

# Memorandum

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Date: May 17, 2021  
Submitted by: Legislative Services Division  
Subject: OCP Amendment, Rezoning, Housing Agreement – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street – Third Reading

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At the Special Council meeting held on April 20, 2021, Council considered a 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) (**Attachment 1**) and passed the following resolution:

CW21/053

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Agreement Bylaw, 2021, No. 3295 (St. Johns Street, St. George Street, and Buller Street – Market Rental Housing) be rescinded;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.

City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 30, 2021, No. 3293 (St. George Street and Buller Street)—a Bylaw to amend the Official Community Plan to City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the proposed number of storeys for the properties at 3104-3112 St. George Street and 123-129 Buller Street from three (3) to six (6)—(**Attachment 2**) 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)—a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of one mixed-use building containing commercial uses on the ground floor and residential uses above, and one residential apartment building, all over a common underground parking structure at 3101 and 3103 St. Johns Street, 123-129 Buller Street, and 3104, 3108, and 3112 St. George Street—(**Attachment 3**) are the subject of a Public Hearing to be held on May 25, 2021.

If Bylaw No. 3293 and Bylaw No. 3294 are referred from the Public Hearing, Bylaw No. 3293, Bylaw No. 3294, and City of Port Moody Housing Agreement Bylaw, 2021, No. 3295 (St. Johns Street, St. George Street, and Buller Street – Market Rental Housing)—a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government Act*—(**Attachment 4**) would be before Council for consideration of third reading.

The recommended resolution is:

**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), 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), and 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 third time as recommended in the memo dated May 17, 2021 from the Legislative Services Division regarding OCP Amendment, Rezoning, Housing Agreement – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street – Third Reading.**

Attachments:

1. Report considered at April 20, 2021 Special Council meeting.
2. Draft Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 30, 2021, No. 3293 (St. George Street and Buller Street).
3. Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 50, 2021, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81).
4. Draft Housing Agreement Bylaw, 2021, No. 3295 (St. Johns Street, St. George Street, and Buller Street – Market Rental Housing).

## Report Approval Details

Document Title:	OCP, Rezoning, HA – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street – Third Reading.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Report considered at April 20, 2021 Special Council meeting.pdf</li><li>- Attachment 2 - Draft OCP Bylaw, No. 3293 (St. George Street and Buller Street).pdf</li><li>- Attachment 3 - Draft Zoning Bylaw, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81).pdf</li><li>- Attachment 4 - Draft Housing Agreement Bylaw, No. 3295 (St. Johns, St. George, and Buller - Market-Rental Housing).pdf</li></ul>
Final Approval Date:	May 17, 2021

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

Dorothy Shermer, Corporate Officer - May 17, 2021 - 12:06 PM

Tim Savoie, City Manager - May 17, 2021 - 12:55 PM