



City of Port Moody

Report to Advisory Design Panel

Date: January 9, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: ADP - Mixed Use Development Application - 3180-3190 St. Johns and 81-89 Moray Street (Anthem Properties Group)

Purpose:

To present to the Advisory Design Panel (ADP) a development application to facilitate the development of a 12 storey mixed-use institutional/cultural and residential project over below and above grade parking.

Resolution Options

The following resolutions are available for Advisory Design Panel consideration:

THAT the proposed project be endorsed as presented in the report dated January 9, 2023 from the Planning and Development Department – Development Planning Division regarding ADP – Mixed use Development Application – 3180-3190 St. Johns Street and 81-89 Moray Street (Anthem Properties Group).

OR

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

OR

THAT proposal not be endorsed as presented for the following reasons:

Applicant:

Anthem Properties Group

Property Description:

The development site consists of a single lot at the northwest corner of St. Johns Street and Moray Street as illustrated on the Location Plan (**Attachment 1**). The site is occupied by two buildings: a two storey commercial building over an underground parkade containing a restaurant and various office uses, and a multi-unit light industrial building with several auto servicing/repair uses. The site is 3,810m² (41,008ft²) in area. The key feature of the site is the

grade which slopes down from St. Johns Street to Golden Spike Way by an average of 4.7m (15.5ft).

Land Use Policy:

Official Community Plan (OCP)

The site is designated Mixed Use – Inlet Centre in the OCP which permits a mix of residential, commercial, institutional, recreational and cultural uses within buildings not exceeding 26 storeys in height, although the OCP specifically limits height on the subject site to 12 storeys. The site is also included in the Evergreen Line Inlet Centre Station Transit Oriented Development Sub-Area which provides additional development guidance for development on the site.

Zoning

The site is split-zoned as that portion occupied by the commercial building is zoned General Commercial (C3) and the industrial building at the north end of the property is zoned Light Industrial (M1).

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

Implementation

Due to the grade of the site which necessitates the above grade parking levels, the overall height of the residential component is 16 storeys which will require an amendment to the OCP to allow for the increased building height over the 12 storeys currently permitted. Implementation will also require rezoning to a new Comprehensive Development Zone with land use and development regulations tailored specifically to the project and, issuance of a Development Permit.

Form and Character Guidelines:

The site is situated within Development Permit Area 3 (DPA3): Inlet Centre which provides design guidance with respect to the form and character of commercial, multi-family residential and industrial developments. A copy of the relevant OCP Development Permit Area design guidelines for multi family residential development and for residential development in proximity to a railway corridor (Sections 4.32 – 4.3.6) is 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, the Development Permit would require that this potentially hazardous condition be addressed through the design of the building foundation to ensure that the lands are safe for the intended use.

Neighbourhood Context:

Surrounding development consists of:

- West: several properties occupied by auto sales dealerships zoned C5;
- East: an industrial building containing a number of auto servicing-related businesses, zoned M1;
- North: Golden Spike Way (one-way eastbound), the Evergreen Line guideway and CP rail lines; and

- South: developed properties, including a Dairy Queen restaurant C5, a recently constructed rental residential building containing 142 units (CD67) and a site, currently under review involving the development of a mixed commercial/residential building proposing 192 rental residential units. To the southeast is a retail pharmacy (C3).

Proposal:

The application involves the development of a mixed-use building consisting of a two-storey religious/cultural space (Jamatkhana) for the use of the local Ismaili community, and a 12 storey residential component consisting of 64 market rental and 64 below-market rental units, set upon a four storey above grade parkade podium. The Jamatkhana will replace the cultural space used by the Ismaili community formerly located in the building on the south side of St. Johns Street at James Road which was closed due to structural issues. Two points of access to the parkade, one for each of the Jamatkhana and residential uses, are provided off Moray Street. The net building area, excluding the parking component and other allowable exclusions, amounts to 11,065.5m² (119,108ft²) resulting in a Floor Area Ratio of 3.16.

Other key aspects of the proposal include:

- a unit mix consisting of 21 studios, 64 one-bedroom, 33 two-bedroom, and 10 three-bedroom units.
- a minimum of 50% of the units will be adaptable;
- 376 parking spaces including 270 spaces are for the use of the Jamatkhana, 87 residential spaces, 19 visitor spaces and two loading spaces. Ten spaces will be accessible;
- 217 long- and short-term bicycle parking spaces;
- an indoor residential amenity area, approximately 241.6m² (2,601ft²) in area, located on the first level of the residential tower;
- a landscaped courtyard on the roof of the Jamatkhana which provides for a variety of opportunities for outdoor social interaction;
- building materials consisting of white aluminum panels, painted concrete and spandrel glazing. The key material is a culturally-significant Mashrabiya screen on the south, north and east elevations;
- a specific public art installation is not required under the City's Public Art Policy given that the project provides below market housing although the applicant has suggested that the mashrabiya screen can be considered an art element; and
- the buildings will be designed to adhere to Energy Step Code 3 with a low carbon energy system.

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 Variance

As the site is located within the Inlet Centre Transit Oriented Development Area which allows for a reduced parking rate for market and below-market rental units, the total requirement for this project, including the Jamatkhana area and visitor stalls, would be 411 spaces and 376 spaces

are proposed, a difference of 35 spaces. The applicant has based the reduction on a significantly reduced requirement for the 64 below-market rental units in accordance with the rates permitted under the City's 'Inclusionary Zoning – Affordable Rental Units' Policy. The Policy does not apply to this project but staff are presently evaluating this request and if it is supported, the variance will be addressed in the Development Permit for Council's consideration.

Land Dedication

The City requires that the applicant dedicate a 2.5m strip along the St. Johns Street frontage of the site to enable future road improvements along this busy street. The applicant is also required to construct a cul-de-sac at the north end of Moray Street.

These requirements may have a substantive impact on the design of the project and may result in the project being brought back to the ADP for further review upon a re-submission. Regardless, staff would appreciate the Panel's input on the current design of the project.

Concluding Comments:

Overall, the project is well conceived and functional, accommodating a complex program of spaces and needs, taking into account the grade difference across the site. The proposed Mashrabiya screen is a defining feature which effectively enhances the dominant podium structure. While the project lacks street level commercial spaces to animate the streetscape, that animation is addressed with the transparency of the ground floor of the Jamatkhana.

Less successful is the design expression of the residential tower which appears disconnected from the podium and refinements will be necessary to create a more distinctive character on this highly visible site, particularly given the need to amend the OCP to allow for the increased building height. Some additional general issues to be considered include:

- relationship to the site and building to the west;
- greater articulation of the tower;
- improvements to balcony sizes to ensure they are functional;
- the choice of exterior materials on the tower building;
- improvements to the definition of the Jamatkhana and residential tower entries;
- increased glazing to introduce additional light into the second level lobby of the Jamatkhana;
- grade level treatments between the residential entry and parkade entrance to enable improved pedestrian safety; and
- incorporation of noise mitigation measures on the tower to address noise emanating from the nearby rail lines and Evergreen Line.

While the project is consistent with the land use directions envisioned in the Official Community Plan, further design refinement will result in a better developed project which will also benefit the community.

Attachment(s)

1. Location Plan.
2. OCP Land Use Designation Map.

3. Zoning Map.
4. OCP Development Permit Area Design Guidelines.
5. Architectural Plans.
6. Landscape Plans.
7. Sustainability Report Card.

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Report Approval Details

Document Title:	ADP - Mixed Use Development Application - 3180-3190 St. Johns and 81-89 Moray Street (Anthem Properties Group).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 DPA Design Guidelines.pdf- Attachment 5 - Architectural Plans.pdf- Attachment 6 - Landscape Plans.pdf- Attachment 7 - Sustainability Report Card.pdf
Final Approval Date:	Jan 12, 2023

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

Adam Shroff, Legislative Services Coordinator - Jan 12, 2023 - 11:44 AM

Kevin Jones, Senior Planner - Jan 12, 2023 - 1:56 PM

Kate Zanon, General Manager of Community Development - Jan 12, 2023 - 1:58 PM