeting Minutes – November 17, 2022.
2. Draft LUC Meeting Minutes – December 12, 2022.
3. Application Fact Sheet – 2400 Block Clarke Street.
4. Location Map – 2400 Block Clarke Street.
5. OCP Land Use Designation Map – 2400 Block Clarke Street.
6. Moody Centre Heritage Conservation Guidelines.

7. Evergreen Sub Area Guidelines.
8. Zoning Map – 2400 Block Clarke Street.
9. Architectural Plans – 2400 Block Clarke Street.
10. Landscape Plans – 2400 Block Clarke Street.
11. Sustainability Report Card – 2400 Block Clarke Street.
12. Community Information Meeting Summary.

Report Author

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Report Approval Details

Document Title:	Early Input (OCP Amendment, Heritage Revitalization Agreement and DP) - 2400 Block Clarke Street (Kyle and Clarke Holdings).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Draft ADP Meeting Minutes – November 17, 2022.pdf- Attachment 2 - Draft LUC Meeting Minutes - December 12, 2022.pdf- Attachment 3 - Application Fact Sheet.pdf- Attachment 4 - Location Map - 2400 Block Clarke Street.pdf- Attachment 5 - OCP Land Use Designations - 2400 Block Clarke Street.pdf- Attachment 6 - Moody Centre Heritage Conservation Guidelines.pdf- Attachment 7 - Evergreen Sub Area Guidelines.pdf- Attachment 8 - Zoning Map - 2400 Block Clarke Street.pdf- Attachment 9 - Architectural Plans - 2400 Block Clarke Street.pdf- Attachment 10 - Landscape Plans - 2400 Block Clarke Street.pdf- Attachment 11 - Sustainability Report Card - 2400 Block Clarke Street.pdf- Attachment 12 - Community Information Meeting Summary.pdf
Final Approval Date:	Jan 9, 2023

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

Kate Zanon, General Manager of Community Development - Jan 5, 2023 - 11:14 AM

Stephanie Lam, City Clerk and Manager of Legislative Services - Jan 6, 2023 - 10:53 AM

Paul Rockwood, General Manager of Finance and Technology - Jan 9, 2023 - 11:14 AM

Tim Savoie, City Manager - Jan 9, 2023 - 2:52 PM