

**Regular Council  
October 14, 2025  
On-Table Items**

| <b>Item Type</b> | <b>Date</b>      | <b>Item No.</b> | <b>Item Name</b>                                                                                                                         | <b>Page Number(s)</b> | <b>Reason For On-Table Distribution</b> |
|------------------|------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------|
| Presentation     | October 14, 2025 | 4.1             | Art at Council                                                                                                                           | 3-4                   | Received after agenda publication       |
| Public Input     | October 14, 2025 | 5.2             | Written Submissions                                                                                                                      | 5-12                  | Received after agenda publication       |
| Presentation     | October 14, 2025 | 11.1            | Second Reading of Bylaw No. 3428 and Bylaw No. 3429 – 2505-2517 St. George Street and 123-129 Mary Street – (Kyle Park Senior Living LP) | 13-29                 | Received after agenda publication       |
| Presentation     | October 14, 2025 | 11.2            | Development Variance Permit – 832 Ballantrae Court (Westridge Engineering and Consulting Ltd)                                            | 30-34                 | Received after agenda publication       |
| Presentation     | October 14, 2025 | 11.3            | FIFA Viewing Update                                                                                                                      | 35-44                 | Received after agenda publication       |

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## **Art at Council Tuesday, October 14**

We are delighted to welcome Soheila Siari (pronounced SO-HEY-LAH SEE-AH-REE), a visual artist born in Tehran, now living in Coquitlam, and working out of Port Moody's Esplanade Artists Studios. Soheila recently completed the Painting Certificate Program at Emily Carr University of Art and Design, and her work continues to evolve through thoughtful experimentation with materials, scale, and process.

As an artist, Soheila is drawn to exploring diverse materials and mediums—guided by research into the material itself and an intuitive creative process. She has recently been experimenting with layering thin washes of acrylic paint on raw canvas and paper, producing effects that echo traditional watercolor techniques.

Tonight, we're delighted to share one of Soheila's recent works on canvas, titled *Charm of the Inlet*. This vibrant and expressive piece captures the quiet beauty of the coastal landscape, inspired by her walks along the Inlet shoreline. The movement of water, changing light, and the textures of the natural world are reflected in flowing forms and rich colors that evoke both the warmth of sunlight and the fresh air of early autumn. Soheila beautifully captures that fleeting transition between late summer and early fall, inviting us to connect more deeply with the rhythms of nature that surround us.

Please join me in welcoming Soheila Siari—we're excited to hear more about her creative process and the inspiration behind her work.

Soheila Siari  
*Charm of the Inlet*



**CORRESPONDENCE TABLE**

|                                       |                      |                                               |                          |
|---------------------------------------|----------------------|-----------------------------------------------|--------------------------|
| <b>TYPE OF CONSULTATION</b>           |                      | Public Input – Written Submissions            |                          |
| <b>ADDRESS</b>                        |                      | DVP00027 – 832 Ballantrae Court               |                          |
| <b>PUBLIC INPUT SUBMISSION PERIOD</b> |                      | September 24, 2025 – 12:00pm October 14, 2025 |                          |
| <b>COUNCIL MEETING DATE</b>           |                      | October 14, 2025                              |                          |
| <b>MEETING TYPE</b>                   |                      | Regular Council                               |                          |
| <b>Correspondence #</b>               | <b>Correspondent</b> | <b>Date Received</b>                          | <b>City of Residence</b> |
| 1.                                    | S. Song              | October 14, 2025                              | n/a                      |
| 2.                                    | K. Chen              | October 14, 2025                              | n/a                      |

**From:** [Sandy Song](#)  
**To:** [City of Port Moody - Clerks](#)  
**Subject:** DVP00027 Concerns for 832 Ballantrae Cr Development  
**Date:** Tuesday, October 14, 2025 12:51:01 AM  
**Attachments:** [image \(2\).png](#)  
[image.png](#)

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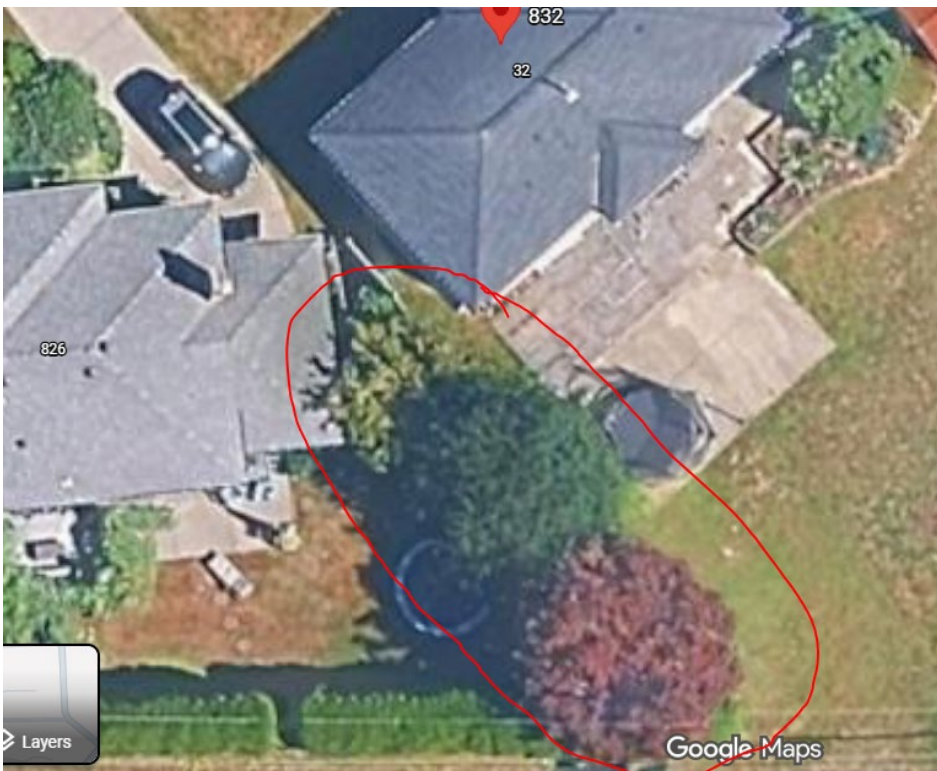
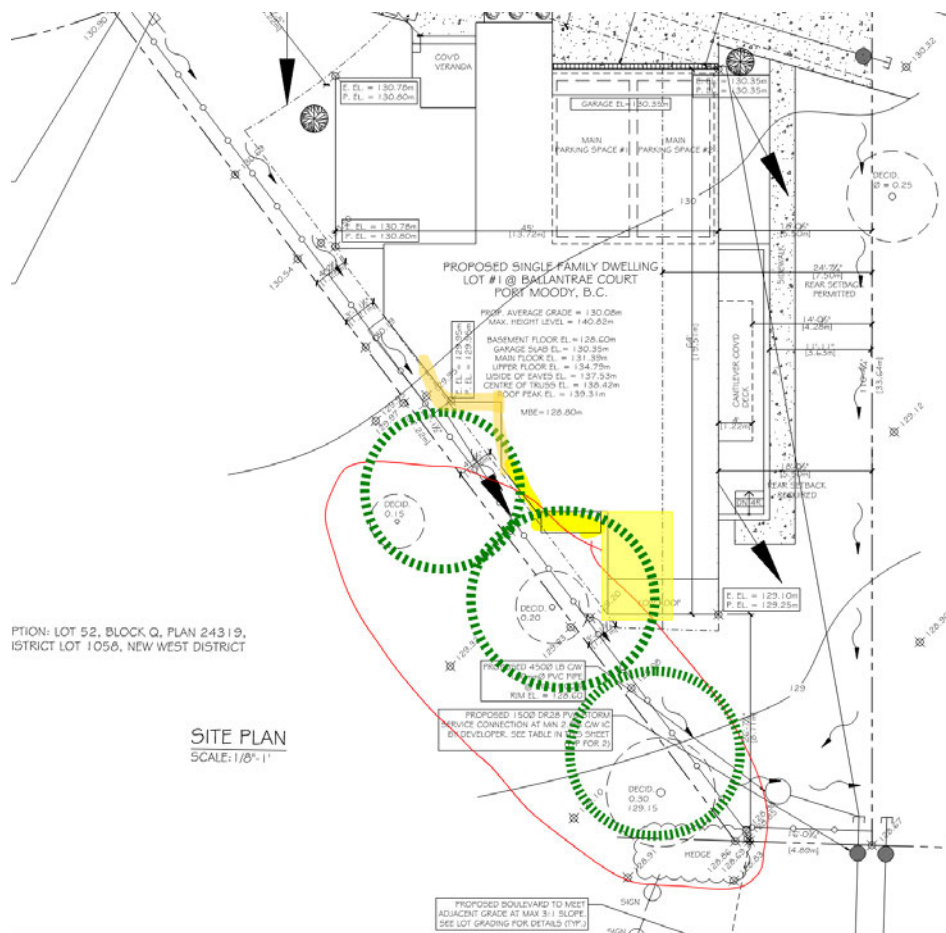
**CAUTION - EXTERNAL EMAIL:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you feel this email is malicious or a scam, report it with the Report Message button in Outlook.

Port Moody City Council,

We received the notice of a Development Variance Permit application at 832 Ballantrae Crescent, and we have two main concerns regarding this proposed development.

First, the attached Google images and on-site photos show that the actual trees' canopy along the shared property line is much larger than what is currently shown on the applicant's plans. This discrepancy is obvious, and it raises serious concerns that the tree information may have been intentionally altered. The trees were drawn smaller, while at the same time a setback variance is being requested to allow a larger building footprint. It is very important that the plans be corrected to accurately reflect the true tree data. The design and construction should avoid encroaching on these protected zones and leave adequate space for the trees' long-term health and growth. Doing so would genuinely reflect the City's commitment to environmental protection.

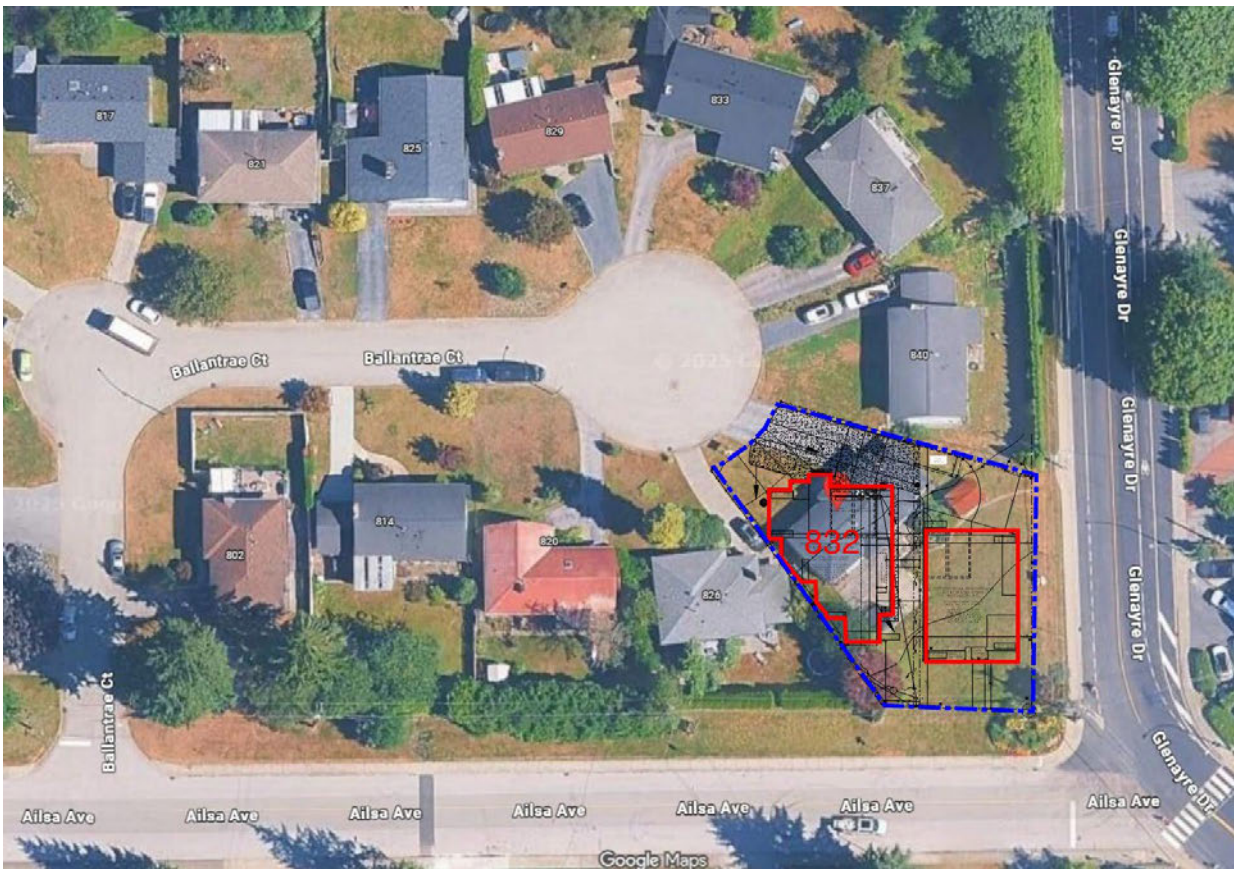






Second, this property is on a crescent, not a regular street. Building two big and tall houses on a single lot here would disrupt the consistent setbacks and the established character of the neighbourhood. All homes along this crescent are evenly set back, facing a common centre, and this proposal would significantly alter that balance. We ask the City to carefully consider this impact.





In short, our requests are straightforward: ensure the plans show the accurate tree canopy sizes and protection zones, and enforce the bylaw so that the design respects both the trees and the character of the neighbourhood. We appreciate your attention to these concerns.

Sincerely,  
Sandy

**From:** [KEVIN CHEN](#)  
**To:** [City of Port Moody - Clerks](#)  
**Subject:** DVP00027 Concern about 832 Ballantrae Cr. Development  
**Date:** Tuesday, October 14, 2025 11:34:15 AM  
**Attachments:** [image.png](#)  
[image.png](#)

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Dear Council Members,

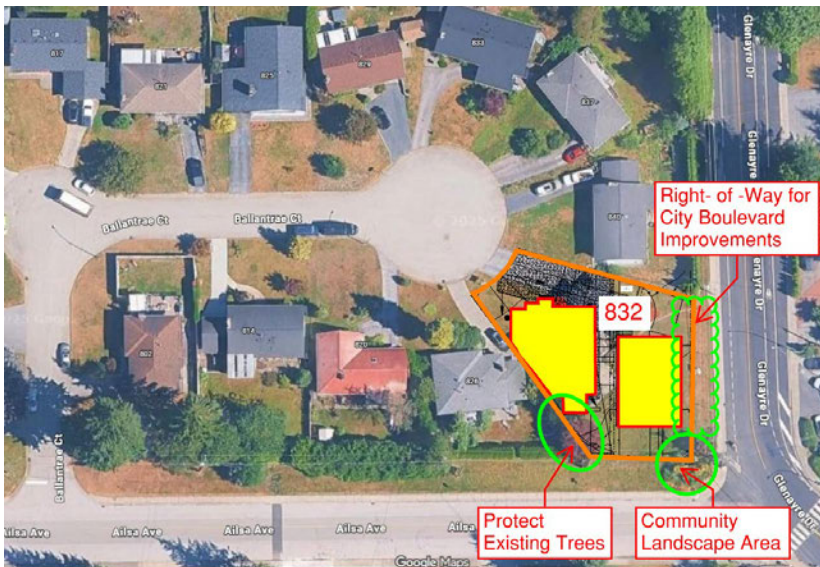
I'm writing as a neighbour regarding my serious concern about the proposed development at 832 Ballantrae Crescent.

The attached photo is from a recent subdivision project in Burnaby that clearly shows what we hope not to see happen here. The two oversized homes built side by side completely overwhelm the street — they're out of scale, out of place, and have been widely criticized for poor planning and for ignoring the character of the surrounding neighbourhood. The City of Burnaby is now reflecting on its aggressive rezoning approach and is considering making adjustments.



The corner of Glenayre Drive and Ailsa Avenue is one of the most visible parts of our community. It's where the community regularly refreshes the landscaping, and where local residents walk and enjoy the seasonal flowers and greenery. Replacing this with a large, tall house would seriously harm the look and feel of the area and risk damaging existing trees on neighbouring properties.

This property is part of a registered building scheme on a crescent where all homes have consistent setbacks and are limited to two storeys. The City's own Small-Scale Design Guide also notes that registered schemes should take precedence and that new homes should respect the established height and scale of nearby houses.



We're asking the City to:

1. Protect the Glenayre community landscape area and keep a proper right-of-way along Glenayre Drive for future boulevard trees. Please also ensure existing trees are not disturbed during construction and are given enough space for healthy future growth.
2. Limit the building height to two storeys to maintain the crescent's established character and uphold the intent of the registered building scheme. Smaller lots should have smaller, appropriately scaled homes.

It's also worth noting that the current owner has never lived in this community. He is a builder and developer from Surrey, focused only on maximizing profit by constructing and selling large houses. His approach shows little regard for the values, character, and long-term vision that Glenayre residents have worked hard to preserve.

Thank you for taking the time to read this. We truly hope the City will consider these points

and help preserve the character and beauty that make Glenayre such a nice place to live.

Sincerely,  
Kevin Chen





# 2505-2517 St. George Street and 123-129 Mary Street

OCP Amendment and Rezoning - Second Reading

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October 14, 2025 – Development Planning

Photo by Gary Cai



## Current milestone

### Previously

- Land Use Committee
- Advisory Design Panel
- Early Council Input
- For information and Council direction in 2023
- First reading consideration of OCP Amendment and Rezoning Bylaws

### Today

- Second reading consideration of OCP Amendment and Rezoning Bylaws

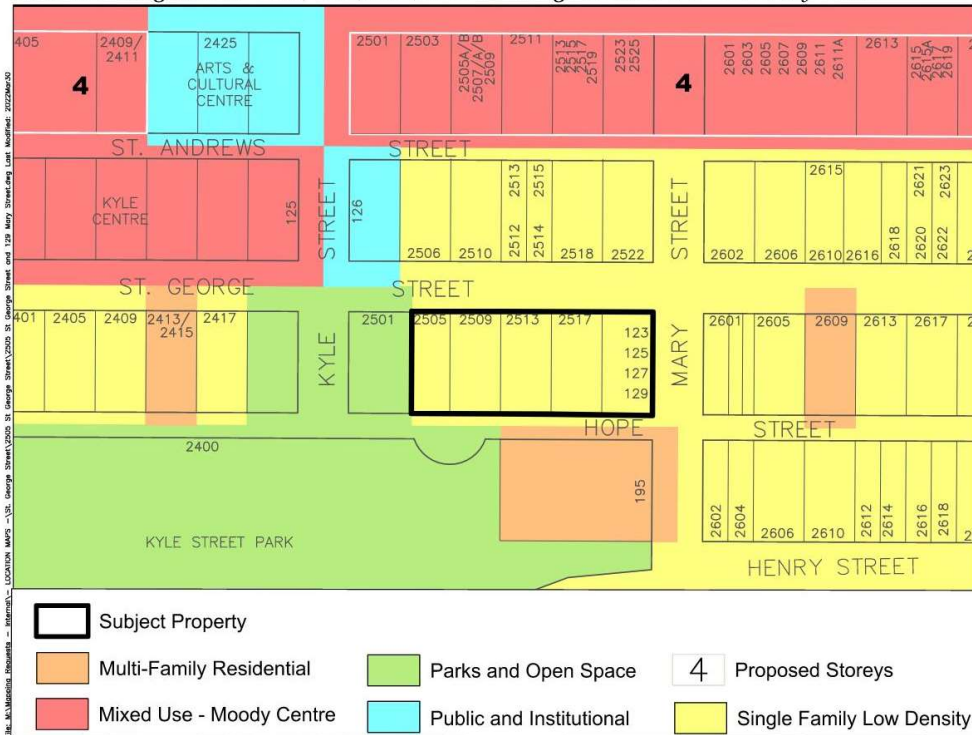
### Next steps

- Public Hearing
- Third Reading
- Housing Agreement
- Development Permits
- Adoption/Approval

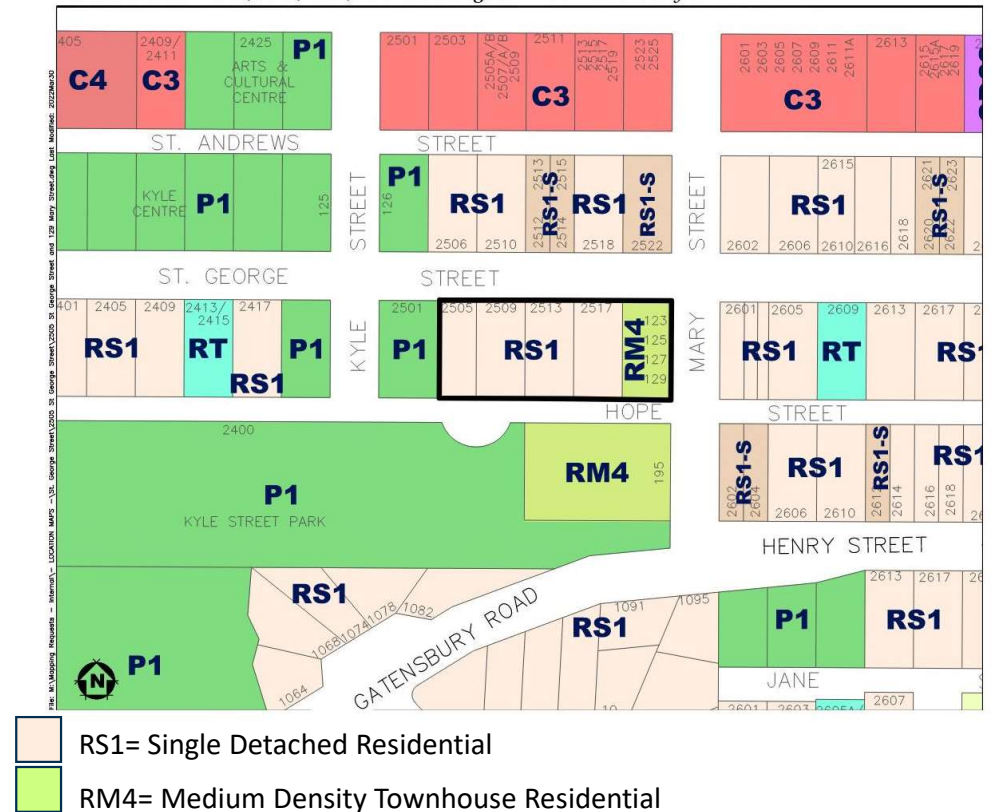


# OCP Land Use Designations and Zoning

Land Use Designations - 2505, 2509, 2513, 2517 St. George Street & 123 - 129 Mary Street



ZONING MAP - 2505, 2509, 2513, 2517 St. George St & 1234 - 129 Mary St





## Background

### Council Direction & Consideration:

- **October 2023:** Referral to staff to scale down or relocate
- **2024** – Bill 47 enables 8 storeys / FAR 3.0 eligibility
- **July 2024** – 12-storey tower (+ 302m<sup>2</sup> park dedication) → 1<sup>st</sup> Reading → Tower relocated west
- **Current Revised Proposal:** tower located on the west, with 2 more Independent/Assisted living units, and overall FAR of 3.17 comparing to previous 3.33



## Tower Location



Tower location at First Reading of Bylaws



Current Proposal

View from St. George Street

## Development Proposal

- a 12-storey tower with a four-storey podium plus a basement; containing:
  - 48 units as Memory Care
  - 135 full-service independent/assisted living units

|                                                      |                                                    |
|------------------------------------------------------|----------------------------------------------------|
| Total gross site area                                | 3,854m <sup>2</sup> (41,488ft <sup>2</sup> )       |
| Dedication of land as park to the City               | 302m <sup>2</sup> (3,245ft <sup>2</sup> )          |
| Net developable site area, excluding park dedication | 3,553m <sup>2</sup> (38,243ft <sup>2</sup> )       |
| Floor Area Ratio (FAR)                               | 3.17 before land dedication (3.43 afterward)       |
| Total gross floor area after exclusions              | 12,203m <sup>2</sup> (131,356ft <sup>2</sup> )     |
| Floor area of memory care                            | 1,836m <sup>2</sup> (19,760ft <sup>2</sup> )       |
| Floor area of independent/assisted living            | 10,368m <sup>2</sup> (111,596ft <sup>2</sup> )     |
| Site coverage                                        | 76% before park dedication and 82% once dedication |

# Development Proposal

## Key features

### Unit mix:

| Unit Type        | Number of Units | Percentage of Mix |
|------------------|-----------------|-------------------|
| Memory Care      | 48              | 26.2              |
| One-bedroom      | 81              | 62.3%             |
| One-bedroom+ Den | 33              |                   |
| Two-bedroom      | 21              | 11.5%             |

### Parking:

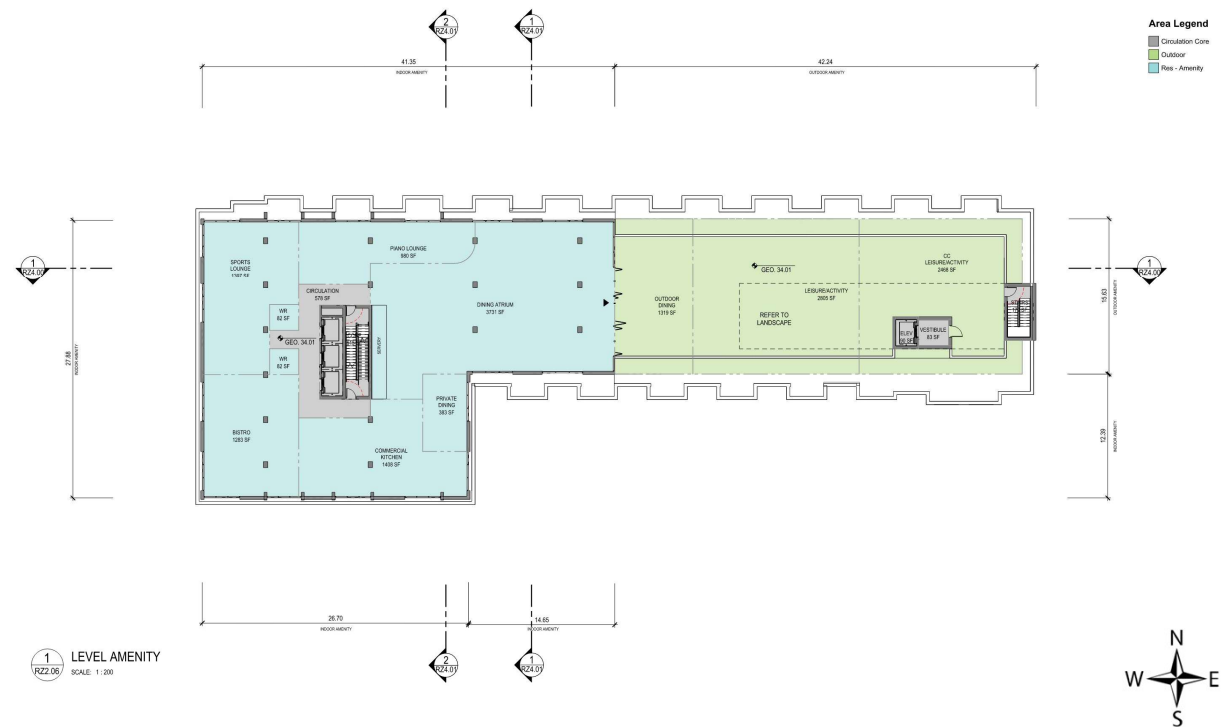
- Proposed: 74 vehicle parking stalls
- a total of 52 stalls for bicycles and scooters

### Estimated staff employment:

- 88 full- and part-time positions, reflecting a 39% staff/resident ratio

# Common Amenity/Facility Space

- Total amenity space of 3,893m<sup>2</sup> (41,910ft<sup>2</sup>):
  - 1,067m<sup>2</sup> (11,488ft<sup>2</sup>) outdoor space
  - 2,826m<sup>2</sup> (30,422ft<sup>2</sup>) indoor space



Plans of full amenity floor



## Financial Contributions

- **Community Amenity Contributions (CACs)**

estimated amount of \$669,576 for the independent/assisted living, subject to eligible credits for the existing residential floor area

- **Density Bonus**

\$350,000

- **Public Art Contribution**

Considered in-stream and exempted from updated related policy of November 19, 2024

# Development Application Summary

| Development Component       |                                                                                                                                                                                                                                                       | Metric    |                  |                    |  | Comments/Assessment                                                                                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------|--------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Housing                     | Unit Type                                                                                                                                                                                                                                             | Ownership | Market Rental    | Below & Non-Market |  | 183 total units.                                                                                                                                                                                                                                                        |
|                             | Studio                                                                                                                                                                                                                                                | 0         | 48 (Memory Care) | 0                  |  | Market Rental – 183 (100%)                                                                                                                                                                                                                                              |
|                             | 1-BR                                                                                                                                                                                                                                                  | 0         | 114              | 0                  |  | Note: Applicant had previously stated the project's inability to provide below-market rental housing due to barriers such as cost of land and construction, as well as the amount of rents that include all the amenities and services needed for the senior residents. |
|                             | 2-BR                                                                                                                                                                                                                                                  | 0         | 21               | 0                  |  |                                                                                                                                                                                                                                                                         |
|                             | 3-BR                                                                                                                                                                                                                                                  | 0         | 0                | 0                  |  |                                                                                                                                                                                                                                                                         |
|                             | 4-BR                                                                                                                                                                                                                                                  | 0         | 0                | 0                  |  |                                                                                                                                                                                                                                                                         |
| Projected Population        | Studio* – 48 units (1.4 persons/unit)<br>1-BR – 114 units (1.4 persons/unit)<br>2-BR – 21 units (2.0 persons/unit)<br>3-BR – 0 units (2.7 persons/unit)<br>* For the purpose of this table, memory care suites have been considered in this category. |           |                  |                    |  | 48 units x 1.4= 67 persons<br>114 units x 1.4= 160 persons<br>21 units x 2.0 = 42 persons<br>Total population: 269                                                                                                                                                      |
| Estimated Jobs              | Number of jobs by type                                                                                                                                                                                                                                |           |                  |                    |  | <ul style="list-style-type: none"> <li>0 commercial job potential</li> <li>19 home-based jobs potential</li> </ul>                                                                                                                                                      |
| Overall Jobs to Population  | <ul style="list-style-type: none"> <li>0.00 ft<sup>2</sup> commercial (@300 ft<sup>2</sup>/job)</li> <li>Home based jobs – 0.069 jobs per person</li> </ul>                                                                                           |           |                  |                    |  | Total Jobs: 19*<br>Jobs to population ratio: 0.07                                                                                                                                                                                                                       |
| Ratio Goal: 0.42            |                                                                                                                                                                                                                                                       |           |                  |                    |  | Note*: Applicant has estimated employing 88 full- and part-time staff for an estimated 39% staff/resident ratio.                                                                                                                                                        |
| Transportation              | Within 800m of rapid transit                                                                                                                                                                                                                          |           |                  |                    |  | Yes                                                                                                                                                                                                                                                                     |
| Estimated CAC Contributions | \$6.00/ft <sup>2</sup> up to maximum \$6,000 per unit                                                                                                                                                                                                 |           |                  |                    |  | \$669,576, subject to eligible credits for the existing residential floor area                                                                                                                                                                                          |
| Estimated Density Bonus     | For residential FAR above 2.5                                                                                                                                                                                                                         |           |                  |                    |  | \$350,000                                                                                                                                                                                                                                                               |

## Key Items for Second Reading- Term Sheet

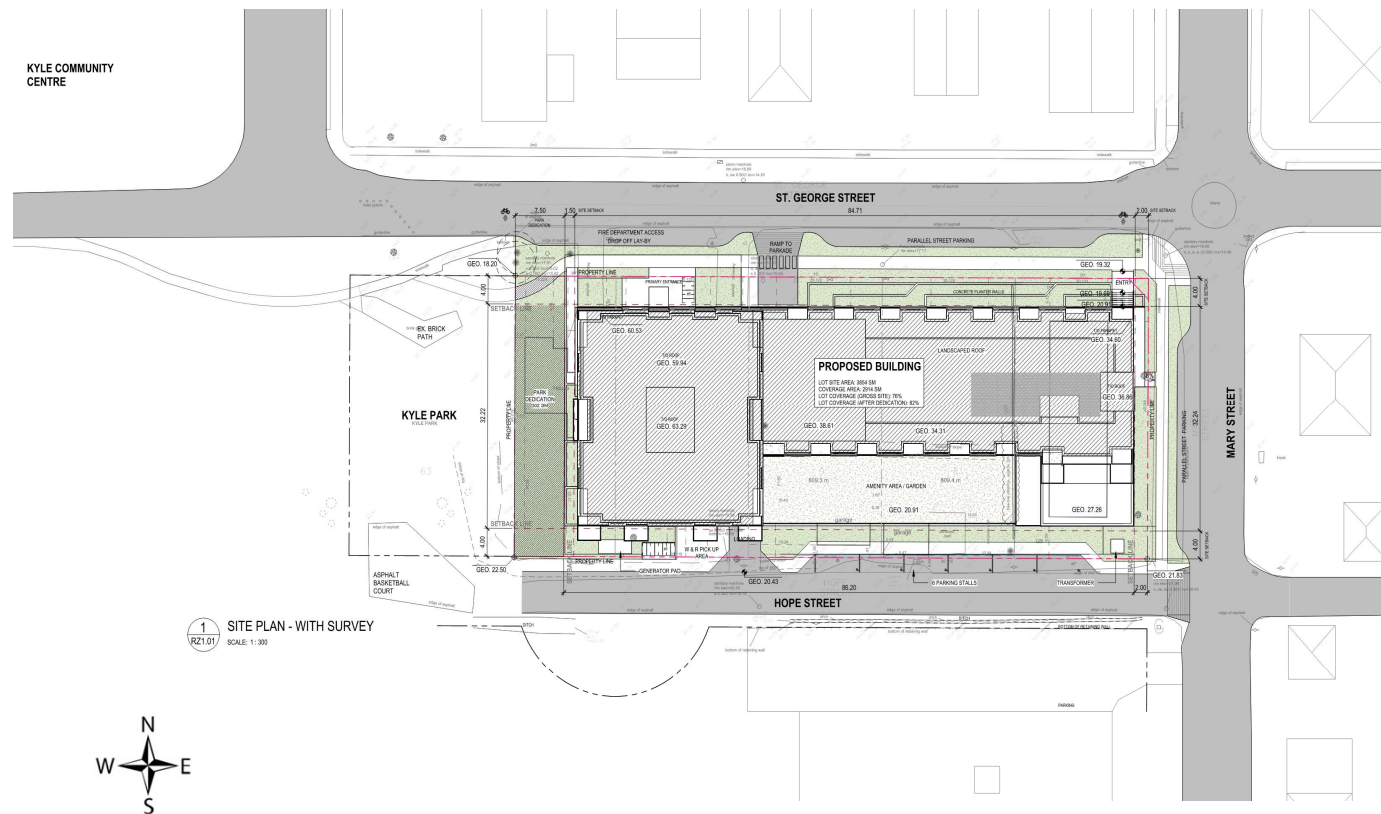
| Obligations                                                 | Comments/Highlights                                                                                                                                                                                             |
|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Density Bonus Payment per Zoning Bylaw requirement          | \$350,000, to be made to the City prior to the issuance of a superstructure building permit.                                                                                                                    |
| Community Amenity Contributions per City's corporate policy | \$669,576, subject to eligible credits for the existing residential floor area, to be made to the City prior to the issuance of a superstructure building permit                                                |
| Housing Agreement                                           | It will specify that 135 of the 183 dwelling units permitted in the development will be for Rental Independent/Assisted Living and that the other 48 dwelling units will be for Memory/Community Care.          |
| Park Dedication                                             | The area identified as "P1" in Schedule A to Bylaw No. 3429 will be dedicated to the City for park use as part of the first subdivision of the subject lands and prior to the issuance of a development permit. |
| Off-site Improvements                                       | The off-site improvements required will be included in the Servicing Agreement.                                                                                                                                 |
| Step Code                                                   | Commitment to comply with Energy Step Code 3 and incorporate a Low Carbon Energy System (LCES).                                                                                                                 |

## Request for Deferred Payments

- Deferral of the payment of CACs, density bonus, and Development Cost Charges (DCCs) required by both the City and Metro Vancouver
- **Proposal:**
  - 25% payment at issuance of the full (superstructure) Building Permit, and
  - 75% payment upon the earlier of Occupancy Permit issuance or four years from the date of issuance of the Building Permit



# Site Plan



## Views from St. George Street



View from St. George Street

## Recommendation

- Second Reading be given to OCP Amendment Bylaw No. 3428, and Zoning Amendment Bylaw No. 3429
- Referral to a Public Hearing on November 4, 2025



# Thank You





# 832 Ballantrae Court

Development Variance Permit Application

October 14, 2025 – Development Planning

Photo by Gary Cai



## Background

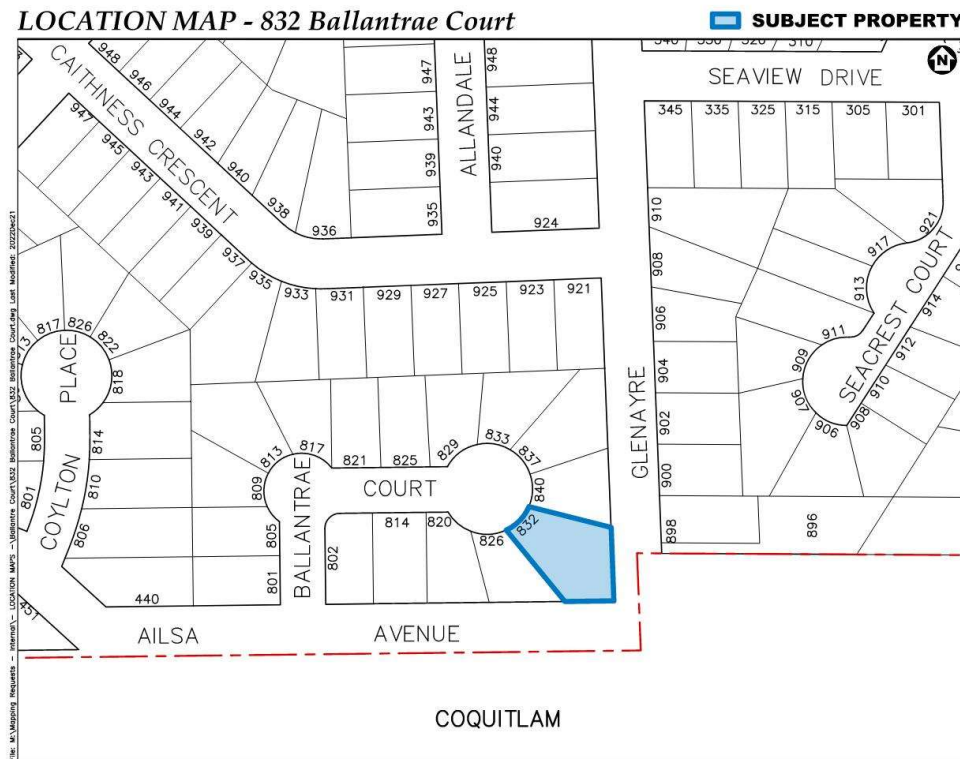
**June 25, 2024:** Council gave three readings to Zoning Amendment Bylaw No. 3462

The related report highlighted the required variance: rear yard setback variance from 7.5m → 5.5m due to location of Lot 1 and the shared driveway

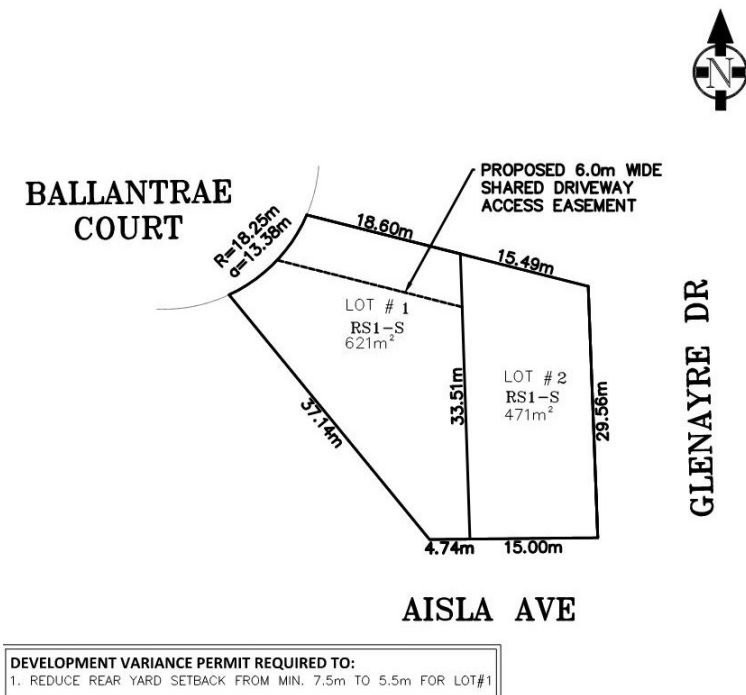
**July 9, 2024** – Zoning Amendment Bylaw No. 3462 was adopted, rezoning subject site from RS1 to RS1-S

Facilitating a two-lot subdivision at 832 Ballantrae Court

# Location Map and Proposed Subdivision Plan

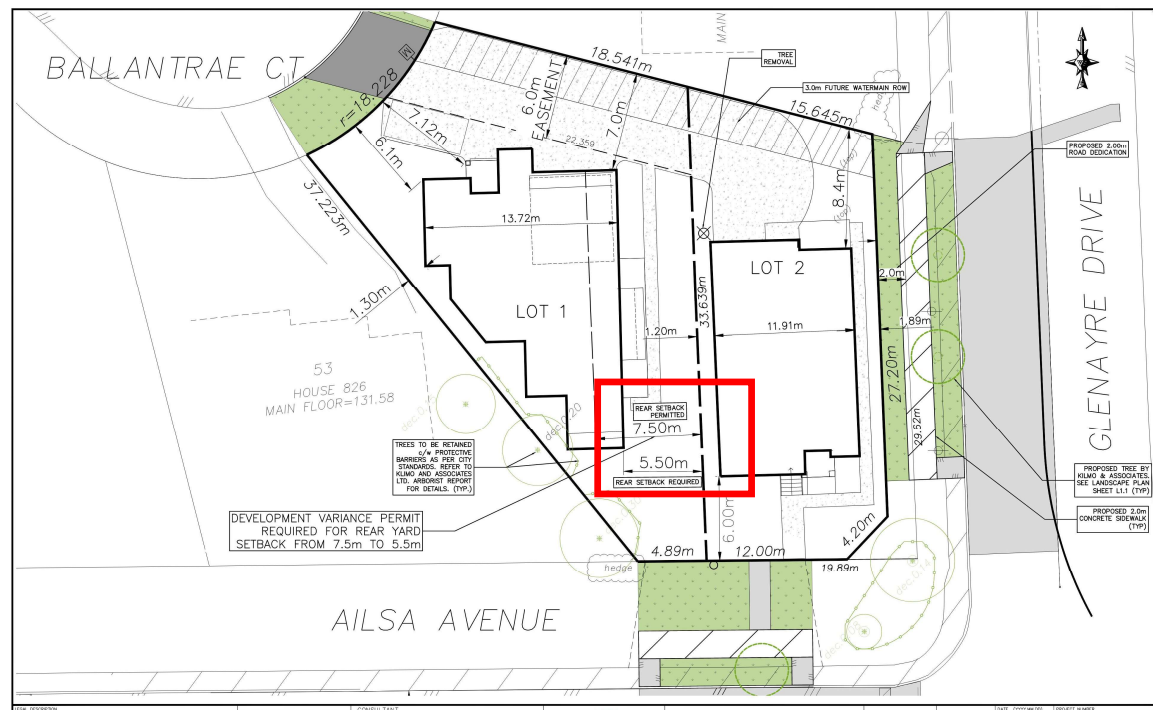


Proposed two-lot Subdivision Layout



# Requested Variance

| Rear Yard Setback | RS1-S Zone Requirement | Proposed Setback |
|-------------------|------------------------|------------------|
| Lot 1             | 7.5m                   | 5.5m             |





# Thank You



# FIFA WORLD CUP 2026

Report to Council

October 14, 2025





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# FIFA World Cup

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**Thursday, June 11, 2026 –  
Sunday, July 19, 2026**

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## FIFA World Cup 2026

Games take place in 16 venues across the United States, Canada and Mexico.



|           |               |
|-----------|---------------|
| Vancouver | Hosts 7 games |
| Toronto   | Hosts 6 games |

**Canada** plays **June 12** in Toronto and **June 18 & 24** in Vancouver.

Vancouver dates: June 13, 18, 21, 24 and 26 and July 2 and 7

## Engaging Fans

- Vancouver City Centre
- Pacific National Exhibition
- Restaurants and Pubs
- Municipal events



## Licensing and Sponsorship

- FIFA offers three licensing categories
- Municipal events fall under “Special Non-Commercial – free events with over 1,000 people, no sponsorship or ticketing, hosted by public institutions”



## Viewing Location Options

### Rocky Point Park

**Pros:** large number of attendees, the beauty of the Park, close to Brewery Row, an accessible destination location.

**Challenges:** weather fluctuation, extra infrastructure including first aid, security of equipment and added policing, ground disturbance, and for some accessibility on grass.

### Amphitheatre

**Pros:** centralized location, facility infrastructure lowers the budget.

**Challenges:** use of the high demand parking lot, accommodates fewer people than the park

### Curling Rink

**Pros:** the ability to control attendance numbers, mitigate weather challenges, lower security and staffing costs.

**Challenges:** may displace skating lessons and curling club



# FIFA Safety



- FIFA overview – from a safety perspective
- Situational awareness
- Brewery Row
- Rocky Point Park
- Police resourcing challenges within the region
- Core policing
- Costs

## Budget Options

- Funding options range from \$80,000 for 3 viewings in the Amphitheatre to \$352,000 for 10 viewings under a tent in Rocky Point Park (RPP).

| Location     | 10 viewings | 5 viewings | 3 viewings |
|--------------|-------------|------------|------------|
| RPP          | \$314,000   | \$203,000  | \$130,000  |
| RPP Tent     | \$352,000   | \$179,500  | \$114,500  |
| Amphitheatre | \$206,000   | \$131,000  | \$80,000   |
| Curling Rink | \$121,000   | \$65,000   | \$35,000   |

- Additional Family Friendly Zones

|             |          |          |          |
|-------------|----------|----------|----------|
| Activations | \$13,000 | \$11,000 | \$10,000 |
|-------------|----------|----------|----------|

## Notable Considerations

- Engages fans and the soccer community
- 2026 is a unique year for Municipal produced events
- Additional required staff resources
- Demand for policing resources
- FIFA Proprietary rights
- Licensing and Technical costs



# FIFA WORLD CUP

# THANK YOU!