



City of Port Moody

Minutes

Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, April 11, 2022 held via Zoom.

Present

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

Absent

Aaron Demes

In Attendance

André Boel – City Planner
Joji Kumagai – Manager of Economic Development
Jennifer Mills – Committee Coordinator

1. Call to Order

Call to Order

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

2. Adoption of Minutes

Minutes

2.1 LUC22/004

Moved, seconded, and CARRIED

THAT the minutes of the Land Use Committee meeting held on Monday, January 10, 2022 be adopted.

3. Unfinished Business

4. New Business

Economic Development

4.1 Presentation: Joji Kumagai, Manager of Economic Development Links:

- [Council Strategic Plan](#); and
- [Economic Study](#).

David Stuart entered the meeting at this point.

The Manager of Economic Development gave a presentation on Economic Development Objectives and Opportunities, including information about the following topics:

- the role of economic development;
- the objectives of the Economic Prosperity pillar of Council's Strategic Plan;
- the need for a strong local economy;
- the current local economy;
- the strengths and weaknesses of the local economy;
- the opportunities and threats of the local economy;
- the City's efforts to-date and future objectives;
- the City policies related to economic development;
- the partners involved in economic development;
- the City's economic development priorities;
- the role of the City's Economic Development Office; and
- the potential Land Use Committee considerations.

The Committee noted the following in discussion:

- the Land Use Committee Terms of Reference limits the Committee's ability to review applications from a City-wide perspective;
- the public may question whether the endorsement from the Tri-Cities Chamber is Commerce of certain projects appropriate;
- the approval of Official Community Plan (OCP) amendments and rezonings increases land values and can result in small- to medium-sized businesses closing or relocating due to escalating operating costs and uncertainty resulting from pending re-development;
- the pandemic may have increased the homebased business sector but this may not include the types of businesses that contribute to the community and the tax base that are needed;
- the City's economic growth strategy should operate like an OCP and consider the entire city while being integrated into planning and development approvals;
- the Land Use Committee could provide policy recommendations to Council about employment opportunities and policies to help achieve the vision for

- St. Johns Street;
- the Land Use Committee reviews applications individually and without information about the details or visions for the entire area;
- the City could create Neighbourhood Community Plans for sub-areas in Moody Centre that are complementary to one another;
- there needs to be more housing options for growing families that accommodate higher density without reducing housing amenities such as green space;
- the challenge is to ensure Port Moody is a complete and diverse community and to find ways to protect its uniqueness and not be viewed as a thoroughfare community;
- the application of highest and best use on properties by BC Assessment is wrong and driving people out of the city, and their definition of highest use may not be the best use for the property;
- the fundamental basis of the best use assessment value is to encourage redevelopment but it does drive small businesses and affordable housing out, and understanding the links between the market and business is critical; and
- a business's success is related to density and in order for new businesses to survive, adequate density is necessary.

Staff noted the following in response to Committee members' comments:

- the Economic Development Office is involved in OCP discussions and is actively working with the Policy Planning Division on the chapters related to economic development;
- the City is developing an Industrial Land Policy to protect light industrial land and to help Port Moody achieve employment and economic development targets;
- there is a strong, committed local small business entrepreneur community in Port Moody as demonstrated by the reinvestment back into the community by local business owners;
- the high percentage of homebased businesses is reflective of the highly educated and skilled population in Port Moody;
- the KPMG report details the City's limited land base indicating that lots of industrial is located on prime real estate and suggests repurposing the land into the highest and best use;
- the businesses along commuter routes have a unique opportunity for exposure and the City needs to find a

way to accommodate the flowthrough traffic and create opportunities that welcome patrons to park and visit the stores;

- the creation and identification of subareas could help create unique clusters within larger areas, such as Moody Centre, which are challenging to understand and interpret; and
- the City has created a Family-Friendly Housing Policy and is planning to amend the Home-Based Businesses Bylaw to create a new category for condominium-based businesses.

LUC22/005

Moved, seconded, and CARRIED

THAT the presentation from the Manager of Economic Development regarding Economic Development Objectives and Opportunities be received for information.

5. Information

6. Adjournment

The Chair adjourned the meeting at 8:29pm.

Councillor Zoë Royer,
Chair

Jennifer Mills,
Committee Coordinator