



City of Port Moody

Report to Advisory Design Panel

Date: September 8, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: Mixed-Use Project – 3121-3127 St. Johns Street and 110-118 James Road
(Anthem LMV James Road Holdings Ltd.)

Purpose:

To present to the Advisory Design Panel (ADP) a rezoning and development permit application to facilitate the development of a six-storey mixed-use commercial/residential project over an underground parkade.

Resolution Options

The following resolutions are available for Advisory Design Panel consideration:

THAT the proposed project be endorsed as presented in the report dated September 8, 2022 from the Community Development Department – Development Planning Division regarding Mixed-use Project – 3121-3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd).

OR

THAT the proposed project be endorsed subject to the applicant addressing the following items:

OR

THAT the proposed project not be endorsed as presented for the following reasons:

Applicant:

Anthem LMV James Road Holdings Ltd.

Property Description:

The subject site consists of four lots, two fronting St. Johns Street occupied by a building formerly used for religious purposes and accessory at-grade parking, and two developed residential lots fronting James Road, including one single family home and a four-plex, as shown on the Location Map (**Attachment 1**). The site is 4,550m² (48,974ft²) in area. 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.

Zoning

The two lots fronting St. Johns Street are zoned P2 (Private Institutional), although the southern 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. Implementation will require that the development site be rezoned to a Comprehensive Development Zone with regulations tailored specifically to the final project design.

The OCP Land Use Designation and Zoning Maps are included as **Attachments 2 and 3**.

Form and Character Guidelines:

The site is located within Development Permit Area 1: Neighbourhood Residential, which provides guidance with respect to the form and character of commercial, multi-family residential and industrial developments. A copy of the relevant DPA design guidelines (Sections 2.3 and 2.5) are included as **Attachment 4**. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of soil liquefaction during an earthquake event. If the proposed project is approved, this Development Permit would require that the hazardous condition be addressed through the design of the building foundation to ensure that the lands are safe for the intended use.

Neighbourhood Context:

- West: lands, 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 containing 142 apartment units;
- North: properties consisting of several auto dealerships on the north side of St. Johns Street; and
- South: developed residential properties. A recently approved six storey multi-family residential project is located at the south end of the block. 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 clustered around an exterior amenity courtyard and consisting of 192 market rental apartment units and 455.4m² (4902ft²) of commercial space along the St. Johns Street frontage. 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 ² (415ft ²)
One-Bedroom	40	20.8%	11	47.73m ² (513.75ft ²)
One-Bedroom + Den	78	40.6%	62	53.4m ² (575.6ft ²)
Two-Bedroom	35	18.3%	23	68.9m ² (741.5ft ²)
Two-Bedroom + Den	11	5.7%	0	78.3m ² (842.8ft ²)
Three-Bedroom	22	11.5%	0	87.7m ² (944.1ft ²)
TOTALS	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 road 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 530.6m² (5711ft²) in area;
- 177.4m² (1,910ft²) of indoor amenity space on the first floor including a gym and resident lounge;
- 241 resident, visitor and commercial parking spaces which is less than the Zoning Bylaw requirement as further described below;
- 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, which meet the Zoning Bylaw requirements.

Site/architectural and landscape plans are included as **Attachments 5** and **6**. The Sustainability Report Card is included as **Attachment 7**. The report card will be updated as the application moves forward through the development application review process.

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 deficient by two accessible spaces, staff would not support a variance for this purpose and the parking layout will need to be revised to accommodate the two additional accessible stalls.

Parking Type	Zoning Bylaw Req't	Proposal	Variance
Residential	211	202	9
Visitor	29	28	1
Commercial	11	11	
TOTAL	251	241	10
Accessible Spaces	6	4	2
Loading Space	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 City's Inclusionary Zoning – Affordable Rental Units Policy, 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 of the roof line 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, provide the opportunity to increase the amount of commercial floor space, and 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.

Concluding Comments:

The site is located in an area of transition with the potential for additional mixed-use development and an increase in residential density and the provision of 192 market rental units is a welcome addition to the City's rental housing stock. While there are design issues to be resolved, overall, the project is generally well thought out.

Attachment(s):

1. Location Map
2. OCP Land Use Designations Map
3. Zoning Map
4. OCP Development Permit Area 1 Design Guidelines
5. Site/Architectural Plans
6. Landscape Plans
7. Sustainability Report Card

Report Author

Doug Allan
Senior Planner

Report Approval Details

Document Title:	Mixed-Use Project – 3121-3127 St. Johns Street and 110-118 James Road (Anthem LMV Tri-Cities Holdings LP).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map.pdf- Attachment 2 - OCP Land Use Designations Map.pdf- Attachment 3 - Zoning Map.pdf- Attachment 4 - OCP Development Permit Area 1 Design Guidelines.pdf- Attachment 5 - SiteArchitectural Plans.pdf- Attachment 6 - Landscape Plans.pdf- Attachment 7 - Sustainability Report Card.pdf
Final Approval Date:	Sep 15, 2022

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

Kevin Jones, Senior Development Planner - Sep 15, 2022 - 9:41 AM

Kate Zanon, General Manager of Community Development - Sep 15, 2022 - 5:22 PM