



City of Port Moody

Report/Recommendation to Council

Date: April 29, 2022

Submitted by: Community Development Department – Development Planning Division

Subject: Development Approval – 2025 St. Johns Street (Marcon)

Purpose

To present for Council consideration of the following:

- adoption of the Zoning Amendment Bylaw No. 3315 (**Attachment 1**) to rezone the subject lands from Automobile Sales and Service (C5) to Comprehensive Development Zone 85 (CD85) and Civic Service (P1);
 - adoption of the Housing Agreement Bylaws No. 3364, 3365 and 3366 (**Attachment 2, 3 and 4**) that establishes the parameters of the housing component, including below market rental units, rent-to-own units and no rental restriction; and
 - authorization of Development Permit No. DP000010 (**Attachment 5**) for Form and Character and Environmentally Sensitive Areas.
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If approved, this would allow 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 and 3060-20-142).

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), City of Port Moody Housing Agreement Bylaw, 2022, No. 3364 (2025 St. Johns Street) (Below-Market Rental), City of Port Moody Housing Agreement Bylaw, 2022, No. 3365 (2025 St. Johns Street) (Rent to Own) and City of Port Moody Housing Agreement Bylaw, 2022, No. 3366 (2025 St. Johns Street) (Rental Available) be now adopted as recommended in the report dated April 29, 2022 from the Community Development Department – Development Planning Division regarding Development Approval – 2025 St. Johns Street (Marcon);

AND THAT Development Permit No. DP000010 be authorized for issuance;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Background

Zoning Amendment Bylaw No. 3315 (**Attachment 1**) was given first reading at the June 15, 2021, Special Council Meeting, second reading at the January 25, 2022, Regular Council Meeting, and third reading at the February 22, 2022, Special Council Meeting held following a Public Hearing. The related Housing Agreement Bylaws No. 3364, 3365 and 3366 (**Attachment 2, 3 and 4**) were given first, second, and third readings on May 10, 2022. Draft Development Permit No. DP000010 (**Attachment 5**) includes components to address form and character and hazardous lands.

Discussion

Property Description and Neighbourhood Context

The subject site at 2025 St. Johns Street, as shown on the Location Plan (**Attachment 6**), is approximately 8,088.1m² (87,059ft²) in area and has significant grade changes on the western portion of the site, before more gradually sloping down towards the northeast corner of the property. South Schoolhouse Creek runs through the southeast portion of the property. The subject property is currently vacant, though it was formerly the site of Barnet Hotel.

The Official Community Plan (OCP) designates the subject lands as Mixed Use – Moody Centre; the site is also part of the Westport Evergreen Line Sub-Area, which permits commercial and residential development of up to six storeys in height. 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 4: Environmentally Sensitive Areas related to South Schoolhouse Creek and an Environmentally Sensitive Area located on the western portion of the property. The subject lots are presently zoned Automobile Sales and Leasing (C5), with a site-specific allowance for a Licensee (liquor) Retail Store on the subject property.

The Project Fact Sheet (**Attachment 7**) outlines highlights of the project, and separate maps show the current OCP Land Use and Zoning Designations (**Attachment 8 and 9**).

Development Proposal Description:

The development proposal consists of the following:

- 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%); 90 two-bedroom units (41%), and ten 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 7 two-bedroom units and 3 three-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 332, 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 Riparian Protection and Enhancement Area (RPEA) and Riparian Transition Area (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 RTA as well as the High Value Environmentally Sensitive Area (i.e., mixed forest) will also be enhanced and protected via covenant.

Rezoning

The proposal requires the rezoning of the site from Automobile Sales and Leasing (C5) to Comprehensive Development Zone 85 (CD85) and Civic Institutional (P1) for the South Schoolhouse Creek RPEA portion of land that is to be dedicated to the City. Rezoning Bylaw No. 3315 is included as **Attachment 1**.

Development Permit – Form and Character

The Development Permit (**Attachment 5**) will include as schedules the Architectural Plans and Landscape Plans respectively, with key pages from these provided in **Attachment 10** and **11**. The project has been reviewed against the applicable Development Permit Area 2: Moody Centre design guidelines, which regulate the form and character of mixed-use developments. The development proposes:

- two six storey buildings, with commercial uses at grade and on the second storey of the building on the corner of Albert Street and St. Johns Street, with residential uses above;
- outdoor amenity space located within a central courtyard area that abuts the ESA to the west and amenity space on the building rooftops;
- extensive landscaping, including the restoration and enhancement of riparian areas and ESA, and
- a design approach, that incorporates a public art installation into the façade of the building on St. Johns Street at the corner of Albert Street and the use of both coloured panels and glass on the balconies, with materials that include brick for the commercial base and a corrugated metal cladding of the upper residential levels.

Development Permit – Environmentally Sensitive Areas

The site falls within Development Permit Area 4: Environmentally Sensitive Areas due to the South Schoolhouse Creek riparian area and High Value Environmentally Sensitive Area (i.e., mixed forest) located on the western portion of the property. Related environmental reports (**Attachment 12** and **13**) that address the restoration and management of this areas have been submitted as part of the Development Permit will be attached as Schedules to the permit.

Housing

It is noted that this application was in-stream prior to Council's adoption of the Interim Affordable Housing Guidelines Policy, and that the housing component within this project has been reviewed with that in mind. Three separate Housing Agreement Bylaws with the following elements are being proposed:

- 23 below-market rental units, representing 10% of the total units, secured in perpetuity, with management of the units either by Marcon or a non-profit. The unit mix includes

13 one-bedroom, 7 two-bedroom units, and 3 three-bedroom units. Rents are to be based on BC Housing's Housing Income Limits (HILs), which based on 2021 rates will result in monthly rents of \$1,437.50 for the one-bedroom units, \$1,725.00 for the two-bedroom units, and \$2,212.50 for the three-bedroom units. The draft Housing Agreement Bylaw – Below-Market Rental Housing is included as **Attachment 2**;

- 10 rent-to-own units, including 6 one-bedroom and 4 two-bedroom units. There will be flexibility over which units within the development are chosen, but it will include a minimum of 4 two-bedroom units. Rents for the 6 one-bedroom units will be \$1,700-\$1,900 and for the 4 two-bedroom units will be \$2,300-\$2,500. All rent accumulated over the two-year rental period will be saved on their behalf by the developer and will be applied to the purchase price of the unit. The draft Housing Agreement Bylaw – Rent to Own is included as **Attachment 3**; and
- A “no rental restriction” (rental available) requirement, which ensures owners are not restricted from renting their units. As with other similar projects, 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. The draft Housing Agreement Bylaw – Rental Available is included as **Attachment 4**.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 14**. The following table summarizes the scoring.

<div> <div>Sustainability Pillar</div> <div>Application</div> </div>	Cultural	Economic	Environmental	Social	Overall Total
2025 St Johns Street	64% (7 out of 11)	54% (8.5 out of 16)	81% (43 out of 53)	59% (22.5 out of 38)	69%

Concluding Comments

The proposed development is in conformance with the applicable design guidelines. Overall, this project will provide a mix of commercial space and housing options on a neglected and key gateway/landmark site, along with environmental enhancement of significant portions of the site and is seen as representing a positive addition to the community.

Other Option(s)

That Development Permit No. DP000010 be revised to address the following:

- list items.

Financial Implications

The applicant has paid a Community Amenity Contribution (CAC) in the amount of \$1,090,158.60, in accordance with the City's CAC Policy, with \$726,772.40 allocated towards general community amenities and \$363,386.20 allocated towards the affordable housing reserve.

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 public and specific stakeholder groups was provided at the community information meeting, facilitated by the applicant and attended by staff, was held on February 12, 2020, from 6:00-8:00pm at the Old Mill Boathouse.

The Public Hearing for the Zoning Bylaw amendment Bylaw was held on February 22, 2022. In accordance with the City's Development Approval Procedures Bylaw, the required notification procedures were followed. This included signage posted on the subject property, notifications sent to property owners and occupants within 140m of the subject property, and advertisements placed in the Tri-City News.

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. Zoning Amendment Bylaw No. 3315
2. Housing Agreement Bylaw No. 3364 – Below Market Rental
3. Housing Agreement Bylaw No. 3365 – Rent to Own
4. Housing Agreement Bylaw No. 3366 – Rental Available
5. Development Permit No. DP000010
6. Location Map – 2025 St. Johns Street
7. Project Factsheet – 2025 St. Johns Street
8. OCP Land Use Designation Map – 2025 St. Johns Street
9. Zoning Map – 2025 St. Johns Street
10. Architectural Plans – 2025 St. Johns Street
11. Landscape Plans – 2025 St. Johns Street
12. Environmental Assessment and Restoration Plan – 2025 St. Johns Street
13. Construction Environmental Management Plan – 2025 St. Johns Street
14. Sustainability Report Card – 2025 St. Johns Street

Report Author

Kevin Jones, MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	Development Approval – 2025 St Johns Street (Marcon).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Zoning Amendment Bylaw No. 3315.pdf- Attachment 2 - Housing Agreement Bylaw No. 3364 – Below Market Rental.pdf- Attachment 4 - Housing Agreement Bylaw No. 3366 – Rental Available.pdf- Attachment 3 - Housing Agreement Bylaw No. 3365 – Rent to Own.pdf- Attachment 5 - Development Permit No. DP000010.pdf- Attachment 6 - Location Map - 2025 St. Johns Street.PDF- Attachment 7 - Project Factsheet - 2025 St. Johns Street.pdf- Attachment 8 - OCP Land Use Designation Map - 2025 St. Johns Street.PDF- Attachment 9 - Zoning Map - 2025 St. Johns Street.PDF- Attachment 10 - Architectural Plans - 2025 St. Johns Street.pdf- Attachment 11 - Landscape Plans - 2025 St. Johns Street.pdf- Attachment 12 - Environmental Assessment and Restoration Plan – 2025 St. Johns Street.pdf- Attachment 13 - Construction Environmental Management Plan – 2025 St. Johns Street.pdf- Attachment 14 - Sustainability Report Card - 2025 St. Johns Street.pdf
Final Approval Date:	May 17, 2022

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

Kate Zanon, General Manager of Community Development - May 17, 2022 - 10:11 AM

Tim Savoie, City Manager - May 17, 2022 - 10:54 AM