



City of Port Moody

Minutes

Regular Council Meeting

Electronic Webinar via Zoom
Tuesday, September 28, 2021
at 7:28pm

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
Mary De Paoli – Manager of Policy Planning
Tyson Ganske – Manager of Financial Planning
Ron Higo – General Manager of Community Services
Devin Jain – Manager of Cultural Services
Kevin Jones – Senior Development Planner
Kim Law – Manager of Project Delivery Services
Jeff Moi – General Manager of Engineering and Operations
Darcey O’Riordan – Fire Chief
Angie Parnell – General Manager of People, Communications,
and Engagement
Paul Rockwood – General Manager of Finance and Technology
Dorothy Shermer – Corporate Officer
Ian Smedley – Corporate Planning Advisor
Tracey Takahashi – Deputy Corporate Officer
Jason Tran – Development Planner
Kate Zanon – General Manager of Community Development

Also in Attendance:

Catherine Berris, Urban Systems

1. Call to Order

Mayor Vagramov called the meeting to order at 7:28pm.

Art at Council

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

Councillor Royer introduced the evening's Art at Council, a community engagement art piece titled *FamiLEAF*, noting that this was the last project led by Resident Staff Artist, Sara Graham. Councillor Royer noted that the piece is a wooden maple leaf comprising 324 submissions from the community, and that the shape is special in that it can make a tessellation—a pattern of a repeated shape that fits perfectly together like a puzzle. Councillor Royer also noted that the name of the piece was borne from the idea that everyone in the community is connected as part of one big family.

Councillor Royer invited everyone to view the artwork, which will be on display until October 24, viewable from outside the main entrance of the Recreation Complex in support of Culture Days, a national month-long celebration of arts and culture.

2. Public Input

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

Haven Lurbiecki (Port Moody) expressed concerns that the results of Official Community Plan (OCP) Community Survey No. 2 were not taken into consideration in the preparation of the land use scenarios that will be presented to the public as part of Survey No. 3, noting that most Port Moody residents are concerned about parkland expansion.

Paul Aucoin (Port Moody) expressed support for the application by Marcon Developments, noting that they have proven themselves through their previous projects in Port Moody.

Jeff McLellan (Port Moody) noted that, at the last meeting, Councillor Madsen misrepresented the survey respondents' opinions on the OCP as Port Moody residents' opinion on the OCP, and that this misrepresentation was reported as fact in the media. Mr. McLellan requested that this misrepresentation be acknowledged.

Wilhelmina Martin (Port Moody) expressed support for the Paws in Port Moody report recommendations and gratitude to co-author Haven Lurbiecki for her work on the report. Ms. Martin expressed concerns about the results of OCP Community Survey No. 2, noting that the Flavelle site is private property and should not be represented in the scenarios as potential park space.

Barry Sharbo (Port Moody) expressed gratitude for staff's hard work on the landscaping at Rocky Point Park. Mr. Sharbo expressed concerns about the lack of mention of architecture or landscaping in the Advisory Design Panel meeting minutes, noting that the shape and design of buildings is an important component for consideration.

Mitch Williams (Port Moody) expressed support for the proposed development at 2025 St. Johns Street and urged Council to support the project.

Stirling Ward (Port Moody) expressed support for the proposed development at 2025 St. Johns Street, noting that the proposal offers aesthetically pleasing components, including the public art piece incorporated into the architecture. Mr. Ward noted that the development will provide many opportunities for first-time home buyers to enter the housing market.

Kyla Knowles (Port Moody) expressed concerns about the low number of responses to OCP Community Survey No. 2 and urged Council to take the small sample size into consideration when looking at the results.

Laura Dick (Port Moody) expressed support for the proposed development at 2025 St. Johns Street, noting that the developer has addressed Council's questions and concerns. Ms. Dick encouraged Council to ensure that all land use scenarios are included in OCP Community Survey No. 3, noting that Council needs to gather as much feedback as possible to make the best decision for all Port Moody residents.

Jeff McLellan (Port Moody) expressed support for the proposed development at 2025 St. Johns Street, noting that the developer has addressed Council's requests and that their previous projects have had a positive impact on Port Moody. Mr. McLellan noted that properties on the south side of Murray Street should be incorporated into the Moody Centre Transit-Oriented Development (TOD) Area.

Colin Burton (Port Moody) expressed concerns about the Flavelle site being represented as potential future park space in the OCP Community Survey scenarios.

Barry Sharbo (Port Moody) suggested that Advisory Design Panel meetings should be livestreamed and recorded. Mr. Sharbo noted that Murray Street properties should be part of the Moody Centre TOD Area.

Hazel Mason (Port Moody) noted that the sample size for OCP Community Survey No. 2 was sufficient and that the Flavelle site is unsuitable for high density development because of environmental concerns.

Haven Lurbiecki (Port Moody) noted that the aim of the OCP Community Survey No. 3 scenarios is to learn about residents' vision for the industrial lands in the oceanfront area.

Delegation – John and Carrie Hightower	3.	General Matters
	3.1	Presentation: John and Carrie Hightower Delegation Request: John and Carrie Hightower
	John and Carrie Hightower gave a presentation regarding their experience with subdivision process, noting that the costs associated with subdivision, particularly costs for servicing the subdivided lots, has a negative impact on housing affordability in Port Moody. The delegates requested that Council review the City’s bylaws to ensure that the requirements associated with small lot subdivision are appropriate and affordable.	
The delegates responded to questions from Council regarding requirements throughout the process.		
<u>RC21/392</u> Moved, seconded, and CARRIED THAT consideration of this item be postponed to a future meeting.		
Minutes	4.	Adoption of Minutes
	4.1	<u>RC21/393</u> Moved, seconded, and CARRIED THAT the minutes of the following meetings be adopted:
	<ul style="list-style-type: none">• Special Council (COTW) – July 20, 2021;• Public Hearing – July 20, 2021;• Special Council (PH) – July 20, 2021;• Special Council (to Close) – July 27, 2021;• Regular Council – July 27, 2021; and• Special Council (to Close) – August 31, 2021.	
5. Consent Agenda		
At the request of Council, the following items were removed from the Consent Agenda for consideration under Section 6:		
<ul style="list-style-type: none">• 5.2 – Consultation with Businesses Affected by City Construction Projects; and• 5.5 – Paws in Port Moody.		

RC21/394

Moved, seconded, and CARRIED

THAT the recommendations contained in following items in the September 28, 2021 Regular Council Consent agenda be approved:

- **5.1 – 2020-2021 Annual Report – Youth Focus Committee;**
- **5.3 – 2022 Permissive Tax Exemption Bylaw;**
- **5.4 – Tri-Cities Chamber of Commerce – 2021 Fee for Service;**
- **5.6 – Amended Single-Use Plastic Bylaw;**
- **5.7 – Amendment to Schedule B of the Sound Level Bylaw; and**
- **5.8 – Development Variance Permit (RS1-S) – 2122 St. George Street (Taylor).**

The items and recommendations referred to above are as follows:

2020-2021 Annual Report – Youth Focus Committee

5.1 Report: Youth Focus Committee, dated June 25, 2021

Recommendation adopted on consent:

THAT the report dated June 25, 2021 from the Youth Focus Committee regarding 2020-2021 Annual Report – Youth Focus Committee be received for information.

2022 Permissive Tax Exemption Bylaw

5.3 Report: Finance and Technology Department – Financial Services Division, dated September 13, 2021

Recommendation adopted on consent:

THAT City of Port Moody Tax Exemption Bylaw, 2021, No. 3324 be read a first, second, and third time as recommended in the report dated September 13, 2021 from the Finance and Technology Department – Financial Services Division regarding 2022 Permissive Tax Exemption Bylaw.

Tri-Cities Chamber of Commerce – 2021 Fee for Service

5.4 Memo: Executive Assistant to Mayor and Council, dated July 26, 2021

Recommendation adopted on consent:

THAT the City of Port Moody renew its membership in the Tri-Cities Chamber of Commerce and remit the 2021 Fee for Service dues of \$7,011.27 as recommended in the memo dated July 26, 2021 from the Executive Assistant to Mayor and Council regarding Tri-Cities Chamber of Commerce – 2021 Fee for Service.

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| Amended Single-Use Plastic Bylaw | 5.6 | <p>Memo: General Manager of Engineering and Operations, dated September 20, 2021</p> <p><i>Recommendation adopted on consent:</i>
 THAT third reading for City of Port Moody Single-Use Plastic Bylaw, 2021, No. 3301 be rescinded as recommended in the memo dated September 20, 2021 from the General Manager of Engineering and Operations regarding Amended Single-Use Plastic Bylaw;</p> <p>AND THAT City of Port Moody Single-Use Plastic Bylaw, 2021, No. 3301 be read a third time as amended.</p> |
| Amendment to Schedule B of the Sound Level Bylaw | 5.7 | <p>Report: Community Development Department – Building, Bylaw, and Licensing Division, dated September 7, 2021</p> <p><i>Recommendation adopted on consent:</i>
 THAT City of Port Moody Sound Level Bylaw, 1980, No. 1399, Amendment Bylaw No. 8, 2021, No. 3322 be read a first, second, and third time as recommended in the report dated September 7, 2021 from the Community Development Department – Building, Bylaw, and Licensing Division regarding Amendment to Schedule B of the Sound Level Bylaw.</p> |
| Development Variance Permit (RS1-S) – 2122 St. George Street (Taylor) | 5.8 | <p>Memo: Community Development Department – Development Planning Division, dated September 9, 2021</p> <p><i>Recommendation adopted on consent:</i>
 THAT Development Variance Permit 3090-20-141 be approved as recommended in the memo dated September 9, 2021 from the Community Development Department – Development Planning Division regarding Development Variance Permit (RS1-S) – 2122 St. George Street (Taylor);</p> <p>AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.</p> |
| Consultation with Businesses Affected by City Construction Projects | 6. | <p>Items Removed from the Consent Agenda</p> |
| | 6.5.2 | <p>Report: Engineering and Operations Department – Project Delivery Services Division, dated September 8, 2021</p> <p><u>RC21/395</u>
 Moved, seconded, and CARRIED
 THAT the report dated September 8, 2021 from the Engineering and Operations Department – Project Delivery Services Division regarding Consultation with Businesses Affected by City Construction Projects be received for information.</p> |

RC21/396

Moved, seconded, and CARRIED

THAT Council go into Committee of the Whole.

Haven Lurbiecki provided an overview of the Paws in Port Moody report and responded to questions from Council regarding licensing fees and bylaw enforcement.

RC21/397

Moved, seconded, and CARRIED

THAT Council rise and report.

RC21/398

Moved and seconded

THAT the report dated July 26, 2021 from the Parks and Recreation Commission regarding Paws in Port Moody be referred to staff for action.

RC21/399

Moved, seconded, and CARRIED

THAT motion RC21/398 be referred to an upcoming Special Council (Committee of the Whole) meeting for consideration.

8. Unfinished Business

9. New Business

**Consideration of
Special Events for the
Remainder of 2021 and
2022**

9.1 Report: Community Services Department – Cultural Services Division, dated September 13, 2021

RC21/400

Moved and seconded

THAT staff begin planning for events in 2021 and 2022 as recommended in the report dated September 13, 2021 from the Community Services Department – Cultural Services Division regarding Consideration of Special Events for the Remainder of 2021 and 2022.

RC21/401

Moved, seconded, and CARRIED

THAT the foregoing motion (RC21/400) be amended by adding:

“AND THAT staff be directed to organize a Cheer at the Pier event for 2021;

AND THAT the budget up to \$16,500 for the 2021 Cheer at the Pier event be referred to the Finance Committee for identification of a funding source.”.

RC21/402

Moved, seconded, and CARRIED

THAT the foregoing motion (RC21/400) be amended by adding:

“AND THAT staff be directed to report back on organizing a Car Free Day event for 2022.”.

The question on the main motion (RC21/400) as amended (by RC21/401 and RC21/402) was put to a vote; the following motion was CARRIED:

THAT staff begin planning for events in 2021 and 2022 as recommended in the report dated September 13, 2021 from the Community Services Department – Cultural Services Division regarding Consideration of Special Events for the Remainder of 2021 and 2022;

AND THAT staff be directed to organize a Cheer at the Pier event for 2021;

AND THAT the budget up to \$16,500 for the 2021 Cheer at the Pier event be referred to the Finance Committee for identification of a funding source;

AND THAT staff be directed to report back on organizing a Car Free Day event for 2022.

**Rezoning (Mixed Use) – 9.2
2025 St. Johns Street
(Marcon) – Second
Reading**

Presentation: City Planner
Presentation: Marcon Developments
Report: Community Development Department – Development Planning Division, dated August 30, 2021

RC21/403

Moved, seconded, and CARRIED

THAT the meeting be extended until 11:00pm.

RC21/404

Moved and seconded

THAT the applicant address the following issues prior to second reading and referral to a Public Hearing:

- **put our local environment first by eliminating the Riparian Area encroachment and dropping the request for variance;**
- **improve the project’s overall affordability for families and others by increasing the permanent share of all units that are HILS-based below-market rental units from 7% to at least 10% in a balanced mix of one- and two-bedroom formats;**

- reflecting our community's most pressing housing needs, change the unit mix overall to significantly reduce the number of small studio condos and increase meaningfully the share and number of two-bedroom and three-bedroom family units;
- consider steps to encourage owner-occupation during the first 12 months that a unit is occupied; and
- double the job-generating space for retail or office businesses to at least 15,000ft².

RC21/405

Moved, seconded, and CARRIED

THAT the foregoing motion (RC21/404) be amended by adding the following bullet:

“• consider implementing a locals first policy.”

Separation of the bullets in the main motion (RC21/404) as amended (by RC21/405) was requested.

The question on the first bullet (RC21/404-405a) was put to a vote; the following motion was CARRIED:

THAT the applicant address the following issue prior to second reading and referral to a Public Hearing:

- put our local environment first by eliminating the Riparian Area encroachment and dropping the request for variance.

The question on the second bullet (RC21/404-405b) was put to a vote; the following motion was CARRIED:

THAT the applicant address the following issue prior to second reading and referral to a Public Hearing:

- improve the project's overall affordability for families and others by increasing the permanent share of all units that are HILS-based below-market rental units from 7% to at least 10% in a balanced mix of one- and two-bedroom formats.

(Voting against: Councillor Dilworth)

The question on the third bullet (RC21/404-405c) was put to a vote; the following motion was CARRIED:

THAT the applicant address the following issue prior to second reading and referral to a Public Hearing:

- **reflecting our community's most pressing housing needs, change the unit mix overall to significantly reduce the number of small studio condos and increase meaningfully the share and number of two-bedroom and three-bedroom family units.**

(Voting against: Councillors Dilworth, Lahti, and Royer)

The question on the fourth bullet (RC21/404-405d) was put to a vote; the following motion was CARRIED:

THAT the applicant address the following issue prior to second reading and referral to a Public Hearing:

- **consider steps to encourage owner-occupation during the first 12 months that a unit is occupied.**

(Voting against: Mayor Vagramov)

The question on the third bullet (RC21/404-405e) was put to a vote; the following motion was CARRIED:

THAT the applicant address the following issue prior to second reading and referral to a Public Hearing:

- **double the job-generating space for retail or office businesses to at least 15,000ft².**

(Voting against: Councillors Dilworth, Lahti, and Royer)

The question on the third bullet (RC21/404-405f) was put to a vote; the following motion was CARRIED:

THAT the applicant address the following issue prior to second reading and referral to a Public Hearing:

- **consider implementing a locals first policy.**

**Council Input on
Official Community
Plan Survey No. 3**

9.3 Presentation: Policy Planning Division
Report: Community Development Department – Policy Planning
Division, dated September 22, 2021

RC21/406

Moved and seconded

THAT staff report back with a budget and timeline for developing a more comprehensive and interactive survey that looks at the areas identified in Survey No. 2—Moody Centre Transit-Oriented Development Area, Oceanfront, Murray Street, and Kyle Centre—in detail, that outlines all aspects, including potential community benefits and impacts of each potential scenario.

RC21/407

Moved, seconded, and CARRIED

THAT the meeting be extended until 11:05pm.

RC21/408

Moved, seconded, and CARRIED

THAT the question on motion RC21/406 be laid on the table.

RC21/409

Moved, seconded, and CARRIED

THAT the recommendations contained in the following items be approved:

- **10.1 – Lighting Request – Prostate Cancer Awareness Month;**
- **10.2 – Lighting Request – Red Dress Day;**
- **10.3 – Proclamation Request – Community Foundations Month; and**
- **10.4 – Proclamation Request – Waste Reduction Week.**

RC21/410

Moved, seconded, and CARRIED

THAT the question on motion RC21/406 be taken up from the table.

The meeting was automatically adjourned at 11:05pm.

10. Other Business

**Lighting Request –
Prostate Cancer
Awareness Month**

10.1 Email: Prostate Cancer Foundation BC, dated July 28, 2021

Recommendation adopted on consent:

THAT the City Hall theme lighting be illuminated blue on September 29, 2021 in support of Prostate Cancer Awareness Month.

Lighting Request – Red Dress Day	10.2	Email: Megan Leslie, dated July 30, 2021 <i>Recommendation adopted on consent:</i> THAT the City Hall theme lighting be illuminated red on May 5, 2022 in recognition of Red Dress Day for murdered and missing Indigenous women and girls.
Proclamation Request – Community Foundations Month	10.3	Email: Port Moody Foundation, dated August 12, 2021 <i>Recommendation adopted on consent:</i> THAT September 2021 be proclaimed Community Foundations Month in the City of Port Moody.
Proclamation Request – Waste Reduction Week	10.4	Email: Recycling Council of British Columbia, dated July 28, 2021 <i>Recommendation adopted on consent:</i> THAT October 18-24, 2021 be proclaimed Waste Reduction Week in the City of Port Moody.
	11.	Verbal Reports from Council and Staff
Council Verbal Reports	11.1	This item was not addressed as the meeting was automatically adjourned at 11:05pm.
Staff Verbal Reports	11.2	This item was not addressed as the meeting was automatically adjourned at 11:05pm.
	12.	Information Items
Metro Vancouver Board in Brief	12.1	Metro Vancouver Board in Brief, dated July 30, 2021
Outstanding Business List	12.2	Outstanding Business List – OPEN, dated September 2021
Committees, Commissions, and Boards – Minutes	12.3	<ul style="list-style-type: none"> • Environmental Protection Committee – May 17, 2021 • Seniors Focus Committee – May 27, 2021 • Youth Focus Committee – June 9, 2021 • Parks and Recreation Commission – June 9, 2021 • Advisory Design Panel – June 17, 2021 • Library Board – June 17, 2021 • Transportation Committee – June 24, 2021 • Climate Action Committee – June 28, 2021 • Arts and Culture Committee – July 5, 2021 • Economic Development Committee – July 7, 2021 • Heritage Commission – July 8, 2021 • Parks and Recreation Commission – July 14, 2021 • Seniors Focus Committee – July 15, 2021 • Library Board – August 26, 2021

**Release of Items from
Closed Council**

- 12.4 The following resolution was released from the Closed Council meeting held on July 6, 2021:

CC21/139

THAT the following projects be approved with a Priority Level 1 designation as recommended in the report dated May 3, 2021 from the City Manager regarding Council Strategic Plan – 2021 Q1 New Projects:

- Barnet Site RFEI; and
- Rocky Point Park Master Plan;

AND THAT the following projects be approved with a Priority Level 2 designation:

- Moray Street Traffic Calming Study and Design;

AND THAT the following project budget requests be referred to the Finance Committee to identify funding sources:

- Barnet Site RFEI – \$7,500;

AND THAT these resolutions be publicly released.

The following resolution was released from the Closed Council meeting held on July 27, 2021:

CC21/150

THAT the Youth Focus Committee Terms of Reference be amended to add four additional members to a maximum of 19 members;

AND THAT this resolution be publicly released.

13. Public Input

This item was not addressed as the meeting was automatically adjourned at 11:05pm.

14. Adjournment

The meeting was automatically adjourned at 11:05pm.

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