



# City of Port Moody

## Minutes

### Public Hearing

Electronic Webinar via Zoom  
Tuesday, September 21, 2021  
at 7:05pm

**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  
Kirk Heaven – Deputy Fire Chief  
Ron Higo – General Manager of Community Services  
Kevin Jones – Senior Development Planner  
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  
Dorothy Shermer – Corporate Officer  
Tracey Takahashi – Deputy Corporate Officer  
Kate Zanon – General Manager of Community Development

#### 1. Business

Mayor Vagramov opened the Public Hearing at 7:05pm.

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

- 1.1 Notice of Public Hearing  
Report considered at the July 6, 2021 Council meeting: Community Development Department – Development Planning Division, dated June 3, 2021  
Public Input

*Bylaw No. 3303, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of three mixed-use buildings containing light industrial and commercial uses on the ground floor/mezzanine and residential uses above, all over a common underground/podium parking structure at 3015-3093 Murray Street.*

**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.

The Corporate Officer introduced the proposed Bylaw 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 agenda and the on-table package.

Staff gave a presentation on the proposed Bylaw, including information regarding land use policy and specific elements of the proposed development.

The applicant gave a presentation on the proposed development, including information regarding livability, residential unit mix, and employment space and opportunities.

Staff and the applicant responded to questions from Council regarding employment space, projected number of employment opportunities, parking, and home occupation uses.

Mayor Vagramov called for public input.

Wilhelmina Martin (Port Moody) expressed support for the proposed development, noting that the applicant has responded to Council requests for changes and that the project offers many benefits to the community. Ms. Martin urged Council to support the application.

Steve Baldazzi (Maple Ridge) expressed support for the proposed development, noting that it would enhance the surrounding area and will provide a variety of business opportunities to the community. Mr. Baldazzi urged Council to support the application.

Kyle Wright (Port Moody) expressed support for the proposed development, noting that it will provide much-needed housing in the city and enhance the surrounding area. Mr. Wright urged Council to support the application.

Stirling Ward (Port Moody) expressed support for the proposed development, noting that the development offers amenities and much-needed housing and employment opportunities to the community. Mr. Ward urged Council to support the application.

Janice Mazzone (Port Moody) expressed support for the proposed development, noting that the mixed-use project will give a boost to businesses in Port Moody and enhance the walkability of the surrounding area.

Crystal Wilcox (Port Moody) expressed support for the proposed development, noting that it will provide opportunities for many people to enter the housing market and will enhance the surrounding area. Ms. Wilcox urged Council to support the application.

Kyla Knowles (Port Moody) expressed support for the proposed development, noting that the light-industrial space and other employment opportunities will benefit the community, and the proposed amenities will benefit Port Moody. Ms. Knowles urged Council to support this application. Ms. Knowles expressed concerns about the conduct of some Council members towards applicants.

Tyler Pearce (Port Moody) expressed support for the proposed development, noting that the employment opportunities are needed in Port Moody and the amenities offered with the project will enhance the surrounding area. Mr. Pearce urged Council to support the application.

Kyle Smith (Port Moody) expressed support for the proposed development, noting that the project will bring much-needed housing to the city and enhance the surrounding area. Mr. Smith urged Council to support the application.

William Maunsell (Port Moody) expressed support for the proposed development, noting that the variety of uses will enhance the surrounding area, and that rental housing is needed in Port Moody. Mr. Maunsell urged Council to support the application.

Eric Hedekar (Port Moody) expressed support for the proposed development, noting that it will fit well in the area and provide many amenities to the community. Mr. Hedekar urged Council to support the application.

Berkeley Loh (Coquitlam) expressed support for the proposed development, noting that the project will provide much-needed housing in Port Moody and enhance the livability and walkability of the surrounding area. Ms. Loh urged Council to support the application.

Jack Allpress (North Vancouver) expressed support for the proposed development, noting that the project is well designed and will enhance the surrounding area. Mr. Allpress urged Council to support the project.

Patricia Mace (Port Moody) expressed concerns about the proposed development, noting that it does not offer sufficient employment opportunities and that the unit mix should include more three-bedroom units and additional adaptable units in compliance with the BC Building Code.

John Reese (Oak Bay), on behalf of Trading Post Brewing Co., expressed support for the proposed development, noting that the light-industrial space would be an ideal location for a company such as Trading Post Brewing Co. Mr. Reese urged Council to support the project.

Rick Jones (Port Moody) expressed support for the proposed development, noting that the project offers a variety of housing options and employment opportunities. Mr. Jones urged Council to support the application.

Hazel Mason (Port Moody) expressed concerns about a Council member's potential conflict of interest due to her employment.

Yolanda Broderick (Port Moody) expressed concerns about the amount of light-industrial space and the number of three-bedroom units, noting that Port Moody needs more industrial space. Ms. Broderick urged Council to request more from the applicant.

Adrien Herberts (Vancouver) noted that the business previously located on the property employed up to 36 people at its peak and eight employees at the time of its closure.

Laura Dick (Port Moody) expressed support for the proposed development, noting that the project offers many of the key elements and amenities that Port Moody needs moving forward. Ms. Dick urged Council to support the application.

Evan Haqq (Port Moody) expressed support for the proposed development, noting that the project offers increased employment opportunities and enhanced walkability of the surrounding area. Mr. Haqq urged Council to support the application.

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

PH21/013

Moved, seconded, and CARRIED

**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 the Special Council meeting of September 21, 2021 for consideration.**

## 2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 8:20pm.

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

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D. Shermer, Corporate Officer

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

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R. Vagramov, Mayor