



# City of Port Moody

## Report/Recommendation to Council

Date: February 10, 2026  
Submitted by: Community Development Department – Development Planning Division  
Subject: OCP Amendment, Rezoning, and Overarching DP (Approval) – 60 Williams Street and 3006-3022 Spring Street (PCI Developments)

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### Purpose

To present Official Community Plan (OCP) Bylaw No. 3476 and rezoning Bylaw No. 3477 for adoption and the development agreement and overarching development permit for approval for the subject site. The purpose of the bylaws, the development agreement and the overarching development permit is to facilitate the development of a high-density mixed-use development in the Moody Centre Transit-Oriented Development (TOD) area.

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### Recommended Resolution(s)

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 40, 2024, No. 3476 (60 Williams Street and 3006-3022 Spring Street) be now adopted as recommended in the report dated February 10, 2026, from the Community Development Department – Development Planning Division regarding OCP Amendment, Rezoning, and Overarching DP (Approval) – 60 Williams Street and 3006-3022 Spring Street (PCI Developments);**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 100, 2024, No. 3477 (60 Williams Street and 3006-3022 Spring Street) (CD93 and P1) be now adopted;**

**AND THAT Development Permit No. DP000090 be authorized for issuance;**

**AND THAT the Mayor and Corporate Officer be authorized to execute the Development Agreement and all other necessary legal documents required in support of this application.**

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### Background

The City received an OCP amendment, rezoning, and development permit application from PCI Developments in July 2023 to allow a high-density mixed-use Transit-Oriented Development (TOD) at 60 Williams Street and 3006-3022 Spring Street in Moody Centre (**Attachment 1**).

The proposed redevelopment of the site, which is currently zoned for light industrial (M1) use, includes:

- two towers sitting atop a two-storey podium that, including the podium, are 39 storeys in height;
- 865 (approximate) units of rental housing, of which 5% (44 units) will be for below-market rental;
- a minimum of 2,100m<sup>2</sup> (22,605ft<sup>2</sup>) of indoor amenity space, plus outdoor amenity space. These spaces will be on both the podium rooftop and the tower rooftops;
- up to 6,200m<sup>2</sup> (66,738ft<sup>2</sup>) of commercial floor space, including a large grocery store, general retail space, and dedicated artist space;
- the grocery store, which will be on the second storey of the podium, will be about 3,846m<sup>2</sup> (41,398ft<sup>2</sup>) in size;
- the dedicated artist space will be approximately 372m<sup>2</sup> (4,000ft<sup>2</sup>) in size and located at ground level overlooking the pedestrian mews and daylit Slaughterhouse Creek on the east side of the development for use by a community-active artist or arts organization;
- the relocated and daylit Slaughterhouse Creek riparian area will be dedicated to the City as park;
- a pedestrian overpass crossing the CPKC and SkyTrain lines that will link the Moody Centre TOD area with Murray Street. Once completed, the overpass will come into City ownership and will be open 24/7 for public use;
- a 0.24ha (0.6ac) plaza adjacent to the Moody Centre transit station for public use. The plaza will include a one-storey retail pavilion about 165m<sup>2</sup> (1,776ft<sup>2</sup>) in size (likely occupied by restaurant / café), stand-alone public washrooms, a small performance stage, seating, special lighting, trees and other greenery, patterned surface treatment, play structures, and other features;
- public art with a budget \$1.25 million that will be integrated into the building façades of the podium;
- extension of Golden Spike Way to allow parking and loading access from the rear of the site rather than from Spring Street, which creates an improved pedestrian realm on Spring Street; and
- a minimum of 400 parking stalls, including 240 stalls for residential and 160 stalls for commercial and visitors.

Additional project details are contained in the Fact Sheet (**Attachment 2**).

The project milestones are outlined below:

- **October 26, 2023:** Input from the Advisory Design Panel.
- **November 6, 2023:** Input from the Land Use Committee.
- **November 21, 2023:** Early Council Input at City Initiatives and Planning Committee (CIPC).
- **October 22, 2024:** First and second readings at a Regular Council Meeting.
- **April 1, 2025:** Public Hearing and third reading of the bylaws following conclusion of the Public Hearing. At the same time as third reading of the bylaws, Council also resolved that the document titled “PCI Spring Street Term Sheet (Draft)” be used as the basis for

preparation of the development agreement setting out PCI's obligations as part of the redevelopment of the subject site.

The bylaws are now being brought forward to Council for adoption along with the development agreement for endorsement to execute. Also being brought forward for approval is the overarching development permit that is required prior to subdivision of the site.

## Discussion

### Development Agreement

The development agreement (**Attachment 3**) commits PCI to delivering all of the amenities and other elements of the project summarized above, as well as other obligations. Those include, for example, meeting the City's BC Energy Step Code Rezoning Applications Policy and providing a suite of Transportation Demand Management (TDM) measures.

The development agreement requires financial contributions by PCI totalling \$25.1 million (2025\$), as outlined in the Financial Implications below.

PCI has also committed to a Housing Agreement that will secure the 44 below-market rental units for the life of the project. This Housing Agreement, which must be approved by Council as a bylaw, is one of the conditions of PCI receiving the subsequent detailed development permit for the project.

### Overarching Development Permit

As noted, PCI has also submitted the detailed development permit application for the site. A detailed development permit will address form and character and hazardous lands due to flood and soil liquefaction. A separate development permit will also be required for the new riparian area and daylight creek. It is anticipated that the detailed development permits to address the above items will be brought forward to Council for approval by mid-2026. However, before the detailed development permits can be issued, the initial subdivision of the site must be approved. This initial subdivision requires an overarching development permit, the subject of this report, which will then be followed by the detailed development permit.

PCI's development will initially be subdivided into two parcels. This subdivision has several conditions attached to it, one of which is an initial development permit (the "overarching development permit") that applies to the entire site. This overarching development permit (**Attachment 4**) is required by the *Local Government Act* and requires Council approval. This same approach was applied to the Coronation Park development in November 2024 and, most recently, Beedie Living's main site (adjacent to PCI's site) in the Moody Centre TOD area in January 2026.

Approval of the overarching development permit does not allow any development to occur on the site. Rather, it enables subdivision, which then sets the stage for development. The site will still require the subsequent detailed development permits to be approved by Council.

## Bylaws

The following bylaws are being presented to Council for consideration of adoption:

- City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 40, 2024, No. 3476 (60 Williams Street and 3006-3022 Spring Street) (**Attachment 5**); and
- City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 100, 2024, No.3477 (60 Williams Street and 3006-3022 Spring Street) (CD93 and P1) (**Attachment 6**).

## Other Option(s)

THAT the application be referred back to the applicant and staff to address the following items:

>insert items<

## Financial Implications

### Developer Financial Contributions

Table 1 below shows the summary of the estimated developer contributions payable by PCI from the three financial streams – Community Amenity Contributions (CACs); Density Bonus payment; and Development Cost Charges (DCCs). As shown in the table, this application would collect approximately \$25,104,300 in CACs, density bonus provisions, and DCCs.

<b>Table 1 – PCI Financial Contributions</b>	
<b>Financial Contributions to City</b>	<b>Value</b>
Community Amenity Contributions	
General Reserve (66.6%)	\$978,500
Affordable Housing Reserve (33.3%)	<u>\$489,300</u>
<b>Total CACs</b>	<b>\$1,467,800</b>
<b>Density Bonus Payment</b>	<b>\$16,100,000</b>
Development Cost Charges to be Paid	
Road (6%)	\$415,000
Water (0%)	\$0
Drainage (3%)	\$279,400
Sanitary (0.1%)	\$9,700
Parkland Acquisition (91%)	<u>\$6,832,400</u>
<b>Total DCCs (100%)</b>	<b>\$7,536,500</b>
<b>GRAND TOTAL</b>	<b>\$25,104,300</b>

### Proposed City Contributions

Due to the central location of the PCI development in the Moody Centre TOD neighbourhood and the timing of their application being the first in this neighbourhood, PCI will deliver several significant amenities. Early delivery of these amenities is critical to the success of the neighbourhood and the vibrancy that the City envisions. Many of these amenities will also benefit the surrounding neighbourhood as well residents outside the Moody TOD Area. Therefore, cash contributions will be directed towards specific components of the project. This includes the pedestrian overpass at a value of \$14,404,055 and community contributions

towards the transit plaza up to \$500,000. Further details are available in the attached Development Agreement (**Attachment 3**).

As the project is a purpose-built rental building, provisions for affordable rental housing are exempt per the Inclusionary Zoning Affordable Rental Units Policy. However, PCI is proposing 5% of the units for below-market rental housing. Per the CAC Policy, there is a waiver of \$489,300 for the affordable housing component.

The above City contributions were approved by Council at the time of third reading of the bylaws.

## Communications and Public Engagement Initiatives

Notification signs informing the public of the development application were placed on the subject sites in accordance with City of Port Moody Development Approval Procedures Bylaw, 2011, No. 2918.

The communications and public engagement on this application was reported to Council at the time of the first and second reading report and concluded with the closure of the public hearing held April 1, 2025.

## Council Strategic Plan Goals

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

- Strategic Goal 2.3 – Enhance and expand parkland and open spaces;
- Strategic Goal 3.1 – Create complete and connected communities through balanced growth;
- Strategic Goal 3.3 – Enhance community wellbeing;
- Strategic Goal 4.1 – Improve the local business climate; and
- Strategic Goal 4.3 – Leverage public spaces.

## Attachment(s)

1. Location Map.
2. Application Fact Sheet.
3. Development Agreement.
4. Overarching Development Permit No. DP000090.
5. Draft City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 40, 2024, No. 3476 (60 Williams Street and 3006-3022 Spring Street).
6. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 100, 2024, No.3477 (60 Williams Street and 3006-3022 Spring Street) (CD93 and P1).

## Report Author

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Senior Planner

## Report Approval Details

Document Title:	OCP Amendment, Rezoning, and Overarching DP (Approval) - 60 Williams Street and 3006-3022 Spring Street (PCI Developments).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Location Map (60 Williams St, 3006-3022 Spring St).pdf</li><li>- Attachment 2 - Application Fact Sheet (60 Williams St, 3006-3022 Spring St).pdf</li><li>- Attachment 3 - Development Agreement (60 Williams St, 3006-3022 Spring St).pdf</li><li>- Attachment 4 - Overarching Development Permit (60 Williams St, 3006-3022 Spring St).pdf</li><li>- Attachment 5 - Draft City of Port Moody OCP Amendment Bylaw No. 3476 (60 Williams St, 3006-3022 Spring St).pdf</li><li>- Attachment 6 - Draft Zoning Amendment Bylaw No. 3477 (60 Williams St, 3006-3022 Spring St) (CD93 and P1).pdf</li></ul>
Final Approval Date:	Feb 3, 2026

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

Suzanne Smith, General Manager of Community Development - Feb 2, 2026

Paul Rockwood, General Manager of Finance and Technology - Feb 3, 2026

Anna Mathewson, City Manager - Feb 3, 2026