

# City of Port Moody

## Minutes

### Special Council Meeting

Electronic Webinar via Zoom  
Tuesday, December 3, 2024  
at 6:00pm

**Present:** Acting Mayor K. Knowles, Chair  
Councillor S. Agtarap  
Councillor D. Dilworth  
Councillor A. Lubik  
Councillor H. Lurbiecki  
Councillor C. Morrison

**Absent:** Mayor M. Lahti

**In Attendance** Kate Zanon – Acting City Manager  
Stephanie Lam – City Clerk and Manager of Legislative Services  
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  
Marc Saunders – Director of Library Services  
Adam Shroff – Legislative Services Coordinator  
Tracey Takahashi – Deputy Corporate Officer  
Dejan Teodorovic – Development Planner  
Wesley Woo – Assistant Manager of Planning

#### 1. Call to Order

Acting Mayor Knowles called the meeting to order at 6:00pm.

#### 2. Territorial Land Acknowledgement

Acting Mayor Knowles provided the territorial land acknowledgement.

**3. Adoption of the Agenda**

**3.1 Agenda**

SC24/016

*THAT the on-table memo dated December 3, 2024, titled “Second Reading On-Table Memo (Beedie Living)” be added to item 6.2;*

*AND THAT the agenda of the December 3, 2024, Special Council meeting be reordered to address item 6.2 before item 6.1;*

*AND THAT the agenda of the December 3, 2024, Special Council meeting be adopted as amended.*

Moved, seconded, and CARRIED

(Voting against: Councillor Lurbiecki)

**4. General Matters**

**5. Public Input**

Michelle Hawthorne (Port Moody) expressed support for the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), citing the included public spaces included in the proposal.

Sarah Wellman (Port Moody) expressed support for the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), citing the inclusion of women's housing and the need for density.

Steve Milani (Port Moody) expressed opposition to the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), and noted concern regarding the meeting time and the holding of a special meeting to address the matter.

Laura Dick (Port Moody) expressed support for the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), citing the need for additional housing and noting several design features of the proposal.

Javney Mohr (Port Moody) expressed opposition to the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), citing the unceded nature of the First Nations land and the need to prioritize housing for vulnerable residents.

Lisa Edwards (Port Moody) expressed opposition to the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), citing concern regarding building heights, lack of support in City engagement on the proposal, and the size of the housing units.

Jacquie Boyer (Port Moody) expressed opposition to the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), citing concern about the nature of the transition housing included in the development.

Terry Moritz (Port Moody) expressed opposition to the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), citing concerns over increased traffic, view corridors, and the small size of the units.

Shane McCardle (Port Moody) expressed opposition to the development proposal at 3060-3092 Spring Street, 80-85 Electronic Avenue, and 2806 Spring Street (Beedie Living), citing concerns about the changing character of Port Moody and the lack of support in the engagement feedback, as well as increased traffic.

Steve Milani (Port Moody) expressed a desire for a phone-in option for public input.

SC24/017

*THAT Written Public Input submissions provided in the on-table package dated December 3, 2024, be received for information.*

Moved, seconded, and CARRIED

**6. New Business**

**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

On-Table Memo: 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.*

Staff gave a presentation entitled “Beedie Living – Moody Centre” and referred to slides contained within the on-table package.

SC24/018

*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;*

*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 as included in the on-table memo dated titled "Second Reading On-Table Memo (Beedie Living)" (Attachment 1);*

*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)", as included in the on-table memo dated titled "Second Reading On-Table Memo (Beedie Living)" (Attachment 2), 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.*

*Moved and seconded*

*SC24/019*

*THAT the foregoing motion (SC24/018) be amended by adding "AND THAT the proponent be requested to explore potential opportunities to prioritize strata unit sales and presales for people who would use them as their primary residence, potentially including a Port Moody Resident First component."*

*Moved, seconded, and CARRIED*

*SC24/020*

*THAT the foregoing motion (SC24/018) be amended by adding:*

*"AND THAT the applicant be encouraged to explore opportunities to incorporate colour through the use of façade accents and colourful exterior cladding for the podiums at a minimum, to embrace the "City of the Arts" tagline, incorporate vegetation into public and private spaces and infrastructure, and include interactive landscaping such as rain gardens, wherever possible;*

*AND THAT the applicant be encouraged to work with the Manager of Economic Development in engaging local businesses as potential tenants."*

*Moved, seconded, and CARRIED*

*SC24/021*

*THAT the foregoing motion (SC24/018) be amended by adding "AND THAT the public hearing notification be sent to each household in the community."*

*Moved, seconded, and CARRIED*

The question on the main motion (SC24/018) as amended (by SC24/019, SC24/020, and SC24/021) was put to a vote; the following motion was CARRIED:

*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;*

*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 as included in the on-table memo dated titled “Second Reading On-Table Memo (Beedie Living)” (Attachment 1);*

*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)”, as included in the on-table memo dated titled “Second Reading On-Table Memo (Beedie Living)” (Attachment 2), 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;*

*AND THAT the proponent be requested to explore potential opportunities to prioritize strata unit sales and presales for people who would use them as their primary residence, potentially including a Port Moody Resident First component;*

*AND THAT the applicant be encouraged to explore opportunities to incorporate colour through the use of façade accents and colourful exterior cladding for the podiums at a minimum, to embrace the “City of the Arts” tagline, incorporate vegetation into public and private spaces and infrastructure, and include interactive landscaping such as rain gardens, wherever possible;*

*AND THAT the applicant be encouraged to work with the Manager of Economic Development in engaging local businesses as potential tenants;*

*AND THAT the public hearing notification be sent to each household in the community.*

(Voting against: Councillor Lurbiecki)

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

Presentation: Development Planning Division

Report: Community Development Department – Development Planning Division

Staff gave a presentation entitled “3058 St. Johns Street Temporary Use Permit Application” and referred to slides contained within the on-table package.

There was no public input.

**SC24/022**

*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);*

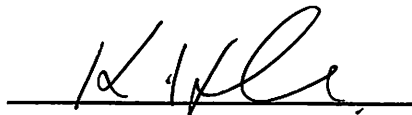
*AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.*

Moved, seconded, and CARRIED

**7. Adjournment**

Acting Mayor Knowles adjourned the meeting at 7:48pm.

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



K. Knowles, Acting Mayor



S. Lam, City Clerk