



# City of Port Moody

## Report/Recommendation to Council

Date: October 10, 2019  
Submitted by: Planning and Development Department – Development Planning Division  
Subject: Development Approval – 2801-2831 St. George Street

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### Purpose

To present for Council consideration Heritage Revitalization Agreement Bylaw, No. 3179 and Heritage Designation Bylaw, No. 3180, and the associated Development Permit for Hazardous Conditions. The proposal is for the conservation and restoration of the Johnston Residence (2801 St. George Street) and its designation as a protected heritage property as part of the development of 43 townhouse units within six buildings at 2801-2831 St. George Street.

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### Recommended Resolution(s)

**THAT City of Port Moody Heritage Revitalization Agreement Bylaw, 2019, No. 3179 (2801-2831 St. George Street) be now adopted as recommended in the report dated October 10, 2019 from the Planning and Development Department – Development Planning Division regarding Development Approval – 2801-2831 St. George Street.**

**THAT City of Port Moody Heritage Designation Bylaw, 2019, No. 3180 (2801 St. George Street) be now adopted as recommended in the report dated October 10, 2019 from the Planning and Development Department – Development Planning Division regarding Development Approval – 2801-2831 St. George Street.**

**THAT Development Permit 2019-35-10 be issued;**

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

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### Background

This application proposes a Heritage Revitalization Agreement (HRA), Heritage Designation Bylaw, and a Development Permit for Hazardous Conditions for a townhouse development on seven existing lots at 2801-2831 St. George Street that includes the restoration, retention, and municipal heritage designation of the Johnston Residence and the development of 43 townhouse units. An application Fact Sheet is included as **Attachments 1 and 2.**

Council gave first and second readings to Heritage Revitalization Agreement Bylaw, 2019, No. 3179 (**Attachment 3**) and Heritage Designation Bylaw, 2019, No. 3180 (**Attachment 4**), and approved the addition of the Johnston Residence to the City's Heritage Register on May 28, 2019. For reference, the associated report is included as **Attachment 5**. Following the Public Hearing that was held on June 25, 2019, Council gave third reading to Bylaw No. 3179 and Bylaw No. 3180. Minutes of the Public Hearing are included as **Attachment 6**. Prior to final consideration of the Bylaws, the applicant had to finalize details of the Development Permit and provide their voluntary Community Amenity Contribution (CAC). The details of the Development have been completed and reviewed to staff's satisfaction and the voluntary CAC payment has been received. To implement the project, staff are seeking adoption of Bylaw No. 3179 and Bylaw No. 3180 and the authorization for the issuance of Development Permit 2019-35-10 for Hazardous Conditions.

## Discussion

### Heritage Revitalization Agreement Bylaw, No. 3179

As noted in the first and second reading report (**Attachment 5**), the proposed HRA Bylaw has been reviewed against the relevant policies of the City's Official Community Plan and legal statutes of the *Local Government Act (LGA)*. Staff have verified that the Bylaw complies with the relevant policies and legal statutes.

The Heritage Revitalization Agreement Bylaw, No.3179 (**Attachment 3**) includes the Conservation Plan; Heritage Review of Johnston Residence Redevelopment; Architectural Plans; Landscape Plans; and Draft Subdivision Plan. As Architectural Plans and Landscape Plans are attached as part of the HRA, the HRA essentially acts as a form and character Development Permit for the project.

### Heritage Designation Bylaw, No. 3180

The HRA development agreement between the City and the property owner releases the City from any obligation to further compensate the owner for potential reductions in market value to lands and improvements that may result from the designation. A copy of draft Heritage Designation Bylaw, No.3180 is provided as **Attachment 4**.

### Development Permit for Hazardous Conditions

The site lies within Development Permit Area 5: Protection of Development from Hazardous Conditions (DPA5), with the subject property including land defined as being vulnerable to moderate to high risk of earthquake soil liquefaction and flood. A geotechnical assessment and flood assessment, completed by the relevant registered professionals, which establish minimum building elevations, have been provided, reviewed and accepted by staff. Development Permit 2019-35-10 (**Attachment 7**), includes the geotechnical assessment report and flood assessment which will be registered on title by separate covenants prior to the issuance of a building permit.

### Financial Contributions

A Community Amenity Contribution (CAC) has been provided in the amount of \$222,000 based on the maximum \$6,000/unit, less the credit for the existing seven RS-1 lots. Of that total, one-third was directed to the Affordable Housing Reserve Fund with the remainder going towards general community amenities. Development Cost Charges (DCCs) for the project, will

total \$135,420 for City DCCs, \$169,317 for Metro Vancouver Sewage and Drainage DCCs and \$23,012 for School District School Site Acquisition Charges.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 8**.

Sustainability Pillar / Application	Cultural	Economic	Environmental	Social	Overall Total
2801-2831 St. George Street	96% (25 out of 26)	86% (6 out of 7)	58% (29.5 out of 51)	67% (19.5 out of 29)	71%

Concluding Comments

The subject site is in close proximity to rapid transit and the proposed development is consistent with the land use designation and maximum building height in the OCP, and also policies that encourage the preservation of heritage properties; therefore, staff are supportive of the proposed HRA Bylaw, Heritage Designation Bylaw, and the associated Development Permit.

**Other Option(s)**

THAT the adoption of Bylaw No. 3179 and Bylaw No. 3180, and the issuance of Development Permit 2019-35-10 be postponed;

AND THAT direction be given to staff regarding specific revisions to the project.

**Financial Implications**

There are no financial implications associated with this report.

**Communications / Civic Engagement**

In accordance with the City’s Public and Stakeholder Consultation for Major Development Projects or Area Plans, civic engagement was sought at:

1. a community information meeting facilitated by the applicant and attended by staff on October 18, 2018 to engage the public about the proposal and solicit feedback;
2. the Community Planning Advisory Committee (CPAC) meeting held on July 30, 2018;
3. the Heritage Commission meeting held on February 11, 2019 where adding the Johnston Residence to the Heritage Registry was endorsed; and
4. a Public Hearing held on June 25, 2019. The minutes of this meeting are included as **Attachment 6**.

## Council Strategic Plan Objectives

This proposal is consistent with the goals of the 2019-2022 Council Strategic Plan as they relate to:

- Community Evolution – ensuring future community growth is carefully considered by allowing for diverse housing forms and heritage revitalization; and
- Healthy City – planning for a variety of housing types to meet the community's diverse and emerging needs.

## Attachment(s)

1. Application Fact Sheet.
2. Location Map.
3. Draft City of Port Moody Heritage Revitalization Agreement Bylaw, 2019, No. 3179 (2801-2831 St George Street).
4. Draft City of Port Moody Heritage Designation Bylaw, 2019, No. 3180 (2801 St. George Street).
5. First Reading Report.
6. Public Hearing Minutes.
7. Development Permit 2019-35-10.
8. Sustainability Report Card.

## Report Author

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## Report Approval Details

Document Title:	Development Approval - 2801-2831 St George Street.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Application Fact Sheet.doc</li><li>- Attachment 2 – Location Map.pdf</li><li>- Attachment 3 - Draft City of Port Moody Heritage Revitalization Agreement Bylaw, 2019, No. 3179 (2801-2831 St George Street).pdf</li><li>- Attachment 4 - Draft City of Port Moody Heritage Designation Bylaw, 2019, No. 3180 (2801-2831 St George Street).pdf</li><li>- Attachment 5 - First Reading Report.pdf</li><li>- Attachment 6 - June 25 2019 Public Hearing Minutes.pdf</li><li>- Attachment 7 - Development Permit 2019-35-10.docx</li><li>- Attachment 8 - Sustainability Report Card.pdf</li></ul>
Final Approval Date:	Oct 16, 2019

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

André Boel

Tim Savoie