



City of Port Moody  
100 Newport Drive, Port Moody, B.C., Canada  
V3H 5C3

## IMPORTANT NOTICE

### Notice of Public Hearing – Bylaw No. 3475, Bylaw No. 3473, and Bylaw No. 3474 (3060-3088 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street)

**When:** February 4, 2025, 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](http://portmoody.ca/ph) for details and instructions)

**What it's about:** To amend the Official Community Plan (OCP) and zoning for the main site in the Moody Centre Transit-Oriented Development (TOD) area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to facilitate a high-density mixed-use development, and to amend the Zoning Bylaw for the second site at 2806 Spring Street from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to facilitate the development of a non-market residential building.

If you believe your property is affected by this OCP amendment and rezoning bylaw application, you may comment directly to Council at the Public Hearing on February 4, 2025, by joining the electronic meeting as a participant or attending in person. Visit [portmoody.ca/ph](http://portmoody.ca/ph) for instructions on how to join the electronic meeting. You can also send a submission in writing before 12pm on February 4, 2025, by emailing [clerks@portmoody.ca](mailto:clerks@portmoody.ca), by hard-copy mail to City Hall (c/o Clerk's Office), or by faxing 604.469.4550. Please include "Bylaws 3475, 3473, and 3474" in the subject line.

Copies of the Bylaws and Public Hearing information package can be inspected online at [portmoody.ca/publichearing](http://portmoody.ca/publichearing) at any time and in person at the second-floor counter in City Hall, Monday to Friday, from January 17, 2025, to February 4, 2025, excluding statutory holidays, from 8:30am to 5pm. You can also contact staff at [planning@portmoody.ca](mailto:planning@portmoody.ca) or 604.469.4540 with any questions.

**See reverse for a map of the subject properties ►**



# Notice of Public Hearing – Bylaw No. 3475, Bylaw No. 3473, and Bylaw No. 3474 (3060-3088 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street)

Port Moody Council is holding a Public Hearing to consider the following proposed Bylaws:

**Application #** ORD00008 and #ORD00009

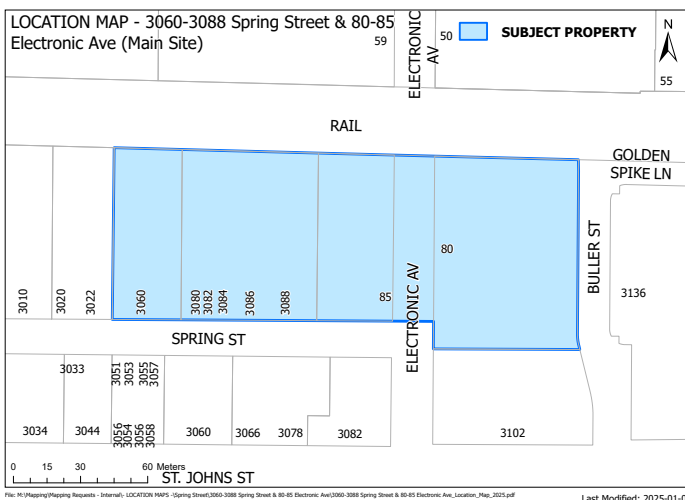
- **Bylaw No. 3475** – City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beebie – Moody Centre)
- **Bylaw No. 3473** – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beebie – Moody Centre) (CD94)
- **Bylaw No. 3474** – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95)

**Applicant:** Beebie Living

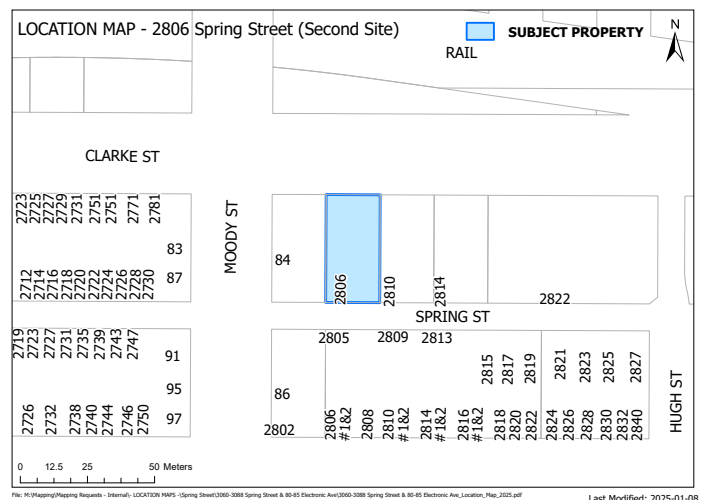
**Location:** 3060-3088 Spring Street, 80-85 Electronic Ave, and a portion of the Electronic Avenue road right-of-way (main site); and 2806 Spring Street (second site)

**Purpose:** To amend the Official Community Plan (OCP) and zoning for the main site in the Moody Centre Transit-Oriented Development (TOD) area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to facilitate a high-density mixed-use development that includes: three high-rise buildings proposed at 32, 34, and 38 storeys. The three buildings consist of up to 80,080m<sup>2</sup> of residential floor space (approximately 983 market strata units) and 6,300m<sup>2</sup> of commercial floor space. The development also includes a publicly accessible plaza, childcare facility, and significant off-site improvements such as the construction / extension of new roads.

To amend the Zoning Bylaw for the second site at 2806 Spring Street from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to facilitate the development of a non-market residential building. This development consists of one building up to 9 storeys and up to 4,805m<sup>2</sup> of floor space (approximately 40-60 units).



Map 1 for Bylaw Nos. 3475 and 3473



Map 2 for Bylaw No. 3474



## Notice of Public Hearing – Bylaw No. 3475, Bylaw No. 3473, and Bylaw No. 3474 (3060-3088 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street)

**When:** February 4, 2025, 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](http://portmoody.ca/ph) for details and instructions)

**What it's about:** To amend the Official Community Plan (OCP) and zoning for the main site in the Moody Centre Transit-Oriented Development (TOD) area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to facilitate a high-density mixed-use development, and to amend the Zoning Bylaw for the second site at 2806 Spring Street from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to facilitate the development of a non-market residential building.

If you believe your property is affected by this OCP amendment and rezoning bylaw application, you may comment directly to Council at the Public Hearing on February 4, 2025, by joining the electronic meeting as a participant or attending in person. Visit [portmoody.ca/ph](http://portmoody.ca/ph) for instructions on how to join the electronic meeting. You can also send a submission in writing before 12pm on February 4, 2025, by emailing [clerks@portmoody.ca](mailto:clerks@portmoody.ca), by hard-copy mail to City Hall (c/o Clerk's Office), or by faxing 604.469.4550. Please include "Bylaws 3475, 3473, and 3474" in the subject line.

Copies of the Bylaws and Public Hearing information package can be inspected online at [portmoody.ca/publichearing](http://portmoody.ca/publichearing) at any time and in person at the second-floor counter in City Hall, Monday to Friday, from January 17, 2025, to February 4, 2025, excluding statutory holidays, from 8:30am to 5pm. You can also contact staff at [planning@portmoody.ca](mailto:planning@portmoody.ca) or 604.469.4540 with any questions.

**See reverse for a map of the subject properties ►**



## Notice of Public Hearing – Bylaw No. 3475, Bylaw No. 3473, and Bylaw No. 3474 (3060-3088 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street)

Port Moody Council is holding a Public Hearing to consider the following proposed Bylaws:

**Application #** ORD00008 and #ORD00009

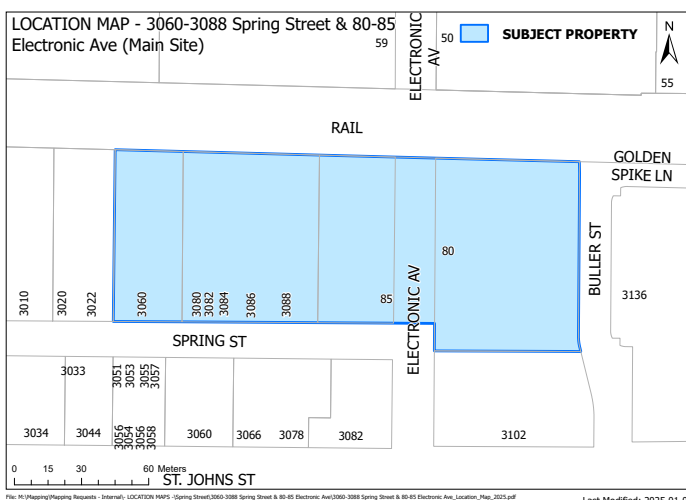
- **Bylaw No. 3475** – City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beebie – Moody Centre)
- **Bylaw No. 3473** – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beebie – Moody Centre) (CD94)
- **Bylaw No. 3474** – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95)

**Applicant:** Beebie Living

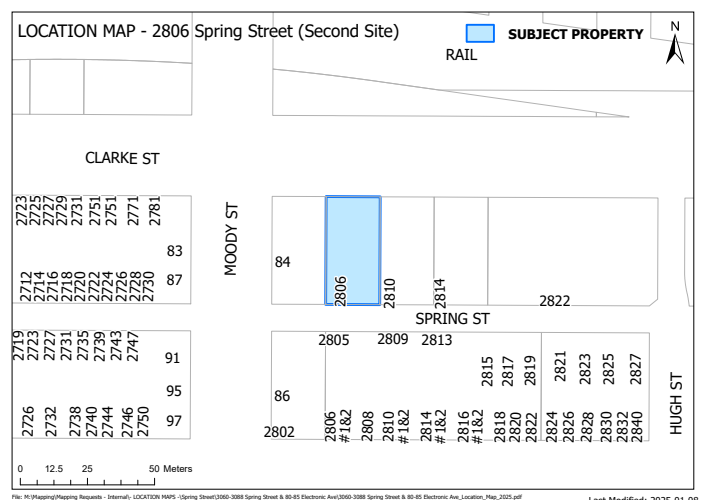
**Location:** 3060-3088 Spring Street, 80-85 Electronic Ave, and a portion of the Electronic Avenue road right-of-way (main site); and 2806 Spring Street (second site)

**Purpose:** To amend the Official Community Plan (OCP) and zoning for the main site in the Moody Centre Transit-Oriented Development (TOD) area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to facilitate a high-density mixed-use development that includes: three high-rise buildings proposed at 32, 34, and 38 storeys. The three buildings consist of up to 80,080m<sup>2</sup> of residential floor space (approximately 983 market strata units) and 6,300m<sup>2</sup> of commercial floor space. The development also includes a publicly accessible plaza, childcare facility, and significant off-site improvements such as the construction / extension of new roads.

To amend the Zoning Bylaw for the second site at 2806 Spring Street from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to facilitate the development of a non-market residential building. This development consists of one building up to 9 storeys and up to 4,805m<sup>2</sup> of floor space (approximately 40-60 units).



**Map 1 for Bylaw Nos. 3475 and 3473**



**Map 2 for Bylaw No. 3474**

**3060-3088 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street – February 4, 2025**

**When:** Tuesday, February 4, 2025, 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](https://portmoody.ca/ph) for details and instructions)

Port Moody Council is holding a Public Hearing to consider the following proposed bylaws:

- **Bylaw No. 3475** – City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie – Moody Centre)
- **Bylaw No. 3473** – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94)
- **Bylaw No. 3474** – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95)

**What it's about:** To amend the Official Community Plan (OCP) and zoning for the main site in the Moody Centre Transit-Oriented Development (TOD) area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to facilitate a high-density mixed-use development, and to amend the Zoning Bylaw for the second site at 2806 Spring Street from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to facilitate the development of a non-market residential building.

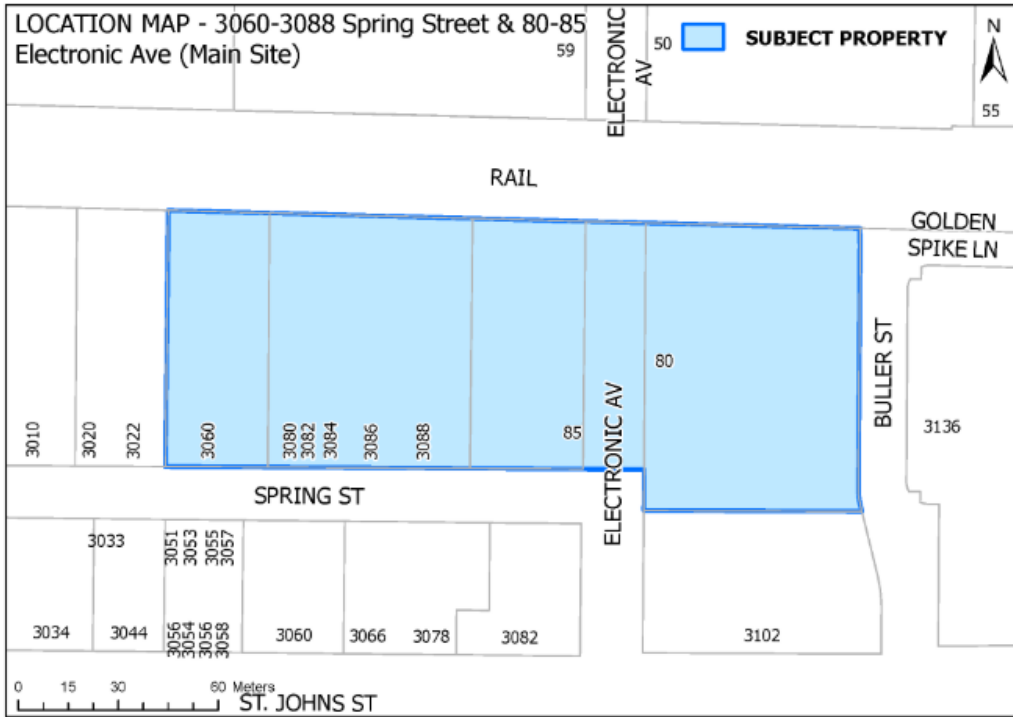
**Purpose:** To amend the Official Community Plan (OCP) and zoning for the main site in the Moody Centre Transit-Oriented Development (TOD) area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to facilitate a high-density mixed-use development that includes: three high-rise buildings proposed at 32, 34, and 38 storeys. The three buildings consist of up to 80,080m<sup>2</sup> of residential floor space (approximately 983 market strata units) and 6,300m<sup>2</sup> of commercial floor space. The development also includes a publicly accessible plaza, childcare facility, and significant off-site improvements such as the construction / extension of new roads.

To amend the Zoning Bylaw for the second site at 2806 Spring Street from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to facilitate the development of a non-market residential building. This development consists of one building up to 9 storeys and up to 4,805m<sup>2</sup> of floor space (approximately 40-60 units).

**Application:** #ORD00008 and #ORD00009

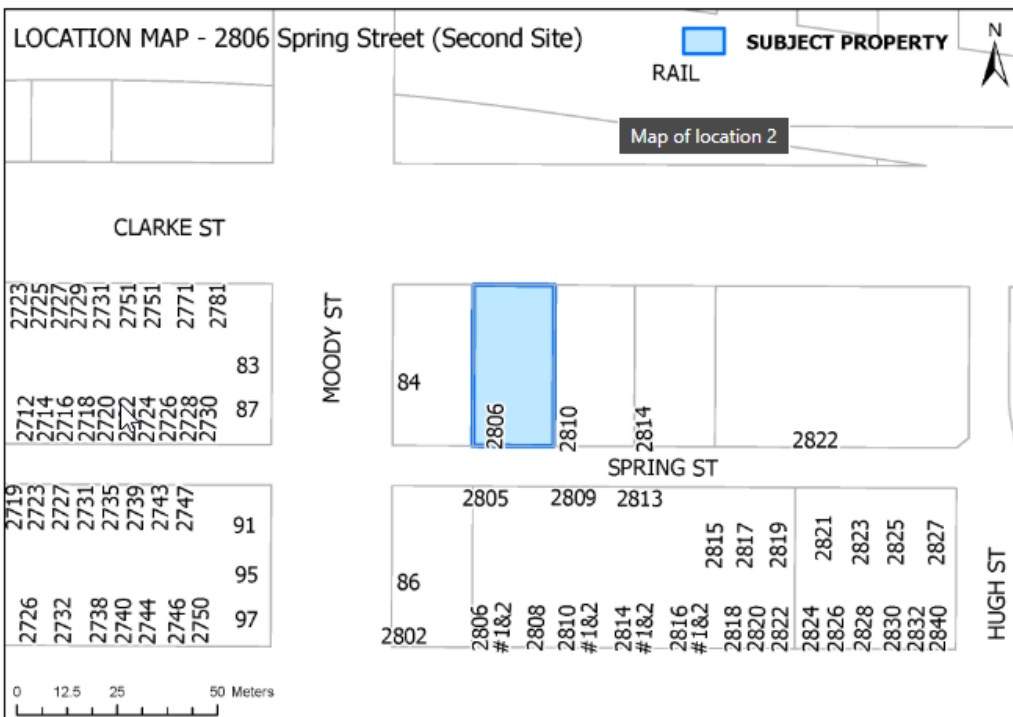
**Applicant:** Beedie Living

**Location:** 3060-3088 Spring Street, 80-85 Electronic Ave, and a portion of the Electronic Avenue road right-of-way (main site); and 2806 Spring Street (second site)



File: H:\Mapping\Maping Records - Internal\LOCATION MAPS - Spring Street\3060-3088 Spring Street & 80-85 Electronic Ave\3060-3088 Spring Street & 80-85 Electronic Ave\_Location\_Map\_2025.pdf

Last Modified: 2025-01-08



File: H:\Mapping\Maping Records - Internal\LOCATION MAPS - Spring Street\3060-3088 Spring Street & 80-85 Electronic Ave\3060-3088 Spring Street & 80-85 Electronic Ave\_Location\_Map\_2025.pdf

Last Modified: 2025-01-08



### How do I get more information?

Information package:

- [Draft Zoning Amendment Bylaw No. 3473](#) (PDF)
- [Draft Zoning Amendment Bylaw No. 3474](#) (PDF)
- [Draft OCP Amendment Bylaw No. 3475](#) (PDF)
- [Report considered at Regular Council Meeting, July 23, 2024, item 11.4](#)
- [Report considered at Special Council Meeting, December 3, 2024, item 6.2](#)
- [Memo considered as on-table item for Special Council Meeting, December 3, 2024, item 6.2, pages 9-11](#)
- [Draft term sheet](#) (PDF)
- [Revised design package](#) (PDF)
- [Revised landscape plan \(added as of January 21, 2025\)](#) (PDF)
  - [Revised landscape plan \(previous version\)](#) (PDF)
- [Traffic impact assessment](#) (PDF)
- [Architectural drawings \(added as of January 21, 2025\)](#) (PDF)

Copies of the bylaw(s) and Public Hearing information package can also be inspected in person at the second-floor counter in City Hall, Monday to Friday, from January 17, 2025, to February 4, 2025, excluding statutory holidays, from 8:30am to 5pm. You can also contact staff at [planning@portmoody.ca](mailto:planning@portmoody.ca) or 604.469.4540 with any questions.

### How can I provide input?

If you believe your property is affected by this OCP amendment and rezoning bylaw application, you may comment directly to Council at the Public Hearing on February 4, 2025, by joining the electronic meeting as a participant or attending in person. Visit [portmoody.ca/ph](https://portmoody.ca/ph) for instructions on how to join the electronic meeting. You can also send a submission in writing before 12pm on February 4, 2025, by emailing [clerks@portmoody.ca](mailto:clerks@portmoody.ca), by hard-copy mail to City Hall (c/o Clerk's Office), or by faxing 604.469.4550. Please include "Bylaws 3475, 3473, and 3474" in the subject line.

# Notice of Public Hearing: 3060–3088 Spring Street, 80–85 Electronic Avenue, and 2806 Spring Street

A A A   

Posted on January 27, 2025

[Back to Search](#)



**When:** Tuesday, February 4, 2025, 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](http://portmoody.ca/ph) for details and instructions)

Port Moody Council is holding a Public Hearing to consider the following proposed bylaws:

- **Bylaw No. 3475 – City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie – Moody Centre)**
- **Bylaw No. 3473 – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94)**
- **Bylaw No. 3474 – City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95)**

Copies of the bylaw(s) and public hearing information package can be inspected online at any time at [portmoody.ca/publichearing](http://portmoody.ca/publichearing) or in person at the second-floor counter in City Hall, Monday to Friday, from January 17, 2025, to February 4, 2025, excluding statutory holidays, from 8:30am to 5pm. You can also contact staff at [planning@portmoody.ca](mailto:planning@portmoody.ca) or 604.469.4540 with any questions.


If you believe your property is affected by this OCP amendment and rezoning bylaw application, you may comment directly to Council at the Public Hearing on February 4, 2025, by joining the electronic meeting as a participant or attending in person. Visit [portmoody.ca/ph](http://portmoody.ca/ph) for instructions on how to join the electronic meeting.

You can also send a submission in writing before 12pm on February 4, 2025, by emailing [clerks@portmoody.ca](mailto:clerks@portmoody.ca), by hard-copy mail to City Hall (c/o Clerk's Office), or by faxing 604.469.4550. Please include "Bylaws 3475, 3473, and 3474" in the subject line.

 [Subscribe to News](#)

## News


[Subscribe](#)

 [View Full City Hall Menu](#)

## Contact Us

### City Hall Reception

Civic Centre  
 100 Newport Drive  
 Port Moody, B.C.  
 V3H 5C3  
 phone: [604-469-4500](tel:604-469-4500)  
 fax: [604-469-4550](tel:604-469-4550)  
[Email](#)  
[Map this location](#)

 [Subscribe to this page](#)