



City of Port Moody

Report/Recommendation to Council

Date: June 29, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Development Permit No. DP000044 – Moody Elementary School – 110 Buller Street

Purpose

To present for Council consideration, authorization of Development Permit No. DP000044 (**Attachment 10**) for Form and Character and Hazardous Conditions.

Recommended Resolution

THAT Development Permit No. DP000044 be authorized for issuance as recommended in the report dated June 29, 2022 from the Community Development Department – Development Planning Division regarding Development Permit No. DP000044 - Moody Elementary School – 110 Buller Street.

Discussion

Property Description

The new elementary school is proposed to be located on the same property as the existing Moody Middle School on the south side of St. Johns Street and the east side of Buller Street. The overall property, as shown on the Location Plan (**Attachment 1**) is comprised of two legal parcels 10.02 ha (24.8 ac.) in area. From the existing Middle School, the site slopes gradually down by approximately 3m (9.8ft) towards St. Johns Street.

The Application Fact Sheet (**Attachment 2**) outlines highlights of the project and the current OCP Land Use and Zoning Designation Maps are included as **Attachments 3 and 4**.

Development Proposal Description

The development proposal involves the construction of a new Moody Elementary School sited on a vacant portion of the property between the existing middle school and St. Johns Street. The new school is an L-shaped, primarily single storey structure with a partial second floor at the north end of the building. The building is 3,680 m² (39,611 ft²) in area and is designed to accommodate 385 students from kindergarten to Grade 5 in 16 classrooms. The building incorporates a gymnasium, multi-purpose room, learning commons area, administrative offices and a child care facility providing approximately 46 spaces. The project also includes:

- an outdoor play area on the roof of the first floor in the northwest corner of the building;

- a new gravel play field, two, age-appropriate playgrounds and a painted asphalt basketball court, all located to the east of the building;
- 48 parking spaces including 2 accessible spaces, along with 12 drop-off spaces, a bus drop-off space, new emergency vehicle space and a separate loading space for deliveries;
- 24 short-term exterior bicycle parking racks plus one interior long-term bicycle space;
- vehicular access/egress to the new parking area utilizing the existing middle school vehicle entrance;
- the use of durable building materials, consisting of masonry brick veneer, cementitious panels, aluminum composite cladding and a standing seam metal roof, reflecting School District 43's maintenance requirements;
- landscaping, comprised of sod planting, with 16 new on-site trees to replace six trees removed to facilitate the building construction. One street tree on St. Johns Street is proposed to be removed to allow for the construction of a pedestrian connection. Staff recommend that the pedestrian connection location be adjusted, or alternatively, a replacement tree planting be added.
- energy conservation measures, including heat pumps, enhanced envelope and solar panels are proposed in response to the School District's GHG reduction strategy, however, it is acknowledged that the solar panels may be eliminated should budget constraints dictate.

As shown on the site plan, the hardsurfaced play area adjacent to St. Johns Street may be used for portables if needed in the future.

A Letter of Intent and the project site/architectural and landscape plans are included as **Attachments 5, 6 and 7**. A Crime Prevention Through Environmental Design (CPTED) report is included as **Attachment 8**.

Development Permit Areas:

The OCP designates the site as Development Permit Area 1: Neighbourhood Residential for the purpose of regulating the Form and Character of commercial, industrial or multi-family residential development. As the proposed elementary school is an institutional use, this development permit area designation does not apply. Nonetheless, the School District has agreed to proceed with a voluntary development permit process. Based on the review of the project plans, staff have no concerns with the form and character of the building as presented, although Fire Rescue staff have identified a need to redesign emergency access to the site and building. This redesign may impact the building design.

Other items for attention identified in the staff review which are not specific building form and character issues, include: landscaping, including tree planting, site servicing, the design/location of the pick up/drop off parking spaces and the need to consider operational measures to minimize conflicts between middle and elementary school traffic (which may involve staggering school start/end times).

As shown on the OCP Development Permit Area 5: Hazardous Conditions Map (**Attachment 9**), the parent parcel may be subject to soil liquefaction in an earthquake event. A geotechnical report has been provided to address this hazard, which has been reviewed and accepted by

staff and any requirements relating to this hazard will be determined at the building permit stage.

Portions of the site to the south and west of the middle school building are identified as being susceptible to flooding and direct and indirect debris flow hazards. As the potential impact of these hazards may have been mitigated or eliminated with the construction of the middle school, Development Permit No. 000044 contains a condition that, prior to the issuance of a building permit, the applicant confirm that these hazards will not impact the elementary school or, if appropriate, identify measures to address them.

Development Permit No. 000044 is included as **Attachment 10**.

Advisory Design Panel

The application was presented to the Advisory Design Panel on July 14, 2022. The panel endorsed the project subject to the applicant addressing several items. The full draft resolution is provided below:

ADP22/022

Moved, seconded, and CARRIED

THAT the Development Permit - Moody Elementary School - 110 Buller Street (Station One Architects on behalf of School District 43) proposal be endorsed subject to the applicant addressing the following specific items:

- explore addition of a performance space at or around the gym and relocation of multi-purpose room to be adjacent to the gym;
- revise proposed trees in the parking area to use trees with larger canopies to increase shading of the parking area;
- confirm where the existing large oak tree will be relocated on the property;
- investigate retention of the two western red cedars along St. Johns Street, and obtain comments from the applicant team and the City's Arborist;
- investigate incorporation of rainwater capture from roof to ground through the building as an educational and artistic feature;
- investigate some decorative lighting for the feature corner of the school (St. Johns and Buller Streets);
- investigate interactive public art along the property lines;
- investigate using varying grasses and plants instead of turf throughout, and create exterior learning areas, if possible;
- incorporate informal seating to create social spaces throughout exterior spaces, if possible;
- incorporate larger street trees along Buller Street; and
- consider addition of trees in other areas to provide shading to the different play areas, including the sloped area.

Sustainability Report Card

A Sustainability Report Card is included as **Attachment 11** and the following table summarizes the initial scoring:

Sustainability Pillar	Cultural	Economic	Environmental	Social	Overall Total
Application					
110 Buller Street	39% (7 out of 18)	50% (8 out of 16)	56% (25 out of 45)	75% (9 out of 12)	54%

Other Option

That Development Permit No. 000044 be revised to address the following items:

Financial Implications

There are no financial implications associated with this application.

Communications and Civic Engagement Initiatives

There are no civic engagement requirements related to this application. As noted in the Sustainability Report Card (Measure S4), the School District has previously undertaken community consultation and propose to schedule an open house in the future.

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. Location Plan.
2. Application Fact Sheet.
3. OCP Land Use Designation Map.
4. Zoning Designation Map.
5. Letter of Intent.
6. Site - Architectural Plans.
7. Landscape Plans.
8. Crime Prevention through Environmental Design (CPTED) Report.
9. OCP Development Permit Area 5 - Hazardous Conditions Map.
10. Development Permit No. 000044.
11. Sustainability Report Card.

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Report Approval Details

Document Title:	Development Approval – Moody Elementary School – 110 Buller Street.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map.pdf- Attachment 2 - Application Fact Sheet.pdf- Attachment 3 - OCP Land Use Designation Map.pdf- Attachment 4 - Zoning Designation Map.pdf- Attachment 5 - Letter of Intent.pdf- Attachment 6 - Site - Architectural Plans.pdf- attachment 7 - Landscape Plans.pdf- attachment 8 - Crime Prevention through Environmental Design (CPTED) Report.pdf- Attachment 9 - OCP Development Permit Area 5 - Hazardous Conditions Map.pdf- Attachment 10 - development permit no. 000044.pdf- Attachment 11 - Sustainability Report Card.pdf
Final Approval Date:	Jul 19, 2022

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

Kate Zanon, General Manager of Community Development - Jul 15, 2022 - 1:16 PM

Lindsay Todd for Rosemary Lodge, Manager of Communications and Engagement -
Jul 18, 2022 - 7:52 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 18, 2022 - 11:02 AM

Tim Savoie, City Manager - Jul 19, 2022 - 11:02 AM