



City of Port Moody

Report/Recommendation to Council

Date: December 24, 2019
Submitted by: Planning and Development Department – Development Planning Division
Subject: Lots 17-20 Henry Street – OCP Amendment and Rezoning Application

Purpose

To provide the opportunity for early Council input on the use, density, and built form of an OCP (OCP) amendment and Rezoning application submitted for Lots 17-20 Henry Street (3000-block) for a 173-unit multi-family residential project consisting of an 11-storey building that terraces up the Chines hillside. Accordingly, it is suggested that Council may wish to consider the following options:

- support the project subject to further review by staff;
 - support the project subject to further review by staff and the addressing of any further matters identified by Council; or
 - not support the application as presented at this time.
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Recommended Resolution(s)

THAT the report dated December 24, 2019 from the Planning and Development Department – Development Planning Division regarding Lots 17-20 Henry Street – OCP Amendment and Rezoning Application be received for information.

Background

Application Status

An OCP amendment and rezoning application was submitted by Ankenman Marchand Architects on July 5, 2019, for a terraced 11-storey multi-family development on Lots 17-20 Henry Street in the 3000-block of Henry Street (**Attachment 1**). The application has undergone a round of staff review and comment and was also reviewed by the Community Planning Advisory Committee (CPAC) at the September 3, 2019 meeting. The minutes of that meeting are included as **Attachment 2**. A developer-led Community Information Meeting was held on September 9, 2019 at Moody Middle School from 5:30-8:00pm, and a summary report, provided by the applicant, is included as **Attachment 3**. The project as presented represents the applicant's second submission, which reflects comments received from staff and CPAC. Per the recently amended Development Procedures Bylaw, the presentation of this application to Committee of the Whole provides the opportunity for early Council input on the proposal in order to provide specific direction to staff and the applicant.

This current application has been made as a result of an earlier application that was considered by Council at the February 12, 2019 Regular Council meeting. At this meeting, while considering renewing third reading, Council rescinded the OCP amendment and rezoning Bylaws, which defeated the application, due to concerns with the time that elapsed since the previous third reading of the Bylaw (June 12, 2012) and the related need for further public input, and concerns that the proposal did not meet other current City Bylaw requirements, particularly in relation to environmental setbacks.

The technically challenging nature of the site was the main reason for the long period of time that elapsed between initial third reading and the application returning to Council for consideration, as the applicant was required to finalize the geotechnical, stormwater management, and environmental aspects associated with the development permit. As part of this new application, the applicant was directed by staff to ensure that these previously outstanding items be addressed earlier in the process.

Discussion

Property Description:

The development site consists of four undeveloped lots located on the south side of Henry Street, west of Buller Street, as shown on the Location Plan (Figure 1).

The total site is approximately 17,556m² (4.3 acres) in size and is situated on the Chines hillside. The site slopes significantly upwards from north to south with an elevation gain of approximately 56m and slopes varying between 25-35%. A large environmentally sensitive area covers the majority of the site as it is heavily forested and it is impacted by two watercourses: the West Channel running along the west property boundary; and Elginhouse Creek, a more significant watercourse, crossing the southeast portion of the subject site. Due to the steep topography and environmentally sensitive areas, only the portion of the site closest to Henry Street is being proposed for development. A map showing the watercourses on the subject site is provided (**Attachment 4**).

Neighbourhood Context:

Surrounding development mainly consists of environmentally sensitive areas and includes:

- North: Undeveloped, forested land zoned Medium Density Townhouse Residential (RM4) with two watercourses running through the properties. These properties are designated Multi-Family Residential in the OCP.
- East: Environmentally sensitive lands including Elginhouse Creek and Dallas Creek. These lands are part of the Port Moody Middle School site, zoned Civic Service (P1), and designated Public and Institutional within the OCP.
- South: City of Coquitlam lands that are designated for Parks and zoned Special Park (P5) within the City of Coquitlam Zoning Bylaw. The intent of Coquitlam's P5 Zone is to provide for open space of varying sizes such as parks and playgrounds, waterways, and utility-related structures such as pumphouses; and
- West: A developed six-storey multi-family residential building (Terra Vista) zoned Comprehensive Development 13 (CD13) consisting of 133 residential units. Between the existing multi-family residential building and the developable area is an environmentally sensitive area that includes an unnamed watercourse.

Land Use Policy:

Official Community Plan (OCP) and Zoning:

The OCP designates the subject lands as multi-family residential, which permits residential development up to a maximum of six storeys. The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 4: Environmentally Sensitive Area due to the site's forested character and the riparian area associated with Elginhouse Creek and in Development Permit Area 5: Hazardous Conditions due to the existence of steep slopes and the potential for soil liquefaction.

Zoning:

The subject lots are presently zoned Acreage Reserve (A1). The OCP designation and Zoning maps are included as **Attachments 5 and 6**.

Proposal:

It is noted that this application is still in the review stage and the following represents staff's understanding of the project as currently presented. The development proposal consists of a U-shaped 11-storey residential building with 173 units over an underground parkade. Although the building will have a total of 11 storeys, the proposed development consists of three-storeys fronting onto Henry Street, then steps back with each additional storey of height, giving a terraced appearance up the hillside. Though the building is technically 11 storeys, given the grade change on the site and the way in which the building has been terraced, at its tallest the building is eight storeys along the eastern property line. An outdoor rooftop amenity space and outdoor amenity spaces at the interface with the ESA to the south are provided, as shown on the Architectural Plans (**Attachment 7**) and Landscape Plan (**Attachment 8**).

The floor area for the purposes of calculating the Floor Area Ratio (FAR) is 17,348m² (186,733ft²), which results in an FAR of 0.99. However, the applicant is proposing to dedicate 4,857m² (52,284ft²) of land to the City for park and environmental purposes, which increases the FAR to 1.37 based on the net area. A summary of the floor area can be found in the table below.

Floor Area Ratio of Proposed Development:

	Prior to Dedication of Land	After Proposed Dedication of Land
Site Area	17,562m ² (189,035ft ²)	12,698.25m ² (136,683ft ²)
Floor Area	17,348m ² (186,733ft ²)	17,348m ² (186,733ft ²)
Floor Area Ratio (FAR)	0.99	1.37

The proposal includes a mix of unit sizes with 63 studio and one-bedroom units and 110 units with two bedrooms or more, with 87 units, or 50%, being adaptable. The proposal provides a total of 695.47m² (7,486ft²) of indoor amenity space which is approximately 4.02m² (43.3ft²) per unit. This meets and exceeds the Zoning Bylaw minimum requirement for apartment buildings of 3.0m² (32ft²) per unit under the Six-Storey Apartment Residential (RM8) Zone. In addition to the indoor amenity space, two outdoor amenity spaces are proposed, one on the rooftop and one in the rear yard. In addition to the indoor and outdoor common amenity spaces, each individual unit has its own balcony space.

Access and Parking

Vehicle access to the site and underground parking is provided from Henry Street through an internal roundabout. Parking provision is still an area that needs to be finalized, however, a total of 254 resident and visitor parking spaces are proposed, in comparison the Zoning Bylaw requirement of 255. The parking total includes 227 resident spaces and 27 designated visitor spaces, six of which are accessible spaces. In accordance with the Zoning Bylaw, 100% of all residential parking spaces will be required to have electric vehicle charging infrastructure. A total of 319 long-term residential bicycle parking spaces are provided, which exceeds the Zoning Bylaw requirement.

Streamside Protection

The subject property is within a highly sensitive ESA and bordered by two watercourses (Elginhouse Creek and an unnamed creek). The proposed Riparian Enhancement and Protection Area (RPEA) aligns with the Zoning Bylaw requirements for the two watercourses, with the 20m setback from Elginhouse Creek to be reduced by no more than 20% at any one point (i.e. 16.0m) and the total length of area where the reduction occurs is not to extend beyond 50% of the total setback length. The required 10m RPEA setback is proposed for the unnamed watercourse. The additional 5m Riparian Transition Area (RTA) does allow for pathways and trails, though further work and clarification on the nature and materials of this pathway is required.

Affordable Housing

Though not originally proposed with this current project, staff have been working with the applicant to incorporate an affordable housing component. At this point the following is being proposed:

- up to 148.6m² (1,600ft²) of residential floor area to be provided to a non-profit affordable housing operator;
- 17 units offered as rent to own to local buyers; and
- the inclusion of six units with lock-off suites.

The proponent is proposing to use the affordable housing portion of the community amenity contribution in order to fund in part the 148.6m² (1,600ft²) of affordable housing.

Comparison with Previous Application

In comparison with the earlier application considered at the February 12, 2019 Regular Council meeting, key differences include:

- the proposal is committed to meeting the Zoning Bylaw's Streamside Protection setbacks;
- an increase of approximately 557m² (6,000ft²) in the FAR (after park dedication) from 1.32 to 1.36 and an increase in the number of units from 145 to 173; and
- the provision of 148.6m² (1,600ft²) of residential floor area to be provided to a non-profit affordable housing operator;

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 8** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

<div>Sustainability Pillar</div> <div>Application</div>	Cultural	Economic	Environmental	Social	Overall Total
Lots 17-20 Henry Street	73 (8 out of 11)	100% (7 out of 7)	58% (33 out of 57)	56% (19.5 out of 35)	61%

Implementation

As the site is proposed to be developed with a maximum height of 11 storeys, implementation of the project requires an amendment to the OCP to change the maximum height at this location. Implementation also requires rezoning to a Comprehensive Development (CD) Zone, issuance of a Development Permit, and subdivision (lot consolidation).

Items for Further Review:

Based on the present submission, the project design generally complies with the applicable development permit area guidelines for the regulation of the form and character of multi-family development. Prior to Council consideration, staff will ensure that the application conforms to Zoning Bylaw requirements, that technical reports are acceptable to ensure project feasibility and environmental protection, and will continue to work with the applicant to develop the project's affordable housing component.

Other Option(s)

1. THAT the project be supported subject to further review by staff.
2. THAT the project be supported subject to further review by staff and the addressing of any further matters identified by Council.
3. THAT the project not be supported as presented at this time.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, opportunity for input from the general public and specific stakeholder groups was provided at:

- a community information meeting facilitated by the applicant and attended by staff on September 9, 2019 to engage the public about the proposal and solicit feedback; and
- the Community Planning Advisory Committee (CPAC) meeting held on September 3, 2019;

Should the application proceed through the approval process, there will be additional opportunities for community input at the Public Hearing stage.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a development proposal is consistent with 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.

Attachment(s)

1. Location Map.
2. CPAC minutes – September 3, 2019.
3. Community Information Meeting Summary Report.
4. Watercourse Location Map.
5. OCP Designation Map.
6. Zoning Map.
7. Architectural Plans.
8. Landscape Plan.
9. Sustainability Report Card.

Report Author

Kevin Jones, MCIP, RPP
Senior Development Planner

Report Approval Details

Document Title:	Lots 17-20 Henry Street - OCP amendment and Rezoning application.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map.PDF- Attachment 2 - CPAC minutes – September, 2, 2019.pdf- Attachment 3 - Community Information Meeting Summary Report.pdf- Attachment 4 - Watercourse Location Map.DOCX- Attachment 5 - OCP Designation Map.PDF- Attachment 6 - Zoning Map.PDF- Attachment 7 - Architectural Plans.pdf- Attachment 8 - Landscape Plan.pdf- Attachment 9 - Sustainability Report Card.pdf
Final Approval Date:	Jan 13, 2020

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

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jan 10, 2020 - 10:34 AM

Rosemary Lodge, Manager of Communications and Engagement - Jan 10, 2020 - 11:00 AM

Paul Rockwood, General Manager of Finance and Technology - Jan 10, 2020 - 12:59 PM

André Boel, General Manager of Planning and Development - Jan 10, 2020 - 4:59 PM

Tim Savoie, City Manager - Jan 13, 2020 - 11:18 AM