



# City of Port Moody Regular Council Agenda

November 26, 2024

7:00 pm

Council Chambers

100 Newport Drive, Port Moody

Pages

## 1. Call to Order

*You can watch the livestream of this meeting at [portmoody.ca/watchlive](https://portmoody.ca/watchlive) or join the webinar at [portmoody.ca/councilmeetings](https://portmoody.ca/councilmeetings).*

*This meeting is open to the public for in-person attendance in Council Chambers at 100 Newport Drive, Port Moody.*

## 2. Territorial Land Acknowledgement

The City of Port Moody carries out our business on the ancestral and unceded homelands of the *kʷikwə́łəm* (Kwkwetlem), *səlilwətał* (Tsleil-Waututh), *xʷməθkʷəyəm* (Musqueam), *Skwxwú7mesh* (Squamish), *q̓ícəy̓* (Katzie), *q̓'wa:n̓ ʔən̓* (Kwantlen), *q̓iq̓éyt* (Qayqayt), and *Stó:lō* (Sto:lo) Peoples, and extends appreciation for the opportunity to work on this territory.

## 3. Adoption of the Agenda

### 3.1 Agenda

Recommendation(s):

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

#### 4. Public Input

Please go to [portmoody.ca/councilmeetings](http://portmoody.ca/councilmeetings) for information on how to participate.

*As a reminder to members of the public, while we encourage civic engagement and welcome your participation in the public portion of our meeting, there are expectations regarding appropriate conduct and decorum at Council meetings. We ask all members of the public to ensure that matters raised with Council are constructively focused on issues and not individuals and that any engagement with or about City staff or Council is addressed in a manner that is consistent with these expectations so that we can all engage in this space in a manner that is respectful and constructive, and abides by the City's Respectful Communications Policy and Respectful Workplace Policy.*

##### 4.1 Verbal Submissions:

Members of the public wishing to address Council during the Public Input period will be allowed two minutes to speak.

##### 4.2 Written Submissions:

Written Public Input submissions will be provided on-table in accordance with [Corporate Policy – 01-0550-2023-01 – Public Input – Written](#).

Recommendation(s):

THAT Written Public Input submissions provided in the on-table package dated November 26, 2024, be received for information.

#### 5. General Matters

##### 5.1 Art at Council

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

##### 5.2 Delegation – Concerned Residents Re Excessive Train Noise

12

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

The following options are available for Council consideration:

1. *THAT the delegation be received for information and the delegates thanked for their presentation.*
2. *THAT the delegation request be placed on a subsequent Council agenda for consideration.*
3. *THAT the delegation request be considered immediately.*

### 5.3 Delegation – Port Moody Christmas Craft Fair Foundation

Presentation: Mary Phelps  
Delegation Request: Mary Phelps

The following options are available for Council consideration:

1. *THAT the delegation be received for information and the delegates thanked for their presentation.*
2. *THAT the delegation request be placed on a subsequent Council agenda for consideration.*
3. *THAT the delegation request be considered immediately.*

### 6. Adoption of Minutes

### 7. Consent Agenda

*Note: Council may adopt in one motion all recommendations appearing on the Consent Agenda or, prior to the vote, request that an item be removed from the Consent Agenda and placed in section 8 for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.*

Recommendation(s):

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;
- 7.2 – Development Cost Charges Inflationary Update, Bylaw No. 3478 – Three Readings;
- 7.3 – 2024-2025 Winter Road Maintenance Plan;
- 7.4 – Road Closure Bylaw No. 3455 and Overarching Development Permit No. DP000073 – Coronation Park (Wesgroup);
- 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.

**7.1 2025 Fees Bylaw, No. 3492 – Adoption**

15

Memo: Legislative Services Division

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

Recommendation(s):

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.

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

104

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.*

Recommendation(s):

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 recommended in the report dated November 26, 2024, from the Engineering and Operations Department – Project Delivery Services Division regarding Development Cost Charges Inflationary Update, Bylaw No. 3478 – Three Readings;

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.

**7.3 2024-2025 Winter Road Maintenance Plan 122**

Report: Engineering and Operations Department – Operations Division

Recommendation(s):

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.

**7.4 Road Closure Bylaw No. 3455 and Overarching Development Permit No. DP000073 – Coronation Park (Wesgroup) 135**

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.*

Recommendation(s):

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.

**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(s):

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**

319

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(s):

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**

630

Memo: Legislative Services Division

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

Recommendation(s):

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**
- 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)

670

Presentation: Development Planning Division

Presentation: CityState

Report: Community Development Department – Development Planning Division

*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).*

Recommendation(s):

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.



**11.2 Development Variance Permit DVP00022 – 354 Ioco Road (David Nonis) 728**

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

*Opportunity for public input.*

Recommendation(s):

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.

**12. Other Business**

**12.1 Delegation Response – PoMoArts – Art Out Side 2025, Arts Festival 747**

Memo: Legislative Services Division

*Council direction is requested.*

**12.2 Lighting Request – Stomach Cancer Awareness Day – November 30, 2024 760**

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

The following options are available for Council consideration:

1. *THAT the lighting request be received for information.*
2. *THAT the lighting request be approved as requested.*

**13. Verbal Reports from Council and Staff**

**13.1 Council Verbal Reports**

**13.2 Staff Verbal Reports**

## 14. Information Items

### 14.1 Committees, Commissions, and Boards – Minutes

761

- 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

797

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**

*Please go to [portmoody.ca/councilmeetings](http://portmoody.ca/councilmeetings) for information on how to participate.*

*As a reminder to members of the public, while we encourage civic engagement and welcome your participation in the public portion of our meeting, there are expectations regarding appropriate conduct and decorum at Council meetings. We ask all members of the public to ensure that matters raised with Council are constructively focused on issues and not individuals and that any engagement with or about City staff or Council is addressed in a manner that is consistent with these expectations so that we can all engage in this space in a manner that is respectful and constructive, and abides by the City's Respectful Communications Policy and Respectful Workplace Policy.*

Members of the public wishing to address Council during the Public Input period will be allowed two minutes to speak.

**16. Adjournment**