



City of Port Moody

Minutes

Special Council Meeting

Electronic Webinar via Zoom
Tuesday, July 6, 2021
at 7:06pm

Present:

Mayor R. Vagramov
Councillor D.L. Dilworth
Councillor A.A. Lubik
Councillor S. Milani
Councillor P.Z.C. Royer

Absent:

Councillor M.P. Lahti (Regrets)
Councillor H. Madsen (Regrets)

In Attendance:

Tim Savoie – City Manager
André Boel – City Planner
Theresa Cochran – General Manager of Community Services
Tyson Ganske – Manager of Financial Planning
Jennifer Mills – Committee Coordinator
Jeff Moi – General Manager of Engineering and Operations
Darcey O'Riordan – Fire Chief
Angie Parnell – General Manager of People, Communications,
and Engagement (arrived at 7:10pm)
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 7:06pm.

2. General Matters

**Resolution to Go
Into Finance
Committee**

- 2.1 RC21/351**
Moved, seconded, and CARRIED
THAT Council go into Finance Committee.

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

2022-2026 Financial Plan Guidelines for Staff	<p>3. Finance Committee</p> <p>3.1 Presentation: General Manager of Finance and Technology Report: Finance and Technology Department – Financial Services Division, dated June 15, 2021</p> <p>Staff gave a presentation on the 2022-2026 Five-Year Financial Plan Budget Guidelines for Staff, including information regarding: purpose; financial plan guidelines; financial planning processes, principles, and policies; strategic planning; long-term strategic financial framework; guiding documents; budget targets, timelines, and consultations; growth allocation; and staff recommendations.</p> <p>Staff answered questions from Council regarding the allocation of growth revenue for the Police Board, opportunities to reduce the budget, consideration of public feedback comments, and Medical Services Plan payments.</p> <p><u>FC21/049</u> Moved, seconded, and CARRIED THAT 2022-2026 Financial Plan Guidelines for Staff be approved as recommended in the report dated June 15, 2021 from the Finance and Technology Department – Financial Services Division regarding 2022-2026 Financial Plan Guidelines for Staff;</p> <p>AND THAT the Port Moody Police Board be informed of the 2022-2026 Financial Plan Guidelines for Staff;</p> <p>AND THAT staff be directed to prepare an amendment to Corporate Policy – 05-1700-02 – Procedures for Council Consideration of Port Moody Police Board Budget to remove the reference to an allocation of taxation revenue growth for Council consideration.</p>
Funding Source – Legislative Services Advisor	<p>3.2 Memo: Legislative Services Division, dated June 28, 2021</p> <p><u>FC21/050</u> Moved, seconded, and CARRIED THAT \$38,000 be approved from Accumulated Surplus in 2021 and \$116,760 from General Taxation in 2022 to fund the addition of a Legislative Services Advisor position in the Legislative Services Division as recommended in the memo dated June 28, 2021 from the Legislative Services Division regarding Funding Source – Legislative Services Advisor.</p>

**Master
Transportation Plan
Internal Borrowing**

- 3.3 Report: Finance and Technology Department – Financial Services Division, dated June 1, 2021

FC21/051

Moved, seconded, and CARRIED

THAT the City internally borrow \$3,555,000 from the Density Bonus Reserve for the Master Transportation Plan as recommended in the report dated June 1, 2021 from the Finance and Technology Department – Financial Services Division regarding Master Transportation Plan Internal Borrowing;

AND THAT annual repayments of \$344,681 be made to the Density Bonus Reserve over 12 years from the Master Transportation Levy.

**Resolution to Adopt
Finance Committee
Report**

4. Rise and Report

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

RC21/352

Moved, seconded, and CARRIED

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

RC21/353

Moved, seconded, and CARRIED

THAT the agenda be reordered to address item 7.4 before item 7.2.

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

5. General Matters

- 5.1 RC21/354

Moved, seconded, and CARRIED

THAT Council go into Committee of the Whole.

6. Public Input

Wilhelmina Martin (Port Moody) expressed support for the proposed development for 3015-3093 Murray Street, noting that the proposal is well suited to the location and that the developer has revised the proposal based on feedback received. Ms. Martin urged Council to vote in favour of the Bylaws.

Hazel Mason (Port Moody) expressed gratitude to Council for supporting public input. Ms. Mason expressed concerns about development applications, noting that more consistency and clarity is needed to ensure transparency in communications. Ms. Mason also expressed concerns about housing affordability, noting that the definition of affordable is broad and that the different categories should be clearly defined.

Richard Biedka (Port Moody) expressed support for the proposed development for 3015-3093 Murray Street and urged Council to vote in favour of the Bylaws. Mr. Biedka expressed concerns about the 2022-2026 Financial Plan Guidelines for Staff and urged Council to maintain a low target for tax increases.

Kyla Knowles (Port Moody) expressed support for the proposed development for 3015-3093 Murray Street, noting that the applicant has revised the proposal based on Council's feedback, and urged Council to vote in favour of the Bylaws.

Barry Sharbo (Port Moody) expressed concerns about staff communications with community stakeholders. Mr. Sharbo asked when staff will resume normal operations at City Hall.

Yolanda Broderick (Port Moody) expressed support for the proposed development for 3015-3093 Murray Street, noting that more three-bedroom units and aging-in-place features would be of benefit. Ms. Broderick expressed concerns about the pre-application for 2524 and 2528 St. Johns Street, noting that the applicant must provide more information on the duration of the affordable housing component. Ms. Broderick expressed concerns about the pre-application for 112 Moray Street related to tree removal.

7. Committee of the Whole

Delegation – The VR Voyage

- 7.1 Presentation: Bryce Watts, Program Director
Delegation Request: Bryce Watts

Bryce Watts gave a presentation on The VR Voyage, including information about hosting virtual content, interactive travel guides, VR technology, business models, current status and investments, current and proposed partners, municipal travel guide opportunities, and partnership structures.

Mr. Watts answered questions from Council regarding funding sources, interested municipal partners, timelines, support required, and partnership with the Port Moody Museum.

CW21/090

Moved, seconded, and CARRIED

THAT the delegation request be referred to the Tourism Committee for review and a report back.

The agenda order was varied to address item 7.4 at this point.

Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) – Second Reading

7.4

Presentation: City Planner
Presentation: Mosaic Ave Developments
Report: Community Development Department – Development Planning Division, dated June 3, 2021

Staff gave a presentation on the application, including information about current milestones, location, key elements of the proposal, key changes of the proposal, and staff recommendation.

Staff answered questions from Council about the adaptable and accessible units, the housing needs assessment report, Advisory Design Panel review, and the public hearing notification area boundaries.

Adrien Herberts gave a presentation on the proposed development on behalf of the applicant, and provided information on flexible starter homes at lower prices; more affordable rental homes; new employment opportunities; and preserving light industrial uses.

The applicant answered question from Council about affordable housing.

CW21/091

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 second time as amended as recommended in the report dated June 3, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) – Second Reading;

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.

CW21/092

Moved, seconded, and CARRIED

THAT the forgoing motion be amended by adding “AND THAT the notification area for the Public Hearing be extended to include the Klahanie neighbourhood.”.

The question on the main motion (CW21/091) as amended (by CW21/092) 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 second time as amended as recommended in the report dated June 3, 2021 from the Community Development Department – Development Planning Division regarding Rezoning (Mixed Use) – 3015-3093 Murray Street (Mosaic Ave Developments) – Second Reading;

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;

AND THAT the notification area for the Public Hearing be extended to include the Klahanie neighbourhood.

The agenda order was resumed at this point.

**Early Input –
Pre-Application
(Mixed Use) –
2524-2528 St. Johns
Street (Mara+Natha
Architecture)**

7.2 Presentation: City Planner
Presentation: Mara+Natha Architecture
Report: Community Development Department – Development
Planning Division, dated June 7, 2021

Councillor Royer declared a conflict of interest due to her family business's representation of the applicant and left the meeting at this point and did not return.

Staff gave a presentation on the application, including information regarding land use and zoning designations, key features of the proposal, elevations, perspective drawings, and the proposal's alignment with City policies and bylaws.

The applicant gave a presentation on the proposed development, including information regarding architectural design, Friendship Food Company background, Rent to Young Entrepreneurs First policies, proposed business innovation centre, proposed amenities, proximity to transit, proposed mural, affordable housing component, employment spaces, contribution to the revitalization of Moody Centre, potential partners, community amenity contributions, and at risk youth programs and support.

CW21/093

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on July 6, 2021 as recommended in the report dated June 7, 2021 from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application (Mixed Use) – 2524-2528 St. Johns Street (Mara+Natha Architecture).

**Early Input –
Pre-Application –
112 Moray Street
(CityState
Consulting Group)**

- 7.3 Presentation: City Planner
Presentation: CityState Consulting Group
Report: Community Development Department – Development Planning Division, dated June 14, 2021

Staff gave a presentation on the application, including information regarding current project milestones, location of the subject property, current land use and zoning designations, key features of the proposal, site plan, and staff comments.

The applicant gave a presentation on the application, including information regarding site context, tree retention, renderings, traffic calming initiatives, access and egress points, heritage protection and restoration, proposed amenities, unit diversity, live-work units, topography, access to Moray Street, and Heritage Revitalization agreements.

Staff answered questions from Council regarding Moray Street access.

The applicant answered questions from Council regarding geotechnical studies, and shadow and lighting studies.

CW21/094

Moved, seconded, and CARRIED

THAT the meeting be extended until 10:20pm.

CW21/095

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on July 6, 2021 as recommended in the report dated June 14, 2021, from the Community Development Department – Development Planning Division regarding Early Input – Pre-Application – 112 Moray Street (CityState Consulting Group).

Rise and Report

8. Rise and Report

8.1 RC21/355

Moved, seconded, and CARRIED

THAT the recommendations approved at the Committee of the Whole meeting of July 6, 2021 be ratified.

9. Legislative Matters

10. Adjournment

Mayor Vagramov adjourned the meeting at 10:11pm.

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