



City of Port Moody

Report/Recommendation to Council

Date: June 7, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – Pre-Application (Mixed Use) – 2524-2528 St. Johns Street
(Mara+Natha Architecture)

Purpose

To provide an opportunity for early Council input on the preliminary rezoning and OCP amendment applications submitted for 2524-2528 St. Johns Street for an eight-storey mixed-use rental building containing 112 units.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on July 6, 2021 as recommended in the report dated June 7, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application (Mixed Use) – 2524-2528 St. Johns Street (Mara+Natha Architecture).

Background

The City has received preliminary Official Community Plan (OCP) amendment and rezoning applications for the properties at 2524-2528 St. Johns Street to allow for an eight-storey mixed-use building containing two drive-through commercial uses and 112 purpose-built rental units. Implementation of this proposal would require an OCP amendment to change the maximum building height from six to eight storeys, and a rezoning of the site from the General Commercial (C3) Zone to a Comprehensive Development (CD) Zone. An application fact sheet is included as **Attachment 1** and preliminary project plans are included as **Attachment 2**.

Discussion

Property Description

The subject site consists of two properties at the northwest corner of St. Johns Street and Mary Street (**Attachment 3**). The site is approximately 1,743m² (18,762ft²) in size and is developed with a fast-food drive-through restaurant and a pub.

Land Use Policy

Official Community Plan (OCP)

The OCP designates the subject lands as Mixed Use Moody Centre and permits up to a maximum of six storeys in height (**Attachment 4**).

The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of mixed-use developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of earthquake soil liquefaction.

Zoning

The subject properties are presently zoned C3 (**Attachment 5**).

Neighbourhood Context

- West: one- to two-storey commercial buildings zoned C3;
- East: four-storey mixed-use building zoned C3;
- North: Canada Post building zoned C3; and
- South: two-storey commercial buildings zoned C3.

Proposal

The pre-application proposes to amend the OCP and rezone the lands to facilitate a mixed-use, eight-storey building containing two ground-floor commercial drive-through services (for a restaurant and financial institution) and 112 rental units, including 15% (17 units) for below-market rental, all over an underground parking structure. The Zoning Bylaw requires 150 parking spaces for the residential and commercial uses combined; the project proposes 65 parking spaces, which represents a reduction of approximately 57%. The proposed floor area ratio (FAR) is 5.44.

Of the 112 units, the applicant is proposing the following unit mix:

Unit Type	Number of Units	Percentage of Mix
One-Bedroom	79	71%
Two-Bedroom	33	29%

Of the 17 below-market rental units, the application is proposing five one-bedroom units and 12 two-bedroom units.

The applicant has provided the following justification of variances on the proposed application:

Variance	Applicant Justification
Density/Building Height	<ul style="list-style-type: none"> • Meeting the need for residential rental units, based on high purchase prices of residential homes. • Using concrete or mass timber for a durable and sustainable structure.
Parking	<ul style="list-style-type: none"> • Proximity to Moody Centre SkyTrain Station (approximately 800m or a 10-minute walk).
Drive-Throughs	<ul style="list-style-type: none"> • Anticipation that the global future may consist of a pandemic state due to variants of COVID-19 or other viruses, thus social distancing and masks may become normal. • In addition to personal protection equipment, the built environment will also need to contribute to the personal and public protection methodology.

Interim Affordable Housing Guidelines Policy

This project meets the criteria for the application of the Interim Affordable Housing Guidelines Policy. With the entire building being proposed as purpose-built rental housing and 15% available for below-market rental housing, the proposal meets and exceeds the guidelines. The applicant has not indicated the tenure/duration of either rental component.

Planning Analysis

The proposal of an eight-storey building containing multiple drive-through services is not consistent with the City's bylaws and policies.

The proposal for an eight-storey building is inconsistent with the OCP as the site is designated for a maximum of six storeys. Within the vicinity, six storeys is the maximum permitted height, aside from the transit-oriented development areas. Consideration of greater heights should only be made for developments that include a significant contribution and benefit for the community.

The Zoning Bylaw specifically excludes drive-through uses, including drive-through restaurants. Although a drive-through restaurant currently exists on this site and on a few other sites along St. Johns Street, the drive-through restaurant use has been removed from all the conventional commercial zones as a permitted use. That said, any existing drive-through uses are permitted to remain in operation indefinitely as a legal non-conforming use, but new drive-through uses are not permitted. A proposed rezoning of the site would not permit the existing drive-through use to be extended into the new development.

To accommodate the multiple drive-through services, underground parkade access, and loading areas, the site plan proposes vehicular access via St. Johns Street, Mary Street, and Spring Street. The three points of access are not permitted based on provisions in the Zoning Bylaw. The number of egress/ingress points will impact the walkability of the area, particularly given that there has been an encouraging uptake of commercial retail spaces in this part of Moody Centre in recent years. The significant parking reduction is also a concern as there are existing parking challenges expressed by businesses in the area for both customer and employee parking supply.

Other Option(s)

At this time, the applicant and staff are seeking preliminary 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 consider current OCP policies and direction for a future development application.

Financial Implications

There are no financial implications associated with the recommendations in 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 supports 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. Application Fact Sheet – 2425-2428 St. Johns Street.
2. Preliminary Project Plans – 2425-2428 St. Johns Street.
3. Location Map – 2425-2428 St. Johns Street.
4. Land Use Designations Map – 2425-2428 St. Johns Street.
5. Zoning Map – 2425-2428 St. Johns Street.

Report Author

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Report Approval Details

Document Title:	Early Input - Pre-Application (Mixed Use) - 2524-2528 St. Johns Street (Mara+Natha Architecture).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Application Fact Sheet - 2425-2528 St. Johns Street.pdf- Attachment 2 - Preliminary Project Plans - 2425-2528 St. Johns Street.pdf- Attachment 3 - Location Map - 2524-2528 St. Johns Street.pdf- Attachment 4 - Land Use Designation Map - 2524-2528 St. Johns Street.pdf- Attachment 5 - Zoning Map - 2524-2528 St. Johns Street.pdf
Final Approval Date:	Jun 28, 2021

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

André Boel, City Planner - Jun 23, 2021 - 1:34 PM

Mary De Paoli for Kate Zanon, General Manager of Community Development - Jun 24, 2021 - 8:29 AM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jun 24, 2021 - 12:50 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jun 24, 2021 - 10:17 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 25, 2021 - 9:40 AM

Tim Savoie, City Manager - Jun 28, 2021 - 4:41 PM