



# City of Port Moody

## Minutes

### Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, April 3, 2023, via Zoom.

#### **Present**

Councillor Kyla Knowles, Chair  
Jillian Eaton  
Alistair Henry  
Barbara Junker  
Jonathan Leighs  
Bill Parneta  
Stirling Ward  
Sarah Wellman  
Jeffery McLellan  
Amanda Welsh

#### **Regrets**

Councillor Callan Morrison, Vice-Chair (Regrets)  
David Stuart

#### **In Attendance**

Jennifer Mills – Legislative Services Advisor  
Andrei Pop – Planning Assistant II  
Adam Shroff – Legislative Services Coordinator  
Wesley Woo – Senior Planner

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#### 1. Call to Order

#### **Call to Order**

1.1 The Chair called the meeting to order at 7:00pm.

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#### 2. Adoption of Minutes

#### **Minutes**

#### 2.1 LUC23/005

Moved, seconded, and CARRIED

**THAT the minutes of the Land Use Committee meeting held on Monday, February 6, 2023, be adopted.**

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#### 3. Unfinished Business

#### 4. New Business

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##### **Committee Orientation**

##### 4.1 Presentation: Legislative Services Coordinator Memo: Development Planning Division

The Legislative Services Coordinator gave a presentation entitled “2023 Committee Orientation” and referred to slides enclosed in the on-table package.

The Senior Planner provided introductory comments for memo enclosed in the on-table package entitled “Land Use Committee Orientation” and gave an overview of how applications are received and reviewed by the Land Use Committee.

Staff answered questions from the Committee regarding the following topics:

- including recommendations in resolutions beyond the standard Land Use Committee suggested resolutions; and
- opportunities for applicant presentations.

##### **LUC – Rezoning – 2346 Clarke Street (CityState Consulting)**

##### 4.2 Presentation: Development Planning Division

The Planning Assistant II gave a presentation entitled “2346 Clarke Street” and referred to slides enclosed in the on-table package.

The Committee noted the following in discussion:

- there are concerns regarding parking at the site, including the requirements and retention of long-term parking;
- a change in ownership could result in reduced parking;
- there are concerns regarding the access to the location;
- there is a desire to avoid undue impact on traffic;
- the preservation of the commercial building is important;
- there could be a financial impact of the building being designated a heritage building;
- knowledge of the intended use of the site would aid in decision-making; and
- the potential benefits of retaining the unique vault from the bank.

Staff answered questions from the Committee regarding the following topics:

- the effects of building ownership on parking;
- the process for a business on the site to obtain a licence for alternative uses and the included parking requirements;
- whether the building has moved from its initial location;
- the current arrangement regarding right-of-way and access to rear parking;
- zoning classifications and the potential uses included in commercial use;
- the differences between some of the included classifications and potential uses;
- the total floor area of the parking and the standard floor area of a single parking space;
- tax implications of the heritage designation of the property;
- possible City actions to aid in solving the parking challenges;
- the City's future plans for City-owned parking area in relation to electrical infrastructure present on the site and transit access;
- the possible causes of the discrepancy between the Official Community Plan's designated use of the location contradicting the current zoning;
- the covenant's coverage of the building being limited to the exterior; and
- the integrity of the vault to the current internal walls of the building.

LUC23/006

Moved, seconded, and CARRIED

**THAT the Land Use Committee recommends that the proposed land use for Rezoning 2346 Clarke Street (CityState Consulting) is appropriate for the following reasons:**

- **commercial use would be appropriate at this location and for this building because the proposal would contribute to the local economy by providing space for business and jobs;**

**AND THAT the Land Use Committee notes the following recommendations:**

- **the existing number of parking stalls on the site should be preserved; and**

- the interior of the building should be preserved to match the character of the existing heritage where possible.

5. Information

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**Staff Updates**

5.1 There were no updates at this time.

6. Adjournment

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The Chair adjourned the meeting at 8:26pm.

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Councillor Kyla Knowles,  
Chair

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Adam Shroff,  
Legislative Services Coordinator