

Memorandum

Date: October 22, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading

At the Regular Council meeting held on September 24, 2024, Council considered a report from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use Commercial-Rental Residential) 3121-3127 St. Johns Street, 110-118 James Road (Anthem LMV James Road Holdings) (**Attachment 1**). Following the consideration, Council passed the following resolution:

RC24/201

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a first and second time as recommended in the report dated September 24, 2024, from the Community Development Department – Development Planning Division regarding Rezoning (Mixed-Use Commercial/Rental Residential Project) – 3121 and 3127 St. Johns Street and 110-118 James Road (Anthem LMV James Road Holdings Ltd.);

AND THAT Bylaw No. 3408 be referred to a Public Hearing;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121 and 3127 St. Johns Street and 110-118 James Road) (Market-Rental) be read a first, second, and third time;

AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be read a first, second, and third time.

The Public Hearing scheduled for October 22, 2024, was advertised in accordance with the City's Development Approval and Procedures Bylaw 3417.

If referred from the Public Hearing to be held on October 22, 2024, City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road)(CD90) (**Attachment 2**)—a Bylaw amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90)—will be before Council for consideration of third reading at the October 22, 2024, Regular Council meeting.

The recommended resolutions are:

THAT the memo dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading be received for information;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a third time.

Attachments

1. Report considered at the September 24, 2024, Regular Council meeting – 3121-3127 St. Johns Street and 110-118 James Road.
2. Draft Rezoning Bylaw No. 3408.

Report Approval Details

Document Title:	Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading.docx
Attachments:	- Attachment 1 - Report considered at the Sep 24, 2024, RC meeting – 3121-3127 St. Johns Street and 110-118 James Road.pdf - Attachment 2 - Draft Rezoning Bylaw No. 3408.pdf
Final Approval Date:	Oct 15, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Oct 9, 2024

Michael Olubiyi, Manager of Development Planning - Oct 10, 2024

Kate Zanon, General Manager of Community Development - Oct 10, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Oct 11, 2024

Lindsay Todd, Manager of Communications and Engagement - Oct 11, 2024

Paul Rockwood, General Manager of Finance and Technology - Oct 13, 2024

Anna Mathewson, City Manager - Oct 15, 2024