



City of Port Moody

Minutes

Regular Council Meeting

Council Chambers
Tuesday, October 22, 2024
at 7:00pm

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
Bita 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 meeting to order at 7:00pm.

2. Territorial Land Acknowledgement

Mayor Lahti provided the territorial land acknowledgement.

3. Recess and Reconvene

The meeting was recessed at 7:02pm and reconvened at 7:34pm.

4. Adoption of the Agenda

4.1 Agenda

RC24/222

THAT the agenda of the October 22, 2024, Regular Council meeting be amended as follows:

- *move item 12.1 – OCP Amendment Bylaw No. 3469 and Rezoning Bylaw No. 3463 – Third Reading to immediately following adoption of the agenda;*
- *add the on-table memo titled “Rezoning Bylaw 3463 – 3180-3190 St. Johns Street and 81-89 Moray Street” to item 12.1 for consideration;*
- *move item 12.2 – Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading to follow item 12.1 after adoption of the agenda; and*
- *move item 12.3 – Rezoning and OCP Amendment (TOD) – 60 Williams Street and 3006-3022 Spring Street (PCI Developments) to follow item 12.5;*

AND THAT the agenda of the October 22, 2024, Regular Council meeting be adopted as amended.

Moved, seconded, and CARRIED

The agenda was reordered at this point to consider items 12.1 and 12.2.

12.1 OCP Amendment Bylaw No. 3469 and Rezoning Bylaw No. 3463 – Third Reading

Memo: Community Development Department – Development Planning Division

Bylaw No. 3469, a Bylaw to amend the City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to allow for an increase in the number of storeys permitted and revise policy wording for property at 3180/3190 St. Johns Street and 81-89 Moray Street.

Bylaw No. 3463, a bylaw to amend the City of Port Moody Zoning Bylaw, 2018, No. 2937 to rezone the properties at 3180-3190 St. Johns Street and 81-89 Moray Street to facilitate the development of a mixed residential/institutional/commercial project up to 16 storeys in height.

RC24/223

THAT second reading of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street) (CD96), be rescinded as recommended in the on-table memo dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning Bylaw 3463 – 3180-3190 St. Johns Street and 81-89 Moray Street;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 96, 2024, No. 3463 (3180-3190 St. Johns Street and 81-89 Moray Street) (CD96), included as Attachment 1, be read a second time as amended;

AND THAT staff be directed to schedule a Public Hearing.

Moved, seconded, and CARRIED

12.2 Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading

Memo: Community Development Department – Development Planning Division

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).

RC24/224

THAT the memo dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning Bylaw No. 3408 – 3121-3127 St. Johns Street and 110-118 James Road – Third Reading be received for information;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 80, 2024, No. 3408 (3121-3127 St. Johns Street and 110-118 James Road) (CD90) be read a third time.

Moved, seconded, and CARRIED

The agenda order was resumed at this point.

5. Public Input

David Ungless (Port Moody) expressed concerns about the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments, while emphasizing the importance of waiting for a new Official Community Plan, negative impacts to existing infrastructure, reallocation of funds for overpasses, and cost savings from the reduction of parking stalls.

Stirling Ward (Port Moody) expressed support for the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments, citing the need for housing in the community.

Angie Coates (Port Moody) expressed support for the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments and highlighted the importance of high density around transit for sustainability and the applicant's support of artists.

Jennifer Kasuya (Port Moody) expressed support for the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments and the applicant's engagement with the community, support for youth, and diversification of input and open communication.

Jeff Poste (Port Moody) read a letter they wrote to the Tri-Cities News in 2021 that expressed concerns regarding development in the City of Port Moody.

Sheryl McAuley (Port Moody) shared their experience of systematic failures of the law at different levels of government and organizations to protect tenants from unsafe living conditions, renewal of rental licence at properties that do not meet legal requirements, and increase in rent with health and safety issues.

Cezar Salaveria (Coquitlam) expressed support for PoMoArts – Art Out Side 2025, Arts Festival project.

Deanna Kayne (Coquitlam) expressed support for the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments and shared the high level of support and positive impact to the arts community, commissioning of art, and support of artists.

Tracey Schaeffer (Port Moody) expressed support for the PoMoArts delegation and the importance of arts for community building.

Brian Lee (Surrey) expressed support for the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments and shared the positive impact of the applicant's contributions to youth programs.

Nishka Valdez (Port Moody) expressed concerns about the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments and emphasized the lack of infrastructure, park space, and the impact to vulnerable populations.

RC24/225

THAT Public Input be extended by 15 minutes.

Moved, seconded, and CARRIED

Laura Dyck (Port Moody) expressed support for the PoMoArts delegation and the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments.

Fred Soofi (Port Moody) expressed the need to encourage developers to create space for artist studios and affordable housing for artists.

Steve Johnston (Port Moody) expressed support for the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments and emphasized the need for walkable amenities, housing options, and transit-oriented development projects.

Diana Brown (Port Moody) expressed support for the Festival and Special Event Assistance Application from the POMO Museum and provided details about the loco Day event.

Robert Simons (Port Moody) expressed support for the Festival and Special Event Assistance Application from the POMO Museum, the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments, and noted the importance of public input through public hearing for development around the transit-oriented areas.

Jeff Poste (Port Moody) expressed concerns about the rezoning and OCP amendment application for 60 Williams Street and 3006-3022 Spring Street by PCI Developments and moderate growth, transportation infrastructure, resident input, and Council's focus on the needs of residents.

Nishka Valdez (Port Moody) expressed concerns about suites that have not been rented or purchased due to the high prices and lack of affordability, lack of infrastructure growth, and concern for residents.

Sheryl McAuley (Port Moody) expressed concerns about landlords taking advantage of tenants during a housing crisis and lack of compliance with safety regulations.

RC24/226

THAT Written Public Input submissions provided in the on-table package dated October 22, 2024, be received for information.

Moved, seconded, and CARRIED

6. General Matters

6.1 Art at Council

Verbal Report: Councillor Amy Lubik, Chair, Arts, Culture, and Heritage Committee

Councillor Lubik introduced the evening's Art at Council, an oil painting from the City's private art collection titled *John Ogilvy – From Our Perspective*. The piece provides the viewer with a unique bird's eye perspective of Port Moody, Looing from the vantage point of the boardwalk following the Burrard Inlet and beyond. The painting combines existing elements of Port Moody's landscape in the foreground – the boardwalk, the pier, Barnet Highway, and Reed Point Marina along with recognizable structures in the background.

6.2 Delegation – Port Moody Legion No. 119

Presentation: Brenda Millar, President, and Malcolm Harkness, Sergeant at Arms, Legion 119 Port Moody

Delegation Request: Karen Van Gilder, Chair of Poppy Committee, Legion 119 Port Moody

The delegation presented a video entitled "Remembrance Day" and referred to slides contained within the on-table package.

RC24/227

THAT the delegation be received for information and the delegates thanked for their presentation.

Moved, seconded, and CARRIED

6.3 Delegation – PoMoArts – Art Out Side 2025, Arts Festival

Presentation: Deanna Kayne, Robert Simons, and Cezar Salaveria

Delegation Request: Deanna Kayne, Executive Director, PoMoArts

The delegation gave a presentation entitled "POMO Arts – Art Out Side" and referred to slides contained within the on-table package.

RC24/228

THAT the delegation request be placed on a subsequent Council agenda for consideration.

Moved, seconded, and CARRIED

7. Adoption of Minutes

7.1 Minutes

RC24/229

THAT the minutes of the following meetings be adopted:

- *Special Council – June 18, 2024;*
- *Special Council (to Close) – September 24, 2024;*
- *Regular Council – September 24, 2024;*
- *Special Council (to Close) – October 1, 2024;*
- *Special Council (to Close) – October 8, 2024;*
- *Regular Council – October 8, 2024; and*
- *Special Council (to Close) – October 15, 2024.*

Moved, seconded, and CARRIED

8. Consent Agenda

At the request of Council, the following items were removed from the Consent Agenda for consideration under section 9:

- 8.2 – Bylaw No. 3481 – Development Cost Charges Expenditure Bylaw – Adoption;
- 8.6 – City of Port Moody – 2024 Housing Accelerator Fund Application; and
- 8.7 – Industry Representative and City of Port Moody Staff Meetings.

RC24/230

THAT the recommendations contained in the following items on the October 22, 2024, Regular Council Consent Agenda be approved:

- *8.1 – Permissive Tax Exemption Bylaw No. 3486 – Adoption;*
- *8.3 – Bylaw No. 3485 – 2025-2026 Community Services Fees – Three Readings;*
- *8.4 – Festival and Special Event Assistance Application – POMO Museum; and*
- *8.5 – 2024-2025 Work Plan – Youth Focus Committee.*

Moved, seconded, and CARRIED

8.1 Permissive Tax Exemption Bylaw No. 3486 – Adoption

Memo: Legislative Services Division

Bylaw No. 3486, a Bylaw to provide for permissive exemption from taxation for 2025.

Recommendation adopted on consent:

THAT City of Port Moody Permissive Tax Exemption Bylaw, 2024, No. 3486 be now adopted as recommended in the memo dated October 22, 2024, from the Legislative Services Division regarding 2025 Permissive Tax Exemption Bylaw No. 3486 – Adoption.

8.3 Bylaw No. 3485 – 2025-2026 Community Services Fees – Three Readings

Memo: Legislative Services Division

Bylaw No. 3485, a Bylaw to amend the Fees Bylaw to update Community Services fees for 2024 to 2025-2026.

Recommendation adopted on consent:

THAT City of Port Moody Fees Bylaw, 2023, No. 3435, Amendment Bylaw No. 4, 2024, No. 3485 (Community Services Fees) be read a first, second, and third time as recommended in the memo dated October 22, 2024, from the Legislative Services Division regarding Bylaw No. 3485 – 2025-2026 Community Services Fees – Three Readings.

8.4 Festival and Special Event Assistance Application – POMO Museum

Memo: Community Services Department – Cultural Services Division

Recommendation adopted on consent:

THAT the IOCO Scavenger Hunt event be awarded \$1,400 in financial assistance and \$400 of in-kind support funded from the Festival and Special Event assistance Program as recommended in the memo dated October 22, 2024, from the Community Services Department – Cultural Services Division regarding Festival and Special Event Assistance Application – POMO Museum.

8.5 2024-2025 Work Plan – Youth Focus Committee

Report: Community Services Department – Recreation Services Division

Recommendation adopted on consent:

THAT the 2024-2025 Youth Focus Committee Work Plan be approved as recommended in the report dated October 22, 2024, from the Community Services Department – Recreation Services Division regarding 2024-2025 Work Plan – Youth Focus Committee.

9. Items Removed from the Consent Agenda

9.8.2 Bylaw No. 3481 – Development Cost Charges Expenditure Bylaw – Adoption

Memo: Legislative Services Division

Bylaw No. 3481, a Bylaw to appropriate for expenditure from the Development Cost Charge (DCC) Reserve Fund for the purpose of paying the capital costs of parkland acquisitions.

Councillor Agtarap left the meeting at this point and did not return.

RC24/231

THAT City of Port Moody Development Cost Charges Reserve Fund Expenditure Bylaw, 2024, No. 3481 (Parkland Acquisitions) be now adopted as recommended in the memo dated October 22, 2024, from the Legislative Services Division regarding Bylaw No. 3481 – Development Cost Charges Expenditure Bylaw – Adoption.

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

9.8.6 City of Port Moody – 2024 Housing Accelerator Fund Application

Memo: Community Development Department – Policy Planning Division

RC24/232

THAT the Housing Accelerator Fund application be supported as recommended in the memo dated October 22, 2024, from the Community Development Department – Policy Planning Division regarding City of Port Moody – 2024 Housing Accelerator Fund Application.

Moved, seconded, and CARRIED

9.8.7 Industry Representative and City of Port Moody Staff Meetings

Memo: City Manager

RC24/233

THAT the memo dated October 22, 2024, from the City Manager regarding Industry Representative and City of Port Moody Staff Meetings be received for information.

Moved, seconded, and CARRIED

RC24/234

THAT the City's membership in UDI be discussed at a future Governance and Legislation Committee meeting.

Moved, seconded, and CARRIED

10. Legislative Matters

11. Unfinished Business

12. New Business

The agenda was reordered at this point to consider item 12.3 after item 12.5.

12.4 Proposed Standards of Maintenance Bylaw – Bylaw Nos. 3467 and 3488

Report: Community Development Department – Policy Planning Division

Bylaw No. 3467, a Bylaw to prescribe standards for the maintenance of rental residential premises within the City of Port Moody.

Bylaw No. 3488, a Bylaw to amend City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218 to designate enforcement officers and add fines for violations related to City of Port Moody Standards of Maintenance Bylaw, 2024, No. 3467.

RC24/235

THAT City of Port Moody Standards of Maintenance Bylaw, 2024, No. 3467 and City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 16, 2024, No. 3488 (Standards of Maintenance) be read a first, second, and third time as recommended in the report dated October 22, 2024, from the Community Development Department – Policy Planning Division regarding Proposed Standards of Maintenance Bylaw – Bylaw Nos. 3467 and 3488;

AND THAT \$25,000 be allocated from the Development Process Reserve into a new operating project created to track staff time required to implement the Standards of Maintenance Bylaw.

Moved, seconded, and CARRIED

RC24/236

THAT the agenda be reordered at this point to consider item 12.3 before item 12.5.

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

The agenda was reordered at this point to consider item 12.3.

12.3 Rezoning and OCP Amendment (TOD) – 60 Williams Street and 3006-3022 Spring Street (PCI Developments)

Report: Community Development Department – Development Planning Division

Bylaw No. 3476, a bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to implement changes to the Moody Centre Transit-Oriented Development (TOD) Area for site specific redevelopment (60 Williams Street and 3006-3022 Spring Street).

Bylaw No. 3477, a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of four Lots in the Moody Centre Transit Oriented Development (TOD) Area from Light Industrial (M1) to Comprehensive Development Zone 93 (CD93) and Civic Service (P1).

RC24/237

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 40, 2024, No. 3476 (60 Williams Street and 3006-3022 Spring Street) be read a first and second time as recommended in the report dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning and OCP Amendment (TOD) – 60 Williams Street and 3006-3022 Spring Street (PCI Developments);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 100, 2024, No. 3477 (60 Williams Street and 3006-3022 Spring Street) (CD93 and P1) be read a first and second time;

AND THAT Bylaw No. 3476 and Bylaw No. 3477 be referred to a Public Hearing;

AND THAT the document titled “PCI Spring Street Term Sheet (Draft)” be used as the basis for preparation of a development agreement setting out the applicant’s obligations as part of the redevelopment of the subject lands.

Moved and seconded

Separation was requested.

RC24/238

THAT the Regular Council meeting be extended by 20 minutes.

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

The question on the main motion was put to a vote; the following motion was CARRIED:

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 40, 2024, No. 3476 (60 Williams Street and 3006-3022 Spring Street) be read a first and second time as recommended in the report dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Rezoning and OCP Amendment (TOD) – 60 Williams Street and 3006-3022 Spring Street (PCI Developments);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 100, 2024, No. 3477 (60 Williams Street and 3006-3022 Spring Street) (CD93 and P1) be read a first and second time;

AND THAT Bylaw No. 3476 and Bylaw No. 3477 be referred to a Public Hearing;

AND THAT the document titled “PCI Spring Street Term Sheet (Draft)” be used as the basis for preparation of a development agreement setting out the applicant’s obligations as part of the redevelopment of the subject lands.

(Voting against: Councillor Lurbiecki)

The meeting was automatically adjourned at this point. The remaining agenda items were not addressed and will be added to an upcoming agenda for consideration.

12.5 Repeal of HRA Bylaw – Three Readings of Repeal Bylaw No. 3487 and Adoption of OCP Amendment Bylaw No. 3421

Report: Community Development Department – Development Planning Division

Bylaw No. 3487, a Bylaw to repeal City of Port Moody Heritage Revitalization Agreement Bylaw, 2023, No. 3420 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street).

Bylaw No. 3421, a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to allow for a six-storey built form for the properties at 2407, 2411, 2413, and 2419 Clarke Street, 85 Kyle Street, and 50 Queens Street.

Recommendations:

THAT the report dated October 22, 2024, from the Community Development Department – Development Planning Division regarding Repeal of Heritage Revitalization Agreement Bylaw – Three Readings of Repeal Bylaw No. 3487 and Adoption of OCP Amendment Bylaw No. 3421 be received for information;

AND THAT City of Port Moody Heritage Revitalization Agreement Bylaw Repeal Bylaw, 2024, No. 3487 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) be read first, second, and third time;

AND THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 34, 2023, No. 3421 (2407-2419 Clarke Street, 85 Kyle Street, and 50 Queens Street) be now adopted.

13. Other Business

13.1 Lighting Request – World Occupational Therapy Day – October 27, 2024

Email: Sara Bishop, Regional Director for Canadian Association of Occupational Therapists, British Columbia

The following options are available for Council consideration:

- 1. THAT the lighting request be received for information.
- 2. THAT the lighting request be approved as requested.

14. Verbal Reports from Council and Staff

14.1 Council Verbal Reports

14.2 Staff Verbal Reports

15. Information Items

15.1 Committees, Commissions, and Boards – Minutes

- Seniors Focus Committee – July 4, 2024
- Youth Focus Committee – September 11, 2024
- Arts, Culture, and Heritage Committee – September 12, 2024

15.2 Metro Vancouver Board in Brief

Metro Vancouver Board in Brief, dated September 27, 2024

15.3 Items Released from Closed Council

The following resolution and attached report were released from the September 24, 2024, Closed Council meeting:

CC24/160

THAT funding for interim improvements to facilities at 3016 Murray Street be included in the 2025 Capital Plan as recommended in the report dated September 24, 2024, from Engineering and Operations Department – Project Delivery Services Division regarding Short-Term Works Yard and Satellite Yard Improvements;

AND THAT staff be directed to incorporate staff space considerations into the Inlet Park Fieldhouse on an interim basis following construction completion;

AND THAT funding for a Carpenters Shop Needs Assessment report be included in the 2025 Capital Plan;

AND THAT this report and the resulting resolutions be publicly released on an upcoming Regular Council agenda;

AND THAT staff investigate other potential facilities for office space options that do not include 3016 Murray Street and do include private and commercial leasing opportunities.

16. Public Input

17. Adjournment

The meeting was automatically adjourned at 10:00pm.

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

M. Lahti, Mayor

S. Lam, City Clerk

DRAFT