



# City of Port Moody

## Report/Recommendation to Council

Date: April 28, 2020  
Submitted by: Planning and Development Department – Development Planning Division  
Subject: Early Input – OCP-Rezoning (Multi-Family) – 1865-1895 Charles Street  
(Porte Communities)

---

### Purpose

To provide Council with an opportunity to provide early input on an OCP Amendment and Rezoning Application for a multi-family development at 1865-1895 Charles Street.

---

### Recommended Resolution

**THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on June 16, 2020 regarding the Detailed Application presented in the report dated April 28, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – OCP-Rezoning (Multi-Family) – 1865-1895 Charles Street (Porte Communities).**

---

### Background

A Preliminary Application for the redevelopment of the subject property as shown on the Location Plan (**Attachment 1**) was submitted in July 2017. The application involved a total of 202 units arranged in two eight- and nine-storey buildings stepping up the slope with a central outdoor resident amenity area as illustrated on the rendering included as **Attachment 2**.

A Detailed Planning Application for the redevelopment of the subject properties was submitted on December 20, 2019, and staff have completed the first review of the application. This report provides Council with an overview of the key issues arising from the review and with the opportunity to provide early input on the project, if desired.

#### 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. The site is approximately 8,895m<sup>2</sup> (95,749ft<sup>2</sup>) 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 about 25m (82ft) to 30m (98ft) below existing grades. The excavation for the proposed underground parkade excavation extends down 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 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 3**.

### *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 riparian area to the south; 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.

## 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 front 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); and
- 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. The lots on either side of Columbia Street to the south are limited to three storeys in height.

## 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 (**Attachment 4**). A total of 184 units are proposed over underground parking. The front Building 1 is a five-storey building with 52 units consisting of 24 one-bedroom units, 23 two-bedroom and two-bedroom plus den units and five three-bedroom units. The units range in size from approximately 41m<sup>2</sup> (440ft<sup>2</sup>) to 122m<sup>2</sup> (1,315ft<sup>2</sup>).

The rear Building 2 steps up the slope in two, four-storey sections on top of a parking structure. This building contains 132 units with 55 one-bedroom and one-bedroom plus den units, 63 two-bedroom and two-bedroom plus den units, and 14 three-bedroom units. These units range in size from 34m<sup>2</sup> (365ft<sup>2</sup>) to 113m<sup>2</sup> (1,214ft<sup>2</sup>). Due to the stepped design of this building, 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 16,510m<sup>2</sup> (177,715ft<sup>2</sup>), resulting in a Floor Area Ratio of 1.85.

No 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.

The Sustainability Report Card (**Attachment 5**) is provided for Council'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.

## Discussion

Based on the initial staff review, the following issues have been identified as requiring further consideration:

1. Given the extent of the environmentally sensitive areas around the cul-de-sac, with the designation of the site as Multi-Family Residential in the OCP, the OCP policy envisioned that this would result in smaller building footprints, allow for more on-site open space, and enable the integration and protection of the environmental attributes of the area.

The site plan respects the 15m riparian area setback of the adjacent watercourse, but further information is required to illustrate how the riparian area will be protected and enhanced.

Staff have identified a concern over the extent of tree removal that would be required based on the proposed site plan and the impact that this can have on the connectivity of the tree canopy in the immediate area. The ESA Overlay Plan (**Attachment 6**) shows the building siting and the extent of encroachment into the ESA. The applicant will be directed to review the siting with a view to reducing the encroachment to enable a greater degree of tree retention and develop a substantial tree replanting plan to offset the loss of trees from the site in general.

2. As the rear Building 2 is eight storeys in height, which exceeds the six storeys permitted under the OCP, staff recommend that the applicant be required to reduce the scale of that building;
3. The project has not identified any affordable rental or affordable home ownership opportunities, and the applicant will be requested to incorporate affordable options in light of the recently adopted Interim Housing Policy to address that need; and
4. General building design issues.

## Other Options

The identified issues will be provided to the proponent, but at this time, staff are seeking input from the Committee of the Whole. Two options are presented for consideration. Option 1, the resolution listed on page 1, reflects Council's stated preference to limit early input to suggestions and comments. Alternatively, staff feel that it is important for the applicant to receive clear direction at this stage in the process and Council may wish to consider Option 2.

### Option 1 (Listed on page 1)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on April 21, 2020 regarding the Detailed Application present in the report dated March 25, 2020 from the Planning and development Department – Development Planning Division regarding Early Input – OCP-Rezoning (Multi-Family) – 1865-1895 Charles Street (Porte Communities).

### Option 2 (Alternative staff recommendation)

Should Council wish to give more specific direction to the applicant at this time, the following resolution could be considered with changes as necessary to indicate any additional issues which Council may identify at this time:

THAT the applicant for the redevelopment of the properties between 1865 and 1895 Charles Street be advised to modify the application to address the following:

- a reduction in the height of the rear Building 2 to comply with the six storey limit permitted under the OCP;
- 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; and
- a revision to the footprint of the rear building to lessen the impact upon the rear forest resource ESA.

### Financial Implications

At this stage, the full extent of the financial implications are not known but the project will be subject to the provision of a Community Amenity Contribution, Development Cost Charges, and a Public Art contribution.

### Communications and Civic Engagement Initiatives

The application will also be forwarded to the Community Planning Advisory Committee for consideration. The applicant is required to host a Community Information Meeting in accordance with the City's Public and Stakeholder Consultation for Major Projects or Area Plans Policy, at a date and time yet to be established, to provide an opportunity for input from the public.

### Council Strategic Plan Objectives

Providing this early opportunity for Council input on this 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 in the OCP.

### Attachments

1. Location Plan.
2. Preliminary Application Rendering.
3. OCP Land Use and Zoning Designation Maps.
4. Reduced Project Plans.
5. Sustainability Report Card.
6. ESA Overlay Plan.

### Report Author

Doug Allan, MCIP, RPP  
Senior Planner

## Report Approval Details

Document Title:	Early Input - OCP-Rezoning (Multi-Family) - 1865-1895 Charles Street (Porte Communities).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Plan.pdf</li><li>- Attachment 2 - Preliminary Application Rendering.pdf</li><li>- Attachment 3 - OCP and Zoning Designation Maps.pdf</li><li>- Attachment 4 - Reduced Project Plans.pdf</li><li>- Attachment 5 - Sustainability Report Card - 1865-1895 Charles Street.pdf</li><li>- Attachment 6 - ESA Overlay Plan Showing Encroachment.pdf</li></ul>
Final Approval Date:	May 11, 2020

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

Dorothy Shermer, Corporate Officer - May 4, 2020 - 10:46 AM

Rosemary Lodge, Manager of Communications and Engagement - May 4, 2020 - 12:21 PM

Paul Rockwood, General Manager of Finance and Technology - May 4, 2020 - 12:35 PM

André Boel, General Manager of Planning and Development - May 5, 2020 - 11:02 AM

Tim Savoie, City Manager - May 11, 2020 - 3:24 PM