



City of Port Moody

Minutes

Regular Council Meeting

February 10, 2026
Council Chambers
at 7:00pm

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

Members Absent: Mayor M. Lahti

Staff In Attendance: Anna Mathewson – City Manager
Mary De Paoli – Manager of Policy Planning
Stephen Judd – Manager of Infrastructure Engineering Services
Stephanie Lam – City Clerk and Manager of Legislative Services
Jeff Moi – General Manager of Engineering and Operations
Julie Pavey-Tomlinson – General Manager of Community Services
Paul Rockwood – General Manager of Finance and Technology
Marc Saunders – Director of Library Services
Suzanne Smith – General Manager of Community Development
Tracey Takahashi – Deputy Corporate Officer
Dejan Teodorovic – Senior Planner
Wesley Woo – Manager of Development Planning – TOD

1. Call to Order

Acting Mayor Dilworth called the meeting to order at 7:00pm.

2. Territorial Land Acknowledgement

Acting Mayor Dilworth provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

RC26/038

THAT the agenda of the Regular Council meeting of February 10, 2026, be amended by removing item 7.7 from the Consent Agenda for consideration under section 8;

AND THAT the agenda be adopted as amended.

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 an untitled watercolour painting by Olesia Kharlamova, who is originally from Ukraine and is now based in Port Moody. The work explores the idea of “underwater” not as a physical place, but as an internal state.

The Artist noted:

- their background and the journey that brought them to Port Moody;
- the piece’s exploration of the hidden space beyond the surface of the water;
- the metaphor of the depths of a person’s character being similar to their “underwater”;
- the uncontrollable nature of water like one’s emotions;
- the varying characters of different mediums; and
- their process in developing their art.

5. Public Input

Brenda Serapahim (Port Moody), as Vice-Chair of Library Board, expressed appreciation for Council’s support of the Library’s future plans, citing the vast role of the Library in the community.

Kaylen Blomkamp (North Vancouver) discussed the purpose of development permit proposed in item 7.6 on behalf of Wesgroup Properties.

Moreno Perazzolo (Port Moody) expressed concern regarding the future of traffic and congestion in Port Moody and requested clarity from staff.

RC26/039

THAT Written Public Input submissions provided in the on-table package dated February 10, 2026, be received for information.

Moved, seconded, and CARRIED

6. Adoption of Minutes

6.1 Minutes

RC26/040

THAT the minutes of the following meetings be adopted:

- *Special Council (to Close) – January 27, 2026;*
- *Regular Council – January 27, 2026; and*
- *Special Council (to Close) – January 29, 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 2026 Work Plan – Seniors Focus Committee; and
- 7.6 Development Permit Amendment for Coronation Park (Inlet District) – Phase A (Wesgroup Properties).

RC26/041

THAT the recommendations contained in the following items on the February 10, 2026, Regular Council Consent Agenda be approved:

- 7.1 – Referral for Comments – Village of Anmore Draft OCP Updates;
- 7.2 – 2026 Work Plan – Climate Action Committee;
- 7.3 – 2026 Work Plan – Parks and Environment Committee; and
- 7.5 – 2026 Work Plan – Transportation Committee.

Moved, seconded, and CARRIED

7.1 Referral for Comments – Village of Anmore Draft OCP Updates

Report: Community Development Department – Policy Planning Division

Resolution adopted on consent:

THAT the report dated February 10, 2026, from the Community Development Department – Policy Planning Division regarding Referral for Comments – Village of Anmore Draft OCP Updates be received for information;

AND THAT a letter be provided to the Village of Anmore with comments on Anmore's draft OCP updates, as reflected in the report dated February 10, 2026, from the Community Development Department – Policy Planning Division regarding Referral for Comments – Village of Anmore Draft OCP Updates.

7.2 2026 Work Plan – Climate Action Committee

Report: Community Development Department – Policy Planning Division

Resolution adopted on consent:

THAT the 2026 Climate Action Committee Work Plan be approved as recommended in the report dated February 10, 2026, from the Community Development Department – Policy Planning Division regarding 2026 Work Plan – Climate Action Committee.

7.3 2026 Work Plan – Parks and Environment Committee

Report: Community Services Department – Recreation Services Division

Resolution adopted on consent:

THAT the 2026 Parks and Environment Committee Work Plan be approved as recommended in the report dated February 10, 2026, from the Community Services Department – Recreation Services Division regarding 2026 Work Plan – Parks and Environment Committee.

7.5 2026 Work Plan – Transportation Committee

Report: Engineering and Operations Department – Infrastructure Engineering Services Division

Resolution adopted on consent:

THAT the 2026 Transportation Committee Work Plan be approved as recommended in the report dated February 10, 2026, from the Engineering and Operations Department – Infrastructure Engineering Services Division regarding 2026 Work Plan – Transportation Committee.

8. Items Removed from the Consent Agenda

8.7.4 2026 Work Plan – Seniors Focus Committee

Report: Community Services Department – Recreation Services Division

RC26/042

THAT the 2026 Seniors Focus Committee Work Plan be approved as recommended in the report dated February 10, 2026, from the Community Services Department – Recreation Services Division regarding 2026 Work Plan – Seniors Focus Committee.

Moved, seconded, and CARRIED

8.7.6 Development Permit Amendment for Coronation Park (Inlet District) – Phase A (Wesgroup Properties)

Report: Community Development Department – Development Planning Division

RC26/043

THAT Development Permit No. DP000086 be approved for issuance as recommended in the report dated February 10, 2026, from the Community Development Department – Development Planning Division regarding Development Permit Amendment for Coronation Park (Inlet District) – Phase A (Wesgroup Properties);

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)

8.7.7 Port Moody Arts Centre Society (PoMoArts) – Letter of Support for Visitor Centre 2026-2029

Memo: Executive Assistant to Mayor and Council

RC26/044

THAT the Mayor be authorized to sign the letter of support as presented in the memo dated February 10, 2026, from the Executive Assistant to Mayor and Council regarding Port Moody Arts Centre Society (PoMoArts) – Letter of support for Visitor Centre 2026-2029.

Moved, seconded, and CARRIED

9. Legislative Matters

10. Unfinished Business

11. New Business

11.1 OCP Amendment, Rezoning, and Overarching DP (Approval) – 60 Williams Street and 3006-3022 Spring Street (PCI Developments)

Presentation: Senior Planner

Report: Community Development Department – Development Planning Division

Councillor Agtarap declared a conflict of interest due a family business interest in the property and left the meeting at this point.

Staff gave a presentation entitled “PCI – Moody Centre TOD” and referred to slides contained within the on-table package.

RC26/045

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 now adopted as recommended in the report dated February 10, 2026, from the Community Development Department – Development Planning Division regarding OCP Amendment, Rezoning, and Overarching DP (Approval) – 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 now adopted;

AND THAT Development Permit No. DP000090 be authorized for issuance;

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

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

RC26/046

THAT staff provide a brief timeline for the creation of the Moody Centre TOD Framework, including when, how and why it originated, goals, rationale for recommendations, and links to previous meeting discussion.

Moved and seconded

RC26/047

THAT the foregoing motion (RC26/046) be amended by adding:

“AND THAT this include:

- all engagement activities, including when and how external stakeholders including any landowners and developers were consulted prior to public release;*
- explanation of determination of heights and density;*
- how the OCP Household Surveys, specifically Survey #3 Land Use Scenarios, were considered, or not, in the development of the framework; and*
- sources of funding for the framework.”.*

Moved and seconded

Separation of the third bullet point of the main amending motion (RC26/047) was requested.

The question on the main amending motion (RC26/047a) was considered and put to a vote; the following amending resolution was CARRIED:

THAT the foregoing motion (RC26/046) be amended by adding:

“AND THAT this include:

- *all engagement activities, including when and how external stakeholders including any landowners and developers were consulted prior to public release;*
- *explanation of determination of heights and density; and*
- *sources of funding for the framework.”*

The question on the third bullet point of the main amending motion (RC26/047b) was considered and put to a vote; the following amending resolution was DEFEATED:

THAT the foregoing motion (RC26/046) be amended by adding:

“AND THAT this include:

- *how the OCP Household Surveys, specifically Survey #3 Land Use Scenarios, were considered, or not, in the development of the framework.”*

(Voting against: Councillors Dilworth, Knowles, and Morrison, and Mayor Lahti)

The question on the main motion (RC26/046) as amended (by RC26/047a) was considered and put to a vote; the following resolution was CARRIED:

THAT staff provide a brief timeline for the creation of the Moody Centre TOD Framework, including when, how and why it originated, goals, rationale for recommendations, and links to previous meeting discussion;

AND THAT this include:

- *all engagement activities, including when and how external stakeholders including any landowners and developers were consulted prior to public release;*
- *explanation of determination of heights and density; and*
- *sources of funding for the framework.*

11.2 Request for Podium Heights Policy and Criteria in TOA Areas, and the St. Johns Street Corridor – Motion Served by Councillor Callan Morrison

Memo: Councillor Callan Morrison

RC26/048

THAT the following motion be referred to the City Manager for consideration and, if required, inclusion in the Strategic Priorities Intake process:

“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.”

Moved, seconded, and CARRIED

RC26/049

THAT the foregoing motion be postponed until after Council has discussed other key pieces of housing legislation, including the ACC bylaw, the DCC bylaw, and the affordable housing bylaw.

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

12. Other Business

12.1 Seniors Focus Committee – Recommendation – Hybrid Meetings

Memo: Seniors Focus Committee

RC26/050

THAT this item be referred to a future Governance and Legislation Committee meeting.

Moved, seconded, and CARRIED

12.2 Committee Appointments

Verbal Report: Mayor Lahti

Mayor Lahti announced the following committee appointments:

Land Use Committee:

- Rick Dehart – Moody Centre Representative (01/2026-12/2027); and
- Daphne Herberts – Pleasantside Representative (01/2026-12/2027).

Seniors Focus Committee:

- John Grasty – Seniors Friendship Society Representative (01/2026-12/2027)

13. Verbal Reports from Council and Staff

13.1 Council Verbal Reports

Councillor Dilworth:

- expressed sympathy and sadness surrounding the tragedy in Tumbler Ridge.

Councillor Morrison:

- expressed appreciation for the support received during the discussion surrounding podium heights;
- noted Team Canada in the Olympics; and
- thanked the Port Moody Men's Shed for their repair of the Crossroads Hospice Society dragonfly in Pioneer Park.

Councillor Lubik:

- provided clarity on previous statements from the meeting.

Councillor Lubik provided the following notice of motion:

THAT the following resolution be submitted to LMLGA for consideration at the annual convention:

WHEREAS in 2019 the Intergovernmental Working Group (made up of CFOs from seven representative Metro Vancouver cities and senior staff from the Ministry of Municipal Affairs & Housing, Ministry of Finance, and BC Assessment) proposed the “Split Assessment through a New Commercial Sub-class” to enable municipalities to lower the tax rate on properties that may have higher taxes due to potential for redevelopment to thereby support small businesses;

AND WHEREAS the permissive tax exemption for commercial granted by the province thereafter has had little to no uptake since its inception while small businesses grapple with increasing stresses of inflation, tariffs, redevelopment and other pressures;

THEREFORE, BE IT RESOLVED THAT the Province of British Columbia work with municipalities to make the necessary legislative and regulatory changes to enable implementation of the “Split Assessment through a New Commercial Sub-class” approach in time for 2027 to enable municipalities to lower commercial property tax rate on properties where development potential has made it difficult to operate and provide the much needed relief for smaller businesses and the arts, culture and non-profit sectors.

13.2 Staff Verbal Reports

There were no staff verbal reports.

The City Manager reported on:

- Library Scavenger Hunt;
- Family Day Celebration at Port Moody Farmer's Market;
- Creek Detectives event on Monday;
- Free public skates on Family Day Weekend at the Recreation Centre.

14. Information Items

14.1 Committees, Commissions, and Boards – Minutes

- Youth Focus Committee – October 8, 2025
- Seniors Focus Committee – November 6, 2025
- IDEA Committee – November 10, 2025
- Transportation Committee – November 19, 2025
- Climate Action Committee – 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:

- May 17, 2026 – [World NF Awareness Day](#) – Blue and Green

14.3 Items Released from Closed Council

The attached report and the following resolution were released from the July 22, 2025, Closed Council meeting:

CC25/136

THAT staff be directed to proceed to the tender phase with the Inlet Park Fieldhouse Project as outlined in the report dated July 22, 2025, from the Engineering and Operations Department – Project Delivery Services Division regarding Inlet Park Fieldhouse – Schedule and Budget Update;

AND THAT the project budget be increased to \$13,050,000 with additional funding of \$1,300,000 from the DCC Parks Reserve Fund and \$750,000 from the Rotary Sponsorship Agreement.

15. Public Input

There was no public input.

16. Adjournment

Acting Mayor Dilworth adjourned the meeting at 8:41pm.

Certified correct on the ____ day of _____, 2026, in accordance with section 148(a) of the *Community Charter*.

D. Dilworth, Acting Mayor

S. Lam, City Clerk