



City of Port Moody

Minutes

Land Use Committee

Monday, June 3, 2024
at 7:00 pm
Electronic Webinar via Zoom

Present: Councillor Kyla Knowles, Chair
Rebecca Gunderson
Barbara Junker
Jonathan Leighs (left at 8:15pm)
Jeffery McLellan
Stirling Ward
Sarah Wellman
Amanda Welsh

Absent: Councillor Callan Morrison, Vice-Chair
Jarrett Davis (Regrets)
Jessica Wakeling

In Attendance: Arsh Dhillon – Legislative Services Coordinator
Bita Jamalpour – Senior Development Planner (re item 6.1) (left at 8:06pm)
Dejan Teodorovic – Development Planner (re item 6.2)
Wesley Woo – Assistant Manager of Planning

1. **Call to Order**

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

The Chair introduced new members and staff attending the meeting.

2. **Territorial Land Acknowledgement**

The Chair provided the territorial land acknowledgement.

3. **Adoption of the Agenda**

3.1 **Agenda**

LUC24/005

THAT the agenda of the June 3, 2024, Land Use Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

LUC24/006

THAT the minutes of the Land Use Committee meeting held on February 5, 2024, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 LUC – Rezoning – 1865, 1875, and 1885 Charles Street (Porte Homes)

Presentation: Development Planning Division

The Senior Development Planner gave a presentation entitled "1865, 1875, 1885 Charles St. (Porte Communities)" and referred to slides contained in the on-table package.

Staff responded to questions from the Committee regarding the following topics:

- properties and projects adjacent to the development;
- accuracy of slope of hill in the renderings;
- unconstructed road right-of-way on the south side of the property;
- design concept lacking natural elements and features;
- third party review of wetland setback;
- solutions for mitigating traffic issues in the area;
- comments and feedback received from neighbours;
- number of visitor and bike parking stalls;
- variance requested for parking stalls;
- March 2025 British Columbia Building Code impact on application;
- budget changes in public art contribution;
- development project meeting Statutory Right-of-Way requirements for TransLink tunnel;
- Traffic Impact Assessment; and
- consideration of crosswalks.

Committee discussion ensued regarding the following topics:

- protecting the wetland;
- construction of site with ecological issues and barriers;
- adjusting visitor and bike parking stalls;

- purpose of requesting third party environmental review;
- expediting environmental review;
- TransLink SkyTrain tunnel under development site;
- municipal legal protection from cases of structural building damage due to SkyTrain tunnel;
- lack of pedestrian crossing and access; and
- increased vehicle traffic concerns.

LUC24/007

THAT the proposed project be endorsed as presented the report dated June 3, 2024 from the Community Development Department – Development Planning Division regarding LUC - Rezoning - 1865, 1875, and 1885 Charles Street (Porte Homes).

Moved, seconded, and CARRIED

(Voting against: Barbara Junker and Councillor Knowles)

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

6.2 LUC – OCP and Rezoning (Stacked Townhouses) – 2213-2229 Clarke Street (Karl Wein Associates)

Presentation: Development Planning Division

The Development Planner gave a presentation entitled "2213-2229 Clarke Street" and referred to slides contained in the on-table package.

Staff responded to questions from the Committee regarding the following topics:

- City policy concerning daylight of creeks;
- impact of heritage designation and commercial units;
- development options and contacting owners of corner lots;
- relocation of daycare to prevent loss of spots;
- developer consideration of including daycare facility; and
- Traffic Impact Assessment.

Committee discussion ensued regarding the following topics:

- concern regarding daylighting of creek on property;
- improvements to play-area;
- including commercial component;
- disconnect of design to constructed townhouses in the area;
- concern over loss of daycare facility; and
- inclusion of solar panels.

Johnathan Leighs left the meeting at this point and did not return.

Rebecca Gunderson declared a conflict of interest and did not vote.

LUC24/008

THAT the proposed project be endorsed as presented in the report dated June 3, 2024, from the Community Development Department – Development Planning Division regarding LUC – OCP Amendment and Rezoning (Stacked Townhouses) 2213 – 2229 Clarke Street (Karl Wein Associates) subject to the applicant addressing the following specific items:

- *daylighting the creek in its entirety;*
- *consideration of adding a commercial component at street level;*
- *consideration of including 2201 and 2205 Clarke now or in future (orphaned lots); and*
- *provision of a traffic impact assessment.*

Moved, seconded, and CARRIED

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 8:35pm.

Councillor K. Knowles, Chair

A. Dhillon, Legislative Services
Coordinator