



City of Port Moody

Report/Recommendation to Council

Date: July 23, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Inlet Park Fieldhouse Development Approval – Form and Character of Development and Hazardous Conditions

Purpose

To present for Council consideration, a development permit to facilitate the development of the new Inlet Park Fieldhouse.

Recommended Resolutions

THAT Development Permit No. DP000068 for hazardous conditions and the form and character of development be authorized for issuance as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Inlet Park Fieldhouse Development Approval – Form and Character of Development and Hazardous Conditions;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Background

As a part of the award of the Inlet Park detailed design contract in 2018, Carscadden Stokes McDonald Architects were engaged to deliver an Inlet Park Fieldhouse Functional Design Study and a final Feasibility Study with a preferred layout. In early 2023, MIZA Architects were engaged to proceed with further refinement of the feasibility concepts.

Discussion

Property Description

Inlet Park consists of 4 legal parcels amounting to a total area of approximately 9.06ha (22.4ac) as illustrated on the Location Plan included as **Attachment 1**. The proposed fieldhouse is situated between the existing players shelters, as shown on the Fieldhouse Site Plan (**Attachment 2**).

Land Use Policy

The OCP designates Inlet Park, as “Parks and Open Space” and the property is zoned P1 which allows for a range of public services and facilities including park and recreational needs. The OCP Land Use and Zoning Designations Maps are included as **Attachments 3 and 4**.

The site is included within Development Permit Area 3: Inlet Centre, which regulates the form and character of developments, including Community/Public Use Facilities. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential for soil liquefaction during an earthquake event.

Neighbourhood Context

Surrounding development consists of:

- North – Inlet Field;
- East – Inlet Park parking and children's play area;
- South – field parking and the Moody Yards six-storey, mixed use commercial/residential project currently under construction; and
- West – a light industrial building.

Development Proposal

The project Site and Architectural Plans are included as **Attachment 5**. The building has three levels consisting of:

| LEVEL | FACILITIES |
|-------|---|
| 1 | <ul style="list-style-type: none">• 4 locker rooms,• a small concession area; and• washrooms and mechanical and storage spaces; |
| 2 | <ul style="list-style-type: none">• multi-purpose room with accessory kitchen, bar and buffet areas; and• washrooms; |
| 3 | <ul style="list-style-type: none">• outdoor seating;• two meeting rooms;• 5 offices; and• washrooms and storage and electrical spaces. |

The design of the second level multi-purpose room, the exterior roof level seating area and the interior third level spaces have not been finalized as there are several different configurations that may be utilized. The final layout of these spaces will be determined at the building permit stage.

The building footprint is approximately 247.3m² (2,662ft²) in area and the total floor area is 802.8m² (8,642ft²). The building is 13m (42.7ft.) in height as measured from grade to the highest point of the sloped roof. The primary exterior building materials consist of: cementitious panelling, stained thermowood cladding and curtainwall glazing.

Building Certification Targets

The design team is currently targeting a LEED Gold certification, Passive House certification and Gold level certification under the Rick Hansen Foundation Accessibility program. Additional assessment is required by the project team including the LEED consultant to finalize the LEED scorecard confirming the overall certification target.

Zoning Bylaw Compliance

The project is consistent with the applicable P1 zoning regulations as summarized on **Attachment 6**.

Development Permit Area 3 – Form and Character

Key Community/Public Use Facilities development permit design guidelines include:

- orient building faces to the established street grid;
- buildings should be two or more storeys in height;
- monotonous building facades are to be avoided through articulation, fenestration, vertical elements and colour/texture changes;
- landscaping should be used to screen parking and loading areas and break up expanses of hardsurfacing; and
- the use of alternate paving treatments.

The exterior design elements of the building including sloping roof, articulated facades and energy performance screening on the south elevation generally meet the intent of the guidelines. The project incorporates some landscaping to soften the hardsurfacing around the building and alternate paving materials will be incorporated to break up the concrete surfaces.

Development Permit Area 5: Hazardous Conditions

The project geotechnical report identified moderate concerns with respect to soil liquefaction. The report includes specific recommendations for the design of the foundations, the slab-on-grade and foundation drainage. To ensure the building is safe for the intended purpose draft Development Permit DP000068 requires that the geotechnical report and any other subsequent supporting documentation be registered as a covenant on title.

Draft Development Permit DP000068 is included as **Attachment 7**.

Concluding Comments

This project is consistent with the OCP land use designation, the P1 zoning regulations and the Form and character and Hazardous Conditions development permit area design guidelines. However, improvements could be made by introducing some alternate paving treatments to add some visual interest, which will be reviewed at the building permit stage.

Other Options

THAT consideration of the authorization to issue Development Permit DP000068 be deferred until such time as the design is revised to address:

<insert changes>

Financial Implications

Funds for the construction of the fieldhouse have been identified. Other financial implications relate to the payment of applicable City and external agency development cost charges which will be confirmed at the building permit stage.

Communications and Public Engagement Initiatives

Feedback from field user groups was taken into account in the early design concept stages. Staff will also share the latest design updates with user groups for feedback and input in summer 2024. Communication to the public relating to project design and construction timelines will continue to be updated.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.3 – Enhance and expand parkland and open spaces
 - Increase, expand, and enhance urban parks
 - Optimize park user experiences and Increase and improve trails and open spaces

Attachment(s)

1. Location Map – Inlet Park Fieldhouse.
2. Fieldhouse Site Plan.
3. OCP Land Use Designations – Inlet Park Fieldhouse.
4. Zoning Designations – Inlet Park Fieldhouse.
5. Site and Architectural Plans – Inlet Park Fieldhouse.
6. Proposed Inlet Park Fieldhouse Zoning Summary.
7. Draft Development Permit DP000068.

Report Author

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Report Approval Details

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|----------------------|--|
| Document Title: | Inlet Park Fieldhouse Development Approval - Form and Character of Development and Hazardous Conditions.docx |
| Attachments: | <ul style="list-style-type: none">- Attachment 1 - Location Map - Inlet Park Fieldhouse.pdf- Attachment 2 - Fieldhouse site plan.docx- Attachment 3 - OCP Land Use Designations - Inlet Park Fieldhouse.pdf- Attachment 4 - Zoning Designations - Inlet Park Fieldhouse.pdf- Attachment 5 - Site and Architectural Plans - Inlet Park Fieldhouse.pdf- Attachment 6 - Proposed Inlet Park Fieldhouse Zoning Summary.docx- Attachment 7 - Draft Development Permit DP000068.docx |
| Final Approval Date: | Jul 12, 2024 |

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

Kate Zanon, General Manager of Community Development - Jul 9, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 9, 2024

Lindsay Todd, Manager of Communications and Engagement - Jul 9, 2024

Paul Rockwood, General Manager of Finance and Technology - Jul 9, 2024

Anna Mathewson, City Manager - Jul 12, 2024