

Memorandum

Date: September 10, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Follow-up to July 23, 2024, Council Resolution – 2331-2335 St. Johns Street

At the Regular Council Meeting on July 23, 2024, Council passed the following resolution:

RC24/171-174

THAT 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) be read a first and second time as recommended in the report dated July 23, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472;

AND THAT the on-table memo dated July 23, 2024, from the Community Development Department – Development Planning Division regarding Revised 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) be received for information;

AND THAT 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) be read a first and second time, as presented in the on-table memo received at the July 23, 2024, Regular Council meeting;

AND THAT Bylaw No. 3470 and Bylaw No. 3471 be referred to Public Hearing;

AND THAT City of Port Moody Road Closure Bylaw – Portion of Queens Street, 2024, No. 3472 be read a first, second, and third time;

AND THAT staff work with the applicant to make some two-bedroom units adaptable;

AND THAT staff work with the applicant to improve pedestrian and traffic safety to the west on St. Andrews Street, potentially including extending the width of the road beyond the western property line.

For Council's information, staff are providing the following summary of their subsequent discussions with the applicant regarding adaptable units (clause 6 above) and road widening (clause 7 above):

Adaptable Units

Following a detailed review, the applicant has proposed converting eight (8) 1-bedroom adaptable units into regular "1-bedroom with dens" and converting eight (8) of the 2-bedroom regular units into adaptable dwellings. This approach maintains the overall number and percentage of adaptable units, ensuring compliance with existing requirements.

Road Widening

Engineering staff coordinated with the developer to explore the options for potentially widening St. Andrews Street, from the western edge of the Bosa Foods development frontage to the eastern boundary of the adjacent newer development. After initial discussions considering both pedestrian and traffic safety, the applicant proposed different scenarios, with road width options ranging from minimum of 5.2 metres to maximum of 6.5 metres. Following further analysis, staff agreed that the 6.5-metres option is not feasible due to existing site constraints. However, a minimum widening to 5.5 metres from the current 4.5 metres within this section was deemed achievable. Further detailed design will be explored during the detailed design phase of Servicing Agreement. The applicant provided the City with a cost estimate of around \$100,000.00 for this purpose. They expressed their willingness to design and manage the adjacent works at their own expense, covering the design and supervision, but they decline to contribute financially to the actual improvements.

This memo is provided for information only.

Report Approval Details

Document Title:	Follow-up to July 23, 2024, Council Resolution – 2331-2335 St. Johns Street.docx
Attachments:	
Final Approval Date:	Aug 30, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Aug 28, 2024

Michael Olubiyi, Manager of Development Planning - Aug 28, 2024

Kate Zanon, General Manager of Community Development - Aug 29, 2024

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Aug 29, 2024

Lindsay Todd, Manager of Communications and Engagement - Aug 30, 2024

Tyson Ganske, Manager of Financial Planning, for Paul Rockwood, General Manager of Finance and Technology - Aug 30, 2024

Kate Zanon, General Manager of Community Development, for Anna Mathewson, City Manager - Aug 30, 2024