



# City of Port Moody

## Report/Recommendation to Council

Date: July 23, 2024  
Submitted by: Community Development Department – Development Planning Division  
Subject: OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472

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### Purpose

To present for Council consideration the first and second readings of an application for OCP Amendment and Rezoning to facilitate a six-storey mixed-use development with a rooftop garden within 2231-2335 St. Johns Street (File: ORD00006).

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### Recommended Resolution(s)

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) be read a first and second time as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be read a first and second time;**

**AND THAT Bylaw No. 3470 and Bylaw No. 3471 be referred to Public Hearing;**

**AND THAT City of Port Moody Road Closure Bylaw – Portion of Queens Street, 2024, No. 3472 be read a first, second, and third time.**

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### Background

Cornerstone Architecture (On behalf of Benedet Properties Ltd.) submitted a full application in July 2023 to amend the Official Community Plan (OCP) land use and storey designations and to rezone the subject properties at 2331-2335 St. Johns Street to a new Comprehensive Development (CD) zone to allow for the development of a mixed-used project.

The application was presented to the Land Use Committee (LUC) on September 7, 2023. The LUC endorsed the proposed project with a list of concerns for the applicant to address. These concerns included the sufficiency of commercial parking allocations, access, egress, turning radii designs, the need for traffic lights at St. Johns Street intersection, consideration of e-bike

parking, and more information about pedestrian safety at the intersection between the planned multi-use pathway and the stairs.

The application was also presented to the Advisory Design Panel (ADP) on October 26, 2023. The ADP endorsed it, subject to the applicant addressing several items. Some major items included incorporating heritage features and the neighbourhood character, using more vibrant materials or feature colours in the residential massing, and integrating green infrastructure along the streets. Additionally, they recommended investigating the inclusion of native, pollinator-friendly plant species and bird-friendly features on building glass.

In addition, the application was presented to the Council members at the City Initiatives and Planning Committee (CIPC) on November 21, 2023. The discussion included intersection signaling, St. Andrews Street lane width, traffic and pedestrian flow, family-friendly and rental inclusions, green roofing, architectural design of the upper floors, sustainability inclusions, and a inclusion of fresh produce in the grocery component. Detailed LUC and CIPC meeting minutes are included as **Attachment 1** and **2**. The applicant has made efforts to address above concerns, as well as those provided by staff, in the most recent application resubmission package.

## Discussion

### Property Description

The subject site consists of two lots at the southwest corner of St. Johns Street and Queens Street plus 5.5-metre-wide portion of City land within the Queens Street right-of-way. The location map is included as **Attachment 3**. The site is approximately 1,839m<sup>2</sup> (19,800ft<sup>2</sup>) in size and currently developed with four strata units on the western lot (2331 St. Johns Street) and a Thai restaurant on the eastern lot (2335 St. Johns Street). Neither property has heritage value, although the neighbouring lot on the west side is a protected heritage property (White Residence at 2329 St. Johns Street).

### 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 (**Attachment 4**). The proposal is not consistent with these designations and, therefore, requires an amendment to the OCP Bylaw.

The site falls within Development Permit Area 2 (DPA2) – Moody Centre and both lots are within the Moody Centre Heritage Conservation Area (HCA). 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. Draft of Bylaw No. 3471 is included as **Attachment 5**.

### Zoning

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 6**). Since the application does not fit with the designation requirements and regulations, the applicant has requested creation of a Comprehensive Development (CD) zone for this development. Draft of Bylaw No. 3470 is included as **Attachment 7**.

### 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).

#### Development Proposal Description

The applicant seeks to rezone the subject site to a Comprehensive Development (CD) zone to construct a six-storey mixed-use commercial and residential building and a rooftop garden amenity space on top with enclosed and open space. The first two levels of the building would contain a specialty food store and a parkade for commercial use on the same ground level with a mezzanine and portion of residential parking stalls at the rear on the next floor. Above these levels, there would be a residential parkade and four residential floors proposed to be 100% market rental apartments. Due to the sloping nature of the site, the lowest commercial level facing St. Johns Street is considered to be a “basement” by Zoning Bylaw definition. St. Andrews Street is a full level above St. Johns Street. Additional specifics regarding the proposal are outlined as follows:

- Total gross floor area: 5,206m<sup>2</sup> (56,033.5ft<sup>2</sup>) spread across the following uses:
  - 885m<sup>2</sup> (9,525ft<sup>2</sup>) of commercial space over two floors fronting onto St. Johns Street.
  - 3,473m<sup>2</sup> (37,379ft<sup>2</sup>) of residential space over four upper floors with 48 market rental apartments, including the following unit mix:

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

- 50% adaptable dwellings (24 units out of the total 48) meeting Zoning Bylaw requirement for Adaptable Housing Requirements.
- A proposed floor space ratio (FSR) of 2.63.
- A total of 81 parking spaces with the following allocation:
  - 53 residential parking spaces located at the rear of the mezzanine level and parkade level on top of it for the 48 units with entry accessed from St. Andrews Street (48 is required);
  - 23 commercial parking spaces accessed through Queens Street (22 is required);
  - 5 visitor parking spaces for the residential units; and
  - 2 accessible parking for residential and 1 for commercial area.
- 73 long term bicycle spaces and 6 short term stalls for residential portion.
- 1 long term bicycle spaces and 6 short term stalls for commercial portion.

- A patio area of approximately 113.4m<sup>2</sup> (1,221ft<sup>2</sup>) on the St. Johns Street right of way on the south side of the multi-use path.
- A total of 496.6m<sup>2</sup> (5,346ft<sup>2</sup>) rooftop garden and greenhouse space in the form of both indoor and outdoor areas (excluding roof circulation) as a communal amenity for the residents.
- Committed to comply with Energy Step Code 3 with a Low Carbon Energy System (LCES).

Proposed project plans and landscape plans are included as **Attachment 8** and **9**. A project Fact Sheet is provided as **Attachment 10**.

#### Staff Analysis – Items for Staff Consideration/Review

##### *Housing*

With the residential component of the project being entirely market rental, the development is exempt from the requirements of the Inclusionary Zoning – Affordable Housing policy. A housing agreement bylaw is required for the market rental component of the development.

##### *Family Friendly Units Policy*

The proposed bedroom mix for this project meets the current policy, updated on June 18, 2024.

##### Sustainability Report Card

The completed and scored Sustainability Report Card for the development proposal is included as **Attachment 11**. The development received the highest scores in the economic and environmental sustainability pillars.

##### Public Art Policy

According to the Public Art Corporate Policy 18-7940-01, amended on September 19, 2017, developer contributions are not required for developments exclusively for rental housing. However, the applicant is proposing to contribute 0.5% of the commercial components' construction budget, approximately \$20,240, for a single art piece. The artwork is planned to be hung over the public space under the canopies at the northeast corner, as in **Attachment 12**.

##### Amenity Spaces/Community Gathering Spaces

The project features a rooftop garden as an amenity space with indoor and outdoor sheltered areas, providing spaces for exercise, relaxation, and community meeting or recreational activities for residents. Additionally, the application proposes a 128.76 m<sup>2</sup> (1386 ft<sup>2</sup>) outdoor kids' play area on the first residential level.

##### Patio Area

Staff support the proposed patio area on the City property along St. Johns, south of the Multi-Use Path (MUP), considering the potentials for improving the vibrancy and activity along St. Johns Street. Since the applicant has indicated that this area is intended for the exclusive use by Bosa Foods, with discretionary use by the public, staff suggest considering either a Lease or a License of Occupation with an appropriate annual fee. This arrangement would retain the City's authority to request the removal or modification of the patio whenever needed in the future. The final decision will be made with the Development Permit and will be registered on title as part of the permit.

##### Overhang/weather protection

The applicant proposes a roof overhang/weather protection at the corner of the St. Johns Street and Queens Street for the entrance area of the Bosa Foods store, which encroaches on city

property. An Encroachment Covenant is required which will be identified in the Development Permit requirements, and it will be registered on the building title for this development.

#### Queens Street Road Closure

This project requires a 5.5-metre-width portion of the Queens Street right-of-way, totalling approximately 216.9m<sup>2</sup> (2,334.6ft<sup>2</sup>) in size, to be closed, purchased by the owner, and consolidated with the development site. If the development is approved, the owner has committed to purchasing this portion of Queens Street at market value. Based on the proposed uses of the development, the market value of the closure area is \$930,000, as assessed in the most recent appraisal report. A draft road closure bylaw, Bylaw No. 3472, is included as **Attachment 13**.

#### Concluding Comments

Overall, the project is well-developed, and staff are supportive of the application as proposed. It provides new commercial opportunities and increases the amount of market rental housing stock in the city. Additionally, it shows potential for enhancement along St. Johns Street with the patio, support for other adjacent public places, and encouraging more vibrancy through greater community presence.

#### Other Option(s)

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be read a first time;

AND THAT the applicant address the following issues prior to second reading and referral to a Public Hearing:

- (list concerns).

#### Financial Implications

##### Community Amenity Contributions (CACs)

The exact CAC amount will be established at the development permit stage once the final residential floor area is confirmed and will be collected prior to the adoption of the rezoning bylaw. Based on the proposed development, the contribution is estimated to be approximately \$161,627.34, including deduction based on eligible credits for the existing residential floor area.

##### Public Art Contribution

The applicant is proposing to contribute 0.5% of the project's construction budget for the commercial component in the form of an artwork, with the approximate budget of \$20,240.

##### Off-Site Improvement Contributions

The development committed to provide a full traffic and pedestrian crosswalk signal at the intersection of St. Johns and Queens Street as required.

##### Road Closure

The report has been presented to the Council meeting to discuss the sale of the 5.5-metre-wide portion of Queens Street on the basis that the proposed floor area and land uses are distributed as if the road were a portion of the site for density calculation purposes. As part of this development, the applicant would be required to purchase this portion of Queens Street,

contingent upon the rezoning being approved by Council. The assessed value in the most recent appraisal report is \$930,000.00.

## Communications and Public 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, 2023, No. 3417. Should the rezoning application be given first and second readings, the public will have an opportunity to comment at the Public Hearing. The public hearing will be noticed by following at least two methods mentioned in the above bylaw and a decal placed on the application notification sign on the subject property.

Prior to adoption of the road closure bylaw, notice of Council's intention to dispose of the road must be given, providing the public with an opportunity to comment on the disposition in accordance with sections 26(3) and 40 of the *Community Charter*.

### Developer Consultation

In addition, a Community Information Meeting was held by the applicant on Wednesday, August 30, 2023, from 4-7pm 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.

### Engage Port Moody

The most recent Engage Port Moody summary report indicates a total of 21 comments were received up to June 26, 2024. Of those, 14 were supportive, 2 were opposed and 5 had a mixed reaction to the proposal. Verbatim comments are included in the summary (**Attachment 14**).

## Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

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

## Attachment(s)

1. LUC meeting minutes.
2. CIPC meeting minutes.
3. Location map.
4. OCP Designation.
5. Draft Bylaw No. 3471 (OCP Amendment).
6. Zoning Designation.
7. Draft Bylaw No. 3470 (Rezoning).
8. Project plans.
9. Landscape plans.
10. Project Fact Sheet.
11. Scored Sustainability Report Card.
12. Public Art Concept.
13. Draft Bylaw No. 3472 (Road Closure).
14. Engage Port Moody Summary Report.

## Report Author

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## Report Approval Details

Document Title:	OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - LUC meeting minutes.pdf</li><li>- Attachment 2 - CIPC meeting minutes.pdf</li><li>- Attachment 3 - Location Map - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 4 - OCP Designation - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 5 - Draft Bylaw No. 3471 (OCP Amendment) - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 6 - Zoning Designation - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 7 - Draft Bylaw No. 3470 (Rezoning) - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 8 - Project Plans - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 9 - Landscape plans - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 10 - Project Fact Sheet - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 11 - Scored Sustainability Report Card - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 12 - Public Art Concept - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 13 - Draft Bylaw No. 3472 (Road Closure) - 2331-2335 St. Johns Street.pdf</li><li>- Attachment 14 - Engage Port Moody Summary Report.pdf</li></ul>
Final Approval Date:	Jul 16, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Jul 11, 2024

Kate Zanon, General Manager of Community Development - Jul 12, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 12, 2024

Lindsay Todd, Manager of Communications and Engagement - Jul 12, 2024

Paul Rockwood, General Manager of Finance and Technology - Jul 12, 2024

Anna Mathewson, City Manager - Jul 16, 2024