



City of Port Moody

Minutes

Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, January 10, 2022 held via Zoom.

Present

Councillor Meghan Lahti, Vice-Chair
Haven Lurbiecki
Wilhelmina Martin
Hazel Mason
Sean Ogilvie (arrived at 7:07pm)
David Stuart (arrived at 8:10pm)

Absent

Councillor Zoe Royer, Chair (Regrets)

In Attendance

André Boel – City Planner
Jennifer Mills – Committee Coordinator
Wesley Woo – Senior Planner

1. Call to Order

Call to Order

1.1 The Vice-Chair called the meeting to order at 7:05pm.

Sean Ogilvie entered the meeting at this point.

2. Adoption of Minutes

Minutes

2.1 LUC22/001

Moved, seconded, and CARRIED

THAT the minutes of the Land Use Committee meeting held on Monday, November 8, 2021 be adopted.

(Voting against: Wilhelmina Martin)

3. Unfinished Business

4. New Business

Committee Orientation

4.1 City Planner and Committee Coordinator Attachments:

- a) Committee Orientation Manual, dated January 2022
- b) Land Use Committee – Terms of Reference

The Committee Coordinator provided an overview of the the City's committee system.

The City Planner provided an overview of the Land Use Committee Terms of Reference, including information about the following topics:

- the three types of development approvals related to land use that can be referred to the Committee: Official Community Plan (OCP) amendments, zoning amendments, and temporary use permits;
- the Committee's role in the development review process; and
- the criteria for consideration of applications:
 - OCP;
 - land use/density;
 - neighbourhood context;
 - affordable housing;
 - economic impact; and
 - mobility.

Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture)

4.2 Report: Community Development Department – Development Planning Division, dated December 23, 2021

The Senior Planner gave a presentation on the rezoning application, including information about the location, OCP Land Use Designations, Moody Centre Heritage Conservation Area, Ottley Creek watercourse, zoning, key features, unit mix, stacked townhouse design details, views from Clarke Street and Vintner Street, site plan, and perspective views.

Staff answered questions from the Committee about the following topics:

- differences of this proposal compared to the previously defeated application;
- zoning of 2202 to 2222 Clarke Street;
- opportunities for similar developments in the area;
- impacts to the nearby watercourse; and
- tree replacement.

The Committee noted the following in discussion:

- the approval of a stacked townhouse development in this neighbourhood could set a precedent;
- the stacked townhouse design may not be appropriate for families;
- the target family market may favour the traditional townhouse format more where a small greenspace and garage are included in the design;
- the area is the right location for a family-oriented townhouse development;
- there are too many units in the design and the density is too high;
- the amenities are not appropriate for the target family market;
- there are concerns about the loss of tree canopy in the area and the loss of mature trees in Moody Centre;
- the City could consider tracking the removal and replacement of trees;
- the design may be desirable to seniors as it provides street-level accessible suites on a transit route with no outdoor maintenance;
- the developer has designed the space creatively with the intention of keeping the sale price affordable;
- the design could include more amenity space, such as a communal garden, as the surrounding area has little amenities; and
- the area could be more suitable for mixed-employment.

LUC22/002

Moved, seconded, and DEFEATED

THAT the Land Use Committee recommends that the proposed land use for application Rezoning – 2222 Clarke Street (Mara + Natha Architecture) is appropriate but that the applicant consider the comments made in the Land Use Committee meeting of January 10, 2022 regarding concerns about density and amenity space.

(Voting against: Haven Lurbiecki and Hazel Mason)

LUC22/003

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for application Rezoning – 2222 Clarke Street (Mara + Natha Architecture) is not appropriate for the following reasons:

- **density is too high;**
- **amenity space is lacking; and**
- **more consideration is needed for the economic drivers in area.**

(Voting against: Wilhelmina Martin)

5. Information

Information

5.1 Attachments:

- 2022 Meeting Schedule – Land Use Committee
- Zoom Webinar Instructions for Committee Members
- Anti-Racial Discrimination and Anti-Racism Policy
- Privacy Breach Policy
- Respectful Workplace Policy
- [Draft Five Year Financial Plan – 2020-2024](#)
- [2019-2022 Council Strategic Plan](#)

This item was provided for information only.

David Stuart entered the meeting at this point.

6. Adjournment

The Vice-Chair adjourned the meeting at 8:12pm.



Councillor Meghan Lahti,
Vice-Chair



Jennifer Mills,
Committee Coordinator