



City of Port Moody

Minutes

Land Use Committee

Minutes of the meeting of the Land Use Committee held on Thursday, September 7, 2023, via Zoom.

Present

Councillor Kyla Knowles, Chair
Alistair Henry
Barbara Junker
Jonathan Leighs
Jeffery McLellan
Bill Parneta
Jessica Wakeling
Stirling Ward (arrived at 7:09pm)
Sarah Wellman

Absent

Councillor Callan Morrison, Vice-Chair
Jillian Eaton (Regrets)
Amanda Welsh (Regrets)

In Attendance

Armita Afsahi – Development Planner
Jennifer Mills – Legislative Services Advisor
Michael Olubiyi – Manager of Development Planning
Wesley Woo – Assistant Manager of Planning

1. Call to Order

The Chair called the meeting to order at 7:00pm and welcomed new Panel member, Jessica Wakeling.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

Agenda

- 3.1 LUC23/013
Moved, seconded, and CARRIED
THAT the agenda of the September 7, 2023, Land Use Committee be adopted as circulated.

Minutes

4. Adoption of Minutes

4.1 LUC23/014

Moved, seconded, and CARRIED

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

5. Unfinished Business

6. New Business

**LUC – OCP
Amendment and
Rezoning (Mixed Use
Commercial and
Residential) –
2331-2335 St. Johns
Street (Cornerstone
Architecture)**

6.1 Presentation: Development Planning Division
Report: Community Development Department – Development
Planning Division, dated September 7, 2023

Staff gave a presentation entitled “2331-2335 St. Johns Street” and referred to slides contained in the on-table package.

Stirling Ward entered the meeting at this point.

Committee discussion ensued regarding the following topics:

- concerns about access and egress points and the need for a traffic light;
- concerns about turning radii and loading areas in the parkade;
- support for the unit mix, market rentals, patio, greenhouse on roof, rental units, adaptable units, and Bosa Foods;
- concerns regarding the design and safety of the stairs located on the corner and the plaza extending into the future multi-use path;
- opportunity to re-align Queens Street and install a traffic light, prior to building completion;
- opportunity to improve overall safety through directing traffic back to Kyle Street by revising St. Andrews Street to a dead end, fire access only, or resident only street;
- concerns regarding the existing limited parking on St. Johns Street and the proposed shared residential and commercial parking;
- opportunity to include more two-bedroom units in the unit mix;
- concerns that the commercial parking allocation may not be adequate as Bosa Foods is a specialty grocer that will attract visitors from outside of Port Moody who will most likely travel in a vehicle;

- opportunity to implement a green wave system to synchronize traffic lights and facilitate smoother functioning of traffic; and
- opportunity for secure commercial bike parking areas to encourage micromobility.

Staff noted the following in response to Committee member questions:

- the need for a traffic light has been raised by staff and supported at public information meetings, and is being considered to ensure the intersection operates safely and efficiently;
- the applicant has been asked to provide more details about the shared parking plan, including security coverage;
- the developer would typically be responsible for the installation and construction of a traffic light if warranted; and
- the residential and commercial parking are separate and have two different entrances.

LUC23/015

Moved, seconded, and CARRIED

THAT the Land Use Committee endorse the proposed project as presented in the report dated September 7, 2023, regarding LUC – OCP Amendment and Rezoning (Mixed Use Commercial and Residential) – 2331-2335 St. Johns Street (Cornerstone Architecture), subject to the applicant addressing the following specific items:

- **the sufficiency of the current commercial parking allocation;**
- **the sufficiency of the access, egress, and turning radii designs;**
- **the need for a traffic light at the St. Johns Street intersection, prior to project completion;**
- **the consideration of e-bike parking;**
- **the need for review and information about the intersection between the planned multi-use pathway and the stairs, including information about pedestrian safety.**


7. Information

Staff Updates

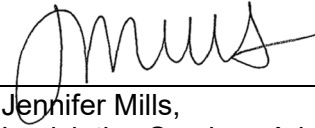
7.1 There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 7:57pm.



Councillor Kyla Knowles,
Chair



Jennifer Mills,
Legislative Services Advisor