



City of Port Moody

Minutes

Public Hearing

Electronic Webinar via Zoom
Tuesday, November 9, 2021
at 7:05pm

Present:

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

Absent:

Councillor D.L. Dilworth
Councillor M.P. Lahti

In Attendance:

Tim Savoie – City Manager
André Boel – City Planner
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
Paul Rockwood – General Manager of Finance and Technology
Wesley Woo – Senior Planner
Kate Zanon – General Manager of Community Development

1. Business

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

Rezoning (Mixed Use) – 2101 Clarke Street and 2102-2106 St. Johns Street (Springcreek Development Ltd.)

- 1.1 Notice of Public Hearing
Memo considered at the October 12, 2021 Council meeting:
Community Development Department – Development Planning Division, dated September 17, 2021

Bylaw No. 3316, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of an eight (six)-storey mixed-use commercial/residential project at 2101 Clarke Street and 2102-2106 St. Johns Street.

Mayor Vagramov read the meeting procedures.

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.

The Deputy 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 on-table package.

Staff gave a presentation on the application, including information regarding milestones, property location, Official Community Plan Land Use designations, Zoning, proposed development details, and the rent-to-own units.

The applicants gave a presentation on their application, including information regarding the following:

- location and proximity to public transit;
- site and project history;
- feedback previously received from Council;
- unit mix;
- building renderings;
- environmental performance features;
- benefits to the community;
- massing; and
- parking.

The applicant answered questions from Council about the three-bedroom townhouses, alternative access and egress points, construction and occupancy timelines, and a maintenance plan for the water feature.

Mayor Vagramov called for public input.

Joanne McLean (Port Moody) expressed support for the Bylaw, noting that the proposal will increase affordable housing, childcare spaces, and commercial space in the city. Ms. McLean noted that the proposal will beautify the gateway into Port Moody and the rent-to-own program will provide an opportunity for younger residents to stay in their community.

Yolanda Broderick (Port Moody) expressed concerns about the Bylaw, noting that although the proposal aligns with the current Official Community Plan, the long-term impacts to the environment and residents' health and wellbeing should be considered. Ms. Broderick also expressed concerns about increased traffic and the number of three-bedroom units available in the rent-to-own program.

Jeff McLellan (Port Moody) expressed concerns about the Bylaw, suggesting that the parkade exit be redesigned to include barriers to prevent left turns and help mitigate accidents.

Hazel Mason (Port Moody) expressed concerns about the Bylaw, noting that although the proponent has made many positive changes to the proposal, traffic safety concerns remain.

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

PH21/016

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 55, 2021, No. 3316 (2101 Clarke Street and 2102-2106 St. Johns Street) (CD86 and P1) be referred to the Special Council meeting of November 9, 2021 for consideration.

2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 7:50pm.

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