



# City of Port Moody

## Minutes

### Special Council Meeting

Electronic Webinar via Zoom  
Friday, October 25, 2024  
at 4:30pm

Present: Mayor M. Lahti  
Councillor D. Dilworth  
Councillor K. Knowles  
Councillor A. Lubik  
Councillor H. Lurbiecki  
Councillor C. Morrison

Absent: Councillor S. Agtarap

In Attendance Anna Mathewson – City Manager  
Stephanie Lam – City Clerk and Manager of Legislative Services  
Jeff Moi – General Manager of Engineering and Operations  
Angie Parnell – General Manager of Corporate Services  
Julie Pavey-Tomlinson – General Manager of Community Services  
Paul Rockwood – General Manager of Finance and Technology  
Tracey Takahashi – Deputy Corporate Officer  
Wesley Woo – Assistant Manager of Planning  
Kate Zanon – General Manager of Community Development

#### 1. Call to Order

Mayor Lahti called the meeting to order at 4:30pm.

#### 2. Territorial Land Acknowledgement

#### 3. Adoption of the Agenda

##### 3.1 Agenda

SC24/007

*THAT the agenda of the October 25, 2024, Special Council meeting be adopted as circulated.*

Moved, seconded, and CARRIED

#### 4. New Business

##### 4.1 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).*

##### SC24/008

*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

##### SC24/009

*THAT the foregoing motion (SC24/008) be amended by adding:*

*“AND THAT, before next reading/public hearing, staff and the proponent are requested to investigate the following:*

- incorporation of greenspace and/or natural play areas/ community gardens, improving the public realm and greening of the plaza;*
- incorporation of interesting or green architecture;*
- negotiation of more affordable rentals, including what can the city and proponent do to support more affordable rentals, including partnerships or decreases in parking or other options; and*
- increase family-friendly unit mix.”.*

Moved, seconded, and CARRIED

SC24/010

THAT the foregoing amending motion (SC24/009) be further amended by replacing “more affordable rentals” with “15% below-market rental” in the third bullet.

Moved, seconded, and DEFEATED  
(Voting against: Councillors Dilworth, Knowles, and Lubik, and Mayor Lahti)

The question on the main motion (SC24/008) as amended (by SC24/009) 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.

AND THAT, before next reading/public hearing, staff and the proponent are requested to investigate the following:

- incorporation of greenspace and/or natural play areas/ community gardens, improving the public realm and greening of the plaza;
- incorporation of interesting or green architecture;
- negotiation of more affordable rentals, including what can the city and proponent do to support more affordable rentals, including partnerships or decreases in parking or other options; and
- increase family-friendly unit mix.

**5. Adjournment**

Mayor Lahti adjourned the meeting at 5:30pm.

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

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M. Lahti, Mayor

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S. Lam, City Clerk