

City of Port Moody

Minutes

Regular Council Meeting

Council Chambers
Tuesday, November 26, 2024
at 7:00pm

Present: Acting Mayor K. Knowles, Chair
Mayor M. Lahti
Councillor D. Dilworth
Councillor A. Lubik
Councillor H. Lurbiecki
Councillor C. Morrison

Absent: Councillor S. Agtarap

In Attendance: Anna Mathewson – City Manager
Armita Afsahi – Development Planner
Salwa Albayaty – Development Planner
Doug Allan – Senior Planner
Raman Braich – Manager of Information Services
Mary De Paoli – Manager of Policy Planning
Bita Jamalpour – Senior Development Planner
Stephen Judd – Manager of Infrastructure Engineering Services
Stephanie Lam – City Clerk and Manager of Legislative Services
Kim Law – Manager of Project Delivery Services
Jeff Little – Manager of Operations
Jeff Moi – General Manager of Engineering and Operations
Darcey O’Riordan – Fire Chief
Angie Parnell – General Manager of Corporate Services
Julie Pavey-Tomlinson – General Manager of Community Services
Paul Rockwood – General Manager of Finance and Technology
Adam Shroff – Legislative Services Coordinator
Tracey Takahashi – Deputy Corporate Officer
Dejan Teodorovic – Senior Development Planner
Wesley Woo – Manager of Development Planning
Kate Zanon – General Manager of Community Development

1. Call to Order

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

2. Territorial Land Acknowledgement

Acting Mayor Knowles provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

RC24/242

THAT the agenda of the November 26, 2024, Regular Council meeting be amended by postponing item 12.1 to a future Council meeting following completion of the budget process;

AND THAT the agenda of the November 26, 2024, Regular Council meeting be adopted as amended.

Moved, seconded, and CARRIED

RC24/243

THAT Attachment 1 of item 7.2 be replaced with a revised City of Port Moody Development Cost Charges Bylaw, 2019, No. 3054, Amendment Bylaw No. 1, 2024, No. 3478, as included in the on-table package of November 26, 2024.

Moved, seconded, and CARRIED

4. Public Input

There was no public input.

5. General Matters

5.1 Art at Council

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

Councillor Lubik introduced the evening's Art at Council, an acrylic painting by Port Moody artist Tamara Grand titled *Dawn Chorus*. The painting was selected to be part of the President's Choice brand's seasonal campaign which celebrates the country's diverse artistic heritage. *Dawn Chorus* was purchased by Loblaw's and is not available for viewing, but can be seen on the packaging of the Brandy Fruitcake. The Artist's paintings can be viewed at their solo exhibition entitled *Luminous Abstractions* at the Port Coquitlam Community Centre Gallery until January 2025.

5.2 Delegation – Concerned Residents Re Excessive Train Noise

Presentation: Rosemary Small and Jim Small
Delegation Request: Rosemary Small

The delegation provided information and submitted a petition regarding train whistling noise. The delegation requested that City work with CPKC to limit whistling from trains operating near Alderside Road and loco Road be minimized and restricted to daytime hours.

RC24/244

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

Moved, seconded, and CARRIED

5.3 Delegation – Port Moody Christmas Craft Fair Foundation

Presentation: Mary Phelps
Delegation Request: Mary Phelps

The delegation provided information regarding the annual Port Moody Christmas Craft Fair held in the Galleria and requested a fee waiver in the amount of \$1,392 for the November 30, 2024, event to allow organizers to donate all proceeds from the event to the BC Cancer Foundation.

RC24/245

THAT the delegation request be considered immediately.

Moved, seconded, and CARRIED

RC24/246

THAT a fee waiver of up to \$1,392 be granted.

Moved, seconded, and CARRIED

6. Adoption of Minutes

7. Consent Agenda

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

- 7.2 – Development Cost Charges Inflationary Update, Bylaw No. 3478 – Three Readings; and
- 7.4 – Road Closure Bylaw No. 3455 and Overarching Development Permit No. DP000073 – Coronation Park (Wesgroup).

RC24/247

THAT the recommendations contained in the following items on the November 26, 2024, Regular Council Consent Agenda be approved:

- 7.1 – 2025 Fees Bylaw, No. 3492 – Adoption;
- 7.3 – 2024-2025 Winter Road Maintenance Plan;
- 7.5 – Development Approval of a Non-Market Residential Addition at 2340 Clarke Street (Mara + Natha Architecture) – Bylaw Nos. 3489 and 3490, HAP00017, and DP000072;
- 7.6 – Heritage Revitalization Agreement and Housing Agreement – 2400-Block Clarke Street (Kyle & Clarke Holdings Ltd.) – Bylaw Nos. 3491 and 3495; and
- 7.7 – Council Procedure Bylaw Amendment, Bylaw No. 3496 – Three Readings.

Moved, seconded, and CARRIED

7.1 2025 Fees Bylaw, No. 3492 – Adoption

Memo: Legislative 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 now adopted as recommended in the memo dated November 26, 2024, from the Legislative Services Division regarding 2025 Fees Bylaw, No. 3492 – Adoption.

7.3 2024-2025 Winter Road Maintenance Plan

Report: Engineering and Operations Department – Operations Division

Recommendation adopted on consent:

THAT the Roads Priority Map (Attachment 2) and the Pedestrian Areas Priority Map (Attachment 3) be endorsed as attached to and recommended in the report dated November 26, 2024, from the Engineering and Operations Department – Operations Division regarding 2024-2025 Winter Road Maintenance Plan.

7.5 Development Approval of a Non-Market Residential Addition at 2340 Clarke Street (Mara + Natha Architecture) – Bylaw Nos. 3489 and 3490, HAP00017, and DP000072

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.

Recommendation adopted on consent:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 102, 2024, No. 3489 (2340 Clarke Street) (C3) be now adopted as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding Development Approval of a Non-Market Residential Addition at 2340 Clarke Street (Mara + Natha Architecture) – Bylaw Nos. 3489 and 3490, HAP00017, and DP000072;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3490 (2340 Clarke Street) (Non-Market Residential) be now adopted;

AND THAT Heritage Alteration Permit No. HAP00017 be authorized for issuance;

AND THAT Development Permit No. DP000072 be authorized for issuance;

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

7.6 Heritage Revitalization Agreement and Housing Agreement – 2400-Block Clarke Street (Kyle and Clarke Holdings Ltd.) – Bylaws Nos. 3491 and 3495

Report: Community Development Department – Development Planning Division

Bylaw No. 3491, a Bylaw to enter into a Heritage Revitalization Agreement with the owner of the Heritage Property at 2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street.

Bylaw No. 3495, a Bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the Local Government Act.

Recommendation adopted on consent:

THAT City of Port Moody Heritage Revitalization Agreement Bylaw, 2024, No. 3491 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) be read first, second, and third time as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding Heritage Revitalization Agreement and Housing Agreement – 2400-Block Clarke Street (Kyle and Clarke Holdings Ltd.) – Bylaws Nos. 3491 and 3495;

AND THAT City of Port Moody Housing Agreement Bylaw, 2024, No. 3495 (2407-2421 Clarke Street, 85 Kyle Street, and 50 Queens Street) (Market Rental) be read first, second, and third time as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding Heritage Revitalization Agreement and Housing Agreement – 2400-Block Clarke Street (Kyle and Clarke Holdings Ltd.) – Bylaw Nos. 3491 and 3495.

7.7 Council Procedure Bylaw Amendment, Bylaw No. 3496 – Three Readings

Memo: Legislative Services Division

Bylaw No. 3496, a Bylaw to amend the Council Procedure Bylaw to incorporate housekeeping and other amendments.

Recommendation adopted on consent:

THAT City of Port Moody Council Procedure Bylaw, 2023, No. 3393, Amendment Bylaw No. 2, 2024, No. 3496 be read a first, second, and third time as recommended in the memo dated November 26, 2024, from the Legislative Services Division regarding Council Procedure Bylaw Amendment, Bylaw No. 3496 – Three Readings.

8. Items Removed from the Consent Agenda

8.7.2 Development Cost Charges Inflationary Update, Bylaw No. 3478 – Three Readings

Report: Engineering and Operations Department – Project Delivery Services Division

Bylaw No. 3478, a Bylaw to amend the fees in Schedule A of Development Cost Charges Bylaw, 2019, No. 3054.

RC24/248

THAT City of Port Moody Development Cost Charges Bylaw, 2019, No. 3054 Amendment Bylaw No. 1, 2024, No. 3478 be read a first, second, and third time as presented on-table at the November 26, 2024, Regular Council meeting;

AND THAT staff be directed to submit Bylaw No. 3478 and this report to the Ministry of Municipal Affairs and Housing for review and approval;

AND THAT a tentative implementation date for Bylaw No. 3478 be set at January 1, 2025.

Moved, seconded, and CARRIED

8.7.4 Road Closure Bylaw No. 3455 and Overarching Development Permit No. DP000073 – Coronation Park (Wesgroup)

Report: Community Development Department – Development Planning Division
Bylaw No. 3455, a Bylaw to close Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive.

RC24/249

THAT City of Port Moody Road Closure Bylaw – Buckingham Drive, Edinburgh Drive, Edinburgh Place, and a portion of Windsor Drive, 2024, No. 3455 be read a first, second, and third time as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding Road Closure Bylaw No. 3455 and Overarching Development Permit No. DP000073 – Coronation Park (Wesgroup);

AND THAT Development Permit No. DP000073 be authorized for issuance;

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)

9. Legislative Matters

10. Unfinished Business

11. New Business

11.1 OCP Amendment Bylaw No. 3493 and Rezoning Bylaw No. 3494 – 2524 and 2528 St. Johns Street (CityState Consulting)

Presentation: Development Planning Division

Presentation: CityState

Report: Community Development Department – Development Planning Division

Staff gave a presentation entitled “OCP Amendment and Rezoning 2524 and 2528 St. Johns Street” and referred to slides contained within the on-table package.

The applicant gave a presentation entitled “2524-2528 St. Johns Street Mixed-Use Development” and referred to slides contained within the on-table package.

Bylaw No. 3493, a Bylaw to amend the City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to allow for an increase in the number of storeys permitted on the subject property.

Bylaw No. 3494, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 2524 and 2528 St. Johns Street from General Commercial Zone 3 (C3) to Comprehensive Development Zone 98 (CD98).

RC24/250

THAT, as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment Bylaw No. 3493 and Rezoning Bylaw No. 3494 – 2524 and 2528 St. Johns Street (CityState Consulting), the application be referred back to staff and the applicant to address the following issues, and any others that may be identified during the on-going project review, prior to consideration of first reading of Official Community Plan Amendment Bylaw, No. 3493 and Zoning Bylaw Amendment Bylaw, No. 3494:

- removal of the drive-through component;
- revisions to the architectural and landscaping designs as necessary;
- revisions to the civil engineering plans to address the integration of the Chines Integrated Stormwater management Plan recommendations, including the incorporation of various green infrastructure measures;
- development of a draft Housing Agreement;
- provision of a Transportation Demand Management report identifying measures to offset the reduction in parking;
- establishment of a density bonus payment through an appraisal process;
- provision of a revised Sustainability Report Card;
- provision of a Site Disclosure Statement;
- consideration of the City's Well-Being Design Guidelines;
- the applicant hosting a Community Information Meeting; and
- other issues identified by Council.

AND THAT the applicant be directed to:

- meet the city's affordable housing policy requirement of 15%;
- revise the building design to include a setting back of the top floors; and
- reduce FAR to 3 to come into compliance with provincial housing legislation.

Moved and seconded

RC24/251

THAT the foregoing motion (RC24/250) be amended by adding "in less than eight years" after "component" in the first bullet.

Moved, seconded, and CARRIED

(Voting against: Acting Mayor Knowles and Mayor Lahti)

Separation was requested.

The question on the first part of the main motion (RC24/250a) as amended (by RC24/251) was put to a vote; the following motion was CARRIED:

THAT, as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment Bylaw No. 3493 and Rezoning Bylaw No. 3494 – 2524 and 2528 St. Johns Street (CityState Consulting), the application be referred back to staff and the applicant to address the following issues, and any others that may be identified during the on-going project review, prior to consideration of first reading of Official Community Plan Amendment Bylaw, No. 3493 and Zoning Bylaw Amendment Bylaw, No. 3494:

- *removal of the drive-through component in less than eight years.*
- (Voting against: Mayor Lahti)

The question on the second part of the main motion (RC24/250b) was put to a vote; the following motion was CARRIED:

THAT, as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment Bylaw No. 3493 and Rezoning Bylaw No. 3494 – 2524 and 2528 St. Johns Street (CityState Consulting), the application be referred back to staff and the applicant to address the following issues, and any others that may be identified during the on-going project review, prior to consideration of first reading of Official Community Plan Amendment Bylaw, No. 3493 and Zoning Bylaw Amendment Bylaw, No. 3494:

- *revisions to the architectural and landscaping designs as necessary;*
- *revisions to the civil engineering plans to address the integration of the Chines Integrated Stormwater management Plan recommendations, including the incorporation of various green infrastructure measures;*
- *development of a draft Housing Agreement;*
- *provision of a Transportation Demand Management report identifying measures to offset the reduction in parking;*
- *establishment of a density bonus payment through an appraisal process;*
- *provision of a revised Sustainability Report Card;*
- *provision of a Site Disclosure Statement;*
- *consideration of the City's Well-Being Design Guidelines;*
- *the applicant hosting a Community Information Meeting; and*
- *other issues identified by Council;*

AND THAT the applicant be directed to:

- *meet the city's affordable housing policy requirement of 15%; and*
- *revise the building design to include a setting back of the top floors.*

The question on the third part of the main motion (RC24/250c) was put to a vote; the following motion was DEFEATED:

AND THAT the applicant be directed to:

- *reduce FAR to 3 to come into compliance with provincial housing legislation.*

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

The final CARRIED resolution (RC24/250(a,b)-251) was as follows:

THAT, as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding OCP Amendment Bylaw No. 3493 and Rezoning Bylaw No. 3494 – 2524 and 2528 St. Johns Street (CityState Consulting), the application be referred back to staff and the applicant to address the following issues, and any others that may be identified during the on-going project review, prior to consideration of first reading of Official Community Plan Amendment Bylaw, No. 3493 and Zoning Bylaw Amendment Bylaw, No. 3494:

- *removal of the drive-through component in less than eight years;*
- *revisions to the architectural and landscaping designs as necessary;*
- *revisions to the civil engineering plans to address the integration of the Chines Integrated Stormwater management Plan recommendations, including the incorporation of various green infrastructure measures;*
- *development of a draft Housing Agreement;*
- *provision of a Transportation Demand Management report identifying measures to offset the reduction in parking;*
- *establishment of a density bonus payment through an appraisal process;*
- *provision of a revised Sustainability Report Card;*
- *provision of a Site Disclosure Statement;*
- *consideration of the City's Well-Being Design Guidelines;*
- *the applicant hosting a Community Information Meeting; and*
- *other issues identified by Council.*

AND THAT the applicant be directed to:

- *meet the city's affordable housing policy requirement of 15%; and*
- *revise the building design to include a setting back of the top floors.*

11.2 Development Variance Permit DVP00022 – 354 Ioco Road (David Nonis)

Presentation: Development Planning Division
Report: Community Development Department – Development Planning Division

There was no public input.

RC24/252

THAT Development Variance Permit DVP00022 be authorized for issuance as recommended in the report dated November 26, 2024, from the Community Development Department – Development Planning Division regarding Development Variance Permit – 354 Ioco Road (David Nonis);

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

12. Other Business

12.1 Delegation Response – PoMoArts – Art Out Side 2025, Arts Festival

Memo: Legislative Services Division

This item was removed from the agenda.

12.2 Lighting Request – Stomach Cancer Awareness Day – November 30, 2024

Email: Alana Stilla, Volunteer, My Gut Feeling – The Stomach Cancer Foundation of Canada

RC24/253

THAT the lighting request be approved as requested.

Moved, seconded, and CARRIED

13. Verbal Reports from Council and Staff

13.1 Council Verbal Reports

Councillor Dilworth reported on the following:

- noise camera pilot program;
- current efforts of staff on the program; and
- activities planned for the upcoming Holiday Cheer on the Pier event.

Councillor Dilworth provided the following Notice of Motion on behalf of herself and Councillor Agtarap:

THAT staff be directed to report back with a project plan that defines the potential development of a noise camera pilot program, with the goal of implementing such a program to monitor vehicular noise pollution in strategic key corridors in our community. The report would also help the City to better understand the use of technology in such a program, and the identification of any potential data and privacy issues.

Councillor Lubik reported on the following:

- SHARE Toy Drive;
- addition of closed captioning on Council video streams; and

- volunteer residents initiating programs to assist with the needs of the community.

Councillor Lubik provided the following Notice of Motion on behalf of herself and Councillor Agtarap:

THAT the following resolution regarding “Reinvigorating Poverty Reduction Strategy” in BC be endorsed by the City of Port Moody Council and that staff be directed to forward copies to the Premier of British Columbia, the Minister of Housing and Municipal Affairs, the Minister of Social Development and Poverty Reduction, and the Lower Mainland Local Government Association (LMLGA), and the Union of British Columbia Municipalities (UBCM) Annual Conventions as recommended by the report dated January 14, 2025 from Councillors Amy Lubik and Samantha Agtarap:

WHEREAS in BC the rate of child poverty and the number of senior at risk of and experiencing homelessness are increasing and the number of residents who rely on food banks is also surging;

THEREFORE BE IT RESOLVED THAT the Province of BC reinvigorate the provincial poverty reduction strategies and accompanying mental health strategy, including recommendations from the BC Human Rights Commissioner and evidence-informed best practices;

AND THAT the Province of BC reinstate poverty reduction grants for local governments, including but not limited to, funding to create, enact, and/or strengthen and support established poverty reduction related plans.

Councillor Morrison reported on the following:

- increased efficiency for public engagement procedures through the Council Procedure Bylaw Amendment; and
- the efforts shown by Council and staff towards achieving the goals outlined in the 2023-2026 Council Strategic Plan.

13.2 Staff Verbal Reports

There were no staff verbal reports.

14. Information Items

14.1 Committees, Commissions, and Boards – Minutes

- Land Use Committee – June 3, 2024
- Transportation Committee – September 11, 2024
- Economic Development and Tourism Committee – October 2, 2024
- Seniors Focus Committee – October 3, 2024
- Youth Focus Committee – October 9, 2024
- Arts, Culture, and Heritage Committee – October 10, 2024
- Transportation Committee – October 16, 2024
- Parks and Environment Committee – October 21, 2024
- Inclusion, Diversity, Equity, and Accessibility Committee – October 23, 2024
- Climate Action Committee – October 28, 2024

14.2 Metro Vancouver Board in Brief

Metro Vancouver Board in Brief, dated November 1, 2024

14.3 Items Released from Closed Council

The following resolution was released from the October 31, 2024, Closed Council meeting:

CC24/178

THAT staff be authorized to execute and deliver a Purchase Sales Agreement (PSA) for and on behalf of the City of Port Moody with Wesgroup Properties Ltd. as discussed in the memo dated October 31, 2024, from the General Manager of Finance and Technology regarding Purchase Sales Agreement City Roads – Wesgroup Coronation Park, generally in the form attached as Attachment 1;

AND THAT the PSA be subject to the following conditions: adoption of the road bylaw, transfer of the merged road property into the remainder of the subdivision, and public notices of disposition as outlined in sections 26 and 40 of the *Community Charter*.


15. Public Input

There was no public input.

16. Adjournment

Acting Mayor Knowles adjourned the meeting at 9:00pm.

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



K. Knowles, Acting Mayor



S. Lam, City Clerk