



City of Port Moody

Report/Recommendation to Council

Date: April 28, 2020
Submitted by: Planning and Development Department – Development Planning Division
Subject: Early Input – Rezoning Application (Mixed-Use) – 2025 St. Johns Street
(Marcon Albert (GP) Ltd.)

Purpose

To provide an opportunity for early Council input on the rezoning application for a six-storey mixed-use development, with approximately 743m² (8,000ft²) of commercial space and 242 multi-family residential units at 2025 St. Johns Street.

Recommended Resolution(s)

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on June 16, 2020, regarding the rezoning application presented in the report dated April 28, 2020, from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning Application (Mixed-Use) – 2025 St. Johns Street (Marcon Albert (GP) Ltd.)

Background

A rezoning application was submitted by Marcon Albert (GP) Ltd. on September 6, 2019, for a six-storey mixed-use development, with approximately 743m² (8,000ft²) of commercial space and 242 multi-family residential units at 2025 St. Johns Street. The application has undergone a round of staff review and comments and was also reviewed by the Community Planning Advisory Committee (CPAC) at the November 5, 2019 meeting. The minutes of that meeting are included as **Attachment 1**. A developer-led Community Information Meeting was held on February 13, 2020 at the Old Mill Boathouse from 6:00-8:00pm, and a summary report, provided by the applicant, is included as **Attachment 2**. The proposal presented here represents the applicant's initial submission for which they are seeking early Council input.

Discussion

Property Description:

The subject site at 2025 St. Johns Street, as shown on the Location Plan (**Attachment 3**), is approximately 8,088.1m² (97,059ft²) in area and has significant grade changes on the western portion of the site, before gently sloping down towards the northeast corner of the property. South Schoolhouse Creek runs through the southeast portion of the property. The subject property is currently vacant, but was the site of the former Barnet Hotel.

Land Use Policy:

Official Community Plan (OCP):

The OCP designates the subject lands as Mixed Use – Moody Centre, and the site is also part of the Westport Evergreen Line Sub-Area which permits commercial and residential development ranging up to six storeys in height. The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of multi-family residential developments. The site is also located within Development Permit Area 4: Environmentally Sensitive Areas related to South Schoolhouse Creek and an Environmentally Sensitive Area located on the western portion of the property.

Zoning:

The subject lots are presently zoned Automobile Sales and Leasing (C5), with a site specific allowance for a Licensee Retail Store on the subject property.

The OCP, Zoning designation, and Environmentally Sensitive Area maps are included as **Attachments 4, 5, and 6.**

Neighbourhood Context:

Surrounding development includes:

- North: Medium Density Townhouse Residential (RM4) lots developed as three-storey apartment buildings and Automobile Sales and Leasing (C5) occupied by Craftsman Collision. These properties are respectively designated Multi-Family Residential and Mixed Use – Moody Centre in the OCP;
- East: Single Detached Residential (RS1) lots, including a vacant lot and a lot developed with a single-family home. These properties are respectively designated Multi-Family Residential and Single-Family Low Density in the OCP;
- South: Undeveloped, forested land zoned Civic Institutional (P1) with South Schoolhouse Creek running through the properties and Port Moody Secondary School beyond that to the south. These properties are designated Single-Family Low Density in the OCP; and
- West: Single Detached Residential (RS1) lots, developed with single family homes, though these properties are under application by Bold Properties for a rezoning for a six-storey multi-family project. These properties are also designated Mixed Use – Moody Centre in the OCP.

Proposal:

The applicant is proposing to rezone the subject site from Automobile Sales and Leasing (C5) to Six-Storey Mixed Use (CRM2). The development proposal consists of a six-storey mixed-use building over an underground parkade. The proposal includes 242 condominium units and 736m² (7,927ft²) of commercial space, located at the northeast corner of the development. The proposal has a density, or floor area ratio (FAR), of 2.23, which is within the 2.5 FAR permitted under the CRM2 Zone. The development proposes the following unit mix:

- 119 studio units;
- 49 one-bedroom units;
- 70 two-bedroom units; and
- four three-bedroom units.

Additional key elements of the proposal include:

- 22 units which are proposed to be dedicated for market-rental housing for a period of 20 years;
- a public art component, with a proposed budget of \$200,000, that would include a standalone piece that would be located at the highly visible corner of St. Johns Street and Albert Street and also a component that would be incorporated within the building façade;
- a project target of Built Green Gold equivalent; and
- protection and restoration of the South Schoolhouse Creek riparian area and also High Value Environmentally Sensitive Area (i.e. mixed forest).

Reduced project plans are included as **Attachment 7**.

Access and Parking

Vehicle access to the site and underground parking is provided from Albert Street.

In total, 331 parking spaces would be required, with 322 currently being proposed, resulting in a shortfall of nine spaces, though depending on the amount and type of rental housing incorporated, the required amount of parking may be reduced.

In accordance with the Zoning Bylaw, 100% of all residential parking spaces (268 spaces) will have electric vehicle charging infrastructure and 20% of commercial spaces (four spaces) will have Level 2 energized charging capability.

A total of 364 long-term residential bicycle parking spaces are provided, which meets the Zoning Bylaw requirements.

Amenity Space

The proposal provides a total of 848.4m² (9,132ft²) of common amenity space, which comprises an indoor amenity room 220.5m² (2,373ft²) in size and an outdoor amenity space with an area of 627.9m² (6,759ft²). This satisfies the Zoning Bylaw requirement for apartment buildings of 3.0m² (32ft²) per unit under the CRM2 Zone. The ground floor indoor amenity space consists of a gym, meeting room, and seating and lounge areas; outdoor amenity space consists of an open turf area and a children's play space. On the sixth floor, there is an amenity room along with a kitchen, dining spaces, seating area, and activity space, which is connected to a rooftop patio, with an outdoor barbeque and dining area and community garden beds. In addition to the indoor and outdoor common amenity spaces, each individual unit has its own balcony or patio space.

South Schoolhouse Creek

The proposal incorporates the enhancement of a portion of the site that lies within the setback area of South Schoolhouse Creek, and that was previously impacted by the former Barnet Hotel. The Zoning Bylaw setback for South Schoolhouse Creek requires a 20-metre Riparian Management Zone measured from the top of bank, which includes:

- a 15m Riparian Protection and Enhancement Area (RPEA), a 'no touch/no build' area that should not be impacted by any construction-related activities (apart from enhancement work); and
- a 5m Riparian Transition Area (RTA), an area where certain features or activities may be permitted including construction-related activities (e.g., work zones), landscaping, stormwater management, and trails.

The proposal is requesting a setback variance to the RTA for a 70m² (753ft²) portion of the building at the southwest corner of Building 2 (South). A map detailing the proposed conditions is included on the last drawing in **Attachment 7**. Based on the initial review of the application, staff are recommending that the application conform with the full 20m Riparian Management Zone. Staff do not support the proposed variance for this development site. Conforming to the Zoning Bylaw requirements will require modifications to the residential building above grade and also the parkade below, which would mean the loss of approximately 32 parking spaces. It is also noted that dedication of the RPEA to the City is under consideration, which may have implications on zoning that requires a CD zone rather than falling under the CRM2 zoning.

Sustainability Report Card

The completed Sustainability Report Card for the development proposal is included as **Attachment 8**, 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
2025 St. Johns Street	50% (7 out of 14)	46% (6 out of 13)	70% (40 out of 57)	45% (17 out of 38)	57%

Implementation

For the proposal to proceed the following would be required:

- a rezoning of the property to CRM2, or potentially a CD zone should dedication of Schoolhouse Creek form part of the proposal;
- adoption of a housing agreement bylaw to secure any rental component; and
- issuance of a Development Permit for form and character and environmentally sensitive areas.

Stage of the Application in the Review Process:

The development application procedures allow for Council comments and consideration early in the review process. Although this application pre-dates the early input option process, the applicant and staff have agreed that Council's early input will help with the next steps of the project. Following the first round of review of the application, Council is being asked to comment on the proposal. The section below lists items that staff have identified as needing further review and consideration, and that Council may also accordingly wish to consider and provide comment on.

Items for Further Review:

Based on the present submission, the project is consistent with the Official Community Plan designation, and the design generally complies with the applicable development permit area guidelines for the regulation of the form and character of mixed-use development; however, the following topics will be subject to further review by staff:

- environmental setbacks and restoration plans for South Schoolhouse Creek;
- potential dedication of RPEA/RTA area;
- proposed amount of commercial space;
- proposed unit mix;
- proposed building massing;
- proposed parking reductions;
- traffic considerations; and
- proposed rental housing provision.

Concluding Comments:

The proposed development is for a six-storey mixed-use building, which is consistent with the land use direction identified in the OCP, and at a density that complies with the applicable CRM2 zone for such a building. Of the matters noted above, the key area of staff concern is that the project should meet the required Zoning Bylaw riparian setbacks for South Schoolhouse Creek. In order to do this, some parkade and building design modifications will be required.

Other Option(s)

At this time, staff are 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

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, an opportunity for input from the general public and specific stakeholder groups was provided at the future community information meeting held on February 12, 2020. Should the application proceed through the approval process, there will be an additional opportunity for community input at a Public Hearing.

In accordance with the Development Approval Procedures Bylaw, the application was presented to the Community Planning Advisory Committee (CPAC) during a meeting held on November 5, 2019. A developer-led Community Information Meeting was held on February 12, 2020 at the Old Mill Boathouse from 6:00-8:00pm.

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. CPAC minutes – November 5, 2019.
2. Community Information Meeting Summary Report.
3. Location Map.
4. OCP Designation Map.
5. Zoning Map.
6. Environmental Sensitive Areas Map.
7. Reduced Project Plans.
8. Sustainability Report Card.

Report Author

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Report Approval Details

Document Title:	Mixed-Use Rezoning Application - Early Input - 2025 St. Johns Street (Marcon Albert (GP) Ltd.).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - CPAC minutes - November 5, 2019.pdf- Attachment 2 - Community Information Meeting Summary Report.pdf- Attachment 3 - Location Map.pdf- Attachment 4 - OCP Designation Map.pdf- Attachment 5 - Zoning Map.pdf- Attachment 6 - Environmentally Sensitive Areas Map.pdf- Attachment 7 - Reduced Project Plans.pdf- Attachment 8 - Sustainability Report Card.pdf
Final Approval Date:	May 11, 2020

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

Dorothy Shermer, Corporate Officer - May 9, 2020 - 2:33 PM

Lesley Douglas, General Manager of Environment and Parks - May 10, 2020 - 6:22 PM

Rosemary Lodge, Manager of Communications and Engagement - May 11, 2020 - 10:17 AM

Paul Rockwood, General Manager of Finance and Technology - May 11, 2020 - 10:28 AM

André Boel, General Manager of Planning and Development - May 11, 2020 - 10:34 AM

Tim Savoie, City Manager - May 11, 2020 - 3:36 PM