



City of Port Moody

Report/Recommendation to Council

Date: February 2, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: Pre-Application – 2331-2335 St. Johns Street (Cornerstone Architecture)

Purpose

To provide an opportunity for early Council input on the Preliminary Application submitted for 2331-2335 St. Johns Street, for a mixed-use project including a grocery storey and 47 market-rental units within a six-storey building (File No: PA000085).

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Community Planning and Initiatives Committee meeting held on February 21, 2023 regarding the Pre-Application presented in the report dated February 2, 2023, from the Community Development Department – Development Planning Division regarding Pre-Application – 2331-2335 St. Johns Street (Cornerstone Architecture).

Background

Cornerstone Architecture have submitted a Preliminary Application for the properties at 2331-2335 St. Johns Street (**Attachment 1**), for a mixed-use project including a grocery storey for Bosa Foods and 47 market-rental units within a six-storey building. The applicant's preliminary architectural plans are included as **Attachment 2** and Letter of Intent as **Attachment 3**.

Discussion

Property Description

The subject site is made up of two parcels on the south side of St. Johns Street and west side of Queens Street. The project slopes steeply from southwest to northeast corners with an elevation change of approximately 9.1 metres (30ft.).

Official Community Plan (OCP) and Zoning

Within the OCP the two subject properties are split designated, with the western lot designated Multi-Family Residential and allowing for three-storeys and the eastern lot designated Mixed Use – Moody Centre and allowing for a four-storey built form. The site is also located in Development Permit Area 2 (DPA2) – Moody Centre which regulates the form and character of the development. As well, the subject property is situated within the Moody Centre Heritage Conservation Area and would also be evaluated based on those design guidelines, and lastly the site is located within Development Permit Area 5 (DPA5) – Hazardous Lands and Steep Slopes, due to steep slopes and the potential for soil liquefaction.

The subject site is currently zoned General Commercial (C3) and Medium Density Townhouse Residential (RM4).

The OCP and Zoning designation maps are included as **Attachment 4** and **5**.

Neighbourhood Context:

Surrounding development consists of:

- North: Comprehensive Development Zone 14 (CD14) and General Commercial (C3) mixed-use development.
- East: Service Station Commercial (C4) Shell Gas Station;
- South: Single Detached Residential (RS1)
- West: Medium Density Townhouse Residential (RM4)

Development Proposal Description:

It should be noted that the applicant is proposing to purchase a six-metre wide strip from the Queens Street road allowance from the City in order to increase the site area, which staff are currently evaluating. Other key elements of the proposal include:

- A six-storey building including 47 market-rental units over a grocery store fronting onto St. Johns Street and corner of Queens Street;
- A floor area of approximately 4,576.5m² (49,261ft²), including 873.3m² (9,400ft²) of commercial floor area and overall FAR of 2.49 and lot coverage of 90.5%;
- market-rental housing including the following unit mix: 33 one-bed/studio units, 11 two-bed units and three three-bed units. Of the 47 total units four are proposed to be adaptable;
- A total of 79 parking spaces, within an underground parkade, with the commercial parking/visitor parking (22 stalls) and loading accessed from Queens Street and the residential parking (57 stalls) accessed from St. Andrews Street;

Preliminary project plans and the applicant's letter of intent are included as **Attachment 2** and **3** respectively.

Staff Review

As this is a Preliminary Application, staff have completed a high-level review of the proposal and have the following comments and items for further consideration:

- Land Use

The project would require an OCP amendment to amend the land use designation of the western lot from Multi-Family Residential to Mixed Use – Moody Centre and to amend the permitted number of storeys for both lots from four storeys to six storeys for the eastern lot and three storeys to six storeys for the western lot. A rezoning from General Commercial (C3) and Medium Density Townhouse Residential (RM4) Zones to the Six-Storey Mixed Use (CRM2) Zone would also be required.

The proposed six storey development, which includes a commercial storey, residential parking and four storeys of market-rental residential, is mitigated somewhat by the extensive slope on the site, meaning that the on the southwest corner of the site the

proposed project only reads as a four-storey development. A view impact analysis would be required as part of any full application to further assess this aspect of the proposal.

Such an OCP amendment will need to be considered in the context of the City's Corporate Policy: Prioritizing High Density Development (**Attachment 6**), which evaluates proposals to amend the OCP, based on: whether the site is in a priority area; whether a significant deviation from density and heights is proposed; and whether a site is in proximity to usable park space, civic facilities, commercial services and amenities and public transit. It is noted that this project does meet some of these criteria, in terms of its relative proximity to park space (Kyle Park), civic facilities (Kyle Centre and Arts Centre), commercial services and amenities (St. Johns Street) and close proximity to bus service on St Johns Street. It would also provide a grocery store option for a neighbourhood that is lacking in such an important daily commercial facility.

- Heritage Context

As noted, the site is located in the Moody Centre Heritage Conservation Area. The extent to which the density, height, massing and form and character respects the heritage context requires careful attention and the project should adhere to the appropriate design guidelines. It is noted that a four to six storey built form is not typical within a Port Moody heritage context, though heritage elements should be incorporated into the design; this may include a more modern representation of a heritage form in the architectural design, choice of materials, etc.

- Adaptable Units

Only four of the total 47 residential units are proposed to be adaptable rather than the 50% required by the Zoning Bylaw. Staff recommend the project be amended to meet this requirement.

- Unit Mix

The following table outlines the proposed unit mix and distribution, and expectations with the Family-Friendly Units Policy for market rental projects:

Unit Type	Number of Units	Distribution	Family-Friendly Policy (Market Rental)
Studio	4	9%	75% max
1-Bedroom	29	62%	
2-bedroom	11	23%	20% min
3-bedroom	3	6%	5% min
Total	47	100%	

While the unit mix provides mostly studio and one-bedroom units, the proposal meets the City's Family-Friendly Units Policy.

- Parking

The application proposes to share parking for the residential visitor and commercial parking spaces and the effective parking variance/reduction of four parking stalls. Staff are evaluating the parking reduction request but are flagging some concern sharing residential visitor parking with a grocery store use.

- Grading and Street Frontage Interfaces

Given the extensive grade changes across the site and that the subject property fronts onto St. Johns Street, Queens Street and St. Andrews Street, careful attention will need to be paid to this in terms of the following:

- Proposals for the commercial frontage on St. Johns Street and in particular the need to amend the proposed patio on City property due to the conflict with the City's multi-use pathway to be constructed on this frontage;
- Interfaces with parkade and loading access and the pedestrian realms on Queens Street and St. Andrews Street;
- Required retaining and the blending the development with street frontages and existing development to the west; and
- Consideration of the proposal to incorporate six metres of City road right of way on Queens Street into the development site.

- Landscaping and Amenity Space

Given the proposed lot coverage and site plans, consideration of the following:

- Exploring opportunities for the inclusion of on and off-site trees;
- Opportunities for on-site outdoor common amenity spaces, rather than private patios, to include play space and opportunities for on-site community garden facilities; and
- best management practices for stormwater management and green infrastructure.

- Public Art

Given the visibility of the site, opportunities to include public art as part of the development should be considered.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the Council. While the proposed recommendation provides for general input through the CIPC discussion, the Council could choose to provide more specific direction to the applicant and staff through an alternative resolution. One alternative resolution is as follows:

THAT the applicant be advised to consider the following for a future development application:

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

As this is a Preliminary 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 – 2331-2335 St. Johns Street.
2. Preliminary Project Plans – 2331-2335 St. Johns Street.
3. Applicant Letter of Intent – 2331-2335 St. Johns Street.
4. OCP Map – 2331-2335 St. Johns Street.
5. Zoning Map – 2331-2335 St. Johns Street.
6. Corporate Policy – Prioritizing High Density Development.

Report Author

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Report Approval Details

Document Title:	Pre-Application - 2331-2335 St. Johns Street (Cornerstone Architecture).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 2331-2335 St Johns Street.pdf- Attachment 2 - Preliminary Project Plans - 2331-2335 St Johns Street.pdf- Attachment 3 - Applicant Letter of Intent - 2331-2335 St Johns Street.pdf- Attachment 4 - OCP Map - 2331-2335 St Johns Street.pdf- Attachment 5 - Zoning Map - 2331-2335 St Johns Street.pdf- Attachment 6 - Corporate Policy - Prioritizing Higher Density Development.pdf
Final Approval Date:	Feb 15, 2023

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

Kate Zanon, General Manager of Community Development - Feb 14, 2023 - 1:01 PM

Stephanie Lam, City Clerk and Manager of Legislative Services - Feb 14, 2023 - 1:30 PM

Natasha Vander Wal, Acting Manager of Communications and Engagement - Feb 14, 2023 - 4:18 PM

Tyson Ganske for Paul Rockwood, General Manager of Finance and Technology - Feb 14, 2023 - 7:07 PM

Jeff Moi for Tim Savoie, City Manager - Feb 15, 2023 - 12:21 PM