



City of Port Moody

Minutes

Public Hearing

Electronic Webinar via Zoom

Tuesday, March 8, 2022

at 7:05pm

Present:

Mayor R. Vagramov
Councillor D.L. Dilworth
Councillor M.P. Lahti
Councillor A.A. Lubik (arrived at 7:06pm)
Councillor H. Madsen
Councillor S. Milani
Councillor P.Z.C. Royer

In Attendance:

Tim Savoie – City Manager
André Boel – City Planner
Tyson Ganske – Acting General Manager of Finance and Technology
Stephen Judd – Manager of Infrastructure Engineering Services
Anna Mathewson – General Manager of Community Services
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
Marc Saunders – Director of Library Services
Dorothy Shermer – Corporate Officer
Tracey Takahashi – Deputy Corporate Officer
Wesley Woo – Senior Planner
Kate Zanon – General Manager of Community Development

1. Business

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

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

- 1.1 Public Hearing Notice
Report considered at the December 7, 2021 Council meeting:
Community Development Department – Development Planning
Division, dated October 25, 2021
Public Input

Bylaw No. 3332, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the development of a six-storey residential apartment building at 148 and 154 James Road.

Mayor Vagramov read the meeting procedures.

Councillor Lubik entered the meeting at this point.

The 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 proposed rezoning Bylaw, including information about milestones, Official Community Plan (OCP) land use and zoning designations, OCP Map 11 Evergreen Line Sub-areas, and affordable housing.

The applicants, Bill Laidler and Sasha Rasovic, gave a presentation on the proposed rezoning Bylaw, including information about feedback incorporated into the proposal, amenities, and community support.

Staff answered questions from Council about affordable housing, geotechnical concerns, traffic impacts, Sustainability Report Card compliance and scoring, density bonusing, tree replacement, energy efficiency and building design standards, on-site building and waste storage, and carbon footprint.

The applicants answered questions from Council about electric vehicle infrastructure, parking, storage, amenities, property management, housing income limit rates, traffic management during construction, affordable housing, and unit mix.

Mayor Vagramov called for public input.

Pasha Alvani (Coquitlam) expressed support for the proposed rezoning, noting that the affordable housing will provide opportunities for young adults to become homeowners.

Stephanie Booth (Port Moody), representing Tri-Cities Chamber of Commerce, expressed support for the proposed rezoning, noting that more affordable housing options are needed, and that this development will provide the opportunity for more people to live and work in Port Moody.

Jaya Mohan (Port Moody) expressed support for the proposed rezoning, noting that the development's proximity to transit will encourage transit use and the affordable housing component will enhance the city's housing stock.

Andrea Magnolo (Anmore) expressed support for the proposed rezoning, noting that more affordable housing options in the city will contribute to the growth of Port Moody.

Scott McDonald (Port Coquitlam) expressed support for the proposed rezoning, noting that the affordable housing component will help young adults become homeowners and continue to live and work in Port Moody.

Wei Bi (Port Moody) expressed support for the proposed rezoning, noting that housing prices are becoming increasingly unaffordable, and that the city needs more developments with affordable housing options.

Joseph Weber (Belcarra) expressed support for the proposed rezoning, noting that the affordable housing component will provide opportunities for young adults to become homeowners.

Rock Milino (Port Moody) expressed support for the proposed rezoning, noting that the development is appropriate for the location.

Mona Robertson (Langley) expressed support for the proposed rezoning, noting that the affordable housing component will provide housing options for seniors.

Stirling Ward (Port Moody) expressed concerns about the proposed rezoning, noting that the units are too small, and that the development is not suitable for the location and does not align with the long-term vision for Port Moody.

Zia Hirji (Port Moody) expressed support for the proposed rezoning, noting that local developer should be supported.

Patrick Daggitt (Port Moody) expressed concerns about the proposed rezoning, noting that the building is too tall and may negatively impact surrounding areas. Mr. Daggitt also expressed concerns about the development setting a precedent for six-storey developments in the area, noting that family-oriented townhouses with more amenities would be more appropriate.

Jacob Crawford (Port Moody) expressed support for the proposed rezoning, noting that affordable housing options in the city can contribute to the growth of local businesses.

Michael Noc (Port Moody) expressed support for the proposed rezoning, noting that the unit sizes are appropriate for single occupancy and that more developments like this are needed.

Wilhelmina Martin (Port Moody) expressed concerns about the proposed rezoning, noting that the site is more appropriate for a family-oriented development due to its proximity to schools.

Michael Willms (Coquitlam) expressed support for the proposed rezoning, noting that the affordable housing component will provide options for the next generation of residents to live, work, play, and contribute to employment and business growth in Port Moody.

Dennis Bandiera (Coquitlam) expressed support for the proposed rezoning, noting that the development will provide an opportunity for young adults to remain in the community.

Arash Michael Parsi (Port Moody) expressed support for the proposed rezoning, noting that the location is appropriate and that it will provide an opportunity for young adults to become homeowners.

Jacquie Badua (Anmore) expressed support for the proposed rezoning, noting that young adults are accustomed to living in small units and that the affordable housing component will help people to stay in Port Moody.

Jaxan Lepp (Port Moody) expressed support for the proposed rezoning, noting that the affordable housing component will provide opportunities for young adults to become homeowners.

Cole Jones (Surrey) expressed support for the proposed rezoning, noting that the affordable housing component will provide opportunities for young adults to become homeowners and stay in their community.

Zeljka Dukic (Coquitlam) expressed support for the proposed rezoning, noting that the development will offer young adults the opportunity to reside in Port Moody close to amenities and transit, and to contribute to the community.

Dan Glavind (Port Coquitlam) expressed support for the proposed rezoning, noting that the affordable housing component will provide opportunities for young adults to reside in the Lower Mainland and remain close to their families.

Marilyn Burnham (Coquitlam) expressed support for the proposed rezoning, noting that the affordable housing component will provide housing options for single parents and seniors close to amenities and transit.

Pepy Cordick (Anmore) expressed support for the proposed rezoning, noting that the affordable housing component will provide housing options for seniors to stay in their community close to amenities and transit.

Eric Hedekar (Port Moody) expressed concerns about the proposed rezoning, noting that the development is not appropriate for the location and does not meet the City's Bylaw requirements and environmental standards. Mr. Hedekar also expressed concerns about density and the lack of amenities and affordable housing.

Bill Brar (Aldergrove) expressed support for the proposed rezoning, noting that affordable housing is needed, and that the development will provide an opportunity for young adults to become homeowners close to transit.

Eric Dove (Port Moody) expressed support for the proposed rezoning, noting that the affordable housing component will provide an opportunity for young adults to become homeowners and stay in their community.

Mitch Williams (Port Moody) expressed concerns about the proposed rezoning, noting that approval of the development could set a precedent for redevelopment of single-family lots in the area.

Yarko Petriw (Port Moody) expressed support for the proposed rezoning, noting that the units are appropriate for first-time home buyers. Mr. Petriw expressed concerns about the potential loss of development in the city due to Council's continually changing requirements.

Haven Lurbiecki (Port Moody) expressed concerns about the proposed rezoning, noting that six storeys is too high for the location and that the community has not been consulted about building heights in the area. Ms. Lurbiecki suggested that more community consultation on the vision for the area should be undertaken prior to approval.

Kamran Engineer (Port Moody) expressed support for the proposed rezoning, noting that the affordable housing component will provide an opportunity for people to enter the housing market at a reasonable price, and that the development's proximity to transit will encourage transit use.

Victoria Veidner (Port Moody) expressed support for the proposed rezoning, noting that development will help diversify the city's housing stock and provide opportunities for young adults, seniors, and lower-income families to become homeowners.

Steve Hay (Port Moody) expressed support for the proposed rezoning, noting that the development will provide an opportunity for young residents to stay in their community.

Helen Sergiannidis (Port Moody) expressed support for the proposed rezoning, noting that the affordable housing component will provide an opportunity for young adults to stay in their community.

Vincent Stancato (Port Moody) expressed support for the proposed rezoning, noting that the development will provide housing for residents near critical infrastructure.

Jay Lepp (Port Moody) expressed support for the proposed rezoning, noting that large parcels of forested land are being preserved and that the development is close to transit.

Jeff McLellan (Port Moody) expressed concerns about the proposed rezoning, noting that the area is more appropriate for family-oriented development as it is close to schools, and that more neighbourhood planning is required to mitigate traffic concerns.

Hazel Mason (Port Moody) expressed concerns about the proposal, noting that it is too dense, that the area is more appropriate for family-oriented housing, and that it is too far from transit to warrant a parking relaxation. Ms. Mason suggested that the rezoning should be delayed until more community consultation is undertaken.

Danny Hannigan (Port Moody) expressed support for the proposed rezoning, noting that the affordable housing component will provide opportunities for young adults to become homeowners close to transit.

Stirling Ward (Port Moody) expressed concerns about the applicant providing significant information at the last minute and depriving decision makers of an opportunity to carefully consider the proposal.

Deborah Laidler (Anmore) expressed support for the proposed rezoning, noting that the units are appropriate for a variety of family types.

Dana Sirsiris (Port Moody) expressed support for the proposed rezoning, noting that the development will provide an opportunity for young adults and seniors to stay in their community close to transit and amenities.

Spencer Whalen (New Westminster) expressed support for the proposed rezoning, noting that more affordable units are needed to ensure a prosperous future for Port Moody.

Wilhelmina Martin (Port Moody) requested information about job space, the commercial component, and greenspace.

Robert Simons (Port Moody) expressed support for the proposed rezoning, noting that the development will provide a range of housing needs to meet the community's housing demands. Mr. Simons suggested that the affordable housing component tenure should be extended to ensure that affordability is maintained.

Kyle Yule (Port Moody) expressed support for the proposed rezoning, noting that the affordable housing component will contribute to the city's housing supply and provide an opportunity for current residents to stay in the community.

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

PH22/004

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 63, 2021, No. 3332 (148 and 154 James Road) (CD87) be referred to the Special Council meeting of March 8, 2022 for consideration.

2. Close of Public Hearing

Mayor Vagramov adjourned the Public Hearing at 9:37pm.

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

D. Shermer, Corporate Officer

Confirmed on the ____ day of _____, 2022.

R. Vagramov, Mayor