



# City of Port Moody

## Minutes

### Special Council Meeting

Electronic Webinar via Zoom  
Tuesday, May 4, 2021  
at 7:12pm

**Present:**

Mayor R. Vagramov  
Councillor M.P. Lahti  
Councillor A.A. Lubik  
Councillor H. Madsen  
Councillor S. Milani

**Absent:**

Councillor D.L. Dilworth  
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  
Tyson Ganske – Manager of Financial Planning  
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 7:12pm.

RC21/259

Moved, seconded, and CARRIED

**THAT Declaration of a Week of Mourning be added to the agenda.**

RC21/260

Moved, seconded, and CARRIED

**THAT a period of mourning be declared and City flags lowered in remembrance of Trina Hunt from May 4-11, 2021.**

RC21/261

Moved, seconded, and CARRIED

**THAT the agenda order be varied to address items 8.1 and 8.3 immediately following section 4.**

- Resolution to Go Into Finance Committee**
2. General Matters
- 2.1 RC21/262  
 Moved, seconded, and CARRIED  
**THAT Council go into Finance Committee.**
- Councillor Milani assumed the role of Presiding Member at this point.
- Council Contingency Balance Update**
3. Finance Committee
- 3.1 Memo: Finance and Technology Department – Financial Services Division, dated April 19, 2021
- FC21/040  
 Moved, seconded, and CARRIED  
**THAT the memo dated April 19, 2021 from the Finance and Technology Department – Financial Services Division regarding Council Contingency Balance Update be received for information.**
- Funding Source – 2021 Canada Day Celebration**
- 3.2 Memo: Finance and Technology Department – Financial Services Division, dated April 26, 2021
- FC21/041  
 Moved, seconded, and CARRIED  
**THAT the budget of \$4,500 for the virtual 2021 Canada Day celebration be funded from Council Contingency as recommended in the memo dated April 26, 2021 from the Finance and Technology Department – Financial Services Division regarding Funding Source – 2021 Canada Day Celebration.**
- Resolution to Adopt Finance Committee Report**
4. Rise and Report
- 4.1 Mayor Vagramov resumed the role of Presiding Member at this point.
- RC21/263  
 Moved, seconded, and CARRIED  
**THAT the recommendations approved at the Finance Committee meeting of May 4, 2021 be ratified.**
- The agenda order was varied at this point to address items 8.1 and 8.3.

**Delegation Request – Donation of Rose Kapp Artwork to City of Port Moody by Wilhelmina Martin**

8.1 Presentation: Wilhelmina Martin and Rose Kapp  
Delegation Request: Wilhelmina Martin

Wilhelmina Martin and Rose Kapp provided an overview of the proposed donation of local artist Rose Kapp’s two original watercolour paintings—one piece depicting the Clarke Street streetscape before the 2019 fire, and one piece depicting the PoMo Arts Centre and surrounding buildings. Ms. Martin described the pieces as delightful renderings of a historical Port Moody that bring joy to those who view them.

Ms. Martin and Ms. Kapp requested the opportunity to donate the watercolour paintings as a legacy gift to the City, noting that staff have identified a potential display location next to the Blackberry Artist display case.

The delegation answered questions from Council regarding the dimensions of the art pieces and the proposed display location.

RC21/264

Moved, seconded, and CARRIED

**THAT the delegation request be placed on a subsequent agenda for consideration.**

**Early Input – Pre-Application – 2617 St. George Street (SK Architect)**

8.3 Report: Community Development Department – Development Planning Division, dated April 8, 2021

Staff gave a presentation on the pre-application, including information regarding project timelines, property location, land use designation, zoning, key features, and site plan.

RC21/265

Moved, seconded, and CARRIED

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

The applicants provided an overview of the pre-application, including information regarding neighbourhood context, outdoor amenities, parking, site plan, rezoning limitations, and the demand for childcare spaces in the community.

Staff and the applicants answered questions from Council regarding location, parking, noise mitigation, traffic impacts, commercial uses in residential buildings.

CW21/057

Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on May 4, 2021 as recommended in the report dated April 8, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 2617 St. George Street (SK Architect).**

RC21/266

Moved, seconded, and CARRIED

**THAT the Committee rise and report.**

RC21/267

Moved, seconded, and CARRIED

**THAT resolution CW21/057 be ratified.**

The agenda order was resumed at this point.

**Shaping the Next  
Port Moody – Seven  
Development Pitfalls  
and Seven  
Guidelines for  
Prudent Growth**

**5. Unfinished Business**

5.1 Report: Councillor Hunter Madsen, dated March 21, 2021

The following motions were moved and seconded at the Regular Council meeting of April 13, 2021 before the meeting was automatically adjourned, and were on the table for consideration:

RC21/198

THAT Council discuss in full at an upcoming Committee of the Whole meeting and determine possible next steps regarding the proposed framework for refining Port Moody's growth priorities and evaluating development opportunities outlined in the report dated March 21, 2021 from Councillor Hunter Madsen regarding Shaping the Next Port Moody – 7 Development Pitfalls and 7 Guidelines for Prudent Growth (with attached white paper, dated April 4, 2021);

AND THAT staff be directed to prepare timelines and project cost estimates related to possible development of the following planning tools and components, and have this topline information ready for review by Council at the upcoming Committee of the Whole meeting:

- 4c: Growth Pays for Growth – Develop a framework for modeling how growth under various scenarios drives increased demand and costs for expanded civic services and amenities such that current delivery quality is maintained, and provide staff's recommendation as to how these growth-related costs might best be levied on developers on a per-project basis;
- 5a: Assess Cumulative Traffic Impacts and Set Traffic Capacity Targets – Develop a model and working assumptions for projection of cumulative traffic impacts under various growth scenarios; also, recommend maximum cumulative traffic congestion/average trip time targets during peak morning and evening rush hour periods for key roadways crossing our city centre, including St. Johns, Ioco, Murray-Clarke, and Guildford;
- 5b: Downtown Construction Impact Management – Draft for Council consideration a Downtown Construction-Management Strategy under various construction project scenarios;

- 6a: Assess Downtown Park Capacity – Prepare for Council consideration a Downtown Park User Capacity Assessment under various growth/usage scenarios; and
- 6b: Downtown Park Protection Plan – Prepare for Council consideration a Downtown Park Protection Plan recommendation under various growth/usage scenarios for residential and jobs density.

Resolution RC21/198 was withdrawn.

RC21/268

Moved, seconded, and CARRIED

**THAT Council actively manage Port Moody’s pace of growth to stay in line with community-approved population targets.**

RC21/269

Moved and seconded

**THAT Council and staff prioritize the rebuilding of Port Moody’s economy in proper balance (0.42 jobs/person) with residential growth, including the following elements:**

- a) foster good jobs in promising and innovative industries, with the Moody Innovation Centre as a key component;
- b) prioritize a restored business district within the Moody Centre TOD area and adjacent lands, along with residential and related shopping/services;
- c) consider business building across all suitable city centre areas;
- d) proactively develop a future vision and strategy with landowners to evolve industrial land uses; and
- e) for the Murray-Clarke corridor, explore business development of an arts and entertainment zone.

Separation was requested.

The question on the first part of the main motion (RC21/269a-c) was put to a vote; the following motion was CARRIED:

**THAT Council and staff prioritize the rebuilding of Port Moody’s economy in proper balance (0.42 jobs/person) with residential growth, including the following elements:**

- a) foster good jobs in promising and innovative industries, with the Moody Innovation Centre as a key component;
- b) prioritize a restored business district within the Moody Centre TOD area and adjacent lands, along with residential and related shopping/services; and
- c) consider business building across all suitable city centre areas.

The question on the second part of the main motion (RC21/269d) was put to a vote; the following motion was CARRIED:

**THAT Council and staff prioritize the rebuilding of Port Moody's economy in proper balance (0.42 jobs/person) with residential growth, including the following elements:**

- d) proactively develop a future vision and strategy with landowners to evolve industrial land uses.**

(Voting against: Councillor Lahti)

The question on the third part of the main motion (RC21/269e) was put to a vote; the following motion was CARRIED:

**THAT Council and staff prioritize the rebuilding of Port Moody's economy in proper balance (0.42 jobs/person) with residential growth, including the following elements:**

- e) for the Murray-Clarke corridor, explore business development of an arts and entertainment zone.**

(Voting against: Councillors Lahti and Lubik)

RC21/270

Moved and seconded

**THAT Council and staff rethink our preferred city-centre built forms to nurture an innovative cityscape less focused on towers, including the following elements:**

- a) rethink guidance to developers regarding downtown cityscape before we commit further to major neighbourhood redevelopments in the city centre;**
- b) establish maximum-density standards, either city-wide or by neighbourhood; and**
- c) prioritize land use changes that meet the City's specific housing needs, based on a completed housing needs assessment by staff.**

RC21/271

Moved, seconded, and CARRIED

**THAT Councillor Madsen be permitted to speak for a second time on the foregoing motion.**

RC21/272

Moved, seconded, and DEFEATED

**THAT the foregoing motion (RC21/270) be amended to remove "and staff".**

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

Separation was requested.

The question on the first part of the motion (RC21/270a) was put to a vote; the following motion was CARRIED:

**THAT Council and staff rethink our preferred city-centre built forms to nurture an innovative cityscape less focused on towers, including the following element:**

- a) rethink guidance to developers regarding downtown cityscape before we commit further to major neighbourhood redevelopments in the city centre.**

(Voting against: Councillors Lahti and Lubik)

The question on the second part of the motion (RC21/270b) was put to a vote; the following motion was CARRIED:

**THAT Council and staff rethink our preferred city-centre-built forms to nurture an innovative cityscape less focused on towers, including the following element:**

- b) establish maximum-density standards, either city-wide or by neighbourhood.**

(Voting against: Councillor Lahti)

The question on the third part of the motion (RC21/270c) was put to a vote; the following motion was CARRIED:

**THAT Council and staff rethink our preferred city-centre-built forms to nurture an innovative cityscape less focused on towers, including the following element:**

- c) prioritize land use changes that meet the City's specific housing needs, based on a completed housing needs assessment by staff.**

(Voting against: Councillor Lahti)

RC21/273

Moved and seconded

**THAT Council support the principle that extra residential density will be granted only in unusual cases where the proposed project would deliver exceptional value toward other community values, such as the following examples of exceptional values:**

- local job creation;
- key sector development;
- housing affordability;
- local shopping and services;
- civic infrastructure;
- public amenities; and
- architectural distinction.

RC21/274

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by deleting the following:**

**“, such as the following examples of exceptional values:**

- **local job creation;**
- **key sector development;**
- **housing affordability;**
- **local shopping and services;**
- **civic infrastructure;**
- **public amenities; and**
- **architectural distinction.”.**

RC21/275

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by replacing “be granted only in” with “be granted in OCP amendments only in”.**

The question on the main motion (RC21/273) as amended (by RC21/274 and RC21/275) was put to a vote; the following motion was CARRIED:

**THAT Council support the principle that extra residential density will be granted in OCP amendments only in unusual cases where the proposed project would deliver exceptional value toward other community values.**

RC21/276

Moved and seconded

**THAT Council direct staff to develop a framework for modeling how growth under various scenarios drives increased demand and costs for expanded civic services and amenities such that current delivery quality is maintained, and provide staff’s recommendation as to how these growth-related costs might best be levied on developers on a per-project basis.**

RC21/277

Moved, seconded, and CARRIED

**THAT the meeting be extended until 11:00pm.**

The question on the main motion (RC21/276) was put to a vote; the following motion was CARRIED:

**THAT Council direct staff to develop a framework for modeling how growth under various scenarios drives increased demand and costs for expanded civic services and amenities such that current delivery quality is maintained, and provide staff’s recommendation as to how these growth-related costs might best be levied on developers on a per-project basis.**

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

RC21/278

Moved, seconded, and CARRIED

**THAT Council affirm in principle that livability and overall quality-of-life for residents takes precedence when deciding whether or not to support specific requests for land use changes;**

**AND THAT Council direct staff to develop a model and working assumptions for projection of cumulative traffic impacts under various growth scenarios, and to recommend maximum cumulative traffic congestion/average trip time targets during peak morning and evening rush hour periods for key roadways crossing our city centre;**

**AND THAT Council direct staff to draft, for Council consideration, a Downtown Construction-Management Strategy under various construction project scenarios.**

RC21/279

Moved and seconded

**THAT Council direct staff to prepare a Downtown Park Capacity Assessment, under various growth scenarios;**

**AND THAT Council direct staff to prepare a Downtown Park Protection Plan for Council consideration under various growth/usage scenarios for residential and jobs density;**

**AND THAT Council direct staff to recommend maximum targets for residential growth within walking distance to Rocky Point Park, in light of the findings of the two foregoing clauses.**

RC21/280

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by adding “AND THAT staff include a Rocky Point Park impact assessment during development proposals within walking distance of Rocky Point Park.”.**

Separation of the third clause (RC21/279c) was requested.

The question on the remaining three clauses of the main motion (RC21/279a,b,d) as amended by (RC21/280) was put to a vote; the following motion was CARRIED:

**THAT Council direct staff to prepare a Downtown Park Capacity Assessment, under various growth scenarios;**

**AND THAT Council direct staff to prepare a Downtown Park Protection Plan for Council consideration under various growth/usage scenarios for residential and jobs density;**

**AND THAT staff include a Rocky Point Park impact assessment during development proposals within walking distance of Rocky Point Park.**

The question on the third clause of the main motion (RC21/279c) was put to a vote; the following motion was DEFEATED:

**THAT Council direct staff to recommend maximum targets for residential growth within walking distance to Rocky Point Park, in light of the findings of the two foregoing clauses.**

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

RC21/281

Moved, seconded, and CARRIED

**THAT the meeting be recessed until 10:18pm.**

The meeting was recessed at 10:12pm and reconvened at 10:20pm.

RC21/282

Moved and seconded

**THAT staff be directed to incorporate the elements contained in the resolutions from item 5.1 of the Special Council meeting agenda of May 4, 2021 as part of the OCP review process.**

RC21/283

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by adding “AND THAT these concepts be included as subjects for resident input.”.**

The question on the main motion (RC21/282) as amended (by RC21/283) was put to a vote; the following motion was CARRIED:

**THAT staff be directed to incorporate the elements contained in the resolutions from item 5.1 as part of the OCP review process;**

**AND THAT these concepts be included as subjects for resident input.**

(Voting against: Councillor Lubik)

RC21/284

Moved and seconded

**THAT staff be directed to incorporate the elements contained in the resolutions from item 5.1 into an updated Sustainability Report Card.**

RC21/285

Moved and seconded

**THAT the foregoing motion be amended by replacing “an updated Sustainability Report Card” with “a further update to the Sustainability Report Card”.**

RC21/286

Moved, seconded, and CARRIED

**THAT the foregoing motion and amending motion be postponed until the updated Sustainability Report Card has been presented to Council for consideration.**

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

6. General Matters

6.1 RC21/287

Moved, seconded, and CARRIED

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

7. Public Input

Penny Bickerton (Port Moody) expressed concerns about interpersonal conflict among Council members at the Regular Council meeting of April 27, 2021, noting that Council meetings should be conducted in a collaborative and respectful manner.

Stirling Ward (Port Moody) expressed concerns about interpersonal conflict among Council members at the Regular Council meeting of April 27, 2021, noting that the Chair must maintain order at meetings and ensure that discussions remain focussed on the agenda items and on the best interests of the city and its residents. Mr. Ward also noted that members of Council were elected to act in the best interests of Port Moody and that spending tax payers' money to resolve divisiveness on Council contradicts this objective.

Kyla Knowles (Port Moody) expressed concerns about the Shaping the Next Port Moody – Seven Development Pitfalls and Seven Guidelines for Prudent Growth report recommendations, noting that information in the report related to the Flavelle site may be incorrect, and encouraged Council members to ensure that information included in reports is accurate before being shared with the community.

Barry Sharbo (Port Moody) expressed concerns about the interpersonal conflict among Council members and about Council member conflict of interest at the Regular Council meeting of April 27, 2021. Mr. Sharbo urged Council to focus on the best interests of Port Moody residents and their quality of life.

Hazel Mason (Port Moody) expressed support for the Shaping the Next Port Moody – Seven Development Pitfalls and Seven Guidelines for Prudent Growth report recommendations, noting that past City practice included the use of measurement tools related to growth and development. Ms. Mason urged the City to reinstate these tools.

Renat Kamalov (Port Moody) expressed concerns about outstanding issues regarding a friend's property in Port Moody, noting that communication with staff is ongoing, and requested Council support in resolving the issues.

Jeff McLellan (Port Moody) expressed concerns about the Shaping the Next Port Moody – Seven Development Pitfalls and Seven Guidelines for Prudent Growth report recommendations, noting that the Moody Centre Transit Oriented Development area is in need of development, but that research and information regarding community development should be undertaken by industry professionals.

Wilhelmina Martin (Port Moody) expressed concerns about interpersonal conflict among Council members at the Regular Council meeting of April 27, 2021 and expressed concerns about the Public Input period wait times for members of the public.

CW21/058

Moved, seconded, and CARRIED

**THAT the recommendations contained in the following items in the May 4, 2021 Special Council agenda be approved:**

- **8.2 – Alternative Municipal Tax Collection Scheme Bylaw;**
- **8.4 – Request to Advocate for the Repeal of TransLink Fare Hikes; and**
- **8.5 – Statistics Canada 2021 Census.**

The items and recommendations referred to above are as follows:

- Alternative Municipal Tax Collection Scheme Bylaw**
8. Committee of the Whole
- 8.2 Report: Finance and Technology Department – Financial Services Division, dated April 21, 2021

*Recommendation adopted on consent:*

**THAT City of Port Moody Alternative Tax Collection Scheme Bylaw, 2021, No. 3311 be read a first, second, and third time as recommended in the report dated April 21, 2021 from the Finance and Technology Department – Financial Services Division regarding Alternative Municipal Tax Collection Scheme Bylaw.**

**Request to Advocate for the Repeal of TransLink Fare Hikes** 8.4 Memo: Councillor Amy Lubik, dated April 15, 2021

*Recommendation adopted on consent:*  
**THAT TransLink be requested to consult with seniors and disability groups, neighbourhood houses, women’s groups, community centres, and lower income and transit reliant workers who depend on buses before cutting the number of bus stops as recommended in the memo dated April 15, 2021 from Councillor Amy Lubik regarding Request to Advocate for the Repeal of TransLink Fare Hikes;**

**AND THAT staff be directed to report back on advancing other ways of speeding up buses, such as bus-only lanes and barring right hand turns by non-bus traffic, including any recommendations for accelerating that work, consistent with the declaration of a climate emergency;**

**AND THAT TransLink be informed that Port Moody does not support bus fare increases;**

**AND THAT TransLink be requested to embed an equity planning mandate in all transit planning and implement non-stigmatizing affordability measures without delay.**

**Statistics Canada 2021 Census** 8.5 Report: Mayor Rob Vagramov, dated April 23, 2021

*Recommendation adopted on consent:*  
**THAT the City of Port Moody support the 2021 Census and encourage all residents to complete their census questionnaire online, as accurate and complete census data support programs and services that benefit our community, as recommended in the report dated April 23, 2021 from Mayor Rob Vagramov regarding Statistics Canada 2021 Census;**

**AND THAT staff be directed to re-post social media posts from Stats Canada related to the 2021 Census.**

**Adoption of Committee of the Whole Report** 9. Rise and Report

9.1 RC21/288  
 Moved, seconded, and CARRIED  
**THAT the recommendations approved at the Committee of the Whole meeting of May 4, 2021 be ratified.**

10. Legislative Matters

11. Adjournment

Mayor Vagramov adjourned the meeting at 10:57pm.

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