



# City of Port Moody

## Minutes

### Special Council Meeting

Electronic Webinar via Zoom  
Tuesday, October 19, 2021  
at 7:05pm

**Present:**

Mayor R. Vagramov  
Councillor D.L. Dilworth (left at 10:38pm)  
Councillor M.P. Lahti  
Councillor A.A. Lubik (left at 10:28pm)  
Councillor H. Madsen  
Councillor S. Milani  
Councillor P.Z.C. Royer (left at 10:38pm)

**In Attendance:**

Tim Savoie – City Manager  
André Boel – City Planner  
Mary De Paoli – Manager of Policy Planning  
Ron Higo – General Manager of Community Services  
Stephen Judd – Manager of Infrastructure Engineering Services  
Liam McLellan – Social Planner  
Jeff Moi – General Manager of Engineering and Operations  
Darcey O’Riordan – Fire Chief  
Paul Rockwood – General Manager of Finance and Technology  
Virgelene Rutherford – Acting GM of People, Communications, and Engagement  
Marc Saunders – Director of Library Services  
Dorothy Shermer – Corporate Officer  
Tracey Takahashi – Deputy Corporate Officer  
Wesley Woo – Development Planner  
Kate Zanon – General Manager of Community Development

**Also in Attendance:**

Jada Basi, CitySpaces Consulting

**1. Call to Order**

Mayor Vagramov called the meeting to order at 7:05pm.

**3. General Matters**

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

- 3.1 RC21/442**  
Moved, seconded, and CARRIED  
**THAT Council go into Committee of the Whole.**

## 2. Public Input

Judy Taylor-Atkinson (Port Moody) expressed concerns about the proposed development at 2933-3005 Murray Street, noting that the project's stated plan to pursue Salmon Safe certification is misleading and that considerable work will be required to ensure safe salmon passage through the creek on the site.

Haven Lurbiecki (Port Moody) expressed support for the Paws in Port Moody recommendations and urged Council to prioritize the work. Ms. Lurbiecki expressed concerns about the proposed development at 2933-3005 Murray Street from PCI Developments, noting that the project was not supported by the Land Use Committee.

Barry Sharbo (Port Moody) urged Council to support the proposed development at 2933-3005 Murray Street, noting that construction of a mass-timber building in Port Moody would be an opportunity to reduce concrete-related CO<sub>2</sub> emissions.

Jeff McLellan (Port Moody) expressed support for the proposed 12-storey mass-timber development at 2933-3005 Murray Street, noting that the project offers an opportunity to daylight a creek, and that the building will fit well with the Moody Centre Transit-Oriented Development (TOD) Area across the train tracks.

Colin Fowler (Coquitlam), on behalf of HUB Cycling in the Tri-Cities, expressed support for the proposed development at 2933-3005 Murray Street, noting that the limited vehicle parking options will encourage cycling and other non-vehicular transportation options.

Hazel Mason (Port Moody) expressed concerns about comments made at the last meeting by a Council member regarding the Official Community Plan survey, and about a Council member's potential conflict of interest. Ms. Mason also expressed concerns about the proposed development at 2933-3005 Murray Street, noting that the proposed development would be more appropriate in the Moody Centre TOD Area.

## 4. New Business

### **Delegation – SHARE Family and Community Services Society**

#### **4.1 Presentation: Claire MacLean, CEO Delegation Request: Claire MacLean**

Claire MacLean gave a presentation on SHARE Family and Community Services Society, and provided information on the services provided by the Society, their connection with Port Moody, and their provision of services during the COVID-19 pandemic. Ms. MacLean provided an overview of the Society's 2021-2024 Strategic Plan, including strategic priorities, key areas of need, and future opportunities.

Ms. MacLean responded to questions from Council regarding food access issues.

CW21/119

Moved, seconded, and CARRIED

**THAT the delegation be received for information and the delegates thanked for their presentation.**

**City of Port Moody  
Housing Needs Report**

- 4.2 Presentation: Jada Basi, CitySpaces Consulting  
Report: Community Development Department – Policy Planning Division, dated August 9, 2021

Jada Basi, CitySpaces Consulting, gave a presentation on the City of Port Moody Housing Needs Report, and provided information on the following: housing continuum, housing gaps, housing affordability, comparison with other communities, unit mix, homelessness in the Tri-Cities, and potential housing capacity. Ms. Basi provided an overview of key considerations for next steps in addressing housing needs.

Staff and Ms. Basi responded to questions from Council regarding housing affordability, priority groups, unit mix, rental versus ownership, provincial requirements, reliability of the census data, purpose-built rental units, and staff's vision for development of a Housing Action Plan.

CW21/120

Moved and seconded

**THAT the City of Port Moody Housing Needs Report be received as recommended in the report dated August 9, 2021 from the Community Development Department – Policy Planning Division regarding City of Port Moody Housing Needs Report;**

**AND THAT staff be directed to report back with a scope of work, budget, and timeline to complete a Housing Action Plan informed by the results of the Housing Needs Report.**

CW21/121

Moved, seconded, and CARRIED

**THAT the foregoing motion be amended by adding:**

**“AND THAT staff reports from the Community Development Department – Development Planning Division regarding rezoning or Official Community Plan (OCP) amendment applications include a ‘Housing Needs Objectives’ section, that outlines how the proposal addresses the housing gaps and priority groups identified in the Port Moody Housing Needs Report;**

**AND THAT staff report back on how the Sustainability Report Card can include the items addressed in the Port Moody Housing Needs Report.”.**

The question on the main motion (CW21/120) as amended (by CW21/121) was put to a vote; the following motion was CARRIED:

**THAT the City of Port Moody Housing Needs Report be received as recommended in the report dated August 9, 2021 from the Community Development Department – Policy Planning Division regarding City of Port Moody Housing Needs Report;**

**AND THAT staff be directed to report back with a scope of work, budget, and timeline to complete a Housing Action Plan informed by the results of the Housing Needs Report;**

**AND THAT staff reports from the Community Development Department – Development Planning Division regarding rezoning or Official Community Plan (OCP) amendment applications include a ‘Housing Needs Objectives’ section, that outlines how the proposal addresses the housing gaps and priority groups identified in the Port Moody Housing Needs Report;**

**AND THAT staff report back on how the Sustainability Report Card can include the items addressed in the Port Moody Housing Needs Report.**

**Referral of  
Delegation from  
September 28, 2021  
Council Meeting**

4.3 Memo: Legislative Services Division, dated October 7, 2021

CW21/122

Moved, seconded, and CARRIED

**THAT this item be referred to the next available Closed Council meeting.**

(Voting against: Councillors Milani and Royer)

CW21/123

Moved, seconded, and CARRIED

**THAT the following resolution be forwarded to the Lower Mainland LGA and the UBCM for consideration:**

**WHEREAS all communities in BC are experiencing an ongoing housing crisis, placing is extraordinary pressure on local governments to provide affordable housing without having equitable access to the tools to properly assess project proformas in order to negotiate maximum affordable housing components in developments;**

**AND WHEREAS local governments recognize that reconciliation efforts must include housing discussions and to provide effective and equitable affordable housing, there must be collaboration with Indigenous Peoples;**

**THEREFORE BE IT RESOLVED THAT the Province expand the mandate of BC Assessment Authority to implement a province-wide shared service model to support municipalities in assessing the merits of rezoning and development applications to provide accurate pricing and development cost estimates and to provide analysis of opportunities for affordable housing and reconciliation with Indigenous Peoples.**

**Paws in Port Moody –  
Referral from the  
September 28, 2021  
Council Meeting**

4.4 Memo: Legislative Services Division, dated October 7, 2021

The following motion was moved and seconded at the September 28, 2021 Regular Council meeting before being referred to Committee of the Whole for consideration:

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.

CW21/124

Moved, seconded, and CARRIED

**THAT resolution RC21/398 be amended by replacing “to staff for action” with “to staff for a report back on how to prioritize among these recommendations considering related costs, timelines, and potential integration with other programs, plans, and policies already underway”.**

The question on resolution RC21/398 as amended (by CW21/124) was put to a vote; the following motion was CARRIED:

**THAT the report dated July 26, 2021 from the Parks and Recreation Commission regarding Paws in Port Moody be referred to staff for a report back on how to prioritize among these recommendations considering related costs, timelines, and potential integration with other programs, plans, and policies already underway.**

**Early Input –  
OCP-Rezoning  
(Mixed-Employment) –  
2933-3005 Murray  
Street  
(PCI Developments)**

4.5 Presentation: PCI Developments  
Report: Community Development Department – Development Planning Division, dated September 15, 2021

The applicant provided an overview of their proposal, including information regarding the site plan, proposed OCP and zoning amendments, riparian area dedication, creek daylighting, proposed building plans, construction materials, and mass-timber building examples.

CW21/125

Moved, seconded, and CARRIED

**THAT the meeting be extended until 10:30pm.**

CW21/126

Moved, seconded, and CARRIED

**THAT the meeting be extended until 11:00pm.**

Councillor Lubik left the meeting at this point and did not return.

CW21/127

Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on October 19, 2021 regarding the Official Community Plan amendment and rezoning application presented in the report dated September 15, 2021 from the Community Development Department – Development Planning Division regarding Early Input – OCP-Rezoning (Mixed Employment) – 2933-3005 Murray Street (PCI Developments).**

**Early Input –  
OCP-Rezoning  
(Duplex) –  
1022 Westmount Drive  
(Etro Construction)**

- 4.6 Presentation: Etro Construction  
Report: Community Development Department – Development Planning Division, dated September 27, 2021

Councillors Dilworth and Royer left the meeting at this point and did not return.

The applicant provided an overview of their application, including information regarding massing, streetscape, and surrounding context.

CW21/128

Moved, seconded, and CARRIED

**THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on October 19, 2021 regarding the Official Community Plan amendment and rezoning application presented in the report dated September 27, 2021 from the Community Development Department – Development Planning Division regarding Early Input – OCP-Rezoning (Duplex) – 1022 Westmount Drive (Etro Construction).**

**Adoption of  
Committee of the  
Whole Report**

5. Rise and Report

5.1 RC21/443

Moved, seconded, and CARRIED

**THAT the recommendations approved at the Committee of the Whole meeting of October 19, 2021 be ratified.**

6. Legislative Matters

## 7. Adjournment

Mayor Vagramov adjourned the meeting at 10:41pm.

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