



# City of Port Moody

## Minutes

### Special Council Meeting

Electronic Webinar via Zoom  
Tuesday, April 6, 2021  
at 7:17pm

**Present:**

Mayor R. Vagramov  
Councillor M.P. Lahti  
Councillor A.A. Lubik  
Councillor H. Madsen  
Councillor S. Milani  
Councillor P.Z.C. Royer (arrived at 7:37pm)

**Absent:**

Councillor D.L. Dilworth

**In Attendance:**

Tim Savoie – City Manager  
André Boel – City Planner  
Raman Braich – Manager of Information Services  
Theresa Cochran – General Manager of Community Services  
Ron Coulson – Fire Chief  
Tyson Ganske – Manager of Financial Planning  
Ron Higo – Acting General Manager of Community Services  
Devin Jain – Manager of Cultural Services  
Paul LeBlanc – Manager of Solid Waste, Fleet, and Shared Services  
Jennifer Mills – Committee Coordinator  
Jeff Moi – General Manager of Engineering and Operations  
Angie Parnell – General Manager of People, Communications, and Engagement  
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

**1. Call to Order**

Mayor Vagramov called the meeting to order at 7:17pm.

**2. General Matters**

**Resolution to Go  
Into Finance  
Committee**

**2.1 RC21/170**

Moved, seconded, and CARRIED

**THAT “Council Working Relationship Workshop” be added to the agenda as item 7.11.**

RC21/171

**THAT Council go into Finance Committee.**

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

**3. Finance Committee**

**Funding Source –  
Costs Related to  
Property Tax  
Mail-Out Survey for  
the OCP Update**

- 3.1 Memo: Finance and Technology Department – Financial Services Division, dated March 19, 2021

Councillor Lubik left the meeting at this point.

FC21/030

Moved and seconded

**THAT the budget of up to \$15,000 for costs related to a property tax bill mail-out survey for the Official Community Plan update be funded from Council Contingency as recommended in the memo dated March 19, 2021 from the Finance and Technology Department – Financial Services Division regarding Funding Source – Costs Related to Property Tax Mail-Out Survey for the OCP Update.**

Councillor Lubik returned to the meeting at this point.

FC21/031

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by replacing “up to \$15,000 for costs related to a property tax bill mail-out” with “up to \$30,000 for costs related to a property tax bill and renter-targeted mail-out”.**

(Voting against: Councillor Lahti)

The question on the main motion (FC21/030) as amended (by FC21/031) was put to a vote; the following motion was CARRIED:

**THAT the budget of up to \$30,000 for costs related to a property tax bill and renter-targeted mail-out survey for the Official Community Plan update be funded from Council Contingency as recommended in the memo dated March 19, 2021 from the Finance and Technology Department – Financial Services Division regarding Funding Source – Costs Related to Property Tax Mail-Out Survey for the OCP Update.**

**Funding Source –  
Moray Street Traffic  
Concerns and  
Proposed Traffic  
Calming Initiative  
Approach**

- 3.2 Memo: Finance and Technology Department – Financial Services Division, dated March 23, 2021

FC21/032

Moved, seconded, and CARRIED

**THAT the budget of up to \$33,000 for Moray Street traffic calming be funded from the Asset Reserve as recommended in the memo dated March 23, 2021 from the Finance and Technology Department – Financial Services Division regarding Funding Source – Moray Street Traffic Concerns and Proposed Traffic Calming Initiative Approach.**

**Funding Source –  
Shoreline House  
Post Project Update**

- 3.3 Memo: Finance and Technology Department – Financial Services Division, dated March 23, 2021

FC21/033

Moved, seconded, and CARRIED

**THAT the additional budget of up to \$11,000 for the Shoreline House Post Project be funded from the Art Works Reserve as recommended in the memo dated March 23, 2021 from the Finance and Technology Department – Financial Services Division regarding Funding Source – Shoreline House Post Project Update.**

**Funding Source –  
Bylaw to Ban  
Single-Use Plastic  
and Foam Items**

- 3.4 Memo: Finance and Technology Department – Financial Services Division, dated March 24, 2021

FC21/034

Moved, seconded, and CARRIED

**THAT the budget of up to \$10,000 for an information campaign be funded from the Sanitation Utility Reserve as recommended in the memo dated March 24, 2021 from the Finance and Technology Department – Financial Services Division regarding Funding Source – Bylaw to Ban Single-Use Plastic and Foam Items.**

**Funding Source –  
Food Security –  
Food Production in  
Parks**

- 3.5 Memo: Finance and Technology Department – Financial Services Division, dated March 24, 2021

Councillor Royer entered the meeting at this point.

FC21/035

Moved, seconded, and CARRIED

**THAT the budget of up to \$62,000 to establish two new satellite community gardens be funded from Accumulated Surplus as recommended in the memo dated March 24, 2021 from the Finance and Technology Department – Financial Services Division regarding Funding Source – Food Security – Food Production in Parks.**

Councillor Lahti left the meeting at this point.

FC21/036

Moved, seconded, and CARRIED

**THAT staff be directed to report back with alternate due dates for 2021 property taxes.**

4. Rise and Report

**Resolution to Adopt  
Finance Committee  
Report**

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

Councillor Lahti returned to the meeting at this point.

RC21/172

Moved, seconded, and CARRIED

**THAT the recommendations approved at the Finance Committee meeting of April 6, 2021 be ratified.**

**Resolution to Go  
Into Committee of  
the Whole**

**5. General Matters**

**5.1 RC21/173**

Moved, seconded, and CARRIED

**THAT Council go into Committee of the Whole.**

**6. Public Input**

Judy Taylor-Atkinson (Port Moody) expressed concerns regarding derogatory statements made about Councillor Madsen during the March 30, 2021 Special Council meeting Public Input period.

Barry Sharbo (Port Moody) expressed concerns regarding the proposed zoning amendment Bylaw for 3015, 3033, and 3093 Murray Street, noting that there are outstanding environmental concerns regarding potential contamination of the site and neighbouring properties stemming from the site's previous use. Mr. Sharbo also noted that he is eager to work with the applicant to review the environmental consultant report.

Claire MacLean (Port Coquitlam), CEO of SHARE Family and Community Services, expressed support for the SHARE Rent Bank report recommendations and thanked Council for their efforts to support affordable housing and vulnerable members of the community.

Jeff McLellan (Port Moody) expressed support for the SHARE Rent Bank report recommendations, noting that the program is invaluable to the community.

**7. Committee of the Whole**

**Delegation – Board  
of Education,  
School District  
No. 43 (Coquitlam)**

**7.1 Presentation: Jennifer Blatherwick, Trustee  
Delegation Request: Kerri Palmer Isaak, Chair, Board of  
Education**

Delegates Jennifer Blatherwick and Kerri Palmer Isaak entered the meeting at this point, and provided an overview of the work of the Tri-Cities Child Care Task Force and thanked Council for their support and staff time in advocating for childcare in the Tri-Cities.

**CW21/034**

Moved, seconded, and CARRIED

**THAT the delegation be received for information and the delegates thanked for their presentation.**

The delegates left the meeting at this point and did not return.

**Early Input –  
Pre-Application –  
1601 Barnet Highway  
(Alair Homes)**

7.2 Presentation: City Planner  
Presentation: Alair Homes  
Report: Community Development Department – Development Planning Division, dated January 29, 2021

Staff gave a presentation on the pre-application, including information regarding the Official Community Plan (OCP) amendment and rezoning, OCP designation and site context, neighbourhood context, key features of the proposal, and staff suggestions for the application.

The applicants, Emmanuel Mfonyam and Yared Demeke, entered the meeting at this point and provided an overview of the pre-application, including information regarding site conditions, neighbourhood context, and anticipated purchaser groups.

The applicants answered questions from Council regarding rooftop deck sizes, environmental sound buffer considerations, unit layouts, green and shared space allocations, and green roof considerations, and provided information about Alair Homes.

Staff answered questions from Council regarding access routes to the property.

CW21/035

Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on April 6, 2021 regarding the Pre- Application presented in the report dated January 29, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 1601 Barnet Highway (Alair Homes).**

The applicants left the meeting at this point and did not return.

**Corporate Policy –  
Vehicles and  
Equipment**

7.3 Presentation: Manager of Solid Waste, Fleet, and Shared Services  
Report: Engineering and Operations Department – Solid Waste, Fleet, and Shared Services Division, dated February 1, 2021

Staff gave a presentation on draft Corporate Policy – 11-5230-2021-01 – Fleet Services – Vehicles and Equipment Policy, including information regarding fleet services and composition; policy scope and statement; and the ten principles of the policy including: working towards a green fleet; right sizing of the fleet; continuous review of individual unit functionality; strategically planning vehicle ownership; maintaining equipment to ensure safety, reliability, and long life; establishing and following service priorities; ensuring safe vehicle and equipment operations; replacing vehicles and equipment at the right time; monitoring fleet use, including use of Telematic devices; and self-insuring with the vehicle collision reserve.

Staff answered questions from Council regarding insurance sources and costs, and vehicle replacement considerations.

CW21/036

Moved, seconded, and CARRIED

**THAT Corporate Policy – 11-5230-2021-01 – Vehicles and Equipment be approved as recommended in the report dated February 1, 2021 from the Engineering and Operations Department – Solid Waste, Fleet, and Shared Services Division regarding Corporate Policy – Vehicles and Equipment.**

CW21/037

Moved, seconded, and CARRIED

**THAT the recommendations contained in the following items on the April 6, 2021 Special Council agenda be approved:**

- **7.4 – 2021 UBCM Emergency Operations Centre Grant Application; and**
- **7.5 – UBCM Community Resiliency Investment Program – 2021 FireSmart Economic Recovery Fund.**

The items and recommendations referred to above are as follows:

**2021 UBCM  
Emergency  
Operations Centre  
Grant Application**

7.4 Report: Fire and Rescue Services, dated March 22, 2021

*Recommendation adopted on consent:*

**THAT staff be directed to apply for UBCM Emergency Operations Centres and Training Grant funding in 2021 as recommended in the report dated March 22, 2021 from Fire and Rescue Services regarding 2021 UBCM Emergency Operation Centre Grant Application.**

**UBCM Community  
Resiliency  
Investment Program  
– 2021 FireSmart  
Economic Recovery  
Fund**

7.5 Report: Fire and Rescue Services, dated March 18, 2021

*Recommendation adopted on consent:*

**THAT staff be directed to apply for grant funding under the UBCM Community Resiliency Investment Program – 2021 FireSmart Economic Recovery Fund as recommended in the report dated March 18, 2021 from Fire and Rescue Services regarding UBCM Community Resiliency Investment Program – 2021 FireSmart Economic Recovery Fund.**

**Zoning Amendment  
Bylaw – Mosaic  
(3015, 3033, 3093  
Murray Street)**

7.6

Presentation: City Planner  
Report: Community Development Department – Development  
Planning Division, dated March 5, 2021

Staff gave a presentation on the zoning amendment Bylaw, including information regarding current milestones; location; land use designation and zoning; key elements of the development proposal; Murray Street and Electronic Avenue elevations; key considerations related to the OCP policy mixed employment designation; affordable housing; building locations and setbacks; and unit mix; and staff recommendations.

Staff answered questions from Council regarding employment losses, projected density, requirements for light industry zoned businesses, and neighbouring orphan property concerns.

The applicants, Adrien Herberts and Michael Green, gave a presentation on the zoning amendment Bylaw, including information regarding timeline, location and OCP alignment, architecture, key changes made from the previous feedback, and environmental concerns regarding neighbouring properties.

The applicants answered questions from Council regarding office and employment space projections, building locations and elevations, shadow studies, employee numbers from the site's previous use, site contamination concerns, unit configurations, and building layouts.

CW21/038

Moved, seconded, and CARRIED

**THAT the meeting be extended until 10:30pm.**

CW21/039

Moved and seconded

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be read a first time as recommended in the report dated March 5, 2021 from the Community Development Department – Development Planning Division regarding Zoning Amendment Bylaw – Mosaic (3015, 3033, 3093 Murray Street);**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be read a second time;**

**AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be referred to a Public Hearing.**

Separation was requested.

The question on the first clause of the main motion (CW21/039a) was put to a vote; the following motion was CARRIED:

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be read a first time as recommended in the report dated March 5, 2021 from the Community Development Department – Development Planning Division regarding Zoning Amendment Bylaw – Mosaic (3015, 3033, 3093 Murray Street).**

(Voting against: Councillor Madsen)

The question on the second clause of the main motion (CW21/039b) was put to a vote; the following motion was DEFEATED:

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 51, 2021, No. 3303 (3015-3093 Murray Street) (CD82) be read a second time.**

(Voting against: Councillors Lubik, Madsen, and Milani and Mayor Vagramov)

CW21/040

Moved, seconded, and CARRIED

**THAT prior to the application returning for consideration of second reading, staff and the applicant be directed to address the following items:**

- increased job space;
- increased below-market housing;
- increased light industrial space; and
- increased bedroom space that has windows.

The applicants left the meeting at this point and did not return.

CW21/041

Moved, seconded, and CARRIED

**THAT the recommendations contained in the following items on the April 6, 2021 Special Council agenda be approved:**

- 7.7 – Art in Public Spaces Master Plan;
- 7.9 – Implementing Hybrid Meetings – Mayor’s Office Technology Procurement; and
- 7.10 – SHARE Rent Bank.

The items and recommendations referred to above are as follows:



**Art in Public Spaces Master Plan** 7.7

Report: Community Services Department – Cultural Services Division, dated March 12, 2021

*Recommendation adopted on consent:*

**THAT the Art in Public Spaces Master Plan be adopted as recommended in the report dated March 12, 2021 from the Community Services Department – Cultural Services Division regarding Art in Public Spaces Master Plan.**

**Implementing Hybrid Meetings – Mayor’s Office Technology Procurement** 7.9

Memo: Finance and Technology Department – Financial Services Division, dated March 24, 2021

*Recommendation adopted on consent:*

**THAT the budget of \$7,000 allocated to the Mayor’s Office at the March 23, 2021 Regular Meeting of Council be provided as an allowance to the Mayor as presented in the memo dated March 24, 2021 from the Finance and Technology Department – Financial Services Division regarding Implementing Hybrid Meetings – Mayor’s Office Technology Procurement.**

**SHARE Rent Bank** 7.10

Report: Councillor Amy Lubik, dated February 13, 2021

*Recommendation adopted on consent:*

**THAT Port Moody declare support in principle for sharing ongoing support for the SHARE rent bank in the form of covering the cost of staffing as recommended in the report dated February 13, 2021 from Councillor Amy Lubik regarding Requesting ongoing support for SHARE rent bank from Port Moody Council and support for delegation to organize ongoing support of the Tri-Cities for the rent bank;**

**AND THAT Port Moody Council appoint Councillor Amy Lubik to appear as delegations to the Councils of Port Coquitlam and Coquitlam to request shared ongoing support for the SHARE rent bank staffing through the Simon Fraser Formula, for at least a pilot period of four years following the 2021-2022 fiscal year;**

**AND THAT Councillor Amy Lubik propose to the City of Port Coquitlam Council that the City of Port Moody and the City of Port Coquitlam share in covering the cost of up to \$10,000 for the potential 2021-2022 funding needs of the SHARE rent bank staffing.**

The agenda order was varied at this point to address item 7.11.

**Council Working  
Relationship  
Workshop**

- 7.11 On-Table Memo: Mayor Rob Vagramov, dated April 6, 2021

CW21/042

Moved, seconded, and CARRIED

**THAT staff set up a workshop series with relevant consultants to attempt to improve effective and respectful communication on City Council.**

The agenda order was resumed at this point.

**Early Input –  
Pre-Application –  
2901-2909  
St. George Street  
(Ankenman  
Marchand  
Architects)**

- 7.8 Presentation: City Planner  
Presentation: Ankenman Marchand Architects  
Report: Community Development Department – Development Planning Division, dated March 8, 2021

Staff gave a presentation on the pre-application including information regarding location, OCP designation and site context, key features of the proposal, 3D representations, and key items of staff commentary.

The applicant, Daniel Martins, entered the meeting at this point and provided an overview of the proposal, including information on the affordable housing component.

The applicant answered questions from Council regarding sun exposure, and unit types and distributions.

RC21/174

Moved, seconded, and CARRIED

**THAT the recommendations approved at the Committee of the Whole meetings of March 30 and April 6, 2021 be ratified.**

RC21/175

Moved, seconded, and CARRIED

**THAT the meeting be extended until 10:40pm.**

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

RC21/176

Moved, seconded, and CARRIED

**THAT Council go into Committee of the Whole.**

CW21/043

Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on April 6, 2021 as recommended in the report dated March 8, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 2901-2909 St. George Street (Ankenman Marchand Architects).**

**Adoption of  
Committee of the  
Whole Report**

8. Rise and Report
- 8.1 RC21/177  
Moved, seconded, and CARRIED  
**THAT Council rise and report.**

9. Legislative Matters

10. Adjournment  
Mayor Vagramov adjourned the meeting at 10:37pm.

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

\_\_\_\_\_  
T. Takahashi, Deputy Corporate Officer

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

\_\_\_\_\_  
R. Vagramov, Mayor