

City of Port Moody

Minutes

Public Hearing

Council Chambers
100 Newport Drive, Port Moody
Tuesday, October 11, 2016
at 7:00pm



Present: Mayor M.E. Clay
Councillor D.L. Dilworth
Councillor R.G. Glumac
Councillor B.A.J. Junker
Councillor M.P. Lahti
Councillor P.Z.C. Royer

Absent: Councillor R. Vagramov

In Attendance: Tim Savoie – City Manager
Doug Allan – Planner
Anita Andreychuk – Acting Deputy Corporate Officer
Raman Braich – Manager of Information Services
Neal Carley – General Manager of Engineering and Parks Services
Mary De Paoli – Manager of Planning
Remo Faedo – Fire Chief
Ron Higo – General Manager of Community Services
Rosemary Lodge – Manager of Communications and Engagement
Robbie Nall – Supervisor of Horticulture
Robyn MacLeod – Manager of Building, Bylaw, and Licensing
Angie Parnell – General Manager of Corporate Services
Paul Rockwood – General Manager of Financial Services
Dorothy Shermer – Corporate Officer
James Stiver – General Manager of Development Services
Jessica Woods – Superintendent of Parks Services

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.

**Zoning Bylaw
Text Amendment
– Outdoor
Customer
Seating Area for
Light Industrial
(M1) Zone**

1. **Business**
- 1.1 Notice of Public Hearing
Bylaw No. 3059
Files: 6700-20-137 and 09-3900-02

A Bylaw to amend City of Port Moody Zoning Bylaw, 1988, No. 1890 to regulate outdoor seating in the Light Industrial (M1) Zone.

Mayor Clay read the meeting procedures.

The Corporate Officer confirmed that the statutory requirements for this Public Hearing had been met and that no written public input was received before the advertised deadline.

Staff provided an overview of the application.

The Mayor called for public input.

Roland Mueller, Port Moody, Manager of Burrard Public House, spoke in opposition to the proposed Zoning Bylaw text amendment, citing concerns about insufficient parking, insufficient washroom facilities, increased drinking and driving, and the impact of increased noise. Mr. Mueller noted that the proposed text amendment would allow manufacturers to operate as bars in retail spaces without the requirements imposed on liquor-primary establishments.

Ken Tough, Port Moody, spoke in support of the proposed Zoning Bylaw text amendment, noting that the breweries' proximity to Moody Centre encourages residents to walk, and that increased patio space brings more foot traffic to the area, allows for more children to play outside, and provides a place for dog owners to bring their dogs. Mr. Tough requested re-consideration of the bylaw that requires closure at dusk and noted that patios should be allowed to operate in the evenings under regular hours.

Mike Coghill, Port Moody, Owner of Yellow Dog Brewing, spoke in support of the Zoning Bylaw text amendment, noting that the picnic area has been operating successfully since opening without incident and that it will be featured in a Destination BC advertising campaign. Mr. Coghill commented on the growth of the industry, the increase in jobs and tourism, and noted that the text amendment would legitimize a great asset to Brewers' Row.

The Mayor called three times for further public input. There were no more comments from the public.

PH16/006

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw 1988, No. 1890, Amendment Bylaw No. 234, 2016, No. 3059 (Text Amendment Outdoor Seating Light Industrial M1 Zone) be referred to the Regular Council meeting dated October 11, 2016 for consideration.

**Bylaw No. 3027 –
Rezoning Bylaw
for 2713-2725
Clarke Street and
87 Moody Street
(Aragon
Properties Ltd.)**

1.2 Notice of Public Hearing
Bylaw No. 3027
Files: 6700-20-125 and 09-3900-02

A Bylaw to rezone the properties at 2713-2725 Clarke Street/87 Moody Street from Comprehensive Development 39 (CD39) zone to Comprehensive Development 64 (CD64) zone.

The Corporate Officer confirmed that the statutory requirements for this Public Hearing had been met and that all written public input received before the advertised deadline had been distributed with the on-table package.

Staff presented an overview of the application.

The applicant, Leonard Moy, President and Founder of Aragon Properties, provided a summary of the application to date and addressed concerns expressed at the first public hearing regarding view preservation, water lines, elevators, and tiles in The Station building. Mr. Moy requested that consideration be given to Aragon's history, the success of various other projects in Port Moody, and Aragon's adherence to City requirements and the Official Community Plan (OCP).

Tom Bell, Architect at GBL Architects, gave a presentation on the proposed new designs, illustrating the proposed height reductions, views from The Station, and shadow analyses. Mr. Bell noted that the building conforms to requirements of the OCP and will complete the Spring Street Mews concept conceived by the Planning Division.

The Mayor called for public input.

Marshall Cowe, Coquitlam, spoke in support of the proposed development, noting that as a real estate agent, he has had positive experiences with Aragon and that the proposed development would supply more affordable housing.

Carter Broderson, Port Moody, spoke in support of the rezoning bylaw, noting that the building would bolster development and walkability in the area, and would attract more businesses.

Scott Goodrich, Port Moody, spoke in opposition to the rezoning bylaw and expressed frustration with the developer and the process, noting that the changes proposed are not significant enough.

Dimin Song, Port Moody, spoke in opposition to the rezoning bylaw, citing concerns that the proposed development would not fit into the spirit of Port Moody's values and would make Spring Street substantially narrower. Mr. Song requested that the height of the building be level with The Lighthouse, or that the proposed development be moved to a different location, such as the corner of St. Johns Street and Moody Street.

Denene Johnston, Port Moody, spoke in support of Aragon and the proposed development, and expressed enthusiasm for growth and development in the City.

Darren Hastich, Vancouver, spoke in support of the rezoning bylaw, noting that the development would increase property values, make the area more vibrant, and add tremendous value to the community.

Pary Boustani, Port Moody, spoke in opposition to the rezoning bylaw, citing concerns about the slope of the proposed building and noting that it would still block daylight to her unit at The Station.

Jeff Becker, Port Moody, spoke in opposition to the floor area ratio change, citing concerns about increased density, increased traffic, and safety. Mr. Becker noted that the density should be focused around the Evergreen SkyTrain station and a longer-term approach should be taken to achieve the OCP goals.

Nick Haltigin, Port Moody, spoke in opposition to the rezoning bylaw, citing concerns about the developer's history and reliability. Mr. Haltigin noted that the concerns expressed at the previous public hearing had not been addressed, and requested that the OCP be reviewed and amended to restrict the height of any development on the property to be no higher than that of The Lighthouse.

Rick Leung, Port Moody, spoke in opposition to the rezoning bylaw, noting that if the height of the proposed building remained level with The Station, it would receive greater support from the impacted neighbours. Mr. Leung requested that the City draft and enact policies to protect citizens' interests, particularly with respect to protecting view corridors.

Jeff McLellan, Port Moody, spoke in support of the rezoning bylaw, noting that the current proposal would benefit all of the residents of Port Moody and is close enough to the Evergreen SkyTrain station to warrant the proposed density. Mr. McLellan acknowledged the improvements made to the proposal, and noted that premiums are often paid for top floor units to ensure there are no neighbours above and not necessarily for views.

Dick Schuberg, Port Moody, spoke in opposition to the rezoning bylaw, noting that the proposed development would still block the views of the top floors of the Station, and that the owners of those units would collectively suffer damages exceeding \$1.7 million, which he calculated using the higher purchase prices paid for the top floor units.

Hildegard Roller, Port Moody, spoke in opposition to the rezoning bylaw, citing concerns about the loss of views, and urged that a compromise be made between the developer and the affected owners of The Station.

Dorothy Hiebert, Port Moody, spoke in support of the rezoning bylaw, noting that the proposed development would provide more affordable housing. Ms. Hiebert urged Council to support the application without further delay.

John Grasty, Port Moody, spoke in support of the rezoning bylaw, noting that due diligence had been exercised and the proposal meets the OCP requirements. Mr. Grasty noted that the proposal falls within the radius of the Transit-Oriented Development Area where densification is needed.

Kenneth Lee, Port Moody, spoke in opposition to the rezoning bylaw, citing concerns about the loss of views, parking issues, and the financial impact on owners who felt they paid for their views.

Alysha Brar, Port Moody, spoke in opposition of the rezoning bylaw, citing concerns about the height of the proposed building and the lack of a natural step-down. Ms. Brar expressed concern that the proposed building would not fit in with the existing buildings in the neighbourhood.

The Mayor called three times for further public input. There were no more comments from the public.

PH16/007

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 1988, No. 1890, Amendment Bylaw No. 231, 2015, No. 3027 be referred to the Regular Council meeting dated October 11, 2016 for consideration.

**Zoning
Amendment
Bylaw No. 3057 –
Foresthill Place**

- 1.3 Notice of Public Hearing
Bylaw No. 3057
Files: 6700-20-77 and 09-3900-02

A Bylaw to amend City of Port Moody Zoning Bylaw, 1988, No. 1890 to zone portions of the closed Foresthill Place road allowance to One Family Residential (RS1).

The Corporate Officer confirmed that the statutory requirements for this Public Hearing had been met and that all written public input received before the advertised deadline had been distributed with the on-table package.

Staff presented an overview of the application.

The Mayor called for public input.

Bruno Thielmann, Burnaby, noted that he is one of the owners of the lot across the street from the proposed development and expressed concerns about the 20-foot retaining wall that would be built along their property line. Mr. Thielmann noted that the owners are looking forward to the application going forward and requested that development on their property also be supported.

Brian Daniel, Richmond, on behalf of the owners of the property adjacent to the road allowance, spoke in support of the road closure and the exchange of property, noting that it provides an excellent opportunity for the City to acquire parkland that would be a welcomed addition to Bert Flinn Park. Mr. Daniel noted that discussions are being held regarding the retaining wall and an acceptable resolution is close to being reached.

Todd Hughes, Port Moody, noted that as a resident of Kicking Horse Way, he is concerned about water drainage issues, safety on Jacobs Road, and increased traffic in the area.

The Mayor called three times for further public input. There were no more comments from the public.

PH16/008

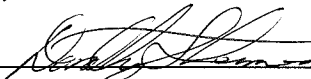
Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 1988, No. 1890, Amendment Bylaw No. 233, 2016, No. 3057 be referred to the Regular Council meeting dated October 11, 2016 for consideration.

2. Close of Public Hearing

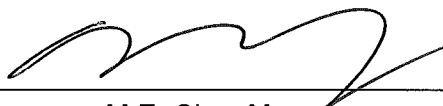
The Mayor declared the Public Hearing closed at 8:51pm.

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



D. Shermer, Corporate Officer

Confirmed on the 25th day of October, 2016.



M.E. Clay, Mayor