



City of Port Moody

Minutes

Regular Council Meeting

Electronic Webinar via Zoom
Tuesday, June 22, 2021
at 7:45pm

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
Stephen Judd – Manager of Infrastructure Engineering Services
Jennifer Mills – Committee Coordinator
Lorena Miat – Manager of Financial Reporting
Jeff Moi – General Manager of Engineering and Operations
Darcey O’Riordan – Fire Chief
Julie Pavey-Tomlinson – Director of Environment and Parks
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
Wesley Woo – Senior Planner
Kate Zanon – General Manager of Community Development

1. Call to Order

Mayor Vagramov called the meeting to order at 7:45pm.

Art at Council

1.1 Verbal Report: Councillor Zoë Royer, Chair, Arts and Culture Committee

Councillor Royer, Chair, Arts and Culture Committee, introduced the evening’s Art at Council, a watercolour painting acquired by the City in 2007 titled *Pidgeon Creek* by local artist Gay Torlay. Councillor Royer noted that Ms. Torlay has lived along the inlet in Port Moody for 45 years, and she enjoys watching the ebb and flow patterns of the tide, and the distinct shapes found in the water running alongside the sand bars. Councillor Royer also noted that Ms. Torlay works in multiple mediums but feels that she is able to express herself best in watercolour.

Moved, seconded, and CARRIED

THAT the agenda be reordered to address items 9.3, 9.4, and 10.1 before item 9.1.

2. Public Input

Wilhelmina Martin (Port Moody) expressed support for the Culvert Report recommendations, noting that issues related to the Environmentally Sensitive Areas (ESA) Update remain outstanding and require more public consultation prior to being incorporated in the Official Community Plan (OCP). Ms. Martin expressed concerns regarding the donation of Rose Kapp's artwork, noting that the donation was submitted following City procedures and that the artworks were purchased with the intent of donating them to the City.

Peter Edgar (Vancouver), Edgar Development, expressed support for the proposed OCP and zoning amendment Bylaws for 1142 Cecile Drive and 300 Angela Drive, noting that feedback from the community, staff, and Council has been incorporated into the latest proposal, which provides the framework for a green, inclusive, and livable community. Mr. Edgar urged Council to vote in favour of the Bylaws.

Blaire Chisholm (Vancouver), Pooni Group, expressed support for the proposed OCP and zoning amendment Bylaws for 1142 Cecile Drive and 300 Angela Drive, noting that extensive public engagement has been undertaken and that the feedback from the community, staff, and Council has been incorporated into the latest proposal.

Hazel Mason (Port Moody) expressed concerns about the Handling of Written Public Input Report recommendations, noting that more information should be provided on the volume of public input received and options to mitigate costs should be considered.

Joanne McLean (Port Moody) expressed support for the proposed zoning amendment Bylaw for 2101 Clarke Street and 2102-2106 St. Johns Street, noting that the proposal has many positive attributes, including: accessibility to transit, childcare spaces, a mix of units, commercial space, and architecturally pleasing features.

Dean Pomeroy (Port Moody) expressed concerns about the ESA Update, noting that it will negatively impact homeowners and limit opportunities for future development.

Brad Foster (North Vancouver), BC Housing, expressed support for the proposed OCP and zoning amendment Bylaws for 1142 Cecile Drive and 300 Angela Drive, noting that the proposal strives to provide a complete community with unprecedented levels of affordability.

Michael Herberts (Port Moody) expressed support for the Culvert Report recommendations, noting that further work to verify the designation of and clearly define an ESA is required, and suggested that a committee be formed to address outstanding concerns.

Kalbag Srih (Langley), Springcreek Developments Ltd., expressed support for the proposed zoning amendment Bylaw for 2101 Clarke Street and 2102-2106 St. Johns Street.

Kyla Knowles (Port Moody) expressed support for the proposed OCP and zoning amendment Bylaws for 1142 Cecile Drive and 300 Angela Drive, noting that the proposal will bring desirable amenities to the neighbourhood. Ms. Knowles urged Council to review the proposal with an open mind and in good faith.

Barry Sharbo (Port Moody) expressed support for the Handling of Written Public Input Report alternative recommendations, noting that the public's written input should be included in the minutes as part of the record and that the proposed budget is reasonable.

Richard Biedka (Port Moody) expressed support for the Culvert Report recommendations, noting that further public consultation is required to ensure that all affected property owners are informed of the impacts to their properties and to ensure that all associated environmental considerations are included in the Update. Mr. Biedka suggested that the ESA should only be applied to public lands and urged Council to take a comprehensive approach to further work related to ESAs.

Robert Simons (Port Moody) expressed support for the proposed OCP and zoning amendment Bylaws for 1142 Cecile Drive and 300 Angela Drive, noting that the proposal has incorporated the feedback received from the community and stakeholders and will bring immeasurable benefits to the community at large. Mr. Simons urged Council to vote in favour of the Bylaws.

3. General Matters

Delegation – Cameron Hutt

3.1 Presentation: Cameron Hutt Delegation Request: Cameron Hutt

This item was cancelled at the request of the delegation.

3.2 Presentation: City Manager

The City Manager gave a presentation on the 2020 Annual Report.

Mayor Vagramov called for Public Input.

Jeff McLellan (Port Moody) expressed gratitude to staff for their contributions.

Mayor Vagramov called again for Public Input. There was no more public input.

RC21/327

Moved, seconded, and CARRIED

THAT the 2020 Annual Report be received for information.

Minutes

4. Adoption of Minutes

4.1 RC21/328

Moved, seconded, and CARRIED

THAT the minutes of the following meetings be adopted:

- **Special Council (FC and COTW) – May 4, 2021;**
- **Special Council (to Close) – May 11, 2021;**
- **Regular Council – May 11, 2021;**
- **Special Council (to Close) – May 18, 2021;**
- **Special Council (FC and COTW) – May 18, 2021;**
- **Special Council (to Close) – May 25, 2021;**
- **Public Hearing – May 25, 2021;**
- **Special Council – May 25, 2021;**
- **Regular Council – May 25, 2021; and**
- **Special Council – May 27, 2021.**

5. Consent Agenda

At the request of Council, the following items were removed from the Consent Agenda for consideration under Section 6:

- 5.1 – Handling of Written Public Input;
- 5.4 – Port Moody's Historical Relationship with Indigenous Peoples and Their Lands; and
- 5.5 – Komagata Maru Storyboard.

RC21/329

Moved, seconded, and CARRIED

THAT the recommendations contained in following items in the June 22, 2021 Regular Council Consent agenda be approved:

- **5.2 – 2020 Statement of Financial Information;**
- **5.3 – Zoning Bylaw Housekeeping Amendments;**
- **5.6 – CleanBC Better Homes;**
- **5.7 – RFP for Non-profit Child Care Provider – Westhill Child Care Centre;**
- **5.8 – Renewal of the Licensing Agreement for the Designated Anchorage Area; and**
- **5.9 – 2021 Spike Business Awards Timeline.**

The items and recommendations referred to above are as follows:

2020 Statement of Financial Information

- 5.2 Report: Finance and Technology Department – Financial Services Division, dated June 4, 2021

Recommendation adopted on consent:

THAT the 2020 Statement of Financial Information be approved as recommended in the report dated June 4, 2021 from the Finance and Technology Department – Financial Services Division regarding 2020 Statement of Financial Information.

Zoning Bylaw Housekeeping Amendments

- 5.3 Report: Community Development Department – Building, Bylaw, and Licensing Division, dated June 1, 2021

Recommendation adopted on consent:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 56, 2021, No. 3317 (Housekeeping) be read a first and second time and referred to a Public Hearing as recommended in the report dated June 1, 2021 from the Community Development Department – Building, Bylaw, and Licensing Division regarding Zoning Bylaw Housekeeping Amendments.

CleanBC Better Homes

- 5.6 Report: Climate Action Committee, dated April 28, 2021

Recommendation adopted on consent:

THAT the report dated April 28, 2021 from the Climate Action Committee regarding CleanBC Better Homes be received for information.

**RFP for Non-profit
Child Care Provider –
Westhill Child Care
Centre**

5.7 Memo: Community Development Department – Policy Planning Division, dated June 7, 2021

Recommendation adopted on consent:

THAT staff prepare an RFP for a non-profit childcare provider to assist the City in preparing the resubmission of the Westhill Child Care Centre application to the Childcare BC New Spaces Fund and to operate the future Westhill Child Care Centre if the City's grant application is successful as recommended in the memo dated June 7, 2021 from the Community Development Department – Policy Planning Division regarding RFP for Non-Profit Child Care Provider – Westhill Child Care Centre.

**Renewal of the
Licensing Agreement
for the Designated
Anchorage Area**

5.8 Report: Community Services Department – Environment Division, dated June 7, 2021

Recommendation adopted on consent:

THAT the Mayor and Corporate Officer be authorized to renew the existing Licence with the Vancouver Fraser Port Authority to extend the term of the Designated Anchorage Area for five (5) years;

AND THAT an annual budget of \$12,000 be included in the 2022-2026 Financial Plan for insurance and other costs associated with administration of the program for the Designated Anchorage Area as recommended in the report dated June 7, 2021 from the Community Services Department – Environment Division regarding Renewal of the Licensing Agreement for the Designated Anchorage Area.

**2021 Spike Business
Awards Timeline**

5.9 Memo: Community Development Department – Economic Development Office, dated June 3, 2021

Recommendation adopted on consent:

THAT Council approve the revised Spike Business Awards timeline as recommended in the memo dated June 3, 2021 from the Community Development Department – Economic Development Office regarding 2021 Spike Business Awards Timeline.

**Handling of Written
Public Input**

6. Items Removed from the Consent Agenda
6.5.1 Report: Legislative Services Division, dated March 16, 2021

RC21/330

Moved and seconded

THAT staff be directed to amend policies and procedures to capture and acknowledge written public input in Council meeting minutes and Public Hearing minutes and to provide written public input to the public prior to Public Hearings and Council meetings by reducing the public input submission period and adding a part-time position at the cost of \$50,813.09;

AND THAT the annual budget of \$50,813.09 be approved and forwarded to the Finance Committee for identification of a funding source;

AND THAT staff continue to look for cost saving measures.

RC21/331

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding “AND THAT staff report back on the feasibility and cost of an automated online form to capture written public input that will form part of the public record.”.

The question on the main motion (RC21/330) as amended (by RC21/331) was put to a vote; the following motion was CARRIED:

THAT staff be directed to amend policies and procedures to capture and acknowledge written public input in Council meeting minutes and Public Hearing minutes and to provide written public input to the public prior to Public Hearings and Council meetings by reducing the public input submission period and adding a part-time position at the cost of \$50,813.09;

AND THAT the annual budget of \$50,813.09 be approved and forwarded to the Finance Committee for identification of a funding source;

AND THAT staff continue to look for cost saving measures;

AND THAT staff report back on the feasibility and cost of an automated online form to capture written public input that will form part of the public record.

Port Moody's Historical Relationship with Indigenous Peoples and Their Lands

6.5.4 Report: Heritage Commission, dated June 2, 2021

RC21/332

Moved, seconded, and CARRIED

WHEREAS the City of Port Moody has committed to meaningful redress and reconciliation;

THEREFORE BE IT RESOLVED THAT the City of Port Moody formally commit to undertaking a critical reflection of its historical relationship with Indigenous peoples and their lands;

AND THAT an appropriate third party be identified to carry out the work;

AND THAT the appropriate resources be determined and allocated to plan, research, and report the findings;

AND THAT the resultant report outline future actions that the City of Port Moody will take to appropriately acknowledge the findings, prioritizing transparent collaboration with Indigenous peoples with a right and interest in the place we now know as Port Moody.

Komagata Maru Storyboard

6.5.5 Report: Heritage Commission, dated June 2, 2021

RC21/333

Moved, seconded, and CARRIED

THAT a storyboard concept be explored with the Komagata Maru Society to commemorate the incident;

AND THAT the Heritage Commission be directed to work with the Komagata Maru Society to draft the storyboard content and to facilitate outreach with potential partners.

7. Legislative Matters

8. Unfinished Business

The agenda order was varied to address items 9.3, 9.4, and 10.1 at this point.

**Municipal Support for
the CleanBC Better
Homes Program**

9.3 Report: Councillor Meghan Lahti and Councillor Amy Lubik, dated June 10, 2021

RC21/334

Moved, seconded, and CARRIED

THAT Council go into Committee of the Whole.

Councillor Lahti gave a presentation on draft CleanBC Port Moody Municipal Top-Up Rebate Options and answered questions from Council regarding time sensitivity and staff time requirements.

Staff answered questions from Council regarding funding sources and staff time requirements.

CW21/088

Moved and seconded

THAT \$25,400 be approved to fund Municipal Top-Up Option 1, a municipal top-up rebate and heat pump group purchase rebate program under the CleanBC Better Homes Program, as outlined in Attachment 4 of and recommended in the report dated June 10, 2021 from Councillor Meghan Lahti and Councillor Amy Lubik regarding Municipal Support for the CleanBC Better Homes Program;

AND THAT the budget of \$25,400 be forwarded to the Finance Committee to identify a funding source;

AND THAT staff be directed to implement and coordinate promotion of Municipal Top-Up Option 1 for a CleanBC Better Homes municipal top-up rebate and heat pump group purchase rebate program as outlined in Attachment 4 of the report dated June 10, 2021 from Councillor Meghan Lahti and Councillor Amy Lubik regarding Municipal Support for the CleanBC Better Homes Program;

AND THAT the City of Port Moody invite CleanBC Better Homes Program to present a webinar for the community and the program information be posted on the city website and social media to promote the program.

CW21/089

Moved, seconded, and CARRIED

THAT this item be referred to staff for a report back.

RC21/335

Moved, seconded, and CARRIED

THAT Council Rise and Report.

RC21/336

Moved, seconded, and CARRIED

THAT the meeting be extended until 11:30pm.

Culvert Report

9.4 Report: Councillor Steve Milani, dated June 10, 2021

RC21/337

Moved and seconded

THAT staff be directed to report back on using culverts to enable redevelopment of existing residential properties that contain non-fish bearing unmapped watercourses as recommended in the report dated June 10, 2021 from the Office of Councillor Steve Milani regarding Culvert Report;

AND THAT any future mapping of non-fish bearing Environmentally Sensitive Area watercourses exclude private residential properties.

RC21/338

Moved, seconded, and CARRIED

THAT this item be referred to the Environmental Protection Committee for review and comment.

(Voting against: Councillor Milani and Mayor Vagramov)

Lighting Request – Arthritis Awareness Month

10. Other Business

10.1 Letter: Francois Bernard, Arthritis Society, dated May 19, 2021

Councillor Lahti left the meeting at this point.

RC21/339

Moved, seconded, and CARRIED

THAT the City Hall theme lighting be illuminated blue on September 1, 2021 in support of Arthritis Awareness Month.

The agenda order was resumed at this point.

Rezoning (Mixed Use) – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.)

9. New Business

9.1 Presentation: City Planner
Presentation Springcreek Development Ltd.
Report: Community Development Department – Development Planning Division, dated May 10, 2021

Councillor Lahti returned to the meeting at this point.

RC21/340

Moved, seconded, and CARRIED

THAT Council go into Committee of the Whole.

The applicants gave a presentation on the proposed development and answered questions from Council regarding office space, garage accessibility, outdoor activity areas for the childcare space, and the water feature.

RC21/341

Moved, seconded, and CARRIED

THAT Council Rise and Report.

RC21/342

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) be read a first time as recommended in the report dated May 10, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.).

OCP Amendment and Rezoning – 1142 Cecile Drive and 300 Angela Drive (Edgar Development) – Second Reading

9.2

Presentation: City Planner

Presentation: Edgar Development

Report: Community Development Department – Development Planning Division, dated June 4, 2021

Councillor Lahti declared a conflict of interest due to the proximity of her property to the proposed development and left the meeting at this point.

RC21/343

Moved, seconded, and CARRIED

THAT the meeting be extended until 12:00am.

RC21/344

Moved, seconded, and CARRIED

THAT Council go into Committee of the Whole.

The applicants gave a presentation on the proposed development at Woodland Park and answered questions from Council.

RC21/345

Moved, seconded, and CARRIED

THAT Council Rise and Report.

RC21/346

Moved and seconded

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 31, 2021, No. 3305 (1142 Cecile Drive and 300 Angela Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83) be read a second time as amended as recommended in the report dated June 4, 2021 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 1142 Cecile Drive and 300 Angela Drive (Edgar Development) – Second Reading;

AND THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 31, 2021, No. 3305 (1142 Cecile Drive and 300 Angela Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83) be referred to a Public Hearing;

AND THAT the Woodland Park Term Sheet be endorsed, including the proposed Community Amenity Contribution waiver and approach to the application of Development Cost Charges to inform further discussions between staff and the applicant in preparation of a Development Agreement.

RC21/347

Moved, seconded, and CARRIED

THAT the meeting be extended until 12:15am.

RC21/348

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding “AND THAT the Public Hearing notification area be expanded to include the Easthill, Westhill, Glenayre, Seaview and College Park neighbourhoods;” between the second and third clauses.

Separation was requested.

The question on the first clause of the main motion (RC21/346a) was put to a vote; the following motion was CARRIED:

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 31, 2021, No. 3305 (1142 Cecile Drive and 300 Angela Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83) be read a second time as amended as recommended in the report dated June 4, 2021 from the Community Development Department – Development Planning Division regarding OCP Amendment and Rezoning – 1142 Cecile Drive and 300 Angela Drive (Edgar Development) – Second Reading;

The question on the second and third clauses of the main motion (RC21/346b-c) as amended (by RC21/348) was put to a vote; the following motion was CARRIED:

THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 31, 2021, No. 3305 (1142 Cecile Drive and 300 Angela Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 52, 2021, No. 3306 (1142 Cecile Drive and 300 Angela Drive) (CD83) be referred to a Public Hearing;

AND THAT the Public Hearing notification area be expanded to include the Easthill, Westhill, Glenayre, Seaview and College Park neighbourhoods.

The question on the fourth clause of the main motion (RC21/346d) was put to a vote; the following motion was DEFEATED:

THAT the Woodland Park Term Sheet be endorsed, including the proposed Community Amenity Contribution waiver and approach to the application of Development Cost Charges to inform further discussions between staff and the applicant in preparation of a Development Agreement.

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

RC21/349

Moved, seconded, and CARRIED

THAT staff be directed to work with the applicant to explore the feasibility of a third SkyTrain station in Port Moody.

RC21/350

Moved, seconded, and CARRIED

THAT staff be directed to, as part of the City's affordable rental replacement policy update, address the issue of loss of affordable rental due to age of the buildings, and ensure minimal net loss of affordable rental units.

The meeting was automatically adjourned at 12:15am.

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| | 11. | Verbal Reports from Council and Staff |
| Council Verbal Reports | 11.1 | This item was not addressed. |
| Staff Verbal Reports | 11.2 | This item was not addressed. |
| | 12. | Information Items |
| Metro Vancouver Board in Brief | 12.1 | Metro Vancouver Board in Brief, dated May 28, 2021 |
| Committees, Commissions, and Boards – Minutes | 12.2 | <ul style="list-style-type: none">• Arts and Culture Committee – April 7, 2021• Library Board – April 15, 2021• Climate Action Committee – April 26, 2021• Economic Development Committee – May 5, 2021• Seniors Focus Committee – May 6, 2021• Youth Focus Committee – May 12, 2021• Parks and Recreation Commission – May 12, 2021• Heritage Commission – May 13, 2021 |
| | 13. | Public Input |
| | | This item was not addressed. |

14. Adjournment

The meeting was automatically adjourned at 12:15am.

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