



City of Port Moody Special Council Agenda

December 3, 2024

6:00 pm

Electronic Webinar via Zoom

Pages

1. Call to Order

You can watch the livestream of this meeting at portmoody.ca/watchlive, join the webinar at portmoody.ca/councilmeetings, or view the meeting in the Parkview Room, 2nd Floor, City Hall, 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 (Kwikwetlem), sə́lilwə́təł (Tsleil-Waututh), xʷməθkʷəyəm (Musqueam), Sḵwxwú7mesh (Squamish), q̓ícəy' (Katzie), q'wá:n' l'ən' (Kwantlen), qiqéyt (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 December 3, 2024, Special Council meeting be adopted as circulated.

4. General Matters

5. Public Input

Please go to 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 Communication 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 December 3, 2024, be received for information.

6. New Business

6.1 Temporary Use Permit – 3058 St. Johns Street (Paradiz Teahouse and Hookah Lounge) 4

Presentation: Development Planning Division

Report: Community Development Department – Development Planning Division

Opportunity for Public Input

Recommendation(s):

THAT Temporary Use Permit TUP00025 be authorized for a three-year period as recommended in the report dated December 3, 2024, from the Community Development Department – Development Planning Division regarding Temporary Use Permit – 3058 St. Johns Street (Paradiz Teahouse and Hookah Lounge);

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

6.2 Second Reading – OCP and Rezoning (TOD) – 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living)

Presentation: Development Planning Division

Report: Community Development Department – Development Planning Division

Bylaw No. 3475, a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to implement changes to the Moody Centre Transit-Oriented Development (TOD) Area for site specific redevelopment (Beedie – Moody Centre).

Bylaw No. 3473, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of four lots in the Moody Centre Transit-Oriented Development (TOD) Area from Light Industrial (M1) to Comprehensive Development Zone 94 (CD94) to allow for the development of a high-density mixed-use project.

Bylaw No. 3474, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of a Lot in the Moody Centre Transit-Oriented Development Area from Light Industrial (M1) to Comprehensive Development Zone 95 (CD95) to allow for a six-storey Multi-Residential Building.

Recommendation(s):

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 39, 2024, No. 3475 (Beedie – Moody Centre) be read a second time as amended as recommended in the report dated December 3, 2024, from the Community Development Department – Development Planning Division regarding Second Reading – OCP and Rezoning (TOD) – 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 98, 2024, No. 3473 (Beedie – Moody Centre) (CD94) be read a second time as amended;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 99, 2024, No. 3474 (2806 Spring Street) (CD95) be read a second time;

AND THAT the Community Amenity Contributions be waived for the affordable housing project at 2806 Spring Street (CD95), per section 9 of the City's Community Amenity Contribution Program Corporate Policy (2017-01);

AND THAT the document titled "Beedie Living Port Moody TOD Term Sheet (Draft)" be used as the basis for preparation of a development agreement setting out the applicant's obligations as part of the redevelopment of the subject lands;

AND THAT Bylaw Nos. 3473, 3474, and 3475 be referred to public hearing.

7. Adjournment