



# City of Port Moody

## Report/Recommendation to Council

Date: February 11, 2025  
Submitted by: Community Development Department – Development Planning Division  
Subject: Housing Agreement Bylaw No. 3502 for 2331-2335 St. Johns Street (Market Rental) – Three Readings

---

### Purpose

To present for Council consideration a Housing Agreement Bylaw associated with 48 Market Rental Units within the mixed-use commercial and residential development project at 2331-2335 St. Johns Street (Bosa Foods) (File: ORD00006).

---

### Recommended Resolution(s)

**THAT City of Port Moody Housing Agreement Bylaw, 2025, No. 3502 (2331-2335 St. Johns Street) (Market Rental) be read a first, second, and third time as recommended in the report dated February 11, 2025, from the Community Development Department – Development Planning Division regarding Housing Agreement Bylaw No. 3502 for 2331-2335 St. Johns Street (Market Rental) – Three Readings.**

---

### Background

At the Regular Council Meeting held on July 23, 2024, Council gave first and second readings to the OCP Amendment Bylaw and Rezoning Bylaw, along with the first three readings to the Road Closure Bylaw, for the development application at 2331-2335 St. Johns Street, submitted by Cornerstone Architecture. Following a Public Hearing held on September 10, 2024, the OCP Amendment Bylaw and Rezoning Bylaw were read for the third time during the Regular Council meeting on the same date (**Attachment 1**).

Details of the proponent's housing component were provided and outlined in previous reports to Council. The project comprises the following details:

- a six-storey mixed-use commercial and residential building featuring a rooftop garden amenity space;
- a total gross floor area: 5,206m<sup>2</sup> (56,033.5ft<sup>2</sup>), allocated as follows:
  - 885m<sup>2</sup> (9,525ft<sup>2</sup>) of commercial space across two floors fronting St. Johns Street;
  - and
  - 3,473m<sup>2</sup> (37,379ft<sup>2</sup>) of residential space across four upper floors;
- an overall Floor Area Ratio (FAR) of 2.63; and
- 48 market rental apartments.

## Discussion

As outlined in the previous reports to Council, the residential component of the project is entirely comprised of market rental units. Consequently, the development is exempt from the requirements of the Inclusionary Zoning – Affordable Housing policy. To formalize the provision of the proposed 48 market rental units, a Housing Agreement Bylaw is required as part of the application process. The rental housing includes the following unit mix:

Unit Type	Number of Units	Percentage of Mix
<b>Studio</b>	8	17%
<b>One-Bedroom</b>	21	44%
<b>Two-Bedroom</b>	12	25%
<b>Three-Bedroom</b>	7	14%
<b>Total</b>	48	100%

The draft Housing Agreement Bylaw is provided as **Attachment 2**. The Housing Agreement, which forms part of the draft Housing Agreement Bylaw, will be registered by covenant on title of the property.

## Other Option(s)

THAT Council provide alternate direction.

## Financial Implications

There are no financial implications associated with the proposed implementation of the Housing Agreement.

## Communications and Public Engagement Initiatives

There are no additional notification or consultation requirements associated with the Housing Agreement Bylaw. It is noted that the OCP Amendment and Rezoning Bylaws associated with this development proposal went through notification and public input and Public Hearing processes in accordance with the City's Development Approval Procedures Bylaw and the *Local Government Act*.

## Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth.

## Attachment(s)

1. Memo considered at the September 10, 2024, Regular Council meeting – 2331-2335 St. John's Street.
2. Draft Housing Agreement Bylaw No. 3502 – Market Rental

## Report Author

Armita Afsahi  
Development Planner

## Report Approval Details

Document Title:	Housing Agreement Bylaw No. 3502 for 2331-2335 St. Johns Street (Market Rental) – Three Readings.docx
Attachments:	- Attachment 1 - Memo considered at the Sep. 10, 2024, Regular Council Meeting - 2331-2335 St. Johns Street.pdf - Attachment 2 - Draft Housing Agreement Bylaw No. 3502 - Market Rental.pdf
Final Approval Date:	Jan 29, 2025

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

Tracey Takahashi, Deputy Corporate Officer - Jan 27, 2025

Michael Olubiyi, Manager of Development Planning - Jan 27, 2025

Kate Zanon, General Manager of Corporate Services - Jan 27, 2025

Stephanie Lam, City Clerk and Manager of Legislative Services - Jan 28, 2025

Lindsay Todd, Manager of Communications and Engagement - Jan 28, 2025

Paul Rockwood, General Manager of Finance and Technology - Jan 29, 2025

Paul Rockwood, General Manager of Finance and Technology, for Anna Mathewson, City Manager - Jan 29, 2025