



City of Port Moody

Report/Recommendation to Council

Date: April 27, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input - (Pre-application) 2201–2209 St. Johns Street - (Jordan Kutev Architect Inc.)

Purpose

To provide an opportunity for early Council input on the Preliminary Application submitted for 2201–2209 St. Johns Street, for a potential 18-unit townhouse project on the three existing properties.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on June 14th, 2022, regarding the Pre-Application presented in the report dated April 27, 2022, from the Community Development Department – Development Planning Division regarding Early Input (Pre-application) 2201-2209 St. Johns Street – (Jordan Kutev Architect Inc.)

Background

Jordan Kutev Architect Inc. have submitted a Preliminary Application for the properties at 2201–2209 St. Johns Street for an 18-unit townhouse project within four buildings. The project would require the rezoning of the site from the Single Detached Residential (RS1) Zone to a Medium Density Townhouse Residential (RM4) Zone. An Application Fact Sheet with details of the proposal is included in **Attachment 1** and the applicant's preliminary project plans are included in **Attachment 2**.

Discussion

Property Description

The subject site consists of three single-family lots that front St. Johns Street, totalling approximately 2,427m² (26,125ft²) in size. See the location map in **Attachment 3**. Two of the single-family lots are currently developed with a single-family home, while the third lot has been vacant since 2012. The properties all gently slope to the north, with the main changes in elevation observed at the north and south property lines.

Official Community Plan (OCP) and Zoning

The City's Official Community Plan (OCP) designates the subject site as Multi-Family Residential, which allows for low to medium density attached housing of up to three-storeys. The subject site is located within the heart of the Moody Centre Heritage Conservation Area. A Heritage Alteration Permit would be required to ensure that the proposed design adheres to the Heritage Conservation Area design guidelines. The properties are also located within Development Permit Area 5 (Protection of Development from Hazardous Conditions), potential "Flood Hazard" as well as "Indirect Debris Flow", which would need to be addressed by related geotechnical reports

The subject site is currently zoned Single Detached Residential (RS1). The OCP and Zoning designation maps are included as **Attachment 4** and **5**.

Neighbourhood Context

The site fronts onto St. Johns Street and backs onto St. Andrews Street (lane). Surrounding development consists of the following:

- North: A mix of Single Family (RS1) and the Parish of St. John the Apostle Church (P2), across St. Johns St.
- East: Low-Density Townhouse residential (RM3) from the early 1990s.
- South: A mix of Single Family (RS1) and Single-Family Small Lot (RS-1S) residential.
- West: Single-family residential (RS-1) (across Douglas Street).

Development Proposal Description

The development proposal consists of:

- 18 townhouse units within four buildings, two fronting St. Johns Street and the other two buildings fronting St. Andrews Street, with a central driveway accessed off Douglas Street.
- A unit mix of 13 four-bedroom and 5 three-bedroom units.
- 36 parking spaces (2.0 per unit), with ten of them tandem spaces, and four visitor parking spaces.
- An outdoor amenity space of 114m².
- A floor area of 2425m² (25,996ft²) and a Floor Area Ratio (FAR) of 0.99. and
- A lot coverage of 50%.

Staff Analysis

As this is a Preliminary Application, staff have completed a high-level review of the proposal and have the following comments and items for further consideration:

- Lot coverage - the proposed lot coverage of 50%, is higher than the 40% allowed in the RM4 zone. It is noted that following a 40% lot coverage may allow for additional outdoor amenity space and potential tree retention.
- Site design - adapting the site plan to step with the natural grades across the site, may reduce the need for external stairs and retaining walls and allow for the development to more successfully address all three street frontages;
- Accessible units - acknowledging the family-friendly form that townhomes provide, consideration could be given to include some accessible units within the townhome form.

- Bedroom design – further unit configuration and layout review, including bedroom sizes and dimensions, so that the proposed bedrooms are viable for use as a bedroom.
- Access - access from Douglas Street is not supported given the proximity to the intersection of Douglas Street and St. Johns Street.
- Amenity space - though the project provides the required amount of outdoor amenity space, given the lack of public park space in the immediate area, the design should support various demographics and activities.

The population growth projection for the proposed units is 52 and the proposed job growth would be of 4 home-based jobs. (see **Attachment 6**)

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 describing specific changes Council would like to see made to the application.

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 an opportunity for input from the 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 – 2201-2209 St. Johns Street
2. Architectural Drawings – 2201-2209 St. Johns Street
3. Location Map – 2201-2209 St. Johns Street
4. OCP Map – 2201-2209 St. Johns Street
5. Zoning Map – 2201-2209 St. Johns Street
6. Growth Statement Table – 2201 – 2209 St. Johns Street

Report Author

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Report Approval Details

Document Title:	Early input (Pre-application) 2201 - 2209 St. John Street (Jordan Kutev Architect Inc).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Application Fact Sheet - 2201-2209 St. Johns Street.pdf- Attachment 2 -Architectural Drawings - 2201- 2209 St. Johns Street.pdf- Attachment 3 - Location Map - 2201-2209 St. Johns Street.pdf- Attachment 4 - OCP Map - 2201-2209 St. Johns Street.pdf- Attachment 5 - Zoning Map - 2201-2209 St. Johns Street.pdf- Attachment 6 - Growth Statement Table - 2201-2209 St. Johns Street.pdf
Final Approval Date:	Jun 6, 2022

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

Kate Zanon, General Manager of Community Development - Jun 1, 2022 - 12:53 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Jun 1, 2022 - 4:04 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 1, 2022 - 4:42 PM

Tim Savoie, City Manager - Jun 6, 2022 - 2:19 PM