



# City of Port Moody

## Minutes

### Public Hearing

Electronic Webinar via Zoom  
Tuesday, July 20, 2021  
at 7:06pm

**Present:**

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

**Absent:**

Councillor M.P. Lahti

**In Attendance:**

Paul Rockwood – Acting City Manager  
André Boel – City Planner  
Theresa Cochran – General Manager of Community Services  
Jennifer Mills – Committee Coordinator  
Jeff Moi – General Manager of Engineering and Operations  
Darcey O’Riordan – Fire Chief  
Julie Pavey-Tomlinson – Director of Environment and Parks  
Virgelene Rutherford – Acting GM of People, Communications,  
and Engagement  
Marc Saunders – Director of Library Services  
Dorothy Shermer – Corporate Officer  
Kate Zanon – General Manager of Community Development

#### 1. Business

Mayor Vagramov opened the Public Hearing at 7:06pm.

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

**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.**

**Zoning Bylaw  
Housekeeping  
Amendments**

- 1.1 Notice of Public Hearing  
Report considered at the June 22, 2021 Regular Council Meeting: Community Development Department – Building, Bylaw, and Licensing Division, dated June 1, 2021

*Bylaw No. 3317, a Bylaw to amend the Zoning Bylaw with Housekeeping Amendments.*

The Corporate Officer introduced the proposed Bylaw and confirmed that the statutory requirements for this Public Hearing were met and that no written public input was received before the advertised deadline.

Staff gave a presentation on the housekeeping Bylaw amendment.

Mayor Vagramov called for public input.

Hazel Mason (Port Moody) expressed concerns about the grading for RS1 zoning and density entitlements for RS1-S zoning, and suggested a floor area ratio of 0.6 for this zoning designation.

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

PH21/008

Moved, seconded, and CARRIED

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 56, 2021, No. 3317 (Housekeeping) be referred to the Special Council meeting of July 20, 2021 for consideration.**

**OCP Amendment,  
Rezoning – 1142  
Cecile Drive and 300  
Angela Drive  
(Woodland Park)**

- 1.2 Notice of Public Hearing  
Report considered at the June 22, 2021 Regular Council meeting: Community Development Department – Development Planning Division, dated June 4, 2021

*Bylaw No. 3305, a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to add the Mixed Use – Woodland Park designation (1142 Cecile Drive and 300 Angela Drive).*

*Bylaw No. 3306, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties at 1142 Cecile Drive and 300 Angela Drive from Low-Density Townhouse Residential (RM3) to Comprehensive Development Zone 83 (CD83).*

The Corporate Officer introduced the proposed Bylaws and 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 Official Community Plan (OCP) Amendment and Rezoning Bylaws, including information regarding current milestones, current OCP land use and zoning designations, and updates to the Master Plan, OCP Amendment Bylaw No. 3305, and Rezoning Bylaw No. 3306.

The applicants gave a presentation on the proposal, including information regarding the following: affordability; development deadlines; community benefits; revisions made in response to public, staff, and Council feedback; phased development timelines; environmental protection considerations; and transportation improvements. The applicants advised that the proposal will be amended to include a waiver of the Community Amenity Contributions (CACs) in acknowledgement of the affordable housing being provided.

The applicants answered questions from Council regarding ground stability, view corridors, public art, other uses for the land, building heights, and time-sensitive deadlines.

Staff answered questions from Council regarding the current zoning designation floor area ratio, the proposed road re-alignment, fish-bearing watercourses, provisions of the development agreement, CACs, and the proposed number of units.

Mayor Vagramov called for public input.

Haven Lurbiecki (Port Moody) expressed concerns about the proposed Bylaws, noting that the density increase will have negative impacts on the neighbourhood character and access to services and amenities throughout Port Moody. Ms. Lurbiecki suggested that further OCP amendments should not be considered until the OCP Update process is complete.

Hazel Mason (Port Moody) expressed concerns about unit density transfer and impacts to environmentally sensitive areas. Ms. Mason suggested that City-led Townhall meetings should be conducted for proposals of this scale.

Scott Montague (Port Moody) expressed support for the proposed Bylaws, noting that adoption of the Bylaws would provide many benefits to existing and future residents of the neighbourhood. Mr. Montague expressed concerns regarding heat and suggested that the proposal could include more parkland and affordable housing.

Leanne Anderson (Port Moody) expressed support for the proposed Bylaws, noting that the proposal represents a livable, accessible community that will provide much-needed amenities in the neighbourhood. Ms. Anderson noted that traffic management is a continuous improvement process and urged Council to consider the expertise of staff.

Stirling Ward (Port Moody) expressed concerns about the proposed Bylaws, noting that the proposal does not align with residents' views and will have negative impacts on quality of life. Mr. Ward suggested that Council decisions resulting in City-wide impacts should include all members of Council and should not constitute a conflict of interest.

Jocelyn Legal (Port Moody) expressed support for the proposed Bylaws, noting that the development aligns with City objectives and commitments, and is a well-designed, walkable community that will provide many amenities to the neighbourhood.

Colin Fowler (Coquitlam), HUB Cycling Tri-Cities Local Committee Co-Chair, expressed support for the proposed Bylaws, noting that the proposal encourages active transportation by including safe cycling infrastructure and a second designated cycling route in the city.

Jim Burgess (Port Moody) expressed concerns about the proposed Bylaws, noting that the neighbourhood currently struggles with traffic management issues and that the increase in traffic from new residents and retail patrons will exacerbate these issues.

Kyla Knowles (Port Moody) expressed support for the proposed Bylaws, noting that the proposal has been designed based on feedback from the community and will bring many positive benefits to the neighbourhood, including affordable housing, childcare spaces, parks, and retail space.

Alexandra Chauran (Port Moody), Seaview Community School Parents Advisory Committee President, expressed concerns about the proposed Bylaws, noting that the proposal will have a negative impact on the existing community. Ms. Chauran advised that developments should align with the OCP and urged Council to vote against the proposed Bylaws.

Paul Thiel (Port Moody) expressed concerns about the proposed Bylaws, noting that the proposed density exceeds the current OCP designation, and suggested that Council focus on increasing development in the downtown area.

Judy Thiel (Port Moody) expressed concerns about the proposed Bylaws, noting that the amenities, schools, and traffic designs may not meet the demands generated by the proposed neighborhood.

Sharon Carr (Port Moody) expressed support for the proposed Bylaws, noting that the proposal is a thoughtfully planned community that provides an opportunity for the neighbourhood to receive new and improved infrastructure.

Wilhelmina Martin (Port Moody) expressed support for the proposed Bylaws, noting that the development will provide many benefits to the community and offer opportunities for residents to remain in the community through the tenant relocation plan and aging-in-place considerations.

Gillian Haigh (Vancouver) expressed support for the proposed Bylaws, noting that the public art component of the proposal supports the local art community.

Jenni Merrifield (Port Moody) expressed support for the proposed Bylaws, noting that the proposal has been developed with local feedback taken into consideration, and will create a master-planned community that includes provisions and amenities that will benefit current and future residents of Port Moody. Ms. Merrifield urged Council to support the proposal.

Kevin Goodbrand (Port Moody) expressed concerns about the proposed Bylaws, noting that completion of the Highview Place Road replacement should be completed before Phase 4 construction is complete.

Marne Goodbrand (Port Moody) expressed concerns about the proposed Bylaws, noting that infrastructure in the neighbourhood will not meet the demands of the increased population and that towers in the neighbourhood will alter the neighbourhood character.

Shari Mahar (Pitt Meadows), Executive Director of Community Integration Services Society, noted that the development will provide much-needed amenities to the community and that the partnership with BC Housing will provide opportunities for marginalized people to live in a walkable community with access to amenities and services.

Yolanda Broderick (Port Moody) expressed concerns about the proposed Bylaws, noting that the scale of the development will have city-wide impacts and urged the applicants to ensure that displaced residents are provided with housing options.

Rei Miyasaka (Port Moody) expressed support for the proposed Bylaws, noting that the development will provide many benefits to the neighbourhood. Mr. Miyasaka expressed concerns about additional traffic congestion and the affordable housing units.

George Babinger (Port Moody) expressed concerns about the proposed Bylaws, noting that the increase in traffic congestion will negatively impact neighbourhood residents.

Dean Northcott (Port Moody) expressed concerns about the proposed Bylaws, including negative impacts on traffic and displacement of existing residents. Mr. Northcott expressed support for the road realignment.

Eric Robertson (North Oyster) expressed support for the proposed Bylaws, particularly for the public art component.

PH21/009

Moved, seconded, and CARRIED

**THAT the Public Hearing be recessed until 9:35pm.**

The Public Hearing was recessed at 9:31pm and reconvened at 9:40pm.

Joe Uzelac (Port Moody) expressed concerns about the proposed Bylaws, noting that the construction of this development will have negative impacts on the neighbourhood both during and after construction.

Ken Wakahara (Port Moody) expressed concerns about the proposed Bylaws, noting that the road re-alignment should be completed in a development phase to ensure that traffic management concerns are addressed and construction vehicles are able to access the site. Mr. Wakahara suggested that an alternate route be created to provide access to Clarke Street.

Paul Mitchell-Banks (Port Moody) expressed support for the proposed Bylaws, noting that the proposal will increase the affordable housing stock in the city and will offer current residents the chance to relocate to new units. Mr. Mitchell-Banks suggested that the commercial and amenity space could be increased to encourage more activities within the new neighbourhoods.

Valerie Morrison (Port Moody) expressed concerns about the proposed Bylaws, noting that the proposal will have negative impacts on traffic and parking, and create noise and air pollution.

James Clarke (Port Moody) expressed support for the proposed Bylaws, noting that the proposal provides an opportunity to create climate change resilient buildings that will provide inclusive housing for all ages and incomes.

Allan Fawley (Port Moody) expressed support for the proposed Bylaws, noting that the proposal is a master-planned community that provides the framework for future developments in Port Moody and will provide access and connectivity to previously inaccessible areas.

Ryan Thomson (Port Moody) expressed concerns about the proposed Bylaws, citing the large scale and the negative impacts on quality of life due to the long duration of construction. Mr. Thomson expressed concerns about children's safety in and around construction zones.

Chris Miller (Port Moody) expressed support for the proposed Bylaws, noting that traffic issues are of concern in municipalities throughout the Lower Mainland.

Christopher Campbell (Port Moody) expressed concerns about the proposed Bylaws, noting that the proposal may not align with urban planning best practices and that the increase in density will cause traffic issues. Mr. Campbell lost his connectivity prior to completing his remarks.

PH21/010

Moved, seconded, and CARRIED

**THAT the Public Hearing be extended for 30 minutes.**

Barron Moo (Port Moody) expressed concerns about the proposed Bylaws, noting that the requested increase to density is well beyond the OCP limits, and suggested that the traffic management improvements may be insufficient for mitigating the negative impacts to neighbourhood.

Ian McLeod (Port Moody) expressed support for the proposed Bylaws, noting that having the infrastructure in place prior to residents moving in will help with traffic management concerns.

Keir Macdonald (Port Moody) expressed support for the proposed Bylaws, citing the benefits of mixed-income communities, of increasing the City's social housing stock, and of ensuring that residents are not displaced through the Tenant Relocation Assistance Policy.

Christopher Campbell (Port Moody) reconnected and expressed further concerns about the proposed Bylaws, including the proposal's city-wide impacts and the direct impacts on the Seaview neighbourhood.

Jeff McLellan (Port Moody) expressed support for the proposed Bylaws, noting that the development is an inclusive master-planned community that will provide new housing to current residents living in outdated homes.

Cristian Gheorghe (Port Moody) expressed concerns about the proposed Bylaws, including the impacts of increased density and the increased traffic on Glenayre Drive.

Michael Shoemaker (Port Moody) expressed concerns about the proposed Bylaws, including the duration of the construction period.

Christine Ng (Port Moody) expressed concerns about the proposed Bylaws, noting that the neighbourhood is currently inaccessible and existing density is already overburdening pedestrian infrastructure.

Sean Ogilvie (Port Moody) expressed concerns about the proposed Bylaws, noting that the increase to density is beyond the OCP limits, and suggested that the traffic management plans and commercial space do not adequately address the density proposed for the neighbourhood.

Ken Stokes (Port Moody) expressed concerns about the proposed Bylaws, noting that the increase to density will have negative impacts on traffic and schools. Mr. Stokes also expressed concerns about large construction vehicles entering and exiting the property.

PH21/011

Moved, seconded, and CARRIED

**THAT the Public Hearing be extended until 11:16pm.**

Parthiphan Krishnan (Port Moody) expressed concerns about the proposed Bylaws, noting that the proposed community benefits are not adequate and that the requested increase to density is beyond the OCP limits. Mr. Krishnan suggested that development approvals should be undertaken comprehensively and consider their overall impacts to the city.

Wilhelmina Martin (Port Moody) expressed concerns about technical difficulties with the Public Hearing.

Paul Mitchell-Banks (Port Moody) expressed support for the proposed Bylaws, noting that the proposal is a unique opportunity to create a pedestrian-focused development with aging-in-place infrastructure. Mr. Mitchell-Banks suggested that the proposal could be used to inform future decisions related to the OCP.

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

PH21/012

Moved, seconded, and 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 the Special Council meeting of July 20, 2021 for consideration.**



## 2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 11:02pm.

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

---

D. Shermer, Deputy Corporate Officer

Confirmed on the \_\_\_\_ day of \_\_\_\_\_, 2021.

---

R. Vagramov, Mayor