



City of Port Moody

Report to Land Use Committee

Date: September 7, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: LUC –OCP Amendment and Rezoning (Mixed Use Commercial and Residential)
– 2331-2335 St. Johns Street (Cornerstone Architecture)

Purpose:

To present to the Land Use Committee (LUC) an OCP amendment and rezoning application for a development that would include a six-storey mixed use building containing approximately 5,187 m² (55,834 ft²) of combined commercial and residential space.

Resolution Options

The following resolutions are available for Land Use Committee consideration:

THAT the Land Use Committee endorse the proposed project as presented in the report dated September 7th, 2023 regarding LUC – OCP Amendment and Rezoning (Mixed Use Commercial and Residential) – 2331-2335 St Johns Street (Cornerstone Architecture) : <>

OR

THAT the Land Use Committee endorse the proposed project as presented in the report dated September 7th, 2023 regarding LUC –OCP Amendment and Rezoning (Mixed Use Commercial and Residential) – 2331-2335 St Johns Street (Cornerstone Architecture), subject to the applicant addressing the following specific items: <>

OR

THAT the Land Use Committee not endorse the proposed project as presented in the report dated September 7th, 2023 regarding LUC –OCP Amendment and Rezoning (Mixed Use Commercial and Residential) – 2331-2335 St Johns Street (Cornerstone Architecture) for the following reasons: <>

Applicant:

Cornerstone Architecture

Property Description:

The subject site consists of two lots at the southwest corner of St. Johns Street and Queens Street plus a 6 metre wide portion of City land within the Queens Street road right-of-way (**Attachment 1**). The subject site is approximately 1,840 m² (19,800 ft²) in size and is developed with a single-family residential home and a 4-unit apartment building. Neither subject property has been identified with heritage value although the adjacent lot to the west is a protected heritage property and the site is within the Moody Centre Heritage Conservation Area.

Land Use Policy:

Official Community Plan (OCP)

The eastern subject lot (2335 St. Johns Street) is designated Mixed Use – Moody Centre in the Official Community Plan, allowing for maximum height of four storeys while the western subject lot (2331 St. Johns Street) is designated Multi-Family Residential which permits up to three storeys in height (**Attachment 2**). In addition, the site is within both Development Permit Area 2: Moody Centre, which provides guidance regarding the form and character of mixed-use developments and Development Permit Area 5: Hazardous Lands and Steep Slopes due to steep slopes and the potential for soil liquefaction. Both lots are located within Heritage Conservation Area-Moody Centre which has its own design guidelines.

Zoning

The eastern property is currently zoned as General Commercial (C3) while the western one is Medium Density Townhouse Residential (RM4) (**Attachment 3**).

Neighbourhood Context:

The subject site fronts onto St. Johns Street and backs onto St. Andrews Street. Surrounding development consists of the following:

- North: A General Commercial (C3) zoned property that is designated Mixed Use – Moody Centre and a Comprehensive Development Zone 14 (CD14) which is designated Multi-Family Residential up to three storeys in the OCP;
- East: The lot on the east is currently a Shell Gas Station and is zoned Service Station Commercial (C4) in the OCP, allowing for the development of up to four storeys;
- South: Single-Detached Residential (RS1) lots. This area is also designated in the OCP as Single-Family Low Density; and
- West: A protected heritage property zoned as Medium Density Townhouse Residential (RM4).

Proposal:

The applicant is proposing to rezone the two lots to a Comprehensive Development zone to construct a six-storey mixed use commercial and residential building with a rooftop amenity space. The first two storeys of the six-storey building would contain a specialty food store with a mezzanine and a parkade, and the four levels above is proposed to be for market rental apartments (**Attachment 4**). The proposed floor space ratio (FSR) of the project is 2.64. Further details of the proposal are as follows:

- A total gross floor area of 5,187 m² (55,834 ft²) spread across the following uses:
 - 894 m² (9,620 ft²) of commercial space over two floors fronting onto St. Johns Street;

- 3,487 m² (37,533 ft²) of residential space over four upper floors with 48 market rental apartments with the following unit mix:

Unit Type	Number of Units	Percentage of Mix
Studio	8	17%
One-Bedroom	21	44%
Two-Bedroom	12	25%
Three-Bedroom	7	14%

- The applicant has met the 50% Zoning Bylaw requirement for adaptable dwellings with 24 adaptable units out of the total 48 units.
- 72 bicycle spaces; and
- A 7% reduction in parking for a total of 79 parking spaces instead of the required 85 for all uses. The proposed allocation of the parking spaces is below:
 - 53 residential parking spaces for the 48 units with entry accessed from St. Andrews Street;
 - 22 commercial parking spaces accessed from Queens Street;
 - 4 visitor parking spaces for the residential units (required 10);
 - 6 of the commercial parking stalls are proposed to be shared with residential visitors.

Proposed project plans and landscape plans are included as **Attachment 5 and 6**.

A completed Sustainability Report Card is included as **Attachment 7**. The report card will be updated as the application moves forward through consideration of readings. Grading of the report card is underway.

Housing Criteria

As the development application consists of 48 market-rental units, this project aligns with the City’s Housing Action Plan 2022-2032, endorsed by the Council in 2022, in providing rental housing. In addition, with the current bedroom mix included, this project meets the bedroom requirements of the Family Friendly Units Policy of the City, which requires all market-rental buildings provide a minimum of 25% of units as family-friendly (20% of units to be two-bedroom and 5% three-bedroom). Finally, with the residential component of the project being all rental, the development is exempt from the City’s Inclusionary Zoning Policy – Affordable Housing Units.

Items for Further Review:

Encroachment on City Property

The development proposes to construct the building right up to the front property line. As the food store is proposed to have an accessory café component, the applicant is proposing to provide an outdoor patio with seating within the City’s road right-of-way. In addition, due to the grading of the property, the proposed plans also show a number of steps down to the elevation of the ground floor, also within the City’s road right-of-way. While these issues can be resolved through appropriate legal agreements, staff are currently reviewing the proposed encroachments to ensure that it does not interfere with the future design of St. Johns Street including the multi-use path to be constructed adjacent to the front property line.

Parking

As noted in the project details above, the applicant is proposing to share the commercial parking with the residential visitor parking. The applicant has provided a traffic impact assessment report which explains the plans for the shared parking and all transportation aspects of the development (**Attachment 8**). However, staff note that the details of the shared approach are vague, and the applicant will need to provide additional details as the application progresses.

Building Code and Height

The building may be considered a seven-storey building by strict interpretation of the BC Building Code, which requires height to be measured from St. Johns Street. This is due to the two-level underground parkade behind the retail floor. Furthermore, height from the first storey to the uppermost floor is 19.4 m (63.6 ft), which is greater than the 18 m (59 ft) prescribed in the Building Code. Although the applicant has identified mitigating measure to address these issues, staff believe that a comprehensive code analysis is required as the summary of the alternative solution is not sufficiently comprehensive for consideration of approval yet.

Concluding Comments:

The application is currently under review by staff, with a more detailed review on each of the items above underway. The overall review of the project is positive, and staff are supportive of this application, but there are some issues to be resolved with the zero-lot line development siting and building code requirements regarding the overall height.

Attachments

1. Location Map – 2331-2335 St. Johns Street.
2. OCP Land Use Designation Map – 2331-2335 St. Johns Street.
3. Zoning Map – 2331-2335 St. Johns Street.
4. Letter of Intent – 2331-2335 St. Johns Street.
5. Project Plans – 2331-2335 St. Johns Street.
6. Landscape Plan- 2331-2335 St. Johns Street.
7. Sustainability Report Card – 2331-2335 St. Johns Street.
8. Traffic Impact Assessment – 2331-2335 St. Johns Street.

Report Author

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Report Approval Details

Document Title:	LUC –OCP Amendment and Rezoning (Mixed Use Commercial and Residential) – 2331-2335 St. Johns St. (Cornerstone Architecture).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map – 2331-2335 St. Johns Street.pdf- Attachment 2 - OCP Land Use Designation Map – 2331-2335 St. Johns Street.pdf- Attachment 3 - Zoning Map – 2331-2335 St. Johns Street.pdf- Attachment 4 - Letter of Intent - 2331-2335 St. Johns Street.pdf- Attachment 5 - Project Plans – 2331-2335 St. Johns Street.pdf- Attachment 6 - Landscape Plan- 2331-2335 St. Johns Street.pdf- Attachment 7 - Sustainability Report Card 2331-2335 St. Johns Street.pdf- Attachment 8 - Traffic Impact Assessment- 2331-2335 St. Johns Street.pdf
Final Approval Date:	Aug 31, 2023

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

Vanessa Washington, Legislative Services Coordinator - Aug 29, 2023 - 4:13 PM

Michael Olubiyi, Manager of Development Planning - Aug 30, 2023 - 1:35 PM

Kate Zanon, General Manager of Community Development - Aug 31, 2023 - 9:05 AM