



City of Port Moody

Report/Recommendation to Council

Date: February 25, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Early Input – Rezoning (Mixed Use) – 2805 St. Johns Street (Mara+Natha Architecture Ltd.)

Purpose

To provide Council with an opportunity to provide early input on this preliminary application for a mixed-use, five-storey development on a single lot at 2805 St. Johns Street.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on March 17, 2020 regarding the pre-application presented in the report dated February 25, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning (Mixed Use) – 2805 St. Johns Street (Mara+Natha Architecture Ltd.).

Background

A Preliminary Application was received for the property at 2805 St. Johns Street by Robert Lee of Mara+Natha Architecture Ltd. on December 12, 2019. The preliminary application process provides an opportunity for the applicant to receive early input from staff and the Committee of the Whole prior to the applicant submitting a formal rezoning application. As a preliminary application, there is no obligation for Council to take a position at this time. However, this report provides Council members with the opportunity to offer such early input, if desired.

A previous Preliminary Application was submitted in 2017 for this site by the same applicant for a similar six-storey building. Staff were not supportive of the project due to:

- the viability of a development at this scale on a relatively small 809.4m² (8,712ft²) lot;
- the resulting form and character;
- the interface with St. Andrews Street and neighbouring lots to the east and west;
- the parkade design and access; and
- minimum parking and loading requirements.

The applicant's response to those concerns is contained in this revised preliminary application.

Discussion

Property Description:

The development site consists of one mid-block Single-Detached Residential (RS1) lot of 809.4m² (8,712ft²), on the south side of St Johns Street as shown on the Location Plan (**Attachment 1**).

Land Use Policy:

Official Community Plan (OCP) and Zoning:

Surrounding development mainly consists of:

- North: General Commercial (C3) zoned properties that are designated Moody Centre Transit Oriented Development in the OCP;
- East: The five lots to the east are also zoned Single-Detached Residential (RS1) and designated Mixed Use – Moody Centre in the OCP allowing for development up to six storeys;
- South: Single-Detached Residential (RS1) lots and a Semi-Detached Residential (RT) lot which are designated Multi-Family Residential in the OCP allowing for development up to three storeys; and
- West: a two-storey commercial property zoned General Commercial (C3) and also designated Mixed Use – Moody Centre in the OCP allowing for development up to six storeys.

The subject property is designated Mixed Use – Moody Centre in the Official Community Plan (OCP) allowing for development up to six storeys and is located within Development Permit Area 2: Moody Centre which regulates the form and character of mixed-use developments. The site is also located within Development Permit Area 5: Hazardous Conditions due to the potential for soil liquefaction. The OCP designation and Zoning maps are included as **Attachments 2 and 3**.

Proposal:

It is noted that this application is still in the review stage and the following represents staff's understanding of the project as currently presented. The proposal is for a five-storey mixed-use building on a single lot. The proposal includes 426.3m² (4,488ft²) of retail space on the ground floor, 317.2m² (3,414ft²) of office space on the second floor and ten residential units, including a mix of studio, one-bedroom, and two-bedroom units. A total gross floor area of 2,667.88m² (28,717ft²) is representing a Floor Area Ratio (FAR of 3.3). The applicable zone in the Zoning Bylaw would be the Six-Storey Mixed Use (CRM2) zone.

Parking is provided underground, with both the parkade and loading space accessed from St. Andrews Street. In total, 18 parking spaces are proposed, a 14-space shortfall of the 32 required by the Zoning Bylaw. Architectural Plans are included as **Attachment 4**.

The preliminary application is currently under staff review; however, staff are not supportive of the proposal as currently presented for the following reasons:

- **Minimum Lot Size and Width:** the lot does not meet the minimum lot size and width requirement for the CRM2 zone, which requires a minimum lot size of 2,400m² (25,833ft²) and lot width of 60m (197ft). The total lot area of the subject property is 809.4m² (8,712ft²) with a lot width of 20m (66ft). The reasoning behind the lot size and lot width requirement within the CRM2 zone include:
 - that it encourages a more efficient form of development that do not require multiple parkade accesses/ramps and loading spaces, garbage rooms, elevator shaft, stairwells etc.;
 - that it limits the ability to enliven the laneways and make them more pedestrian friendly, due to the parkade access and loading space, which in this proposal takes up the majority of the St. Andrews Street frontage.
- **Density:** The FAR proposed of 3.3, for a total of 2,667.88m² (28,717ft²), exceeds significantly the 2.5, or 2,023.5m² (21,780ft²), allowed for under the CRM2 zone.
- **Minimum Parking Requirements:** The proposal has a shortfall of 14 parking spaces, providing only 18 of the 32 spaces required by the Zoning Bylaw. This shortfall is caused primarily by the small lot size and the proportion of the underground parking area taken up by the parkade access ramp.
- **Common Amenity Space:** The proposal provides no common amenity space either indoors and outdoors.
- **Development Potential of Neighbouring Lots:** Neighbouring lots to the east are all currently occupied by Single-Detached Residential (RS1) dwellings and will likely redevelop in the future, which would create the opportunity to assemble additional properties. Though the property to the west has been redeveloped within the last ten years as a two-storey mixed-use development, the development as proposed would limit the future development potential of this lot.
- **Form and Character:** Given the small size of the lot, it provides limited opportunities to transition to the current low-rise uses to the east and west. It is noted that these neighbouring lots would also allow for a six-storey form of development.

Concluding Comments:

In summary, though some of the above matters may be addressed through making changes to the proposal (e.g. reducing the project density, providing amenity space), staff believe that the concerns that are related to the lot size and width set out above cannot be addressed unless the proponent seeks to incorporate additional properties as part of their proposal. Accordingly, it is recommended that the applicant make further changes to the proposal prior to making an application, including, pursuing a larger, consolidated site area, as well as further addressing other concerns raised in the preliminary application process.

Other Option(s)

At this time staff, is seeking input from the Committee of the Whole. While the proposed recommendation provides for general input through the Council discussion, the Committee could choose to provide more specific direction to the applicant and staff through an alternative resolution.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

As this application is for a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

Council Strategic Plan Objectives

Providing this early opportunity for Council input on a preliminary 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 Designation Map.
3. Zoning Map.
4. Preliminary Architectural Plans.

Report Author

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Report Approval Details

Document Title:	Preliminary Mixed Use Rezoning Application Early Input - 2805 St. Johns Street (Mara Natha Architecture Ltd).docx
Attachments:	- Attachment 1 - Location Map.pdf - Attachment 2 - OCP Designation Map.pdf - Attachment 3 - Zoning Map.pdf - Attachment 4 - Preliminary Architectural Plans.PDF
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 - 10:08 AM

Rosemary Lodge, Manager of Communications and Engagement - Feb 7, 2020 - 12:58 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 9, 2020 - 9:56 PM

André Boel, General Manager of Planning and Development - Feb 10, 2020 - 10:47 AM

Tim Savoie, City Manager - Feb 11, 2020 - 2:25 PM