



# City of Port Moody

## Minutes

### Regular Council Meeting

January 27, 2026  
at 7:00pm  
Council Chambers

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

Members Absent: Councillor D. Dilworth

Staff In Attendance: Anna Mathewson – City Manager  
Tyson Ganske – Deputy Chief Financial Officer  
Stephen Judd – Manager of Infrastructure Engineering Services  
Joji Kumagai – Manager of Economic Development  
Stephanie Lam – City Clerk and Manager of Legislative Services  
Jeff Moi – General Manager of Engineering and Operations  
Michael Olubiyi – Manager of Development Planning  
Karen Pighin – Manager of Cultural Services  
Paul Rockwood – General Manager of Finance and Technology  
Adam Shroff – Legislative Services Coordinator  
Suzanne Smith – General Manager of Community Development  
Tracey Takahashi – Deputy Corporate Officer  
Dejan Teodorovic – Senior Planner  
Wesley Woo – Manager of Development Planning – TOD  
Kate Zanon – Deputy City Manager

#### 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**

RC26/015

*THAT the agenda of the Regular Council meeting of January 27, 2026, be adopted as circulated.*

Moved, seconded, and CARRIED

## 4. General Matters

### 4.1 Art at Council

Verbal Report: Councillor Kyla Knowles, Chair, Arts, Culture, and Heritage Committee

Councillor Knowles introduced the Community StreetArts Banners with the theme *The Burrard Inlet*. Artists were invited to submit imaginative and playful designs inspired by the creatures—real or mythical—that inhabit these waters. The two banners displayed on the stage depicted an otter designed by Kyra Pukanich and the other by Angela Hanqi, inspired by local wildlife such as chum salmon, pink salmon, and the great blue heron. In addition to the 30 banners, 15 duplicate short banners were also painted by community volunteers, with 60 more by Port Moody Secondary and Heritage Woods Secondary School students. The banners would adorn Port Moody streets in April 2026.

### 4.2 Delegation – Real Acts of Caring (RAC) Week – February 8-14, 2026

Presentation: Eagle Mountain Middle School Students

Delegation Request: Steve Balnave, Counsellor, Eagle Mountain Middle School

The Delegation gave a presentation titled “RAC – Real Acts of Caring” and referred to slides contained within the agenda package.

RC26/016

*THAT the delegation request be considered immediately.*

Moved, seconded, and CARRIED

RC26/017

*THAT the City Hall theme lighting be illuminated in purple on February 10, 2026, to promote Real Acts of Caring (RAC) Week 2026 (February 8-14).*

Moved, seconded, and CARRIED

### 4.3 Presentation – BC Hydro Burrard Thermal Plant Decommissioning and Dismantling Project

Presentation:

- Judy Dobrowolski, Manager, Capital Projects Communications, BC Hydro; and
- Katrine Nielsen, Project Manager, BC Hydro.

The delegation gave a presentation titled “Burrard Synchronous Condenser (BSY) Facility Decommissioning and Dismantling Project” and referred to slides contained within the on-table package.

RC26/018

*THAT the presentation regarding BC Hydro Burrard Thermal Plant Decommissioning and Dismantling Project be received for information and the BC Hydro representatives thanked for their presentation.*

Moved, seconded, and CARRIED

## 5. Public Input

Penny Bickerton (Port Moody) expressed support for the proposed development in Item 11.2, citing the need for homes close to the Skytrain.

Gerry Nuttall (Port Moody) expressed support for the proposed development in Item 11.2, citing features of the proposal, and suggesting that one of the social spaces in the building be made use of as a library.

Matthew McClenaghan (Vancouver) expressed the desire for Council to amend the development agreement contained within Item 11.1 to allow occupancy of Phase 4 with the start of construction of Phase 3 of the development.

David Hutniak (Port Moody) expressed support for proposed development in Item 11.2, citing the benefits of such a transit-oriented development.

Janice Warden (Port Moody) expressed support for proposed development in Item 11.2, citing the applicant's work with programs assisting women facing hardship.

Jennifer Kasuya (Port Moody) expressed support for the proposed development in Item 11.2, citing the accessible and community-oriented spaces included in the proposal.

Aaron Demes (Port Moody) expressed support for the proposed development in Item 11.2, citing the business and employment opportunities included in the proposal.

Jeff Summers (Port Moody) introduced himself as the newly chair of Library Board, thanked Council for their work, and discussed future plans for the Library.

Stirling Ward (Port Moody) expressed support for the proposed development in Item 11.2, citing the need to prepare for the future of the city.

John Grasty (Port Moody) expressed support for the proposed development in Item 11.2, citing the need for rental unit supply in the city.

Mitchell Eve (Port Moody) expressed support for the proposed development in Item 11.2, citing the need for rental units and commercial space.

Mark Kopinya (West Vancouver) spoke on behalf of Anthem Properties regarding the plans and features of the development proposal in Item 11.2.

Mark Kunzli (Port Moody) expressed a desire to proceed with first reading only of the Bylaw contained within Item 11.2, citing shortfalls in unit sizes, employment floor space, childcare space, and traffic impacts.

Rick Ropchan (Port Moody) expressed concern regarding the redevelopment of 363 loco Road, citing inconveniences and damage incurred to residents stemming from illegal parking enabled by the development project, as well as a desire to take measures to prevent this illegal parking from occurring.

Daphne Herberts (Port Moody) recognized the occasion of World Holocaust Day.

RC26/019

*THAT Public Input be extended by up to five minutes.*

Moved, seconded, and CARRIED

Steve Milani (Port Moody) expressed opposition to the proposed development permit in Item 7.4 and the development proposed in Item 11.2, citing concerns regarding soil

liquefaction, potential for flooding, pressure on services, traffic, lack of public input, and excessive height and density.

RC26/020

*THAT Written Public Input submissions provided in the on-table package dated January 27, 2026, be received for information.*

Moved, seconded, and CARRIED

**6. Adoption of Minutes**

**6.1 Minutes**

RC26/021

*THAT the minutes of the following meetings be adopted:*

- *Special Council (to Close) – January 13, 2026; and*
- *Regular Council – January 13, 2026.*

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:

- 7.4 – Overarching DP (CD94) – Beedie Living; and
- 7.8 – DCC Payments for In-Stream Development Applications Policy.

RC26/022

*THAT the recommendations contained in the following items on the January 27, 2026, Regular Council Consent Agenda be approved:*

- *7.1 – Adoption of Bylaw No. 3534 – Freedom of Information and Protection of Privacy Bylaw Housekeeping Updates;*
- *7.2 – Temporary Use Permit Extension – 2326 Clarke Street;*
- *7.3 – Kyle Centre Redevelopment Round 1 Public Engagement Summary;*
- *7.5 – 2026 Work Plan – Arts, Culture, and Heritage Committee;*
- *7.6 – 2026 Work Plan – Economic Development and Tourism Committee; and*
- *7.7 – 2026 Work Plan – Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee.*

Moved, seconded, and CARRIED

**7.1 Adoption of Bylaw No. 3534 – Freedom of Information and Protection of Privacy Bylaw Housekeeping Updates**

Memo: Legislative Services Division

*Bylaw No. 3534, a bylaw to designate the Head of the City for the purposes of administering and to set fees for fulfilling requests for records pursuant to the Freedom of Information and Protection of Privacy Act, RSBC 1996, Chapter 165, as amended.*

Resolution adopted on consent:

*THAT City of Port Moody Freedom of Information and Protection of Privacy Bylaw, 2026, No. 3534 be now adopted as recommended in the memo dated January 27, 2026, from the Legislative Services Division regarding Adoption of*

*Bylaw No. 3534 – Freedom of Information and Protection of Privacy Bylaw Housekeeping Updates.*

## **7.2 Temporary Use Permit Extension – 2326 Clarke Street**

Memo: Community Development Department – Development Planning Division

Resolution adopted on consent:

*THAT Temporary Use Permit TUP00020 be authorized for issuance for a second and final three-year term, expiring on January 27, 2029, as recommended in the memo dated January 27, 2026, from the Community Development Department – Development Planning Division regarding Temporary use Permit Renewal – 2326 Clarke Street (Axford Real Estate);*

*AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.*

## **7.3 Kyle Centre Redevelopment Round 1 Public Engagement Summary**

Report: Engineering and Operations Department – Project Delivery Services Division

Resolution adopted on consent:

*THAT the report dated January 27, 2026, from the Engineering and Operations Department – Project Delivery Services Division regarding Kyle Centre Redevelopment Round 1 Public Engagement Summary be received for information.*

## **7.5 2026 Work Plan – Arts, Culture, and Heritage Committee**

Report: Community Services Department – Cultural Services Division

Resolution adopted on consent:

*THAT the 2026 Arts, Culture, and Heritage Committee Work Plan be approved as recommended in the report dated January 27, 2026, from the Community Services Department – Cultural Services Division regarding 2026 Work Plan – Arts, Culture, and Heritage Committee.*

## **7.6 2026 Work Plan – Economic Development and Tourism Committee**

Report: Community Development Department – Economic Development Office

Resolution adopted on consent:

*THAT the 2026 Economic Development and Tourism Committee Work Plan be approved as recommended in the report dated January 27, 2026, from the Community Development Department – Economic Development Office regarding 2026 Work Plan – Economic Development and Tourism Committee.*

## **7.7 2026 Work Plan – Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee**

Report: Corporate Services Department – Strategic Initiatives Division

Resolution adopted on consent:

*THAT the 2026 Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee Work Plan be approved as recommended in the report dated January 27, 2026, from the Corporate Services Department – Strategic Initiatives Division regarding*

**8. Items Removed from the Consent Agenda**

**8.7.4 Overarching DP (CD94) – Beedie Living**

Memo: Community Development Department – Development Planning Division

RC26/023

*THAT Development Permit No. DP000076 be authorized for issuance as recommended in the memo dated January 27, 2026, from the Community Development Department – Development Planning Division regarding Overarching DP (CD94) – Beedie Living;*

*AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.*

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

**8.7.8 DCC Payments for In-Stream Development Applications Policy**

Report: Community Development Department – Development Planning Division

Voting against: Councillor Lurbiecki

RC26/024

*THAT Corporate Policy – 08-3150-2026-01 – Timing of Development Cost Charge Payments for In-Stream Development Applications be endorsed as recommended in the report dated January 27, 2026, from the Community Development Department – Development Planning Division regarding DCC Payments for In-Stream Development Applications Policy.*

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

**9. Legislative Matters**

**10. Unfinished Business**

**11. New Business**

**11.1 Amendment to Portwood (Woodland Park) Development Agreement – Edgar Development**

Presentation: Manager of Development Planning

Report: Community Development Department – Development Planning Division

Staff gave a presentation titled “Amendment to Portwood (Woodland Park) Development Agreement – (Edgar Development)” and referred to slides contained within the on-table package.

RC26/025

*THAT the applicant be invited to answer questions from Council.*

Moved, seconded, and CARRIED

Council invited the applicant to the podium to answer questions.

RC26/026

*THAT Council select Option 1 – Substantial Completion of Below-Grade Structure as the revised construction milestone to replace the existing Phase 3 Occupancy-based restriction for the Portwood (Woodland Park) Development, and authorize an amendment to the Development Agreement to give effect to this change, as outlined in the report dated January 27, 2026, from the Community Development Department – Development Planning Division regarding Amendment to Portwood (Woodland Park) Development Agreement – Edgar Development;*

*AND THAT the Mayor and City Clerk be authorized to execute all legal documents and related instruments necessary to implement the requirements of the revised Portwood (Woodland Park) Development Agreement, registered as a Section 219 Covenant under the Land Title Act.*

Moved, seconded, and CARRIED

**11.2 Three Readings of Bylaw No. 3525 – Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem)**

Presentation: Senior Development Planner

Report: Community Development Department – Development Planning Division

*Bylaw No. 3525, a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of one Lot in the Moody Centre Transit-Oriented Development (TOD) Area from General Commercial (C3) to Comprehensive Development Zone 99 (CD99) to allow for the development of a high-density mixed-use project.*

Staff gave a presentation titled “2914 St. Johns Street” and referred to slides contained within the on-table package.

RC26/027

*THAT the applicant be invited to answer questions from Council.*

Moved, seconded, and CARRIED

Council invited the applicant to the podium to answer questions.

RC26/028

*THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be read a first, second, and third time as recommended in the report dated January 27, 2026, from the Community Development Department – Development Planning Division regarding Three Readings of Bylaw No. 3525 – Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street (Anthem Properties);*

*AND THAT Council endorse the draft term sheet enclosed, which will form the basis for a development agreement setting out the applicant’s obligations as part of the redevelopment of the subject lands, including the details of public amenity contributions and timing.*

Moved and seconded

RC26/029

*THAT the foregoing motion (RC26/028) be replaced with the following:*

*“THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be read a first time;*

*AND THAT staff and the applicant be asked to consider the following items:*

- *all units be required to meet the BC Housing minimums; and*
- *colour palette changed to climate resilient colours.”*

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

RC26/030

*THAT the foregoing amending motion (RC26/029) be further amended by replacing “all units” with “50% of three-bedroom units”.*

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

RC26/031

*THAT the foregoing amending motion (RC26/029) be further amended by adding the following bullet point:*

- *explore a reduction in podium height.*

Moved, seconded, and CARRIED

(Voting against: Councillor Knowles and Mayor Lahti)

The question on the main amending motion (RC26/029) as further amended (by RC26/030 and RC26/031) was considered and put to a vote; the following amending resolution was CARRIED:

*THAT the foregoing motion (RC26/028) be replaced with the following:*

*“THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be read a first time;*

*AND THAT staff and the applicant be asked to consider the following items:*

- *50% of three-bedroom units be required to meet the BC Housing minimums;*
- *change colour palette to climate resilient colours; and*
- *explore a reduction in podium height.”*

(Voting against: Councillor Lurbiecki)

The question on the main motion (RC26/028) as replaced (by RC26/029-031) was considered and put to a vote; the following final resolution was CARRIED:

*THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be read a first time;*

*AND THAT staff and the applicant be asked to consider the following items:*

- *50% of three-bedroom units be required to meet the BC Housing minimums;*
- *change colour palette to climate resilient colours; and*
- *explore a reduction in podium height.”*

(Voting against: Councillor Lurbiecki)

## **12. Other Business**

### **12.1 Delegation Response – PoMoArts – Art Out Side 2025**

Memo: Legislative Services Division and Cultural Services Division

RC26/032

*THAT the Art Out Side 2026 event funding request be approved in the amount of \$50,000 funded from the Arts Reserve.*

Moved, seconded, and CARRIED

### **12.2 Delegation Response – Golden Spike Days Festival Society**

Memo: Legislative Services Division and Cultural Services Division

RC26/033

*THAT the Golden Spike Days Festival Society funding request for 2026 be respectfully declined and the applicant thanked.*

Moved, seconded, and CARRIED

(Voting against: Councillors Lurbiecki and Morrison)

### **12.3 Delegation Response – CloseUp International Film Festival**

RC26/034

*THAT the CloseUp International Film Festival organization be encouraged to apply to the Community Grant Program for funding.*

Moved, seconded, and DEFEATED

(Voting against: Councillors Agtarap, Lubik, Lurbiecki, and Morrison, and Mayor Lahti)

RC26/035

*THAT the meeting be extended by up to 30 minutes*

Moved, seconded, and CARRIED

RC26/036

*THAT funding of up to \$4,500 (cash and in-kind support) be approved for the CloseUp International Film Festival.*

Moved, seconded, and CARRIED

#### **12.4 Delegation Response – Celebrate BC**

Memo: Legislative Services Division and Cultural Services Division

RC26/037

*THAT funding of up to \$30,000 (cash and in-kind support) be approved for the 2026 Celebrate BC event.*

Moved, seconded, and CARRIED

(Voting against: Councillor Knowles)

### **13. Verbal Reports from Council and Staff**

#### **13.1 Council Verbal Reports**

Councillor Agtarap reported on BC Assessment land use changes.

Councillor Morrison reported on:

- Deputy Fire Chief Jason Harper's retirement from the City; and
- their daughter's third birthday.

Councillor Morrison delivered the following notice of motion:

THAT staff report back on a policy and criteria surrounding podium heights (including low rise buildings connected to towers) in TOA areas and along the St. Johns Street corridor.

Councillor Lubik reported on food bank activities.

Mayor Lahti reported on a new Council Standing Committee Task Force to develop Public and Social Media Communications Guidelines for Elected Officials and Candidates.

#### **13.2 Staff Verbal Reports**

There were no staff verbal reports.

### **14. Information Items**

#### **14.1 Committees, Commissions, and Boards – Minutes**

- Economic Development and Tourism Committee – November 5, 2025
- Arts, Culture, and Heritage Committee – November 13, 2025
- Library Board – November 24, 2025

#### **14.2 Lighting Requests Added to the Calendar**

The following lighting request was approved for addition to the City's lighting schedule:

- February 2, 2026 – [Eating Disorders Awareness Week \(EDAW\)](#) – Purple

### 14.3 Items Released from Closed Council

The following resolution was released from the January 13, 2026, Closed Council meeting:

CC26/008

THAT Council approve the Purchase and Sale Agreement between Beedie Living and the City of Port Moody as recommended in the report dated January 13, 2026, from the Community Development Department – Development Planning Division regarding Land Purchase and Sale Agreement (Beedie Living – Moody Centre TOD Area);

AND THAT Council authorize the City Manager and the Chief Financial Officer to execute the Purchase and Sale Agreement (included as Attachment 1) on behalf of the City;

AND THAT Council authorize the City Manager and the Chief Financial Officer to execute any other documents and plans necessary or appropriate for the execution of the Purchase and Sale Agreement;

AND THAT Council authorize the City Manager and the Chief Financial Officer to make minor amendments to the Agreement prior to execution, provided that such amendments do not materially alter the terms, intent, or substance of the Agreement;

AND THAT this resolution be publicly released.

### 15. Public Input

Mark Kunzli (Port Moody) expressed concern regarding development cost charges and the need for additional revenue compared to other municipalities, as well as appreciation for the process of discussing issues and coming to compromises.

Steve Milani (Port Moody) expressed concern regarding Council procedures and public input comments on the development proposal in Item 11.2.

### 16. Adjournment

Mayor Lahti adjourned the meeting at 10:14pm.

Certified correct on the \_\_\_\_ day of \_\_\_\_\_, 2026, 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