



# City of Port Moody

## Report/Recommendation to Council

Date: January 29, 2020  
Submitted by: Planning and Development Department – Development Planning Division  
Subject: OCP Amendment and Rezoning Application – Early Input – 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street (WA Architects)

---

### Purpose

To provide an opportunity for early Council input on the use, density, and built form of an Official Community Plan (OCP) amendment and rezoning application submitted for 3101 and 3103 St. Johns Street, 3104, 3108, and 3112 St. George Street, and 123, 125, 127, and 129 Buller Street for one six-storey mixed-use building and one six-storey residential apartment building containing a combined 210 residential units (32 units dedicated for market rental and 21 units dedicated for below-market rental) and 867m<sup>2</sup> (9,331ft<sup>2</sup>) of commercial space (dedicated for a non-profit childcare provider). Accordingly, it is suggested that Council may wish to consider the following options:

1. Further process the application subject to further review by staff;
  2. Further process the application subject to further review by staff and the addressing of the following matters identified by Council; or
  3. Reject and not process the application any further.
- 

### Recommended Resolution(s)

**THAT staff continue to process the development application as recommended in the report dated January 29, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – Early Input – 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street (WA Architects).**

---

### Discussion

#### Property Description:

The development site is configured in an “L” shape and consists of six properties located east of the Public Safety Building on St. Johns Street and St. George Street, west of Moody Middle School, as shown on the Location Plan (**Attachment 1**). The development site includes a 40m (131ft) portion of St. Andrews Street proposed to be purchased from the City at market value.

The total site is approximately 5,471m<sup>2</sup> (1.35ac) in area and is generally flat. Each of the subject lots is currently occupied with either a single-family home, duplex, or quad-plex.

### Land Use Policy:

The OCP designates the north portion of the site as Mixed Use – Moody Centre, which is intended for the development of a variety of retail, service, office, and stand-alone commercial activities, and multi-family residential uses in association with commercial use (**Attachment 2**). The OCP permits a maximum of six storeys in height at this location.

The OCP designates the south portion of the site as Multi-Family Residential, which is intended to support the development of low- to medium-density attached housing, such as duplexes, townhouses, or apartment structures. The OCP permits a maximum of three storeys in height at this location.

Implementation requires an amendment to the OCP to change the maximum height on the south portion of the site from three storeys to six storeys. If Council is supportive of the project as proposed, a Road Closure Bylaw will also be required to facilitate the closure of St. Andrews Street.

The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of multi-family developments, as well as Development Permit Area 5: Hazardous Conditions due to the existence of the potential for soil liquefaction.

The subject lots are presently zoned for a mix of residential uses including Single Detached Residential (RS1), Semi-Detached Residential (RT), and Medium Density Townhouse Residential (RM4) (**Attachment 3**).

### Neighbourhood Context:

Surrounding development mainly consists of the following:

- North: Service Station Commercial (C4) lot. The site is developed with a service station;
- East: The two lots directly adjacent to the St. Johns Street lots under application and consideration by Council to be rezoned to a Comprehensive Development (CD) Zone. Approval of the development would allow for a six-storey mixed-use commercial/residential building. The CD Bylaw has been granted third reading by Council. Further east, lands are zoned Civic Service (P1) and is the location of Moody Middle School;
- South: A new townhouse development zoned CD69. The site was recently completed with three-storey townhouses as part of Marcon's George development; and
- West: Public Safety Building zoned Civic Service (P1).

The site is approximately 400m to the Moody Centre SkyTrain Station and West Coast Express, and is located just south of the Moody Centre Station Transit-Oriented Development (TOD) area. This equates to approximately a seven-minute walk to the transit hub.

### Proposal:

The applicant is proposing to rezone the subject site from RS1, RT, and RM4 Zones to a Comprehensive Development (CD) Zone. The development proposal consists of two building components:

1. One six-storey mixed-use building facing St. Johns Street, containing 90 residential units and 867m<sup>2</sup> (9,331ft<sup>2</sup>) of commercial space. Of the 90 units, 32 are proposed to be market rental and 21 are proposed to be below-market rental. The commercial space is proposed to be developed for a non-profit childcare provider. This component is consistent with the OCP.
2. One six-storey multi-family apartment building facing St. George Street and St. Andrews Street, containing 120 units. This component requires an OCP amendment to allow an increase in the building height from three to six storeys.

As part of the development, a pedestrian walkway would be provided at the west property line adjacent to the Public Safety Building, which would connect residents of the development and surrounding area with transit and services.

This project would require the purchase of a 40m length of the St. Andrews Street right-of-way in order to consolidate the site. On June 11, 2019, Council directed staff to proceed with a land sale of this portion of St. Andrews Street subject to the required approvals. Should the development be granted approval, staff will obtain a property appraisal report at the applicant's cost for the proposed purchase area of St. Andrews Street. The appraisal report will be used to negotiate the land sale based on the recommended land valuation.

### *Unit Mix*

Overall, the project provides 210 units with the following unit breakdown:

Unit Type	Number of Units	Percentage
Studio	2	1%
One-Bedroom	145	69%
Two-Bedroom	54	26%
Three-Bedroom	9	4%

### *Density*

The proposal has a density, or floor area ratio (FAR), of 2.8 for each building. If the development followed the OCP and conventional zoning, the mixed-use building facing St. Johns Street would be permitted a maximum FAR of 2.5 and the residential apartment building facing St. George Street would generally be three-storey townhouses, which would permit a maximum FAR of 1.25.

In this case, a CD Zone is being proposed based on the conventional Six-Storey Mixed Use (CRM2) and Six-Storey Apartment Residential (RM8) Zones, which permit a maximum density of 2.5 and 2.4 FAR, respectively. Although the proposal exceeds the maximum density found within the CRM2 and RM8 Zones, the Zoning Bylaw allows for bonus density when exchanged for amenities to the City such as affordable housing or subsidized childcare space. Under the provisions of density bonus, floor area for low-income housing or moderate-income housing is excluded from the FAR calculation.

Another option is to update the CRM2 and RM8 Zones in the Zoning Bylaw to allow for a bonus density option in each zone.

#### *Market/Below-Market Rental Housing*

In exchange for the OCP amendment and the increase in density, the applicant is proposing 25% of the overall units to be dedicated for market and non-market rental for 20 years with the following breakdown:

- 32 units (15%) market rental (27 one-bedroom and five two-bedroom units); and
- 21 units (10%) below-market rental (16 one-bedroom and five two-bedroom units).

The developer is currently engaging with non-profit housing providers to select an operator for the market and non-market rental homes. These homes will include one- and two-bedroom units, and are proposed to be distributed throughout the mixed-use building. The rental units are proposed to be stratified, but committed as rental through a housing agreement for 20 years.

#### *Non-Profit Childcare Space*

The mixed-use building includes ground-floor commercial space, which the developer is proposing to lease to a non-profit childcare provider. The proposal includes 887m<sup>2</sup> (9,331ft<sup>2</sup>) of indoor space and 130m<sup>2</sup> (1,400ft<sup>2</sup>) of adjacent outdoor space. The underground parking features a drop-off and pick-up area, which provides direct access to the proposed childcare space via an elevator. The proposed lease rate would be nominal (i.e. \$1 per year) for a period of ten years with possible extensions.

#### *Parking*

The proposal meets the vehicle and bicycle parking requirements of the Zoning Bylaw.

Project and landscape plans are included as **Attachment 4**.

#### Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 5** and the following table summarizes the initial scoring. The scoring may be revised throughout the review process of the project.

<div> <div>Sustainability Pillar</div> <div>Application</div> </div>	Cultural	Economic	Environmental	Social	Overall Total
3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street	18% (2 out of 11)	54% (7 out of 13)	43% (22 out of 51)	61% (23 out of 38)	48%

### Items for Further Review:

Based on the submission, the following issues will be considered by staff:

- Proposed density and its relation to the Zoning Bylaw's density bonus provision;
- Proposed amendment to the OCP to increase the height of the south building;
- Form and character of the development, as well as how it relates to the surrounding context and adjacent future development;
- Impacts upon adjacent properties;
- Traffic considerations;
- Potential requirement for a second access onto St. George Street based on a revised Traffic Impact Assessment;
- Public art component or contribution;
- Proposed market rental and below-market rental approach and extending its duration;
- Proposed floor space and outdoor amenity space for childcare purposes and extending its duration; and
- Options for the commercial space should the non-profit childcare provider not require the entire space.

### Concluding Comments:

The proposed development is for one six-storey mixed-use commercial and residential building, and one six-storey residential apartment building. While the six-storey residential apartment building requires an OCP amendment for the height, there is merit to the application as it secures a mix of market rental (up to 20 years), below-market rental (up to 20 years), and home ownership opportunities, as well as dedicated daycare space (up to ten years).

### Other Option(s)

1. THAT the project be further processed subject to further review by staff.
2. THAT the project be further processed the application subject to further review by staff and the addressing of the following matters identified by Council.
3. THAT the applicant be advised that the City is not prepared to support an OCP and rezoning application at this time.

### Financial Implications

A portion of the St. Andrews Street road right-of-way will need to be purchased from the City resulting in revenue for the City from the sale.

### Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, opportunity for input from the general public and specific stakeholder groups was provided at the Public Information Meeting held on November 25, 2019.

In accordance with the Development Approval Procedures Bylaw, the application was presented to the Community Planning Advisory Committee (CPAC) during a meeting held on January 7, 2020. A copy of the draft minutes is included as **Attachment 6**.

Should the application proceed through the approval process, there will be additional opportunities for community input at a second community information meeting and at the Public Hearing stage.

## Council Strategic Plan Objectives

Providing this early opportunity for Council input on a development proposal is consistent with the strategic priority of Community Evolution in the 2019-2022 Council Strategic Plan as it relates to the objective of ensuring that future community growth is carefully considered and strategically managed, consistent with the targets approved in the City's Official Community Plan.

## Attachment(s)

1. Location Map.
2. OCP Map.
3. Zoning Map.
4. Project Plans.
5. Sustainability Report Card.
6. Draft CPAC Minutes, January 7, 2020.

## Report Author

Wesley Woo, MCIP, RPP  
Development Planner

## Report Approval Details

Document Title:	Mixed Use OCP Rezoning Early Input-3101-3103 St. Johns St, 3104-3112 St. George St, 123-129 Buller St (WA Architects).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map.pdf</li><li>- Attachment 2 - OCP Map.pdf</li><li>- Attachment 3 - Zoning Map.pdf</li><li>- Attachment 4- Project Plans.pdf</li><li>- Attachment 5 - Sustainability Report Card.pdf</li><li>- Attachment 6 - Draft CPAC Minutes (January 7, 2020).pdf</li></ul>
Final Approval Date:	Feb 11, 2020

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

Dorothy Shermer, Corporate Officer - Feb 5, 2020 - 12:01 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 7, 2020 - 1:01 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 9, 2020 - 9:58 PM

André Boel, General Manager of Planning and Development - Feb 10, 2020 - 10:48 AM

Tim Savoie, City Manager - Feb 11, 2020 - 2:09 PM