



# City of Port Moody

## Minutes

### Special Council Meeting

Electronic Webinar via Zoom  
Tuesday, November 15, 2022  
at 6:02pm

**Present:**

Mayor M. Lahti  
Councillor S. Agtarap  
Councillor D. Dilworth  
Councillor K. Knowles  
Councillor A. Lubik  
Councillor H. Lurbipecki  
Councillor C. Morrison

**In Attendance:**

Tim Savoie – City Manager  
Mary De Paoli – Manager of Policy Planning  
David Fleugel – Police Chief  
Tyson Ganske – Manager of Financial Planning  
Stephanie Lam – City Clerk and Manager of Legislative Services  
Philip Lo – Legislative Services Advisor  
Anna Mathewson – General Manager of Community Services  
Lorena Miat – Manager of Financial Reporting  
Jennifer Mills – Legislative Services Advisor  
Jeff Moi – General Manager of Engineering and Operations  
Darcey O'Riordan – Fire Chief  
Angie Parnell – General Manager of Corporate Services  
Andrei Pop – Development Planner (re item 7.2)  
Paul Rockwood – General Manager of Finance and Technology  
Marc Saunders – Director of Library Services  
Wesley Woo – Senior Planner (re item 7.3)  
Kate Zanon – General Manager of Community Development

**Also in Attendance**

Rob Lee, Mara + Natha Architecture Ltd. (re item 7.2)  
Carola Thompson, CityState Consulting (re item 7.3)  
Gagan Sivia, Azure Properties Group (re item 7.3)  
Navi Sivia, Azure Properties Group (re item 7.3)

**1. Call to Order**

Mayor Lahti called the meeting to order at 6:02pm.

Mayor Lahti provided the territory acknowledgement.

**Council's Vision:** *Port Moody, City of the Arts, is a unique, safe, vibrant waterfront city of strong neighbourhoods; a complete community that is sustainable and values its natural environment and heritage character.*

Please note that Council meetings are recorded and streamed live to the City's website. Any comments you make at the meeting as well as your image may appear on the City's website.

<b>Resolution to Go Into Finance Committee</b>	2.	<b>General Matters</b>
	2.1	<u>RC22/323</u> Moved, seconded, and CARRIED <b>THAT Council go into Finance Committee.</b>
		Councillor Lubik assumed role of Presiding Member at this point.
<b>Provisional 2023-2027 Capital Budget</b>	3.	<b>Finance Committee</b>
	3.1	Presentation: General Manager of Finance and Technology and Manager of Financial Planning
		Report: Finance and Technology Department – Financial Services Division, dated October 28, 2022
		<p>The General Manager of Finance and Technology provided a presentation on the draft 2023-2027 Capital Budget, including information on the budget process and principles, corporate prioritization, funding sources, the state of City reserves (asset, climate action, community amenity contribution, density bonus, development process, equipment replacement, major road network, master transportation plan, new initiatives, utility reserves), departmental summaries, 2023 capital projects, and next steps.</p>
		<p>Staff answered a question from the Committee regarding members' involvement in determining corporate prioritization.</p>
		<u>FC22/048</u> Moved, seconded, and CARRIED <b>THAT the report dated October 28, 2022 from the Finance and Technology Department – Financial Services Division regarding the Provisional 2023-2027 Capital Budget be received for information.</b>
<b>2022 Financial Plan Recast</b>	3.2	Presentation: General Manager of Finance and Technology
		Report: Finance and Technology Department – Financial Services Division, dated October 25, 2022
		<p>The Manager of Financial Reporting provided a presentation on the 2022 Financial Plan recast, including information on the objectives, process, surplus and deficit drivers for general fund operating and utilities operating budgets.</p>
		<p>The General Manager of Community Services noted the impact of COVID-19 on services and the need to adjust revenue expectations for 2023.</p>
		<p>Staff answered questions from the Committee regarding anticipated digital billboard revenue, including the minimum guaranteed contract amount.</p>

FC22/049

Moved, seconded, and CARRIED

**THAT the report dated October 25, 2022, from the Finance and Technology Department – Financial Services Division regarding 2022 Financial Plan Recast be received for information.**

**Funding Source –  
City-First Nations  
Council-to-Council  
Meeting**

- 3.3 Memo: Finance and Technology Department – Financial Services Division, dated October 18, 2022

FC22/050

Moved, seconded, and CARRIED

**THAT the budget of \$7,600 approved to organize and host City-First Nations Council-to-Council Meeting be funded from Council Contingency as recommended in the memo dated October 18, 2022 from the Finance and Technology Department – Financial Services Division regarding Funding Source – City-First Nations Council-to-Council Meeting.**

**Grant Funding –  
Third Quarter  
Update**

- 3.4 Memo: Finance and Technology Department – Financial Services Division, dated October 26, 2022

FC22/051

Moved, seconded, and CARRIED

**THAT the memo dated October 26, 2022 from the Finance and Technology Department – Financial Services Division regarding Grant Funding – Third Quarter Update be received for information.**

**Contract Awards  
Over \$200,000 –  
September 1, 2022  
to October 31, 2022**

- 3.5 Memo: Finance and Technology Department – Corporate Purchasing and Risk Management Division, dated November 1, 2022

FC22/052

Moved, seconded, and CARRIED

**THAT the memo dated November 1, 2022 from the Finance and Technology Department – Corporate Purchasing and Risk Management Division regarding Contract Awards over \$200,000 – September 1, 2022 to October 31, 2022 be received for information.**

**4. Rise and Report**

**Resolution to Adopt  
Finance Committee  
Report**

- 4.1 Mayor Lahti resumed the role of Presiding Member at this point.

RC22/324

Moved, seconded, and CARRIED

**THAT the recommendations approved at the Finance Committee meeting of November 15, 2022 be ratified.**

**Resolution to Go  
Into Committee of  
the Whole**

**5. General Matters**

**5.1 RC22/325**

Moved, seconded, and CARRIED

**THAT Council go into Committee of the Whole.**

**6. Public Input**

Gaetan Royer, Port Moody, expressed support for item 7.2 (Pre-Application – 2805-2811 St. Johns Street), noting that it provides office and commercial space in Moody Centre and will improve the area.

**7. Committee of the Whole**

**7.1 Memo: Community Development Department – Development Planning Division, dated November 10, 2022**

Staff answered questions regarding the status of the Land Use Committee and the Advisory Design Panel, the current role of these committees within the development process, alternative solutions to the proposed bylaw amendment including guidelines and parameters, the possibility of deferring the bylaw amendment, and the number and scale of currently impacted applications.

**CW22/088**

Moved, seconded, and DEFEATED

**THAT the proposed amendment bylaw be deferred.**

(Voting against: Councillors Agtarap, Dilworth, Knowles, Lubik, Morrison, and Mayor Lahti)

**CW22/089**

Moved, seconded, and CARRIED

**THAT Development Approval Procedures Bylaw Amendment Bylaw No. 1, 2022, No. 3387 be given first, second, and third readings as recommended in the memo dated November 10, 2022 from the Community Development Department – Development Planning Division regarding Proposed Amendments to Development Approval Procedures Bylaw, 2021, No. 3312.**

(Voting against: Councillor Lurbiecki)

**CW22/090**

Moved, seconded, and CARRIED

**THAT staff be directed to make at least two attempts to schedule Land Use Committee and Advisory Design Panel meetings prior to an application proceeding to be considered by Council;**

**AND THAT staff report back within three months with a list of outstanding applications that have not been able to proceed to the Land Use Committee and the Advisory Design Panel.**

**Proposed  
Amendments to  
Development  
Approval  
Procedures Bylaw,  
2021, No. 3312**

**Pre-Application –  
2805-2811 St. Johns  
Street (Mara +  
Natha Architecture  
Ltd.)**

7.2

Presentation: Development Planner

Presentation: Mara + Natha Architecture Ltd.

Report: Community Development Department – Development Planning Division, dated October 31, 2022

The Development Planner entered the meeting at this point.

The Development Planner provided a presentation regarding the pre-application for 2805-2811 St. Johns Street, including information on the location, previous application on the site, OCP designation and zoning context, proposal details, required variances, and staff comments.

The principle project architect from Mara + Natha Architecture Ltd. representing the applicant provided a presentation on the pre-application, including information on the proposed project site, design features of retail commercial and office spaces, building massing and stepping, potential pedestrian activation of St. Andrews Street, floor plans and interior design, potential uses of the green roof, and removal and reuse of the existing red oak tree.

Staff and the project architect answered questions regarding the impact of future development on sightlines, the change from residential developments in previous applications to an office space proposal, mitigation of traffic impact, viability of commercial space at the proposed location, consideration of locating restaurants on the ground level as a pedestrian experience, and front building setback.

CW22/091

Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on November 15, 2022, regarding the Preliminary Application presented in the report dated October 31, 2022, from the Community Development Department – Development Planning Division regarding Pre-Application – 2805-2811 St. Johns Street (Mara + Natha Architecture Ltd.).**

The Development Planner and representatives for applicant left the meeting at this point and did not return.

**Early Input  
(Rezoning) – 1912  
Clarke Street  
(CityState  
Consulting)**

7.3

Presentation: Senior Planner

Presentation: CityState Consulting

Report: Community Development Department – Development Planning Division, dated October 26, 2022

The Senior Planner entered the meeting at this point.

The Senior Planner provided a presentation regarding the rezoning application, including information on the project location, site plan, and requested variances.

The senior planner from CityState Consulting representing the applicant provided a presentation on the rezoning application including information on the project chronology, environmental protection, setback rationale, proximity and pedestrian access to master-planned communities, affordability analysis, comparable townhouse developments, and parking plan.

The owners of Azure Properties Group spoke in support of their application, including information on their organization, project focus and background, alignment of housing solutions with community and city goals, and differentiation with previous applications on the site.

Staff and the representatives from CityState Consulting and Azure Properties Group answered questions about proposed unit sizes, potential townhome pricing, heating and cooling systems, availability of street parking, protection of riparian zone and the transition area, and the staff recommendation for three units.

CW22/092

Moved, seconded, and CARRIED

**THAT staff and the applicant consider comments provided during the Committee of the Whole meeting held on November 15, 2022 as recommended in the report dated October 26, 2022 from the Community Development Department – Development Planning Division regarding Early Input (Rezoning) – 1912 Clarke Street (CityState Consulting).**

**Adoption of  
Committee of the  
Whole Report**

**8. Rise and Report**

**8.1 RC22/326**

Moved, seconded, and CARRIED

**THAT the recommendations approved at the Committee of the Whole meeting of November 15, 2022 be ratified.**

**9. Legislative Matters**

**10. Adjournment**

Mayor Lahti adjourned the meeting at 9:23pm.

Certified correct in accordance with section 148(a) of the *Community Charter*.

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S. Lam, City Clerk

Confirmed on the \_\_\_\_ day of \_\_\_\_\_, 2022.

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M.P. Lahti, Mayor