



# City of Port Moody

## Minutes

### Public Hearing

**Council Chambers**  
**Tuesday, October 22, 2024**  
**at 7:02pm**

**Present:** Mayor M. Lahti  
Councillor S. Agtarap (left at 9:11pm)  
Councillor D. Dilworth  
Councillor K. Knowles  
Councillor A. Lubik  
Councillor H. Lurbiecki  
Councillor C. Morrison

**In Attendance:** Anna Mathewson – City Manager  
Armita Afsahi – Development Planner  
Doug Allan – Senior Planner  
Shareen Chin – Social Planner  
Mary De Paoli – Manager of Policy Planning  
Arsh Dhillon – Legislative Services Coordinator  
Tyson Ganske – Manager of Financial Planning and Deputy CFO  
Bitra Jamalpour – Senior Development Planner  
Devin Jain – Manager of Cultural Services  
Stephen Judd – Manager of Infrastructure Engineering Services  
Stephanie Lam – City Clerk and Manager of Legislative Services  
Philip Lo – Legislative Services Advisor  
Liam McLellan – Social Planner II  
Jeff Moi – General Manager of Engineering and Operations  
Michael Olubiyi – Manager of Development Planning  
Angie Parnell – General Manager of Corporate Services  
Julie Pavey-Tomlinson – General Manager of Community Services  
Marc Saunders – Director of Library Services  
Dejan Teodorovic – Senior Planner  
Wesley Woo – Manager of Development Planning  
Kate Zanon – General Manager of Community Development

**1. Call to Order**

Mayor Lahti called the Public Hearing to order at 7:02pm.

**2. Territorial Land Acknowledgement**

Mayor Lahti provided the territorial land acknowledgement.

### 3. Adoption of the Agenda

#### 3.1 Agenda

PH24/007

*THAT the agenda of the October 22, 2024, Public Hearing be adopted as circulated.*

Moved, seconded, and CARRIED

### 4. Business

The Mayor read the meeting procedures and noted that the Public Hearing for item 4.2 – Official Community Plan Amendment Bylaw No. 3469 and Zoning Amendment Bylaw No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street) has been postponed.

#### 4.1 City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90)

Public Hearing Notice

Report considered at the September 24, 2024, Regular Council meeting

*Bylaw No. 3408, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 3121 and 3127 St. Johns Street and 110-118 James Road from Private Institutional (P2) and Semi-Detached and Townhouse Residential (RM1) to Comprehensive Development Zone 90 (CD90)*

The City Clerk introduced the proposed Bylaws and confirmed that the statutory requirements for this Public Hearing were met, and that all correspondence received by the advertised deadline was included in the on-table package.

The Senior Development Planner gave a presentation entitled “3121-3127 St. Johns St. and 110-118 James Rd.” and referred to slides contained within the on-table package.

The applicant gave a presentation entitled “Public Hearing Multi-Family Rental Development 3121 St. Johns Street, Port Moody, BC” and referred to slides contained within the on-table package.

The Mayor called for public input.

Allen Wales (Port Moody) expressed support for the project, noting appreciation for the rental component of the project as their children and other youth will need these types of options in the future. The speaker noted that the development offers options for families and individuals due to the types of units offered, and that the development offers the neighbourhood additional shopping opportunities, the kid-friendly courtyard, and accessibility to an elementary school.

Leslie Courchesne (Port Moody), speaking on behalf of the Tri-Cities Chamber of Commerce, expressed support for the project, noting that the rental homes and commercial space are much needed development for the City of Port Moody. The Speaker noted that Chamber members have expressed concerns about the ability to attract workers to the community to hire because it is hard to find affordable places to live, and noted that the developer has a positive reputation in the community.

Nishka Valdez (Port Moody) noted that rental options are needed in the community. The speaker expressed concerns about tree canopy and small units at other developments, and appreciation for the pet-friendly nature of the development.

David Ungless (Port Moody) expressed support for the project, citing the availability of rental options, and noted that a lot of work has gone into the project, that it has the support of the Chamber of Commerce, and that it meets the current Official Community Plan.

Sheryl McAuley (Port Moody) expressed concerns regarding the cost of units and the definition of affordable housing.

The Mayor called three more times for public input. There was no more public input.

PH24/008

*THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121 and 3127 St. Johns Street and 110-118 James Road) (CD90) be referred to the Regular Council meeting of October 22, 2024, for consideration.*

Moved, seconded, and CARRIED

**4.2 Official Community Plan Amendment Bylaw No. 3469 and Zoning Amendment Bylaw No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street)**

This item was removed from the agenda and will be rescheduled.

**5. Close of Public Hearing**

Mayor Lahti closed the Public Hearing at 7:34pm.

Certified correct on the \_\_\_\_ day of \_\_\_\_\_, 2024, in accordance with section 148(a) of the *Community Charter*.

\_\_\_\_\_  
M. Lahti, Mayor

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S. Lam, City Clerk