

**City Initiatives and Planning Committee  
November 21, 2023  
On-Table Items**

<b>Item Type</b>	<b>Date</b>	<b>Item No.</b>	<b>Item Name</b>	<b>Page Number(s)</b>	<b>Reason For On-Table Distribution</b>
Presentation	November 21, 2023	4.1	Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture)	3-8	Received after agenda publication
Presentation	November 21, 2023	4.2	Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments)	9-13	Received after agenda publication

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 **2331-2335 St. Johns Street**  
OCP Amendment, Rezoning and  
Development Permit  
Early Input  
November 21, 2023

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## Current milestone

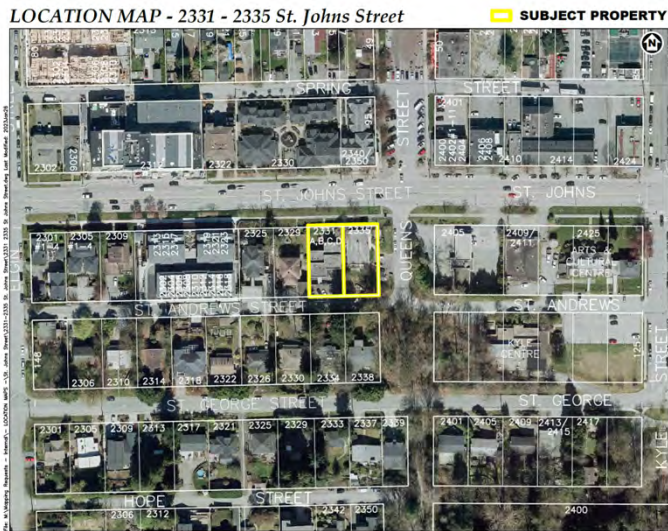
Previously	Today	Next steps
<ul style="list-style-type: none"><li>• Pre-application</li><li>• Land Use Committee</li><li>• Advisory Design Panel</li></ul>	<ul style="list-style-type: none"><li>• Early Committee input for the OCP amendment, Rezoning and Development Permit</li></ul>	<ul style="list-style-type: none"><li>• First/second reading consideration</li></ul>



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# Location



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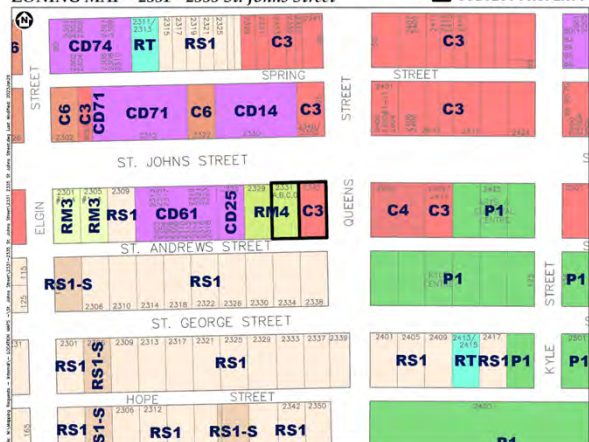
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# OCP Land Use and Zoning Designations

OCP Land Use Designations - 2331 - 2335 St. Johns Street



ZONING MAP - 2331 - 2335 St. Johns Street



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## Proposal



### Key features:

- Proposing to purchase 19.7 ft (6 m) from the Queens Street Road allowance to add to the site
- The final site: 150 ft (46 m) wide by 132 ft (40.2 m) deep
- A total gross floor area of 5,187 m<sup>2</sup> (55,834 ft<sup>2</sup>)
- To rezone the site to CD
- Floor space ratio (FSR) of **2.64**

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## Proposal

### Key features:

- 6-storey building; containing:
- 894 m<sup>2</sup> (9,620 ft<sup>2</sup>) of commercial space over two floors fronting onto St. Johns Street;
- 3,487 m<sup>2</sup> (37,533 ft<sup>2</sup>) of residential space over four upper floors with 48 residential market rental apartments
- A 1369.84 ft<sup>2</sup> (127.26 m<sup>2</sup>) rooftop greenhouse space as a communal amenity room for the residents

- 100% market rental units

### Unit Mix:

Unit Type	Number of Units	Percentage of Mix
Studio	8	17
1-bedroom	21	44
2-bedroom	12	25
3-bedroom	7	14

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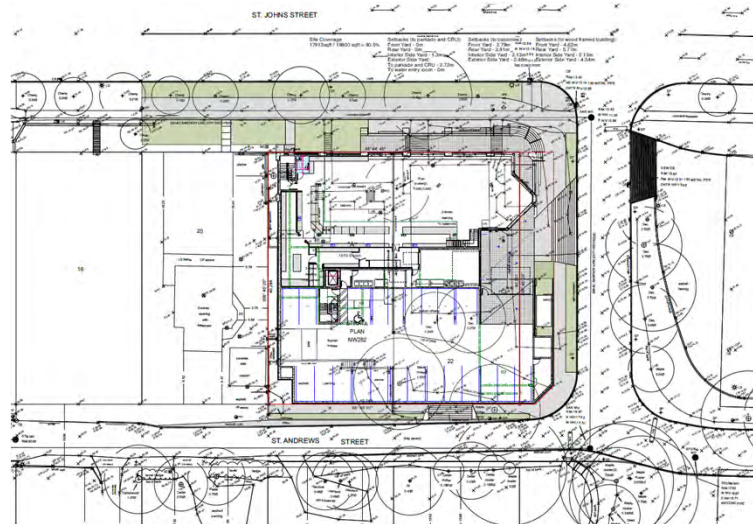
## Parking proposal

Car Parking	Zoning Bylaw Requirement	Required Parking	Proposed Parking
Residential	1.1 /unit	53 (48 unit)	53
Residential Visitor	0.2 /unit	10 (48 unit)	4
Commercial (Retail Food Services)	1.0 /40 m2 of Floor Area	22 (861 m2)	22
<b>Total</b>	<b>85</b>	<b>79</b>	<b>-6 (Difference)</b>

Bike Parking	Zoning Bylaw Requirement	Required Parking	Proposed Parking
Long Term	1.5 /unit	72 (48 unit)	73
Residential Visitor	6 /50 units	6 (48 unit)	6

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## Site Plan



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## Views from St. Johns Street



Frontage from St. Johns Street



Main Entry View

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## St. Andrews and Queens Street



View from St. Johns Street at Queens Street



View from St. Andrews

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Thank you!





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## Current Milestone

<p>Previously:</p> <ul style="list-style-type: none"><li>• Advisory Design Panel</li><li>• Land Use Committee</li></ul>	<p>Today:</p> <ul style="list-style-type: none"><li>• Early Council input</li></ul>	<p>Next steps:</p> <ul style="list-style-type: none"><li>• First/second reading</li><li>• Public Hearing</li><li>• Third reading</li><li>• Development agreement</li></ul>
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# Location

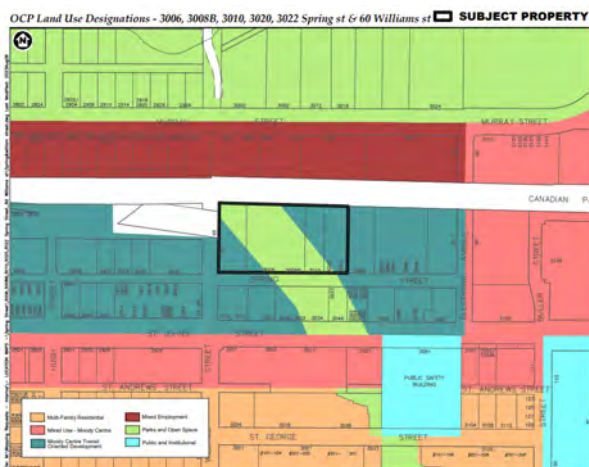


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# OCP Land Use and Current Zoning



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## OCP Amendment

- Tower heights from 26 to 39 storeys
- Reduced tower separation from 60m (197 ft) to 28m (93 ft)
- Tower floor plates from approximately 700 m<sup>2</sup> (7,535 ft<sup>2</sup>) to 759 m<sup>2</sup> (8,170 ft<sup>2</sup>)

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## Rezoning Application - Background

This proposal includes:

- Two 39-storey towers with FAR of 6.96;
- A total of 857 rental homes with 43 (5%) secured at below-market rental rates;
- A new community transit plaza at 60 Williams Street;
- A 40,000 sqft grocery store, plus 15,000 sqft of active street front retail;
- A new pedestrian overpass from the Moody Centre SkyTrain Station to Murray Street;
- Daylighting of Slaughterhouse Creek (currently underground);
- Artist workspace and studios; and
- 595 parking spaces for all uses (46% reduction).

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# Site Plan



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# Transit Plaza



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## Pedestrian Overpass



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## Rendering



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