



City of Port Moody

Minutes

Public Hearing

Electronic Webinar via Zoom
Tuesday, March 30, 2021
at 7:06pm

Present:

Mayor R. Vagramov
Councillor D.L. Dilworth
Councillor M.P. Lahti
Councillor A.A. Lubik
Councillor H. Madsen
Councillor S. Milani
Councillor P.Z.C. Royer

In Attendance:

Tim Savoie – City Manager
André Boel – City Planner
Theresa Cochran – General Manager of Community Services
Ron Coulson – Fire Chief
Ron Higo – Acting General Manager of Community Services
Philip Lo – Committee Coordinator
Jeff Moi – General Manager of Engineering and Operations
Paul Rockwood – General Manager of Finance and Technology
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 7:06pm.

Mayor Vagramov read the meeting procedures and the 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.

**OCP Amendment and
Rezoning Application –
44-60 Seaview Drive
(Allaire Properties Inc.)**

1.1 Notice of Public Hearing

Report considered at March 2, 2021 Special Council meeting:
Community Development Department – Development Planning
Division, dated February 1, 2021

*Bylaw No. 3281, a Bylaw to amend City of Port Moody Official
Community Plan Bylaw, 2014, No. 2955 to change the land use
designation of 44, 48, 52, 56, and 60 Seaview Drive.*

*Bylaw No. 3282, a Bylaw to amend City of Port Moody Zoning
Bylaw, 2018, No. 2937 to rezone the lands at 44, 48, 52, 56,
and 60 Seaview Drive from Single Detached Residential (RS1)
to Medium Density Townhouse Residential (RM4).*

The Corporate Officer introduced the proposed Bylaws 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 the Official Community Plan (OCP) amendment and rezoning application, including information regarding the property location, existing OCP designations and zoning, and the proposed community contributions.

The applicant, represented by Ryan Allaire, gave a presentation on the proposed Multi-Family Residential Development at 44-60 Seaview Drive, including project overview, range of housing options, EV-ready parking allotment, site location, project timeline, and key revisions to the project.

Mayor Vagramov called for public input.

Barbara Finlay (Port Moody) expressed support for the development, suggesting that townhomes are suitable and needed for families and active seniors.

Robert Prince (Vancouver) expressed support for the development, suggesting that townhomes are a suitable and affordable option for young families. Mr. Prince noted that the development fits the community and is what the City currently needs.

Jonathan Cheung (Port Moody) expressed support for the project and for the diversification of housing product types, as condos and townhomes could be a step towards affordable home ownership. Mr. Cheung suggested that the improvements to Clarke Road will enhance pedestrian safety.

Richard Causton (Port Moody) expressed support for the townhome project, noting that detached homes are not attainable for many young families. Mr. Causton suggested that the improvements to Clarke Road will have a positive impact.

Sara Habibovic (Port Moody) expressed concerns regarding traffic on Seaview Drive and potential disruptions due to construction.

Erik Termaat (Port Moody) expressed concerns regarding the potential impact to the retaining wall at the adjacent Mountain View Housing Co-op, and the potential loss of trees.

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

PH21/004

Moved, seconded, and CARRIED

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 26, 2020, No. 3281 (44, 48, 52, 56, and 60 Seaview Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 46, 2020, No. 3282 (44, 48, 52, 56, and 60 Seaview Drive) (RM4) be referred to the Special Council meeting of March 30, 2021 for consideration.

2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 7:30pm.

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

D. Shermer, Corporate Officer

Confirmed on the ____ day of ____, 2021.

R. Vagramov, Mayor