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 kʷikʷəƛ̓əm (Kwikwetlem), səlilwətaɬ (Tsleil-Waututh), xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), qʔic̓əy̓ (Katzie), q'ʷa:n̓ ƛ̓ən̓ (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 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

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

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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

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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

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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 60

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 119

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 195

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

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.

16. Adjournment

Request to Appear as a Delegation

100 Newport Drive, Port Moody, BC, V3H 5C3, Canada
Tel 604.469.4500 • Fax 604.469.4550 • www.portmoody.ca

All information provided on this page, as well as any additional pages submitted, may be included in the agenda package, which is published in print and forms part of the permanent public record.

Name of Delegation: Strong Cities Network - Foundation for a Path Forward
Name of Primary Contact Person: Eric Rosand
Name(s) of Delegation Member(s) in Attendance: Eric Rosand and Tariq Tayb
Purpose of Delegation: To brief the Council on good practices and lessons learned from cities around the globe in municipal-led efforts to maintain social cohesion in times of global and other crises and, more broadly, to introduce the Council to the work of the Strong Cities Network and opportunities for Port Moody to participate in and benefit from Strong Cities activities in British Columbia and Canada more broadly.
Details of Request: Councillor Amy Lubik has participated in a number of Strong Cities - Foundation for a Path Forward activities over the past year, including in-person workshops in Victoria and Montreal. Building off that engagement, on February 11, 2025, the Council requested that representatives from Foundation for Path Forward/Strong Cities be invited to present on best practices for fostering social cohesion, effective communication during divided times, and addressing misinformation and disinformation. In addition to the above, we would like to use our briefing to invite Port Moody to join New Westminster, Prince George, and Victoria as BC municipalities that are Strong Cities members. In addition, we want to introduce the Port Moody Council to our new initiative focused on supporting municipality-led efforts across BC to address online hate and other online harms and invite the city to actively participate in the two-year project, which we are launching in Vancouver in September.
Additional Information in Support of Request: you can find out more about Strong Cities at www.strongcitiesnetwork.org and about the Foundation for a Path Forward at www.foundation4ward.org

City of Port Moody

Minutes

Special Council (to Close) Meeting

Brovold Room
Tuesday, September 16, 2025
at 4:00pm

Members Present:
**Electronic Participation*

Mayor M. Lahti*
Councillor S. Agtarap (Chair)
Councillor D. Dilworth
Councillor K. Knowles
Councillor A. Lubik
Councillor H. Lurbiecki
Councillor C. Morrison

Staff In Attendance:

Anna Mathewson – City Manager
Nikki Best – Legislative Services Advisor
Dave Fleugel – Chief Constable, Port Moody Police
Tyson Ganske – Manager of Financial Planning and Deputy CFO
Jeff Moi – General Manager of Engineering and Operations
Julie Pavey-Tomlinson – General Manager of Community Services
Paul Rockwood – General Manager of Finance and Technology
Suzanne Smith – General Manager of Community Development
Tracey Takahashi – Acting City Clerk and Manager of Legislative Services
Kate Zanon – Deputy City Manager

1. Call to Order

Councillor Agtarap, Chair, called the meeting to order at 4:00pm.

2. Territorial Land Acknowledgement

Councillor Agtarap, Chair, provided the territorial land acknowledgement.

3. General Matters

3.1 Adoption of the Agenda

SC(C)25/050
THAT the agenda of the Special Council (to Close) meeting of Tuesday, September 16, 2025, be adopted as circulated.

Moved, seconded, and CARRIED

DRAFT

3.2 Resolution to Exclude the Public

SC(C)25/051
THAT pursuant to section 90 of the Community Charter*, this Special Meeting of Council be closed to the public as the subject matters being considered relate to the following:*

- *90(1)(a) – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the municipality or another position appointed by the municipality;*
- *90(1)(c) – labour relations or other employee relations;*
- *90(1)(d) – the security of the property of the municipality;*
- *90(1)(e) – the acquisition, disposition, or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *90(1)(f) – law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;*
- *90(1)(j) – information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act;*
- *90(1)(k) – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;*
- *90(1)(l) – discussions with municipal officers and employees respecting municipal objectives, measures, and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report]; and*
- *90(2)(b) – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

Minutes of the Closed Council meeting held on September 2, 2025.

5. Unfinished Business

6. New Business

6.1 Proposed Provision of a Municipal Service

Closed to the public pursuant to section 90(1)(k) of the *Community Charter*.

6.2 FOIPPA Section 21, Proposed Provision of a Municipal Service, and Annual Report Preparation

Closed to the public pursuant to sections 90(1)(j), 90(1)(k), and 90(1)(l) of the *Community Charter*.

DRAFT

6.3 Security of the Property of the Municipality, Law Enforcement, FOIPPA Section 21, and Proposed Provision of a Municipal Service

Closed to the public pursuant to sections 90(1)(d), 90(1)(f), 90(1)(j), and 90(1)(k) of the *Community Charter*.

6.4 FOIPPA Section 21 and Proposed Provision of a Municipal Service

Closed to the public pursuant to sections 90(1)(j) and 90(1)(k) of the *Community Charter*.

6.5 Land Disposition and Proposed Provision of a Municipal Service

Closed to the public pursuant to sections 90(1)(e) and 90(1)(k) of the *Community Charter*.

7. Information Items

7.1 Proposed Provision of a Municipal Service and Intergovernmental Negotiations

Closed to the public pursuant to sections 90(1)(k) and 90(2)(b) of the *Community Charter*.

7.2 Personal Information, Employee Relations, and Land Disposition

Closed to the public pursuant to sections 90(1)(a), 90(1)(c), and 90(1)(e) of the *Community Charter*.

8. Release of Closed Items

9. Adjournment

Mayor Lahti adjourned the meeting at 6:56pm.

Certified correct on the ____ day of _____, 2025, in accordance with section 148(a) of the *Community Charter*.

_____

Councillor S. Agtarap, Chair

_____

T. Takahashi, Acting City Clerk

DRAFT

City of Port Moody

Minutes

Regular Council Meeting

Council Chambers
September 16, 2025
at 7:06pm

Members Present:
** Electronic Participation*

Mayor M. Lahti* (left at 9:40pm)
Councillor S. Agtarap (Chair)
Councillor D. Dilworth
Councillor K. Knowles
Councillor A. Lubik
Councillor H. Lurbiecki
Councillor C. Morrison

Staff In Attendance:

Anna Mathewson – City Manager
Nikki Best – Legislative Services Advisor
Tyson Ganske – Deputy Chief Financial Officer
Stephen Judd – Manager of Infrastructure Engineering Services
Janis Knaupp – Legislative Services Coordinator
Joji Kumagai – Manager of Economic Development
Kim Law – Manager of Project Delivery Services
Jeff Moi – General Manager of Engineering and Operations
Julie Pavey-Tomlinson – General Manager of Community Services
Nobinur Rahman – Transportation Engineer
Paul Rockwood – General Manager of Finance and Technology
Suzanne Smith – General Manager of Community Development
Tracey Takahashi – Acting City Clerk and Manager of Legislative Services
Dejan Teodorovic – Senior Planner
Sandy Tolentino – Project Manager
Wesley Woo – Manager of Development Planning
Kate Zanon – Deputy City Manager

Also in Attendance: Gerard MacDonald, Reshape Infrastructure Strategies Ltd.

DRAFT

1. Call to Order

Chair Agtarap called the meeting to order at 7:06pm.

2. Territorial Land Acknowledgement

Chair Agtarap provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

RC25/160
THAT the agenda of the Regular Council meeting of September 16, 2025, be adopted as circulated.

Moved, seconded and CARRIED

4. General Matters

4.1 Art at Council

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

Chair Agtarap introduced the evening's Art at Council painting titled *Journey*, by Gay Mitchell, a watercolour on canvas capturing the Port Moody Inlet, looking west from Rocky Point Park. The piece weaves the Artist's memories of morning walks along the shoreline, photographs they have taken, and imaginative elements that invite the viewer to look beyond the visible landscape.

5. Public Input

David Hutniak, CEO, Landlord BC, spoke in support of Item 11.3, citing challenging market conditions complicating new development, and the need for more purpose-built rental housing.

Kaylen Blomkamp, Wesgroup, spoke in support of Item 11.3, raising concerns about how any change to project terms will delay the project and impact CMHC funding to proceed with the project while it is viable.

Katy Sandler (Port Moody) spoke in support of Item 11.1, citing safety concerns at Mountain Meadows Elementary School from vehicles ignoring stop signs.

Stirling Ward (Port Moody) spoke in support of Item 11.3, citing the need for more affordable rental homes and the importance of proceeding in a timely manner.

Tracey Shaeffer (Port Moody) spoke regarding Item 11.3, citing concerns that many of the proposed low-income units are not suitable for families and requested that Council send the project back to Wesgroup with these comments.

Anthony Sandler (Port Moody), Traffic Liaison, Mountain Meadows Elementary School PAC, spoke in support of Item 11.1, citing safety concerns in the neighbourhood.

Robert Simons (Port Moody) spoke to Item 11.1, expressing concerns about potential implications from removal of parking and the three-way stop at the Alpine Place intersection.

John Grasty (Port Moody) spoke in support of Item 11.3, citing concerns regarding market costs and the need to move forward with the project in a timely manner.

RC25/161
THAT Written Public Input submissions provided in the on-table package dated September 16, 2025, be received for information.

Moved, seconded, and CARRIED

DRAFT

6. Adoption of Minutes

6.1 Minutes

RC25/162
THAT the minutes of the following meetings be adopted:

- *Special Council (to Close) – July 22, 2025;*
- *Regular Council – July 22, 2025;*
- *Special Council (to Close) – July 29, 2025;*
- *Special Council – July 29, 2025; and*
- *Special Council – September 2, 2025.*

Moved, seconded, and CARRIED

7. Consent Agenda

8. Items Removed from the Consent Agenda

9. Legislative Matters

10. Unfinished Business

11. New Business

11.1 Upper Noons Creek Drive Traffic Calming Study and Pilot Project

Presentation: Infrastructure Engineering Services Division

Report: Engineering and Operations Department – Infrastructure Engineering Services Division

Staff gave a presentation titled “Upper Noons Creek Drive Traffic Calming Project” and referred to slides contained within the on-table package.

RC25/163
THAT the proposed traffic calming pilot design for Noons Creek Drive between Maude Court and Juniper Place be endorsed as recommended in the report dated September 16, 2025, from the Engineering and Operations Department – Infrastructure Engineering Services Division regarding Upper Noons Creek Drive Traffic Calming Study and Pilot Project;

AND THAT staff report back on the findings of the monitoring period after one year of pilot implementation.

Moved, seconded, and CARRIED

11.2 Neighbourhood Energy Utility Preliminary Design Report

Presentation: Project Delivery Services Division

Report: Engineering and Operations Department – Project Delivery Services Division

The Project Consultant gave a presentation titled “Port Moody Neighbourhood Energy Utility (NEU) Summary of Preliminary Design” and referred to slides contained within the on-table package.

Mayor Lahti left the meeting at this point.

DRAFT

RC25/164
THAT staff continue with the next steps related to neighbourhood energy utility as recommended in the report dated September 16, 2025, from the Engineering and Operations Department – Project Delivery Services Division regarding Neighbourhood Energy Utility Preliminary Design Report.

AND THAT the additional budget requirement of $40,000 be funded from the Climate Action Implementation Reserve.

Moved, seconded, and CARRIED

11.3 Proposed Bylaw to Amend the CD89 Zone – Coronation Park (Wesgroup Properties)

Presentation: Development Planning Division

Report: Community Development Department – Development Planning Division

Staff gave a presentation titled "Coronation Park (Inlet District) Rezoning Text Amendment" and referred to slides contained within the on-table package.

RC25/165
THAT Council consider first, second, and third readings of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 110, 2025, No. 3515 (CD89 Text Amendment) (Coronation Park) as recommended in the report dated September 16, 2025, from the Community Development Department – Development Planning Division regarding Proposed Bylaw to Amend the CD89 Zone – Coronation Park (Wesgroup Properties);

AND THAT Council endorse the proposed amendments to the associated Development Agreement and direct that a copy of the Development Agreement executed by Wesgroup Properties be ready for execution by the City as a condition of Council consideration of adoption of Bylaw No. 3515 and Bylaw No. 3516.

Moved and seconded

RC25/166
THAT the foregoing motion be amended by adding the phrase "to include the required office space as a stand-alone building in Phase B of the development", after the phrase "amendments to the associated Development Agreement".

Moved and seconded

Council discussed inviting the Applicant to respond to questions at this point.

RC25/167
THAT the rules for hearing from the public, in accordance with Council Procedure Bylaw No. 3510, be temporarily suspended to permit the Applicant to respond to Council questions related to Item 11.3 of the September 16, 2025, agenda.

Moved, seconded, and CARRIED

The Applicant responded to questions from Council.

DRAFT

The question on the main amending motion (*RC25/166*) was put to a vote; the following motion was DEFEATED:

> *THAT the foregoing motion be amended by adding the phrase "to include the required office space as a stand-alone building in Phase B of the development", after the phrase "amendments to the associated Development Agreement".*

(Voting against: Councillors Dilworth, Knowles, and Morrison, and Mayor Lahti)

The Applicant responded to further questions from Council.

The question on the main motion (*RC25/165*) was put to a vote; the following motion was CARRIED:

> *THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 110, 2025, No. 3515 (CD89 Text Amendment) (Coronation Park) be read a first, second, and third time as recommended in the report dated September 16, 2025, from the Community Development Department – Development Planning Division regarding Proposed Bylaw to Amend the CD89 Zone – Coronation Park (Wesgroup Properties);*
>
> *AND THAT Council endorse the proposed amendments to the associated Development Agreement and direct that a copy of the Development Agreement executed by Wesgroup Properties be ready for execution by the City as a condition of Council consideration of adoption of Bylaw No. 3515 and Bylaw No. 3516.*

Mayor Lahti left the meeting at this point and did not return.

12. Other Business

13. Verbal Reports from Council and Staff

13.1 Council Verbal Reports

Councillor Dilworth recognized work done by the City's horticultural staff over the summer.

Councillor Knowles acknowledged attendees at the Shoreline Trail Boardwalk Grand Opening event.

Chair Agtarap reported on:

- September 19, 2025, tree planting event at the Old Mill Site, in partnership with the Reliance Foundry who donated a bench; and
- September 30, 2025, Truth and Reconclitation Day blanket exercise, for which registration is currently open.

Councillor Lubik reported on:

- Port Moody's Jenna Buglioni being the first woman signed to Seattle's new Professional Women's Hockey League team;
- staff efforts for the Shoreline Trail Boardwalk and Old Orchard Park pollinator garden; and
- attending the 2025 UBCM convention, noting that Port Moody has submitted resolutions for consideration regarding poverty reduction, housing as a human right, school space planning, and doctor spaces.

DRAFT

In response to questions, staff informed Council that:

- staff are exploring options for a small portion of non-paved path along the Shoreline Boardwalk, as asphalting will require tree removal; and
- bylaw staff are conducting patrols in Bert Flinn Park to educate the public about new off-leash dog rules.

Councillor Morrison reported on:

- attending the 2025 UBCM convention;
- the September 15, 2025, Special Council meeting on the OCP; and
- attendance at the Terry Fox Run on September 13, 2025.

13.2 Staff Verbal Reports

There were no staff verbal reports.

14. Information Items

14.1 Committees, Commissions, and Boards – Minutes

- Land Use Committee – June 2, 2025
- Library Board – June 19, 2025
- Economic Development and Tourism Committee – July 2, 2025
- Seniors Focus Committee – July 3, 2025

14.2 Metro Vancouver Board in Brief

Metro Vancouver Board in Brief, dated July 24, 2025

15. Public Input

John Grasty (Port Moody) spoke to Item 11.3, expressing concerns about contributions paid to the Province when municipalities are negotiating directly with developers, and the need for a cost-sharing model with CMHC and the Province to support new development.

Ron Adair (Port Moody) inquired about maximum building heights. The City Manager recommended that the speaker connect with staff after the meeting to obtain an answer to the question.

16. Adjournment

Chair Agtarap adjourned the meeting at 9:54pm.

Certified correct on the ____ day of _____, 2025, in accordance with section 148(a) of the *Community Charter*.

_____

Councillor S. Agtarap, Chair

_____

T. Takahashi, Acting City Clerk

DRAFT

City of Port Moody

Minutes

Special Council (to Close) Meeting

Electronic Meeting via Zoom
Monday, September 29, 2025
at 5:00pm

Members Present: Mayor M. Lahti
Councillor S. Agtarap
Councillor D. Dilworth
Councillor K. Knowles
Councillor A. Lubik
Councillor H. Lurbiecki

Members Absent: Councillor C. Morrison

Staff In Attendance: Kate Zanon – Acting City Manager
Mary De Paoli – Acting GM of Community Development
Kim Law – Acting GM of Engineering and Operations
Philip Lo – Acting Deputy Corporate Officer
Darcey O'Riordan – Fire Chief
Julie Pavey-Tomlinson – General Manager of Community Services
Paul Rockwood – General Manager of Finance and Technology
Virgelene Rutherford – Director of Human Resources
Tracey Takahashi – Acting City Clerk and Manager of Legislative Services
Sandy Tolentino – Project Manager

1. Call to Order

Mayor Lahti called the meeting to order at 5:00pm.

2. Territorial Land Acknowledgement

Mayor Lahti provided the territorial land acknowledgement.

3. General Matters

3.1 Adoption of the Agenda

SC(C)25/052
THAT the agenda of the Special Council (to Close) meeting of Tuesday, September 29, 2025, be adopted as circulated.

Moved, seconded, and CARRIED

3.2 Resolution to Exclude the Public

SC(C)25/053
THAT pursuant to section 90 of the Community Charter*, this Special Meeting of Council be closed to the public as the subject matters being considered relate to the following:*

DRAFT

- *90(1)(a) – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee, or agent of the municipality or another position appointed by the municipality;*
- *90(1)(c) – labour relations or other employee relations;*
- *90(1)(e) – the acquisition, disposition, or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *90(1)(k) – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and*
- *90(2)(b) – the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

4. Adoption of Minutes

5. Unfinished Business

6. New Business

6.1 Proposed Provision of a Municipal Service

Closed to the public pursuant to section 90(1)(k) of the *Community Charter*.

7. Information Items

7.1 Proposed Provision of a Municipal Service and Intergovernmental Negotiations

Closed to the public pursuant to sections 90(1)(k) and 90(2)(b) of the *Community Charter*.

7.2 Personal Information, Employee Relations, and Land Disposition

Closed to the public pursuant to sections 90(1)(a), 90(1)(c), and 90(1)(e) of the *Community Charter*.

8. Release of Closed Items

9. Adjournment

Mayor Lahti adjourned the meeting at 5:34pm.

Certified correct on the ____ day of _____, 2025, in accordance with section 148(a) of the *Community Charter*.

_____

M. Lahti, Mayor

_____

T. Takahashi, Acting City Clerk

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City of Port Moody
Report/Recommendation to Council

Date: October 14, 2025
Submitted by: Legislative Services Division
Subject: 2026 Council Meeting Schedule

Purpose
To present the 2026 Council Meeting Schedule for approval.

Recommended Resolution(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.

Background
The Council Meeting Schedule is set annually and published in the City's official public notice posting places, on the City website, and as part of the Port Moody Calendar. In addition to the schedule of regularized Council meetings, once finalized, the published calendar will also include the following information:

- major conferences;
- Acting Mayor Schedule;
- 2026 General Local Election (October 17); and
- Inaugural Council meeting (November 3).

The publication of the Council meeting schedule is required by section 127(1) of the *Community Charter*, which states that Council must make available to the public a schedule of the date, time, and place of regularized Council meetings.

Discussion
In the proposed 2026 Council Meeting Schedule (**Attachment 1**), Regular Council meetings are generally held on the second and fourth Tuesday of each month, with Council Standing Committee meetings on the third Tuesday of each month, except for:

- August, in which no meetings are held;
- September, in which Regular Council meetings are proposed for the fifth Tuesday and a Council Standing Committee meeting proposed for the fourth Tuesday, due to the UBCM Convention being held in the third week of the month. If a Public Hearing

is necessary in September, this would be scheduled for the second Tuesday (September 8), which is the day after the Labour Day statutory holiday; and
- December, in which no meetings are held in the second half of the month.

In addition to Regular Council meetings and Council Standing Committee meetings, Public Hearings, as well as Closed and Special Council meetings will be scheduled on an as needed basis. When called, proper notice will be provided in accordance with the *Community Charter*.

The 2026 Acting Mayor Schedule has been left blank as the proposed list will be brought forward for approval on December 9, 2025.

Spring Break

For Council's information, School District No. 43 has designated Spring Break for March 16 to March 27, 2026. Should Council choose to not hold meetings during this period, staff can adjust the meeting schedule for March 2026 with one of the following options (**Attachment 2**). The first Tuesday will be held for Public Hearing, if needed.

1. March 10 – Regular Council meeting; March 31 – Standing Committee meetings;
2. March 10 – Standing Committee meetings; March 31 – Regular Council meeting; or
3. March 10 and March 31 – Regular Council meeting, with no Standing Committee meetings in the month of March.

Other Option(s)

THAT Spring Break Option ____ be implemented;

AND THAT the 2026 Council Meeting Schedule be adopted as amended.

Financial Implications

There are no financial implications associated with approving the 2026 Council Meeting Schedule.

Communications and Public Engagement Initiatives

The 2026 Council Meeting Schedule will be incorporated into the 2026 Port Moody Calendar upon approval. The Schedule will be published on the City website, and the dates advertised in the City's official public notice posting places.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 1.1 – Prioritize Core Services; and
- Strategic Goal 1.3 – Lead with Good Governance.

Attachment(s)

1. Draft 2026 Council Meeting Schedule.
2. 2026 Spring Break Options.

Report Author

Tracey Takahashi, BA, CMC, CPHR Candidate
Deputy Corporate Officer

Report Approval Details

Document Title:	2026 Council Meeting Schedule.docx
Attachments:	- Attachment 1 - Draft 2026 Council Meeting Schedule.pdf - Attachment 2 - 2026 Spring Break Options.pdf
Final Approval Date:	Sep 22, 2025

This report and all of its attachments were approved and signed as outlined below:

Virgelene Rutherford, Director of Human Resources, for Kate Zanon, General Manager of Corporate Services - Sep 18, 2025

Paul Rockwood, General Manager of Finance and Technology - Sep 19, 2025

Anna Mathewson, City Manager - Sep 22, 2025

Attachment 1

2026 Council Meeting Schedule

Council Meeting Dates by Month			
January	**13**	**20**	**27**
February	**10**	**17**	**24**
March	**10**	**17**	**24**
April	**14**	**21**	**28**
May	**12**	**19**	**26**
June	**9**	**16**	**23**
July	**14**	**21**	**28**
August	**N/A**	**N/A**	**N/A**
September	**N/A**	**22**	**29**
October	**13**	**20**	**27**
November	**10**	**17**	**24**
December	**9**	**N/A**	**N/A**

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Conferences
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FCM – Edmonton *June 4-7*
UBCM – Vancouver *September 14-18*

Acting Mayor Schedule	1st Acting	2nd Acting	3rd Acting
January:			
February:			
March:			
April:			
May:			
June:			
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November:			
December:			

January

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February

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March

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April

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July

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August

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September

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October

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November

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December

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2026 Election
Regular Council Meetings
Inaugural Council Meeting
Council Standing Committee Mtg
Conferences

**Public Hearings, if required, are generally held on the first Tuesday of each month. Check https://www.portmoody.ca/en/business-and-development/public-hearing-and-planning-notices.aspx for upcoming applications.

Approved by Council: _____

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Attachment 2

2026 Council Meeting Schedule

Spring Break Option 1

Council Meeting Dates by Month			
January	**13**	**20**	**27**
February	**10**	**17**	**24**
March	**10**	**31**	**N/A**
April	**14**	**21**	**28**
May	**12**	**19**	**26**
June	**9**	**16**	**23**
July	**14**	**21**	**28**
August	**N/A**	**N/A**	**N/A**
September	**N/A**	**22**	**29**
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December	**9**	**N/A**	**N/A**

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January

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February

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March

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SD43 Spring Break Mar 16-27

April

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September

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October

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November

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December

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2026 Election

Regular Council Meetings

Inaugural Council Meeting

Council Standing Committee Mtg

Conferences

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Approved by Council: _____

DRAFT

EDMS#659632

Attachment 2

2026 Council Meeting Schedule

Spring Break Option 2

Council Meeting Dates by Month			
January	**13**	**20**	**27**
February	**10**	**17**	**24**
March	**N/A**	**10**	**31**
April	**14**	**21**	**28**
May	**12**	**19**	**26**
June	**9**	**16**	**23**
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January

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February

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March

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SD43 Spring Break Mar 16-27

April

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July

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August

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September

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October

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November

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December

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2026 Election
Regular Council Meetings
Inaugural Council Meeting
Council Standing Committee Mtg
Conferences

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Approved by Council: _____

EDMS#659632

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Attachment 2

2026 Council Meeting Schedule

Spring Break Option 3

Council Meeting Dates by Month			
January	**13**	**20**	**27**
February	**10**	**17**	**24**
March	**10**	**N/A**	**31**
April	**14**	**21**	**28**
May	**12**	**19**	**26**
June	**9**	**16**	**23**
July	**14**	**21**	**28**
August	**N/A**	**N/A**	**N/A**
September	**N/A**	**22**	**29**
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January

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February

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March

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SD43 Spring Break Mar 16-27

April

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May

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June

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July

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August

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September

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October

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November

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December

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2026 Election

Regular Council Meetings

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Approved by Council: _____

DRAFT

EDMS#659632

City of Port Moody
Report/Recommendation to Council

Date: October 14, 2025
Submitted by: Finance and Technology Department – Financial Services Division
Subject: 2026 Permissive Tax Exemption Bylaw, No. 3518 – Three Readings

Purpose
To present the annual Permissive Taxation Exemption Bylaw for consideration.

Recommended Resolution(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.

Background
Community Charter Section 224 (**Attachment 1**) provides Council with the authority to grant permissive property tax exemptions. The tax exemption bylaw must be adopted before October 31st of any given year for the subject properties to be exempt for the following tax year.

Statutory Tax Exemptions are given to buildings set apart for public worship, and the land on which the building stands; however, the land or improvements that surround the building require consideration by Council for a permissive tax exemption.

Discussion
The Estimated 2026 Tax Exemptions listing (**Attachment 2**) shows all properties that have either been given a statutory tax exemption or are being presented for Council's consideration for a permissive tax exemption.

Per Council direction, all applicants have provided Financial Statements along with their applications. The following discussion is based on the permissive tax exemption applications the City has received for 2026.

The **Inlet United Church** has submitted three applications, two of which will be discussed in "The Springs" section below. Their third application is for their location at 1790 Ioco Road. The place of worship is automatically exempt through a statutory exemption, they are applying for the portion of their property used for parking, and a space leased to a daycare during the day and used by the church on evenings and weekends.

Pacific Grace MB Church has applied for their location at 2622 St. Johns Street. The place of worship is automatically exempt through a statutory exemption, they are applying for the portion of their property used for parking and the remaining building space used for fellowship gatherings, Sunday School, bible studies, and other various programs.

St. John the Apostle Church has applied for their location at 2208 St. Johns Street. The place of worship is automatically exempt through a statutory exemption, they are applying for the portion of their property used for a community garden, parking and the remaining building space used for various community programs such as Alcoholics Anonymous.

St. Joseph's Catholic Church has applied for their location at 148 Moody Street. The place of worship is automatically exempt through a statutory exemption, they are applying for the portion of their property used for a parking and the remaining building space used for various religious and social programs.

Port Moody Arts Society has applied for their location at 2425 St. Johns Street. The society provides art education, exhibitions, community art projects, community events, collaborative art projects, and collaborations with various partners.

Port Moody Ecological Society has applied for their location at 340 Ioco Rd (previously 300 Ioco Rd). The society operates a salmon hatchery and water quality lab, provides school programs and ecological awareness by engaging in community directed education for all ages.

Port Moody Heritage Society has applied for their location at 2734 Murray Street. The location is used as a museum and maintains, preserves and displays artifacts relating to Port Moody's history. They provide education programs and exhibits.

The **Association of Neighbourhood Houses DBA Sasamat Outdoor Centre** has applied for the Port Moody portion of their location at 3302 Senkler Road. In the summer, they provide outdoor camp programming for children and youth ages 4-15, and in the winter, they provide leadership program for high school youth. They provide outdoor education programs for schools across the lower mainland, and an accessible community rental space for events and retreats.

The **Royal Canadian Legion #119** has applied for their property at 2529 Clarke Street. They offer a place to gather for socialization, and provide support, referrals, advocacy, and financial assistance to veterans, currently serving military, RCMP members, and their families.

House of Omeed has applied for their property at 2340 Clarke Street. They provide settlement services to newcomers and refugees to Canada, such as ESL classes, assistance with government paperwork, work acquisition, and run a culturally and religiously appropriate food bank.

Currently, the building is being expanded, and they are temporarily operating out of the Coquitlam Alliance Church. The expansion will provide six (6) units of emergency short-term housing for newcomers and refugees on the newly added third floor, as well as an accessible unit on the ground floor.

Community Ventures Society has submitted three applications. Currently, two of their properties at 307-2502 St. Johns Street and 2322 St. Johns Street are granted an exemption as they provide various programs and administration for people with developmental disabilities and their families. They acquired a third property at 306-2502 St. Johns Street and have submitted a new application for this property with the same principal purposes listed at their other properties.

Kinsight has submitted six applications, two of which will be discussed in “The Springs” section below. Four applications have been received for units 101, 301, and 402 at 3038 St. George Street, and 110-3018 St. George Street. These units are used to provide affordable housing to individuals who have developmental disabilities. These units are deemed “Supportive Housing” from the Province and would qualify for exemption even if a Permissive Tax Exemption was not granted by the City.

City of Port Moody is applying for three properties leased from Canadian Pacific Railway for public access over the tracks, and one property that the City occupies as park/field space that would otherwise be exempt.

The **YMCA** has applied for an exemption for the property leased by the City at 203 Westhill Place. The YMCA is a non-profit organization and is providing not-for-profit daycare services.

“The Springs”, which was one parcel that was previously exempt was subdivided into 15 parcels. Of the 15 parcels, 10 belong to Provincial Rental Housing Corporation (10 parcels with 11 units); however, the province did not apply. There are other means for the province to be exempt from taxes such as supportive housing class on their properties on St. George Street, or Provincial use at Woodland Park.

The remaining five parcels have applied for a permissive tax exemption.

1. Catalyst
Catalyst is applying as they provide below market rental housing. Their parcel contains 30 apartment units, and the rental rates vary from $375.00 to $1,867.74.

2. St. Andrews Port Moody Housing Society
St. Andrews Port Moody Housing Society is applying as they provide non-profit housing to low and moderate-income households. Their parcel contains 15 apartment and townhouse units, and their rental rates vary from $1,451.15 to $2,149.88.

3. Kinsight
Kinsight provides a wide range of support services to individuals and families affected by developmental delays or disabilities. They are applying for an exemption for 95% of their property, up from 55% in 2025, as a result of a reduction in commercial lease space.

4. Inlet United Church
Inlet United Church has applied for their location at 2315 Spring Street. The place of worship is automatically exempt through a statutory exemption. In 2024, the entire unit was deemed a place of worship and received a full statutory exemption.

5. Common Space (within "The Springs")
All four applicants have also submitted application for the common space, which includes the parkade, atrium, and elevator. This space would be used by residents and visitors to the complex, some requiring access to the non-profit organizations, and some to the "for profit" leased areas.

If Council chooses to not grant an exemption for a particular group or assessment class, the associated Bylaw Reference should be struck from the bylaw (**Attachment 3**).

Other Option(s)
THAT the report dated October 14, 2025, from Finance and Technology Department – Financial Services Division regarding 2026 Permissive Tax Exemption Bylaw, No. 3518 – Three Readings be received for information.

Financial Implications
The proposed statutory and permissive property tax exemptions represent an estimated $1,129,498 in exempted tax revenues in 2025. The mandatory statutory component represents $891,674 of the financial impact, and the optional permissive component represents an estimated impact of $237,824 for 2026, $250,905 for 2027, and $263,453 for 2028. The impact of the tax burden would be distributed to the remaining properties on the assessment roll.

Communications and Public Engagement Initiatives
The statutory public notice requirement of Council's intention to adopt a Permissive Tax Exemption Bylaw has been met by electronically posting the notice for two consecutive weeks on the City's official website, distributing via the City's email subscription platform, and by posting a hardcopy notice on the external facing bulletin board located in the lobby of Port Moody City Hall at 100 Newport Drive.

Council Strategic Plan Goals
The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.1 – Protect, integrate and enhance our natural assets;
- Strategic Goal 3.3 – Enhance community wellbeing; and
- Strategic Goal 4.2 – Enhance vibrancy through placemaking, arts, culture, heritage, and tourism.

Attachment(s)
1. *Community Charter* Section 224.
2. Estimated 2026 Tax Exemptions Listing.
3. Draft City of Port Moody Permissive Tax Exemption Bylaw, 2025, No. 3518.

Report Author
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Deputy Chief Financial Officer

Report Approval Details

Document Title:	2026 Permissive Tax Exemption Bylaw, No. 3518 - Three Readings.docx
Attachments:	- Attachment 1 - Community Charter Section 224.pdf - Attachment 2 - Estimated 2026 Tax Exemptions Listing.pdf - Attachment 3 - Draft City of Port Moody Permissive Tax Exemption Bylaw, 2025, No. 3518.pdf
Final Approval Date:	Oct 3, 2025

This report and all of its attachments were approved and signed as outlined below:

Paul Rockwood, General Manager of Finance and Technology - Oct 3, 2025

Anna Mathewson, City Manager - Oct 3, 2025

COMMUNITY CHARTER

Part 7 — Municipal Revenue

Division 7 — Permissive Exemptions

General authority for permissive exemptions

224 (1) A council may, by bylaw in accordance with this section, exempt land or improvements, or both, referred to in subsection (2) from taxation under section 197 (1) (a) *[municipal property taxes]*, to the extent, for the period and subject to the conditions provided in the bylaw.

(2) Tax exemptions may be provided under this section for the following:

(a) land or improvements that

(i) are owned or held by a charitable, philanthropic or other not for profit corporation, and

(ii) the council considers are used for a purpose that is directly related to the purposes of the corporation;

(b) land or improvements that

(i) are owned or held by a municipality, regional district or other local authority, and

(ii) the council considers are used for a purpose of the local authority;

(c) land or improvements that the council considers would otherwise qualify for exemption under section 220 *[general statutory exemptions]* were it not for a secondary use;

(d) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

(i) the land or improvements are owned by a public authority or local authority, and

(ii) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(e) the interest of a public authority, local authority or any other corporation or organization in land or improvements that are used or occupied by the corporation or organization if

(i) the land or improvements are owned by a person who is providing a municipal service under a partnering agreement,

(ii) an exemption under section 225 *[partnering and other special tax exemption authority]* would be available for the land or improvements in relation to the partnering agreement if they were used in relation to the service,

(iii) the partnering agreement expressly contemplates that the council may provide an exemption under this provision, and

(iv) the land or improvements are used by the corporation or organization for a purpose in relation to which an exemption under this Division or Division 6 of this Part would apply or could be provided if the land or improvements were owned by that corporation or organization;

(f) in relation to property that is exempt under section 220 (1) (h) *[buildings for public worship]*,

(i) an area of land surrounding the exempt building,

(ii) a hall that the council considers is necessary to the exempt building and the land on which the hall stands, and

(iii) an area of land surrounding a hall that is exempt under subparagraph (ii);

(g) land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers is necessary to land or improvements so used or occupied;

(h) in relation to property that is exempt under section 220 (1) (i) *[seniors' homes]* or (j) *[hospitals]*, any area of land surrounding the exempt building;

(h.1) in relation to land or improvements, or both, exempt under section 220 (1) (l) *[independent schools]*, any area of land surrounding the exempt land or improvements;

(i) land or improvements owned or held by an athletic or service club or association and used as a public park or recreation ground or for public athletic or recreational purposes;

(j) land or improvements owned or held by a person or organization and operated as a private hospital licensed under the *Hospital Act* or as a licensed community care facility, or registered assisted living residence, under the *Community Care and Assisted Living Act* ;

(k) land or improvements for which a grant has been made, after March 31, 1974, under the *Housing Construction (Elderly Citizens) Act* before its repeal.

(3) The authority under subsection (2) (e) and (g) to (j) is not subject to section 25 (1) *[prohibition against assistance to business]*.

(4) Subject to subsection (5), a bylaw under this section

(a) must establish the term of the exemption, which may not be longer than 10 years,

(b) may only be adopted after notice of the proposed bylaw has been given in accordance with section 227 *[notice of permissive tax exemptions]*, and

(c) does not apply to taxation in a calendar year unless it comes into force on or before October 31 in the preceding year.

(5) Subsection (4) (a) and (b) does not apply in relation to exemptions under subsection (2) (f), (h) and (h.1).

(6) If only a portion of a parcel of land is exempt under this section, the bylaw under this section must include a description of the land that is satisfactory to the British Columbia Assessment Authority.

(7) A bylaw under this section ceases to apply to property, the use or ownership of which no longer conforms to the conditions necessary to qualify for exemption and, after this, the property is liable to taxation.

Attachment 2

CITY OF PORT MOODY
ESTIMATED 2026 TAX EXEMPTIONS FOR A ONE YEAR TERM
BYLAW NO. BL 3518

Description	Bylaw Ref	Folio #	PID	Address	Authority to Grant Exemption	Exempt Tax Code	Municipal Assessment Exempted 2025	Class & Rate 2025	Municipal Tax Exemption 2026 (est)	Municipal Tax Exemption 2027 (est)	Municipal Tax Exemption 2028 (est)
STATUTORY EXEMPTIONS											
Mennonite Church (Port Moody Pacific Grace MB Church)	2.1.1	03161-000	029-107-059	2622 St Johns Street	Section 220 (1) (h)	90 - Places of Public Worship	4,241,000	8 2.12663	$ 9,560	$ 10,086	$ 10,590
Catholic Church	2.1.2	03350-002	009-200-487	148 Moody Street	Section 220 (1) (h)	90 - Places of Public Worship	717,000	8 2.12663	$ 1,616	$ 1,705	$ 1,790
United Church (Inlet United Church)	2.1.3	04024-001	031-950-931	2315 Spring Street	Section 220 (1) (h)	90 - Places of Public Worship	2,821,000	8 2.12663	$ 6,359	$ 6,709	$ 7,044
Anglican Church (St John the Apostle Church)	2.1.4	04086-001	023-286-741	2206 St Johns Street	Section 220 (1) (h)	90 - Places of Public Worship	453,000	8 2.12663	$ 1,021	$ 1,077	$ 1,131
United Church (Inlet United Church)	2.1.5	08958-002	031-665-677	1790 Ioco Road	Section 220 (1) (h)	90 - Places of Public Worship	423,900	8 2.12663	$ 956	$ 1,009	$ 1,059
Fraser Health Authority (Note 1)		16476-000		475 Guildford Way	Section 220 (1) (j)	78 - Regional Health Boards	171,234,000	6 4.80509	$ 872,162	$ 920,131	$ 966,138
						Total Statutory Exemptions			$ 891,674	$ 940,717	$ 987,752
PERMISSIVE EXEMPTIONS (Council's Consideration)											
Mennonite Church (Port Moody Pacific Grace MB Church)	2.1.1	03161-000	029-107-059	2622 St Johns Street	Section 224 (2) (f)	97 - Permissive Exemption	2,041,000	8 2.12663	$ 4,601	$ 4,854	$ 5,097
Catholic Church	2.1.2	03350-002	009-200-487	148 Moody Street	Section 224 (2) (f)	97 - Permissive Exemption	1,044,700	8 2.12663	$ 2,355	$ 2,485	$ 2,609
Anglican Church (St John the Apostle Church)	2.1.4	04086-001	023-286-741	2206 St Johns Street	Section 224 (2) (f)	97 - Permissive Exemption	1,926,900	8 2.12663	$ 4,344	$ 4,583	$ 4,812
United Church	2.1.5	08958-002	08958-002	1790 Ioco Road	Section 224 (2) (f)	97 - Permissive Exemption	1,231,400	8 2.12663	$ 2,776	$ 2,929	$ 3,075
						Subtotal Permissive Exemptions			$ 14,076	$ 14,851	$ 15,593
Other:											
Kinsight Community Society	2.1.6	02031-201	031-216-340	101-3038 St George Street	Section 224 (2) (a)	14 - Non Profit Organization	2	3 2.50595	$ -	$ -	$ -
Kinsight Community Society	2.1.7	02031-234	031-216-676	301-3038 St George Street	Section 224 (2) (a)	14 - Non Profit Organization	2	3 2.50595	$ -	$ -	$ -
Kinsight Community Society	2.1.8	02031-252	031-216-854	402-3038 St George Street	Section 224 (2) (a)	14 - Non Profit Organization	2	3 2.50595	$ -	$ -	$ -
Kinsight Community Society	2.1.9	02031-303	031-285-309	110-3018 St George Street	Section 224 (2) (a)	14 - Non Profit Organization	2	3 2.50595	$ -	$ -	$ -
Port Moody Ecological Society	2.1.10	02089-010	026-776-626	340 Ioco Road	Section 224 (2) (a)	14 - Non Profit Organization	5,232,200	6 4.80509	$ 26,650	$ 28,116	$ 29,522
Port Moody Heritage Society	2.1.11	03053-000	005-392-322	2734 Murray Street	Section 224 (2) (a)	14 - Non Profit Organization	3,211,000	6 4.80509	$ 16,355	$ 17,255	$ 18,118
Community Ventures Society	2.1.12	03138-014	025-893-408	306 - 2502 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	663,000	6 4.80509	$ 3,377	$ 3,563	$ 3,741
Community Ventures Society	2.1.13	03138-015	025-893-416	307-2502 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	1,376,000	6 4.80509	$ 7,009	$ 7,394	$ 7,764
Royal Canadian Legion Port Moody Branch No. 119	2.1.14	03152-501	030-494-052	2529 Clarke Street	Section 224 (2) (a)	14 - Non Profit Organization	5,616,000	6 4.80509	$ 28,605	$ 30,178	$ 31,687
Royal Canadian Legion Port Moody Branch No. 119	2.1.14	03152-501	030-494-052	2529 Clarke Street	Section 224 (2) (a)	14 - Non Profit Organization	56,600	8 2.12663	$ 128	$ 135	$ 142
Port Moody Arts Centre Society	2.1.15	03219-001	N/A	2425 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	149,600	6 4.80509	$ 762	$ 804	$ 844
The Trustees of Inlet United Church, The Owners, Strata plan EPS9182, St. Andrews Port Moody Housing Society, Kinsight	2.1.16	04024-000	030-471-532	2312 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	1,245,000	6 4.80509	$ 6,341	$ 6,690	$ 7,025
Kinsight Community Society	2.1.17	04024-002	031-950-949	95% exemption of 101,102 - 2312, 2314, 2316 St John's Street	Section 224 (2) (a)	14 - Non Profit Organization	8,994,000 (95% eligibility for exemption)	6 4.80509	$ 41,056	$ 43,314	$ 45,480
St. Andrew's Port Moody Housing Society	2.1.18	04024-003	031-950-957	(Townhouses) 2312 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	3,409,000	1 2.50595	$ 9,055	$ 9,553	$ 10,031
Catalyst Community Developments Society	2.1.19	04025-106	032-081-677	(Apartments) 2312 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	5,271,000	1 2.50595	$ 14,001	$ 14,771	$ 15,510
Community Ventures Society	2.1.20	04027-000	011-454-016	2322 St Johns Street	Section 224 (2) (a)	14 - Non Profit Organization	2,618,000	6 4.80509	$ 13,335	$ 14,068	$ 14,771
House of Omeed	2.1.21	04063-000	001-009-192	2340 Clarke St	Section 224 (2) (a)	14 - Non Profit Organization	1,331,000	6 4.80509	$ 6,779	$ 7,152	$ 7,510
City of Port Moody	2.1.22	08977-020	001-430-262	115 First St (Ioco Field)	Section 224 (2) (i)	15 - Parks & Recreation	1,146,000	8 2.12663	$ 2,583	$ 2,725	$ 2,861
City of Port Moody (YMCA lease)	2.1.23	09305-004	023-899-565	203 Westhill Place	Section 224 (2) (d)	76 - Third Party Occupier	408,000	6 4.80509	$ 2,078	$ 2,192	$ 2,302
City of Port Moody (YMCA lease)	2.1.23	09305-004	023-899-565	203 Westhill Place	Section 224 (2) (d)	76 - Third Party Occupier	15,699,000	8 2.12663	$ 35,389	$ 37,335	$ 39,202
Association of Neighbourhood Houses of BC DBA Sasamat Outdoor Centre	2.1.24	16712-000	N/A	3302 Senkler Rd (Sasamat Lake)	Section 224 (2) (a)	14 - Non Profit Organization	199,000	6 4.80509	$ 1,014	$ 1,070	$ 1,124
Association of Neighbourhood Houses of BC DBA Sasamat Outdoor Centre	2.1.24	16712-000	N/A	3302 Senkler Rd (Sasamat Lake)	Section 224 (2) (a)	14 - Non Profit Organization	1,092,000	8 2.12663	$ 2,462	$ 2,597	$ 2,727
City of Port Moody	2.1.25	17000-003	N/A	Ioco Road at Alderside Road	Section 224 (2) (d)	76 - Third Party Occupier	291,000	6 4.80509	$ 1,482	$ 1,564	$ 1,642
City of Port Moody	2.1.26	17000-005	N/A	Cascade to Reed Point Marina	Section 224 (2) (d)	76 - Third Party Occupier	372,000	6 4.80509	$ 1,895	$ 1,999	$ 2,099
City of Port Moody	2.1.27	17000-011	N/A	Ioco Road at Barber Street	Section 224 (2) (d)	76 - Third Party Occupier	666,000	6 4.80509	$ 3,392	$ 3,579	$ 3,758
						Subtotal Permissive Exemptions			$ 223,748	$ 236,054	$ 247,860
						Total Permissive Exemptions			**$ 237,824**	**$ 250,905**	**$ 263,453**
						Total Statutory and Permissive Exemptions			**$ 1,129,498**	**$ 1,191,622**	**$ 1,251,205**

Note:

1. Fraser Health Authority has no reference on the permissive exemption bylaw as there is no permissive exemption component related to this organization.

Attachment 3

City of Port Moody

Bylaw No. 3518

A Bylaw to provide for permissive exemption from taxation for 2026.

The Council of the City of Port Moody enacts as follows:

1. Citation

1.1 This Bylaw may be cited as “City of Port Moody Permissive Tax Exemption Bylaw, 2025, No. 3518”.

2. Lands to be Exempted

2.1 The following described lands and buildings, or portions of buildings situated thereon, will be exempt from taxation for the year 2026 as long as:

- the respective title to the said lands is registered in the name of the religious organization/non-profit organization;
- the property or a portion of the property is occupied by a religious organization/non-profit organization as tenant or licensee for the purposes of public worship; or
- the mandate of the organization in each case named does not change, and the lands, buildings, or portions of buildings thereon, continue to be used for the purpose for which tax exemption has been granted:

Churches exempted under *Community Charter* section 224:

Bylaw Ref	Description	Folio	Civic Address	PID	Legal Description
2.1.1	Mennonite Church	03161-000	2622 St. Johns Street	029-107-059	LT A, BLK 11, PL EPP29530, DL 201, NWD
2.1.2	Catholic Church	03350-002	148 Moody Street	009-200-487	LT 16, BLK 25, PL 24771, DL 201, NWD
2.1.3	United Church	04024-001	2315 Spring Street	031-950-931	PL EPP116858, DL 202, GRP 1, NWD, ARSPCPRCLNMBR 1
2.1.4	Anglican Church	04086-001	2206 St. Johns Street	023-286-741	PL LMP26284, DL 202, NWD
2.1.5	United Church	08958-002	1790 Ioco Road	031-665-667	LT A, PL EPP115863, GRP 1, NWD

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Others exempted under *Community Charter* section 224:

Bylaw Ref	Description	Folio	Civic Address	PID	Legal Description
2.1.6	Kinsight Community Society	02031-201	101-3038 St. George Street	031-216-340	LT 1, PL EPS6752, DL 190, GRP 1, NWD
2.1.7	Kinsight Community Society	02031-234	301-3038 St. George Street	031-216-676	LT 34, PL EPS6752, DL 190, GRP 1, NWD
2.1.8	Kinsight Community Society	02031-252	402-3038 St. George Street	031-216-854	LT 52, PL EPS6752, DL 190, GRP 1, NWD
2.1.9	Kinsight Community Society	02031-303	110-3018 St. George Street	031-285-309	LT 103, PL EPS6752, DL 190, GRP 1, NWD
2.1.10	Port Moody Ecological Society	02089-010	340 Ioco Road	026-776-626	PL BCP24977, DL 191, NWD
2.1.11	Port Moody Heritage Society	03053-000	2734 Murray Street	005-392-322	LT 55, PL NWP55698, DL 201, NWD
2.1.12	Community Ventures Society	03138-014	306-2502 St. Johns Street	025-893-408	LT 14, PL BCS618, DL 201, NWD
2.1.13	Community Ventures Society	03138-015	307-2502 St. Johns Street	025-893-416	LT 15, PL BCS618, DL 201, NWD
2.1.14	Royal Canadian Legion Port Moody Branch No. 119	03152-501	2529 Clarke Street	030-494-052	PL EPP79912, DL 201, NWD
2.1.15	Port Moody Arts Centre Society	03219-001	2425 St. Johns Street		BLK 15, PL NWP72, DL 201, NWD
2.1.16	The Trustees of Inlet United Church, The Owners Strata plan EPS9182, St. Andrews Port Moody Housing Society, Kinsight	04024-000	2312 St. Johns Street (Parkade and Common Space)	030-471-532	LT 1, PL EPP82859, DL 202, GRP 1, NWD, EXCPTPLN EPP116858
2.1.17	Kinsight Community Society	04024-002	101,102 - 2312, 2314, 2316 St. Johns Street ***95% exemption only (18,866 square feet)***	031-950-949	PL EPP116858, DL 202, GRP 1, NWD, ARSPCPRCLNMBR 2
2.1.18	St. Andrew's Port Moody Housing Society	04024-003	(Townhouses) 2312 St. Johns Street	031-950-957	PL EPP116858, DL 202, GRP 1, NWD, ARSPCPRCLNMBR 3
2.1.19	Catalyst Community Developments Society	04025-106	(Apartments) 2312 St. Johns Street	032-081-677	LT 6, PL EPS9182, DL 202, GRP 1, NWD
2.1.20	Community Ventures Society	04027-000	2322 St. Johns Street	011-454-016	LT 28, BLK 1, PL NWP55, DL 202, NWD
2.1.21	House of Omeed	04063-000	2340 Clarke Street	001-009-192	LT 52, BLK 1, PL NWP55, DL 202, NWD
2.1.22	City of Port Moody	08977-020	115 First Street (Ioco Field)	001-430-262	NWD, SEC 18, TWP 39
2.1.23	City of Port Moody/YMCA	09305-004	203 Westhill Place	023-899-565	LT 1, PL LMP35161, NWD
2.1.24	Association of Neighbourhood Houses of BC DBA Sasamat Outdoor Centre	16712-000	3302 Senkler Road (Sasamat Lake)	014-358-425	PL NWP81906, NWD, SEC 19, TWP 39
2.1.25	City of Port Moody	17000-003	Ioco Road at Alderside Road		DL 227, NWD
2.1.26	City of Port Moody	17000-005	Cascade to Reed Point Marina		DL 268, NWD
2.1.27	City of Port Moody	17000-011	Ioco Road at Barber Street		DL 226, NWD

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3. Severability

3.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of _____, 2025.

Read a second time this ___ day of _____, 2025.

Read a third time this ___ day of _____, 2025.

Adopted this ___ day of _____, 2025.

M. Lahti Mayor	S. Lam City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3518 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

City of Port Moody
Report/Recommendation to Council

Date: October 14, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Rezoning (RS1-S) – 120 April Road (Zed Studio Inc.) – Bylaw No. 3517 – Three Readings

Purpose
To present a rezoning application for Council's consideration to facilitate the subdivision of the property at 120 April Road into two lots.

Recommended Resolution(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.

Background
The City received a rezoning application for the lot at 120 April Road in April 2024, to rezone the existing single-family lot to facilitate a subdivision which would create two new lots. The applicant is proposing to rezone the lot from Single Detached Residential (RS1) zone to Single Detached Residential – Small Lot (RS1-S) zone, as set out in draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 111, 2025, No. 3517 (120 April Road) (RS1-S) (**Attachment 1**).

Discussion
Subject Property

The subject property is located in the north shore neighbourhood of April Road, with its main frontage along April Road. The lot is approximately 697m^2 (7,502ft^2) in size and is currently developed with a single-family dwelling that would need to be demolished to accommodate the proposed subdivision. A location map is provided as **Attachment 2**.

The site slopes downward from northeast to southwest, with a total grade change of approximately 8.7m (28.5ft), which yields an overall grade change of approximately 20%. Should the rezoning be approved, the applicant will be required to obtain a minor staff delegated

Development Permit (DPA5) for Hazardous Lands (Steep Slopes) prior to final subdivision approval to ensure that the land is safe for the intended use.

Official Community Plan (OCP)

The subject property is designated for Single Family Low Density in the City's OCP (**Attachment 3**), which is consistent with the proposed RS1-S rezoning. Existing OCP policy for this area emphasizes retaining the existing neighbourhood character and residential focus and supports small lot subdivisions to expand the range of housing choices in Port Moody. It is important to note that the property at 120 April Road is also entitled to redevelopment under more recent Small Scale Multi-Unit Housing (SSMUH) zoning changes. Once subdivided and rezoned to RS1-S, however, its redevelopment potential will be limited to three dwelling units on each new lot as noted below. The current draft OCP acknowledges that both single family and SSMUH housing forms are permitted within a proposed new Low Density Residential land use designation that would apply to all single detached and duplex zoned lots.

Zoning

The subject site is currently zoned Single Detached Residential (RS1) (**Attachment 4**), as are almost all other directly adjacent properties to the east, west, and north.

Neighbourhood Context

The surrounding properties to the north, east, and west are developed with single-family homes with the Single-Family Dwelling (RS1) zone. To the south, there are a few RS1-S properties, including the adjacent lot directly to the south of the subject property.

Interim RS1-S Rezoning Policy

Per the Interim RS1-S Rezoning Policy, RS1-S rezoning applications that receive Small-Scale Multi-Unit Housing (SSMUH) unit entitlements are subject to a restrictive covenant limiting development to a maximum of three dwelling units per lot. This covenant will apply to this development and is required to be executed prior to subdivision approval.

Proposed Subdivision

The application to rezone the subject property from RS1 to RS1-S zone will facilitate a future subdivision to create two side-by-side lots. Driveway access to the proposed lots will be from Barber Lane. A site plan is included as **Attachment 5,** and a draft proposed subdivision plan included as **Attachment 6**. As shown in the following table, the proposed lots would comply with the minimum lot width and lot area requirements of the RS1-S zone.

Regulation	RS1-S Minimum	Proposed Lot 1	Proposed Lot 2
Lot Width	9.0m	9.14m	9.14m
Lot Area	325.0m^2	345.07m^2	343.77m^2

Step Code

Currently, the City's Step Code Rezoning Policy requires commitments to achieve Step 4 of the Energy Step Code as well as EI-4 of the Zero Carbon Step Code for such developments. Any future development on the site will be subject to the latest required level of Step Code that applies at the time of associated Building Permit application.

Servicing Improvements

The applicant will be required to complete frontage improvements along both April Road and Barber Lane in accordance with the standards set out in the City of Port Moody Subdivision and Development Servicing Bylaw. Other related requirements will be implemented as part of the subdivision approval.

Tree Protection

The applicant submitted a letter of consent from the neighbouring property owner to the west at 116 April Road regarding the removal of off-site/shared trees (522, 523, 524, 525, and 526). In addition, a protective covenant is required to establish a no-build/no-disturb area to safeguard tree #527 from any development-related activity. The covenant will also identify Tree Protection Zones (TPZs) for trees # os1, os3, os4, and 527 to ensure that root systems extending onto subject property are adequately protected from potential disturbance. The covenant will be executed and registered on land title as part of the legal process prior to subdivision approval.

Implementation

To facilitate the proposed subdivision, draft Zoning Bylaw No. 3517, would rezone the subject property from the RS1 to RS1-S zone. Should Council adopt the bylaw, the Approving Officer will then be in a position to consider the proposed subdivision plan.

Other Option(s)

1. THAT the rezoning application outlined 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 be referred back to staff and the applicant for revisions.
2. THAT the rezoning application outlined 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 be denied.

Financial Implications

In accordance with the City's Community Amenity Contribution (CAC) Program for single-family home lots being created through subdivision, the applicant has volunteered a CAC of $6,000.00 to offset the financial burden that residential development imposes on the City to fund new facilities and/or amenities. Payment of the CAC would be made to the City prior to Council consideration of final adoption of the Zoning Amendment Bylaw, No. 3517.

Communications and Public Engagement Initiatives

A notification sign has been installed at the front of the subject property, with the "Public Hearing meeting information" section being amended to reflect the date and time of Council's consideration of this application. The City of Port Moody Development Approval Procedures (DAP) Bylaw, 2023, No. 3417, exempts RS1-S (Small Lot) rezoning applications from the requirement to seek the Land Use Committee's review and recommendation, and the requirement for a Public Hearing. Therefore, the sign was amended to provide information about no Public Hearing being held in advance of first reading consideration.

Notification cards regarding Proposed Zoning Amendment Bylaw Without Public Hearing were picked up by Canada Post to be mailed to owners and tenants within the 140m notification area of the subject property in advance of first reading consideration in accordance with the *Local Government Act* and DAP Bylaw. However, due to postal service disruptions arising from ongoing Canadian Union of Postal Workers (CUPW) job action, delivery of the notices by the statutory deadline could not be guaranteed. To ensure compliance with the notification requirements, Bylaw staff hand-delivered the notices. Public notice was also provided electronically through the City's email subscription service, and by posting the notice on the City's official website and social media sites. Notices were also posted on notice boards at City Hall as required.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth.

Attachment(s)

1. Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 111, 2025, No. 3517 (120 April Road) (RS1-S).
2. Location Map.
3. OCP Land Use Designation Map.
4. Zoning Map.
5. Proposed Site Plan.
6. Draft Subdivision Plan.

Report Author

Armita Afsahi
Senior Planner

Report Approval Details

Document Title:	Rezoning (RS1-S) – 120 April Road (Zed Studio Inc.) – Bylaw No. 3517 – Three Readings.docx
Attachments:	- Attachment 1 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 111, 2025, No. 3517 (120 April Road) (RS1-S).pdf - Attachment 2 - Location Map - 120 April Road.pdf - Attachment 3 - OCP Land Use Designation Map - 120 April Road.pdf - Attachment 4 - Zoning Map - 120 April Road.pdf - Attachment 5 - Proposed Site Plan - 120 April Road.pdf - Attachment 6 - Draft Subdivision Plan - 120 April Road.pdf
Final Approval Date:	Oct 6, 2025

This report and all of its attachments were approved and signed as outlined below:

Suzanne Smith, General Manager of Community Development - Oct 6, 2025

Paul Rockwood, General Manager of Finance and Technology - Oct 6, 2025

Anna Mathewson, City Manager - Oct 6, 2025

City of Port Moody

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.

The Council of the City of Port Moody enacts as follows:

1. Citation

1.1 This Bylaw may be cited as “City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 111, 2025, No. 3517 (120 April Road) (RS1-S)”.

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following land from Single Detached Residential (RS1) to Single Detached Residential – Small Lot Zone (RS1-S):

Lot 98 District Lot 226 Group 1 New Westminster District Plan 46268
PID: 006-045-481

as shown on the map in Schedule A of this Bylaw.

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of _____, 2025.

Read a second time this ___ day of _____, 2025.

Read a third time this ___ day of _____, 2025.

Adopted this ___ day of _____, 2025.

DRAFT

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3517 of the City of Port Moody.

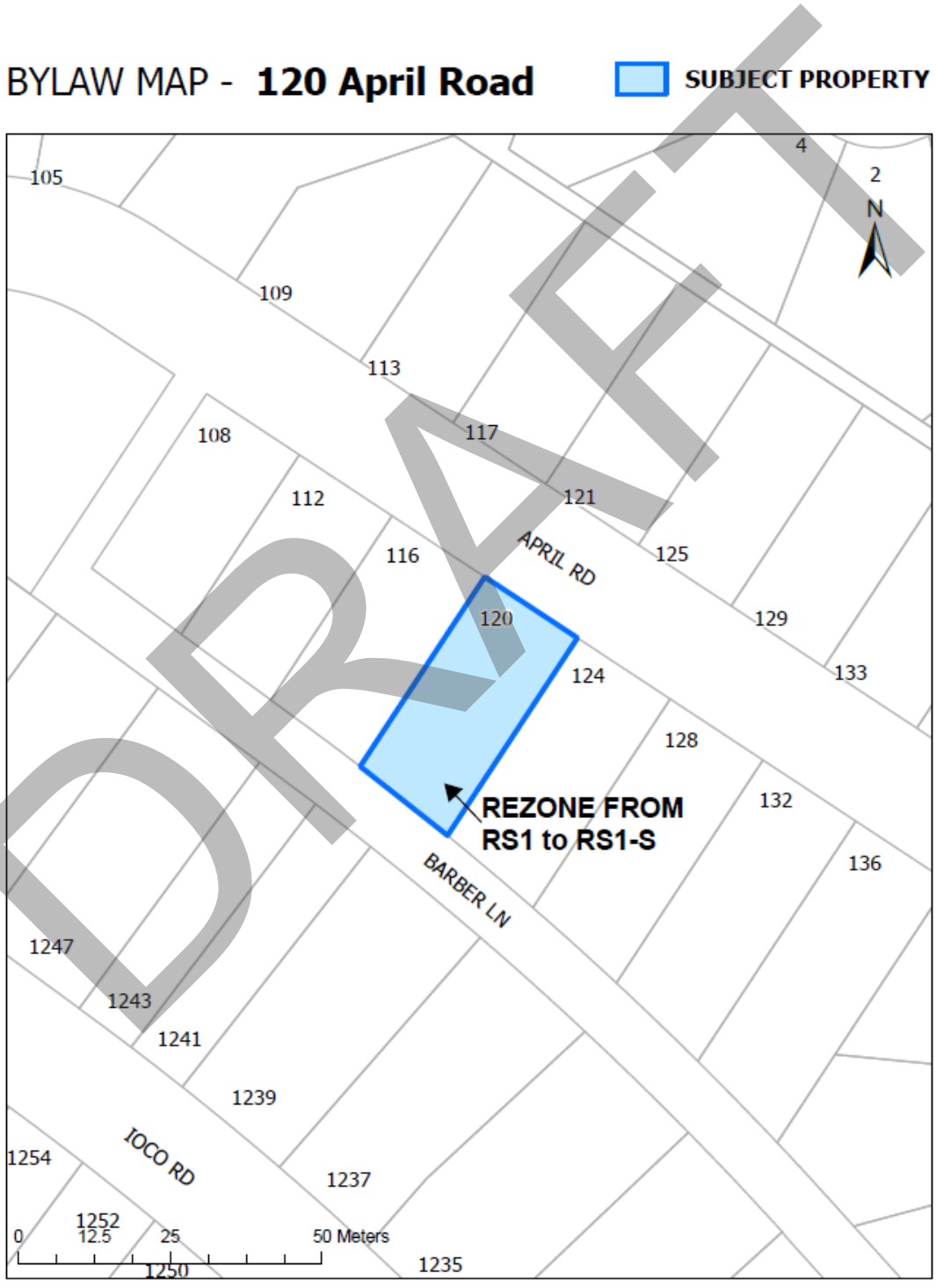
S. Lam
City Clerk

DRAFT

Schedule A – Location Map

This is a certified true copy of the map referred to in section 2 of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 111, 2025, No. 3517 (120 April Road) (RS1-S).

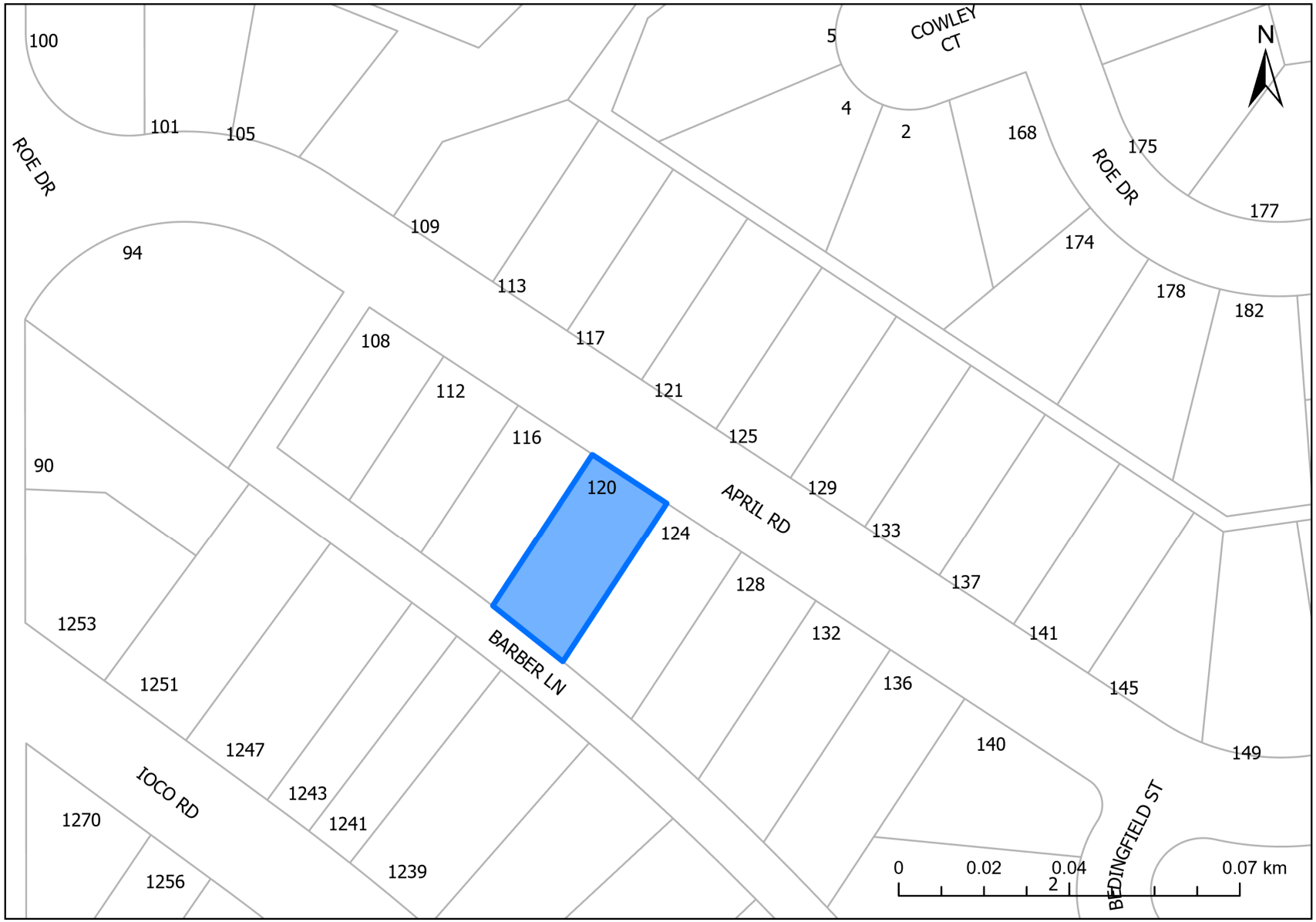
_____
Corporate Officer



Attachment 2

LOCATION MAP - 120 April Road

SUBJECT PROPERTY



File: M:\Mapping Requests - Internal\- LOCATION MAPS -\April Road\120 April Road\120 April Road_Location Map.pdf

Last Modified: 5/3/2024

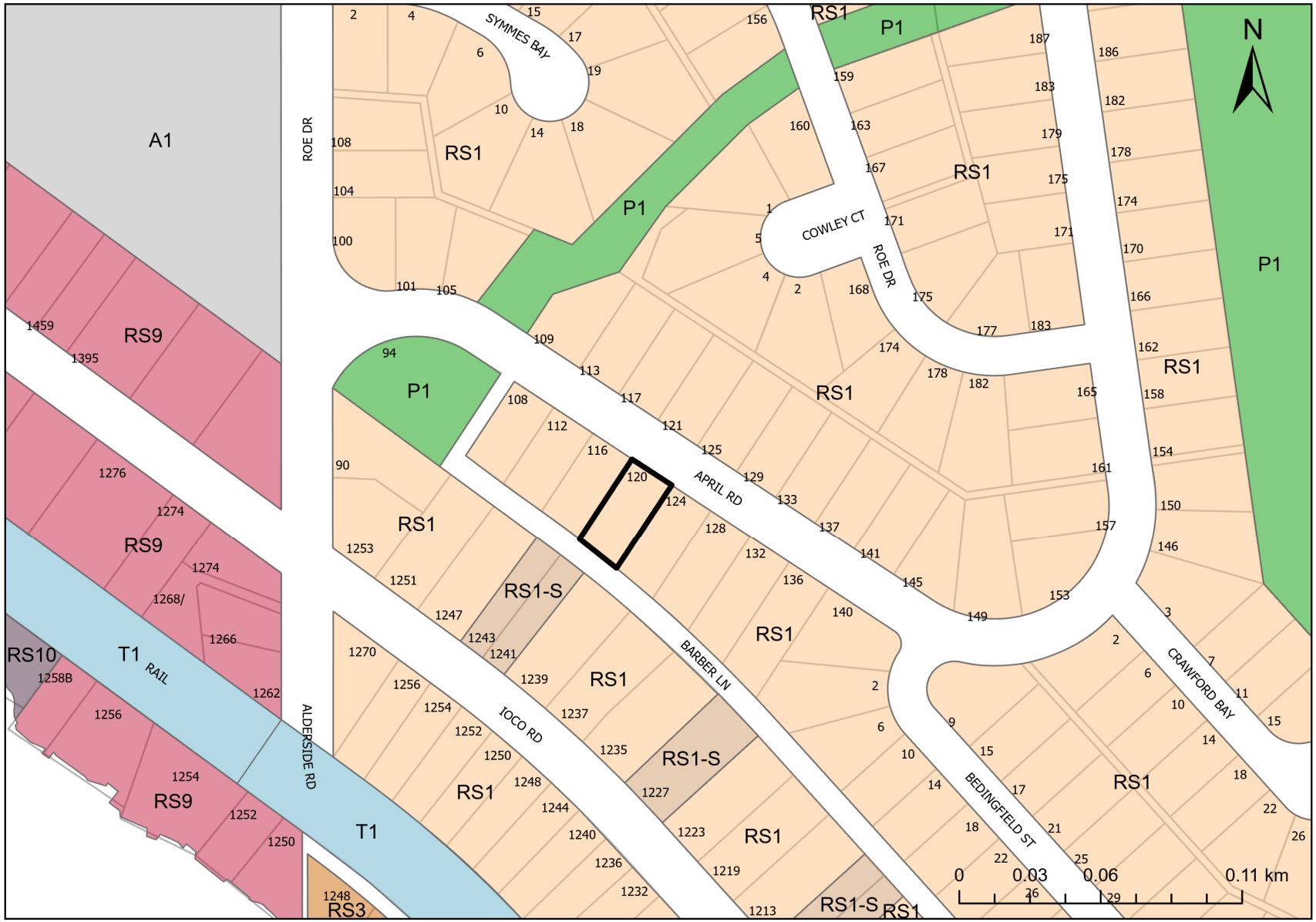
Attachment 3

OCP Land Use Designations- *120 April Road*

SUBJECT PROPERTY

Zoning Map - 120 April Road

SUBJECT PROPERTY



File: M:\Mapping Requests - Internal\- LOCATION MAPS -\April Road\120 April Road\120 April Road_Zoning Map.pdf

Last Modified: 5/3/2024

Attachment 5

PROJECT INFO:

PROJECT No.: 2323
CIVIC: 120 APRIL ROAD
LEGAL: LOT T - LOT #1
PID: 006-945-481
ZONING: RS1-S
USE: SINGLE FAMILY WITH BASEMENT SUITE

SITE COVERGE:
LOT AREA = 345.07 SM (3713 SF)
PERMITTED LOT COVERAGE = 45 % (1670.9 SF)
PROPOSED LOT COVERAGE = TO BE DETERMINED

FLOOR AREA RATIO:
LOT AREA = 345.07 SM (3713 SF)
PERMITTED F.A.R. = 0.7 (2599.1 SF)
PROPOSED F.A.R. = TO BE DETERMINED

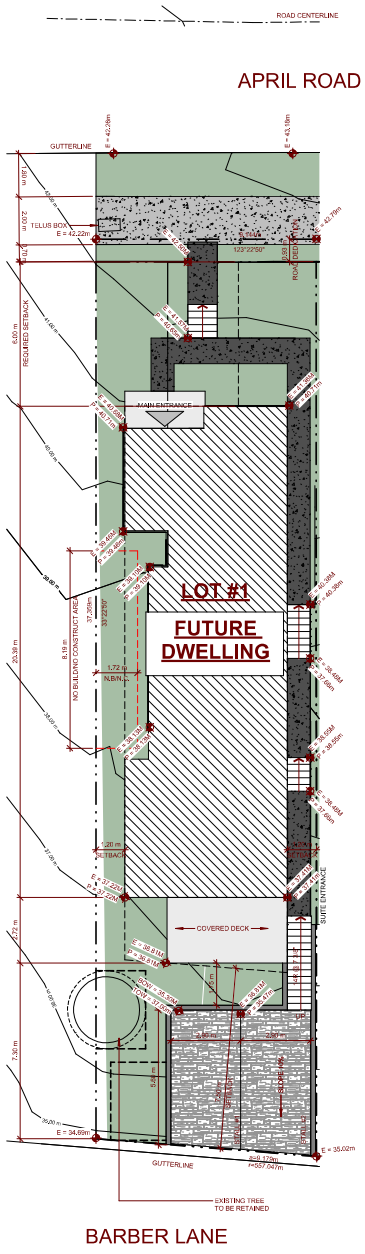
BUILDING HEIGHT:
MAX HEIGHT PEAK =10.5m > 4:12
PROPOSED = TO BE DETERMINED

BUILDING SETBACKS:
FRONT = 6.00m
REAR = 7.50m
INT. SIDE = 1.20m

SHEATHING & INSULATION CAN REDUCE BY 0.165m
DECKS & PORCHES 1.6m REDUCTION FRONT & REAR

PROJECT INFO - LOT 1

1/4" = 1'-0"



SITE PLAN - LOT 1

1/8" = 1'-0"

PROJECT INFO:

PROJECT No.: 0000
CIVIC: 120 APRIL ROAD
LEGAL: LOT T - LOT #2
PID: 006-945-481
ZONING: RS1-S

SITE COVERGE:
LOT AREA = 343.77 SM (3699 SF)
PERMITTED LOT COVERAGE = 45 % (1664.55 SF)
PROPOSED LOT COVERAGE = TO BE DETERMINED

FLOOR AREA RATIO:
LOT AREA = 343.77 SM (3699 SF)
PERMITTED F.A.R. = 0.7 (2589.3 SF)
PROPOSED F.A.R. = TO BE DETERMINED

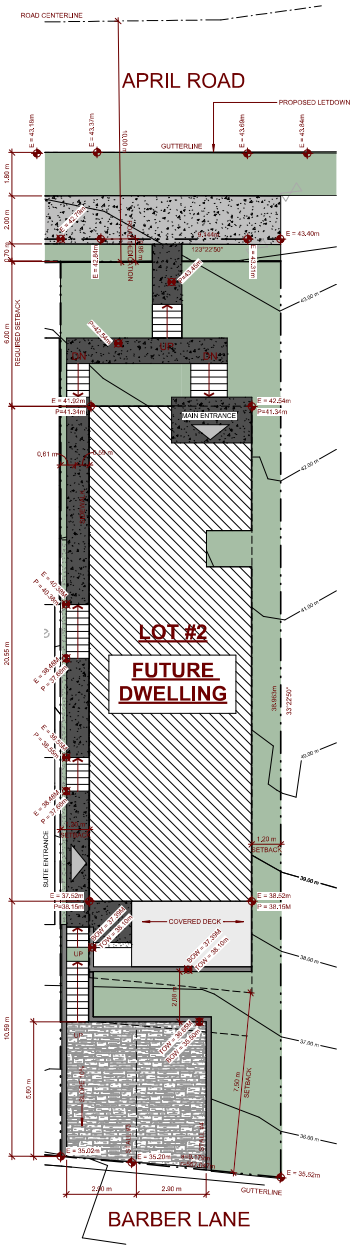
BUILDING HEIGHT:
MAX HEIGHT PEAK =10.5m > 4:12

BUILDING SETBACKS:
FRONT = 6.00m
REAR = 7.50m
INT. SIDE = 1.20m

SHEATHING & INSULATION CAN REDUCE BY 0.165m
DECKS & PORCHES 1.6m REDUCTION FRONT & REAR

PROJECT INFO - LOT 2

1/4" = 1'-0"



SITE PLAN - LOT 2

1/8" = 1'-0"

ZED STUDIO
Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2
Phone: (604) 355-1899
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS

2 LOT SUBDIVISION

120 APRIL ROAD, PORT MOODY, BC

Title
SITEPLAN

Scale:	As indicated
Date:	MAY 11,2025
Drawn:	ZE
Checked:	ZE
Job no.	2323
Sheet no.	A101

Consultant

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
© COPYRIGHT. ALL RIGHTS RESERVED

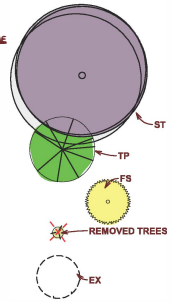
2025-09-08 2:36:13 PM

PLANT LIST:

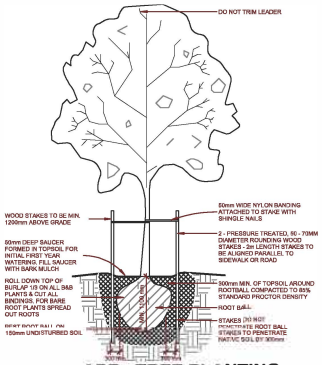
NAME	QTY.	MIN. SIZE	SOIL VOLUME
ST - QUERCUSCOCCINEA 'SCARLET OAK'	3	80M CAL; 2M STD; B&B	30 FT³ MIN
TP - THUJA PLICATA' WESTERN RED CEDAR	4	80M CAL; 2M STD; B&B	30 FT³ MIN
FS - STYRAX JAPONICUS 'PINK CHIMES	6	80M CAL; 1M STD;B&B	30 FT³ MIN
EX - EXISTING TREE, SEE ARBORIST REPORT			

NOTES

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINERS MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIORTO MAKING ANY SUBSTITUTIONS. TOTHESPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BEREJECTED. ALLOW AMINIMUM OF FIVE DAYS PRIORTO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONSARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITIONOF CONDITIONSOF AVAILABILITY. * ALL LANDSCAPE WORK SHALL CONFORM TO CANADIAN LANDSCAPE STANDARD AND BRITISH COLUMBIA LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL SHALL BE PROVIDED FROM CERTIFIED DISEASEFREE NURSERY. * BIO- SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



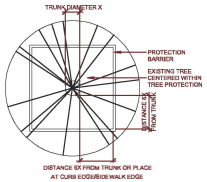
NOTE: ALL LANDSCAPING ON CITY PROPERTY MUST ADHERE TO THE CITY OF PORT MOODY'S LANDSCAPE STANDARDS AND ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THESE STANDARDS



LANDSCAPE - TREE PLANTING

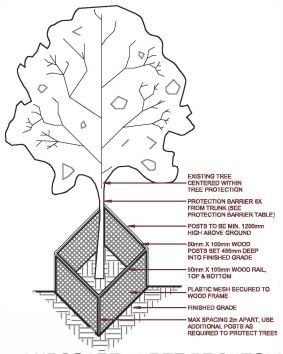
3/16" = 1'-0"

TABLE: PROTECTION BARRIER DISTANCE	
TRUNK DIAMETER (CM)	MIN. PROTECTION DISTANCE (M FROM TRUNK)
X	6X
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
70	4.2
75	4.5
90	5.4
100	6.0



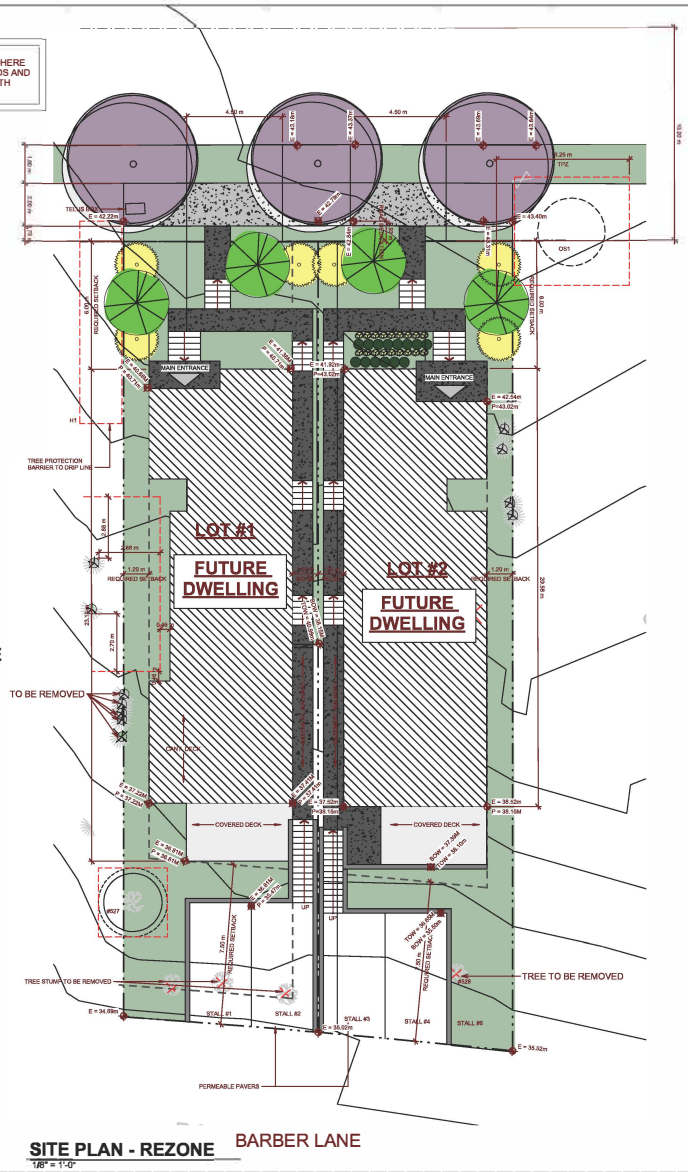
LANDSCAPE - TREE PROTECTION BARRIER TABLE

3/16" = 1'-0"



LANDSCAPE - TREE PROTECTION BARRIER

3/16" = 1'-0"



SITE PLAN - REZONE

1/8" = 1'-0"

ZED STUDIO

Address: #109 - 2632 PAULINE STREET ABBOTSFORD, BC V2S 3S2
Phone: (604) 765-1999
Email: admin@zedstudio.com
Web: www.zedstudio.com

DATE	REVISIONS

2 LOT SUBDIVISION

120 APRIL ROAD, PORT MOODY, BC

Title
LANDSCAPE PLAN

Scale:	As indicated
Date:	MAY 11,2025
Drawn:	ZE
Checked:	ZE
Job no.	2323
Sheet no.	A102

Consultant

2025-09-08 2:38:14 PM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the designer before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.
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Attachment 6

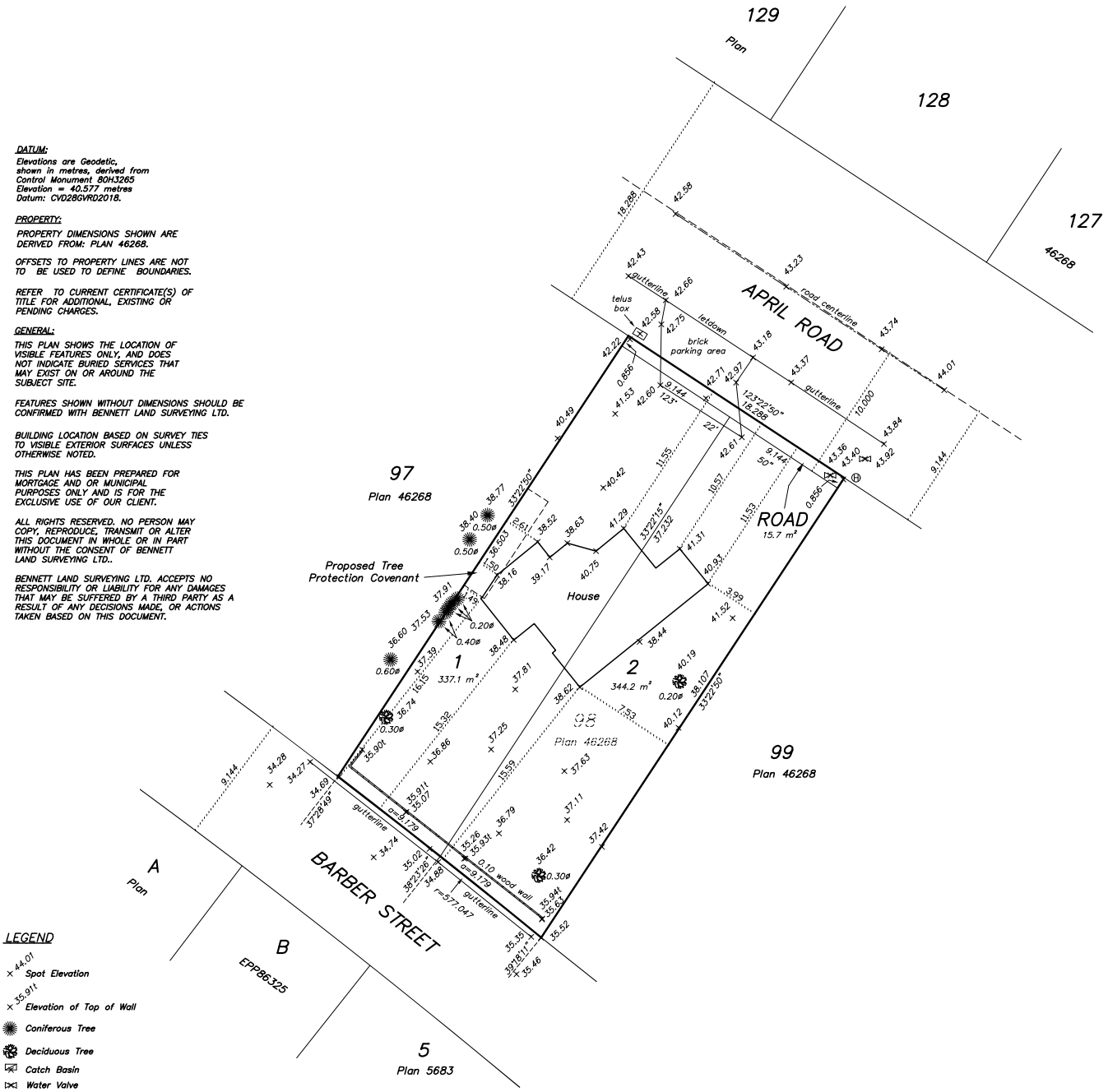
TOPOGRAPHICAL AND PROPOSED SUBDIVISION PLAN OF LOT 98, DISTRICT LOT 226, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 46268

PARCEL IDENTIFIER 006-045-481
CIVIC ADDRESS 120 April Road
Port Moody, B.C.

SCALE:1:200

4 0 4 8

All distances are in metres



DATUM:
Elevations are Geodetic, shown in metres, derived from Control Monument 80H3265 Elevation = 40.577 metres Datum: CVD28GVRD2018.

PROPERTY:
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: PLAN 46268.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

GENERAL:
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD..

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

LEGEND

- Spot Elevation
- Elevation of Top of Wall
- Coniferous Tree
- Deciduous Tree
- Catch Basin
- Water Valve
- Fire Hydrant

FIELD SURVEY CERTIFIED CORRECT JANUARY 22ND, 2024.

PROPOSED SUBDIVISION INFORMATION AND PROPOSED COVENANT AREA DERIVED FROM CAD FILE RECEIVED AUGUST 12TH, 2025.

PLAN PREPARED:
this 10th day of September, 2025.

Digitally signed by Robert Peter Adriaensen -- BCLS - ABCLS
Date: 2025.09.10 16:06:31 -07'00'

©

R. ADRIAENSEN B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

BENNETT LAND SURVEYING LTD.
BC LAND SURVEYORS
202 – 1120 WESTWOOD STREET
COQUITLAM , B.C. , V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-6509
WWW.BENNETTSURVEYS.COM

FILE NUMBER : TOPO-PROPSD-220252

Memorandum

Date: October 14, 2025
Submitted by: Executive Assistant to Mayor and Council
Subject: Kwikwetlem First Nation – Request for Letter of Support from City of Port Moody

On September 21, 2025, the Executive Assistant to Mayor and Council received an email from Kwikwetlem First Nation addressed to Mayor and Council requesting a Letter of Support from the City of Port Moody for the Reeve Slough Salmon Habitat Reconnection Project (**Attachment 1**). Kwikwetlem First Nation is developing a new series of applications to undertake the third year of the project – estimated costs for this phase are approximately $2 million. Kwikwetlem First Nation is pursuing several competitive funding programs, including:

- Fish and Wildlife Compensation Program
- Pacific Salmon Commission
- Habitat Conservation Trust Foundation

To strengthen their applications, Kwikwetlem First Nation is requesting a letter of support from the City of Port Moody, as well as similar letters from Metro Vancouver, the City of Coquitlam, the City of Port Coquitlam, and the Coquitlam River Watershed Society.

A draft letter of support for Kwikwetlem First Nation is included for Council's consideration as **Attachment 2**.

The recommended resolution is:

> **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.**

Attachment(s)
1. Email dated September 21, 2025, from Kwikwetlem First Nation.
2. Draft City of Port Moody FWCP Support Letter 2026.

Report Approval Details

Document Title:	Kwikwetlem First Nation – Request for Letter of Support from City of Port Moody.docx
Attachments:	- Attachedment 1 - Email dated September 21, 2025, from Kwikwetlem First Nation.pdf - Attachment 2 - Draft City of Port Moody FWCP Support Letter 2026.pdf
Final Approval Date:	Sep 29, 2025

This report and all of its attachments were approved and signed as outlined below:

Paul Rockwood, General Manager of Finance and Technology - Sep 25, 2025

Anna Mathewson, City Manager - Sep 29, 2025

Attachment 1

Tanya Hurley

From: Curtis Fullerton s.. 22 Personal Privacy
Sent: Sunday, September 21, 2025 4:47 PM
To: City of Port Moody - Council Executive Assistant
Cc: Esin Gozukara; Tanya Hurley; Francesca Fogliata; Harsha Sandhu
Subject: Kwikwetlem First Nation - Request for Letter of Support from City of Port Moody
Attachments: City of Port Moody - FWCP Support Ltr 2026.docx

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.

Dear Port Moody Mayor and Council,

I hope this email finds you well. We are grateful for the previous letters of support from the City of Port Moody towards the Reeve Slough Salmon Habitat Reconnection Project.

I am pleased to share that the Reeve Slough project has been progressing well over the last year with funding support from the Fish and Wildlife Compensation Program, Watershed Security Fund and the Vancouver Fraser Port Authority. Additional information on the progress achieved to date can be found here: https://a100.gov.bc.ca/pub/acat/public/viewReport.do?reportId=63210.

Kwikwetlem is currently developing a new series of applications to undertake the third year of the project, which involves earthworks and physical construction to reconnect the Reeve Slough to the Coquitlam River. The northern upstream connection will be made by joining the Reeve Slough with the adjacent Poco Slough that feeds into the Coquitlam River. The southern downstream connection will occur at the historic outlet, which will be excavated to restore the natural hydrological connectivity to the Coquitlam River. The project costs for the next phase are estimated to be up to $2 million.

The Nation is pursuing several funding programs to support this work including the Fish and Wildlife Compensation Program, Pacific Salmon Commission, and the Habitat Conservation Trust Foundation. Since these funding programs are highly competitive, we are hoping to include a letter of support from the City of Port Moody to include with our funding applications. The Nation is also requesting similar letters from Metro Vancouver, City of Coquitlam, City of Port Coquitlam, and the Coquitlam River Watershed Society.

For your convenience, please find attached a draft letter for consideration. Feel free to make any changes necessary. We are hoping to include a copy of this letter with our applications no later than **October 3rd**.

Many thanks for your continued interest and collaboration. Should you have any questions or require additional information, please let us know.

Much appreciated,
Curtis

[Date]

Mark Sherrington
Coastal Region Manager
Fish and Wildlife Compensation Program
11th Floor, 6911 Southpoint Drive
Burnaby, BC V34N 4X8
Email: mark.sherrington@bchydro.com

Dear Mr. Sherrington:

Re: Support for the Reeve Slough Salmon Habitat Reconnection Project 2026

On behalf of the City of Port Moody, I am writing to express our support for the application from kʷikʷəƛ̓əm (Kwikwetlem) First Nation to the Fish and Wildlife Compensation Program to support salmon habitat improvements on Reeve Slough along the lower portion of the Coquitlam River. This initiative seeks to restore natural flow and fish passage by reconnecting the northern and southern ends of Reeve Slough to the Coquitlam River.

The City of Port Moody is a waterfront city of approximately 38,000 residents, known as the "City of the Arts" and located at the head of Burrard Inlet. Our city is deeply connected to its natural surroundings, with a strong emphasis on protecting green spaces, urban forest cover, and sensitive watersheds. We are a signatory to the Climate Action Charter and have implemented several integrated strategies to reduce emissions, build community resilience, and protect our ecological assets. At the heart of this work is a commitment to reconciliation and a recognition of the stewardship role that Indigenous Nations have played since time immemorial.

Reeve Slough is the largest parcel of unrestored off-channel habitat remaining in the Coquitlam River Watershed. Kwikwetlem First Nation, Fisheries and Oceans Canada and other partners are working together through the Reeve Slough Salmon Habitat Reconnection Project. This project will reconnect 31,800 square meters of critical off-channel habitat to the Coquitlam River to improve habitat for fish and other target species, and to reduce the ground water level in the cemetery.

Two points of connection to the Coquitlam River are currently being evaluated through detailed engineering, environmental assessment and permitting, as well as archaeology field work. The northern upstream north connection will be made by joining the Reeve Slough with the adjacent Poco Slough that feeds into the Coquitlam River. The southern downstream connection will occur at the historic outlet, which will be excavated to restore the natural hydrological connectivity to the Coquitlam River.

DRAFT

We fully support the application from the Kwikwetlem First Nation to move this project forward and support their funding initiatives underway. This project has the potential to significantly improve fish habitat in the area and benefit the local ecosystem, and we are committed to working collaboratively with Kwikwetlem First Nation to ensure its success.

Thank you for consideration of funding for this important project. If you require any further information, please do not hesitate to contact our office.

Sincerely,

Mayor Meghan Lahti
City of Port Moody

DRAFT

City of Port Moody
Report/Recommendation to Council

Date: October 28, 2025
Submitted by: Community Services Department – Recreation Services Division
Subject: Recreation Inclusion Services – Enhancement Opportunities

Purpose
To provide Council with an overview of the City's Recreation Inclusion Services program, including key highlights and opportunities for enhancements through additional funding.

Recommended Resolution(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.

Background
At the Inclusion, Diversity, Equity, and Accessibility Committee meeting on March 10, 2025, staff provided an overview of the Recreation Division's Inclusion program, including current successes and highlights, as well as opportunities for future enhancements (**Attachment 1**). Committee discussion ensued on this topic, and the committee passed the following resolution:

> *IDEA24/005*
> THAT Council direct staff to seek further opportunities to expand the City's recreation inclusion programs and staffing for the implementation of such programs.

At the Regular Council meeting held on May 13, 2025, Council considered a memo from the Inclusion, Diversity, Equity, and Accessibility Committee (**Attachment 2**) regarding the committee's recommendation and passed the following resolution:

> *RC25/103*
> THAT the recommendation from the Inclusion, Diversity, Equity, and Accessibility Committee regarding the expansion of Port Moody's recreation inclusion programs and staffing for such programs, provided in the memo dated May 13, 2025, from the Inclusion, Diversity, Equity, and Accessibility Committee regarding IDEA Committee

> Recommendation – Recreation Services – Inclusion and Support be referred to staff to bring a report back.

At the Strategic Priorities Committee meeting on July 15, 2025, Council considered this item as part of its strategic intake list (**Attachment 3**) and passed the following resolution:

> *SPC25/033*
> THAT staff prepare a report summarizing current recreation inclusion services and opportunities for enhancements through additional funding as recommended in the report dated July 15, 2025, from the Corporate Services Department – Strategic Initiatives Division regarding Strategic Priorities Intake – July 2025.

In response to recommendations from the Inclusion, Diversity, Equity, and Accessibility Committee and subsequent Council resolutions, staff have reviewed opportunities to enhance recreation inclusion programs and staffing. This report summarizes the current recreation inclusion services program and proposes enhancements that could be supported through additional funding.

Discussion

Inclusion Services Overview and Approach

Participation in community recreation offers both community and individual benefits that support social connection, physical activity, and personal growth. To that end, the City of Port Moody is committed to fostering an inclusive and accessible community where all residents, regardless of ability, can fully participate in recreation and leisure opportunities. In alignment with Council's Strategic Goals related to diversity, equity, inclusion, and providing recreation services for all ages and abilities, the Recreation Division has developed and implemented a dedicated inclusion services program. This initiative is further supported by goals in the Parks and Recreation Master Plan, which emphasize the delivery of inclusive community services by designing programs to be inclusive of diverse ethnic and social groups and those with a wide range of abilities and interests. Historically, the Recreation Division responded to inclusion support requests informally, but this approach was inconsistent and did not match the needs of the community. In response, a more structured inclusion support process was piloted in the summer of 2024 and formalized in early 2025 after new funding through the 2025 budget process was allocated to support this service area.

The program has primarily focused on providing 1:1 support for children and youth with diverse abilities and other needs during summer day camps. Support during fall, winter, and spring seasons is considered on a case-by-case basis, subject to available staff and remaining budget. Access to this service is available to Port Moody residents only, an approach consistent with the City's Leisure Access Program and the priority registration procedure in place for recreation programs. Each eligible person can receive a maximum of one week of full-day support or two weeks of half-day support during the summer. Requests for support are not guaranteed and depend on factors such as the needs of the participant, available staff and budget, and may include one-on-one support, shared or volunteer-based support, or family provided support persons.

The Inclusion Services team includes a Recreation Leader who oversees administration of the program and a team of Specialty Instructors with related experience and training who provide 1:1 support to participants with needs. The Recreation Leader is responsible for training and scheduling support workers and volunteers; reviewing requests for support; developing individual program and support plans; and providing on-site mentoring to instructors. Additional duties beyond programming include administration of grants, supporting inclusion efforts during City events, and managing partnerships with regional and community organizations, including Canucks Autism Network (CAN), Kinsight, SHARE, School District No. 43, and other municipalities.

Program Participation

A summary of the number of inclusion support requests received and supported since summer 2024 is provided below. While the number of requests has remained consistent over the last two years, staff have identified a need to provide support during spring break and winter break camps and afterschool programs. Current resources limit the amount of support that can be provided to these program areas.

Summer 2024:

- 27 support requests received; 26 received 1:1 support
- 5 children/youth attended with their own support
- 16 children/youth were supported through strategies and individual program plans

Fall 2024-Spring 2025:

- 21 children supported in various programs
- Spring Break 2025: 15 requests received; no requests were supported due to limited funding

Summer 2025

- 41 support requests received (25 resident/16 non-resident)
- 25 resident families received support
- 12 new resident families received support for the first time
- 2 children shared support
- 6 children/youth attended with their own support person
- 11 children who received 1:1 support last year were able to attend and participate independently, without the need for additional support

Opportunities for Enhancements

The Inclusion Services Program has been well received and is effective at addressing a community need by enabling individuals the opportunity to participate in recreation activities that would otherwise be inaccessible without support. The positive benefits of 1:1 support on the individual's personal development have been clearly observed by staff and echoed by the parents and caregivers, including an ability for some participants to participate independently in subsequent programs, as noted in the section above. Staff regularly review the delivery of this service to ensure it continues to align with best practices, our strategic goals, and meets the needs of the community. To that end, several initiatives are currently underway to enhance inclusion services including:

- Additional training, mentoring, and resources for the Early Learners program
- Developing more sensory-friendly recreation options (e.g., skating, swimming). Sensory friendly opportunities are currently in place for the weight room.
- Promoting inclusivity in the weight room by adding accessible strength training equipment
- Identifying opportunities to integrate inclusion into programs for adults and seniors
- Expanding communications to schools and community agencies
- Providing in-house training to the broader recreation team and other City departments
- Exploring grant funding opportunities to support current and new inclusion initiatives
- Supporting accessibility awareness events, including National AccessAbility Week
- Updating the City's Leisure Access program to ease financial barriers to participation

In addition to the initiatives listed above, increasing support for spring break, winter camps, and afterschool programs has been identified as a key opportunity to addresses a gap in service delivery. These programs provide important recreation opportunities outside of the summer season but have limited funding to support. With that need in mind, an additional investment of $10,000 towards inclusion services is proposed, which would translate to approximately 360 hours of new 1:1 support available for participants. The current budget for inclusion services provides for approximately 700 hours per year of support with a primary focus on summer programs. Support for other seasonal programs is only provided when surplus funds are available. Increasing funding for these additional programs would create more opportunities throughout the year for individuals who require support.

Other Option(s)

THAT the report dated October 28, 2025, from the Community Services Department – Recreation Division regarding Recreation Inclusion Services – Enhancement Opportunities be received for information.

Financial Implications

Support for the recommended enhancements would have a financial impact and be reflected in the Recreation Division's 2026 operating budget.

Communications and Public Engagement Initiatives

There are no communications or public engagement initiatives associated with the recommendations in this report.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.3 – Enhance Community Wellbeing – Incorporate our values, including diversity, equity, inclusion, Truth and Reconciliation, and climate actions into our policies, plans and initiatives; and
- Strategic Goal 3.3 – Enhance Community Wellbeing – Provide recreation services and access to indoor and outdoor amenities for all ages and abilities.

Attachments

1. Presentation received at the March 10, 2025, IDEA Committee meeting.
2. Memo considered at the May 13, 2025, Regular Council meeting – IDEA Committee Recommendation – Recreation Services – Inclusion and Support.
3. Report considered at the July 15, 2025, Strategic Priorities Committee meeting – Strategic Priorities Intake – July 2025.

Report Author

Nathan Taylor, M.Sc
Manager of Recreation

Report Approval Details

Document Title:	Recreation Inclusion Support Services - Enhancement Recommendations .docx
Attachments:	- Attachment 1 - Presentation received at the March 10, 2025, IDEA Committee meeting.pdf - Attachment 2 - Memo considered at the May 13, 2025, RC meeting – IDEA Committee Recommendation – Inclusion and Support.pdf - Attachment 3 - Report considered at the July 15, 2025, Strategic Priorities Committee meeting - Strategic Priorities Intake.pdf
Final Approval Date:	Oct 6, 2025

This report and all of its attachments were approved and signed as outlined below:

Julie Pavey-Tomlinson, General Manager of Community Services - Oct 2, 2025 - 5:15 PM

Paul Rockwood, General Manager of Finance and Technology - Oct 3, 2025 - 11:02 AM

Anna Mathewson, City Manager - Oct 6, 2025 - 12:15 PM

Attachment 1

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Overview

- Inclusion and support role
- Summer 2024 highlights and stats
- Direction for 2025
- Recreation outreach to diverse groups
- Questions and discussion

2

Attachment 1

3

Inclusion & Support Summer 2024

Objectives

- Provide inclusive opportunities for children requiring additional support to participate in summer camps.
- Educate and support day camp leaders on how to run inclusive day camps.

Staffing

- Inclusion & Support supervisor, 6 inclusion staff, 1 volunteer
- Experience, background
- 2 inclusion staff allocated per week

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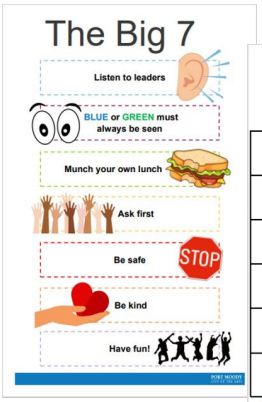
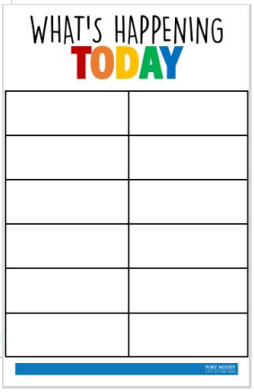
Considered at the March 10, 2025, IDEA Committee meeting

Attachment 1

Inclusion Training Summer 2024





70 day camp leaders attended 2 hr session “Understanding and Preventing Behaviours”

- Viewing behaviours through different lens
- Setting up environment
- Small groups
- Visuals

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Inclusion Training Summer 2024

Fraser Health

- Connection to Tri-Cities Pride Allies
- Responding with allyship to hurtful or offensive behaviour
- Responding to curiosity and resistance
- Wellbeing of youth, resources
- How to support individuals to access the washroom they are most comfortable with when a gender-neutral washroom is not available

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Attachment 1

Inclusion & Support Summer 2024 Stats

Received 27 Requests for Support in Day Camps

- 26 requests accommodated
- 3 - 7 children (ages 4-12) supported each week
- Shared, staff, volunteer support, ½ day camps allowed for more children to be supported
- Support cap - 1 week full day camp OR 2 weeks, ½ day camp

Additional Supports

- 5 children and youth attended with own support
- 16 children and youth (no support) - implementation of strategies from Inclusion and Support Supervisor

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Inclusion & Support Summer 2024 Stats

Success Stories

- Child never attended camp, afraid of water..
- Child told support staff to go help another child, didn't need her anymore
- 3 children switched to volunteer support, able to attend without
- Camp leaders competency, confidence levels increased - training
- Camp leaders feedback after summer "we felt more prepared than ever"

"Thank you so much! We can't tell you how much we appreciate you making this support available, so kids like ours can attend your camps." - Parent

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Attachment 1

Direction for 2025

Summer day camp support

Building relationships with organizations, schools

- Kinsight
- SHARE
- SD43

Community partnerships

- Canucks Autism Network

Sensory friendly opportunities

- Sensory friendly weight room and skate times
- Holiday train, Cheer at the Pier, Car Free Day – sensory spaces & kits

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Direction for 2025

Staff Training Completed

- Recreation & weight room attendants
- Youth leaders
- Day camp leaders
- Skate instructors
- Early Learners Preschool instructors

Future Training Opportunities

- Front desk support
- Swim instructors
- Supervisors
- Ongoing staff in-services

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Attachment 1

Direction for 2025

- 2024 Priority registration introduced for Port Moody residents
- 2025 Priority registration for residents continuing
  - 2025 Priority Port Moody residents to receive inclusion and support services
  - In line with Leisure Access (residents only)

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Outreach to Diverse Groups

Inclusion & Support

- Kinsight consultants (3-19+ years)
- SHARE
- Fraser Health
- Ministry of Children and Families (MCFD)
- Community Integration Services Society (CISS)
- Canucks Autism Network
- Registration questionnaire for families
- Connection with municipalities (MAN Committee)
- Schools (Principals, education assistants, District Support facilitator for Kindergarten, Community Development facilitator for community schools)

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Outreach to Diverse Groups

Recreation

- Preschool - inclusion and support connection for early intervention, family support
- Children's - school connections (community schools), Fraser Health, Tri-Cities Pride Allies
- Youth - Tri-Cities Youth Table, school connections
- Adults/Seniors - targeted marketing to groups, joint events and marketing with the Club
- Fitness - PD Warrior, Alzheimer's Society of BC - Minds in Motion (Cantonese and Mandarin)
- Arenas/pools - standard marketing, social media, word of mouth

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Questions & Discussion

- Are there other organizations or groups you are aware of that would be beneficial to reach out to?
- Suggestions for different methods of communication?
- Are there specific things you pay attention to that help create a welcoming and inclusive environment or customer experience?

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Memorandum

Date: May 13, 2025
Submitted by: Inclusion, Diversity, Equity, and Accessibility Committee
Subject: IDEA Committee Recommendation – Recreation Services – Inclusion and Support

At the March 10, 2025, Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee meeting, the following recommendation was CARRIED:

> *IDEA25/005*
> THAT the Council direct staff to seek further opportunities to expand the City's recreation inclusion programs and staffing for the implementation of such programs.

An excerpt from the minutes of the March 10, 2025, IDEA Committee meeting is included as **Attachment 1**, and the associated presentation is included as **Attachment 2**.

Council Options
The following responses are available for Council consideration:

1. THAT the recommendation from the Inclusion, Diversity, Equity, and Accessibility Committee regarding the expansion of Port Moody's recreation inclusion programs and staffing for such programs, as provided in the memo dated May 13, 2025, from the Inclusion, Diversity, Equity, and Accessibility Committee, regarding IDEA Committee Recommendation – Recreation Services – Inclusion and Support be received for information.
2. THAT the recommendation from the Inclusion, Diversity, Equity, and Accessibility Committee regarding the expansion of Port Moody's recreation inclusion programs and staffing for such programs, provided in the memo dated May 13, 2025, from the Inclusion, Diversity, Equity, and Accessibility Committee regarding IDEA Committee Recommendation – Recreation Services – Inclusion and Support be referred to staff to bring a report back.
3. Other.

If Council chooses to refer the recommendation to staff for a report back (Option 2), staff will determine if the nature of the work warrants a project proposal or a staff report, and will include considerations with respect to feasibility, resources, timeline, strategic plan alignment, and legislative analysis.

Attachment(s)
1. Excerpt from the minutes of the March 10, 2025, IDEA Committee meeting.
2. Presentation considered at the March 10, 2025, IDEA Committee meeting regarding Recreation Services – Inclusion and Support.

Report Approval Details

Document Title:	IDEA Committee Recommendation – Recreation Services – Inclusion and Support.docx
Attachments:	- Attachment 1 - Excerpt from the minutes of the March 10, 2025, IDEA Committee meeting.pdf - Attachment 2 - Presentation received at 2025 03 10 IDEA Committee meeting re Recreation Services - Inclusion and Support.pdf
Final Approval Date:	May 2, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Adam Shroff, Legislative Services Coordinator was completed by workflow administrator Riley Dowling, Legislative Services Coordinator

Adam Shroff, Legislative Services Coordinator - Apr 25, 2025

Tracey Takahashi, Deputy Corporate Officer - Apr 28, 2025

Stephanie Lam, City Clerk and Manager of Legislative Services - Apr 28, 2025

Kate Zanon, Deputy City Manager - Apr 29, 2025

Lindsay Todd, Manager of Communications and Engagement - Apr 29, 2025

Paul Rockwood, General Manager of Finance and Technology - Apr 30, 2025

Anna Mathewson, City Manager - May 2, 2025

IDEA24/004
THAT the minutes of the Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee meeting held on February 10, 2025, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

The agenda order was varied at this point to address item 6.2.

6. New Business

6.2 Recreation Services – Inclusion and Support

Presentation: Recreation Leader II

The Recreation Leader II gave a presentation entitled "Inclusion & Support" and referred to slides contained within the agenda package.

Committee discussion ensued regarding the following topics:

- frequent implementation of sensory-friendly activities;
- inclusion of large fonts on posters and other information items;
- similar programs geared towards adults and seniors;
- need for additional staffing for recreation programs; and
- collaboration with other organizations or levels of government.

The Recreation Leader II left the meeting at this point and did not return.

IDEA24/005
THAT the Council direct staff to seek further opportunities to expand the City's recreation inclusion programs and staffing for the implementation of such programs.

Moved, seconded, and CARRIED

The agenda order was resumed at this point.

6.1 Trail Network Plan

Presentation: Project Manager - Engineering and Operations

The Project Manager gave a presentation entitled "Trail Network Plan" and referred to slides contained within the agenda package.

Committee discussion ensued regarding the following topics:

- purpose and proposed timeline;
- current and future trail networks;
- action plan and next steps;
- access and connectivity gaps; and

Attachment 2

Considered at the May 13, 2025, Regular Council meeting

Attachment 2

Received at the March 10, 2025, IDEA Committee meeting

1

Overview

- Inclusion and support role
- Summer 2024 highlights and stats
- Direction for 2025
- Recreation outreach to diverse groups
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Inclusion & Support Summer 2024

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- Experience, background
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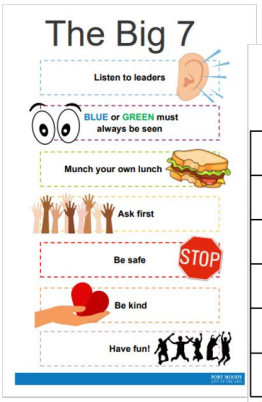
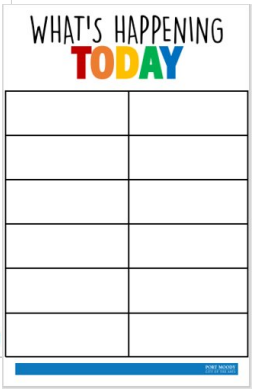
Inclusion Training Summer 2024





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City of Port Moody

Strategic Priorities Committee

Date: July 15, 2025
Submitted by: Corporate Services Department – Strategic Initiatives Division
Subject: Strategic Priorities Intake – July 2025

Purpose

To provide Council with the Strategic Priorities Intake update, current as of July 2025, for Council's review and consideration.

Recommended Resolution(s)

THAT staff prepare a report summarizing current recreation inclusion services and opportunities for enhancements through additional funding as recommended in the report dated July 15, 2025, from the Corporate Services Department – Strategic Initiatives Division regarding Strategic Priorities Intake – July 2025.

Background

At the January 21, 2025, Strategic Priorities Committee meeting, Council made the decision to transition the six-month pilot Strategic Priorities Intake process into a regular business process, with updates occurring every other month. The goal of the intake process is to ensure that new work is aligned with Council's strategic goals and assigned to staff with the urgency and scope that reflects Council's overall priorities, and with a timeline that leverages existing projects, especially when new work is a smaller piece that can fit into a larger strategy that is planned or in progress. To provide context, the Corporate Project Plan – Status Report July 2025 (**Attachment 1**) and the Corporate Project Plan Priorities at a Glance (**Attachment 2**) are also included in this report.

Since the previous Strategic Priorities Intake in May 2025, several projects have been completed including two of Council's top priorities (Strategic Priority Level 1 projects) – the Parkland Strategy and the Master Transportation Plan Update. The Brownfield Development Strategy project has been discontinued, as it has been incorporated into the work of the Industrial Land Strategy Implementation Plan.

Discussion

Strategic Priorities Intake List

The Strategic Priorities Intake list includes items directed by Council to either initiate new work or modify existing projects. Since the previous Strategic Priorities Intake process, there are a couple of items for this month's intake list. One of those items is the Kyle Centre

Redevelopment Project, which was submitted as a standalone report to Council due to the project's size and significance. The other item is as follows:

Recreation Inclusion Services

Motion	*RC25/103* THAT the recommendation from the Inclusion, Diversity, Equity, and Accessibility Committee regarding the expansion of Port Moody's recreation inclusion programs and staffing for such programs, provided in the memo dated May 13, 2025, from the Inclusion, Diversity, Equity, and Accessibility Committee regarding IDEA Committee Recommendation - Recreation Services - Inclusion and Support be referred to staff to bring a report back.
Meeting Date	May 13, 2025
Strategic Alignment	Healthy Community Development - Enhance community well- being
GM Lead	Julie Pavey-Tomlinson, Community Services
Staff Response	
Overview:	Staff will prepare a report that summarizes the current recreation inclusion services program including program statistics and participation over the past year, staffing and training approaches, financial implications, community impact as well as other program highlights. The report will also outline opportunities for enhancements through additional funding.
Impacts:	Any recommendations to increase resources and staffing to support recreation inclusion services would have a financial impact on the Recreation Division's 2026 operating budget and would be included as part of the deliberations in the fall.
Timeline:	Two months (late September 2025)
Recommendation:	That staff prepare a report summarizing current recreation inclusion services and opportunities for enhancements through additional funding.
Project Proposal	☒Not Required ☐Required

Other Option(s)

THAT the report dated July 15, 2025, from the Corporate Services Department – Strategic Initiatives Division regarding Strategic Priorities Intake – July 2025 be received for information.

Financial Implications

Any recommendations to increase resources and staffing to support recreation inclusion services would have a financial impact on the Recreation Division's 2026 operating budget and would be included as part of the deliberations in the fall.

Communications and Public Engagement Initiatives

There are no communication or public engagement elements at this time.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.3 – Enhance Community Wellbeing – Incorporate our values, including diversity, equity, inclusion, Truth and Reconciliation, and climate actions, into our policies, plans and initiatives.

Attachment(s)

1. Corporate Project Plan – Status Report July 2025.
2. Corporate Project Plan Priorities at a Glance.

Report Authors

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Report Approval Details

Document Title:	Strategic Priorities Intake – July 2025.docx
Attachments:	- Attachment 1 - Corporate Project Plan - Status Report July 2025.pdf - Attachment 2 - Corporate Project Plan Priorities at a Glance.pdf
Final Approval Date:	Jul 9, 2025

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Jul 7, 2025

Kate Zanon, Deputy City Manager - Jul 7, 2025

Stephanie Lam, City Clerk and Manager of Legislative Services - Jul 8, 2025

Lindsay Todd, Manager of Communications and Engagement - Jul 8, 2025

Paul Rockwood, General Manager of Finance and Technology - Jul 8, 2025

Jeff Moi, General Manager of Engineering and Operations, for Anna Mathewson, City Manager - Jul 9, 2025

Corporate Project Plan - Progress Report

Report Created On: Jul 09, 2025

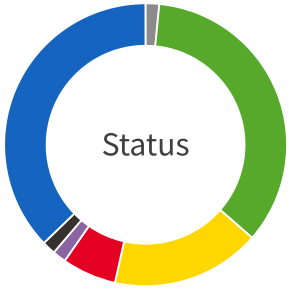
Attachment 3

Considered at the July 15, 2025, Strategic Priorities Committee meeting

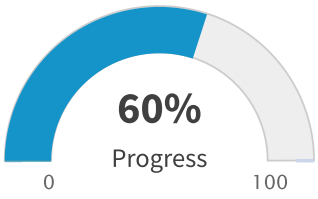
Attachment 1

4	12	129
Strategic Priority	Strategic Goal	Projects

Overall Summary



	%
Status Pending	2
On Track	35
Some Disruption	17
On Hold	6
Upcoming	2
Discontinued	2
Completed	37



Attachment 3

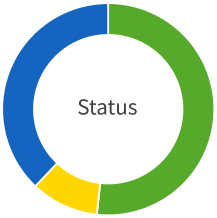
Considered at the July 15, 2025, Strategic Priorities Committee meeting

Attachment 1

Plan Summary

Strategic Priority 1

Progress 65%



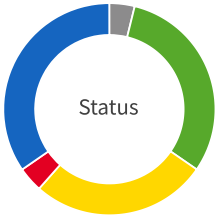
	%	#
On Track	52	15
Some Disruption	10	3
Completed	38	11

Strategic Goal: 3 | Projects: 29

Sustainable Core Services

Strategic Priority 2

Progress 65%



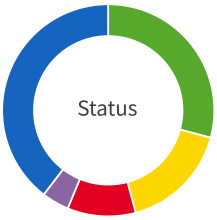
	%	#
Status Pending	4	1
On Track	31	8
Some Disruption	27	7
On Hold	4	1
Completed	35	9

Strategic Goal: 3 | Projects: 26

Resilient Natural Environment

Strategic Priority 3

Progress 55%



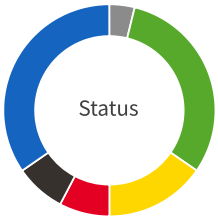
	%	#
On Track	29	14
Some Disruption	17	8
On Hold	10	5
Upcoming	4	2
Completed	40	19

Strategic Goal: 3 | Projects: 48

Healthy Community Development

Strategic Priority 4

Progress 62%



	%	#
Status Pending	4	1
On Track	31	8
Some Disruption	15	4
On Hold	8	2
Discontinued	8	2
Completed	35	9

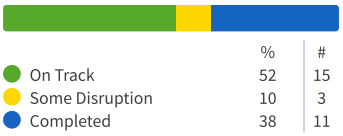
Strategic Goal: 3 | Projects: 26

Vibrant and Prosperous Community

Strategic Priority 1 Progress 65%

Sustainable Core Services

Strategic Goal: 3 | Projects: 29

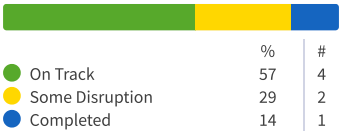


Strategic Goal 1.1 Progress 35%

Prioritize core services

- Align service levels and financial planning
- Enhance and standardize our customer service approach
- Support emergency preparedness and plan for business continuity

Projects: 7



Projects 1.1.1

Jul 01, 2018 - Nov 29, 2024 | Completed | Progress 100%

Customer Service Commitment Implementation

Implementation of Customer Service focused initiatives including a standardized set of customer service values. Communicate and practice these values to all community members, resulting in exceptional service to our clients so that the service our customers receive is consistent every time they connect with us.

Strategic Project Priority 2

Projects 1.1.2

Jan 13, 2025 - Jun 30, 2026 | On Track | Progress 5%

Emergency Support Services Program Review and Plan Update

Reviewing and updating the ESS program for Level 1 and 2 response, updating the City's ESS Plan, and renewing various administrative components of the ESS program including supplier agreements.

Strategic Project Priority 2

Projects 1.1.3

Jan 02, 2024 - Dec 31, 2025 | Some Disruption | Progress 21%

Extreme Weather Staffing and Resource Plan

(PHASE 2) Develop a plan that ensures city departments will be adequately staffed and equipped to respond to extreme weather events.

Cloned from Actions 5.2.5 (Port Moody Climate Action Plan)

Strategic Project Priority 2

Projects 1.1.4

May 01, 2019 - Dec 31, 2025 | On Track | Progress 50%

Disaster Response Plan

Update the Disaster Response Plan with current staff contact list, new content, new DRP graphics, new appendices, and insertion of new and updated plans.

Operational Project

Projects 1.1.5

Apr 25, 2023 - Dec 31, 2025 | On Track | Progress 15%

Emergency Water Plan - Implementation Phase

Implement the actions and response activities as outlined in the updated 2021 emergency water distribution system emergency plan. The plan outlined critical actions and response activities that address with risks and vulnerabilities to ensure continued safe operation of the water distribution system.

Operational Project

Projects 1.1.6

Jan 03, 2023 - Sep 01, 2025 | Some Disruption | Progress 17%

Establish Extreme Weather Ambassadors

(PHASE 2 - ONGOING) Engage, connect, and collaborate with neighbourhood groups to establish “extreme weather ambassadors”. Staff will work with these ambassadors to provide updated information through City lead workshops and train-the-trainer workshops to develop neighbourhood cooling plans by leveraging best practices already implemented in peer cities.

Cloned from Actions 5.1.3 (Port Moody Climate Action Plan)

Operational Project

Projects 1.1.7

Ongoing - Dec 31, 2030 | On Track | Progress 35%

Emergency Preparedness Education

(PHASE 1 - ONGOING) Continue to inform and facilitate community education about preparedness across hazards, and build stronger connections with community associations and businesses with the aim of improved preparedness for extreme weather events.

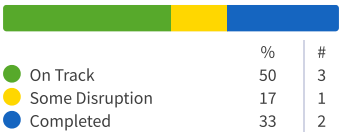
Cloned from Actions 5.1.1 (Port Moody Climate Action Plan)

Operational Project

Strategic Goal 1.2 Progress 56%

Ensure financial sustainability

- Increase and diversify revenues
- Develop a strategy for future uses of City lands
- Plan for asset lifecycle and renewal costs



	%	#
On Track	50	3
Some Disruption	17	1
Completed	33	2

Projects: 6

Projects 1.2.1

Apr 25, 2023 - Apr 30, 2025 | Completed | Progress 100%

Revenue Diversification Strategy

A strategy to focus on expanding revenue streams for the City to reduce dependency on a single source (tax). It involves assessing new revenue opportunities, enhancing existing streams, and attempting to mitigate revenue risks. Through this project and by diversifying revenue sources, the City aims to achieve greater long term financial stability.

Strategic Project Priority 1

Projects 1.2.2

Jul 01, 2023 - Sep 30, 2024 | Completed | Progress 100%

Land Management Policy

Conduct analysis to provide further refinement on ideas and strategies for the potential redevelopment of priority lands as identified by Council. Phase 1 includes a Council workshop to confirm priorities for further exploration.

Strategic Project Priority 1

Projects 1.2.3

Jul 01, 2023 - Dec 31, 2025 | On Track | Progress 15%

Asset Management Investment Plan Update

Update to the existing plan model using new information from ongoing capital renewal, recent condition assessments, studies, and master plans. This will result in revised average annual target investment (AATI), the total summation of the replacement value of city assets divided by the service life of all assets.

Strategic Project Priority 1

Projects 1.2.4

Jan 01, 2024 - Apr 01, 2026 | On Track | Progress 6%

Asset Management Policy Development

Development of City Policies to support the coordination of long term asset management strategies programs with the capital planning process.

Strategic Project Priority 2

Projects 1.2.5

Oct 16, 2023 - Oct 31, 2025 | Some Disruption | Progress 70%

Drainage Utility Enhancements

Identify requirements for the development of a strategic plan for the establishment of a City of Port Moody drainage utility which currently derives funding from taxation and government transfers. The drainage system, which includes catch basins, culverts, streams, and ravines, currently has no correlated mechanism to recover operation and maintenance, capital replacement, and expansion costs related to the drainage system directly from customers who benefit from their connection to the system.

Strategic Project Priority 2

Projects 1.2.6

Apr 25, 2023 - Sep 30, 2025 | On Track | Progress 45%

Inflow and Infiltration Strategy

Determine a city-wide strategy to reduce inflow and infiltration (I&I) into sanitary sewers originating from non-linear sanitary sewer infrastructure, historical cross connections, and aging servicing connections. Regional review has shown a significant proportion of I&I originates from these sources which are not addressed by the City's current program of capital rehabilitation.

Operational Project

Strategic Goal 1.3 Progress 81%

Lead with Good Governance

- Strategically focus public engagement opportunities and ensure public information is accessible
- Ensure effective Council and organizational governance
- Maintain and improve the efficiency of City processes

Projects: 16

Projects 1.3.1

Dec 01, 2021 - Jan 31, 2024 Completed Progress 100%

Development Planning Process Improvement

Conduct a process improvement exercise that maps and streamlines the various stages of the full Development Application cycle. Work with staff to implement new processes, optimize the use of the existing tools, and implement new tools as required.

Strategic Project Priority 1

Projects 1.3.2

Jun 15, 2022 - Jul 03, 2025 Completed Progress 100%

Truth and Reconciliation Understanding and Engagement Phase 2

This project will include the development of a Short-Term and Long-Term Indigenous Relations Strategy in collaboration with First Nations; incorporate the Truth and Reconciliation Understanding and Engagement Phase 1 recommendations; analyze and improve internal practices, policies, and procedures at the City; and identify and provide staff and Council training.

Strategic Project Priority 2

Projects 1.3.3

Apr 25, 2023 - Mar 31, 2025 Completed Progress 100%

Digital Strategy

A digital strategy to guide the delivery of digital services internally to staff and externally to residents and business over the next four years. The Strategy will map where we are today, determine aspirations of stakeholders for tomorrow, and deliver a holistic plan.

Strategic Project Priority 2

Projects 1.3.4

Jul 31, 2023 - Feb 07, 2025 Completed Progress 100%

IDEA Framework

This project will establish a governance framework for IDEA (inclusion, diversity, equity, accessibility) initiatives to ensure a coordinated and integrated approach.

Strategic Project Priority 2

Projects 1.3.5

Jan 01, 2024 - Jul 31, 2025 | On Track | Progress 95%

Website Renewal

Review options for and develop plan to migrate City website to a new platform. Consider opportunities for improved navigation, accessibility compliance and online customer service delivery, as well as ensuring security and compatibility with other City systems and networks.

Operational Project

Projects 1.3.6

Aug 01, 2023 - Apr 30, 2025 | Completed | Progress 100%

HR Compensation Policy

Develop compensation policy for management and exempt staff.

Operational Project

Projects 1.3.7

Aug 07, 2023 - Sep 05, 2023 | Completed | Progress 100%

Council Strategic Plan Public Dashboard

Develop a public dashboard that shows progress on the Corporate Project Plan, in support of the Council Strategic Plan 2023-2026.

Operational Project

Projects 1.3.8

Oct 01, 2021 - Nov 30, 2023 | Completed | Progress 100%

Public Engagement Policy and Toolkit

Develop comprehensive public engagement framework to guide and improve the City's public engagement process.

Operational Project

Projects 1.3.9

Dec 01, 2019 - Dec 31, 2023 | Completed | Progress 100%

Corporate Learning Strategy

Support the achievement of organizational objectives by ensuring that current and future employee development needs are met.

Operational Project

Projects 1.3.10

Jan 01, 2024 - Dec 31, 2025 | On Track | Progress 75%

Employee Engagement Survey

Conduct an employee engagement survey, assess results, and update the Organizational Development Plan with recommendations.

Operational Project

Projects 1.3.11

Aug 07, 2023 - Dec 31, 2025 | On Track | Progress 70%

Organizational Development Plan Implementation

The three year OD Plan provides us with a unified direction and shared long-term vision, mission and values for the organization. The organization wide actions will strengthen our ability to lead an engaged workforce, focus on the right priorities, and deliver quality services. The plan was developed by identifying critical organizational actions, as well as integrating recommendations provided by the employee engagement focus groups.

Operational Project

Projects 1.3.12

Sep 02, 2024 - Sep 30, 2025 | On Track | Progress 60%

Organizational Policy Review

Develop a sustainable program to ensure that policies are kept up to date and are audited regularly.

Operational Project

Projects 1.3.13

Apr 25, 2023 - Dec 31, 2027 | On Track | Progress 30%

Records Management Renewal

This projects uses a corporate-wide approach to understand the current records management environment and to determine the corporate operational best practices, technology business analysis, training and policy solutions that address the identified user gaps and needs as well as legislative requirements.

Operational Project

Projects 1.3.14

Apr 25, 2023 - Sep 30, 2025 | On Track | Progress 92%

Engineering +Ops Work Process Review Phase 2

Conduct a process improvement exercise that integrates customer service and maintenance data management to improve service quality. Processes will be optimized to minimize operational work disruption, improve decision making, and improve data collection and asset management within the Sanitary and Storm Sewer Business line.

Operational Project

Projects 1.3.15

Apr 25, 2023 - Dec 31, 2025 | On Track | Progress 45%

Update Subdivision and Development Servicing Bylaw

Update the City's engineering design standards (i.e. Subdivision and Development Servicing Bylaw). The City's Subdivision & Development Servicing Bylaw will be updated for accessibility, climate change, future technologies, and other current needs to allow for consistency and expediency in reviewing and approving designs from development projects and capital projects.

Operational Project

Projects 1.3.16

Apr 25, 2023 - Oct 31, 2025 | On Track | Progress 25%

Business Process Review Program Expansion

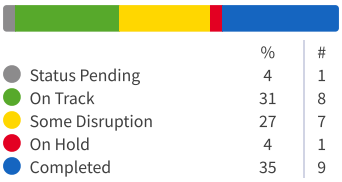
Expanding a program that aims to optimize business processes and practices in Port Moody to deliver high-quality services that meet the growing expectations for accountability and sustainability.

Operational Project

Strategic Priority 2 Progress 65%

Resilient Natural Environment

Strategic Goal: 3 | Projects: 26



	%	#
Status Pending	4	1
On Track	31	8
Some Disruption	27	7
On Hold	4	1
Completed	35	9

Strategic Goal 2.1 Progress 63%

Protect, integrate and enhance our natural assets

- Protect and enhance natural water ways and the public foreshore
- Enhance the City's green infrastructure
- Strengthen the City's urban forest

	%	#
On Track	22	2
Some Disruption	56	5
Completed	22	2

Projects: 9

Projects 2.1.1

Oct 01, 2020 - Dec 31, 2025 | Some Disruption | Progress 60%

Shoreline House Post Project (In the Presence of Ancestors) - Phase 1

The installation of five house posts along Port Moody's shoreline, with accompanying signage and landscaping, honouring five Coast Salish Nations.

Strategic Project Priority 1

Projects 2.1.2

Feb 03, 2020 - Oct 31, 2023 | Completed | Progress 100%

Urban Forest Management Strategy

Provide the City with direction in future decisions and management of the urban forest through the development of a vision, values, benefits, principles, goals, objectives, and recommendations. The implementation of the Urban Forest Management Strategy will plan and provide for the long-term protection and sustainable management of trees within the city.

Cloned from Actions 8.2.1 (Port Moody Climate Action Plan)

Strategic Project Priority 1

Projects 2.1.3

Jun 26, 2023 - Sep 30, 2025 | On Track | Progress 50%

Permeable Surface, Greenspace, and Tree Planting Policies

Develop a technical memo to support staff in providing clear guidance for permeable surfaces, greenspace, and/or tree planting in zoning bylaw and policy updates.

Strategic Project Priority 2

Projects 2.1.4

Jan 04, 2021 - Mar 29, 2024 | Completed | Progress 100%

Natural Asset Management Plan

(PHASE 1) Develop and implement a natural assets management plan with consideration of a carbon budget. Incorporate natural assets into the City's overall asset management plan. Natural assets are ecosystem features that provide, or could be restored to provide, services to the city but historically have not been considered on equal footing or included in asset management plans.

Cloned from Actions 8.2.2 (Port Moody Climate Action Plan)

Strategic Project Priority 2

Projects 2.1.5

Oct 16, 2023 - Dec 31, 2030 | Some Disruption | Progress 30%

Green Infrastructure Strategy

(PHASE 2 - ONGOING) Develop and implement a green infrastructure strategy to strategically increase and manage green infrastructure in the community. Full scope and initiation of this project is currently being held pending updates on the Natural Asset Management Strategy for coordination.

Cloned from Actions 7.3.2 (Port Moody Climate Action Plan)

Strategic Project Priority 2

Projects 2.1.6

Apr 25, 2023 - Sep 30, 2025 | On Track | Progress 60%

Shoreline Trail Boardwalk Replacement

Replace the end-of-life Shoreline Trail boardwalk to improve safety and accessibility for trail users. The new boardwalk will be raised, widened, and include railings to improve safety and address sea level rise.

Growing Community Fund Project | Operational Project

Projects 2.1.7

Apr 11, 2022 - Dec 31, 2025 | Some Disruption | Progress 95%

Tree Protection Bylaw Update

An update to the bylaw that functions to protect, regulate, and prohibit the cutting down, removal, and damaging of trees and vegetation.

Operational Project

Projects 2.1.8

Mar 01, 2023 - Dec 31, 2030 | Some Disruption | Progress 30%

Invasive Species Management Program Update

(PHASE 2 - ONGOING) Develop and regularly update the invasive species management program. Implement the invasive species management program.

Cloned from Actions 8.1.5 (Port Moody Climate Action Plan)

Operational Project

Projects 2.1.9

Jan 03, 2023 - Feb 27, 2026 | Some Disruption | Progress 42%

Water Metering Feasibility Study

(PHASE 2) Develop a plan that will work towards universal water metering in Port Moody.

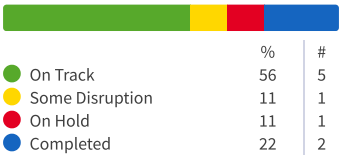
Cloned from Actions 7.1.1 (Port Moody Climate Action Plan)

Operational Project

Strategic Goal 2.2 Progress 52%

Advance climate change mitigation and adaptation

- Prioritize implementation of climate action initiatives
- Plan for extreme weather, coastal flooding, and sea level rise
- Collaborate on regional initiatives



	%	#
On Track	56	5
Some Disruption	11	1
On Hold	11	1
Completed	22	2

Projects: 9

Projects 2.2.1

Jan 10, 2022 - Dec 31, 2025 | On Track | Progress 60%

Coastal Flood Management Strategy

(PHASE 1) Develop a Coastal Flood Management Strategy to assess and respond to coastal flooding, coastal squeeze, shoreline erosion and inundation.

Cloned from Actions 4.3.2 (Port Moody Climate Action Plan)

Strategic Project Priority 1

Projects 2.2.2

Jan 03, 2022 - Apr 30, 2024 | Completed | Progress 100%

Tri-Cities Climate Mobility Strategy

(PHASE 1) Develop a Tri-Cities Climate Mobility Strategy including enhancing zero-emission vehicle infrastructure, integrating car sharing and public transit, programs and initiatives to encourage Port Moody businesses to choose zero-emission transportation options (e.g. reduced transit passes for employees), and supporting uptake of active transportation.

Cloned from Actions 2.3.1 (Port Moody Climate Action Plan)

Strategic Project Priority 2

Projects 2.2.3

Jan 23, 2023 - Dec 27, 2024 | Completed | Progress 100%

BC Energy Step Code Acceleration

(PHASE 2) Accelerate adoption of the BC Energy Step Code beyond the current early adoption schedule and include a greenhouse gas intensity (GHGi) requirement to maximize energy efficiency and low carbon opportunities for new construction.

Cloned from Actions 1.1.6 (Port Moody Climate Action Plan)

Strategic Project Priority 2

Projects 2.2.4

Apr 25, 2023 - Dec 31, 2030 | On Track | Progress 20%

Streetlight LED Replacement Program

This project is to implement a City-wide LED replacement program of streetlight light fixtures. The work will be planned by priority (major/arterial roads, collector roads and local roads) and by phase for expenditure smoothing. Phase 1 will will take place on major roads, prioritized by area and condition assessments.

Operational Project

Projects 2.2.5

Jan 02, 2024 - Dec 31, 2029 | On Track | Progress 40%

Zero-Emission Vehicle Education Campaign

(PHASE 2 - ONGOING) Create public education campaigns to increase awareness and uptake of zero emissions vehicle options.

Cloned from Actions 2.3.4 (Port Moody Climate Action Plan)

Operational Project

Projects 2.2.6

Jan 03, 2024 - Dec 31, 2025 | On Hold | Progress 5%

Thermal Conditioning Permit Program

(PHASE 2) Develop a thermal conditioning permit that would apply to all space heating, cooling and domestic hot water equipment in new and existing buildings. The thermal conditioning permit will support proper heat load calculations, mechanical design, and installation of heat pumps.

Cloned from Actions 1.1.14 (Port Moody Climate Action Plan)

Operational Project

Projects 2.2.7

Jan 23, 2023 - Aug 01, 2025 | Some Disruption | Progress 65%

Concierge Retrofit Program

(PHASE 2) Design and implement a concierge retrofit program for large and small buildings that encourages and helps facilitate energy efficiency and low carbon retrofits for existing large and small buildings.

Cloned from Actions 1.1.7 (Port Moody Climate Action Plan)

Operational Project

Projects 2.2.8

Jan 02, 2024 - Dec 31, 2029 | On Track | Progress 34%

Strata and Building Management Climate Toolkit and Education Campaign

(PHASE 2 - ONGOING) Engage strata councils and large building management companies to integrate extreme weather event emergencies in their plans and communication.

Cloned from Actions 5.2.4 (Port Moody Climate Action Plan)

Operational Project

Projects 2.2.9

Jan 03, 2023 - Aug 01, 2029 | On Track | Progress 40%

Building Energy Benchmarking and Disclosure Requirement for Part 3 Buildings

(PHASE 2 - ONGOING) Outline and implement a mandatory building energy benchmarking and disclosure requirement for part 3 buildings that are already built or recently received occupancy.

Cloned from Actions 1.1.11 (Port Moody Climate Action Plan)

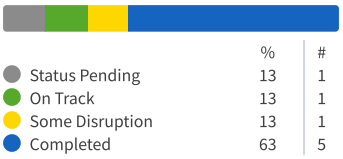
Operational Project

Strategic Goal 2.3

Progress 82%

Enhance and expand parkland and open spaces

- Increase, expand, and enhance urban parks
- Optimize park user experiences
- Increase and improve trails and open spaces



	%	#
Status Pending	13	1
On Track	13	1
Some Disruption	13	1
Completed	63	5

Projects: 8

Projects 2.3.1

May 02, 2022 - Apr 22, 2025 | Completed | Progress 100%

Parkland Strategy

Provide an outlook for parkland acquisition from a City-side perspective, develop broad parks acquisition objectives and identify a number of priority actions to pursue. Provide a general framework and a point of departure for more detailed planning that is required to identify specific parkland requirements which relate back to the OCP and the Parks and Recreation Master Plan.

Cloned as Actions 8.1.7 (Port Moody Climate Action Plan)

Phase One Actions | Strategic Project Priority 1

Projects 2.3.2

Jul 01, 2025 - Apr 30, 2027 | Status Pending | Progress 0%

Parks and Recreation Master Plan Update

Update of the 2016 Parks and Recreation Master Plan.

Strategic Project Priority 2

Projects 2.3.3

Jan 23, 2023 - Jul 31, 2025 | On Track | Progress 88%

Trail Network Plan

A plan to address the growing demands on trails that provide active recreation, transportation and circulation within parks. The development of a Trail Network Plan and the implementation of the plan will support climate action, human health and recreation, and environmental protection. Trails are the highest used amenity in the park system.

Note that this project focuses on development of a Trail Network Plan along with some recommendations on how to implement it. Implementation of the plan is outside of the scope of this project.

Strategic Project Priority 2

Projects 2.3.4

Mar 01, 2021 - Dec 31, 2024 | Completed | Progress 100%

Rocky Point Park Master Plan Update

Develop a master plan for Rocky Point Park to implement long-term priorities. Key considerations to include a review of park amenities and infrastructure, access, circulation and parking, special events, waste management strategies, and public art placement.

Strategic Project Priority 2

Projects 2.3.5

Mar 01, 2021 - Jun 28, 2024 | Completed | Progress 100%

Old Orchard Park Master Plan

Development of a master plan for Old Orchard Park to address long-term priorities for the park.

Operational Project

Projects 2.3.6

Jul 01, 2022 - Mar 31, 2024 | Completed | Progress 100%

Inlet Sports Field Redevelopment Phase 2 (Construction)

Redevelop the existing gravel sports field at Inlet Park to include an artificial turf field (sized to accommodate three youth soccer fields within a full-FIFA size field layout with two baseball diamonds) and a new field house. This project supports the Council Strategic Plan with a careful balance of active sports facilities and environmental leadership to protect the surrounding park through construction and operation.

Operational Project

Projects 2.3.7

Feb 01, 2022 - Dec 31, 2025 | Some Disruption | Progress 67%

Mossom Creek Park Feasibility Study

A feasibility study to explore the potential opportunities, impacts, and costs of a Mossom Creek Park at 1440 Ioco road.

Operational Project

Projects 2.3.8

Sep 01, 2023 - Apr 30, 2024 | Completed | Progress 100%

Boulevard Landscaping Guidelines

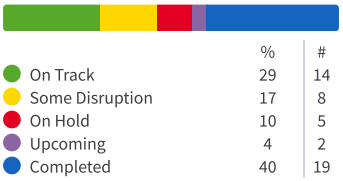
Develop materials to promote increased boulevard landscaping and highlight what is allowed under existing Boulevard Maintenance bylaws and current and upcoming guidelines currently in development. This will include information on boulevard gardening and plant selection and a possible communications campaign in the spring of 2024.

Operational Project

Strategic Priority 3 Progress 55%

Healthy Community Development

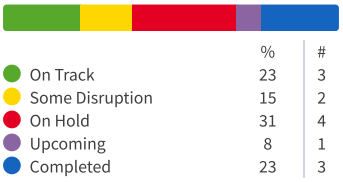
Strategic Goal: 3 | Projects: 48



Strategic Goal 3.1 Progress 44%

Create complete and connected communities through balanced growth

- Prioritize transit-oriented development and diverse and equitable housing options
- Improve neighbourhood connections and identify unique neighbourhood needs, including commerical / retail services
- Implement best practices that result in growth that is consistent with community needs



Projects: 13

Projects 3.1.1

Apr 25, 2023 - Dec 31, 2024 | Completed | Progress 100%

BC Housing Partnership Exploration

Continue to work with BC Housing to explore opportunities to develop a range of affordable housing types in Port Moody.

Strategic Project Priority 2

Projects 3.1.2

Jan 12, 2026 - Sep 30, 2026 | Upcoming

Moody Centre Design Guide

To identify guidelines to inform the form and character of development within the Moody TOD area (Phase 1).

Strategic Project Priority 2

Projects 3.1.3

Apr 25, 2023 - Jun 30, 2026 | On Track | Progress 25%

Secure market rental housing policy

Develop policy to support the development of new purpose-built rental units. This involves a municipal scan and a market analysis to calculate the level of incentives required to achieve policy goals.

Strategic Project Priority 2

Projects 3.1.4

Apr 25, 2023 - Dec 31, 2025 | Some Disruption | Progress 40%

Missing Middle Housing Policy

To develop a project scope for a Missing Middle Policy for Port Moody to be used to engage consultant assistance in 2024.

Strategic Project Priority 2

Projects 3.1.5

Apr 25, 2023 - Sep 30, 2025 | Some Disruption | Progress 80%

Minimum Employment Standards

A project to develop minimum employment standards.

Strategic Project Priority 2

Projects 3.1.6

Apr 25, 2023 - Sep 30, 2026 | On Hold | Progress 20%

Moody Centre South Neighbourhood Plan Phase 1

To develop a project scope for a neighbourhood plan that identifies how land uses and building forms will transition within this low density residential area including: defining character and uses for the St Johns St edge; retaining and integrating the existing heritage fabric; identifying view corridors; planning for new and innovative forms of open space and neighbourhood amenities; and focussing on housing diversity.

Strategic Project Priority 2

Projects 3.1.7

Aug 22, 2022 - Sep 30, 2026 | On Hold | Progress 9%

Moody Centre Development Priorities and Density Standards

To confirm preferred development priorities for Moody Centre and establish maximum density standards corresponding to development forms anticipated in the updated Official Community Plan.

Strategic Project Priority 2

Projects 3.1.8

Dec 01, 2021 - Dec 29, 2023 | Completed | Progress 100%

Cumulative Development Traffic Model

A computer model to better understand the effects on Port Moody traffic of potential land developments within the City. The model will consider various growth scenarios, and enable creation of metrics / targets for key roadways crossing the City Centre.

Operational Project

Projects 3.1.9

Apr 25, 2023 - Jan 31, 2025 | Completed | Progress 100%

Minimum Maintenance Standards for Rental Housing

Develop a Standards of Maintenance Bylaw that sets out minimum building standards for rental housing to ensure the quality, safety, and livability of rental units. This bylaw will apply to all residential rental properties including rental apartments, rented condo units, secondary suites, laneway housing and unauthorized suites.

Operational Project

Projects 3.1.10

Jan 02, 2024 - Dec 31, 2025 | On Hold | Progress 5%

Revise Parking Minimums and Create Parking Maximums

(PHASE 2) Review and revise parking minimums and establish parking maximums to reduce the size and number of parking structures and associated embodied emissions from concrete and encourage lower rates of car ownership.

Cloned from Actions 2.2.2 (Port Moody Climate Action Plan)

Operational Project

Projects 3.1.11

Jan 02, 2024 - Dec 31, 2025 | On Track | Progress 25%

Hazard Mapping and DPA - Climate Lens Update

(PHASE 2) Apply a climate lens to existing hazard mapping and development permit areas to decrease the risk of impacts associated with climate change and require low carbon solutions for new developments.

Cloned from Actions 4.1.2 (Port Moody Climate Action Plan)

Operational Project

Projects 3.1.12

Sep 01, 2023 - Dec 31, 2025 | On Track | Progress 45%

Design Guidelines - Climate Lens Update

(PHASE 2) Review and update existing design guidelines to maximize energy efficiency and low carbon opportunities along with increasing resilience to climate change impacts for new construction. This project is integrated with the updates to the Subdivision and Development Servicing Bylaw which includes updates to all engineering design criteria and will result in the creation of a design criteria manual (DCM) for Port Moody. The DCM will incorporate industry best practices and standards for sustainability and climate changes for all infrastructure.

Cloned from Actions 4.1.1 (Port Moody Climate Action Plan)

Operational Project

Projects 3.1.13

Oct 01, 2023 - Dec 31, 2025 | On Hold | Progress 20%

Single Detached Residential Redevelopment Updates

Includes the original scope of the Small Lot Program and Laneway Program Updates project which focused on the implementation of recommendations to improve the small lot and laneway housing program (infill development) and draft Bylaw Amendments as necessary. Project has now been renamed and expanded to also include recommendations to explore a pilot program for a new RS1-B Bare Land Strata zone.

Operational Project

Attachment 3

Considered at the July 15, 2025, Strategic Priorities Committee meeting

Attachment 1

Strategic Goal 3.2 Progress 78%

Provide safe, efficient, and accessible transportation options

- Embrace a multi-modal approach for mobility
- Provide safe and comfortable transportation options for all ages and abilities
- Strategically plan for the City's transportation networks

	%	#
On Track	14	2
Some Disruption	21	3
Completed	64	9

Projects: 14

Projects 3.2.1

Jan 02, 2024 - Dec 31, 2025 | Some Disruption | Progress 50%

Pedestrian Priority Zone Exploration

(PHASE 2) Explore the feasibility of creating pedestrian priority zones in key areas of Port Moody that will encourage sustainable and active modes of transportation and reduce GHG emissions.

Cloned from Actions 2.2.3 (Port Moody Climate Action Plan)

Strategic Project Priority 2

Projects 3.2.2

Apr 25, 2023 - Mar 31, 2024 | Completed | Progress 100%

School Traffic Safety Initiative

Annual initiative to engage with School District 43 to identify barriers and challenges and improve active transportation opportunities to and from schools in the City. Heritage Mountain Elementary Active School Transportation Planning Study is in progress for 2023.

Operational Project

Projects 3.2.3

Apr 25, 2023 - Dec 31, 2025 | On Track | Progress 30%

Neighbourhood Traffic Calming Program

An annual program to develop a concept design for traffic calming, including public engagement and pilot project with temporary installations. Pilot project to be active for one or two years until funding is secured for permanent install.

Operational Project

Projects 3.2.4

May 01, 2019 - Sep 30, 2024 | Completed | Progress 100%

Suter Brook Village Traffic Improvement Pilot

Implement and monitor a trial traffic pattern change to one-way travel on Brew Street from Morrissey Road to Capilano Road.

Operational Project

Projects 3.2.5

Jun 01, 2023 - Apr 30, 2024 | Completed | Progress 100%

Shoreline Trail Upgrade

Upgrade and re-pave the existing Shoreline Trail paved pathway with improvements to width, drainage, and directional separation for safety. The project will also enhance the trail with extensive landscaping of plantings and trees, wayfinding features, benches, and interpretative signage.

Operational Project

Projects 3.2.6

Apr 25, 2023 - Dec 31, 2023 | Completed | Progress 100%

Bus Stop Accessibility Improvements

This annual program will facilitate making improvements for transit users throughout the City by modifying transit stops and sidewalk space to make the experience safer and increase accessibility. It will also include providing bus shelters in areas currently underserviced.

Operational Project

Projects 3.2.7

Jun 01, 2023 - Dec 31, 2026 | Some Disruption | Progress 50%

Guildford Way Cycling Facility - Design Phase

To develop a concept design that is an all-inclusive bike facility for all ages and abilities and provide a safe connection between Coquitlam and the existing bike and share facilities on Murray Street.

Growing Community Fund Project | Operational Project

Projects 3.2.8

Mar 01, 2022 - Mar 14, 2023 | Completed | Progress 100%

Bike Route Review

Review a short list of existing bike routes to recommend potential vehicle/bike separation measures, priorities, and cost estimates. Upon completion, report back to Council to request funding to implement the higher priority bike route improvements.

Operational Project

Projects 3.2.9

Oct 01, 2021 - Apr 30, 2025 | Completed | Progress 100%

Master Transportation Plan Update

(PHASE 1) Update, accelerate and fund implementation of the Master Transportation Plan projects to reduce GHG emissions by 2030, including accelerating alternative transportation goals, and initiatives focused on transit, transit-oriented development, and paths and trails.

Cloned from Actions 2.2.1 (Port Moody Climate Action Plan)

Strategic Project Priority 1

Projects 3.2.10

Oct 01, 2021 - Dec 22, 2023 | Completed | Progress 100%

Transportation Assessment for New Developments

(PHASE 1) Require developers to include comprehensive transportation demand management (TDM) strategies in proposals for new large development projects.

Cloned from Actions 4.2.2 (Port Moody Climate Action Plan)

Operational Project

Projects 3.2.11

Nov 01, 2023 - Apr 06, 2025 | Completed | Progress 100%

Pay Parking

This project will establish pay parking at five locations within the City with the goal of increasing parking availability and turnover. The scope includes installation, commissioning, testing and staff training of the pay parking systems and parking payment phone application.

Strategic Project Priority 1

Projects 3.2.12

Jul 01, 2019 - Apr 30, 2024 | Completed | Progress 100%

St Johns Redesign Project Phase 1

Develop design for improved St. Johns Street streetscape including multi-use path from Albert to Moody and reallocation of HOV lane for sustainable transportation use. This project, identified as a Medium Term Project in our Master Transportation Plan (MTP), is to transform the street into a multi-modal corridor providing improved cycling and pedestrian facilities. It will help make progress towards the 2017 MTP goals and targets including increasing the percentage of sustainable transportation mode trips, reducing average vehicle travel distance, and improving transportation related safety.

Projects 3.2.13

Jul 01, 2020 - Apr 30, 2025 | Some Disruption | Progress 50%

St Johns Redesign Project Phase 2

Develop design for improved St. Johns Street streetscape. This phase will develop a concept design for active transportation facilities and improved streetscape along St. Johns Street from Moody Street to Ioco Road. A major component of this project includes reviewing the existing HOV lane along St. Johns, Clarke, and Barnet Highway and working with TransLink for approval to reallocate the HOV lane on St. Johns Street for active transportation use.

Strategic Project Priority 2

Projects 3.2.14

Jan 01, 2025 - Jul 31, 2026 | On Track | Progress 10%

Bedwell Bay Road MUP Design

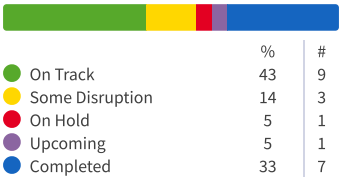
Complete a design for a Multi-Use Path (MUP) on Bedwell Bay Road that would form a part of the Regional Greenway Network and provide an All Ages and Abilities connection to the popular təmtəmíxʷtən/Belcarra Regional Park and Sasamat Lake recreational areas. The project will complete a design to allow us to facilitate capital budgeting for future construction. Metro Vancouver is a partner on this project.

Growing Community Fund Project | Operational Project

Strategic Goal 3.3 Progress 46%

Enhance community wellbeing

- Facilitate community well-being through programs and long-term planning
- Provide recreation services and access to indoor and outdoor amenities for all ages and abilities
- Incorporate our values, including diversity, equity, inclusion, Truth and Reconciliation, and climate actions, into our policies, plans and initiatives



Projects: 21

Projects 3.3.1

Sep 01, 2019 - Dec 31, 2025 | On Track | Progress 90%

OCP Update Process

An updated Official Community Plan that reflects past achievements and new master plans and includes updated community goals and directions to guide future growth. In 2021, the project scope was changed. In Nov 2023, Provincial Housing legislation led to timeline and scope adjustments.

Strategic Project Priority 1

Projects 3.3.2

Sep 01, 2022 - Jun 28, 2024 | Completed | Progress 100%

Community Well-Being Guidelines

Develop guidelines for multi-family buildings in Port Moody to ensure that all new development projects are designed to support the physical, mental, and social health of residents, and to advance equity and connectedness.

Strategic Project Priority 2

Projects 3.3.3

Apr 25, 2023 - Dec 31, 2023 | Completed | Progress 100%

Accessibility Plan and Response

Planning for the City's response to Accessible BC legislation, including an accessiblity plan and committee, as well as related accessibility work within facilities.

Strategic Project Priority 2

Projects 3.3.4

Sep 01, 2022 - Sep 30, 2025 | On Track | Progress 40%

Construction Management Strategy

To outline construction best practices, determine prescriptive construction expectations, identify updates to applicable bylaws including monitoring and enforcement procedures, develop procedures to improve coordination of construction (private and City works), and establish a construction impacts fee and eligibility requirements for a refund of the refundable portion of the fee.

Operational Project

Projects 3.3.5

Feb 01, 2021 - Jan 31, 2024 | Completed | Progress 100%

Seniors Needs Assessment

Complete a seniors needs assessment to understand community needs, potential programs, space needs and related costs.

Operational Project

Projects 3.3.6

Feb 01, 2022 - Oct 31, 2023 | Completed | Progress 100%

Tennis and Pickleball Report

Develop next steps for tennis and pickleball courts in the short term.

Operational Project

Projects 3.3.7

Oct 01, 2025 - Mar 31, 2026 | Upcoming

Leisure Access Pass Review

Review of current leisure access program and recommendations for improvements to better meet community needs.

Operational Project

Projects 3.3.8

Jan 01, 2022 - Jan 31, 2025 | Completed | Progress 100%

Youth Needs Assessment

Follow up on results of youth survey completed in 2022, and integration of feedback into recreational programming.

Operational Project

Projects 3.3.9

Jan 13, 2025 - Jun 08, 2026 | On Track | Progress 0%

Dog Management Strategy

This project, a recommendation from the Parks and Recreation Commission, will develop a dog management strategy for Port Moody's Parks, focusing on access, design, stewardship and enforcement, with designs that promote the comfort and safety of all park users.

Operational Project

Projects 3.3.10

Sep 01, 2023 - Jan 31, 2025 | Some Disruption | Progress 0%

Allocation Policy and Framework

Review of current recreation allocation policies and development of a new allocation policy, fees and charges bylaw and framework to calculate recreation fees and subsidies for various recreation services and amenities.

Operational Project

Projects 3.3.11

Jan 09, 2023 - Dec 31, 2025 | On Track | Progress 30%

Embodied Emissions in New Construction Research and Options

(PHASE 2) Undertake research, industry consultation, and a legal review to outline options and implementation considerations for requiring and/or incentivizing embodied emissions reduction in new construction projects. Action under the Climate Ready Homes and Buildings Plan.

Cloned from Actions 1.1.5 (Port Moody Climate Action Plan)

Operational Project

Projects 3.3.12

Jan 02, 2024 - Dec 31, 2025 | On Track | Progress 30%

Sustainable Building Rezoning Policy

(PHASE 2) Update and expand existing rezoning policies to maximize energy efficiency and low carbon opportunities for new construction.

Cloned from Actions 4.1.3 (Port Moody Climate Action Plan)

Operational Project

Projects 3.3.13

Jan 02, 2024 - Dec 31, 2026 | On Hold | Progress 2%

Community and Commercial Focused Zero Waste Strategy

(PHASE 2) Create a community and commercial focused zero-waste strategy to eliminate waste going to the landfill from community and commercial buildings.

Cloned from Actions 3.1.3 (Port Moody Climate Action Plan)

Operational Project

Projects 3.3.14

Oct 16, 2023 - Apr 25, 2025 | Completed | Progress 100%

Civic Facility Accessibility Improvements – Phase 1

Implement accessibility improvements to three civic facilities (Civic Complex, Recreation Centre, and the Arts Centre) based on an accessibility assessment that was conducted in 2022.

Operational Project

Projects 3.3.15

Feb 12, 2024 - Mar 31, 2026 | Some Disruption | Progress 15%

Truth and Reconciliation Crosswalk

Location selection, design, and installation of a Truth & Reconciliation themed crosswalk within Port Moody in order to provide a reminder of the victims, survivors, and all those impacted by Canada's Residential School System and to display a highly visible commitment to advancing Truth and Reconciliation.

Growing Community Fund Project | Strategic Project Priority 2

Projects 3.3.16

Jan 01, 2024 - Jan 31, 2025 | Completed | Progress 100%

Mayor's Invitational Youth Summit

This project will deliver an Invitational Youth Summit in 2024. Mayor and Council will invite youth to come together to share their thoughts, ideas and visions on issues that matter to them including social connections/youth spaces, mental health and wellness, and climate justice.

Strategic Project Priority 1

Projects 3.3.17

Mar 03, 2025 - Oct 31, 2025 | On Track | Progress 25%

Onsite Childcare Feasibility Study

This project will involve a feasibility study of constructing a childcare facility at City Hall campus and Recreation Centre. A childcare feasibility study is required to properly evaluate the space needs and siting, regulatory requirements, childcare model options, staffing, community needs and financial considerations. In addition to identifying space needs and options, the feasibility study will evaluate commercial modular building options that are available for childcare uses, site configurations and limitations within the civic complex.

Strategic Project Priority 2

Projects 3.3.18

Jun 02, 2025 - Dec 31, 2025 | On Track | Progress 5%

Indigenous Relations Protocol Guide

Development of a practical internal guide for staff and Council outlining best practices for engaging with Indigenous Peoples, incorporating ceremony, cultural protocols, invitations, and communications.

Operational Project

Projects 3.3.19

Jun 02, 2025 - Oct 31, 2025 | On Track | Progress 5%

Truth and Reconciliation Policy - Phase 1 (Scoping)

Conduct research and identify the scope of a policy to guide the City's approach to building respectful, reciprocal relationships with Indigenous Peoples. The policy will be guided by reconciliation principles and the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP). This policy may include direction on engagement, referrals, archaeological considerations, cultural event support across departments, and funding allocation parameters for reconciliation initiatives. Development of the policy will be initiated in Phase 2.

Strategic Project Priority 2

Projects 3.3.20

Jan 01, 2025 - Dec 31, 2025 | Some Disruption | Progress 10%

Town Centre Pickleball Courts

Install three new pickleball court facilities at Town Centre Park adjacent to the existing the tennis courts. Design and location are based on staff analysis and in accordance with the BCRPA pickleball guidelines.

Growing Community Fund Project | Operational Project

Projects 3.3.21

Jan 01, 2025 - Jun 30, 2026 | On Track | Progress 5%

New and Updated Basketball Courts

Creation of additional outdoor basketball courts within the City. Locations will be based on feasibility, demand and neighbourhood coverage.

Growing Community Fund Project | Operational Project

Strategic Priority 4 Progress 62%

Vibrant and Prosperous Community

Strategic Goal: 3 | Projects: 26

	%	#
Status Pending	4	1
On Track	31	8
Some Disruption	15	4
On Hold	8	2
Discontinued	8	2
Completed	35	9

Strategic Goal 4.1 Progress 89%

Improve the local business climate

- Prioritize implementation of the Economic Development Master Plan
- Focus on growth of priority business areas
- Provide support and communication to businesses in redevelopment areas

Projects: 7

	%	#
Some Disruption	29	2
Discontinued	29	2
Completed	43	3

Projects 4.1.1

Feb 26, 2024 - Dec 31, 2025 | Some Disruption | Progress 70%

Industrial Land Strategy Implementation Plan

Industrial Land Strategy Implementation Plan to evolve industrial land uses.

Strategic Project Priority 2

Projects 4.1.2

Apr 25, 2023 - Oct 31, 2023 | Discontinued

Brownfield Development Strategy

Explore options for brownfield development.

Operational Project

Projects 4.1.3

Apr 25, 2023 - Oct 31, 2023 | Discontinued

Hotel Feasibility Study

Research to explore the feasibility of recruiting a hotel to be integrated into one of the mixed-use developments. The project will also encompass potential target hotel establishments and tiers as a site opportunity becomes available.

Operational Project

Projects 4.1.4

May 01, 2023 - Apr 08, 2025 | Completed | Progress 100%

Competitive Analysis and Target Identification

Supported in part by a CanExport grant, this project intends to examine the City's competitive strengths with respect to investment attraction and to identify targets in specific industries to approach for recruitment to Port Moody.

Operational Project

Projects 4.1.5

Apr 25, 2023 - Aug 29, 2023 | Completed | Progress 100%

Economic Development Micro Site

A microsite, hosted on the City's website, dedicated to support economic development, investment attraction and business retention.

Operational Project

Projects 4.1.6

Apr 25, 2023 - Apr 30, 2025 | Completed | Progress 100%

Promotional Package for Office-Based Investment

Material (e.g. brochure, slide deck, etc.) to speak to the city's quality of life, upcoming developments, and commercial/investment opportunities to solicit office-based enterprises in mixed-use developments.

Operational Project

Projects 4.1.7

Apr 25, 2023 - Dec 31, 2025 | Some Disruption | Progress 75%

Business Outreach Program Formalization

A program to outline the strategic approach the City will undertake to reach out to businesses to connect for the first time, reconnect, and to canvass for on-the-ground information related to the business climate. This work is currently being conducted in a more ad hoc approach.

Operational Project

Strategic Goal 4.2 Progress 31%

Enhance vibrancy through placemaking, arts, culture, heritage, and tourism

- Develop a vision for the "City of the Arts"
- Facilitate events and festivals in our community
- Increase the vibrancy of our waterfront and main thoroughfares

	%	#
On Track	75	3
On Hold	25	1

Projects: 4

Projects 4.2.1

Feb 03, 2025 - Dec 31, 2025 | On Track | Progress 5%

City of the Arts Strategy - Phase 1

Develop the pillars of a City of the Arts Strategy along with some short and long term recommendations. The goal is to develop a strategy whereby Port Moody is viewed as the "City of the Arts" by way of a defined vision; artistic, cultural, and heritage experiences for residents and visitors; supports for artists and the artistic community; connections to economic development and artistic enterprises; easy access to related information; and a proud community voice.

Strategic Project Priority 1

Projects 4.2.2

Nov 01, 2023 - Dec 31, 2025 | On Track | Progress 10%

Heritage Strategic Plan Update Scoping

Develop a scope for a new Heritage Strategic Plan that reflects the City's Truth and Reconciliation intention. This will involve engaging a consultant to help scope what First Nations involvement in telling and planning for Port Moody's heritage looks like.

Strategic Project Priority 2

Projects 4.2.3

Jun 03, 2024 - Sep 30, 2026 | On Hold | Progress 25%

Moody Centre Streetscape Standards

To identify the potential for streetscape standards for different sub neighbourhoods within Moody Centre.

Strategic Project Priority 2

Projects 4.2.4

Jan 03, 2023 - Dec 31, 2025 | On Track | Progress 85%

Zero Waste Strategy for City Facilities, Parks, and Events

(PHASE 2) Create a zero-waste strategy for to eliminate waste going to the landfill from city owned buildings, parks, and events.

Cloned from Actions 3.1.2 (Port Moody Climate Action Plan)

Operational Project

Strategic Goal 4.3 Progress 62%

Leverage public spaces

- Determine strategic direction for existing and future civic facilities
- Determine direction for underutilized City lands
- Enhance places where people naturally gather

	%	#
Status Pending	7	1
On Track	33	5
Some Disruption	13	2
On Hold	7	1
Completed	40	6

Projects: 15

Projects 4.3.1

Jan 01, 2024 - Jun 30, 2025 | Some Disruption | Progress 80%

Recreation Facilities Study

Feasibility study of new recreation and community facilities, considering demographics, regional services and recreational trends, community and user group feedback, costs, and other factors.

Strategic Project Priority 1

Projects 4.3.2

Jul 03, 2023 - Apr 30, 2025 | Completed | Progress 100%

Short and Long Term Works Yard/3016 Murray Street Plan

Based on condition assessment and space planning studies conducted at the Works Yard and 3016 Murray Street, develop a plan that addresses both short term and long term needs considering current and future space needs, strategic locations to align with overall City lands strategy and long range master plans, financial factors, and efficient access to maintain exceptional level of service.

Strategic Project Priority 1

Projects 4.3.3

Feb 01, 2023 - Oct 31, 2023 | Completed | Progress 100%

2023 Pop Up Parks

Develop pop up parks at Queens St Plaza and Kyle Park for 2023.

Strategic Project Priority 2

Projects 4.3.4

Sep 15, 2023 - Oct 31, 2024 | Completed | Progress 100%

Civic Facility Accessibility Assessments

Conduct accessibility assessments on 17 civic facilities, provide recommendations on improvements and upgrades at these facilities and develop a prioritization matrix to rank recommendations for each facility. This project will work towards achieving certification with the Rick Hansen Foundation Accessibility Certifier (RHFAC) rating system and to identify gaps to achieving Gold level certification. The Civic Centre, Recreation Centre, and the Arts Centre are excluded from this project, as they are covered under the Civic Centre Accessibility Improvements – Phase 1 project.

Operational Project

Projects 4.3.5

Jan 08, 2024 - Sep 30, 2025 | Some Disruption | Progress 73%

Civic Complex Enhancement

A project that will hire a landscape architect and planning consultant to complete exterior upgrades to the complex that also includes the public library and recreation complex, with a focus on small-scale improvements that can make an immediate impact for the community, rather than larger capital projects.

Operational Project

Projects 4.3.6

May 01, 2022 - Jan 31, 2025 | Completed | Progress 100%

Westhill Childcare Facility

To renovate the second floor of the Westhill Community Centre to create 37 child care spaces and new playground space.

Operational Project

Projects 4.3.7

Jul 01, 2019 - Apr 30, 2025 | On Hold | Progress 0%

Queen Street Plaza Placemaking - Design Phase

Develop a design to beautify and activate the plaza by creating a space for residents and visitors to gather and connect, encouraging pedestrian traffic to the plaza and supporting surrounding businesses.

Operational Project

Projects 4.3.8

Oct 30, 2020 - Feb 28, 2024 | Completed | Progress 100%

Facility Climate Audits

(PHASE 1) Perform comprehensive climate audits on all civic facilities and prioritize upgrades where feasible and highest risk.

Cloned from Actions 1.1.2 (Port Moody Climate Action Plan)

Operational Project

Projects 4.3.9

May 01, 2023 - Sep 30, 2025 | On Track | Progress 90%

Zero Emissions Municipal Building Policy

(PHASE 2) Develop a zero emissions municipal building policy and track progress against GHG reduction targets for municipally owned buildings to guide emissions reduction retrofits and renovations. The policy will include the requirement to use future climate data in the design and renovation and facilities.

Cloned from Actions 1.1.15 (Port Moody Climate Action Plan)

Operational Project

Projects 4.3.10

May 01, 2023 - Feb 26, 2027 | On Track | Progress 20%

Inlet Park Fieldhouse

Design and construction of Fieldhouse facility at Inlet Park. Final design is anticipated to include multi-storey building with rooftop viewing deck, public washrooms, change rooms, large event space and flexible meeting and work space.

Growing Community Fund Project | Strategic Project Priority 1

Projects 4.3.11

Jan 15, 2024 - Dec 31, 2024 | Completed | Progress 100%

2024 Pop Up Parks

Develop pop up parks by animating spaces in the community. 2024 pop up parks will include family-friendly activities at Chip Kerr, Kyle Centre, Queen Street Plaza, and Pioneer Park for 2024.

Strategic Project Priority 2

Projects 4.3.12

Jan 01, 2025 - Dec 31, 2025 | On Track | Progress 50%

Pop Up Parks 2025

Activate / create additional temporary parks spaces, including Queens St Plaza, Kyle Center, and Pioneer park (during the fall/winter season).

Operational Project

Projects 4.3.13

Jul 07, 2025 - Dec 31, 2025 | Status Pending | Progress 0%

Kindness Meters

Re-purpose used coin operated parking meters into meters that collect spare from the community to be used to help support charities and non-profit organization.

Growing Community Fund Project | Operational Project

Projects 4.3.14

Apr 22, 2024 - Mar 31, 2026 | On Track | Progress 5%

Works Yard Conceptual Plan

Plan for the construction of a new works yard at the closed Barnet landfill site. Work involves investigation of the site with survey, architectural and engineering team as well as refining overall functional needs.

Strategic Project Priority 1

Projects 4.3.15

Sep 02, 2024 - Mar 31, 2026 | On Track | Progress 10%

Satellite Works Yard Improvements

Interim improvements to facilities at 3016 Murray St. Improvements include upgrades to washroom and change room facilities, optimizing office spaces, improving indoor and outdoor storage spaces.

Strategic Project Priority 1

Attachment 3

Considered at the July 15, 2025, Strategic Priorities Committee meeting

Attachment 2

PORT MOODY
CITY OF THE ARTS

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Corporate Project Plan

Sustainable Core Services	PL
Asset Management Investment Plan Update	SP1
Truth and Reconciliation Policy - Phase 1 (Scoping)	SP2
Asset Management Policy Development	SP2
Emergency Support Services Program Review and Plan Update	SP2
Extreme Weather Staffing and Resource Plan	SP2
Drainage Utility Enhancements	SP2
Disaster Response Plan Refresh	OP
Emergency Preparedness Education	OP
Establish Extreme Weather Ambassadors	OP
Inflow and Infiltration Strategy	OP
Employee Engagement Survey	OP
Organizational Policy Review	OP
Engineering and Ops Work Process Review Phase 2	OP
Update Subdivision and Development Servicing Bylaw	OP
Emergency Water Plan - Implementation Phase	OP
Business Process Review Program Expansion	OP
Records Management Renewal	OP
Website Renewal	OP
Organizational Development Plan Implementation	OP
Indigenous Relations Protocol Guide	OP
Completed Projects	
Council Strategic Plan Public Dashboard	OP
Public Engagement Policy and Toolkit	OP
Corporate Learning Strategy	OP
Development Planning Process Improvement	SP1
Customer Service Commitment Implementation	SP2
IDEA Framework	SP2
Land Management Policy	SP1
Revenue Diversification Strategy	SP1
Digital Strategy	SP2
HR Compensation Policy	OP
Truth and Reconciliation Phase 2	SP2

Resilient Natural Environment	PL
Shoreline House Post Project (In the Presence of Ancestors)	SP1
Coastal Flood Management Strategy	SP1
Green Infrastructure Strategy	SP2
Trail Network Plan	SP2
Parks and Recreation Master Plan Update	SP2
Permeable Surface, Greenspace, and Tree Planting Policies	SP2
Tree Protection Bylaw Update	OP
Thermal Conditioning Permit Program	OP
Invasive Species Management Program Update	OP
Shoreline Trail Boardwalk Replacement	OP
Zero-Emission Vehicle Education Campaign	OP
Concierge Retrofit Program	OP
Streetlight LED Replacement Program	OP
Strata and Building Management Climate Toolkit and Educatio	OP
Mossom Creek Park Feasibility Study	OP
Water Metering Feasibility Study	OP
Building Energy Benchmarking and Disclosure Requirement	OP
Completed Projects	
Urban Forest Management Strategy	SP1
Inlet Sports Field Redevelopment Phase 2 (Construction)	OP
Natural Asset Management Plan Phase 1	SP2
Tri-Cities Climate Mobility Strategy	SP2
BC Energy Step Code Acceleration	SP2
Boulevard Landscaping Guidelines	OP
Rocky Point Park Master Plan Update	SP2
Old Orchard Park Master Plan Update	OP
Parkland Strategy	SP1

Healthy Community Development	PL
Official Community Plan Update	SP1
Moody Centre Development Priorities and Density Standards	SP2
Minimum Employment Standards	SP2
Truth and Reconciliation Crosswalk	SP2
Moody Centre South Neighbourhood Plan Phase 1	SP2
Secure Market Rental Housing Policy	SP2
Missing Middle Housing Policy	SP2
Moody Centre Design Guide	SP2
Embodied Emissions in New Construction	SP2
Pedestrian Priority Zone Exploration	SP2
Onsite Childcare Feasibility Study	SP2
Single Detached Residential Redevelopment Updates	OP
Construction Best Practices Policy	OP
Sustainable Building Rezoning Policy	OP
Dog Management Strategy	OP
Revised Parking Minimums and Maximums	OP
Design Guidelines - Climate Lens Update	OP
Hazard Mapping and DPA - Climate Lens Update	OP
Neighbourhood Traffic Calming Program	OP
Community and Commercial Zero Waste Strategy	OP
Leisure Access Pass Review	OP
Guildford Way Cycling Facility- Design Phase	OP
Allocation Policy and Framework	OP
New and Updated Basketball Courts	OP
Town Centre Pickleball Courts	OP
Bedwell Bay Road MUP Design	OP
Completed Projects	
Seniors Needs Assessment	OP
Bike Route Review	OP
Suter Brook Village Traffic Improvement	OP
2023 Bus Stop Accessibility Improvements	OP
Accessibility Plan and Response	SP2
Cumulative Development Traffic Model	OP
Transportation Assessment for New Developments Phase 1	OP
Tennis and Pickleball Report	OP
BC Housing Partnership Exploration	SP2
School Traffic Safety Initiative	OP
Community Well-Being Guidelines	SP2
Mayor's Invitational Youth Summit	SP1
Minimum Maintenance Standards for Rental Housing	OP

Vibrant and Prosperous Community	PL
City of the Arts Strategy Phase 1	SP1
Satellite Works Yard Improvements	SP1
Works Yard Conceptual Plan	SP1
Inlet Park Fieldhouse	SP1
Recreation Facilities Study	SP1
Industrial Land Strategy Implementation Plan	SP2
Moody Centre Streetscape Standards	SP2
St Johns Redesign Project Phase 2	SP2
Heritage Strategic Plan Update Scoping	SP2
Competitive Analysis and Target Identification	OP
Business Outreach Program Formalization	OP
Zero Waste Strategy for City Facilities, Parks, and Events	OP
Zero Emissions Municipal Building Policy	OP
Civic Complex Enhancement	OP
Queen Street Plaza Placemaking	OP
Kindness Meters	OP
Completed Projects	
Facility Climate Audits	OP
2023 Pop Up Parks	SP2
Hotel Feasibility Study	OP
Economic Development Micro Site	OP
St Johns Redesign Project Phase 1	SP2
Civic Facility Accessibility Assessments	OP
Promotional Package for Office-Based Investment	OP
2024 Pop Up Parks	SP2
Westhill Childcare Facility	OP
Short Term Works Yard/3016 Murray Plan	SP1
Civic Facility Accessibility Improvements - Phase 1	OP
Brownfield Development Strategy	OP

Legend

OP = Operational Project
PL = Priority Level
SP1 = Strategic Project Priority Level 1
SP2 = Strategic Project Priority Level 2

Memorandum

Date: October 14, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Housing Agreement Bylaw No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental) and Surety Bonds

Housing Agreement

At the September 16, 2025, Regular Council meeting, staff presented Bylaw No. 3515, a zoning text amendment bylaw to deliver market and below-market rental into Phase A of Coronation Park with the movement of dedicated office space to a future development phase (**Attachment 1**). As part of the staff report, a draft of Housing Agreement Bylaw No. 3516 to secure the rental units was provided to Council for reference. At that time, minor changes to the Housing Agreement were anticipated due to ongoing discussions between the applicant and Canadian Mortgage Housing Corporation (CMHC) in relation to their program.

The updates have been incorporated, and the revised Housing Agreement Bylaw No. 3516 (**Attachment 2**) and the bylaw is now being presented to Council for three readings. The purpose of the Housing Agreement Bylaw is to ensure that Buildings 2 (26 storeys) and 2A (eight storeys) in Phase A of the Coronation Park development are used in accordance with the terms which were presented to Council on September 16, 2025. A summary of those terms is provided below:

- 342 purpose-built rental units with a total residential floor space of 22,350m^2
    - of which 86 units, and 3,448m^2 will be for below-market rental units.
- The market rental units will remain as rental tenure for 60 years or the life of the building.
- The below-market rental units are secured for a period of 20 years.
- The rental rates for below-market units shall be set at 20% of median family income for the Vancouver CMA, as published by StatsCan.
- The below-market rental units will only be rented to individuals/families making less than the median family income in the Vancouver CMA, as published by StatsCan.

The September 16, 2025, report to Council (**Attachment 1**) provided detail on the term, eligibility, permitted rent, and unit mix of the below-market rental units in relation to existing policy. The applicant has requested further changes from the City's standard requirements in the Housing Agreement. This includes a request to be able to subdivide the rental units via air space parcels. Under the proposed agreement, the owner would then be permitted to subdivide the residential portions of Buildings 2 and 2A to a maximum of two air space parcels, one for each residential building, to potentially sell to or partner with a different owner. While individual units are not able to be subdivided or stratified, it will be possible to have two different owners for the rental units in the buildings. The Housing Agreement, requiring the provision of the below market rental and market rental units along the terms outlined above would continue to apply to both owners.

The adoption of a Housing Agreement Bylaw is required prior to or concurrent with adoption of the above-referenced text amendment (Bylaw No. 3515). Should the Housing Agreement Bylaw

be given three readings October 14, 2025, both bylaws can be brought back for adoption at the October 28, 2025, Regular Council meeting.

Surety Bonds for Securities

In addition, Wesgroup has requested the ability to use surety bonds, a security product meant to act similar manner to a letter of credit for securing project servicing, landscaping, DCC progress payments, and other performance securities for the project. The City is currently piloting the acceptance of surety bonds and will allow a portion (up to 30%) of total City-wide securities held by the City to be accepted via surety bonds with the rest to be provided via traditional letters of credit or cash. Developers requesting to be included in this program will need to qualify for high-quality surety bond products from highly rated providers. Deposits to secure against damage to City infrastructure are not accepted as surety bonds.

Staff have reviewed the anticipated security amounts estimated by Wesgroup to date and are proposing to accept the following surety bond amounts for Phase A of the Coronation Park (Inlet District) development, based on immediacy and impact of risks from performance or quality issues of each item below:

- Servicing Agreements – A minimum letter of credit value of $1M per servicing agreement will be required with surety bonds covering the excess. Three servicing agreements are currently anticipated for the project with values ranging from $3.30M to $5.10M per agreement. At this time, the first servicing agreement ($3.5M) would be eligible for surety bonds. Use of surety bonds for the second and third servicing agreements will be subject to review at the time when those servicing agreements are being processed.
- Landscaping Securities (on-site and off-site) – Surety bonds will be acceptable for the full value based on current estimates of $2.5M.
- Excavation, shoring agreements, erosion and sediment control plan securities, and damage bonds will not be eligible for surety bonds.
- DCC installment payment securities, estimated at $12.30M will be acceptable for the project via surety bonds consistent with anticipated Provincial legislation changes.

In total, the City estimates it would be accepting up to approximately $17M of the initial securities for the project as surety bonds. Staff will monitor surety bond amounts for this project, its future phases, and other projects and adjust surety bond acceptance levels as required based on the pilot program criteria and results.

It should be noted that City of Port Moody Subdivision and Development Servicing Bylaw, 2010, No. 2831 defines “Security” as an irrevocable Letter of Credit in a form acceptable to the City Treasurer or Cash or Certified Cheque. A variance to this bylaw is required to the definition of security to allow staff to accept the servicing agreement surety bond amounts identified above for this phase of development; and to include reference to surety bonds in Sections 13.2 and 13.5.

The recommended resolutions are:

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.

Attachment(s)

1. Report considered at the September 16, 2025, Regular Council Meeting.
2. Draft City of Port Moody Housing Agreement Bylaw, 2025, No. 3516 (Coronation Park – Phase 1) (Market and Below-market Rental).

Report Approval Details

Document Title:	Housing Agreement Bylaw No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental) and Surety Bonds.docx
Attachments:	- Attachment 1 - Report considered at the September 16, 2025, Regular Council Meeting - Coronation Park.pdf - Attachment 2 - Draft City of Port Moody Housing Agreement Bylaw, 2025, No. 3516.pdf
Final Approval Date:	Oct 7, 2025

This report and all of its attachments were approved and signed as outlined below:

Suzanne Smith, General Manager of Community Development - Oct 7, 2025 - 10:14 AM

Jeff Moi, General Manager of Engineering and Operations - Oct 7, 2025 - 10:27 AM

Paul Rockwood, General Manager of Finance and Technology - Oct 7, 2025 - 12:57 PM

Anna Mathewson, City Manager - Oct 7, 2025 - 1:55 PM

City of Port Moody
Report/Recommendation to Council

Date: September 16, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Proposed Bylaw to Amend the CD89 Zone – Coronation Park (Wesgroup Properties)

Purpose

To provide Council with a bylaw for consideration of first, second, and third readings to amend Comprehensive Development 89 (CD89) Zone to convert the office building in Phase A of the Coronation Park (Inlet Centre) development to residential rental units including below market rental units and relocate the required office floorspace to Phase C of the development. This would also require consideration of amendments to the approved Development Agreement and subsequent consideration of a Housing Agreement Bylaw.

Recommended Resolution(s)

THAT Council consider first, second, and third readings of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 110, 2025, No. 3515 (CD89 Text Amendment) (Coronation Park) as recommended in the report dated September 16, 2025, from the Community Development Department – Development Planning Division regarding Proposed Bylaw to Amend the CD89 Zone – Coronation Park (Wesgroup Properties);

AND THAT Council endorse the proposed amendments to the associated Development Agreement and direct that a copy of the Development Agreement executed by Wesgroup Properties be ready for execution by the City as a condition of Council consideration of adoption of Bylaw No. 3515 and Bylaw No. 3516.

Executive Summary

During the rezoning of the Coronation Park development site in 2023-2024, Wesgroup Properties (Wesgroup) provided a letter to Council committing to present options for additional density in Coronation Park following adoption of its rezoning application to achieve affordable housing on all new residential density proposed with a goal of achieving the minimum 15% required in the Inclusionary Zoning – Affordable Rental Units Policy, subject to financial viability. On May 20, 2025, Wesgroup presented to Council as a delegation to follow up on this commitment. Although no formal application was made at the time, as part of the delegation, Wesgroup presented a proposal to Council that would add 16.6% (32,163m^2 / 346,200ft^2) more residential floor space to its site, which they advised would be required in exchange for

increasing the number of market rental units and also delivering some more affordable (below-market) rental units. The proposed below market rental units were proposed at a threshold that does not meet City policy with respect to unit mix, rents, income threshold, and term length.

Wesgroup indicated that a small portion of the increased residential density would be in direct support of delivering the below market housing, but the majority would go towards offsetting an approximately $30 million increase in Metro Vancouver Development Cost Charges (DCCs) (as of May 2025) to be implemented over the next several years.

Wesgroup subsequently has held off on proceeding with their full May proposal, which would require amendments to both the Official Community Plan (OCP) and the Comprehensive Development 89 (CD89) zone. Wesgroup returned to Council in July 2025 with a request for an expedited text amendment application only to amend only the CD89 zone. The amendment proposes to convert the office building that is part of Phase A of the development to residential rental units (market rental and below market rental) and to relocate the dedicated office floorspace to Phase C, which is the third of the four phases of the project. The office space is shown in Phase C as occupying the second and third floors of adjoining eight-storey and 31-storey residential buildings.

As part of this proposal, Wesgroup would also make its second 26-storey tower in Phase A all residential rental units rather than market strata units. In total, 342 rental units would be provided in Phase A, of which 86 studio and one-bedroom units (25% of the units in the phase) would be at below-market rents for a period of 20 years, after which they would become market rental units.

Two key areas to consider with this proposal:

- The below-market rental unit mix, rents, income thresholds, and term length do not meet the requirements of the City's Inclusionary Zoning – Affordable Rental Units Policy.
- The proposed relocation of the dedicated office use to Phase C, in a location away from the pedestrian overpass on Ioco Road, instead fronting a local road, and within a residential building is a significant change from a purpose-built standalone office building originally approved for the first phase of development. This office component accounts for an estimated 230 (44%) of the 540 jobs in the Coronation Park development at full build-out, jobs which would then not come online for a period of years. The office use and its original location on Ioco Rd adjacent to transit and the pedestrian overpass was a key consideration at the time of the OCP Amendment for Coronation Park.

If Council gives three readings to the amending bylaw, Bylaw No. 3515 (**Attachment 1**), the conditions for adoption of the bylaw include a Draft Housing Agreement Bylaw No. 3516 (**Attachment 2**) to secure the rental units, including the below-market units. Also included is a draft of the specific amendments to the Development Agreement on title for the development, to facilitate this requested change (**Attachment 3**).

Background

The Bylaw to establish zoning (CD89) for Wesgroup's portion of Coronation Park (Inlet Centre) was adopted on July 23, 2024. Prior to adoption, Wesgroup submitted a letter committing to Council that it would present options for additional density in Coronation Park following enactment of its rezoning application to achieve a minimum of 15% affordable housing on all new residential density proposed, subject to financial viability (**Attachment 4**).

Wesgroup presented to Council as a delegation on May 20, 2025, to follow up on this commitment. As part of the delegation, Wesgroup provided a proposal that would add 16.6% (32,163m^2 / 346,200ft^2) more residential floor space to its site by adding a seventh tower and increasing the heights of three other towers. A high-level diagram showing how the added density would be incorporated into the site is included as **Attachment 5**. This proposed added density was to address increasing the number of market rental units, delivering some below-market rental units, and largely to offset a recent significant increase in Metro Vancouver DCCs, which Wesgroup has stated would add $30 million in costs to the project. The delegation included a request for a letter of support for the proposed addition of additional market rental and some below market rental units in the development.

Wesgroup subsequently has held off on proceeding with their full May delegation proposal, which would require amendments to both the Official Community Plan (OCP) and the Comprehensive Development 89 (CD89) zone. The amendment proposes to convert the office building that is part of Phase A of the development to residential rental units (market rental and below market rental units) and to relocate the dedicated office floorspace to Phase C, which is the third of the four phases of the project. The office space is shown in Phase C as occupying the second and third floors of adjoining eight-storey and 31-storey residential buildings.

In early July, Wesgroup submitted a letter to Council requesting an expedited zoning text amendment process to facilitate changes in order to facilitate an application to the Canada Mortgage and Housing Corporation's (CMHC's) Apartment Construction Loan Program (ACLP). The letter was on the July 15, 2025, City Initiatives and Planning Committee (CIPC) meeting and is included as **Attachment 6**. To facilitate this request, the applicant is requesting to convert the office building that is part of Phase A of the development to residential rental units (market rental and below market rental units) and to relocate the dedicated office floorspace to Phase C, which is the third of the four phases of the project. The office space is requested to move to Phase C and occupying the second and third floors of adjoining eight-storey and 31-storey residential buildings. On July 15, 2025, Council passed the following resolution:

> *CIPC25/056*
> THAT staff be directed to expedite an application for a Zoning Text Amendment to incorporate market and affordable rental units in Phase A and relocate the office space to another phase (B or C) with no overall change in density on the development.

Wesgroup made its application to amend the CD89 zone in August 2025 (**Attachment 7**).

Discussion

CD89 Zone Amendments

The CD89 zone requires a minimum of 2,717m^2 (29,247ft^2) of gross floor area for purpose-built office use. That office space was intended to be included in a six-storey building in Phase A and the development permit that was authorized by Council for all of Phase A on July 22, 2025, includes the standalone office space in that location.

The approved CD89 zone for the development site consists of two 26-storey towers of strata market residential and a six-storey office building in Phase A. The zone requires a minimum of 2,717m^2 (29,247ft^2) of gross floor area for the purpose-built office use and that it be included in the stand alone six-storey building.

The associated Development Permit for Phase A was authorized by Council on July 22, 2025, with the standalone office space in its original location.

Wesgroup is currently proposing that the office space be relocated to Phase C, which is the third of the four phases of development, and that the building in Phase A that was to be an office building be increased in height from six to eight storeys in order to accommodate 54 units of rental housing. At the same time, the middle 26-storey tower in Phase A would become 288 units of rental housing rather than the currently planned strata market housing. In addition to these changes, the dedicated seniors rental housing for ages 55 or older, previously committed to by Wesgroup in Phase B, would be removed. A summary diagram of the currently permitted and proposed land use changes is provided in **Attachment 8**.

With this proposal, a total of 342 rental units would be delivered in Phase A, which is about 241 more units than currently planned (101 rental units) on the site. The following unit mix is proposed for the market and below-market rental units:

Proposed Unit Mix for All Rental Units		
Unit Type	Number of Units	Percentage of Total
Studio	48	14%
One-Bedroom	164	48%
Two-Bedroom	80	23%
Three-Bedroom	50	15%
TOTAL	342	100%

Of the 342 units, 86 studio and one-bedroom units (25%) would be secured at below-market rents with the following unit mix:

Proposed Unit Mix for Below-Market Rental Units		
Unit Type	Number of Units	Percentage of Total
Studio	48	56%
One-Bedroom	38	44%
Two-Bedroom	0	0%
Three-Bedroom	0	0%
TOTAL	86	100%

Based on the CMHC program under which Wesgroup anticipates receiving construction financing, the below-market rental units would be secured for a period of 20 years, after which they would convert to market rental units as the tenants vacate the units. Wesgroup estimates the monthly rent for these below-market units at $1,795.

While the significant increase in rental units is a positive addition to the development, staff have some concerns related to the compliance with established City policy for the rental units and the relocation of the office use to a later phase.
The 86 below-market rental units do not meet the City's Inclusionary Zoning – Affordable Rental Units Policy:

- Period of commitment – The units would be below-market for a period of only 20 years, whereas the City's housing agreements require both non-market and below-market rental housing to be for a period of 60 years or the life of the building, whichever is greater.
- Unit mix – The units are studio and one-bedroom, and do not include any family-friendly units.
- Income threshold – The income threshold for the units follows the median family income levels, which is identified at $107,720 for 2025. City policy follows BC Housing's Housing Income Level (HILs) rates which would currently be $58,000 for studio and one-bedroom units.
- Rent – The below-market rent for a one-bedroom unit in the proposal is $1,795 per month. City policy would be approximately $1,305 per month for a studio or one-bedroom unit, approximately $490 (27%) less.

A summary of the comparison is provided in the table below.

Summary of Proposed Affordable Housing Parameters to City Policy		
	Wesgroup Proposal	**City Policy**
Unit Mix of Below Market Rental Units		
Studio/One-Bedroom	100%	65% max
Two-Bedroom	0%	25% min
Three-Bedroom	0%	10% min
Permitted Rent		
Studio/One-Bedroom	$1,795	$1,305
Two-Bedroom	n/a	$1,720
Three-Bedroom	n/a	$2,280
Eligible Income Levels		
Studio/One-Bedroom	$107,720	$58,000
Two-Bedroom	n/a	$72,000
Three-Bedroom	n/a	$86,000
Duration of Housing Agreement		
	20 years	60 years or life of building

With respect to the relocation of the office space, staff note the following:

- The office space has been planned throughout the OCP amendment and rezoning stages of the application, specifically to be part of Phase A immediately adjacent to the future pedestrian overpass linking Coronation Park and the Inlet Centre SkyTrain station. Relocation to Phase C places it along Balmoral Drive at the back of the site. This is not an ideal location for office space, nor most other commercial uses.

  Currently, only about 209m^2 (2,246ft^2) of general purpose commercial floorspace is planned on Balmoral Drive for the Coronation Park development for local serving uses. On the other side of Balmoral Drive in Polygon's development in Coquitlam, the zoning only requires 335m^2 (3,600ft^2) of floorspace for local serving commercial use, which indicated this area was not envisioned to facilitate any appreciable amount of commercial space.
- Wesgroup has indicated the office floorspace in the proposed amendments to the zone would occupy the second and third floors of adjoining eight-storey and 31-storey residential buildings in Phase C. This is not a typical layout for purpose-built office space which may make the space less desirable and impact the ability to attract businesses.
- This move shifts the delivery of jobs in the development that were anticipated to be delivered in Phase A (44% or 230 jobs) to a later phase. If the office floorspace is not delivered in the later phase, it will reduce the estimated employment generated on the site by about 44% (230 jobs) from the 540 jobs that had been estimated for the Coronation Park development at full build-out. Generating more local employment is one of the key goals of Metro Vancouver's Regional Growth Strategy and Port Moody's OCP identifies Inlet Centre and Moody Centre where much of this future employment will be created.
- With limited sizable new office space proposed in the community at this time, the opportunity for Port Moody businesses to grow, particularly those in technical and professional sectors that typically require above-ground space, is constrained and may lead to local businesses and employers leaving the city in search of larger employment space.
- Staff recommend consideration that the required office space be placed in a stand-alone building in Phase B adjacent to the pedestrian overpass. Staff have discussed this option with Wesgroup however they are requesting it be moved to Phase C. Phase C was one of the options identified in CIPC's July 15, 2025, resolution.
- While the office market remains soft, the overall suburban vacancy rate in Q2 2025 at 9.9% is lower than the pre-COVID period of 2010 to 2016. For the same quarter, the office vacancy rate in the Tri-Cities is under 5% and has one of the highest asking rents for office in suburban markets. Across the region and in suburban markets, Class A office space continues to see positive net absorption compared to Class C, meaning that tenants favour higher-end, newer offices versus older product. With no other dedicated office building planned in Port Moody at this time, there will be limited opportunities for Class A office space for several years, limiting employment opportunities and the development of a complete community.

Draft Housing Agreement Bylaw

Draft Housing Agreement Bylaw No. 3516 sets out the following terms and conditions for the rental housing being delivered in Phase A and includes the following:

- A total of 342 units and 22,350m^2 of rental housing will be provided for 60 years or the life of the buildings, whichever is greater.
- Of these units, 86 units and 3,448m^2, with a minimum floor space will be below-market rental units for a minimum period of 20 years, after which they can be rented at market rates as the units are vacated by the tenants.
- The below-market units will have monthly rents that are defined as 20% of the Median Family Income in the Vancouver CMA (currently $107,720) per the CMHC definition. In 2025 dollars, this equates to a rent of $1,795 per month. As the median family income increases, so too will the rents.
- The mix of rental units will be:
    - 48 studio units;
    - 164 one-bedroom units;
    - 80 two-bedroom units; and
    - 50 three-bedroom units.
- The 86 below-market rental units will be comprised of studio and one-bedroom units and are proposed to be located in both Building 2 and Building 2A. The exact unit mix will vary due to the CMHC terms of the loan, which prevent the operator from evicting a tenant once they exceed the income threshold. It is anticipated that at the start of the program there would be approximately 48 studio units and 38 one-bedroom units.
- Wesgroup will submit to the City annually the same report that it is required to submit to CMHC demonstrating that it is adhering to the terms and conditions of CMHC's program.

It is noted that further refinement of the Draft Housing Agreement has been requested by the applicant in relation to their application to CMHC.

While the CMHC program Wesgroup is pursuing would secure the below market rental units for a 20 year period only, Council could consider requesting a lengthening of the period of commitment for these units for an additional period of time past the CMHC commitment window and more in line with established City policy. Should Council wish to pursue this, the Draft Housing Agreement and bylaw would be revised and brought forward to the next Council meeting.

Development Agreement Amendments

The development agreement between the City and Wesgroup, which was approved by Council on July 23, 2024, at the same time as adoption of the rezoning bylaw, requires the following key amendments:

- requirement to provide market and below-market rentals;
- requirement to enter into a Housing Agreement for market and below-market rentals;
- amendments to the CAC payment schedule to reflect the density transfer from Phase B to Phase A;
- removal of a requirement to provide seniors rental housing, which was to be delivered in Phase B; and
- update to schedules / plans which currently shows an 'Office' use/building in Phase A.

Phase A Development Permit Amendments

As noted, the Development Permit for Phase A was approved by Council on July 22, 2025, and is anticipated to be registered on title by mid-September. If Council supports the amendments proposed by Wesgroup, the office building will need to be redesigned to accommodate the residential use. That includes, for example, adding balconies. The height of the building will also increase from six to eight storeys.

Wesgroup has submitted an application to amend the Phase A Development Permit. This application will be reviewed per the City's standard Development Permit process, including review of the building architecture, prior to bringing the proposed amendment forward to Council for consideration of approval.

Other Option(s)

1. THAT the applicant be advised to consider the following prior to Council consideration to first, second, and third readings of Bylaw No. 3515:

   >insert items<

2. THAT Council not give first, second, and third readings of Bylaw No. 3515.

Financial Implications

There are no immediate financial implications associated with the recommendations in this report. Although the total CACs payable is not impacted by this application, should the bylaws be adopted, the City would receive a larger portion of the CACs in Phase A.

Communications and Public Engagement Initiatives

Notification signs informing the public of the rezoning application have been placed on the subject site in accordance with City of Port Moody Development Approval Procedures Bylaw, 2023, No. 3417.

Per section 464(3) of the *Local Government Act*, a public hearing is prohibited. A notice was sent out to surrounding property owners with information regarding the proposed bylaw, and the date of Council consideration.

Council Strategic Plan Goals

The proposed rezoning aligns with the following Strategic Plan goal and objectives:

- Strategic Goal 3.1 – Create Complete and connected communities through balanced growth:
  - Prioritize transit-oriented development and diverse and equitable housing options; and
  - Implement best practices that result in growth that is consistent with community needs.

Attachment(s)

1. Draft Zoning Amendment Bylaw No. 3515 (CD89 Text Amendment) (Coronation Park).
2. Draft Housing Agreement Bylaw, 2025, No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental).
3. Amendments to Development Agreement.
4. Letter to City from Wesgroup, April 14, 2023.
5. Alternate Site Plan, May 20, 2025.
6. Letter to City from Wesgroup, July 7, 2025.
7. Letter to City from Wesgroup, August 12, 2025.
8. Summary of Proposed Land Use Changes.

Report Author

Wesley Woo, MCIP, RPP
Manager of Development Planning

Report Approval Details

Document Title:	Proposed Bylaw to Amend the CD89 Zone – Coronation Park (Wesgroup Properties).docx
Attachments:	- Attachment 1 - Draft Zoning Amendment Bylaw No. 3515 (CD89 Text Amendment) (Coronation Park).pdf - Attachment 2 - Draft Housing Agreement Bylaw, 2025, No. 3516 (Coronation Park - Phase 1) (Market and Below-Market Rental).pdf - Attachment 3 - Amendments to Development Agreement.pdf - Attachment 4 - Letter to City from Wesgroup April 14, 2023.pdf - Attachment 5 - Alternate Site Plan, May 20, 2025.pdf - Attachment 6 - Letter to City from Wesgroup July 7, 2025.pdf - Attachment 7 - Letter to City from Wesgroup, August 12, 2025.pdf - Attachment 8 - Summary of Proposed Land Use Changes.pdf
Final Approval Date:	Sep 11, 2025

This report and all of its attachments were approved and signed as outlined below:

Suzanne Smith, General Manager of Community Development - Sep 10, 2025

Stephanie Lam, City Clerk and Manager of Legislative Services - Sep 10, 2025

Lindsay Todd, Manager of Communications and Engagement - Sep 10, 2025

Paul Rockwood, General Manager of Finance and Technology - Sep 10, 2025

Kate Zanon, Deputy City Manager - Sep 10, 2025

Anna Mathewson, City Manager - Sep 11, 2025

City of Port Moody

Bylaw No. 3515

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937, to further facilitate the rezoning of the properties in the Coronation Park neighbourhood (CD89).

The Council of the City of Port Moody enacts as follows:

1. Citation

1.1 This Bylaw may be cited as "City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 110, 2025, No. 3515 (CD89 Text Amendment) (Coronation Park)".

2. Amendments

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937, is amended in section CD89.4 by replacing the following subsection 4.4 in its entirety:

> "4.4 A minimum of 101 units and 7,781 m2 of the Multi-Residential Floor Area shall be for purpose-built rental Dwelling Units."

with the following subsection 4.4:

> "4.4 A minimum of 342 units and 22,350m^2 of the Multi-Residential Floor Area shall be for purpose-built rental Dwelling Units.
>
> 4.4.1 Of the 342 purpose-built rental dwelling units, a minimum of 86 units and 3,448m^2 shall be for below-market rental Dwelling Units for a period of 20 years from the date of occupancy of the last below-market rental Dwelling Unit in accordance with a housing agreement pursuant to s. 483 of the *Local Government Act*, R.S.B.C. 2015, c.1.".

2.2 Bylaw No. 2937 is further amended in section CD89.6 by replacing the following subsection 6.4 in its entirety:

> "6.4 The minimum separation required between Building 2 and the Office Building on the site is 12 m."

with the following subsection 6.4:

> "6.4 The minimum separation required between Building 2 and Building 2A on the site is 12m.".

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2.3 Bylaw No. 2937 is further amended by replacing Schedule 'B' of CD89 with Schedule A – Schedule B to CD89 – Land Use Locations attached hereto.

2.4 Bylaw No. 2937 is further amended by replacing Schedule 'C' of CD89 with Schedule B – Schedule C to CD89 – Building Siting, Heights, and Phasing attached hereto.

3. Attachments and Schedules

3.1 The following schedules are attached to and form part of this Bylaw:

- Schedule A – Schedule B to CD89 – Land Use Locations
- Schedule B – Schedule C to CD89 – Building Siting, Heights, and Phasing

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this ___ day of _____, 2025.
Read a second time this ___ day of _____, 2025.
Read a third time this ___ day of _____, 2025.
Adopted this ___ day of _____, 2025.

M. Lahti Mayor	S. Lam City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3515 of the City of Port Moody.

S. Lam
City Clerk

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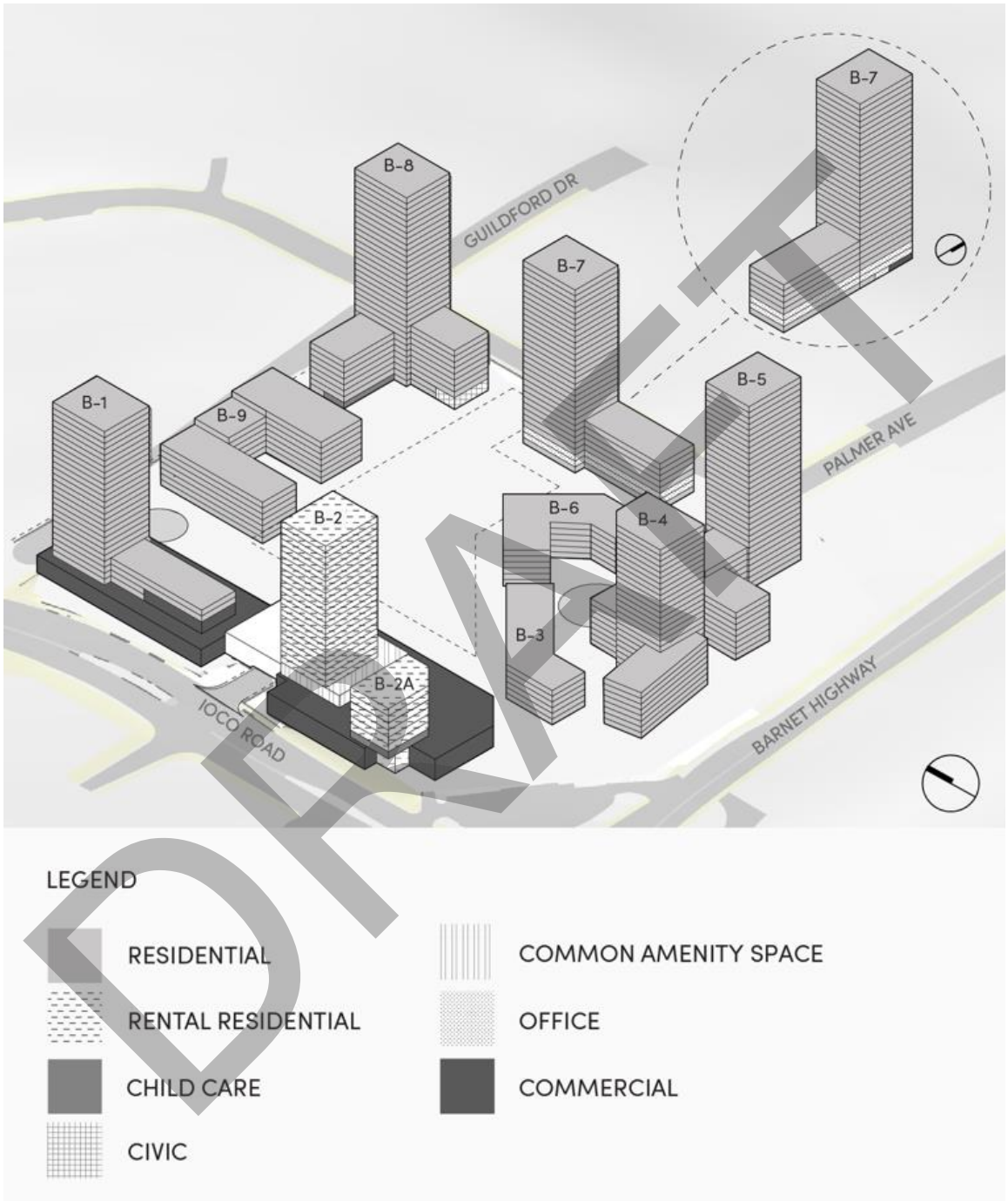
Schedule A to Bylaw No. 3515

Schedule B to CD89 – Land Use Locations



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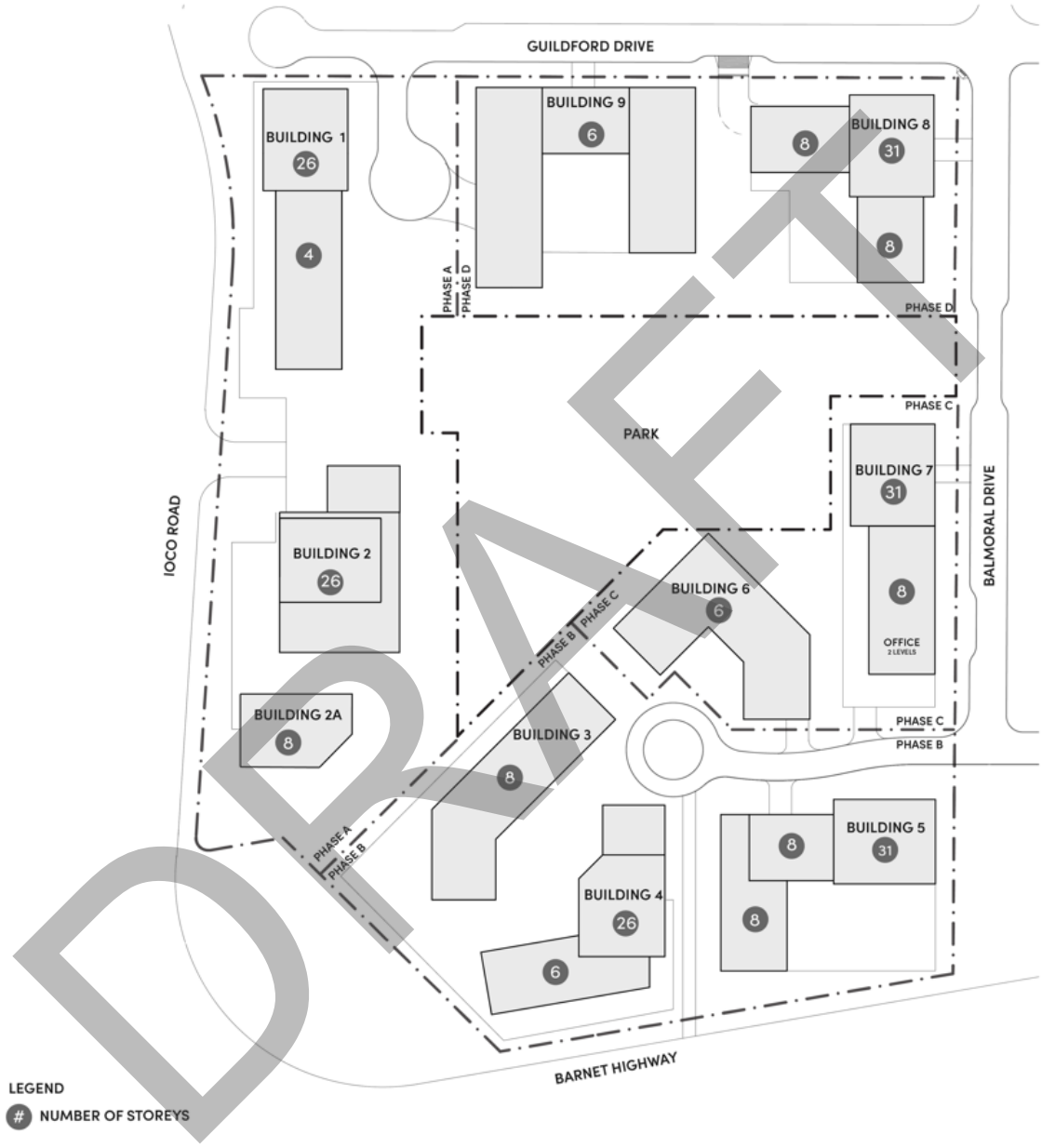
***NOTE: Bylaw text supercedes image in respect of density calculations**

Schedule B to Bylaw No. 3515

Schedule C to CD89 – Building Siting, Heights, and Phasing



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City of Port Moody

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).

The Council of the City of Port Moody enacts as follows:

1. Citation

    1.1 This Bylaw may be cited as "City of Port Moody Housing Agreement Bylaw, 2025, No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental)".

2. Authorization

    2.1 Council hereby authorizes the agreement, substantially in the form attached hereto as Schedule "A" between the City of Port Moody and Inlet District Investments Ltd. (INC. NO. BC1218112) with respect to the following lands:

        LOT 7 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT
        PLAN EPP137917
        PID: 032-567-316

3. Execution of Documents

    3.1 The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

4. Attachments and Schedules

    4.1 The following schedule is attached to and forms part of this Bylaw:

    - Schedule A – Section 219 Covenant – Housing Agreement – Market and Below-Market Rental – Inlet District Investments Ltd. (INC. NO. BC1218112).

5. Severability

    5.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

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Read a first time this ___ day of _____, 2025.

Read a second time this ___ day of _____, 2025.

Read a third time this ___ day of _____, 2025.

Adopted this ___ day of _____, 2025.

M. Lahti Mayor	S. Lam City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3516 of the City of Port Moody.

S. Lam
City Clerk

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Attachment 1
Considered at the September 16, 2025, Regular Council meeting

Attachment 2

Schedule "A" to Bylaw No. 3516

TERMS OF INSTRUMENT – PART 2

HOUSING AGREEMENT

(Pursuant to Section 483 of the *Local Government Act* and Section 219 of the *Land Title Act)*

This Agreement dated for reference the _____ day of _____, 20_____ is:

BETWEEN:

INLET DISTRICT INVESTMENTS LTD. (INC. NO. BC1218112)
2000 - 595 Burrard Street
Vancouver, BC V6C 0E4

(the "**Grantor**")

AND:

CITY OF PORT MOODY, a municipality incorporated under the *Local Government Act*, having its office at 100 Newport Drive, Port Moody, BC V3H 5C3

(the "**City**")

WHEREAS:

A. The Grantor is the registered owner of the Lands (as hereinafter defined);

B. Section 483 of the *Local Government Act* permits the City to enter into and note on title to the lands, housing agreements which may include, without limitation, conditions with respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent which may be charged for housing units;

C. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the City in respect of the use of land, construction on land or subdivision of land;

D. The Grantor proposes to develop the Lands and construct on the Lands a mixed-use development containing a common amenity facility, a commercial component, a child care component, and a residential component containing purpose built rental units, with associated underground parking (collectively, the "**Development**"), which Development forms a part of "Phase A" of the master planned community to be developed by the Grantor on the Lands and certain adjacent lands;

E. The Grantor is constructing a purpose-built rental project and seeks funding for the project under the Canada Mortgage Housing Corporation's Apartment Construction Loan Program, and in order to be eligible for such financing, the project must meet certain criteria, including providing a number of Dwelling Units at affordable, as opposed to market, rents for a prescribed period of time;

F. The City adopted Housing Agreement Bylaw, 2025, No. No. 3516 (Coronation Park – Phase 1 Market and Below-Market Rental), authorizing the City to enter into this Agreement on the terms and conditions contained herein; and

G. The Grantor and the City wish to enter into this Agreement to provide for the Below Market Rental Units and the Market Rental Units and to restrict the use of, and construction on, the Lands, all on the terms and conditions of this Agreement, to have

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effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act.*

NOW THEREFORE in consideration of the mutual promises contained herein and in consideration of the payment of $10.00 by the City to the Grantor (the receipt and sufficiency of which is acknowledged by the Grantor), the parties covenant and agree with each other as follows, as a Housing Agreement under section 483 of the *Local Government Act*, section 219 of the *Land Title Act* and as a contract and a deed under seal between the parties and the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Agreement as follows:

ARTICLE 1 – DEFINITIONS AND INTERPRETATION

1.1. In this Agreement, the following words have the following meanings:

a) "**Agreement**" means this agreement together with all recitals, schedules, attachments, and priority agreements attached hereto, and all modifications and replacements hereof if executed by the City and the Grantor ;

b) "**Below Market Rental Units**" means a Dwelling Unit that can only be used and occupied as a rental unit pursuant to a Tenancy Agreement and occupied by a Family whose Cumulative Gross Annual Household Income is at or below the Median Household Income;

c) "**Building**" means the 26-storey residential rental high-rise tower labelled as "Building 2" on Schedule "B" and the 8-storey midrise building labelled as "Building 2A" on Schedule "B" with underground parking to be constructed on the Lands, which will contain the Below Market Rental Units and Market Rental Units as contemplated by the Development Permit and this Agreement;

d) "**City**" and "**City of Port Moody**" means the City of Port Moody and is called the "City" when referring to the corporate entity and "City of Port Moody" when referring to the geographic location ;

e) "**City Personnel**" means any and all of the City's elected officials, board members, officers, directors, employees, and agents ;

f) "**CPI**" means the All-Items Consumer Price Index for Canada published from time to time by Statistics Canada, or its successor in function;

g) "**Cumulative Gross Annual Household Income**" means the aggregate annual income of a Family that occupies or wishes to occupy a Below Market Rental Unit that is over 19 years of age;

h) "**Daily Amount**" means $100.00 per day as of January 1, 2025, adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2025, to January 1 of the year that a written notice is delivered to the Grantor by the City pursuant to section 18.13 of this Agreement;

i) **"Development**" has the meaning ascribed thereto in Recital D;

j) "**Development Permit**" means the development authorization form issued by the City authorizing development of the Lands, more specifically identified as Development Permit No. DP000062, as the same may be amended from time to time;

k) **"Dwelling Unit**" means a habitable residential unit or units located or to be located on the Lands, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and a bathroom are provided for the

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exclusive use of such person or persons and includes, where the context permits, a Below Market Rental Unit and a Market Rental Unit;

l) "**Effective Date**" means the date as of which this Agreement has been executed by all parties to it;

m) "**Eligible Tenant**" means, immediately prior to the commencement of a Tenancy Agreement for a Below Market Rental Unit, a Family with a Cumulative Gross Annual Household Income for the most recent calendar year of equal to or less than the amount of the relevant Median Household Income for the same period, or, in the absence of such information for the most recent year, the relevant Median Household Income for the most recently published year;

n) "**Family**" means an individual or any combination of two (2) or more persons who are bounded together over time by ties of mutual consent, birth, and/or adoption or placement;

o) "**General Manager of Community Development**" means the individual appointed to be the chief administrator from time to time of the Development Planning Division of the City and his or her designate ;

p) "**Grantor**" means the party described on page 1 of this Agreement as the Grantor and any subsequent owner of the Lands or of any part into which the Lands are Subdivided containing the Below Market Rental Units and Market Rental Units, and includes any person who is registered owner in fee simple of a Below Market Rental Unit or Market Rental Unit from time to time;

q) ***"Interpretation Act***" means the Interpretation Act, R.S.B.C. 1996, c. 238, together with all amendments thereto and replacements thereof ;

r) ***"Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, c.250, together with all amendments thereto and replacements thereof ;

s) "**Lands**" means the land described in item 2 of the *Land Title Act* Form C to which this Agreement is attached; and including the Building or a portion of the Building, into which said land(s) is or are Subdivided;

t) ***"Local Government Act***" means the *Local Government Act*, RSBC 2015, c.1, together with all amendments thereto and replacements thereof ;

u) "**LTO**" means the New Westminster Land Title Office or its successor ;

v) "**Median Household Income**" means, in Statistics Canada table 11-10-0009-01 titled "Selected income characteristics of census families by family type", the median total income for all families in the geographic region of Vancouver (Vancouver Census Metropolitan Areas), British Columbia, for reference period of the most recently available year. The parties acknowledge and agree that, as of 2023 (being the most recent year for which table 11-10-0009-01 is available as of the reference date of this Agreement), the median total income for all families in the geographic area of Vancouver was $107,720.

If Statistics Canada or is successor in function ceases to publish table 11-10-0009-01 or equivalent data, "Median Household Income" shall be determined by reference to the last published table 11-10-0009-01 by Statistics Canada and thereafter increased annually by an amount equal to the increases, if any, in the CPI for the period of January 1 to December 31 of the previous calendar year;

w) "**Market Rental Unit**" means a Dwelling Unit that can only be used and occupied as a rental unit pursuant to a Tenancy Agreement;

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x) **"Occupancy Permit**" means the permit issued by the City for all or any portion of the Development confirming that the Building, or portion thereof, is safe for human occupation;

y) "**Permitted Rent**" means, with respect to a Below Market Rental Unit, a monthly rent equivalent to 20% of the most recently published Median Household Income divided by 12. For clarity, the formula for determining the Permitted Rent is as follows:

(Median Household Income x 0.20)/12 = Permitted Rent

By way of example only, as of the reference date of this Agreement, using the current Median Household Income of $107,720, the Permitted Rent for a Below Market Rental Unit is $1,795.33;

z) "**Principal Residence**" means the place where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation, and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, drivers licenses, personal identification, vehicle registration, and utility bills;

aa) "***Real Estate Development Marketing Act***" means the *Real Estate Development Marketing Act*, S.B.C. 2004, c. 41, together with all amendments thereto and replacements thereof;

bb) **"Related Person"** means, where the registered or beneficial Grantor of the Rental Housing Units, is:

i. a corporation (as such term is defined in the B*usiness Corporations Act* (British Columbia)), then a Related Person is:

a. an officer, director, or shareholder of such Grantor or of another entity which is a shareholder of such Grantor; or

b. the spouse, parent, child, sibling, niece, or nephew of any such officer, director or shareholder; or

ii. an individual, then a Related Person is the spouse, parent, child, sibling, niece, or nephew of such individual;

cc) "**Rental Housing**" means a residential Dwelling Unit which is not occupied by the Grantor or by a Related Person, but which is made available by the Grantor to the general public, at arm's length, for use as rental housing on a month-to-month or longer basis in accordance with this Agreement, and in accordance with reasonably prudent landlord-tenant practices for rental residential accommodation, and any and all laws applicable thereto, including, without limitation, the *Residential Tenancy Act* and human rights legislation in British Columbia;

dd) "**Rental Housing Units**" means a residential Dwelling Unit or units located on the Lands and includes, collectively, the eighty-six (86) Below Market Rental Units and the two hundred fifty-six (256) Market Housing Units all of which are used solely for the purpose of Rental Housing. For certainty the Lands will contain not less than three hundred forty-two (342) Rental Housing Units;

ee) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, SBC 2002, c.78, together with all amendments thereto and replacements thereof;

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ff) "***Strata Property Act***" means *Strata Property Act*, S.B.C. 1998, c. 43, together with all amendments thereto and replacements thereof;

gg) **"Subdivide**" means to divide, apportion, consolidate, or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions, or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization, or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act;*

hh) "**Tenancy Agreement**" means a residential tenancy agreement, lease, licence or other agreement prepared in accordance with the *Residential Tenancy Act*, granting rights to occupy a Rental Housing Unit;

ii) "**Tenant**" means a Family who is a tenant of a Rental Housing Unit by way of a Tenancy Agreement; and

jj) "**Term**" means the term of this Agreement, which will commence on the Effective Date and :

i. in respect of the Below Market Rental Units, ends on the later of the 20-year anniversary of the issuance of the final Occupancy Permit for the Building at which point each Below Market Rental Unit will convert to a Market Rental Unit; and

ii. in respect of the Market Rental Units, ends on the later of the 60-year anniversary of the issuance of the final Occupancy Permit for the Building;

1.2. The Schedules to this Agreement listed below are an integral part of this Agreement:

a) Schedule "A" – Location of Below Market Rental Units

b) Schedule "B" – Location of Buildings

c) Schedule "C" – Statutory Declaration

1.3. In this Agreement:

a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

d) reference to any enactment includes any regulations, orders, or directives made under the authority of that enactment;

e) any reference to any enactment is to the enactment in force on the date the Grantor signs this Agreement, and to subsequent amendments to or replacements of the enactment;

f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;

g) time is of the essence;

h) all provisions are to be interpreted as always speaking;

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i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators, and receivers;

j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter, or calendar year, as the case may be, unless otherwise expressly provided; and

k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2 – USE OF LANDS AND RESTRICTIONS ON USE OF LANDS AND SUBDIVISION

2.1. The Grantor covenants and agrees with the City, in respect of the use of the Lands and the construction and use of the Building, that throughout the Term, as applicable:

a) the Lands, the Building, the Below Market Rental Units, and the Market Rental Units, will not be used or occupied in any way that is inconsistent with the terms of this Agreement;

b) at its sole cost and expense, it will construct not less than eighty-six (86) Below Market Rental Units in the Building in locations as substantially shown on Schedule "A" to this Agreement, which floor area must collectively be greater than or equal to 3,448m^2, all of which must be to the satisfaction of the City. The Grantor and the City acknowledge and agree that the specific locations of the Below Market Rental Units in the Building may be revised from that shown on Schedule "A" to this Agreement subject to the written approval of the General Manager of Community Development;

c) at all times during the applicable Term, the aggregate floor area for the Below Market Rental Units will be greater than or equal to 3,448m^2;

d) at its sole cost and expense, it will construct not less two hundred fifty-six (256) Market Housing Units in the Building, to the satisfaction of the City;

e) it will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Rental Housing Unit for a term of less than 30 consecutive days at a time;

f) it will not apply to or stratify or Subdivide the Lands, Building, or the Rental Housing Units such that all the Rental Housing Units are not contained within a single legal parcel, or allow the Rental Housing Units to be sold independently of each other (for certainty, nothing herein shall restrict the subdivision of the Lands (including by way of air space plan) such that the Rental Housing Units are contained in one legal parcel);

g) all of the Below Market Rental Units will be designed and constructed to the same standard, in terms of layout, workmanship, and materials, as the Market Housing Units;

h) it will take all commercially reasonable measures to operate the Rental Housing Units in compliance with the terms, conditions, requirements and restrictions of this Agreement;

i) within thirty (30) days after receiving notice from the City, the Grantor must, in respect of each Rental Housing Unit, provide to the City a statutory declaration, substantially in the form attached hereto as Schedule "C", certified by the Grantor, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Rental Housing Unit no more than once in any calendar year; provided however,

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notwithstanding that the Grantor may have already provided such statutory declaration in the particular calendar year, the City may request and the Grantor shall provide to the City as requested by the City in respect to a Rental Housing Unit if, in the City's determination, acting reasonably, the City believes that the Grantor is in breach of any of its obligations under this Agreement;

j) prior to issuance of an Occupancy Permit for each Building, the Grantor shall provide the City with a list of all Below Market Rental Units and floor plans which contain the size and location of the Below Market Rental Units;

k) it hereby authorizes the City to make such inquiries as the City considers necessary, acting reasonably, in order to confirm that the Grantor is complying with this Agreement; and

l) it will keep and maintain the Rental Housing Units and all parts thereof, or cause same to be kept and maintained, in good repair and in a safe, clean, neat, and tidy condition, reasonable wear and tear excepted, and will insure the Rental Housing Units, or cause same to be insured, to the full replacement cost, against perils normally insured against by reasonable and prudent owners of similar residential units, buildings, and lands in the geographical location of the City of Port Moody.

2.2. The Grantor covenants and agrees with the City that the Grantor will not:

a) be issued an Occupancy Permit for the Building unless the application for the Occupancy Permit includes the Rental Housing Units;

b) permit occupancy of the Building unless and until the Rental Housing Units have first been constructed and approved for occupancy, as evidenced by the issuance of an Occupancy Permit by the City;

c) occupy, nor permit any person to occupy, any of the Rental Housing Units, in part or in whole, and the City will not be obligated to permit occupancy of any of the Rental Housing Units constructed in the Building until all of the following conditions are satisfied:

i. the Rental Housing Units and related uses and areas have been constructed in accordance with this Agreement, and to the satisfaction of the City;

ii. the Rental Housing Units have received an Occupancy Permit; and

iii. the Grantor is not otherwise in breach of any of its obligations under this Agreement.

ARTICLE 3 – BELOW MARKET RENTAL UNITS

3.1. The Grantor further covenants and agrees with the City that, during the Term, the Lands shall contain not less than eighty-six (86) Below Market Rental Units and further that despite any sale of the Below Market Rental Units as contemplated under section 3.2 below:

a) at all times the Below Market Rental Units may be only used or occupied by an Eligible Tenant who is occupying such Below Market Rental Unit as their Principal Residence;

b) during the applicable Term, not more than 48 Below Market Rental Units will be studio Dwelling Units;

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c) each of the Below Market Rental Units will be used and occupied pursuant to a Tenancy Agreement which Tenancy Agreement shall include clauses providing that:

   i. the Tenant is and remains an Eligible Tenant at all times during the term of the Tenancy Agreement;

   ii. any person not identified in the Tenancy Agreement shall not reside at the Below Market Rental Unit for more than sixty (60) consecutive days or more than ninety (90) days total in any calendar year, unless the Tenant receives prior written consent from the Grantor;

   iii. the Below Market Rental Unit will not be occupied by more than the number of people the City's building inspector determines can reside in the Below Market Rental Unit given the number and size of bedrooms in the Below Market Rental Unit and in light of any relevant standards set by the City in any bylaws of the City;

   iv. the Below Market Rental Unit will not be vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent;

   v. the Below Market Rental Unit will at all times during the term of the Tenancy Agreement be the Principal Residence of the Tenant and the other occupants in the Tenant's household as specified in the Tenancy Agreement; and

   vi. the Tenant will not assign or sublet the Below Market Rental Unit or assign the Tenancy Agreement in whole or in part, except to an Eligible Tenant and with the consent of the Grantor.

   Subject to any contrary provisions in the *Residential Tenancy Act*, if the Tenant is in breach of any of the terms described above in this Section 3.1(b), the Grantor will take all necessary steps to end the tenancy of the Tenant in the respective Below Market Rental Unit;

d) following the issuance of the Occupancy Permit, subject to the terms of this Agreement, including, without limitation, that not less eighty-six (86) Dwelling Units in the Building will be used only for the purpose of Below Market Rental Units and provided the Grantor has received approval in writing from the General Manager of Community Development, in his or her sole discretion, if a Below Market Rental Unit is occupied by a Tenant who was formerly an Eligible Tenant but no longer meets the eligibility requirements therefor, the Grantor may substitute and re-assign the designation of such Dwelling Unit as a Below Market Rental Unit to another Dwelling Unit in the Building, which is equal to or greater in size to the Dwelling Unit being substituted, on a one-for-one basis, such that the number of Below Market Rental Units in the Building remains unchanged and the initial rent for the newly assigned Below Market Rental Unit will be set in accordance with this Agreement. For clarity, the Grantor may substitute and re-assign a Dwelling Unit of a different unit type as a Below Market Rental Unit under this section 33.1d) so long as not more than 48 Below Market Rental Units are studio Dwelling Units at any time during the applicable Term;

e) if the Grantor is permitted to substitute and re-assign the designation of a Dwelling Unit in accordance with section 33.1d), then the Grantor will use commercially reasonable efforts to distribute the substituted Dwelling Unit evenly throughout the Building;

f) a copy of this Agreement shall be attached to all Tenancy Agreements for the Below Market Rental Units;

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g) the Below Market Rental Units shall not be rented for more than the Permitted Rent, provided, however, that the Grantor may charge the Eligible Tenant, if applicable:

i. for parking stalls and/or storage lockers which rates will not exceed rates charged to Market Rental Units;

ii. for cable television, telephone, other telecommunications, gas, water, electricity or other utilities relating to the Eligible Tenant's occupation of the Below Market Rental Unit, to the extent not individually billed to the Eligible Tenant by the applicable provider; and

iii. fines relating to the Eligible Tenant's occupation of the Below Market Rental Unit, as applicable; and

h) no Below Market Rental Unit shall be rented on less than a 30-days rental period, whatsoever.

3.2. The Grantor further covenants and agrees with the City that, during the Term, the Rental Housing Units may be sold or transferred together but shall not be sold individually or otherwise transferred individually.

ARTICLE 4 – DEMOLITION OF RENTAL HOUSING UNITS

4.1. The Grantor will not demolish a Rental Housing Unit during the Term unless:

a) the Grantor has obtained the written opinion of a professional engineer or architect who is at arm's length to the Grantor that it is no longer reasonable or practical to repair or replace any structural component of the Rental Housing Unit, and the Grantor has delivered to the City a copy of the engineer's or architect's report; and

b) the Building in which a Rental Housing Unit is located is damaged or destroyed, to the extent of 75% or more of its value above its foundations, as determined by the City in its sole discretion or the Building's insurer;

and, in each case, a demolition permit for the Rental Housing Unit has been issued by the City and the Rental Housing Unit has been or will be demolished under that permit.

4.2. Should a demolition permit be issued in accordance with section 34.1 within the Term, the Lands shall not be redeveloped during the Term unless such redevelopment includes the provision of not less than four equivalent replacement Rental Housing Units.

ARTICLE 5 – SUBDIVISION

5.1. This Agreement will be binding upon any Subdivided parcel of the Lands provided, however, that if the Lands are Subdivided by air space plan, the City shall, at the Grantor's request, without further City council approval, authorization or bylaw, partially discharge this Agreement from those portions of the Lands that are not intended to contain the Rental Housing Units. The Grantor acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended.

ARTICLE 6 – DEFAULT REMEDIES

6.1. **Notice of Default.** The City may give to the Grantor written notice to cure a default under this Agreement within thirty (30) days of receipt of notice or such longer period as reasonably required if such default cannot be cured by the Grantor within such thirty (30) day period acting diligently. The notice must specify the nature of the default. The Grantor must act diligently to correct the default within the time specified above.

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6.2. **Costs.** The Grantor will pay to the City, on demand by the City, all the City's costs of exercising its rights or remedies under this Agreement, on a full indemnity basis.

6.3. **Damages.** The Grantor acknowledges that the City requires Rental Housing Units for housing Eligible Tenants for the benefit of the community. The Grantor therefore agrees that for each day a Below Market Rental Unit is occupied in breach of this Agreement beyond the applicable notice and cure period set out in Section 6.1, the Grantor must pay the City the Daily Amount as liquidated damages, and not as a penalty, due and payable at the offices of the City on the last day of the calendar month in which the breach occurred unless the Grantor is acting with diligence, to the satisfaction of the City, to correct the breach within a reasonable period of time. The Daily Amount is increased on January 1 of each year by the amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase between that previous January 1 and the immediately preceding December 31 in the CPI. The Grantor agrees that payment may be enforced by the City in a court of competent jurisdiction as a contract debt. For clarity, the Grantor will not be subject to a Daily Amount where the Grantor is prevented from remedying any breach of this Agreement in respect of a tenancy of a Below Market Rental Unit due to the provisions in the *Residential Tenancy Act*.

6.4. **Rent Charge.** By this section, the Grantor grants to the City a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Grantor to the City of the Daily Amount as described in section 6.3. The City agrees that enforcement of the rent charge granted by this section is suspended until the date that is thirty (30) days after the date upon which any amount due under section 6.3 is due and payable to the City in accordance with section 6.3. The City may enforce this rent charge by an action for an order for sale or by proceedings for the appointment of a receiver.

6.5. **Specific Performance.** The Grantor agrees that, without affecting any other rights or remedies the City may have in respect of any breach of this Agreement that continues beyond the applicable notice and cure period, the City is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Grantor of this Agreement that continues beyond the applicable notice and cure period. The Grantor agrees that this is reasonable given the public interest in ensuring the provision of Below Market Rental Units to be occupied by Eligible Tenants and restricting occupancy of the Lands in accordance with this Agreement.

6.6. **No Penalty or Forfeiture.** The Grantor acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing Below Market Rental Units for Eligible Tenants, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

6.7. **Cumulative Remedies.** No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit, or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Grantor acknowledges that specific performance, injunctive relief (mandatory or otherwise), or other equitable relief may be the only adequate remedy for a default by the Grantor under this Agreement.

ARTICLE 7 – LIABILITY

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7.1. As an indemnity pursuant to section 219(6) of the *Land Title Act*, the Grantor will indemnify, defend, and save harmless each of the City and the City Personnel and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, actions, loss, damage, costs, and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of the entering into of this Agreement or from any act or omission by the Grantor or its officers, directors, employees, agents, contractors, or other persons for whom at law the Grantor is responsible or from the Grantor's ownership, operation, management, or financing of the Lands or the Development by the Grantor, its officers, directors, agents, contractors, or other persons for whom at law the Grantor is responsible, except to the extent attributable to the gross negligence or wrongful intentional acts of the City or the City Personnel.

7.2. The Grantor hereby releases and forever discharges the City and the City Personnel and its and their heirs, executors, administrators, personal representatives, successors, and assigns from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, operation, or management of the Development or any part thereof which has been or hereafter may be given to the Grantor by the City and/or City Personnel, except to the extent attributable to the gross negligence or wrongful intentional acts of the City or the City Personnel.

ARTICLE 8 – MISCELLANEOUS

8.1. Nothing in this Agreement:

a) affects or limits any discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land;

b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

c) relieves the Grantor from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

8.2. The Grantor and City agree that:

a) this Agreement is entered into only for the benefit of the City;

b) this Agreement is not intended to protect the interests of the Grantor, any Eligible Tenant, or any future owner, lessee, occupier, or user of the Lands or the Building or any portion thereof, including any Rental Housing Unit; and

c) the City may at any time execute a release and discharge of this Agreement in respect of the Development or any Rental Housing Unit therein, without liability to anyone for doing so.

8.3. This Agreement burdens and runs with the Lands. All of the covenants and agreements contained in this Agreement are made by the Grantor for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement.

8.4. Notwithstanding anything contained in this Agreement, the parties agree that neither the Grantor, nor any successor in title to the Lands, or any portion thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Grantor or its successors in title, as the case may be, ceases to be the registered or beneficial owner of the Lands or such portion thereof.

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8.5. The covenants and agreements on the part of the Grantor have been made by the Grantor as contractual obligations as well as being made pursuant to section 483 of the *Local Government Act* and as such will be binding on the Grantor.

8.6. This Agreement may only be modified in writing, signed by both parties, in registrable form. The modification will only be effective if it is approved both as a modification of a housing agreement pursuant to section 483 of the *Local Government Act* (which requires a bylaw), and as a modification of a covenant pursuant to section 219 of the *Land Title Act.* Any modification will be filed in the LTO as a modification of a covenant and as a modification of the housing agreement.

8.7. The Grantor will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Rental Housing Unit in the Development in priority to all charges and encumbrances which are registered, or pending registration, against title to the Lands in the LTO, save and except those as have been approved by the City or have been granted in favour of the City.

8.8. The City and the Grantor each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

8.9. An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

8.10. Time is of the essence in this Agreement.

8.11. If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

8.12. Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

8.13. All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

a) If to the City:

100 Newport Drive
Port Moody, BC V3H 5C3
Attention: Community Development Department

b) If to the Grantor at the address shown on title in the LTO.

Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

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8.14. Upon request by the City, the Grantor will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

8.15. This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

8.16. The Grantor further acknowledges and agrees that the terms and conditions of this Agreement constitute a covenant in respect of the use of the Lands and any Rental Housing Units on or to be constructed on the Lands and annexed to and running with the Lands and that the Lands shall only be used in accordance with the terms of this Agreement and the City may register this Agreement in the LTO against title to the Lands as a covenant pursuant to section 219 of the *Land Title Act*.

8.17. The Grantor acknowledges and agrees that:

a) this Agreement constitutes a Housing Agreement entered into under section 483 of the *Local Government Act*;

b) the City is required to file a notice of Housing Agreement in the LTO against title to the Lands; and

c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Lands as a Housing Agreement under section 483 of the *Local Government Act*.

8.18. The Grantor covenants and agrees with the City that, in order to ensure the long-term maintenance of the Rental Housing Units, it will furnish good and efficient management of the Rental Housing Units and will permit representatives of the City to inspect the Rental Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Grantor further covenants and agrees that it will maintain the Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

8.19. This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

IN WITNESS WHEREOF, as evidence of their agreement to be bound by the terms of this instrument, the City and the Grantor hereto have executed the General Instrument – Part 1 that is attached to these Terms of Instrument and forms part of this Agreement.

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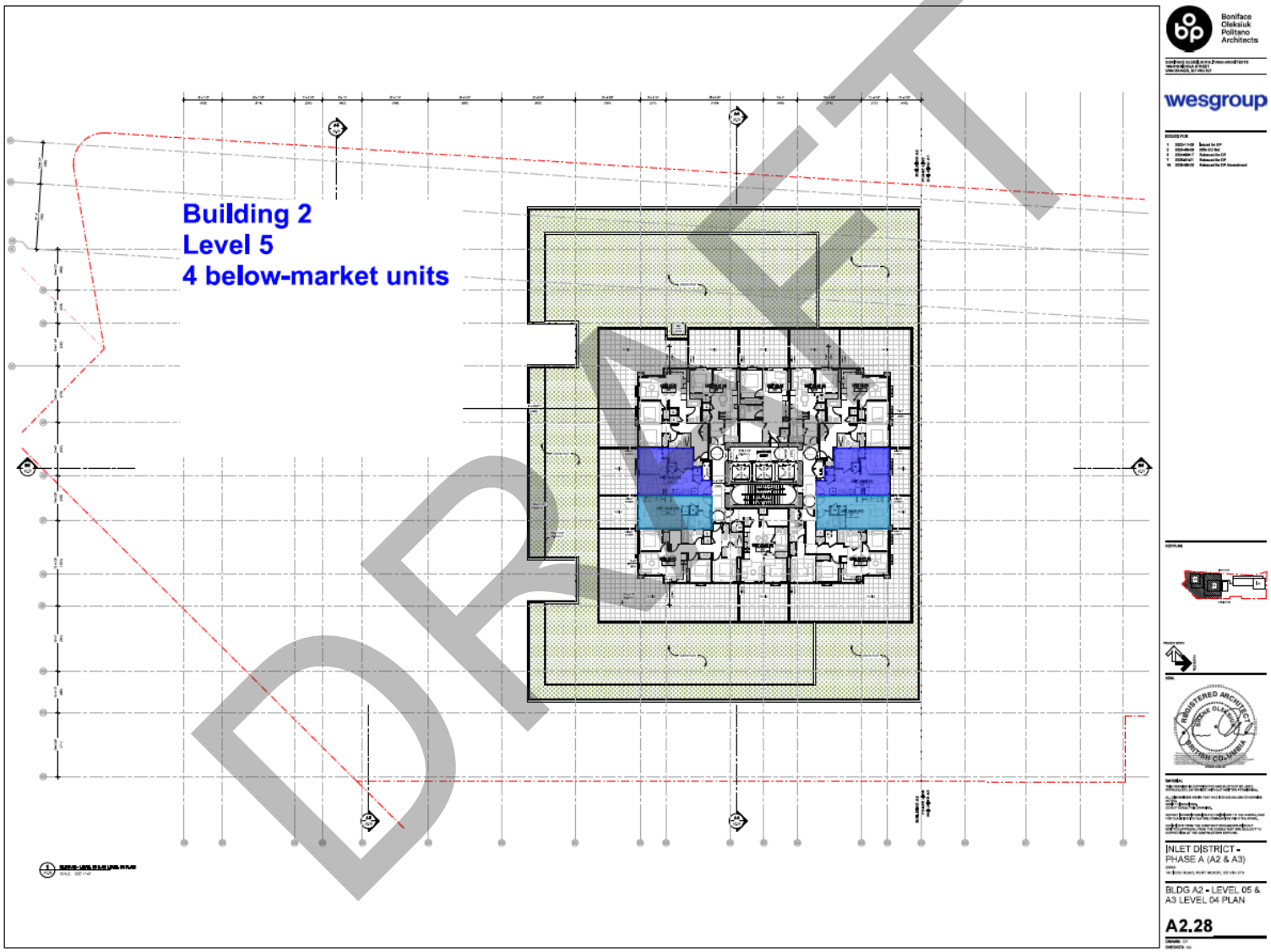
SCHEDULE "A"

LOCATION OF BELOW MARKET RENTAL UNITS



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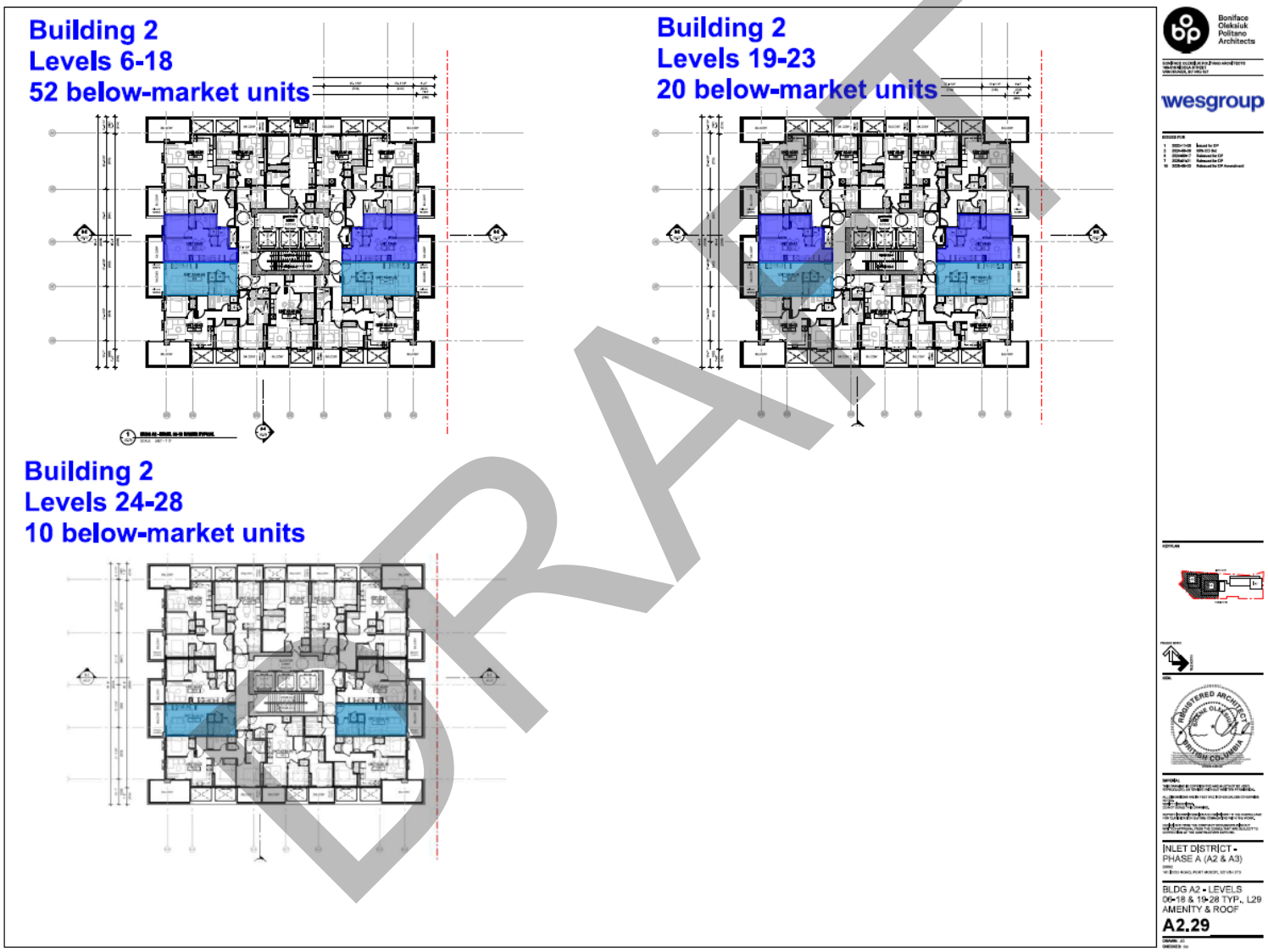
SCHEDULE "A"

LOCATION OF BELOW MARKET RENTAL UNITS



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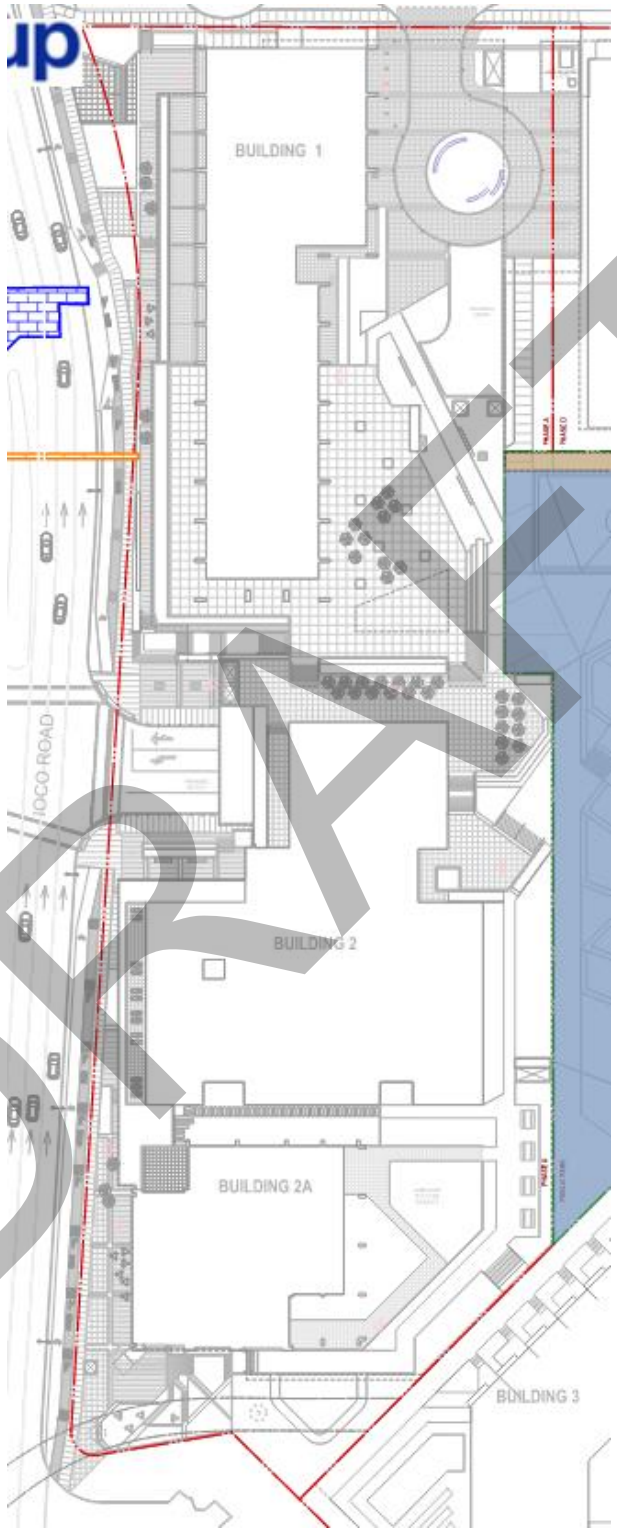
SCHEDULE "B"

LOCATION OF BUILDINGS



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SCHEDULE "C" – FORM OF STATUTORY DECLARATION

I, _____ of _____, British Columbia, [in my capacity as _____ of the Owner and without personal liability (if applicable),] do certify that:

1. I am the owner (the "**Owner**") or authorized signatory of the Owner of _____ (the "**Below Market Rental Unit**"), and make this certificate to the best of my personal knowledge.

2. This certificate is made pursuant to the housing agreement registered as _____ at the Land Title Office (the "**Housing Agreement**") in respect of the Below Market Rental Unit.

3. For the period from _____ to _____, the Below Market Rental Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement), who continue to meet all Eligible Tenant criteria and whose names and current addresses appear below:

   [Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

4. The rent charged each month for the Below Market Rental Unit is as follows:

   (a) the monthly rent on the date three hundred and sixty-five (365) days before this date of this certificate:

   $_____ per month;

   (b) the rent on the date of this certificate: $_____; and

   (c) the proposed or actual rent that will be payable on the date that is ninety (90) days after the date of this certificate: $_____.

5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

6. I make this Statutory Declaration, conscientiously believing it to be true and knowing that the City of Port Moody will be relying upon the statements made herein.

[Owner]

_____ Signature

_____ Signature

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CONSENT AND PRIORITY AGREEMENT

THE BANK OF NOVA SCOTIA (the "**Chargeholder**") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the LTO under numbers CB249768 (extended by CB257043 and CB2117075) and CB249769 (extended by CB257044 and CB2117076), respectively (the "**Charges**").

The Chargeholder, being the holder of the Charges, by signing the Form C General Instrument attached hereto as Part I, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of this Section 483 Housing Agreement and Section 219 Covenant and hereby covenants that this Section 483 Housing Agreement and Section 219 Covenant shall bind the Charges in the Lands and shall rank in priority upon the Lands over the Charges as if the Section 483 Housing Agreement and Section 219 Covenant had been registered prior to the Charges and prior to the advance of any monies pursuant to the Charges. The grant of priority is irrevocable, unqualified, and without reservation or limitation.

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TERMS OF INSTRUMENT – PART 2

MODIFICATION OF COVENANT

(DEVELOPMENT AGREEMENT)
(Section 219 *Land Title Act*)

THIS AGREEMENT dated for reference _____, 2025 is

AMONGST:

CITY OF PORT MOODY
100 Newport Drive
Port Moody, British Columbia, V3H 5C3

(the "**City**")

AND:

INLET DISTRICT INVESTMENTS LTD., Inc. No. BC1218112
Suite 2000 – 595 Burrard Street
Vancouver, British Columbia, V6C 0E4

(the "**Developer**" and together with the City, the "**Parties**" and each a "**Party**")

WHEREAS:

A. The Developer is the registered owner of the lands located in the City of Port Moody, legal described as

PID: 032-567-251
LOT 1 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP137917

PID: 032-567-260
LOT 2 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP137917

PID: 032-567-278
LOT 3 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP137917

PID: 032-567-286
LOT 4 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP137917

PID: 032-567-294
LOT 5 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP137917

PID: 032-567-308
LOT 6 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP137917

PID: 032-567-316
LOT 7 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP137917

(collectively, the "**Lands**").

B. The Lands are subject to a Section 219 covenant and development agreement registered against title to the Lands on August 2, 2024, under Registration No. CA1487160, CA1487162, and CA148164 as extended by CB2117072, CB2117073, and CB2117074, respectively (the "**Development Agreement**").

C. The Parties wish to amend the Development Agreement with respect to the Lands on the terms set out in this amending agreement (the "**Agreement**"); and

D. The Parties have agreed to register this Agreement in the Land Title Office under Section 219 of the *Land Title Act*.

NOW THEREFORE in consideration of the payment of $10.00 from the City to the Developer and other good and valuable consideration (the receipt and sufficiency of which the Developer acknowledges), the Parties agree as follows:

ARTICLE 1 DEFINITIONS, INTERPRETATIONS, AND ACKNOWLEDGMENTS

1.1 Capitalized terms used in this Agreement and not otherwise defined shall have the meaning ascribed to such terms in the Development Agreement.

1.2 The Parties agree that this Agreement applies to the Lands, including any parcel into which the Lands may be consolidated or Subdivided.

1.3 The development agreement is hereby amended as set out in Article 2 below.

1.4 The Parties shall at all times hereafter execute such further assurances in respect of matters contained in this Agreement as may reasonably be required to effectually carry out the purpose and intent of this Agreement.

1.5 This Agreement shall enure to the benefit of and be binding upon the Parties and their respective successors, administrators and permitted assigns and shall run with the land and ensure to the benefit of and be binding upon the Developer's successors in title and their respective successors and permitted assigns.

1.6 This Agreement shall be effective as of and from the date first written above and, as and from that date, this Agreement shall be read and construed together with the Development Agreement and, the Development Agreement as modified herein shall continue to be in full force and effect.

1.7 This Agreement shall be governed by and construed according to the law of the Province of British Columbia.

1.8 The following schedules are annexed to and form part of this Agreement:

(a) Schedule B-2 – Park Phasing Plan

(b) Schedule C – Path and Open Space Plan

(c) Schedule J – CAC Calculation

ARTICLE 2 MODIFICATION OF DEVELOPMENT AGREEMENT

2.1 The Parties agree that the covenants, obligations, and provisions of the Parties under the Development Agreement with respect to the Lands are hereby modified as follows:

(a) Section 1.1 of the Development Agreement is modified by adding the following subsection:

> "(f.1) "**Below Market Rental Units**" means a Dwelling Unit to be constructed in Phase A in Building 2 or Building 2A which are available for rent below market rates subject to a Housing Agreement on terms acceptable to the City;"

(b) Section 1.1 of the Development Agreement is modified by adding the following subsection:

> "(x.1) "**Housing Agreement**" means a housing agreement in connection with the Below Market Rental Units and Market Rental Units, in accordance with Section 483 of the *Local Government Act* and Section 219 of the *Land Title Act*;"

(c) Section 1.1 of the Development Agreement is modified by adding the following subsection:

> "(dd.1) "**Market Rental Units**" means a Dwelling Unit to be constructed in Phase A in Building 2 or Building 2A which are available for rent at market rental rates subject to a Housing Agreement on terms acceptable to the City;"

(d) Section 1.1(ww) is deleted in its entirety and replaced with:

> ""**Rezoning Bylaw**" means City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 79, 2023, No. 3407 (Coronation Park) (CD89) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 110, 2025, No. 3515 (Coronation Park) (CD89 Text Amendment), being the bylaws to amend the Zoning Bylaw in respect of the Lands to permit the development of the Lands as generally contemplated in this Agreement;"

(e) Section 7.1 is deleted in its entirety and replaced with the following:

> "**Below Market Rental and Market Rental Dwelling Units**. The Developer further covenants and agrees with the City that the Developer will not apply

for, and the City will not be required to issue, any Building Permit unless and until the City has adopted a Housing Agreement to secure not less than two hundred and fifty-six (256) Dwellings Units as Market Rental Units and eighty-six (86) Dwelling Units as Below Market Rental Units."

(f) Schedule B-2 is deleted in its entirety and replaced with Schedule B-2 attached hereto;

(g) Schedule C is deleted in its entirety and replaced with Schedule C attached hereto; and

(h) Schedule J is deleted in its entirety and replaced with Schedule J attached hereto.

IN WITNESS WHEREOF the Parties have executed this Agreement on Forms C to which this Agreement is attached and which form part of this Agreement, effective as of the date first above written.

SCHEDULE B-2

PARK PHASING PLAN

Attachment 1

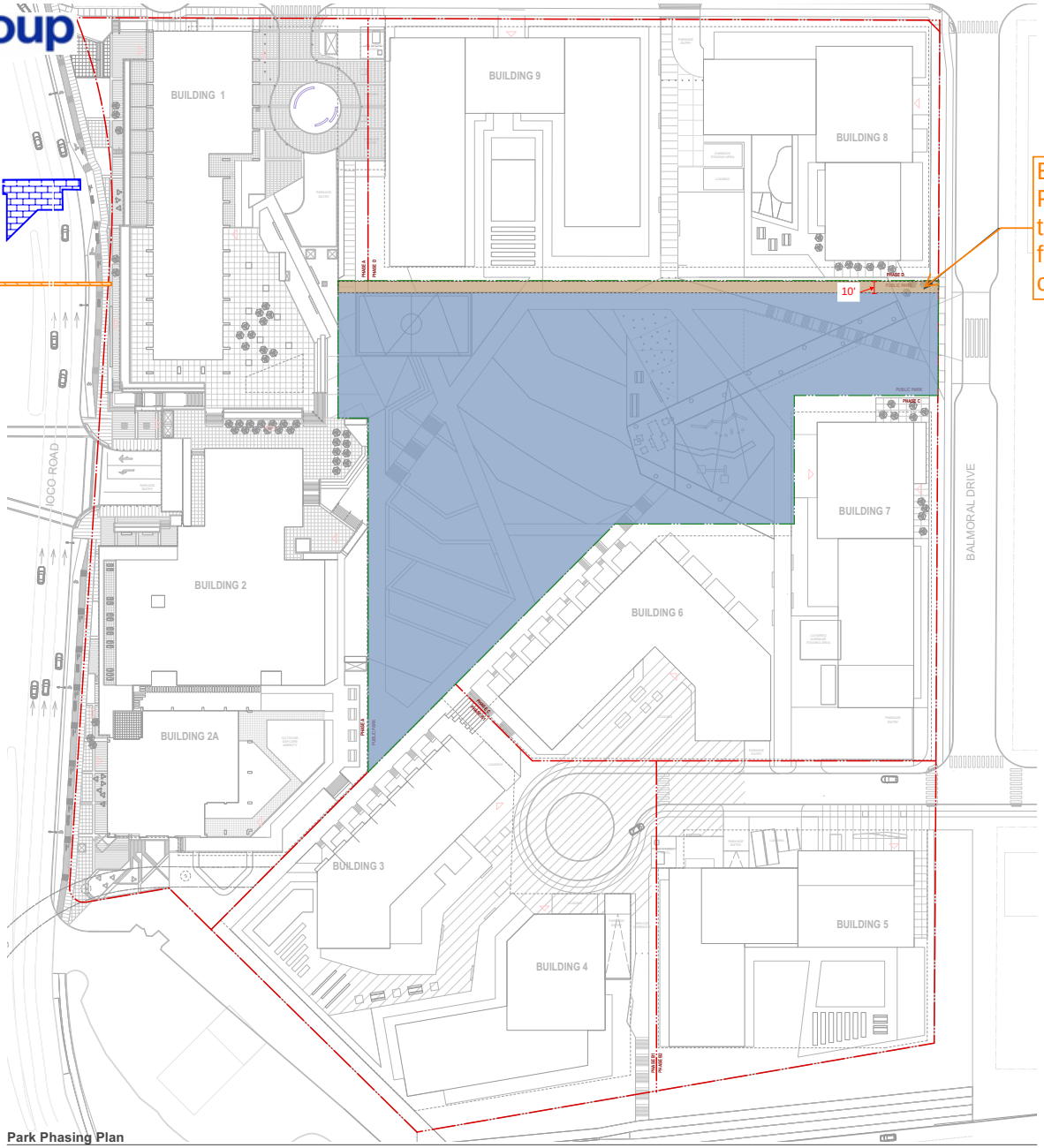
Considered at the September 16, 2025, Regular Council meeting

Attachment 3

wesgroup

Phase 1 =

Phase 2 =



Building 8 & 9 Park Buffer (10' off the property line) for grading coordination.

Park Phasing Plan

Legend
- Public Park Property Line
- Strata Property Line
- Phase 1 (Total: 10138 m² / 2.51 acres)
- Phase 2 (Total: 480 m² / 0.12 acres)

P+A

Perry + Associates
Landscape Architecture
Site Planning
112 East Broadway
Vancouver, BC V5T 1V9
T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Review	2024-03-07
2	Issued for Review	2024-04-26

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Client: wesgroup

Project Title: Coronation Park

Drawing Title: Park Phasing Plan

Project North:

Drawn By: JS

Checked By: JM

Scale: 1:750

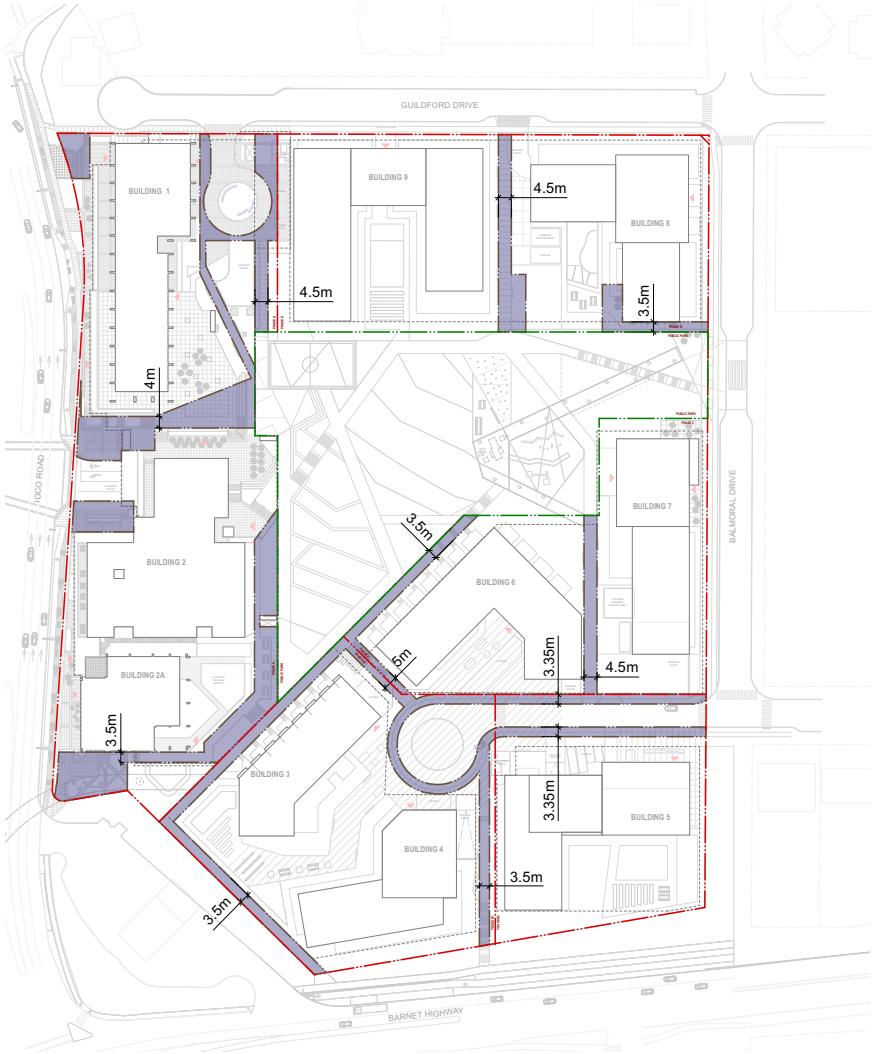
Job No.: 20-017

Sheet No.: L1.0

plot date: 2024-04-26

SCHEDULE C

PATH AND OPEN SPACE PLAN



Pedestrian and Park Access Right-of-Way Plan

Legend

- Public Park Property Line
- Strata Property Line
- Extent of Statutory Right-of-Way (Total SROW: 5818 m² / 1.44 acres)

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

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Client:

wesgroup

Project Title:

Coronation Park

Drawing Title:

Pedestrian and Park Access Right-of-Way Plan

Project North:

Drawn By: JS

Checked By: JM

Scale: 1:750

Job No.: 20-017

Sheet No.:

L1.0

plot date: 2024-04-26

SCHEDULE J

CAC CALCULATION

wesgroup
Suite 2000, Three Bentall Centre
595 Burrard Street, Box 49287
Vancouver, BC V6C 0E4 Canada

Building	% of Total site FAR	FAR Total	Rate	Total CAC Payment
B1	11.5%	154,830	$6.00	$928,980.00
B2	11.4%	152,538	$6.00	$915,227.20
B3	3.9%	52,652	$6.00	$315,912.00
B4	14.1%	189,764	$6.00	$1,138,584.00
B5	15.3%	205,608	$6.00	$1,233,648.80
B6	4.9%	66,009	$6.00	$396,054.00
B7	14.4%	193,843	$6.00	$1,163,058.00
B8	16.1%	216,564	$6.00	$1,299,384.00
B9	8.3%	111,208	$6.00	$667,248.00
TOTAL	**100%**	**1,343,016**		**$8,058,096**

CONSENT AND PRIORITY AGREEMENT

xxxx (the "**Chargeholder"**) is the holder of Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the Lower Mainland LTO under numbers xxx (extended by xxx) and xxxx (extended by xxxxx), respectively (the "**Charges**").

The Chargeholder, being the holder of the Charges, by signing the Form C General Instrument attached hereto as Part I, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of this Amended Development Agreement and hereby covenants that this Amended Development Agreement shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Charges as if the Amended Development Agreement had been registered prior to the Charges and prior to the advance of any monies pursuant to the Charges. The grant of priority is irrevocable, unqualified, and without reservation or limitation.

Attachment 1
Considered at the September 16, 2025, Regular Council meeting

Attachment 4

wesgroup

Suite 2000, Three Bentall Centre
595 Burrard Street, Box 49287
Vancouver, BC V6C 0E4 Canada

MEMORANDUM

Date: April 14, 2023

To: Kate Zanon, Jim McIntyre
CC: Brad Jones (Wesgroup), Dean Johnson (Wesgroup)
From: Kaylen Blomkamp

RE: **Coronation Park Master Plan – Letter of Intent**

Dear Kate and Jim,

We at Wesgroup intend to create a vibrant, livable community that meets the needs of all residents at Coronation Park, and we are committed to working collaboratively with the City of Port Moody to achieve this goal. At the request of City Staff and in keeping with this goal, we are pleased to submit this letter of intent outlining our commitment to explore additional density at Coronation Park to facilitate the provision of affordable housing within the Coronation Park community.

Given the interest of City Staff and City Council in seeing this project advance, Wesgroup is committed to continuing the existing rezoning application process and presenting options for additional density at Coronation Park within six months of enactment of our existing rezoning application. Our goal in doing so would be to achieve a minimum of 15% affordable housing on all new density proposed, subject to financial viability. Proceeding in this way would enable the current application to progress, and for significant project benefits to start being delivered within the first phase of development. These benefits include, but are not limited to, significant pedestrian and bicycle upgrades along Ioco Road, the delivery of retail and commercial space, as well as the delivery of daycare space, along with the much needed housing the project delivers as approved.

We believe that this commitment is in line with the City of Port Moody's goal of creating more affordable housing options within the community, and we are excited to work together with City Staff to make this a reality.

We look forward to continuing our work with City of Port Moody Staff and Council as we advance this application to meet the needs of the community.

Sincerely,

Kaylen Blomkamp
Director Development
Wesgroup Properties

OPTION 1 - IMMEDIATE AFFORDABLE HOUSING

TOWER FLOORS ADDED	#
BUILDING - 5	4
BUILDING - 7	4
BUILDING - 8	5
BUILDING - 9	29
TOTAL	**42**

TYPICAL TOWER FLOORPLATE	8,300 SF
B2 RENTAL + AFFORDABLE HOUSING OFFSET	80,600 SF
METRO VANCOUVER DCC OFFSET	265,500 SF

GROSS SITE AREA	645,834 SF
ADDITIONAL FSR	0.53
CURRENT FSR	3.42
TOTAL FSR	**3.95**

LEGEND

- AFFORDABLE HOUSING
- MARKET RENTAL HOUSING
- B2 RENTAL + AFFORDABLE HOUSING OFFSET
- METRO VANCOUVER DCC OFFSET
- # NUMBER OF FLOORS

CORONATION PARK AFFORDABLE HOUSING STUDY | FEB 18, 2025

Attachment 1
Considered at the September 16, 2025, Regular Council meeting

Attachment 6

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Suite 2000, Three Bentall Centre
595 Burrard Street, Box 49287
Vancouver, BC V6C 0E4 Canada

July 7, 2025

Mayor and Council
City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

RE: Response to Council's October 3, 2023 Motion to Explore Adding Affordability at Inlet District

Dear Mayor and Council,

On October 3, 2023, Council passed a motion directing Wesgroup to explore opportunities to incorporate affordable housing options at Coronation Park and return with a plan. Due to the annual windows of this program, this is **Council's final opportunity this term** to act on that motion.

As Council is aware, in May 2025, Wesgroup submitted an application to CMHC Apartment Construction Loan Program to convert Building 2 to Secured Market Rental with 25% affordability (as defined by CMHC). This application included the office building which is part of this phase of the project and was required by the previous Council, even though we advised it was not viable and would be unlikely to be built.

CMHC has flagged that the loan cost per unit in our application is too high, due to the office building. To address this, they've proposed increasing the unit count to reduce the per-door cost and align with ACLP budget targets. This means more rental housing and more below-market housing than originally contemplated.

To remain eligible for allocation, and to receive approval for a 2026 construction start, **Wesgroup must submit all materials to CMHC by the end of October 2025**. This means at a minimum, that Wesgroup must confirm to CMHC that a zoning change has been enacted by the end of October 2025.

HOW DO WE DO THIS?

We believe that there is flexibility in the language of the Official Community Plan (OCP) to allow this without amending. The OCP is a policy framework that guides permissible development in the city, but it our position that it does not rigidly define zoning terms.

Wesgroup has proposed a Zoning Bylaw Text Amendment as the fastest, lowest-risk option to meet this deadline. The Text Amendment would propose to redefine the City's definition of "Office" to include "Secured-Market Rental housing" in the zoning bylaw. The amendment would enable us to meet the master plan's requirements while preserving the opportunity to deliver office in a future phase, if and when market conditions support it.

This would enable the following:

- Convert the planned office space in Building 2 to rental housing
- Add 54 additional rental units, bringing the total number of rental units to 342 units (including 85 affordable units as defined by CMHC) – this is more than 3X what is currently required in the zoning
- Deliver over 50% of Phase A as Purpose-Built Rental
- Retain office use as a future option, pending market recovery for later in the masterplan.

This approach supports Council's motion while aligning with the existing master plan. We have done this in the past in the City of Vancouver to facilitate secured-market rental within office zoning.

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595 Burrard Street, Box 49287
Vancouver, BC V6C 0E4 Canada

Alternatively, Staff have proposed an expedited OCP and Rezoning Amendment process.

We have reviewed both paths and unfortunately determined Staff's proposed OCP and Rezoning Amendment pathway **will not meet the required CMHC deadlines.** This path requires additional steps including mandatory Public Hearing, Committee reviews, and community engagement—all of which introduce delay and risk.

The Text Amendment, while still requiring coordinated effort, provides a faster, lower-risk alternative that meets all policy objectives and delivers tangible community benefits.

Below is a comparison of the two schedules.

MILESTONE	TEXT AMENDMENT	OCP AND RZ AMENDMENT
Wesgroup Application	City Led	July 15, 2025
Land Use Committee	N/A	September 8, 2025
City Initiatives and Planning Committee	N/A	October 21, 2025
First Reading	September 2, 2025	October 28, 2025
2nd Reading	September 2, 2025	November 12, 2025
Public Hearing (if required)	September 16, 2025	December 2, 2025
3rd Reading	September 16, 2025	December 2, 2025
4th/Final Adoption	September 23, 2025	January 13, 2026

PATH COMPARISON

The only way to achieve the timeline to secure CMHC funding is to move forward with the text amendment pathway. Securing this funding provides significant benefits to Port Moody and the Community.

Without this, the completion of Phase A will be delayed by a minimum of 4+ years—pending market recovery, as we will need to initiate a pre-sale program for Building 2. The knock-on effects of this delay are significant. Market conditions may likely still exist to not allow Office to be built in this phase. Therefore, requiring it to be removed at that time regardless.

Below is a summary of the implications if we miss the CMHC window for allocation.

BENEFIT	TEXT AMENDMENT	OCP/RZ AMENDMENT	IMPLICATIONS IF WE MISS CMHC WINDOW
Rental Housing and Affordability	✓	✗	Building 2 remains Condo and Presale Program required (anticipated launch Sept 2027)
Office Optionality Retained	✓	✗	OCP Amendment would remove office requirement entirely – no optionality
Childcare Delivered by 2029	✓	✗	Construction delayed 4+ years
Continuous Retail by 2029	✓	✗	Construction delayed 4+ years
Ioco Improvements and Construction Schedule	✓	✗	Construction along Ioco delayed 4+ years
Overall Project Timeline and delivery	✓	✗	Entire project delayed 4+ years

Attachment 1
Considered at the September 16, 2025, Regular Council meeting

wesgroup

Suite 2000, Three Bentall Centre
595 Burrard Street, Box 49287
Vancouver, BC V6C 0E4 Canada

PRECEDENT

This approach is not new. Municipalities across the region have adopted similar solutions to unlock CMHC funding:

- **River District (Vancouver):** Office redefined to include rental, enabling 178 CMHC-supported rental units, with 250 more in pre-development phase.
- **41st & Oak (Vancouver):** City created a custom Rezoning/DP process to meet CMHC timelines.
- **150 Braid Street (New Westminster):** Rezoning, DP, and Building Permits were completed in 6 months to secure CMHC Allocation.

All of these projects were originally intended as market condos or office but were adapted in response to market conditions. In each case, the municipalities recognized the importance of securing CMHC-supported purpose-built rental housing funding windows and requirements and worked collaboratively with us to make it happen.

Summary

On October 3, 2023, Council adopted a motion to explore incorporating affordable housing at Coronation Park. Several of you expressed support for increasing rental and affordable housing at that meeting—this proposal is a direct step toward achieving that goal. We now have a time-sensitive opportunity to secure federal funding to deliver 342 rental units, including 85 CMHC-designated affordable units. To access this 2026 funding, the proposed Text Amendment must be approved by October 31, 2025. This is the only path to secure a 2025 allocation—and the only opportunity within this Council's current term to make it happen.

With this change, Phase A will deliver 641 homes to Port Moody by 2029—representing 38% of the City's total Provincial Housing Targets. Of these, the 342 rental units would meet 55% of the recommended market rental target (257 of 466 units), and 36% (85/238) of the Province's below-market rental target.

The CMHC program is one of the most impactful housing initiatives in Canada in decades, delivering over 105,000 purpose-built rental units nationwide, including more than 23,500 affordable units. In Metro Vancouver, Port Moody remains one of the few municipalities without a secured CMHC ACLP/RCFI-supported project. We are proposing a path to change that.

We urge Council **to direct Staff** to support our proposed pathway and prioritize this application, in order to bring this much-needed housing, and amenities, to the City of Port Moody.

Sincerely,

Kaylen Blomkamp
Director Development, Wesgroup Properties

CC:

Anna Mathewson, City Manager
Suzanne Smith, General Manager of Community Development
Wesley Woo, Manager of Development Planning

Attachment 1
Considered at the September 16, 2025, Regular Council meeting
Attachment 7

wesgroup

Suite 2000, Three Bentall Centre

595 Burrard Street, Box 49287

August 12, 2025

City of Port Moody
100 Newport Drive
Port Moody, B.C
V3H 5C3

Re: Coronation Park Rezoning Text Amendment – Letter of Intent

Wesgroup is submitting a Rezoning Text Amendment for Inlet District. This amendment proposes relocating the office space originally planned for Phase A to Building 7 in Phase C, with no change to the overall density of the development.

Purpose of the Amendment

On October 3, 2023, Council passed a motion directing Wesgroup to explore opportunities to incorporate affordable housing options at Inlet District (formerly, Coronation Park). In response, Wesgroup submitted an application in May 2025 to CMHC's Apartment Construction Loan Program (ACLP) to convert Building 2 (Phase A) into secured market rental housing with 25% affordability, as defined by CMHC. This application included the planned office space.

The ACLP program provides access to low-cost financing, enabling Wesgroup to deliver Building 1 and 2 concurrently. In June 2025, CMHC advised Wesgroup that the loan amount per residential unit exceeds their funding thresholds. To improve financial viability, CMHC recommended removing the office component to increase rental unit count, thus reducing the cost per door and aligning the project with ACLP criteria.

At the July 15, 2025 CIPC meeting, Council reviewed this issue and directed staff:

To expedite a zoning text amendment to incorporate market and affordable rental units in Phase A, and relocate the office use to another phase (B or C), with no overall change to the development's total density.

This Rezoning Text Amendment is consistent with Council's July 15th motion.

Summary of Changes:

The proposed amendment would:

- Convert the previously planned office space in Building 2 (Phase A) into secured market rental housing, including 25% affordable units as defined by CMHC.
- Add 54 additional rental units, increasing the total in Building 2 to 342 units, including 85 affordable units—exceeding current zoning requirements by more than three times.
- Deliver over 50% of Phase A as purpose-built rental housing.
- Preserve the opportunity to provide office space in future phases, subject to market conditions.

Office Location

The office use has been relocated to the podium of Building 7 in order to:

- Be in the same building as the remaining retail space within the Inlet District;
- Sit across from the Civic Amenity Space in Building 8; and

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Suite 2000, Three Bentall Centre

595 Burrard Street, Box 49287

- Occupy a location across Balmoral Drive from approximately 3,600 sq. ft. of retail space within Polygon's Coronation Heights development.

Building 7 is the preferred design location because it is not situated on a dead-end road, offering strong street-level visibility and enabling efficient vehicle access and loading operations. The other potential locations in Phases B and C, including Buildings 3 and 4, are on a private road with minimal street frontage and within a fully private residential street, limiting both access and operational efficiency.

The Public Park, secured through the Development Agreement, is planned for completion concurrent with Building 7. Along with the new Palmer Avenue vehicle access to be delivered in the first phase of the Coronation Heights development, this will ensure both vehicular and pedestrian access to the office is fully established at the time of occupancy.

Housing Agreement & Unit Mix

Wesgroup intends to enter into a Housing Agreement with the City of Port Moody to secure the market rental units for 60 years, and the affordable rental (as defined by CMHC) for a period of 20 years, as defined by CMHC's criteria. The unit mix for the 54 additional units will comply with the requirements of the existing bylaw and be finalized through the forthcoming Development Permit Amendment application. Rental rates and tenure for the affordable units will follow CMHC's Apartment Construction Loan Program (ACLP) criteria. This includes setting rents at 20% of median total income, currently approximately $1,795/month per unit, for a duration of 20 years.

Conclusion

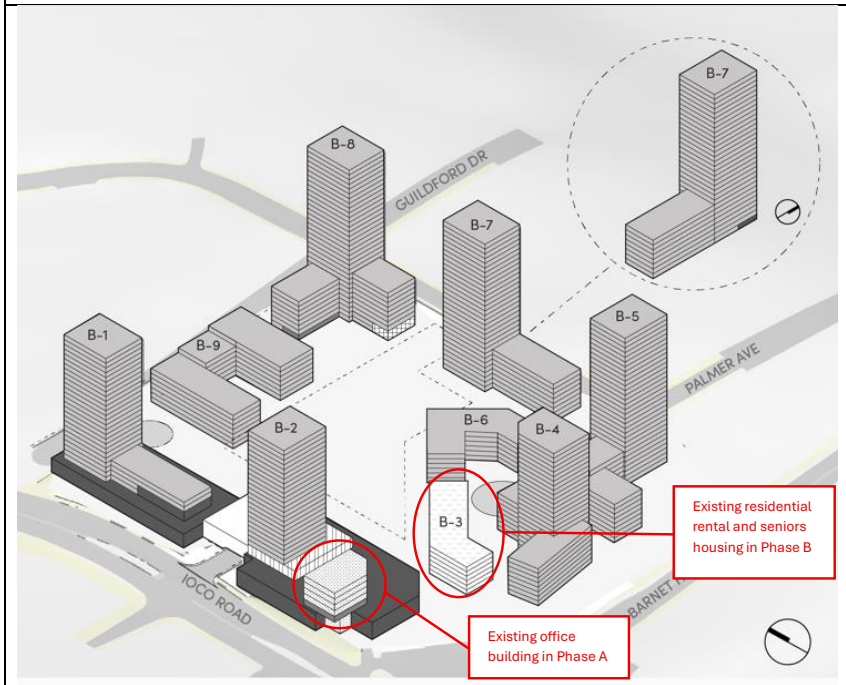
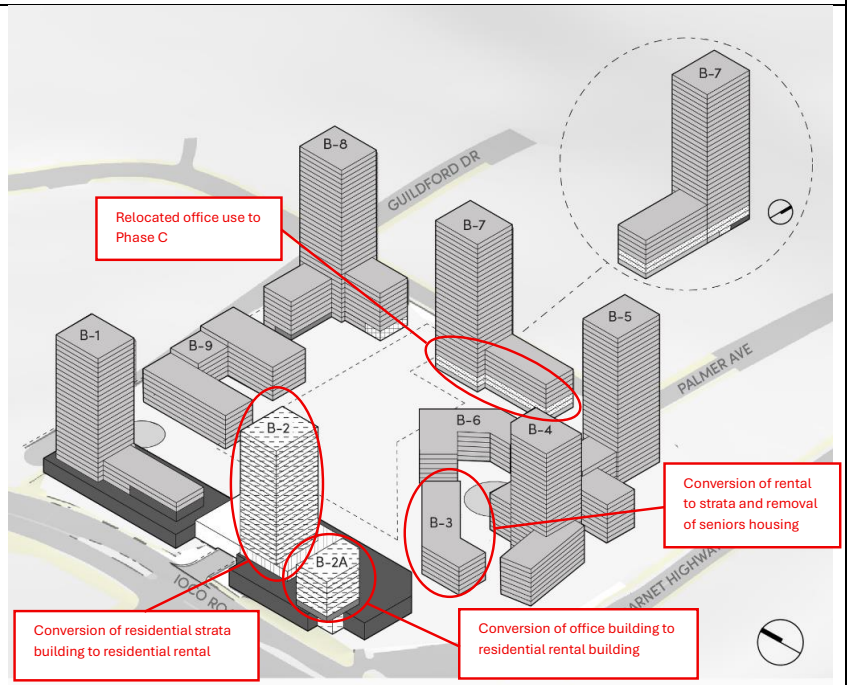
This amendment reflects Wesgroup's continued commitment to delivering affordable housing in line with Council's October 3, 2023 motion. With this change, Phase A will deliver 641 homes to Port Moody by 2029, with over half designated as rental units.

The proposal aligns with the Official Community Plan and enhances the overall public benefit of the master plan. Wesgroup looks forward to continued collaboration with City staff and Council to help deliver much-needed housing in Port Moody.

Thank you,

Louis Landolt
Development Manager
Wesgroup Properties

Attachment 8

Coronation Park Existing Land Use	Coronation Park Proposed Land Use
	

Attachment 2

City of Port Moody

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).

The Council of the City of Port Moody enacts as follows:

1. Citation

    1.1 This Bylaw may be cited as "City of Port Moody Housing Agreement Bylaw, 2025, No. 3516 (Coronation Park – Phase 1) (Market and Below-Market Rental)".

2. Authorization

    2.1 Council hereby authorizes the agreement, substantially in the form attached hereto as Schedule "A" between the City of Port Moody and Inlet District Investments Ltd. (INC. NO. BC1218112) with respect to the following lands:

    LOT 7 DISTRICT LOT 233 GROUP 1 NEW WESTMINSTER DISTRICT
    PLAN EPP137917
    PID: 032-567-316

3. Execution of Documents

    3.1 The Mayor and Corporate Officer are authorized to execute any documents required to give effect to the Housing Agreement.

4. Attachments and Schedules

    4.1 The following schedule is attached to and forms part of this Bylaw:

    - Schedule A – Section 219 Covenant – Housing Agreement – Market and Below-Market Rental – Inlet District Investments Ltd. (INC. NO. BC1218112).

5. Severability

    5.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

DRAFT

Read a first time this ___ day of _____, 2025.

Read a second time this ___ day of _____, 2025.

Read a third time this ___ day of _____, 2025.

Adopted this ___ day of _____, 2025.

M. Lahti Mayor	S. Lam City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3516 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

Schedule "A" to Bylaw No. 3516

TERMS OF INSTRUMENT – PART 2

HOUSING AGREEMENT

(Pursuant to Section 483 of the *Local Government Act* and Section 219 of the *Land Title Act)*

This Agreement dated for reference the _____ day of _____, 20_____ is:

BETWEEN:

INLET DISTRICT INVESTMENTS LTD. (INC. NO. BC1218112)
2000 - 595 Burrard Street
Vancouver, BC V6C 0E4

(the "**Grantor**")

AND:

CITY OF PORT MOODY, a municipality incorporated under the *Local Government Act*, having its office at 100 Newport Drive, Port Moody, BC V3H 5C3

(the "**City**")

WHEREAS:

A. The Grantor is the registered owner of the Lands (as hereinafter defined);

B. Section 483 of the *Local Government Act* permits the City to enter into and note on title to the lands, housing agreements which may include, without limitation, conditions with respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units, and rent which may be charged for housing units;

C. Section 219 of the *Land Title Act* permits the registration of a covenant of a negative or positive nature in favour of the City in respect of the use of land, construction on land or subdivision of land;

D. The Grantor proposes to develop the Lands and construct on the Lands a mixed-use development containing a common amenity facility, a commercial component, a child care component, and a residential component containing purpose built rental units, with associated underground parking (collectively, the "**Development**"), which Development forms a part of "Phase A" of the master planned community to be developed by the Grantor on the Lands and certain adjacent lands;

E. The Grantor is constructing a purpose-built rental project and seeks funding for the project under the Canada Mortgage Housing Corporation's Apartment Construction Loan Program, and in order to be eligible for such financing, the project must meet certain criteria, including providing a number of Dwelling Units at affordable, as opposed to market, rents for a prescribed period of time;

F. The City adopted Housing Agreement Bylaw, 2025, No. No. 3516 (Coronation Park – Phase 1 Market and Below-Market Rental), authorizing the City to enter into this Agreement on the terms and conditions contained herein; and

DRAFT

G. The Grantor and the City wish to enter into this Agreement to provide for the Below Market Rental Units and the Market Rental Units and to restrict the use of, and construction on, the Lands, all on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act.*

NOW THEREFORE in consideration of the mutual promises contained herein and in consideration of the payment of $10.00 by the City to the Grantor (the receipt and sufficiency of which is acknowledged by the Grantor), the parties covenant and agree with each other as follows, as a Housing Agreement under section 483 of the *Local Government Act*, section 219 of the *Land Title Act* and as a contract and a deed under seal between the parties and the parties hereto further covenant and agree that the Lands shall not be used or built on except in accordance with this Agreement as follows:

ARTICLE 1 – DEFINITIONS AND INTERPRETATION

1.1. In this Agreement, the following words have the following meanings:

a) "**Agreement**" means this agreement together with all recitals, schedules, attachments, and priority agreements attached hereto, and all modifications and replacements hereof if executed by the City and the Grantor;

b) "**Below Market Rental Units**" means a Dwelling Unit that can only be used and occupied as a rental unit pursuant to a Tenancy Agreement and occupied by a Family whose Cumulative Gross Annual Household Income is at or below the Median Household Income;

c) "**Building**" means the 26-storey residential rental high-rise tower labelled as "**Building 2**" on Schedule "A" and the 8-storey midrise building labelled as "**Building 2A**" on Schedule "A" with underground parking to be constructed on the Lands, which will contain the Below Market Rental Units and Market Rental Units as contemplated by the Development Permit and this Agreement;

d) "**Building 2 Parcel**" has the meaning ascribed thereto in Section f);

e) "**Building 2A Parcel**" has the meaning ascribed thereto in Section f);

f) "**City**" and "**City of Port Moody**", means the City of Port Moody and is called the "City" when referring to the corporate entity and "City of Port Moody" when referring to the geographic location;

g) "**City Personnel**" means any and all of the City's elected officials, board members, officers, directors, employees, and agents;

h) "**CPI**" means the All-Items Consumer Price Index for Canada published from time to time by Statistics Canada, or its successor in function;

i) "**Cumulative Gross Annual Household Income**" means the aggregate annual income of a Family that occupies or wishes to occupy a Below Market Rental Unit that is over 19 years of age;

j) "**Daily Amount**" means $100.00 per day as of January 1, 2025, adjusted annually thereafter by adding thereto an amount calculated by multiplying $100.00 by the percentage change in the CPI since January 1, 2025, to January 1 of the year that a written notice is delivered to the Grantor by the City pursuant to section 18.13 of this Agreement;

k) "**Development**" has the meaning ascribed thereto in Recital D;

DRAFT

l) "**Development Permit**" means the development authorization form issued by the City authorizing development of the Lands, more specifically identified as Development Permit No. DP000062, as the same may be amended from time to time;

m) "**Dwelling Unit**" means a habitable residential unit or units located or to be located on the Lands, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and a bathroom are provided for the exclusive use of such person or persons and includes, where the context permits, a Below Market Rental Unit and a Market Rental Unit;

n) "**Effective Date**" means the date as of which this Agreement has been executed by all parties to it;

o) "**Eligible Tenant**" means, immediately prior to the commencement of a Tenancy Agreement for a Below Market Rental Unit, a Family with a Cumulative Gross Annual Household Income for the most recent calendar year of equal to or less than the amount of the relevant Median Household Income for the same period, or, in the absence of such information for the most recent year, the relevant Median Household Income for the most recently published year;

p) "**Family**" means an individual or any combination of two (2) or more persons who are bounded together over time by ties of mutual consent, birth, and/or adoption or placement;

q) "**General Manager of Community Development**" means the individual appointed to be the chief administrator from time to time of the Development Planning Division of the City and his or her designate;

r) "**Grantor**" means the party described on page 1 of this Agreement as the Grantor and any subsequent owner of the Lands or of any part into which the Lands are Subdivided containing the Below Market Rental Units and Market Rental Units, and includes any person who is registered owner in fee simple of a Below Market Rental Unit or Market Rental Unit from time to time;

s) "***Interpretation Act***" means the Interpretation Act, R.S.B.C. 1996, c. 238, together with all amendments thereto and replacements thereof;

t) *"**Land Title Act***" means the *Land Title Act*, R.S.B.C. 1996, c.250, together with all amendments thereto and replacements thereof;

u) "**Lands**" means the land described in item 2 of the *Land Title Act* Form C to which this Agreement is attached; and including the Building or a portion of the Building, into which said land(s) is or are Subdivided;

v) "***Local Government Act***" means the *Local Government Act*, RSBC 2015, c.1, together with all amendments thereto and replacements thereof;

w) "**LTO**" means the New Westminster Land Title Office or its successor;

x) "**Median Household Income**" means, in Statistics Canada table 11-10-0009-01 titled "Selected income characteristics of census families by family type", the median total income for all families in the geographic region of Vancouver (Vancouver Census Metropolitan Areas), British Columbia, for reference period of the most recently available year. The parties acknowledge and agree that, as of 2023 (being the most recent year for which table 11-10-0009-01 is available as of the reference date of this Agreement), the median total income for all families in the geographic area of Vancouver was $107,720.

DRAFT

If Statistics Canada or is successor in function ceases to publish table 11-10-0009-01 or equivalent data, "Median Household Income" shall be determined by reference to the last published table 11-10-0009-01 by Statistics Canada and thereafter increased annually by an amount equal to the increases, if any, in the CPI for the period of January 1 to December 31 of the previous calendar year;

y) "**Market Rental Unit**" means a Dwelling Unit that can only be used and occupied as a rental unit pursuant to a Tenancy Agreement;

z) "**Occupancy Permit**" means the permit issued by the City for all or any portion of the Development confirming that the Building, or portion thereof, is safe for human occupation;

aa) "**Permitted Rent**" means, with respect to a Below Market Rental Unit, a monthly rent equivalent to 20% of the most recently published Median Household Income divided by 12. For clarity, the formula for determining the Permitted Rent is as follows:

(Median Household Income x 0.20)/12 = Permitted Rent

By way of example only, as of the reference date of this Agreement, using the current Median Household Income of $107,720, the Permitted Rent for a Below Market Rental Unit is $1,795.33;

bb) "**Principal Residence**" means the place where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is typically the dwelling unit with the residential address used on documentation related to billing, identification, taxation, and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver's licenses, personal identification, vehicle registration, and utility bills;

cc) "***Real Estate Development Marketing Act***" means the *Real Estate Development Marketing Act*, S.B.C. 2004, c. 41, together with all amendments thereto and replacements thereof;

dd) "**Related Person**" means, where the registered or beneficial Grantor of the Rental Housing Units, is:

i. a corporation (as such term is defined in the B*usiness Corporations Act* (British Columbia)), then a Related Person is:

a. an officer, director, or shareholder of such Grantor or of another entity which is a shareholder of such Grantor; or

b. the spouse, parent, child, sibling, niece, or nephew of any such officer, director or shareholder; or

ii. an individual, then a Related Person is the spouse, parent, child, sibling, niece, or nephew of such individual;

ee) "**Rental Housing**" means a residential Dwelling Unit which is not occupied by the Grantor or by a Related Person, but which is made available by the Grantor to the general public, at arm's length, for use as rental housing on a month-to-month or longer basis in accordance with this Agreement, and in accordance with reasonably prudent landlord-tenant practices for rental residential accommodation, and any and all laws applicable thereto, including, without limitation, the *Residential Tenancy Act* and human rights legislation in British Columbia;

DRAFT

ff) "**Rental Housing Units**" means a residential Dwelling Unit or units located on the Lands and includes, collectively, the eighty-six (86) Below Market Rental Units and the two hundred fifty-six (256) Market Housing Units all of which are used solely for the purpose of Rental Housing. For certainty the Lands will contain not less than three hundred forty-two (342) Rental Housing Units;

gg) "***Residential Tenancy Act***" means the *Residential Tenancy Act*, SBC 2002, c.78, together with all amendments thereto and replacements thereof;

hh) "***Strata Property Act***" means *Strata Property Act*, S.B.C. 1998, c. 43, together with all amendments thereto and replacements thereof;

ii) "**Subdivide**" means to divide, apportion, consolidate, or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions, or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization, or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act;*

jj) "**Tenancy Agreement**" means a residential tenancy agreement, lease, licence or other agreement prepared in accordance with the *Residential Tenancy Act*, granting rights to occupy a Rental Housing Unit;

kk) "**Tenant**" means a Family who is a tenant of a Rental Housing Unit by way of a Tenancy Agreement; and

ll) "**Term**" means the term of this Agreement, which will commence on the Effective Date and:

i. in respect of the Below Market Rental Units, ends on the later of the 20-year anniversary of the issuance of the final Occupancy Permit for the Building at which point each Below Market Rental Unit will convert to a Market Rental Unit; and

ii. in respect of the Market Rental Units, ends on the later of the 60-year anniversary of the issuance of the final Occupancy Permit for the Building.

1.2. The Schedules to this Agreement listed below are an integral part of this Agreement:

a) Schedule "A" – Location of Buildings

b) Schedule "B" – Owner's Report

1.3. In this Agreement:

a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;

b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;

d) reference to any enactment includes any regulations, orders, or directives made under the authority of that enactment;

e) any reference to any enactment is to the enactment in force on the date the Grantor signs this Agreement, and to subsequent amendments to or replacements of the enactment;

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f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;

g) time is of the essence;

h) all provisions are to be interpreted as always speaking;

i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators, and receivers;

j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter, or calendar year, as the case may be, unless otherwise expressly provided; and

k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2 – USE OF LANDS AND RESTRICTIONS ON USE OF LANDS AND SUBDIVISION

2.1. The Grantor covenants and agrees with the City, in respect of the use of the Lands and the construction and use of the Building, that throughout the Term, as applicable:

a) the Lands, the Building, the Below Market Rental Units, and the Market Rental Units, will not be used or occupied in any way that is inconsistent with the terms of this Agreement;

b) at its sole cost and expense, it will construct not less than eighty-six (86) Below Market Rental Units in the Building, which floor area must collectively be greater than or equal to 3,448m^2, all of which must be in accordance with the Development Permit and any building permit issued by the City in respect of the Development;

c) at all times during the applicable Term, the aggregate floor area for the Rental Housing Units (including the Market Housing Units and the Below Market Rental Units) will be greater than or equal to 22,350m^2 and the aggregate floor area for the Below Market Rental Units will be greater than or equal to 3,448m^2;

d) at its sole cost and expense, it will construct not less two hundred fifty-six (256) Market Housing Units in the Building in accordance with the Development Permit and any building permit issued by the City in respect of the Development;

e) it will not rent, licence to use or sublet, nor will it allow to be rented, licenced to use or sublet, any Rental Housing Unit for a term of less than 30 consecutive days at a time;

f) it will not apply to or stratify or Subdivide the Lands, the Building, or the Rental Housing Units such that all the Rental Housing Units are not contained within a single legal parcel, or allow the Rental Housing Units to be sold independently of each other. Notwithstanding the foregoing, the Grantor may Subdivide the Lands, whether by air space plan or otherwise, such that the Rental Housing Units are contained within two legal parcels, being a legal parcel containing all the Rental Housing Units in Building 2 (the "**Building 2 Parcel**") and a legal parcel containing all the Rental Housing Units in Building 2A (the "**Building 2A Parcel**"), and may permit the Building 2 Parcel and the Building 2A Parcel to be sold independently of each other;

g) all of the Below Market Rental Units will be designed and constructed to the same standard, in terms of layout, workmanship, and materials, as the Market Housing Units;

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h) it will take all commercially reasonable measures to operate the Rental Housing Units in compliance with the terms, conditions, requirements and restrictions of this Agreement;

i) within sixty (60) days after receiving notice from the City, the Grantor must, in respect of the Below Market Rental Units, provide to the City a report, substantially in the form attached hereto as Schedule "B", containing all of the information required to complete the report. The City may request such report in respect of the Below Market Rental Units no more than once in any calendar year and the first such report will be required no earlier than the date that is twelve (12) months following issuance of an Occupancy Permit. In the event that the:

   i. Lands are Subdivided under Section 2.1(f);

   ii. the Building 2 Parcel and the Building 2A Parcel have different registered owners; and

   iii. the Below Market Rental Units are within the Building 2 Parcel and the Building 2A Parcel,

   then the owners of the Building 2 Parcel and the Building 2A Parcel shall cooperate to jointly submit a single report to the City regarding the Below Market Rental Units, as required under this section 2.1(i);

j) it hereby authorizes the City to make such inquiries as the City considers necessary, acting reasonably, in order to confirm that the Grantor is complying with this Agreement; and

k) it will keep and maintain the Rental Housing Units and all parts thereof, or cause same to be kept and maintained, in good repair and in a safe, clean, neat, and tidy condition, reasonable wear and tear excepted, and will insure the Rental Housing Units, or cause same to be insured, to the full replacement cost, against perils normally insured against by reasonable and prudent owners of similar residential units, buildings, and lands in the geographical location of the City of Port Moody.

2.2. The Grantor covenants and agrees with the City that the Grantor will not:

a) be issued an Occupancy Permit for the Building unless the application for the Occupancy Permit includes the Rental Housing Units;

b) be issued an Occupancy Permit for the Building or any Dwelling Unit unless and until the Grantor has provided the City with a list of all Below Market Rental Units and floor plans which contain the size and location of the Below Market Rental Units within the respective Building;

c) permit occupancy of the Building unless and until the Rental Housing Units have first been constructed and approved for occupancy, as evidenced by the issuance of an Occupancy Permit by the City;

d) occupy, nor permit any person to occupy, any of the Rental Housing Units, in part or in whole, and the City will not be obligated to permit occupancy of any of the Rental Housing Units constructed in the Building until all of the following conditions are satisfied:

   i. the Rental Housing Units and related uses and areas have been constructed in accordance with this Agreement, and in accordance with the Development Permit and any building permit issued by the City in respect of the Development;

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ii. the Rental Housing Units have received an Occupancy Permit; and

iii. the Grantor is not otherwise in breach of any of its obligations under this Agreement.

ARTICLE 3 – BELOW MARKET RENTAL UNITS

3.1. The Grantor further covenants and agrees with the City that, during the applicable Term, the Lands shall contain not less than eighty-six (86) Below Market Rental Units and further that despite any sale of the Below Market Rental Units as contemplated under Section 3.2 below, during the applicable Term:

a) the Below Market Rental Units may be only used or occupied by an Eligible Tenant who is occupying such Below Market Rental Unit as their Principal Residence;

b) not more than 48 Below Market Rental Units will be studio Dwelling Units;

c) each of the Below Market Rental Units will be used and occupied pursuant to a Tenancy Agreement which Tenancy Agreement shall include clauses providing that:

i. the Tenant is and will remain an Eligible Tenant at all times during the term of the Tenancy Agreement;

ii. the Below Market Rental Unit will at all times during the term of the Tenancy Agreement be the Principal Residence of the Tenant and the other occupants in the Tenant's household as specified in the Tenancy Agreement; and

iii. the Tenant will not assign or sublet the Below Market Rental Unit or assign the Tenancy Agreement in whole or in part, except to an Eligible Tenant and with the consent of the Grantor,

and, subject to any contrary provisions in the *Residential Tenancy Act*, the *Human Rights Code* (British Columbia) or any other applicable law, if the Tenant is in breach of any of the foregoing terms of the Tenancy Agreement, the Grantor will take all necessary steps to end the tenancy of the Tenant in the respective Below Market Rental Unit or to substitute and re-assign the designation of such Dwelling Unit pursuant to Section 33.1d) below;

d) following the issuance of the Occupancy Permit, subject to the terms of this Agreement, including, without limitation, that not less eighty-six (86) Dwelling Units in the Building will be used only for the purpose of Below Market Rental Units, if a Below Market Rental Unit is occupied by a Tenant who was formerly an Eligible Tenant but no longer meets the eligibility requirements therefor, the Grantor may substitute and re-assign the designation of such Dwelling Unit as a Below Market Rental Unit to another Dwelling Unit in the Building, which is equal to or greater in size to the Dwelling Unit being substituted, on a one-for-one basis, such that the number of Below Market Rental Units in the Building remains unchanged and the initial rent for the newly assigned Below Market Rental Unit will be set in accordance with this Agreement. For clarity, the Grantor may substitute and re-assign a Dwelling Unit of a different unit type as a Below Market Rental Unit under this Section 33.1d) so long as not more than 48 Below Market Rental Units are studio Dwelling Units at any time during the applicable Term;

e) a copy of this Agreement shall be attached to all Tenancy Agreements for the Below Market Rental Units;

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f) the Below Market Rental Units shall not be rented for more than the Permitted Rent, provided, however, that the Grantor may charge the Eligible Tenant, if applicable:

i. for parking stalls and/or storage lockers which rates will not exceed rates charged to Market Rental Units;

ii. for cable television, telephone, other telecommunications, gas, water, electricity or other utilities relating to the Eligible Tenant's occupation of the Below Market Rental Unit, to the extent not individually billed to the Eligible Tenant by the applicable provider; and

iii. fines relating to the Eligible Tenant's occupation of the Below Market Rental Unit, as applicable; and

g) no Below Market Rental Unit shall be rented on less than a 30-days rental period, whatsoever.

3.2. The Grantor further covenants and agrees with the City that, during the Term, the Rental Housing Units may be sold or transferred together but shall not be sold individually or otherwise transferred individually. Notwithstanding the foregoing, if the Grantor Subdivides the Lands to create the Building 2 Parcel and the Building 2A Parcel in accordance with section 2.1(f) of this Agreement, the Grantor may permit the Building 2 Parcel and the Building 2A Parcel to be sold independently of each other, provided that: (a) the Rental Housing Units within each of the Building 2 Parcel and the Building 2A Parcel may not be sold individually or otherwise transferred individually, and (b) the registered owners of each of the Building 2 Parcel and the Building 2A Parcel will work cooperatively to ensure compliance with the terms of this Agreement, including, without limitation, the requirements of this Article 3.

ARTICLE 4 – DEMOLITION OF RENTAL HOUSING UNITS

4.1. The Grantor will not demolish a Rental Housing Unit during the Term unless:

a) the Grantor has obtained the written opinion of a professional engineer or architect who is at arm's length to the Grantor that it is no longer reasonable or practical to repair or replace any structural component of the Rental Housing Unit, and the Grantor has delivered to the City a copy of the engineer's or architect's report; and

b) the Building in which a Rental Housing Unit is located is damaged or destroyed, to the extent of 75% or more of its value above its foundations, as determined by the City in its sole discretion or the Building's insurer;

and, in each case, a demolition permit for the Rental Housing Unit has been issued by the City and the Rental Housing Unit has been or will be demolished under that permit.

ARTICLE 5 – SUBDIVISION

5.1. This Agreement will be binding upon any Subdivided parcel of the Lands provided, however, that if the Lands are Subdivided, including, without limitation, by air space plan, the City shall, at the Grantor's request, without further City council approval, authorization or bylaw, partially discharge this Agreement from those portions of the Lands that are not intended to contain the Rental Housing Units. The Grantor acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. For certainty, nothing herein shall restrict the subdivision of the Lands (including by way of air space plan) so long as the Rental Housing Units are contained within either (i) one legal parcel, or (ii) two legal parcels, being the Building 2 Parcel and the Building 2A Parcel as contemplated in Section f).

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ARTICLE 6 – DEFAULT REMEDIES

6.1. **Notice of Default.** The City may give to the Grantor written notice to cure a default under this Agreement within thirty (30) days of receipt of notice or such longer period as reasonably required if such default cannot be cured by the Grantor within such thirty (30) day period acting diligently. The notice must specify the nature of the default. The Grantor must act diligently to correct the default within the time specified above.

6.2. **Costs of Default.** The Grantor will pay to the City, on demand by the City, all the City's costs of exercising its rights or remedies under this Agreement due to a default of the Grantor, on a full indemnity basis.

6.3. **Damages.** The Grantor acknowledges that the City requires Rental Housing Units for housing Eligible Tenants for the benefit of the community. The Grantor therefore agrees that for each day a Below Market Rental Unit is occupied in breach of this Agreement beyond the applicable notice and cure period set out in Section 6.1, the Grantor must pay the City the Daily Amount as liquidated damages, and not as a penalty, due and payable at the offices of the City on the last day of the calendar month in which the breach occurred unless the Grantor is acting with diligence, to the satisfaction of the City, to correct the breach within a reasonable period of time. The Daily Amount is increased on January 1 of each year by the amount calculated by multiplying the Daily Amount as of the previous January 1 by the percentage increase between that previous January 1 and the immediately preceding December 31 in the CPI. The Grantor agrees that payment may be enforced by the City in a court of competent jurisdiction as a contract debt. For clarity, the Grantor will not be subject to a Daily Amount where the Grantor is prevented from remedying any breach of this Agreement in respect of a tenancy of a Below Market Rental Unit due to the provisions of the *Residential Tenancy Act*, the *Human Rights Code* (British Columbia) or any other applicable law.

6.4. **Rent Charge.** By this section, the Grantor grants to the City a rent charge under section 219 of the *Land Title Act*, and at common law, securing payment by the Grantor to the City of the Daily Amount as described in Section 6.3. The City agrees that enforcement of the rent charge granted by this section is suspended until the date that is thirty (30) days after the date upon which any amount due under Section 6.3 is due and payable to the City in accordance with Section 6.3. The City may enforce this rent charge by an action for an order for sale or by proceedings for the appointment of a receiver.

6.5. **Specific Performance.** The Grantor agrees that, without affecting any other rights or remedies the City may have in respect of any breach of this Agreement that continues beyond the applicable notice and cure period, the City is entitled to obtain an order for specific performance of this Agreement and a prohibitory or mandatory injunction in respect of any breach by the Grantor of this Agreement that continues beyond the applicable notice and cure period. The Grantor agrees that this is reasonable given the public interest in ensuring the provision of Below Market Rental Units to be occupied by Eligible Tenants and restricting occupancy of the Lands in accordance with this Agreement.

6.6. **No Penalty or Forfeiture.** The Grantor acknowledges and agrees that it is entering into this Agreement to benefit the public interest in providing Below Market Rental Units for Eligible Tenants, and that the City's rights and remedies under this Agreement are necessary to ensure that this purpose is carried out, and the City's rights and remedies under this Agreement are fair and reasonable and ought not to be construed as a penalty or forfeiture.

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6.7. **Cumulative Remedies.** No reference to nor exercise of any specific right or remedy under this Agreement or at law or at equity by any party will prejudice, limit, or preclude that party from exercising any other right or remedy. No right or remedy will be exclusive or dependent upon any other right to remedy, but any party, from time to time, may exercise any one or more of such rights or remedies independently, successively, or in combination. The Grantor acknowledges that specific performance, injunctive relief (mandatory or otherwise), or other equitable relief may be the only adequate remedy for a default by the Grantor under this Agreement.

ARTICLE 7 – LIABILITY

7.1. As an indemnity pursuant to section 219(6) of the *Land Title Act*, the Grantor will indemnify, defend, and save harmless each of the City and the City Personnel and their heirs, executors, administrators, personal representatives, successors, and assigns, from and against all claims, demands, actions, loss, damage, costs, and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of the entering into of this Agreement or from any act or omission by the Grantor or its officers, directors, employees, agents, contractors, or other persons for whom at law the Grantor is responsible or from the Grantor's ownership, operation, management, or financing of the Lands or the Development by the Grantor, its officers, directors, agents, contractors, or other persons for whom at law the Grantor is responsible, except to the extent attributable to the gross negligence or wrongful intentional acts of the City or the City Personnel.

7.2. The Grantor hereby releases and forever discharges the City and the City Personnel and its and their heirs, executors, administrators, personal representatives, successors, and assigns from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of advice or direction respecting the ownership, operation, or management of the Development or any part thereof which has been or hereafter may be given to the Grantor by the City and/or City Personnel, except to the extent attributable to the gross negligence or wrongful intentional acts of the City or the City Personnel.

ARTICLE 8 – MISCELLANEOUS

8.1. Nothing in this Agreement:

a) affects or limits any discretion, rights or powers of the City under any enactment or at common law, including in relation to the use or subdivision of land;

b) affects or limits any enactment relating to the use of the Lands or any condition contained in any approval including any development permit concerning the development of the Lands; or

c) relieves the Grantor from complying with any enactment, including the City's bylaws in relation to the use of the Lands.

8.2. The Grantor and City agree that:

a) this Agreement is entered into only for the benefit of the City;

b) this Agreement is not intended to protect the interests of the Grantor, any Eligible Tenant, or any future owner, lessee, occupier, or user of the Lands or the Building or any portion thereof, including any Rental Housing Unit; and

c) the City may at any time execute a release and discharge of this Agreement in respect of the Development or any Rental Housing Unit therein, without liability to anyone for doing so.

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8.3. This Agreement burdens and runs with the Lands. All of the covenants and agreements contained in this Agreement are made by the Grantor for itself, its successors and assigns, and all persons who acquire an interest in the Lands after the date of this Agreement.

8.4. Notwithstanding anything contained in this Agreement, the parties agree that neither the Grantor, nor any successor in title to the Lands, or any portion thereof, will be liable for breaches of or non-observance or non-performance of covenants contained in this Agreement occurring after the date that the Grantor or its successors in title, as the case may be, ceases to be the registered or beneficial owner of the Lands or such portion thereof.

8.5. The covenants and agreements on the part of the Grantor have been made by the Grantor as contractual obligations as well as being made pursuant to section 483 of the *Local Government Act* and as such will be binding on the Grantor.

8.6. This Agreement may only be modified in writing, signed by both parties, in registrable form. The modification will only be effective if it is approved both as a modification of a housing agreement pursuant to section 483 of the *Local Government Act* (which requires a bylaw), and as a modification of a covenant pursuant to section 219 of the *Land Title Act.* Any modification will be filed in the LTO as a modification of a covenant and as a modification of the housing agreement.

8.7. The Grantor will, at its expense, do or cause to be done all acts reasonably necessary to ensure this Agreement is registered against the title to each Rental Housing Unit in the Development in priority to all charges and encumbrances which are registered, or pending registration, against title to the Lands in the LTO, save and except those as have been approved by the City or have been granted in favour of the City.

8.8. The City and the Grantor each intend by execution and delivery of this Agreement to create both a contract and a deed under seal.

8.9. An alleged waiver by a party of any breach by another party of its obligations under this Agreement will be effective only if it is an express waiver of the breach in writing. No waiver of a breach of this Agreement is deemed or construed to be a consent or waiver of any other breach of this Agreement.

8.10. Time is of the essence in this Agreement.

8.11. If a Court of competent jurisdiction finds that any part of this Agreement is invalid, illegal, or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

8.12. Every obligation of a party which is set out in this Agreement will extend throughout the Term and, to the extent that any obligation ought to have been observed or performed prior to or upon the expiry or earlier termination of the Term, such obligation will survive the expiry or earlier termination of the Term until it has been observed or performed.

8.13. All notices, demands, or requests of any kind, which a party may be required or permitted to serve on another in connection with this Agreement, must be in writing and may be served on the other parties by registered mail, by facsimile transmission, or by personal service, to the following address for each party:

a) If to the City:

100 Newport Drive
Port Moody, BC V3H 5C3
Attention: Community Development Department

b) If to the Grantor at the address shown on title in the LTO.

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Service of any such notice, demand, or request will be deemed complete, if made by registered mail, 72 hours after the date and hour of mailing, except where there is a postal service disruption during such period, in which case service will be deemed to be complete only upon actual delivery of the notice, demand or request; if made by facsimile transmission, on the first business day after the date when the facsimile transmission was transmitted; and if made by personal service, upon personal service being effected. Any party, from time to time, by notice in writing served upon the other parties, may designate a different address or different or additional persons to which all notices, demands, or requests are to be addressed.

8.14. Upon request by the City, the Grantor will promptly do such acts and execute such documents as may be reasonably necessary, in the opinion of the City, to give effect to this Agreement.

8.15. This Agreement will enure to the benefit of and be binding upon each of the parties and their successors and permitted assigns.

8.16. The Grantor further acknowledges and agrees that the terms and conditions of this Agreement constitute a covenant in respect of the use of the Lands and any Rental Housing Units on or to be constructed on the Lands and annexed to and running with the Lands and that the Lands shall only be used in accordance with the terms of this Agreement and the City may register this Agreement in the LTO against title to the Lands as a covenant pursuant to section 219 of the *Land Title Act*.

8.17. The Grantor acknowledges and agrees that:

a) this Agreement constitutes a Housing Agreement entered into under section 483 of the *Local Government Act*;

b) the City is required to file a notice of Housing Agreement in the LTO against title to the Lands; and

c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Lands as a Housing Agreement under section 483 of the *Local Government Act*.

8.18. The Grantor covenants and agrees with the City that, in order to ensure the long term maintenance of the Rental Housing Units, it will furnish good and efficient management of the Rental Housing Units and will permit representatives of the City to inspect Rental Housing Units at any reasonable time, subject to the notice provisions of the *Residential Tenancy Act*. The Grantor further covenants and agrees that it will maintain the Rental Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands.

8.19. This Agreement is to be governed by and construed and enforced in accordance with the laws of British Columbia.

IN WITNESS WHEREOF, as evidence of their agreement to be bound by the terms of this instrument, the City and the Grantor hereto have executed the General Instrument – Part 1 that is attached to these Terms of Instrument and forms part of this Agreement.

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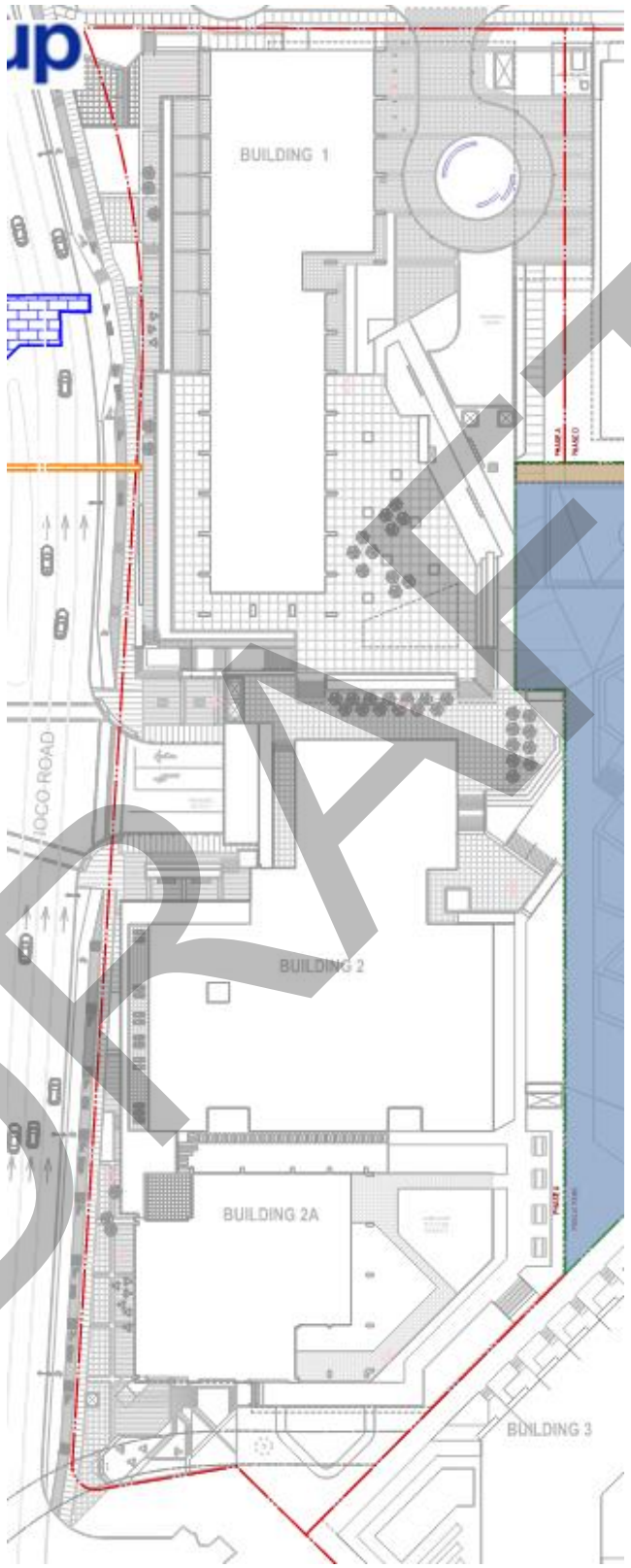
Attachment 2

HOUSING AGREEMENT SCHEDULE "A"

LOCATION OF BUILDINGS



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Attachment 2

HOUSING AGREEMENT SCHEDULE "B"

OWNER'S CERTIFICATE

I, _____ of _____, British Columbia, [in my capacity as _____ of the Owner and without personal liability (if applicable),] do certify that:

1. I am the owner (the "**Owner**") or authorized signatory of the Owner of the Below Market Rental Units (as defined in the Housing Agreement) and make this certificate to the best of my personal knowledge.

2. This certificate is made pursuant to the housing agreement registered under instrument numbers _____ at the Land Title Office (the "**Housing Agreement**") in respect of the Below Market Rental Units and is made as of _____, 20___.

3. The Below Market Rental Units were occupied pursuant to the Housing Agreement, as more particularly detailed in the attached Rental Report.

4. I acknowledge the Owner's obligations under the Housing Agreement and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

5. I make this certificate, conscientiously believing it to be true and knowing that the City of Port Moody will be relying upon the statements made herein.

[Owner]

_____ _____

Signature Signature

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Attachment 2

HOUSING AGREEMENT SCHEDULE "B"

RENTAL REPORT

Unit Number	Previous Unit Number (if substituted)	Unit Type	Unit Floor Area (sq. ft.)	Tenancy Start or Modified Date (Month, Day, Year)	Length of Occupancy of Current Tenant (Number of Months)	Initial Monthly Rental Rate	Current Monthly Rental Rate	Cumulative Gross Annual Household Income	Number of Occupants	Eligibility Verification Date

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CONSENT AND PRIORITY AGREEMENT

THE BANK OF NOVA SCOTIA (the "**Chargeholder**") is the holder of a Mortgage and Assignment of Rents encumbering the Lands which Mortgage and Assignment of Rents were registered in the LTO under numbers CB249768 (extended by CB257043 and CB2117075) and CB249769 (extended by CB257044 and CB2117076), respectively (the "**Charges**").

The Chargeholder, being the holder of the Charges, by signing the Form C General Instrument attached hereto as Part I, in consideration of the payment of Ten Dollars ($10.00) and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged and agreed to by the Chargeholder) hereby consents to the granting of this Section 483 Housing Agreement and Section 219 Covenant and hereby covenants that this Section 483 Housing Agreement and Section 219 Covenant shall bind the Charges in the Lands and shall rank in priority upon the Lands over the Charges as if the Section 483 Housing Agreement and Section 219 Covenant had been registered prior to the Charges and prior to the advance of any monies pursuant to the Charges. The grant of priority is irrevocable, unqualified, and without reservation or limitation.

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City of Port Moody
Report/Recommendation to Council

Date: October 14, 2025
Submitted by: Community Services Department – Recreation Services Division
Subject: 2025-2026 Work Plan – Youth Focus Committee

Purpose
The purpose of this report is to present for Council consideration the 2025-2026 Youth Focus Committee Work Plan.

Recommended Resolution(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.

Background
At their regular meeting on October 8, 2025, the Youth Focus Committee reviewed the following draft work plan and passed the following motion:

> *YFC25/022*
> THAT the Youth Focus Committee endorse the Committee's 2025-2026 Work Plan as presented in the October 8, 2025, agenda.

Discussion
At their regular meeting of October 8, 2025, the Youth Focus Committee identified the focus areas of the 2025-2026 work plan (**Attachment 1**).

The work plan includes the following focus areas:

- National Day for Truth and Reconciliation
- Mayor's Youth Summit
- Youth Scholarship
- Youth Week
- Youth Sports Award selection
- Replace mural at Rocky Point Skatepark – partner with Cultural Services

Other Option(s)

THAT the Youth Focus Committee work plan be revised to include or remove areas of focus for 2025-2026 as determined by Council.

Financial Implications

Some 2025-2026 Work Plan items may require funding and further approvals. The Youth Focus Committee will submit a report to Council at the appropriate time for projects requiring funding and further approvals and will recommend a budget and funding source at that time.

Communications and Public Engagement Initiatives

No communications or public engagement initiatives are required with the approval of the Work Plan. Should any communications and public engagement initiatives be required as part of a Work Plan item, the Youth Focus Committee will submit a report to Council at the appropriate time.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.3 – Enhance community wellbeing; and
- Strategic Goal 4.2 – Enhance vibrancy through placemaking, arts, culture, heritage, and tourism.

Attachment(s)

1. 2025-2026 Work Plan – Youth Focus Committee.

Report Author

Corina Lefebvre
Recreation Coordinator

Report Approval Details

Document Title:	2025-2026 Work Plan – Youth Focus Committee.docx
Attachments:	- Attachment 1 - 2025-2026 Work Plan - Youth Focus Committee.pdf
Final Approval Date:	Oct 6, 2025

This report and all of its attachments were approved and signed as outlined below:

Julie Pavey-Tomlinson, General Manager of Community Services - Oct 3, 2025

Paul Rockwood, General Manager of Finance and Technology - Oct 6, 2025

Anna Mathewson, City Manager - Oct 6, 2025

PORT MOODY
CITY OF THE ARTS

100 Newport Drive, Port Moody, B.C., V3H 5C3, Canada
Tel 604.469.4500 Fax 604.469.4550
www.portmoody.ca

Attachment 1

Committee Work Plan – Youth Focus Committee

Year:	2025-2026	**Chair:**	Veer Dhillon
Staff Liaison(s):	Corina Lefebvre & Nathan Taylor	**Vice-Chair:**	Jayden Hwang

Focus Areas:	Healthy Community Development & Vibrant and Prosperous Community

Strategic Priority Area – Sustainable Core Services														
Committee Action	**CSP Goal/Objective Alignment**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**CF?**
														☐
														☐

Strategic Priority Area – Healthy Community Development														
Committee Action	**CSP Goal/Objective Alignment**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**CF?**
The National Day for Truth and Reconciliation/Orange Shirt Day – planning & partnering with Noons Creek Hatchery	Enhance community wellbeing									X				☐
Mayor's Youth Summit – Planning & Event	Enhance community wellbeing		**X**								X			☐
Youth Scholarship – open online application and presentation at Council	Enhance community wellbeing	X			X		**X**							
Youth Week – planning & events	Enhance community wellbeing			X		**X**								
Youth Sports Award - selection	Enhance community wellbeing						X							

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Attachment 1

Strategic Priority Area – Resilient Natural Environment														
Committee Action	**CSP Goal/Objective Alignment**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**CF?**
														☐

Strategic Priority Area – Vibrant and Prosperous Community														
Committee Action	**CSP Goal/Objective Alignment**	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**CF?**
Replace mural at Rocky Point Skatepark (partner with Cultural Services) – artist selection, design and painting	Enhance vibrancy through placemaking, arts, culture, heritage and tourism		X			**X**	**X**				X			☐

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City of Port Moody
Report/Recommendation to Council

Date: October 14, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Second Reading of Bylaw Nos. 3428 and 3429 – 2505-2517 St. George Street and 123-129 Mary Street − (Kyle Park Senior Living LP)

Purpose

To provide Council with an OCP Amendment Bylaw and a Zoning Amendment Bylaw for consideration of second reading and referral to a Public Hearing, to facilitate a high-rise seniors residential and supportive care development at 2505-2517 St. George Street and 123-129 Mary Street, and to enable the dedication of approximately 302m^2 (3,250ft^2) area for park land to expand Kyle Park. A draft Term Sheet is also presented for Council's approval as the basis for preparing a Development Agreement, which sets out the applicant's obligations as part of redeveloping the subject properties.

Recommended Resolution(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 Nos. 3428 and 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.

Executive Summary

This report presents bylaws for consideration of second reading and referral to a Public Hearing to amend the Official Community Plan (OCP) and zoning for properties at 2505-2517 St. George Street and 123-129 Mary Street to enable a high-density seniors residential and supportive care

development development in a 12-storey tower with podium plus basement. The proposal introduces a unique type of senior's housing, offering accommodation and services that allow senior residents to age within the community, along with a component for seniors requiring ongoing supported care. Key elements include 48 suites for memory and complex care residents, 135 full-service independent/assisted living suites, and a full amenity level on the sixth floor with rooftop patio. A term sheet has been drafted that outlines the developer's obligations associated with the project.

Background

The applicant submitted a pre-application in 2021, followed by a full application for a high-density proposal in 2023. The proposal was presented to the Land Use Committee (LUC) on June 5, 2023, Advisory Design Panel (ADP) on June 22, 2023, and City Initiatives and Planning Committee (CIPC) on July 18, 2023. On October 10, 2023, the OCP Amendment and Zoning Amendment bylaws were presented to Council for information and consideration of first and second reading, and referral to a Public Hearing. At this meeting, Council referred the proposal back to staff with direction to the applicant to either scale down the project from 14 storeys plus basement or relocate it to a site more appropriate for high-density development under the City's OCP.

In 2024, following enactment of provincial housing legislation under Bill 47, the site became eligible for multi-unit apartment development up to eight storeys and an FAR of up to 3.0 within 800m of Moody Centre Station. Incorporating Council's earlier feedback and staff's input, a revised proposal was presented to Council for first reading on July 23, 2024. This version had two less storeys (12-storey tower plus basement over the podium comparing to previous 14 storeys plus basement), while senior strata condominiums were removed and replaced by more rental units being added to the independent/assisted living component of the project. In addition, the tower portion of the project was initially shifted to the east of the site due to staff concerns regarding shading impacts of the tower over Kyle Park to the west with a land dedication of 302m^2 to increase the size of Kyle Park. At this meeting, Council gave first reading to the bylaws and directed the applicant to move the tower back to the west side of the site to minimize the shading impacts on adjacent properties.

The applicant has now submitted a further revised package for Council's consideration of second reading of the OCP Amendment Bylaw No. 3428 (**Attachment 1**) and Zoning Amendment Bylaw No. 3429 (**Attachment 2**). The Zoning Amendment Bylaw has been amended to reflect the latest changes.

Discussion

Property Description

The subject site comprises five parcels located on the south side of St. George Street, north of Hope Street, west of Mary Street, and directly east of Kyle Park (**Attachment 3**). The site is currently developed with four single-family homes and a four-plex building on eastern parcel. The total gross site area is approximately 3,854m^2 (41,488ft^2), with a gradual slope rising about 4m (13.1ft) from north to south. As part of earlier discussions, the applicant agreed to dedicate 302m^2 (3,245ft^2) of land as park to the City. Excluding this dedication, the net developable site area is approximately 3,553m^2 (38,243ft^2).

Land Use Policy

Official Community Plan (OCP)

The subject properties are designated as Single-Family Low Density (**Attachment 4**) under the OCP. However, following the adoption of provincial legislation (Bill 47) in 2023 and the City of Port Moody Transit-Oriented Areas Designation Bylaw, 2024, No. 3465, in June 2024, the site now falls within Tier 3 of Transit Oriented Area (TOA). This permits development of up to eight storeys with a maximum FAR of 3.0. As the current proposal does not align with the OCP land use designations, an OCP amendment is required to change the land use designations to High Rise Residential and Parks and Open Space.

The site lies within Development Permit Area 2 (DPA 2) – Moody Centre and Moody Centre Heritage Character Area, which regulate the form and character of new developments. While none of the subject properties carries heritage value, the adjacent parcel to the north, on St. Goerge Street, is listed on the City's Heritage Register (Hull Residence at 2518 St. George Street).

The subject properties also fall within Development Permit Area 5 (DPA 5) – Hazardous Lands, due to potential flood risk and soil liquefaction during seismic events. Therefore, at subsequent stages, development permits will be presented to Council to be authorized for issuance to regulate form and character, confirm site suitability, and identify any necessary safeguards.

Zoning

In terms of zoning, the subject properties are zoned Single Detached Residential (RS1) and Medium Density Townhouse Residential (RM4) (**Attachment 5**). As the proposal does not conform to these zones, a rezoning is required to establish a new Comprehensive Development (CD) zone.

Neighbourhood Context

The site is located near the Port Moody Arts Centre and Kyle Centre. Surrounding development is as follows:

- North: single-family homes zoned Single Detached Residential (RS1) and Single Detached Residential – Small Lot (RS1-S). The corner lot is zoned Civic Service (P1) and is a City-owned land together with the other two neighbouring properties to the east;
- East: single-family properties zoned Single Detached Residential (RS1);
- South: a three-storey apartment building zoned Medium Density Townhouse Residential (RM4), along with Kyle Park; and
- West: Kyle Park zoned Civic Service (P1).

Development Proposal

The proposed development is a private seniors housing development with support services that includes independent and assisted living units, as well as suites for memory and complex care residents. In response to Council's direction, the applicant has submitted an updated proposal, which includes:

- a 12-storey tower on the western portion of the site containing a full amenity level with a four-storey podium plus a basement. Due to the site slope, the lowest level along St. George Street is classified as a "basement" under the Zoning Bylaw, while Hope Street sits one full level above St. George Street;

- proposed units for seniors:
    - 48 units across levels 1 and 2 as Memory Care; and
    - 135 full-service independent/assisted living rental units;
- the total gross floor area after exclusions is 12,203m^2 (131,356ft^2), including:
    - 1,836m^2 (19,760ft^2) for the memory care; and
    - 10,368m^2 (111,596ft^2) for independent/assisted living;
- total Floor Area Ratio (FAR) of 3.17 before park dedication and 3.43 afterward;
- site coverage of 76% before park dedication and 82% once dedication is applied;
- building height of 40.76m for the tower, and 14.82m for the podium;
- total amenity space of 3,893m^2 (41,910ft^2) with 1,067m^2 (11,488ft^2) outdoor space on the first level and podium rooftop, as well as 2,826m^2 (30,422ft^2) indoor space across different levels, including the full amenity floor on top of the podium;
- a total of 74 vehicle parking spaces within an underground parkade accessed from St. George Street, out of which 52 spaces are dedicated to independent/assisted living units, while 12 spaces are considered for the memory care component, plus 10 spaces for the visitors of such units;
- a total of 52 stalls for bicycles and scooters, consisting of 22 stalls for mobility scooters, 16 long-term bicycle stalls, and 12 short-term stalls;
- committed to comply with Energy Step Code 3 and incorporate a Low Carbon Energy System (LCES); and
- estimated staff employment of 88 full- and part-time positions, reflecting a 39% staff/resident ratio.

Architectural plans**,** landscaping plans, and development application summary are included as **Attachment 6**, **Attachment 7**, and **Attachment 8**.

Staff Analysis

Housing – Inclusionary Zoning and Family-Friendly Units

With the removal of ownership opportunities in the revised application, the project is no longer subject to the City's Inclusionary Zoning – Affordable Rental Units Policy. All units would be rental. A housing agreement bylaw will be required to secure the provision of these rental units for seniors and will be brought forward to Council prior to adoption of the current bylaws.

The mix of memory care and independent/assisted living rental units is outlined below:

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%

The project does not comply with the City's Family-Friendly Units policy; however, staff support a flexible approach given the senior-focused population this project would serve, the units being rental, and the facility providing a range of care options.

Canopy Coverage

The post-development canopy coverage of the project is expected to meet the 25% target for multi-family residentials identified in the City of Port Moody Urban Forest Management Strategy.

A canopy coverage analysis showing pre- and post-development conditions is typically required prior to second reading of the bylaws. In this case, the applicant has provided a commitment letter confirming that the analysis will be submitted to the City's satisfaction after second reading but before adoption of the bylaws and has acknowledged full responsibility for the risks and consequences of later submission. Therefore, staff recommend that this requirement be established as a condition of bylaw adoptions and the associated Development Permit.

Sustainability Report Card

A Sustainability Report Card, with staff's final scores and comments, is included as **Attachment 9**. The summary scores for each of the four pillars are as follows:

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	33	12	11	48
Economic Sustainability	30	9	2	19	90
Environmental Sustainability	172	15	102	55	35
Social Sustainability	165	3	113	49	30

The development achieved its highest scores in the economic and cultural sustainability pillars, primarily due to its contribution to the city's seniors housing supply, the creation of related employment, and provision of amenity spaces and facilities for the senior residents.

Term Sheet

A Term Sheet (**Attachment 10**) has been drafted that establishes the applicant's obligations as part of the proposed development. This Term Sheet will form the basis for the preparation of a Development Agreement that will be registered on title for the subject lands as one of the conditions of fourth reading of the rezoning bylaw. In summary, the obligations are as follows:

Obligations	Comments/Highlights
Density Bonus Payment per Zoning Bylaw requirement	$350,000
Community Amenity Contributions per City's corporate policy	$669,576, subject to eligible credits for the existing residential floor area
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. The agreement will be registered on title prior to the issuance of a Development Permit.
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, the key items of which are shown on the concept plan in Attachment A of Term Sheet.

Step Code	The development commits to comply with Energy Step Code 3 and incorporate a Low Carbon Energy System (LCES).

Concluding Comments

The proposed development represents a unique type of senior's housing, offering accommodation and services that enable senior residents to age within the community and provide for those requiring more complex care (memory). The amendments transition the OCP designation from single family to a new high-rise form in support of the provision of seniors housing and care. Provincial TOA policies introduced the potential for higher densities and eight storeys in the area and the proposed form and massing at 12 storeys with podium is two storeys lower than the initial proposal.

Following initial feedback from Council, staff, and community input, the tower placement moved westward closer to the park with less residential interface than the eastern end of the block, to reduce shadowing, minimizing view obstruction, and mitigate overlook impacts on adjacent Single Family uses where possible.

The massing and articulation of the proposed building has been modified to reduce its impact in the local context. Further refinement of the design will be considered through the Development Permit process.

In addition to dedicating land for a public park, the project offers a unique opportunity to deliver seniors' housing and care services, supporting seniors to continue living within the community.

Following multiple revisions, the current proposal reflects a more balanced and improved response to both community needs and site context.

Other Option(s)

THAT Bylaw No. 3428 and Bylaw No. 3429 not be given a second reading and that the applicant and staff be advised to consider the following items prior to bringing the bylaws and term sheet back to Council for reconsideration:

>insert items<

Financial Implications

Community Amenity Contributions (CACs)

Under the City's current policy, CACs are collected on the first 2.5 residential FAR of a development. For this proposal, the contribution is estimated at approximately $669,576 for the independent/assisted living rental residential component, subject to eligible credits for the existing residential floor area. The exact final CAC amount will be determined once the final applicable residential floor area is confirmed.

Density Bonus

Under Zoning Bylaw No. 2937, a density bonus applies where residential FAR exceeds 2.5. For this project, the non-residential floor area for memory care is excluded from the calculation. The FAR of independent/assisted living market rental units is 2.69, and therefore, the portion of FAR between 2.5 and 2.69, qualify under the density bonus program. An appraisal was obtained for the FAR of 0.19 which established a land value of $60.00/ft^2, resulting in a density bonus payment of $350,000.

The applicant has requested deferral of the payment of CACs, density bonus, and Development Cost Charges (DCCs) required by both the City and Metro Vancouver, proposing payment of 25% at issuance of the full (superstructure) Building Permit and 75% upon the earlier of Occupancy Permit issuance or four years from the date of issuance of the Building Permit (**Attachment 11**). Staff cannot support this specific request at this time as it is inconsistent with City's policies and current City and Metro Vancouver DCCs Bylaws. For DCCs payment, City is bound by what is in the *Local Government Act* and staff are not at liberty to flex the requirements until the province changes the legislation which is anticipated in early 2026. Staff will be keeping Council up to date through a separate report on these pending changes later in the year.

Staff have however, reviewed and optimized the timing of payment of density bonus and CAC payments to the latest timeframe possible, at full (superstructure) Building Permit, as outlined in the draft Term Sheet.

Public Art Contribution

Under Public Art Corporate Policy 18-7940-2024-01 – Public Art, approved on November 19, 2024, developers are encouraged to voluntarily contribute 0.6% of their project's construction budget towards public artworks or the City's art reserves. As this application was deemed in-stream, it is exempted from the new policy and falls under the previous related framework, which exempts developments related to assisted living for seniors or those exclusively for seniors as well as rental housing projects. The applicant has confirmed they will not contribute to the public art program.

Off-Site Improvement

As part of the required off-site works, staff have identified several items, most important of which are a hammerhead on Hope street for manoeuvring purposes, upgrading of the St. George Street and Mary Street intersection to a permanent roundabout or stop control, traffic calming on St. George Street, and conversion of the existing traffic diversion on St. George Street-Kyle Street to a permanent feature. In addition, sanitary and storm main downstream upgrades are required through catchment analysis, and the proposed storm main connection to Metro Vancouver infrastructure, as well as all works within 30m proximity of its infrastructure must be reviewed and accepted by Metro Vancouver. These items have been included in the draft term sheet and will be part of the servicing agreement.

Communications and Public Engagement Initiatives

A notification sign has been installed on the subject site informing the public of the development application in accordance with the City of Port Moody Development Approval Procedures Bylaw. Should the application be given a second reading and referred to a Public Hearing, the public will be notified and have an opportunity to comment at the Public Hearing. Notices will be sent in line with the Development Approval Procedures Bylaw, 2023, No. 3417 requirements, and a decal will be added to the on-site sign to reflect the Public Hearing details.

Developer Consultation

The applicant hosted a Community Information Meeting on Saturday, May 6, 2023, from 3:00-5:00pm at the Kyle Centre. A total of 70 people signed in, and 52 comment sheets were filled at the meeting, with 37 expressing support, 14 wanting to see changes, and one providing a mixed response to the proposal.

Engage Port Moody

The most recent Engage Port Moody summary report records 96 comments submitted between May 1, 2023, and September 1, 2025. Since first reading of the bylaws in July 2024, only eight new comments have been received. Of the total comments, 18 were supportive, 70 were opposed, and 8 expressed mixed views. The primary concerns related to building height and number of storeys, obstruction of views, and increased traffic. Verbatim comments are provided in **Attachment 12.**

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 2.3 – Enhance and expand parkland and open spaces; and
- Strategic Goal 3.3 – Enhance community wellbeing.

Attachment(s)

1. Draft OCP Amendment Bylaw No. 3428.
2. Draft Zoning Amendment Bylaw No. 3429.
3. Location Map.
4. OCP Land Use Designation Map.
5. Zoning Map.
6. Architectural Plans.
7. Landscaping Plans.
8. Development Application Summary.
9. Sustainability Report Card.
10. Kyle Senior Living Centre Term Sheet (Draft).
11. Applicant's Letter − Request for Deferral of Fees and Charges.
12. Engage Port Moody Summary Report – 2505-2517 St. George Street and 123-129 Mary Street, September 1, 2025.

Report Author

Armita Afsahi
Senior Planner

Report Approval Details

Document Title:	Second Reading of Bylaw Nos. 3428 and 3429 – 2505-2517 St. George and 123-129 Mary − (Kyle Park Senior Living LP).docx
Attachments:	- Attachment 1 - Draft OCP Amendment Bylaw No. 3428.pdf - Attachment 2 - Draft Zoning Amendment Bylaw No. 3429.pdf - Attachment 3 - Location Map (Kyle Senior Living).pdf - Attachment 4 - OCP Land Use Designation Map (Kyle Senior Living).pdf - Attachment 5 - Zoning Map (Kyle Senior Living).pdf - Attachment 6 - Architectural Plans (Kyle Senior Living).pdf - Attachment 7 - Landscaping Plans (Kyle Senior Living).pdf - Attachment 8 - Development Application Summary (Kyle Senior Living).pdf - Attachment 9 - Sustainability Report Card (Kyle Senior Living).pdf - Attachment 10 - Kyle Senior Living Centre Term Sheet (Draft).pdf - Attachment 11 - Applicant's Letter - Request for Deferral of Fees and Charges (Kyle Senior Living).pdf - Attachment 12 - Public Engagement Summary Report - September 1, 2025 (Kyle Senior Living).pdf
Final Approval Date:	Oct 7, 2025

This report and all of its attachments were approved and signed as outlined below:

Suzanne Smith, General Manager of Community Development - Oct 6, 2025

Paul Rockwood, General Manager of Finance and Technology - Oct 7, 2025

Anna Mathewson, City Manager - Oct 7, 2025

City of Port Moody

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).

The Council of the City of Port Moody enacts as follows:

1. Citation

1.1 This Bylaw may be cited as “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)”.

2. Amendments

2.1 The Official Community Plan Overall Land Use Plan – Map 1 in Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended as indicated on Schedule A, to change the designation of the following property from Single Family Low Density to High-Rise Residential and Parks and Open Space (P1):

2505 St. George Street and legally described as Lot 64, Block 22, District Lot 201, New Westminster District Plan 58631
PID: 005-686-784

as shown on the map in Schedule A of this Bylaw.

2.2 The Official Community Plan Overall Land Use Plan – Map 1 in Schedule “A” of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 is amended as indicated on Schedule A, to change the designation of the following properties from Single Family Low Density to High-Rise Residential:

2509 St. George Street and legally described as Lot 10, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 011-452-820

2513 St. George Street and legally described as Lot 9, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 009-294-341

2517 St. George Street and legally described as Lot 8, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 011-452-781

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123-129 Mary Street and legally described as Lot 7, Block 22, District Lot 201, New Westminster District Plan NWP72 PID: 011-452-757

as shown on the map in Schedule A of this Bylaw.

3. Definitions

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Land Use Designations Map.

4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this 23rd day of July, 2024.

Read a second time this ___ day of _____, 2024.

Read a third time this ___ day of _____, 2024.

Adopted this ___ day of _____, 2024.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3428 of the City of Port Moody.

S. Lam
City Clerk

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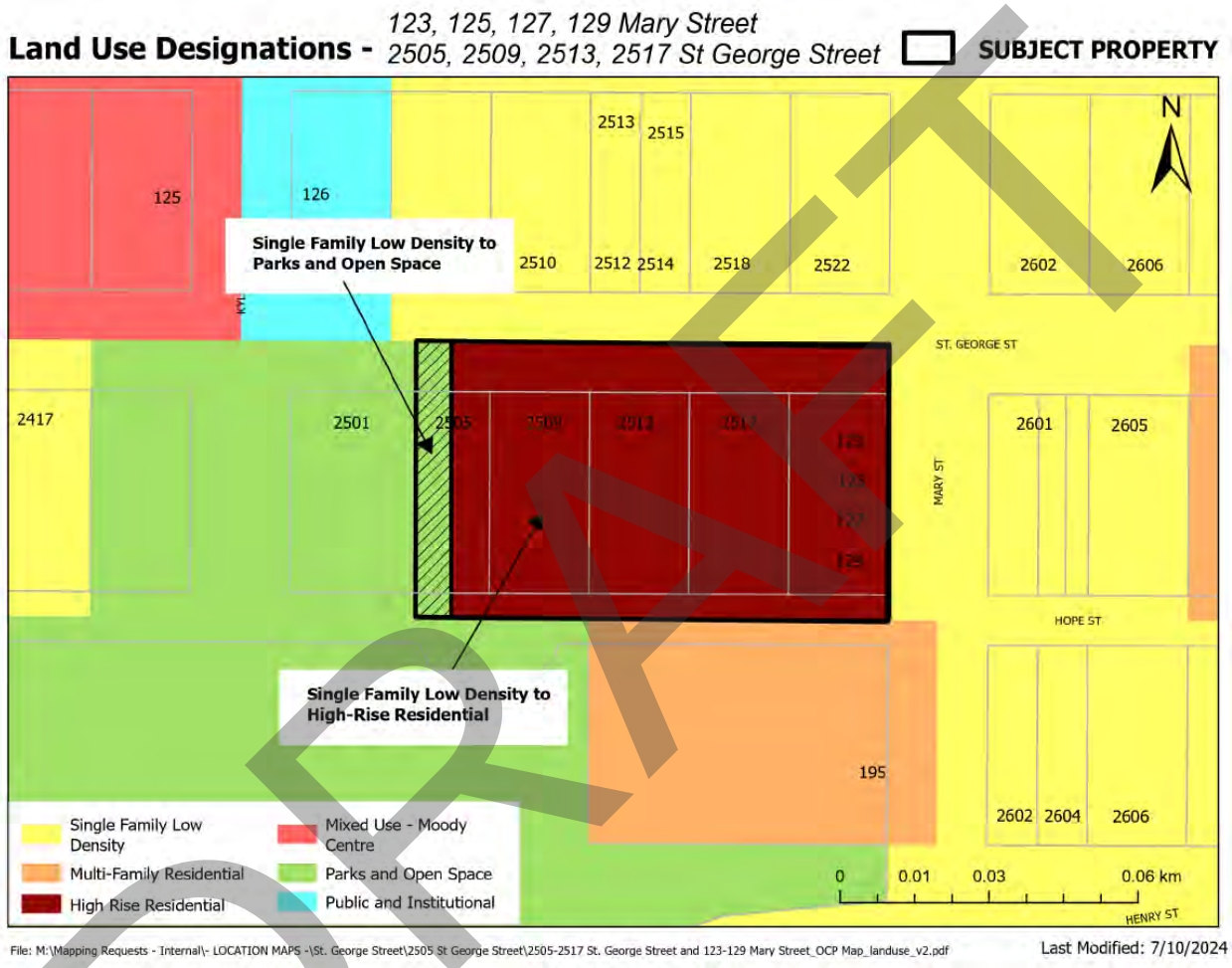
Schedule A to Bylaw No. 3428

This is a certified true copy of the map referred to in section 2 of Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 35, 2024, No. 3428 (2505-2517 St. George Street and 123-129 Mary Street).

_____

Corporate Officer



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Attachment 2

City of Port Moody

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.

The Council of the City of Port Moody enacts as follows:

1. Citation

1.1 This Bylaw may be cited as “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)”.

2. Amendment

2.1 City of Port Moody Zoning Bylaw, 2018, No. 2937 is amended by rezoning the following lands from Single Family Residential (RS1) to Comprehensive Development Zone 91 (CD91) and Civic Service (P1):

2505 St. George Street and legally described as Lot 64, Block 22, District Lot 201, New Westminster District Plan 58631
PID: 005-686-784

as shown on the map in Schedule A of this Bylaw.

2.2 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by rezoning the following lands from Single Family Residential (RS1) to Comprehensive Development Zone 91 (CD91):

2509 St. George Street and legally described as Lot 10, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 011-452-820

2513 St. George Street and legally described as Lot 9, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 009-294-341

2517 St. George Street and legally described as Lot 8, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 011-452-781

as shown on the map in Schedule A of this Bylaw.

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2.3 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by rezoning the following lands from Multi-Family Residential (RM4) to Comprehensive Development Zone 91 (CD91):

123-129 Mary Street and legally described as Lot 7, Block 22, District Lot 201, New Westminster District Plan NWP72
PID: 011-452-757

as shown on the map in Schedule A of this Bylaw.

2.4 City of Port Moody Zoning Bylaw, 2018, No. 2937 is further amended by adding the following section CD91:

"CD91. Comprehensive Development Zone 91 (CD91)

CD91.1 Intent

To accommodate a high-rise seniors residential and supportive care development on the subject lands.

CD91.2 Definitions

For the purposes of the CD91 Zone only, the following definitions will apply:

(a) Rental Seniors Independent/Assisted Living Use means rental residential units for seniors aged 55 or over living independently, but with supportive care and is subject to a Housing Agreement or Land Title Act covenant;
(b) Senior Memory/Community Care Use means supportive care for adults requiring ongoing care until the end of life, including the accommodation of seniors aged 55 and over and is subject to a Housing Agreement or Land Title Act covenant; and
(c) Common Amenity Space (indoor) means any and all related on-site supportive spaces, facilities, and services for the common use of residents that are integral to the lifestyle, health, wellness, and care of senior residents and proper functioning of the senior's residence.

CD91.3 Permitted Uses

The following uses are permitted:

CD91 Zone	
a. Principal Use	i. Rental Seniors Independent/Assisted Living Use ii. Senior Memory/Community Care Use
b. Secondary Use	i. Home Occupation – Type A ii. Common Amenity Space (indoor)

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CD91.4 Conditions of Use

The total number of units across all permitted uses shall not exceed 183 dwelling units with maximum of 135 dwelling units as Rental Seniors Independent/Assisted Living Use.

CD91.5 Lot Coverage

The maximum permitted Lot Coverage shall be 82% after parkland dedication.

CD91.6 Floor Area Ratio

The maximum permitted Floor Area Ratio prior to parkland dedication shall be 3.17.

CD91.7 Height of Building

The maximum Height of a Building shall not exceed 12 storeys plus basement.

CD91.8 Parking

(a) A total of 74 off-street Parking Spaces shall be provided for all uses combined, including no less than 10 visitor spaces;
(b) A minimum of 16 Long-Term Bicycle Parking Spaces and 14 Short-Term Bicycle Parking Spaces shall be provided; and
(c) A minimum of 22 mobility scooter parking stalls shall be provided.

CD91.9 Vehicular Access

One vehicular access shall be permitted from St. George Street.

CD91.10 Loading

A minimum of one loading bay shall be provided.

CD91.11 Setbacks

(a) North: 4.0m;
(b) South: 4.0m;
(c) East: 2.0m; and
(d) West: 1.5m.".

3. Attachments and Schedules

3.1 The following schedule is attached to and forms part of this Bylaw:

- Schedule A – Location Map.

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4. Severability

4.1 If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

Read a first time this 23rd day of July, 2024.

Read a second time as amended this ___ day of _____, 2025.

Read a third time this ___ day of _____, 2025.

Adopted this ___ day of _____, 2025.

M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3429 of the City of Port Moody.

S. Lam
City Clerk

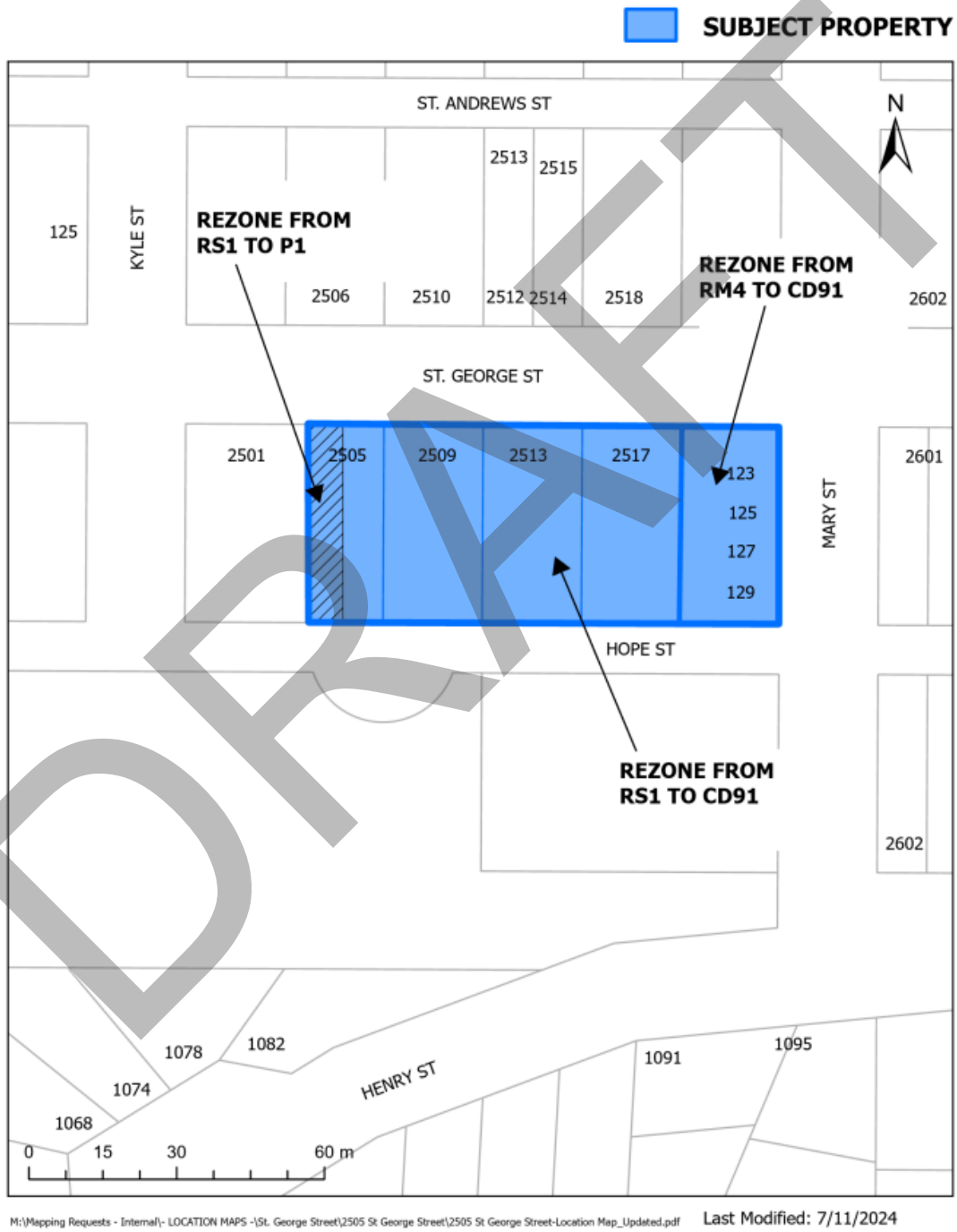
DRAFT

Schedule A to Bylaw No. 3429

This is a certified true copy of the map referred to in section 2 of 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).

_____

Corporate Officer

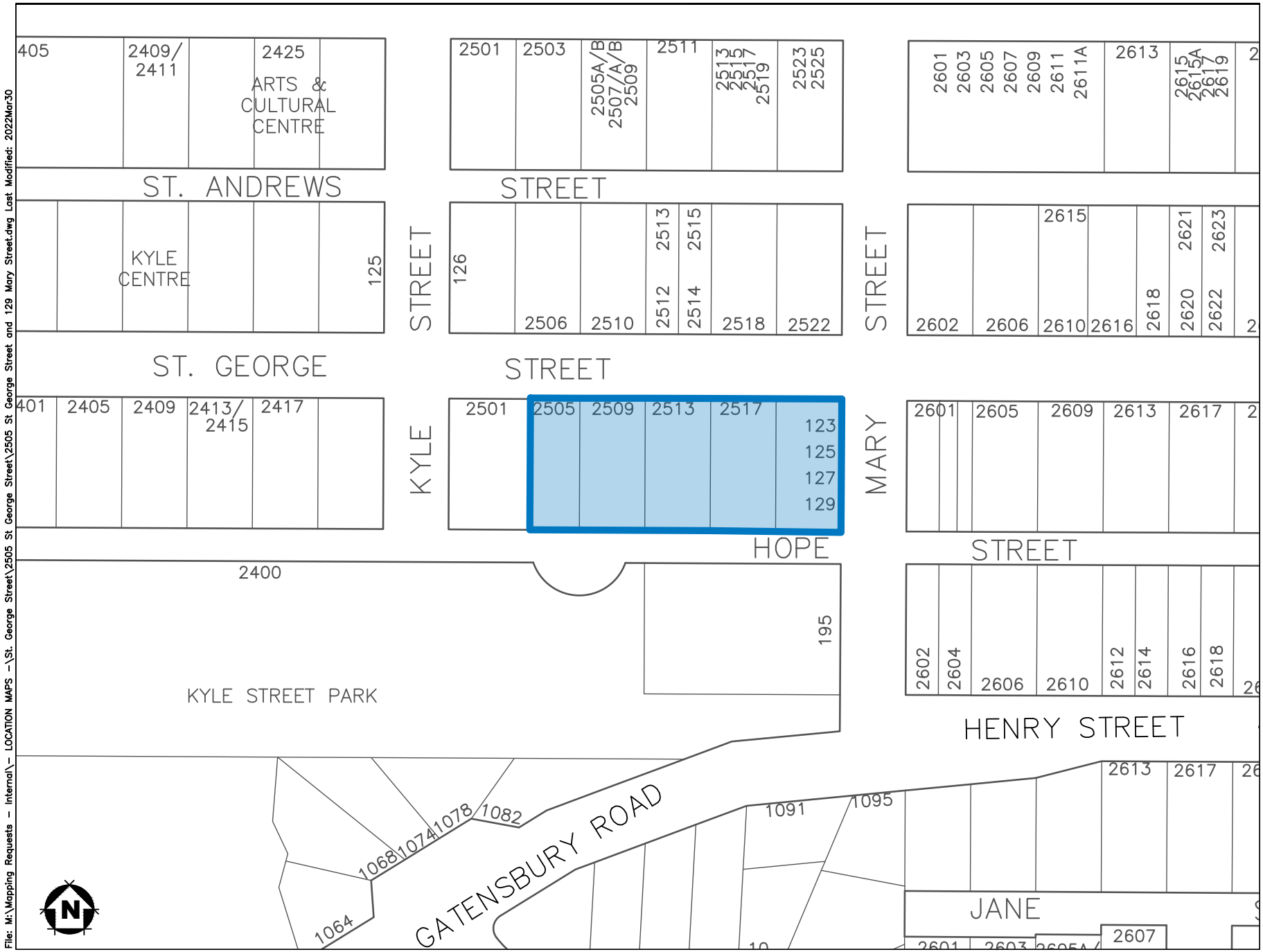


DRAFT

Attachment 3

LOCATION MAP - 2505, 2509, 2513, 2517 St. George St & 123-129 Mary St

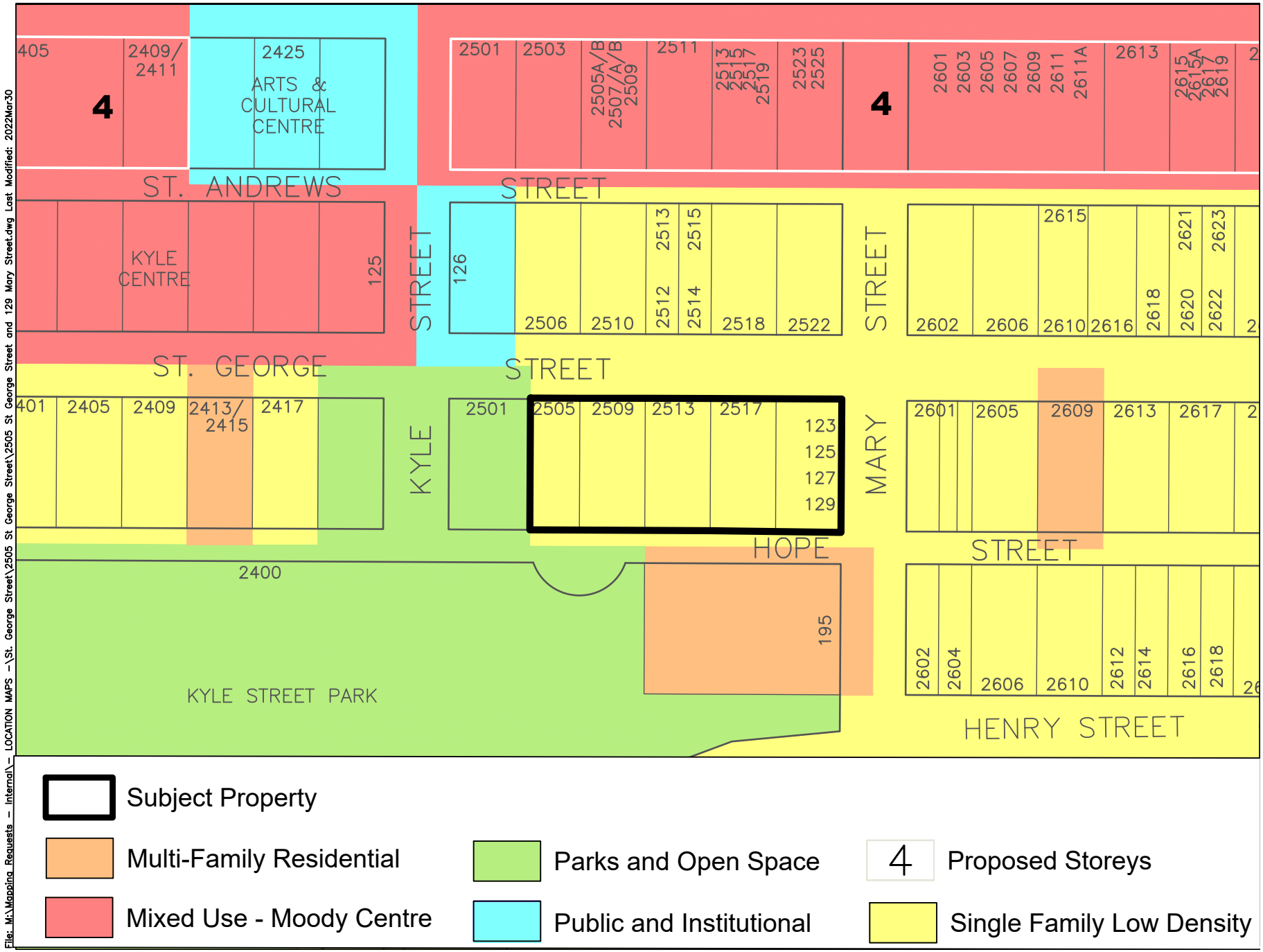
SUBJECT PROPERTY



File: M:\Mapping Requests – Internal\– LOCATION MAPS –\St. George Street\2505 St George Street and 129 Mary Street.dwg Last Modified: 2022Mar30

Attachment 4

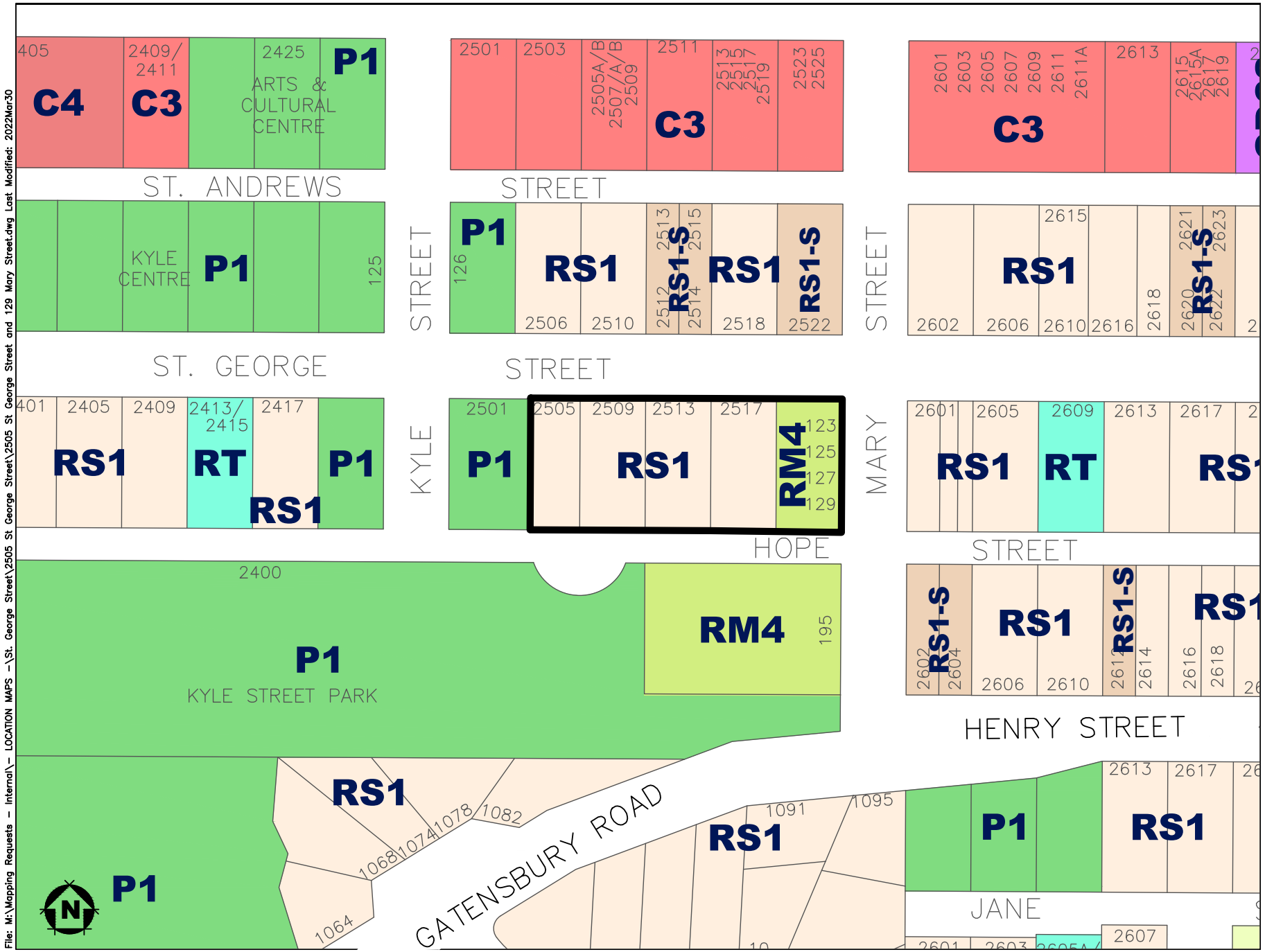
Land Use Designations - 2505, 2509, 2513, 2517 St. George Street & 123 - 129 Mary Street



Attachment 5

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

SUBJECT PROPERTY



File: M:\Mapping Requests - Internal\- LOCATION MAPS -\St. George Street\2505 St George Street\2505 St George Street and 129 Mary Street.dwg Last Modified: 2022Mar30

ISSUE FOR OCP AMENDMENT & REZONING

AVENIR PORT MOODY

2500 Block St. George Street Port Moody BC

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REGISTERED ARCHITECT
JESSE D. BARONET
BRITISH COLUMBIA
2025-09-23

NO.	ISSUE/ REVISION	DATE
5	ISSUE FOR OCP AMENDMENT & REZONING	2025-09-22
4	ISSUE FOR OCP AMENDMENT & REZONING	2025-07-14
3	ISSUE FOR OCP AMENDMENT & REZONING	2025-02-19
2	ISSUE FOR OCP AMENDMENT & REZONING	2024-03-25
1	OCP AMENDMENT & REZONING	2023-09-20

PROJECT NO.	DRAWN	CHECKED
221-127	CC	JB

DRAWING NO. **RZ0.00**

REVISION NO. 5

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PROJECT INFORMATION

PROJECT NAME	KYLE PARK SENIOR LIVING			
CIVIC ADDRESS	123-129 MARY STREET & 2505, 2509, 2513, 2517 ST. GEORGE STREET PORT MOODY V3H 2G6			
LEGAL DESCRIPTION	LT 7,8,9,10, BLK 22, PL NWP72, DL 201, NWD LT 64, BLK 22, PL 58631, DL 201, NWD			
ZONING				
CURRENT ZONING	RS-1 & RM-4			
PROPOSED ZONING	CD			
OCP DEVELOPMENT PERMIT AREA	DPA-2 & DPA-5			
HEIGHT				
MAXIMUM STORIES PROPOSED	12			
MAXIMUM HEIGHT PROPOSED	40.7 M	(133.6 FT)		
SETBACKS				
	PROPOSED			
NORTH	4.0 M	(13.1 FT)		
EAST	2.0 M	(6.6 FT)		
SOUTH	4.0 M	(13.1 FT)		
WEST	1.5 M	(4.9 FT)		
SITE				
SITE DIMENSIONS	93.9 M	(309.1 FT)	x 40.2 M	(131.9 FT)
SITE AREA (GROSS)	3854 SM	(41,488 SF)		
PARK DEDICATION	7.5 M	(24.6 FT)	x 40.2 M	(131.9 FT)
AREA	302 SM	(03,245 SF)		
SITE AREA EXCLUDING DEDICATION	3553 SM	(38,243 SF)		
FLOOR AREA RATIO (FAR)				
GFA AFTER EXCLUSIONS	12203 SM	(131,356 SF)		
FAR	3.17			
FAR EXCLUDING DEDICATION	3.43			
GFA AFTER EXCLUSIONS & CC UNITS + CORRIDOR	10368 SM	(111,596 SF)		
FAR INDEPENDENT LIVING	2.69			
FAR IL EXCLUDING DEDICATION	2.92			
SITE COVERAGE	76%	(31,362 SF)		
SITE COVERAGE EXCLUDING DEDICATION	82%			
AMENITY SPACE				
OUTDOOR	1067 SM	(11,488 SF)		
INDOOR	2826 SM	(30,422 SF)		
RESIDENTIAL FA EXISTING				
2505 St. George St	235 SM	(02,529 SF)		
2509 St. George St	185 SM	(01,995 SF)		
2513 St. George St	153 SM	(01,645 SF)		
2517 St. George St	152 SM	(01,634 SF)		
123-129 Mary St	696 SM	(07,488 SF)		
TOTAL Existing on site	1421 SM	(15,291 SF)		

PROGRAM AREAS

AMENITY | PARKING | CIRCULATION

LOBBY: Common	(sqft)
Lobby	635
Market/Meet	538
Office	773
Mail	190
Maintenance Office	138
Office	1,152
Scooter Storage	774
Parking	23,535
Bicycle Parking	266
Vestibule	90
Elev	86
Vest	159
Stair	226
Circulation	863
Exit	572
Core	515
Electrical	517
Mechanical	437
	31,466

LEVEL 1: Common	(sqft)
Multipurpose Room	1,487
Art Studio	513
Library	735
Storage	201
Theatre Lounge	319
Theatre	1,431
WC	65
WC	65
Commercial Laundry	409
Maint/Stor	148
Garbage	526
Loop Garden	4,519
Storage	122
Soiled Room	164
Laundry	164
Clean Room	128
Tub Room	203
Lobby	850
Amenity (AL)	673
Amenity (AL)	2,360
Loading	589
Vest	89
Corridor	2,022
Corridor	647
Core	533
Elev	90
Stair	221
Stair	183
(indoor)	14,935

LEVEL 5: AMENITY FLOOR	(sqft)
Sports Lounge	1,397
Bistro	1,283
Piano Lounge	980
Dining Atrium	3,731
Private Dining	383
Commercial Kitchen	1,408
WR	82
WR	82
CIRC	578
Core	515
Elev	90
Vestibule	83
Stair	179
Outdoor	6592
(indoor)	10,791

LEVEL 2: Common	(sqft)
Amenity (AL)	689
Amenity (AL)	2,582
Amenity (AL)	681
Laundry	155
Soiled Room	154
Storage	129
Clean Room	129
Tub Room	198
Staff	290
Deck	377
Storage	220
Corridor	656
Corridor	1931
Core	514
Elev	90
Stair	192
(indoor)	8,610

LEVEL 3: Common	(sqft)
Salon	526
Storage	282
Corridor	1982
Core	511
Elev	90
Stair	181
	3,572

LEVEL 4: Common	(sqft)
Storage	804
Corridor	1950
Core	514
Elev	73
Stair	181
Mech	31
	3,553

LEVEL 6-11: Common	(sqft)
Corridor	656
Core	529
	1,185

LEVEL 12: Common	(sqft)
Corridor	654
Core	529
	1,183

RESIDENTIAL

LEVEL 1: Continuous Care	(sqft)
MC	337
MC	333
MC	333
MC	354
MC	333
MC	354
MC	333
MC	333
MC	354
MC	333
MC	333
MC	354
MC	354
MC	333
MC	354
MC	333
MC	333
MC	354
MC	222
MC	354
MC	333
MC	354
MC	333
	8,227
number of units	24

LEVEL 2: CC + Market Rental IL	(sqft)
MC	333
MC	333
MC	333
MC	354
MC	333
MC	354
MC	333
MC	354
MC	333
MC	333
MC	354
MC	333
MC	354
MC	354
MC	333
MC	354
MC	333
MC	354
MC	333
MC	354
MC	333
1 BED (A)	656
1 BED (A)	653
2BED	973
1BED	655
1BED + DEN	671
1BED	707
1BED	579
1BED	670
	13,787
number of units	24
number of units	8
total	32

LEVEL 3: Market Rental IL	(sqft)
1BED	656
1BED	705
1BED	579
1BED	570
1BED	688
1BED(A)	659
1BED(A)	657
1BED(A)	638
1BED(A)	658
1BED(A)	658
1BED(A)	658
1BED(A)	658
1BED(A)	658
1BED(A)	658
1BED	553
1BED(A)	675
1BED(A)	675
1BED(A)	675
1BED(A)	675
1BED+DEN	651
1BED+DEN(A)	725
2BED	971
2BED	965
2BED	890
	17,230
number of units	25

LEVEL 4: Market Rental IL	(sqft)
1BED	655
1BED	705
1BED	579
1BED	571
1BED	687
1BED(A)	639
1BD(A)	637
1BED(A)	638
1BED(A)	638
1BED(A)	638
1BED(A)	638
1BED(A)	638
1BED(A)	638
1BED	535
1BED(A)	655
1BED(A)	655
1BED(A)	655
1BED(A)	655
1BED+DEN	654
1BED+DEN(A)	725
2BED	921
2BED	937
2BED	892
	16,878
number of units	25

LEVEL 6-11: Market Rental IL	(sqft)
1BED	640
1BED	627
1BED	519
1BED	510
1BED	608
1BED+DEN	655
1BED+DEN	644
1BED+DEN	643
1BED+DEN	653
2BED	850
2BED	832
	7,181
number of units	66

LEVEL 12: Market Rental IL	(sqft)
1BED	627
1BED	593
1BED	530
1BED	530
1BED	567
1BED+DEN	619
1BED+DEN	606
1BED+DEN	606
1BED+DEN	625
2BED	856
2BED	839
	6,998
number of units	11

TOTAL AREAS (INDOOR)	
LOBBY	31,466
LEVEL 1	23,162
LEVEL 2	22,397
LEVEL 3	20,802
LEVEL 4	20,431
AMENITY LEVEL	10,791
LEVEL 6	8,366
LEVEL 7	8,366
LEVEL 8	8,366
LEVEL 9	8,366
LEVEL 10	8,366
LEVEL 11	8,366
LEVEL 12	8,181
TOTAL	187,426

AREAS BY PROGRAM (INDOOR)	
AMENITY IL	20,751
AMENITY CC	9,671
PARKING LOADING W&R	14,016
CIRCULATION	25,882
CONTINUOUS CARE UNITS	16,450
MARKET RENTAL IL UNITS	89,756
TOTAL	187,426

EXCLUSIONS	
Adaptable Unit (34)	732
Parking & Loading	24,390
Garbage & Recycling	526
Amenity	30,422
TOTAL	56,070

RESIDENTIAL FLOOR AREA	131,356

UNIT COUNT	
Continuous/Memory Care	48
Market Rental/Independent Living	135
total	183

INDOOR AMENITY AREAS	
Market Rental IL	20,751
Continuous/Memory Care	9,671
TOTAL	30,422

OUTDOOR AMENITY AREAS	
Market Rental IL	6,592
Continuous/Memory Care	4,896
	11,488

MARKET RENTAL IL GFA	111,596

(GFA after deducting Exclusions + Continuous Care Units & Corridors)

EXCLUSIONS: 5.3.4(b)
2.0m2 per adaptable unit
Enclosed parking and bicycle parking
Indoor common amenity space
Common Garbage and Recycling room
Storage space in underground parking
Exterior wall thickness (insulation & cladding)

OFF-STREET PARKING

RESIDENTIAL PARKING	# Units	Required Ratio (Zoning Bylaw 2937)		Proposed Count (Watt Memo - Tables 1 &3)		Off-street Parking (Bylaw 3465)
Community Care						
SUITE	48	0.25 Spaces Per Unit	12 Spaces Required	12	Spaces Proposed	For a project within 800m of a train station in Port Moody, the parking requirements under Bylaw No. 3465 Parking for Market Rental Are as Follows:
VISITOR		0.20 Spaces Per Unit	10 Spaces Required	10	Spaces Proposed	
STAFF		0.00 Spaces Per Unit	0 Spaces Required	0	Spaces Proposed	
TOTAL			22 Spaces Required	22	Spaces Proposed	**No specified minimum or maximum parking spaces per dwelling unit.**
Independent Living						
1,2 BED	135	0.00 Spaces Per Unit	0 Spaces Required	52	Spaces Proposed	**No visitor parking spaces required.**
VISITOR		0.00 Spaces Per Unit	0 Spaces Required	0	Spaces Proposed	
TOTAL			0 Spaces Required	52	Spaces Proposed	
ACCESSIBLE	48CC + 135IL	125 -174 stalls	4 Spaces Required	4	Spaces Proposed	**Bylaw 3465 - 6.4.1**
TOTAL			22 Spaces Required	74	Spaces Proposed	
SUMMARY						
Parking Space Size Ratio (over total provided)						
Standard			46	39	Spaces Proposed	
Accessible			4	4	Spaces Proposed	
Minibus			0	1	Spaces Proposed	
Small	**33% max of total parking**		24 Spaces Max allowed	30	Spaces Proposed (40.5%)	Bylaw 3465 - 6.6.5
Parking Space Type						
		Resident Parking	**12** Spaces Required	**Resident Parking**	64 Spaces Proposed	
		Visitor	**10** Spaces Required	**Visitor**	10 Spaces Proposed	
		Staff	**0** Spaces Required	**Staff**	0 Spaces Proposed	
TOTAL PARKING COUNT				74	Spaces min. Proposed	

PARKING DIMENSIONS	Required (Width x Length x Height)
Standard Space	2.6 M (8.53 FT) x 5.6 M (18.37 FT) x 2.1 M (6.89 FT)
Standard Space (parallel)	2.6 M (8.53 FT) x 6.7 M (21.98 FT) x 2.1 M (6.89 FT)
Small Cars	2.3 M (8.53 FT) x 5.1 M (16.73 FT) x 2.1 M (6.89 FT)
Loading	3.0 M (9.8 FT) x 9.2 M (30 FT) x 4.3 M (14.1 FT)
Accessible	3.7 M (12.14 FT) x 5.6 M (18.37 FT) x 2.1 M (6.89 FT)

SCOOTER / BICYCLE PARKING (WATT Memo Table 2)

MOBILITY SCOOTER STALLS	22
LONG TERM BICYCLE STALLS (LARGE)	16
SHORT TERM BICYCLE STALLS	14
TOTAL	52 STALLS

UNIT COUNT

Unit Count							
Level	CC	IL-1B	IL-1B (A)	IL-1B+D	IL-1B+D (A)	IL-2B	Total
Lobby							0
1	24						24
2	24	4	2	1		1	32
3		6	14	1	1	3	25
4		6	14	1	1	3	25
Amenity							0
6		5		4		2	11
7		5		4		2	11
8		5		4		2	11
9		5		4		2	11
10		5		4		2	11
11		5		4		2	11
12		5		4		2	11
Subtotal	48	51	30	31	2	21	
	48			135			183

DRAWING LIST:

RZ0.00	COVER PAGE
RZ0.10	PROJECT DATA
RZ0.20	SITE CONTEXT
RZ0.30	SITE PHOTOGRAPHS
RZ0.31	SHADOW STUDY
RZ0.43	3D RENDERING
RZ1.00	SITE SURVEY
RZ1.01	SITE PLAN (WITH SURVEY DATA)
RZ1.10	SITE PLAN (NO SURVEY DATA)
RZ1.11	SITE PLAN - EXISTING GRADE RELATIVE TO P1
RZ2.01	FULL FLOOR PLAN - LOBBY & P1
RZ2.02	FULL FLOOR PLAN - LEVEL 01
RZ2.03	FULL FLOOR PLAN - LEVEL 02
RZ2.04	FULL FLOOR PLAN - LEVEL 03
RZ2.05	FULL FLOOR PLAN - LEVEL 04
RZ2.06	FULL FLOOR PLAN - AMENITY
RZ2.07	FULL FLOOR PLAN - LEVEL 06-12
RZ3.00	BUILDING ELEVATIONS - NORTH
RZ3.01	BUILDING ELEVATIONS - SOUTH
RZ3.02	BUILDING ELEVATIONS - WEST
RZ3.03	BUILDING ELEVATIONS - EAST
RZ4.00	BUILDING SECTION
RZ4.01	BUILDING SECTION

PROJECT TEAM:

CLIENT

AVENIR SENIOR LIVING
7105-D, W SAANICH ROAD
BRENTWOOD BAY, BC V8M 1P7

JASON CRAIK
250-880-6787

ARCHITECTURAL

ZEIDLER ARCHITECTURE
1981 MAIN STREET
VANCOUVER, BC V5T 3C1

LUCAS GALLARDO
236-335-0787

LANDSCAPE

PMG LANDSCAPE ARCHITECTS
4185 STILL CREEK DR C100
BURNABY, BC V5C 6G9

MARY CHAN YIP
604-294-0011

CIVIL

LANDMARK ENGINEERING & PLANNING LTD.
3030 LINCOLN AVE # 226
COQUITLAM, BC V3B 6B4

GRAHAM WATSON
604-357-3541

TRAFFIC

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6741 CARIBOO RD #401
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NO.	ISSUE/ REVISION	DATE
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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT — JAMES D. BROWN — BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

PROJECT DATA

PROJECT NO.	DRAWN	CHECKED
221-127	Author	Checker

DRAWING NO. **RZ0.10** REVISION NO. 5

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Attachment 6

TRUE NORTH

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES D. ARCHIBALD BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

SITE CONTEXT

PROJECT NO.	DRAWN	CHECKED
221-127	Author	Checker

DRAWING NO. **RZ0.20**

REVISION NO. 5

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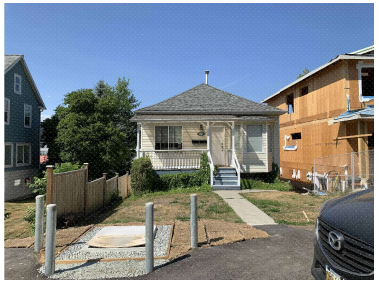
Attachment 6

ST.GEORGE ST. (NORTH) (A)

2506

2510


2514

2518

ST. GEORGES ST (SOUTH) EXISTING SITE (B)

2505

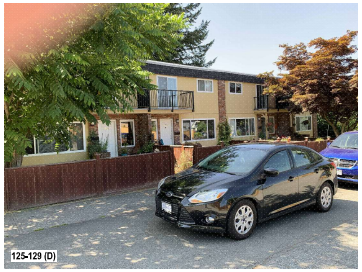
2509

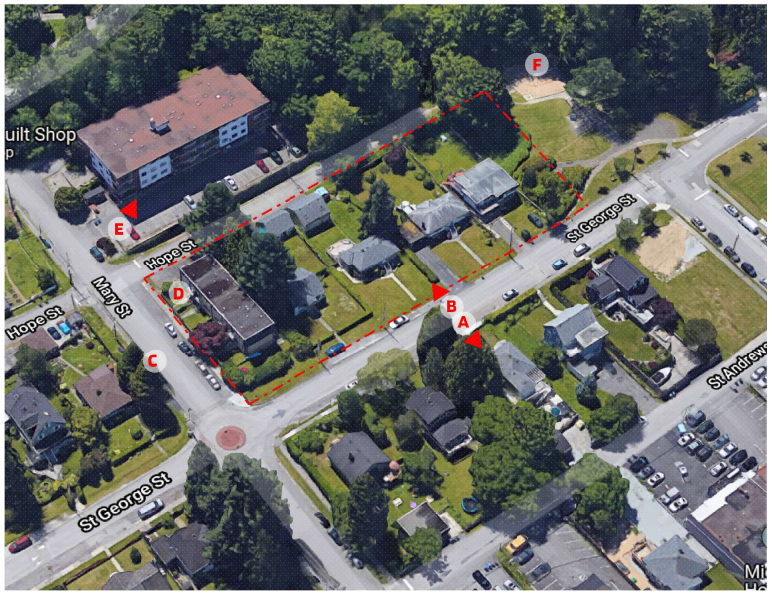
2513

2517

MARY ST.

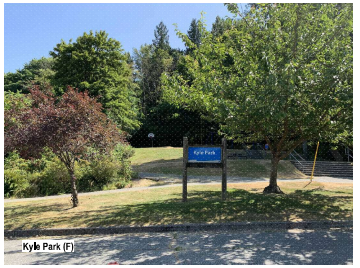
2601 (C)


125-129 (D)



HOPE ST.

195 (E)


Kyle Park (F)

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REGISTERED ARCHITECT JESSE D. ARCHER BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

SITE PHOTOGRAPHS

PROJECT NO.	DRAWN	CHECKED
221-127	Author	Checker

DRAWING NO. **RZ0.30**

REVISION NO. 5

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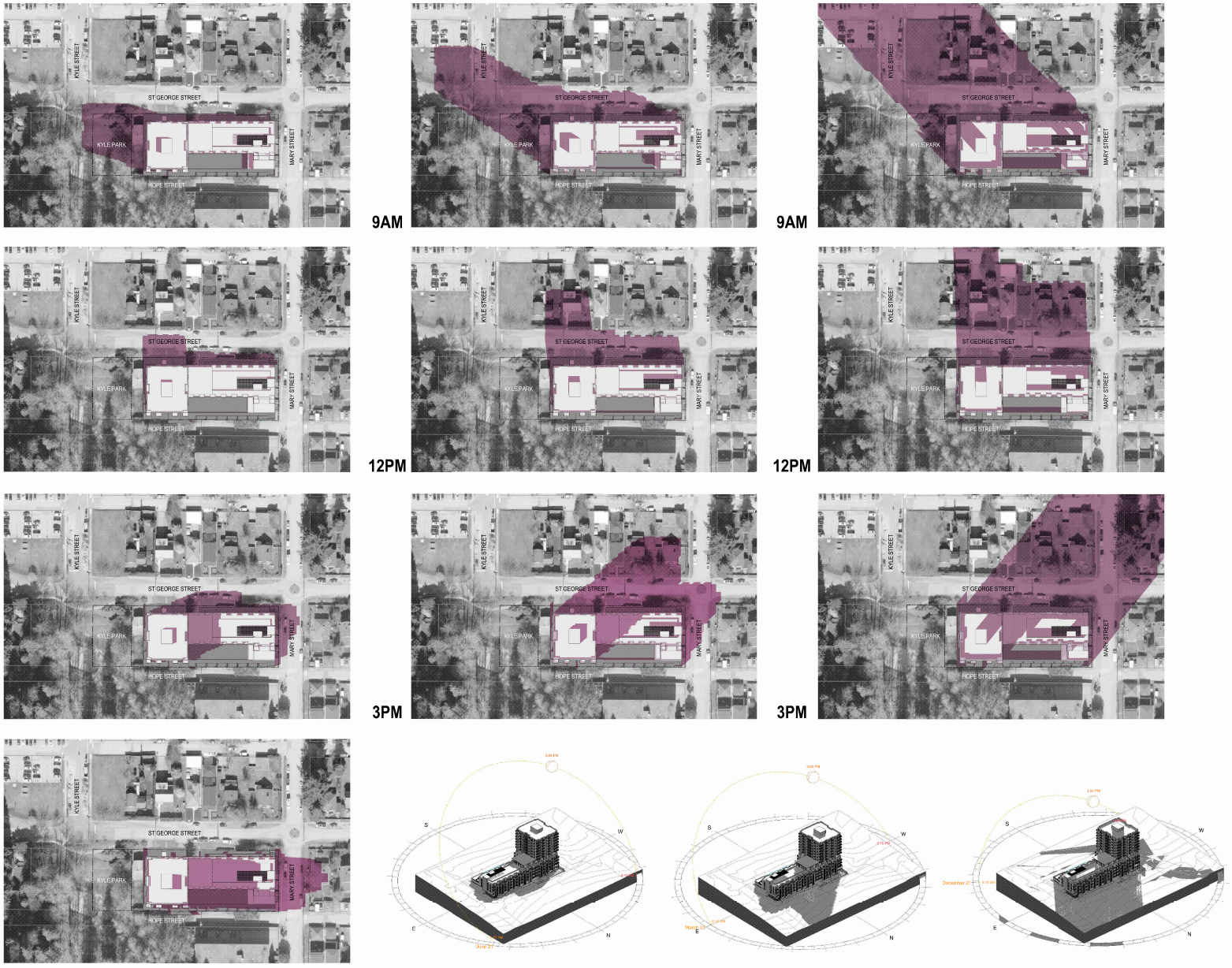

1 RZ0.31 Sun Study SS June 21 SCALE:

3 RZ0.31 Sun Study EQ MARCH 21 SCALE:

2 RZ0.31 Sun Study WS December 21 SCALE:

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2	ISSUE FOR OCP AMENDMENT & REZONING	2024-03-25
1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES D. ANDERSON BRITISH COLUMBIA 2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

SHADOW STUDY

PROJECT NO.	DRAWN	CHECKED
221-127	SMC	MH

DRAWING NO. **RZ0.31**

REVISION NO. 5

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES B. BROOKS BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

3D RENDERING

PROJECT NO.	DRAWN	CHECKED
221-127	SC	JB

DRAWING NO.

RZ0.43

REVISION NO.

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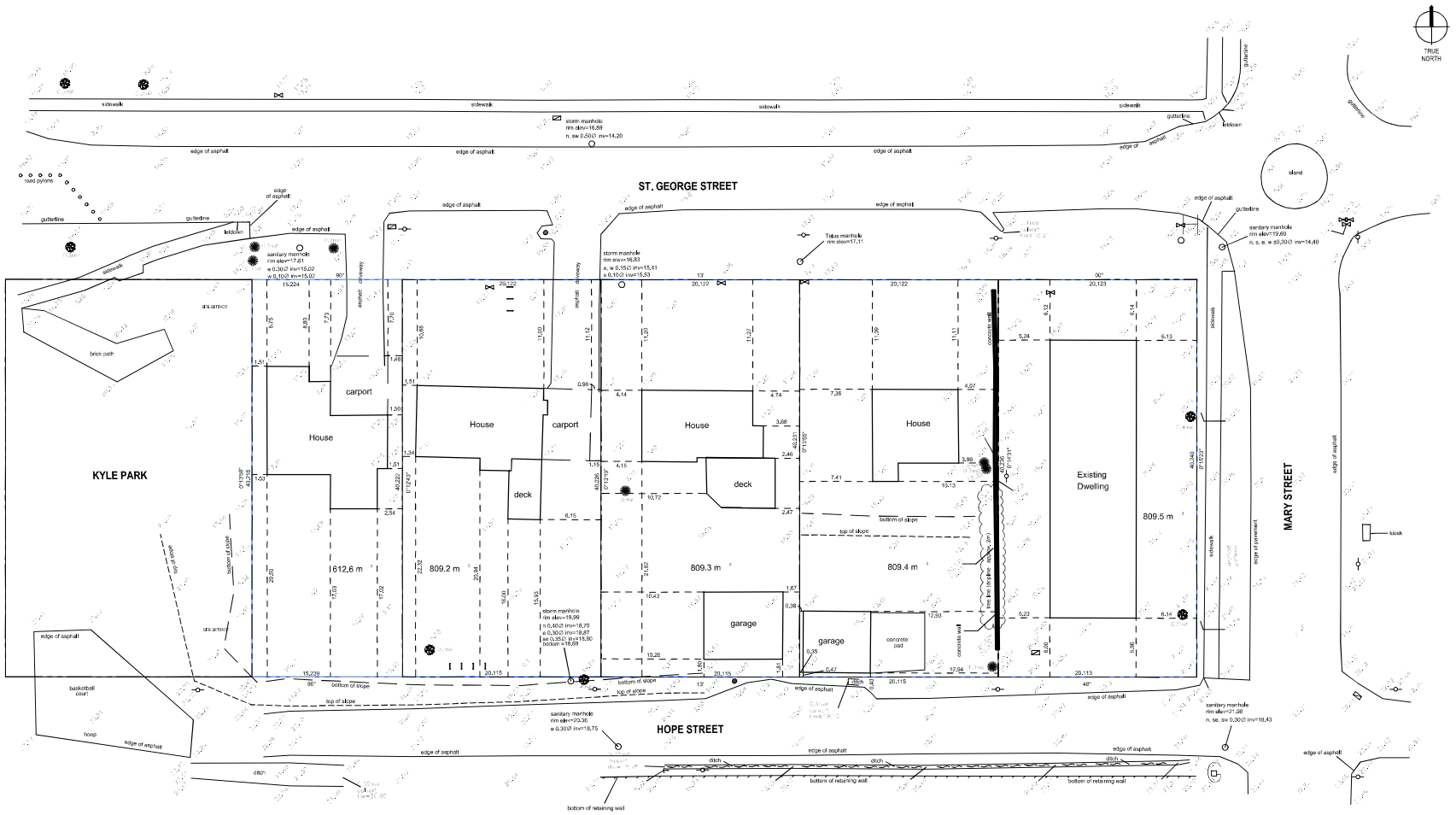

1 RZ1.00 SITE PLAN
SCALE: 1 : 200

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JOHN BRAIS ZEIDLER BRITISH COLUMBIA 2025-09-25

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St, George Street Port Moody BC

TITLE

SITE SURVEY

PROJECT NO.	DRAWN	CHECKED
221-127	SC	JB

DRAWING NO. **RZ1.00**

REVISION NO. 5

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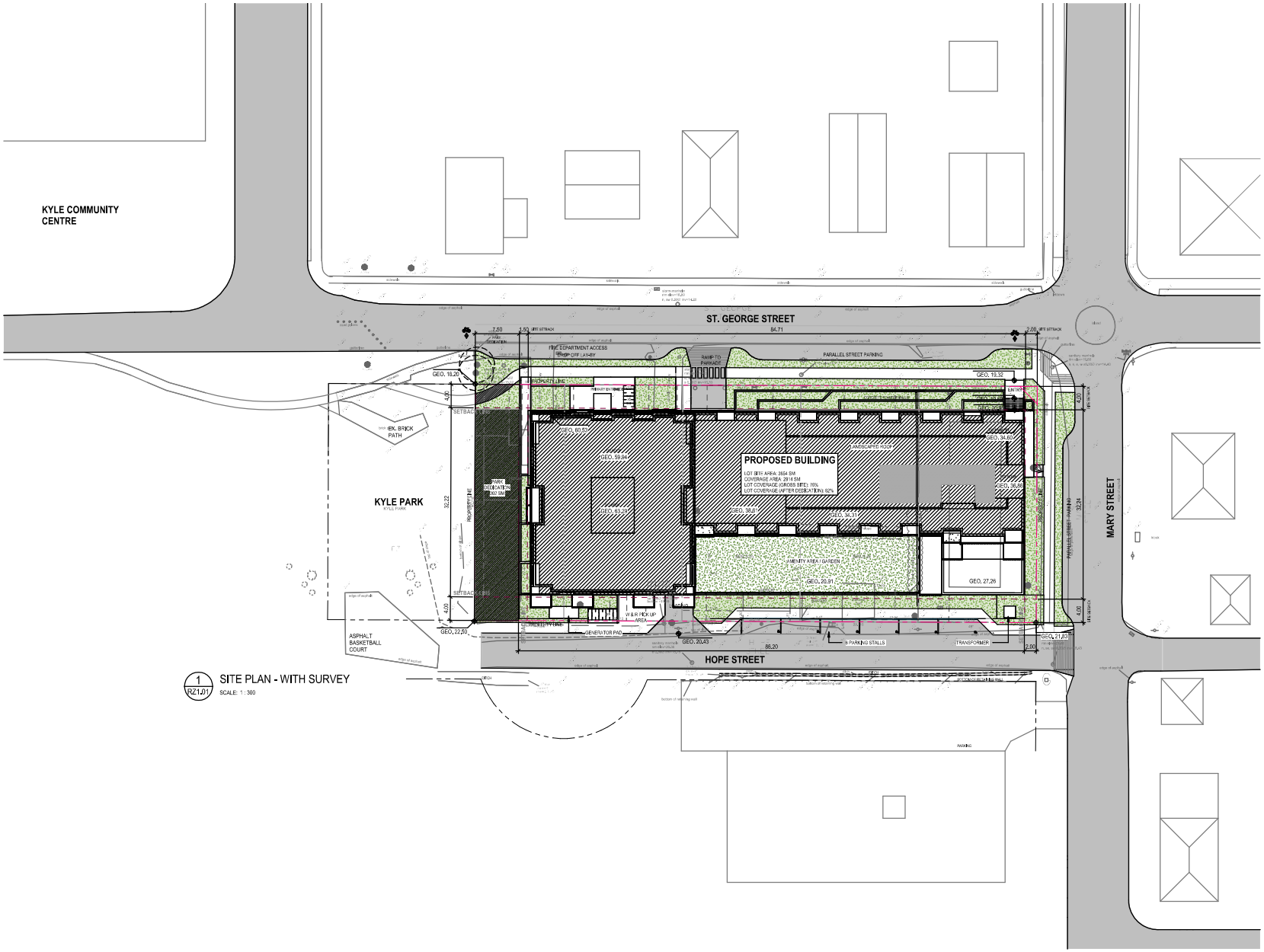

1 RZ1.01 SITE PLAN - WITH SURVEY
SCALE: 1 : 300

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JESSE B. BROWN BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

SITE PLAN (WITH SURVEY DATA)

PROJECT NO.	DRAWN	CHECKED
221-127	SC	JB

DRAWING NO. **RZ1.01**

REVISION NO. 5

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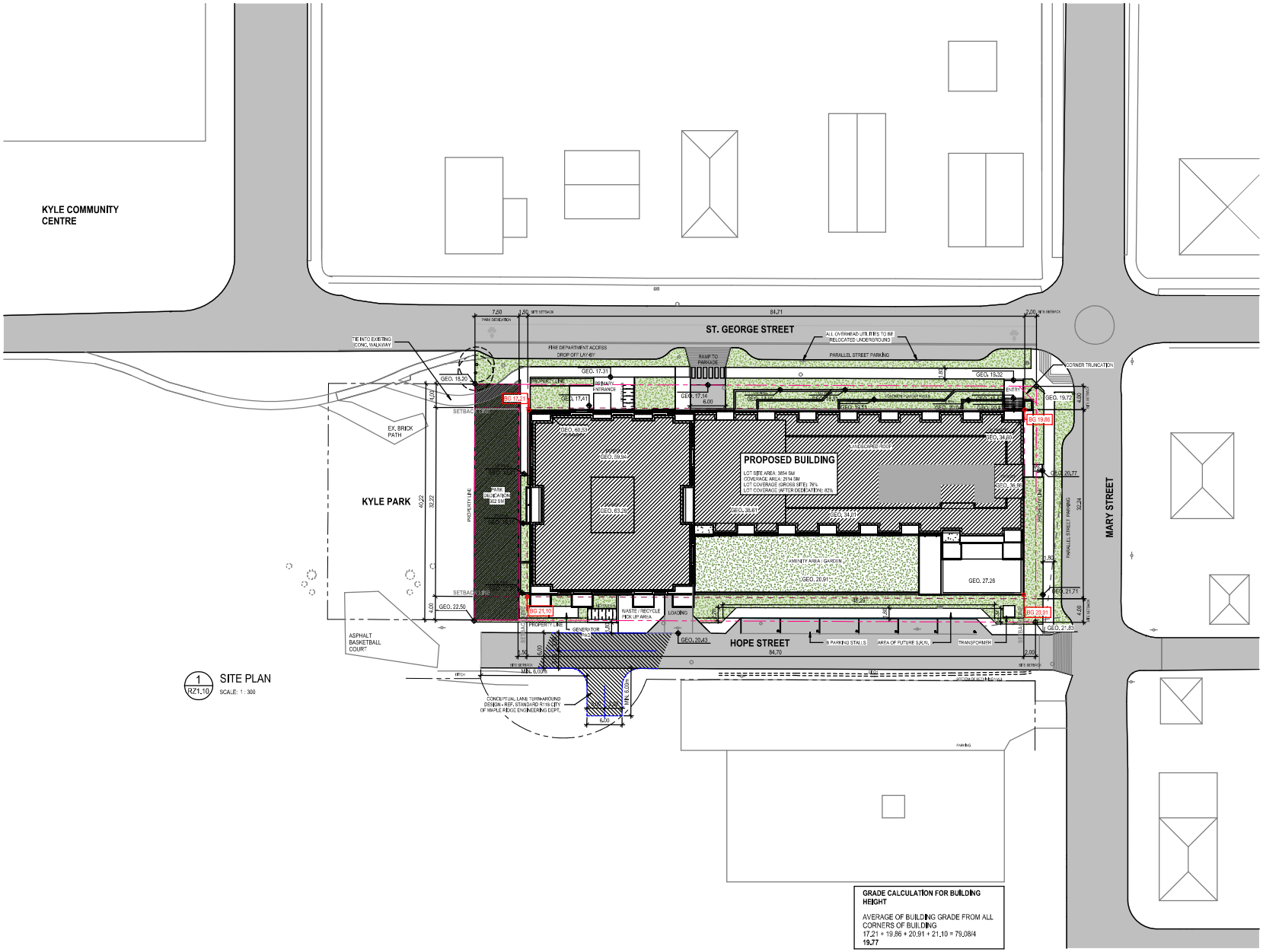
KYLE COMMUNITY CENTRE
ST. GEORGE STREET
HOPE STREET
MARY STREET
KYLE PARK
PROPOSED BUILDING
LOT SITE AREA: 3894 SM
COVERAGE AREA: 2914 SM
LOT COVERAGE (GROSS SITE): 76%
LOT COVERAGE AFTER DEDICATION: 82%
TIE INTO EXISTING CONC. WALKWAY
EX. BRICK PATH
ASPHALT BASKETBALL COURT
FIRE DEPARTMENT ACCESS DROP OFF LAY-BY
RAMP TO PARKADE
PRIMARY ENTRANCE
ALL OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND
PARALLEL STREET PARKING
CORNER TRUNCATION
ENTRANCE
COVERED REST
AMENITY AREA / GARDEN
WASTE / RECYCLE PICK UP AREA
LOADING
GENERATOR
16 PARKING STALLS
AREA OF FUTURE S.R.W.
TRANSFORMER
CONCEPTUAL LANE TURN-AROUND DESIGN - REF. STANDARD R116 CITY OF MAPLE RIDGE ENGINEERING DEPT.
PARKING
SETBACK
PROPERTY LINE
PARK DEDICATION 302.9M
BG 17.21
BG 19.86
BG 21.10
BG 20.91
GEO. 18.20
GEO. 17.31
GEO. 17.41
GEO. 17.14
GEO. 19.32
GEO. 19.72
GEO. 19.61
GEO. 20.77
GEO. 21.71
GEO. 22.50
GEO. 20.43
GEO. 21.83
GEO. 20.91
GEO. 27.28
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GEO.

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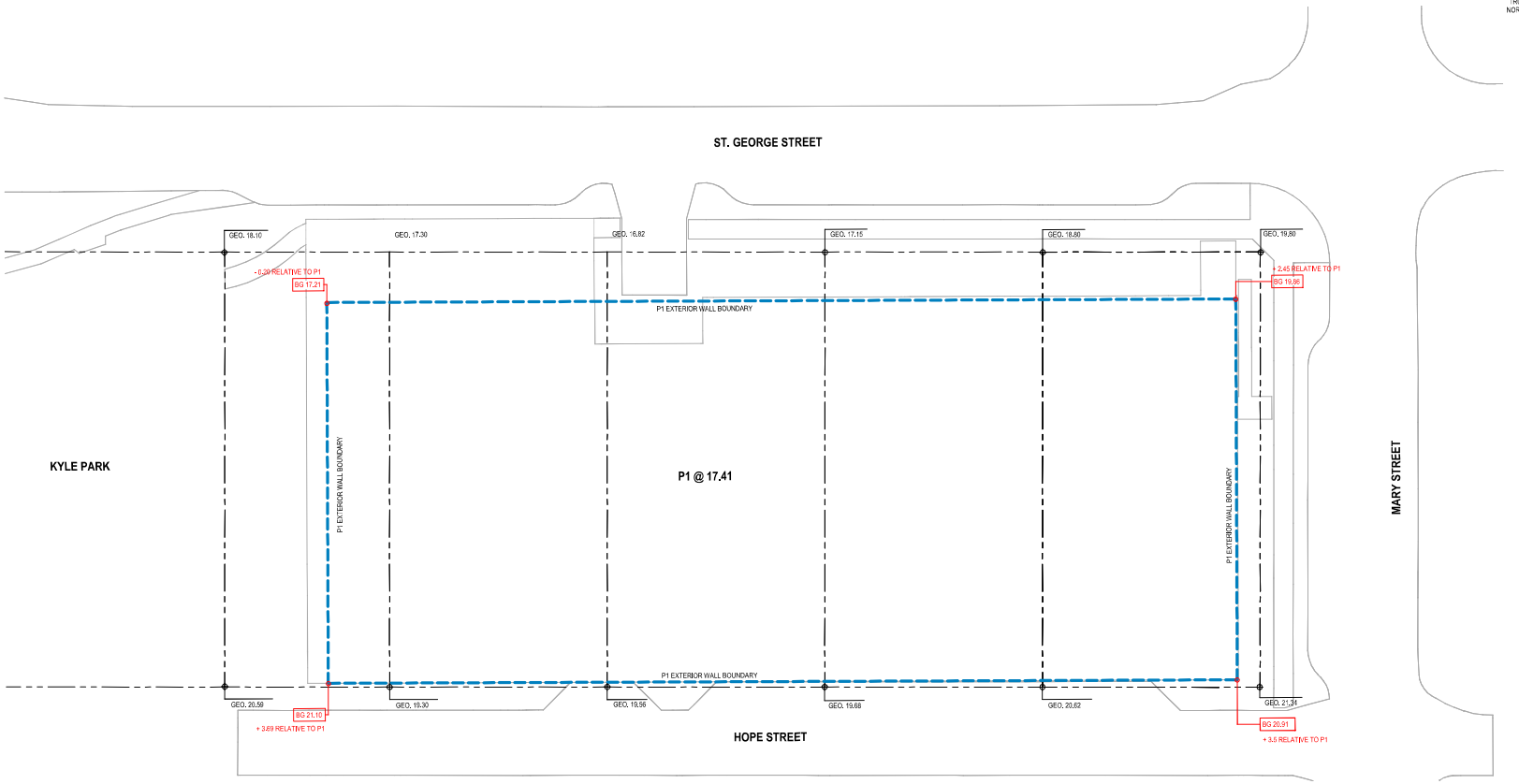

1 / RZ1.11 BUILDING GRADE RELATIVE TO P1
SCALE: 1 : 200

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JOSEPH B. BROWN BRITISH COLUMBIA 2025-09-22

PROJECT
AVENIR PORT MOODY

PROJECT ADDRESS
2500 Block St, George Street Port Moody BC

TITLE
SITE PLAN - EXISTING GRADE RELATIVE TO P1

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO. **RZ1.11**
REVISION NO. 5

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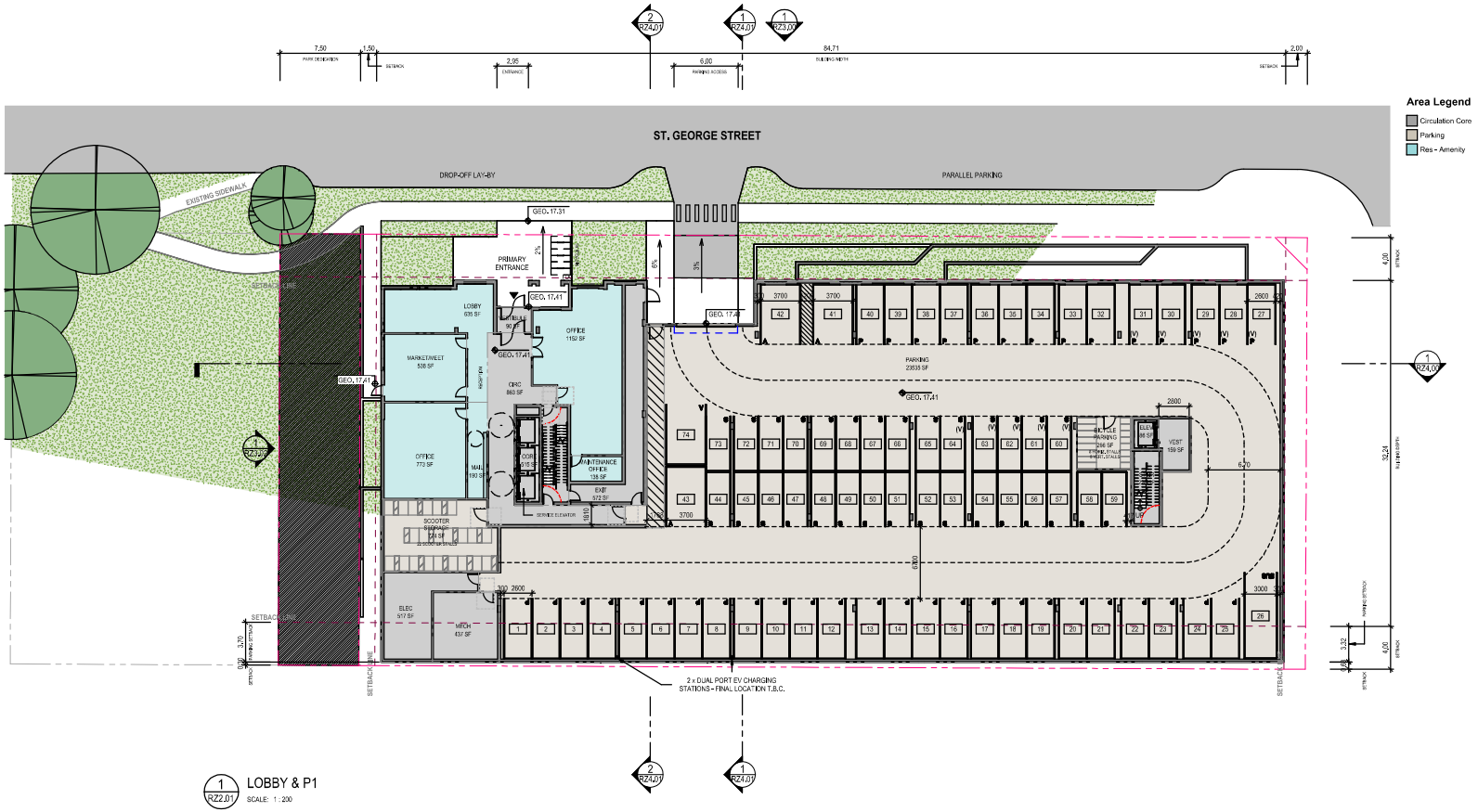

1 RZ2.01 LOBBY & P1
SCALE: 1 : 200

TOTAL PARKING COUNT

Standard Size Parking	39 Stalls
Small Size Parking	30 Stalls
Minibus Parking	1 Stall
Accessible Parking	4 Stalls
	74 Stalls
Mobility Scooter	22 Stalls
Long Term Bicycle	16 Stalls
Short Term Bicycle	12 Stalls
	50 Stalls

PARKING LEGEND

P Standard Size Parking
S Small Size Parking
A Accessible Parking
P Parallel Parking
BUS Minibus Parking

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES B. BROOKS BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

FULL FLOOR PLAN - LOBBY & P1

PROJECT NO.	DRAWN	CHECKED
221-127	ZS	JB

DRAWING NO. **RZ2.01**

REVISION NO. 5

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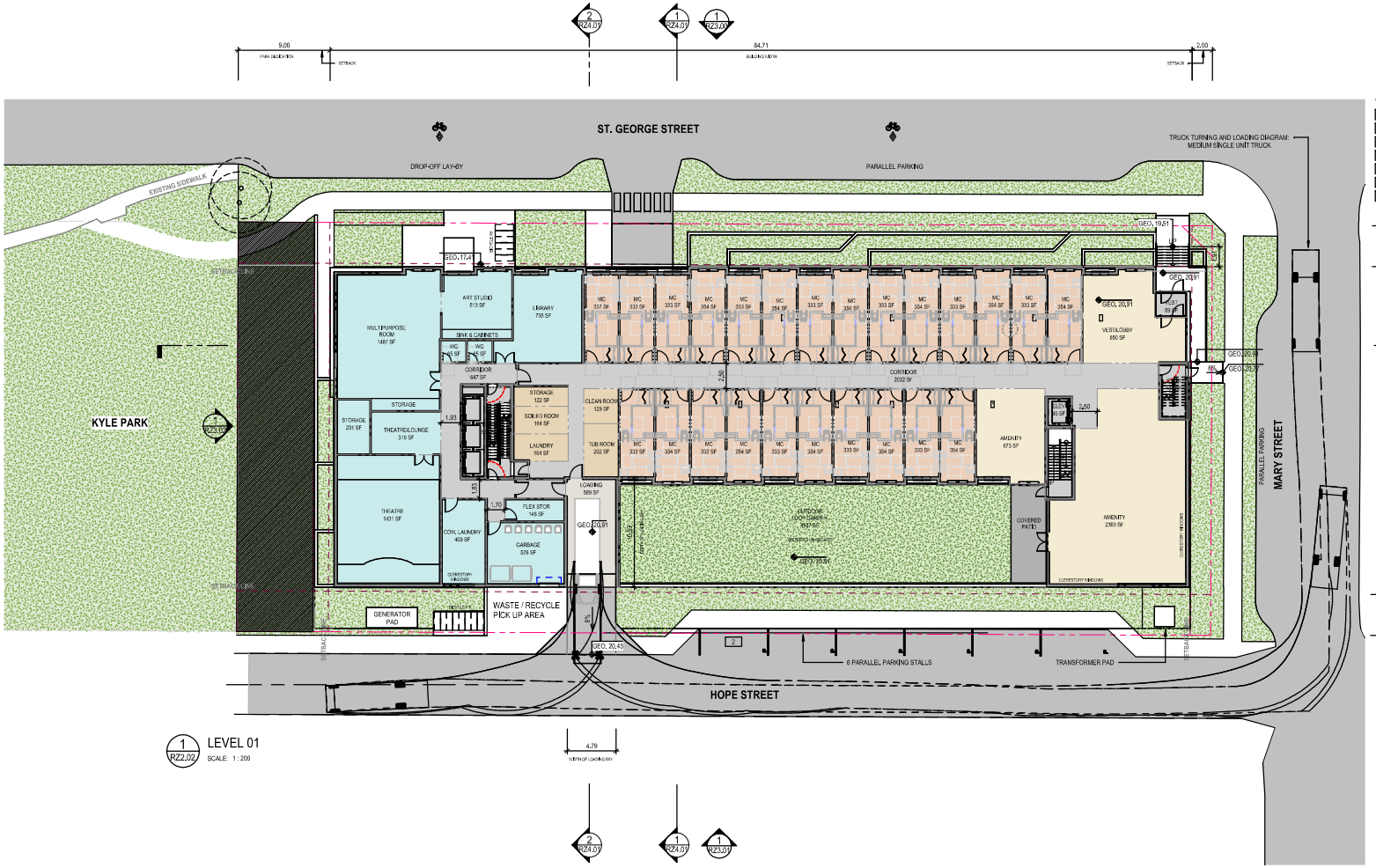


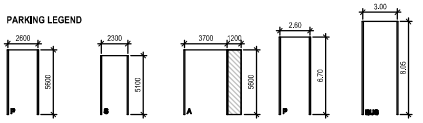
Area Legend

- CC - Amenity
- CC - Staff
- CC - Unit
- Circulation Core
- Outdoor
- Parking
- Res - Amenity

TOTAL PARKING COUNT

Standard Size Parking	39 Stalls
Small Size Parking	30 Stalls
Minibus Parking	1 Stall
Accessible Parking	4 Stalls
	74 Stalls
Mobility Scooter	22 Stalls
Long Term Bicycle	16 Stalls
Short Term Bicycle	12 Stalls
	50 Stalls

PARKING LEGEND



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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT ROGER B. ARCHAMBAULT BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

FULL FLOOR PLAN - LEVEL 01

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO. **RZ2.02**

REVISION NO. 5

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1 RZ2.03 LEVEL 02
SCALE: 1 : 200

Area Legend

- CC - Amenity
- CC - Staff
- CC - Unit
- Circulation Core
- IL - 1 bed
- IL - 1 bed + den
- Res - 2bed
- Res - Amenity

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES B. BROOKS BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

FULL FLOOR PLAN - LEVEL 02

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO. **RZ2.03**

REVISION NO. 5

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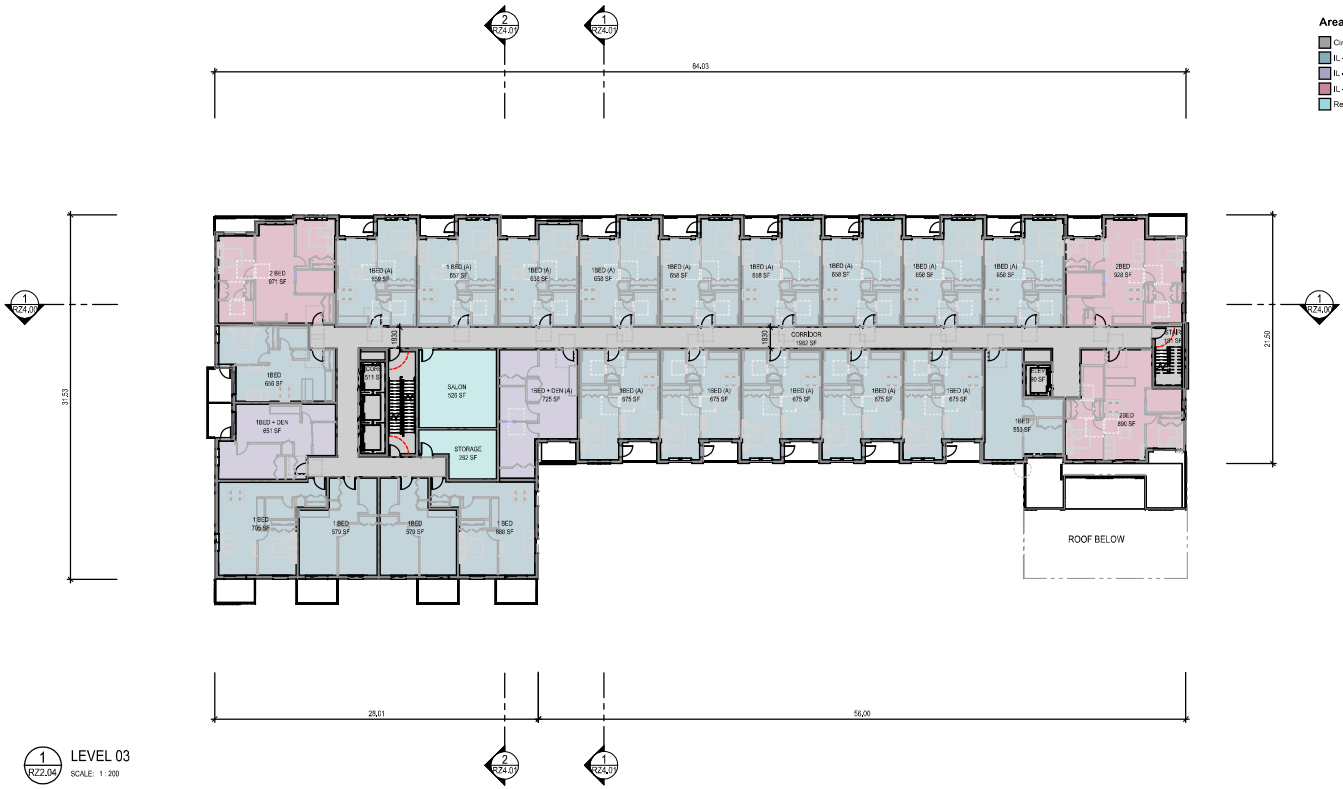

1 RZ2.04 LEVEL 03
SCALE: 1 : 200

Area Legend

- Circulation Core
- IL - 1 bed
- IL - 1 bed + den
- IL - 2bed
- Res - Amenity

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REGISTERED ARCHITECT JAMES B. BROOKS BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

FULL FLOOR PLAN - LEVEL 03

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO.

RZ2.04

REVISION NO.

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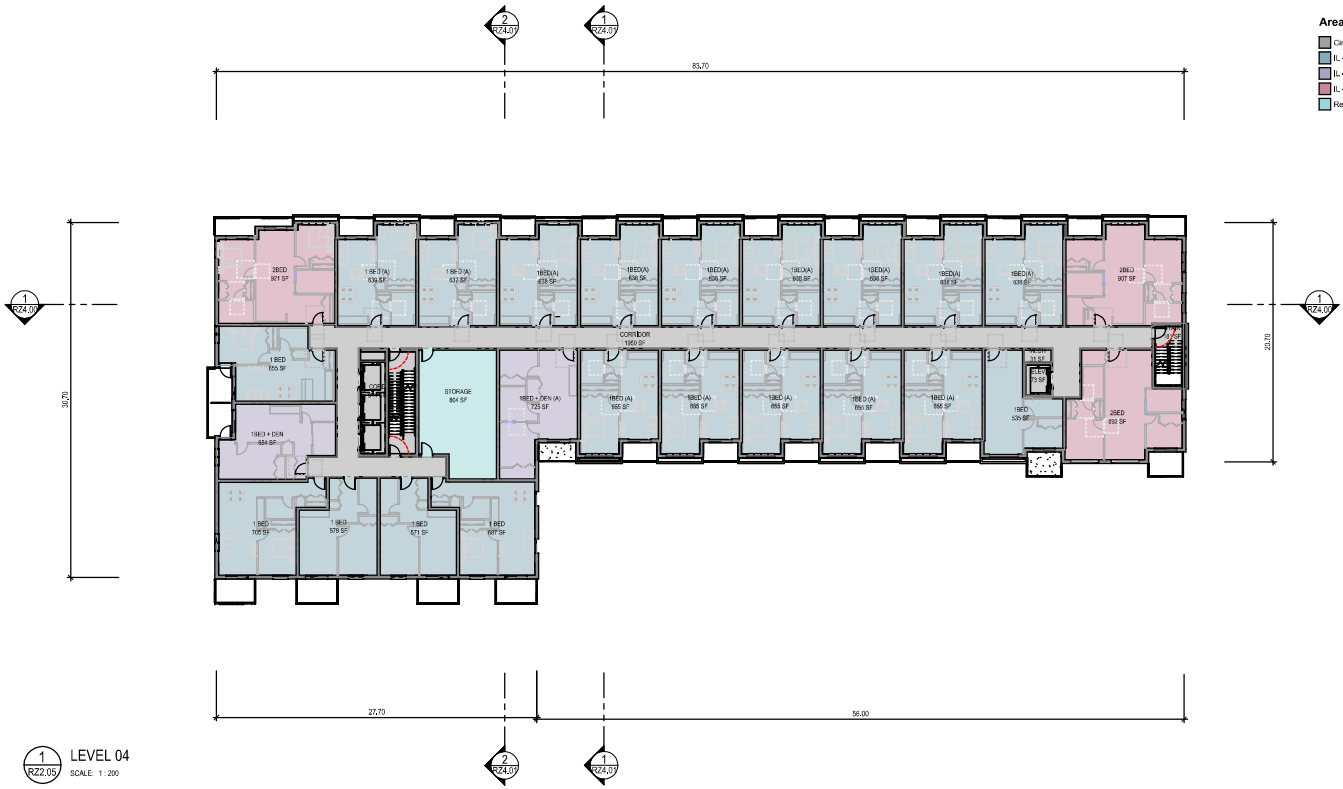

1 RZ2.05 LEVEL 04
SCALE: 1 : 200

Area Legend

- Circulation Core
- IL - 1 bed
- IL - 1 bed + den
- IL - 2bed
- Res - Amenity

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES B. BROOKS PROVINCE OF BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

FULL FLOOR PLAN - LEVEL 04

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO. **RZ2.05**

REVISION NO. 5

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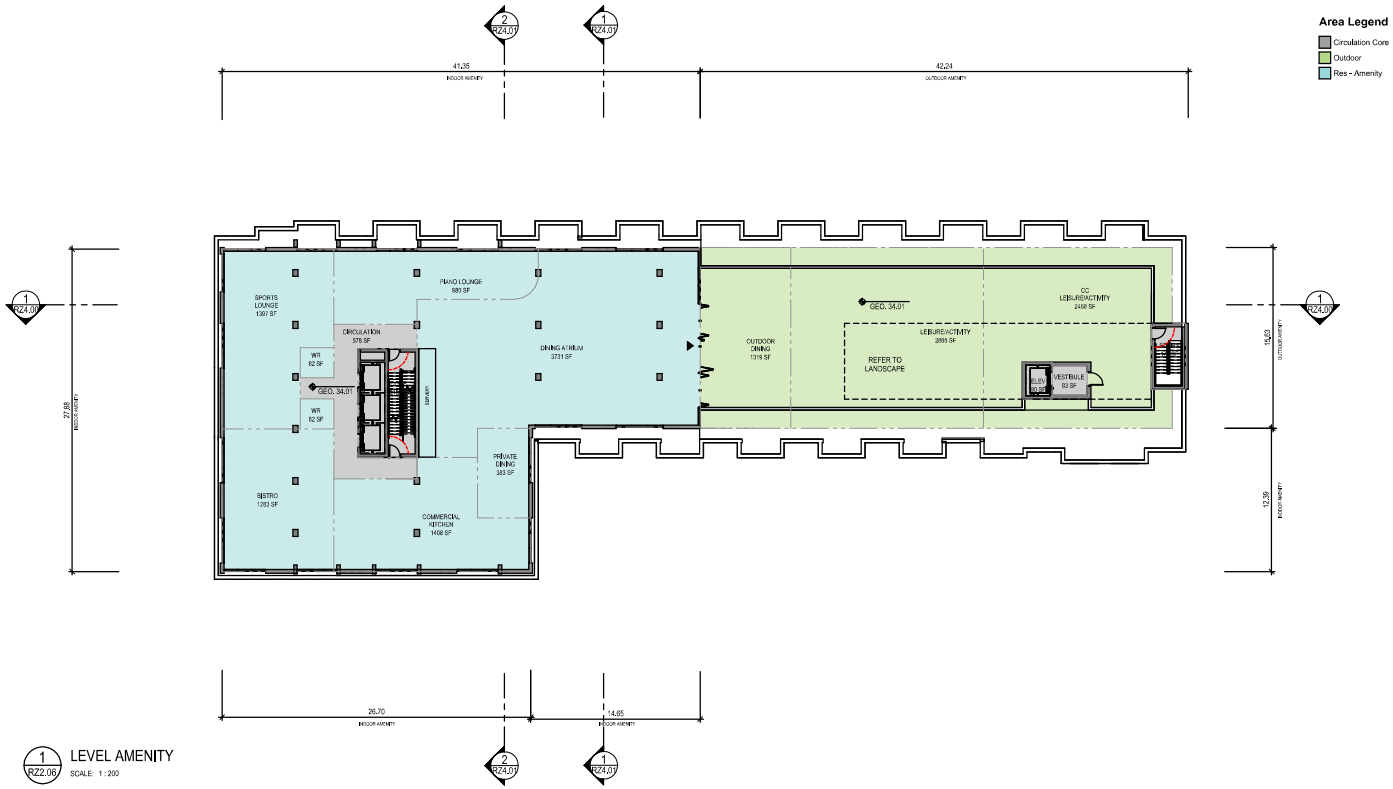

1 RZ2.06 LEVEL AMENITY
SCALE: 1 : 200

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES BRADY BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

FULL FLOOR PLAN - AMENITY

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO.

RZ2.06

REVISION NO.

5

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Attachment 6

1 RZ2.07 LEVEL 06-11
SCALE: 1 : 200

2 RZ2.07 LEVEL 12
SCALE: 1 : 200

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES B. BROOKS BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

FULL FLOOR PLAN - LEVEL 06-12

PROJECT NO.	DRAWN	CHECKED
221-127	RA	JB

DRAWING NO. **RZ2.07**

REVISION NO. 5

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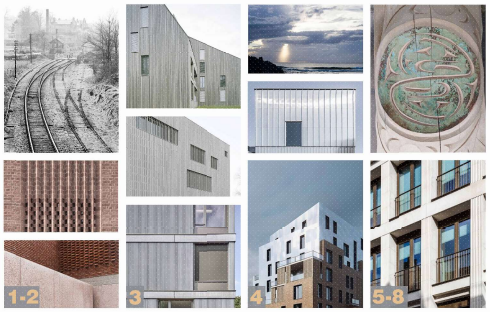
Attachment 6

1 RZ3.00 NORTH ELEVATION
SCALE: 1 : 200

INSPIRATION

FROM INDUSTRY TO THE ARTS

The project exterior pays homage to the history of Port Moody, from the industrial beginnings to the modern 'City of the Arts'. This is expressed through abstract building forms and celebrating local craft through the traditional materials of brick, steel and wood. This layer of artistic expression and craftsmanship softens the building into the context and strengthens the narrative. The project team commits to collaborate with the local communities and craftspeople to bring these stories to life.



MATERIAL BOARD

1. ARCHITECTURAL CONCRETE - COLOUR: LIGHT RED / BROWN
2. BRICK WITH VERTICAL PATTERN - COLOUR: LIGHT RED / BROWN
3. STONE / CONCRETE VENEER CLADDING WITH VERTICAL PATTERN
   a. ALTERNATE: CEMENTITIOUS BOARD - COLOUR: LIGHT GREY
4. METAL PANELS WITH REFLECTIVE FINISH
   a. ALTERNATE: STANDING SEAM METAL PANEL - ALUMINUM FINISH
5. ALUMINUM GLAZING SYSTEM - COLOUR: COPPER
   a. ALTERNATE: VINYL GLAZING SYSTEM - COLOUR: COPPER
6. STEEL GAURDRAILS AND RAILINGS - COLOUR: COPPER
7. BALCONY FASCIA AND SOFFIT: CONCRETE - LIGHT GREY
8. METAL SCREEN / TRELLIS

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REGISTERED ARCHITECT JAMES B. BARRETT BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING ELEVATIONS - NORTH

PROJECT NO.	DRAWN	CHECKED
221-127	SC	JB

DRAWING NO. **RZ3.00**

REVISION NO. 5

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Attachment 6

1 RZ3.01 SOUTH ELEVATION
SCALE: 1 : 200

INSPIRATION

FROM INDUSTRY TO THE ARTS

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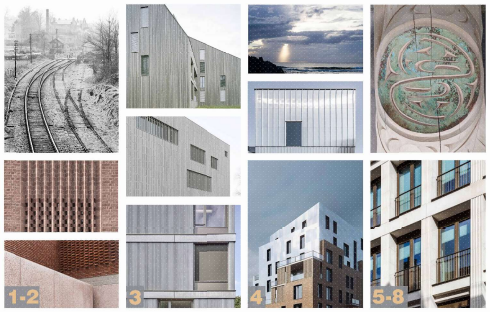

MATERIAL BOARD

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1	OCP AMENDMENT & REZONING	2023-09-20

REGISTERED ARCHITECT JAMES D. BROWN BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING ELEVATIONS - SOUTH

PROJECT NO.	DRAWN	CHECKED
221-127	SC	JB

DRAWING NO. **RZ3.01**

REVISION NO. 5

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Attachment 6

1 RZ3.02 WEST ELEVATION
SCALE: 1 : 200

INSPIRATION

FROM INDUSTRY TO THE ARTS

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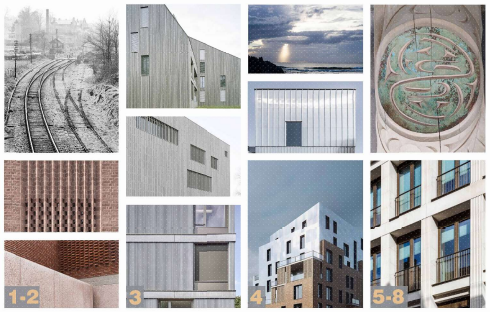

MATERIAL BOARD

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REGISTERED ARCHITECT JAMES D. BROWN BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING ELEVATIONS - WEST

PROJECT NO.	DRAWN	CHECKED
221-127	SC	JB

DRAWING NO. **RZ3.02**

REVISION NO. 5

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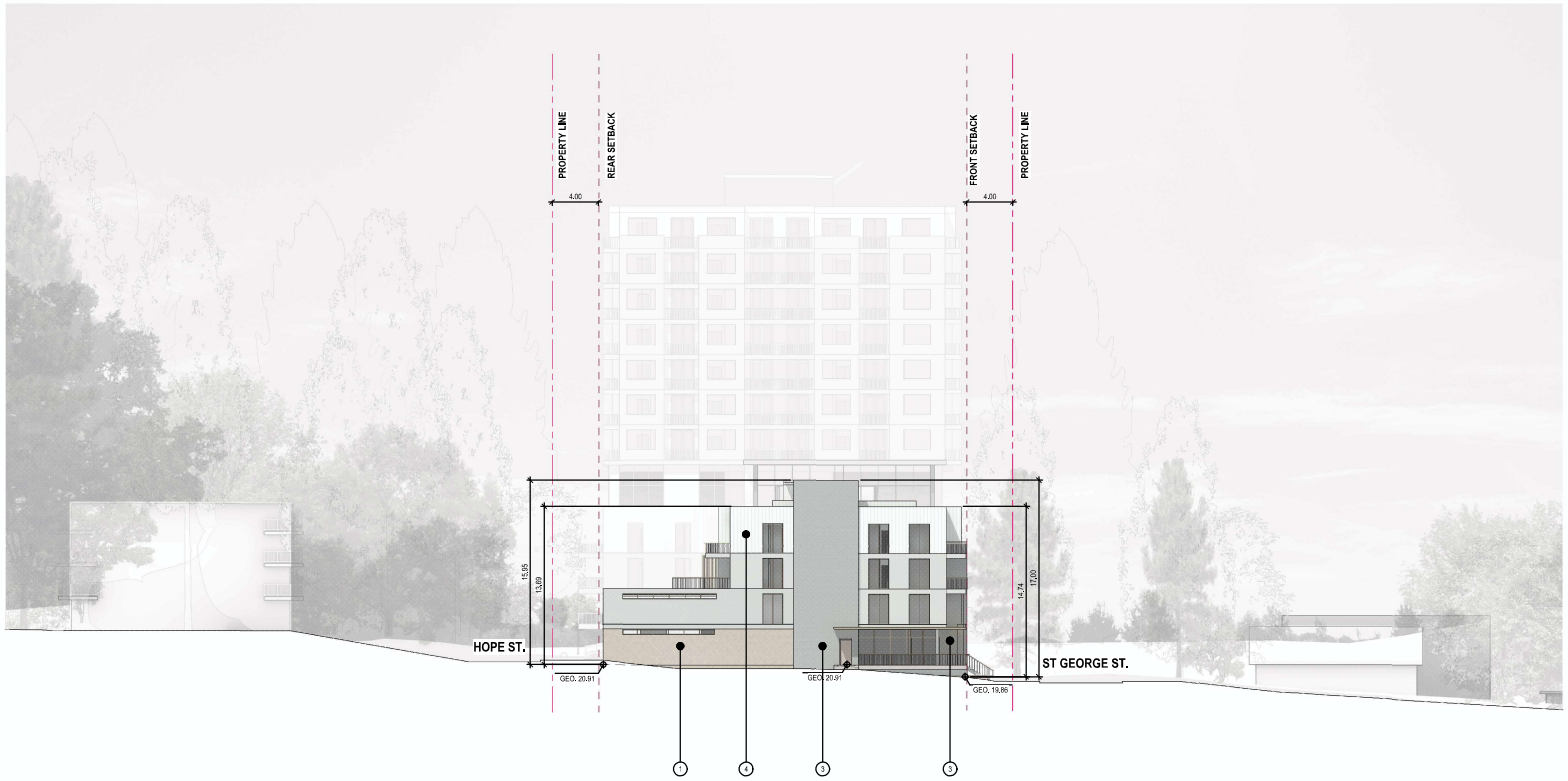

1 RZ3.03 EAST ELEVATION
SCALE: 1 : 200

INSPIRATION

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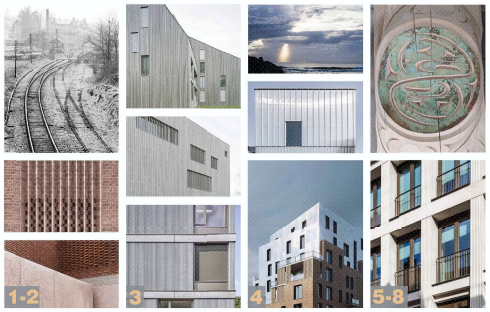

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REGISTERED ARCHITECT JAMES B. BROOKS BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING ELEVATIONS - EAST

PROJECT NO.	DRAWN	CHECKED
221-127	SC	JB

DRAWING NO. **RZ3.03**

REVISION NO. 5

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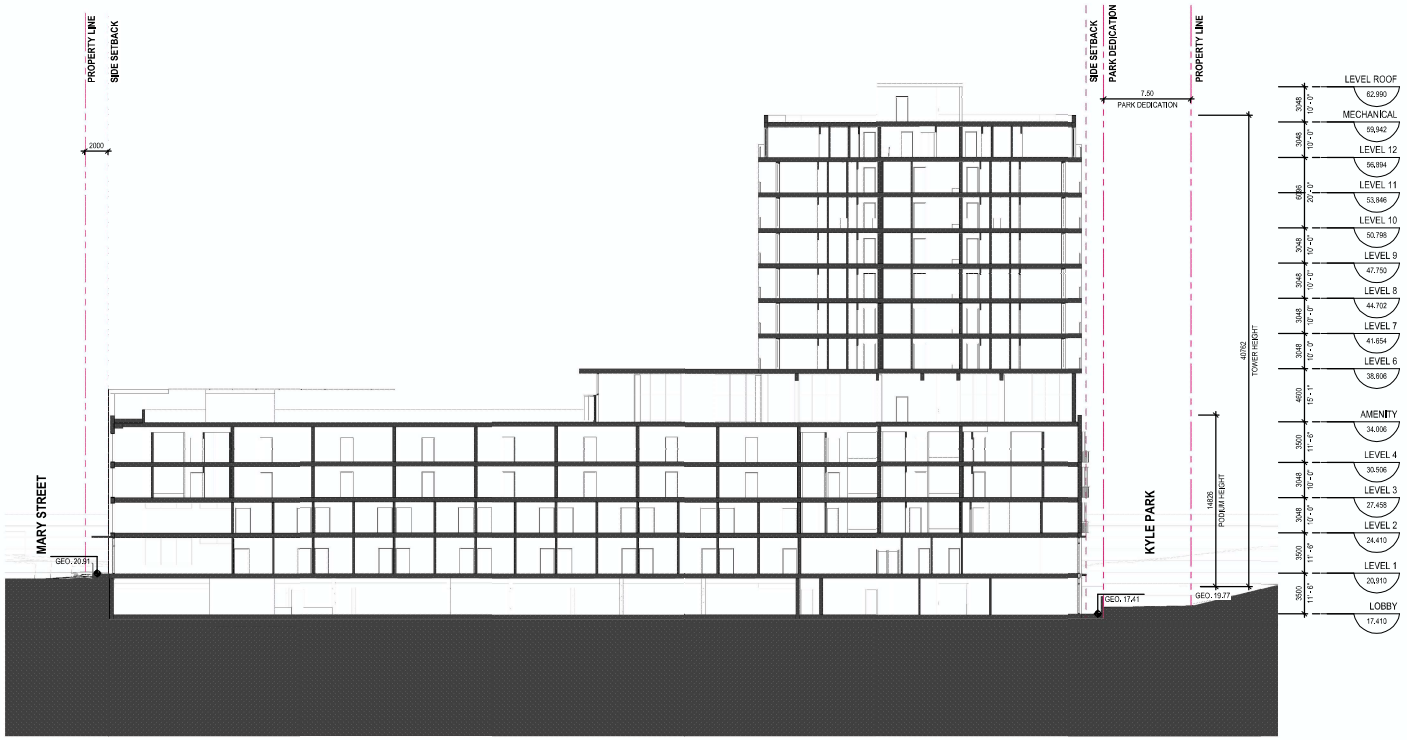

1 RZ4.00 SECTION - LONG SECTION
SCALE: 1 : 200

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2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING SECTION

PROJECT NO.	DRAWN	CHECKED
221-127	ZS	JB

DRAWING NO.

RZ4.00

REVISION NO.

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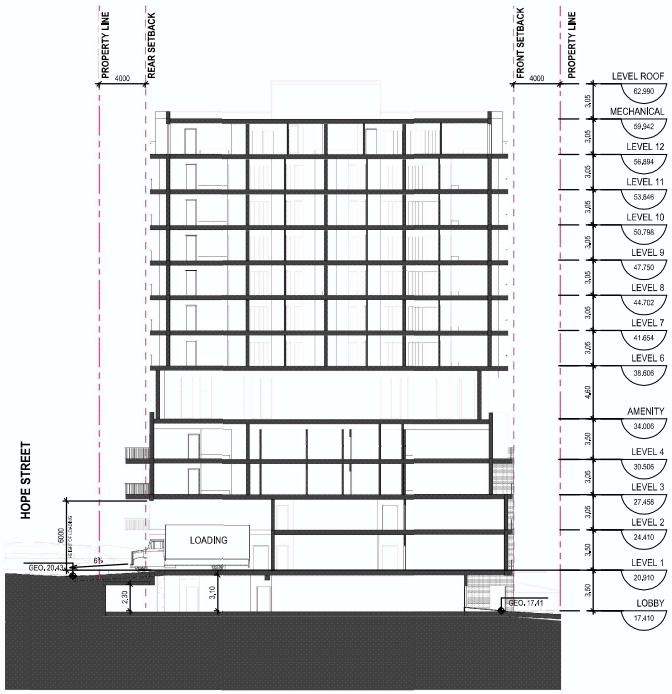
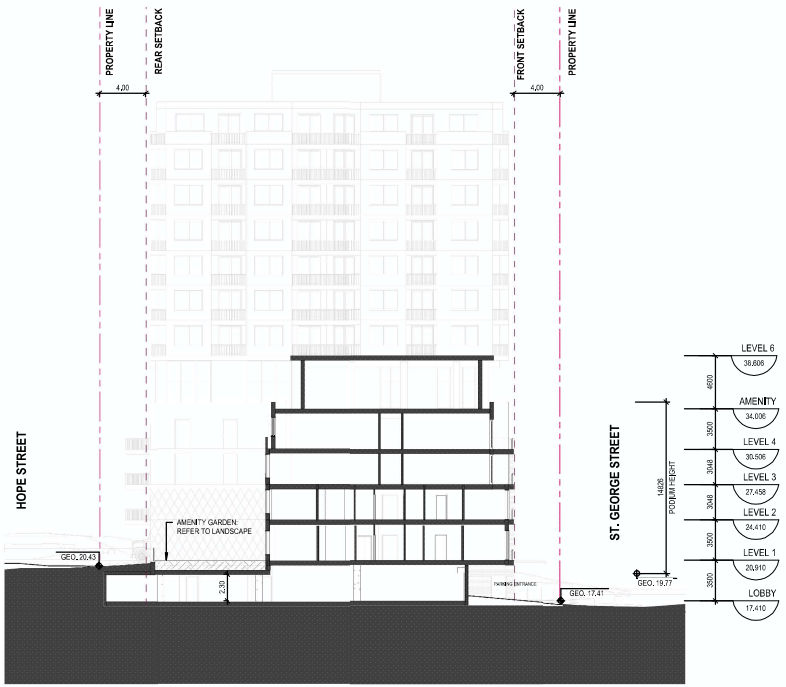


2 RZ4.01 SECTION - LOADING SECTION
SCALE: 1 : 200



1 RZ4.01 SECTION - SHORT SECTION
SCALE: 1 : 200

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REGISTERED ARCHITECT JAMES B. BRONSKILL BRITISH COLUMBIA
2025-09-23

PROJECT

AVENIR PORT MOODY

PROJECT ADDRESS

2500 Block St. George Street Port Moody BC

TITLE

BUILDING SECTION

PROJECT NO.	DRAWN	CHECKED
221-127	ZS	JB

DRAWING NO.

RZ4.01

REVISION NO.

5

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Attachment 7

PLANT SCHEDULE

PMG PROJECT NUMBER: 22-192

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ABIES FRASERI	FRASER FIR	2.5M HT; B&B
	3	ACER CIRCINATUM	VINE MAPLE	3.0M HT; B&B; 3 STEM CLUMP
	2	ACER GRISEUM	PAPERBARK MAPLE	7CM CAL; 1.8M STD; B&B
	2	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM
	1	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	1	CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	4CM CAL
	2	CRYPTOMERIA JAPONICA 'ELEGANS'	JAPANESE CEDAR	3M HT; B&B
	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
	7	MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL; 1.5MSTD; B&B
	8	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
	1	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2.75M HT; B&B
	3	STEWARTIA MONADELPHA	ORANGEBARK STEWARTIA	6CM CAL; 1.8M STD; B&B
	1	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	7CM CAL; 1.5M STD; B&B
	5	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	7CM CAL; 1.5M STD; B&B
SMALL TREE				
	5	HIBISCUS SYRIACUS	ROSE OF SHARON	#10 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AJ	23	AUCUBA JAPONICA (DWARF FEMALE)	DWARF JAPANESE AUCUBA	#3 POT; 40CM
AJH	80	AZALEA JAPONICA 'HINO WHITE'	AZALEA: HARDY WHITE	#2 POT; 25CM
AJP	66	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA: RED-VIOLET	#2 POT; 25CM
CSK	117	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
EC	7	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	#3 POT; 80CM
EA	11	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
FJ	4	FATSIA JAPONICA	JAPANESE ARALIA	#10 POT; MULTI STEM
HPL	10	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA: LIMEGREEN-PINK	#3 POT; 80CM
HQ	3	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	#3 POT; 80CM
KLM	68	KALMIA LATIFOLIA 'MINUET'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
MAA	201	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT; 50CM
NDS	35	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT; 40CM
PJF	47	PIERIS JAPONICA 'FOREST FLAME'	PIERIS: WHITE BLOOMS	#3 POT; 50CM
RVA	27	RHODODENDRON VASEYI	PINK-SHELL AZALEA	#3 POT; 80CM
RA	22	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
RN	38	ROSA NUTKANA	NOOTKA ROSE	2 POT; 40CM
SS	45	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEET BOX	#3 POT; 40CM
SJR	59	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#2 POT; 30CM
TH	300	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
GRASS				
CO	210	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
HM	188	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
MS	42	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#1 POT
ST	70	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
BM	76	BRUNNERA MACROPHYLLA	SIBERIAN BUGLOSS	15CM POT
EXR	73	EPIMEDIUM X RUBRUM	RED BARRENWORT	15CM POT
HOR	106	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
HOS	59	HOSTA 'GOLD STANDARD'	HOSTA: YELLOW AND GREEN VARIEGATED	#2 POT; 1-2 EYE
HOU	12	HOSTA x 'BLUE MOUSE EARS'	HOSTA: BLUE	#1 POT; 1-2 EYE
LS	75	LIGULARIA STENOCEPHALA 'THE ROCKET'	LIGULARIA	15CM POT
RFG	103	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA: YELLOW	15CM POT
SEM	61	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	9CM POT
GC				
DE	101	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#1 POT; 25CM
EC	24	ERICA CARNEA 'VIVELLII'	WINTER HEATH; CARMINE-RED	#1 POT
GS	123	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.
PM	128	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
RPT	42	RUBUS ROLFEI 'EMERALD CARPET'	CREEPING TAIWAN BRAMBLE	9CM POT

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NOTE: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED USING DESIGN/BUILD HIGH EFFICIENCY, DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION.

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	25.JUL.07	NEW SITE PLAN	DO
2	25.JUN.13	NEW SITE PLAN	DO
1	25.MAY.08	CITY RESUBMISSION	

CLIENT:

PROJECT:

KYLE PARK SENIOR LIVING

123-129 MARY STREET AND 2505-2517 ST. GEORGE STREET PORT MOODY

DRAWING TITLE:

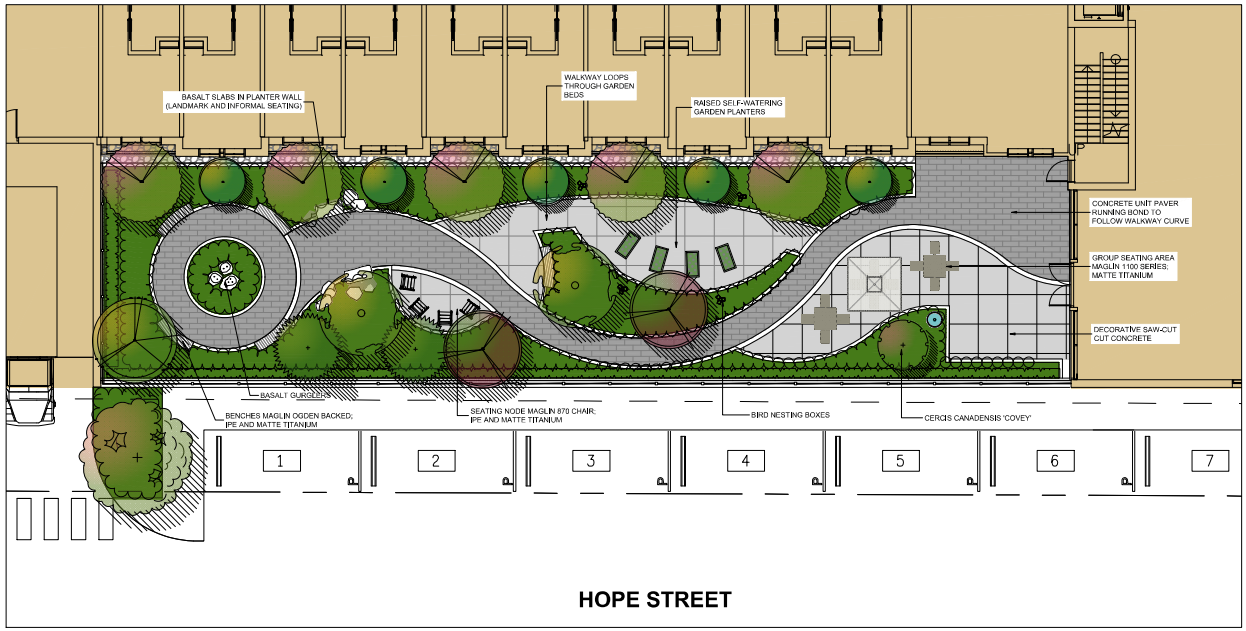
LANDSCAPE PLAN

DATE:	23.JAN.05	DRAWING NUMBER:	
SCALE:	1:200		L1
DRAWN:	MC		
DESIGN:	MC		
CHK'D:	MCY		OF 5

22192-6.ZIP

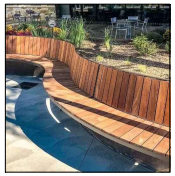
PMG PROJECT NUMBER: 22-192

Attachment 7



MAGLIN 870 CHAIR

BASALT GURGLER


MAGLIN OGDEN BENCH

BIRD'S NESTING BOX

NEST PLANTER

SOLUS WATER DOME

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	25.JUL.07	NEW SITE PLAN	DO
2	25.JUN.13	NEW SITE PLAN	DO
1	25.MAY.08	CITY RESUBMISSION	

CLIENT:

PROJECT:

KYLE PARK SENIOR LIVING

123-129 MARY STREET AND 2505-2517 ST. GEORGE STREET PORT MOODY

DRAWING TITLE:

LANDSCAPE PLAN LV2

DATE:	23.JAN.05	DRAWING NUMBER:
SCALE:	1:100	**L2**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	MCY	**OF 5**

22192-6.ZIP

PMG PROJECT NUMBER: **22-192**

Attachment 7

SOLUS HEMI FIRE BOWL

MAGLIN 1100 SERIES TABLE

MAGLIN TUCCI UMBRELLA

BIRD'S NESTING BOX

TREE SCHEDULE — PMG PROJECT NUMBER: 22-192

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B; UPRIGHT FORM
	1	CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	4CM CAL; #10 POT
SHRUB				
	70	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
GRASS				
	107	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	25	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#1 POT
PERENNIAL				
	122	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT 9CM POT
GC				
	110	ERICA CARNEA 'VIVELLII'	WINTER HEATH; CARMINE-RED	#1 POT

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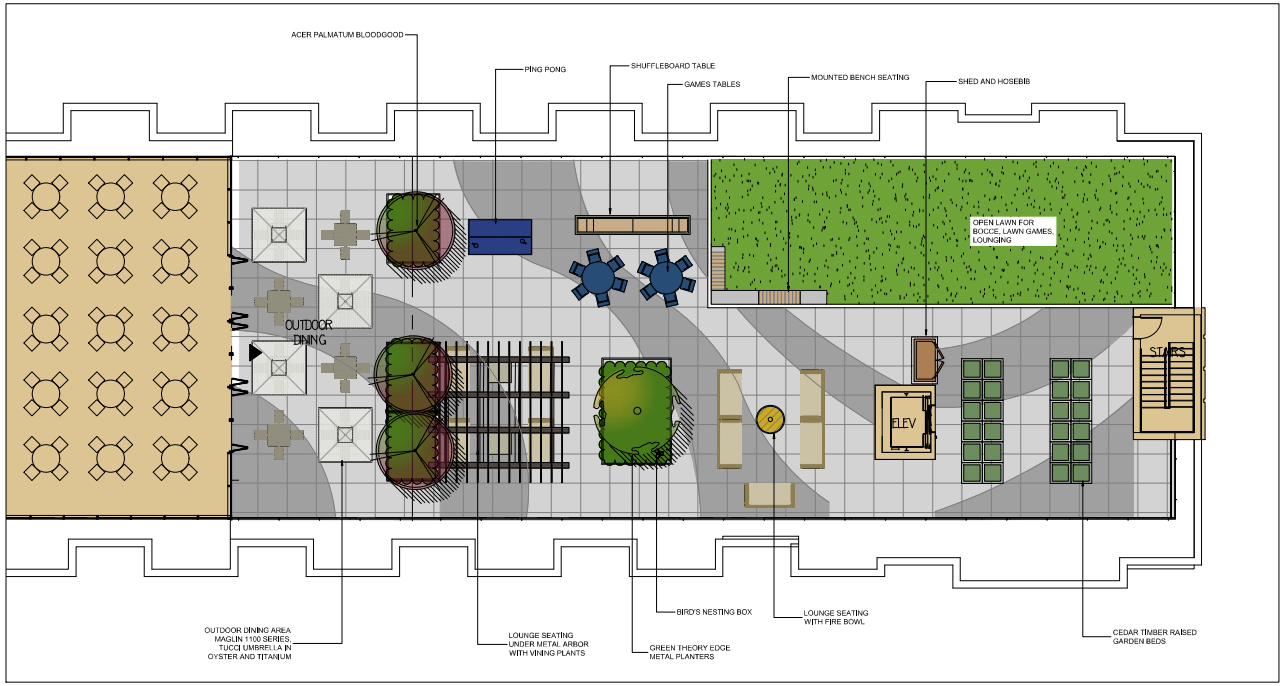
RAISED GARDEN PLANTERS

SHUFFLEBOARD TABLE

OUTDOOR SEATING TABLES



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NO.	DATE	REVISION DESCRIPTION	DR.
3	25.JUL.07	NEW SITE PLAN	DO
2	25.JUN.13	NEW SITE PLAN	DO
1	25.MAY.08	CITY RESUBMISSION	

CLIENT:

PROJECT:

KYLE PARK SENIOR LIVING

123-129 MARY STREET AND 2505-2517 ST. GEORGE STREET PORT MOODY

DRAWING TITLE:

LANDSCAPE PLAN LV6

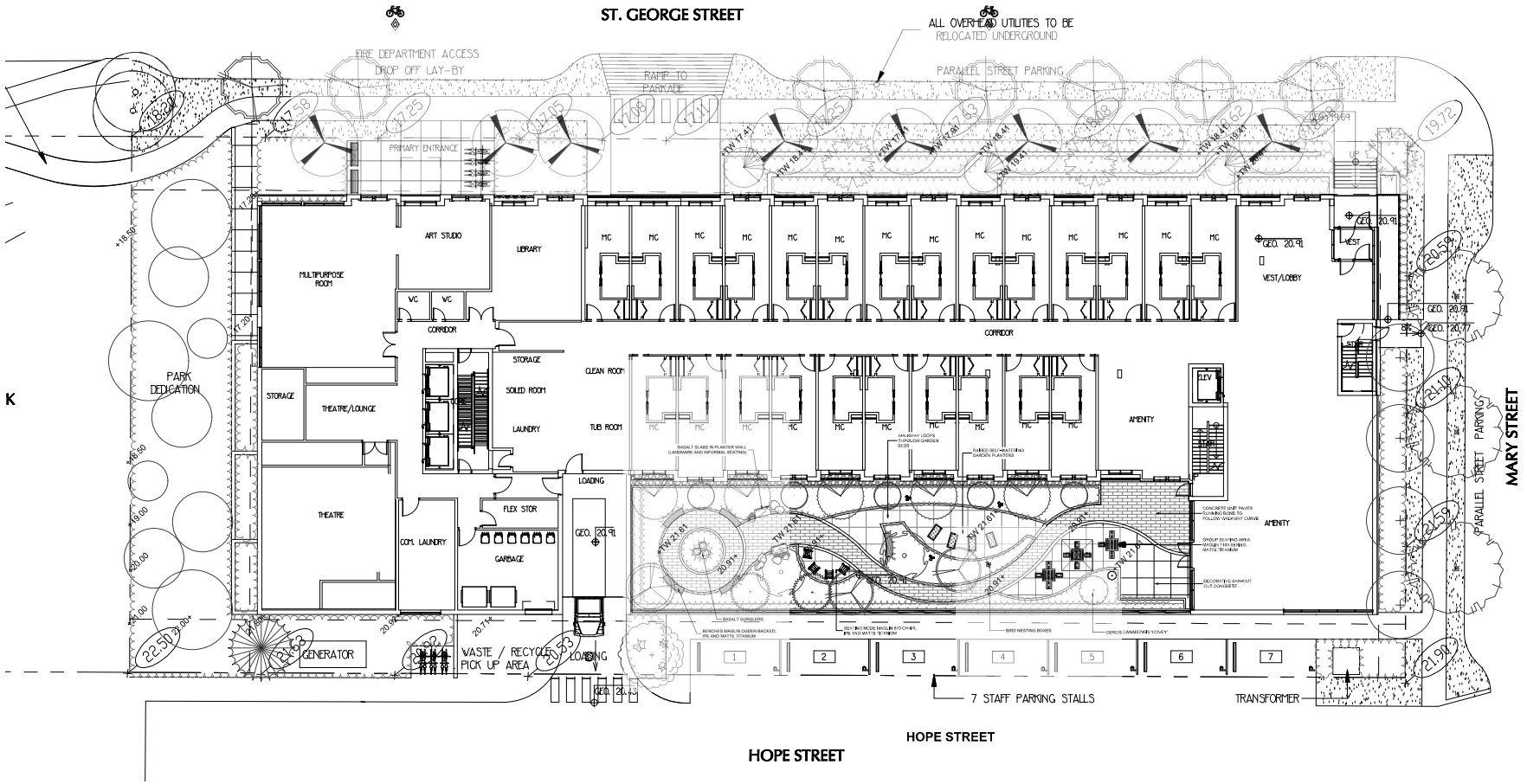
DATE: 23.JAN.05
SCALE: 1:100
DRAWN: MC
DESIGN: MC
CHK'D: MCY

DRAWING NUMBER: **L3** OF 5

22192-6.ZIP

PMG PROJECT NUMBER: **22-192**

Attachment 7



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NO.	DATE	REVISION DESCRIPTION	DR.
3	25.JUL.07	NEW SITE PLAN	DO
2	25.JUN.13	NEW SITE PLAN	DO
1	25.MAY.06	CITY RESUBMISSION	

CLIENT:

PROJECT:

KYLE PARK SENIOR LIVING

123-129 MARY STREET AND 2505-2517 ST. GEORGE STREET PORT MOODY

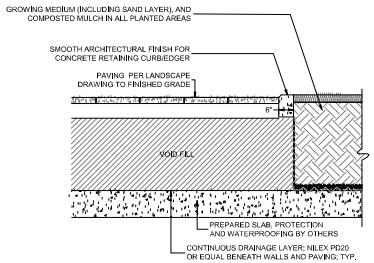
DRAWING TITLE:

PRELIMINARY LANDSCAPE GRADES

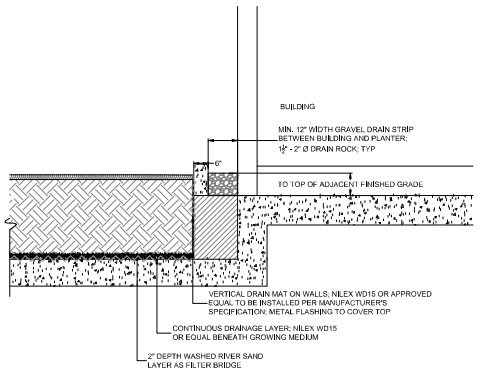
DATE:	23.JAN.05	DRAWING NUMBER:
SCALE:	1:150	**L4**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	MCY	**OF 5**

22192-6.ZIP

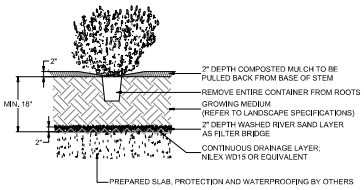
PMG PROJECT NUMBER: **22-192**



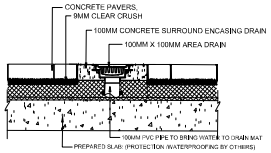
1 - **WALKWAY TRANSITION TO PLANTING ON SLAB**
1/2"=1'-0"



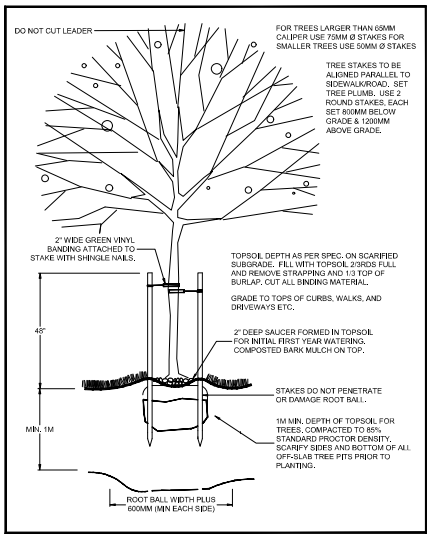
2 - **SHRUB PLANTING AT BLDG EDGE ON SLAB**
1/2"=1'-0"



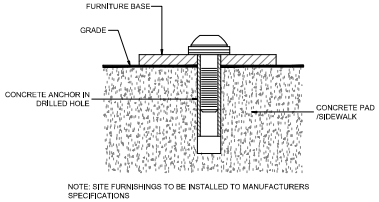
3 - **SHRUB PLANTING TYP. ON SLAB**
1/2"=1'-0"



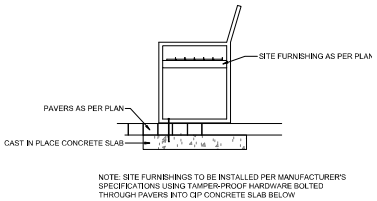
4 - **AREA DRAIN FOR PAVING AREAS ON SLAE**
3/4"=1'-0"



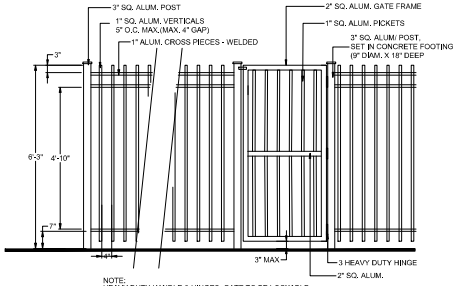
8 - **TYPICAL DECIDUOUS TREE PLANTING**
1/4"=1'-0"



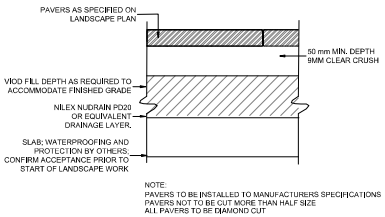
5 - **SITE FURNITURE MOUNTING ENLARGEMENT**
NTS



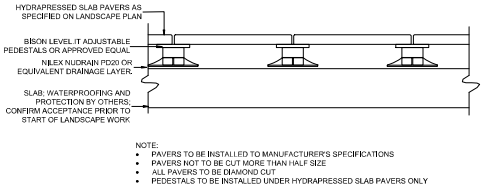
6 - **SITE FURNITURE MOUNTING**
3/4"=1'-0"



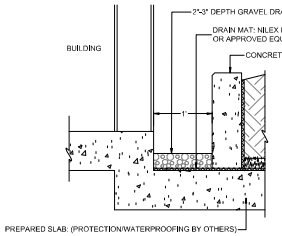
7 L1 - **6'-0"" METAL PICKET FENCE AND GATE AT LOOP GARDEN**
1/2"=1'-0"



9 - **PAVERS ON SLAB**
1"=1'-0"



10 - **HYDRAPRESSED PAVERS ON PEDESTALS**
1"=1'-0"



11 - **DRAIN ROCK STRIP AT BUILDING ON SLAB**
1"=1'-0"

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	25.JUN.23	NEW SITE PLAN	DO
1	23.MAY.08	CITY RESUBMISSION	

CLIENT:

PROJECT:

KYLE PARK SENIOR LIVING

123-129 MARY STREET AND 2505-2517 ST. GEORGE STREET PORT MOODY

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	23.JAN.05	DRAWING NUMBER:
SCALE:	1:200	**L5**
DRAWN:	MC	
DESIGN:	MC	
CHK'D:	MCY	**OF 5**

22192-5.ZIP

PMG PROJECT NUMBER: **22-192**

Development Application Summary

<table>
<tr><th>Development Component</th><th>Metric</th><th>Comments/Assessment</th></tr>
<tr><td>Housing</td><td>
<table>
<tr><th>Unit Type</th><th>Ownership</th><th>Market Rental</th><th>Below & Non-Market</th></tr>
<tr><td>Studio</td><td>0</td><td>48 (Memory Care)</td><td>0</td></tr>
<tr><td>1-BR</td><td>0</td><td>114</td><td>0</td></tr>
<tr><td>2-BR</td><td>0</td><td>21</td><td>0</td></tr>
<tr><td>3-BR</td><td>0</td><td>0</td><td>0</td></tr>
<tr><td>4-BR</td><td>0</td><td>0</td><td>0</td></tr>
</table>
</td><td>183 total units.

Market Rental – 183 (100%)

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.</td></tr>
<tr><td>Projected Population</td><td>Studio* – 48 units (1.4 persons/unit)
1-BR – 114 units (1.4 persons/unit)
2-BR – 21 units (2.0 persons/unit)
3-BR – 0 units (2.7 persons/unit)
* For the purpose of this table, memory care suites have been considered in this category.</td><td>48 units x 1.4= 67 persons
114 units x 1.4= 160 persons
21 units x 2.0 = 42 persons
Total population: 269</td></tr>
<tr><td>Estimated Jobs

Overall Jobs to Population

Ratio Goal: 0.42</td><td>Number of jobs by type

• 0.00 ft^2 commercial (@300 ft^2/job)

• Home based jobs – 0.069 jobs per person</td><td>• 0 commercial job potential

• 19 home-based jobs potential

Total Jobs: 19*

Jobs to population ratio: 0.07

Note*: Applicant has estimated employing 88 full- and part-time staff for an estimated 39% staff/resident ratio.</td></tr>
</table>

Development Component	Metric	Comments/Assessment
Transportation	Within 800m of rapid transit	Yes
Estimated CAC Contributions	$6.00/ft^2 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

PORT MOODY
CITY OF THE ARTS

Sustainability Report Card
Multi Family Projects

Version 1.1, August 2022

Purpose

The Sustainability Report Card recognizes that developers, builders, designers, and others proposing changes to the built environment have an important role in creating a sustainable community. Buildings are a vital part of our community, providing shelter, employment, recreation opportunities, services, shopping and more. With the amount of time we spend in our buildings they play an essential role in how prepared we are for our changing climate, influence the vitality of our community, and shape our everyday lives.

The buildings we build today will be around for the next 60–80 years on average and it is crucial for the evolution of our community that these structures are built to the highest sustainability standards. In 2020 Council adopted the City's Climate Action Plan, a comprehensive strategy laying out a pathway to become a carbon neutral, resilient community by 2050. This Plan includes various building-related actions that project proposals should incorporate to work towards the vision that:

> "Port Moody is a resilient community that honours climate justice, leading the urgent response to climate change through collective action."
>
> – Climate Action Committee, 2019

Port Moody encourages innovative thinking in community design to achieve sustainable communities. To this end, the Report Card is a requirement for rezoning, development permit, heritage revitalization agreement, and heritage alteration permit applications. The Report Card identifies performance measures based on community sustainability value, and these measures are used to evaluate development proposals. The Report Card is a tool that summarizes overall project sustainability and is integrated with all other development approval requirements.

The Report Card focuses on performance criteria within four pillars of sustainability defined by the City as:

1. Cultural Sustainability	2. Economic Sustainability
Cultural sustainability recognizes the need to honour and transmit cultural beliefs, practices, heritage conservation, and culture for future generations. Cultural sustainability is about fostering cultural rights, local culture and cultural identity in a community. Cultural sustainability can be achieved through innovation and preservation of identity through different forms of creative expressions (e.g., art, events), celebrating cultural customs, and preserving and transmitting cultural heritage and customs through design of culturally inclusive landscapes, architecture, programs, and amenities.	Economic sustainability in the Port Moody context means offering a broad range of local employment opportunities that will reduce commute distances and times, encouraging creative and clean industry and jobs, and building a more sustainable financial future for the City. The impacts of this approach will reduce GHG emissions, enable active transportation as a more viable means of getting around, build more resilient local business communities, and strengthen the social fabric of the city.

3. Environmental Sustainability	4. Social Sustainability
Environmental sustainability refers to the protection, management, and monitoring of ecosystems and natural assets to ensure the long-term productivity and health of resources to meet future economic and social needs. Environmental sustainability involves protecting, restoring, and connecting environmental systems to maintain function and ecological integrity. It also acknowledges that human civilisation takes resources to sustain our modern way of life, recognizes the elements that place stress on the environment and incorporates how technology will drive our greener future.	Social sustainability is about inclusive and resilient societies that understand what citizens need from the places where they live, work and play and where citizens feel supported in their well-being and are encouraged to evolve. Social sustainability combines physical design with support mechanisms to enhance social liveability, amenities, and systems that actively support the capacity of current and future generations to create healthy and livable communities. Socially sustainable communities promote diversity, equity and inclusion, foster connectivity and provide a high quality of life.

Process

The Sustainability Report Card forms part of the application materials for rezoning, development permit, heritage revitalization agreement, and heritage alteration permit proposals. There are five steps to follow in completing the Sustainability Report Card process:

1. Consult with City planning staff to discuss your proposal and determine if a Sustainability Report Card must be submitted with your development application.
2. Following the initial conversation with staff, and while preparing your application, complete the Sustainability Report Card by filling in the appropriate information that applies to your application and submit a completed copy to your file manager.
3. The Sustainability Report Card will be marked three times:
    a. Prior to first reading;
    b. Prior to Advisory Design Panel and Land Use Committee; and
    c. Final scoring prior to Development Permit issuance.

    At each of these marking intervals Planning staff will review the Report Card for completeness and accuracy and forward to staff in various departments for marking. Staff will make comments, determine a score, and provide the applicant an opportunity to revise the Report Card. The score and comments will be included in the land use reports that are distributed to the Advisory Design Panel, Land Use Committee, and City Council.
4. Commitments indicated in the Report Card will be secured through various means including, but not limited to, Development Permit conditions, securities, and various agreements (e.g., Servicing Agreement) or covenants. The method of securing the commitment is noted for each criteria.
5. If your application is approved by Council, your final Sustainability Report Card is maintained in the development file and a copy is provided to the City’s Building Division.

Instructions

- Your Report Card must contain sufficient detail to ensure each measure can be evaluated. Make reference to the appropriate plans, drawings, and reports that demonstrate how the performance measure is met where appropriate.
- The relevance of the questions will depend on the nature and scope of your project, so not all questions will be applicable to all projects. In this case, select N/A and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- Key terms are defined in the Glossary at the end of the Report Card document.
- Refer to the Resources section in each criteria for links to web-based resources relevant to measures in the Sustainability Report Card.

Scoring

- Scoring of the Report Card reflects a project's overall ability to be a sustainable development. Criteria are assigned points to indicate their significance based on:
    1. the level of difficulty to integrate into project design;
    2. the order-of-magnitude cost added to the project;
    3. alignment with identified City and community priorities;
    4. the level of urgency for Port Moody in terms of achieving community sustainability goals; and
    5. the degree of effectiveness for increasing overall project sustainability.
- Performance measures are ordered based on priority. The first performance measure under each topic area in each pillar is the highest priority. The highest priority performance measures typically offer the highest possible points.
- City staff score the completed Report Card based on the principle of best achievable on each site for each performance measure. Points for achieving various means are indicated. Where open ended responses are permitted, staff will make a fair assessment of the project's performance for this measure with respect to the site conditions.
- Where criteria may not be applicable to your project due to constraints, select the N/A option and the points will be subtracted from the overall points available to increase fairness. Some criteria do not include N/A as an option as this is expected/possible on each project.
- The Report Card is an iterative process with the applicant. The applicant has an opportunity to comment and make changes to their proposal before the scores are considered final and shared with public advisory bodies and City Council.
- Additional space is provided for the applicant to address innovations and constraints not captured elsewhere in the Report Card. Innovation items have a maximum score of 3 points. Constraints are not scored but given specific mention in Council Reports. Applicants are required to provide a narrative of how the project is contributing to each pillar of sustainability.
- Staff will review your completed Report Card and provide feedback to give you the opportunity to achieve the highest score possible by the time the project is considered for bylaw adoption or permit approval.

Monitoring

In general, the information required from the applicant for the Sustainability Report Card is similar to the information required for a typical development application. However, to ensure accountability, the City may request additional information, such as: photos of installed systems or products, design drawings, professional reports, copies of receipts, or other records that can be used to verify the implementation of the selected sustainability criteria. We encourage you to provide as much information as possible to assist City staff in their review of your development proposal.

Public Information

Copies of the Report Card are maintained by the Development Planning Division and are included as an attachment to Council reports related to the application. Therefore, Report Cards are part of the public record.

Property and Applicant Information

Applicant: James Brown o/b/o Avenir

Telephone: 403 990 0771 **Email:** jbrown@zeidler.com

Registered owner: Various

Project address: 123-129 Mary Street to 2550 St. George Street, Port Moody BC

Proposed use: Continuum of Care - Seniors Housing **Total floor space (m^2):** 17,411

Building type: Multifamily - Residential **Number of storeys:** 12

Number of units: 183

Final Score (staff to complete)

Pillar	Total possible points	Sum of N/A points	Sum of missed points	Applicant total points	Pillar % score
Cultural Sustainability	56	33	12	11	48
Economic Sustainability	30	9	2	19	90
Environmental Sustainability	172	15	102	55	35
Social Sustainability	165	3	113	49	30

1. Cultural Sustainability

Arts

C1a *(applicants can choose between C1a or C1b)* **(12 points possible)**

Does the project designate space for artists or creative enterprises to be retained for the lifetime of the project?

☐ **Yes**

☐ **No**

■ **N/A** *(applicants can choose between C1a or C1b)*

If yes:

Check all that apply: *(up to 12 points)*

☐ family-size live-work units – sold below market value *(3 points per unit, max 8 points)*

☐ family-size live-work units – sold at market value *(2 points per unit, max 6 points)*

☐ plaza, creative placemaking space, available for public use *(4 points)*

☐ publicly viewable exhibition space *(2 points)*

☐ developer identified need/opportunity *(up to 4 points)*

Please specify: _____

Provide the size and details of the proposed space(s):

For the spaces being provided in this project, how will operation be managed? (e.g., who is responsible for managing tenants, maintenance, etc.)

Resources

Developer Public Art Guidelines

Art in Public Spaces Master Plan

Arts and Culture Master Plan

Enforcement

- Units (market and below market) will be secured through a Housing Agreement.
- Plaza/creative/exhibition space will be confirmed through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Formal written confirmation of arrangements for managing spaces will be required.

Staff comments

Applicant has selected N/A

Score 0 **/12**

C1b *(applicants can choose between C1a or C1b)* **(6 points possible)**

Does the project include artwork which is aligned with the Art in Public Spaces Master Plan and located in a publicly accessible or publicly owned space? *(Note: Public Art Policy encourages at least 0.5% of construction costs)* (*4 points*)

☐ **Yes**

☐ **No**

■ **N/A** *(applicants can choose between C1a or C1b)*

Applicants are encouraged to work with artists and/or art consultants early so that artworks can be incorporated in meaningful and creative ways. **Has an artist or art consultant been engaged for this project?** (*2 points*)

☐ **Yes**

■ **No**

OR

Does the project provide an in lieu financial contribution to the City's Artwork Reserve Fund in accordance with the City's Public Art Policy? (*4 points*)

■ **Yes**

☐ **No**

☐ **N/A** *(applicants can choose between C1a or C1b)*

What is the proposed contribution to the City's Artwork Reserve Fund?
(Note: Public Art Policy encourages at least 0.5% of construction costs)

(up to 2 points)
(2 points if contribution is at least 10% greater than recommendation)

$ amount: 255,000 **% of construction budget:** 0.5

Resources

Developer Public Art Guidelines

Art in Public Spaces Master Plan

Arts and Culture Master Plan

Enforcement

- Formal written commitment to engage in a process to include public art will be required. Confirmation of the value of this commitment and securing this commitment through a letter of credit submitted prior to issuance of Development Permit will be required.
- Collection of public art funds prior to issuance of development permit will be required.

Staff comments

Applicant has selected N/A for C1B

Additionally, applicant is providing the following, however, based on our more recent confirmation from Cultural Services, they are exempt as they are senior housing and were considered as in-stream when the new public art policy came in effect

N/A weighting applies for now

Score 0 **/6**

C2

(2 points possible)

Does the project include artistically designed (professionally designed) architectural elements that enhance the overall visual appeal of the development (e.g., water feature)?

■ **Yes**

☐ **No**

If yes, describe how:

The project's exterior pays homage to the history of Port Moody, from the industrial beginnings to the modern 'City of the Arts'. This is expressed via abstract building forms and by celebrating local craft through the traditional materials of brick, steel and wood. This layer of artistic expression and craftsmanship softens the building into the context and strengthens the narrative: bespoke accent brickwork along St. George St frontage, custom metal trellis and shading overhangs, curated colour and texture palette, etc. The project team commits to collaborate with the local communities and craftspeople to bring these stories to life.

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

While staff recognize the provided answer, staff are also looking for something beyond the existing facade of the current design. Examples used are things like water features, green walls, trellises, pergolas

Score 1 **/2**

C3

(2 points possible)

Does the project include artistically designed (professionally designed) street furniture and/or streetscape enhancements (e.g., artistically designed benches, streetlights, tree grates)? (*Note: consider maintenance and replacement of furniture/enhancements)*

☐ **Yes**

■ **No**

☐ **N/A**

If yes, describe the furniture/enhancements and how they will be maintained:

Enforcement

- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.

Staff comments

Score 0 **/2**

C4

(2 points possible)

Describe how your project aligns with the Art in Public Spaces and/or Arts and Culture Master Plans, or otherwise contributes to the overall cultural and artistic vitality of Port Moody:

The project will include the following spaces dedicated to the arts or creative enterprise, occupying roughly 5,146 sq ft of floor area:
- Multipurpose Room (Level 01)
- Indoor Theatre with lounge -video and live performances- (Level1)
- Art Studio (Level 1)
- Library (Level 1)
- Piano Lounge (Amenity)

As the design develops, the team will look for other opportunities to incorporate engagement with the arts into other outdoor and indoor amenity spaces that could be shared with the broader community through planned, open-to-the-public events when possible.

Resources

Art in Public Spaces Master Plan

Arts and Culture Master Plan

Enforcement

- N/A

Staff comments

Applicant needs to clarify if these spaces are public or private. Elements provided here match those in drawings.

Score 2 **/2**

C5

(1 point possible)

Does the project include artistic elements for the benefit of the residents/ occupants (e.g., artistic features in a private courtyard or main entryway)?

■ **Yes**

☐ **No**

If yes, please describe:

The south facing private courtyard will feature professionally designed landscaping elements including a user-specific layout (a single-route, calming type of "memory garden"), patterned paving, visually attractive planting selection and arrangement, strategic seating clusters, artistic water feature, etc.

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Elements are reflected in architectural/ landscape drawings.

Score 1 **/1**

Heritage

C6

(3 points possible)

Have you consulted with City staff to determine if any of the structures on the subject property may have heritage value?

☐ **Yes**

☐ **No**

■ **N/A**

If yes, does the project include a statement of significance for heritage structures not listed on Heritage Register, prepared by a heritage conservation specialist where potential heritage value is observed?

☐ **Yes**

☐ **No**

■ **N/A**

Resources

Heritage Register

Enforcement

- Submission of Statement of Significance with application will be required.

Staff comments

Applicant has selected N/A

Score 0 **/3**

C7

(3 points possible)

Does the project include a heritage conservation plan prepared by a heritage conservation professional for a structure on the property of the application or on another property in the City?

☐ **Yes**

☐ **No**

■ **N/A**

If yes, provide the address of the structure included in the heritage conservation plan:

Address:_____

Enforcement

- Submission of a conservation plan will be required with application.

Staff comments

Applicant has selected N/A

Score 0 **/3**

C8

(3 points possible)

Does the project include reusing an existing heritage structure with heritage value through heritage restoration or heritage rehabilitation? (*3 points*)

☐ **Yes**

☐ **No**

■ **N/A**

Enforcement

- Details will be included in Heritage Conservation Plan and formalized in a Heritage Revitalization Agreement or Development Permit. Formal protection typically involves heritage designation following completion of conservation work.

Staff comments

Applicant has selected N/A

Score 0 **/3**

C9

(2 points possible)

Where the preservation of a heritage structure in its original location cannot be accommodated, relocation may be considered.

Does this project include heritage relocation within Port Moody? (2 *points*)

☐ **Yes**

☐ **No**

■ **N/A**

Resources

Conservation of Historic Places in Canada: historicplaces.ca

Enforcement

- Written confirmation of commitment to relocate structure and details of plans for the building in its new location will be required.

Staff comments

Applicant has selected N/A

Score 0 **/2**

C10

(2 points possible)

Does the project salvage materials or artefacts from a historic place in Port Moody, or reuse materials or artifacts from architectural/landscape salvage in a manner which supports the authenticity of the site's character-defining elements?

☐ **Yes**

☐ **No**

■ **N/A**

If yes, please explain: *(up to 2 points)*

Enforcement

- Depending on what is proposed, incorporating these elements could be shown on landscape and/or architectural plans included in the Development Permit.
- Landscaped elements will be subject to securities. If the artifacts are used in public art then they will be secured through Public Art Securities.

Staff comments

Applicant has selected N/A

Score 0 **/2**

C11

(2 points possible)

Does the project involve the addition of a heritage structure to the City's Heritage Register? This only applies to a structure with heritage value that is NOT already on the City's Heritage Register.

☐ **Yes**

☐ **No**

■ **N/A**

Resources

Heritage Register

Enforcement

- Confirmation of intention to add the heritage structure to the Heritage Register will be required.

Staff comments

Applicant has selected N/A

Score 0 **/2**

C12

(2 points possible)

Does the project incorporate acknowledgement of historical or cultural connections to the site (e.g., historical naming of the site, people, events, structures, architectural inspiration etc.)?

☐ **Yes**

■ **No**

If yes, please explain: *(up to 2 points)*

Enforcement

- Follow up will depend on the method used to acknowledge cultural connections to the site. Determined by staff.

Staff comments

Applicant has selected "NO" however opportunity exists for applicant to incorporate heritage art, banners, or plaques to earn score.

Score 0 **/2**

Public Realm

C13

(8 points possible)

Does the project improve the streetscape beyond minimum City requirements by integrating lasting creative elements and demonstrating effort to optimize the project's beautification impact?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 4 points)***

- ☐ Artistic stormwater management features *(1 point)*
- ☐ Restores the frontage of an existing building in Historic Moody Centre *(2 points)*
- ☐ Proposed artistic paving treatments *(1 point)*
- ■ Adds aesthetics to functional elements of the streetscape *(1 point)*
- ■ Aesthetically pleasing and functional benches, bike rack, planter, lighting etc. upgrades *(1 point)*
- ☐ Interaction of the project with the public e.g., edible landscape/foliage *(1 point)*
- ☐ Artistic panels in entry foyer *(1 point)*
- ☐ Other *(up to 1 point)*

Are the streetscape elements designed by a local artist? ***(4 points)***

☐ **Yes**

■ **No**

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Artistic elements will be secured through Public Art securities.

Staff comments

Staff refer to architectural drawings. upgrade to city sidewalks and street scape as seen in Arch drawings. Additionally parkland dedication. (Kyle Park)

Score 2 **/8**

C14

(3 points possible)

Does your project include any innovative cultural sustainability aspects not captured in the Report Card?

■ **Yes**

☐ **N/A**

If yes, please explain: *(up to 3 points)*

Kyle Park Senior Living has agreed in consultation with planners from the City of Port Moody to dedicate 302sm (3,245sf) of site area to Kyle Park.
Kyle Park Senior Living is open to collaboration with the City of Port Moody to upgrade the adjacent Kyle Park. This may include a variety of programming like community garden, gathering space for adults and/or children or a viewing platform of the adjacent creek.

Enforcement

- Will depend on the type of innovation, determined by staff.

Staff comments

Applicant is awarded full scoring for dedication, staff and council may review architectural drawings for more information and refer to previous council meetings where the topic is spoken to

Score 3 **/3**

C15

Does your project face any unique site constraints that limit cultural sustainability achievement?

■ **Yes**

☐ **No**

If yes, please explain:

Senior Care services present security / privacy / safety concerns that limit public access to the facility.

Enforcement

- N/A

Staff comments

due to the purpose of the application and context, staff recognize the challenges of this application.

C16

(3 points possible)

Summarize the project's cultural sustainability contributions, including the performance criteria in this Report Card and additional elements not previously captured here.

The project's contributions towards cultural sustainability center on:

- The building's architectural language and material selection, seeking inspiration from local history and traditions.

- The building's siting and connection to the adjacent Kyle Park, a local landmark green space, through the park dedication, improvements and programming, as a way to engage with the broader community.

- The many amenity spaces included in the development, that can incorporate a variety of cultural and community-based activities to enhance residents' well-being and social engagement, from celebrating cultural traditions and holidays, to providing opportunities for lifelong learning, creative expression, and social connections, and can at times be open for community events, creating occasions for intergenerational interactions and fostering a sense of shared space.

Enforcement

- Highlighted in Council reports

Staff comments

Staff find it challenging to award scoring for " building's architectural language and material selection," however recognize the connection and enhancements to Kyle Park.

Additionally score awarded for last section provided to applicant concerning multiple amenity spaces provided.

Score 2 **/3**

Total Cultural Sustainability Pillar Points = 11 **/56**

2. Economic Sustainability

Complete Community

EC1

(13 points possible)

Does the project support active transportation to access shops and services by improving the circulation and connectivity of the site to retail shops, services, and employment near the project site?

■ **Yes**

☐ **No**

If yes, check all that apply for how this is achieved: ***(up to 13 points)***

- ■ Creates connectivity to existing active transportation network *(up to 3 points)*
- ■ Eliminates barriers to access for active transportation (e.g., improving let-downs, accessibility) *(up to 3 points)*
- ☐ Enhances trails and bike paths *(1 point)*
- ■ Creates public amenity space *(1 point)*
- ☐ Use of greenery and landscaping to serve pedestrians and to direct patrons to commercial areas and transit *(1 point)*
- ■ Wide sidewalks and separation from the road to encourage and promote pedestrian movement *(1 point)*
- ☐ Blade or tab signs are incorporated as appropriate to direct residents to off-site features and nearby amenities *(up to 2 points)*
- ☐ Seating, public art, and other amenities are incorporated into design of retail storefront area *(up to 3 points)*
- ■ Receiving/shipping areas are located off pedestrian routes *(1 point)*
- ☐ Other – please explain: *(up to 3 points)*

Resources

Master Transportation Plan Examples

Enforcement

- Architectural elements will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Signage will be confirmed through the Signage Plan.

Staff comments

technically creating public amenity through dedication for Kyle. Shipping areas observed and enhancement of streetscape, and parking. Let downs and accessibility to be confirmed in servicing agreement.

Score 8 **/13**

EC2

(2 points possible)

What is the estimated increase to the current and proposed property assessed value, as would be determined by BC Assessment (market value) for each property classification?

(Note that only estimates are required for proposed assessed value as actual assessed values would not be available at this point in the project)

Current (Land & Improvement)

Class 1 – residential assessed value: $9,519,000

Class 2 – utilities assessed value: _____

Class 3 – supportive housing assessed value: _____

Estimated Proposed (Land & Improvement)

Class 1 – residential assessed value: $44,000,000

Class 2 – utilities assessed value: _____

Class 3 – supportive housing assessed value: _____

Proposed assessed value is higher than current assessed value = 2 points

Proposed assessed value is the same as current assessed value = 1 point

Proposed assessed value is lower than current assessed value = 0 points

Resources

Official Community Plan land use plan map

BC Assessment Property Classification

Enforcement

- N/A

Staff comments

Scoring awarded for land improvement value

Score 2 **/2**

Local Economy

EC3

(6 points possible)

Does the project contribute to a circular economy?

☐ **Yes**

■ **No**

If yes, check all the circular economy initiatives: **(up to 6 points)**

- ☐ re-use of resources (deconstruction for re-use, materials made from recycled/reclaimed materials, materials made from natural inputs) *(2 points)*
- ☐ local repair café *(2 points)*
- ☐ collaboration between local enterprises/industry *(2 points)*
- ☐ design for the future/design for deconstruction *(2 points)*
- ☐ maker-space/tool library *(2 points)*
- ☐ foster a sharing initiative (e.g., car share, bike share etc.) *(2 points)*
- ☐ Other – please describe: *(up to 2 points)*

Resources

Canadian Circular Economy

Enforcement

- Architectural elements will be secured through the Development Permit.
- Waste related initiatives may be subject to securities.
- Other elements may be secured with a Section 219 Covenant.

Staff comments

Applicant has selected "NO"

Score 0 **/6**

EC4

(3 points possible)

Will the project attempt to source local (Port Moody) labour, supply and materials?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 3 points)***

- ■ Local supply of materials *(1 point)*
- ■ Local labour *(1 point)*
- ■ Local contractors *(1 point)*
- ■ Local professional services *(1 point)*
- ☐ Other – please describe: *(1 point)*

Enforcement

- Architectural elements will be secured through the Development Permit.
- Contractors will be confirmed through the Building Permit.

Staff comments

This is hard to confirm fro applications scoring is conditional for this question.

Score 3 **/3**

EC5

(3 points possible)

Does your project include any innovative economic sustainability aspects not captured above?

■ **Yes** ☐ **N/A**

If yes, please describe: *(up to 3 points)*

Continuum of Care Seniors Housing: this will be the first private option for Port Moody residents. It adds seniors rental to the community as well as complex care services that will take pressure off the public healthcare system, while generating approx. 80 full and part time jobs. The project includes two floors of complex and memory care, full care plus a la carte support services rental units.

Enforcement

- Will depend on the type of innovation, determined by staff.

Staff comments

Scoring given due to the nuance of the application and complexity "adds seniors rental to the community as well as complex care services that will take pressure off the public healthcare system, while generating approx. 80 full and part time jobs."

Score 3 **/3**

EC6

Does your project face any unique site constraints that limit economic sustainability achievement?

☐ **Yes**

■ **No**

If yes, please describe:

Enforcement

- N/A

Staff comments

EC7

(3 points possible)

Summarize the project's economic sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

- The first Continuum of Care Seniors Housing in Port Moody (allowing for aging in place with a la carte to full service rental options, and including complex and memory care floors) that will allow for Port Moody seniors an opportunity to stay in the community they currently live.

- Regional destination potential due to specialized training / education in seniors care service.

- Because of its highly serviced nature, the development will create approximately 80 full and part time jobs for Port Moody.

- Higher density in proximity to shops and services contributes to supporting local economy by expanding consumer base and increasing market demand of goods and services.

Enforcement

- Highlighted in Council report

Staff comments

Score 3 **/3**

Total Economic Sustainability Pillar Points = 19 **/30**

3. Environmental Sustainability

Natural Environment

EN1

(20 points possible)

Does the project protect and enhance the urban forest, prioritizing tree retention and planting of native or adaptive tree species which provide multi-storey habitat (groundcover, shrubs and trees) to increase ecological value, biodiversity, and resilience to climate change impacts?

■ **Yes**

☐ **No**

☐ **N/A**

If yes:

Outline the following:

Number of existing significant mature trees protected on site (i.e., mature trees over 40 cm DBH):
0 ***(up to 5 points)***

Number of existing trees over 10 cm protected on site:
0 ***(up to 5 points)***

Replacement tree ratio: 1.3:1 ***(up to 5 points)***
(Note: Native tree species are preferred for areas immediately adjacent to Environmentally Sensitive Areas)

- Trees planted on-site: 47
- Trees planted off-site: 10 street strees
- Cash-in-lieu: 29 tree defficiency

Existing canopy cover (%): 26.2% +- 1.97%

Proposed canopy cover at 20 years post development (%): 41%

If canopy cover is the same = 3 points
If proposed canopy cover exceeds existing = up to 5 points

Demonstrate ability of trees to reach full maturity.
Check all that apply: ***(up to 5 points)***

■ Adequate soil volume as determined by the Canadian Landscape Standard *(2 points)*

☐ Designated space for significant trees/stand of trees to reach full maturity *(2 points)*

☐ Proximity to infrastructure (e.g., Building(s), power lines) *(1 point)*

Resources

Tree Protection Bylaw

I-tree Canopy

Canadian Landscape Standard

New canopy cover is calculated based on the type of trees that are being planted, at 20 year maturity.

Large Canopy Trees provide 125 m^2 per tree (e.g., Douglas Fir, Deodor Cedar, Red Oak)

Medium Canopy Trees provide 50 m^2 per tree (e.g., Evergreen magnolia, Honey locust)

Small Canopy Trees provide 25 m^2 per tree (e.g., Japanese maple, Giant Dogwood)

Sum Total Species Canopy Area for all proposed species and divide by gross site area to obtain mature canopy coverage percentage

Enforcement

- Elements on Landscape Plans will be subject to securities.
- Tree Protection Covenants may be applied.

Staff comments

Tree management plan seems to provide conflicting information compared to what is listed here.

applicant should address this in order to acquire full scoring.

Score 2 **/20**

EN2

(15 points possible)

Does the site stormwater management plan provide adequate stormwater quality, volume and groundwater protection to address the relevant senior and municipal government requirements for future rainfall expected with climate change?

■ **Yes**

☐ **No**

If yes:

Do the site conditions work to restore stormwater flows to be closer to pre-development historical conditions? ***(2 points)***

☐ Yes

■ No

Indicate which of these approaches the project will use:

A. <u>Nature-based Green Infrastructure solutions.</u>
Check all that apply: ***(up to 9 points)***

☐ Watercourse daylighting *(3 points)*

☐ Constructed wetlands *(3 points)*

☐ Rain gardens *(up to 3 points)*

☐ Bioswales *(up to 3 points)*

■ Green roof/wall *(up to 3 points)*

■ Other – please describe: *(up 2 points)*

Building setback areas landscaped with min. 300mm topsoil. Loop garden at the rear, landscaped garden on amenity floor.

B. <u>Engineered Green Infrastructure solutions.</u>
Check all that apply: ***(up to 4 points)***

☐ Rainwater harvesting *(2 points)*

■ Systems that support street trees (e.g., trenches, soil cells, structural soils, etc.) *(1 point)*

☐ Roof downspout disconnection to Green Infrastructure *(1 point)*

☐ Water quality structures *(1 point)*

■ Absorbent landscaping *(1 point)*

■ Other – please describe: *(up to 2 points)*

Lawn basins and sub-surface drains receiving tower RWLs to prevent saturation.

Resources

Metro Vancouver's Stormwater Source Control Guidelines

Climate Action Plan

The Chines Integrated Stormwater Management Report (metrovancouver.org)

DFO Land Development Guidelines

2018 KWL IDF Curves for Climate Change

Enforcement

- Submission of stormwater management plan that addresses the goals indicated will be required.
- Elements on Landscape Plans will be subject to securities.
- Elements included on Civil Plans will be secured through the Servicing Agreement.

Staff comments

Green roof observed in architectural drawings, and other selections reflected in documentation.

Score 8 **/15**

EN3 *(applicants choose A or B)* (15 or 6 points possible)

A. Does the project protect, restore and/or compensate for site ecology on-site?

- ■ **Yes**
- ☐ **No**
- ☐ **N/A** *(applicants choose A or B)*

If yes, check all that apply: ***(up to 15 points)***

- ☐ Watercourse daylighting (*5 points*)
- ☐ Constructed wetlands *(3 points)*
- ☐ No increase in existing impervious area (*4 points*)

  Area (m^2): _____
- ☐ Riparian Area Restoration *(up to 3 points*)
- ☐ Aquatic restoration *(2 points)*
- ☐ Non-riparian forest restoration (*2 points*)
- ■ Native/"naturescape" landscaping (*2 points*)
- ☐ Removal of invasive plant species from natural areas (*2 points*)
- ☐ Other biodiversity and habitat enhancement (*1 point*)
- ☐ Salvage replanting (*1 point*)
- ■ Other – please describe: *(up to 3 points)*

  - Plant selection are bird friendly species, including flowering and fruiting trees and shrubs for food. Trees canopy provide safe nesting and perch locations, whereas low planting allows for foraging.

OR

B. Does the project provide other biodiversity enhancement in an urban setting?

- ☐ **Yes**
- ☐ **No**
- ■ **N/A** *(applicants choose A or B)*

If yes, check all that apply: ***(up to 6 points)***

- ☐ Other biodiversity and habitat enhancement (*1 point*)
- ☐ Native/"naturescape" landscaping (*2 points*)
- ☐ Other – please describe: *(up to 3 points)*

Resources

Naturescape Policy 13-6410-03

Enforcement

- Elements on Landscape Plans will be subject to securities.

Staff comments (A)

Scoring awarded for "other" however, tree management plan conflicts with information on report card.

Staff comments (B)

Applicant has chose A and selected N/A for this question

Score 3 **/15 or 6**

EN4

(10 points possible)

Is the proposed property located in an Environmentally Sensitive Area (ESA)?

■ **Yes**

☐ **N/A**

If yes:

i. What is the designation of the ESA?

High ESA

ii. What are the means of ESA protection? ***(up to 8 points)***

■ Dedication *(3 points)*

☐ Covenant *(1 point)*

☐ Monitoring *(up to 2 points)*

☐ Other – please explain: *(up to 2 points)*

iii. How is the ESA being improved? ***(up to 2 points)***

Potential cooperation with the City to upgrade adjacent Kyle Park may provide opportunities for improvements to the adjacent Creek.

Resources

Official Community Plan Map 13: Environmentally Sensitive Areas and Appendix 2: Development Permit Area Guidelines

Enforcement

- Environmentally Sensitive Area DP, other means of protection are required as established in criteria ii.

Staff comments

As provided. Dedication is observable

Score 5 **/10**

EN5

(5 points possible)

Does the project reduce potable water use from existing site conditions and/or per capita?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 5 points)***

- ■ Drought tolerant landscaping (xeriscaping) with native species *(0.5 points)*
- ☐ Installation of a water meter display to show consumption for occupants more frequently than billing *(0.5 points)*
- ☐ Non-water dependent materials/features for ground cover treatment *(0.5 points)*
- ■ Irrigation system with central control, rain sensors, and drip irrigation on and off-site *(0.5 points)*
- ☐ Captured rainwater irrigation or greywater system *(0.5 points)*
- ☐ Other – please explain: *(up to 2 points)*

Resources

Water meter Specifications

Enforcement

- Elements included on Civil Plans will be secured through the Servicing Agreement.
- Elements on Landscape Plans will be subject to securities.
- Low flow/flush and greywater systems will be confirmed through the Building Permit.
- Elements noted on Mechanical Drawings will be confirmed through the Building Permit.

Staff comments

Score 1 **/5**

EN6

(5 points possible)

Is the project located along the Burrard Inlet foreshore or otherwise impacted by coastal flooding (e.g., sea level rise, coastal squeeze, etc.)?

☐ **Yes**

■ **N/A**

If yes, describe how the project will mitigate risks and impacts of coastal flooding events in current and future climate scenarios: *(up to 5 points)*

Resources

Green Shores

Port Moody Zoning Bylaw Section 5.3.5

Enforcement

- Setbacks and minimum building elevation are confirmed through the Development Permit and Building Permit.

Staff comments

Applicant has selected N/A

Score 0 **/5**

EN7

(5 points possible)

Does the project redevelop and rehabilitate a brownfield site? *(5 points)*

☐ **Yes**

■ **N/A**

Resources

Brownfields

Contaminated Sites Regulations

Enforcement

- Proof of compliance with provincial contaminated sites regulations will be required.

Staff comments

Applicant has selected N/A

Score 0 **/5**

EN8

(4 points possible)

Does the design of outdoor lighting incorporate technology to minimize the harmful effects of light pollution?

■ **Yes**

☐ **No**

Check all that apply to ensure that lights are: ***(up to 4 points)***

- ■ Only on when needed *(0.5 points)*
- ■ Only light the area that needs it *(0.5 points)*
- ■ No brighter than necessary *(0.5 points)*
- ■ Minimizes blue light emissions *(0.5 points)*
- ■ Fully shielded (pointing downward) *(0.5 points)*
- ■ LED lights *(0.5 points)*
- ■ Non-reflective pavement surface *(0.5 points)*
- ☐ Other – describe the lighting plan for the site and its dark sky friendly features: *(up to 0.5 points)*

Resources

International Dark Sky Association for Dark Sky Friendly Lighting

Enforcement

- Lighting details will be confirmed through the Building Permit and will be subject to securities through Landscape Plans.

Staff comments

These details will need to be confirmed at BP. Scoring is conditional

Score 3 **/4**

EN9

(3 points possible)

Does the project provide bird-friendly development through landscaping features that provide habitat to native species and building design that reduces bird collisions?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 3 points)***

- ☐ Building design minimizes the quantity of glass *(0.5 points)*
- ■ Incorporation of visual markers *(0.5 points)*
- ☐ Incorporation of features to block reflections *(0.5 points)*
- ■ Landscaping is appropriate distance from glass features *(0.5 points)*
- ■ Reduces light pollution *(0.5 points)*
- ☐ Building design reduces trapping potential by ensuring open pipes, ventilation grates and drains are inaccessible to birds *(0.5 points)*
- ■ Landscaping plan incorporates a diversity of native plants that provide food options for birds throughout the year *(0.5 points)*
- ■ Landscaping plan creates habitat complexity by including ground cover, shrubs, understory, and canopy layers in a stepped pattern *(0.5 points)*
- ■ Other – please explain: *(0.5 points)*

Birds' nesting boxes in both Loop and Rooftop Amenity gardens.

Resources

Vancouver Bird Strategy

Enforcement

- Elements included on Landscape Plans will be subject to securities.
- Architectural elements will be secured through the Development Permit.

Staff comments

Where is bird nesting boxes reflected in documentation? canopy layers and stepped pattern.... not reflective

Score 2 **/3**

EN10

(2 points possible)

Does the project include forest fire prevention measures or fire smart building features?

■ **Yes**

☐ **No**

If yes, list all features: *(up to 2 points)*

Construction:
Non-combustible siding materials, fences and decks/balconies, metal screens on vents, multiple pane windows. Clearance zone of non-combustible surfaces (gravel or concrete) around the building's perimeter.
Maintenance and vegetation management:
Regular removal of dead leaves, needles, and other flammable debris from roofs, decks, and surrounding areas, pruning of trees and grass kept under 4" high.

Resources

Fire Smart Canada

Enforcement

- Materials will be confirmed through the Building Permit.

Staff comments

Score 2 **/2**

EN11

(2 points possible)

Is the project seeking third party environmental certifications (e.g., Salmon Safe BC certification)?

☐ **Yes**

☐ **No**

■ **N/A**

Resources

Salmon Safe BC Certification

Enforcement

- Certification will be confirmed through Section 219 Covenant.

Staff comments

Applicant has selected N/A

Score 0 **/2**

Air Quality – Low Carbon Mobility

EN12

(12 points possible)

Does the project provide sustainable transportation infrastructure for user groups of each land use type, which contributes to reducing greenhouse gas emissions from this development beyond requirements in the Zoning Bylaw?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 12 points)***

- ☐ Unbundled and/or district parking *(2 points)*
- ■ Level 2 EVSE installed (as defined in technical bulletin) *(2 points)*
- ☐ Public EV DC Fast Charging EVSE installed *(2 points)*
- ☐ Subsidized transit pass and transit information package *(2 points)*
- ■ Micro e-charging is provided for a minimum of 10% of storage/parking spaces (e.g. e-bicycle, e-scooter) *(2 points)*
- ■ Energized EV Charging for visitor parking *(2 points)*
- ☐ End of trip bicycle facilities *(2 points)*
- ☐ Bike share and assigned parking *(2 points)*
- ☐ Car share and assigned parking space provision in nearby on-street/public parking *(2 points)*
- ■ Other – please describe: *(up to 2 points)*

The development will offer group shuttle services (outings) and on-demand car rides for residents, connecting with the public transit network and reducing the need for individual car ownership and use.

Resources

Port Moody Zoning Bylaw

Port Moody Electric Vehicle charging Infrastructure Bulletin

Enforcement

- Elements noted on Architectural Plans will be confirmed through the Development Permit and Building Permit Plans.
- Transit passes/unbundled & district parking will be secured through a Section 219 Covenant.
- End of trip facilities/parking uses included on Architectural Plans will be confirmed through the Development Permit.

Staff comments

See drawings for reflection of choices here.

"Other" needs further documentation to award score

Score 6 **/12**

EN13

(11 points possible)

Does the project incorporate measures to support and increase active transportation?

■ **Yes**

☐ **No**

If yes, check all that apply: *(up to 11 points):*

- ■ Connects to existing pedestrian/cycling routes and priority destinations *(1 point)*
- ☐ Improved crossings of busy streets *(1 point)*
- ☐ Improved local pedestrian routes, local bike networks/trails *(1 point)*
- ■ Safe, secure, accessible, and sustainable footpaths *(1 point)*
- ■ Pedestrian clearway sufficient to accommodate pedestrian flow *(1 point)*
- ☐ Covered outdoor waiting areas, overhangs, or awnings *(1 point)*
- ☐ Pedestrian scale lighting *(1 point)*
- ■ Pedestrian/bike only zones *(1 point)*
- ☐ Improves connections to transit (bus/SkyTrain/ West Coast Express) *(1 point)*
- ■ Other – please describe: *(up to 2 points)*

  On-demand car service to residents to transport them to transit hubs or specific transit route stops. Transportation Welcome Package will be provided to residents with transit maps and schedules. Scooter storage.

Resources

Port Moody Master Transportation Plan

Enforcement

- Elements included in Civil Plans will be included in Servicing Agreement.
- Elements included in Architectural Plans will be secured through Development Permit.

Staff comments

Scoring for "other" answer and pedestrian zones,footpath choices, and connection to existing routes

Score 4 **/11**

Greenhouse Gas Emissions and Energy Reductions

EN14

(12 points possible)

Does the project provide a low carbon energy system (LCES), which prioritizes on-site local energy systems that provide heating, cooling and hot water heating? *(Note: systems should meet a Coefficient of Performance of 2 or greater)* Examples include: solar; district energy; heat pump; or geo exchange.

■ **Yes**

☐ **No**

If yes:

Describe the system type: ***(up to 10 points)***

- Heating mechanical system *(up to 5 points)*
  - Description: _____
  - Fuel source (e.g. electricity, renewable etc.): _____
- Hot water mechanical system *(up to 3 points)*
  - Description: _____
  - Fuel source (e.g. electricity, renewable etc.): _____
- Cooling mechanical system *(up to 2 points)*
  - Description: _____
  - Fuel source (e.g. electricity, renewable etc.): _____

Does the system use refrigerants with low global warming potential (GWP)?

■ Yes

☐ No

☐ N/A

If yes, check the low GWP system being installed: ***(up to 2 points)***

☐ Centralized system (e.g. communal heat pump) using ammonia, R744, water, CO2, R1234ze, or R1234yf, R454b, R513a, R32, R410a, R407c, R134a *(2 points)*

☐ Distributed system (e.g. VRF) using R32 or equivalent *(2 points)*

☐ Individual system (e.g. split or individual heat pump) using R290 propane, R744, or R134a *(2 points)*

☐ Other *(up to 2 points)*

How will the project mitigate refrigerant leakage?

Resources

Energy Step Code Corporate Policy

Vancouver low carbon energy system policy

Refrigerants & Environmental Impacts: A Best Practice Guide - Integral Group

Enforcement

- LCES commitment confirmed through the Energy Step Code Corporate Policy commitment and Building Permit.
- Mechanical systems confirmed through Building Permit Plans.

Staff comments

Applicant has selected "yes" with no additional information.

Score 0 **/12**

EN15

(11 points possible)

Will the project include strategies to reduce lifecycle (embodied) greenhouse gas emissions from the project and increase carbon sequestration?
(Note that projects should aim to have total embodied carbon emissions below 500 kgCO_2e/m²)

■ **Yes**

☐ **No**

If yes:

Check all that apply: ***(up to 10 points)***

- ■ Tracking and reporting project embodied emissions *(1 point)*
- ☐ Embodied emissions third-party certification: *(1 point)*
  List the certification: _____
- ☐ Wood frame construction *(2 points)*
- ☐ Low carbon concrete construction *(1 point)*
- ■ materials sourced locally to reduce transportation emissions *(1 point)*
- ■ labour sourced locally to reduce transportation emissions *(1 point)*
- ■ Selecting materials with environmental product declarations *(1 point)*
- ☐ Low embodied emissions disposal of materials *(1 point)*
- ☐ Utilization of natural insulation products *(1 point)*
- ☐ Targeting third party certification under ISO 14040, ISO 14044, and/or EN15978 *(2 points)*
- ☐ Commitment to reduce at least 40% of embodied emissions compared to project embodied emissions baseline: *(2 points)*
  % reduction committed to: _____
- ☐ Submission of pre- and post-construction lifecycle assessment *(2 points)*
- ■ Low embodied emissions material selection policy *(1 point)*
- ☐ Benchmarking embodied emissions performance *(1 point)*
- ☐ Other – please describe: *(1 point)*

Please state the estimated embodied emissions of the project: ***(1 point)***

- over the building's estimated lifespan: _____
- in kgCO_2e/m²: _____

Provide the name of the calculator used to provide an estimate and/or the name of the organization who provided the embodied emissions analysis:

Resources

Life Cycle Assessment (LCA) Practice Guide [Carbon Leadership Forum]

CLF Embodied Carbon Policy Toolkit - Carbon Leadership Forum

lcm-public-sector-guide.pdf (gov.bc.ca)

Methodology to Calculate Embodied Carbon of Materials [RICS] (PDF)

Whole Building Life Cycle Assessment: Reference Building Structure and Strategies [ASCE]

Zero Code – Off-Site Procurement of Renewable Energy [Architecture 2030] (PDF)

Carbon Smart Materials Palette [Architecture 2030]

Athena Impact Estimator

Environment Agency's Carbon Calculator for Construction Activities

eTool

One Click LCA

Tally

Project teams may use a carbon calculator that is not listed above but must include the name of tool/organization completing the assessment

Enforcement

- Commitment will be secured through Section 219 Covenant.

Staff comments

Applicant has not communicated with Sustainability tracking or reporting project embodied emissions. Scoring conditionally awarded for materials, and labour choices.

Score 3 **/11**

EN16

(10 points possible)

Will the project achieve a recognized industry standard for sustainable design? *(Note that the City does not accept equivalencies and applicants must complete full certification)*

☐ **Yes**

■ **No**

☐ **N/A**

If yes, check all that apply:

- ☐ Built Green Canada – certification level: *(10 points)*
  _____
- ☐ LEED – certification level: *(10 points)*
  _____
- ☐ Zero Carbon Building Standard *(10 points)*
- ☐ Energy Star *(10 points)*
- ☐ BOMA BEST *(10 points)*
- ☐ Canadian Passive House Institute *(10 points)*
- ☐ International Living Future Institute – Zero Carbon Certification *(10 points)*
- ☐ Other – please describe: *(up to 10 points)*
  _____

Resources

Built Green Canada

LEED Canada

Zero Carbon Building Standard

Energy Star

BOMA BEST

Canadian Passive House Institute

ILFI – Zero Carbon Certification

Enforcement

- Commitment will be secured through Section 219 Covenant.

Staff comments

Applicant has selected "NO"

Score 0 **/10**

EN17

(8 points possible)

Does the project include strategies to ensure buildings do not overheat in future climate change scenarios?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 8 points)***

- ■ Natural/passive ventilation *(1 point)*
- ☐ Stacked windows *(1 point)*
- ☐ Earth tempering ducting *(1 point)*
- ☐ Passive evaporative cooling *(1 point)*
- ■ Fixed/operable external shading *(1 point)*
- ■ Natural shading *(1 point)*
- ☐ Low window to wall area ratio *(1 point)*
- ☐ Thermal massing *(1 point)*
- ■ Building Energy Model using future climate weather files *(1 point)*
- ■ High-efficiency low carbon mechanical cooling *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

Resources

Pacific Climate Impacts Consortium future weather files

City of Vancouver Passive Design Toolkit

Enforcement

- Elements included in Architectural Plans will be secured through the Development Permit and confirmed through the Building Permit.

Staff comments

Applicant needs to provide documentation for the following at later stages. Scoring is conditional but needs follow-up with Sustainability

Score 5 **/8**

EN18

(8 points possible)

Does the project reduce the heat island effect on the site?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 8 points)***

- ☐ Water features on site *(1 point)*
- ■ Natural shade around the structures (trees, climbing plants) *(1 point)*
- ■ Increase canopy cover compared to existing canopy cover *(1 point)*
- ■ Green infrastructure such as green roofs, rain gardens, absorbent landscaping etc. *(1 point)*
- ■ Use of low-albedo materials *(1 point)*
- ■ Reducing waste heat production through energy efficiency and active transportation *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

Resources

Reducing Urban Heat Islands to Protect Health in Canada

Enforcement

- Landscaped elements will be subject to securities.
- Elements included in Architectural Plans will be secured through the Development Permit.
- Active transportation commitments will be confirmed through the Servicing Agreement and Development Permit as noted on Civil Plans and other plans noted above.

Staff comments

Score 5 **/8**

EN19

(6 points possible)

Which Step of the Energy Step Code will the project be designed to comply with?

Part 9

- ☐ Step 3 *(0 points)*
- ☐ Step 4 *(2 points)*
- ☐ Step 5 *(3 points)*

Part 3

- ☐ Step 2 *(0 points)*
- ■ Step 3 *(2 points)*
- ☐ Step 4 *(3 points)*

Resources

Building Bylaw

BC Energy Step Code

Energy Step Code Corporate Policy

Enforcement

- Step Code commitment will be confirmed through the Building Permit process and a Section 219 Covenant.

Staff comments

Score 2 **/6**

EN20

(2 points possible)

Does the project allocate sufficient and accessible recycling and garbage storage space in multi-residential complexes compatible with Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi Family Developments? *(1 point)*

■ **Yes**

☐ **No**

If yes, outline the space provided for each (m^2):

Residential recycling: 26.6

Residential garbage: 23.5

Residential green waste: _____

Does the design of the waste area provide safe and universally accessible access in a secure common area? *(1 point)*

■ **Yes**

☐ **No**

If yes – please explain:

The Garbage & Recycling centralized storage area is located on the main floor near the main elevator lobby, facing the rear lane (Hope St), and is accessed through a main corridor min. 1700mm wide (accessible path of travel) and min. 915mm wide door c/w accessible hardware / door operator.

Does the design of the waste area align with the Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures & Containers?

■ **Yes**

☐ **No**

Resources

Zoning Bylaw

Metro Vancouver's Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments

Bear Resistant Guidelines for Solid Waste, Organics, and Recycling Enclosures & Containers

Enforcement

- Elements included on the Architectural Plans will be secured through the Development Permit.

Staff comments

Facilities are reflected in drawings for architectural plans

Score 2 **/2**

EN21

(3 points possible)

Does your project include any innovative environmental sustainability aspects not captured?

☐ **Yes**

■ **N/A**

If yes, please describe:

Enforcement

- Will depend on the type of innovation, determined by staff.

Staff comments

Applicant has selected N/A

Score 0 **/3**

EN22

Does your project face any unique site constraints that limit environmental sustainability achievement?

☐ **Yes**

■ **No**

If yes, please describe:

Enforcement

- Highlighted in Council reports.

Staff comments

Applicant has selected N/A

EN23

(3 points possible)

Summarize the project's environmental sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

The development's contributions to environmental sustainability center on:

- Landscape design that optimizes site drainage and storm water management through grading strategies and permeable surfaces, incorporates drought-tolerant native or adaptive plant species, and promotes biodiverse habitat creation.

- Building design focused on environmental responsibility and operational efficiency, based on massing and articulation that favours an efficient form factor, high performance envelope assemblies and adequate window to wall ratio, low embodied carbon materials, efficient heating, cooling and power systems and water conservation measures.

- The project's approach to active transportation (infrastructure design, access to public transit, safety and inclusivity, etc.) and treatment of waste and recycling.

Enforcement

- Highlighted in Council reports.

Staff comments

Score 2 **/3**

Total Environmental Sustainability Pillar Points = 55 **/172**

4. Social Sustainability

S1

(30 points possible)

Does the project provide voluntary amenities?

■ **Yes**

☐ **No**

☐ **N/A** *(select if making contribution to the City's amenity reserve)*

If yes:

Check all that apply: ***(up to 15 points)***

☐ Community centre/facility	*(15 points)*
☐ Childcare facility/space	*(10 points)*
☐ Operated by a non-profit	*(5 points)*
☐ Space for growing food	*(3 points)*
☐ Child play areas	*(1 point)*
☐ Gathering place/space	*(1 point)*
■ Usable public park/greenspace	*(10 points)*
■ Streetscape and pedestrian improvements	*(2 points)*
☐ Accessible landscaped roof deck	*(3 points)*
☐ Dog runs/ dog wash station	*(2 points)*
☐ Work space	*(2 points)*
☐ Other – please describe:	*(up to 3 points)*

OR

Does the project contribute to the General Community Amenity Contribution Reserve as per the Community Amenity Contribution Policy? ***(2 points)***

■ Yes

☐ No

☐ N/A *(select if amenities are provided on site)*

If yes, what is the $ amount contributed:

$530,574.00 (2.5 FAR - 15,291 ft2 existing on site)

Resources

Community Amenity Contribution Policy

Enforcement

- Elements on Architectural Plans will be secured through Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Section 219 Covenant relating to childcare spaces and community + arts and cultural facilities will be required.
- Housing related amenities will be included in the Housing Agreement.
- Public Art Securities will be applied to any public art amenities.
- Parkland contributions to the City will be formalized through the subdivision and parkland dedication process.

Staff comments

Applicant must decide to choose one or the other for scoring. "usable public park greenspace is true if counting park dedication however, beyond that it is hard to argue.

5/10

Score 7 **/30**

S2

(25 points possible)

Does the project provide new purpose-built market rental housing or affordable rental housing or contributes to the city's affordable housing reserve fund in lieu of provision of affordable housing?

Check all that apply:

- ☐ **5% shelter rate housing** *(up to 25 points)*
- ☐ **15% Affordable rental housing** *(up to 15 points)*
- ☐ **20% Purpose-built market rental housing** *(up to 5 points)*
- ☐ **15% Rent to own** *(up to 2 points)*
- ☐ **Affordable housing fund contribution** *(1 point)*
- ☐ **None** *(0 points)*

If none, describe other measures or amenities provided in lieu of provision of affordable housing:

If purpose-built/affordable rental, provide the following information:

Types (e.g., purpose-built or affordable): purpose-built rental with services

Description (bedroom number breakdown): 129x1bed 33x1bed+den 21x2bed

% of total housing units: 100

If financial contribution, what is the total amount of dollars dedicated to the City's Affordable Housing Reserve Fund? _____

Does this amount exceed the $2/sqft requirement? *(1 point)*

- ☐ Yes
- ☐ No

Resources

Port Moody Affordable Housing Reserve Fund Policy

Interim Affordable Housing Guidelines

Community Amenity Contribution Policy

Enforcement

- Commitments will be secured through Housing Agreement and Community Amenity Contribution collection process.

Staff comments

Score 1 **/25**

S3

(23 points possible)

Does the project provide accessible residential unit(s) and accessible project design features for multi-residential developments beyond City requirements?

■ **Yes**

☐ **No**

If yes, check all the residential unit feature options: **(*up to 21 points*)**
(Note: adaptable and accessible units are as defined in the BC Building Code)

- ☐ 60% of single storey residential units are adaptable units *(1 point)*
- ☐ 70% of single storey residential units are adaptable units *(1 point)*
- ☐ 80% of single storey residential units are adaptable units *(1 point)*
- ☐ 90% of single storey residential units are adaptable units *(1 point)*
- ☐ 100% of single storey residential units are adaptable units *(1 point)*
- ☐ 10% of single storey residential units are accessible units *(2 points)*
- ■ 20% of single storey residential units are accessible units *(2 points)*
- ☐ 30% of single storey residential units are accessible units *(2 points)*
- ☐ 40% of single storey residential units are accessible units *(2 points)*
- ☐ 50% of single storey residential units are accessible units *(2 points)*
- ☐ 60% of single storey residential units are accessible units *(2 points)*
- ☐ 70% of single storey residential units are accessible units *(2 points)*
- ☐ 80% of single storey residential units are accessible units *(2 points)*
- ☐ 90% of single storey residential units are accessible units *(2 points)*
- ☐ 100% of single storey residential units are accessible units *(2 points)*
- ■ Project incorporates adaptable and accessible design features in the site/building circulation and bathrooms in all other uses *(1 point)*

Follow up or if no, list any additional accessible features provided that are not already required by the BC Building Code: **(*up to 2 points*)**
Examples include:

- Accessible amenity features
- Number of elevators exceeds Building Code requirement
- Automated door opening

Number of elevators exceeds BC compliance.
All 48 memory Care units are fully accessible.
34 of the 135 Independent Living units are adaptable units (25%>BCBC 20%).

Resources

BC Building Code Accessibility Handbook

Enforcement

- Architectural elements will be secured through the Development Permit and Building Permit.

Staff comments

Score 5 **/23**

S4

(10 points possible)

Does the project include a range of unit sizes for a variety of household types?

☐ **Yes**

■ **No**

If yes: *(maximum of 10 points for mixed tenure)*

For Market Strata projects, does the project meet or exceed the following proportion of bedroom types:

☐ At least 30% of the total project units be 2 and 3-bedroom units *(up to 5 points)*

☐ At least 10% of the total project units be 3-bedrooms or more *(up to 5 Points)*

OR

For Market Rental projects, does the project meet or exceed the following proportion of bedroom types:

☐ At least 25% of the total project units be 2 and 3-bedroom units *(up to 5 points)*

☐ At least 5% of the total project units be 3-bedrooms or more *(up to 5 Points)*

Enforcement

- Unit types will be secured through the Housing Agreement.

Staff comments

Applicant has selected "No"

Score 0 **/10**

S5

(10 points possible)

Does the project contain a rental housing component where the rental units are secured for at least 60 years or the lifespan of the building?

☐ **Yes**

■ **No**

If yes, list the % of units secured for 60 years or the lifespan of the building:

_____ *(up to 10 points)*

Resources

Interim affordable housing Policy

Enforcement

- Commitment will be secured through the Housing Agreement.

Staff comments

Applicant has selected "No"

Score 0 **/10**

S6

(10 points possible)

Does the project support aging in place? (Refer to Age Friendly Plan recommendations) (i.e., adult care, assisted living space, independent senior living space)

■ **Yes**

☐ **No**

☐ **N/A**

If yes, list all the supports for aging in place: *(up to 10 points*
Note: this criterion does not include adaptable and/or accessible units.

Continuum of care approach in a 'home-like' environment:
A la carte services for the Independent Living residents including prepared meals, private dining/functions in shared amenity spaces, entertainment, organized outings and activities, on-demand transportation, weekly housekeeping, etc.
Specialized assistance with daily tasks and support services round-the-clock for the Memory Care residents, including personalized "cognitive lifestyle" programs, prepared healthy meals, engaging activities and events, regular housekeeping and laundry, access to medical attention and appropriate functional placement as needs change.

Resources

Age Friendly Plan

Fraser Health Family Guide to Services for Seniors

Enforcement

- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Full marks awarded based on response and context of application towards a purpose of specialized assistance for certain groups

Score 10 **/10**

S7

(9 points possible)

Does the development include a mix of housing types?

☐ **Yes**

■ **No**

If yes, list the number of units per housing type: ***(up to 9 points)***

- **Live-work units:** _____ *(3 points)*
- **Ground-oriented units:** _____ *(3 points)*
- **Lock-off units**_____ *(3 points)*

Enforcement

- Elements on Architectural Plans will be secured through Development Permit and Building Permit.
- Rental units will be secured through the Housing Agreement.

Staff comments

Applicant has selected "No"

Score 0 **/9**

S8

(7 points possible)

Will the project ensure occupants have clean, cool air during times of poor air quality and/or wildfire events beyond Building Code requirements?

■ **Yes**

☐ **No**

If yes, check all that apply: ***(up to 7 points)***

- ■ Improved mechanical ventilation (e.g., proper commissioning, increase outdoor air intake) *(1 point)*
- ■ Improved air filtration (e.g., HEPA particulate air filtration) *(1 point)*
- ☐ Airtightness better than ACH of 2 *(1 point)*
- ■ No indoor combustion appliances (e.g., gas stove or fireplace) *(1 point)*
- ■ Homeowner/occupant health and safety information *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

Resources

Guidance for Cleaner Air Spaces During Wildfire Smoke Events

Guide to Air Cleaners in the Home

Enforcement

- Commitment will be secured through Building Permit.

Staff comments

Items will need to be confirm at later stage conditional half scoring provided until further documentation

Score 4 **/7**

S9

(7 points possible)

Does the design of the project help to facilitate mental health, wellness and social connectedness?

■ **Yes**

☐ **No**

If yes:

Check all that apply: ***(up to 7 points)***

- ■ Semi-public gathering space with comfortable seating *(1 point)*
- ■ All weather recreation areas/wellness space *(1 point)*
- ■ Pet friendly units / amenities (e.g., dog run) *(1 point)*
- ■ Greenspace that facilitates socialization *(1 point)*
- ■ Prioritizing pedestrians *(1 point)*
- ■ Creative design to promote social interaction *(1 point)*
- ☐ Other – please describe: *(up to 2 points)*

'Memory Garden' on 1st floor courtyard designed for specific needs of AL residents; extensive floor area dedicated to amenity spaces such as theatre, restaurant and lounge, art studio, library, rooftop terrace, etc.

Reference to plans (e.g., landscape plans/architectural plans, etc.)

Arch. RZ2.02, RZ2.03, RZ2.06.
Landscape L2, L3.

Resources

Strengthening Neighbourhood Resilience

Enforcement

- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.
- Pet friendly units will be secured through a Section 219 Covenant.

Staff comments

reference to plans provided and elements are adherent.

Score 6 **/7**

S10

(6 points possible)

Does the project provide urban vitalization by involving land owner and occupants, community groups, and end user groups who may be affected by the proposal in the planning process to identify and showcase Port Moody's unique assets (i.e., goes above and beyond standard notification and consultation)?

Example: Host a community-building workshop with the neighbourhood at the time of a project's inception to determine values and identify unique assets to leverage through design

☐ **Yes**

■ **No**

If yes:

List all the stakeholders and their involvement: *(1 point)*

Identify actions taken in response to stakeholder input:ec4 *(up to 5 points)*

Resources

A Guide to Community Revitalization

Enforcement

- Summary of community engagement will be required.

Staff comments

Applicant has selected "No"

Score 0 **/6**

S11

(5 points possible)

Does the project provide or designate spaces for growing food in private or common areas including on-site secure composting to support gardening activities?

☐ **Yes**

■ **No**

☐ **N/A**

If yes:

Check all that apply: ***(up to 5 points)***

☐ Community garden *(2 points)*

☐ Secure on-site community compost *(2 point)*

☐ Secure features
(e.g., fencing to prevent wildlife access, tool storage etc.) *(1 point)*

☐ Other – please describe: *(up to 2 points)*

Resources

City of Vancouver Bulletin: Sustainable Large Development (PDF)

Applies to large developments (2+ Acres).

Enforcement

- Elements on Architectural Plans will be secured through Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

Applicant has selected "No"

Score 0 **/5**

S12

(3 points possible)

Will the project undertake any of the following analysis?

☐ **Acoustic analysis** *(1 point)*

☐ **Thermal comfort analysis** *(1 point)*

☐ **CPTED analysis** *(1 point)*

Enforcement

- Acoustic analysis identified as a Development Permit application requirement, as appropriate to the project location.
- Requirement for Thermal Comfort Analysis would be identified through the rezoning process.

Staff comments

Applicant has selected nothing here.

Score 0 **/3**

S13

(3 points possible)

Does the design of the site prevent crime through crime prevention through environmental design principles (CPTED)?

■ **Yes**

☐ **No**

If yes, describe the crime prevention design measures: *(up to 3 points)*

- Natural surveillance: the development is designed for high visibility and observation through strategically placed windows, lighting and landscaping.
- Natural access control: entrances, exits and circulation within and outside the building are designed to guide or restrict movement.
- Territoriality: the building's clear boundaries, intentional landscaping and designated areas per activity type create in residents a sense of ownership and responsibility for their environment.
- Maintenance and management: as a highly serviced development, a clean and in good repair environment signals the space is cared for and actively used, deterring criminal activity and improving the perception of safety.
- Activity support: the integration of a variety of gathering spaces and amenities helps increase the natural surveillance and foster the sense of community, discouraging criminal behaviour.

Resources

CPTED

Enforcement

- A CPTED analysis is required for submission.
- Elements on Architectural Plans will be secured through the Development Permit.
- Elements on Landscape Plans will be subject to securities.

Staff comments

While the applicant is listing measures taken (half scoring. The earlier question concerning if CPTED is blank

Score 3 **/3**

S14

(3 points possible)

Will the project allow for pet friendly rental units?

■ **Yes**

☐ **No**

If yes, describe how the project will allow for pet friendly rental units and any other pet friendly details of the project (e.g., dog run, pet wash station etc.): *(3 points)*

The IL rental units will allow for pet ownership, and amenities like a pet-wash area and a dog run on the 5th floor rooftop terrace space are being considered during design development.

Resources

Pets OK BC

Enforcement

- A Section 219 Covenant related to no prohibition on pet rental for strata developments will be required.

Staff comments

Score 3 **/3**

S15

(2 points possible)

Does the development provide diversification by increasing the mix of uses for the particular site and its neighbourhood?

■ **Yes**

☐ **No**

If yes, describe the proposed uses: *(up to 2 points for 3 uses)*

- **Residential % total floorspace/site area:** 70% of indoor floor area
- **Park (note type) % total floorspace/site area:** Park Dedication: 7.8% of site area
- **Gathering space % total floorspace/site area:** 10.4% of indoor floor area

Enforcement

- Elements on Architectural Plans will be secured through Development Permit.

Staff comments

Selection is reflective of park dedication, residential, and amenity space found in drawings.

Score 2 **/2**

S16

(2 points possible)

Climate change is expected to bring more frequent and intense weather that may result in increased and prolonged power outages. Will this project be designed to provide occupants basic needs amid prolonged power outage and extreme weather? (e.g., back-up power supply, energy independent features)

■ **Yes**

☐ **No**

If yes, list all measures: *(up to 2 points)*

- Generator for back-up power supply.

- A well designed, high-performance building envelope will ensure a basic level of thermal comfort is maintained for a longer period during outages.

Enforcement

- Elements included in Civil Plans will be secured through the Servicing Agreement.
- Energy and mechanical systems will be confirmed through the Building Permit.

Staff comments

Score 2 **/2**

S17

(2 points possible)

Does the project provide education and awareness of the sustainable features of the project for owners/occupants?

Examples include:

- Document is given to new owners at time of sale, covenant on title, inclusion/protection of features in strata bylaws
- Signage/display/art recognizing design, etc.

■ **Yes**

☐ **No**

If yes, list all the education and awareness initiatives: *(up to 2 points)*

- Information on sustainable features will be included in the new residents' Welcome Package.

- Signage and displays will be strategically installed throughout the development.

Enforcement

- Written commitment from applicant detailing education and awareness.
- Common property features are required to be included in Strata Bylaws.

Staff comments

applicant needs to provide evidence of this or documentation to earn full scoring

Score 1 **/2**

S18

(2 points possible)

Is the project design adapted to minimize shadow or privacy impacts to and from adjacent buildings? *(1 point)*

■ **Yes**

☐ **No**

☐ **N/A**

AND / OR

Does the project design integrate the results of a viewscape study with respect to water and mountain views? *(1 point)*

☐ **Yes**

☐ **No**

■ **N/A**

Enforcement

- A shadow/viewscape study is required through the Development Permit.

Staff comments

Shadow study observed in the Architectural drawings.

Score 2 **/2**

S19

(3 points possible)

Does your project include any innovative social sustainability aspects not captured?

☐ **Yes**

■ **N/A**

If yes, please describe: *(up to 3 points)*

Enforcement

- Will depend on the type of innovation, determined by staff.

Staff comments

Applicant has selected "NA"

Score 0 **/3**

S20

Does your project face any unique site constraints that limit social sustainability achievement?

■ **Yes**

☐ **No**

If yes, please explain:

Senior Care services present security / privacy / safety concerns that limit public access to the facility, reducing the opportunity for interaction with the broader community.

Enforcement

- N/A

Staff comments

S21

(3 points possible)

Summarize the project's social sustainability contributions including the performance criteria in this Report Card and additional elements not previously captured here:

The project's contributions towards Social Sustainability are centered on:

- Community integration: from its location close to the park, shops and services, through the provision of public and semi-public areas that foster socialization among residents and with visitors and facilitate programs or partnerships connecting seniors with the broader community.

- Building function and design: adding much needed dwelling units to the local housing stock and including supporting uses, while considering the impact on shadows and views for neighbouring structures and improving the streetscape.

- Health and well-being: offering specialized care services for aging in place, facilitating physical activities (safe walking paths, fitness areas, group exercise programs, etc.) and ensuring accessibility through universal design standards.

- Safety and security: thoughtful building design for climate resiliency and crime prevention.

Enforcement

- Highlighted in Council reports.

Staff comments

Score 3 **/3**

Total Social Sustainability Pillar Points = 49 **/165**

Glossary of Terms

Accessible housing: Housing designed and constructed to be universally accessible to people of diverse ages and abilities.

Adaptable unit: A dwelling unit that provides flexible design features that meet BC Building Code minimum requirements; it can be adapted to meet the changing needs of any occupant for reasons of disability, lack of stamina, and progressing through different life stages to support independent living.

Accessible housing/unit: Housing with fixed design features to enable independent living for persons with disabilities, such as those in wheelchairs.

ACH: Air changes per hour.

Affordable market housing: Housing that is affordable to moderate income households achieved through tenure, location, reduced parking, modesty in unit size, level of finishing, and design and durability over time as the buildings age.

Beautification: The process of making visual improvements appropriate to a specific place, including but not limited to building facades, landscaping, decorative or historic-style street elements, selection of paving/fencing materials and their treatment, etc. Improvements contribute to Port Moody's reputation as City of the Arts in a sustainable manner.

BC Energy Step Code: BC Energy Step Code is a voluntary provincial roadmap that establishes progressive performance targets (i.e., steps) that support market transformation from the current energy-efficiency requirements in the BC Building Code to net zero energy ready buildings.

Brownfield: A term used in urban planning to describe land previously used for industrial purposes or some commercial uses where the expansion, redevelopment, or reuse of the property may be complicated by the potential presence of a hazardous substance, pollutant, or contaminant.

Car/Bike share network: Arrangements between two or more persons to share the use of a vehicle or bicycle for a specified cost and period of time.

Character-defining elements: The materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the heritage value of a historic place, which must be retained to preserve its heritage value.

Crime Prevention Through Environmental Design (CPTED): The design and effective use of the built environment to reduce the incidence of crime and improve the quality of life.

Coastal Flooding: A flood is a general and temporary inundation of normally dry land areas. When a coastal process—such as waves, tides, storm surge, or heavy rainfall from coastal storms—produces that flood, it is called a coastal flood. Coastal areas, like all areas, can also flood from high rainfall or overflowing streams.

Coefficient of Performance (COP): Is a ratio of useful heating or cooling provided to work (energy) required. Higher COPs equate to higher efficiency, lower energy (power) consumption and thus lower operating costs.

District energy systems: A system that uses renewable energy to pipe energy to buildings within a specified area for space heating, hot water, and air conditioning.

Ecological inventory: An inventory that identifies the ecological values in a natural habitat and is usually the first step in an environmental impact assessment.

Electric vehicle (EV): An automobile that uses one or more electric motors or traction motors for propulsion. An electric vehicle may be powered through a collector system by electricity from off-vehicle sources or may be self-contained with a battery or generator to convert fuel to electricity.

Embodied greenhouse gas emissions: Embodied emissions refers to the greenhouse gas emissions created in various phases of a building or piece of infrastructure's full life cycle (e.g., material extraction, manufacturing, construction, maintenance, and end of life/disposal).

Environmentally Sensitive Areas: Land designated as areas that need special protection because of its environmental attributes, such as rare ecosystems, habitats for species at risk and areas that are easily disturbed by human activities. Refer to Map 13 of OCP.

Greenfield: Undeveloped land in a city or rural area either used for agriculture or landscape design or left to evolve naturally. These areas of land are usually agricultural, or amenity properties being considered for urban development.

Greyfield: Economically obsolescent, out-dated, declining, and/or underutilized land, often with the presence of abundant surface parking.

Greywater: Wastewater from lavatories, showers, sinks, and washing machines that do not contain food wastes and that can be reused for purposes such as irrigation or flushing toilets.

Habitat corridor: Habitat areas, generally consisting of native vegetation, linking with larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes, providing food, and allowing for the movement of animals and the continuation of viable populations.

Heat island effect: Heat islands form as vegetation is replaced by hard surfaces to accommodate growing populations. These surfaces absorb, rather than reflect, the sun's heat, causing surface temperatures and overall ambient temperatures to rise.

Heritage rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place through repair, alterations, and/or additions while protecting its heritage value.

Heritage restoration: Returning a historic place back to how it looked at any time in its past.

Invasive plant species: An invasive plant is a non-native species whose interaction causes economic harm, harm to human health, and/or environmental harm.

Light pollution: Brightening of the night sky caused by streetlights and other man-made sources, which has a disruptive effect on natural cycles and inhibits the observation of stars and planets.

Market rental housing: market rent is the rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features, and amenities.

Naturescape planting: Landscaping with species that are naturally adapted to local climate, soils, predators, pollinators, and disease and, once established, require minimal maintenance.

Non-human companion: Means any domestic or feral pet under the care, custody, or ownership of a person.

Non-market rental housing: Subsidized rental housing for those unable to pay market-level rents including, but not limited to, public housing owned and operated by government agencies, non-profit housing owned and operated by public and private non-profit groups, and co-operative housing owned and managed by co-operative associations of the residents.

On-site power generation: The ability to generate power without transporting it from its source to where it can be utilized.

On-site renewable energy generation: The generation of naturally replenished sources of energy, such as solar, wind power, falling water, and geothermal energy.

Lock-off suites: Lock-off units are self-contained units which are smaller than the principal dwelling unit. Each unit must have direct access to a hallway, corridor or the outside, and a shared internal door which can be locked enabling both units to be independent.

Low albedo: Albedo is the measure of the reflectivity of a material. A high albedo means it reflects a lot of light and a low albedo means it absorbs a lot of light.

Low Carbon Energy System: Low carbon energy systems ("LCES") supply heat energy primarily derived from highly efficient and renewable sources in order to provide space heating and conditioned ventilation air for buildings seeking to achieve low greenhouse gas emissions. These systems may also provide domestic hot water and cooling service.

Passive design: An approach to building design that uses the building architecture to minimize energy consumption and improve thermal comfort.

Public space: A social space that is generally open and accessible to people.

R-2000-Certified New Home: Best-in-class, energy-efficient homes with even higher levels of energy efficiency than ENERGY STAR-qualified new homes, as well as clean air and environmental features.

Sea Level Rise: Sea level rise is an increase in the level of the world's oceans due to the effects of global warming.

Sequestered carbon: a natural or artificial process by which carbon dioxide is removed from the atmosphere and stored.

Smart technology: Technologies that allow sensors, databases, and/or wireless access to collaboratively sense, adapt to, and provide for users within the environment.

Statement of significance: The first essential step in any conservation project, which involves identifying and describing the character-defining elements; it is important in defining the overall heritage value of the historic place. Refer to the Standards and Guidelines for the Conservation of Historic Places in Canada (see Resources glossary).

Streetscape: The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees, and open spaces that combine to form the street's character.

Storm water management plan: The management of water occurring as a result of development or precipitation that flows over the surface into a sewer system.

Transit oriented development (TOD): A mixed-use residential and commercial area designed to maximize access to public transportation; it often incorporates features to encourage transit ridership. A TOD neighbourhood typically has a centre with a transit station or stop (train station, metro station, tram stop, or bus stop), surrounded by relatively high-density development with progressively lower-density development spreading outward from the centre. TODs generally are located within a radius of 400 to 800 metres from a transit stop, as this is considered to be an appropriate distance for walkability.

Triangulation: Triangulation is spatial design that gives people a reason to be in the space. In order to promote public interaction, common areas should contain amenities people don't have in their private residences such as a splash pad or play structure with triangular configuration in mind.

Universal access: This term refers to broad-spectrum ideas meant to produce buildings, products, and environments that are inherently accessible to both people without disabilities and people with disabilities.

Urban infill: An urban planning term that refers to new development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development.

Urban forest: The total collection of trees and associated plants growing in a city or town. It includes trees in parks and yards, along roadways and paths, and in other areas, both on public and private lands.

Urban vitalization: The urban planning process of rehabilitating a place or “taking a place to a higher level” using a community-building process (early stage community involvement) to define the key characteristics that make a place unique or special; and applying the concepts of urban conservation to leverage a community’s assets, most often in accordance with approved City plans.

Viewscape: The natural and built environment that is visible from a viewing point.

Walkability: The extent to which the built environment is friendly to the presence of people living, shopping, visiting, enjoying, or spending time in an area; improvements in walkability lead to health, economic, and environmental benefits.

Xeriscaping: Refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. Xeriscaping refers to a method of landscape design that minimizes water use.

KYLE SENIOR LIVING CENTRE TERM SHEET (DRAFT)

City of Port Moody and Kyle Park Senior Living LP

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

September 25, 2025

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1. **Definitions**

   "Bylaw 3429" means 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).

   "**CPI**" means the Consumer Price Index for Vancouver, British Columbia, all items (not seasonally adjusted), as published monthly by Statistics Canada, provided that if such index is no longer published, the closest remaining Consumer Price Index for consumer prices that includes the Vancouver area will be used instead.

   "**P1**" means Civic Service as defined in City of Port Moody Zoning Bylaw, 2018, No. 2937, as amended from time to time.

   "**Memory/Community Care**" is as defined in Bylaw 3429.

   "**Rental Independent/Assisted Living**" is as defined in Bylaw 3429.

2. **Terms and Conditions**

   - All dollar values = 2026.
   - All dollar values are subject to CPI.
   - For the purpose of calculating the amount of any adjustment for CPI, the calculation of such adjustment will be based on the change in the monthly CPI from January 1, 2026 to the date of payment of the amount to be adjusted.

3. **Obligations**

   i. Density Bonus Payment

   - The density bonus payment is $350,000, plus CPI.
   - The density bonus payment will be made to the City prior to the issuance of a superstructure building permit.

DRAFT

ii. Community Amenity Contribution

- The Community Amenity Contribution is $669,576, plus CPI, subject to credit for the existing residential floor area.

- The Community Amenity Contribution will be made to the City prior to the issuance of a superstructure building permit.

iii. Housing Agreement

- A Housing Agreement will be completed and registered on title prior to the issuance of a development permit.

- The Housing Agreement 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.

- The Housing Agreement will be for 60 years or the life of the building, whichever is greater.

iv. 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.

v. Off-Site Improvements

- The off-site improvements required as part of the development are shown on the concept plan in Attachment A and will be included in the Servicing Agreement.

vi. Step Code

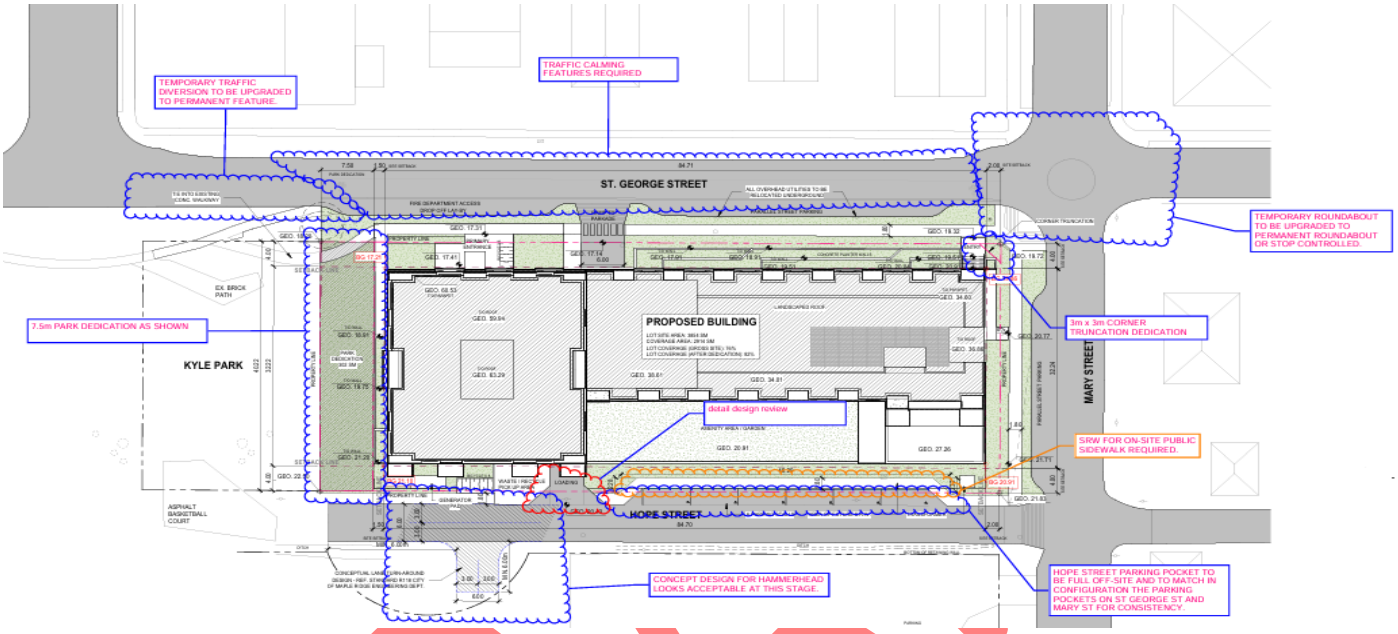
- The development will comply with the City’s BC Energy Step Code Rezoning Application Corporate Policy (2019-03), as amended January 28, 2020.

4. Attachment

A. Off-Site Improvements Concept Plan

DRAFT

ATTACHMENT A: OFF-SITE IMPROVEMENTS CONCEPT PLAN



DRAFT

AVENIR

Jason Craik

President
Avenir Senior Living
7098 Wallace Drive, Unit 101
Brentwood Bay, BC V8M 1G9
Jason@avenirseniorliving.com

October 3, 2025

City of Port Moody
Planning Department and City Council
100 Newport Drive
Port Moody, BC V3H 5C3

RE: Request for Deferral of CACs, Bonus Density Fees, and DCCs – Kyle Park Senior Living

Dear Members of the Planning Department and City Council,

I am writing to respectfully request that the following items be addressed within the forthcoming Development Agreement for our project, *Kyle Park Senior Living*, located on the 2500 block of St. George Street. This prominent corner site requires extensive off-site work on all four sides, including park frontage, and will deliver significant long-term benefits to the City of Port Moody.

We respectfully request the following:

1. **Deferral of Community Amenity Contributions (CACs), Bonus Density Fees, and all Development Cost Charges (DCCs)** required by both the City of Port Moody and Metro Vancouver in the amount of approximately $8,000,000, payable as follows:
    - 25% upon issuance of the full Building Permit; and
    - 75% upon the earlier of issuance of the Occupancy Permit or four (4) years from the date of issuance of the Building Permit.

    In addition, we request that the **landscape bond and any civil works bonds** not be payable until issuance of the full Building Permit.

AVENIR

2. **This use is restricted and solely for the benefit of seniors**, enabling them to age in place with dignity while reducing pressure on other healthcare and publicly funded housing systems in the community.
3. **Incorporation of these provisions into the Development Agreement.** To ensure financial feasibility and delivery of Kyle Park Senior Living, we respectfully request that the above concessions—deferral of CACs, Bonus Density Fees, and DCCs—be formally incorporated into the Development Agreement for this project.

Kyle Park Senior Living is designed to meet urgent community needs, delivering 183 much-needed seniors housing units—including 48 memory care suites and 135 independent and assisted living suites. Approximately 30–35% of the building area will be dedicated to specialized amenity spaces to enable seniors to age in place safely and with dignity.

Beyond housing, this project will generate significant economic and social value, including:
• Creation of year-round permanent jobs in healthcare, hospitality, culinary services, recreation, and administration;
• Major upgrades to local infrastructure; and
• Delivery of new community park space and improved public realm along all frontages.

As part of our commitment, we will undertake the following off-site works and improvements:
• Major sanitary, storm, and water main upgrades (as required upon inspection);
• Undergrounding of hydro lines;
• Installation of a 4-way stop at Mary Street and St. George Street;
• Implementation of traffic-calming measures;
• Construction of a permanent landscaped median at Kyle and St. George; and
• Dedication and development of public park space adjacent to the site and designed in collaboration with the City of Port Moody.

These works represent additional costs for the project, over and above the City fees outlined in this letter.

These contributions represent a substantial investment in civic infrastructure and community benefit. To maintain project feasibility and cash flow during construction, it is essential that CACs, DCCs, and Bonus Density Fees be deferred as outlined above.

We note that the City of Vancouver has recognized the critical importance of senior housing and, in similar proposals, has granted recent deferrals and certain exemptions of fees listed above in order to support delivery of this essential housing type during the challenging economic conditions of today. We respectfully request the City of Port Moody adopt a similar approach.

AVENIR

We are currently in recent discussions on the construction cost side and are finding it difficult to maintain the minimum returns required to finance and deliver this housing. Please **seriously consider this in your decision**.

We are committed to advancing this project in close collaboration with City staff and Council to address housing, employment, and community care objectives in Port Moody.

Thank you for your consideration. I would be pleased to discuss these requests further at your convenience.

Sincerely,

s.. 22 Personal Privacy

Jason Craik
President
Avenir Senior Living

PORT MOODY
CITY OF THE ARTS

100 Newport Drive, Port Moody, B.C., V3H 5C3, Canada
Tel 604.469.4500 Fax 604.469.4550
www.portmoody.ca

2505–2517 St. George St. & 123–129 Mary St. Development Application

UPDATE 3: Public input received on Engage Port Moody from May 1, 2023 to September 1, 2025

This encompasses the period from the day the project launched on engage.portmoody.ca to the date the report was prepared for Council Second Reading. Comments are presented verbatim, including typos and grammatical errors. Profane or abusive language, or personally identifying information has been redacted.

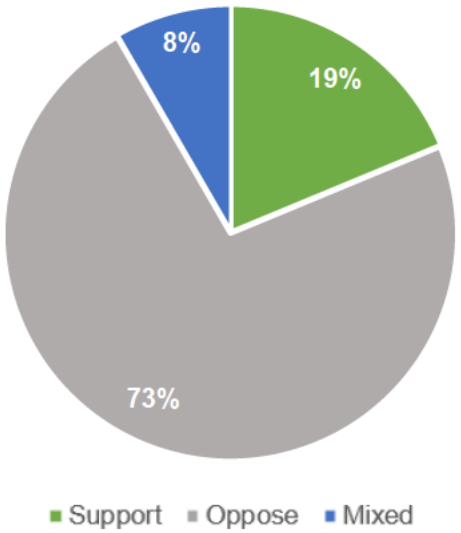
Engagement highlights

Highlights of project engagement to date:

- **90 engaged participants** contributed to one or more feedback tools
- **396 informed participants** visited multiple project pages, contributed to a tool, or downloaded documents
- **1,432 aware visitors** viewed this project page

What is your overall feedback on this development application?

	Support	Oppose	Mixed
From launch to second reading: May 1, 2023 to Sept 1, 2025	18	70	8



Comments

Comments 1 through 65 were included in the first public engagement summary shared with Council at early input

1. Bad idea for this cozy beautiful area, cause being crowded and change the nature of the area, for the villa marquis building195 mary st put it in bad condition, we love our building spent money on it to enjoy our beautiful area and view, how possible to make high rise between the area that previously only let to have single house or townhome .

2. This does not fit the OCP or is even in the spirit of the OCP. While we desperately need housing for seniors in our community, we certainly do not need a 15 floor tower of luxury, high end senior "cruise living" built and operated by an American company. I can say with absolute certainty there is little to no support from the community for this development.

   Density is far too high for the neighbourhood. There is no proposed infrastructure changes to support the numbers of staff residents or visitors to this centre. There is no proposed upgrades to the surrounding areas to support the residents that will flood the neighbourhood amenities and green space (ie park, old Town Hall, trails).

   Lastly, how is it safe to have seniors with mobility issues evacuate a 15 floor building in the case of an emergency or fire? Poor planning that seems only motivated by profit.

3. Does not meet P2 zoning requirements of max 3 storey and 50% lot coverage.

   This is a 24/7 commercial operation in a residential neighborhood. Think about daily operations of shift changes, residence coming and going, food delivery, laundry services, ambulances etc.

   Increase demand on ambulance and fire services where Port Moody already under resourced.

   There will be a number of daily food service trucks and laundry service and location of bay in back while not be used as have to back in.

   Need on-site loading of bus and drop off pick up of residence. Not on street.

   Does not meet OCP policy of affordable. Demolishing 4 affordable family friendly townhomes.

   Why so many balconies? Never seen a senior home with balconies. People in graphics look pretty young.

   Does not meet current OCP vision.

   Where is back up that staff will be local? Staff likely coming from elsewhere as low paying jobs and they can't afford to live in Port Moody.

   The 2 other Avenir developments in B.C. are on main roads in denser neighborhoods.

   Lots to the north will be impacted by shading, traffic and noise of this development.

   I like nothing about this proposal. Would support a 3 storey affordable senior home. Tower is totally out of place.

4. Densification in Port Moody is very much needed. If this build is with seniors in mind it's still a bit far from transit. Many seniors don't drive or at some point won't be able to drive. With the closest grocery

store being thrifty foods at Suterbrook a senior that doesn't drive must carry their groceries from closest skytrain to home. Overall Im still in favour. Affordable housing is very much needed and preferably close to enough to transit. An able body person can easily access the skytrain at moody centre . Being able to access transit services provides many with more disposable income not requiring a second vehicle in a family or a vehicle at all. This improves density without adding many more drivers adding to the congestion that's already a problem for Port Moody.

5. A project like this that falls so far out of line with the current official community plan should be put on hold completely until the current OCP has been reviewed and updated.

6. The proposed development does not fit the neighbourhood area at all. It is the wrong location. Affordable senior living is needed but not a 15 story tower that does not fit in with the residential infrastructure and roads. I believe if this development is approved it will not act as a solution to the affordability of housing for seniors and will cause young adults/families to leave the area. Possible more affordable rentals or townhomes/condos in a low rise building with more parking is more suitable for the location. I oppose this development.

7. Dear Council,

   As a resident within the surrounding area of the re-zoning application for the OCP amendment (Application# ORD0005) I feel it is my responsibility and right to voices my thoughts and concerns as to how this re-zoning will affect both myself and my surrounding neighbors if this amendment is passed.

   I am a first-time homeowner and purchased my property at a higher rate due to its ocean and mountain views, upwards to $100,00.00 more than other surrounding properties. This was done over two years ago, prior to this OCP amendment and re-zoning application became known. If this amendment is passed and the Kyle senior center is built, I would now be losing a significant amount of my total paid investment for this property. The property value would drop significantly as our original mountain and ocean views would now be replaced with views of the 15-storey apartment tower that is proposed. This would be the case for all my surrounding neighbors as we share the same southward view of the Port Moody Inlet and moody center heritage area adjacent to our homes. I understand the need for developing Port Moody to support our aging population, however I do not think it should come at the expense and livelihoods of its current working-age residents (15-64 years) who are struggling to make ends meet in this current economy and housing market.

   This neighborhood has limited street parking with the current set-up of homes and buildings. The proposed apartment building will have 194 privately owned condo units, however, only plans to create 127 parking spaces. Those 127 parking spaces will not be able to accommodate both the vehicles of all the residents, their visitors, and the staff that will be working there. This new apartment building will put immense pressure on the already limited public parking available to its current residents and increase the amount of traffic in this relatively quiet area.

   Our home is located within the Moody Centre Heritage Character Area (City of Port Moody Official Community Plan Bylaw No.2955, pg.105 – Map:3 Heritage Conservation and Character Areas) on the south end of Mary Street where it converges with Hope Street. In addition to being located within a Heritage Character Area, our home is located just outside the boundary of the Moody Centre Heritage Conservation Area (City of Port Moody Official Community Plan Bylaw No.2955; Appendix 4 – Moody Centre Heritage Conservation Area Guidelines, pg. 262 - Schedule E: Heritage Conservation Area for Moody Centre). Because of the location and proximity of this proposed re-zoning near the Heritage Character Area and Conservation Area, I feel the guidelines should be applied to this re-zoning application as well. The design of the proposed apartment complex would not fit into the current complement of homes and buildings in the surrounding area, and I don't feel it would be harmonious with the historic homes and buildings nearby. A 16-storey apartment complex would be a

disappointing addition to this streetscape where the majority of all the homes are two and one-half stores tall.

As a new resident of Port Moody, I understand that the OCP will need amendments to create a plan that will be beneficial to all that call this city home, however I need to strongly oppose this application for re-zoning from Single-Family Low Density to Public and Institutional and a re-zoning from Single Detached Residential (RM4) to Private Institutional (P2).

Sincerely,

[omitted]

Resident of 195 Mary St., Port Moody, BC

8. 15 stories on top of a 5 to 6 story podium does not fit with the area. What you are proposing is in actuality a 20 story building.

   Townhouses yes, 4 to 6 stories yes

9. Love the idea. This will help our aging population continue to remain in the area, close to family and get the care they need through their aging stages.

10. This proposal is entirely out of touch. If you can't see that Port Moody is bursting at the seams with young families, you shouldn't be on city council. Port Moody is full of young families threatened with home insecurity virtually every day, and you want to do this? You want senior living, while families with little kids get pushed out of the city entirely? This is abhorrent. As an example, my wife and I and our 2 year old daughter are currently being pushed out of the city because our landlord is selling our apartment out from under us, and we have nowhere to go but OUT of Port Moody, because there is nowhere to live. There are no options here for rentals or otherwise. Nothing. We are contributing members of the community with a household income over 100k, and now we have to uproot. I've spoken with several other families that are in the EXACT same situation. We have virtually zero options here, yet you want to dedicate 194 units exclusively to seniors?! You think these seniors are going to support local business? You think they're going to wander down to Brewers Row? This is nuts. I fundamentally oppose this. If you want to focus on the future, you focus on the children. Young families need homes!

11. I am a Moody Centre resident for the last 27 years and I strongly opposed this project.

    The OCP calls for 3 stories only. This project is exceeding the OCP by 18 stories! It is far too big of a project for this residential neighbourhood. This will also set a precedent for future development in this area. I hope that the city will respect the OCP.

    This will bring extra traffic in a residential area with an already increasing traffic and parking problem from St-Johns street.

    Plus, there are no services in this neighborhood for seniors other than a few coffee shops. There is already a plan for seniors living on the Andrés site. It would be best for this project to be in a neighborhood offering all needed services that are easily accessible, such as the Ioco area. This simply is the wrong location for this project.

    Tucking seniors in a neighborhood without any services, such as shopping, medicals, library, and a variety of activities, etc, is further isolating a group of people that are often struggling with isolation. Having all the necessary services at proximity (ease of access) of senior living is a must.

I also have concerns with the height of the building which would be housing a majority of people with mobility issues. What happens in a case of emergency and there is a need for evacuation when most cannot use the stairs? Let’s remember that we live in an earthquake area and we are talking 20 or 21 floors here!

The building will also block the apartment building, The Marquis to the south and block the light of the houses on the west side of Kyle and the North side St-George. Areas where there is already limited light, especially during the winter month. Blocking the light from those homes will have a negative effect on their health.

12. Why does it need to be 15 stories

    I do not agree with this proposal. This block is made up of small families and retirees. To build this ridiculous sized center will change the dynamics of this area. This is a residential street and should be kept a residential street. So many other developments have been built on St.george. I am not opposed to a seniors center but not on this block. 15 stories and just crazy. This will be taking the views away from the residents up gates bury. This will be changing this area of port moody. This will keep pushing small families out further and further as rent will continue to go up. The traffic and congestion will just continue. What plans are there to fix the traffic flow on the already congested st Johns? There is already an issue with cars going thru the one way on St.george/kyle during rush hour. It's going to make it worse. It will attact more and more foot traffic and crime.

    Police rarely do anything about the cars that go thru the one way

    I've almost gotten into several accidents trying to leave my home with cars coming thru the one way honking at me or even driving on the cones. Families with kids can't even safely cross the street because cars are speeding by. Why don't you fix that first before building this proposal?

    Money hungry and greedy developers will just continue to buy up and take all the residential land in this city and push small families like us out.

    Instead, there should be a proposal for affordable housing for small families.

13. I don't believe this is not a suitable location for this building. Also, that is way too many floors which will stand out in the whole area and block apartment buildings behind, casting shadows on other properties.

14. I support this project. Seniors are at an increasing risk of homelessness, so more senior-focused housing is welcomed. Moreover, it will allow more community members who are aging to stay in their community instead of making the decision to move to another location that they can afford.

15. We prefer present condition to new environment.

16. I am writing to express my strong opposition to the proposed development at 2505-2417 St. George Street.

    Along with my partner, we have recently purchased a home in Port Moody. Our property overlooks the proposed development site. We plan to raise our family in this beautiful community, and while we support appropriate development and understand the need for increased housing density, we believe this proposal is flawed.

    One of the deciding factors in this home purchase was a review of the Official Community Plan. We reviewed where the property we were going to purchase fell, but also the zoning and planning of the surrounding area. We were relieved to note the limits in place in the surrounding area. We also

looked at a home on Edward Cr. and noted that a high rise was being built right behind it on St. John's (now beside Shoppers Drug Mart). This immediately removed all desire to purchase this home. What is being planned would, in effect, do the same thing to any potential buyers of our home and those of our neighbours.

The area in question is predominantly residential and naturally attracts young families due to its proximity to schools and daycares. Many children walk these streets, which are already ill-equipped to handle the additional traffic and parking demands that would arise from the senior development. The notion that "Seniors don't drive" is absurd and can't be used for justification. There's no way to substantiate that.

While I recognize the importance of providing living spaces for seniors, it would be more suitable to choose a location with adequate amenities and accessible transportation options. Areas like Newport Village, Suterbrook, or those with high-rise buildings, amenities, and healthcare facilities would be more appropriate for senior living.

This development is completely out of character with the neighbourhood and does not align with the OCP. Making significant changes to the OCP to accommodate a 20-story building would set a concerning precedent for residential areas. Such a change would significantly reduce the value of our property, as it would obstruct our view, present privacy issues (that are non-existent) and alter the overall quality and character of the residential community. Considering that we, along with other young families, will be paying property taxes for years to come, it would be more beneficial for the area to attract other young families who can contribute to the community, rather than approving a senior living center that lacks the necessary amenities.

The recent developments along St. George Street, such as low-rise, medium-density apartments, and townhomes, are more in line with the neighborhood's infrastructure, including roads, parking, and traffic considerations. However, high-rise complexes, especially one specifically for seniors, do not fit into this context.

As a pro-development individual who wishes to see our community thrive, I share the frustration with those who oppose development. Nevertheless, we must approach development thoughtfully, taking into account the needs of current and future residents. Our focus should be on attracting revenue to Port Moody and preserving the unique character that will continue to foster further growth. Unfortunately, the proposed development fails to address these aspects and should not be approved by the City Council.

Thank you for considering this important matter on behalf of the neighbourhood residents.

17. I think this is too large scale for the area. Without the 15 stories it could work. We do not have groceries in the area for those that need to stay close. The sidewalks and accessibility need to be looked at. Will Kyle Park and the Rec Centre be improved?

18. We hope to keep present environment.

19. We have always valued the quiet, esthetic, natural environment that this area is and has been. A large 15-storey building in this area would remove that value.

20. Hi There! We are potentially looking to purchase a property across the street from this proposed location and we are aligned with this project going through, except for the 15-story tower portion.

    We reviewed the architectural plans and have concerns about the impact to the property's sun exposure, especially in the Spring/Fall renderings. Additionally a 15 story tower in that area would look completely out of place and alter the appearance as a majority of the development in the

surround areas has been townhomes or low-rise condos. In our opinion, an 8-story tower should be the highest approved for building.

21. This proposed change directly impacts my residence. I strongly object to allowing a tower in this location.

22. In regards to: 2505-2517 St. George Street & 123-129 Mary Street

    I am in strong opposition to the proposed 15 storey development. Currently Mary street and the surrounding area consist of single family homes, low rise apartments and townhouses. A 15 storey development is completely out of place in this location. I fully support providing affordable housing for seniors, but the developer should build in-line with the current neighbourhood. From the building amenities, I suspect this senior facility will not be for low income seniors. Also, I do not see the current City infrastructure supporting a building of this magnitude. At present, there is already often no street parking available, it is difficult to even turn left on/off of Mary, and people use the back streets to try to avoid the traffic on Saint John's.

    As an owner in the 195 Mary street building this proposed development will completely eclipse my building, provide access more difficult and negatively impact the surrounding area. This proposed development would require tearing down the four small townhouse units which are rentals. As a mother who recently tried to locate a reasonably priced three bedroom rental for myself and my two sons in Port Moody, I am well aware that these are few and far between. I implore Council to oppose this proposed development and work instead at ways to provide more affordable housing options for seniors and families in Port Moody.

23. How exactly is a 15 story senior home going to be evacuated in an emergency? This is a terrible idea. How many 15 storey senior homes are there? Could this be because they are unsafe for seniors?

    The water mains in this area have just been done and are not equip for such a huge building. There will be many families on this street displaced. I am for a senior home on this street- it is much needed but this plan needs revision. There are no 15 storey buildings in this area of Port Moody - why here? The apartment block on the street behind st George will loose all light and their views, as will the buildings on gatensbury. It will damage the Kyle Park - are they planning to upgrade this in the name of community or just pocket the change? This is not a community project for our “‘moms and dads” as advertised but a money grab for an America company.

    Also the traffic on this street is horrific during rush hour and puts a lot of pressure on side streets especially St. Andrews which has a day care on it. How exactly will such a big complex help this situation.

    I believe the idea is good but the proposed plan is hazardous not just to the community but for the very people it is supposed to house.

24. Wow!!! 15 Stories in a neighborhood that is predominantly composed of single family homes? This seems entirely inappropriate. New developments should be in line with other recent developments along St George st. … townhomes or apartments that are 4-6 stories max. Those developments have allowed for more density without being disruptive to the existing neighborhood.

    I also have concerns about traffic and parking with a development of this size.

25. This project is completely out of context and I am hoping that council does not support it. I believe that the area around Kyle Centre should remain an cultural precinct and that it is an ideal place for the City to include a significant amount of AFFORDABLE seniors and family housing but NOT in a tower as it doesn’t suit the area at all.

26. This is ridiculous. How does it make sense to build a 15 story building in a RESIDENTIAL neighbourhood? You are starting a dangerous trend that will ruin everything Port Moody has to offer. There will be a mad exodus of people who you want to stay in Port Moody who love the city. Don’t let your greed get the best of you, and keep Port Moody residential.

27. 15 storey at a low density community makes no sense! 15 storey next to the train station / st johns makes more sense. Area at st George is better suited for townhouses. Generallt speaking the city should push the province to build much higher density in East Van and Renfrew - sort train rides going to work downtown, pointless to insist that demolition ready detached stays protected by resistance to rezoning there. - and no point in having everyone commute 2 hours a day to live in an apartment this far out, it is stupid, there is no workplaces out here.

28. it can potentially change the character of the community and affect the quality of life for the residents. It can also cause traffic congestion and put a strain on the existing infrastructure. Therefore, it is important to carefully consider the potential impacts and involve the community in the decision-making process.Construction of a high rise condo can cause noise pollution, traffic congestion, and put a strain on the existing infrastructure. This can lead to a decrease in property values and a decline in the overall livability of the community.

    A high rise apartment can potentially bring in a large number of new residents, which can put a strain on the existing resources and services in the community. This can lead to overcrowding in schools, hospitals, and other public facilities, which can negatively impact the quality of life for the existing residents.

29. I love the application, Port Moody needs to develop but only at the speed in which it can provide better traffic infrastructure. This project itself is beneficial, but only if the city can make significant improvements to its roadway system. It is currently the most undrivable city in the lower mainland.

30. It is a significant departure from the neighborhood characters. It is way over the height and density limit of what current OCP allows. It is not really the best location for seniors anyways. This type of project and the ask of zoning change should be in somewhere close to all amenities and hospitals. I.e: near the city hall. Also, I am afraid that if this project passes, it would set a precedent for any new projects coming forward further away from the transit all ask for 12-15+ storeys. In that case, wouldn’t it be better to allow more density near the TOD instead of a wall of towers on St. John’s?

31. This is a great location for this project - very close to the shops and services on St John, but not directly on such a major route, which would discourage residents from venturing out... Overall proximity to Kyle Park & the Kyle Center is great and the skytrain is near enough to be very convenient for guests and the more mobile residents, and while also a short hop away via transit/taxi.

    As a current resident of Port Moody in a neighbourhood with many homes occupied by older empty nesters, some of whom are vocally ready to downsize into the right opportunity that lets them stay in the community, I've lived by large retirement homes in the past and visited relatives in a handful of others, and all those experiences clearly indicate that in the decades that come after the disruption of the initial construction, this is a project that won't be a burden on the immediately surrounding neighbourhood whatsoever as it provides badly needed senior housing in the city, a small increase in nearby pedestrian traffic (which will likely help slow through-traffic in the area - something neighbours will mostly appreciate) as well as some population to support the improvement of nearby retail.

    The parking seems overboard for residents alone, but since guests and staff will need parking too, it's likely in-line with needs overall.

Regarding the building size, it's reasonable. With the terrain to the south of the site being what it is, there's no reason not to add moderate height like this when determining what the site will look like for the next fifty years.

Yes to this, and more like it too!

32. Doesn’t fit at all, horrible idea

33. This area is supposed be for single family homes. It was designed and surveyed in the 1800s. It is part of the original heritage of this city. It is not designed for a 15 story tower. What a shame for the neighborhood and the heritage of the city. Currently, this is a quiet street with lots of foot and bike traffic. There are many kids who frequent this area on foot to go to the playground and walk to school or their friends houses. It is a safe and quiet street for parents to walk with strollers. Clarke, Spring, and St Andrews streets are not quiet streets for families to walk and enjoy. Take away this street and people living in this neighborhood will have to leave their own neighborhood to walk safely. This therefore makes the area unwalkable. Arn’t we trying to make out city more walkable for both the health of citizens and the environment. All the traffic this development will cause will make this neighborhood no longer safe or walkable for families. What a shame. This neighborhood is currently useable and walkable by children and teenagers walking to school. It is no longer going to be safe with the rezoning.

    Environmental concerns besides all the traffic include removal of the huge old growth trees currently on the properties. There is also a creek on that block used by bears.

    This area is not currently zoned for towers and commercial space for a reason. Residents who live in Moody Centre did not invest their own money to live next to towers. This development would be better on St.John’s or Clarke which are already busy streets.

    The city will be letting residents who currently reside in Moody Centre down with this development as is.

    Improvements to the development would be no tower. 4 stories max. No removal of trees.

34. My primary concern with this proposed development is the height of the tower in this area. It goes against the OCP for this area in a very significant way and would alter the feel of the neighbourhood. It also would set a precedent of allowing towers in this area and of not following the OCP.

    Secondly, a tower concept for a seniors facility seems questionable especially if the building needed to be evacuated. Dangerous?

    Further, there are very few walkable amenities in this area for seniors to get to. While I agree that Port Moody needs to work hard to accommodate seniors in multiple ways by providing the means to age in place and by providing both public and private accommodations - the location of this proposal is not ideal. This type of facility should be closer to amenities and ideally transit also.

    The OCP was designed for a reason - why is such a significant breach of it being considered?

35. I’m very against this amendment and rezoning application. This proposal is not a good fit for our community. There is no need for a 15-21 story building in Port Moody Centre. We need more green spaces and not public and private institutions in this area. My kids and I enjoy Kyle park and we don’t want to lose the charm of this family/heritage neighbourhood especially since Rocky Point Park is already at max capacity. Traffic is already a nightmare in this area. The developers are saying that this construction would not at all impact traffic as most elderly residents don’t drive yet they are requesting 127 parking spaces for staff and visitors. I’m a resident of Noble Court and our street will

loose our entire view which would be replaced by a large concrete tower. This type of construction is not at all appropriate in our small community.

36. Re: Kyle Park Senior Living

    Hello

    I attended the Public information meeting May 6, 2023 with regard to the Avenir project. The Developer was very helpful in explaining that this project was a private for profit venture and wasopen to all citizens of Metro Vancouver and BC. There is nothing here specifically for residents of Port Moody.

    All of the development in this area of Port Moody in the past 10 years has been low or medium density in conformance with the OCP. This project is high density and not suitable to this area because there are no services here to accommodate high density development. There are no shopping centers, grocery stores or other services within walking distance. A car is required for anyone living in this area. The skytrain station is a 15 minute walk for most people, perhaps a 20 or 30 minute walk for seniors. This project is completely unsuitable for this neighborhood and is more appropriate to Suter Brook or Newport Village, where there are plenty of services within walking distance. I can't believe this proposal actually made it out of your planning department. It's ridiculous to place this project in this neighborhood. It will stick out like a sore thumb and all other developers will want to do the same because it will set a precedent.

    I'm also opposed to this project because it does not conform to the current OCP. I am honestly offended that the developer is pitching the project as seniors living for citizens of Port Moody, when in fact it is just a low density assembly of lots with a high density rezoning hope and huge profit potential for the developer.

    Best regards

    [omitted]

    Port Moody resident since 2002.

37. I do not care for the fact that a 15 story tower will be directly next to Kyle Park. It will loom over it, making the park feel dark and uninviting to children. I also didn’t care for the design - to me, it seems unimaginative and a bit bunker-like. Very boxy. I also feel that other than the Kyle centre, the area lacks other amenities for seniors: no grocery stores, no library, and the senior centre is way over by Newport. This could actually be a very isolating area for seniors.

38. I believe this in not a good fit for this area. This is a highly ueded child predestian road, and is right next to the only park for the surrounding houses. The traffic of the road will increase greatly. This will also put the park in the shadow of the gigantic building proposed. The total hight of the building should not be more than 3 levels to avoid the ruin of the park. I also think this will set a president for these types of extra large building going up in the area. And my problem with this is that the services for the area are not progressing at the same speed of development. There is already a traffic problem on St George Street, and this will, I belive, only make it worse. An old age facility needs road space for emergency vehicles to come and go, as they do frequently. A 15 story tower! I really think that this is excessive.

    These larger constructions should be kept to the out skirts of the suburbs, not right in the middle.

39. Port Moody needs affordable seniors housing across the continuum, fully subsidised, market rental and graduated care. Memory care is becoming a category of care that is increasing in need.

Proponent's website is devoid of sufficient details. I did go to the open house on May 6th so was able to find a few more details including alignment on the lot, built form details and unit mix. That being said, it is still not very clear. I took a picture of one of the panels which detailed where the unit mix would be and have many questions: 15 floors which includes a 5 storey podium with another 10 storeys on top on the West end of the lot, overshadowing Kyle Park.

Floor 1 – nothing listed

Floor 2 – 24 memory care, nothing else

Floor 3 – 24 memory care, 8 rentals

Floor 4-5 – 24 rental units on each floor

Floor 6 – nothing listed

Floor 7-10 – 11 rental units on each floor

Floor 11 – 11 Ownership

Floor 12-13 – 10 Ownership

Floor 14 – 9 Ownership

Floor 15 – 6 Ownership

It's clear the planned open space is on top of the podium, I can only assume amenities etc are centered on Floor 6

At some point in time, in Port Moody, this style of Senior's Living will have it's place. If we had strong affordable seniors housing now, then perhaps now would be the time but we don't. That doesn't actually preclude a developer proposing any development, just an observation of mine.

I do not support this proposal for the following reasons:

- 15 storeys on the South side of St. Johns in this area is completely out of context to the neighbourhood

- 15 storeys on the west side of the development will cause significant shadowing of the only park in close proximity (Kyle Park)

- It's not clear if the Ownership units are also age restricted or can anyone purchase. If not age restricted then in truth only 148 units are seniors and in truth only 148 are part of continuum of care (whatever that really looks like) unless there is a clear path from ownership to rental and/or if ownership also provides full access to the independent/assisted living component including meals, amenities etc.

- No grocery store, or corner store, within walking distance for a senior

- No easy access to skytrain

- No easy access to a library

- No restaurants very close (walking distance for a senior)

- Fair or not, there has been much discussion around the redevelopment of the area directly North/West of this site, identified in the current OCP as:

  15.4.1 CULTURAL PLAZA It is envisioned that a cultural plaza will be developed on city-owned land around the existing Arts Centre as part of the redevelopment of Kyle Recreation Centre. The Cultural Plaza is intended to be a heritage and arts focused development area, and potentially a performance and cultural centre and a library. This area would also be considered a suitable location for the preservation of heritage buildings that may be donated to the City. The Cultural Plaza could include a range of components such as public art, flexible performance, exhibit and gathering spaces, unique landscaping and street furniture elements

  I would suggest that the city expedite talks and decisions around the Cultural Plaza prior to making development decisions such as this. Recognize this isn't the best decision for a developer, it just might be the best decision for the City and residents.

  I would welcome this type of development proposal and Continuum of Care proposal in other areas of Port Moody more suited. I believe TOD proposals have a component in them and I know the OceanFront proposal does contain a Continuum of Care proposal. Both of these sites are well suited for this for all the reasons Kyle Park Senior is not.

40. this project is a terrible fit for the area. The Kyle Centre area is ideal for culture and arts facilities, affordable senior housing, and 6 story buildings. Luxury senior living is fine, and as someone in my 60s it looks like something I'd want in a decade or two but NOT here, and not like this.

41. There is no responsible plan for appropriate transportation around the city. The city can't expect that everyone has the ability to take public transit. This will also greatly contribute to the decrease in the beautiful nature we have in this area. As much as developers state it, there has yet to be carbon neutral projects that contribute reforestation back to it's original version. Goals for the city seem misaligned with what the city actually needs and what the people of Port Moody actually live here for - peacefulness, community, nature.

42. This development is completely out of place in the proposed location. I am not opposed to development, but nothing exceeding 4 stories should be considered for the area. There are some great townhouse projects nearby, and a design consistent with those would make sense

43. Building of this height contrary to all TOD plans. 15 stories is not part of the proposed senior housing and is not part of any affordable housing initiative.

44. Form of development is fine, but poor choice for a seniors' living complex due to the geography - few places to walk due to the hills and even the short but steep hike from St. Johns St would be difficult for anyone with mobility issues. Kyle Centre and Park both need a major upgrade before overloading it with 200-300 more people needing services/activities. Should also include a small retail outlet (pharmacy/grocery) to serve locals - again this neighbourhood has no day-to-day services for seniors or anyone else with mobility problems. Creating a car-dependent residential project also goes counter to the City's traffic calming efforts here, so would expect the applicant to present a credible transportation program.

45. Not towers south of st johns please. This application came outa nowhere. this is a massive upzone to accommodate very very high end housing.

46. This is a great addition to Port Moody and will provide homes for many.

47. My family and I reside in one of the residences that is directly affected by this application.

I understand that there is a need for a senior living building such as the one outlined. However I question the location of where this will be.

The traffic during rush hour traffic spills onto St. George Street on a regular basis, sometimes creating a steady stream of cars driving much faster than the posted limit of 30 km/h down the street. A large building such as the one proposed will increase traffic and make the street even more dangerous. The safety of the seniors and residents will be affected a lot.

I question whether it is necessary to have such a tall building in the area. Once again, this will affect traffic and pedestrian safety due to the large number of people that a building this size will bring to the area. Also the aesthetics of the neighbourhood will be affected.

As for seniors who will be living independently, this area is not convenient at all to get your day to day things such as groceries. Seniors will need to take some form of transportation to get their fresh produce and groceries to Safeway up Clark or to Suter Brook. A location that is closer to such major grocery stores may be a better option.

There is a lack of green space for this location. Kyle Park and Kyle Center are extremely small. With more families moving in the area from recent developments these areas can get crowded quickly. There is also a lack of walking routes/trails that does not involve high elevation gain. Again, a different location may be more suitable for this.

48. I'd like this proposal to be denied. Our schools and hospitals and road cannot handle this influx. We need to upgrade those first

49. I have no problem with the OCP. The City needs to evolve to keep up with other cities" development. Considering prices from newly built housing, it is not affordable. Please make the housing REALLY affordable. How can we be assured of the reduction of carbon footprint if a 16-storey building is going to be built? Besides, why build a 16-story building in the middle of single detached homes? This has great impact on climate change, the neighborhood, people density and traffic density. Please reduce to 5 or 6 storeys only.

50. Not a good plan it will promote congestion and obstruct the view of inlet

51. For our house and put villa marquis 195 mary st building in blind area, decently not suitable for this area, of only they develop it as 1 to 2 story's townhomes make sense for this area not a high rise 15 story's,

52. It is unethical for realtors to solicit housing sales only to be assembling land to up zone and make a tidy profit. This kind of wheeling and dealing is tearing neighbours apart.

    To make it worse this is so wrong being done under the guise of a Seniors home.

    Well, I'm not guilted enough to say I am opposed to this development.

    I'm disgusted with high rises planned everywhere I look in the current OCP. Now people want to add more density and change it again?

    Why bother with an OCP if you constantly "up size it? "

    Does the city really care about population growth or global warming? This is right near green space and a creek allowing for cooling and fresh habitat to flourish.

    Please, I'm asking you, say NO and make these developers buy land at proper density zoned areas.

It’s over the top for this area and not zoned for a massive development this size. If this gets approved I guess anything goes and the city really doesn’t believe in man made global warming or overpopulation. Anything for a buck.

53. The rezoning of the proposed area would be a miscalculation by the municipality of Port Moody. Such a development would fail to understand the appeal of the city to its new and existing residents in addition fail to preserve the charm that this historic neighborhood and surrounding areas currently hold. Port Moody is the last of its kind, as a city that offers a place of respite amongst the high-density and lackluster communities of surrounding coastal cities. PortMoody's appeal is its strong community values, its relaxed urban pace, historic preservation, and its laid-back coast-town charm, particularly to families and individuals looking for a safe, community-rich home to grow roots in.

54. Currently, the streets and public realm that surround the proposed lot have a wonderful abundance of families, children, and fantastic individuals who enjoy the charm and peace offered in the area. A high-density development aesthetically would not only kill the current charm of the neighborhood but would bring on a substantial increase in traffic.

    As it stands we see a rush in the morning and afternoon between Moody Elementary and Port Moody Secondary School. Any additional traffic will further damage one of the key aspects of this area of the city- the incredible walkability. Along St George, there are already yielding issues at the roundabouts, especially during rush hours, it's a growing source of pedestrian unrest. The number of times cars have sped by with ZERO regard for myself and those with little children walking home is a major concern. A concern felt by the neighborhood is the new development would make St.George as busy as St.Johns.

    Finally, In addition to these concerns, there is the matter of the resale of existing properties in the area- how will this affect the homeowners and people who have spent their life savings on buying into what was already loved about this neighborhood?

    To start the apartment building at 195 Mary St, Villa Marquise is an aging apartment building that holds a seller's appeal largely in part to the view the North facing units offer. What will happen to the views once the new development goes up? And how about the surrounding homes will their investment be protected once the quiet calm of the neighborhood and the abundance of families in our area diminish due to high density and raising safety concerns- will families want to buy single-family homes then?

    I understand my concerns may sound laughable now but what about in the long run? How will these changes change PortMoody in ways that cannot be undone? How will this development affect those who bought for a reason that may not exist should this development and others like it move forward? Will families choose to move here or will our town become an extension of surrounding cities where family, safety, and community seem to be lost values?

    All that being said I understand those who work to make PortMoody all it can be are doing what is thought to be best for the community. And I understand that change is inevitable so I would purpose instead that Medium-density single-family (townhouses) zoning be the solution. Or if it MUST be apartments then lower density and open to families to buy into- so that the concern for safety and the family and community values may be upheld by the residents who buy into our beloved neighborhood.

    I thank you for your time, empathy, and consideration of the concerns brought forward in this letter. I urge the participating staff of PortMoody to consider their contribution to setting our town apart by upholding what made this town so great in the first place. I thank each staff member of the municipal for all you do, your hard work, and your contributions especially when things get hard. Our loved town would not be here without your efforts.

55. I doubt any thought has been given to everything that this would affect in the vicinity.

    This goes totally against the long term vision of OCP.

56. Fully support assisted living in this area. Much needed.

57. This project does not fit this location. The TOD area is designated for hi rise developments in Moody Centre. It has been said many times we do not want a Burquitlam/Brentwood scenario repeated in Port Moody. These properties should remain zoned single family/townhouses.

58. Strongly object to this project as it is presented.

59. I like this project overall, but am opposed to the project on basis of the impact to the surrounding neighbourhood, specifically regarding Parking. The proposal goes to great lengths to convince that the parking spaces in the plan are more than sufficient. I don't buy this. The plan anticipates a number of visitors using transit, some using street parking. This project should not assume either of these and should include "ample" parking on-site. The nature of the project will draw many visitors, professionals and additional health care persons to this site. The surrounding area should not be burdened with loss of current parking spaces for the benefit of this development. The surrounding neigbourhood should not be burdened with extra traffic from vehicles driving through the streets, searching for parking spaces. In addition... the parking on-site should always remain, free parking, to avoid burdening the neighourhood with the previous scenarios. I will oppose the project on this basis. The parking allotment should be at least 2X the proposed spaces overall. This is not in the best interest of the residents in this area and their interests need to be protected and put ahead of any future development. If the developer were to double their parking allotment, I would support this project.

60. We need seniors housing, but this is not an appropriate location for a 15 story tower.

61. Building shouldn't be any taller than 6 floors. That many units will impact traffic, and if seniors aren't expected to be driving then why is there that many parking stalls being proposed.

62. I am writing regarding the proposed senior development at 2505-2417 St. George Street to express my strong opposition to the proposal. I am a 36 year old who saved my entire life to finally purchase a home in Port Moody in 2021. I own just up the hill from the proposed development looking right down to where it would be. I recently had a baby and my husband and I plan to raise our family in this beautiful community. We are pro-development, support this Mayor and Council and understand and support the need for increased density for housing where it makes sense.

    This proposal, however, does not make sense. This area is a residential area that does, and should, cater to young families, given the proximities to the elementary, middle and high schools and day cares. Many kids walk these streets, which are not sufficient to handle the increased traffic and parking constraints this would cause by the senior development. While I understand the need for seniors living spaces in the city, these should be located where there are sufficient amenities to support those seniors, particularly where this developer has inadequate parking to meet the needs of the development. There are no grocery stores in walking distance and all key needs would require a vehicle or transit which is not easily accessible for the residents. Seniors living would be far more appropriate near Newport Village, Suterbrook, near Eagle Ridge or in other areas with high rise buildings, amenities and health care.

    Further, this development is completely out of character of the neighbourhood and does not fit within the OCP. Obtaining a significant amendment to the OCP would set a concerning precedent in areas that are intended to be residential, particularly for such a departure to have a 20 story building. This will decrease my property value significantly as it will remove my ocean view and change the quality

and character of the residential neighbourhood where I bought my home. I, like the many other young families in this area, will be paying property taxes for many years here and believe this area, given the location, should be seeking to attract other young families who similarly will be paying taxes and contributing to this wonderful community rather than a seniors living centre in a location with no amenities to support them. The recent developments along St. George Street make sense. Low rise, medium density apartments and townhomes make sense. Developments that fit within the road, parking, traffic and other constraints of the area make sense. High rise complexes do not, and a senior's high rise complex most certainly does not.

I, like many other pro-development individuals in this city, are frustrated by all the nay-sayers to development and want to see this community thrive. However, we need to consider development thoughtfully, in a manner that takes into account the needs of the residents, both current and future, and focus on what will drive revenue for Port Moody and add to the character to continue to attract further development. Unfortunately, this proposal does none of these things and should not be approved by City Council.

I appreciate your consideration of this important issue for the residents of the neighbourhood.

63. There needs to be streetfront retail/commercial space added to this proposal. Especially since it sits on a major arterial, this would be a benefit to the residents of the building and the wider community.

64. We do not hope to change the present environment.

65. It's too high. They should build it at six stories and respect the heritage feel of Port Moody. There is also no plan for less well off seniors in their tower.

    This 15 story tower in no way fits into the rest of Neighbourhood. This will cast huge shadows over park areas and surrounding housing. Yet another densification project in area that doesn't have the facilities to handle more people. Where are the new roads, hospitals etc... that are needed way more than a 15 story tower.

Comments 66 through 75 were received after the first public engagement summary was shared with Council at early input on July 18, 2023

66. It's going to ruin the community. Way to dense and way too crowded at the bottom of the hill. It's not a good place for a building like that.

67. The tower block will be a blight on the city centre. As a senior myself it's asinine to cluster seniors with varying degrees of mental and physical acuity in a15 storey tower. Emergencies will occur, and far to easily, they will become situations where evacuations are necessary, which may result in injuries and possible fatalities.

    I believe this is so stupid an idea it can only be classified as a ploy of the developers to tug at the heartstrings of council and the citizens of Port Moody to get approval for a tower in that location which will sell at market price or above regardless of whether it it populated by seniors or not.

68. Developer shouldn't be mandated to include any Visitor spaces unless the city directly contracts the developer to include the visitor spaces as according to city's metrics and the city owns the spaces or developer voluntarily added the spaces at their own discretion and retains ownership.

69. This development will completely change the neighborhood and the city. It is far too ambitious having regard for the history and infrastructure of Moody Centre.

70. looks very nicee

71. This does not belong in a family neighbourhood like this. Would materially and negatively change the fabric of the neighbourhood.

72. I think this is coming at a time when it is needed in our community.

73. ABSOLUTELY NO WAY SHOULD THIS GO FORWARD, WE ARE EXPLODING AT THE SEAMS AS IT IS. FIX THE INFRASTRUCTURE FIRST!

74. I am disappointed at the complete lack of transparency and notification from the city for this proposed development. I live less than 300 ft away and I have received one flyer in total, and nothing from the city. The impact to my family would be immense. So much for consultative input.

    This project is too large for the isolated location. 4 stories is ok but not 15 stories. The nearest intersection to the west has a traffic calming device at Kyle & St. George that will limit access as well. The nearest transit on St. Johns would leave a 2 block walk up a decent grade for seniors. How is that not being considered?

    This is a poorly thought out application that should be shelved. There are better places in the city for this kind of development and better ideas for this location.

75. This proposal is exactly the kind of development needed in downtown Port Moody. It addresses the housing shortage in the region by building far more homes than could be built if the area stayed at the density of single family homes. Moreover, it is walking distance from Moody Centre Station, allowing people to live car-free or car-light, which is an essential response to the current climate emergency.

Comments 76 through 88 have been received since the second public engagement summary was shared with Council on October 10, 2023

76. great

77. generally support - however St Johns street traffic is getting close to being a major problem that Skytrain does not address.

78. Tower doesn't fit with the neighbourhood. Luxury senior housing is what we don't need.

79. Port Moody is in need to seniors' housing. This project ticks all the boxes. Having lived in Port Moody for more that 20 years, my husband and I would like to continue to live here as we move into the next fazes of our lives. For seniors wanting to downsize in Port Moody the options have always been limited. Regardless if the need for subsidised senior living we also need this type of development. The 15 stories proposed will not be an issue as other parts of the centre of Port Moody will have high rise buildings. This will not be out of place.

80. This area is not well suited for such a large development. It will make the area darker and more shaded than it already is, especially in the winter. The 5 storey apartment seems suitable, but not the 15 storey tower. I also don't agree that this building will include units that are unaffordable for most seniors of the region. Kyle Park, which is a small but quaint neighbourhood park, will not feel as relaxing with a large tower right beside it.

81. I am very much in support of seniors living but I remain concerned about affordability. I do not think their write-up on the "48 beds of community care homes" is clear enough and would like further information and detailing how this meets their responsibility to provide affordable housing for seniors.

82. BUILD IT!

83. It is good that there is new housing for seniors, but is it the good place for it? There are big hills in the area, this will the area that seniors can walk to. I would be in favour of an apartment building of 6 storeys maximum in this area, and not the 15 storey building. The buildings in the area are single family homes, townhomes and an apartment building, it would be good if this one is in line with what is already in the area.

84. This development is a NIGHTMARE for Port Moody residents.

    This development is being fostered upon us by council members who are working for the developers. This development will not provide low cost housing, will not provide anything creditable back to the community like a new ice rink or indoor swimming pool. This will jack our taxes up exponentially bringing city services to the site. This site will make Port Moody look like Metrotown, a sea of ""ice cube tray"" condo towers. It will increase traffic to GRID LOCK EVERY DAY. AND HOW IDLING CARS HELPS THE ENVIRONMENT YOU ARE NUTS. And thinking people will ride the drug addicted and criminal mess of public transportation instead of using cars, you are [omitted]. It pours rain 3/4 of the year in Port Moody, and seniors do not like it. This development will push our population to breaking point in terms of hospitals, doctors, nurses, medical clinics, schools and teachers and the list goes on and on. We cannot provide for the existing residents!!!! Are you PEOPLE AWAKE DOWN THERE OR WHAT?

85. I am supportive of this direction for Moody Centre.

86. We need senior housing!!!

87. I have issue with the midrise aspect of this application, it looks to me like these are market units ? This does not fit with the current residential layout and would pressure on an already congested area. As a 25 year resident directly impacted by this proposal, my family is not in support with this rendition.

88. It would be nice to have a senior living facility in Port Moody so people can age in place or bring parents and grandparents to live closer.

Comments 89 through 96 have been received since the third public engagement summary was shared with Council on July 23, 2024

89. I am very disappointed that this project has been proposed again. Beyond 8 floors in a residential area is not in the bylaws.My neighbours are very upset with this new proposal as it will affect all our properties. Even 8 stories is too high in that area. Parking is a big issue as well as amenities. It is too far for the elderly to walk to the skytrain. I feel the developer is trying to bully his way into getting his development passed.

90. Dear Mayor Lahti and Council,

    I am writing regarding the proposed senior development at 2505-2417 St. George Street to express my strong opposition to the proposal. I am a [redacted] year old who saved my entire life to finally purchase a home in Port Moody in 2021. I own [redacted] just up the hill from the proposed development [redacted] We are pro-development, support this Mayor and Council and understand and support the need for increased density for housing where it makes sense.

    This proposal, however, does not make sense and recent changes do not reflect significant alterations to concerns I have previously raised. This area is a residential area that does, and should, cater to young families, given the proximities to the elementary, middle and high schools and day cares. Many kids walk these streets, which are not sufficient to handle the increased traffic and parking constraints this would cause by the senior development. While I understand the need for seniors living spaces in the city, these should be located where there are sufficient amenities to

support those seniors. There are no grocery stores in walking distance and all key needs would require a vehicle or transit which is not easily accessible for the residents. Seniors living would be far more appropriate near Newport Village, Suterbrook, near Eagle Ridge or in other areas with high rise buildings, amenities and health care.

Further, this development is completely out of character of the neighbourhood and does not fit within the OCP. Obtaining a significant amendment to the OCP would set a concerning precedent in areas that are intended to be residential, particularly for such a departure to have a 12 story building. This will decrease my property value significantly as it will remove my ocean view and change the quality and character of the residential neighbourhood where I bought my home. I, like the many other young families in this area, will be paying property taxes for many years here and believe this area, given the location, should be seeking to attract other young families who similarly will be paying taxes and contributing to this wonderful community rather than a seniors living centre in a location with no amenities to support them. The recent developments along St. George Street make sense. Low rise, medium density apartments and townhomes make sense. Developments that fit within the road, parking, traffic and other constraints of the area make sense. High rise complexes do not, and a senior's high rise complex most certainly does not.

I, like many other pro-development individuals in this city, are frustrated by all the nay-sayers to development and want to see this community thrive. However, we need to consider development thoughtfully, in a manner that takes into account the needs of the residents, both current and future, and focus on what will drive revenue for Port Moody and add to the character to continue to attract further development. Unfortunately, this proposal does none of these things and should not be approved by City Council.

I appreciate your consideration of this important issue for the residents of the neighbourhood.

91. This is not compatible for Moody Center, according to the provincial guidelines, all off Port Moody genre is within the 800 Meters, We have to stand up and say no to developing all of this area up to 8 stories.

    also placement of tower blocks view for all 60 homes on Gatensbury, The reasoning to put here instead of west side of site does not respect any resident.

92. Still way too tall, and not in line with the community plan over all

93. In my opinion and others, I have spoken with, although there are existing high rises, anything over 6 stories is too high for the small-town charm of Port Moody.

94. [redacted] No big high rises anywhere in Port Moody and destroying it [redacted] do not block views and nature and sunlight for health and create shadows. Stop creating problems and then providing a solution that costs more tax money. Port Moody was beautiful and quiet [redacted]. Beauty should be your duty not seek and destroy what was beautiful and build on stolen indigenous land. So disgusting. 6 story maximum anywhere. My view of the soccer field is now blocked by more buildings. And now more hours of rush hour traffic and will be worse. We should be at home with our families not on St. John's street idling our vehicles for hours!! Stop creating problems and then asking us for money for fake solutions.

95. This appears to be a great development, and what Port Moody should be focused on. This is the type of building that should shape our community, not high rises in an area that ruins the feel of the community.

96. I support this project. My only question is why is the tower on the East end of the site? Putting the tower on the east end as shown would be in front of more single family houses. If the tower was placed on the West side of the site, it would be closer to the undeveloped forests to the west of Gatensbury and would tuck it in nicely reducing the impact of a tower. It would be closer to Kyle park, but that park is so tucked in to trees and the hillside that it currently is mainly in the shade and it wouldn't impact Kyle park very much.

City of Port Moody
Report/Recommendation to Council

Date: October 14, 2025
Submitted by: Community Development Department – Development Planning Division
Subject: Development Variance Permit – 832 Ballantrae Court (Westridge Engineering & Consulting Ltd.)

Purpose
To present for Council consideration a Development Variance Permit to allow for a 5.5m rear setback for Lot 1 of the proposed two-lot subdivision located at 832 Ballantrae Court.

Recommended Resolution(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.

Background
On July 9, 2024, Council was presented a memo seeking adoption of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 95, 2024, No. 3462 (832 Ballantrae Court) (RS1-S). The purpose of the bylaw was to rezone the subject property from Single Detached Residential (RS1) to Single Detached Residential – Small Lot (RS1-S) to facilitate subdivision of the existing property into two lots. Council approved the bylaw at fourth reading.

Prior to this, on June 25, 2024, Council had considered the associated staff report and gave three readings to Bylaw No. 3462. The report also identified the need for a Development Variance Permit for Lot 1 due to the location of the shared driveway. The driveway orientation resulted in the principal building on Lot 1 being oriented towards the driveway rather than towards Ballantrae Court. Consequently, a variance is required to reduce the minimum rear yard setback from 7.5m to 5.5m for this lot.

Discussion

The applicant has requested a variance to the rear yard setback for one of the lots. Once approved, the application could then advance through the subdivision process. The requested variance is summarized in the table below:

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

Staff support the shared driveway design and subsequent setback reduction, as the shared driveway reduces the amount of impervious surface on the lot. The reduced setback still provides adequate room for a deck, pedestrian access, and a buffer to the adjacent property (Lot 2), which is part of the related subdivision application. A draft Development Variance Permit (DVP) has been prepared for Council's consideration and is included as **Attachment 1**. A proposed subdivision plan is attached as Schedule "B" to the draft DVP illustrating the location of Lot 1. Site Plan of the subject lots is included as **Attachment 2**.

Other Option(s)

THAT Development Variance Permit DVP00027 not be authorized for issuance for the following reasons:

<insert the reasons>

Financial Implications

There are no financial implications associated with the recommendations in this report.

Communications and Public Engagement Initiatives

In accordance with the notification requirements in the City's Development Approval Procedures Bylaw and the *Local Government Act*, notices for the proposed Development Variance Permit application were picked up by Canada Post to be mailed to owners and tenants within 140m of the subject site two weeks in advance of the Council meeting date. However, due to postal service disruptions arising from ongoing Canadian Union of Postal Workers (CUPW) job action, delivery of the notices by the statutory deadline could not be guaranteed. To ensure compliance with the notification requirements, Bylaw staff were enlisted to hand-deliver notices to Port Moody addresses, while out-of-city notices were delivered by courier. Public notice was also provided electronically by distributing the notice through the City's email subscription service, and by posting the notice on the City's official website and social media sites. Notices were also posted on notice boards at City Hall as required.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth.

Attachment(s)

1. Draft Development Variance Permit (DVP00027) – 832 Ballantrae Court.
2. Proposed Site Plan − 832 Ballantrae Court.

Report Author

Armita Afsahi
Senior Planner

Report Approval Details

Document Title:	Development Variance Permit – 832 Ballantrae Court (Westridge Engineering and Consulting Ltd).docx
Attachments:	- Attachment 1 - Draft Development Variance Permit (DVP00027) - 832 Ballantrae Court.pdf - Attachment 2 - Site Plans, Proposed Drawings - 832 Ballantrae Court.pdf
Final Approval Date:	Oct 3, 2025

This report and all of its attachments were approved and signed as outlined below:

Suzanne Smith, General Manager of Community Development - Oct 2, 2025

Paul Rockwood, General Manager of Finance and Technology - Oct 2, 2025

Anna Mathewson, City Manager - Oct 3, 2025

CITY OF PORT MOODY

DEVELOPMENT VARIANCE PERMIT NO. DVP00027

ISSUED BY: CITY OF PORT MOODY

A municipal corporation pursuant to the *Community Charter*, S.B.C. 2003, c26 with offices at 100 Newport Drive, Port Moody, BC V3H 5C3

(the "City")

TO: Manjinder Singh Kahlon,

Ranjit Kaur Kahlon

8820 Monroe Avenue

Burnaby, BC

V3N 2E6

As joint tenants

(the "Owner")

WHEREAS:

The applicant, on behalf of the Owner, has made an application for Subdivision, and consequently, for a Development Variance Permit to vary the minimum rear yard setback of the principal building on Lot #1 from 7.5 to 5.5 metres. The applicant is requesting this variance due to the location of the shared driveway between proposed Lot #1 and Lot #2 on the development site, which necessitates orienting the building on Lot #1 towards the driveway rather than towards Ballantrae Court. The applicant is requesting the variance to enable the construction of two single-family homes on the lots, once the proposed subdivision has been approved, which would allow for the construction on the property legally described as:

Civic Address: 832 Ballantrae Court

Parcel Identifier (PID): 003-984-826

Legal Description: LOT 52 DISTRICT LOT 105 GROUP 1 NEW WESMINSTER DISTRICT PLAN 24319

(the "Land");

DRAFT

NOW THEREFORE, in accordance with subsection 498(1) of the *Local Government Act*:

1. This Development Variance Permit is issued subject to all requirements contained in the City's bylaws, except where specifically varied or supplemented by this Development Variance Permit.

2. City of Port Moody Zoning Bylaw, 2018, No. 2937, section 8.5.3(f); Rear Yard Setback, is hereby varied to:

    - reduce the rear yard setback from 7.5 m to 5.5 m, as shown on the site plan of Lot 1 included as Schedule "A" to this document.

3. The development of the new proposed single-family home on Lot #1 shall be within the prescribed 5.5 m rear yard setback as shown in Schedule "A" to this document.

4. The location of Lot #1 within the Land is shown on the proposed subdivision plan included as Schedule "B" to this document.

5. Whenever the singular or masculine is used in this Permit, the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate as the context so requires, and every reference to each party shall be deemed to include the heirs, executors, administrators, successors, and assigns of such party whenever the context or the parties so require.

6. The Owner shall comply with all Permits applicable to the Land, and shall not commence work on the Land until a Building Permit in respect of such work has been issued by the City.

AUTHORIZED RESOLUTION PASSED BY COUNCIL the ____ day of _____2025.

ISSUED THIS ____day of _____ , 2025.

_____

,Mayor

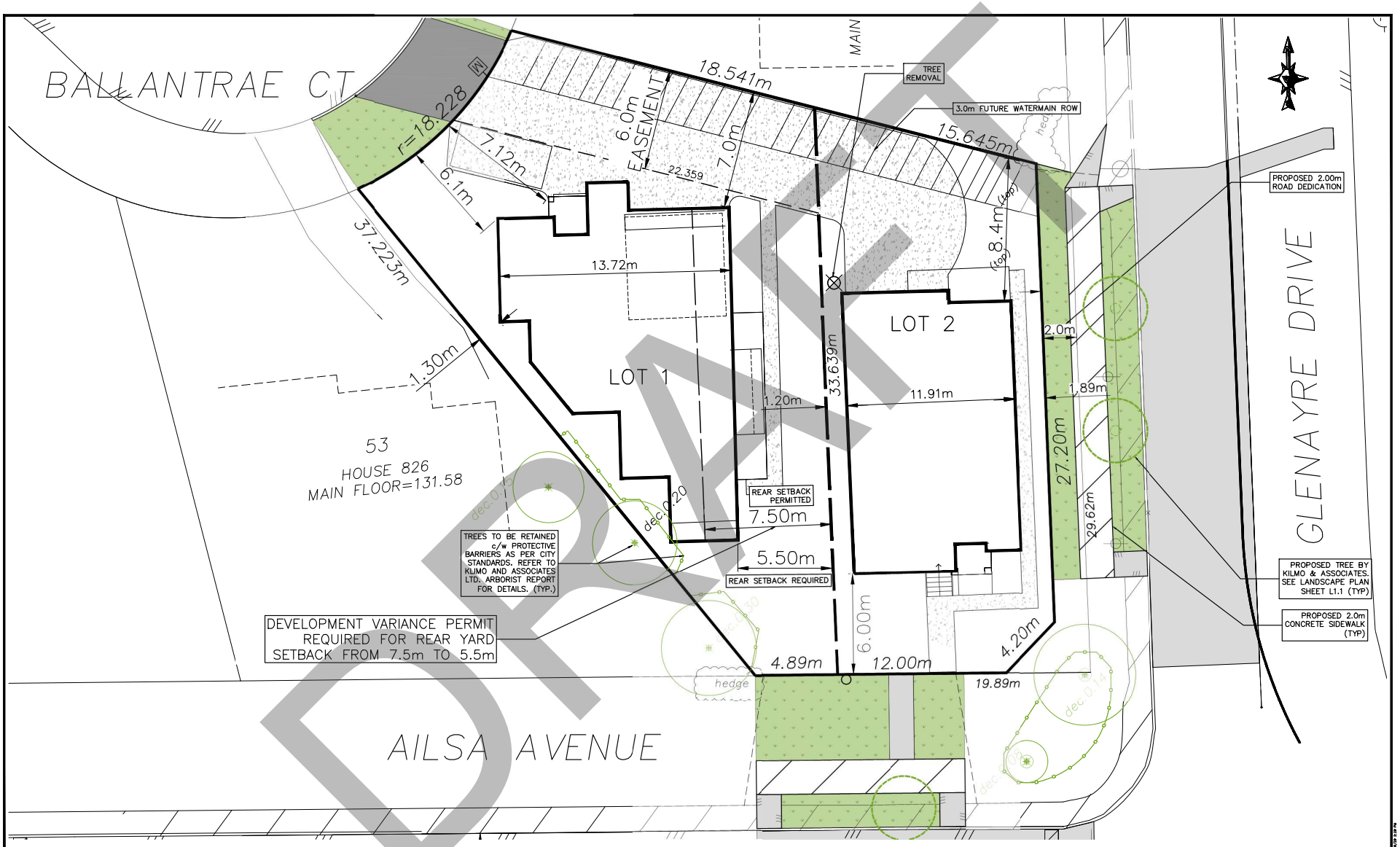
_____

, Corporate Officer

DRAFT

Attachment 1

SCHEDULE "A" Site Plans of Proposed Lots



DRAFT

LEGAL DESCRIPTION
LOT 52, DISTRICT LOT 205, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 24319

ELEVATIONS ARE GEODETIC DERIVED FROM CITY OF PORT MOODY OCM#80H3179 ELEVATION=127.720m (CVD28GVRD)

ALL DIMENSIONS ARE IN METRES
ALL PIPE SIZES ARE IN MILLIMETRES

REV.	DATE	DESCRIPTION	BY
4			
3			
2			
1			
0			

"BY SEALING AND SIGNING THIS DRAWING, I CERTIFY THAT THE INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN, ADDENDA, CHANGE ORDERS AND MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION AND FIELD REVIEWED BY ME, OR MY REPRESENTATIVE, AND THAT THE AS-CONSTRUCTED WORKS SUBSTANTIALLY COMPLY WITH THE ORIGINAL DESIGN INTENT, HOWEVER, I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS."

CONSULTANT

Westridge Engineering & Consulting Ltd.
PERMIT TO PRACTICE NO: 1001693
SUITE 215, 12992 – 76 Avenue, Surrey, BC V3W 2V6
TEL: (778) 564 – 6506, FAX: (778) 564 – 6507
info@westridgeengineering.ca

PORT MOODY City of the Arts

TITLE
LAYOUT PLAN FOR LOT #1 AND #2
832 – BALLANTRAE COURT, PORT MOODY, BC

SCALE: 1:100

DATE (YYYY.MM.DD)
2025.09.26

PROJECT NUMBER

DRAWING TYPE
LAYOUT

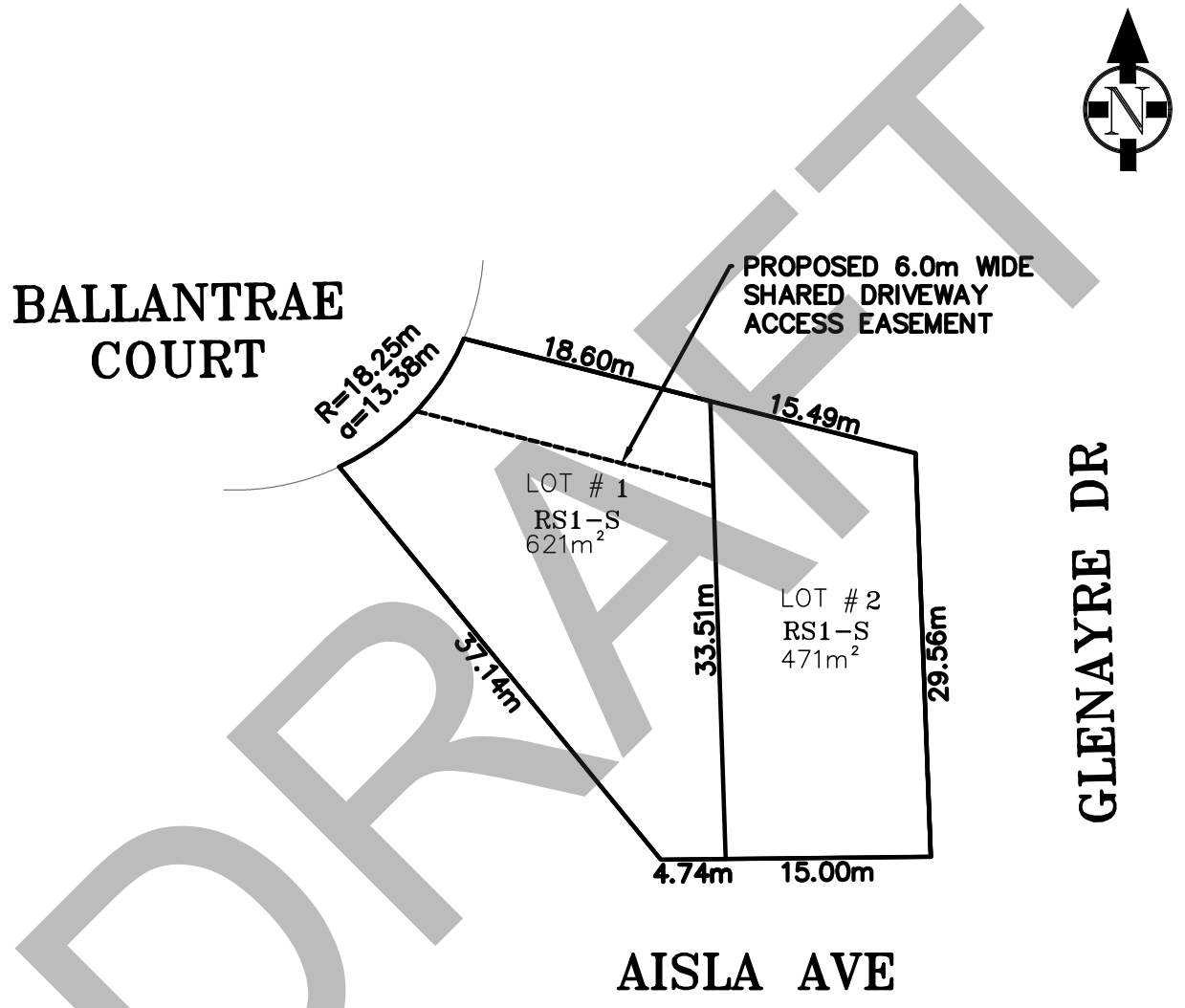
Attachment 1

SCHEDULE "B" Proposed Subdivision Plan

PROPOSED 2 LOT SUBDIVISION LAYOUT

EXIST. ZONE: RS1
PROP. ZONE: RS1-S

CIVIC ADDRESS: #832 – BALLANTRAE COURT, PORT MOODY, B.C.
LEGAL: LOT 52, BLOCK Q, PLAN 24319, DISTRICT LOT 105, NEW WEST DISTRICT



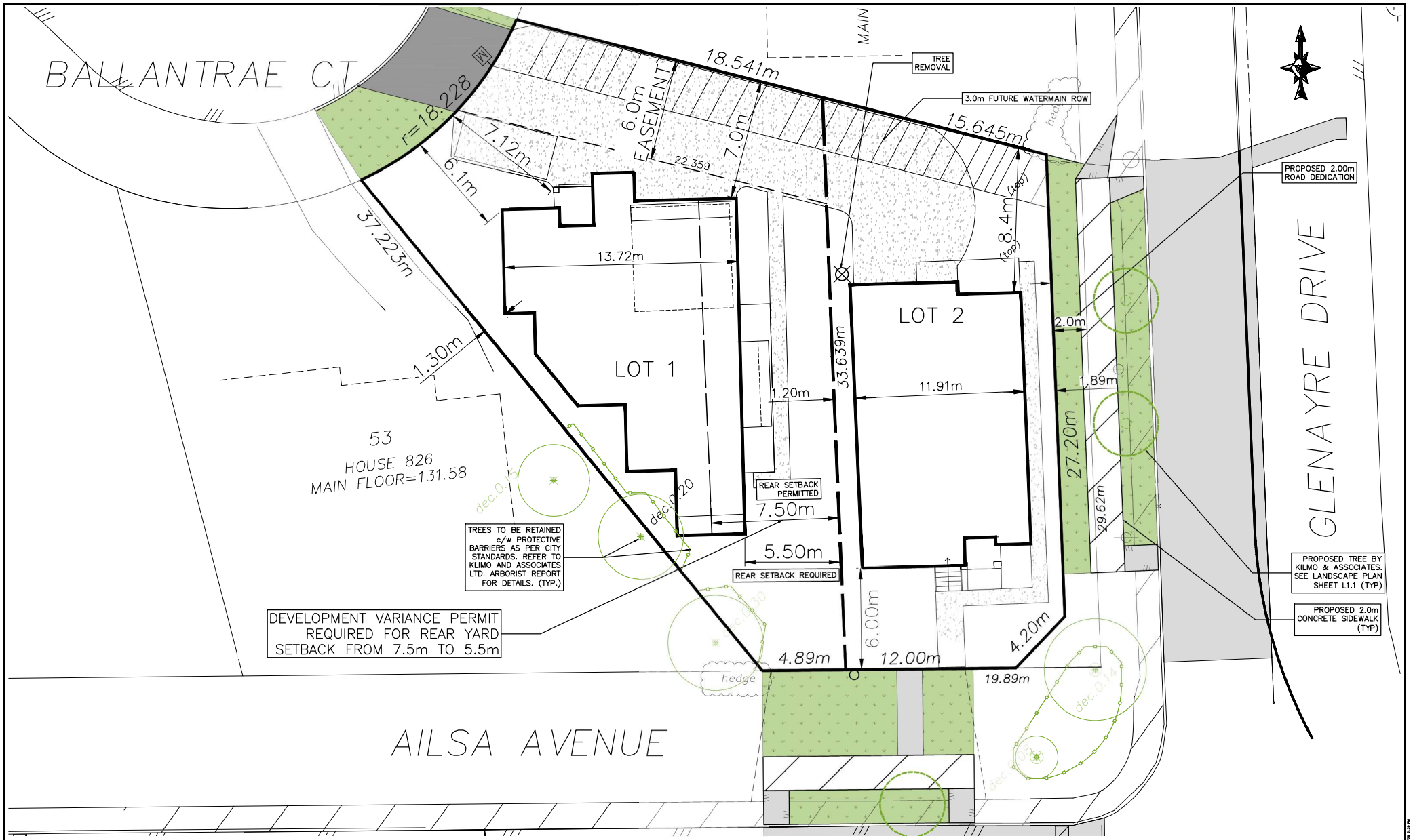
DRAFT

DEVELOPMENT VARIANCE PERMIT REQUIRED TO:
1. REDUCE REAR YARD SETBACK FROM MIN. 7.5m TO 5.5m FOR LOT#1

Westridge Engineering & Consulting Ltd.
SUITE 215, 12992 – 76 Avenue, Surrey, BC V3W 2V6
TEL: (778) 564 – 6506, FAX: (778) 564 – 6507
EMAIL: info@westridgeengineering.ca

		DATE: 13 OCT 2023	SCALE: 1:500

Attachment 2



LEGAL DESCRIPTION
LOT 52, DISTRICT LOT 205, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 24319

ELEVATIONS ARE GEODETIC DERIVED FROM CITY OF PORT MOODY OCM#80H3179 ELEVATION=127.720m (CVD28GVRD)

ALL DIMENSIONS ARE IN METRES
ALL PIPE SIZES ARE IN MILLIMETRES

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4			
3			
2			
1			
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PORT MOODY City of the Arts

TITLE
LAYOUT PLAN FOR LOT #1 AND #2
832 – BALLANTRAE COURT, PORT MOODY, BC

SCALE: 1:100

DATE (YYYY.MM.DD)
2025.09.26

PROJECT NUMBER

DRAWING TYPE
LAYOUT

City of Port Moody
Report/Recommendation to Council

Date: October 14, 2025
Submitted by: Community Services Department – Cultural Services Division
Subject: FIFA Viewing Update

Purpose
To provide initial FIFA viewing plans and optional site locations and budget options for Council's information and consideration.

Recommended Resolution(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.

Background
This report provides an update on the FIFA 2026 viewing plans based on the following motion passed at the June 10, 2025, Regular Council meeting.

> *RC25/126*
> THAT the City of Port Moody host public viewing opportunities for up to 10 games at Rocky Point Park, during FIFA 2026 World Cup, between June 13 and July 19, 2026;
>
> AND THAT these viewings include any games played by Canada as well as all quarterfinal, semifinal and final games;
>
> AND THAT staff report back by September 2025 with a project plan and a budget that includes the communication and audiovisual equipment requirements, security considerations, staffing requirements, as well as costs associated with FIFA licensing and the installation of a large temporary east facing stage/screen;

AND THAT staff investigate diverse options for funding these FIFA viewing opportunities including sources from one-time funding, including surplus funds, grants, and sponsorships;

AND THAT the Golden Spike Days Society, Summer Sunday Concert Series organizers and Rotary Club of Port Moody be notified of the intention to utilize a portion of the park for this purpose during these dates.

Since the initial motion, staff have received additional information from FIFA and have further reviewed alternate viewing sites and budget options for consideration.

Discussion

FIFA World Cup 2026 will be held from Thursday, June 11, 2026, to Sunday, July 19, 2026. The tournament will be hosted in 16 venues across the United States, Canada, and Mexico featuring 48 teams and 104 matches over 39 days. Many municipalities, including Port Moody, will be applying for public viewing licences in the fall of 2025.

Following is a list of suggested game dates for public viewing events hosted in Port Moody. Game times will be at 12:00pm, 3:00pm, 5:00pm, and 9:00pm (PST):

- Friday, June 12 – Canada plays (game in Toronto)
- Thursday, June 18 – Canada plays (game in Vancouver)
- Wednesday, June 24 – Canada plays (game in Vancouver)
- Thursday, July 2 – Group B winners (game in Vancouver)
- Date TBD - Round of 16 (2 dates TBD) (July 7 game in Vancouver)
- Tuesday, July 14 – Semi-final (game in the US)
- Wednesday, July 15 – Semi-final (game in the US)
- Saturday, July 18 – Bronze Final (game in the US)
- Sunday, July 19 – World Cup Final (game in the US)

Community event organizers that had planned to be hosting events during the World Cup viewing period include Sunday Summer Concerts, RibFest, and Golden Spike Days. Staff have spoken with all three event organizers and notified them of potential impact to their event dates in 2026. Sunday Summer Concerts will focus on August concerts only; RibFest dates will be July 26-28 (including set-up and strike) by their choice regardless of FIFA; and staff are in discussion with Golden Spike Days, who are considering a shorter event in 2026.

As directed, the main location considered is Rocky Point Park with an LED screen offering free open community viewing opportunities. Given the day of the week, the time of day, and the teams playing, some dates may see smaller attendance numbers, while others could have higher attendance and, where Rocky Point Park is the location of choice, this could be seen as a regional destination location. The challenge with a free and open event with a global audience is to be prepared for all scenarios.

Staff have provided initial draft budgets for 10 viewing events at Rocky Point Park but also considered other possible locations. Some of the locations reviewed included the Old Mill Boathouse, Inlet Theatre, and school gymnasiums. Only three additional options were identified

to meet logistical requirements and offer the best opportunity for the delivery of a free, interactive, and family-friendly World Cup viewing experience. Those options are:

- a tented event at Rocky Point Park
- the Amphitheatre at City Hall; and
- the Curling arena.

For each location, the main draft budget, an alternate budget of five viewing events and a second alternate budget of three viewing events have been provided for context and consideration in the attached budget (**Attachment 1**). Please note that where there are fewer viewing events, the budget is not decreased equally as there are certain fixed costs. Each location has factors to consider, such as the unknown game time, possible weather challenges, the countries playing, safety, and budget.

FIFA outlines three categories of Public Viewing Events, based on the size and nature of the gathering:

- Non-Commercial – small community events under 1,000 people, no ticket sales or sponsors;
- Special Non-Commercial – free events with over 1,000 people, no sponsorship or ticketing, hosted by public institutions; and
- Commercial – any event with ticket sales, sponsorship, or commercial promotion, paid entry, branded activations.

The City of Port Moody viewing events fall under the Special Non-Commercial category. This category does not permit any form of sponsorship and as such, staff have suggested separate family friendly activations away from the viewing site that may include food trucks, soccer themed games, and other activities with involvement from soccer clubs and community groups. A separate family fun zone may be able to have sponsorship attached where the physical location is set in another area from the viewing site. This option has been accounted for in the budget.

Soccer fans will have multiple options including supporting local businesses, visiting local communities and outdoor events including PNE Hastings Park who will host FIFA Fan Festival throughout the World Cup with daily concerts, live match broadcasts, food, and interactive activities and will be a central gathering place to celebrate. Staff have been in communication with other municipalities and, as of the date of this report, limited information is available as most municipalities are also in the planning stage. Below is a list of the preliminary intentions for Coquitlam, Port Coquitlam, Burnaby, and Richmond. The focus is on the kick-off of FIFA celebrations with Canada's opening matches, Semi Finals and Final games.

	Coquitlam	**Port Coquitlam (unverified)**	**Burnaby**	**Richmond**
Number of Activations	8-10 games	Will confirm following Council and budget deliberations.	8-10 games	10 including nine community events for 500-1,000 people + signature Final

				for 3,000-5,000 ppl
Public Viewing Events and Locations	Public Viewing events at Percy Perry Stadium 2,000 people, Town Centre Park Festival Lawn 10,000 people and indoor at Poirier Recreation Centre	Gates Park – HUB and Port Coquitlam Community Centre	Public Viewing at Brentwood Mall (existing outdoor screen/plaza) and Metropolis Metrotown Mall	Richmond Oval screenings of all games, support of community block parties
Outdoor Park Use	Town Centre Park Festival Lawn	Gates Park	No Public Parks used by Tourism Burnaby	Signature Event at Minoru Park for Final

A high level project proposal for the FIFA World Cup Celebrations project is included in this report as **Attachment 2**. Project planning will become significantly more detailed as further direction is received from Council on the nature and scope of the celebrations.

Other Option(s)

THAT staff be directed to proceed with planning FIFA 2026 viewing events for (insert #) games at (insert location) as outlined in Attachment 1 of the report dated October 14, 2025, from the Community Services Department – Cultural Services Division regarding FIFA Viewing Update.

Financial Implications

Budget options include costs associated with policing and staffing. The amounts are based on 2,000 people. Where there would be an increase in attendance above 2,000, there would likely be an increase to policing and staffing costs. At Rocky Point Park, the budget for policing is in addition to any budget requirements that span the entire FIFA tournament dates for policing at Brewery Row.

In addition to the financial implications for FIFA public viewing events outlined in this report, 2026 is a unique year with Canada Day being a free-standing, City-produced event not connected to Golden Spike Days. FIFA viewing events require an increase in staffing levels, which are not currently available to support 2026 plans for City-produced and community-supported events. It should be noted that while additional staffing resources have been identified in the budget options, these costs are for Auxiliary staff support to prepare for and deliver the viewing events. Event supervision and coordination is still needed from the Cultural Services team, which will be highly challenged to deliver the full range of proposed events for 2026 as shared in **Attachment 3**.

As previously noted, FIFA games have proprietary rights and municipalities are not permitted to attach any sponsors associated with the viewings. Where there is a separate event such as the family fun zone, there may be a possibility to attach sponsors to that experience. Finance has identified that partial funding contributions for the viewing events could come from parking fee revenue or, where Council approves the cancellation of select 2026 City-produced events, event

budgets could be re-allocated for a single year. For example, Car Free Day 2026 budget of approximately $150,000 could be re-allocated toward the FIFA viewing event budget.

Although staff have submitted an Expression of Interest in response to a Provincial call, this does not have any funding attached. At this time, the Provincial government is only seeking to understand interest from local governments in having viewing events. The viewing license fee, which is currently unknown, is set by the media partner, and this can vary by market/event category and the number of matches. Technical costs are separate from license fees and depend on the event scale and set-up and may require advance technical infrastructure. Currently, there are no grants available for FIFA viewing events or other City-produced events. Once licensing and technical fees are identified and made clear, staff will return to Council with updated cost estimates and any potential new grant opportunities.

Communications and Public Engagement Initiatives

A communications plan will be drafted when the event plan and the viewing licences are confirmed.

Council Strategic Plan Goals

The recommendation in this report aligns with the following Council Strategic Plan Goal(s):

- Strategic Goal 4.2 – Enhance vibrancy through placemaking, arts, culture, heritage, and tourism – Facilitate events and festivals in our community.

Attachment(s)

1. FIFA 2026 Viewing Event Plan Budget.
2. Corporate Project Plan – Project Proposal – FIFA World Cup Celebrations.
3. 2026 Event Calendar.

Report Author

Karen Pighin
Manager of Cultural Services

Report Approval Details

Document Title:	FIFA Viewing Update.docx
Attachments:	- Attachment 1 - FIFA 2026 Viewing Event Plan Budget.pdf - Attachment 2 - Corporate Project Plan - Project Proposal - FIFA World Cup Celebrations.pdf - Attachment 3 - 2026 Event Calendar.pdf
Final Approval Date:	Oct 6, 2025

This report and all of its attachments were approved and signed as outlined below:

Julie Pavey-Tomlinson, General Manager of Community Services - Oct 3, 2025

Paul Rockwood, General Manager of Finance and Technology - Oct 3, 2025

Anna Mathewson, City Manager - Oct 6, 2025

Attachment 1

FIFA 2026 Viewing Event Plan Budget

OPTION 1 – Rocky Point Park

Item	**Budget** (based on 10 viewing events)	**Alternate Budget 1** (based on 5 viewing events where they are grouped together)	**Alternate Budget 2** (based on 3 viewing events where they are grouped together)
Screen support, fencing and security, viewing licenses and streaming technology (including set-up and take-down)	$40,000	$30,000 (less time for security and less time renting fencing)	$25,000
Screen and install	$80,000 (LED)	$50,000	$40,000
Staffing (tech, parks)	$30,000	$20,000	$17,000
Event Coordination	$40,000	$30,000	
Additional Event security (private)	$14,000	$9,000	$7,000
First Aid	$11,000	$6,000	$4,000
Rentals (ie. Tent, lighting, tables, chairs, waste management, portable washrooms (with delivery and pick-up)	$32,000 10x20 (3) Tents, 30 chairs and 4 tables	$23,000	$17,000
Policing (tbc) (separate from policing for Brewery Row)	$67,000	$35,000	$20,000
TOTAL	**$314,000**	**$203,000**	**$130,000**
Family Friendly Zone - Activations			
Activations: equipment rental, activities	$8,000	$6,000	$5,000
Advertising/Sponsor costs (signage and other recognition)	$5,000	$5,000	$5,000
TOTAL	**$13,000**	**$11,000**	**$10,000**
GRAND TOTAL	**$327,000**	**$214,000**	**$140,000**

OPTION 2 – Large Tent at Rocky Point Park – 250 attendees

Item	**Budget** (based on 10 viewing events)	**Alternate Budget 1** (based on 5 viewing events where they are grouped together)	**Alternate Budget 2** (based on 3 viewing events where they are grouped together)
Screen support, viewing licenses and streaming technology	$25,000	$15,000	$10,000
Screen and installation (regular screen, projector and other equipment)	$16,000	$10,000	$8,000
Staffing (tech, parks)	$30,000	$15,000	$10,000
Event Coordination	$50,000	$30,000	$20,000
Additional Event security (private)	$7,000	$3,500	$2,500
First Aid	$11,000	$6,000	$4,000

Rentals (ie. Tent, lighting, tables, chairs, Food and Beverage, waste management, portable washrooms, delivery and take-down)	$146,000 Tent 200'x50' which may seat up to 250 people includes flooring	$70,000	$40,000
Policing (tbc) (separate from policing for Brewery Row)	$50,000	$30,000	$20,000
TOTAL	**$352,000**	**$179,500**	**$114,500**
Family Friendly Zone - Activations			
Activations: equipment rental, activities	$8,000	$6,000	$5,000
Advertising/Sponsor recognition	$5,000	$5,000	$5,000
TOTAL	**$13,000**	**$11,000**	**$10,000**
GRAND TOTAL	**$355,000**	**$205,500**	**$124,500**

OPTION 3 – Amphitheatre and Parking Lot / Warm-up Field

Item	**Budget** (based on 10 viewing events)	**Alternate Budget 1** (based on 5 viewing events where they are grouped together)	**Alternate Budget 2** (based on 3 viewing events where they are grouped together)
Screen support, fencing and security, viewing licenses and streaming technology	$20,000	$15, 000	$7,000
Screen and install (LED – smaller size)	$60,000	$40,000	$30,000
Staffing (tech, parks)	$20,000	$10,000	$5,000
Event Coordination	$40,000	$25,000	$15,000
Additional Event security (private)	$7,000	$5,000	$3,000
First Aid	$11,000	$6,000	$4,000
Rentals (ie. Tent, lighting, tables, chairs, Food and Beverage, waste management, portable washrooms	$18,000	$10,000	$4,000
Policing (tbc) (separate from policing for Brewery Row)	$30,000	$20,000	$12,000
TOTAL	**$206,000**	**$131,000**	**$80,000**
Family Friendly Zone - Activations			
Activations: equipment rental, activities	$8,000	$6,000	$5,000
Advertising/Sponsor recognition	$5,000	$5,000	$5,000
TOTAL	**$13,000**	**$11,000**	**$10,000**
GRAND TOTAL	**$219,000**	**$142,000**	**$90,000**

Attachment 1

OPTION 4 – Curling Rink and Amphitheatre / Warm-up Field

Item	**Budget** (based on 10 viewing events)	**Alternate Budget 1** (based on 5 viewing events where they are grouped together)	**Alternate Budget 2** (based on 3 viewing events where they are grouped together)
Screen support, fencing and security, viewing licenses and streaming technology	$20,000	$15,000	$7,000
Screen and install - regular screen, projector and other equipment	$16,000		
Staffing (tech, parks)	$10,000	$6,000	$3,500
Event Coordination	$40,000	$25,000	$15,000
Additional Event security (private)	$7,000	$4,000	$2,400
First Aid (Rec Centre Operations)	$0	$0	$0
Rentals (ie. Tent, lighting, tables, chairs, Food and Beverage, waste management	$13,000 (this includes need for fans to cool space)	$7,000	$4,000
Policing (tbc) (separate from policing for Brewery Row)	$15,000	$8,000	$4,000
TOTAL	**$121,000**	**$65,000**	**$35,000**
Family Friendly Zone - Activations			
Activations: equipment rental, activities	$8,000	$6,000	$5,000
Advertising/Sponsor recognition	$5,000	$5,000	$5,000
TOTAL	**$13,000**	**$11,000**	**$10,000**
GRAND TOTAL	**$134,000**	**$76,000**	**$45,000**

PORT MOODY
CITY OF THE ARTS

Attachment 2
100 Newport Drive, Port Moody, B.C., V3H 5C3, Canada
Tel 604.469.4500 Fax 604.469.4550
www.portmoody.ca

Corporate Project Plan – Project Proposal

FIFA World Cup Celebrations

Date:	October 14, 2025
GM, Department:	Julie Pavey-Tomlinson
Project Manager:	Karen Pighin
Staff Lead:	Laura Reyes and Matt Smith (event leads) with Karen Pighin
Project Origin:	☒ Council Motion #RC25/126 ☐ Staff Initiated ☐ Other: [Other]
Priority Area:	☐ Sustainable Core Services ☐ Healthy Community Development ☐ Resilient Natural Environment ☒ Vibrant and Prosperous Community
Strategic Goal	• Strategic Goal 4.2 Enhance vibrancy through placemaking, arts, culture, heritage, and tourism • Facilitate events and festivals in our community
Proposed Priority	☒ Strategic Project - Priority Level 1 ☐ Strategic Project - Priority Level 2 ☐ Operational Project

Project Description

This is a project to deliver celebration opportunities in our community during the FIFA World Cup 2026.

Relevant Background

At the June 10, 2025 Regular Council Meeting, Council made the following resolution:

> RC25/126
> THAT the City of Port Moody host public viewing opportunities for up to 10 games at Rocky Point Park, during FIFA 2026 World Cup, between June 13 and July 19, 2026;
>
> AND THAT these viewings include any games played by Canada as well as all quarterfinal, semifinal and final games;
>
> AND THAT staff report back by September 2025 with a project plan and a budget that includes the communication and audiovisual equipment requirements, security considerations, staffing requirements, as well as costs associated with FIFA licensing and the installation of a large temporary east facing stage/screen;
>
> AND THAT staff investigate diverse options for funding these FIFA viewing opportunities including sources from one-time funding, including surplus funds, grants, and sponsorships;

AND THAT the Golden Spike Days Society, Summer Sunday Concert Series organizers and Rotary Club of Port Moody be notified of the intention to utilize a portion of the park for this purpose during these dates.

Project Objectives
- To consider options of various viewing sites and public celebration opportunities - To determine requirements and costs for materials, technical equipment, security, event coordination and support staffing, policing, etc. - To determine considerations related to accessibility, environmental/park impacts, and safety - To determine impacts and potential displacement of other annual City led or supported events - To deliver a safe, inclusive, and exciting community celebration during the FIFA games - To encourage connection with local soccer clubs and volunteers in the community activations.

Scope	
In Scope	- A list of location options along with their benefits and challenges - Research into licensing requirements and costs - Research into financial impacts (security, staffing, materials, equipment, etc.) - Staff resourcing (auxiliary event staff, support for event coordination, security staffing, policing) - Research into impacts on spaces and potential conflicts with existing events - Event planning and execution
Out of Scope	

Work Plan Overview	
Project start date: August 1, 2025	**Project end date:** 2026
Deliverable/Milestone:	*Date:*
Determine location options	Q4 2025
Determine budget and staffing resource needs	Q4 2025
Apply for public viewing license	Q4 2025
Event planning	Q3 2025 – Q2 2026

FIFA World Cup Celebrations	June-July 2026

Communications	
Is public engagement or a communications strategy in the project scope? **Yes** If yes, refer the project proposal to the Manager of Communications and Engagement for review.	
For Manager of Communications and Engagement only	☐ Approved

Budget
Budget Source: TBD
The budget will be based on the nature of the community celebrations including the number of viewing parties and their venues.

Decision Notes (Corporate Planning use only)		
Date	**Meeting**	**Decision**

Attachment 3

April	2026 Events	City-Produced Events	City-Supported /Permitted Community Events
tbc	Royal Rocky Point Race 2026		x
12	Community Easter Egg Hunt		x
23	Community Volunteer Appreciation BBQ	x	
25	Inlet Spring Regatta		x
May			
2	Fingerling Festival		x
tbc	TORCA Cross Country Event		x
30	TRIO Race Series (race 2)		x
June			
7	Tri-City Jewish Festival		x
12	Canada Game - FIFA	x	
18	Canada Game - FIFA	x	
20	Art Shuffle		x
21	National Indigenous Peoples Day	x	
24	Canada Game - FIFA	x	
24 -30	Golden Spike Days		x
July			
1	Canada Day	x	
2	Canada Day Run		x
2	Group B Winners – FIFA	x	
tbc	Quarter Finals - FIFA	x	
tbc	Quarter Finals - FIFA	x	
7	Group of 16 - FIFA	x	
14	Semi-final - FIFA	x	
15	Semi-final - FIFA	x	
18	Bronze Final - FIFA	x	
19	World Cup Final - FIFA	x	
20	Art Out Side – runs to Aug. 9		x
22-28	Rib Fest (dates include set-up and strike)		x
August			
2	Summer Sunday Concert		x
9	Summer Sunday Concert		x
9	Tri-City Cycling Invitational Ride		x
9	Triathlon BC - Kids Multisport Event		x
16	Car Free Day	x	
23	Summer Sunday Concert		x

Note: planning for most of the City-produced events begins anywhere from 3 – 6 months in advance.

City of Port Moody

Minutes

Land Use Committee

Monday, March 3, 2025
Brovold Room and Electronic Webinar
at 7:00 pm

Present:	Councillor D. Dilworth, Chair Jacob Edenloff Salar Fathi Rebecca Gunderson Jeffery McLellan Sean Ogilvie Tracey Schaeffer Dan Tao Stirling Ward Sarah Wellman Amanda Welsh
Absent:	Councillor S. Agtarap, Vice-Chair
In Attendance:	Arsh Dhillon – Legislative Services Coordinator Suzanne Smith – General Manager of Community Development Dejan Teodorovic – Senior Planner Wesley Woo – Manager of Development Planning

1. Call to Order

The Chair called the meeting to order at 7:00pm.

2. Territorial Land Acknowledgement

The Chair provided a territorial land acknowledgment.

3. Adoption of the Agenda

The Committee participated in roundtable introductions.

3.1 Agenda

LUC25/001
THAT the agenda of the March 3, 2025, Land Use Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

LUC25/002
THAT the minutes of the Land Use Committee meeting held on September 9, 2024, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 LUC – Rezoning – 2914-2934 St. Johns Street, 85-87 Williams Street, and 2911-2925 Spring Street (Anthem)

Report: Community Development Department – Development Planning Division

The Senior Planner gave a presentation entitled "2914 St. Johns Street" and referred to slides contained within the on-table package.

Staff responded to questions from the Committee regarding the following topics:

- commercial loading space on Spring Street;
- address for pick-up to aid curb-side management (e.g., Uber, Skip the Dishes);
- commercial and residential parking relaxation;
- plan for restaurant space on Spring Street;
- hazardous land development area and geotechnical engineer;
- standard for car sharing commercial and residential parking spots;
- ratio of studio, one-bedroom, two-bedroom, and three-bedroom family friendly units;
- rationale for the proposed residential unit mix;
- flexibility to change the proposed residential unit mix;
- number of work from home jobs included in the job ratio;
- number of commercial jobs created on the property;
- guidelines for determining the number of commercial jobs created by the development;
- market-rental units vs. below market-rental units;
- timelines for project completion;
- use of art and public spaces fund;
- air conditioning in common spaces to create cooling centres; and
- sidewalk setbacks.

Committee discussion ensued regarding the following topics:

- adaptability housing;
- options available for families to rent larger units;
- benefits of air conditioning in common areas;
- concerns regarding the employment rate calculation;
- value of work from home jobs employed outside the city vs. increasing employment spaces in the commercial units;

- value of parking spaces for employers, employees, and customers to support business growth in the community;
- value in adequate parking for businesses;
- parking spot ratio;
- correlation between parking spots and renting of staff who drive to work;
- percentage of car chargers;
- inadequate commercial loading space;
- concern regarding walkable area on Spring Street sidewalk;
- disjointed access from neighbouring developments;
- change in residential unit mix to reduce number of studios;
- negative impact of working from home in small studio units;
- opportunity to include childcare space;
- opportunity to adjust parking to increase number of spaces;
- disadvantage for commercial and residential units of flex parking model;
- definition of job creation;
- concerns regarding outflow of parking to surrounding neighbourhoods;
- cost of delivering homes;
- compliance of application with Official Community Plan;
- parkade entry from Spring Street; and
- need for family-friendly housing.

LUC25/003
THAT the proposed project be endorsed subject to the applicant addressing the following specific items:

- *Delivering curb-side management for short term parking opportunities and commercial loading and waste collection;*
- *Consider increasing the number of family-friendly units;*
- *Presentation of job numbers to exclude home based businesses; and*
- *Consider dedicated residential visitor parking instead of shared parking with commercial spaces.*

Moved, seconded, and CARRIED

7. Information

7.1 Staff Updates

There were no staff updates.

8. Adjournment

The Chair adjourned the meeting at 8:21pm.

Councillor D. Dilworth, Chair

A. Dhillon, Legislative Services Coordinator

City of Port Moody

Minutes

Economic Development and Tourism Committee

Wednesday, April 2, 2025
Electronic Meeting via Zoom
at 7:01pm

Present:	Councillor C. Morrison, Chair Leslie Courchesne Yvette Cuthbert Jarrett Davis Michael Hind Mark Malik Calvin Ramsson Michael Scarcella
Absent:	Councillor Haven Lurbiecki, Vice-Chair Jeremy Hardern (Regrets) Mark Pettie (Regrets) Madeleine Baker (Regrets)
In Attendance:	Mayor M. Lahti Arsh Dhillon, Legislative Services Coordinator Joji Kumagai, Manager of Economic Development

1. Call to Order

The Chair called the meeting to order at 7:01pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

EDTC25/012
THAT the agenda of the April 02, 2025, Economic Development and Tourism Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

Mark Malik joined the meeting at this point.

4. Adoption of Minutes

4.1 Minutes

EDTC25/013
THAT the minutes of the Economic Development and Tourism Committee meeting held on March 5, 2025, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 OCP Economic Development Chapter

Verbal Report: Manager of Economic Development

The Manager of Economic Development gave a presentation entitled "Official Community Plan – Economic Development Chapter" and referred to the slides contained within the agenda package.

Committee discussion ensued regarding the following topics:

- update from Member of Parliament, Rick Glumac, to Council;
- clarification on zoning designations;
- request for updated data;
- clarification on what jobs per 100 means; and
- market need for office spaces.

6.2 Sustainability Report Card

Presentation: Manager of Economic Development
Link: 2400 Block Clarke Street – OCP Amendment, Heritage Revitalization Agreement, Development Permit | Engage Port Moody

Link: Coronation Park (2) – Rezoning | Engage Port Moody

The Manager of Economic Development gave a presentation entitled "Sustainability Report Card" and referred to the slides contained within the agenda package.

Committee discussion ensued regarding the following topics:

- research from existing businesses required to determine what businesses are needed;
- how the city measures business needs in the community;
- level of engagement with existing businesses in the community;
- review of score card and categories;
- forecasting community needs in the future;
- business walks conducted by the Chamber of Commerce; and
- collaboration with local organizations.

6.3 TOD Business Development and Support

Presentation: Manager of Economic Development

The Manager of Economic Development gave a presentation entitled “Moody Centre Transit-Oriented Development Area – Business Attraction” and referred to the slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- collaborating with local universities as stakeholders;
- historical discussions regarding a high-tech hub;
- value in contacting a leasing agent for development projects; and
- talk with tech industries to see what they are looking for.

7. Information

7.1 Staff Updates

The Manager of Economic Development shared a follow-up regarding short-term rentals in secondary suites. The Committee engaged in discussion regarding loss of revenue in the economy, housing stock, hotel developments, availability based on major events.

EDTC25/014
THAT the Economic Development and Tourism Committee be extended by 5 minutes.

Moved, seconded, and CARRIED

8. Adjournment

The Chair adjourned the meeting at 9:03pm

for

Councillor C. Morrison, Chair

A. Dhillon, Legislative Services Coordinator

City of Port Moody
Minutes
Climate Action Committee

Monday, April 28, 2025
Electronic Meeting via Zoom
at 7:00 pm

Present:	Councillor H. Lurbiecki, Chair Aline Bennett Marianne Dawson Norbert Haunerland Helen Howes Matthew Fok Bill Lawrie Soni Proctor Chris Tomlinson Megan Tucker
Absent:	Councillor S. Agtarap, Vice-Chair (Regrets) Amira Iguer Samantha May (Regrets)
In Attendance:	Mariana Berlanga – Sustainability and Energy Coordinator Chris Brown – Senior Sustainability and Energy Coordinator Mary De Paoli – Manager of Policy Planning Arsh Dhillon – Legislative Services Coordinator Nobinur Rahman – Transportation Engineer (re: item 6.2)
Also in Attendance:	Ben Simoni – Youth Climate Corps (re: item 6.1)

1. Call to Order

The Chair called the meeting to order at 7:01pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

CAC25/005
THAT the agenda of the April 28, 2025, Climate Action Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

Soni Proctor joined the meeting at this point.

Aline Bennett joined the meeting at this point.

4. Adoption of Minutes

4.1 Minutes

CAC25/006
THAT the minutes of the Climate Action Committee meeting held on March 24, 2025, be adopted.

Moved, seconded and CARRIED

5. Unfinished Business

6. New Business

The Sustainability and Energy Coordinator jointed the meeting at this point.

6.1 Youth Climate Corps Presentation

Presentation: Ben Simoni, Executive Director, Youth Climate Corps BC

Ben Simoni, Executive Director of Youth Climate Corps BC, gave a presentation entitled “Paving the Way with Tomorrow’s Climate Champions” and referred to the slides contained with the on-table package.

The Committee ensued in discussion regarding the following topics:

- types of projects and how those projects are organized in terms of staff and length of the programs;
- recruitment processes and how the youth are selected for the programs; and
- Climate Action Committee’s involvement with the Youth Climate Corps.

Ben Simoni, Youth Climate Corps, left the meeting at this point and did not return.

6.2 Master Transportation Plan Update

Presentation: Transportation Engineer

The Transportation Engineer gave a presentation entitled “Master Transportation Plan Update” and referred to the slides contained with the on-table package.

The Committee ensued in discussion regarding the following topics:

- concerns about the Master Transportation Plan not being aggressive enough to meet desired climate goals;
- reduced parking rate for city residents;
- concern regarding speed limits and lack of public understanding regarding speed zoning; and
- evaluation of how the Transportation Plan compares to the Climate Action Plan.

The Transportation Engineer left the meeting at this point and did not return.

6.3 Communications Plan Review

Verbal Report: Senior Sustainability and Energy Coordinator

The Senior Sustainability and Energy Coordinator shared an overview of the Communication Plan noting the draft plan for each month of 2025.

The Committee engaged in discussion providing feedback and additional ideas.

6.4 Zero Emission Municipal Building Policy

Presentation: Senior Sustainability and Energy Coordinator

The Senior Sustainability and Energy Coordinator gave a presentation entitled "Zero Emission Municipal Building Policy" and referred to the slides contained with the on-table package.

The Committee ensued in discussion regarding the following topics:

- frequency of policy use;
- locations or buildings that are applicable to the policy; and
- Council review timelines.

6.5 New Staff Liaison Introduction and Handover

Verbal Report: Senior Sustainability and Energy Coordinator

The Senior Sustainability and Energy Coordinator, Chris Brown, announced his departure from the City of Port Moody to pursue a new employment opportunity. The Senior Sustainability and Energy Coordinator noted that the Sustainability and Energy Coordinator, Mariana Berlanga, will take over as Staff Liaison to the Climate Action Committee. The Sustainability and Energy Coordinator introduced herself and highlight projects she has worked on and shared relevant experience.

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 8:56pm

Councillor H. Lurbiecki, Chair

A. Dhillon, Legislative Services Coordinator

City of Port Moody

Minutes

Seniors Focus Committee

May 8, 2025
Electronic Meeting via Zoom
at 7:04 pm

Present:	Councillor C. Morrison, Chair John Crowther Jayashree Ramaswami Ruth Armstrong Jacquie Boyer Gwynne Cafik Carola Thompson
Absent:	Councillor K. Knowles, Vice Chair (Regrets) Louise Baker (Regrets) Mithila Karnik (Regrets) Shreya Qazi (Regrets) Becky White (Regrets)
In Attendance:	Riley Dowling – Legislative Services Coordinator Jody Fitzpatrick – Assistant Recreation Manager Deanna Forbes-Procyk – Assistant Recreation Instructor Adam Shroff – Legislative Services Coordinator

1. Call to Order

The Chair called the meeting to order at 7:04pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

SFC25/010
THAT the agenda of the May 8, 2025, Seniors Focus Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

SFC25/011
THAT the minutes of the Seniors Focus Committee meeting held on March 6, 2025, be amended to update the signature block to reflect Councillor Morrison rather than Councillor Lubik;

AND THAT the minutes of the Seniors Focus Committee meeting held on March 6, 2025, be adopted as amended.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 Seniors Week Discussion – Events and Spaces

The Assistant Recreation Instructor provided a verbal report regarding the "Seniors Week", which is taking place from June 2-6, 2025.

Committee discussion ensued regarding the following topics:

- where and when different events are taking place at the Kyle Centre and the Port Moody Recreation Complex;
- the communication strategy for advertising the events and schedule;
- the usage of the new Intergenerational Lounge and how to gain interest from all users, including new residents;
- opportunities for high school students to get volunteer hours with seniors and introducing a buddy program for seniors and youth;
- games night at Kyle Centre taking place biweekly on Thursday nights and weekly on Monday afternoons;
- clarification that Seniors Week is in June and Try It Week is in the fall;
- confirmation that registration for Try It Week has been changed to introduce unique sessions for Try It Week participants, rather than registering participants during the regular schedule;
- introducing detailed descriptions for activities to allow all participants to have a strong understanding of what the activity will involve; and
- positive feedback that classes aren't named "Senior", and that class instructors aim to cater and adapt activities to the participants who register.

6.2 Discussion on Seniors Try It 2025

The Assistant Recreation Instructor provided a verbal report regarding "Seniors Try It Week", and noted the event will be taking place September 8-12, 2025.

Committee discussion ensued regarding the following topics:

- prizes and door prizes such as certificates for free classes or perishable items instead of physical items;
- marketing for the event;
- confirmation that staff will look into using the Residents First Policy for the registration of activities;
- registration for residents in Belcarra and Anmore;
- scheduling activities with space between them so that participants can attend several; and
- changes to the Wrap-Up Event, which included:
    - changing the date and time to Friday afternoon;
    - handing out invitations and including an invitation in activity passports;
    - scheduling activity end times to correspond with the Wrap-Up Event start time;
    - having a band attend; and
    - draw prizes at the event such as 3-month recreation passes.

6.3 Play in Our Parks – Update

The Assistant Recreation Instructor provided a verbal report regarding the "Play in Our Parks" Program.

6.4 Roundtable

Committee discussion ensued regarding the following topics:

- the John K. Friessen SFU Gerontology Conference, taking place June 19-20, 2025;
- inviting Dan Levitt, BC Seniors Advocate and hosting events for seniors in future years, subject to Council approval; and
- requesting that staff distribute an email to seniors about the final schedule for Seniors Week and put up a posting in the Recreation Centre by the aerobics room.

7. Information

7.1 Staff Updates

There were no staff updates.

8. Adjournment

The Chair adjourned the meeting at 8:35pm.

Councillor C. Morrison, Chair

R. Dowling, Legislative Services Coordinator

City of Port Moody
Minutes
Youth Focus Committee

Wednesday, May 14, 2025
Electronic Meeting via Zoom
at 5:02 pm

Present:	Jonas McConville, Chair Valentina Doostdar Jaehyeok Hwang Andrew Kim Haiyue Luo Daniel Seo Sharon Zhao Vincent Zhao
Absent:	Councillor S. Agtarap, Representative Nate Mossey Lance Wong
In Attendance:	Riley Dowling – Legislative Services Coordinator Sara Graham – Community Arts Coordinator Adam Shroff – Legislative Services Coordinator Nathan Taylor – Manager of Recreation

1. Call to Order

The Chair called the meeting to order at 5:02pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgment.

3. Adoption of the Agenda

3.1 Agenda

YFC25/007
THAT the agenda of the May 14, 2025, Youth Focus Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

4. Adoption of Minutes

4.1 Minutes

YFC25/008
THAT the minutes of the Youth Focus Committee meeting held on April 9, 2025, be adopted.

Moved, seconded and CARRIED

5. Unfinished Business

6. New Business

6.1 Mural at Rocky Point Park - Update

Verbal Report: Community Arts Coordinator

The Community Arts Coordinator gave a presentation entitled “Mural at Rocky Point Park” and referred to the slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- which members of the Committee would be interested in participating in the muralist interviews;
- which members of the Committee would be interested in participating in the workshops, and that there is a preference for early July if possible;
- which members of the Committee would be interested in helping to paint the mural; and
- difficulty with timelines during the summer as members are finishing school and their terms on the Committee.

6.2 Youth Week Basketball Tournament - Update

Verbal Report: Vincent Zhao

Vincent Zhao provided a verbal report regarding the "Youth Week Basketball Tournament" and noted that the event went well, noting sportsmanship and referees specifically.

6.3 Tri-City REACH Awards Ceremony - Update

Verbal Report: Jonas McConville

Jonas McConville provided a verbal report regarding the "Tri-City REACH Awards Ceremony" and let the Committee know that due to the limited number of nominees received, the Tri-City REACH Awards have been cancelled.

6.4 Resolution to Exclude the Public

The Youth Focus Committee meeting will recess and move into a closed meeting.

YFC25/008
THAT, pursuant to section 90 of the Community Charter, this portion of the Regular Meeting of the Youth Focus Committee be closed to the public as the subject matter being considered relates to the following:

- *90(1)(b) – personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.*

Moved, seconded and CARRIED

6.4.1 Personal Information

This item is closed to the public pursuant to section 90(1)(b) of the *Community Charter*.

7. Information

7.1 Staff Updates

There were no staff updates.

8. Adjournment

The Chair adjourned the meeting at 5:47pm

City of Port Moody

Minutes

Parks and Environment Committee

Wednesday, May 14, 2025
Electronic Meeting via Zoom
at 7:03 pm

Present:	Callan Morrison, Vice-Chair Jacquie Boyer Stuart Doyle Sterling James Trevor Kouyoumjian Pedram Moshirfatemi Luke Stannard
Absent:	Councillor K. Knowles, Chair John Callaghan Nicki Forster Lydia Mynott Damian Regan
In Attendance:	Riley Dowling – Legislative Services Coordinator Erin Embley – Director of Parks and Environment Adam Shroff – Legislative Services Coordinator Nathan Taylor – Manager of Recreation
Also in Attendance:	Karen Corbin, Consultant – Blackfish Environmental

1. Call to Order

The Chair called the meeting to order at 7:03pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

PEC25/007
THAT the agenda of the May 14, 2025, Parks and Environment Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

4. Adoption of Minutes

4.1 Minutes

PEC25/008
THAT the minutes of the Parks and Environment Committee meeting held on March 12, 2025, be adopted.

5. Unfinished Business

6. New Business

6.1 Green Infrastructure Policy Roadmap

Karen Corbin, Blackfish Environmental, gave a presentation entitled "Green Infrastructure Policy Roadmap" and referred to the slides contained within the agenda package.

Committee discussion ensued regarding the following topics:

- the differences between permeable pavement and non-permeable pavement systems;
- what the Consultant will be looking for from the public in their engagement process;
- suggested setting up tables over weekends to engage with the public and distribute information;
- locations that stormwater may not be managed as well as it could be in Port Moody;
- education around pet waste and other contaminants;
- how water filtration systems operate during high and low water intake periods such as storms and droughts;
- the maintenance and startup costs of green infrastructure compared to grey infrastructure;
- examples of long-term green infrastructure projects in Portland, Philadelphia, and New York; and
- the consideration of using space for green infrastructure vs. for human/vehicle space.

6.2 Dog Management Strategy and Pilot Project Update

Karen Corbin, Blackfish Environmental, gave a presentation entitled "Dog Management Strategy and Pilot Project Update" and referred to the slides contained within the agenda package.

Committee discussion ensued regarding the following topics:

- expanding the space at Bert Flinn to be more than a gravel road;

- if there are plans to expand off-leash areas in Moody Centre;
- if there is any concern about dog-related incidents with the increase of dog-specific areas;
- if the pilot project for increased off-leash dog access to parks would result or require a reduction of other users;
    - It was noted that this is not the intention and that there will be signage to notify users of the pilot project;
- considering a daycare for dogs to counteract costs of the project;
- concern regarding the environmental impact of dogs being off-trail and off-leash;
- desire for increased dog waste receptacles at Bert Flinn Park; and
- off-leash dog bylaw enforcement at Mundy Park in Coquitlam.

6.3 Parks and Environment Committee Member Field Trip Discussion

The Manager of Recreation provided a verbal report regarding the "Parks and Environment Committee Member Field Trip Discussion".

Committee discussion ensued regarding the following topics:

- touring spaces such as the Shoreline Trail project, Inlet Field, and Bert Flinn Park;
- that there is a general consensus of present members to meeting during weekends as evenings can be difficult;
- combining a meeting and a fieldtrip into one meeting;
- logistics for travelling to and from the locations;
- the possibility of visiting two sites in one day;
- confirmation that the tours would not be intended to be attended by the public as it would extend beyond the intended scope of the activity;
- a desire for 6 weeks notice to get schedules organized; and
- the potential to visit Old Orchard Park during the master planning process, when appropriate.

7. Information

7.1 Staff Updates

Staff noted that there was a Town Hall regarding Moody Centre on Monday, May 12, 2025 and discussion ensued regarding the format of the evening. It was noted that all the questions would be answered by staff and that it is intended to have a report with results go to Council in June.

8. Adjournment

The Chair adjourned the meeting at 8:37pm

Councillor C. Morrison, Vice-Chair

R. Dowling, Legislative Services Coordinator

City of Port Moody

Minutes

Climate Action Committee

Monday, May 26, 2025
Electronic Meeting via Zoom
at 7:01pm

Present:	Councillor H. Lurbiecki, Chair Aline Bennett Marianne Dawson Norbert Haunerland Helen Howes Amira Iguer Bill Lawrie Samantha May Chris Tomlinson
Absent:	Councillor S. Agtarap, Vice-Chair Matthew Fok Soni Proctor Megan Tucker
Also in Attendance:	Mariana Berlanga – Sustainability & Energy Coordinator Mary De Paoli – Manager of Policy Planning Riley Dowling – Legislative Services Coordinator

1. Call to Order

The Chair called the meeting to order at 7:01pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

CAC25/007
THAT the agenda of the May 26, 2025, Climate Action Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

4. Adoption of Minutes

4.1 Minutes

CAC25/008
THAT the minutes from the April 28, 2025, Climate Action Committee meeting be amended to change the first point of 6.2 to read "concerns about the Master Transportation Plan not being aggressive enough to meet desired climate goals";

AND THAT the minutes of the Climate Action Committee meeting held on April 28, 2025, be adopted.

5. Unfinished Business

6. New Business

6.1 Coastal Flood Management Strategy Update

Presentation: Sustainability & Energy Coordinator

The Sustainability & Energy Coordinator provided a presentation titled, "Coastal Flood Management Strategy Update", and referred to slides contained within the agenda package.

Committee discussion ensued regarding the following topics:

- the reasoning for using the "500 year storm" for the modelling and if atmospheric rivers were considered;
- including street level flooding in a future study;
- including the definition of "Coast" from the report in the presentation;
- the potential for infrastructure failure and its repercussions;
- considering Shoreline Park, Alderside, and the Ioco lands during policy changes;
- tsunami and flooding event risks in Port Moody;
- confirming maps will be generated in Phase 4 of the project; and
- a survey that will go out to residents in the fall regarding the subject.

6.2 Climate Action Plan Refresh – Goals, Targets, and Criteria Setting

Presentation: Sustainability & Energy Coordinator

The Sustainability & Energy Coordinator provided a presentation titled, "Climate Action Refresh Implementation Planning", and referred to slides contained within the agenda package.

Committee discussion ensured regarding the following topics:

- relations and potential correlations between the data;
- educating residents on how to manage garbage and recycling waste more effectively;

- displaying the data from the research on billboards or bus shelters;
- using the data to create forward thinking goals for Port Moody;
- introducing tax incentives for residents who have trees that are a certain size;
- metrics that could be recorded, including:
    - heat mapping;
    - energy created by the City;
    - greening parking lots; and
    - roof greening.
- using a quadrant framework to display impact and cost relations between the actions that are being considered; and
- prioritizing strategies in the active transportation plan related to the implementation of bike lanes.

7. Information

7.1 Staff Updates

There were no staff updates.

8. Adjournment

The Chair adjourned the meeting at 8:55pm

Councillor H. Lurbiecki, Chair

R. Dowling, Legislative Services Coordinator

City of Port Moody

Minutes

Seniors Focus Committee

Electronic Meeting via Zoom
June 5, 2025
at 7:00 pm

Present:	Councill C. Morrison, Chair Louisa Baker Jacquie Boyer Gwynne Cafik Carola Thompson Rebecca White
Absent:	Councillor K. Knowles, Vice-Chair (Regrets) Ruth Armstrong (Regrets) Mithila Karnik Shreya Qazi Jayashree Ramaswami (Regrets)
In Attendance:	Angela Blackall – Recreation Coordinator Deanna Forbes-Procyk – Assistant Recreation Instructor Adam Shroff – Legislative Services Coordinator

1. Call to Order

The Chair called the meeting to order at 7:03pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

SFC25/012
THAT the agenda of the June 5, 2025, Seniors Focus Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

SFC25/013
THAT the bullets in item 6.4 be changed to read as follows:

> "the John K. Friessen SFU Gerontology Conference, taking place June 1920, 2025;
> inviting Dan Levitt, BC Seniors Advocate and hosting events for seniors in future years, subject to Council approval; and
> requesting that staff distribute an email to seniors about the final schedule for Seniors Week and put up a posting in the Recreation Centre by the aerobics room."

AND THAT the minutes of the Seniors Focus Committee meeting held on May 8, 2025, be adopted as amended.

Moved, seconded, and CARRIED

5. Unfinished Business

5.1 Seniors Week - Funds Awarded for Events

Presentation: Recreation Coordinator

Staff gave a presentation entitled "Seniors Week - June 2-6, 2025" and referred to slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- previous programs involving intergenerational space and previous learning opportunities;
- the success experienced by Games Night at Kyle Centre;
- intergenerational professional mentoring opportunities;
- the possibility of promoting bringing a friend as a way to capture a wider audience.

6. New Business

6.1 Seniors Advocate - Queens Street Plaza Design

Verbal Report: Recreation Coordinator

The Recreation Coordinator provided an overview of the potential for an upcoming opportunity for a seniors advocate in relation to Queens Street plaza design review.

The following members expressed interest in volunteering for this opportunity:

- Jacquie Boyer;
- Carola Thompson; and

- Becky White.

Committee discussion ensued regarding historical context of the Queens Street Plaza.

6.2 Tri-Cities Intergenerational Belonging Project Update

Verbal Report: Recreation Coordinator

The Recreation Coordinator provided an overview of the Intergenerational Belonging Project and noted the following:

- organisations and members involved in the Intergenerational Belonging Project;
- the desire to strengthen connections and identify opportunities, services, and programs to support creation of inviting and welcoming spaces; and
- the group's activities so far.

Committee discussion ensued regarding the following topics:

- Seniors Focus Committee input in support of the project;
- considerations to be included in the project;
- the inclusion of older children in intergenerational programming; and
- the various spaces in the Recreation Centre.

6.3 Volunteer Website and Portal - City Events Recruitment

Verbal Report: Recreation Coordinator

The Recreation Coordinator provided an overview of the Volunteering opportunities found on the City website and demonstrated the webpage.

Committee discussion ensued regarding the following topics:

- the mechanisms to identify candidates as specifically qualified for a particular activity;
- the possibility of reaching out to other community groups that are experienced in soliciting volunteers for learning opportunities;
- potential barriers such as the cost of a police record check through Triton Online Police Checks;
- the possibility of exploring funding sources to offset costs to volunteers.

Link: Volunteering - City of Port Moody

6.4 Seniors Try It - Planning Begins

Verbal Report: Recreation Coordinator

The Recreation Coordinator provided an overview of Seniors Try It Week and noted the following:

- the previous year's successes
- learning opportunities from the previous year;
- the exploration of involvement of community groups; and
- current plans and activities for Seniors Try-It Week.

Committee discussion ensued regarding the following topics:

- opportunities to try both drop-in and registered or ongoing classes and activities;
- the possibility of informational workshops to overview the activities;
- the opportunity for senior volunteer involvement to lead other seniors;
- priority registration for Port Moody registration; and
- reserved program spaces for try-it participants.

6.5 Roundtable

Committee discussion ensued regarding the following topics

- the desire for information on the Age-Friendly Assessment and Action Plan;
- information sharing on recent events and conferences;
- the desire to hold Games Night at Glenayre Community Centre
- age 55+ supportive housing developments.

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 8:46pm.

Councillor C. Morrison, Chair

A. Shroff, Legislative Services Coordinator

City of Port Moody
Minutes
IDEA Committee

Monday, June 9, 2025
Electronic Meeting via Zoom
at 7:00 pm

Present:	Councillor A. Lubik, Chair Adila Ahmadi Nadia Bronk Maria Daza Darquise Desnoyers Craig MacLean Robin Matthews-Kanhai Nadia Olynyk Angeline Parker Carlos Alberto Salinas Ruiz
Absent:	Councillor H. Lurbiecki, Chair (Regrets) Maryam Arshi (Regrets) Jenny Sidhoo (Regrets) Marta Taylor – Manager of Strategic Initiatives (Regrets)
Also in Attendance:	Riley Dowling – Legislative Services Coordinator Philipa Dutt – Manager of Indigenous Relations Val Teves – Manager of Facilities

1. Call to Order

The Chair called the meeting to order at 7:03pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

IDEA25/010
THAT the agenda of the June 9, 2025, Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

IDEA25/011
THAT the minutes of the Inclusion, Diversity, Equity, and Accessibility (IDEA) Committee meeting held on April 14, 2025, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 Indigenous Relations Overview

Presentation: Manager of Indigenous Relations

The Manager of Indigenous Relations gave a presentation entitled “Truth and Reconciliation” and referred to slides contained within the agenda package.

Committee discussion ensued regarding the following topics:

- procurement processes and their progress towards including Indigenous consultation;
- clarifying how the Community-to-Community Program funding was used in relationship building and policy review with the Nations;
- the relationship between the Noons Creek Hatchery and the City;
- other events that are planned to bring awareness of Indigenous histories to the community and the potential for additional events;
- working with the Nations to incorporate Indigenous languages into signage and other locations throughout the City; and
- if the City is working with the First Nations Health Authority or Metis Nations to incorporate their emergency preparedness practices into City plans.

6.2 Accessibility in Facilities Overview

Presentation: Manager of Facilities

The Manager of Facilities gave a presentation entitled “Accessibility Update” and referred to slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- security system upgrades, cameras in the library, and their relation to privacy;
- clarification on the definition of "mind-friendly environments";
- the introduction of a universal washroom at City Hall and the potential to introduce universal changerooms at the Recreation Complex;

- transitioning from using the terms "hearing impaired" and “visually impaired” to using “low-vision” or “blind”;
- the current usage of braille at civic facilities and the potential to expand usage;
- if there are plans fill the potholes in the Civic Centre parking lots;
- desire for flashing lights to be installed in rooms such as the Brovold Room and washrooms, and the consideration of using non-strobing visual alerts for individuals who have epilepsy;
- accessibility challenges at the Artist Studios;
- if there are plans to update the elevator in the Old Mill Boathouse and potentially introducing a bell to signal to staff that the key is needed;
- the impact a baby-changing table would have on accessibility in the new universal washroom; and
- whether those with lived experience prefer if the City works on one facility to bring it up to a higher percentage faster, or if the preference is to disperse the work between several buildings.

7. Information

7.1 Staff Updates

There were no staff updates at this time.

IDEA25/012
THAT the IDEA Committee meeting of June 9, 2025, be extended by five minutes.

Moved, seconded, and CARRIED

The Chair welcomed Maria Daza to the IDEA Committee.

8. Adjournment

The Chair adjourned the meeting at 9:04pm.

Councillor A. Lubik, Chair

Riley Dowling, Legislative Services Coordinator

City of Port Moody
Minutes
Youth Focus Committee

Wednesday, June 11, 2025
Electronic Meeting via Zoom
at 5:00pm

Present:	Jonas McConville, Chair Valentina Doostdar Lena Gracey Jaehyeok Hwang Andrew Kim Haiyue Luo Daniel Seo Lance Wong Sharon Zhao Councillor S. Agtarap, Representative
Absent:	Vincent Zhao, Vice-Chair Nate Mossey
Also In Attendance:	Corina Lefebvre – Recreation Coordinator Riley Dowling – Legislative Services Coordinator

1. Call to Order

The Chair called the meeting to order at 5:03pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

YFC25/010
THAT the agenda of the June 11, 2025, Youth Focus Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

4. Adoption of Minutes

4.1 Minutes

YFC25/011
THAT the minutes from the Youth Focus Committee meeting of May 14, 2025, be adopted.

Moved, seconded and CARRIED

5. Unfinished Business

6. New Business

6.1 Annual Report

Verbal Report: Recreation Coordinator

The Recreation Coordinator gave a verbal report regarding the Annual Report.

Committee discussion ensued regarding separating the REACH Awards to be a separate item in the report and noting that they were unable to be held.

YFC25/012
THAT the 2024-2025 Youth Focus Committee Annual Report be amended to separate the REACH Awards to be their own item and note that they were unable to be held;

AND THAT the 2024-2025 Youth Focus Committee Annual Report be approved.

Moved, seconded and CARRIED

6.2 Rocky Point Mural Update

Verbal Report: Recreation Coordinator

The Recreation Coordinator gave a verbal report regarding the Mural at Rocky Point Park and noted that a new expression of interest will be called in the Fall, and the project will continue afterwards.

There was no Committee discussion.

6.3 Resolution to Exclude the Public

The Youth Focus Committee meeting will recess and move into a closed meeting.

YFC25/013
THAT, pursuant to section 90 of the Community Charter, this portion of the Regular Meeting of the Youth Focus Committee be closed to the public as the subject matter being considered relates to the following:

- 90(1)(b) – personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.

Moved, seconded and CARRIED

6.3.1 Personal Information

This item is closed to the public pursuant to section 90(1)(b) of the *Community Charter*.

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 5:30pm.

City of Port Moody

Minutes

Arts, Culture, and Heritage Committee

Electronic Meeting via Zoom
July 10, 2025
7:00 pm

Present:	Councillor S. Agtarap, Chair Robyn Biggar Dianna Brown Jace Byers Erik D'Souza Anu Garg John Grasty Megan Mackenzie Roshni Naik Valerie Simons Janet Zlotnik
Absent:	Councillor D. Dilworth, Vice-Chair
In Attendance:	Mary De Paoli – Manager of Policy Planning B. Ozden Gozukara – Legislative Services Coordinator Karen Pighin – Manager of Cultural Services

1. Call to Order

The Chair called the meeting to order at 7:00 pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

ACHC25/012
THAT the agenda of the July 10, 2025, Arts, Culture, and Heritage Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

4. Adoption of Minutes

4.1 Minutes

ACHC25/013
THAT the minutes of the Arts, Culture, and Heritage Committee meeting held on May 15, 2025, be adopted.

Moved, seconded and CARRIED

5. Unfinished Business

6. New Business

6.1 Inspirations

Presentation: John Grasty

John Grasty provided an overview of slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- Port Moody through the lens of the Jane's Walk event participants;
- experiences centric to Port Moody;
- drawing inspiration from the surrounding nature;
- channelling creativity through walking;
- lack of walking paths in certain areas; and
- the importance of a litter-free environment.

6.2 ArcGIS Story Map Ideas/Discussion

Presentation: Manager of Policy Planning and Manager of Cultural Services

Manager of Policy Planning and Manager of Cultural Services provided an overview of slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- previous projects centred around Port Moody's history and heritage buildings;
- communication strategies to introduce story maps and encourage participation;
- possible collaboration with local businesses and organizations to promote public art;
- viable methods for promotions, such as QR codes; and
- advertisement of the story maps at the upcoming Car Free Day events.

6.3 Car Free Day Update

Verbal Report: Jace Byers and Manager of Cultural Services

Jace Byers and the Manager of Cultural Services provided an update on the ongoing preparations of the Car Free Day and noted;

- the types of supplies that have been ordered;
- the need for a banner for certain tents;
- the preparation of storage areas for supplies after the event; and
- safety and security precautions that will be taken.

6.4 Facilities Update

Verbal Report: Manager of Cultural Services

The Manager of Cultural Services provided an update on the facilities and noted;

- plans currently being considered for Kyle Centre;
- ideas conveyed by the community; and
- plans for the creation of community plazas.

7. Information

7.1 Staff Updates

Staff provided an update on the draft Official Community Plan proceedings.

8. Adjournment

The Chair adjourned the meeting at 8:32pm

Councillor S. Agtarap, Chair

R. Dowling, Legislative Services Coordinator for:

B. Ozden Gozukara, Legislative Services Coordinator

City of Port Moody

Minutes

Transportation Committee

July 16, 2025
Electronic Meeting via Zoom
at 7:03 pm

Present:	Councillor A. Lubik, Chair Trevor Dore Steven Dragicevic Mitchell Eve Andrew Hartline Eric Hedekar Jeffrey Lynch Zee Samani Sheila Van As Kate Woochuk
Absent:	Councillor D. Dilworth, Vice-Chair Jonathan Baker (Leave of Absence) Carissa Konesky (Regrets) Rob McCloskey (Leave of Absence)
In Attendance:	B. Ozden Gozukara – Legislative Services Coordinator Stephen Judd – Manager of Infrastructure Engineering Services Nobinur Rahman – Transportation Engineer

1. Call to Order

The Chair called the meeting to order at 7:03pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

TC25/018
THAT the agenda of the July 16, 2025, Transportation Committee meeting be amended to include item 6.3, “Leave of Absence Request – Rob McCloskey”;

AND THAT the agenda be adopted as amended.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

TC25/019
THAT the minutes of the Transportation Committee meeting held on June 18, 2025, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 Parking Demand Management – Pay Parking Update

Presentation: Transportation Engineer

The Transportation Engineer gave a presentation entitled, "Parking Demand Management – Pay Parking Update", and referred to slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- mobile applications used for payment;
- occupancy rates;
- approved locations;
- adjustments for hourly rates; and
- concerns about impact.

6.2 TransLink 2023 Trip Diary Survey Update

Presentation: Transportation Engineer

The Transportation Engineer gave a presentation entitled, "TransLink 2023 Trip Diary Survey", and referred to slides contained within the on-table package.

Committee discussion ensued regarding the following topics:

- survey results related to Port Moody residents;
- how the data is utilized;
- limited sample size of the survey;
- data sharing opportunities with TransLink; and
- popular transportation methods shown in the results.

6.3 Leave of Absence Request – Rob McCloskey

Verbal Report: Legislative Services Coordinator

TC25/020
THAT the Transportation Committee grant a Leave of Absence to Rob McCloskey from July 16, 2025, until August 10, 2025.

Moved, seconded, and CARRIED

7. Information

7.1 Staff Updates

The Transportation Engineer provided updates regarding the e-bike and e-scooter sharing program and traffic signals to be implemented in various locations.

8. Adjournment

The Chair adjourned the meeting at 8:25pm.

Councillor A. Lubik, Chair

for

B. Ozden Gozukara, Legislative Services Coordinator

Port Moody Public Library

Minutes

Regular Meeting - Port Moody Public Library Board

Thursday, July 17, 2025
7:00 p.m.
Brovold Room

Minutes of the Regular Meeting of the Port Moody Public Library Board held on Thursday, July 17, 2025 in the Brovold Room.

Present

Daphne Herberts (Chair)
Lino Coria
Kasturi Ghosh
Stephanie Lam
Brenda Seraphim
Debbie Shaw
Valerie Simons
Jeff Summers

Regrets

Samantha Agtarap (Council Representative)

In Attendance

Marc Saunders, Library Director
Heather Hadley, Deputy Director
Ilene Cadette, Administrative Assistant

1. Call to Order

The Chair called the meeting to order at 7:00 p.m.

2. Approval of Agenda

Moved by S. Lam and seconded

THAT the July 17, 2025 Library Board meeting agenda be approved.

Carried

3. Consent Agenda

Moved by L. Coria and seconded

THAT all items on the consent agenda be approved or received for information as noted.

3.1 Minutes of regular Library Board meeting of June 19, 2025 (for approval)
3.2 Library Activity Overview (for information)
3.3 Revenue and Expense Report to June 30, 2025 (for information)

Carried

4. New Business

Director's Report

4.1 Library Director's Report

The Library Director's Report was received for information.

Enhancement Grant

4.2 Enhancement Grant Update – July 2025

The enhancement grant report was received for information.

Provincial Library Grants Report

4.3 Provincial Library Grants Report 2025

Moved by V. Simons and seconded

THAT the Library Board send a letter of thanks to the Minister of Housing and Municipal Affairs acknowledging the Public Libraries Provincial Grants Allocations for 2025 as well as the Enhancement Grant.

Carried

Project Proposal to Replace Public and Staff Computers

4.4 Project Proposal to Replace Public and Staff Computers

Moved by L. Coria and seconded

THAT the Library Board approve the expenditure of up to $44,000 from the Library's Future Capital Reserve to replace public and staff computers.

Carried

Library 2026 Budget Submission

4.5 Library 2026 Budget Submission

Moved by V. Simons and seconded

THAT the library's 2026-2030 Five Year Financial Plan submission be approved and forwarded to the City of Port Moody's Finance Department.

Carried

5. Reports from Board Committees/Representatives

Board Chair

5.1 Update from Library Board Chair

- The library's summer programs are wonderfully inclusive.
- Summer Reading Club is underway and not just for children.
- Car Free Day is August 17 and trustees are invited to lend their support.
- An expression of appreciation on behalf of the board was given to the former Digital and Information Services Coordinator at their farewell get-together.

- The White Pines author celebration will be on September 24 at 6:30 pm.

Policy Review

5.2 Policy Review Committee – did not meet

Next meeting will be held on September 8, 2025 at 6 p.m.

Fund Development Committee

5.3 Fund Development Committee

Members of this committee have met with a fundraising professional. They will submit a proposal, outlining various scenarios for the board to discuss. Other fundraisers will also be interviewed for comparison.

InterLINK

5.4 Public Library InterLINK

Nothing to report.

Arts, Culture & Heritage Committee

5.5 Arts, Culture & Heritage Committee

This committee had an informative meeting, including updates on Car Free Day, replacement of the Kyle Centre, and a draft overview of the OCP.

BCLTA

5.6 BC Library Trustees Association

Nothing to report.

6. Roundtable

A brief roundtable was held.

7. In-Camera *(Agenda sent separately)*

The meeting moved in-camera at 8:15 p.m.

8. Adjournment

The regular meeting of the library board was adjourned at 8:10 p.m.

City of Port Moody

Minutes

Climate Action Committee

Monday, July 21, 2025
Electronic Meeting via Zoom
at 7:00 pm

Present:	Councillor H. Lurbiecki, Chair Aline Bennett Marianne Dawson Matthew Fok Helen Howes Norbert Haunerland Amira Iguer Bill Lawrie Samantha May Soni Proctor Megan Tucker
Absent:	Councillor S. Agtarap, Vice-Chair Chris Tomlinson
In Attendance:	Mariana Berlanga – Sustainability and Energy Coordinator Riley Dowling – Legislative Services Coordinator Janis Knaupp – Legislative Services Coordinator
Also in Attendance:	Darla Simpson, Senior Manager, BC Retrofit Accelerator, Zero Emissions Innovation Centre (ZEIC)

1. Call to Order

The Chair called the meeting to order at 7:00pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

CAC25/009
THAT the agenda of the July 21, 2025, Climate Action Committee meeting be adopted as circulated.

Moved, seconded and CARRIED

4. Adoption of Minutes

4.1 Minutes

CAC25/010
THAT the minutes of the Climate Action Committee meeting held on May 26, 2025, be amended, in Section 6.2 Climate Action Plan Refresh – Goals, Targets, and Criteria Setting, by adding a bullet to read "prioritizing strategies in the active transportation plan related to the implementation of bike lanes";

AND THAT the minutes of the Climate Action Committee meeting held on May 26, 2025, be adopted as amended.

Moved, seconded and CARRIED

5. Unfinished Business

6. New Business

6.1 BC Retrofit Accelerator

Presentation: Zero Emissions Innovation Centre

The Senior Manager, BC Retrofit Accelerator, Zero Emissions Innovation Centre (ZEIC), provided a presentation on the BC Retrofit Accelerator Program and referred to slides contained in the on-table package.

In response to questions, members were informed that:

- the program launched in October 2024 and currently has 87 participants, one in Port Moody;
- 37 stratas have signed participation agreements; and
- the highest uptake is in New Westminster, Saanich, Vancouver, and Victoria due to local government support.

6.2 BC Hydro's New Multi-Unit Residential Building (MURB) Retrofit Program – In-Suite Offer

Presentation: Sustainability & Energy Coordinator

The Sustainability & Energy Coordinator provided a presentation on BC Hydro's MURB Retrofit Program and Condominium and Apartment Rebate Program and referred to slides contained in the on-table package.

In response to questions, members were informed about:

- conversion from gas to electric is through the BC Retrofit Accelator Program, and conversion from electric (i.e. baseboard heat) to a heat pump/cooling system is through the BC Hydro MURB Retrofit Program;
- no available data on building stock, age, and heating/cooling systems in Port Moody;
- effective January 2025, Port Moody requires new development to meet higher than provincial standards for Zero Carbon Step and Energy Step Codes;

- the province currently reviewing CleanBC including “net-zero” vs. “near-zero” emissions;
- staff efforts related to landscaping of new development including review of arborist reports and landscaping plans, encouraging the addition of permeable surfaces, and tree retention through the Tree Protection Bylaw; and
- how landscaping and tree cover can mitigate heat impacts in public spaces (i.e. dog parks), and if there are temporary land use requirements (i.e. dog park) within the Tree Protection Bylaw to accommodate for heat mitigation.

6.3 Supporting and promoting MURB Building Retrofits

Presentation: Sustainability & Energy Coordinator

The Sustainability & Energy Coordinator provided a presentation regarding how to support and promote MURB Building Retrofits Programs, rebates and incentives and referred to slides contained in the agenda package.

In response to questions, members were informed about:

- BC Hydro providing “top-ups” to cover program costs which are billed to the local government, and the Retrofit Accelerator being solely paid by local government;
- benchmarking needing to be built on transparency, not blame, by requiring a minimum threshold of units before being disclosed;
- staff efforts to track emissions targets; and
- the need to reduce program barriers, fill knowledge gaps, connect people with resources, and highlighting long-term benefits of adopting measures to meet emissions targets.

Discussion ensued about:

- identifying buildings in Port Moody that have been successfully upgraded for the the public to view;
- the need to understand how many condos or stratas need to be targeted to reach 2050 climate action plan targets; and
- challenges with getting people to adopt measures to meet climate targets such as long timelines to see benefits

6.4 Update on the Climate Action Plan Refresh

Presentation: Sustainability & Energy Coordinator

The Sustainability & Energy Coordinator provided the Committee with a presentation regarding the Climate Action Refresh Implementation Plan and referred to slides contained in the agenda package.

Committee members participated in a Mentimeter survey to rank climate action criteria related to evaluation framework, barriers identified by the working group, and co-benefits, as presented.

Discussion ensued about:

- climate resiliency being well placed in the municipal scope;
- the need for information on how climate resiliency is being built to understand how categories are interrelated (i.e. climate resiliency improves with more partnerships);
- recognizing fiscal challenges with making big moves to improve resiliency;
- the need for the province to provide more up-to-date emissions data and targets as it relates to population growth; and
- the need to focus on small actions with low costs such as garbage, recycling and green waste, and work to fill knowledge gaps.

7. Information

7.1 Staff Updates

There were no staff updates at this time.

8. Adjournment

The Chair adjourned the meeting at 8:56pm.

Councillor H. Lurbiecki, Chair

J. Knaupp, Legislative Services Coordinator

City of Port Moody

Minutes

Economic Development and Tourism Committee

Brovold Room/Zoom
September 3, 2025
at 7:02pm

Present:	Councillor C. Morrison, Chair Madeleine Baker Yvette Cuthbert Shora Ebrahimi (arrived at 7:08pm) Jeremy Hardern Michael Hind Mark Malik Calvin Ramsson Michael Scarcella Jennifer McKinnon
Absent:	Councillor Haven Lurbiecki, Vice-Chair Jarrett Davis Mark Pettie
In Attendance:	Janis Knaupp, Legislative Services Coordinator Joji Kumagai, Manager of Economic Development

1. Call to Order

The Chair called the meeting to order at 7:02pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

EDTC25/021
THAT the agenda of the September 3, 2025, Economic Development and Tourism Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

EDTC25/022
THAT the minutes of the Economic Development and Tourism Committee meeting held on July 2, 2025, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 Spike Awards

Memo: Manager of Economic Development

Staff provided a verbal report regarding the Spike Awards and referred to the memo contained within the on-table package.

The Committee discussed preparation for the upcoming Spike Awards.

Shora Ebrahimi arrived at the meeting at this point.

EDTC25/023
THAT Michael Scarcella, Maddie Baker, Jeremy Hardern, and Shora Ebrahimi be appointed to the Spike Awards Selection Subcommittee;

AND THAT Yvette Cuthbert and Calvin Ramsson serve as alternatives should members not be available to attend the meeting.

Moved, seconded, and CARRIED

Staff noted that any business owner who participates in selection, who is nominated, may recuse themselves from discussion, as appropriate.

EDTC25/024
THAT the Spike Award criteria be updated to adjust weighted criteria in favour of brick-and-mortar versus home-based business, length of business history, and drawing a name from a hat to address tie-breaking scenarios for Spike Awards finalists.

Moved, seconded, and CARRIED

EDTC25/025
THAT the following committee members attend the November 27, 2025, Awards Gala to present awards on behalf of the Economic Development and Tourism Committee: Calvin Ramsson, Yvette Cuthbert, and Michael Scarcella.

AND THAT the Manager of Economic Development send an email to all committee members to see if there are additional volunteers.

Moved, seconded, and CARRIED

The Committee discussed:

- past award recipients presenting awards with staff-written scripts;
- the Mayor, a Freedom of the City recipient, or someone with long-term involvement with Port Moody to present the Lifetime Achievement Award;
- including a photo booth; and
- exploring walkable food service versus central tables to encourage more connection between attendees.

Staff noted that:

- the 2024 survey was by Shop Local and the Chamber of Commerce; and
- event advertising includes City digital boards, social media, media release, in-print at City Hall, and direct emails to businesses.

Regarding the 2024 survey, the Committee discussed:

- focusing on celebrating businesses, not surveying them;
- surveys bringing the business community together;
- exploring how to engage businesses with survey results;
- exploring a different survey method such as post-event email;
- the need for the committee to review survey questions in advance;
- exploring print advertising opportunities in key locations in the city;
- promoting the event through Tri-Cities Chamber of Commerce; and
- communicating directly with specific businesses who may be contenders for the Lifetime Achievement Award.

6.2 Car Free Day

Verbal Report: Manager of Economic Development

Staff referred to the presentation material in the on-table package.

The Committee discussed:

- benefits of collecting comments to support survey ratings;
- positive results for event length and timing;
- identifying nearby conflicting municipal events;
- seeking vendor feedback to understand economic impact;
- connecting with other municipalities on car-free events;
- promoting survey participation through QR codes and prizes;
- evolution of the event through business and community components;
- sharing survey results with Council; and
- providing more clarity to vendors on use of balloons.

Staff provided the following in response to questions from the Committee:

- prior committee discussion regarding tourism and vendor impact;
- vendor feedback reflecting positive community engagement and economic benefit following the event;
- future engagement opportunities for committee members; and
- encouraging vendors to actively participate at the event.

6.3 FIFA

Memo: Manager of Economic Development

Staff introduced the memo, highlighting the following:

- staff will report back on short-term rentals, following discussion by the Executive Leadership Team; and
- the City has not yet determined how it will participate and are looking at community engagement such as family-fun soccer experiences in partnership with the local soccer association.

The Committee discussed the community activation tool kit and the following participation ideas:

- communicating with businesses about opportunities for licensing to sell official FIFA products;
- encouraging businesses to coordinate regarding FIFA retail products and individual/team viewing events;
- organizing a fantasy soccer league promoted by the business community;
- community events to introduce families to the Port Moody Soccer Association; and
- exploring potential events with neighbouring soccer clubs.

Staff provided the following in response to questions from the Committee:

- Council will consider the feasibility of public viewing opportunities;
- the FIFA 2026 tool kit link is being sent out to businesses to allow time to prepare; and
- staff will contact the Port Moody Soccer Association regarding partnership opportunities.

6.4 Immigration, Refugees, and Citizenship Canada Express Entry Consultation

Memo: Manager of Economic Development

Staff provided an overview of the on-table memo.

7. Information

7.1 Chair Updates

The Chair provided an update regarding:

- Official Community Plan Townhall: 6pm on September 15, 2025;
- Shoreline Trail Boardwalk Grand Opening: 10am on September 13, 2025; and
- next Committee meeting: Wednesday, October 1, 2025.

7.2 Staff Updates

There were no staff updates.

8. Adjournment

The Chair adjourned the meeting at 8:59pm.

Councillor C. Morrison, Chair

J. Knaupp, Legislative Services Coordinator

City of Port Moody
Minutes
Land Use Committee

Monday, September 8, 2025
Electronic Meeting via Zoom
at 7:00 pm

Present:	Councillor D. Dillworth, Chair Rebecca Gunderson Jacob Edenloff Jeremy Hardern Sean Ogilvie Tracey Schaeffer Dan Tao (arrived at 7:14 pm) Stirling Ward Amanda Welsh
Absent:	Councillor S. Agtarap, Vice-Chair Jeffery McLellan Sarah Wellman
In Attendance:	Sarah Bercu, Development Planner Janis Knaupp, Legislative Services Coordinator Wesley Woo, Manager of Development Planning

1. Call to Order

The Chair called the meeting to order at 7:00pm.

2. Territorial Land Acknowledgement

The Chair provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

LUC25/007
THAT the agenda of the September 8, 2025, Land Use Committee meeting be adopted as circulated.

Moved, seconded, and CARRIED

4. Adoption of Minutes

4.1 Minutes

LUC25/008
THAT the minutes of the Land Use Committee meeting held on June 2, 2025, as presented in the on-table package, be adopted.

Moved, seconded, and CARRIED

5. Unfinished Business

6. New Business

6.1 3102 St. Johns Street - Rezoning and Development Permit (Urban Systems)

The Chair introduced the process for consideration of the land use application.

Dan Tao arrived at the meeting at this point.

Staff provided the Committee with a presentation regarding the application, as provided in the on-table package. Staff provided the following in response to questions from the Committee:

- the application is for retail food pickup service, not a sit-down restaurant;
- litter issues are enforced through bylaws, not through the permit process;
- the existing bus stop will need to be relocated a short distance;
- any cash-in-lieu contribution for public art is payable at the time of permit issuance;
- staff await feedback on the transportation component including turning radius to accommodate fuel trucks;
- approval does not bind the owner to future development/non-development of the site;
- the addition of retail food service, increased size of convenience retail use, and added parking spaces relates to the rezoning need;
- upcoming development proposals include transportation improvements near Spring Street (north of this site), and Buller Street and St. Johns Street;
- no-net loss landscaping and one dead tree has already been removed;
- one additional accessible parking space is proposed (for a total of two); and
- an architecture consultant will assess form and character of the building and urban design of the site.

The Committee discussed:

- exploring art opportunities for the bus shelter;
- how the current market may relate to why the application does not propose highest-best use of the property;
- the need to mitigate traffic congestion associated with food service;
- infrastructure for additional EV charging stations; and
- changing the (environmental) narrative related to drive-thru’s.

LUC25/009
THAT the proposed project be endorsed as presented in the report dated September 8, 2025, from the Community Development Department – Development Planning Division regarding LUC - 3102 St. Johns Street – Rezoning and Development Permit.

Moved, seconded, and CARRIED

7. Information

7.1 Staff Updates

- Shoreline Trail Boardwalk Grand Opening: 10am on September 13, 2025.
- Council Townhall to consider the OCP: September 15, 2025.

8. Adjournment

The Chair adjourned the meeting at 8:00pm.

Councillor D. Dilworth, Chair

J. Knaupp, Legislative Services Coordinator