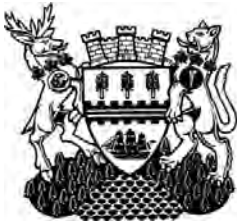


Considered at the January 27, 2026, Regular Council meeting

228



City of Port Moody Report/Recommendation to Council

Date: January 27, 2026
 Submitted by: Community Development Department – Development Planning Division
 Subject: Three Readings of Bylaw No. 3525 – Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street (Anthem Properties)

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.

Recommended Resolution(s)

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, second, and third time as recommended in the report dated January 27, 2026, from the Community Development Department – Development Planning Division regarding Three Readings of Bylaw No. 3525 – Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street (Anthem Properties);

AND THAT Council endorse the draft term sheet enclosed, 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.

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 35m² (380ft²) to 97m² (1,044ft²). 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

Considered at the January 27, 2026, Regular Council meeting

229

amenities, which provide an on-site gym, social lounge, outdoor dining area, community gardens, and dog run.

The non-residential component of the development includes 2,970m² (32,969ft²) 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 \$653,262.00;
- public art with a budget of \$672,000;
- construction of a landscaped open space / pedestrian connection from St. Johns Street to Spring Street, and 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, within the Moody Centre Transit-Oriented Development (TOD) area to facilitate a high-density mixed use development. An Application Fact Sheet is provided as **Attachment 1**.

On March 3, 2025, the project was presented to the Land Use Committee, which passed the following resolution:

LUC25/003

THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

- Delivering curb-side management for short term parking opportunities and commercial loading and waste collection;
- Consider increasing the number of family-friendly units;
- Presentation of job numbers to exclude home based businesses; and
- Consider dedicated residential visitor parking instead of shared parking with commercial spaces.

Considered at the January 27, 2026, Regular Council meeting

230

The application was also presented at the City Initiatives and Planning Committee (CIPC) for early Council input on March 18, 2025. At the CIPC meeting, Council provided the following items for consideration by Anthem and staff:

- that the applicant increase the amount of employment floor space to meet the targets set out in the TOD Guidance framework;
- that the applicant provide childcare spaces in accordance with the Moody Centre TOD Guidance framework;
- more refined and inspiring architecture:
 - improved podiums at grade to enhance pedestrian experience along St. Johns and Spring Streets;
 - colour palette consists of grey and charcoal which are not effective to mitigate urban heat island effect;
 - consider adding colour or articulation along eastern façade of podium;
 - consider stepping back the podium along St. Johns Street to reduce bulkiness;
 - additional setbacks along Spring Street to accommodate wider sidewalks may be required;
- additional car share spaces;
- commitment to artwork;
- a desire to provide below-market and/or affordable units as part of this development;
- consider various age groups when designing pedestrian plaza, i.e. programming should also consider senior population in addition to children;
- unit sizes should be updated to reflect minimum sizes as outlined in the [BC Housing Design Guidelines and Construction Standards](#);
- potential conflicts between pedestrians and vehicles (both residential and commercial loading / garbage pick-up) due to configuration of parkade ramp and pedestrian plaza;
- consideration for dedicated commercial parking; and
- with a FAR of 6.2 the project is not delivering a significant amount of amenities compared to other TOD projects.

A table which indicates how each the comments have been addressed / responded to by the applicant is included in the Discussion portion of this report.

Discussion

Property Description

The subject property is located at the northwest corner of St. Johns Street and Williams Street (**Attachment 2**) and consists of one lot which is approximately 4,046m² (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 slopes downwards from the southwest to northeast with a grade difference of approximately 6m (19.7ft). 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 (**Attachment 3**). This designation envisions higher-density mixed-use development up to 26 storeys in height.

Considered at the January 27, 2026, Regular Council meeting

231

The subject property is also within two Development Permit Areas (DPAs):

- DPA2 – Moody Centre Form and Character; and
- DPA5 – Hazardous Lands due to potential for Soil Liquefaction.

The City's OCP includes Neighbourhood Plan Areas, and section 15.5.6 Moody Centre Station Transit-Oriented Development provides the following vision for the Moody Centre TOD area:

- 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; and
- providing at-grade shops and services creating active edges.

Moody Centre Transit-Oriented Development Area Guidance Framework Policy

The property falls within the Moody Centre TOD Area Guidance Framework for Official Community Plan Amendment and Rezoning Applications Policy (Moody Centre TOD Guidance Framework), which was approved by Council on December 5, 2023. This document provides guidance on several topics such as (but not limited to) land uses, building heights and forms, urban design, view corridors, housing types, parks and open space, and employment creation, and is intended to work in coordination with policy directions set out in the OCP.

Zoning

The subject property is zoned 'C3' General Commercial (**Attachment 4**).

Neighbourhood Context

The following land uses are adjacent to the subject property:

- **North:** CP Railway, Moody Centre SkyTrain Station and associated parking. A future transit plaza and PCI's mixed-use development are proposed northeast of the subject property.
- **South:** Small-scale commercial centre and a mix of low-density single-family and ground-oriented multi-family residential uses.
- **East:** Commercial and light industrial uses including, automotive maintenance shops, a bicycle shop, and brewery.
- **West:** Commercial and light industrial uses including automotive uses, a bicycle shop, and restaurants west of Grant Street.

Proposal

The applicant is proposing to redevelop the subject property to facilitate a mixed-use development consisting of one 26-storey tower adjoined to a six-storey low-rise building along St. Johns Street and a two-storey podium along Spring Street. The residential component for

Considered at the January 27, 2026, Regular Council meeting

232

the project consists of 321 market rental units, which includes a range of studio to three-bedroom units.

The proposal includes a mix of retail and office uses is provided in the two-storey podium building, as well as the retail on the ground floor along St. Johns Street. The application also includes a modest sized open space / pedestrian connection which links St. Johns Street to Spring Street mid-block. Key elements of the proposed development are noted below:

- 23,000m² (247,570ft²) of residential floor space;
- 2,970m² (31,969ft²) of commercial and office floor space;
- 520m² (5,597ft²) landscaped open space / pedestrian connection;
- 370m² (3,983ft²) of indoor amenity space;
- 1,265m² (13,616ft²) of outdoor amenity space;
- 213 vehicular parking spaces; and
- 523 bicycle parking spaces.

The common amenities include an on-site gym, social lounge, outdoor dining area, community gardens, and a dog run. The landscaped open space will be publicly accessible and include a children's play area and create an opportunity for an artistic mural. The project has also committed to providing public art in value of \$672,000. A detailed public art plan will be submitted as part of future Development Permit application. The applicant will also be making financial contributions to City through Community Amenity Contributions (CACs), Density Bonus, and Development Cost Charges (DCCs) as outlined in the Financial Implications section of the report.

The following key submission documents are enclosed:

- Attachment 5:** Rezoning and DP Application Booklet;
- Attachment 6:** Architectural Drawings; and
- Attachment 7:** Landscape Drawings.

Additionally, more technical documents submitted by Anthem can be found at the following link:

[2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street – rezoning and development permit | Engage Port Moody](#)

Residential Unit Mix

The proposed residential unit mix (rounded percentages) is as follows:

Unit Type	Unit Sizes (ft ²)	Required Under Family Friendly Policy	Proposed			Policy Compliance
Studio	380-491	65% maximum (30% being studios)	45	14%	65%	Yes
1-Bedroom	504-572		163	51%		
2-Bedroom	621-806	25% minimum	80	25%		Yes
3-Bedroom	877-1,044	10% minimum	33	10%		Yes
Total			321	100%		

Considered at the January 27, 2026, Regular Council meeting

233

The proposed unit mix meets the City's Family Friendly Units policy which requires that a minimum of 35% of units be family friendly, which includes two- and three-bedroom units.

Employment Floorspace

Anthem's development site comprises approximately 6.3% of the Moody Centre TOD area. Under the Moody Centre TOD Guidance Framework, the site should therefore provide 176 (6.3%) of the targeted 2,800 jobs in the TOD area.

The applicant estimates that this development will generate approximately 175 jobs, which includes 63 office jobs and 112 retail jobs. This projection is based on an employment ratio of one job for every 150ft² to 200ft² of gross commercial floor space. Employment spaces in mixed-use, transit-oriented areas tend to provide higher density employment uses as they attract industries which do not require significant floor space but still provide a high number of jobs.

The applicant has indicated that there is a total of 31 jobs across all existing businesses currently on-site. Based on this, the proposed development would significantly increase the number of jobs generated on-site.

Childcare

Similar to the employment floor space targets above, the Moody Centre TOD Guidance Framework includes provisions for the delivery of childcare spaces. The number of childcare spaces is based on the City's Child Care Needs Assessment which provides the following formula to estimate demand:

- an average of 0.14 children per residential unit; and
- 30 childcare spaces per 100 children aged 0-5.

Based on this, the project should be providing a minimum of 13 childcare spaces. The targets outlined in the Moody Centre TOD Guidance Framework are anticipated to be achieved at the full buildout of the TOD area. Therefore, it is anticipated that certain properties may not have any childcare spaces while other properties provide more than their share. Under the current proposal, no childcare spaces are included on the subject property.

Parks and Open Space

The Moody Centre TOD Guidance Framework has identified the desire for a landscaped open space along the western boundary of the subject property; this area is also identified as a pedestrian passageway / greenway. The proposal includes a landscaped open space along its western boundary and provides a pedestrian connection between St. Johns Street and Spring Street. The landscaped open space will remain in private ownership, but the applicant will be required to grant a statutory right-of-way (SRW) in favour of the City allowing for public access over this area. This area will also include seating areas, a children's play area, and a potential mural / wall art.

Private Common Amenity

The applicant's proposal contains approximately 374m² (4,020ft²) of indoor amenity space and 1,279m² (13,770ft²) of outdoor amenity space. The indoor amenities include an on-site gym, two

Considered at the January 27, 2026, Regular Council meeting

234

social lounges, and a dog wash. The outdoor amenities are located on the roof tops of the two-storey podium and 6-storey low-rise building, and include an outdoor patio and dining area, barbecue and bar area, dog-run, community gardens, and a variety of landscaping, including shade trees, buffer planting, and turf area for games.

Art in Public Spaces Policy

The City's Art in Public Spaces Policy encourages contributions towards public art for all forms of multi-family development. The policy recommends that developers contribute 0.6% of the projects construction value towards art in the City. Anthem has committed a total of \$672,000 towards public art with this proposal.

This voluntary contribution is consistent with the City's Art in Public Spaces Policy. The applicant is in the process of preparing a Public Art Plan which will be submitted to staff for review.

Urban Forest Management Strategy

The City's Urban Forest Management Strategy includes canopy targets for various land use designations to ensure no net loss and small gains in the overall canopy coverage across the City. The canopy coverage target for mixed-use areas is 20% – the applicant's landscape plans indicate a canopy coverage of 31%, which exceeds the City's targets for mixed-use areas.

Energy

On September 24, 2024, Council adopted amendments to the Building Bylaw to implement a timeline and framework to reach the highest steps of both the BC Energy Step Code and the Zero Carbon Step Code ahead of the provincial timeline.

For Building Permit applications received after January 1, 2025, applicants will be required to meet Step 3 or Step 2 with LCES (EL-2) for Part 3 buildings. The applicant has submitted an Energy Report which confirms their commitment to meeting the Energy requirements of the City's Building Bylaw, which is aligned with the City's BC Energy Step Code and Zero Carbon Step Code Rezoning Applications Corporate Policy.

Consistent with other developments in the Moody Centre TOD area, the development will be required to be compatible with a City Neighbourhood Energy Utility (NEU) at opening date or at a future transition date should such a system be implemented by the City.

Vehicle Parking

The proposed off-street vehicle parking rates for the development are shown below. It should be noted that since the development application falls within the Provincially legislated Transit-Oriented Area (TOA), residential parking is not required. The City's Transit-Oriented Areas Designation Bylaw, 2024, No. 3465 reduces the City's parking requirements to align with the Provincial legislation.

Considered at the January 27, 2026, Regular Council meeting

235

Proposed Vehicular Parking		
	Required	Proposed
Residential – Market Rental	0	151
Residential Visitor	0	59*
Office	15	
Retail	44	
Car share	0	3
Total	59	213

*Applicant is proposing flex-parking which combines residential visitor, retail, and office.

The applicant has submitted a Traffic Impact Assessment (TIA) prepared by Bunt and Associates, which indicates that *“the creation of a shared parking pool for commercial patrons and residential visitors is supported based on the varying time-of-day intensity of these uses, resulting in a provision of 59 parking spaces”*. A full copy of the TIA is available on the City’s Engagement Portal, which can be accessed through the documents link above.

The following transportation related elements highlight some of Anthem’s proposed Transportation Demand Management (TDM) strategy as part of the project, which will be further reviewed as the application proceeds through the review process:

- 8 car-share stalls are proposed (1/40 units);
- a bicycle maintenance facility for the residents;
- pedestrian infrastructure improvements on three frontages (St. Johns Street, Williams Street, and Spring Street);
- cycling infrastructure upgrades along St. Johns Street;
- unbundled parking for residential visitor and non-residential uses; and
- real-time transit information incorporated into the residential lobby.

Bicycle Parking

Anthem is proposing to provide off-street bicycle parking as outlined in the table below. As shown below, the applicant meets the City’s Zoning Bylaw for the total number of bicycle parking spaces required. The applicant also meets the residential bicycle parking spaces and exceeds short- and long-term commercial and office space, but falls just short on the amount of required residential visitor stalls, which would require a variance as part of the Development Permit.

Proposed Bicycle Parking		
	Required	Provided
Residential	482	482
Residential Visitors	36	29
Commercial / Office / Retail long-term	4	10
Commercial / Office / Retail short-term	6	8
Total	528	529

Draft Term Sheet

The enclosed draft term sheet (**Attachment 8**) 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.

Considered at the January 27, 2026, Regular Council meeting

236

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.

Sustainability Report Card

A completed Sustainability Report Card is included as **Attachment 9**. The completed report card has been graded and will be provided to Anthem for their consideration. The report card will be further evaluated as the project advances through to the Development Permit stage as further details and refinements to the proposal evolve. The applicant's pillar scores range from 52% to 64%, which is an improvement on the previous Sustainability Report Card presented to Council during CIPC where the range was between 38% to 62%, a summary of the scores is provided below:

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	13	18	25	58
Economic Sustainability	93	0	39	54	58
Environmental Sustainability	172	18	76	99	64
Social Sustainability	165	3	98	85	52

Implementation

The applicant is proposing to rezone the subject property from 'C3' – General Commercial, to a 'CD' – Comprehensive Development zone to implement the Moody Centre TOD land use designation. A draft of Zoning Amendment Bylaw, No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) is included as **Attachment 10**. Key considerations of the proposed CD zone and are provided below.

Considered at the January 27, 2026, Regular Council meeting

237

Key Considerations	Proposal
Land Area – m ² (ft ²)	4,046m ² gross site area (43,552ft ²)
Gross Floor Area – m ² (ft ²)	25,965m ² (279,490ft ²)
Floor Area Ratio (FAR)	6.24 (based on gross site area)
Residential Floor Area – m ² (ft ²)	22,994m ² (247,515ft ²)
Residential Units (tenure)	321 (market rental)
Building height (storeys)	26
Employment Floor Area – m ² (ft ²)	2,970m ² (31,975ft ²)
Indoor Amenity Space – m ² (ft ²)	374m ² (4,021ft ²)
Outdoor Amenity Space – m ² (ft ²)	1,279 (13,770ft ²)
Below Grade Vehicle Parking	151 (Residential), 3 (car-share for residents), 59 (commercial/visitor)
Bicycle Parking – All uses combined	523

A Development Permit is also currently being reviewed and will be presented for Council's consideration if the rezoning bylaw is given adoption. As part of the Development Permit application, the applicant is proposing 50% of the units to be adaptable, which exceeds the City's Zoning Bylaw and *BC Building Code* requirement of 20%. The proposed design has undergone an architectural and landscape review to ensure its form and character is achieving the design standards expected for Moody Centre TOD and may be further refined prior to Council consideration. The design of the tower, with a floor plate of just under 700m² (7,534ft²) and a height of 26 storeys is consistent with the policies outlined in the City's OCP and Moody Centre TOD Area Guidance Framework.

Applicant Response to CIPC Comments

The project was presented to Council on March 18, 2025, at the City Initiatives and Planning Committee (CIPC) for early input. Council was generally supportive of the project and provided feedback to the applicant on a range of topics. Council's comments and the applicant response to those comments are provided in the table below.

CIPC Comment	Applicant Response
<ul style="list-style-type: none"> Increase the amount of employment floor space to meet the targets set out in the TOD Guidance framework. 	<ul style="list-style-type: none"> Previous employment forecasts were based on net areas, however revised forecasts include common areas, mezzanines, and all leasable space. Based on the revised calculation, the applicant's employment forecasts meet the targets outlined in the Moody Centre TOD Guidance Framework. This method of calculation is consistent with how staff have been interpreting employment data on other Moody Centre TOD projects. The applicant has also provided current employment numbers, which includes 31 jobs on site. The proposed redevelopment would allow for an estimated 175 total jobs.
<ul style="list-style-type: none"> More refined and inspiring architecture: <ul style="list-style-type: none"> improved podiums at grade to enhance pedestrian experience 	<p>The following design changes have been made:</p> <ul style="list-style-type: none"> The low-rise building along St. Johns Street was intentionally broken into three distinct volumes, each defined by lighter material tones and glass

Considered at the January 27, 2026, Regular Council meeting

238

<p>along St. Johns and Spring Streets;</p> <ul style="list-style-type: none"> ○ colour palette consists of grey and charcoal which are not effective to mitigate urban heat island effect; ○ consider adding colour or articulation along eastern façade of podium; ○ consider stepping back the podium along St. Johns to reduce bulkiness; ○ additional setbacks along Spring Street to accommodate wider sidewalks may be required. 	<p>guards. This treatment reduces visual bulk and creates a cohesive and refined expression.</p> <ul style="list-style-type: none"> • While the low-rise building along St. Johns Street features a charcoal tone for contrast and visual interest at the pedestrian level, the tower and much of the building are finished in white or light grey materials that help reflect heat. The north facing retail façade also uses lighter tones to enhance daylight reflectivity along the pedestrian realm. In addition, planting has been incorporated at grade and on podium roofs to further mitigate heat absorption and contribute to the urban cooling strategy. • Glazing has been added to the east stairwells and Juliette balconies incorporated into units along Williams Street to enhance street-level activation. At grade, ground level plants have been recessed and seating added to break up the wall and encourage pedestrian use. A Public Art consultant has identified the eastern façade as a strong candidate for integrated artwork, creating a visual focal point along this key pedestrian route. • The proposed streetscape along Spring Street follows the approved Spring Street Streetscape Design Guidelines, as endorsed by Council on July 15, 2025.
<ul style="list-style-type: none"> • Provide additional car share spaces. 	<ul style="list-style-type: none"> • Additional car share spaces will be considered as part of finalizing the TIA and in conjunction with the development of the Parking Management Plan.
<ul style="list-style-type: none"> • Commitment to artwork. 	<ul style="list-style-type: none"> • Per the Art in Public Spaces Policy, the applicant has committed to 0.6% of the construction value, \$672,000 towards public art. A public art plan is being prepared by the applicant.
<ul style="list-style-type: none"> • Provide below-market and/or affordable units as part of this development. 	<ul style="list-style-type: none"> • The applicant has indicated that the Inclusionary Zoning policy does not apply to rental projects and that the economics for housing projects are very challenging in the current economic climate.
<ul style="list-style-type: none"> • Include childcare in the project. 	<ul style="list-style-type: none"> • As Moody Centre is intended to develop as a complete community certain community needs are addressed better through a coordinated approach rather than having each individual project provide a fragmented / smaller portion of a community need. • This project is delivering its portion of office use, where other projects may be a bit short. Other active applications have delivered significant childcare spaces.

Considered at the January 27, 2026, Regular Council meeting

239

<ul style="list-style-type: none"> Consider various age groups when designing pedestrian plaza, i.e. programming should also consider senior population in addition to children. 	<ul style="list-style-type: none"> The pedestrian plaza is designed to welcome people of all ages and abilities. Grade changes from St. John's Street to Spring Street are addressed with ramps and handrailed stairs. Different paving materials define programmed areas and support intuitive wayfinding. The park program emphasizes social gathering spaces, a children's play area, and a variety of seating options throughout. Weather protection is integrated in multiple locations, ensuring the open space can be enjoyed year-round.
<ul style="list-style-type: none"> Unit sizes should be updated to reflect minimum sizes as outlined in the BC Housing Design Guidelines and Construction Standards. 	<ul style="list-style-type: none"> 100% of the studio units meet minimum size 90% of the one-bedroom units meet minimum size 94% of the two-bedroom units meet minimum size 12% of the three-bedroom units meet minimum size In total 271 of 321 (84%) of the units meet the minimum sizes outlined in BC Housing Design Guidelines.
<ul style="list-style-type: none"> Minimize potential conflicts between pedestrians and vehicles (both residential and commercial loading / garbage pick-up) due to configuration of parkade ramp and pedestrian plaza. 	<ul style="list-style-type: none"> Due to the project being fully surrounded on all four sides—Spring Street, Williams Street, St. Johns Street, and a pedestrian plaza—there is no viable location for a traditional 'back-of-house' service area. Service and access strategies must be integrated into the Spring Street frontage, with careful design to minimize visual and operational impact while preserving optimal retail space.
<ul style="list-style-type: none"> Consider dedicated commercial parking. 	<ul style="list-style-type: none"> Shared parking strategy follows the Urban Land Institute (ULI) Shared Parking methodology and reflects the differing peak periods of residential, retail, and office uses. This approach allows for efficient use of space, aligns with sustainable transportation goals, and minimizes unnecessary oversupply of parking. The applicant has indicated that they remain open to dedicating a limited portion of stalls as residential visitor or office-only, while maintaining the majority as shared to preserve the benefits of flexibility and efficiency. Confirmation of the final parking allocation approach and Parking Management Plan can be given once the Traffic Impact Assessment is accepted, and prior to final Development Permit approval.
<ul style="list-style-type: none"> With a FAR of 6.2, the project is not delivering a significant amount of amenities compared to other TOD projects. 	<ul style="list-style-type: none"> This project is not seeking financial offsets for in-kind amenities. Instead, it will provide the City of Port Moody with a substantial cash contribution, which the applicant believes represents a meaningful community benefit.

Considered at the January 27, 2026, Regular Council meeting

240

	<ul style="list-style-type: none"> • Contributions include (approximate): <ul style="list-style-type: none"> a) CAC payment of \$653,262.00 b) City DCCs of \$3,278,165.20 c) Density Bonus payment of \$4,800,000
--	---

Conclusion

The applicant's proposal is for a 26-storey purpose built rental tower, two-storey commercial podium, and six-storey mixed-use low-rise building includes 321 market rental units, and 2,970m² (31,967ft²) 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 of just under 700m² (7,534ft²) 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. 3525 be given first reading, and that the applicant and staff be 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. 3525 not be given first, second, and third readings and that 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 minor 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.
TOTAL	\$8,731,427.20	

Considered at the January 27, 2026, Regular Council meeting

241

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 towards the project, four responses were in opposition towards 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 11**.

In accordance with the Development Approval Procedures Bylaw, a notification sign was installed at the property. Per Corporate Policy – 13-6410-01 – Public and Stakeholder Consultation for Major Development Projects or Area Plans, the applicant held an Open House on May 14, 2025, which City staff attended. In total, 22 residents attended the meeting, and a summary of engagement was prepared by the applicant's consultant and included in **Attachment 12**.

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.

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.

Considered at the January 27, 2026, Regular Council meeting

242

Attachment(s)

1. Application Fact Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
2. Location Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
3. OCP Land Use Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
4. Zoning Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
5. Applicant Rezoning Booklet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
6. Architectural Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
7. Landscape Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
8. Draft Term Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
9. Sustainability Report Card (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
10. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99).
11. Engage Port Moody Summary (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).
12. CIM Engagement Summary (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).

Report Author

Dejan Teodorovic, MCIP, RPP
Senior Planner

Considered at the January 27, 2026, Regular Council meeting

243

Report Approval Details

Document Title:	Three Readings of Bylaw No. 3525 – Rezoning (Moody Centre TOD) – 2914-2934 St. Johns St, 85-87 Williams St, 2911-2925 Spring St (Anthem).docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 - Application Fact Sheet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 2 - Location Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 3 - OCP Land Use Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 4 - Zoning Map (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 5 - Applicant Rezoning Booklet (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 6 - Architectural Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 7 - Landscape Drawings (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 8 - Draft Term Sheet (2914-2934 St. Johns Street, 85-87 Williams Street and 2911-2925 Spring Street).pdf - Attachment 9 - Sustainability Report Card (2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street).pdf - Attachment 10 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem Moody Centre) (CD99).pdf - Attachment 11 - Engage Port Moody Summary - (2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street).pdf - Attachment 12 - CIM Engagement Summary (2914-2934 St. Johns St, 85-87 Williams St, and 2911-2925 Spring St).pdf
Final Approval Date:	Jan 20, 2026

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

Suzanne Smith, General Manager of Community Development - Jan 18, 2026

Paul Rockwood, General Manager of Finance and Technology - Jan 20, 2026

Anna Mathewson, City Manager - Jan 20, 2026