



City of Port Moody

Report/Recommendation to Council

Date: December 19, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Pre-Application – 2605 Clarke Street and 42 Mary Street (GBL Architects)

Purpose

To provide an opportunity for Council input on the Pre-application submitted for the properties located at 2605 Clarke Street and 42 Mary Street.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee (CIPC) meeting held on January 17, 2023 as recommended in the report dated December 19, 2022 from the Community Development Department - Development Planning Division regarding Pre-Application – 2605 Clarke Street and 42 Mary Street (GBL Architects).

Background

The City has received a preliminary application for a new four-storey mixed-use project, containing 2,014 m² (21,685 ft²) of commercial retail space, 3,227 m² (34,731 ft²) of office space, and three residential studio units, 134 m² (1,441 ft²) all positioned on a two-level underground parkade, at 2605 Clarke Street and 42 Mary Street.

Discussion

The overall proposed development site is made up of two separate parcels and is located south of Clarke Street and east of Mary Street (**Attachment 1**). The consolidated development site is approximately 1,619m² (0.78 acres) in size and slopes slightly upwards from north to south with an elevation change of approximately 1.2m (4 ft). The parcels currently contain a single storey automotive repair facility and a two-storey office building.

Official Community Plan (OCP) and Zoning:

The OCP designates the subject properties for Mixed Use – Moody Centre, which allows for a mix of commercial and residential uses, up to a maximum of six storeys in height (**Attachment 2**). The site is also located within Development Permit Area 2 (DPA2) – Moody Centre, which sets out guidelines regarding the form and character of the development

The subject parcels are currently zoned General Commercial (C3) for each of the two properties (**Attachment 3**).

Neighbourhood Context:

Surrounding development consists of:

- North: Clarke Street, followed by the CP railway tracks;
- West: single storey commercial building zoned C3;
- East: parking lot, followed by a two-storey commercial building zoned CD27; and
- South: four-storey mixed-use building zoned C3.

Development Proposal Description:

The application proposes to rezone the site to the CRM1 zone to facilitate a mixed-use office and commercial development containing the following components:

- A total floor area of 4,032.8m² (43,409 ft²) spread across the following uses:
 - 3,227m² (34,731 ft²) of office space over three floors;
 - 2,014m² (21,685 ft²) of commercial retail space on the ground floor; and
 - 134m² (1,441 ft²) total residential floor area in 4 units on the ground floor.
- A floor area ratio (FAR) of 2.5;
- Three small residential studio spaces at grade facing Spring Street. These units are intended as temporary accommodation for employees of the office spaces above, and will have access to the proposed rooftop patios that are connected to the office tenants;
- A total of 75 parking spaces and 11 bicycle spaces; and
- An estimated 164 office jobs and 21 retail jobs based on the City of Port Moody calculation method for estimating employment per floor space type; and,
- A two-level underground parkade.

Preliminary project plans are included as **Attachment 4**.

Staff Analysis

As this is a Pre-application, staff have completed an initial high-level review of the proposal and have noted the following comments and items for the applicant's further consideration:

- **Density:** The proposed project density of 2.5 FAR, 4,043m² (43,409 ft²) is significantly higher than the 2.0 FAR, 3,238m² (34,853 ft²) which would be the maximum allowable under the CRM1 zone for this site. As the zone density cannot be varied, a CD zone would be necessary for this proposed development to proceed or the density would need to be lowered to 2.0 FAR;
- **Parking:** The proposal initially indicates that 75 parking stalls are being provided on site within the underground parkade. Based on the uses proposed, the Zoning Bylaw requires a total of 86 spaces for the development. Staff note that the site is close to the Moody Centre SkyTrain Station, and recommend that the applicant provide a parking analysis that examines shared parking arrangements and other Transportation Demand Management (TDM) measures to support the amount of parking being proposed.
- **Access:** The proposed parkade access from Mary Street is supported by Staff in concept but requires design amendments (e.g., a minimum of 6m from the property line). Pocket parking should also be incorporated along Spring Street as part of this design.
- **Form and Character:** The building design should consider its corner location by punctuating the corner of the building at Mary and Clarke Streets through the massing, materials and colours used. Additional punches of colour combined with massing breaks would add to the visual interest of the building. Providing additional detailing would benefit the office entry point on Mary Street, which would serve to distinctly

identify the building's main entrance. Additional detail at the pedestrian level along Clarke Street would aid in individual unit identification for each of the at grade commercial retail units. The residential units located along Spring Street at grade pose some challenges with regards to the activation of Spring Street under the Livable Street Design Guidelines.

- **Urban Forest:** Staff note that there is no planned tree retention or room for future mature tree stands that will mitigate *Urban Heat Island Effects*. Staff recommend that the site plan incorporate additional tree plantings along Mary Street. As the project also presents a significant increase in glass/reflective surface, the proponent should incorporate elements into the design that reduce bird-window collisions.

In summary, staff generally support the proposal and the potential rezoning; however, it is noted that the above issues should be addressed prior to a detailed application being submitted.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the Council. While the proposed recommendation provides for general input through the Council discussion, the CIPC could choose to provide more specific direction to the applicant and staff through an alternative resolution describing specific changes Council would like to see made to the application.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary development proposal supports the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan 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. Location Map – 2605 Clarke Street and 42 Mary Street.
2. OCP Land Use Designation Map – 2605 Clarke Street and 42 Mary Street.
3. Zoning Map – 2605 Clarke Street and 42 Mary Street.
4. Preliminary Project Plans – 2605 Clarke Street and 42 Mary Street.

Report Author

Chris Laing, MCIP, RPP
Development Planner

Report Approval Details

Document Title:	Pre-Application - 2605 Clarke Street and 42 Mary Street (GBL Architects).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 2605 Clarke Street and 42 Mary Street.pdf- Attachment 2 - OCP Land Use Designation Map - 2605 Clarke Street and 42 Mary Street.pdf- Attachment 3 - Zoning Map - 2605 Clarke Street and 42 Mary Street.pdf- Attachment 4 - Preliminary Project Plans - 2605 Clarke Street and 42 Mary 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

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

Tim Savoie, City Manager - Jan 9, 2023 - 2:59 PM