



City of Port Moody Land Use Committee Minutes

**Brovold Room
October 6, 2025
at 7:01 pm**

Present: Councillor D. Dillworth, Chair
Councillor S. Agtarap, Vice-Chair (arrived at 7:06pm)
Jacob Edenloff
Rebecca Gunderson
Jeremy Hardern
Sean Ogilvie
Jeffrey McLellan
Tracey Schaeffer
Dan Tao
Stirling Ward
Sarah Wellman

Absent: Amanda Welsh

In Attendance: Shareen Chin – Social Planner
Mary De Paoli – Manager of Policy Planning
Janis Knaupp – Legislative Services Coordinator
Liam McLellan – Senior Social Planner
Ellen Molloy – Planning Analyst
Suzanne Smith – General Manager of Community Development

1. Call to Order

The Chair called the meeting to order at 7:01pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

LUC25/010

THAT the agenda of the October 6, 2025, Land Use Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

LUC25/011

THAT the on-table replacement minutes of the Land Use Committee meeting held on September 8, 2025, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

Vice-Chair Agtarap arrived at the meeting at this point.

6.1 Draft Port Moody 2050 - Official Community Plan Update

Staff presented the Committee with an on-table presentation titled “Draft *Port Moody 2050* Official Community Plan Update” highlighting changes driving major updates to the Plan.

The Committee offered comments as follows:

- small-scale multi-unit housing (SSMUH) driven by Bill 44 is being impacted by current market challenges, and the need to protect family-sized housing;
- staff have undertaken an extensive amount of consultation, and Council will revisit the OCP every 5 years and can respond to changing needs;
- some public concerns cannot be met where driven by provincial policy;
- regarding the South of St. Johns Street Special Study Area (SSA):
 - the need for traffic calming;
 - differences between the western portion and the majority of the SSA which falls within the Transit Oriented Area (TOA);
 - lack of park space;
 - need to consider sensitive transitions between areas of different permitted heights and densities, particularly in TOA areas;
 - Council consideration at the September 15, 2025, Special Council Standing Committee related to the removal (from the SSA) of properties on the South side of Dewdney Trunk Rd., and the request to keep the current land use designation for the School District 43 site;
- At UBCM, Council advocated for provincial changes in housing policy;
- regarding Murray St. Industrial SSA:
 - the need for functional industrial lands;

- support to revert industrial land use designation;
- expanding light industrial uses to increase employment opportunities;
- expanding industrial designated areas North of Clarke St. between the Barnet Hwy and 2300 block of Clarke St.;
- including “Mixed-Employment” land use designation for properties covered by the SSA;
- the need for access to bathrooms in public parks;
- desire to see the Burrard Thermal Site utilized (staff indicated the site is being deconstructed and remediated); and
- additional amenity and park spaces in the Seaview Neighbourhood.

In response to questions, staff informed the Committee about:

- the 2050 timeline aligning with *Metro 2050* and *Transport 2050*;
- any portion of a parcel within a TOA will have the density requirements applied to the entire parcel;
- new provincial rules apply for redevelopment applications for SSMUH housing, and how existing policy applies to SSMUH housing;
- lack of fire suppression or police service limits consideration of a development permit in affected areas;
- consultation and engagement listed on the *Engage Port Moody* website;
- a general interest in the region to protect existing industrial land; and
- consideration of how changes in land use designations put pressure on adjacent properties over the long-term.

LUC25/012

That staff be recognized for their contributions to the development of the Draft *Port Moody 2050* Official Community Plan Update.

Moved, seconded, and CARRIED

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 9:00pm.

Councillor Diana Dilworth, Chair

J. Knaupp, Legislative Services
Coordinator

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