



City of Port Moody

Report/Recommendation to Council

Date: January 4, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input (Rezoning and DP) – 2804-2808 St. George Street (CityState Consulting)

Purpose

To provide for early Council input on a rezoning and development permit application to facilitate the development of a three-storey townhouse project containing two separate buildings and 11 residential units.

Recommended Resolution(s)

THAT staff and the applicant consider comments provided during the City Initiatives and Planning Committee meeting held on January 17, 2022, as recommended in the report dated January 4, 2023, from the Community Development Department – Development Planning Division regarding Early Input (Rezoning and DP) – 2804-2808 St. George Street (CityState Consulting).

Background

The City received rezoning and Development Permit (DP) applications to allow for a mid-block 11-unit townhouse project on St. George Street.

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 as passive cooling could be insufficient, further consideration of plant/tree selection, and the addition of a public art installation along the street. Draft ADP meeting minutes are included as **Attachment 1**.

The application was presented to the Land Use Committee (LUC) on December 12, 2022. The ADP recommended that the proposed land use for the application is appropriate and recommends that the applicant reduce the unit density within Building 2. Draft LUC meeting minutes are included as **Attachment 2**.

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

Discussion

Property Description

The subject site consists of two residential lots located on St. George Street, east of Moody Street and is approximately 1,611 m² (17,344 ft²) in size. The location map is included as **Attachment 4**. The site gently slopes downwards from south to north with an elevation change of approximately 2 m (6.6 ft) and is currently developed with a single-family home and a duplex.

Official Community Plan (OCP)

The OCP designates the subject lands for Multi-Family Residential uses up to a maximum of three storeys in height. An OCP map is included as **Attachment 5**. The proposal of a three-storey townhouse development is consistent with the designated land use.

The site is located within Development Permit Area 2 (DPA2): 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 flooding and soil liquefaction.

Zoning

The subject properties are presently zoned Single Detached Residential (RS1) and zoned Semi-Detached Residential (RT). A zoning map is included as **Attachment 6**.

Neighbourhood Context:

The immediately surrounding context is varied and in transition:

- West: An aging single-family residence constructed in 1940.
- East: A single-family home which was constructed in 2011.
- North: Entire block of St. Johns Street remains zoned as RS1 and occupied by homes more than 65 years old, except for the most western lot on the block, which is zoned General Commercial (C3).
- South: New Townhouse development (43-unit, three-storey townhouses with private garages at grade and restored Johnston House heritage home).

Development Proposal Description

The application proposes to rezone the lands from the RS1 and RT zones to the Medium Density Townhouse Residential (RM4) Zone to facilitate a multi-family development consisting of 11 townhouse units.

Of the 11 units, the applicant is proposing the following unit mix and sizes:

Unit Type	Number of Units	Percentage of Mix	Average Size
Two Bedroom + Den	1	9%	106 m ² (1,138 ft ²)
Three-Bedroom	6	55%	139 m ² (1,401 ft ²)
Four-Bedroom	4	36%	139 m ² (1,493 ft ²)

Other details of the proposal include:

- Floor Area Ratio (FAR) of 0.85;
- Central laneway internal to the site and accessed by a single driveway off St. Andrews Street;
- 24 Parking Spaces (includes 2 visitor spaces);
- Community garden; and
- Visitor bike parking area.

Project plans and landscape plans are included as **Attachments 7**. The Sustainability Report Card is included in **Attachment 8**. The report card will be updated as the application moves forward through the development review process and consideration of the proposed project. Grading of the report card is underway.

Interim Affordable Housing Guidelines Policy

This application is exempt from the Inclusionary Zoning – Affordable Housing Policy as it is proposing a FAR of less than 2.0.

Staff Analysis – Items for Staff Consideration/Review

The project is currently under staff review, though it should be noted that there are several preliminary land use-related aspects that require consideration, including:

Variances

The proposal, as submitted to Staff, requires the following variances:

- Tandem Parking Ratio: from 50% maximum to 64% (requested by the applicant); and
- Rear Setback: North Bay windows of Building 1 project 0.5 m (1.6 ft) into the setback.

Unit Sizes

The unit sizes vary from two to four-bedroom units, ranging from 105 m² (1,135 ft²) to 143m² (1,539 ft²). Staff note that some four-bedroom units measure less than three-bedroom units. Furthermore, some bedrooms measure less than 4.5 m² (50 ft²); these spaces should be considered a den or office and be removed from the bedroom count.

Play Area

Given the composition of family-friendly units, reconsideration of outdoor amenity spaces to provide greater opportunities for safe play areas for children, possibly in lieu of some garden plots should be explored.

Development Potential of Neighbouring Lots

Given that this is a mid-block proposal, it does limit the potential future development of the existing lots to the east and west. The proposal should incorporate the corner lot to the west, as there would be minimal future development potential for this lot if left on its own.

Tree Retention

The arborist report notes that there are 11 trees on site and proposes the retention of two trees. However, it is likely that the proposed servicing will come in direct conflict with the proposed retained trees. Staff recommended revising the servicing plans to achieve retention.

Roof Grade/Colour Scheme

The proposed colour scheme is very neutral; the colour could be refined to introduce an accent or alternate tone. In addition, the roofs and overhangs are not consistent in slopes. Roofs and overhangs should be designed to be consistent and more closely aligned to neighbouring heritage character.

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.

Later in the process, a 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 – 2804 – 2808 St. George Street.
4. Location Map - 2804 – 2808 St. George Street.
5. OCP Land Use Designation Map - 2804 – 2808 St. George Street.
6. Zoning Map - 2804 – 2808 St. George Street.
7. Project Plan - 2804 – 2808 St. George Street.
8. Sustainability Report Card - 2804 - 2806 St. George Street.

Report Author
Andrei Pop
Development Planner

Report Approval Details

Document Title:	Early Input (Rezoning and DP) - 2804-2808 St. George Street (CityState Consulting).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 – 2804 – 2808 St. George Street.pdf- Attachment 4 - Location Map - 2804 -2808 St. George Street.pdf- Attachment 5 - OCP Land Use Designation Map - 2804 - 2808 St. George Street.pdf- Attachment 6 - Zoning Map - 2804 - 2808 St. George Street.pdf- Attachment 7 - Project Plans - 2804-2806 St. George Street.pdf- Attachment 8 - Sustainability Report Card - 2804 - 2806 St. George Street.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 6, 2023 - 1:24 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Jan 9, 2023 - 10:14 AM

Paul Rockwood, General Manager of Finance and Technology - Jan 9, 2023 - 11:23 AM

Tim Savoie, City Manager - Jan 9, 2023 - 2:55 PM