



City of Port Moody

Minutes

Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, February 6, 2023 via Zoom.

Present

Councillor Kyla Knowles, Chair
Councillor Callan Morrison, Vice-Chair
Jillian Eaton
Alistair Henry (arrived at 7:09pm)
Barbara Junker
Jonathan Leighs
Bill Parneta
David Stuart (arrived at 7:16pm)
Stirling Ward
Sarah Wellman (arrived at 7:05pm)

Regrets

Darquise Desnoyers
Jeffery McLellan (Regrets)

In Attendance

Esin Gozukara – Executive Assistant to Mayor & Council
Vanessa Washington – Legislative Services Coordinator
Wesley Woo – Senior Planner
Kate Zanon – General Manager, Community Development

1. Call to Order

Call to Order

1.1 The Chair called the meeting to order at 7:02pm.

2. Adoption of Minutes

Minutes

2.1 LUC23/001

Moved, seconded, and CARRIED

THAT the minutes of the Land Use Committee meeting held on Monday, December 12, 2022 be adopted.

3. Unfinished Business

4. New Business

**LUC –Development
Application – 3180-
3190 St. Johns Street
and 81-89 Moray
Street (Anthem
Properties Group)**

4.1 Report: Community Development Department – Development Planning Division, dated January 23, 2023

Committee members Alistair Henry and David Stuart entered the meeting at this point.

Staff gave a presentation on the development application, including information about the following topics:

- location;
- Official Community Plan (OCP) Land Use and Zoning Designations;
- key features of the proposal;
- site plan;
- parking reduction;
- renderings of the proposal; and
- OCP amendment for the building height.

The Committee noted the following in discussion:

- the reduction of parking spaces for the below-market rental units is a concern;
- the distribution of parking spaces between market and below-market rentals could be adjusted to give the larger below-market rental units at least one parking space;
- commercial space along St. Johns Street could be beneficial, but must be considered carefully due to the religious space in the building;
- a children's play area could be added;
- balcony size could be increased, possibly without sacrificing unit size;
- noise control and sound-proofing the units could be a priority due to the proximity to railroad tracks;
- there could be more three-bedroom units as the proposed development is situated near schools;
- the building being entirely rental-based is consistent with the current needs of the community;
- residents having access to local parks could be prioritized due to lack of parks in the area;
- consider equal access to residential units by all members of the public;
- the majority of the outdoor space could be designated for residents of the building, particularly children, rather than designated for the religious space; and
- traffic flow at the nearest intersection is a concern.

The General Manager of Community Development noted the following:

- interested parties may apply to be exempt from taxes if they believe they meet the Permissive Tax Exemption Guidelines;
- it is a process that the City undertakes annually and Council reviews the applications; and
- it is not an item that is dealt with on the front-end of the development proposal.

Staff answered questions from the Committee regarding the following topics:

- parking spaces;
- distribution between market and below-market rental units;
- ownership and management of the building;
- the Community Amenity Contributions (CAC) requirements applicable to the development;
- the rental applicant criteria;
- property taxes;
- purpose and access to the building's outdoor space;
- balcony size and functionality;
- the commercial space within the building;
- added traffic flow in the area;
- ingress and egress of cars during peak time periods for the religious space; and
- energy step code requirements.

LUC23/002

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends the land use for Development Application – 3180-3190 St. Johns Street and 81-89 Moray Street (Anthem Properties Group) is appropriate subject to the applicant addressing the following specific items:

- **consider permitting access by all residents to rooftop green space;**
- **consider equal access to residential units by all members of the public;**
- **consider the reallocation of parking space use for both residents and religious space users including ensuring that all two- and three-bedroom units have at least one parking space;**
- **consider increasing balcony size for all residential units but not at the cost of reducing unit sizes;**
- **consider adding children play-space; and**

**LUC – Rezoning
(Transit-Oriented
Development) –
Coronation Park
(Wesgroup
Properties)**

- **consider changing the unit sizes to prioritize larger units.**

**4.2 Report: Community Planning and Development Department –
Development Planning Division, dated January 27, 2023**

Staff gave a presentation on the rezoning application, including information about the following topics:

- location;
- breakdown of units;
- OCP land use and zoning;
- neighbourhood context;
- outdoor, amenity and commercial spaces;
- roads and parking; and
- the pedestrian overpass.

The Committee noted the following in discussion:

- the off-leash dog areas are on the smaller end;
- the size of the community gardens could be increased;
- the lack of rental units and affordable housing in the proposal is a concern;
- rental units could be prioritized over creating office space;
- higher density buildings may help to reduce cost for residents;
- one tower could be designated as a market-rental building;
- the proposed development appears to be lower density than what it could be;
- when rules regarding strata restrictions are removed, owned units could be put on the market thus creating rentals;
- the purpose and value of the amenity space is a concern due to its size and location;
- traffic volume and road capacity is a concern;
- the number of childcare spaces may not be sufficient; and
- the lack of three-bedroom units is a concern.

Staff answered questions from the Committee concerning the following topics:

- office space allotment;
- the number of parking spaces being provided in the development;
- the third-party land economist's review of the project; and

- the funding for the pedestrian overpass.

LUC23/003

Moved, seconded, and DEFEATED

THAT the meeting be extended for up to 30 minutes.

(Voting against: David Stuart)

LUC23/004

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for Rezoning (Transit-Oriented Development) – Coronation Park (Wesgroup Properties) is appropriate subject to the applicant addressing the following specific items:

- consider the addition of office space but not at the cost of below-market rental or market rental housing;
- consider increasing childcare space; and
- consider adding affordable housing units and more purpose-built rentals.

(Voting against: David Stuart)

5. Information

Staff Updates

5.1 There were no updates at this time.

6. Adjournment

The Chair adjourned the meeting at 9:00pm.



Councillor Kyla Knowles,
Chair



Vanessa Washington,
Legislative Services
Coordinator