



# City of Port Moody

## Report to Land Use Committee

Date: August 29, 2022  
Submitted by: Community Development Department – Development Planning Division  
Subject: LUC – Rezoning and Development Permit (Mixed Use Development) –  
3121-3127 St. Johns Street and 110-118 James Road

---

### **Purpose:**

To present to the Land use Committee (LUC) a rezoning and development permit application to facilitate the development of a six storey, mixed use commercial/residential project containing 192 market rental units and 455.4m<sup>2</sup> (4902ft<sup>2</sup>) of commercial space over an underground parkade.

---

### Resolution Options

**The following resolutions are available for Land Use Committee consideration:**

**THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning and Development Permit (Mixed Use Development) – 3121-3127 St. Johns Street and 110-118 James Road is appropriate for the following reasons:**

<>

**THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning and Development Permit (Mixed Use Development) – 3121-3127 St. Johns Street and 110-118 James Road is not appropriate for the following reasons:**

<>

---

### **Applicant:**

Anthem Properties Group.

### **Property Description:**

The subject site consists of four properties: two lots fronting St. Johns Street formerly used for religious purposes and accessory parking and two residential lots on James Road, including a single family residence and a fourplex. The total development site is 4,550m<sup>2</sup> (48,974ft<sup>2</sup>) in area. An aerial photograph illustrating the site is included as **Attachment 1**. The site slopes down from south to north with an elevation change of approximately 2.7m (9ft).

## **Land Use Policy:**

### *Official Community Plan (OCP)*

The OCP designates the property fronting St. Johns Street as Mixed Use – Moody Centre with a permitted building height up to six storeys. The two lots on James Road are designated Multi-Family Residential also permitting building heights up to six storeys. The proposed six storey mixed use building is consistent with the two OCP land use designations that apply to this proposed project site.

The site is located within Development Permit Area 1: Neighbourhood Residential, which regulates the form and character of commercial, multi-family residential and industrial developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of soil liquefaction during an earthquake event. If approved, this particular Development Permit would require that this hazardous condition be addressed through the design of the building foundation at the building permit stage to ensure that the lands are safe for the intended use.

### *Zoning*

The two lots fronting St. Johns Street are zoned P2 (Private Institutional), although the southern a portion of the corner lot presently used for parking is split-zoned P2 and Semi-Detached and Townhouse Residential (RM1). The two properties on James Road are zoned RM1.

The OCP and Zoning designation maps are included as **Attachments 2 and 3**.

## **Neighbourhood Context:**

- West: lands, zoned Civic Service (P1), occupied by the Port Moody Middle School and the site of the recently approved Port Moody Elementary School;
- East: a recently completed six storey market rental building (CD67) containing 142 units;
- North: properties zoned Automobile Sale and Service (C5) on the north side of St. Johns Street consisting of several auto dealerships; and
- South: developed properties zoned Single Detached Residential (RS1) and Semi-Detached and Townhouse Residential (RM1). A recently approved six storey multi-family residential project (CD87) is located at the south end of the block. South of Moray Place to the southeast of the site is a townhouse development owned by Metro Vancouver Housing.

## **Proposal:**

The application involves the development of a six-storey, U-shaped mixed-use building consisting of 192 market rental apartment units and 455.4m<sup>2</sup> (4902ft<sup>2</sup>) of commercial space along the St. Johns Street frontage and clustered around an exterior amenity courtyard. Two storeys of underground parking are provided with access off James Road.

The proposal consists of the following residential unit mix and sizes:

Unit Type	Number of Units	Percentage of Mix	Number of Adaptable units	Average Size
Studio	6	3.1%	0	38.6m <sup>2</sup> (415ft <sup>2</sup> )
One-Bedroom	40	20.8%	11	47.73m <sup>2</sup> (513.75ft <sup>2</sup> )
One-Bedroom + Den	78	40.6%	62	53.4m <sup>2</sup> (575.6ft <sup>2</sup> )
Two-Bedroom	35	18.3%	23	68.9m <sup>2</sup> (741.5ft <sup>2</sup> )
Two-Bedroom + Den	11	5.7%	0	78.3m <sup>2</sup> (842.8ft <sup>2</sup> )
Three-Bedroom	22	11.5%	0	87.7m <sup>2</sup> (944.1ft <sup>2</sup> )
<b>TOTALS</b>	192	100%	96	

Other details of the proposal include:

- Floor Area Ratio (FAR) of approximately 3.0, although this will increase if lands proposed to be overlain by statutory rights-of-way are, instead, taken as dedication which will be confirmed as the project review proceeds;
- Provision of a partial road connection from Moray Place to James Road to improve traffic circulation in the neighbourhood;
- A central outdoor courtyard space, approximately 530.6m<sup>2</sup> (5711ft<sup>2</sup>) in area;
- 177.4m<sup>2</sup> (1,910ft<sup>2</sup>) of indoor amenity space including a gym and resident lounge;
- 241 resident, visitor and commercial parking spaces;
- Sharing of the commercial parking requirement (11 spaces) with the resident visitor spaces;
- 83 small car spaces which exceeds the maximum 33% (67) permitted under the Zoning Bylaw; and
- 289 long term and 23 short term resident bicycle parking spaces;

Site/architectural and landscape plans are included as **Attachments 4 and 5**.

## Planning Analysis

### Official Community Plan

The proposed land use and the proposed six-storey building height are both consistent with the OCP and no OCP amendment is required.

### Housing Policy

This application is exempted from the City's Inclusionary Zoning Policy – Affordable Rental Units as the project is 100% market rental.

The project includes 46 (24%) two-bedroom units and 22 (11.5%) three-bedroom units which exceeds the minimum unit mix requirements (20% and 5%, respectively for market rental projects) under the Family Friendly Units Policy and it incorporates an outdoor play space for children.

## Items for Further Review:

### Parking Variances

The following table summarizes the parking requirements indicating that a total parking variance of 10 spaces consisting of nine resident spaces and one residential visitor space, is required. In addition to these two variances, the applicant is proposing to share the use of the residential visitor spaces with the commercial uses. Staff are currently reviewing potential Transportation Demand Management options to offset the variances. While the project is short two accessible spaces, staff would not support a variance for this purpose and the parking layout will have to be amended to accommodate the two additional accessible stalls.

<b>Parking Type</b>	<b>Zoning Bylaw Req't</b>	<b>Proposal</b>	<b>Variance</b>
<b>Residential</b>	211	202	9
<b>Visitor</b>	29	28	1
<b>Commercial</b>	11	11	
<b>TOTAL</b>	251	241	10
<b>Accessible Spaces</b>	6	4	2
<b>Loading Space</b>	1	1	

### Unit Sizes

While the proposed two- and three-bedroom units are generally compliant with the minimum unit floor area sizes identified in the Inclusionary Zoning – Affordable Rental Units, the project does not include any dedicated storage space in the underground parkade or in the individual units. Consideration should be given to providing storage lockers and/or increasing the size of units to allow for some storage.

### Building Form and Character

Although staff are currently reviewing the overall form and character of the building, preliminary design issues that require consideration relate to:

- **Courtyard Shadowing**  
Based on the shadow analysis, staff are concerned that the exterior amenity courtyard space will be impacted by shadowing for much of the year and opportunities to improve sunlight penetration into this space is required;
- **Main Floor Grade**  
The residential portion of the main level should be raised slightly to better align with the natural grade and prevent the main level units from appearing as basement suites;
- **North Elevation**  
Consider refinements on the north elevation to improve the relationship between the commercial façade and upper massing, along with design improvements and greater articulation to reduce the lengthy, flat appearance along this and other elevations;
- **Residential Entry**  
Consider relocating the residential entry from St. Johns Street to the courtyard which will relate in a stronger way, the more residential side of the project. This will enable improved residential pick-up and drop-off and provide the opportunity to increase the

amount of commercial floor space, create a stronger street retail frontage on St. Johns Street;

- **Materials/Colour Scheme**  
Explore means of simplifying the range and application of materials and the colour scheme to improve the overall architectural composition, along with the expanded use of brick to enhance building features and accents;
- **Indoor Amenity Space**  
While the amenity lounge and gym benefit from a southern exposure, and connection to the exterior courtyard, these interior spaces are small for the size of the project and opportunities to increase the size to be more functional should be considered;
- **East Elevation**  
Given the separation between the east building wall and the adjacent rental building, a narrow corridor is created which will limit sun penetration particularly for the ground level units. It may be appropriate to shift a portion of the floor plates west to increase the separation between buildings. At the very least, this fairly close adjacency with the recently developed building to the east will call for careful attention to balcony placement along with fencing and landscaping to buffer and screen this side of the proposed project.

#### **Sustainability Report Card:**

The initial scored Sustainability Report Card for Mixed use Projects is included as **Attachment 6**. While the initial score is low for all pillars, based on the initial application, there are opportunities to increase the scoring through further discussions with the applicant and revisions to the project plans. This will be reflected in future reports to Council.

#### **Concluding Comments:**

While there are design issues to be resolved, overall, the project is generally well thought out. The provision of 192 market rental units is a welcome addition to the City's rental housing stock. The project complies with the OCP land use designation and maximum permitted building height. The site is adjacent to a school site with an existing middle school and future elementary school which includes a childcare facility. The site has good access to transit and is within walking distance of commercial services and civic facilities.

#### **Attachment(s):**

1. Location Map
2. OCP Land Use Designations Map
3. Zoning Map
4. Site/Architectural Plans
5. Landscape Plans
6. Sustainability Report Card

#### **Report Author**

Doug Allan  
Senior Planner

## Report Approval Details

Document Title:	LUC - Rezoning and Development Permit (Mixed Use Development) - 3121-3127 St. Johns Street and 110-118 James Road.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location map.pdf</li><li>- Attachment 2 - OCP Land use Designations map.pdf</li><li>- Attachment 3 - Zoning Map.pdf</li><li>- Attachment 4 - SiteArchitectural Plans.pdf</li><li>- Attachment 5 - Landscape Plans.pdf</li><li>- Attachment 6 - Sustainability Report Card.pdf</li></ul>
Final Approval Date:	Aug 30, 2022

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

Jim McIntyre for Kate Zanon, General Manager of Community Development -  
Aug 30, 2022 - 4:21 PM