



City of Port Moody

Minutes

Special Council Meeting

Electronic Webinar via Zoom
Tuesday, April 20, 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 (arrived at 7:07pm)

In Attendance:

Tim Savoie – City Manager
André Boel – City Planner
Theresa Cochran – General Manager of Community Services
Ron Coulson – Fire Chief
Tyson Ganske – Manager of Financial Planning
Devin Jain – Manager of Cultural Services
Rosemary Lodge – Manager of Communications and Engagement
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
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 7:06pm.

2. General Matters

Resolution to Go Into Finance Committee

- 2.1 RC21/199
Moved, seconded, and CARRIED
THAT Council go into Finance Committee.

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

- COVID-19 Response Budget Request – Provincial COVID-19 Safe Restart Grant**
3. Finance Committee
- 3.1 Memo: Finance and Technology Department – Financial Services Division, dated March 30, 2021
- FC21/037
Moved, seconded, and CARRIED
THAT Council approve the utilization of up to \$500,000 of the Provincial COVID-19 Safe Restart Grant to address anticipated 2021 COVID-19 related expenses as recommended in the memo dated March 30, 2021 from the Finance and Technology Department – Financial Services Division regarding COVID-19 Response Budget Request – Provincial COVID-19 Safe Restart Grant.
- 2021 Property Tax Due Dates and Penalties**
- 3.2 Memo: Finance and Technology Department – Financial Services Division, dated April 9, 2021
- FC21/038
Moved and seconded
THAT staff be directed to prepare an Alternative Municipal Tax Collection Scheme Bylaw with a:
- July 2, 2021 due date;
 - July 3, 2021 5% penalty on outstanding taxes;
 - September 16, 2021 5% penalty on outstanding taxes; and
 - penalty waiver for unclaimed current year Home Owner Grants until September 15, 2021
- as recommended in the report dated April 9, 2021 from the Finance and Technology Department – Financial Services Division regarding 2021 Property Tax Due Dates and Penalties.**
- FC21/039
Moved, seconded, and CARRIED
THAT the foregoing motion be amended by deleting the following bullet point:
- “• July 3, 2021 5% penalty on outstanding taxes;”.**

The question on the main motion (FC21/038) as amended (by FC21/039) was put to a vote; the following motion was CARRIED:

THAT staff be directed to prepare an Alternative Municipal Tax Collection Scheme Bylaw with a:

- July 2, 2021 due date;
- September 16, 2021 5% penalty on outstanding taxes; and
- penalty waiver for unclaimed current year Home Owner Grants until September 15, 2021

as recommended in the report dated April 9, 2021 from the Finance and Technology Department – Financial Services Division regarding 2021 Property Tax Due Dates and Penalties.

Resolution to Adopt Finance Committee Report

4. Rise and Report

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

RC21/200

Moved, seconded, and CARRIED

THAT the recommendations approved at the Finance Committee meeting of April 20, 2021 be ratified.

Resolution to Go Into Committee of the Whole

5. General Matters

- 5.1 RC21/201

Moved, seconded, and CARRIED

THAT Council go into Committee of the Whole.

6. Public Input

Barry Sharbo (Port Moody) expressed concerns about the proposed Official Community Plan Community Survey No. 2 questions, noting that more planning for seniors' services and amenities should be included, and that statistical information could be included to help survey participants answer the questions.

Danny Hannigan (Anmore) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the project features small unit designs with amenities desired by young professionals and will add affordable housing to the city.

Jordan Kennedy (Port Moody) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal's affordable rental component provides an opportunity for low-income families to live in Port Moody and that the minimalist design is appealing to millennials.

Taylor Ward (Coquitlam) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal's affordability will provide an opportunity to enter the housing market, and urged Council to vote in favour of the Bylaw.

Keegan Hughes (Port Moody) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal will add affordable housing to the city and help community members who grew up in Port Moody enter the housing market in their hometown.

Kamran Engineer (Port Moody) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the rent-to-own program and the proximity to rapid transit will be beneficial.

Areez Salah (Coquitlam) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal provides an opportunity to purchase affordable housing close to public transit.

Allison Millar (Burnaby), Pooni Group, expressed support for the proposed zoning amendment Bylaw for 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street. Ms. Millar noted that the proposal will benefit the city by offering affordable childcare spaces, through a partnership with the Greater Vancouver YMCA, and affordable housing to the community's most vulnerable residents, through partnership with The Bloom Group, and urged Council to vote in favour of the Bylaw.

Spencer Whalen (Anmore) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal provides an opportunity for people to stay in the community in which they grew up by providing affordable housing with a unique floor plan and sustainability features.

Victoria Petriw (Port Moody) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal embodies the values of Port Moody residents and embraces an inclusive and supportive environment that the community strives to represent.

Andy Massullo (Port Moody) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal will provide an affordable new development in the city and an opportunity for first-time home buyers and existing residents to enter the Port Moody housing market.

Hazel Mason (Port Moody) expressed concerns about the proposed zoning amendment Bylaw for 148-154 James Road, noting that the design does not align with the Official Community Plan (OCP) designation and suggested that the proposal requires an OCP amendment. Ms. Mason also noted that the proposal must be closer to public transit to justify the parking reduction.

Jacquie Badua (Anmore) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the rent-to-own program will help families enter the housing market.

Vincent Stancato (Port Moody) expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal will help meet the demand for affordable and accessible units in Port Moody, and urged Council to vote in favour of the Bylaw.

Jeff McLellan (Port Moody) expressed concerns regarding the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal does not fit in the neighbourhood and does not consider the impacts on area amenities and services. Mr. McLellan also noted that unit affordability for purchasers may not necessarily benefit new homeowners as the units may attract investors.

Alex Rasovic (Anmore), Dulex and Laidler, expressed support for the proposed zoning amendment Bylaw for 148-154 James Road, noting that the proposal provides an opportunity to purchase a home in the community in which he grew up, and that positive feedback has been received from the community.

CW21/044

Moved, seconded, and CARRIED

THAT Public Input be extended for 30 minutes.

Anthony Sandler (Port Moody) expressed support for Digital Billboards City Content Policy recommendations, noting that the use of the digital billboards will provide an opportunity to advertise both City and non-City content.

Neil Banich (Vancouver), WA Architects, expressed support for the proposed zoning amendment Bylaw for 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street, noting that the proposal aligns with the existing neighbourhood character and design, and suggested that the improved infrastructure and additional density will benefit the city.

Darquise Desnoyers (Port Moody) expressed concerns regarding the proposed zoning amendment Bylaw for 148-154 James Road, noting that narrow building designs often lack sufficient turning room for mobility device users and urged Council to ensure that the proposal's accessible design considers best practices for mobility device users.

Mitch Williams (Port Moody) expressed concerns about the proposed zoning amendment Bylaw for 148-154 James Road, noting that housing diversity is needed in Port Moody, but that this proposal does not ensure the intended users will benefit from the affordability of the units, as investors may purchase the units for speculation.

**Delegation –
Chestnut Way
Neighbours**

7. Committee of the Whole

- 7.1** Presentation: Brian Kreiger
Delegation Request: Brian Kreiger

Peter Geldreich, Robert Hartley, Brian Krieger, Kevin Lee, Beverley McQuitty, and Tom Tan gave a presentation on Chestnut Way Park pickleball courts, including information regarding the neighbourhood park's background and location, noise pollution and the associated effects on quality of life and mental health, parking limitations, lack of community consultation, acoustic engineering studies, and noise abatement options.

The delegation asked Council to remove the pickleball lines from Chestnut Way Park, designate the courts' use as tennis only, include pickleball in the list of prohibited activities on the court, and investigate relocating the pickleball courts to a site that is an appropriate distance from residential homes to ensure that occupiers are not negatively impacted by the sound of pickleball.

CW21/045

Moved, seconded, and CARRIED

THAT the delegation be granted extra time for their presentation.

CW21/046

Moved, seconded, and CARRIED

THAT the delegation request be considered immediately.

Staff answered questions from Council regarding the locations of the City's pickleball courts and their proximities to residential homes.

CW21/047

Moved, seconded, and CARRIED

THAT staff be directed to remove the pickleball lines at Chestnut Way Park, re-designate these tennis courts for tennis only, and include pickleball on the prohibited activities list on the tennis court signage;

AND THAT staff be directed to report back on alternative locations for pickleball in Port Moody, including North Shore Community Park.

CW21/048

Moved, seconded, and CARRIED

THAT staff be directed to conduct community consultation prior to changes to neighbourhood parks and amenity spaces.

**2020 Fire Rescue
Community Report**

7.2

Presentation: Fire Chief

Report: Fire and Rescue Services, dated March 15, 2021

Staff gave a presentation on the 2020 Fire Rescue Community Report, including information regarding Port Moody Fire Rescue's mission, values, service model, and response plan; COVID-19 response; staff statistics; number and types of incident responses; staff training; community efforts and initiatives; and operating budget.

Staff answered questions from Council regarding the BC Emergency Health Services Clinical Response Model and associated challenges partnering as a fire first responder, expected post-pandemic call volumes for medical response calls, volunteer firefighter statistics, impacts of the opioid crisis on Fire and Rescue staff, naloxone administration during COVID-19, and radon gas education.

CW21/049

Moved, seconded, and CARRIED

THAT the report dated March 15, 2021 from Fire and Rescue Services regarding 2020 Fire Rescue Community Report be received for information.

**Digital Billboards
City Content Policy**

7.3

Presentation: Manager of Communications and Engagement

Memo: People, Communications, and Engagement Department – Communications and Engagement Division, dated April 1, 2021

Staff gave a presentation on the draft City Content Policy for Digital Billboards, including information regarding City advertisement guidelines, standards, and messaging content. Staff provided examples of advertisements for public safety, seasonal and departmental messaging, announcements and reminders, recreation, public engagements, and City events and initiatives.

Staff answered questions from Council regarding assistance to non-profit organizations for preparation of high-quality image advertisement proofs, considerations for advertising public service announcements such as amber alerts and missing persons, and the development of monthly media metrics reports for Council.

CW21/050

Moved, seconded, and CARRIED

THAT Corporate Policy – 19-1475-2021-01 – Digital Billboards City Content be approved as recommended in the memo dated April 1, 2021 from the People, Communications, and Engagement Department – Communications and Engagement Division regarding Digital Billboards City Content Policy.

**Proposed 2021
Virtual Canada Day
Celebration**

7.4 Report: Community Services Department – Cultural Services
Division, dated March 23, 2021

CW21/051

Moved, seconded, and CARRIED

THAT staff plan a virtual Canada Day celebration as outlined and recommended in the report dated March 23, 2021 from the Community Services Department – Cultural Services Division regarding Proposed 2021 Virtual Canada Day Celebration;

AND THAT funding of \$4,500 be approved and forwarded to the Finance Committee for identification of a funding source;

AND THAT staff report back with options and costs for participating in the drive-thru Golden Spike Days event.

CW21/052

Moved, seconded, and CARRIED

That the meeting be extended until 11:06pm.

**Mixed Use – OCP,
Rezoning, PH –
3101-3103 St. Johns
Street, 3104-3112
St. George Street,
123-129 Buller Street
(WA Architects)**

7.5 Presentation: City Planner
Report: Community Development Department – Development
Planning Division, dated March 12, 2021

Staff gave a presentation on the proposed OCP amendment and rezoning, including information regarding project timeline and milestones, existing view corridors, OCP and zoning designations, proposed site plan, feedback received, market rental tenure, building height and elevations, and staff recommendations.

CW21/053

Moved, seconded, and CARRIED

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 30, 2021, No. 3293 (St. George Street and Buller Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 50, 2021, No. 3294 (St. Johns Street, St. George Street, and Buller Street) (CD81) be referred to a Public Hearing as recommended in the report dated March 12, 2021 from the Community Development Department – Development Planning Division regarding Mixed Use – OCP, Rezoning, PH – 3101-3103 St. Johns Street, 3104-3112 St. George Street, 123-129 Buller Street (WA Architects);

AND THAT second reading for City of Port Moody Housing Agreement Bylaw, 2021, No. 3295 (St. Johns Street, St. George Street, and Buller Street – Market Rental Housing) be rescinded;

AND THAT City of Port Moody Housing Agreement Bylaw, 2021, No. 3295 (St. Johns Street, St. George Street, and Buller Street – Market Rental Housing) be read a second time as amended.

(Voting against: Councillors Madsen and Milani)

**Multi-Family –
Rezoning –
148-154 James Road
(Laidler)**

- 7.6 Presentation: City Planner
Report: Community Development Department – Development
Planning Division, dated March 15, 2021

CW21/054

Moved, seconded, and CARRIED

THAT the meeting be extended until 11:30pm.

CW21/055

Moved, seconded, and CARRIED

THAT the meeting be extended unit 11:45pm.

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

CW21/056

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 53, 2021, No. 3308 (148 and 154 James Road) (CD84) be read a first time as recommended in the report dated March 15, 2021 from the Community Development Department – Development Planning Division regarding Multi-Family – Rezoning – 148-154 James Road (Laidler);

AND THAT the applicant be directed to limit sales of the micro suites to people who will occupy the units.

(Voting against: Councillors Lahti and Lubik)

**Official Community
Plan Community
Survey No. 2 – Draft
Questions**

- 7.7 Presentation: General Manager of Community Development
Memo: Community Development Department – Policy Planning
Division, dated April 12, 2021

This item was not addressed.

**Outstanding
Funding Requests
for Phase One
Climate Action Plan
Implementation**

- 7.8 Report: Community Development Department – Policy Planning
Division, dated February 10, 2021

This item was not addressed.

**Adoption of
Committee of the
Whole Report**

8. Rise and Report

- 8.1 This item was not addressed.

9. Legislative Matters

10. Adjournment

Mayor Vagramov adjourned the meeting at 11:44pm.

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