



City of Port Moody

Minutes

Special Council Meeting

Electronic Meeting via Zoom
Tuesday, January 5, 2021
at 6:07pm

Present:

Mayor R. Vagramov
Councillor D.L. Dilworth (left at 12:27am)
Councillor M.P. Lahti (left at 12:21am)
Councillor A.A. Lubik (left at 12:32am)
Councillor H. Madsen
Councillor S. Milani
Councillor P.Z.C. Royer

In Attendance:

Tim Savoie – City Manager
Doug Allan – Senior Planner
Raman Braich – Manager of Information Services
André Boel – City Planner
Ron Coulson – Fire Chief
Dave Fleugel – Police Chief
Tyson Ganske – Manager of Financial Planning
Ron Higo – General Manager of Community Services
Kim Law – Manager of Project Delivery Services
Paul LeBlanc – Manager of Solid Waste, Fleet, and Shared Services
Rosemary Lodge – Manager of Communications and Engagement
Lorena Miat – Manager of Financial Reporting
Jennifer Mills – Committee Coordinator
Jeff Moi – General Manager of Engineering and Operations
Paul Rockwood – General Manager of Finance and Technology
Marc Saunders – Director of Library Services
Dorothy Shermer – Corporate Officer
Tracey Takahashi – Deputy Corporate Officer
Kate Zanon – General Manager of Community Development

Also in Attendance

Ryan Bragg, Perkins&Will
Peter Joyce, Bunt & Associates
Dan Paris, TransLink
Shannon Price, Ministry of Transportation and Infrastructure

1. Call to Order

Mayor Vagramov called the meeting to order at 6:07pm.

- Resolution to Go Into Finance Committee**
2. General Matters
- 2.1 RC21/001
 Moved, seconded, and CARRIED
THAT Council go into Finance Committee.
- Councillor Milani assumed the role of Presiding Member at this point.
- 2021 Community Grant Program**
3. Finance Committee
- 3.1 Report: Finance and Technology Department – Financial Services Division, dated December 15, 2020
- FC21/001
 Moved and seconded
THAT the 2021 budget of \$20,000 for the Community Grant Program be reinstated as recommended in the report dated December 15, 2020 from the Finance and Technology Department – Financial Services Division regarding 2021 Community Grant Program;
- AND THAT staff be directed to commence the application process in February 2021;**
- AND THAT the 2021 Community Grant Program application deadline be extended to April 2, 2021.**
- FC21/002
 Moved, seconded, and DEFEATED
THAT the foregoing motion be amended by replacing “\$20,000” with “\$10,000”.
 (Voting against: Councillors Dilworth, Lahti, Lubik, Madsen, and Royer, and Mayor Vagramov)
- FC21/003
 Moved, seconded, and CARRIED
THAT the foregoing motion be amended by replacing “be reinstated” with “be funded from the COVID-19 Relief Fund”.
 (Voting against: Councillor Dilworth)
- The question on the main motion (FC21/001) as amended (by FC21/003) was put to a vote; the following motion was CARRIED:
- THAT the 2021 budget of \$20,000 for the Community Grant Program be funded from the COVID-19 Relief Fund as recommended in the report dated December 15, 2020 from the Finance and Technology Department – Financial Services Division regarding 2021 Community Grant Program;**
- AND THAT staff be directed to commence the application process in February 2021;**
- AND THAT the 2021 Community Grant Program application deadline be extended to April 2, 2021.**
 (Voting against: Councillor Dilworth)

- 3.2 Councillor Milani congratulated the Finance Division for receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association, noting that this award is the highest form of recognition for government budgeting in Canada and the United States.

Staff gave a presentation on the 2021-2025 Financial Plan Draft Capital Budget, including information on budget processes and principles; maintenance and upgrades versus strategic renewal; deferral options and related impacts; capital funding sources and related taxation impacts; follow-up from feedback received at a previous Finance Committee meeting; reserve funding sources and estimated balances; capital funding by department; and next steps.

Staff answered questions related to: washroom upgrades; flood risk timelines; useful lifespan, purpose, and functionality of fleet vehicles and specialized equipment; status of proposed fleet upgrades and rental options; policy updates; SK8 park expansion; funding sources for studies; standard procurement processes for Consultants and the Consultant role in studies; and the background and process of incorporating new initiatives into the operating budget.

FC21/004

Moved, seconded, and CARRIED

THAT capital project FL21035 – CU – Replace CU001-07 Dodge Caravan be postponed until such time that the vehicle has accrued 100,000km or suffered catastrophic mechanical failure, whichever occurs first.

FC21/005

Moved, seconded, and CARRIED

THAT capital project FL21003 – FD – Replace FR011 – 2011 Chevrolet Colorado Pick-up Car #4 (Fire Prevention Officer Vehicle) be postponed until 2022.

FC21/006

Moved, seconded, and CARRIED

THAT capital project CU21007 – Winter Street Banners be moved from 2022 to 2023.

FC21/007

Moved, seconded, and CARRIED

THAT capital project FC21007 – Civic Centre – Emergency Generator Replacement be moved from 2024 to 2025;

AND THAT project FC21121 – Recreation Complex – Skaters Lobby Washrooms \$25,000 be moved from 2023 to 2024 and \$250,000 be moved from 2024 to 2025.

FC21/008

Moved, seconded, and CARRIED

THAT capital project PK21005 – Old Orchard Park – Master Plan – \$86,300 be moved from 2022 to 2021;

AND THAT capital project PK21020 – Trail Network Plan – \$80,000 be moved from 2021 to 2022;

AND THAT capital project PK21040 – Cedarwood Park – Water Park Replacement – \$65,000 be moved from 2024 to 2025.

FC21/009

Moved and seconded

THAT the 2021 capital projects be approved as discussed at the January 5, 2021 Finance Committee meeting regarding the Provisional 2021-2025 Capital Budget.

FC21/010

Moved, seconded, and DEFEATED

THAT the foregoing motion be amended by adding “AND THAT staff report back with an alternate funding source for Economic Development Study and Master Planning”.

(Voting against: Councillors Lahti, Lubik, Dilworth, and Royer)

FC21/011

Moved, seconded, and CARRIED

THAT the meeting be extended until 11:00pm.

FC21/012

Moved, seconded, and CARRIED

THAT the foregoing motion (FC21/009) be amended by adding “AND THAT staff report back on using funding from the digital billboard lighting bonus for one-time projects in the New Initiatives Reserve requiring one-time funding”.

(Voting against: Mayor Vagramov)

Separation was requested.

The question on the first clause of the main motion (FC21/009a) was put to a vote; the following motion was CARRIED:

THAT the 2021 capital projects be approved as discussed at the January 5, 2021 Finance Committee meeting regarding the Provisional 2021-2025 Capital Budget.

The question on the second clause of the main motion (FC21/009b) as amended (by FC21/012) was put to a vote; the following motion was CARRIED:

THAT staff report back on using funding from the digital billboard lighting bonus for one-time projects in the New Initiatives Reserve requiring one-time funding.

(Voting against: Mayor Vagramov)

- Resolution to Adopt Finance Committee Report**
4. Rise and Report
- 4.1 Mayor Vagramov resumed the role of Presiding Member at this point.

RC21/002

Moved, seconded, and CARRIED

THAT the recommendations approved at the Finance Committee meeting of January 5, 2021 be ratified.

RC21/003

Moved, seconded, and CARRIED

THAT the meeting be recessed for 15 minutes.

The meeting was recessed at 9:17pm and reconvened at 9:37pm.

RC21/004

Moved, seconded, and DEFEATED

THAT Digital Billboards be added to the agenda.

(Voting against: Councillor Dilworth)

- Resolution to Go Into Committee of the Whole**
5. General Matters
- 5.1 RC21/005
- Moved, seconded, and CARRIED
- THAT Council go into Committee of the Whole.**

6. Public Input

Barry Sharbo (Port Moody) spoke regarding the operational budget funding sources, residential property tax rates, and the potential to diversify revenue sources, and suggested that the City spend cautiously as times of hardship are forthcoming.

Stirling Ward (Port Moody) expressed support for the Moody Centre Transit Oriented Development (TOD) item (agenda item 7.1), noting that the proposal is a unique opportunity to create a complete community that embodies the live, work, and play vision. Mr. Ward encouraged Council to work together with mutual respect and kindness for the benefit of the city and its residents.

Haven Lurbiecki (Port Moody) spoke regarding the Moody Centre TOD item (agenda item 7.1), expressing concerns with the development's potential negative impacts to residents' quality of life. Ms. Lurbiecki urged Council members to work for the best interest of Port Moody residents and consider how this proposal aligns with the Official Community Plan and Port Moody's unique, small-town charm.

Alice Ungarini (Port Moody) spoke regarding the Moody Centre TOD item (agenda item 7.1), expressing concerns that the projected increase in density outweighs the infrastructure development and will negatively impact residents' quality of life and the Port Moody brand. Ms. Ungarini suggested that this proposal could set a precedent for future proposals in the area and that the City should discourage excessively tall buildings and focus on proposals with moderate growth and considerations for park and amenity spaces.

Jeff McLellan (Port Moody) expressed support for the Moody Centre TOD item (agenda item 7.1), urging Council to consider professional opinion and continue the dialogue with the property owners with an open mind to achieve the redevelopment of an area that is in dire need of revitalization.

Kyle Wright (Port Moody) spoke in support of the TOD master plan application (agenda item 7.1), noting that the proposal will bring the needed public spaces and amenities to the area and that proposals that limit urban sprawl and are designed as walkable, complete communities located near rapid transit should be encouraged. Mr. Wright urged Council to look at more than just the building height and density and consider the opinions of the professional architects, engineers, and designers.

Wilhelmina Martin (Port Moody) expressed support for the Moody Centre TOD recommendation (agenda item 7.1), noting that the proposal is visionary and the proposed amenities will benefit the current and future residents of Port Moody. Ms. Martin urged Council to consider applications with an open mind.

Nash Milani (Port Moody) expressed opposition to the Moody Centre TOD item (agenda item 7.1), noting that the proposed building height does not fit in Port Moody and that the City should be focussing on sustainable growth and developments that reflect Port Moody's uniqueness and community values.

Hazel Mason (Port Moody) spoke regarding the Moody Centre TOD item (agenda item 7.1), noting that there are safety concerns related to the land being subject to soil liquefaction, and that Council was elected to review applications and consider the opinions of the experts. Ms. Mason expressed concerns about Council member conflict of interest.

David Stuart (Port Moody) spoke regarding the Moody Centre TOD item (agenda item 7.1), noting that the project is inconsistent with the Official Community Plan and should be deferred until the amendments are complete; that the proposed building height is necessary to ensure economic viability; and that the transportation system impacts should be reviewed in partnership with all developments in the area.

Dan Eaton (Port Moody) spoke regarding the Moody Centre TOD item (agenda item 7.1), noting that Moody Centre is in need of renewal and that this proposal will help bring the desired amenities and revitalization to the area. Mr. Eaton noted that this proposal should move forward to a Public Hearing to ensure the best project for the city is realized in a timely manner.

Colin Britton (Port Moody) expressed support for the Moody Centre TOD item (agenda item 7.1), urging Council to consider the opinion of the experts and allow this proposal to proceed to the public engagement stage.

Faye Tsang (Port Moody) expressed support for the Moody Centre TOD item (agenda item 7.1), noting that this proposal is unique to Port Moody and will showcase the city as an even more desirable place to live, work, and play. Ms. Tsang noted that the design includes elements such as daylighting of the creek, pocket parks, and an urban plaza, which will be incorporated into a well-designed community that residents can look forward to enjoying.

Anthony Sandler (Port Moody) expressed support for the Moody Centre TOD item (agenda item 7.1), noting that this proposal will benefit the city by providing the needed services and amenities to the Moody Centre area and offer a revenue source that will help mitigate impacts to the residential tax rates. Mr. Sandler also noted that the billboards have been approved and erected and that the item should not be brought up at Council.

**Early Input – Moody
Centre TOD Area
Master Plan OCP
Amendment
Application**

7. Committee of the Whole

7.1 Report: Community Development Department – Development Planning Division, dated December 7, 2020

The representatives of the applicants entered the meeting at this point.

Staff gave a presentation on the Moody Centre Transit-Oriented Development (TOD) Area – Early Input, including information regarding the TOD area location, ownership, land use policies, master site plan key elements, proposed amenities, proposed Official Community Plan amendments, project strengths and challenges, and next steps.

Councillor Royer assumed the role of Presiding Member at this point.

Staff answered questions from Council regarding the proposal's alignment with the Official Community Plan, density projections, greenspace allocations, and daylighting of the creek.

CW21/001

Moved, seconded, and CARRIED

THAT the meeting be extended until midnight.

The applicant gave a presentation titled Moody Centre: A Future Transit Orientated Neighbourhood, which included information regarding members of the master planning group; policy context; collaboration planning with the community and the engagement process undertaken to date; and the vision of the development. The applicant provided information on: amenities; how arts and culture will be incorporated; pocket park; mobility and transportation considerations; the activation of Spring Street; sustainability, daylighting of the creek, massing, renditions of the potential views; parcel development; commitment to create complete community; support for residential density in order to provide employment space; and items for clarification.

The applicant answered questions from Council, including design considerations that promote social and community connections; roof green space; climate change design considerations, including urban heat mitigation; relocation opportunities for displaced businesses; allocations for market versus affordable rentals; traffic impact analysis; planning for passive and active spaces; population projections; and industry standard formulas.

CW21/002

Moved, seconded, and CARRIED

THAT the meeting be extended until 12:30am.

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

CW21/003

Moved, seconded, and CARRIED

THAT the meeting be extended until 12:45am.

Councillor Dilworth left the meeting at this point and did not return.

Councillor Lubik left the meeting at this point and did not return.

CW21/004

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on January 5, 2021 regarding the Detailed Application presented in the report dated December 7, 2020 from the Community Development Department – Development Planning Division regarding Early Input – Moody Centre TOD Area Master Plan OCP Amendment Application.

8. Rise and Report

**Adoption of
Committee of the
Whole Report**

- 8.1 Mayor Vagramov resumed the role of Presiding Member at this point.

RC21/006

Moved, seconded, and CARRIED

THAT the recommendations approved at the Committee of the Whole meeting of January 5, 2021 be ratified.

9. Legislative Matters

10. Adjournment

Mayor Vagramov adjourned the meeting at 12:43am.

Certified correct in accordance with section 148(a) of the
Community Charter.

D. Shermer, Corporate Officer

Confirmed on the ____ day of _____, 2020.

R. Vagramov, Mayor