

City of Port Moody



Minutes

City Initiatives and Planning Committee

Electronic Webinar via Zoom
Tuesday, January 17, 2023
at 6:32pm

Present:

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

In Attendance:

Tim Savoie – City Manager
Devin Jain – Manager of Cultural Services
Kevin Jones – Senior Planner
Stephanie Lam – City Clerk and Manager of Legislative Services
Anna Mathewson – General Manager of Community Services
Jennifer Mills – Legislative Services Advisor
Jeff Moi – General Manager of Engineering and Operations
Darcey O’Riordan – Fire Chief
Angie Parnell – General Manager of Corporate Services
Andrei Pop – Development Planner
Paul Rockwood – General Manager of Finance and Technology
Adam Shroff – Legislative Services Coordinator
Wesley Woo – Senior Planner

Also in Attendance:

Hesam Deihimi, Pacemaker Group (re item 2.1)
Steve Hawboldt, Yellowridge Construction (re item 2.4)
Barbara Ibba (re item 2.4)
Gaetan Royer, CityState Consulting (re item 2.2)
Joey Stevens, GBL Architects (re items 2.1 and 2.4)
Carola Thompson, CityState Consulting (re item 2.2)
Antonio Vigna (re Item 2.3)

Council’s Vision: *Port Moody, City of the Arts, is a unique, safe, vibrant waterfront city of strong neighbourhoods; a complete community that is sustainable and values its natural environment and heritage character.*

Please note that Council meetings are recorded and streamed live to the City’s website. Any comments you make at the meeting as well as your image may appear on the City’s website.

1. Call to Order

Councillor Agtarap called the meeting to order at 6:32 pm.

**Territorial
Acknowledgement**

- 1.1 Councillor Agtarap provided the territorial acknowledgement.

2. New Business

**Early Input (OCP
Amendment,
Heritage
Revitalization
Agreement, and DP)
– 2400 Block Clarke
Street (Kyle and
Clarke Holdings)**

- 2.1 Presentation: Development Planning Division
Presentation: GBL Architects
Report: Community Development Department – Development
Planning Division, dated January 5, 2023

Staff gave a presentation entitled *2400 Clarke Street OCP Amendment and HRA – Early Input* and referred to slides contained within the on-table package.

The applicant gave a presentation entitled *Kyle and Clarke* and referred to slides contained within the on-table package.

Staff answered questions from Council about setback compliance criteria, the proportional inclusion of commercial space within the Floor-Area Ratio (FAR), and the contrast between the higher density and high FAR against the retained heritage area of the city.

The applicant answered questions from Council about community amenity space, differences in design and intent of the narrower, deeper units, the retention of the heritage design, pedestrian-friendly design, density, and the limited size of some units.

CIPC23/001

Moved, seconded, and CARRIED

THAT staff and the applicant consider comments provided during the City Initiatives and Planning Committee meeting held on January 17, 2023 as recommended in the report dated January 5, 2023 from the Community Development Department – Development Planning Division regarding Early Input (OCP Amendment, Heritage Revitalization Agreement, and DP) – 2400 Block Clarke Street (Kyle and Clarke Holdings).

**Early Input
(Rezoning and DP)
– 2804-2808
St. George Street
(CityState
Consulting)**

- 2.2 Presentation: Development Planning Division
Presentation: CityState Consulting
Report: Community Development Department – Development Planning Division, dated January 4, 2023

Staff gave a presentation entitled *2804-2808 St George Street – Early Input – Rezoning and Development Permit* and referred to slides contained within the on-table package.

The applicant gave a presentation entitled *2804 - 2808 St George Street* and referred to slides contained within the on-table package.

The applicant answered questions from Council about increasing the size of the units, right-of-way for future adjacent development, cooling measures, tree retention and planting, the importance of bedrooms large enough for queen-sized beds, health hazards that arise with sandboxes, the challenges of tandem parking, parking spaces per unit, and the heritage character and community gardens.

CIPC23/002

Moved, seconded, and CARRIED

THAT staff and the applicant consider comments provided during the City Initiatives and Planning Committee meeting held on January 17, 2023 as recommended in the report dated January 4, 2023 from the Community Development Department – Development Planning Division regarding Early Input (Rezoning and DP) – 2804-2808 St. George Street (CityState Consulting).

**Pre-Application –
1120 Glenayre Drive
(Vigna)**

- 2.3 Presentation: Development Planning Division
Report: Community Development Department – Development Planning Division, dated December 21, 2022

Staff gave a presentation entitled *1120 Glenayre Drive – Pre-Application* and referred to slides contained within the on-table package.

Staff answered questions from Council about the current zoning of the area and the type of restrictions that apply to a similar new development.

CIPC23/003

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on January 17, 2023 as recommended in the report dated December 21, 2022 from the Community Development Department – Development Planning Division regarding Pre-Application – 1120 Glenayre Drive (Vigna).

**Pre-Application –
2605 Clarke Street
and 42 Mary Street
(GBL Architects)**

- 2.4 Presentation: Development Planning Division
Presentation: GBL Architects
Report: Community Development Department - Development Planning Division, dated December 19, 2022

Staff gave a presentation entitled *2605 Clarke Street and 42 Mary Street – Pre Application* and referred to slides contained within the on-table package.

The applicant gave a presentation entitled *Clarke & Mary* and referred to slides contained within the on-table package.

The applicants answered questions from Council about opportunities to refine the character of the building's design, the current occupants of the proposed development site, trees and greenery in Moody Centre and the sufficiency of the proposed amount of parking space.

CIPC23/004

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee (CIPC) meeting held on January 17, 2023 as recommended in the report dated December 19, 2022 from the Community Development Department – Development Planning Division regarding Pre-Application – 2605 Clarke Street and 42 Mary Street (GBL Architects).

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

3. Rise and Report

3.1 CIPC23/005

Moved, seconded, and CARRIED

THAT the recommendations approved at the City Initiatives and Planning Committee meeting of January 17, 2023 be referred to the Special Council meeting of January 17, 2023.

4. Adjournment


Councillor Agtarap adjourned the meeting at 8:14pm.

Certified correct in accordance with section 148(a) of the *Community Charter*.



S. Lam, City Clerk

Confirmed on the 21st day of February, 2023.



M. Lahti, Mayor