



# City of Port Moody

## Report/Recommendation to Council

Date: March 12, 2021  
Submitted by: Community Development Department – Development Planning Division  
Subject: Mixed Use – OCP, Rezoning, PH – 3101-3103 St. Johns Street,  
3104-3112 St. George Street, 123-129 Buller Street (WA Architects)

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### Purpose

To present an updated proposal for the redevelopment of the properties at 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street.

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### Recommended Resolution(s)

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 30, 2021, No. 3293 (St. George Street and Buller Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 50, 2021, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81) be referred to a Public Hearing as recommended in the report dated March 12, 2021 from the Community Development Department – Development Planning Division regarding Mixed Use – OCP, Rezoning, PH – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street (WA Architects);**

**AND THAT second reading for City of Port Moody Housing Agreement Bylaw, 2021, No. 3295 (St. Johns Street, St. George Street, and Buller Street – Market Rental Housing) be rescinded;**

**AND THAT City of Port Moody Housing Agreement Bylaw, 2021, No. 3295 (St. Johns Street, St. George Street, and Buller Street – Market Rental Housing) be read a second time as amended.**

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### Background

At the Regular Council meeting held on February 9, 2021, Council considered first reading, second reading, and referral to a public hearing for an Official Community Plan (OCP) amendment and rezoning application for the properties at 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street (full report included as **Attachment 1**). The application for this site would allow for a 197-unit mixed-use development with non-market rental housing, market rental housing, and a non-profit childcare facility.

At the February 9, 2021 meeting, first and second readings were given but the OCP and Zoning Bylaws were not referred to a Public Hearing. Council passed additional resolutions for the applicant to explore longer provisions for the market rental tenure and to step down the building facing St. George Street. In addition to the OCP and rezoning bylaws, housing agreement bylaws for the non-market rental and rental units, as well as a road closure bylaw to close a portion of St. Andrews Street were also given first and second readings.

In summary, the following resolutions were passed in relation to this application:

RC21/072

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 30, 2021, No. 3293 (St. George Street and Buller Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 50, 2021, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81) be read a first and second time as recommended in the report dated January 20, 2021 from the Community Development Department – Development Planning Division regarding Mixed Use – OCP, Rezoning – 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street (WA Architects);

AND THAT City of Port Moody Housing Agreement Bylaw, 2021, No. 3295 (St. Johns Street, St. George Street, and Buller Street – Market Rental Housing) be read a first and second time;

AND THAT City of Port Moody Housing Agreement Bylaw, 2021, No. 3296 (St. Johns Street, St. George Street, and Buller Street – Non-Market Rental Housing) be read a first and second time;

AND THAT City of Port Moody Road Closure Bylaw – Portion of St. Andrews Street, 2021, No. 3297 be read a first and second time;

AND THAT a Community Amenity Contribution fee waiver in the amount of \$276,380 be approved to facilitate the provision of six non-market rental housing units and a non-profit daycare space.

RC21/074

THAT the proponent be asked to investigate longer provisions for the market rental tenure.

RC21/075a

THAT the applicant modify the proposal to step down to a three-storey facing on the south side of the building.

## Discussion

The applicant has submitted an updated application and has provided a letter in response (**Attachment 2**), which explores how they have considered Council's feedback. A summary is provided below with references to the attachments and plans.

## Council Direction

## Applicant Response

Investigate longer provisions for the market rental tenure.

- In response to the resolution by Council, the developer has agreed to increase the market housing rental tenure from 20 years to 30 years.
- An updated Housing Agreement Bylaw No. 3295 (Amended to 30 years) is included as **Attachment 3**.

Modify the proposal to step down to a three storeys on the south side building.

- The applicant has provided further information to demonstrate that the current design already includes significant stepping back above the third storey. As illustrated in the attached response letter, the proposed building fronting onto St. George Street steps back at the fourth, fifth, and six storeys.
  - The fourth and fifth storeys are set back by 3m (10ft), giving the appearance of a three-storey townhouse façade at the lower levels.
  - The sixth storey is set back by an additional 1.4m (4.6ft) in from the fourth and fifth storeys below, for a total of 4.5m (14.6ft) from the third storey.
- The façade of the lower three storeys is designed to emulate the three-storey form of the townhouses on the south side of St. George Street. The proposal will incorporate darker facades on the stepped back upper levels in order to visually diminish their presence. Given the setback and darker façade colour, the upper three levels will have a reduced visual presence from the street.
- A cross-section has been provided within the applicant's response letter (**Attachment 2**).

Staff have worked with the applicant and note that they have made genuine efforts to explore various options at each stage of the planning process, and have responded to staff, CPAC, public, and Council feedback each time to address concerns.

In regards to the latest Council resolutions, the rental housing agreement for 44 units has been increased from 20 to 30 years. This is in addition to the non-market housing agreement for six units that was already proposed for the life of the building, which is significant due to the deeply discounted shelter rates to support the most vulnerable individuals and families within the community.

The applicant has also demonstrated and clarified that the building fronting St. George Street steps down to three storeys on the south side to match the existing townhouses on the other side of the street. Further reduction of the massing on the upper levels would remove significant floor space, but could also result in undesired outcomes as the developer has indicated that the community benefits package, including the non-market rental units, market rental units, and non-profit daycare space, would need to be reduced. The staff review determined that the current community amenities proposal is significant and would be a benefit

to many families and individuals in the surrounding neighbourhood and community. With that in mind, staff recommend that the application be referred to a public hearing and that second reading for the market rental housing agreement bylaw be rescinded and read a second time as amended to facilitate the change in tenure from 20 to 30 years.

### Other Option(s)

THAT the Official Community Plan amendment and rezoning application for 3103-3103 St. Johns Street, 3104-3112 St. George, and 123-129 Buller Street be revised.

### Financial Implications

Council approved a waiver of the Affordable Housing Reserve contribution portion of the Community Amenity Contribution, valued at approximately \$276,380. For additional details pertaining to the waiver approval, as well as other financial implications including the public art contribution, road closure, and density bonus, refer to **Attachment 1**.

### Communications and Civic Engagement Initiatives

Two notification signs informing the public of the OCP amendment and rezoning applications have been placed on the subject site in accordance with City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

Should the OCP amendment and rezoning applications be referred to a public hearing, the public will have an opportunity to comment at the hearing, which will occur following a mail-out notification to adjacent residents, an advertisement placed in the local newspaper, and a decal of the public hearing time and date placed on the notification sign.

### Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

### Attachment(s)

1. Previous Report to Council – February 9, 2021.
2. Applicant Response Letter with Cross-Section.
3. Housing Agreement Bylaw No. 3295 (Amended to 30 years).

### Report Author

Wesley Woo, MCIP, RPP  
Development Planner

## Report Approval Details

Document Title:	Mixed Use - OCP, Rezoning, PH - 3101-3103 St. Johns, 3104-3112 St. George, 123-129 Buller (WA Architects).docx
Attachments:	- Attachment 1 - Previous Report to Council - February 9, 2021.pdf - Attachment 2 - Applicant Response Letter with Cross-Section.pdf - Attachment 3 - Housing Agreement Bylaw No. 3295 (Amended to 30 years).pdf
Final Approval Date:	Apr 6, 2021

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

André Boel, City Planner - Mar 30, 2021 - 9:48 AM

Kate Zanon, General Manager of Community Development - Mar 30, 2021 - 1:04 PM

Dorothy Shermer, Corporate Officer - Mar 31, 2021 - 11:11 AM

Rosemary Lodge, Manager of Communications and Engagement - Apr 1, 2021 - 4:10 PM

Paul Rockwood, General Manager of Finance and Technology - Apr 4, 2021 - 11:32 AM

Tim Savoie, City Manager - Apr 6, 2021 - 10:39 AM