

# City of Port Moody

## Minutes

### Public Hearing

Electronic Webinar via Zoom  
Tuesday, January 19, 2021  
at 7:10pm



**Present:** Mayor R. Vagramov  
Councillor M.P. Lahti  
Councillor A.A. Lubik  
Councillor H. Madsen  
Councillor S. Milani  
Councillor P.Z.C. Royer

**Absent:** Councillor D.L. Dilworth

**In Attendance:** Tim Savoie – City Manager  
André Boel – City Planner  
Jennifer Mills – Committee Coordinator  
Jeff Moi – General Manager of Engineering and Operations  
Paul Rockwood – General Manager of Finance and Technology  
Angie Parnell – General Manager of People, Communications  
and Engagement  
Dorothy Shermer – Corporate Officer  
Tracey Takahashi – Deputy Corporate Officer  
Kate Zanon – General Manager of Community Development

#### 1. Business

Mayor Vagramov opened the Public Hearing at 7:10pm.

Mayor Vagramov read the meeting procedures and the Deputy Corporate Officer introduced the Bylaws to be considered.

**Council's Vision:** *Port Moody, City of the Arts, is a unique, safe, vibrant waterfront city of strong neighbourhoods; a complete community that is sustainable and values its natural environment and heritage character.*

**Please note that Council meetings are recorded and streamed live to the City's website. Any comments you make at the meeting as well as your image may appear on the City's website.**

**Rezoning Application  
(RS1-S) – 1136 Tuxedo  
Drive (Dillon Burgess)**

- 1.1 Public Hearing Notice  
Report considered at November 10, 2020 Regular Council meeting: Community Development Department – Development Planning Division, dated October 19, 2020

*Bylaw No. 3277, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 1136 Tuxedo Drive.*

The Deputy Corporate Officer introduced the proposed Bylaw and confirmed that the statutory requirements for this Public Hearing were met and that all written public input received before the advertised deadline was included in the on-table package.

Staff gave a presentation on 1136 Tuxedo Drive Rezoning application, including information regarding the location of the proposal, Official Community Plan and Zoning alignment, proposed subdivision layout, and the tree replanting plan.

The applicant introduced their proposal, including information regarding Official Community Plan alignment, tree replanting, neighbourhood look and feel, cash-in-lieu for the replacement of removed trees, geotechnical studies, and site grading and stormwater runoff.

The applicant answered questions from Council regarding the replanting of trees, including the selection of tree species and consultation with an arborist, and the previous removal of trees from the property.

Staff answered questions from Council regarding the application process of the proposal, the tree replanting plan, current zoning and lot allowance of the property, and the cash-in-lieu contribution.

Mayor Vagramov called for public input.

Dillon Burgess (Pitt Meadows) spoke regarding the proposed rezoning, noting that the previously removed trees are being replanted at a 2:1 ratio on the property and in other locations throughout the city through a cash-in-lieu contribution.

Marina Steeves (Port Moody) expressed concerns about the impacts that the density increase will have on the right-of-way, traffic, and parking to an already burdened area. Ms. Steeves also noted that the layout of the proposal will negatively impact the look, feel, and perceived safety of the neighbourhood, and suggested that the construction of the retaining wall could have negative environmental impacts to the maple trees' soil and root systems.

Tina Ye (Port Moody) expressed safety concerns related to the increase in traffic and noted that the area already struggles with a lack of parking and does not have a sidewalk. Ms. Ye suggested that approval of this rezoning could set a bad precedent for the area and negatively impact land and property values, and urged Council to reject the application.

Cherie Ng (Port Moody) expressed concerns about the lack of parking on Tuxedo Drive and the negative impacts of street parking to vehicle and pedestrian traffic safety. Ms. Ng noted that Tuxedo Drive is a narrow road that already experiences traffic and parking issues, and that an increase in vehicles will create an unpleasant and unsafe road for residents.

Brian Steeves (Port Moody) expressed concerns about the impacts that an increase in density will have to the right-of-way registered on the title of 1136 Tuxedo Drive and about the impacts to stormwater management due to the removal of trees on the property. Mr. Steeves also expressed concerns about the lack of parking in the area and that the proposed building design does not fit the neighbourhood look and feel.

Cris Sallovitz (Port Moody) expressed concerns about the replanting of trees.

Mayor Vagramov called three more times for public input. There was no more public input.

PH21/001

Moved, seconded, and CARRIED

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 45, 2020 No. 3277 (1136 Tuxedo Drive) (RS1-S) be referred to the Special Council meeting of January 19, 2021 for consideration.**

## 2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 8:05pm.

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

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T. Takahashi, Deputy Corporate Officer

Confirmed on the \_\_ day of \_\_\_\_, 2021.

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R. Vagramov, Mayor