



# City of Port Moody

## Report/Recommendation to Council

Date: February 25, 2022  
Submitted by: Community Development Department – Development Planning Division  
Subject: Early Input (Pre-Application) – 140-148 Moody Street and 2812-2818 Henry Street (Saint Joseph Parish)

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### Purpose

To provide an opportunity for early Council input on the preliminary application for a potential Official Community Plan (OCP) amendment and rezoning application submitted for the Saint Joseph Parish church site to facilitate an additional church building and a major renovation of the existing church building.

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### Recommended Resolution(s)

**THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on March 15, 2022 regarding the Pre-Application presented in the report dated February 25, 2022 from the Community Development Department – Development Planning Division regarding Early Input (Pre-Application) – 140-148 Moody Street and 2812-2818 Henry Street (Saint Joseph Parish).**

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### Background

The City has received a preliminary application for a new church building on the existing surface parking lot of Saint Joseph's Parish at Moody Street and Henry Street. Such a project would require an OCP amendment to the land use designation from Single Family Low Density to Public and Institutional. A rezoning from the Single Detached Residential (RS1) Zone to the Private Institutional (P2) Zone would also be required. The existing church building is proposed to be retained along with a major renovation to convert the existing building to a parish hall/centre with additional second storey space for classrooms and an office.

### Discussion

#### Property Description

The overall church site is made up of five separate parcels and is located north of Henry Street and east of Moody Street (**Attachment 1**). The development site for the new church building is located immediately east of the existing Saint Joseph's Parish church building and rectory, and is currently being used as a parking lot, which is a non-conforming use. The overall church site is approximately 4,070m<sup>2</sup> (1 acre) in size and gently slopes upwards from north to south with an elevation change of approximately 1m (3.3ft).

Also on site, is the church rectory, located in a single family home, also known as the Thurston Residence. This building is listed on the City's Heritage Register (**Attachment 2**) and is located at the northwest corner of the site. The building was constructed in 1912 and features exaggerated and overstated arts and crafts features. At the time of construction, this was one of the grandest, most expensive houses in the city.

#### Official Community Plan (OCP) and Zoning:

The OCP designates a portion of the subject site for Public and Institutional uses for the existing church and rectory, while the parking lot is designated for Single Family Low Density uses (**Attachment 3**). The site is also located in Development Permit Area 2 (DPA2) – Moody Centre, which regulates the form and character through the DPA 2, and Development Permit Area 5 (DPA5) – Hazardous Lands, due to the potential for soil liquefaction.

The subject site is currently zoned Private Institutional (P2) and Single Detached Residential (RS1) Zones (**Attachment 4**).

#### Neighbourhood Context:

The subject property is located in Moody Centre. Specific surrounding development consists of:

- North: Townhouses currently in construction, developed under a Heritage Revitalization Agreement (HRA);
- East, West, and South: Single family homes zoned RS1;

#### Development Proposal Description:

The development proposal consists of:

- A new church building, with capacity for 320 occupants, over the existing surface parking lot at 2812-2818 Henry Street;
- Retention of the Thurston Residence;
- A major renovation of the existing church to convert it into a parish centre which would include a large hall/community space plus classrooms on a new second floor; and
- A parking reduction of approximately 50% to accommodate the new building.

Preliminary project plans are included as **Attachment 5**.

#### Applicant Parking Reduction Rationale

The applicant has provided the following points for rationale for the parking reduction:

- The new church capacity will only be an increase of 20% versus the current building that was built 60 years ago;
- Occupancy of the church buildings will be staggered so that only one building is in use at a time. For example, the lower-level parish hall, and upstairs classrooms would not be scheduled concurrently;
- Use of the buildings would follow the scheduling pattern that has been established over an extended period of time (decades):
  - Only after an event inside the church would the hall be occupied (as the church becomes vacant) or vice versa;

- Daily Mass times are at 9:00am all weekdays except for 7:00pm on Tuesdays. Activities scheduled to take place in the Parish Hall classrooms, if any, always take place after Mass is over;
  - Weekend Mass times in the church are at 9am and 5:30pm on Saturday plus 8am, 10am, and 2:30pm on Sundays (Hall gatherings would only take place in between or after these worship times);
  - Hall gatherings would not take place during other weekday services, nor the hall would be occupied during funeral or wedding Mass in the church; and
  - In the upper floor of the hall building, classrooms would only be in use from 7:45pm to 9:00pm on Tuesdays, 4:15pm to 5:30pm on Wednesdays, and on other meeting nights in the evenings when both the lower level of the Parish Hall and the church are vacant.
- The community has easy and convenient access to nearby rapid transit (eight-minute walk);
  - An increasing number of local parishioners are now walking or cycling from home to the church; and
  - There is a well-established practice of carpooling already in place.

### Staff Analysis

As the rectory is on the Heritage Register, there is an opportunity to apply a Heritage Revitalization Agreement (HRA) on this site, which would designate the building as a protected heritage building. The HRA would serve as a stand-alone development approval outside the Zoning Bylaw regulations but would allow some additional flexibility through this process (such as reduced parking). An OCP amendment would still be required for the new church use over the existing parking area.

### **Other Option(s)**

At this time, the applicant and staff are seeking preliminary 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**

As this is a Pre-Application, there is no requirement for public input at this point. Should a full application be submitted in the future, it would be subject to the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans policy, which would provide opportunity for input from the general public and specific stakeholder groups.

### **Council Strategic Plan Objectives**

Providing this early opportunity for Council input on a preliminary development proposal supports 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. Location Map – 140-148 Moody Street and 2812-2818 Henry Street
2. Heritage Register – Thurston Residence
3. OCP Land Use Designation Map – 140-148 Moody Street and 2812-2818 Henry Street
4. Zoning Map – 140-148 Moody Street and 2812-2818 Henry Street
5. Preliminary Project Plans

## Report Author

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## Report Approval Details

Document Title:	Early Input (Pre-Application) – 140-148 Moody Street and 2812-2818 Henry Street (Saint Joseph Parish).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map - 140-148 Moody Street and 2812-2818 Henry Street.pdf</li><li>- Attachment 2 - Heritage Register - Thurston Residence.pdf</li><li>- Attachment 3 - OCP Land Use Designation Map - 140-148 Moody Street and 2812-2818 Henry Street.pdf</li><li>- Attachment 4 - Zoning Map - 140-148 Moody Street and 2812-2818 Henry Street.pdf</li><li>- Attachment 5 - Preliminary Project Plans.pdf</li></ul>
Final Approval Date:	Mar 7, 2022

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

André Boel, City Planner - Mar 2, 2022 - 8:19 AM

Kate Zanon, General Manager of Community Development - Mar 2, 2022 - 10:47 AM

Rosemary Lodge, Manager of Communications and Engagement - Mar 3, 2022 - 12:15 PM

Paul Rockwood, General Manager of Finance and Technology - Mar 3, 2022 - 4:29 PM

Tim Savoie, City Manager - Mar 7, 2022 - 3:38 PM