



City of Port Moody

Minutes

Land Use Committee

Minutes of the meeting of the Land Use Committee held on Monday, June 5, 2023, via Zoom.

Present

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

Absent

Councillor Callan Morrison, Vice-Chair
Jillian Eaton (Regrets)
Barbara Junker (Regrets)
David Stuart (Regrets)

In Attendance

Kevin Jones – Senior Planner
Vanessa Washington – Legislative Services Coordinator
Wesley Woo – Senior Planner

1. Call to Order

Call to Order and Territory Acknowledgement

- 1.1 The Chair called the meeting to order at 7:00pm and provided the territory acknowledgement.

2. Adoption of Minutes

Minutes

- 2.1 LUC23/007
Moved, seconded, and CARRIED
THAT the minutes of the Land Use Committee meeting held on Monday, April 3, 2023, be adopted.

3. Unfinished Business

4. New Business

**LUC – OCP
Amendment and
Rezoning –
2505-2517 St. George
Street and
123-129 Mary Street
(Zeidler Architecture)**

4.1 Report: Community Development Department – Development Planning Division, dated June 5, 2023

Staff gave a presentation on the OCP amendment and rezoning application and referred to the slides entitled “2505-2517 St. George Street & 123-129 Mary Street Presentation” contained in the on-table package.

Committee discussion ensued, with the following being noted:

- the height of the proposed development is too high for the location and could set a bad precedent in the area;
- the location would be more suitable for community centred-spaces;
- the city’s seniors housing inventory is low;
- the location is too far from transit and businesses and is not easily walkable for seniors;
- there is a lack of accessible parking spaces;
- the bedrooms sizes are on the smaller side;
- the proposed development is suitable for seniors due to its proximity to Kyle Centre and Kyle Park;
- expanding Kyle Park would be appropriate;
- rent-to-own should be considered for new developments within the city;
- the height of the project is the primary concern, the density is less concerning;
- repurposing Hope Street should be considered;
- the project may fit in with the neighbourhood context;
- due to the size of Port Moody, it’s difficult to determine a perfect location for a proposed development of this kind; and
- adjusting the massing of the project should be considered.

Staff answered questions regarding the breakdown of units, the potential expansion of Kyle Park, what the definition of a medium-term goal is and the height of the Legion tower.

LUC23/008

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for application LUC – OCP Amendment and Rezoning – 2505-2517 St. George Street and 123-129 Mary Street (Zeidler Architecture) is appropriate, with the following concerns being expressed:

- **the height of 15 storeys;**
- **the location is too far from amenities and transit;**
- **the height could set a poor precedent in the area;**
- **the proposed density is too high; and**
- **there is not enough accessible parking.**

(Voting against: Alistair Henry and Jeffery McLellan)

The Senior Planner left the meeting at this point and did not return.

**LUC – Rezoning
(Mixed Use) –
2524-2528 St. Johns
Street (CityState
Consulting)**

4.2 Report: Community Development Department – Development Planning Division, dated June 5, 2023

Staff gave a presentation on the rezoning application and referred to the slides entitled “2524-2528 St. Johns Street Presentation” contained in the on-table package.

Committee discussion ensued, with the following being noted:

- the rental component of the proposed development is positive;
- the drive-through may not align with community priorities, is poorly designed, and should be removed;
- the unit distribution favours one-bedrooms too heavily and family-sized units should be prioritized;
- there is a lack of parking spaces and EV charging;
- the atrium does not provide enough daylight for the internal units;
- the retail, commercial, and residential split in the proposed development is appropriate for the area;
- the proposed development contains too many units;
- the west wall art contribution is not adequate;
- adding additional storeys could improve some of the problems in the current design;
- including rent-to-own should be considered;

Staff answered a question regarding the design of the restaurant in the proposed development.

LUC23/009

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning (Mixed Use) – 2524-2528 St. Johns Street (CityState Consulting) is not appropriate for the following reasons:

- the unit mix does not meet the standards of the family-friendly policy;
- the drive-through is not appropriate for the area;
- there is a lack of parking spaces;
- there is insufficient EV charging stations;
- the design is not pedestrian friendly; and
- there is a lack of daylight in the internal units.

5. Information

Staff Updates

5.1 Code of Conduct – Advisory Body Member Statement

Staff provided an overview of the Code of Conduct for Advisory Bodies, noting that the Code strives to help achieve effective, responsible, and responsive government and all appointed advisory body members are required to comply with the Code.

Action: Land Use Committee members to return signed Advisory Body Member Statements to committees@portmoody.ca by Wednesday, July 5, 2023.

6. Adjournment

The Chair adjourned the meeting at 8:25pm.



Councillor Kyla Knowles,
Chair



Vanessa Washington,
Legislative Services Coordinator