



City of Port Moody

City Initiatives and Planning Committee

Date: November 21, 2023
Submitted by: Community Development Department – Development Planning Division
Subject: Early Input – OCP Amendment, Rezoning, and Development Permit –
2331-2335 St. Johns Street (Cornerstone Architecture)

Purpose

To provide an opportunity for early Council input on the development application submitted for 2331 and 2335 St. Johns Street for a six-storey mixed use commercial/residential building.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on November 21, 2023, regarding the development application presented in the report dated November 21, 2023, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture).

Background

The City is in receipt of an OCP amendment, rezoning and development permit application to facilitate a six-storey mixed commercial/residential building at 2331 and 2335 St. Johns Street.

The application was presented to the Land Use Committee (LUC) on September 7, 2023. The LUC endorsed the proposed project, but expects the applicant to address some concerns. The following draft resolution was passed by the LUC:

THAT the Land Use Committee endorse the proposed project as presented in the report dated September 7, 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:

- the sufficiency of the current commercial parking allocation;
- the sufficiency of the access, egress, and turning radii designs;
- the need for a traffic light at the St. Johns Street intersection, prior to project completion;
- the consideration of e-bike parking;

- the need for review and information about the intersection between the planned multi-use pathway and the stairs, including information about pedestrian safety.

The application was planned to be presented to the Advisory Design Panel (ADP) on September 28, 2023. The meeting was cancelled due to the lack of quorum, and it was rescheduled for the following meeting on October 26, 2023. The application was considered by the Advisory Design Panel on October 26, 2023, and the Committee passed the following resolution:

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

- explore the inclusion of more native species that are pollinator-friendly;
- explore the incorporation of more native ground cover;
- investigate any innovative rainwater capture and harvesting strategies that could be incorporated into the project;
- study inclusion of bird-friendly features on building glass to enhance bird protection;
- explore ways to incorporate heritage features or ways to create a nod to the historic character of the neighbourhood;
- investigate the incorporation of more vibrant materials or feature colours to residential massing;
- study the introduction of more articulation at the balconies on the residential massing;
- study the possibility of designing the demonstration kitchen as a standalone or lock-off space, with its own after-hours access, that can be operated independently from the retail space;
- investigate the integration of green infrastructure along the streets of the property;
- explore animating the west façade such as variation of window locations;
- study improvement of the west passageway between St. Johns Street and St. Andrews Street; and
- explore the use of soil cells for new street trees.

The above comments will be considered by the applicant during the ongoing review of the project, along with feedback from Council and staff's review of the application.

An Application Fact Sheet is provided as **Attachment 1**.

Discussion

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 2**). The site is approximately 1,840m² (19,800ft²) 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.

Official Community Plan (OCP) and Zoning

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. 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 4**.

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. In terms of Zoning designations, the eastern lot of the subject site is currently zoned as General Commercial (C3), while the western one is Medium Density Townhouse Residential (RM4) (**Attachment 5**).

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 100% market rental apartments. The applicant has met the 50% Zoning Bylaw requirement for adaptable dwellings with 24 adaptable units out of the total 48 units.

Additional specifics regarding the proposal are outlined 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%

- 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 1369.84ft² (127.26m²) 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 rooftop space, heated using surplus heat generated by the food store refrigeration system.
- Designed to adhere to a minimum of Step Code 3 with a low carbon energy system for the residential portion of the project.

The applicant's Letter of Intent outlining the project is included as **Attachment 6**. Proposed project plans and landscape plans are included as **Attachment 7** and **8**. The applicant submitted a wrong Sustainability Report Card, and due to these inaccuracies, staff was unable to make a comprehensive review of the report. We would request the applicant to rectify these inaccuracies and submit a correct revised report in their future submission. This will enable us to thorough review and apply appropriate scoring accordingly.

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.

Staff Analysis – Items for Review:

As noted, staff have reviewed the application for the subject property at 2331-2335 St. Johns Street. While the proposal features several positive features, staff have several concerns as 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 development gives an overall impression of a four-story structure atop a two-story building with distinct characters. Our staff believes that while the lower levels incorporate heritage elements successfully, the upper residential floors lack this 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 the public and not restrict 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 the 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 9**). Nevertheless, staff notes 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 application is currently under review by staff, as part of which there will be a more detailed review of those items discussed above. Overall, the project is well-developed and demonstrates a good effort to incorporate new opportunities and ideas into the development's design. With further review and consideration of the feedback from Council, staff, the LUC, and the ADP, the application will be improved and can better benefit both the developer and the community.

Other Option(s)

At this time, the applicant and staff are seeking preliminary input from the City Initiatives and Planning Committee. While the proposed recommendation provides for general input through the Committee discussion, the Committee 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:

>insert items<

Or if Council feels that fundamental changes are required, an alternative resolution is as follows:

THAT the applicant be advised that the City Initiatives & Planning Committee does not support a development being processed at this scale for the following reasons:

>insert items<

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Civic Engagement Initiatives

A notification sign informing the public of the development application has been placed on the subject site in accordance with the City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

As indicated in the EngagePM summary report, a total of 13 comments were received up to October 26, 2023. Of those comments, 8 were supportive, 2 were opposed and 3 had a mixed reaction to the proposal. Verbatim comments for all responses are included in the summary (**Attachment 10**).

In addition, an initial Community Information Meeting was held by the applicant on Wednesday, August 30 from 4 pm-7 pm at the POMOARTS center, 2425 St Johns Street with 30-40 individuals walked through the door. Total 22 comment sheets were submitted at the meeting, with 16 fully supporting, 5 supporting with comments and 1 supporting Bosa Foods but only 2 floors of rental part. Later in the process, the applicant will schedule a second community information meeting to allow for further community dialogue as part of the application.

If the project proceeds through initial bylaw readings, the public will have an opportunity to comment at the Public Hearing, for which notification will be provided in accordance with Development Approval Procedures Bylaw, 2023, No. 3417.

Council Strategic Plan Goals

Providing this early opportunity for Council input, the recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 4.1 – Improve the local business climate.
- Strategic Goal 4.3 – Leverage public spaces.

Attachment(s)

1. Application Fact Sheet – 2331-2335 St. Johns Street.
2. Location Map – 2331-2335 St. Johns Street.
3. OCP Land Use and Building Height Designations Map – 2331-2335 St. Johns Street.
4. Relevant Moody Centre Heritage Conservation Area guidelines – 2331-2335 St. Johns Street.
5. Zoning Designation Map – 2331-2335 St. Johns Street.
6. Letter of Intent and Design Rationale – 2331-2335 St. Johns Street.
7. Project Plans – 2331-2335 St. Johns Street.
8. Landscape Plans – 2331-2335 St. Johns Street.
9. Traffic Impact Assessment report – 2331-2335 St. Johns Street.
10. Engage Port Moody Summary Report – 2331-2335 St. Johns Street.

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Report Approval Details

Document Title:	Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture).docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1- Application Fact Sheet – 2331-2335 St. Johns Street.pdf - Attachment 2 - Location Map - 2331-2335 St. Johns Street.pdf - Attachment 3 - OCP Land Use and Building Height Designations Map - 2331-2335 St. Johns Street.pdf - Attachment 4 - Relevant Moody Centre Heritage Conservation Area guidelines - 2331-2335 St. Johns Street.pdf - Attachment 5 - Zoning Designation Map - 2331-2335 St. Johns Street.pdf - Attachment 6 - Letter of Intent and Design Rationale - 2331-2335 St. Johns Street.pdf - Attachment 7 - Project Plans - 2331-2335 St. Johns Street.pdf - Attachment 8 - Landscape Plan- 2331-2335 St. Johns Street.pdf - Attachment 9- Traffic Impact Assessment report – 2331-2335 St. Johns Street.pdf - Attachment 10- Engage Port Moody Summary Report – 2331-2335 St. Johns Street.pdf
Final Approval Date:	Nov 14, 2023

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

Michael Olubiyi, Manager of Development Planning - Nov 7, 2023

Michael Olubiyi, Manager of Development Planning, for Kate Zanon, General Manager of Community Development - Nov 8, 2023

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 9, 2023

Lindsay Todd, Manager of Communications and Engagement - Nov 9, 2023

Paul Rockwood, General Manager of Finance and Technology - Nov 9, 2023

Tim Savoie, City Manager - Nov 14, 2023