



City of Port Moody

Minutes

Special Council Meeting

Electronic Webinar via Zoom
Tuesday, April 19, 2022
at 7:05pm

Present:

Mayor R. Vagramov
Councillor D.L. Dilworth
Councillor M.P. Lahti
Councillor A.A. Lubik
Councillor H. Madsen
Councillor S. Milani
Councillor P.Z.C. Royer

In Attendance:

Tim Savoie – City Manager
André Boel – City Planner
Mary De Paoli – Manager of Policy Planning
Esin Gozukara – Committee Coordinator
Jason Harper – Deputy Fire Chief
Kim Law – Manager of Project Delivery Services
Anna Mathewson – General Manager of Community Services
Liam McLellan – Social Planner
Angie Parnell – General Manager of People, Communications, and Engagement
Paul Rockwood – General Manager of Finance and Technology
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 7:05pm.

RC22/135

Moved, seconded, and DEFEATED

THAT Port Moody Police Board 2022-2026 Financial Plan be added to the agenda as item 3.3.

AND THAT the agenda be reordered to address item 7.6 before item 7.1.

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

***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.

RC22/136

Moved, seconded, and CARRIED

THAT Port Moody Police Board 2022-2026 Financial Plan be added to the agenda as item 3.3.

2. General Matters

Resolution to Go Into Finance Committee

2.1 RC22/137

Moved, seconded, and CARRIED

THAT Council go into Finance Committee.

Councillor Milani assumed role of Presiding Member at this point.

3. Finance Committee

2022 Allocation of Community Grant Funding

3.1 Report: Finance and Technology Department – Financial Services Division, dated April 1, 2022

FC22/025

Moved, seconded, and CARRIED

THAT \$18,547 in 2022 Community Grant funding be awarded to:

- 1. Crossroads Hospice Society – \$3,000;**
- 2. Volunteer Cancer Drivers Society – \$1,500;**
- 3. POCOMO Meals on Wheels Society – \$2,800;**
- 4. Immigrant Link Centre Society – \$3,000;**
- 5. Big Sisters of BC Lower Mainland – \$3,000;**
- 6. Community Ventures Society – \$2,500; and**
- 7. 1st Glenayre Scouts – \$2,747.**

per the results of the 2022 Citizen Advisory Group's voting and as recommended in the report dated April 1, 2022 from the Finance and Technology Department – Financial Services Division regarding 2022 Allocation of Community Grant Funding.

(Voting against: Councillor Dilworth)

Contract Awards Over \$200,000 – January 1, 2022 to March 31, 2022

3.2 Memo: Finance and Technology Department – Corporate Purchasing and Risk Management Division, dated April 1, 2022

FC22/026

Moved, seconded, and CARRIED

THAT the memo dated April 1, 2022 from the Finance and Technology Department – Corporate Purchasing and Risk Management Division regarding Contract Awards Over \$200,000 – January 1, 2022 to March 31, 2022 be received for information.

Port Moody Police Board 2022-2026 Financial Plan

3.3 On-table Memo: Port Moody Police Board, dated April 12, 2022

FC22/027

Moved, seconded, and CARRIED

THAT the memo dated April 12, 2022 from the Port Moody Police Board regarding Port Moody Police Board 2022-2026 Financial Plan be received for information.

- Adoption of Finance Committee Report**
4. Rise and Report
- 4.1 Mayor Vagramov resumed the role of Presiding Member at this point.
- RC22/138
Moved, seconded, and CARRIED
THAT the recommendations approved at the Finance Committee meeting of April 19, 2022 be ratified.
- Resolution to Go Into Committee of the Whole**
5. General Matters
- 5.1 RC22/139
Moved, seconded, and CARRIED
THAT the agenda be reordered to address item 7.6 before item 7.1.
(Voting against: Councillors Dilworth, Lahti, and Lubik)
- RC22/140
Moved, seconded, and CARRIED
THAT Council go into Committee of the Whole.
6. Public Input
- Hazel Mason (Port Moody) expressed concerns about the Development Horizon and Growth Impact Update being referred from a closed meeting, noting that closed meetings items should be kept to a minimum. Ms. Mason also expressed concerns about the Council Strategic Plan Project Proposal Update, noting that previous research concluded that a third SkyTrain station is not feasible, and it should not be pursued. Ms. Mason also expressed concerns about the delay of the written public input item on the Council Strategic Plan.
- Kyla Knowles (Port Moody) expressed concerns about the Council Strategic Plan Project Proposal Update, noting that a third SkyTrain station should not be further discussed as it is not a priority. Ms. Knowles also noted that the lack of density around SkyTrain stations make a third station unfeasible, and consultation costs cannot be justified.
- Brad Howard (North Vancouver), PCI Developments, expressed concerns about Official Community Plan (OCP) Survey No. 3, noting that land use scenarios should be presented in a regional and provincial context, and survey design should be free of bias. Mr. Howard also noted that the amenities mentioned in scenario 1.e are not financially viable within a 26-storey scheme.
- Haven Lurbiecki (Port Moody) expressed concerns about OCP Survey No. 3, noting that despite Council's direction, an option of dedicating the majority of the Oceanfront District site to parkland has not been added. Ms. Lurbiecki also expressed concerns about the pre-application for 123-129 Mary Street and 2505-2517 St. George Street, noting that the application is not compliant with the OCP.

Jeff McLellan (Port Moody) expressed concerns about the Council Strategic Plan Project Proposal Update, noting that a third SkyTrain station is not justified by the density in the area. Mr. McLellan also expressed concerns about the pre-application for 123-129 Mary Street and 2505-2517 St. George Street, noting that the location is far from amenities or services. Mr. McLellan also expressed concerns about OCP Survey No. 3, noting that the survey is biased and uninformative.

Richard Biedka (Port Moody) expressed concerns about OCP Survey No. 3, noting that community amenity contributions, density bonuses, and development cost charges should be included in the survey.

Brad Howard (North Vancouver) expressed concerns about OCP Survey No. 3, noting that land use survey should be delayed until regional, provincial, and transportation authorities have provided input about land use scenarios, and a thorough analysis has been done on each scenario.

Callan Morrison (Port Moody) expressed concerns about the Council Strategic Plan Project Proposal Update, noting that such a significant budget for a third SkyTrain station study cannot be justified, given that the current development and density in the area does not support it. Mr. Morrison commended the City's Committee members, noting that their expertise should be better leveraged for development applications.

Laura Dick (Port Moody) expressed concerns about the Council Strategic Plan Project Proposal Update, noting that a third SkyTrain station is not viable and the cost of the study cannot be justified. Ms. Dick also expressed concerns about OCP Survey No. 3, noting that it should be delayed until adequate information about land use scenarios has been gathered to allow for making informed decisions.

Wilhelmina Martin (Port Moody) expressed concerns about the Council Strategic Plan Project Proposal Update, noting that given the lack of support from TransLink for the third SkyTrain station and the lack of density in the area, the proposed budget for the consultation cannot be justified. Ms. Martin also expressed concerns about the pre-application for 123-129 Mary Street and 2505-2517 St. George Street, noting that there are no amenities near the proposed project. Ms. Martin noted that seniors will benefit from low income or co-op housing rather than luxury housing.

Hazel Mason (Port Moody) expressed concerns about the pre-application for 123-129 Mary Street and 2505-2517 St. George Street, noting that the Moody Centre Transit Oriented Development (TOD) or Coronation Park areas are more appropriate locations for this project. Ms. Mason also noted that OCP Survey No. 3 should not be delayed.

7. Committee of the Whole

The agenda was reordered to address item 7.6 at this point.

Port Moody 2050, OCP Survey No. 3

- 7.6 Presentation: Manager of Policy Planning
Report: Community Development Department – Policy Planning
Division, dated March 21, 2022

Staff gave a presentation on Port Moody 2050, OCP Survey No. 3, including information about recent council direction, the four neighbourhood areas of focus, land use scenarios, survey format, information tables, Moody Centre TOD Scenarios, survey questions, and next steps.

Staff answered questions from Council regarding height limits, survey launch date, response period and timeline for obtaining the results, shadow studies, inclusion of Development Cost Charge estimates, and images used in the survey.

CW22/038

Moved and seconded

THAT Council endorse the Official Community Plan Survey No. 3 as recommended in the report dated March 21, 2022 from the Community Development Department – Policy Planning Division regarding Port Moody 2050, OCP Survey No. 3;

AND THAT additional costs of \$9,000 for OCP Survey No. 3 be approved for funding from Council Contingency.

Councillor Lubik left the meeting at this point.

CW22/039

Moved, seconded, and DEFEATED

THAT the foregoing motion be amended by adding “AND THAT the draft survey be amended by replacing “4 to 16 storeys” with “4 to 12 storeys” in Figure 23 on page 13.”.
(Voting against: Councillors Dilworth, Lahti, and Royer)

Councillor Lubik entered the meeting at this point.

CW22/040

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding: “AND THAT a climate action statement be added to the survey, including sea level rise.”.

CW22/041

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding: “AND THAT Development Cost Charge estimates be added to the survey.”.

(Voting against: Councillor Milani and Mayor Vagramov)

CW22/042

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding: “AND THAT Master Transportation Plan summarized goals be included in the survey.”.

CW22/043

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding: “AND THAT the current OCP drawings for private land (Moody Centre TOD, Oceanfront District) be included in the survey.”.

CW22/044

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding: “AND THAT the icon for heavy industry be changed to better represent heavy industry.”.

CW22/045

Moved, seconded, and DEFEATED

THAT the foregoing motion be amended by adding: “AND THAT Coriolis Consulting or a similar firm be hired to assess the viability of each scenario.”.

(Voting against: Councillors Lubik, Madsen, and Milani, and Mayor Vagramov)

CW22/046

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding: “AND THAT scenarios that have not been fully costed be labelled as such.”.

The main motion (CW22/038) as amended (by CW/040, CW/041, CW/042, CW/043, CW/044, and CW/046) was put to a vote; the following motion was CARRIED:

THAT Council endorse the Official Community Plan Survey No. 3 as recommended in the report dated March 21, 2022 from the Community Development Department – Policy Planning Division regarding Port Moody2050, OCP Survey No. 3;

AND THAT additional costs of \$9,000 for OCP Survey No. 3 be approved for funding from Council Contingency;

AND THAT a climate action statement be added to the survey, including sea level rise;

AND THAT Development Cost Charge estimates be added to the survey;

AND THAT Master Transportation Plan summarized goals be included in the survey;

AND THAT the current OCP drawings for private land (Moody Centre TOD, Oceanfront District) be included in the survey;

AND THAT the icon for heavy industry be changed to better represent heavy industry;

AND THAT scenarios that have not been fully costed be labelled as such.

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

Mayor Vagramov left the meeting at this point and did not return. Councillor Dilworth assumed the role of Presiding Member at this point.

**Inclusionary Zoning
Policy – Affordable
Rental Units**

- 7.1 Presentation: Coriolis Consulting Corp.
Presentation: Social Planner
Report: Community Development Department – Policy Planning Division, dated March 7, 2022

Staff gave a presentation on Inclusionary Zoning Policy – Affordable Rental Units, including information regarding background on inclusionary zoning policy, key expectations, flexibility, incentives, exemptions, and next steps.

Blair Erb, Consultant, gave a presentation on Inclusionary Zoning Policy – Affordable Rental Units, including information regarding scope, background, CAC and Density Bonus Policy, below-market rent, below-market financial analysis, redevelopment scenarios, findings, impact on development site values, estimated impact on residential density bonus values, impact on financial viability of rezoning, and other policy considerations.

Staff and Mr. Erb answered questions from Council regarding FAR, exemptions from policy, Density Bonus Considerations, status of in-stream applications, and cash-in-lieu payment for below-market units.

CW22/047

Moved and seconded

THAT Corporate Policy – 10-5080-2022-01 – Inclusionary Zoning – Affordable Rental Units be endorsed as recommended in the report dated March 7, 2022 from the Community Development Department – Policy Planning Division regarding Inclusionary Zoning Policy – Affordable Rental Units.

CW22/048

Moved, seconded, and DEFEATED

THAT the foregoing motion be amended by adding “AND THAT the policy be amended to set the minimum requirement at 15% below-market rental and 6% non-market rental.”.

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

CW22/049

Moved, seconded, and CARRIED

THAT the meeting be extended for an additional 60 minutes.

The question on the main motion (CW22/052) was put to a vote;
the following motion was CARRIED:

THAT Corporate Policy – 10-5080-2022-01 – Inclusionary Zoning – Affordable Rental Units be endorsed as recommended in the report dated March 7, 2022 from the Community Development Department – Policy Planning Division regarding Inclusionary Zoning Policy – Affordable Rental Units.

Family Friendly Units Policy

7.2

Presentation: Social Planner
Report: Community Development Department – Policy Planning Division, dated March 14, 2022

Staff gave a presentation on Family Friendly Units Policy including background, research, and policy.

Staff, and Blair Erb, Consultant, answered questions from Council regarding window requirements for units with three or more bedrooms, as well as criteria for setting the thresholds in the policy.

CW22/050

Moved and seconded

THAT Corporate Policy – 10-5080-2022-01 – Family-Friendly Units be endorsed as recommended in the report dated March 14, 2022 from the Community Development Department – Policy Planning Division regarding Family-Friendly Units Policy.

CW22/051

Moved, seconded, and DEFEATED

**THAT the foregoing motion be amended by adding:
“AND THAT the policy be amended by replacing the following requirements:**

Market-Rental Projects

Number of Bedrooms	Share of Units
Studios	75% max
One-Bedroom	
Two-Bedroom	20% min
Three-Bedroom or more	5% min

Strata Apartment Projects

Number of Bedrooms	Share of Units
Studios	70% max
One-Bedroom	
Two-Bedroom	20% min
Three-Bedroom or more	10% min

with the following requirements:

Market-Rental Projects

Number of Bedrooms	Share of Units
Studios	65% max
One-Bedroom	
Two-Bedroom	25% min
Three-Bedroom or more	10% min

Strata Apartment Projects

Number of Bedrooms	Share of Units
Studios	60% max
One-Bedroom	
Two-Bedroom	25% min
Three-Bedroom or more	15% min

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

The question on the main motion (CW22/050) was put to a vote; the following motion was CARRIED:

THAT Corporate Policy – 10-5080-2022-01 – Family-Friendly Units be endorsed as recommended in the report dated March 14, 2022 from the Community Development Department – Policy Planning Division regarding Family-Friendly Units Policy.

**Council Strategic Plan
2022 Q1 and Project
Proposal Update**

7.3 Report: City Manager, dated April 4, 2022

The City Manager gave a presentation on Council Strategic Plan 2022 Q1 and Project Proposal Update, including projects completed, Priority Level 1 Project Update, project approvals, project proposals, and next steps.

CW22/052

Moved and seconded

THAT the Tree Protection Bylaw project be designated as Priority Level 2 in the Council Strategic Plan;

AND THAT the Industrial Land Strategy project proposal be approved and the project be designated as Priority Level 2 in the Council Strategic Plan;

AND THAT the Third SkyTrain Station Assessment – Phase 2 project proposal be approved and the project be designated as Priority Level 2 in the Council Strategic Plan;

AND THAT the Third SkyTrain Station Assessment – Phase 2 project budget request be referred to the Finance Committee to identify a funding source.

Separation was requested.

The question on the first clause of the main motion (CW22/052a) was put to a vote; the following motion was CARRIED:

THAT the Tree Protection Bylaw project be designated as Priority Level 2 in the Council Strategic Plan.

The question on the second clause of the main motion (CW22/052b) was put to a vote; the following motion was CARRIED:

THAT the Industrial Land Strategy project proposal be approved and the project be designated as Priority Level 2 in the Council Strategic Plan.

The question on the third clause of the main motion (CW22/052c) was put to a vote; the following motion was DEFEATED:

THAT the Third SkyTrain Station Assessment – Phase 2 project proposal be approved and the project be designated as Priority Level 2 in the Council Strategic Plan

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

The question on the fourth clause of the main motion (CW22/052d) was put to a vote; the following motion was DEFEATED:

THAT the Third SkyTrain Station Assessment – Phase 2 project budget request be referred to the Finance Committee to identify a funding source.

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

Early Input (Pre-Application) – 123-129 Mary Street and 2505-2517 St. George Street (Kyle Park Senior Living)

7.4 Report: Community Development Department – Development Planning Division, dated April 1, 2022

This item was not addressed.

City of Port Moody Wayfinding Strategy

7.5 Report: Community Development Department – Economic Development Office, dated March 4, 2022

This item was not addressed.

Development Horizon and Growth Impact Update 4 – Q1 2022

7.7 Report: General Manager of Community Development, dated February 18, 2022

This item was not addressed.

**Adoption of
Committee of the
Whole Report**

8. Rise and Report

8.1 RC22/141

Moved, seconded, and CARRIED

THAT the recommendations approved at the Committee of the Whole meeting of April 19, 2022 be ratified.

9. Legislative Matters

10. Adjournment

RC22/142

Moved, seconded, and CARRIED

THAT the meeting be adjourned.

The meeting was adjourned at 11:00pm.

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