



City of Port Moody

Report to Land Use Committee

Date: June 5, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: LUC – Rezoning (Mixed Use) – 2524-2528 St. Johns Street (CityState Consulting)

Purpose:

To present to the Land Use Committee (LUC) a rezoning application to facilitate the development of a six-storey mixed use development containing 60 residential units and approximately 1,755 m² (18,891 ft²) of combined commercial and office space.

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 (Mixed Use) – 2524-2528 St. Johns Street (CityState Consulting) is appropriate for the following reasons: <>

THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning (Mixed Use) – 2524-2528 St. Johns Street (CityState Consulting) is not appropriate for the following reasons: <>

Applicant:

CityState Consulting.

Property Description:

The subject site consists of two properties at the northwest corner of St. Johns Street and Mary Street (**Attachment 1**). The site is approximately 1,743m² (18,762ft²) in size and is developed with a fast-food drive-through restaurant and a former pub.

Land Use Policy:

Official Community Plan (OCP)

The OCP designates the subject lands as Mixed Use Moody Centre and permits up to a maximum of six storeys in height (**Attachment 2**).

The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of mixed-use developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential of earthquake soil liquefaction.

Zoning

The subject properties are presently zoned C3 (**Attachment 3**).

Neighbourhood Context:

- West: one- to two-storey commercial buildings zoned C3;
- East: four-storey mixed-use building zoned C3;
- North: Canada Post building zoned C3; and
- South: two-storey commercial buildings zoned C3.

Proposal:

The application proposes to rezone the site to facilitate a six-storey mixed-use building containing:

- Total floor area ratio (FAR) of 3.95
- 658 m² (7,083 ft²) of ground-floor commercial retail uses including a drive-through restaurant
- 1,097 m² (11,808 ft²) of office uses on the second floor
- 60 residential units on floors three to six, with the following unit mix:

Unit Type	Number of Units	Percentage of Mix
One-Bedroom	52	87%
Two-Bedroom	8	13%
Three-Bedroom	0	0%

- Affordable Housing component with the following:
 - 15 (25%) residential units designated for market rental on the third floor
 - 15 (25%) residential units designated for below-market rental on the fourth floor
- A 43% reduction in parking for a total of 63 parking spaces instead of the required 110 for all uses. The proposed allocation of the 63 parking spaces are below:
 - 25 residential parking spaces for the 60 units
 - 5 visitor parking spaces for the residential units
 - 28 commercial/office parking spaces
 - 5 additional shared parking spaces for residential visitor and commercial/office

Proposed project plans are included as **Attachment 4**.

A completed Sustainability Report Card is included as **Attachment 5**. The report card will be updated as the application moves forward through consideration of readings. Grading of the report card is underway.

Inclusionary Zoning Policy

This project meets the criteria for the application of the Inclusionary Zoning – Affordable Housing Policy, which requires a minimum of either 15% of the residential FAR to be for below-market rental housing or 6% to be for non-market rental housing. As 25% of the residential units are being proposed for below-market rental housing, the proposal exceeds the City's expectations. Through the application process, the applicant will need to confirm further details

pertaining to their proposed below-market rental housing, such as a non-profit organization to manage the units, the duration of the housing agreement, and the affordable rental rates.

Items for Further Review:

The application has two components, the drive-through restaurant use and multiple vehicular accesses, that staff cannot support, which has been communicated with the applicant in the initial review stage of the application:

1. The Zoning Bylaw specifically excludes drive-through uses, including drive-through restaurants, in all zones. Although a drive-through restaurant currently exists on this site and some other sites along St. Johns Street, the drive-through restaurant use has been removed from all the conventional commercial zones as a permitted use. That said, existing drive-through uses are permitted to remain in operation indefinitely as a non-conforming use, but new drive-through uses are not desired, nor permitted, particularly in the core pedestrian-oriented area of Moody Centre. A proposed rezoning of the site would not permit the existing drive-through use to be continued into the new development.
2. To accommodate the drive-through restaurant, two driveway access points for vehicular ingress/egress are proposed on Mary Street. Loading and access to the underground parking are proposed on Spring Street. The three points of access are not permitted based on provisions in the Zoning Bylaw as well as the Subdivision and Development Services Bylaw to limit driveway access to a site. The number of ingress/egress points will impact the walkability of the area, particularly given that there has been an encouraging uptake of commercial retail spaces in this part of Moody Centre in recent years and the opportunity for on-street parking to support local businesses.

Related to the concerns above, the limited queuing of the drive-through use may cause the queue to spill out onto Mary Street during peak hours. It is also unclear how the pickup stalls on the southside of the proposed drawings would operate.

Other items for further review by staff include:

- The proposed unit mix of 87% one-bedroom units and no three-bedroom units does not meet the Family Friendly Units Policy, which should include at least 10% three-bedroom units and 20% two-bedroom units for strata apartments. The policy also encourages a children's play area on-site.
- The significant parking reduction is a concern as there are existing parking challenges expressed by businesses in the area for both customer and employee parking supply.
- The plans indicate a tight interior ramp and parkade design that may cause ascending vehicles to swing into the path of descending vehicles to make the necessary maneuver on the ramp. In addition, a cursory review of the plan suggests that a slope in excess of 20% for the ramp is required. Both items will require more input and review from a traffic consultant to verify functionality.
- The proposed exterior open atrium in the centre of the building, which due to the narrow width, may provide little to no sunlight at levels 2 and 3. This is a concern as this atrium is the only source of natural light in several residential units. The livability of these residential units, especially the below-market rental units, would be compromised.

- Only five out of 25 residential parking spaces are labelled as Electric Vehicle (EV) Charging, whereas the Zoning Bylaw requires that 100% of residential spaces and 20% of commercial parking spaces should allow for EV charging.

Concluding Comments:

While the mix of employment and residential uses should be commended within this rezoning application, there are fundamental aspects of the project which are causing concerns for staff. As such, the application, as proposed, is not supported at this time.

Attachments

1. Location Map – 2524-2528 St. Johns Street.
2. OCP Land Use Designations Map – 2524-2528 St. Johns Street.
3. Zoning Map – 2524-2528 St. Johns Street.
4. Project Plans – 2524-2528 St. Johns Street.
5. Sustainability Report Card – 2524-2528 St. Johns Street.

Report Author

Wesley Woo, MCIP, RPP
Senior Planner

Report Approval Details

Document Title:	LUC - Rezoning (Mixed Use) - 2524-2528 St. Johns Street (CityState Consulting).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map - 2524-2528 St. Johns Street.pdf- Attachment 2 - OCP Land Use Designation Map - 2524-2528 St. Johns Street.pdf- Attachment 3 - Zoning Map - 2524-2528 St. Johns Street.pdf- Attachment 4 - Proposed Project plans - 2524-2528 St. Johns Street.pdf- Attachment 5 - Sustainability Report Card – 2524-2528 St. Johns Street.pdf
Final Approval Date:	May 29, 2023

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

Kate Zanon, General Manager of Community Development - May 29, 2023 - 10:17 AM