

Memorandum

Date: February 4, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Third Reading – OCP Amendment Bylaw No. 3475 and Zoning Amendment
Bylaw Nos. 3473 and 3474 (Beedie Living)

At the Special Council meeting held on December 3, 2024, Council considered a report from the Community Development Department – Development Planning Division regarding Second Reading, OCP and Rezoning (TOD) – 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living) (**Attachment 1**) and an on-table memo regarding Second Reading On-Table Memo (Beedie Living) (**Attachment 2**); Council passed the following resolution:

SC24/018

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie - Moody Centre) be read a second time as amended as recommended in the report dated December 3, 2024, from the Community Development Department - Development Planning Division regarding Second Reading - OCP and Rezoning (TOD) - 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie - Moody Centre) (CD94) be read a second time;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95) be read a second time as included in the on-table memo dated titled “Second Reading On-Table Memo (Beedie Living)” (Attachment 1);

AND THAT the Community Amenity Contributions be waived for the affordable housing project at 2806 Spring Street (CD95), per section 9 of the City’s Community Amenity Contribution Program Corporate Policy (2017-01);

AND THAT the document titled “Beedie Living Port Moody TOD Term Sheet (Draft)”, as included in the on-table memo dated titled “Second Reading On-Table Memo (Beedie Living)” (Attachment 2), be used as the basis for preparation of a development agreement setting out the applicant’s obligations as part of the redevelopment of the subject lands;

AND THAT Bylaw Nos. 3473, 3474, and 3475 be referred to public hearing.

The Public Hearing scheduled for February 4, 2025, was advertised in accordance with the City’s Development Approval and Procedures Bylaw No. 3417 and the *Local Government Act*.

If referred from the Public Hearing to be held on February 4, 2025, the following bylaws will be before Council for consideration of third reading at the February 4, 2025, Special Council Meeting:

- 1) City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie – Moody Centre) (**Attachment 3**)—a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to implement changes to the Moody Centre Transit-Oriented Development (TOD) Area for site specific redevelopment (Beedie – Moody Centre);
- 2) City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94) (**Attachment 4**)—a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of four lots in the Moody Centre Transit-Oriented Development (TOD) Area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to allow for the development of a high-density mixed-use project; and
- 3) City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95) (**Attachment 5**)—a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of a Lot in the Moody Centre Transit-Oriented Development Area from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to allow for a nine-storey Multi-Residential Building.

The recommended resolutions are:

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie – Moody Centre) be read a third time as recommended in the memo dated February 4, 2025, from the Community Development Department – Development Planning Division regarding Third Reading – OCP Amendment Bylaw No. 3475 and Zoning Amendment Bylaw Nos. 3473 and 3474 (Beedie Living);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94) be read a third time;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95) be read a third time.

Attachment(s)

1. Report considered at the December 3, 2024, Special Council meeting – Bylaw Nos. 3475, 3473, 3474 – Beedie Living.
2. Memo considered on-table at the December 3, 2024, Special Council meeting – Bylaw Nos. 3474, 3473, 3474 – Beedie Living.
3. Draft City of Port Moody OCP Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie – Moody Centre).
4. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94).
5. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95).

Report Approval Details

Document Title:	Third Reading – OCP Amendment Bylaw No. 3475 and Zoning Amendment Bylaw Nos. 3473 and 3474 (Beedie Living).docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Report considered at the Dec. 3, 2024, SC meeting - Bylaw Nos. 3475, 3473, 3474 - Beedie Living.pdf- Attachment 2 - Memo considered on-table at the Dec. 3, 2024, SC meeting - Bylaw Nos. 3475, 3473, 3474 - Beedie Living.pdf- Attachment 3 - Draft OCP Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie - Moody Centre).pdf- Attachment 4 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie - Moody Centre) (CD94).pdf- Attachment 5 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95).pdf
Final Approval Date:	Jan 27, 2025

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

Tracey Takahashi, Deputy Corporate Officer - Jan 24, 2025

Wesley Woo, Manager of Development Planning - Jan 24, 2025

Kate Zanon, General Manager of Community Development - Jan 24, 2025

Tracey Takahashi, Deputy Corporate Officer, for Stephanie Lam, City Clerk and Manager of Legislative Services - Jan 24, 2025

Lindsay Todd, Manager of Communications and Engagement - Jan 26, 2025

Paul Rockwood, General Manager of Finance and Technology - Jan 27, 2025

Anna Mathewson, City Manager - Jan 27, 2025