



City of Port Moody Minutes

City Initiatives and Planning Committee

Tuesday, November 21, 2023
5:05 pm
Electronic Webinar via Zoom

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

In Attendance: Tim Savoie – City Manager
Mary De Paoli – Manager of Policy Planning
Tyson Ganske – Manager of Financial Planning and Deputy CFO
Stephanie Lam – City Clerk and Manager of Legislative Services
Anna Mathewson – General Manager of Community Services
Jeff Moi – General Manager of Engineering and Operations
Angie Parnell – General Manager of Corporate Services
Julie Pavey-Tomlinson – Director of Environment and Parks
Paul Rockwood – General Manager of Finance and Technology
Adam Shroff – Legislative Services Coordinator
Marta Taylor – Manager of Corporate Planning
Wesley Woo – Assistant Manager of Planning

1. Call to Order

Chairperson Agtarap called the meeting to order at 5:05pm.

2. Adoption of the Agenda

2.1 Agenda

CIPC23/048

THAT the agenda of the November 21, 2023, City Initiatives and Planning Committee meeting be adopted as circulated.

CARRIED

3. Adoption of Minutes

3.1 Minutes

CIPC23/049

THAT the minutes of the City Initiatives and Planning Committee meeting of October 17, 2023, be adopted.

CARRIED

4. New Business

4.1 Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture)

Report: Community Development Department – Development Planning Division

Staff gave a presentation entitled "2331-2335 St. Johns Street – OCP Amendment, Rezoning, and Development Permit – Early Input" and referred to slides contained within the on-table package.

Staff answered questions regarding the following topics:

- intersection signalling;
- St. Andrews Street lane width; and
- traffic and pedestrian flow.

Discussion ensued regarding the following topics:

- the need for fresh produce;
- the family-friendly and rental inclusions;
- the green roof;
- the architectural design of the upper floors; and
- the sustainability inclusions.

CIPC23/050

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on November 21, 2023, regarding the development application presented in the report dated November 21, 2023, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment, Rezoning, and Development Permit – 2331-2335 St. Johns Street (Cornerstone Architecture).

CARRIED

4.2 Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments)

Report: Community Development Department – Development Planning Division

*Amended by resolution
CIPC24/002*

Councillor Agtarap declared a conflict of interest due to *potential business interests in the subject property* ~~the proximity of their business to the subject area~~ and left the meeting at this point.

Councillor Dilworth assumed the role of Presiding Member at this point.

Staff gave a presentation entitled “60 Williams Street and 3006-3020 Spring Street” and referred to slides contained within the on-table package.

Staff answered questions regarding the following topics:

- the building height in storeys;
- the new OCP and framework in relation to this approval process;
- the location and time restrictions of access to the overpass, and the future impact to developments;
- the density transfer and inclusion in the current site's calculations;
- the City's affordability requirements for rental buildings; and
- the Floor-Area Ratio in relation to other developments in the City.

Discussion ensued regarding the following topics:

- the inclusion of additional native plants and vegetation;
- affordability, below-market, and family-friendly units;
- parking inclusion;
- traffic impacts;
- architecture and the spacing of the buildings;
- the importance of careful design to accommodate density;
- unit mix;
- district energy systems;
- implementation of the overpass;
- consultation with property owners in the area; and
- housing in high-transit infrastructure areas.

CIPC23/051

THAT staff and the applicant consider the comments provided during the City Initiatives and Planning Committee meeting held on November 21, 2023, regarding the development application presented in the report dated November 21, 2023, from the Community Development Department – Development Planning Division regarding Early Input – OCP Amendment and Rezoning – 60 Williams Street and 3006-3020 Spring Street (PCI Developments).

CARRIED

CIPC23/052

THAT staff report back on a revised inclusionary zoning policy that includes 100% rental buildings and review exceptions towards meeting the city's affordable housing needs.

CARRIED

5. Rise and Report

5.1 Referral of City Initiatives and Planning Committee Resolutions

Councillor Agtarap returned to the meeting at this point and resumed the role of Presiding Member.

CIPC23/053

THAT the recommendations approved at the City Initiatives and Planning Committee meeting of November 21, 2023, be referred to the Council Standing Committee meeting of November 21, 2023, for ratification.

CARRIED

6. Adjournment

Chairperson Agtarap adjourned the meeting at 6:23pm.

Certified correct on the 20th day of February, 2024, in accordance with section 148(a) of the *Community Charter*.



Councillor S. Agtarap, Chairperson



S. Lam, City Clerk