



City of Port Moody

Minutes

Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, November 8, 2021 held via Zoom.

Present

Councillor Steven Milani, Vice-Chair
Allan Fawley
Haven Lurbiecki
Wilhelmina Martin
Hazel Mason
David Stuart (arrived at 7:14pm)
Sean Ogilvie

Absent

Councillor Meghan Lahti, Chair (Regrets)

In Attendance

André Boel – City Planner
Jennifer Mills – Committee Coordinator
Jason Tran – Development Planner

1. Call to Order

Call to Order

1.1 The Vice-Chair called the meeting to order at 7:06pm.

2. Adoption of Minutes

Minutes

2.1 LUC21/003

Moved, seconded, and CARRIED

THAT the Land Use Committee minutes of July 12, 2021 be amended by:

- adding “to allow for additional parking and potential employment space below the field” to the 23rd bullet in item 4.1; and
- replacing the last bullet in item 4.1 with “commercial uses most suited for the Seaview area would be convenience or institutional uses that meet day-to-day needs of local residents”;

AND THAT the Land Use Committee minutes of July 12, 2021 be adopted as amended;

AND THAT the Land Use Committee minutes of September 23, 2021 be adopted.

3. Unfinished Business

4. New Business

**OCP Amendment,
Heritage
Revitalization
Agreement (HRA),
Development
Permit (LUC) –
112 Moray Street
(CityState)**

4.1 Report: Community Development Department – Development Planning Division, dated October 12, 2021

Staff gave a presentation on the Official Community Plan (OCP), Heritage Revitalization Agreement (HRA), and Development Permit application, including information about the site location, HRA, current and proposed OCP Land Use and Zoning designations, proximity to the Inlet Centre Transit-Oriented Development, key features of the proposal, site context and plan, proposed Flinn Court access point, communal park area, benefits associated with the proposed development, and parking allowances.

Staff answered questions from the Committee regarding traffic, rooftop decks, neighbourhood consultation, usable outdoor space, tree retention, land use designation types, parking provisions, traffic studies, communal park details, and proposed use.

The Committee noted the following in discussion:

- the impacts associated with the commercial spaces of the live-work units may require further consideration, such as traffic volume and flow, and parking requirements;
- the rooftop decks may negatively impact the privacy of neighbouring properties;
- there is a demand for townhomes in the Lower Mainland and they are a practical alternative to apartments and condominiums for families;
- the relocation and restoration of the heritage building may be challenging;
- there should be more consideration for ensuring there is adequate park space in the city and included in new

developments to meet the projected increase in population;

- the City should consider reviewing the Development Cost Charges Bylaw to ensure it is in alignment with the projected significant increase in density;
- there are potentially healthy mature trees on the site that could be retained and contribute to increasing the outdoor space in the proposal;
- the live-work accessory use should be reviewed to ensure they are in alignment with the BC Building Code;
- the parking needs for Type 1 and Type 2 live-work units vary and consideration for the different impacts to parking, traffic flow, and access and egress points should be considered;
- the proposal includes three-bedroom family-oriented units which are in demand in the community and by Council;
- the live-work units offer people who work at home in the post-COVID era the ability to have separate work and live spaces;
- the Social Sustainability Section of the Sustainability Report Card is incomplete and there are no accessibility or adaptability features detailed in the proposal;
- the Moray Street intersection currently experiences extreme congestion and the increase in traffic will exacerbate the issue;
- the Committee could benefit from information about how the City is planning to balance development and park creation;
- the Committee requires more information on Type 1 and Type 2 live-work units to understand the associated impacts to traffic, parking, and number of employees;
- the change in zoning designation could potentially allow for a six-storey building and the proposal may be more appropriate for multi-family zoning with height restrictions;
- the townhomes would be a good fit for the area if the unit mix was 70% three- and four-bedroom units and 30% two-bedroom units;
- the urban tree canopy is declining and more efforts should be made to retain the trees on site as they are beneficial to climate change, ground stabilization, especially in sloped areas, and wildlife habitats;
- the arborist consultant's license has been revoked in other local municipalities and a secondary study could be conducted to verify the original findings and

potentially provide an opportunity to save more trees on the site;

- the retention of the heritage house would be a positive aspect if it could be restored well;
- the design is appealing but needs more park space for the residents of family-oriented units to recreate on-site;
- the site is located in single-family zoning in the OCP Zoning and Evergreen Vision Map which limits the height to three-stories;
- the site falls outside of the Inlet Centre Transit Oriented Development limits and it should not be considered as a relevant land use policy for this application;
- the three- and four-bedroom units are historically the most expensive and last types of units to sell;
- the City should consider creating tools to ensure the newly created work spaces are utilized for their intended purpose and are effectively helping to increase job spaces in the city;
- the OCP amendment should be considered relevant to the cumulative impacts of new development in the city and the added value that this proposal will contribute to the city should be clearly recognizable to warrant an amendment;
- the heritage home could be relocated to City-owned property and restored for public use;
- the communal park could be relocated farther away from Moray Street to increase the safety of the children utilizing the park;
- the creation of pocket parks in developments should consider their connectivity to other parkland in the city;
- the heritage house should remain on-site and the home's history and connection to Port Moody's evolution could be commemorated; and
- there is more information needed about the City's plans to increase park space related to the projected increase in population and density.

Staff advised that the Inlet Centre Transit Oriented Development land use designation does not apply to that site but is relevant to the proposal because the site is adjacent to it and could be considered as extension of that policy.

LUC21/004

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Land Use Committee meeting of November 8, 2021;

AND THAT the Land Use Committee feels they do not have enough information to support or not support the proposal at this time as more information is required on the following:

- **types of live-work uses;**
- **parking impacts;**
- **impacts on adjoining single-family residences;**
- **accessibility provisions; and**
- **appropriate unit mixes to meet the community's needs.**

5. Information

**Land Use Committee
Criteria for
Consideration of
Applications**

- 5.1 This item was provided for information only.

6. Adjournment

The Vice-Chair adjourned the meeting at 8:55pm.

Councillor Steven Milani,
Vice-Chair

Jennifer Mills,
Committee Coordinator