



City of Port Moody  
100 Newport Drive, Port Moody, B.C., Canada  
V3H 5C3

## Notice of Public Hearing – Bylaw No. 3471 and Bylaw No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way)

**When:** September 10, 2024 at 7pm

**Where:** Electronic meeting or by in-person attendance in Council Chambers, City Hall, 100 Newport Dr., Port Moody, B.C. (see [portmoody.ca/ph](http://portmoody.ca/ph) for details and instructions)

### What it's about:

The City has received an application for 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street forming the development site to amend the Official Community Plan land use designation on a portion of the subject site, at 2331 St. Johns St., from Multi-Family Residential to Mixed Use – Moody Centre, and to change the proposed number of storeys for the whole site from three (3) and four (4) to six (6) storeys, and to rezone the subject site from Medium Density Townhouse Residential (RM4) and General Commercial (C3) to Comprehensive Development Zone 97 (CD97) to facilitate the development of a mixed-use residential/commercial building.

If you believe your property is affected by this OCP amendment and rezoning application, you may comment directly to Council at the Public Hearing on September 10, 2024, by joining the electronic meeting as a participant or attending in person. Visit [portmoody.ca/ph](http://portmoody.ca/ph) for instructions on how to join the electronic meeting. You can also send a submission in writing before 12pm on September 10, 2024, by emailing [clerks@portmoody.ca](mailto:clerks@portmoody.ca), by hard-copy mail to City Hall (c/o Clerk's Office), or by faxing 604.469.4550. Please include "Bylaws 3471 and 3470" in the subject line.

Copies of the bylaw(s) and public hearing information package can be inspected online at [portmoody.ca/publichearing](http://portmoody.ca/publichearing) at any time and in person at the second-floor counter in City Hall, Monday to Friday, August 22, 2024, to September 10, 2024, excluding statutory holidays, from 8:30am to 5pm. You can also contact staff at [planning@portmoody.ca](mailto:planning@portmoody.ca) or 604.469.4540 with any questions.

Please note that City Hall will be closed on September 2, 2024 (Labour Day)

[See reverse for a map of the subject properties](#) →

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Port Moody Council is holding a Public Hearing to consider the following proposed bylaws:

### Application ORD00006

**Bylaw No. 3471** – City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way)

**Bylaw No. 3470** – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97)

**Applicant:** Cornerstone Architecture

**Location:** 2331-2335 St. Johns Street and a 5.5-meter-wide portion of Queens Street

**Purpose:** To amend the Official Community Plan and rezone the subject properties to allow the development of a 6-storey building comprising a retail food store (Bosa Foods) on the first two floors and 48 market rental apartments on the upper floors.

LOCATION MAP - 2331-2335 St Johns St



File: N:\Mapping Requests - Internal\LOCATION MAPS - St. Johns Street\2331-2335 St. Johns Street\2331-2335 St. Johns Street\_Location\_Map.pdf Last Modified: 8/12/2024