



City of Port Moody

Minutes

Public Hearing

Electronic Webinar via Zoom
Tuesday, May 25, 2021
at 7:16pm

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

Absent: Councillor A.A. Lubik

In Attendance: Tim Savoie – City Manager
André Boel – City Planner
Theresa Cochran – General Manager of Community Services
Ron Coulson – Fire Chief
Jeff Moi – General Manager of Engineering and Operations
Paul Rockwood – General Manager of Finance and Technology
Virgelene Rutherford – Acting GM of People, Communications,
and Engagement
Marc Saunders – Director of Library Services
Dorothy Shermer – Corporate Officer
Tracey Takahashi – Deputy Corporate Officer
Wesley Woo – Development Planner
Kate Zanon – General Manager of Community Development

1. Business

Mayor Vagramov opened the Public Hearing at 7:16pm.

PH21/006

Moved, seconded, and DEFEATED

**THAT the Public Hearing for 3101-3103 St. Johns Street,
3104-3112 St. George Street, 123-129 Buller Street be
postponed until the next opportunity.**

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

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.

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

**OCP Amendment,
Rezoning –
3101-3103 St. Johns
Street, 3104-3112
St. George Street,
123-129 Buller
Street**

- 1.1 Notice of Public Hearing
Report considered at April 20, 2021 Special Council meeting:
Community Development Department – Development Planning
Division, dated March 12, 2021

Bylaw No. 3293, a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the proposed number of storeys for the properties at 3104-3112 St. George Street and 123-129 Buller Street from three (3) to six (6).

Bylaw No. 3294, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of one mixed-use building containing commercial uses on the ground floor and residential uses above, and one residential apartment building, all over a common underground parking structure at 3101 and 3103 St. Johns Street, 123-129 Buller Street, and 3104, 3108, and 3112 St. George Street.

Mayor Vagramov read the meeting procedures.

The Corporate Officer 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 application, including information regarding the existing view, Official Community Plan designations, site plan, affordable housing, community amenities, proposed road closure, and elevations.

The applicant gave a presentation on their proposal, including information regarding the reasons for requesting postponement, proposal changes and benefits, housing options, non-profit childcare, site plan, setbacks, and amenities contribution valuation.

The applicant responded to questions from Council regarding tenant relocation, market rental eligibility, affordability of strata units, and potential implementation of a rent-to-own program.

Mayor Vagramov called for public input.

Wilhelmina Martin (Port Moody) expressed support for the application, noting that the proposal will bring many potential benefits to the community.

Hussein Dhanji (Port Moody) expressed concerns about the application, noting that it will increase traffic and parking issues in the area.

Lanna Many Grey Horses (Vancouver), on behalf of the Bloom Group, expressed support for the application, noting that it will provide safe and affordable housing for vulnerable families in Port Moody and for newcomers to the community.

Marton Gangli (Port Moody) expressed concerns about the application, noting that it will increase traffic congestion and parking issues in the area.

Craig Sheather (Coquitlam), on behalf of the YMCA, expressed support for the application, noting that it will provide affordable, high-quality childcare for vulnerable families in need.

Patricia Mace (Port Moody) expressed concerns about the application, noting that the proposed massing and height are excessive for the neighbourhood, and that the development will increase traffic congestion and parking issues in the area.

Molly Greene (Port Moody) expressed concerns about the application, noting that six storeys is too high and the proposal is too dense for the neighbourhood, and that it will bring increased traffic congestion and parking issues.

Eric Hedekar (Port Moody) expressed support for the application, noting that it is a well-designed, family-oriented building that offers affordable housing options for people in the community, and urged Council to approve the project.

Mitch Williams (Port Moody) expressed support for the application, noting that it is important to give all developments equal consideration.

Lionel Tan (Port Moody) expressed support for the application, noting that it includes market and non-market housing options and offers affordable housing options for those in need, and that the inclusion of daycare on the site will support families.

Deepak Sharma (Surrey) expressed support for the application, noting that the non-market rental housing and non-profit daycare amenities will have a positive impact on the community.

Jeff McLellan (Port Moody) expressed support for the application, noting that the proponent has worked cooperatively with Council and staff to bring forward a proposal that offers many amenities for the community.

Laura Dick (Port Moody) expressed support for the application, noting that it offers an opportunity for positive growth, diverse housing options, and many needed amenities for the community.

Vince Taylor (Surrey), Buffalo Group, expressed support for the application, noting that it will provide an unprecedented level of subsidized daycare and non-market housing to the area.

Zak Mndebele (Port Moody) expressed support for the application, noting that it will bring affordable childcare options to the community and that its proximity to the Transit-Oriented Development area will encourage increased public transit use.

Haven Lurbiecki (Port Moody) expressed concerns about the application, noting that zoning and Official Community Plan (OCP) amendments should not be approved until the OCP review has been completed and the cumulative effects of such amendments can be clearly understood. Ms. Lurbiecki urged Council to reject the project.

Helen Pahou (Surrey) expressed support for the application, noting that it includes a variety of unit types and affordable housing options, and is situated near public transit.

Graham Wood (Port Moody), Bloom Group, expressed support for the application, noting that it will provide many needed amenities for the community, including affordable housing options for vulnerable families.

Hazel Mason (Port Moody) expressed concerns about the application, noting that the proposal does not include enough affordable housing units and that the proposed plan for displaced residents is insufficient.

Neil Banich (Vancouver), on behalf of McElhanney Architects, expressed support for the application, noting that the project will not negatively impact shadowing or views and is designed to provide benefits to the community while improving the overall livability of the area.

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

PH21/007

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 the Special Council meeting of May 25, 2021 for consideration.

2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 9:01pm.

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

D. Shermer, Corporate Officer

Confirmed on the ____ day of ____, 2020.

R. Vagramov, Mayor