

Memorandum

Date: June 7, 2022
Submitted by: Community Development Department – Development Planning Division
Subject: OCP-Rezoning – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street (Pooni Group) – PH

On May 25, 2021, a Public Hearing was held for Official Community Plan (OCP) Bylaw, 2014, No. 2955, Amendment Bylaw No. 30, 2021, No. 3293 (St. George Street and Buller Street), and Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 50, 2021, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81). The associated Memo dated May 17, 2021 from the Legislative Services Division is included as **Attachment 1**. On June 22, 2021, a Special Council Meeting was held to consider third reading, at which time the applicant modified their housing component as reflected in the table below under “Previous Proposal (June 2021)” and as described in the attached On-Table Memo from June 22, 2021 (**Attachment 2**). Due to this change following a Public Hearing, Council Resolution RC21/321 as amended (by RC21/325) directed staff to schedule a new Public Hearing for the Bylaws and requested that staff and the applicant consider six additional affordable units at shelter rates as part of the project.

A further updated community amenity package has been received from the applicant for consideration at the June 28, 2022, Public Hearing. The details of the proposal are reflected in the table below under “Current Proposal (June 2022)”. The proponent has stated that this updated package represents an increase in the value of the amenities by 39% to a total of \$10,654,000. The table below summarizes the changes between the June 2021 and June 2022 proposals. It is noted that none of these changes require further amendments to the Draft Bylaws (No. 3293 and 3294).

For additional information on the application, including all previous reports and links to technical documents, visit: www.portmoody.ca/publichearing.

	Previous Proposal (June 2021)	Current Proposal (June 2022)	Comments
Non-Market Rental Housing	6 shelter units for 60 years	6 shelter units and 4 rent geared to income units all for 60 years	All 10 non-market units to be provided to not-for-profit society (Bloom Group) for \$1.00 per unit. Unit mix includes five one-bedroom and five two-bedroom units.
Rent-to-Own Units	6	12	Unit mix includes eight one-bedroom and four two-bedroom units.
Market Rental Units	38 units for 30 years	0	The market rental component has been replaced with additional non-market and rent-to-own units.
Non-Profit Childcare Facility	49-space facility with tenant improvements	49-space facility with tenant improvements	Daycare space leased for \$1.00/year to not-for-profit society (YMCA) for 20 years

Estimated Value	\$7,650,000	\$10,654,000	Additional non-market and rent-to-own units increase the value of the affordable housing and amenity contribution by 39% or \$3,000,000.
------------------------	-------------	--------------	--

Non-Market Rental Housing (Shelter vs. Rent Geared to Income)

The City of Port Moody defines non-market rental housing as:

units intended to serve very low-income households through agreements with a non-profit housing society or BC Housing for households earning less than \$30,000 and renting at shelter rates or rent geared to income.

Shelter rate units and rent geared to income units are further defined below:

Shelter-Rate Units	Rent Geared to Income Units
Shelter-rate units are a type of subsidized housing for households earning less than \$30,000 and renting at shelter rates. The shelter rates are set by the province and are based off the rent portion of income assistance rates. Currently, the 1-person household is \$375 per month, and the 2-person household is \$570.	Rent geared to income units are a type of subsidized housing where the housing provider matches your rent to how much income you earn. For example, if a household annual income was \$30,000, then the unit rent would be set to \$750 per month, which represents 30% of the monthly income.

Staff Recommendation

The ten non-market units being offered will provide dedicated housing for community members with the greatest financial limitations to pay for housing. These units will be secured for 60 years or the life of the building. If the project is approved, these units will be donated by the developer and do not require additional financial assistance from either the City or the non-profit operator (Bloom Group). The non-market units would also add to the City's housing continuum as staff are not aware of any non-market rental housing in Port Moody renting at either shelter rates or rent geared to income. In addition to the non-market units, the amenity package offers rent-to-own units and space for a childcare facility operated by a regarded not-for-profit provider. This childcare space will contribute to an identified community need.

The recommended resolution is:

THAT the memo dated June 7, 2022 from the Community Development Department – Development Planning Division regarding OCP-Rezoning – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street (Pooni Group) – PH be received for information.

1. Memo Considered at the June 22, 2021 Special Council Meeting.
2. On-Table Memo Considered at the June 22, 2021 Special Council Meeting.

Report Approval Details

Document Title:	OCP-Rezoning - 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street (Pooni Group) - PH.docx
Attachments:	- Attachment 1 - Report Considered at the June 22, 2021 Special Council Meeting.pdf - Attachment 2 - On-Table Memo Considered at the June 22, 2021 Special Council Meeting.pdf
Final Approval Date:	Jun 17, 2022

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

Kate Zanon, General Manager of Community Development - Jun 14, 2022 - 2:50 PM

Rosemary Lodge, Manager of Communications and Engagement - Jun 16, 2022 - 3:14 PM

Paul Rockwood, General Manager of Finance and Technology - Jun 17, 2022 - 7:45 AM

Tim Savoie, City Manager - Jun 17, 2022 - 2:23 PM