



City of Port Moody

Minutes

Land Use Committee

Minutes of the meeting of the Land Use Committee held on Thursday, July 6, 2023, via Zoom.

Present

Councillor Callan Morrison, Vice-Chair
Jillian Eaton
Barbara Junker
Jonathan Leighs
Bill Parneta
Stirling Ward
Sarah Wellman
Amanda Welsh

Absent

Councillor Kyla Knowles, Chair (Regrets)
Alistair Henry (Regrets)
Jeffery McLellan

In Attendance

Chris Laing – Development Planner
Adam Shroff – Legislative Services Coordinator
Wesley Woo – Senior Planner

1. Call to Order

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

2. Territorial Land Acknowledgement

The Vice-Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

Agenda

3.1 LUC23/010

Moved, seconded, and CARRIED

THAT the agenda of the July 6, 2023, Land Use Committee be adopted as circulated.

Minutes

4. Adoption of Minutes

4.1 LUC23/011

Moved, seconded, and CARRIED

THAT the minutes of the Land Use Committee meeting held on June 5, 2023, be adopted.

5. Unfinished Business

6. New Business

**LUC – Rezoning
(Commercial and
Office) –
2805-2811 St. Johns
Street (Mara + Natha
Architecture Ltd.)**

6.1 Presentation: Development Planning Division
Report: Community Development Department – Development
Planning Division

Staff gave a presentation entitled “2805-2811 St. Johns Street” and referred to slides contained in the on-table package.

Committee discussion ensued, with the following topics being discussed:

- the high floor area ratio (FAR) given the lot size;
- the amount of parking spaces and the requested parking variance;
- the tight turn radius in the car parking area;
- the building’s height;
- the potential accessibility challenges related to third-floor commercial units;
- the form and shape of the building being supported;
- the current proximity to schools, daycares, and transit;
- the inclusion of a completed Sustainability Report Card in future applications; and
- the feasibility of inclusion of residential area.

Staff answered questions regarding the following topics:

- the Official Community Plan and the resultant stepping of buildings;
- the retention of the significant red oak tree;
- the FAR and the division of land uses within the building;
- the acquisition and redevelopment of an adjacent property;
- the lack of a completed Sustainability Report Card;
- the difference between CRM 1 and CRM 2 zoning and the related context to the site; and
- the rooftop patio exclusion in the FAR.

LUC23/012

Moved, seconded, and CARRIED

THAT the Land Use Committee recommends that the proposed land use for application LUC – Rezoning (Commercial and Office) – 2805-2811 St. Johns Street (Mara + Natha Architecture Ltd.) is not appropriate for the following reasons:

- non-compliance with the prescribed floor area ratio given the insufficient lot size;
- the recommendation to acquire an additional lot to accommodate the six-story building form;
- the tight turns present in the parking area;
- feasibility of the retention plan for the red oak tree in light of space limitations;
- accessibility of the third-story commercial area;
- lack of sufficient parking as per the variance request; and
- the lack of a completed Sustainability Report Card.

Staff Updates

7. Information

7.1 There were no staff updates.

8. Adjournment

The Vice-Chair adjourned the meeting at 7:53pm.

Councillor C. Morrison,
Vice-Chair

Adam Shroff,
Legislative Services Coordinator