

# Memorandum

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Date: December 17, 2024  
Submitted by: Community Development Department – Development Planning Division  
Subject: Approval of DP and Adoption of OCP Amendment Bylaw No. 3469, Rezoning Bylaw No. 3463, Housing Agreement Bylaw No. 3480

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At the Special Council meeting held on November 5, 2024, Council considered a memo from the Community Development Department – Development Planning Division regarding OCP Amendment Bylaw No. 3469 and Rezoning Bylaw No. 3463 – Consideration of Third Reading (**Attachment 1**) and passed the following resolution:

SC24/012

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.

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—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—and Bylaw No. 3480 (**Attachment 4**)—a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government Act* for property at 3180-3190 St. Johns Street and 81-89 Moray Street—will be before Council for consideration of adoption at the December 17, 2024, Special Council meeting.

Development Permit DP000055 (**Attachment 5**)

The project architectural design and landscaping elements were reviewed against the applicable Development Permit Area 3: Inlet Centre and Development Permit Area 5: Hazardous Conditions guidelines. Of note:

- the project complies with the recommended materials and colours;
- the residential tower component is well-articulated;

- the street level detail along St. Johns Street and Moray Street creates an interesting pedestrian experience, although staff will pursue additional street tree planting to increase the tree canopy where practical given infrastructure needs;
- the roof top mechanical elements are screened;
- the project includes an outdoor amenity/play area;
- the mashrabiya screen adds an artistic element to the project;
- any signage will meet the applicable design guidelines and comply with the requirements of the Sign Bylaw;
- building entrances are provided with weather protection;
- residential units are provided with exterior patios/decks;
- the residential tower is set on a podium which raises it above the level of the Evergreen Line guideway reducing noise impacts which may affect the units on the lower levels; and
- the geotechnical report provided in response to the Hazardous Conditions Development Permit Area designation will be registered as a covenant on title to ensure that the building is constructed in a manner safe for the intended use.

The recommended resolutions are:

**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 now adopted as recommended in the memo dated December 17, 2024, from the Community Development Department – Development Planning Division regarding Approval of DP and Adoption of OCP Amendment Bylaw No. 3469, Rezoning Bylaw No. 3463, Housing Agreement Bylaw No. 3480;**

**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 now adopted;**

**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 Rental) be now adopted;**

**AND THAT Development Permit No. DP000055 be approved for issuance;**

**AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.**

Attachment(s)

1. Memo considered at the November 5, 2024, Special Council meeting – Bylaw Nos. 3469, 3463, and 3480.
2. Draft OCP Amendment Bylaw No. 3469 (3180-3190 St. Johns St. and 81-89 Moray St.).
3. Draft Rezoning Bylaw No. 3463 (3180-3190 St. Johns St. and 81-89 Moray St.).
4. Draft Housing Agreement Bylaw No. 3480 (3180-3190 St. Johns St. and 81-89 Moray St.).
5. Draft Development Permit No. DP000055.

## Report Approval Details

Document Title:	Approval of DP and Adoption of OCP Amendment Bylaw No. 3469, Rezoning Bylaw No. 3463, Housing Agreement Bylaw No. 3480.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Memo considered at the Nov. 5, 2024, SC meeting - Bylaw Nos. 3469, 3463, and 3480.pdf</li><li>- Attachment 2 - Draft OCP Amendment Bylaw No. 3469 (3180-3190 St. Johns St. and 81-89 Moray St.).pdf</li><li>- Attachment 3 - Draft Rezoning Bylaw No. 3463 (3180-3190 St. Johns St. and 81-89 Moray St.).pdf</li><li>- Attachment 4 - Draft Housing Agreement Bylaw No. 3480 (3180-3190 St. Johns St. and 81-89 Moray St.).pdf</li><li>- Attachment 5 - Draft Development Permit No. DP000055 (3180-3190 St. Johns St. and 81-89 Moray St.).docx</li></ul>
Final Approval Date:	Dec 3, 2024

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

Kate Zanon, General Manager of Community Development - Dec 3, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Dec 3, 2024

Lindsay Todd, Manager of Communications and Engagement - Dec 3, 2024

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

Anna Mathewson, City Manager - Dec 3, 2024