



# **City of Port Moody**

## **Minutes**

### **City Initiatives and Planning Committee**

**Tuesday, November 21, 2023**

**5:05 pm**

**Electronic Webinar via Zoom**

**Present:**

Councillor S. Agtarap, Chairperson  
Mayor M. Lahti  
Councillor D. Dilworth  
Councillor K. Knowles  
Councillor A. Lubik  
Councillor H. Lurbiecki  
Councillor C. Morrison

**In Attendance:**

Tim Savoie – City Manager  
Mary De Paoli – Manager of Policy Planning  
Tyson Ganske – Manager of Financial Planning and Deputy CFO  
Stephanie Lam – City Clerk and Manager of Legislative Services  
Anna Mathewson – General Manager of Community Services  
Jeff Moi – General Manager of Engineering and Operations  
Angie Parnell – General Manager of Corporate Services  
Julie Pavey-Tomlinson – Director of Environment and Parks  
Paul Rockwood – General Manager of Finance and Technology  
Adam Shroff – Legislative Services Coordinator  
Marta Taylor – Manager of Corporate Planning  
Wesley Woo – Assistant Manager of Planning

#### **1. Call to Order**

Chairperson Agtarap called the meeting to order at 5:05pm.

#### **2. Adoption of the Agenda**

##### **2.1 Agenda**

**CIPC23/048**

*THAT the agenda of the November 21, 2023, City Initiatives and Planning Committee meeting be adopted as circulated.*

**CARRIED**

### 3. Adoption of Minutes

#### 3.1 Minutes

CIPC23/049

*THAT the minutes of the City Initiatives and Planning Committee meeting of October 17, 2023, be adopted.*

CARRIED

### 4. New Business

#### 4.1 Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture)

Report: Community Development Department – Development Planning Division

Staff gave a presentation entitled "2331-2335 St. Johns Street – OCP Amendment, Rezoning, and Development Permit – Early Input" and referred to slides contained within the on-table package.

Staff answered questions regarding the following topics:

- intersection signalling;
- St. Andrews Street lane width; and
- traffic and pedestrian flow.

Discussion ensued regarding the following topics:

- the need for fresh produce;
- the family-friendly and rental inclusions;
- the green roof;
- the architectural design of the upper floors; and
- the sustainability inclusions.

CIPC23/050

*THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on November 21, 2023, regarding the development application presented in the report dated November 21, 2023, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture).*

CARRIED

#### **4.2 Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments)**

Report: Community Development Department – Development Planning Division

Councillor Agtarap declared a conflict of interest due to the proximity of their business to the subject area and left the meeting at this point.

Councillor Dilworth assumed the role of Presiding Member at this point.

Staff gave a presentation entitled “60 Williams Street and 3006-3020 Spring Street” and referred to slides contained within the on-table package.

Staff answered questions regarding the following topics:

- the building height in storeys;
- the new OCP and framework in relation to this approval process;
- the location and time restrictions of access to the overpass, and the future impact to developments;
- the density transfer and inclusion in the current site’s calculations;
- the City’s affordability requirements for rental buildings; and
- the Floor-Area Ratio in relation to other developments in the City.

Discussion ensued regarding the following topics:

- the inclusion of additional native plants and vegetation;
- affordability, below-market, and family-friendly units;
- parking inclusion;
- traffic impacts;
- architecture and the spacing of the buildings;
- the importance of careful design to accommodate density;
- unit mix;
- district energy systems;
- implementation of the overpass;
- consultation with property owners in the area; and
- housing in high-transit infrastructure areas.

##### **CIPC23/051**

*THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on November 21, 2023, regarding the development application presented in the report dated November 21, 2023, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments).*

CARRIED

##### **CIPC23/052**

*THAT staff report back on a revised inclusionary zoning policy that includes 100% rental buildings and review exceptions towards meeting the city's affordable housing needs.*

CARRIED

**5. Rise and Report**

**5.1 Referral of City Initiatives and Planning Committee Resolutions**

Councillor Agtarap returned to the meeting at this point and resumed the role of Presiding Member.

CIPC23/053

*THAT the recommendations approved at the City Initiatives and Planning Committee meeting of November 21, 2023, be referred to the Council Standing Committee meeting of November 21, 2023, for ratification.*

CARRIED

**6. Adjournment**

Chairperson Agtarap adjourned the meeting at 6:23pm.

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S. Agtarap, Chair

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S. Lam, City Clerk