

Memorandum

Date: September 10, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: OCP Amendment Bylaw No. 3471 and Rezoning Bylaw No. 3470 – 2331-2335 St. Johns Street – Third Reading

At the Regular Council meeting held on July 23, 2024, Council considered a report regarding OCP Amendment and Rezoning – 2331-2335 St. Johns Street (Cornerstone Architecture) – Bylaw Nos. 3471, 3470, and 3472 (**Attachment 1**) and an on-table memo 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) (**Attachment 2**) from the Community Development Department – Development Planning Division. 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.

Per Council's direction, staff collaborated with the applicant on adaptable units and road widening. The applicant proposed converting eight (8) of the one-bedroom adaptable units into regular units to allow the conversion of eight (8) regular two-bedroom units into adaptable units, maintaining the overall percentage of adaptable units. Regarding the road widening on St. Andrews Street, the applicant and staff explored possible scenarios and ultimately agreed on a feasible widening to 5.5 metres. The applicant provided the City with a cost estimate of approximately \$100,000 for this purpose. The applicant committed to managing the design and supervision of the work but opted not to contribute financially to the actual improvements. This information has been included in a separate memo (**Attachment 3**) in the September 10, 2024, Public Hearing agenda.

The Public Hearing scheduled for September 10, 2024, was advertised in accordance with the City's Development Approval and Procedures Bylaw.

If referred from the Public Hearing to be held on September 10, 2024, 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) (**Attachment 4**)—*a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation on a portion of the subject site at 2331 St. Johns Street from Multi-Family Residential to Mixed Use – Moody Centre and to change the proposed number of storeys for the subject properties at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way from three (3) and four (4) to six (6) storeys*—and 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) (**Attachment 5**)—*a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a mixed-use residential/commercial building at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way*—will be before Council for consideration of third reading at the September 10, 2024, Regular Council meeting.

The recommended resolutions are:

THAT the memo dated September 10, 2024, from the Community Development Department – Development Services Division regarding OCP Amendment Bylaw No. 3471 and Rezoning Bylaw No. 3470 – 2331-2335 St. Johns Street – Third Reading be received for information;

AND 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 third time;

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) be read a third time.

If Council would like to direct further improvements to pedestrian and traffic safety to the west on St. Andrews Street, one of the following optional resolutions should be considered:

1. AND THAT the applicant be required to design to City specifications and construct the road width extension of St. Andrews Street to a 5.5-metre width beyond the western property line frontage to the existing sidewalk connection.

OR

2. AND THAT the applicant be required to design and construct to City specifications the road width extension of St. Andrews Street to a 5.5-metre width beyond the western property line frontage to the existing sidewalk connection and that the City contribute up to \$100,000 to the applicant's construction costs.

Attachment(s)

1. Report considered at the July 23, 2024, Regular Council meeting – Bylaw Nos. 3471 and 3470 (Cornerstone Architecture).
2. On-table memo considered at the July 23, 2024, RC meeting – Bylaw No. 3470.
3. Information memo considered at the September 10, 2024, Public Hearing.
4. Draft OCP Amendment Bylaw No. 3471.
5. Draft Rezoning Bylaw No. 3470.

Report Approval Details

Document Title:	OCP Amendment Bylaw No. 3471 and Rezoning Bylaw No. 3470 – 2331-2335 St. Johns Street – Third Reading.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Report considered at the July 23, 2024, RC meeting - Bylaw Nos. 3471 and 3470 (Cornerstone Architecture).pdf- Attachment 2 - On-table memo considered at the July 23, 2024, RC meeting - Bylaw No. 3470.pdf- Attachment 3 - Information memo provided at the September 10, 2024, Public Hearing.pdf- Attachment 4 - Draft OCP Amendment Bylaw No. 3471.pdf- Attachment 5 - Draft Rezoning Bylaw No. 3470.pdf
Final Approval Date:	Sep 3, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Aug 29, 2024

Michael Olubiyi, Manager of Development Planning - Aug 30, 2024

Kate Zanon, General Manager of Community Development - Aug 30, 2024

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Aug 30, 2024

Lindsay Todd, Manager of Communications and Engagement - Sep 2, 2024

Paul Rockwood, General Manager of Finance and Technology - Sep 3, 2024

Kate Zanon, General Manager of Community Development, for Anna Mathewson, City Manager - Sep 3, 2024