



City of Port Moody

Report/Recommendation to Council

Date: July 31, 2020
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – OCP-Rezoning (Apartment) – 2505-2517 St. George Street (Laidler Development)

Purpose

To provide an opportunity for early Council input on the preliminary Official Community Plan (OCP) amendment and rezoning application submitted for 2505-2517 St. George Street for a six-storey multi-family residential building containing 148 units.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on September 15, 2020 as recommended in the report dated July 31, 2020 from the Community Development Department – Development Planning Division regarding Early Input – OCP-Rezoning (Apartment) – 2505-2517 St. George Street (Laidler Development).

Background

The City has received a preliminary Official Community Plan (OCP) amendment and rezoning application for the properties at 2505-2517 St. George Street to amend the OCP from Single-Family Low Density to Multi-Family Residential and rezone the site from the Single Detached Residential (RS1) Zone to a Comprehensive Development (CD) Zone based on the Six-Storey Apartment Residential (RM8) Zone. The purpose of the OCP amendment and rezoning would be to facilitate the construction of a six-storey rental residential apartment building containing 148 units with a net Floor Area Ratio (FAR) of 2.82.

Discussion

Property Description:

The subject site consists of four single-family lots totaling approximately 3,040m² (0.75ac). Each of the single-family lots are currently developed with a single-family home. The property also has sloping characteristics as it slopes upwards from north to south with an elevation change of approximately three to four metres.

Land Use Policy

Official Community Plan (OCP)

The OCP designates the subject lands as Single-Family Low Density, which permits single-family residential development.

The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of earthquake soil liquefaction. Through this hazardous lands Development Permit process, staff would ensure that the lands are safe for the intended use.

Zoning

The subject properties are presently zoned Single Detached Residential (RS1).

The OCP and Zoning designation maps are included as **Attachments 2 and 3**.

Neighbourhood Context

The site fronts onto St. George Street and backs onto Hope Street (lane). Surrounding development mainly consists of the following:

- West (adjacent): Kyle Park;
- East (adjacent): One single lot with a Single-Family Low Density OCP designation. It is zoned Medium Density Townhouse Residential (RM4) and is developed with a small-scale four-plex building;
- North (across St. George Street): A mix of RS1 and Single Detached Residential – Small Lot (RS1-S) zoned lots developed with single-family homes or single-family homes under construction; and
- South (across Hope Street): One low-rise three-storey apartment building zoned RM4 and also Kyle Park towards the west.

Proposal

The pre-application proposes to amend the OCP from Single-Family Low Density to Multi-Family and rezone the subject site from the RS1 Zone to a CD Zone to allow for a six-storey apartment. The development would consist of a total of 148 residential rental units over an underground parkade with the following unit mix:

Unit Type	Size Range	Number of Units	Percentage Overall
Studio	30-35m ² (320-372ft ²)	60	41%
1-Bedroom	41-53m ² (446-565ft ²)	44	30%
2-Bedroom	65-80m ² (696-866ft ²)	27	18%
3-Bedroom	(89-107m ²) (958-1,156ft ²)	17	11%
TOTAL		148	

Project plans are included as **Attachment 4**.

Proposed Zoning

The proposal has a floor area ratio (FAR) of 2.82. In this case, the CD Zone being sought is based on the conventional RM8 Zone, which permits a maximum FAR of 2.4. In addition to the increase in density when compared to the RM8 Zone, the proposed CD Zone also reduces the parking requirements by approximately 6.5%, or a total of 12 parking spaces. In relation to the increased FAR, amenities or payment for density bonus would apply as required by section 7 of the Zoning Bylaw. Based on the early information received for the pre-application, all other aspects of the CD Zone conform to the RM8 Zone. Below is a summary of the CD Zone regulations that require a variance when compared to the RM8 Zone.

Zoning Comparison		
	Proposed CD Zone	RM8 Zone
Density (FAR)	2.82	2.4
Parking	174 parking spaces (147 residential, 27 visitor)	186 parking spaces (159 residential, 27 visitor)

Interim Affordable Housing Policy

One hundred percent of the units are proposed to be rental with 126 (85%) of the units available for market rental and 22 (15%) of the units available for below-market rental. As these units are proposed for market rental, the project generally meets the Interim Affordable Housing Guidelines Policy, which aims for 15% of the development to be allocated for affordable housing. Should a detailed application be submitted, the following details should be provided for review:

- unit mix of below-market rental units;
- monthly rental rate charged for the below-market rental units;
- details on any initial discussions with non-profit operators to manage the units; and
- tenure/duration of the market rental and below-market rental units.

Planning Analysis

Within the surrounding context of the subject site, between Kyle Street and Mary Street, a maximum of four-storey mixed-use development is permitted along St. Johns Street, which then transitions to single-family homes on St. George Street. Thus, the proposed six-storey building on the south side of St. George Street would be out of character with its nearby surroundings. It should also be noted that two new single-family homes are currently under construction on the north side of St. George Street.

Significant opportunities for multi-family residential development are already provided for in the OCP for the Moody Centre neighbourhood. Furthermore, greater density is generally permitted along St. Johns Street, while single-family dwellings are designated in the OCP further south of St. Johns Street. The proposal is inconsistent with the prevailing transition of densities in the OCP.

In general, staff's recommendation is to consider OCP amendments on a block-by-block basis. OCP changes for interior lots can create awkward land use transitions and put pressure on adjacent lands for redevelopment. The proposed development site does not include the corner

four-plex property at 123-129 Mary Street, leaving the existing building or future single-family dwelling adjacent to the six-storey building.

Access Concerns

The current proposal shows vehicular access to the building adjacent to Kyle Park on St. George Street, which is also a bike route. This could create potential conflicts between park users and cyclists with vehicles entering and exiting the building. City bylaws require vehicular access for development which front multiple roads or lanes be from the lowest classified road, where one exists. In this case, any vehicular ingress/egress should be from Hope Street, decreasing any potential conflicts.

Environment and Parks Concerns

The development proposes significant density adjacent to Kyle Park, a small neighbourhood park and surrounding Environmentally Sensitive Area. Careful consideration of the interface between the park and the proposed development is required. Park users should be comfortable using the park adjacent to any new building. Similarly, residents in a new building should not feel unreasonably intruded upon by park users. The building design and landscaping should address this concern. A transition area to soften the edge of the development against the park space would be helpful. Amenity space should be provided on-site to avoid undue pressure on the surrounding park land.

Other Development Considerations

Land assembly at this location would ideally include all the properties on the block with development that carefully considers the surrounding context of the neighbourhood. Consideration could also be given to close a portion of Hope Street to traffic, which could potentially allow options to expand Kyle Park along either the south or west boundary of the site.

Other Option(s)

At this time, staff are seeking input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution. One alternative resolution is as follows:

THAT the applicant be advised to revise the current preliminary application for 2505-2517 St. George (Laidler Development) with the goal of achieving consistency with current Official Community Plan policies.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

As this is a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary 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.

Attachments

1. Location Map.
2. OCP Map.
3. Zoning Map.
4. Project Plans.

Report Author

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Report Approval Details

Document Title:	Early Input – OCP-Rezoning (Apartment) – 2505-2517 St. George Street (Laidler Development).docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - OCP Map.pdf - Attachment 3 - Zoning Map.pdf - Attachment 4 - Project Plans.pdf
Final Approval Date:	Sep 8, 2020

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

André Boel, City Planner - Sep 3, 2020 - 11:16 AM

Kate Zanon, General Manager of Community Development - Sep 3, 2020 - 11:33 AM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Sep 4, 2020 - 9:14 AM

Rosemary Lodge, Manager of Communications and Engagement - Sep 7, 2020 - 2:54 PM

Paul Rockwood, General Manager of Finance and Technology - Sep 7, 2020 - 6:08 PM

Tim Savoie, City Manager - Sep 8, 2020 - 9:10 AM