



# City of Port Moody

## Minutes

### Public Hearing

Council Chambers  
Tuesday, May 27, 2014  
at 7:00pm

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**Present:**

Acting Mayor G.W. Nuttall  
Councillor D.L. Dilworth  
Councillor R.T. Elliott  
Councillor R.G. Glumac  
Councillor R.A. Small

**Absent:**

Mayor M.E. Clay  
Councillor Z. Royer

**In Attendance:**

Kevin Ramsay – City Manager  
Neal Carley – General Manager of Engineering and Parks Services  
Mary De Paoli – Acting General Manager of Development Services  
Remo Faedo – Fire Chief  
Ron Higo – General Manager of Community Services  
Juli Kolby – Acting General Manager of Financial Services  
Alanna McDonagh – Planner  
Kelly Ridley – City Clerk  
Virgelene Rutherford – Acting General Manager of Corporate Services  
Dorothy Shermer – Deputy City Clerk  
Dave Teixeira – Special Project Manager – Civic Engagement

**1. Business**

- 1.1 *City of Port Moody Zoning Bylaw No. 1988, No. 1890, Amendment Bylaw No. 221, 2014, No. 2976, being a bylaw to amend City of Port Moody Zoning Bylaw 1988, No. 1890.*

Acting Mayor Nuttall read the meeting procedures.

The City Clerk confirmed that the statutory requirements for this Public Hearing had been met.

Mary De Paoli, Acting General Manager of Development Services, provided an overview of the proposed bylaw.

**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.*

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Brian Daigneault, speaking on behalf of the applicants, provided an overview of the proposed development.

*PUBLIC REPRESENTATIONS:*

Gord Walker, Port Moody, spoke in favour of the proposed rezoning. Mr. Walker noted that there were different proposals in the past that had 27 lots and 12 lots, and that he supports the current iteration of the proposal, which includes 7 lots and 4 acres of dedicated parkland, and does not require a creek crossing.

Scott McLean, Port Moody, spoke in favour of the proposed rezoning, noting that the seven lots are similar in size to existing lots, and that 78% of the property will be dedicated as parkland, which would preserve a 4 acre nature corridor. Mr. McLean also noted that these lots would give young families the opportunity to build their homes in Port Moody.

Milo McGarry, Port Moody, spoke in favour of the proposed rezoning, noting that much care and attention have gone into planning an environmentally sustainable development. Mr. McGarry noted that this development would provide excellent opportunities for people to build their homes in Port Moody, and that the loco-Jacobs intersection should not pose an insurmountable challenge given that safety improvements will be made in the near future.

Ruth Foster, Belcarra, spoke as a local stream steward, and confirmed that she has visited the area with Elaine Golds and Rob MacVicar, and all three have met with Brian Daigneault to discuss the plans for the proposed rezoning. Ms. Foster confirms that the proposal meets considerable environmental demands, and fits the criteria of infill development. Ms. Foster noted that the parkland dedication and the invasive species management plan will protect the area for future generations. Ms. Foster commended the property owner for going to considerable effort to create a proposal that is fair and equitable.

Carol Evoy, Port Moody, spoke against the proposed rezoning, noting that she has publicly opposed the development of this property on three previous occasions. Ms. Evoy urged Council to consider all her previous submissions and her opposition to the proposal.

Sandy Liles, Port Moody, spoke against the proposed rezoning, noting her concerns with the increased traffic from the proposed new homes. Ms. Liles noted that the Jacobs Road is currently insufficient in serving the existing homes. Ms. Liles also noted her opposition to the reduction of steam setback from 30 metres to 15 metres. Ms. Liles then read a letter from Karl Seldan, who is also opposed to the

proposed rezoning. Mr. Seldan's letter noted his opposition to the proposed development, citing concerns related to having the creek filled in, and to the steepness of Jacobs Road.

Yvonne Harris, Port Moody, spoke in opposition to the proposed rezoning, noting her concerns with flooding on Bentley Road. Ms. Harris noted that the slope hazards should render the site undevelopable. Ms. Harris requested that the City retain the current zoning and disallow any development on that lot based on the steepness of the lot. Ms. Harris urged Council not to alter the zoning or setback.

Andrea Rose, Port Moody, noted that her submission was not included in the written submissions, and read out her letter. Ms. Rose noted her opposition to the rezoning, and any subsequent development variances that would be required. Ms. Rose referred to a petition submitted to Council at the July 24, 2012 Council meeting, and urged Council to consider their objections to the rezoning.

Christina Woodruff, Port Moody, spoke in support of the rezoning application, noting that it proposes a low density development that eliminated the need for a bridge to cross Wilkes Creek. Ms. Woodruff noted that this proposal is less disruptive to the environment, and that she goes by the intersection of Jacobs and loco regularly and has no issues with it.

Jeff Skelton, Port Moody, spoke in opposition to the rezoning, citing concerns with the springs and creeks in the area, which may cause flooding on his property. Mr. Skelton also raised concerns about access to his house during the development of the site.

Jim Malamas, Port Moody, spoke in support of the rezoning application, and commended the owners and engineers for working to adhere to strict environmental standards. Mr. Malamas noted his support for the parkland dedication.

Laurie Paulson, Port Moody, spoke in opposition to the proposed rezoning, noting her concerns about traffic hazard on Jacob Road. Ms. Paulson noted that she is strongly opposed to adding traffic to Jacob Road, and is also strongly opposed to the addition of construction traffic.

John Grasty, Port Moody, spoke in support of the proposed rezoning, noting that it is the best use of the property, providing balance and sustainability. Mr. Grasty noted that the 4 acres of dedicated parkland is a major bonus to the community.

Brian Daigneault, on behalf the applicant, noted that storm water management and slope stability issues have been addressed.

Kevin Langford, Port Moody, noted that he lives nearby in a house built on similar terrain, and is of the opinion that his house should never have been built due to the location. Mr. Langford noted that the area experiences a lot of run-off, and drainage will be an issue. Mr. Langford also noted that the area should be subject to environmental protection, as any development would have a negative impact on wildlife and flora. Mr. Langford expressed concerns about the short notice given for the public hearing, as well as the fact that the public input package did not include submissions about previous applications.

Sandy Liles, Port Moody, noted that despite living just down the street from the proposed rezoning, she did not receive any notice of the Public Hearing because she fell outside of the notification area boundary. Ms. Liles noted that all residents on Foresthill Place should be included in the notification area.

Todd Hughes, Port Moody, noted that he experiences significant drainage issues at his home on Kicking Horse Way, and is of the opinion that the property should not be developed.

Acting Mayor Nuttall called three more times for Public Input. There were no more written or verbal comments on Bylaw 2976 from the public.

Moved, seconded and CARRIED

**THAT City of Port Moody Zoning Bylaw No. 1988, No. 1890, Amendment Bylaw No. 221, 2014, No. 2976, being a bylaw to amend *City of Port Moody Zoning Bylaw 1988, No. 1890* be forwarded to the May 27, 2014 Regular Council meeting for further consideration.**

## 2. Close of Public Hearing

The Acting Mayor declared the Public Hearing closed at 8:04pm.

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

  
Kelly Ridley, City Clerk

Confirmed on the 12<sup>th</sup> day of August, 2014.

  
G.W. Nuttall, Acting Mayor