



City of Port Moody

Report/Recommendation to Council

Date: December 22, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon) – Second Reading
(Part 2)

Purpose

To present for Council consideration of second reading a Zoning Amendment Bylaw for a six-storey mixed-use development, with 1,414m² (15,220ft²) of commercial space, 222 residential units, and the dedication of 1,234.7m² (13,291ft²) of riparian area (South Schoolhouse Creek) to the City, located at 2025 St Johns Street (File No.: 6700-20-196).

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 and recommended in the report dated December 22, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon) – Second Reading (Part 2);

AND THAT Bylaw No. 3315 be referred to a Public Hearing.

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 second reading report considered by Council at the Regular Council meeting held on September 28, 2021; the report provides a summary of the project, as previously submitted. **Attachment 2** is the amended draft Zoning Amendment Bylaw.

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

- application accepted – September 19, 2019;
- Community Planning Advisory Committee (CPAC) consideration – November 5, 2019;
- Community Information Meeting – February 13, 2020;
- Early Input at Special Council (COTW) – June 16, 2020;

- First Reading of draft rezoning Bylaw – June 15, 2021, with staff and the applicant to consider the following prior to consideration of second reading:
 - increase to an affordable housing component in line with the City’s Affordable Housing Guidelines;
 - eliminate the Riparian Area encroachment;
 - complete a traffic study for Council review; and
 - increase to job-generating space; and
- Consideration of Second Reading and amended proposal – September 28, 2021, resulting in the following resolution being passed:

RC21/404-405a-f

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

- put our local environment first by eliminating the Riparian Area encroachment and dropping the request for variance;
- improve the project’s overall affordability for families and others by increasing the permanent share of all units that are HILS-based below-market rental units from 7% to at least 10% in a balanced mix of one- and two-bedroom formats;
- reflecting our community’s most pressing housing needs, change the unit mix overall to significantly reduce the number of small studio condos and increase meaningfully the share and number of two-bedroom and three-bedroom family units;
- consider steps to encourage owner-occupation during the first 12 months that a unit is occupied;
- double the job-generating space for retail or office businesses to at least 15,000ft²; and
- consider implementing a locals first policy.

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

- Public Hearing followed by consideration of third reading;
- drafting of Housing Agreement Bylaws for the below-market rental units, rent-to-own units, and no-rental restriction 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 2.25 before land dedication and 2.65 following dedication;

- a total of 222 residential units, with a unit mix of 122 one-bedroom units (55%), 91 two-bedroom units (41%), and nine three-bedroom units (4%);
- 23 below-market rental units secured for sixty years, or the lifetime of the building, with rents based on BC Housing’s Housing Income Limits (HILs) rates, including 13 one-bedroom, and 10 two-bedroom units;
- 10 rent-to-own units, including six one-bedroom and four two-bedroom units;
- 1,414m² (15,220ft²) of commercial space, including a second storey portion, located at the northeast corner of the development fronting St. Johns Street;
- 345 vehicle parking spaces, compared to the Zoning Bylaw requirement of 335, and 335 bicycle parking spaces, as required;
- 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;
- 942.8m² (10,148ft²) of outdoor common amenity space and 197.9m² (2,129ft²) of indoor common amenity space;
- the project will target Step 3 of the BC Energy Step Code; and
- full compliance with Zoning Bylaw setbacks for both the RPEA and RTA. Protection and restoration of the South Schoolhouse Creek riparian area, with the RPEA portion consisting of 1,234.7m² (13,291ft²) 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 following is a summary of the application changes, as requested by Council:

REQUESTED CHANGE	SEPTEMBER 28, 2021 SUBMISSION	REVISED SUBMISSION	STAFF COMMENTS
Riparian Area Encroachment	a setback variance to the RTA for a 70m ² (753ft ²) portion of the building at the southwest corner of Building 2 (South)	Removal of the encroachment for the parkade and all elements below grade and alteration to roof eaves mean that there are no encroachments proposed into the RTA.	There is now no proposed encroachment into the RTA. In order to remove the requested variance, the applicant has provided an additional partial storey of below-grade parkade.
Affordable Housing Component	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) Total: 36 units	23 below-market rental units, with rents based on HILs rates (including 13 one-bedroom and 10 two-bedroom units) 10 rent-to-own units (including six one-bedroom and five two-bedroom units) Total: 33 units	The total number of units (below-market rental and rent-to-own units) has been reduced by three units, which is reflective of the 20 unit reduction in the total number of units (from 242 to 222 units). The below market portion has been increased to 10% of the total units. The value/cost of the additional below-market rental, including the increase in two-bedroom units, exceeds the value of

			the reduced number of rent-to-own units. The proponent has indicated that the cost of providing a below-market rental unit is four to five times greater than that of a rent-to-own unit.
Reduce number of studios and increase the number of two- and three-bedroom units	160 one-bedroom/studio units (66%) 78 two-bedroom units (32%) 4 three-bedroom units (2%) Total 242 units	122 one-bedroom/studio units (55%) 91 two-bedroom units (41%) 9 three-bedroom units (4%) Total: 222 units	Overall number of units has decreased by 20 units. Two+ bedroom units have now increased from just over 1/3 of units to just under 1/2 of units.
Consider Steps to Encourage Owner-Occupation during the first 12 months	No specific measures	May be legal challenges with compelling and tracking a homeowner's use of their property; the applicant will continue to explore options for encouraging owner occupation.	As with other similar projects, in order to encourage a larger rental stock in the City, it has been standard practice for the City to have a no-rental restriction clause as part of the Housing Agreement Bylaws, to ensure owners are not restricted from renting their units.
Increase to job generating space to at least 15,000ft ²	680m ² (7,329ft ²) of commercial space, located at the northeast corner of the development	1,414m ² (15,220ft ²) of commercial space, including a second-storey portion, located at the northeast corner of the development fronting St. Johns Street.	Staff estimate the commercial space proposed would result in approximately 73 jobs.
Consider Implementing a Locals First Policy	No specific measures	Applicant will implement a Locals First Policy to ensure that Port Moody residents have an opportunity at the beginning of the sales campaign to purchase homes before the general public.	These programs are designed to prioritise both local residents and encourage owner-occupation. Details to be confirmed as part of any future Development Permit stage.

Additional Items

In addition to the above items, one other change the applicant has communicated, includes the addition of roof decks to five of the homes in the south building, which provides these homes with expanded outdoor space and further improves on the mix and quality of family-oriented homes.

Updated architectural plans and landscape plans, reflecting the proposed changes, are provided as **Attachments 4** and **5** respectively. It is noted that the additional commercial space proposed, including a second storey on the corner of St Johns Street and Albert Street has resulted in a change to the building design, which is reflected in **Attachment 6**.

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 16,773.5.m² (180,549ft²) at \$6.00/ft², the contribution would be approximately \$1,083,298. Of that total, approximately \$361,099 would be directed to the Affordable Housing Reserve Fund, and the remaining \$722,199 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 from 6:00-8:00pm at the Old Mill Boathouse. 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 2019-2022 Council Strategic Plan priority of Community Evolution 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. Report considered at the September 28, 2021 Council meeting.
2. Draft Rezoning Amendment Bylaw No. 3315 (2025 St. Johns Street) (CD85).
3. Applicant Response Letter – Response to Second Reading comments – 2025 St. Johns Street.
4. Architectural Plans – 2025 St. Johns Street.
5. Landscape Plans – 2025 St. Johns Street.
6. Project Rendering – St Johns Street and Albert Street

Report Author

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Report Approval Details

Document Title:	Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon) – Second Reading (Part 2).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Considered at 2021 09 28 Council meeting - Rezoning (Mixed Use) – 2025 St. Johns Street (Marcon) – 2nd Read.pdf- Attachment 2 - Draft Rezoning Amendment Bylaw No. 3315 (2025 St Johns Street) (CD85).pdf- Attachment 3 - Applicant Response Letter – Response to Second Reading Comments – 2025 St Johns Street.PDF- Attachment 4 - Architectural Drawings - 2025 St Johns Street.pdf- Attachment 5 - Landscape Plans - 2025 St Johns Street.pdf- Attachment 6 - Project Rendering - St Johns Street and Albert Street.pdf
Final Approval Date:	Jan 17, 2022

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

André Boel, City Planner - Jan 12, 2022 - 7:29 AM

Kate Zanon, General Manager of Community Development - Jan 12, 2022 - 5:31 PM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Jan 13, 2022 - 12:16 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jan 13, 2022 - 4:11 PM

Paul Rockwood, General Manager of Finance and Technology - Jan 14, 2022 - 11:05 AM

Tim Savoie, City Manager - Jan 17, 2022 - 2:14 PM