



Report to Council From the Office of Councillor Zoë Royer

Date: January 29, 2020
Subject: Waive 6 Month Requirement – 2002-2014 St. George Street and 2003-2009 St. John Street

Purpose

For Council to consider waiving the 6 month requirement so that staff can continue to work with the applicant of 2002-2014 St. George Street and 2009-2009 St. John Street on their affordable home ownership program, OCP Amendment and Rezoning.

Recommendation

THAT the six month requirement of the application for OCP Amendment and Rezoning for 2002-2014 St. George Street and 2003-2009 St. John Street be waived;

AND THAT staff continue to work with the applicant to bring back the OCP Amendment and Rezoning application with the applicant's proposed changes for Council's consideration.

Background

On December 3, 2019, Council received a report dated November 13, 2019 from Planning and Development Department regarding OCP Amendment and Rezoning – 2002-2014 St. George Street and 2009-2009 St. John Street (**attachment 1**). Council defeated the following motion:

RC19/530

Moved, seconded, and DEFEATED

THAT City of Port Moody Official Community Plan, 2014, No.2955, Amendment Bylaw No. 23, 2019, No. 3222 (2002-2014 St. George Street and 2003-2009 St. Johns Street)

be read first time as recommended in the report dated November 13, 2019 from the

Planning and Development Department - Development Planning Division regarding OCR Amendment and Rezoning Application - 2002-2014 St. George Street and 2003-2009 St. Johns Street.

(Voting against: Councillors Lubik, Madsen, Milani and Mayor Vagramov)

With defeating this motion, the application is considered defeated and the applicant would need to wait 6 months before they can reapply.

Discussion

Since the time of defeating the motion, Council received a letter dated January 13, 2020 from Bold Properties (**attachment 2**) and a letter dated January 13, 2020 from BC Housing (**attachment 3**) both regarding the Application for OCP Amendment and Rezoning - 2002-2014 St. George Street and 2003-2009 St. John Street. The letters ask for reconsideration of the motion Council defeated as they have proposed changes to their application.

According to the City Manager, the revisions do not substantially change Bold's original application, and therefore they are subject to the reapplication period specified in our bylaw as per the below:

13. RESTRICTION ON RE-APPLICATION

13.1 Where an Application is refused by Council, no Application for the same bylaw amendment, authorization, or permit shall be received by Council for a period of six (6) months from the date of consideration of the previous Application, subject to the Local Government Act.

At the time of writing this report, the following has been confirmed:

- A desire to put this project back in process by Council asking staff and the applicant to continue to work on this proposal.
- The City would no longer be a financial sponsor in the Affordable Ownership Program with BC Housing. Instead, it would be set up as a two party agreement between Bold Properties and BC Housing rather than a three party arrangement.
- The City would contribute \$0 funding, as opposed to the original \$3.7 million the City was asked to contribute towards this program.
- This revised Program excluding the city as a funding partner is achievable through; 1) a parking relaxation, and 2) the applicant receiving a financial credit for the appraised value of the land they are dedicating to the city.
- This credit would be applied towards the applicant's purchase of a portion of the city's unopened road, at its appraised value. In this land swap, the applicant's land has a lesser appraised value than the land belonging to the city. To ensure the land swap is fair to all parties, the applicant will pay to the city the exact amount of the shortfall between the two land valuations.

- BC Housing says this is an essential and important type of affordable home ownership that provides much needed diversity and support for the needs of missing middle-income earners.
- The income bracket "bookends" are adjustable and BC Housing will work closely with us to ensure the Affordable Home Ownership Program meets the needs of our community. The majority of new home owners in BC that have participated in this program have an average income of \$68,000.

With the recent letters and further information from BC Housing Council received, I ask that Council waive the 6 month requirement. This will allow our staff to continue to work with this

applicant to bring about the proposed changes referenced in their recent letters to Council in order to bring the application back to Council.

Other Option(s)

THAT the report dated January 29, 2020 regarding Reconsideration of OCP Amendment and Rezoning – 2002-2014 St. George Street and 2009-2009 St. John Street from Councillor Zoe Royer be received for information.

Financial Implications

There are no financial implications associated with this report.

Communications and Civic Engagement Initiatives

There are no communications or civic engagement initiatives associated with this report.

Attachment(s)

1. Council Report dated November 13, 2019 from Planning and Development Department regarding OCP Amendment and Rezoning – 2002-2014 St. George Street and 2009-2009 St. John Street
2. Letter dated January 13, 2020 from Bold Properties regarding Application for OCP Amendment and Rezoning - 2002-2014 St. George Street and 2003-2009 St. John Street
3. Letter dated January 13, 2020 from BC Housing regarding Application for OCP Amendment and Rezoning - 2002-2014 St. George Street and 2003-2009 St. John Street