



City of Port Moody Regular Council Agenda

October 14, 2025

7:00 pm

Council Chambers

100 Newport Drive, Port Moody

Pages

1. Call to Order

You can watch the livestream of this meeting [here](#) or join the webinar [here](#).

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'wá:n̓ ł'ən̓* (Kwantlen), *q̓iqéyt* (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 Regular Council meeting of October 14, 2025, be adopted as circulated.

4. General Matters

4.1 Art at Council

Verbal Report: Councillor Samantha Agtarap, Chair, Arts, Culture, and Heritage Committee

4.2 Delegation – Strong Cities Network – Foundation for a Path Forward

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Presentation: Eric Rosand, Executive Director, Strong Cities Network, and Tariq Tayb, Co-Founder, Foundation for a Path Forward

Delegation Request: Eric Rosand

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. Public Input

Please go to the [Council Meetings page](#) 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.

5.1 Verbal Submissions:

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

5.2 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 October 14, 2025, be received for information.

6. Adoption of Minutes

6.1 Minutes

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Recommendation(s):

THAT the minutes of the following meetings be adopted:

- Special Council (to Close) – September 16, 2025;
- Regular Council – September 16, 2025; and
- Special Council (to Close) – September 29, 2025.

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 October 14, 2025, Regular Council Consent Agenda be approved:

- 7.1 – 2026 Council Meeting Schedule;
- 7.2 – 2026 Permissive Tax Exemption Bylaw, No. 3518 – Three Readings;
- 7.3 – Rezoning (RS1-S) – 120 April Road (Zed Studio Inc.) – Bylaw No. 3517 – Three Readings;
- 7.4 – Kwikwetlem First Nation – Request for Letter of Support from City of Port Moody;
- 7.5 – Recreation Inclusion Services – Enhancement Opportunities;
- 7.6 – Housing Agreement Bylaw No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental) and Surety Bonds; and
- 7.7 – 2025-2026 Work Plan – Youth Focus Committee.

7.1 2026 Council Meeting Schedule

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Report: Legislative Services Division

Recommendation(s):

THAT the 2026 Council Meeting Schedule be approved as attached to and recommended in the report dated October 14, 2025, from the Legislative Services Division regarding 2026 Council Meeting Schedule.

- 7.2 2026 Permissive Tax Exemption Bylaw, No. 3518 – Three Readings 29**
- Report: Finance and Technology Department – Financial Services Division
- Bylaw No. 3518, a bylaw to provide for permissive exemption from taxation for 2026.*
- Recommendation(s):
- THAT City of Port Moody Permissive Tax Exemption Bylaw, 2025, No. 3518 be read a first, second, and third time as recommended in the report dated October 14, 2025, from the Finance and Technology Department – Financial Services Division regarding 2026 Permissive Tax Exemption Bylaw, No. 3518 – Three Readings.
- 7.3 Rezoning (RS1-S) – 120 April Road (Zed Studio Inc.) – Bylaw No. 3517 – Three Readings 41**
- Report: Community Development Department – Development Planning Division
- Bylaw No. 3517, a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 120 April Road.*
- Recommendation(s):
- THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 111, 2025, No. 3517 (120 April Road) (RS1-S) be read a first, second, and third time as recommended in the report dated October 14, 2025, from the Community Development Department – Development Planning Division regarding Rezoning (RS1-S) – 120 April Road (Zed Studio Inc.) – Bylaw No. 3517 – Three Readings;
- AND THAT Bylaw No. 3517 not be referred to a Public Hearing.
- 7.4 Kwikwetlem First Nation – Request for Letter of Support from City of Port Moody 55**
- Memo: Executive Assistant to Mayor and Council
- Recommendation(s):
- THAT the Mayor be authorized to sign the Letter of Support for the Kwikwetlem First Nation’s Reeve Slough Salmon Habitat Reconnection Project as presented in the memo dated October 14, 2025, from the Executive Assistant to Mayor and Council regarding Kwikwetlem First Nation – Request for Letter of Support from City of Port Moody.

7.5 Recreation Inclusion Services – Enhancement Opportunities

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Report: Community Services Department – Recreation Services Division

Recommendation(s):

THAT an additional \$10,000 in funding be approved to enhance Recreation Inclusion Services as recommended in the report dated October 28, 2025, from the Community Services Department – Recreation Services Division regarding Recreation Inclusion Services – Enhancement Opportunities;

AND THAT the \$10,000 be included in the Recreation Services Division's 2026 draft budget for consideration during the 2026 budget deliberations.

7.6 Housing Agreement Bylaw No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental) and Surety Bonds

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Memo: Community Development Department – Development Planning Division

Bylaw No. 3516, a bylaw to authorize Council to enter into a Housing Agreement pursuant to section 483 of the Local Government Act for one parcel in the Coronation Park neighbourhood (Phase 1).

Recommendation(s):

THAT City of Port Moody Housing Agreement Bylaw, 2025, No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental) be read a first, second, and third time as recommended in the memo dated October 14, 2025, from the Community Development Department – Development Planning Division regarding Housing Agreement Bylaw No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental) and Surety Bonds;

AND THAT City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831 be varied in Section 6.0 Definitions for Phase A and Sections 13.2 and 13.5 to allow for surety bonds to be used as a Security based on the approach recommended in the memo dated October 14, 2025, from the Community Development Department – Development Planning Division regarding Housing Agreement Bylaw No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental) and Surety Bonds.

7.7 2025-2026 Work Plan – Youth Focus Committee

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Report: Community Services Department – Recreation Services Division

Recommendation(s):

THAT the 2025-2026 Youth Focus Committee Work Plan be approved as recommended in the report dated October 14, 2025, from the Community Services Department – Recreation Services Division regarding 2025-2026 Work Plan – Youth Focus Committee.

8. Items Removed from the Consent Agenda

9. Legislative Matters

10. Unfinished Business

11. New Business

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) 200

Presentation: Senior Development Planner

Report: Community Development Department – Development Planning Division

Bylaw No. 3428, a bylaw to amend the Official Community Plan to change the Land Use Map designation for 2505-2517 St. George Street and 123-129 Mary Street to High-Rise Residential (from Single Family Low Density).

Bylaw No. 3429, a bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a high-rise seniors residential and supportive care development on the lands located at 2505-2517 St. George Street and 123-129 Mary Street.

Recommendation(s):

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 35, 2024, No. 3428 (2505-2517 St. George Street and 123-129 Mary Street) be read a second time as recommended in the report dated October 14, 2025, from the Community Development Department – Development Planning Division regarding 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);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 86, 2024, No. 3429 (2505-2517 St. George Street and 123-129 Mary Street) (CD91) be read a second time as amended;

AND THAT Bylaw No. 3428 and Bylaw No. 3429 be referred to a Public Hearing;

AND THAT the document titled “Kyle Senior Living Centre 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 properties.

- 11.2 Development Variance Permit – 832 Ballantrae Court (Westridge Engineering and Consulting Ltd)** **330**
- Presentation: Senior Development Planner
- Report: Community Development Department – Development Planning Division
- Opportunity for public input.*
- Recommendation(s):
- THAT Development Variance Permit DVP00027 be approved as recommended in the report dated October 14, 2025, from the Community Development Department – Development Planning Division regarding Development Variance Permit – 832 Ballantrae Court (Westridge Engineering & Consulting Ltd.);
- AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required to issue Development Variance Permit DVP00027.
- 11.3 FIFA Viewing Update** **339**
- Presentation: Manager of Cultural Services
- Report: Community Services Department – Cultural Services Division
- Recommendation(s):
- THAT the report dated October 14, 2025, from the Community Services Department – Cultural Services Division regarding FIFA Viewing Update be received for information;
- AND THAT Council reaffirm the direction provided to staff at the June 10, 2025, Regular Council meeting;
- AND THAT the FIFA World Cup Celebrations project be approved as a Strategic Priority Level 1 project in the Corporate Project Plan.
- 12. Other Business**
- 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

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- Land Use Committee – March 3, 2025
- Economic Development and Tourism Committee – April 2, 2025
- Climate Action Committee – April 28, 2025
- Seniors Focus Committee – May 8, 2025
- Youth Focus Committee – May 14, 2025
- Parks and Environment Committee – May 14, 2025
- Climate Action Committee – May 26, 2025
- Seniors Focus Committee – June 5, 2025
- IDEA Committee – June 9, 2025
- Youth Focus Committee – June 11, 2025
- Arts, Culture, and Heritage Committee – July 10, 2025
- Transportation Committee – July 16, 2025
- Library Board – July 17, 2025
- Climate Action Committee – July 21, 2025
- Economic Development and Tourism Committee – Sep. 3, 2025
- Land Use Committee – September 8, 2025

14.2 Lighting Requests Added to the Calendar

The following lighting request was approved for addition to the City's lighting schedule:

- October 27 – World Occupational Therapy Day – Blue

15. Public Input

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16. Adjournment