



Notice of Public Hearing – Bylaw No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road)

When: October 22, 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 for details and instructions)

What it's about:

The City received a rezoning application for 3121 and 3127 St. Johns Street and 110-118 James Road (CD90) to develop a six-storey mixed-use building. The project includes commercial spaces on the ground floor and 180 market rental units above, surrounding a courtyard. The building will have two levels of underground parking with access from Moray Place. The units range from studios to three-bedroom apartments, and 107 of the units will be adaptable. The development aligns with the Official Community Plan and is located in a mixed-use area with nearby residential, commercial, and institutional properties.

If you believe your property is affected by this rezoning application, you may comment directly to Council at the Public Hearing on October 22, 2024, by joining the electronic meeting as a participant or attending in person. Visit portmoody.ca/ph for instructions on how to join the electronic meeting. You can also send a submission in writing before 12pm on October 22, 2024, by emailing clerks@portmoody.ca, by hard-copy mail to City Hall (c/o Clerk's Office), or by faxing 604.469.4550. Please include "Bylaw No. 3408" in the subject line.

Copies of the bylaw and public hearing information package can be inspected online at portmoody.ca/publichearing at any time and in person at the second-floor counter in City Hall, Monday to Friday, from October 3, 2024, to October 22, 2024, excluding statutory holidays, from 8:30am to 5pm. You can also contact staff at planning@portmoody.ca or 604.469.4540 with any questions.

Please note that City Hall will be closed on Monday, October 14, 2024, (Thanksgiving 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 bylaw:

Application DP000049

Bylaw No. 3408 – 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)

Applicant: Anthem LMV James Road Holdings Ltd. (Anthem)

Location: 3121 and 3127 St. Johns Street and 110-118 James Road

Purpose: to rezone the subject properties from Private Institutional (P2) and Semi-Detached and Townhouse residential (RM1) to Comprehensive Development Zone 90 (CD90) to allow for development of a 6-storey, U-shaped, mixed-use housing project with 180 market rental units, 573.5 square metres of employment floor space, a courtyard, and 246 parking spaces.

LOCATION MAP - 3121 and 3127 St. Johns Street, 110-118 James Road

