



# City of Port Moody

## Report/Recommendation to Council

Date: April 14, 2026  
Submitted by: Community Development Department – Development Planning Division  
Subject: Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem)

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### Purpose

To present a rezoning bylaw to Council for consideration of first, second, and third readings. The purpose of this bylaw 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 first reading of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be rescinded and the draft bylaw abandoned;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99) be read a first, second, and third time as recommended in the report dated April 14, 2026, from the Community Development Department – Development Planning Division regarding Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem);**

**AND THAT Council endorse the draft term sheet, included as Attachment 9, which will form the basis for a development agreement setting out the applicant's obligations as part of the redevelopment of the subject lands, including the details of public amenity contributions and timing.**

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### Executive Summary

This report addresses the development application by Anthem Properties (Anthem) for 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street – the subject property. The proposed mixed-use development consists of a purpose-built rental project including one 26-storey tower, one six-storey low-rise building, and a two-storey commercial podium. The proposal also includes a publicly accessible landscaped open space / pedestrian connection between St. Johns Street and Spring Street.

The residential portion of the development consists of 321 units, which vary in unit types from studio to three-bedroom units and unit sizes ranging from 36m<sup>2</sup> (383ft<sup>2</sup>) to 90m<sup>2</sup> (964ft<sup>2</sup>). The unit mix meets the City's Family Friendly Units policy and provides 35% of units as family-friendly units (two- and three-bedroom units). The proposal also includes indoor and outdoor amenities, which provide an on-site gym, social lounge, outdoor dining area, community gardens, and dog run.

The non-residential component of the development allows for 2,960m<sup>2</sup> (31,861ft<sup>2</sup>) of commercial floor space, which includes retail and office space. The two-storey podium along Spring Street features retail units at grade and office space above, and the six-storey low-rise building along St. Johns Street includes retail units at grade and rental residential above.

The applicant's obligations and amenity contributions are outlined in the draft term sheet and consist of the following key components:

- density bonus payment of \$4,800,000;
- Community Amenity Contribution (CAC) of \$653,262;
- public art with a budget of \$672,000;
- construction of a landscaped open space / pedestrian connection from St. Johns Street to Spring Street, with a statutory right-of-way in favour of the City for public access;
- land dedications and/or frontage upgrades along St. Johns Street, Spring Street, and Williams Street;
- upgrades to City owned utilities;
- Housing Agreement Bylaw securing the rental tenure for the life of the building; and
- commitment to future City-owned Neighbourhood Energy Utility (NEU) system should one be implemented.

The proposed development is compliant with the City's Official Community Plan (OCP), which designates the subject property as Mixed Use – Moody Centre, and allows for mixed use development up to 26 storeys in height. As the proposal is OCP compliant, and the residential component of the development accounts for at least half of the gross floor area, section 464(3) of the *Local Government Act* prohibits the City from holding a Public Hearing for this project.

## Background

The City received a rezoning application from Anthem on January 3, 2025, to facilitate a high-density mixed use development on the property located at 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street, within the Moody Centre Transit-Oriented Development (TOD) area. An Application Fact Sheet is provided as **Attachment 1**.

The application was presented to the Land Use Committee (LUC) on March 3, 2025 and the City Initiatives and Planning Committee (CIPC) on March 18, 2025, who were generally supportive of the project subject to the applicant addressing committee and Council comments.

On January 27, 2026, the application was presented to Council for consideration of three readings of the proposed Bylaw. Council granted the bylaw first reading through the following resolution:

RC26/028

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be read a first time;

AND THAT staff and the applicant be asked to consider the following items:

- 50% of three-bedroom units be required to meet the BC Housing minimums;
- Change colour palette to climate resilient colours; and
- Explore a reduction in podium height.

A copy of the January 27, 2026, staff report, which includes the previous LUC and CIPC resolutions and additional project details is included as **Attachment 2**.

To address the Council resolution, the applicant made several changes – some of which had impacts on the form and density of the project. As this project is prohibited from holding a Public Hearing, changes to the bylaw which are made after first reading, as well as changes that impact the form and density of the project, require the previously read bylaw to be rescinded.

As part of this report, it is recommended that Bylaw No. 3525 (**Attachment 3**), which received first reading on January 27, 2026, be rescinded and abandoned.

Bylaw No. 3538 (**Attachment 4**) incorporates changes in response to Council Resolution RC26/028 and is being recommended for three readings.

## Discussion

### Property Description

The subject property is located at the northwest corner of St. Johns Street and Williams Street (**Attachment 5**) and consists of one lot which is approximately 4,046m<sup>2</sup> (1 acre) in size. The lot has frontages and existing vehicular driveway accesses along St. Johns Street, Spring Street, and Williams Street. The subject property is currently developed with a building, originally constructed in 1973, which varies from one to two storeys and contains a range of commercial and light industrial uses.

### Official Community Plan (OCP)

The subject property is designated Moody Centre TOD in the City's OCP. This designation envisions higher-density mixed-use development up to 26 storeys in height. In addition, the OCP provides policy direction which can be used to evaluate an applicant's proposal for conformity and compliance with the OCP.

The following policies were considered when evaluating this proposal:

*Chapter 17: Neighbourhood Plan Areas, Section 15.5.6 Moody Centre Station Transit-Oriented Development*

- providing mid-block pedestrian/cyclist links along longer blocks to break down the scale of the block and create additional links to provide access from existing streets to existing and planned amenities;
- encouraging a range of housing options – housing that is accessible, affordable, and suitable for all income levels, seniors, families, and those with mobility challenges;
- encouraging upper floors to be set back from St. Johns Street;
- providing weather protection and pedestrian scaled amenities to facilitate walking;
- providing at-grade shops and services creating active edges; and,
- Tower floor plates in the range of 700m<sup>2</sup> are encouraged

The applicant's proposal includes a mid-block pedestrian and cyclist connection through the creation of the pedestrian plaza and incorporates a range of housing options from studio to three-bedroom units, all of which are market rentals suitable for a range of incomes.

The six-storey low-rise building fronting St. Johns Street incorporates at grade retail to activate the streetscape and provide weather protection and pedestrian scaled amenities to encourage walking. The applicant has revised the design of the low-rise building to incorporate a lighter colour brick and step back at the sixth storey.

Lastly, the applicants tower floor plate has increased slightly from 700m<sup>2</sup> to 707m<sup>2</sup> to accommodate larger three-bedroom units. The modest increase is still considered to be 'in the range of 700m<sup>2</sup> as encouraged by the City's OCP.

Based on the above, the proposal for a 26-storey mixed-use building and six-storey low-rise is considered to be compliant with the City's current OCP.

Response to Council Resolution RC026/028

As noted above, the applicant's initial proposal was presented to Council on January 27, 2026, for consideration of three readings. Prior to second and third readings, Council directed staff and the applicant to consider the following items:

- 50% of three-bedroom units be required to meet the BC Housing minimums;
- change colour palette to climate resilient colours; and
- explore a reduction in podium height".

In response to the Council resolution, the applicant has made the following changes to their application:

1. 50% of three-bedroom units be required to meet the BC Housing minimums
  - a. The applicant has revised their plans to have all 33 three-bedroom units sized at a minimum 925ft<sup>2</sup> in accordance with the BC Housing Design Guidelines and

Construction Standards. To achieve this, the applicant has expanded the tower footprint by:

- increasing the tower floor plate from 700m<sup>2</sup> to 707m<sup>2</sup> which increases each floor by approximately 90ft<sup>2</sup>;
- reducing the setback to Williams Street from 5.1m to 3.7m; and
- encroaching 0.3m into the pedestrian pathway / landscaped open space.

The updated design now includes the following unit sizes for the range of units being provided:

Unit Type	Unit Size Range (ft <sup>2</sup> )	BC Housing Recommended Minimum (ft <sup>2</sup> )	Number of units meeting BC Housing minimum
<b>Studio</b>	383 – 411	350	100%
<b>One-Bedroom</b>	473 – 641	525	96%
<b>Two-Bedroom</b>	754 – 806	725	100%
<b>Three-Bedroom</b>	925 – 964	925	100%

2. Change colour palette to climate resilient colours.
  - a. The applicant has updated the colour palette of the six-storey low rise from predominantly charcoal to include white / light grey brick as well as white metal cladding.
3. Explore a reduction in podium height.
  - a. To ensure the project remains economically viable, reducing the low-rise building height was not feasible. The applicant has instead stepped back the sixth storey of the building to reduce the visual bulk of the building.

A letter provided by the applicant as well as revised architectural and landscape drawings are enclosed as follows:

- **Attachment 6** – Applicant Letter;
- **Attachment 7** – Revised Architectural Drawings; and
- **Attachment 8** – Revised Landscape Drawings.

#### Rescinding of Bylaw No. 3525

As noted in the staff resolution and background section, previously read Bylaw No. 3525 is recommended to be rescinded and abandoned prior to Bylaw No. 3538 being considered.

As part of addressing Council comments provided to the applicant on January 27, 2026, changes have been made which have a material impact on the bylaw. The key changes to the bylaw are summarized in the section below.

Under the *Local Government Act* when a Public Hearing is prohibited, the notice requirements which are typically required for a Public Hearing are to be provided prior to consideration of first

reading of the bylaw. Based on this, legal advice provided to the City was that changes to the bylaw which impact the form and density are significant enough that the previously read bylaw should be rescinded and abandoned and a new bylaw presented to Council for three readings.

### Bylaw changes

As noted earlier, in order to increase the size of three-bedroom units and step back the sixth storey while retaining the same number of units, the applicant was required to increase the building envelope. Despite the increase in the building envelope and floor space, the maximum residential floor space in the bylaw is decreasing.

The reason for the decrease is that the previous bylaw was based on gross floor area and did not include the exclusion for the green energy system (heat recovery ventilator 'HRV') being implemented. Secondly, although the building envelope increased, the sixth storey floor space was reduced due the step back which offset some of the increases to the tower floor plate.

Overall, the revised submission has added approximately 1,800ft<sup>2</sup> of usable residential floor space. In addition to the above noted change, the other notable change is increasing the tower floor plate from 700m<sup>2</sup> to 707m<sup>2</sup>.

### Draft Term Sheet

The enclosed draft term sheet (**Attachment 9**) titled "Anthem Properties Port Moody TOD Term Sheet (Draft)" will be used as the basis for preparation of the development agreement setting out Anthem's obligations as part of the redevelopment of the subject lands.

Key considerations of the term sheet include:

- financial contributions, including a Density bonus payment of \$4,800,000 and Community amenity contribution (CAC) of \$653,262.00;
- creating a public art plan with a budget of \$672,000;
- designing, constructing, and maintaining a landscaped open space / pedestrian connection from St. Johns Street to Spring Street. An SRW in favour of the City for public access will be granted;
- land dedications and SRWs along St. Johns Street, Spring Street, and Williams Street;
- frontage improvements along Spring Street in accordance with the Spring Street Streetscape Design Guidelines;
- frontage improvements along St. Johns Street and Williams Street;
- upgrades to City owned utilities;
- Housing Agreement Bylaw securing the rental tenure for the life of the building; and
- commitment to connect to a future City owned Neighbourhood Energy Utility (NEU) system should one be implemented.

## Project Analysis

As noted earlier, the previous staff report is included as **Attachment 2**. The report contains an analysis of the following considerations, which remain unchanged as part of this resubmission:

- Moody Centre TOD Guidance Framework:
  - Employment Space;
  - Childcare; and
  - Parks and Open Space;
- Private Common Amenity space;
- Art in Public Spaces Policy;
- Urban Forest Management Strategy;
- Building Energy and Efficiency; and
- Sustainability Report Card.

## Conclusion

The applicant's proposal is for a 26-storey purpose built rental tower, a two-storey commercial podium, and a six-storey mixed-use low-rise building together totalling 321 market rental units, and 2,960m<sup>2</sup> (31,861ft<sup>2</sup>) of commercial floorspace. The commercial uses at grade enhance the streetscape by providing a range of amenities for pedestrians while also incorporating weather protection elements. The two-storey podium along Spring Street also includes office uses on the second storey to meet the desired employment targets.

The residential component of the development is comprised entirely of rental units and meets the City's Family-Friendly Units Policy with respect to the number of two- and three-bedroom units provided. In addition, the applicant is proposing 50% of the units to be adaptable, which exceeds the City's Zoning Bylaw and *BC Building Code* of 20%. The design of the tower, with a floor plate in the range of 700m<sup>2</sup> and a height of 26 storeys is consistent with the policies outlined in the City's OCP.

Overall, the proposed development complies with the Moody Centre TOD land use designation as envisioned in the City's OCP and no amendment to the OCP is required.

## Other Option(s)

1. THAT Bylaw No. 3538 be read a first time, and the applicant and staff advised to consider the following items prior to bringing the bylaw back to Council for second and third readings:  
>insert items<
2. THAT Bylaw No. 3538 not be given any readings and the applicant and staff be advised to consider the following items prior to bringing the bylaw back to Council for reconsideration:  
>insert items<

## Financial Implications

Based on the current plans, the following financial contributions are to be paid to the City as part of this development. DCC amounts are subject to changes as final plans are refined through the approvals process.

Contribution	Amount	Time payable
Density Bonus Payment	\$4,800,000.00	At Building Permit
Community Amenity Contribution	\$653,262.00	At Building Permit
Approximate Development Cost Charges (Municipal)	\$3,278,165.20	25% Payable at Building Permit, 75% payable at Occupancy permit or 4 years.
<b>TOTAL</b>	<b>\$8,731,427.20</b>	

## Communications and Public Engagement Initiatives

The project has been posted on the City’s online engagement hub – Engage Port Moody since February 1, 2025. A total of 12 responses were received at the time of writing this report. Of the 12 responses, six responses indicated support for the project, four responses were in opposition to the project, and two responses had mixed feelings towards the project. The positive aspects of the project identified were tower heights and setbacks, provision of a public pathway, retail uses at grade, proximity to the SkyTrain station, and increase in commercial activity in Moody Centre.

The negative aspects identified were density and amount of a public park space, the scale of the development, the amount of infrastructure to support growth of Moody Centre and increase in traffic along St. Johns Street. A copy of the Engage Port Moody Summary Report is included in **Attachment 10**.

A Public Hearing for this proposal is prohibited in accordance with section 464(3) of the *Local Government Act*. In accordance with this section, a local government must not hold a public hearing on a proposed zoning bylaw if: an OCP is in effect for the area; the proposed bylaw is consistent with the OCP; the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development; and the residential component of the development accounts for at least half of the gross floor area proposed in the development. In accordance with provincial legislation, notification was given to inform the public of the first reading date of consideration for Bylaw No. 3538.

## Council Strategic Plan Goals

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

- Strategic Goal 2.3 – Resilient Natural Environment: Enhance and expand parkland and open space;
- Strategic Goal 3.1 – Healthy Community Development: Create complete and connected communities through balanced growth;

- Strategic Goal 3.3 – Healthy Community Development: Enhance community wellbeing; and
- Strategic Goal 4.1 – Healthy Community Development: Improve the local business climate.

### Attachment(s)

1. Application Fact Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
2. Report considered at the January 27, 2026, Regular Council meeting.
3. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) – **Proposed to be rescinded.**
4. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99).
5. Location Map.
6. Applicant Letter.
7. Architectural Drawings.
8. Landscape Drawings.
9. Draft Term Sheet.
10. Engage Port Moody Summary.

### Report Author

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## Report Approval Details

Document Title:	Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem).docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment 1 - Application Fact Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf</li><li>- Attachment 2 - Report considered at the Jan 27, 2026, RC meeting - Anthem Bylaw No. 3525.pdf</li><li>- Attachment 3 - Draft Bylaw No. 3525 (Anthem - Moody Centre) (CD99) - Proposed to be rescinded.pdf</li><li>- Attachment 4 - Draft Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99).pdf</li><li>- Attachment 5 - Location Map - (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf</li><li>- Attachment 6 - Applicant Letter (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf</li><li>- Attachment 7 - Architectural Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf</li><li>- Attachment 8 - Landscape Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf</li><li>- Attachment 9 - Draft Term Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf</li><li>- Attachment 10 - Engage Port Moody Summary (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf</li></ul>
Final Approval Date:	Apr 7, 2026

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

Mary De Paoli, Manager of Policy Planning, for Suzanne Smith, General Manager of Community Development - Apr 2, 2026

Paul Rockwood, General Manager of Finance and Technology - Apr 7, 2026

Anna Mathewson, City Manager - Apr 7, 2026