



# City of Port Moody

## Report to Advisory Design Panel

Date: September 28, 2023  
Submitted by: Community Development Department – Development Planning Division  
Subject: ADP- OCP Amendment, Rezoning and Development Permit- 2331- 2335 St.  
Johns Street (Cornerstone Architecture)

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### **Purpose:**

To present to the Advisory Design Panel (ADP) an Official Community Plan (OCP) amendment, rezoning and development permit application to facilitate the development of a six-storey mixed use commercial/residential building with 5,187m<sup>2</sup> (55,834ft<sup>2</sup>) gross floor area.

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### 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 28, 2023, from the Community Development Department- Development Planning Division regarding ADP- OCP Amendment, Rezoning and Development Permit- 2331- 2335 St. Johns Street (Cornerstone Architecture).**

**OR**

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

**OR**

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

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### **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 1,840m<sup>2</sup> (19,800ft<sup>2</sup>) in size and is developed currently with a Thai restaurant on the eastern lot and four strata units on the western lot. Neither property has been identified with heritage value although the adjacent lot to the west is a protected heritage property. In addition, the eastern property is currently zoned as General

Commercial (C3), while the western one is Medium Density Townhouse Residential (RM4) **(Attachment 2)**.

### **Form and Character Guidelines:**

*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 a maximum height of four storeys, while the western subject lot (2331 St. Johns Street) is designated Multi-Family Residential which permits up to a maximum of three storeys in height **(Attachment 3)**.

The site falls within Development Permit Area 2 (DPA2) – Moody Centre – which regulates the form and character of commercial, industrial, intensive residential, or multi-family residential developments. **Attachment 4** includes the pertinent DPA2 design guidelines (Section 3.9 for mixed-use commercial and residential buildings). Furthermore, both lots are within the Moody Centre Heritage Conservation Area (HCA), intended to ensure that all building restorations, rehabilitations, renovations or alterations, and property development or redevelopment within the Moody Centre Heritage Conservation Area respects the history and enhances the heritage character and heritage value of Moody Centre. Sections 2.5 and 2.6 in Appendix 4 of the OCP provide design guidance for new development within the commercial area and for new residential development, a copy of which is included as **Attachment 5**.

The site is also located within Development Permit Area 5: Hazardous Conditions due to steep slopes and the potential of soil liquefaction during an earthquake event.

### **Neighbourhood Context:**

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

- North: A property zoned as General Commercial (C3) that is designated as Mixed Use – Moody Centre, and to its west, a Comprehensive Development Zone 14 (CD14) designated as Multi-Family Residential, permitting development of up to three storeys in accordance with 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, designated in the OCP as Single-Family Low Density.
- West: A protected heritage property zoned as Medium Density Townhouse Residential (RM4).

### **Proposal:**

The applicant seeks to rezone the two lots to a Comprehensive Development (CD) zone to construct a six-storey mixed use commercial and residential building with a rooftop amenity space. The initial two levels of this six-storey building would contain a food store with a mezzanine and a parkade. Above these levels, the subsequent four floors are proposed to be market rental apartments.

Additional specifics regarding the proposal are outlined as follows:

- A total gross floor area of 5,187 m<sup>2</sup> (55,834 ft<sup>2</sup>) spread across the following uses:

- 894 m<sup>2</sup> (9,620 ft<sup>2</sup>) of commercial space over two floors fronting onto St. Johns Street;
- 3,487 m<sup>2</sup> (37,533 ft<sup>2</sup>) 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.
- A proposed floor space ratio (FSR) of 2.64.
- 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.
- 72 bicycle spaces.
- A patio on the St. Johns Street right of way on the south side of the future multi-use path.
- A 1369.84ft<sup>2</sup> (127.26m<sup>2</sup>) rooftop greenhouse space as a communal amenity room for the residents, incorporating urban agriculture, social spaces and support for trees and gardens around the edges of the roof top space, heated using surplus heat generated by the food store refrigeration system.
- A children's play area at the level 3 main entry with artistic elements like colour, shape, texture, and a theme.
- Designed to adherence to a minimum of Step Code 3 with a low carbon energy system for the residential portion of the project.

Proposed project plans and landscape plans are included as **Attachment 6** and **7**. A completed Sustainability Report Card plus an alternative solution summary, provided by the applicant are included as **Attachment 8** and **9** of the review package. 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. With the residential component of the project being all market rental, the development will not have to meet the key expectations of this policy.

#### Family Friendly Units Policy

The City also has a Family Friendly Units Policy, which sets out the expectations for the provision of two-bedroom and three-bedroom units in all new multi-residential and mixed-use

residential development applications where 20 or more dwelling units are created. Currently, all market-rental buildings must provide a minimum of 25% of units as family-friendly (20% of units to be two-bedroom, 5% of three-bedroom), with projects having the opportunity to increase the percentage of three-bedroom or more units with a corresponding decrease in two-bedroom units. With the proposed bedroom mix, this project meets the bedroom requirements of the policy.

### **Items for Further Review:**

Staff have reviewed the application and previous pre-application of the subject property at 2331-2335 St. Johns Street. The overall proposal has several positive community features; however, staff have some concerns, which are outlined below:

#### Building Code and Height

The application raises a potential issue regarding the building's classification as a seven-storey structure, based on a 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 located behind the retail floor. Furthermore, the measurement from the first storey to the topmost floor reaches 19.4m (63.6ft), exceeding the 18m (59ft) stipulated in the Building Code. The applicant has outlined certain measures to address these concerns, however, it is the staff's view that a comprehensive code analysis is required as the summary of the alternative solution submitted by the applicant is not sufficiently comprehensive for consideration of approval yet.

#### Character

The overall impression of the development conveys the image of a four-storey building resting upon a two-story building, each designated for different use and featuring distinct characters and footprints. Notably, the character of the residential floors lacks observable references to heritage character or its aesthetics.

While the applicant's intention to establish a more contemporary architectural expression is understandable to prevent an inauthentic and undesirable 'faux heritage' appearance, the heritage guidelines have been disregarded rather than employed to inform an aesthetic that draws inspiration from heritage elements within a contemporary aesthetic, and blend seamlessly with the evolving neighbourhood. Although the first two floors have achieved the purpose to some extent, the upper residential floors have not been successful in making the desired connection. Consequently, the staff encourages further exploration to achieve a better character with slightly more evident heritage-inspired elements.

#### Encroachment on City Property

The City is not opposed to the patio space on public property; however, it should be to the benefit of the City and public and not restricting staff requests for off-site features (including green infrastructure, tree protection and public space/transition areas). Therefore, staff recommend revising the location of stairs closer to the building to ensure entire patio accessibility is adjacent to the MUP. As the design of the MUP generally raises the average grade, it should help with adjusting the stairs. Alternatively, the applicant can modify building elevations to mitigate use of stairs/retaining structures.

### Parking and Access

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 transportation aspects of the development (**Attachment 10**). Nevertheless, staff note that the details of the shared approach are currently lacking in clarity, and the applicant will be required to provide additional details as the application progresses. Furthermore, placing the main pedestrian access to the residential entry at the rear of the project requires a steep climb to an entrance point that is not strongly defined. During the winter navigating on foot to the entrance from St. Johns Street may prove to be hazardous.

### **Concluding Comments:**

The project demonstrates a well-conceived and functional design, effectively incorporating essential and appropriate commercial space alongside much-needed rental housing. It maximizes the redevelopment potential of a site characterized by extreme topography and street frontage constraints.

However, there remains certain issues to address, including the zero-lot line development siting, adherence to building code requirements regarding the overall height, parking and access considerations, and the cultivation of a heritage-oriented character. The applicant and staff are open to receiving input from the ADP and remain committed to addressing the concerns.

### **Attachment(s)**

1. Location Map – 2331-2335 St. Johns Street.
2. Zoning Designation Map - 2331-2335 St. Johns Street
3. OCP Land Use and Building Height Designations Map – 2331-2335 St. Johns Street.
4. Relevant Development Permit Area 2 Design Guidelines – 2331-2335 St. Johns Street.
5. Relevant Moody Centre Heritage Conservation Area guidelines – 2331-2335 St. Johns Street.
6. Project Plans – 2331-2335 St. Johns Street.
7. Landscape Plans – 2331-2335 St. Johns Street.
8. Sustainability Report Card – 2331-2335 St. Johns Street.
9. Alternative Solution Summary – 2331-2335 St. Johns Street.
10. Traffic Impact Assessment report – 2331-2335 St. Johns Street.

### **Report Author**

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## Report Approval Details

Document Title:	ADP – OCP Amendment, Rezoning and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture).docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment 1- Location Map – 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 2- Zoning Designation Map - 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 3- OCP Land Use and Building Height Designations Map – 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 4- Relevant Development Permit Area 2 Design Guidelines – 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 5- Relevant Moody Centre Heritage Conservation Area guidelines – 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 6- Project Plans – 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 7 - Landscape Plan- 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 8 - Sustainability Report Card 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 9- Alternative Solution Summary – 2331-2335 St. Johns Street.pdf</li> <li>- Attachment 10 - Traffic Impact Assessment- 2331-2335 St. Johns Street.pdf</li> </ul>
Final Approval Date:	Sep 21, 2023

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

**Adam Shroff, Legislative Services Coordinator - Sep 21, 2023 - 11:27 AM**

**Michael Olubiyi, Manager of Development Planning - Sep 21, 2023 - 11:34 AM**

**Kate Zanon, General Manager of Community Development - Sep 21, 2023 - 3:42 PM**