



# City of Port Moody

## Minutes

### Regular Council Meeting

Electronic Webinar via Zoom  
Tuesday, November 23, 2021  
at 7:06pm

#### Present:

Mayor R. Vagramov  
Councillor D.L. Dilworth  
Councillor M.P. Lahti  
Councillor A.A. Lubik  
Councillor H. Madsen (arrived at 7:07pm)  
Councillor S. Milani  
Councillor P.Z.C. Royer

#### In Attendance:

Tim Savoie – City Manager  
André Boel – City Planner  
Ron Higo – General Manager of Community Services  
Dave Fleugel – Chief Constable, Port Moody Police  
Tyson Ganske – Manager of Financial Planning  
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  
Marc Saunders – Director of Library Services  
Dorothy Shermer – Corporate Officer  
Tracey Takahashi – Deputy Corporate Officer  
Kate Zanon – General Manager of Community Development

#### 1. Call to Order

Mayor Vagramov called the meeting to order at 7:06pm.

#### Art at Council

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

Councillor Royer introduced the evening's Art at Council, two paintings titled *Inclusion Matters* by artist Kimberly Hodgins and *Woodlands* by artist James Lash. The paintings are featured in Port Moody Station Museum's current exhibition titled *Inclusion: The Journey to Community*. Councillor Royer noted that the Station Museum has partnered with the BC Self Advocacy Foundation, Community Ventures Society, and Inclusion BC for the exhibit which will be launched virtually in support and celebration of International Day of Persons with Disabilities on December 3, 2021.

Councillor Royer noted that although Ms. Hodgens has no formal art training, she developed a deep interest in art at an early age and enjoys sketching, drawing, and painting. Councillor Royer noted that Ms. Hodgens's favourite medium is painting, and that *Inclusion Matters* is meant to convey that there is hope for people when they are connected, supported, advocated for, and included.

Councillor Royer noted that Mr. Lash, who began creating art as a child, is a self-taught impressionist painter and potter with a unique sense of form and colour. Councillor Royer noted that Mr. Lash's biggest supporters are Dee Blackmore and his family, who attend every show in which James participates, and that along with art, James loves planes, trains, and travelling, and enjoys good food. Councillor Royer invited Mr. Lash and his support worker, Oliver Samonte, to speak about Mr. Lash's work.

Mr. Lash and Mr. Samonte introduced *Woodlands*, an acrylic on canvas landscape painting of the Woodlands Institution. Mr. Lash noted that he was a resident of the Woodlands Institution many, many years ago, and now lives in Nelson. Mr. Lash noted that he very much enjoys painting and produces many paintings, which Mr. Samonte noted are generally in high demand at art shows and sells out quickly.

## 2. Public Input

Hazel Mason (Port Moody) expressed concerns about the rezoning of 148 and 154 James Road, noting that the application should also include an Official Community Plan (OCP) amendment. Ms. Mason expressed concerns about the Coronation Park OCP Amendment, noting that the proposal is well beyond the limits set out in the 2017 OCP amendment. Ms. Mason expressed concerns about a Council member's perceived conflict of interest related to development discussions.

Wilhelmina Martin (Port Moody) expressed support for the Coronation Park OCP amendment, noting that the applicant has revised the proposal based on feedback received and that the inclusion of affordable housing in exchange for additional height is reasonable. Ms. Martin expressed concerns about members of the public continually accusing a Council member of being in a conflict of interest and noted that the concern has been resolved and should not be brought up again.

Haven Lurbiecki (Port Moody) expressed concerns about the Coronation Park OCP amendment, noting that the City's Housing Needs Report identified a need for affordable housing for families, seniors, and new immigrants, and that the proposal may not meet the needs of the community. Ms. Lurbiecki suggested that the proposal should be revised to include a wider variety of housing types to create a vibrant community and reviewed to ensure that the impacts to traffic and parks are carefully considered.

Tracey Schaeffer (Port Moody) expressed support for the Outdoor Arts Festival recommendations, noting that the Festival will provide an opportunity for the community to join together to support the arts community. Ms. Schaeffer urged Council to refer the report to staff for action.

Kirsten Ueland (Port Moody) expressed support for the Coronation Park OCP amendment, noting that the proposal has been developed through consultation with the community and Council, and will provide a Transit-Oriented Development with park space, amenities, and services.

Brendan Brow (Port Moody) expressed support for the Coronation Park OCP amendment, noting that the proposal will provide an opportunity for people to live in a Transit-Oriented Development and join the Port Moody community. Mr. Brow suggested that the proposal should include more below-market affordable units.

Dianne Ramage (Port Moody) expressed concerns about the Coronation Park OCP amendment, noting that the proposal should include more affordable housing, green space, and entry and exit points, and that approval of the proposal will negatively impact the natural environment and quality of life for existing residents. Ms. Ramage requested that the OCP amendment cover a larger area than what is proposed in the application to help create a complete master planned community.

Joan Stuart (Port Moody) expressed support for the Coronation Park OCP amendment, noting that the proposal has been revised based on Council feedback and will be a welcome and attractive development in the community. Ms. Stuart expressed concerns about the impacts of the request for more affordable housing and the development approved on the Coquitlam side of the neighbourhood. Ms. Stuart suggested that a coordinated traffic study with neighbouring municipalities should be undertaken to address the cumulative traffic impacts. Ms. Stuart expressed concerns about the rezoning of 148 and 154 James Road, noting that the site's location is too far from services and amenities to be targeting first-time home buyers and seniors, and that the area is ideal for families and should be developed as a family-oriented neighbourhood.

Frankie Vaide (Port Moody) expressed support for the Coronation Park OCP amendment, noting that the proposal will create a Transit-Oriented Development with a variety of housing types, new amenities and services, and more childcare spaces.

Daphne Herberts (Port Moody) expressed support for the Coronation Park OCP amendment, noting that the proposal will increase the below-market housing stock in the city, provide opportunities for younger residents to continue residing in Port Moody, and add to the overall neighbourhood vitality.

Kyla Knowles (Port Moody) expressed concerns about the Input on the Culvert Report item, suggesting that a certain member of Council should declare a conflict of interest regarding this topic due to owning property whose value would be significantly impacted. Ms. Knowles expressed support for the Coronation Park OCP amendment, noting that the continuous requests from Council for revisions are hindering the process and will result in increased costs to the developer and buyers.

Tim Barton (Port Moody) expressed support for the Coronation Park OCP amendment, noting that pedestrian overpasses negatively impact walkable urban community principles and communicate that vehicle transport is more important than walking. Mr. Barton suggested that the proposal could include alternative pedestrian transportation methods to encourage more active transportation and enhance the proposal's transit-oriented features.

Yolanda Broderick (Port Moody) expressed support for the Outdoor Arts Festival recommendations. Ms. Broderick expressed concerns about the rezoning of 148 and 154 James Road and the Coronation Park OCP amendment, noting that the cumulative impact of OCP amendments should be considered in decision-making and suggested that project costs should be available to the public.

Christine Scott (Port Moody), CEO of Kinsight, expressed support for the 2022 Fees Bylaw, noting that supporting low water and sewer rates for affordable housing helps create a welcoming and inclusive community.

Jacquie Boyer (Port Moody) expressed support for the Outdoor Arts Festival recommendations, noting that the Festival will draw many visitors to the city and provide an opportunity for local artists to showcase their work, and urged Council to refer the report to staff for action.

RC21/473

Moved, seconded, and CARRIED

**THAT the public Input period be extend for 15 minutes.**

Darrel Messer (Port Moody) expressed concerns about the Coronation Park OCP amendment, noting that the omission of 18 acres of land is a missed opportunity to create a master planned community and provide more options for road network designs.

Julie Lebrun (Port Coquitlam), Minister at Inlet United Church, expressed support for the 2022 Fees Bylaw, noting that creating a low-cost, not-for-profit water and sewer fee rate supports affordable housing in the city.

Lisa Durupt (Coquitlam), Tricities Film Studios, expressed support for the Outdoor Arts Festival recommendations, noting that there is a large film community in the Tri-Cities that would be interested in participating and that the festival would be a welcome addition to arts events in the community.

Katherine Holgate (Port Moody) expressed support for the Outdoor Arts Festival recommendations and urged Council to refer the report to staff for action.

Jeff McLellan (Port Moody) expressed gratitude to all who participated in the Crossroads Hospice Gala and to the Port Moody Firefighters Charitable Society for fundraising efforts undertaken to support those impacted by the recent floods. Mr. McLellan expressed support for the Port Moody Police Board 2022-2026 Financial Plan and the 2022 Fees Bylaw. Mr. McLellan expressed support for the Coronation Park OCP amendment, noting that Council discussion related to the proposal should focus on elements of the proposal and not personal priorities. Mr. McLellan expressed concerns about the rezoning of 148 and 154 James Road, noting that the unit mix needs to be more diverse and that it is too far from the SkyTrain and amenities to justify a relaxation in parking requirements.

Todd Farquharson (Port Moody) expressed support for the Coronation Park OCP amendment, noting that the site is appropriate for the proposal and that the development will provide affordable housing and amenities in the community for all residents to enjoy.

Barry Sharbo (Port Moody) expressed concerns about the frequency and speed of Canadian Pacific (CP) Rail trains in the city.

Mitch Williams (Port Moody) expressed concerns about the rezoning of 148 and 154 James Road, noting that the neighbourhood does not have the amenities and services available to meet the needs of future residents and that the proposal should be reviewed in the context of the entire neighbourhood. Mr. Williams noted that more communication should be provided to residents on the details of the Coronation Park OCP amendment.

RC21/474

Moved, seconded, and CARRIED

**THAT public input be extended for 15 minutes.**

Sasan Pasha (Port Moody) expressed concerns about the frequency, speed, and sounds of CP Rail trains in the city.

Hazel Mason (Port Moody) expressed concerns about the Coronation Park OCP amendment, noting that more information could be provided about the proposal's affordable housing component.



**Delegation – POMO  
Opposition to CP  
Whistle Noise**

**3. General Matters**

- 3.1 Presentation: Patricia Godwin  
Delegation Request: Patricia Godwin

Patricia Godwin and Valerie Gray provided an overview of their concerns related to CP Rail trains in the city, noting that the train whistle noise is extremely loud and disturbing to residents in the area, the frequency of crossings is increasing, and the operation of the crossing is inconsistent. Ms. Godwin requested that the agreement between the City of Port Moody and CP Rail be reviewed to ensure CP Rail is in compliance with railway operation regulations and whistle blowing times.

RC21/475

Moved, seconded, and CARRIED

**THAT the delegation request be placed on a subsequent Council agenda for consideration.**

**Port Moody Police  
Board 2022-2026  
Financial Plan**

- 3.2 Presentation: Port Moody Police Board  
Memo: Port Moody Police Board, dated November 2, 2021

Chief Constable Dave Fluegel and Board Member David Fox gave a presentation on the Port Moody Police Board 2022-2026 Provisional Budget, including information about the following topics:

- 2021-2023 Strategic Plan;
- role of the Port Moody Police Board; and
- 2022-2026 Operating and Capital Plan, including:
  - 2022 driver highlights;
  - 2022 Capital Plan funding requirements;
  - capital project funding;
  - future cost pressures;
  - reserves;
  - surplus; and
  - carry-forwards.

RC21/476

Moved, seconded, and CARRIED

**THAT the Port Moody Police Board 2022-2026 Financial Plan be referred to the Finance Committee for consideration as part of budget deliberations.**

**4. Adoption of Minutes**

**Minutes**

- 4.1 RC21/477

Moved, seconded, and CARRIED

**THAT the minutes of the following meetings be adopted:**

- **Special Council (to Close) – November 9, 2021;**
- **Public Hearing – November 9, 2021;**
- **Special Council (PH) – November 9, 2021; and**
- **Regular Council – November 9, 2021.**

## 5. Consent Agenda

At the request of Council, the following items were removed from the Consent Agenda for consideration under section 6:

- 5.2 – Municipal Ticket Information Authorization Bylaw Amendment for Single-Use Plastic Bylaw – Adoption;
- 5.3 – Fines for Parking Within 5m of a Fire Hydrant;
- 5.6 – Outdoor Arts Festival;
- 5.7 – Funding for Bereavement Services by the Province;
- 5.8 – Input on the Culvert Report; and
- 5.10 – Proposed Comments on the Draft *Metro 2050* Regional Growth Strategy.

RC21/478

Moved, seconded, and CARRIED

**THAT the recommendations contained in following items in the November 23, 2021 Regular Council Consent Agenda be approved:**

- **5.1 – Parks and Community Facilities Rules and Regulations Bylaw – Adoption;**
- **5.4 – Extreme Weather Response Plan – Revised Funding Request;**
- **5.5 – 2022 Cool It! Climate Leadership Program Funding Request; and**
- **5.9 – Provincial Professional Governance Act and City of Port Moody Permit to Practice.**

The items and recommendations referred to above are as follows:

**Parks and Community Facilities Rules and Regulations Bylaw – Adoption**

5.1

Memo: Legislative Services Division, dated November 15, 2021

*Recommendation adopted on consent:*

**THAT City of Port Moody Parks and Community Facilities Rules and Regulations Bylaw, 2021, No. 3321 be now adopted as recommended in the memo dated November 15, 2021 from the Legislative Services Division regarding Parks and Community Facilities Rules and Regulations Bylaw – Adoption.**



<b>Extreme Weather Response Plan – Revised Funding Request</b>	5.4	<p>Report: Community Development Department – Policy Planning Division, dated November 4, 2021</p> <p><i>Recommendation adopted on consent:</i>  <b>THAT up to \$18,000 be approved and funded from the New Initiatives Reserve to cover the additional cost of developing an Extreme Weather Response Plan as recommended in the report dated November 4, 2021 from the Community Development Department – Policy Planning Division regarding the Extreme Weather Response Plan – Revised Funding Request;</b></p> <p><b>AND THAT staff be authorized to submit a funding application to the Intact Foundation under the Municipal Climate Resiliency Grant.</b></p>
<b>2022 Cool It! Climate Leadership Program Funding Request</b>	5.5	<p>Report: Community Development Department – Policy Planning Division, dated November 5, 2021</p> <p><i>Recommendation adopted on consent:</i>  <b>THAT \$6,300 be approved to fund seven elementary and three high school Cool It! Climate Leadership Workshops for 2022 as recommended in the report dated November 5, 2021 from the Community Development Department – Policy Planning Division regarding 2022 Cool It! Climate Leadership Program Funding Request;</b></p> <p><b>AND THAT the budget of \$6,300 be forwarded to the Finance Committee to identify a funding source.</b></p>
<b>Provincial Professional Governance Act and City of Port Moody Permit to Practice</b>	5.9	<p>Report: Engineering and Operations Department – Infrastructure Engineering Services Division, dated October 18, 2021</p> <p><i>Recommendation adopted on consent:</i>  <b>THAT the report dated October 18, 2021 from the Engineering and Operations Department – Infrastructure Engineering Services Division regarding Provincial Professional Governance Act and City of Port Moody Permit to Practice be received for information.</b></p>
<b>Municipal Ticket Information Authorization Bylaw Amendment for Single-Use Plastic Bylaw – Adoption</b>	6.	<b>Items Removed from the Consent Agenda</b>
	6.5.2	<p>Memo: Legislative Services Division, dated November 12, 2021</p> <p><u>RC21/479</u>  Moved, seconded, and CARRIED  <b>THAT City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 3, 2021, No. 3302 be now adopted as recommended in the memo dated November 12, 2021 from the Legislative Services Division regarding Municipal Ticket Information Authorization Bylaw Amendment for Single-Use Plastic Bylaw – Adoption.</b></p>

**Fines for Parking  
Within 5m of a Fire  
Hydrant**

- 6.5.3 Report: Community Development Department – Building, Bylaw, and Licensing Division, dated November 5, 2021

RC21/480

Moved, seconded, and CARRIED

**THAT City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 5, 2021, No. 3334 be amended by increasing the full penalty from “\$100” to “\$150” and the discounted penalty from “\$50” to “\$100”.**

RC21/481

Moved, seconded, and CARRIED

**THAT City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 5, 2021, No. 3334 be amended by increasing the full penalty from “\$150” to “\$500”.**

RC21/482

Moved, seconded, and CARRIED

**THAT City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 5, 2021, No. 3334 be amended by increasing the discounted penalty from “\$100” to “\$300”.**

RC21/483

Moved, seconded, and CARRIED

**THAT City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 5, 2021, No. 3334 be read a first, second, and third time as recommended in the report dated November 5, 2021 from Community Development Department – Building, Bylaw, and Licensing Division regarding Fines for Parking Within 5m of a Fire Hydrant with the amendment of the fines to \$500 for the full penalty and \$300 for the discounted penalty.**

**Outdoor Arts Festival**

- 6.5.6 Report: Arts and Culture Committee, dated November 4, 2021

RC21/484

Moved, seconded, and CARRIED

**THAT the report dated November 4, 2021 from the Arts and Culture Committee regarding Outdoor Arts Festival be referred to staff for action.**

**Funding for  
Bereavement Services  
by the Province**

6.5.7 Report: Seniors Focus Committee, dated November 5, 2021

RC21/485

Moved and seconded

**WHEREAS BC is currently experiencing a mental health crisis;**

**AND WHEREAS there is a lack of publicly funded and accessible bereavement services for adults, young adults, and youth in our community despite the enormous toll the loss of loved ones has on mental health;**

**THEREFORE BE IT RESOLVED THAT the Province of British Columbia include funding for bereavement services in the BC Mental Health Plan through non-profit, publicly accessible providers.**

RC21/486

Moved, seconded, and CARRIED

**THAT the foregoing motion (RC21/485) be referred to a future meeting for consideration.**

**Input on the Culvert  
Report**

6.5.8 Report: Environmental Protection Committee, dated October 26, 2021

RC21/487

Moved, seconded, and CARRIED

**THAT the report dated October 26, 2021 from the Environmental Protection Committee regarding Input on the Culvert Report be referred to staff for action.**

**Proposed Comments  
on the Draft *Metro 2050*  
Regional Growth  
Strategy**

6.5.10 Report: Community Development Department – Policy Planning Division, dated November 10, 2021

RC21/488

Moved, seconded, and CARRIED

**THAT the staff comments on the draft Regional Growth Strategy, *Metro 2050*, as summarized in the report dated November 10, 2021 from the Community Development Department – Policy Planning Division regarding Proposed Comments on the Draft *Metro 2050* Regional Growth Strategy be endorsed;**

**AND THAT staff be directed to submit the comments to Metro Vancouver;**

**AND THAT Port Moody Council support policies to strengthen Urban Containment Boundaries.**

7. Legislative Matters

8. Unfinished Business

<p><b>2022 Fees Bylaw</b></p>	<p>9. New Business</p> <p>9.1 Presentation: General Manager of Finance and Technology Report: Finance and Technology Department – Financial Services Division, dated November 15, 2021</p> <p><u>RC21/489</u> Moved, seconded, and CARRIED <b>THAT City of Port Moody Fees Bylaw, 2021, No. 3327 as presented in Attachment 3 be read a first, second, and third time as recommended in the report dated November 15, 2021 from the Finance and Technology Department – Financial Services Division regarding the 2022 Fees Bylaw.</b></p>
<p><b>Official Community Plan Amendment – Coronation Park (Wesgroup Properties)</b></p>	<p>9.2 Presentation: City Planner Presentation: Wesgroup Properties Report: Community Development Department – Development Planning Division, dated October 29, 2021</p> <p><u>RC21/490</u> Moved, seconded, and CARRIED <b>THAT the meeting be extended until 11:00pm.</b></p> <p><u>RC21/491</u> Moved, seconded, and CARRIED <b>THAT the speaking time limit be extended to 10 minutes for all Council members for this item.</b></p> <p><u>RC21/492</u> Moved and seconded <b>THAT second reading of the Coronation Park application be postponed until:</b></p> <ul style="list-style-type: none"> <li>• staff has reported back with a cumulative traffic impact assessment for Port Moody’s major crosstown roadway that takes account of Wesgroup’s latest proposed density, along with envisioned Coquitlam’s Coronation Heights, other significant local developments in pipeline, and regional baselines;</li> <li>• City staff conducts and reports back on a meeting with BC Housing and the applicant, to explore potential provincial/federal assistance that could enable more affordable housing within currently proposed or lower overall projected density;</li> <li>• staff reports back to outline civic-servicing requirements (amenities, library, rec., police, fire, etc.) to meet expanded demand from a project of this scale; and</li> <li>• staff reports back on findings from the citywide OCP Update Survey #3;</li> </ul> <p><b>AND THAT the applicant be directed to:</b></p>

- achieve the City's baseline 0.42 jobs-to-population ratio for the proposed density; and
- incorporate a higher level of civic servicing requirements (to be outlined by City staff) into the project.

RC21/493

Moved, seconded, and CARRIED

**THAT the meeting be extended until 11:30pm.**

RC21/494

Moved and seconded

**THAT the foregoing motion (RC21/492) be amended by adding the following bullets to the second clause:**

- create a site layout option that concentrates the project's density on Balmoral Drive for Council consideration;
- hire as many local professionals/contractors/workers in all stages (conceptualization, design, construction, sales) of the project as possible; and
- remove the loco overpass/underpass concept from the project.

RC21/495

Moved, seconded, and CARRIED

**THAT Council go into Committee of the Whole.**

The applicant responded to questions from Council.

RC21/496

Moved, seconded, and CARRIED

**THAT Council rise and report.**

Separation of the three bullets of the amending motion was requested.

The question on the first bullet of the amending motion (RC21/494a) was put to a vote; the following amending motion was DEFEATED:

**THAT the foregoing motion (RC21/492) be amended by adding the following bullet to the second clause:**

- create a site layout option that concentrates the project's density on Balmoral Drive for Council consideration.

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

The question on the second bullet of the amending motion (RC21/494b) was put to a vote; the following amending motion was CARRIED:

**THAT the foregoing motion (RC21/492) be amended by adding the following bullet to the second clause:**

- **hire as many local professionals, contractors, and workers in all stages (conceptualization, design, construction, sales) of the project as possible.**

(Voting against: Councillor Dilworth)

The question on the third bullet of the amending motion (RC21/494c) was put to a vote; the following amending motion was DEFEATED:

**THAT the foregoing motion (RC21/492) be amended by adding the following bullet to the second clause:**

- **remove the loco overpass/underpass concept from the project.**

(Voting against: Councillors Dilworth, Lahti, Lubik, Madsen, Milani, and Royer)

RC21/497

Moved, seconded, and CARRIED

**THAT the foregoing motion (RC21/492) as amended (by RC21/494b) be amended by replacing “outlined” with “suggested” in the second bullet of the second clause.**

Separation of each bullet of the main motion (RC21/492) as amended (by RC21/494b and RC21/497) was requested.

The question on the first bullet of the first clause of the main motion (RC21/492a) as amended (by RC21/494b and RC21/497) was put to a vote; the following motion was CARRIED:

**THAT second reading of the Coronation Park application be postponed until:**

- **staff has reported back with a cumulative traffic impact assessment for Port Moody’s major crosstown roadway that takes account of Wesgroup’s latest proposed density, along with envisioned Coquitlam’s Coronation Heights, other significant local developments in pipeline, and regional baselines.**

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

The question on the second bullet of the first clause of the main motion (RC21/492b) as amended (by RC21/494b and RC21/497) was put to a vote; the following motion was CARRIED:

**THAT second reading of the Coronation Park application be postponed until:**

- **City staff conducts and reports back on a meeting with BC Housing and the applicant, to explore potential provincial/federal assistance that could enable more affordable housing within currently proposed or lower overall projected density.**

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

The question on the third bullet of the first clause of the main motion (RC21/492c) as amended (by RC21/494b and RC21/497) was put to a vote; the following motion was DEFEATED:

**THAT second reading of the Coronation Park application be postponed until:**

- **staff reports back to outline civic-servicing requirements (amenities, library, recreation, police, fire, etc.) to meet expanded demand from a project of this scale.**

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

The question on the fourth bullet of the first clause of the main motion (RC21/492d) as amended (by RC21/494b and RC21/497) was put to a vote; the following motion was DEFEATED:

**THAT second reading of the Coronation Park application be postponed until:**

- **staff reports back on findings from the citywide OCP Update Survey #3.**

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

The question on the first bullet of the second clause of the main motion (RC21/492e) as amended (by RC21/494b and RC21/497) was put to a vote; the following motion was CARRIED:

**THAT the applicant be directed to:**

- **achieve the City's baseline 0.42 jobs-to-population ratio for the proposed density.**

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

The question on the second bullet of the second clause of the main motion (RC21/492f) as amended (by RC21/494b and RC21/497) was put to a vote; the following motion was DEFEATED:

**THAT the applicant be directed to:**

- **incorporate a higher level of civic servicing requirements (to be suggested by City staff) into the project.**

(Voting Against: Councillors Dilworth, Lahti, Lubik, and Royer)

The question on the third bullet of the second clause of the main motion (RC21/492g) as amended (by RC21/494b and RC21/497) was put to a vote; the following motion was CARRIED:

**THAT the applicant be directed to:**

- **hire as many local professionals / contractors / workers in all stages (conceptualization, design, construction, sales) of the project as possible**

(Voting against: Councillor Dilworth)

The resulting CARRIED motion is as follows:

RC21/492a, b, e, g, and 494b

**THAT second reading of the Coronation Park application be postponed until:**

- **staff has reported back with a cumulative traffic impact assessment for Port Moody's major crosstown roadways that takes account of Wesgroup's latest proposed density, along with envisioned Coquitlam's Coronation Heights, other significant local developments in pipeline, and regional baselines; and**
- **City staff conducts and reports back on a meeting with BC Housing and the applicant, to explore potential provincial/federal assistance that could enable more affordable housing within currently proposed or lower overall project density;**

**AND THAT the applicant be directed to:**

- **achieve the City's baseline 0.42 jobs-to-population ratio for the proposed density; and**
- **hire as many local professionals, contractors, and workers in all stages (conceptualization, design, construction, sales) of the project as possible.**



RC21/498

Moved, seconded, and CARRIED

**THAT the remaining agenda items be postponed to an upcoming Council meeting.**

(Voting against: Councillor Royer)

The meeting was automatically adjourned at 11:30pm.

**Rezoning (Multi-Family)  
– 148 and 154 James  
Road (Laidler)**

9.3

Presentation: City Planner

Presentation: Bill Laidler

Report: Community Development Department – Development Planning Division, dated October 25, 2021

This item was not addressed.

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

9.4

Report: Community Development Department – Development Planning Division, dated October 25, 2021

This item was not addressed.

10.

## Other Business

**Delegation Response –  
BC Chapter of the  
Coalition for Healthy  
School Food**

10.1

Memo: Legislative Services Division, dated November 12, 2021

This item was not addressed.

**Delegation Response –  
Port Moody Rotary –  
Ribfest**

10.2

Memo: Legislative Services Division, dated November 12, 2021

This item was not addressed.

11.

## Verbal Reports from Council and Staff

**Council Verbal Reports**

11.1

This item was not addressed.

**Staff Verbal Reports**

11.2

This item was not addressed.

12.

## Information Items

**Metro Vancouver Board  
in Brief**

12.1

Metro Vancouver Board in Brief, dated October 29, 2021

**Committees,  
Commissions, and  
Boards – Minutes**

12.2

- Land Use Committee – July 12, 2021
- Land Use Committee – September 23, 2021
- Economic Development Committee – October 6, 2021
- Seniors Focus Committee – October 7, 2021
- Youth Focus Committee – October 13, 2021
- Parks and Recreation Commission – October 13, 2021

13. Public Input

This item was not addressed.

14. Adjournment

The meeting was automatically adjourned at 11:30pm

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