



City of Port Moody

Minutes

Regular Council Meeting

Council Chambers
Tuesday, November 12, 2024
at 7:00pm

Present:

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

In Attendance:

Anna Mathewson – City Manager
Shareen Chin – Social Planner
Mary De Paoli – Manager of Policy Planning
Erin Embley – Director of Environment and Parks
Tyson Ganske – Manager of Financial Planning and Deputy CFO
Stephanie Lam – City Clerk and Manager of Legislative Services
Jennifer Mills – Legislative Services Advisor
Jeff Moi – General Manager of Engineering and Operations
Michael Olubiyi – Manager of Development Planning
Angie Parnell – General Manager of Corporate Services
Julie Pavey-Tomlinson – General Manager of Community Services
Paul Rockwood – General Manager of Finance and Technology
Marc Saunders – Director of Library Services
Adam Shroff – Legislative Services Coordinator
Nathan Taylor – Manager of Recreation
Dejan Teodorovic – Development Planner
Wesley Woo – Assistant Manager of Planning
Ding Yu – Project Manager, Parks Planning
Kate Zanon – General Manager of Community Development

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

Mayor Lahti observed a moment of silence in recognition of the passing of former Premier John Horgan.

RC24/222

THAT the agenda of the November 12, 2024, Regular Council meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Public Input

David Stuart (Port Moody) expressed the desire for the City-owned lands adjacent to Murray Street including the Works Yard to be put to use for community or park space.

Ruth Hoyem (Port Moody) expressed the importance of park lands and the retention of Rocky Point Park space.

Lorrie Ablitt (Port Moody) expressed the desire to expand Rocky Point Park and the shared support for this approach.

Nishka Valdez (Port Moody) expressed the desire to expand Rocky Point Park and opposition to previous proposals for smaller parks within adjacent waterfront development.

Jeff Poste (Port Moody) expressed concerns about development in Port Moody and expressed the desire for reforms regarding campaign funding transparency.

Ahmad Zeividavi (Port Moody) expressed support on behalf of the House of Omeed for the proposed rezoning and housing agreement for the property at 2340 Clarke Street, citing the work by the applicant to support refugee groups.

Charlene Loughlin (Port Moody) expressed the desire to expand Rocky Point Park, citing the importance of the park to the community and the increased demand for green space and oceanfront access.

Nash Milani (Port Moody) expressed the desire to expand Rocky Point Park and concerns about increased development in the city.

Stirling Ward (Port Moody) acknowledged the passing of former Premier John Horgan and expressed a desire for constructive political action.

Joan Stewart (Port Moody) expressed the desire to expand Rocky Point Park, citing the importance of the park in the community.

Rick Ropchan (Port Moody) expressed support for development along the waterfront and the desire for Council to reconsider the revocation of the former road right-of-way through Bert Flinn Park.

Yolanda Broderick (Port Moody) expressed support for the proposed development at 2340 Clarke Street and for the expansion of Rocky Point Park, and concerns about the lack of rental housing.

Steve Milani (Port Moody) expressed concerns about over-development in Port Moody and the tax impact of the Rocky Point Park Master Plan, and expressed a desire to expand Rocky Point Park.

RC24/223

THAT Written Public Input submissions provided in the on-table package dated November 12, 2024, be received for information.

Moved, seconded, and CARRIED

5. General Matters

5.1 Art at Council

Verbal Report: Councillor Amy Lubik, Chair, Arts, Culture, and Heritage Committee

Councillor Lubik introduced a ceramic sculptural vessel entitled “Imprisoned Culture” by artist Azadeh Mehryar, an interdisciplinary artist originally from Iran, and now based in Vancouver. The Artist, who specializes in ceramics, graduated with a Bachelor of Fine Arts from Emily Carr University of Art + Design in 2023, earning the Governor General’s Silver Medal for the highest academic achievement in the bachelor’s program. The Artist is the 2024-2025 Ceramic Artist in residence at PoMoArts, where they will have a solo exhibition in 2025.

5.2 Delegation – Mountain Valley Express – Open Letter in Support of Regional Rail

Presentation: Lee Haber

Delegation Request: Mountain Valley Express

The delegation gave a presentation entitled “MVX Nexus” and referred to slides contained within the on-table package. The delegation requested that Council sign an open letter that calls on the Minister of Transportation and TransLink to study regional rail and integration with future rail rapid transit on a variety of productive corridors and to establish a directory of properties that should be preserved and monitored to ensure they are designed to accommodate future regional rail and rapid transit.

RC24/224

THAT the delegation request be considered immediately.

Moved, seconded, and CARRIED

RC24/225

THAT Council sign the MVX Nexus open letter as requested.

Moved, seconded, and CARRIED

6. Adoption of Minutes

6.1 Minutes

RC24/226

THAT the minutes of the following meetings be adopted:

- *Special Council (to Close) – October 22, 2024;*
- *Public Hearing – October 22, 2024;*
- *Regular Council – October 22, 2024;*
- *Special Council – October 25, 2024;*
- *Special Council (to Close) – October 31, 2024; and*
- *Special Council (to Close) – November 5, 2024.*

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:

- 7.3 – Rezoning and Housing Agreement (Non-Market Residential Addition) 2340 Clarke Street (Mara + Natha Architecture).

RC24/227

THAT the recommendations contained in the following items on the November 12, 2024, Regular Council Consent Agenda be approved:

- 7.1 – HRA Bylaw Repeal Bylaw, No. 3487 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) – Adoption; and
- 7.2 – 2025 Fees Bylaw.

Moved, seconded, and CARRIED

7.1 HRA Bylaw Repeal Bylaw, No. 3487 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) – Adoption

Memo: Legislative Services Division

Recommendation adopted on consent:

THAT City of Port Moody Heritage Revitalization Agreement Bylaw Repeal Bylaw, 2024, No. 3487 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) be now adopted as recommended in the memo dated November 12, 2024, from the Legislative Services Division regarding HRA Bylaw Repeal Bylaw, No. 3487 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) – Adoption.

7.2 2025 Fees Bylaw

Report: Finance and Technology Department – Financial Services Division

Bylaw No. 3492, a Bylaw to establish the 2025 Fees charged by the City of Port Moody.

Recommendation adopted on consent:

THAT City of Port Moody Fees Bylaw, 2024, No. 3492 be read a first, second, and third time as recommended in the report dated November 12, 2024, from the Finance and Technology Department – Financial Services Division regarding 2025 Fees Bylaw.

8. Items Removed from the Consent Agenda

8.7.3 Rezoning and Housing Agreement (Non-Market Residential Addition) 2340 Clarke Street (Mara + Natha Architecture)

Report: Community Development Department – Development Planning Division

Bylaw No. 3489, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a commercial use at 2340 Clarke Street.

Bylaw No. 3490, a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the Local Government Act.

Staff answered questions regarding:

- Housing Reserve Fund Balance;
- the nature of the housing strategy; and
- reserve fund purposes and naming.

RC24/228

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 102, 2024, No. 3489 (2340 Clarke Street) (C3) be read a first, second, and third time as recommended in the report dated November 12, 2024, from the Community Development Department – Development Planning Division regarding Rezoning and Housing Agreement (Non-Market Residential Addition) – 2340 Clarke Street (Mara + Natha Architecture);

AND THAT Bylaw No. 3489 not be referred to a Public Hearing;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3490 (2340 Clarke Street) (Non-Market Residential) be read a first, second, and third time;

AND THAT a Community Amenity Contribution fee waiver in the amount of \$15,354.00 be approved to facilitate the provision of nine (9) non-market residential units;

AND THAT Development Application fees paid in the amount of \$16,030.00 be refunded to facilitate the provision of nine (9) non-market residential units;

AND THAT a Building Permit application fee waiver up to \$22,750.75 be authorized to facilitate the provision of nine (9) non-market residential units;

AND THAT Council authorize the use of up to \$24,000.00 from the Affordable Housing Reserve Fund to facilitate the provision of nine (9) non-market residential units.

Moved, seconded, and CARRIED

RC24/229

THAT the funding source for all points be changed to the Affordable Housing Reserve Fund.

Moved, seconded, and DEFEATED

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

9. Legislative Matters

9.1 Committee Appointments

Verbal Report: Mayor Lahti

Mayor Lahti announced the following committee appointments:

Library Board

- Lino Coria;
- Brenda Seraphim;
- Valerie Simons; and
- Jeff Summers.

City/CPKC Community Advisory Panel

- Jim Atkinson;
- Daphne Herberts; and
- Rosemary Small.

10. Unfinished Business

11. New Business

11.1 Interim Housing Needs Report

Presentation: Policy Planning Division

Report: Community Development Department – Policy Planning Division

RC24/230

THAT the proposed 2024 Interim Housing Needs Report be received as recommended in the report dated November 12, 2024, from the Community Development Department – Policy Planning Division regarding Interim Housing Needs Report;

AND THAT staff be directed to update the 2022 Housing Action Plan's housing targets to align with the housing needs identified in the 2024 Interim Housing Needs Report.

Moved, seconded, and CARRIED

RC24/231

THAT Port Moody approach Metro Vancouver regarding the opportunity for Metro Vancouver Housing Corporation to potentially acquire rentals that are affordable by age in Port Moody and facilitate access to the provincial Rental Protection Fund;

AND THAT Port Moody restate our commitment to preventing homelessness and ask staff to report back on policy and partnership opportunities, including municipal support for the TriCities Rent Bank;

AND THAT staff be directed to reach out to the Aboriginal Housing Management Society to explore opportunities for partnerships, particularly in regards to the policy on including affordable housing in redevelopment of city facilities;

AND THAT, in light of the new provincial Bills 44 and 47, staff be directed to report back on reprioritizing neighbourhood level family friendly targets.

Moved, seconded, and CARRIED

RC24/232

That MLA Glumac be invited to attend a future Council meeting to discuss new housing legislation and the City's housing challenges.

Moved, seconded, and CARRIED

11.2 Housing Supply Act – Annual Report

Report: Community Development Department – Policy Planning Division

RC24/233

THAT the report dated November 12, 2024, from the Community Development Department – Policy Planning Division regarding Housing Supply Act – Annual Report be received for information.

Moved, seconded, and CARRIED

11.3 Draft Old Orchard Park Master Plan for Adoption

Presentation: Project Manager – Parks Planning and Hapa Collaborative

Report: Community Services Department – Parks Division

RC24/234

THAT the Draft Old Orchard Park Master Plan (Attachment 1) be adopted as recommended in the report dated November 12, 2024, from the Community Services Department – Parks Division regarding Draft Old Orchard Park Master Plan for Adoption;

AND THAT staff be directed to implement the Old Orchard Park Master Plan by initiating the detail design phase.

Moved, seconded, and CARRIED

11.4 Draft Rocky Point Park Master Plan for Adoption

Presentation: Project Manager – Parks Planning and Hapa Collaborative

Report: Community Services Department – Parks Division

RC24/235

THAT the Draft Rocky Point Park Master Plan (Attachment 1) be adopted as recommended in the report dated November 12, 2024, from the Community Services Department – Parks Division regarding Draft Rocky Point Park Master Plan for Adoption.

Moved, seconded, and CARRIED

11.5 Priority Recreation Registration for Port Moody Residents – Review of Pilot Project

Presentation: Manager of Recreation

Report: Community Services Department – Recreation Services Division

RC23/236

THAT the Council meeting be extended by 10 minutes.

Moved, seconded, and CARRIED

RC24/237

THAT priority recreation registration for Port Moody residents be implemented permanently as recommended in the report dated November 12, 2024, from the Community Services Department – Recreation Services Division regarding Priority Recreation Registration for Port Moody Residents – Review of Pilot Project.

Moved, seconded, and CARRIED

RC24/238

THAT the report be referred to the Parks and Environment Committee.

Moved, seconded, and CARRIED

RC23/239

THAT the Council meeting be extended by 2 minutes.

Moved, seconded, and CARRIED

12. Other Business

12.1 Proclamation Request – Children's Day – November 20, 2024

Draft Proclamation

RC24/240

THAT November 20, 2024, be proclaimed Children's Day in the City of Port Moody.

Moved, seconded, and CARRIED

13. Verbal Reports from Council and Staff

13.1 Council Verbal Reports

Mayor Lahti reported on Remembrance Day.

RC24/241

THAT the meeting be extended by five minutes.

Moved, seconded, and DEFEATED

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

14. Adjournment

Mayor Lahti adjourned the meeting at 10:15pm.

Certified correct on the 10th day of December, 2024, in accordance with section 148(a) of the *Community Charter*.



M. Lahti, Mayor



S. Lam, City Clerk