

Memorandum

Date: February 25, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Adoption of OCP Amendment, Rezoning, Road Closure, and Housing Agreement Bylaws – 2331-2335 St. Johns Street (Cornerstone Architecture)

At the Regular Council Meeting held on July 23, 2024, Council gave first and second readings to the OCP Amendment Bylaw No. 3471 (**Attachment 1**) and Rezoning Bylaw No. 3470 (**Attachment 2**), and referred them to a Public Hearing, as well as giving the first three readings to the Road Closure Bylaw No. 3472 (**Attachment 3**), for the development application at 2331-2335 St. Johns Street, submitted by Cornerstone Architecture. In the same meeting, Council also passed the following resolutions:

RC24/171-174

AND THAT staff work with the applicant to make some two-bedroom units adaptable;

AND THAT staff work with the applicant to improve pedestrian and traffic safety to the west on St. Andrews Street, potentially including extending the width of the road beyond the western property line.

Staff has worked with the applicant to implement these two Council directions. As a result, the applicant proposed converting eight (8) of the one-bedroom adaptable units into regular units to allow the conversion of eight (8) regular two-bedroom units into adaptable units. This approach has maintained the overall percentage of adaptable units. For the road improvement on St. Andrews Street, staff advised the road could only be widened to 5.5 metres. The City will complete this road improvement at the expense of the applicant.

The Public Hearing scheduled for September 10, 2024, was advertised in accordance with the City's Development Approval and Procedures Bylaw. On this date, following the Public Hearing, Council considered a memo (**Attachment 4**), and the OCP Amendment Bylaw No. 3471 and Rezoning Bylaw No. 3470 received third reading at the Regular Council meeting. In this meeting, Council passed the following resolution confirming the requirement of the road widening:

RC24/183

THAT the applicant be required to design and construct to City specifications the road width extension of St. Andrews Street to a 5.5-metre width beyond the western property line frontage to the existing sidewalk connection and that the City contribute up to \$100,000 to the applicant's construction costs.

Additionally, at the Regular Council Meeting held on February 11, 2025, Council gave first, second, and third readings to the Housing Agreement Bylaw No. 3502 (**Attachment 5**), which formalizes the provision of the proposed 48 market rental units.

Prior to current consideration, for the purpose of adoption of the Road Closure Bylaw No. 3472, and pursuant to Section 40 of the Community Charter, notice of Council's intention to consider adoption of the Road Closure Bylaw and dispose of the road has been given, providing the public with an opportunity to comment on the disposition. The applicant has agreed to purchase the portion of Queens Street road right-of-way for \$933,876.00, contingents upon Council's

approval of the Rezoning, OCP amendment, and Road Closure Bylaws. A Purchase and Sale Agreement has been negotiated with the City and approved by Council to facilitate this sale. This Bylaw is to allow the closure, cancellation, sale, and consolidation of the portion of Queens Street with the development site.

The following Bylaws will be before Council for adoption at the Regular Council meeting to be held on February 25, 2025:

City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) — *a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation on a portion of the subject site at 2331 St. Johns Street from Multi-Family Residential to Mixed Use – Moody Centre and to change the proposed number of storeys for the subject properties at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way from three (3) and four (4) to six (6) storeys* — City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) — *a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a mixed-use residential/commercial building at 2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way* — City of Port Moody Road Closure Bylaw – Portion of Queens Street, 2024, No. 3472 — *a Bylaw to close a portion of Queens Street* — and City of Port Moody Housing Agreement Bylaw, 2025, No. 3502 (2331-2335 St. Johns Street) (Market Rental) — *a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the Local Government Act.*

The recommended resolution is:

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471 (2331–2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) be now adopted as recommended in the memo dated February 25, 2025, from the Community Development Department – Development Planning Division regarding Adoption of OCP Amendment, Rezoning, Road Closure, and Housing Agreement Bylaws – 2331-2335 St. Johns Street (Cornerstone Architecture);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (2331-2335 St. Johns Street and a 5.5-metre-wide portion of Queens Street right-of-way) (CD97) be now adopted;

AND THAT City of Port Moody Road Closure Bylaw – Portion of Queens Street, 2024, No. 3472 be now adopted;

AND THAT City of Port Moody Housing Agreement Bylaw, 2025, No. 3502 (2331-2335 St. Johns Street) (Market Rental) be now adopted.

Attachment(s)

1. OCP Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471
2. Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (CD97)
3. Road Closure Bylaw - Portion of Queens Street, 2024, No. 3472

4. Memo considered at the September 10, 2024- Regular Council Meeting – 2331-2335 St. Johns Street
5. Housing Agreement Bylaw, 2025, No. 3502 (Market Rental)

Report Approval Details

Document Title:	Adoption of OCP Amendment, Rezoning, Road Closure, and Housing Agreement Bylaws – 2331-2335 St. Johns Street.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - OCP Bylaw, 2014, No. 2955, Amendment Bylaw No. 38, 2024, No. 3471.pdf- Attachment 2 - Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 97, 2024, No. 3470 (CD97).pdf- Attachment 3 - Road Closure Bylaw - Portion of Queens Street, 2024, No. 3472.pdf- Attachment 4 - Memo considered at the Sep. 10, 2024, Regular Council Meeting - 2331-2335 St. Johns Street.pdf- Attachment 5 - Housing Agreement Bylaw, 2025, No. 3502 (Market Rental).pdf
Final Approval Date:	Feb 18, 2025

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

Michael Olubiyi, Manager of Development Planning

Kate Zanon, Deputy City Manager

Stephanie Lam, City Clerk and Manager of Legislative Services

Lindsay Todd, Manager of Communications and Engagement

Paul Rockwood, General Manager of Finance and Technology

Anna Mathewson, City Manager