

Memorandum

Date: September 17, 2021
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (Mixed Use) – Second Reading – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.)

At the Regular Council meeting on June 22, 2021, Council gave first reading to City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) (**Attachment 1**) to allow for a six-storey mixed use building, as well as public park lands, for the properties at 2101 Clarke Street, 2102-2106 St. Johns Street, and two adjacent unaddressed parcels of land. The first reading report from the Community Development Department – Development Planning Division, dated May 10, 2021 is included as **Attachment 2**.

The proposed rezoning application would facilitate the development of 45 apartment and townhouse units, approximately 478m² (5,150ft²) of childcare space, 405m² (4,360ft²) of office space, and a rent-to-own program for 15% of the residential component. The project also features a common rooftop amenity space as well as environmental protection through the dedication of riparian lands to the City.

No changes to the project were made after first reading; however, the applicant has completed all other requirements to advance the application for consideration of second reading and referral to a public hearing, including further technical analysis and community engagement initiatives by advertising and hosting an online community information meeting on July 17, 2021. The community information meeting was not attended by any community members.

The recommended resolutions are:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) be read a second time as recommended in the memo dated September 17, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – Second Reading – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.);

AND THAT Bylaw No. 3316 be referred to a Public Hearing.

Attachment(s)

1. Draft Zoning Amendment Bylaw 3316 (2101 Clarke Street and 2102-2106 St. Johns Street)(CD86 and P1).
2. Report considered at the June 22, 2021 Council meeting – Springcreek Development.

Report Approval Details

Document Title:	Rezoning (Mixed Use) – Second Reading - 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.).docx
Attachments:	- Attachment 1 - Draft Zoning Amendment Bylaw 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1).pdf - Attachment 2 - Report considered at the June 22, 2021 Council meeting - Springcreek Development.pdf
Final Approval Date:	Oct 1, 2021

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

André Boel, City Planner - Sep 27, 2021 - 1:11 PM

Kate Zanon, General Manager of Community Development - Sep 27, 2021 - 2:13 PM

Dorothy Shermer, Corporate Officer - Sep 27, 2021 - 4:06 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement - Sep 27, 2021 - 5:07 PM

Paul Rockwood, General Manager of Finance and Technology - Sep 28, 2021 - 8:37 AM

Tim Savoie, City Manager - Oct 1, 2021 - 2:18 PM