



City of Port Moody

Minutes

Regular Council Meeting

Tuesday, February 11, 2025
Council Chambers
100 Newport Drive, Port Moody
at 7:00 pm

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

In Attendance: Kate Zanon – Acting City Manager
Shareen Chin – Social Planner
Mary De Paoli – Acting GM of Community Development
Arsh Dhillon – Legislative Services Coordinator
Devin Jain – Manager of Cultural Services
Stephanie Lam – City Clerk and Manager of Legislative Services
Philip Lo – Acting Deputy Corporate Officer
Liam McLellan – Social Planner II
Jeff Moi – General Manager of Engineering and Operations
Michael Olubiyi – Manager of Development Planning
Julie Pavey-Tomlinson – General Manager of Community Services
Paul Rockwood – General Manager of Finance and Technology

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. Adoption of the Agenda

3.1 Agenda

RC25/031

THAT the agenda of the February 11, 2025, Regular Council meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. General Matters

4.1 Art at Council

Verbal Report: Councillor Samantha Agtarap, Chair, Arts, Culture, and Heritage Committee

Councillor Agtarap introduced the evening's Art at Council entitled "Amy Lau - Magellanic Pink" and referred to the slides contained within the on-table package.

4.2 Delegation – RAC (Real Acts of Caring) Week – February 9-15, 2025

Presentation: Students from Eagle Mountain Middle School and Stephen Balnave, Counsellor, School District No. 43

Delegation Request: Harriette Chang, RAC Coordinator/Counsellor, School District No. 43

The delegation gave a presentation entitled "RAC (Real Acts of Caring) - This is our 20th RAC Week Anniversary!" and referred to slides contained within the on-table package.

RC25/032

THAT the delegation request be considered immediately.

Moved, seconded, and CARRIED

RC25/033

THAT February 9-15, 2025, be proclaimed Real Acts of Caring Week in the City of Port Moody.

Moved, seconded, and CARRIED

5. Public Input

Amanda Welsh (Port Moody) noted opposition to Item 11.1 citing concern of a greater number of shorter towers, the benefits of density, and developing in the best interest of the City of Port Moody.

Yvonne Szeto (Port Moody) shared a personal experience highlighting how tower development and increased density can negatively impact the community.

Penny Bickerton (Port Moody) opposed Item 11.1 citing concern that referendums are costly and time-consuming and noting support for transit-oriented development, as well as for increasing job opportunities, shops, daycare facilities, and other community benefits.

Laurie Ablett (Port Moody) expressed support for Item 11.1, citing concerns about development in the city, legal opinions provided to Council, and noting that 40-storey buildings could potentially set a concerning precedent.

Eric Hedekar (Port Moody) expressed opposition to Item 11.1 citing concerns raised about the housing crisis, stressing that inaction is not an option, a referendum would delay new housing, and emphasizing the need for climate-friendly, walkable, transit-oriented communities while considering the cost to taxpayers.

Nishka Valdez (Port Moody) expressed support for Item 11.1 citing concerns regarding overcrowding of towers, inadequate road systems, lack of schools, parks, and hospital space, and the impact of provincial legislation on industrial land, while expressing frustration with public input from those who don't live in the area.

Charlene Loughlin (Port Moody) expressed support for Item 11.1, noting survey results, resident frustration of the lack of clear and thoughtful processes, growing distrust within the community; deviation from the Port Moody OCP, causing the community to feel they are losing control over the scale of development.

Lisa Elzer (Port Moody) opposed Item 11.1, citing concerns surrounding delaying development, perceived violation of provincial mandates, and negative impact to projects in the future.

Tracey Schaffer (Port Moody) discussed the POMO Arts Centre event noting that supporting arts and cultural events is essential to the fabric of society. The speaker noted that as the City grows, there is a need for events that foster connection and bring people together from different parts of the community, encouraging participation over several days.

Malcolm Harkness (Port Moody) spoke in support of the Port Moody Legion, requesting that the Remembrance Day parade and service be moved back to St. John's Street in front of the Arts Centre, with funding provided by the City, and noting the importance of honouring Remembrance Day.

Mitchell Eve (Port Moody) expressed opposition to Item 11.1, citing resultant delays, governance concerns, jeopardy to investments, developer disengagement, and the need for reduced car use to support sustainable urban living.

Alex Teixeira (Port Moody) expressed support for Item 11.1, citing concerns of overcrowding in community programs and sporting activities for youth, ensure walking pathways are free of shadows from towers, and that the referendum is an opportunity to gain community buy-in.

RC25/034

THAT Public Input be extended by 15 minutes.

Moved, seconded, and CARRIED

Gloria Clament (Port Moody) expressed support for Item 11.1, noting concern of rapid growth where infrastructure cannot support the growth.

Prasad Sristi (Port Moody) expressed support for Item 11.1, noting that a referendum is a form of democracy, high-rise buildings have a high carbon footprint, which undermines climate change efforts, and can reduce the sense of community due to less neighbour interaction, while the reality of diverse transportation needs makes walking everywhere impractical.

Stirling Ward (Port Moody) opposed Item 11.1, noting that different points of view are good for discussions and creates opportunities to work together, but a referendum would delay growth, causing the community to lose out on potential benefits and progress.

Wilhelmina Martin (Port Moody) noted opposition to Item 11.1, noting that historical changes and developments in the community have been positive and beneficial, the

height of the buildings matters less than the community benefits that result from projects which would not be possible otherwise.

Moji Baloochi (Port Moody) expressed support for Item 11.1, noting concerns about lack of infrastructure to accommodate new development and the financial interest of developers.

John Grasty (Port Moody) opposed Item 11.1, noting outcomes of the 2022 municipal election and the impact of provincial housing legislations.

Carlos Philippe (Port Moody) expressed support for Item 11.1, noting the need to pause and ensure that the City is moving in the right direction, since decisions made today will shape the City for the next 50 years, and a referendum will provide clarity and direction.

Miles Xavier (Port Moody) expressed support for Item 11.1, noting the benefits of a referendum and providing examples of other places in the Lower Mainland that are not communities suited for families due to towers.

RC25/035

THAT Public Input be extended by 15 minutes.

Moved, seconded, and CARRIED

Shampa Srista (Port Moody) expressed support for Item 11.1, noting the need to develop infrastructure in the City before more development of towers occurs.

Bruce Gibson (Coquitlam) discussed a potential oversight for Item 7.2, noting concerns about restricting engagement with businesses and importance of business community input .

David (Port moody) expressed support for Item 11.1, noting concerns of community input in the process, future vision of the City, and how the referendum will provide clarity and a mandate for the current Council and future elected officials.

Mark Huntsley (Port Moody) expressed support for Item 11.1, noting that public input should be shaping decisions, discussions regarding provincial legislation and land designation and use, impact of regional growth, pairing infrastructure discussion with development, sustainable funding models, and clarity provided by referendum.

Steve Milani (Port Moody) expressed support for Item 11.1, nothing that majority of residents oppose density in the community, importance of diversification of the tax base, and the cost of not holding a referendum outweighs the cost of having one.

Jeff McLellan (Port Moody) opposed Item 11.1, noting results of the 2022 municipal election and resident views on development.

Nishka Valdez (Port Moody) expressed support for Item 11.1, advocating for the expansion of Rocky Point Park.

Alex Teixeira (Port Moody) provided examples developments around the Lower Mainland that could be replicated in Port Moody.

RC25/036

THAT Public Input be extended by 15 minutes.

Moved, seconded, and CARRIED

John Grasty (Port Moody) opposed Item 11.1, and noted the opportunity for the city's MLA to come as a delegation to Council to address the city's growth requirements.

Nash Milani (Port Moody) expressed support for Item 11.1, noting that the City spent 10 years and tax dollars to develop the OCP and that it is crucial to prioritize putting residents first.

Chris Culos (Port Moody) expressed support for Item 11.1, noting the skyline and mountain views, community satisfaction survey, and examples of other waterfront communities.

RC25/037

THAT Written Public Input submissions provided in the on-table package dated February 11, 2025, be received for information.

Moved, seconded, and CARRIED

6. Adoption of Minutes

6.1 Minutes

RC25/038

THAT the minutes of the following meetings be adopted:

- Special Council (to Close) – January 28, 2025; and
- Regular Council – January 28, 2025.

Moved, seconded, and CARRIED

7. Consent Agenda

At the request of Council, the following items were removed from the Consent Agenda for consideration under section 8:

- 7.2 – Moody Centre Parkland Expansion Town Hall; and
- 7.5 – Amendments to Housing Agreement Bylaws – Three Readings of Bylaw Nos. 3499, 3498, and 3500 – Marcon Hue Project.

RC25/039

THAT the recommendations contained in the following items on the February 11, 2025, Regular Council Consent Agenda be approved:

- *7.1 – Trail Network Plan Phase Two Public Engagement Summary;*
- *7.3 – FCM Membership Renewal 2025;*
- *7.4 – Zoning Bylaw Housekeeping Amendments – February 2025;*
- *7.6 – Discharge of Restrictive Covenants – 622 Foresthill Drive; and*
- *7.7 – Housing Agreement Bylaw No. 3502 for 2331-2335 St. Johns Street (Market Rental) – Three Readings.*

Moved, seconded, and CARRIED

7.1 Trail Network Plan Phase Two Public Engagement Summary

Report: Engineering and Operations Department – Project Delivery Services Division

Resolution adopted on consent:

THAT the report dated February 11, 2025, from the Engineering and Operations Department – Project Delivery Services Division regarding Trail Network Plan Phase Two Public Engagement Summary be received for information.

7.3 FCM Membership Renewal 2025

Memo: Executive Assistant to Mayor and Council

Resolution adopted on consent:

THAT the City of Port Moody renew its membership in the Federation of Canadian Municipalities (FCM) and remit the 2025 Annual FCM dues of \$8,545.92 as recommended in the memo dated February 11, 2025, from the Executive Assistant to Mayor and Council regarding FCM Membership Renewal 2025.

7.4 Zoning Bylaw Housekeeping Amendments – February 2025

Report: Community Development Department – Policy Planning Division

Bylaw No. 3503, a Bylaw to make housekeeping amendments to City of Port Moody Zoning Bylaw, 2018, No. 2937.

Resolution adopted on consent:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 105, 2025, No. 3503 (Housekeeping – February 2025) be read a first and second time as recommended in the report dated February 11, 2025, from the Community Development Department – Policy Planning Division regarding Zoning Bylaw Housekeeping Amendments – February 2025;

AND THAT Bylaw No. 3503 be referred to a Public Hearing.

7.6 Discharge of Restrictive Covenants – 622 Foresthill Drive

Memo: Community Development Department – Development Planning Division

Resolution adopted on consent:

THAT the memo dated February 11, 2025, from the Community Development Department – Development Planning Division regarding Discharge of Restrictive Covenants – 622 Foresthill Drive be received for information;

AND THAT Restrictive Covenants Z154593 and Z154595 be discharged;

AND THAT the Mayor and Corporate Officer be authorized to execute all documentation required to facilitate the discharge of the covenants.

7.7 Housing Agreement Bylaw No. 3502 for 2331-2335 St. Johns Street (Market Rental) – Three Readings

Report: Community Development Department – Development Planning Division

Bylaw No. 3502, a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the Local Government Act.

Resolution adopted on consent:

THAT City of Port Moody Housing Agreement Bylaw, 2025, No. 3502 (2331-2335 St. Johns Street) (Market Rental) be read a first, second, and third time as recommended in the report dated February 11, 2025, from the Community Development Department – Development Planning Division regarding Housing Agreement Bylaw No. 3502 for 2331-2335 St. Johns Street (Market Rental) – Three Readings.

8. Items Removed from the Consent Agenda

8.7.2 Mayor’s Town Hall and Community Dialogue on Park Expansion in Moody Centre

Report: Community Services Department – Parks Division

RC25/040

THAT the proposed scope outlined in the report dated February 11, 2025, from the Community Services Department – Parks Division regarding Mayor’s Town Hall and Community Dialogue on Park Expansion in Moody Centre be endorsed.

Moved, seconded, and CARRIED

RC25/041

THAT staff report back with how to hear from land owners/developers and business voices in regard to the Mayor's Town Hall.

Moved, seconded, and CARRIED

8.7.5 Amendments to Housing Agreement Bylaws – Three Readings of Bylaw Nos. 3499, 3498, and 3500 – Marcon Hue Project

Report: Community Development Department – Development Planning Division

Bylaw No. 3499, a Bylaw to amend City of Port Moody Housing Agreement Bylaw, 2022, No. 3365 (2025 St. Johns Street) (Rent-To-Own).

Bylaw No. 3498, a Bylaw to amend City of Port Moody Housing Agreement Bylaw 2022, No. 3364 (2025 St. Johns Street) (Below-Market Rental).

Bylaw No. 3500, a Bylaw to amend City of Port Moody Housing Agreement Bylaw 2022, No. 3366 (2025 St. Johns Street) (Rental Available).

RC25/042

THAT City of Port Moody Housing Agreement Bylaw, 2022, No. 3365, Amendment Bylaw No. 1, 2025, No. 3499 (2025 St. Johns Street) (Rent-To-Own) be read a first, second, and third time as recommended in the report dated February 11, 2025, from the Community Development Department – Development Planning Division regarding Amendments to Housing Agreement Bylaws – Three Readings of Bylaw Nos. 3499, 3498, and 3500 – Marcon Hue Project;

AND THAT City of Port Moody Housing Agreement Bylaw, 2022, No. 3364, Amendment Bylaw No. 1, 2025, No. 3498 (2025 St. Johns Street) (Below-Market Rental) be read a first, second, and third time;

AND THAT City of Port Moody Housing Agreement Bylaw, 2022, No. 3366, Amendment Bylaw No. 1, 2025, No. 3500 (2025 St. Johns Street) (Rental Available) be read a first, second, and third time;

AND THAT the Mayor and Corporate Officer be authorized to execute all documents required to implement the amendments to the Housing Agreements and if necessary, execute the discharge of the restrictive covenant to enable the sale of any unsold Rent-To-Own Strata Lots at the conclusion of the selection process.

Moved, seconded, and CARRIED

9. Legislative Matters

10. Unfinished Business

11. New Business

11.1 Need for a Community Referendum on Tower Development in Moody Centre – Motion Served by Councillor Haven Lurbiecki

Memo: Councillor Haven Lurbiecki

The following motion was served by Councillor Haven Lurbiecki at the January 28, 2025, Regular Council meeting:

THAT a community referendum be held to determine if the community supports tower development up to 40 storeys in Moody Centre;

AND THAT any decisions on OCP amendments/rezoning that would allow for towers up to this height be deferred until the referendum results are determined.

RC25/043

THAT a community referendum be held to determine if the community supports tower development up to 40 storeys in Moody Centre;

AND THAT any decisions on OCP amendments/rezoning that would allow for towers up to this height be deferred until the referendum results are determined.

Moved, seconded, and DEFEATED

(Voting against: Councillor Agtarap, Councillor Dilworth, Councillor Knowles, Councillor Lubik, Councillor Morrison, and Mayor Lahti)

RC25/044

That Foundation for a Path Forward/Strong Cities be invited to present to council on best practices for social cohesion, communication in divided times, and mis/disinformation.

Moved, seconded, and CARRIED

11.2 Exclusivity Clauses Review – Motion Served by Councillor Callan Morrison

Memo: Councillor Callan Morrison

The following motion was served by Councillor Callan Morrison at the January 28, 2025, Regular Council meeting:

THAT staff report back on the use of exclusivity clauses in City contracts in order to better understand the use and scope of these clauses, and identify policy or other tools to ensure the City obtains the best value in its contract negotiations.

RC25/045

THAT staff bring back a report (staff will determine if the nature of the work warrants a project proposal or a staff report, and will include considerations with respect to feasibility, resources, timeline, strategic plan alignment, and legislative analysis) reviewing exclusivity clauses.

Moved, seconded, and CARRIED

12. Other Business

12.1 Delegation Response – PoMoArts, Art Out Side 2025, Arts Festival

Memo: Community Services Department – Cultural Services Division

RC25/046

THAT the PoMoArts – Art Out Side 2025, Arts Festival delegation request be approved for 2025 and provided with a \$40,000 contribution, funded from the Arts Reserve as recommended in the memo dated February 11, 2025, from the Community Services Department – Cultural Services Division regarding Delegation Response – PoMoArts, Art Out Side 2025, Arts Festival;

AND THAT PoMoArts report back to Council following the 2025 festival with a debrief on the event and a proposal for ongoing funding.

Moved, seconded, and CARRIED

12.2 Proclamation Request – Guillain-Barre Syndrome/Chronic Inflammatory Demyelinating Polyneuropathy Awareness Month – September 2025

Proclamation Request: Kim Brooks, Patient Advocate and Volunteer Coordinator, GBS/CIDP Foundation of Canada

RC25/047

THAT the proclamation be approved as requested.

Moved, seconded, and CARRIED

13. Verbal Reports from Council and Staff

13.1 Council Verbal Reports

Councillor Dilworth reported on:

- February 13 anniversary of birthdate of Richard Clement Moody

Mayor Lahti reported on:

- Invictus Games 2025

13.2 Staff Verbal Reports

There were no staff verbal reports.

14. Information Items

14.1 Metro Vancouver Board in Brief

Metro Vancouver Board in Brief, dated January 31, 2025

15. Public Input

Deanna Kane (Coquitlam) expressed thanks to Council and staff for funding for Art Outside.

Jacque Boyer (Port Moody) expressed concern regarding construction on James Road and inadequate flagging personnel at the construction site.

Mark Huntsley (Port Moody) emphasized the need for professionalism and kindness towards Council members and others, in addition the need for a plan and infrastructure for community development.

16. Adjournment

Mayor Lahti adjourned the meeting at 9:53pm.

Certified correct on the ____ day of _____, 2025, in accordance with section 148(a) of the *Community Charter*.

M. Lahti, Mayor

S. Lam, City Clerk