



City of Port Moody

Report/Recommendation to Council

Date: June 27, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input (Pre-Application) – 2115-2131 St. Johns Street (CityState Consulting)

Purpose

To provide an opportunity for early Council input on a Pre-Application submitted for 2115-2131 St. Johns Street for a proposed mixed use development consisting of two twelve-storey buildings containing 80 residential units, 36 seniors housing units, a child care facility, 8,315m² (89,500ft²) of office space, and 2,007m² (21,600ft²) of commercial/retail space.

Recommended Resolution(s)

THAT staff and the applicant consider comments provided during the special Council (Committee of the Whole) meeting held on July 12, 2022 as recommended in the report dated June 27, 2022 from the Community Development Department – Development Planning Division regarding Early Input (Pre-Application) – 2115-2131 St. Johns Street (CityState Consulting).

Background

The City has received a preliminary application for a mixed-use development containing two 12-storey buildings at 2115-2131 St. Johns Street. Such a project would require an OCP amendment to the land use designation from Multi-Family Residential to Mixed Use – Moody Centre and to the height from a maximum of six storeys to 12 storeys. It is proposed that the development be completed under a Heritage Revitalization Agreement as the existing home at 2131 St. Johns Street is a part of the Heritage Register.

Discussion

Property Description

The overall site is made up of five single family parcels located on the south side of St. Johns Street and west of Douglas Street (**Attachment 1**). The overall site is approximately 4,046m² (1 acre) in size and gently slopes upwards from north to south. Each of the five properties are developed with a single family home.

A heritage building known as the Martha Johnston Residence is located at the prominent corner of St. Johns Street and Douglas Street and is a part of this application. The Martha Residence is a two-storey wood-frame Foursquare house with a hipped roof and a large wraparound veranda.

Official Community Plan (OCP) and Zoning:

The OCP designates the subject site for Multi-Family Residential uses up to a maximum of six storeys (**Attachment 2**). The site is also located in Development Permit Area 2 (DPA2) – Moody Centre, which regulates the form and character of development, and Development Permit Area 5 (DPA5) – Hazardous Lands, due to the potential for flooding. The western side of the site is also potentially within Development Permit Area 4 (DPA4) – Environmentally Sensitive Areas, due to the riparian area of a watercourse running through the adjacent properties.

The subject site is currently zoned Single Detached Residential (RS1) Zone (**Attachment 3**).

Neighbourhood Context:

Surrounding development consists of:

- North: Townhouses zoned Medium Density Townhouse Residential (RM4).
- South: Single family homes zoned RS1 and designated for Low Density Single Family uses in the OCP.
- West: Three single family homes zoned a mix of RS1 and Semi-Detached Residential (RT) Zones and are within the riparian area of South Schoolhouse Creek.
- East: Single family homes zoned RS1 and designated for Multi-Family Residential uses up to a maximum of three storeys in height.

Development Proposal Description:

The development proposal consists of two 12-storey mixed-use buildings (one residential and one office building, each with commercial uses, and includes the following components:

- An OCP amendment to re-designate the lands from Multi-Family Residential to Mixed Use – Moody Centre;
- An OCP amendment to increase the maximum building height from six storeys to 12 storeys;
- A Heritage Revitalization Agreement (HRA) to retain the Martha Johnston Residence and convert it into a medical office (the HRA would take place of a Zoning Bylaw amendment to rezone the site);
- Floor Area Ratio (FAR) of 6.3;
- 80 residential units;
- 36 seniors housing units with 50% as affordable rental;
- 8,315m² (89,500ft²) of office space;
- 2,007m² (21,600ft²) of commercial space; and
- 325m² (3,500ft²) of daycare space; and
- 325 parking spaces in total.

Additional details noted in the proposal package include:

- Car share;
- Truck share for commercial strata use;
- Bike share and bike maintenance area;
- Rooftop and outdoor amenity spaces on various levels;
- Rock climbing wall;
- Main lobby of the proposed office space which doubles as an art gallery space; and
- Sculpture garden and studio art space.

The project design and intent package is included as **Attachment 4**. A heritage conservation plan for the relocation of the Martha Johnston Residence is included as **Attachment 5**.

Staff Analysis – South Schoolhouse Creek Riparian Area

While a five-lot land assembly would allow for a medium to larger scale development on the site, there are two properties on the western end of the site that should be included with this proposal. The two properties on the western end, 2105 and 2109 St. Johns Street, are within the riparian area of South Schoolhouse Creek and are mostly within the required environmental setbacks. If these properties are not included in this land assembly, the opportunity to restore the riparian area may be lost unless the City acquires the lots for the purpose of dedication of environment/parks purposes in the future.

Staff Analysis – Additional Considerations

Additional concerns have been identified by staff as outlined below:

Community Development Considerations

- OCP amendment from six storeys to 12 storeys, with no transition to single family neighbourhood to the south.
- Proposed FAR is high considering the site is designated for a maximum of six storeys and is considered out of context for this neighbourhood;
- Significant employment and job space is a positive feature. However, the priority for this form of development should be close to rapid transit, which this location does not meet (1.5km to Moody Centre SkyTrain Station).
- Relocation of the heritage building (Martha Johnston Residence) would be hidden behind the 12-storey building. The heritage building should remain in its current, more visible location.
- Additional details are needed to ensure that the development can be constructible under the BC Building Code.
- Architectural plans are required to be completed by a registered architect if a full detailed application is sought.

Environmental Considerations

- Consideration of 2105 and 2109 St. Johns Street to be included in development for the purpose of environmental protection and park dedication.
- The property at 2101 St. Johns Street, which is west of the creek, should also be considered as part of this development for the purpose of environmental dedication.
- Large mature trees at the corner of St. Johns Street and Douglas Street should be protected.
- Extensive glass surfaces and building design elements will increase the potential for bird-window collisions.

Engineering and Off-Site Considerations

- Permanent ramps and staircases that are proposed within the road right-of-way are not permitted and should be relocated to private property. City boulevard standards should be reflected within the road right-of-way.
- Increase in density would require a traffic signal installation at St. Johns Street and Douglas Street.

Public Art Considerations

- Gallery space appears to be confined to the foyer and entranceway into other retail/office space. This approach lends itself to placing art as a part of the room decor rather than curating art for an exhibition space.
- Uncertainty of building strata managing the art gallery as well as sculpture garden exhibit space as both require time and funding.

Staff Concluding Comments

While the significant office space and corresponding job projections are positive, the above considerations outline the concerns for this proposal. If the applicant pursues a full application, staff recommends the items discussed in this report be addressed prior to the submission. As this is a major development proposal, early public consultation would also be required to obtain initial feedback from the community.

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.

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 opportunity for input from the general 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. Location Map – 2115-2131 St. Johns Street.
2. OCP Land Use Designations Map – 2115-2131 St. Johns Street.
3. Zoning Map – 2115-2131 St. Johns Street.
4. Project Design and Intent Package – 2115-2131 St. Johns Street.
5. Heritage Conservation Plan – Martha Johnston Residence.

Report Author

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Report Approval Details

Document Title:	Early Input (Pre-Application) - 2115-2131 St. Johns Street (CityState Consulting).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 2115-2131 St. Johns Street.pdf- Attachment 2 - OCP Land Use Designations Map - 2115-2131 St. Johns Street.pdf- Attachment 3 - Zoning Map - 2115-2113 St. Johns Street.pdf- Attachment 4 - Project Design and Intent Package - 2115-2131 St. Johns Street.pdf- Attachment 5 - Heritage Conservation Plan - Martha Johnston Residence.pdf
Final Approval Date:	Jul 4, 2022

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

Kate Zanon, General Manager of Community Development - Jun 30, 2022 - 4:28 PM

Rosemary Lodge, Manager of Communications and Engagement - Jul 1, 2022 - 8:58 AM

Paul Rockwood, General Manager of Finance and Technology - Jul 3, 2022 - 4:24 PM

Tim Savoie, City Manager - Jul 4, 2022 - 11:20 AM