



City of Port Moody

Minutes

Regular Council Meeting

Tuesday, April 14, 2026
Council Chambers
at 7:00pm

Members Present:

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

Staff In Attendance:

Kate Zanon – Deputy City Manager
Armita Afsahi – Senior Planner
Mary De Paoli – Acting GM of Community Development
Riley Dowling – Legislative Services Coordinator
Stephen Judd – Manager of Infrastructure Engineering Services
Joji Kumagai – Manager of Economic Development
Stephanie Lam – Corporate Officer and Manager of Legislative Services
Jeff Moi – General Manager of Engineering and Operations
Michael Olubiyi – Manager of Development Planning
Julie Pavey-Tomlinson – General Manager of Community Services
Karen Pighin – Manager of Cultural Services
Paul Rockwood – General Manager of Finance and Technology
Tracey Takahashi – Deputy Corporate Officer
Dejan Teodorovic – Senior Planner
Wesley Woo – Manager of Development Planning – TOD

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**

RC26/068

THAT the agenda of the Regular Council meeting of Tuesday, April 14, 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 evening's Art at Council artist, Harro Lauprecht, and their work: a 3D printed ceramic artifact from their *Sand Dunes* collection. It was noted that the Artist was largely self-taught, the piece was inspired by Japanese ceramics, and that the *Sand Dunes* collection is described as being where technology meets the soul of the Earth.

In response to questions, Council was informed:

- the Artist has been doing this type of work for three years and originally started in the medium by using a pottery wheel;
- the clay that is used is stained before it is put into the 3D printer's extruder; and
- the Artist would like to rent a studio in Port Moody, noting some of the industrial areas of the City that could be used for such spaces.

4.2 Delegation – Inlet Music Series Team

Presentation: Darlene Cooper and Bill Sample

The delegation gave a presentation titled "Inlet Music Series" and referred to slides contained in the on-table package. The delegation requested a two-year extension of their existing partnership with the City.

RC26/069

THAT the delegation request be placed on a subsequent Council agenda for consideration.

Moved, seconded, and CARRIED

4.3 Delegation – New Westminster & District Labour Council

Presentation: Suzanne Doyon

The delegation gave a presentation regarding Day of Mourning for Workers Killed and Injured on the Job and referred to materials contained in the on-table package.

By unanimous consent, Council considered the request immediately.

RC26/070

THAT Council observe one minute of silence in the Council Chambers at the beginning of the April 28, 2026, Regular Council meeting in recognition of Day of Mourning for Workers Killed and Injured on the Job.

Moved, seconded, and CARRIED

5. Public Input

David Hutniak (Port Moody), CEO of Landlord BC, expressed support for item 11.1, citing the location and alignment with the City's vision of a walkable Moody Centre, the importance of transit-oriented development, and sustainable urban development.

Penny Bickerton (Port Moody) expressed support for item 11.1, noting that it will enable Moody Centre to become a walkable area and that it respects the Official Community Plan.

Aaron Demes (Port Moody) expressed support for item 11.1, citing the applicant's responsiveness to Council's feedback, the 100% rental units, and that the amenities will help the neighborhood's character.

Debbie Shaw (Port Moody) spoke in support of the Library Facilities Master Plan, the environmental resiliency that libraries provide, and thanked Council for their commitment to sustainability.

Tim Goodsell (Port Moody) expressed support for item 11.1, citing the proximity to transit, the applicant's responsiveness to Council's feedback, and the rental homes that it will bring.

Barbara Debowski (Port Moody) spoke about the Musqueam Treaty that was signed and asked about the title rights of land in Port Moody.

Stirling Ward (Port Moody) expressed support for item 11.1 on the agenda citing the alignment with the BC Housing guidelines.

Mark Kunzli (Port Moody) expressed concern for item 11.1, noting that some of the concerns that were raised in the past have not been addressed and requested that Council ask for additional changes to the proposal prior to giving three readings.

Robert Simons (Port Moody) expressed support for the Inlet Music Series, noting that some venues are hard to book and the partnership would allow the concerts to continue.

Alexandra Chan (Port Moody) expressed opposition to item 11.1, noting that 65% of the units are one bedroom, and the number of parking spaces is low, and expressed a desire for a "Port Moody identity" in the design and art on the building.

John Grasty (Port Moody) expressed support for item 11.1, citing Official Community Plan compliance, the creation of rental units, and requested that the Council direction regarding podiums be considered at an upcoming meeting.

RC26/071

THAT Written Public Input submissions provided in the on-table package dated Tuesday, April 14, 2026, be received for information.

Moved, seconded, and CARRIED

6. Adoption of Minutes

6.1 Minutes

RC26/072

THAT the minutes of the following meetings be adopted:

- *Special Council (to Close) – February 24, 2026;*
- *Special Council (to Close) – March 10, 2026;*
- *Regular Council – March 10, 2026; and*
- *Special Council (to Close) – March 31, 2026.*

Moved, seconded, and CARRIED

7. Consent Agenda

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

- 7.2 – Section 219 Covenant Discharge – 112 James Road – REZ00028-DP000049.

RC26/073

THAT the recommendations contained in the following items on the April 14, 2026, Regular Council Consent Agenda be approved:

- 7.1 – Adoption – Records Management Bylaw, 2026, No. 3526; and
- 7.3 – Union of BC Municipalities Membership Renewal 2026.

Moved, seconded, and CARRIED

7.1 Adoption – Records Management Bylaw, 2026, No. 3526

Memo: Legislative Services Division

RC26/073(7.1)

THAT City of Port Moody Records Management Bylaw, 2026, No. 3526 be now adopted as recommended in the memo dated April 14, 2026, from the Legislative Services Division regarding Adoption – Records Management Bylaw, 2026, No. 3526.

7.3 Union of BC Municipalities Membership Renewal 2026

Memo: Executive Assistant to Mayor and Council

RC26/073(7.3)

THAT the City of Port Moody renew its membership in the Union of BC Municipalities (UBCM) and remit the 2026 annual UBCM dues of \$16,269.38 as recommended in the memo dated April 14, 2026, from the Executive Assistant to Mayor and Council regarding Union of BC Municipalities Membership Renewal 2026.

8. Items Removed from the Consent Agenda

8.7.2 Section 219 Covenant Discharge – 112 James Road – REZ00028-DP000049

Memo: Community Development Department – Development Planning Division

Councillor Morrison declared a conflict of interest, noting that a family member is associated with the applicant, and left the meeting at this point.

RC26/074

THAT Council discharge Section 219 Covenant No. BP84434, as recommended in the memo dated April 14, 2026, from the Community Development Department – Development Planning Division regarding Section 219 Covenant Discharge – 112 James Road – REZ00028- DP000049;

AND THAT the Mayor and Corporate Officer be authorized to execute the associated necessary legal documents.

Moved, seconded, and CARRIED

Councillor Morrison returned to the meeting at this point.

9. Legislative Matters

10. Unfinished Business

11. New Business

11.1 Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem)

Presentation: Development Planning Division

Report: Community Development Department – Development Planning Division

RC26/075

THAT, notwithstanding section 9.11 of City of Port Moody Development Approval Procedures Bylaw, 2023, No. 3417, the applicant be allotted five minutes to give a presentation regarding their application and respond to questions from Council.

Moved, seconded, and CARRIED

The applicant gave a presentation titled “Moody Centre – 2914 St. Johns Street” and referred to slides contained in the on-table package.

RC26/076

THAT first reading of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 113, 2026, No. 3525 (Anthem – Moody Centre) (CD99) be rescinded and the draft bylaw abandoned.

Moved, seconded, and CARRIED

RC26/077

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 115, 2026, No. 3538 (Anthem – Moody Centre) (CD99) be read a first, second, and third time as recommended in the report dated April 14, 2026, from the Community Development Department – Development Planning Division regarding Rezoning (Moody Centre TOD) – 2914-2934 St. Johns Street, 85-87 Williams Street, 2911-2925 Spring Street (Anthem);

AND THAT Council endorse the draft term sheet, included as Attachment 9, 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, seconded, and CARRIED

(Voting Against: Councillor Lurbiecki)

11.2 Update on the Arts and Business Initiative

Presentation: Andrea Curtis, BAM Consulting

Report: Community Development Department – Economic Development Office

Andrea Curtis, BAM Consulting, gave a presentation titled “Port Moody Art + Business Ecosystem Development” and referred to slides contained in the on-table package.

RC26/078

THAT the report dated April 14, 2026, from the Community Development Department – Economic Development Office regarding Arts and Business Initiative Update and related presentation be received for information.

Moved, seconded, and CARRIED

12. Other Business

12.1 Commemorative Lighting Request – Elizabeth Fry Society of Greater Vancouver

Lighting Request: Braydon Chapelas, Manager of Marketing and Communications, Elizabeth Fry Society

RC26/079

THAT the commemorative lighting request be approved as requested and the City Hall theme lighting illuminated Blue on May 8, 2026, in recognition of Elizabeth Fry Week.

Moved, seconded, and CARRIED

13. Verbal Reports from Council and Staff

13.1 Council Verbal Reports

Councillor Dilworth reported on:

- the provincial government's introduction of legislation regarding codes of conduct, and that the province would be leading and managing them; and
- the Port Moody Fire Rescue Night of Recognition held on April 11, 2026.

Councillor Lurbiecki reported on:

- the five letters included in item 14.4, expressing concern regarding the transparency of correspondence being sent to Council and unavailable for public viewing at the time of consideration.

Councillor Lurbiecki served the following Notice of Motion:

THAT Council direct staff to report back with options for a proactive disclosure policy requiring that all correspondence submitted to Mayor and Council that is intended to influence or inform decisions on items scheduled for Council consideration, and/or planning and development matters (bylaws, policies, plans, and development applications), be published as part of a public agenda package.

Councillor Knowles reported on:

- the 2026 provincial budget proposed expansion of the Provincial Sales Tax to professional services, which will impact municipalities.

Councillor Knowles served the following Notice of Motion:

THAT the following motion be submitted for consideration at the 2026 UBCM Conference:

“THAT the Provincial Government of British Columbia not expand the Provincial Sales Tax to the wide range of professional services as announced in Budget 2026 announcements.”.

Councillor Morrison reported on:

- the Port Moody Fire Rescue Night of Recognition held on April 11, 2026;
- the Junior Fire Fighter program is taking place during the week of April 20, 2026; and

- capstone project presentations at Port Moody high schools.

Councillor Lubik reported on:

- the Soroptimist Awards Gala, noting that Councillor Agtarap’s daughter won an award;
- the importance of community and climate resilient infrastructure, both having a strong relation to responses against extreme weather events; and
- the Inclusion, Diversity, Equity, and Accessibility Committee discussion of the upcoming Leisure Access Pass review, which will be coming to Council later in the year.

Councillor Agtarap reported on:

- the Soroptimist Awards Gala, noting that her daughter won an award;
- supporting local businesses, noting that Local BC has a Buy Local campaign and that for every \$100 spent locally, 63% is put back into local economies; and
- the City-Wide Garage Sale being held on April 18, 2026.

Mayor Lahti reported on:

- the Port Moody Fire Rescue Night of Recognition held on April 11, 2026;
- capstone project presentations at Heritage Woods Secondary School; and
- various activities taking place in the coming weeks, including the Inlet Spring Regatta, Council of Council meeting, Junior Firefighters Program, Tri-Cities Chamber of Commerce Business Excellence Awards, and the Sasamat Outdoor Centre Open House.

13.2 Staff Verbal Reports

There were no staff verbal reports.

14. Information Items

14.1 Committees, Commissions, and Boards – Minutes

- Parks and Environment Committee – January 14, 2026
- Seniors Focus Committee – February 5, 2026
- IDEA Committee – February 9, 2026
- Youth Focus Committee – February 11, 2026
- Library Board – February 19, 2026

14.2 Lighting Requests Added to the Calendar

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

- May 16, 2026 – [International Celiac Disease Awareness Day](#) – Green
- September 13, 2026 – [World Sepsis Day](#) – Pink

14.3 Metro Vancouver Board in Brief

- Metro Vancouver Board in Brief, dated February 27, 2026
- Metro Vancouver Board in Brief, dated March 27, 2026

14.4 Council Correspondence

Per [Corporate Policy – 01-0530-2020-01 – Correspondence on Council Meeting Agendas](#), the following correspondence items were provided for information:

- Letter dated March 27, 2026, from Beedie Living re project viability impacts of proposed DCC and ACC rates
- Letter dated March 27, 2026, from Wesgroup re report regarding draft DCC and ACC rates
- Letter dated March 30, 2026, from Edgar Development re proposed DCC increases
- Letter dated March 30, 2026, from HAVAN re report regarding draft DCC and ACC rates
- Letter dated March 31, 2026, from AP Group re draft DCC and ACC rates

15. Public Input

Mark Kunzli (Port Moody) expressed concern regarding the letters included in item 14.4 and dissatisfaction that consideration of Development Cost Charges was referred back to staff for further reconsideration during the March 31, 2026, Council Standing Committees meeting.

Laura Soucy (Port Moody) expressed opposition to item 11.1, citing the need for non-market housing and suggested looking at the Housing Needs Report.

Alexandra Chan (Port Moody) noted that if the public is absent from providing input on an item, it does not necessarily mean that they agree and expressed a desire for additional negotiation regarding item 11.1.

16. Adjournment

Mayor Lahti adjourned the meeting at 9:16pm.

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

M. Lahti, Mayor

S. Lam, Corporate Officer