

Memorandum

Date: December 17, 2024
Submitted by: Community Development Department – Development Planning Division
Subject: Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444

At the Regular Council meeting held on October 22, 2024, Council considered a memo 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 (**Attachment 1**) and passed the following resolution:

RC24/224

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.

Bylaw No. 3408 (**Attachment 2**)—a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to create a new Comprehensive Development Zone 90 (CD90) and rezone the subject properties at 3121-3127 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) to facilitate the development of a six-storey, mixed use, rental residential/commercial project—Housing Agreement Bylaw No. 3409 (**Attachment 3**)—a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the *Local Government Act*—and Road Closure Bylaw No. 3444 (**Attachment 4**)—a Bylaw to close a portion of Moray Place—will be before Council for consideration of adoption at the December 17, 2024, Special Council meeting.

Development Permit No. DP000049 (**Attachment 5**)

The project architectural design and landscaping elements were reviewed against the applicable Development Permit Area 1: Neighbourhood Residential and Development Permit Area 5: Hazardous Conditions. Of note:

- the project utilizes brick and cementitious siding and panels which mimic the look of wood siding and trims;
- the colour scheme is muted ranging from white to black and varying shades of grey which are similar to other residential colours in the neighbourhood;
- the six-storey structure is well articulated;
- the upper storey is setback;
- the project includes an outdoor amenity/play area;

- the commercial and residential building entrances are provided with canopies for weather protection;
- access to the underground parking is provided from the rear (Moray Place);
- the residential units are provided with private outdoor patios/decks;
- the geotechnical report provided in response to the Hazardous Conditions Development Permit Area designation will be registered as a covenant on title to ensure the building is safe for the intended use.

The recommended resolutions are:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) 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 Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3409 (3121-3127 St. Johns Street and 110-118 James Road (Market Rental) be now adopted;

AND THAT City of Port Moody Road Closure Bylaw – Portion of Moray Place, 2024, No. 3444 be now adopted;

AND THAT Development Permit No. DP000049 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.

Attachments

1. Memo considered at the October 22, 2024, Council meeting regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading.
2. Draft Rezoning Bylaw No. 3408.
3. Draft Housing Agreement Bylaw No. 3409.
4. Draft Road Closure Bylaw – Portion of Moray Place No. 3444.
5. Draft Development Permit No. DP000049.

Report Approval Details

Document Title:	Approval of DP and Adoption of Rezoning Bylaw No. 3408, Housing Agreement Bylaw No. 3409, and Road Closure Bylaw No. 3444.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Memo considered at the Oct. 22, 2024, RC meeting - Bylaw Nos. 3408, 3409, and 3444.pdf- Attachment 2 - Draft Rezoning Bylaw No. 3408.pdf- Attachment 3 - Draft Housing Agreement Bylaw No. 3409.pdf- Attachment 4 - Draft Road Closure Bylaw No. 3444.pdf- Attachment 5 - Draft Development Permit No. DP000049.pdf
Final Approval Date:	Dec 5, 2024

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

Tracey Takahashi, Deputy Corporate Officer - Dec 2, 2024

Michael Olubiyi, Manager of Development Planning - Dec 3, 2024

Kate Zanon, General Manager of Community Development - Dec 4, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Dec 5, 2024

Lindsay Todd, Manager of Communications and Engagement - Dec 5, 2024

Paul Rockwood, General Manager of Finance and Technology - Dec 5, 2024

Anna Mathewson, City Manager - Dec 5, 2024