



# City of Port Moody

## Report/Recommendation to Council

Date: November 28, 2023  
Submitted by: Community Development Department – Development Planning Division  
Subject: Development Approval (Mixed-Use) – 3101-3103 St. Johns Street,  
3104-3112 St. George Street, 123-129 Buller Street (Pooni Group)

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### Purpose

To present for Council consideration of the following:

- adoption of Official Community Plan Amendment Bylaw, No. 3293 (**Attachment 1**) to allow for a maximum of six storeys at the properties 3103-3112 St. George Street;
- adoption of Zoning Amendment Bylaw, No. 3294 (**Attachment 2**) to rezone the subject properties from Single Detached Residential (RS1) Semi-Detached Residential (RT), and Medium Density Townhouse Residential (RM4) Zones to Comprehensive Development Zone 81 (CD81);
- adoption of Housing Agreement Bylaw, No. 3296 (**Attachment 3**) that establishes the parameters of non-market housing;
- adoption of Housing Agreement Bylaw, No. 3432 (**Attachment 4**) that establishes the parameters of rent-to-own housing;
- adoption of Housing Agreement Bylaw, No. 3433 (**Attachment 5**) that establishes the parameters of allowing strata units to be rented;
- adoption of Road Closure Bylaw, No. 3297 (**Attachment 6**) to close a portion of St. Andrews Street to facilitate the proposed development; and
- authorization of Development Permit No. DP000012 (**Attachment 7**) for Form and Character and Hazardous Conditions.

If approved, this would allow for mixed-use development containing one six-storey mixed-use building with commercial, daycare, and residential uses, and one six-storey residential multi-family building. The two buildings together would provide a total of 197 residential units, including 12 rent-to-own units, 10 non-market rental units, and a childcare facility with approximately 49 spaces.

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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) be now adopted as recommended in the report dated November 28, 2023, from the Community Development Department – Development Planning Division regarding Development Approval (Mixed-Use) – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street (Pooni Group);**

**AND THAT third reading of 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 rescinded;**

**AND THAT 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 third time as amended;**

**AND THAT 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 now adopted;**

**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 now adopted;**

**AND THAT City of Port Moody Housing Agreement Bylaw, 2023, No. 3432 (St. Johns Street, St. George Street, and Buller Street – Rent-to-Own Housing) be now adopted;**

**AND THAT City of Port Moody Housing Agreement Bylaw, 2023, No. 3433 (St. Johns Street, St. George Street, and Buller Street – Rental Available) be now adopted;**

**AND THAT City of Port Moody Road Closure Bylaw – Portion of St. Andrews Street, 2021, No. 3297 be now adopted;**

**AND THAT Development Permit No. DP000012 be authorized for issuance;**

**AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.**

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## Background

On June 28, 2022, following a public hearing, Council gave third reading to OCP Amendment Bylaw No. 3293 and Zoning Amendment Bylaw No. 3294 to facilitate the proposed development on the site. On October 10, 2023, Council gave third reading to three Housing Agreement Bylaws, Bylaw Nos. 3296, 3432, and 3433, and Road Closure Bylaw 3297. Draft Development Permit No. DP000012 includes components to address form and character and hazardous lands.

## Discussion

### Property Description:

The development site is configured in an “L” shape and consists of six properties located east of the Public Safety Building on St. Johns Street and St. George Street, west of Moody Middle

School, as shown on the Location Plan (**Attachment 8**). The development site includes a 40m (131ft) portion of St. Andrews Street proposed to be purchased from the City at market value.

The total site is approximately 5,471m<sup>2</sup> (1.35ac) in area and is generally flat. Each of the subject lots is currently occupied with either a single-family home, duplex, or four-plex.

#### Land Use Policy:

The OCP designates the north portion of the site as Mixed Use – Moody Centre, which is intended for the development of a variety of retail, service, office, and stand-alone commercial activities, and multi-family residential uses in association with commercial use (**Attachment 9**). The OCP permits a maximum of six storeys in height at this location.

The OCP designates the south portion of the site as Multi-Family Residential, which is intended to support the development of low- to medium-density attached housing, such as duplexes, townhouses, or apartment structures. The OCP permits a maximum of three storeys in height at this location.

Approval of the bylaws would amend the OCP to change the maximum height on the south portion of the site from three storeys to six storeys. A portion of St. Andrews Street would also be closed and purchased by the developer to facilitate the closure of St. Andrews Street.

The site is located within Development Permit Area 2: Moody Centre, which regulates the form and character of multi-family developments, as well as Development Permit Area 5: Hazardous Conditions due to the existence of the potential for soil liquefaction.

The subject lots are presently zoned for a mix of residential uses including Single Detached Residential (RS1), Semi-Detached Residential (RT), and Medium Density Townhouse Residential (RM4) (**Attachment 10**).

#### Neighbourhood Context:

Surrounding development mainly consists of the following:

- North: Service Station Commercial (C4) lot. The site is developed with a service station;
- East: The two lots directly adjacent to the St. Johns Street lots are currently in construction for a six-storey mixed-use commercial/residential building. Further east, lands are zoned Civic Service (P1) and is the location of Moody Middle School and the new Moody Elementary School currently in construction;
- South: Three-storey townhouses zoned CD69; and
- West: Public Safety Building zoned Civic Service (P1).

The site is approximately 400m to the Moody Centre SkyTrain Station and West Coast Express, and is located just south of the Moody Centre Station Transit-Oriented Development (TOD) area. This equates to approximately a seven-minute walk to the transit hub.

### Proposal:

The applicant is proposing to rezone the subject site from RS1, RT, and RM4 Zones to a Comprehensive Development (CD) Zone. The development proposal, facilitated by the CD81 Zone, includes the following:

- One six-storey mixed-use building facing St. Johns Street, containing 82 residential units and 831m<sup>2</sup> (8,946ft<sup>2</sup>) of commercial space.
- One six-storey multi-family apartment building facing St. George Street and St. Andrews Street, containing 115 units. This component requires an OCP amendment to allow an increase in the building height from three to six storeys.
- The following unit mix:

Unit Type	Number of Units	Percentage
One-Bedroom	118	60%
Two-Bedroom	60	30%
Three-Bedroom	19	10%

- Floor Area Ratio (FAR) of 2.85.
- Non-Market Rental Housing units at deep discounts, including six shelter rate units set by the Province, and four rent-geared to income units. These units would be donated to Kinsight, a not-for-profit society, to own and operate for the life of the building.
- 12 rent-to-own residential units.
- A dedicated childcare space to be leased to YMCA, a non-profit childcare operator, at \$1 per year for 20 years.

Project and landscape plans are included within the draft DP.

### *Parking*

The proposed CD81 Zone requires that the development have 304 parking spaces for both residential and commercial uses. Since first reading of Zoning Amendment Bylaw No. 3294, the project has gone through several refinements. As a result, the parking requirement of 304 spaces exceeds the Zoning Bylaw by 17 spaces. As such, the developer has requested that the parking requirements be changed in the CD81 Zone to align with the general minimum Zoning Bylaw requirements, which would be 287. Based on the proximity to transit at this location, staff support this request. The recommendation for the CD81 Zone, Zoning Amendment Bylaw No. 3294, is to rescind third reading, give third reading as amended, and adopt the bylaw.

### Development Permit – Form and Character

The Development Permit will include as schedules the Architectural Plans and Landscape Plans. The project plans, submitted by the applicant, has been reviewed by staff against the applicable Development Permit Area 2: Moody Centre design guidelines, which regulate the form and character of multi-family residential developments. Overall, the proposed project design was found to be consistent with the applicable form and character guidelines. Architectural and Landscape Plans will be attached as Schedules to the Development Permit and are attached as **Attachment 11** and **Attachment 12**.

### Development Permit – Hazardous Lands

The site falls within Development Permit Area 5: Hazardous Lands due to the potential for earthquake soil liquefaction and flooding. The applicant has submitted appropriate reports

prepared by a qualified professional, which addresses the concerns related to this development and will be attached as a Schedule to the Development Permit.

### Sustainability Report Card

The Sustainability Report Card that was completed with this application is an older version of the current report card. As the project was past second reading at the time the current Sustainability Report Card was endorsed by Council, it was not required to be updated. That said, the project scored well with an overall score of 73%. The project scored highest in the social sustainability pillar with 87% due to the non-market units and non-profit childcare being offered.

### Concluding Comments

As noted, the proposed development is in conformance with the applicable Development Permit guidelines. Other positive aspects of the development relate to the non-market rental housing at deep discounts and non-profit childcare space. Overall, this project will provide a mix of housing options.

### Other Option(s)

That Development Permit No. DP000012 be revised to address the following:

- list items.

### Financial Implications

#### Road Closure Purchase and Sale

The applicant has agreed to purchase a portion of the St. Andrews Street road right-of-way for \$1,894,000. Council previously approved a Purchase and Sale agreement to facilitate this sale.

#### Public Art Contribution

The project is providing a contribution to the Public Art Reserve in the amount of \$240,000. This amount meets the Public Art Policy, which recommends that a contribution of 0.5% of hard construction costs be paid towards the reserve.

#### Density Bonus

As the project is over 2.5 FAR, a density bonus payment of 75% of the land value of the additional density above 2.5 FAR is required. An appraisal was completed, and it determined that the density bonus to be paid is \$882,000. The density bonus payment will be collected at the building permit stage.

#### Community Amenity Contributions

Due to the unique benefit of non-market residential units and a non-profit childcare space, Council previously approved the majority of the Affordable Housing Reserve contribution portion of the Community Amenity Contribution (CAC), valued at \$276,380. Ultimately, the CACs being provided by this project is \$606,928.

### Communications and Civic Engagement Initiatives

In accordance with the City's Public and Stakeholder Consultation for Major Development Projects or Area Plans Policy, opportunity for input from the general public and specific stakeholder groups was provided for this proposal at a community information meeting

facilitated by the applicant and attended by staff on November 25, 2019 plus two additional online community information meeting sessions held during the COVID-19 pandemic on September 9 and 10, 2020.

The Public Hearing for the Zoning Bylaw Amendment Bylaw was held on June 28, 2022. In accordance with the City's Development Approval Procedures Bylaw, the required notification procedures were followed. This included signage posted on the subject property, notifications sent to property owners and occupants within 140m of the subject property, and advertisements placed in the Tri-City News.

## Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth;

## Attachment(s)

1. OCP Amendment Bylaw, No. 3293.
2. Zoning Amendment Bylaw, No. 3294 (CD81).
3. Housing Agreement Bylaw, No. 3296 (Non-Market Housing Agreement).
4. Housing Agreement Bylaw, No. 3432 (Rent-to-Own Housing Agreement).
5. Housing Agreement Bylaw, No. 3433 (Rental Available Housing Agreement).
6. Road Closure Bylaw, No. 3297 (Portion of St. Andrews Street).
7. Draft Development Permit No. DP000012.
8. Location Map – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street.
9. OCP Land Use Designations Map – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street.
10. Zoning Map – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street.
11. Architectural Plans – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street.
12. Landscape Plans – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street.

## Report Author

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Assistant Manager of Planning

## Report Approval Details

Document Title:	Development Approval (Mixed-Use) - 3101-3103 St. Johns St, 3104-3112 St. George St, 123-129 Buller St (Pooni Group).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - OCP Amendment Bylaw No. 3293.pdf</li><li>- Attachment 2 - Zoning Amendment Bylaw No. 3294 (CD81).pdf</li><li>- Attachment 3 - Housing Agreement Bylaw No. 3296 (Non-Market Housing Agreement).pdf</li><li>- Attachment 4 - Housing Agreement Bylaw No. 3432 (Rent-to-Own Housing Agreement).pdf</li><li>- Attachment 5 - Housing Agreement Bylaw No. 3433 (Rental Available Housing Agreement).pdf</li><li>- Attachment 6 - Road Closure Bylaw No. 3297 (Portion of St. Andrews Street).pdf</li><li>- Attachment 7 - Draft DP000012.pdf</li><li>- Attachment 8 - Location Map - 3101-3103 St. Johns St, 3104-3112 St. George St, 123-129 Buller St.pdf</li><li>- Attachment 9 - OCP Land Use Designations Map - 3101-3103 St. Johns St, 3104-3112 St. George St, 123-129 Buller St.pdf</li><li>- Attachment 10 - Zoning Map - 3101-3103 St. Johns St, 3104-3112 St. George St, 123-129 Buller St.pdf</li><li>- Attachment 11 - Architectural Plans - 3101-3103 St. Johns St, 3104-3112 St. George St, 123-129 Buller St.pdf</li><li>- Attachment 12 - Landscape Plans - 3101-3103 St. Johns St, 3104-3112 St. George St, 123-129 Buller St.pdf</li></ul>
Final Approval Date:	Nov 21, 2023

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

Michael Olubiyi, Manager of Development Planning - Nov 17, 2023

Michael Olubiyi, Manager of Development Planning, for Kate Zanon, General Manager of Community Development - Nov 17, 2023

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 20, 2023

Lindsay Todd, Manager of Communications and Engagement - Nov 20, 2023

Paul Rockwood, General Manager of Finance and Technology - Nov 21, 2023

Tim Savoie, City Manager - Nov 21, 2023