

Memorandum

Date: November 5, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: OCP Amendment Bylaw No. 3469 and Rezoning Bylaw No. 3463 –
Consideration of 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 OCP Amendment and Rezoning 3180-3190 St. Johns Street and 81-89 Moray Street (Anthem 3180 St. Johns Holdings Ltd.) (**Attachment 1**). Following consideration, Council passed the following resolution:

RC24/200

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 37, 2024, No. 3469 (3180-3190 St. Johns Street and 81-89 Moray Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street) (CD96), 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 OCP Amendment, Rezoning, and Housing Agreement – 3180-3190 St. Johns Street and 81-89 Moray Street (Anthem 3180 St. Johns Holdings Ltd.);

AND THAT Bylaw No. 3469 and Bylaw No. 3463 be referred to a Public Hearing;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3480 (3180-3190 St. Johns Street and 81-89 Moray Street) (Market and Below-Market) be read a first, second, and third time.

Due to an error in Bylaw No. 3463 regarding the maximum permitted height of the building (**Attachment 4**), the Public Hearing originally scheduled for October 22, 2024, was postponed and rescheduled to November 5, 2024. The rescheduled Public Hearing was advertised in accordance with the City's Development Approval Procedures Bylaw.

If referred from the November 5, 2024, Public Hearing, Bylaw No. 3469, (**Attachment 2**)—a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to allow for an increase in the number of storeys permitted and revise policy wording for the subject property—and Bylaw No. 3463 (**Attachment 3**)—a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to create a new Comprehensive Development Zone 96 (CD96) and rezone the subject properties to CD96 to facilitate the development of a mixed-use institutional, residential, and commercial building up to 16 storeys in height—will be before Council for consideration of third reading at the November 5, 2024, Special Council meeting.

The recommended resolutions are:

THAT the memo dated November 5, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment Bylaw No. 3469 and Rezoning Bylaw No. 3463 – Consideration of Third Reading be received for information;

AND THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 37, 2024, No. 3469 (3180-3190 St. Johns Street and 81-89 Moray Street be read a third time;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street (CD96) be read a third time.

Attachment(s)

1. Report considered at the September 24, 2024, Regular Council meeting – 3180-3190 St. Johns Street and 81-89 Moray Street.
2. Draft OCP Amendment Bylaw No. 3469.
3. Draft Rezoning Bylaw No. 3463.
4. On-table memo considered at the Oct. 22, 2024, RC meeting – Bylaw No. 3463.

Report Approval Details

Document Title:	OCP Amendment Bylaw No. 3469 and Rezoning Bylaw No. 3463 – Consideration of Third Reading.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Report considered at the September 24, 2024, RC meeting – 3180-3190 St. Johns Street and 81-89 Moray Street.pdf- Attachment 2 - Draft OCP Amendment Bylaw No. 3469.pdf- Attachment 3 - Draft Rezoning Bylaw No. 3463.pdf- Attachment 4 - On-table memo considered at the Oct. 22, 2024, RC meeting - Bylaw No. 3463.pdf
Final Approval Date:	Oct 30, 2024

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

Mary De Paoli, Manager of Policy Planning, for Kate Zanon, General Manager of Community Development - Oct 30, 2024

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

Anna Mathewson, City Manager - Oct 30, 2024