



# City of Port Moody

## Report/Recommendation to Council

Date: August 30, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon) – Second Reading

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### Purpose

To present for Council consideration of second reading a Zoning Amendment Bylaw for a six-storey mixed-use development, with 680m<sup>2</sup> (7,329ft<sup>2</sup>) of commercial space, 242 residential units, and the dedication of 1,234.7m<sup>2</sup> (13,291ft<sup>2</sup>) of riparian area (South Schoolhouse Creek) to the City.

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### Recommended Resolution(s)

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 54, 2021, No. 3315 (2025 St. Johns Street) (CD85) be read a second time as amended as recommended in the report dated August 30, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon) – Second Reading;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 54, 2021, No. 3315 (2025 St. Johns Street) (CD85) be referred to a Public Hearing.**

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### Background

The applicant is proposing to rezone the subject site from Automobile Sales and Service (C5) to Comprehensive Development Zone 85 (CD85) and Civic Service (P1) for the South Schoolhouse Creek Riparian Protection and Enhancement Area (RPEA) portion of land that is to be dedicated to the City. **Attachment 1** is the report considered by Council at the Committee of the Whole (COTW) meeting held on June 15, 2021 for first reading of the bylaw; this report provides a summary of the project. **Attachment 2** is the draft CD Zoning Bylaw.

The following are the key milestones in the development review process to date:

- the application was accepted on September 19, 2019;
- Community Planning Advisory Committee (CPAC) consideration of the application took place on November 5, 2019;
- a Community Information Meeting was held on February 13, 2020; and
- Early Input was provided at COTW on June 16, 2020.

At the June 15, 2021 COTW meeting, the following resolutions were passed:

CW21/075a

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 54, 2021, No. 3315 (2025 St. Johns Street) (CD85) be read a first time as recommended in the report dated May 12, 2021 from the Community Development Department – Development Planning Division regarding Zoning Amendment Bylaw – 2025 St. Johns Street (Marcon).

CW21/081

THAT second reading be postponed until staff have explored further direction from Council.

CW21/077} as amended (by CW21/078)

THAT staff and the applicant consider the following:

- increase to an affordable housing component in line with the City's Affordable Housing Guidelines;
- eliminate the Riparian Area encroachment;
- completed traffic study for Council review; and
- increase to job generating space.

If this report's recommendations are supported by Council, the next steps will be:

- Public Hearing followed by consideration of third reading;
- drafting of Housing Agreement Bylaw for Council consideration;
- detailed design review for Development Permit; and
- adoption of Bylaws (Rezoning and Housing Agreement) and issuance of Development Permits (form and character and environmentally sensitive areas).

## Discussion

In response to Council direction, an updated proposal has been submitted. The applicant has submitted a letter summarizing the application changes (**Attachment 3**). The development proposal, as amended, includes:

- six-storey mixed-use building over an underground parkade;
- Floor Area Ratio of 2.24 before land dedication and 2.64 following dedication;
- a total of 242 residential units, with a unit mix of 119 studio units, 49 one-bedroom units, 70 two-bedroom units, and four three-bedroom units;
- 18 below-market rental units, with rents based on BC Housing's Housing Income Limits (HILs) rates, including 13 one-bedroom and five two-bedroom units;
- 18 rent-to-own units, including 13 one-bedroom and five two-bedroom units;
- 680m<sup>2</sup> (7,329ft<sup>2</sup>) of commercial space, located at the northeast corner of the development;
- 333 vehicle parking spaces compared to the Zoning Bylaw requirement of 330 and 376 bicycle parking spaces compared to the required 364;

- a public art component, with a proposed budget of \$200,000, which will be incorporated within the building façade on the St. Johns Street frontage;
- 942.8m<sup>2</sup> (10,148ft<sup>2</sup>) of outdoor amenity space and 222.7m<sup>2</sup> (2,397ft<sup>2</sup>) of indoor amenity space;
- the project will target Step Code 3 of the BC Energy Step Code; and
- protection and restoration of the South Schoolhouse Creek riparian area, with the RPEA portion consisting of 1,234.7m<sup>2</sup> (13,291ft<sup>2</sup>) being dedicated to the City as park and rezoned to Civic Service (P1). The Riparian Transition Area (RTA) and also High Value Environmentally Sensitive Area (i.e. mixed forest) will also be enhanced and protected via covenant. The requested variance for the 70m<sup>2</sup> (753ft<sup>2</sup>) portion of RTA, will be incorporated as part of the setbacks, within the CD Bylaw (**Attachment 2**).

The application changes are summarized as follows:

REQUESTED CHANGE	FIRST READING SUBMISSION	REVISED SUBMISSION	STAFF COMMENTS
Affordable Housing Component	19 market rental units seven below-market rental units <b>Total: 26 units</b>	18 below-market rental units, with rents based on HILs rates. (including 13 one-bedroom and five two-bedroom units) 18 rent-to-own units (including 13 one-bedroom and five two-bedroom units) <b>Total: 36 units</b>	The increase in the total number of units addressing affordability from 26 units to 36 units is seen as a positive change, particularly the increase to the number of below-market rental units from seven units to 18 units.
Riparian Area Encroachment	a setback variance to the RTA for a 70m <sup>2</sup> (753ft <sup>2</sup> ) portion of the building at the southwest corner of Building 2 (South)	No changes proposed	The applicant has highlighted impacts of conforming with the setback on the efficiency of the parkade (parking, bicycle facilities, electrical substation room, lobby) and also potential cost of an additional storey of parking. Staff continue to acknowledge the project proposes a relatively small variance request resulting in a significant enhancement of the riparian area adjacent to South Schoolhouse Creek, which includes the dedication of the RPEA area to the City as park.
A completed traffic study for Council review	A traffic study had been completed as part of the initial rezoning application/prior to first reading	The completed traffic study is attached to this report ( <b>Attachment 4</b> )	Staff have reviewed the traffic study and the impact of the development on traffic movements on Albert Street and relevant intersections and have identified no areas of concern. It is noted that as part of the development, there will be improvements to the intersection and road alignment at Albert Street and St. Johns Street.

Increase to job generating space.	680m <sup>2</sup> (7,329ft <sup>2</sup> ) of commercial space, located at the northeast corner of the development	No changes proposed	As part of the review of the application, staff have considered the viability of commercial space at this location, and the challenges of the grade changes across the site in terms of including retail fronting both St. Johns Street and Albert Street. Based on this review, it is felt that the corner location is the most viable location for commercial space as part of the development. It is also noted that adding additional commercial space may have implications on traffic generation.
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#### Additional Items

In addition to the above items, there are two other changes/clarifications the applicant has communicated:

- further refinement to the rooftop amenity space, with the total area increased by 20% to provide for improved programming and landscaping, but also to provide better separation of activities; and
- confirmation that the project will meet Step Code 3, in line with the City's Corporate Policy for applications received prior to 2021. Previously, the applicant had committed to either Step Code 3 or Step Code 2 with a low carbon energy system.

During staff's review of the draft bylaw for this report, it was noted that section 2.1 incorrectly listed the new P1 zone as Civic Institutional; the correct zone description is Civic Service. Bylaw No. 3315 has been amended to reflect this correction.

#### Other Option(s)

THAT the applicant address the following issues prior to second reading and referral to a Public Hearing:

- list issues.

#### Financial Implications

##### Community Amenity Contributions (CACs)

The CAC amount will be established at the development permit stage once the final residential floor area is confirmed and prior to the adoption of the rezoning bylaw. Based on the proposed residential floor area of 16,944.7m<sup>2</sup> (182,391ft<sup>2</sup>) at \$6.00/ft<sup>2</sup>, the contribution would be approximately \$1,094,346. Of that total, approximately \$364,782 would be directed to the Affordable Housing Reserve Fund, and the remaining \$729,564 would go towards general community amenities.

## Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, an opportunity for input from the general public and specific stakeholder groups was provided at the community information meeting held on February 12, 2020 at the Old Mill Boathouse from 6:00-8:00pm. Should the application proceed through the approval process, there will be an additional opportunity for community input at a Public Hearing.

## Council Strategic Plan Objectives

The 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 City's Official Community Plan.

## Attachment(s)

1. June 15, 2021 Staff Report for Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon).
2. Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 54, 2021, No. 3315 (2025 St. Johns Street) (CD85).
3. Application Letter – Response to First Reading comments – 2025 St. Johns Street.
4. Transportation Impact Assessment – 2025 St. Johns Street

## Report Author

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## Report Approval Details

Document Title:	Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon) – Second Reading.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - June 15, 2021 Staff Report for Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon).pdf</li><li>- Attachment 2 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 54, 2021, No. 3315 (2025 St. Johns Street) (CD85).pdf</li><li>- Attachment 3 - Application Letter - Response to First Reading comments – 2025 St Johns Street.PDF</li><li>- Attachment 4 - Transportation Impact Assessment - 2025 St. Johns Street.PDF</li></ul>
Final Approval Date:	Sep 21, 2021

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

André Boel, City Planner - Sep 14, 2021 - 1:35 PM

Kate Zanon, General Manager of Community Development - Sep 15, 2021 - 8:29 AM

Dorothy Shermer, Corporate Officer - Sep 15, 2021 - 3:09 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Sep 16, 2021 - 8:56 AM

Paul Rockwood, General Manager of Finance and Technology - Sep 17, 2021 - 11:03 AM

Tim Savoie, City Manager - Sep 21, 2021 - 11:19 AM