



# City of Port Moody

## Minutes

### Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, June 13, 2022 held via Zoom.

#### Present

Councillor Zoë Royer, Chair  
Wilhelmina Martin  
Hazel Mason  
Sean Ogilvie

#### Regrets

Councillor Meghan Lahti, Vice-Chair  
Haven Lurbiecki (Regrets)  
David Stuart (Regrets)

#### In Attendance

Christel Guenette, Recording Secretary, Raincoast Ventures  
Kevin Jones – Senior Development Planner  
Geoffrey Keyworth – Transportation Engineer  
Wesley Woo – Senior Planner

#### 1. Call to Order

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#### Call to Order

1.1 The Chair called the meeting to order at 7:03pm.

#### 2. Adoption of Minutes

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#### Minutes

#### 2.1 LUC22/006

Moved, seconded, and CARRIED

**THAT the minutes of the Land Use Committee meeting held on Monday, April 11, 2022 be adopted.**

#### 3. Unfinished Business

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#### 4. New Business

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**LUC – Rezoning  
(Stacked  
Townhouses) –  
2901-2909 St. George  
Street (City Link  
Development)**

4.1 Report: Community Development Department – Development Planning Division, dated May 19, 2022

The Senior Planner gave a presentation on the rezoning application, including information about the following topics:

- location;
- Official Community Plan (OCP) Land Use and Zoning designations;
- proposed key features of the project;
- rendering views of the proposal; and
- site plan.

Staff answered questions from the Committee about the following topics:

- composition of the adjacent Marcon Development;
- definition of a stacked townhouse;
- climate change mitigation designs;
- storage units;
- Sustainability Report Card submission;
- staircases;
- unit mix;
- elevators;
- zoning;
- water courses;
- accessibility;
- common and shared spaces; and
- below-market rentals.

The Committee noted the following in discussion:

- a definition section in the staff report would assist Committee members in understanding the terminology used within the application, such as stacked windows;
- neutral language should be used in applications;
- the development is very dense for this area;
- smaller units should be replaced with larger units to make it more realistic for families to live there;
- there should be elevators that service second and third floor units for those dependent on elevators;
- more variety is needed within the amenity space;
- the number of units should be decreased to be comparable to other developments that are instream or approved within Moody Centre;
- the tiny two-bedroom units should be eliminated;

- the outdoor amenity space should be expanded and could include an area for children;
- the greenspace is insufficient to offset what was lost;
- the design should keep to a standard townhouse design or should be converted into three-storey apartments;
- consider removing vehicular access from St. George Street;
- headspace concerns should be addressed;
- all one-bedroom units should be removed;
- the amount of parking is insufficient for the number of proposed units;
- the development does not retain the form and character of the neighbourhood;
- access needs to be improved for those with mobility issues;
- there is a need for more accessible housing to accommodate the aging population;
- a loading area should be included within the development; and
- climate change should be factored into developments that build housing with outdoor access.

LUC22/007

Moved, seconded, and CARRIED

**THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning (Stacked Townhouses) – 2901-2909 St. George Street (City Link Development) is not appropriate for the following reasons:**

- **the one-bedroom and smaller two-bedroom units need to be removed;**
- **the amenity space is inadequate based on the number of units proposed, in particular the outdoor green space;**
- **the project is lacking accessible units;**
- **the parking count is not based on townhouse parking requirements within the Zoning Bylaw;**
- **the elevator does not service the residential levels; and**
- **the project is inconsistent with the form and function of existing developments within the immediate area.**

LUC22/008

Moved, seconded, and CARRIED

**THAT the meeting be extended for up to 30 minutes.**

**Transportation  
Assessment for New  
Developments**

4.2 Presentation: Geoffrey Keyworth, Transportation Engineer

The Transportation Engineer gave a presentation on Transportation Assessments for New Developments, including information about the following topics:

- background;
- Master Transportation Plan (MTP) targets for transportation;
- changes that will happen with new developments;
- insignificant or absent MTP targets in development related transportation reviews;
- ways to comprehensively address transportation demand;
- existing academic work and other jurisdictions currently undertaking work related to transportation demand assessment;
- approaches to address transportation demand, including enhanced transportation impact assessment and goal-based assessment; and
- next steps.

The Transportation Engineer noted the following in response to Committee members' comments:

- the images contained in the presentation are for discussion purposes only and are used to compare three different scales of development and requirements;
- there is an opportunity to explore connectivity to outlying neighbourhoods; discussion would be required with TransLink and Coast Mountain Bus as the City does not control transit services;
- car share service demands are low in Port Moody; the current car share service is MODO, with its membership primarily concentrated in the Moody Centre and Newport Village areas where density exists;
- it makes sense to locate car-share services close to SkyTrain lines because of development density;
- a successful model has been for developers to agree to locate car-share services along street parking spaces near developments; car-share services do not want to locate cars where membership is non-existent;
- MODO committed to providing 100% electric cars by the year 2030;
- there have been no transportation-related fatalities in Port Moody in the past five years;
- the City has adopted a "Vision to Zero" framework, aiming to reduce all transportation-related fatalities to zero; and

- progress has been slow in electrifying the overall fleet of cars to meet targets set by the City and informed by greenhouse gas emission reductions.

The Committee noted that the demographics of Port Moody are aging and staff should be creative in adapting transportation demands to meet this aging demographic.

5. Information

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6. Adjournment

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The Chair adjourned the meeting at 9:31pm.

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Councillor Zoë Royer,  
Chair

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Christel Guenette,  
Recording Secretary