



City of Port Moody

Report to Community Planning Advisory Committee

Date: April 27, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: OCP Amendment and Rezoning Application – 1865-1895 Charles Street (Porte Communities)

Purpose:

To present to CPAC an OCP Amendment and Rezoning Application for a multi-family project at 1865-1895 Charles Street.

Resolution Options

THAT staff and the applicant consider the comments provided during the Community Planning Advisory Committee meeting held on May 11, 2020 regarding the proposed project presented in the report dated April 5, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – 1865-1895 Charles Street (Porte Communities).

Applicant:

Porte Communities.

Property Description:

The development site consists of four developed single family lots located between 1865 and 1895 Charles Street, north of Clarke Street and west of the Barnet Highway as shown on the Location Plan (**Attachment 1**). The site is approximately 8,895m² (95,749ft²) in size.

The site slopes steeply down between 15.5% and 23.3% from west (rear) to east (front). An unmapped watercourse is located to the south of the site and the riparian area setback associated with that watercourse extends onto the southwest corner of the property.

The Charles Street road allowance includes an unopened lane (4.76m/15.6ft wide) between 1885 and 1895 Charles Street which contains a sanitary sewer. The developer proposes to relocate the sewer to the south and acquire this land from the City to consolidate the site.

This site is located over the Evergreen Line tunnel and the geotechnical consultant's report indicates that the top of the tunnel varies from 25m (82ft.) to 30m (98ft.) below existing grades. The excavation for the proposed underground parkade extends 10m (33ft.) to 12m (39ft.) below the existing grades. The developer has contacted Translink about the project and staff have

advised Translink that a letter from the company confirming that the proposal will not impact the tunnel infrastructure will be required prior to proceeding to Council for bylaw introduction.

Land Use Policy:

The OCP land use and zoning designations are illustrated on the maps included as **Attachment 2**.

Official Community Plan

The subject properties are designated Multi-Family residential in the OCP which permits multi-family development up to six storeys in height and are located within the Evergreen Line Westport Sub-Area. The Evergreen Line Sub-Area policies were amended in 2016 to include the following two policy statements:

7. For the multi-family designated properties in the cul-de-sac on Charles Street, a maximum height of six storeys will only be considered when the form and siting of redevelopment results in the creation of significant open/green space, connections to existing parks and trails, and the protection and enhancement of local watercourses.
8. The consolidation of two or more parcels within the Charles Street cul-de-sac is encouraged to provide a more comprehensive development for this area.

The intention of these policies was to stress that multi-family redevelopment up to six storeys would only be considered when the project results in substantial on-site open/green space, preserves the surrounding environmental attributes, including the adjacent watercourses and the existing forest resource and enables neighbourhood connections.

The site is situated within Development Permit Area 1: Neighbourhood Residential for the regulation of the form and character of multi-family residential development. The site also lies within:

- Development Permit Area 4: Environmentally Sensitive Areas due to the existing forest cover at the rear of the lots and the need to protect the watercourse; and
- Development Permit Area 5: Hazardous Conditions due to the steepland sediment soil conditions which could be susceptible to liquefaction during a seismic event and, the steep site slopes.

The ESA Overlay Map (**Attachment 3**) illustrates the extent of the building encroachment into the west (rear) forest resource ESA

Zoning

The properties are currently zoned Single Detached Residential (RS1).

Neighbourhood Context:

Surrounding development consists of:

- North and northeast: developed single family residential properties,

- South: three developed single family properties fronting Charles Street and six undeveloped City-owned properties fronting the unopened Columbia Street road allowance;
- Southeast: Single Detached Residential (RS1) properties, several Semi-Detached Residential (RT1) lots and a single family strata property (CD38);
- West: a developed multi-family project zoned Multi-Unit Flex Residential (RM3).

All of the surrounding properties are designated Multi-Family Residential in the OCP Permitting development up to six storeys in height with the exception of the lots between the development site and Clarke Street which are limited to three storeys in height.

Proposal:

Development Proposal:

The development proposal consists of two separate multi-family residential buildings as shown on the site plan (Sheet A-2.04) included in the Reduced Project Plans (**Attachment4**). A total of 184 units are proposed over underground parking. The front Building 1 is a five storey building with 52 units and the rear Building 2 steps up the slope in two, four-storey sections on top of the parking structure and it has 132 units. The following table summarizes the unit mix and range of unit sizes for both buildings combined.

Unit Type	Unit Count	Percentage of Overall Units	Size Range
One-Bedroom and One-Bedroom + Den	79	43%	33.9m ² – 69.9m ² (365ft ² - 752ft ²)
Two-Bedroom and Two-Bedroom + Den	86	46.7%	71m ² – 115.6m ² (764ft ² – 1244ft ²)
Three-Bedroom	19	10.3%	106.4m ² – 122.2m ² (1145ft ² – 1315ft ²)

Due to the stepped design of the rear Building 2, it is considered an eight storey building. As this exceeds the six storey height limit permitted under the OCP, an amendment to increase the height of this building will be required.

The total floor area is 16,510m² (177,715ft²) resulting in a Floor Area Ratio of 1.85.

No affordable rental or affordable home ownership opportunities are provided in the project as presented.

A total of 279 underground parking spaces accessed off Charles Street are provided which satisfies the Zoning Bylaw minimum requirement of 265 spaces. Thirty-five spaces are designated for visitor use and seven are handicapped spaces. A total of 307 bicycle parking spaces are provided which satisfies the Zoning Bylaw requirement of 288 spaces.

In addition to the site landscaping, both buildings incorporate communal outdoor amenity patios for residents. The roof of Building 2 also provides private patio spaces for the uppermost units in that building. A children's play area is located to the north of the entry driveway. Additional landscaping is associated with the watercourse riparian area and a detailed riparian area enhancement plan will be required through the development permit review process.

The Sustainability Report Card (**Attachment 5**) is provided for CPAC's information. Based on the initial scoring, the project achieves a rating of 32% but the scoring will change as additional information is provided during project review.

Stage of the Application in the Review Process:

This proposal was the subject of a pre-application completed in January 2018. A Detailed Planning Application was submitted on December 20, 2019. The application is currently being reviewed by staff and following CPAC and Committee of the Whole consideration, the applicant will be provided with a letter including the CPAC and Council input, as well as comments from staff and the architectural consultant.

Items for Further Review:

At this early stage, the principal issues to be addressed relate to:

- compatibility with the Evergreen Line Sub-Area policies for Charles Street;
- the height (number of storeys) of the rear building;
- protection and enhancement of the creek riparian area;
- the impact of the project on the west (rear) environmentally sensitive area with respect to the loss the existing forest resource;
- the inclusion of an affordable housing component which could consist of either rental or home ownership opportunities based on the recently adopted interim housing policy;
- potential impacts on adjacent properties;
- traffic implications; and
- general building design.

Implementation

Implementation of the project will require:

- an amendment to the OCP to increase the permitted height of the rear building from six to eight storeys;
- rezoning of the lots from RS1 to the Six-Storey Apartment Residential (RM8) Zone
- adoption of a road closure bylaw to close the lane extending off Charles Street and enable consolidation of the site; and
- issuance of a development permit for the regulation of the form and character of development to address the DPA4 and DPA5 design guidelines, including the protection and enhancement of the adjacent watercourse and protection of the tree resource within the Environmentally Sensitive Area.

Concluding Comments:

Based on the site plan and building design, the project respects the watercourse riparian area to the south but encroaches well into the environmentally sensitive area on the west side of the site and provides limited on-site usable open space which conflict with the intent of the Evergreen Line Sub-Area Policy 7. In addition, the absence of any affordable rental or affordable home ownership opportunities and building height issues are unresolved at this time and further staff review is required to assess the building design.

Attachment(s)

1. Location Plan.
2. OCP and Zoning Designations Plan.
3. ESA Overlay Map
4. Reduced Project Plans.
5. Sustainability Report Card.

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Report Approval Details

Document Title:	OCP Amendment and Rezoning - 1865-1895 Charles Street (Porte Communities).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Plan.PDF- Attachment 2 - OCP and Zoning Designations.pdf- Attachment 3 - ESA Overlay Map.pdf- Attachment 4 - Reduced Project Plans.pdf- Attachment 5 - Sustainability Report Card.pdf
Final Approval Date:	May 4, 2020

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

André Boel - May 4, 2020 - 3:23 PM