



# City of Port Moody

## Minutes

### Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, July 12, 2021 held via Zoom.

#### **Present**

Councillor Steven Milani, Vice-Chair  
Allan Fawley  
Haven Lurbiecki  
Wilhelmina Martin  
Hazel Mason  
Sean Ogilvie

#### **Absent**

Councillor Meghan Lahti, Chair (Regrets)  
David Stuart

#### **In Attendance**

André Boel – City Planner  
Jess Daniels – Policy Planner  
Mary De Paoli – Manager of Policy Planning  
Kelsey Guenette, Recording Secretary, Raincoast Ventures Ltd.

#### 1. Call to Order

---

#### **Call to Order**

1.1 The Vice-Chair called the meeting to order at 7:01pm.

#### 2. Adoption of Minutes

---

#### **Minutes**

#### 2.1 LUC21/001

Moved, seconded, and CARRIED

**THAT the minutes of the Land Use Committee meeting held on Monday, January 11, 2021 be adopted.**

#### 3. Unfinished Business

---

## 4. New Business

---

### Official Community Plan Update

#### 4.1 Presentation: Policy Planner and Manager of Policy Planning

Staff gave a presentation on the Official Community Plan (OCP) Update, including information about the purpose and process of updating the OCP, Community Survey #1 results, Community Survey #2 key themes and topics, and land use scenarios and priorities.

The Committee noted the following in discussion:

- the current greenspace and park space per capita is 2.0 hectares per 1,000 population;
- the City's goal is 2.5 hectares of greenspace per 1,000 population as per the Parks and Recreation Master Plan; natural parks were not included in greenspace calculations;
- the Parkland Acquisition Strategy strives to identify the locations and types of parks needed and will rely on the use of park levies to support the plan;
- preference could be given to developments that maximize areas for greenspace and amenities, such as community gardens;
- densification maps could include illustrations of greenspaces;
- calculated sizes of area spaces for development and park spaces should be accurate and consistent;
- the proposed pedestrian overpass in Moody Centre over the train tracks could be designed with space to generate revenue (e.g., cart vendors, food trucks, wares, etc.);
- School District 43 greenspace should not be included in greenspace calculations as the City does not own or control these lands;
- the pedestrian overpass could be designed large enough to function as an active park space;
- community survey questions and answers should include appropriate levels of detail to ensure meaningful answers;
- lane access policy requirements for Murray Street may need to be revisited as part of the OCP update;
- multi-story industrial development could be a way to maximize economic employment space in the identified areas;
- clarity about building uses is imperative to avoid losses in tax revenue (i.e., micro-breweries operating retail businesses on industrial zoned properties);
- setbacks for the upper portions of six storey buildings are required but need to be enforced;

- Murray Street could be closed to vehicles on weekends to facilitate a promenade area;
- community surveys should display the total impact on population and growth that the OCP will provide;
- a 38-storey tower adjacent to Rocky Point Park would not be compatible;
- the Oceanfront District area could focus on parkland to support the needs of the community;
- the Oceanfront District may be environmentally/geotechnically unsuitable for high-density towers;
- breweries expressed a desire to re-locate to the Oceanfront District area as there is no room to expand in their current location on Murray Street;
- other areas for events could be developed to direct congestion away from Rocky Point Park;
- the boat launch and parking areas at Rocky Point Park need further expansion;
- the Inlet field could be raised and changed to turf;
- the height of high-density towers may shade the water in the Oceanfront District and pose environmental concerns;
- the Oceanfront District area could be combined in a wholistic approach with an expansion of Rocky Point Park and industrial and residential development;
- consideration should be given to creating a compatible form of development to transition between the higher density buildings with single family, small-scale developments in the Seaview area;
- access in and out of the Seaview area can be difficult due to steep slopes and traffic congestion;
- greenspaces and amenities may struggle to be maintained with a 10 times increase in residential density; and
- the Seaview area may not be a desirable location for commercial space.

The Manager of Policy Planning was requested to provide the Committee with detailed survey results of the community surveys.

## 5. Information

---

6. Adjournment

---

The Vice-Chair adjourned the meeting at 8:57pm.

---

Councillor Steven Milani,  
Vice-Chair

---

Kelsey Guenette,  
Recording Secretary