



# City of Port Moody

## Minutes

### Public Hearing

Electronic Webinar via Zoom

Tuesday, April 26, 2022

at 7:01pm

**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:**

Paul Rockwood – Acting City Manager  
André Boel – City Planner  
Jess Daniels – Policy Planner  
Stephen Judd – Acting GM of Engineering and Operations  
Anna Mathewson – General Manager of Community Services  
Jennifer Mills – Acting Deputy Corporate Officer  
Darcey O’Riordan – Fire Chief  
Angie Parnell – General Manager of People, Communications, and Engagement  
Marc Saunders – Director of Library Services  
Dorothy Shermer – Corporate Officer  
Kate Zanon – General Manager of Community Development

#### 1. Business

Mayor Vagramov opened the Public Hearing at 7:01pm and read the meeting procedures.

**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.**

## Home-Based Businesses

- 1.1 Public Hearing Notice  
Memo considered at the March 8, 2022 Council meeting:  
Legislative Services Division, dated February 16, 2022

*Bylaw No. 3335, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to rename Home Occupation Type A and Type B, to add Home Occupation Type C – Low-Impact Home-Based Business, and to make housekeeping changes in Schedule D – Comprehensive Development Zones.*

Mayor Vagramov read the meeting procedures.

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 Bylaw amendment.

Mayor Vagramov called for public input.

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

### PH22/006

Moved, seconded, and CARRIED

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 64, 2022, No. 3335 (Home-Based Businesses and Housekeeping) be referred to the Special Council meeting of April 26, 2022 for consideration.**

**Land Use Contract  
Termination and  
Rezoning – San  
Remo Drive**

- 1.2 Public Hearing Notice  
Report considered at the February 22, 2022 Council meeting:  
Community Development Department – Policy Planning Division,  
dated February 8, 2022  
Memo considered at the March 22, 2022 Council meeting:  
Community Development Department – Policy Planning Division,  
dated March 10, 2022

*Bylaw No. 3337, a Bylaw to terminate the Land Use Contract for San Remo Drive.*

*Bylaw No. 3338, a Bylaw to apply Comprehensive Development Zone 88 (CD88) to the properties previously subject to a Land Use Contract for San Remo Drive.*

Staff gave a presentation on the proposed land use contract termination and rezoning, including information about the land use contract and the zoning bylaw amendment.

Mayor Vagramov read the meeting procedures.

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

Mayor Vagramov called for public input.

Wilhelmina Martin (Port Moody) expressed support for the proposed rezoning, noting that approval of the rezoning will benefit the community and thanked the Planning Department for their work.

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

PH22/007

Moved, seconded, and CARRIED

**THAT City of Port Moody Land Use Contract Termination Bylaw, 2022, No. 3337 (San Remo Drive) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 66, 2022, No. 3338 (San Remo Drive) (CD88) be referred to the Special Council meeting of April 26, 2022 for consideration.**

**Official Community  
Plan Amendment –  
Coronation Park  
(Wesgroup  
Properties)**

- 1.3 Public Hearing Notice  
Memo: Community Development Department – Development Planning Division, dated April 12, 2022  
Report considered at the November 23 and December 7, 2021 Council meetings: Community Development Department – Development Planning Division, dated October 29, 2021  
Report considered at the March 1, 2022 Council meeting: Community Development Department – Development Planning Division, dated February 3, 2022  
Public Input

*Bylaw No. 3285, a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to implement the Coronation Park Neighbourhood Plan.*

Mayor Vagramov read the meeting procedures.

The Corporate Officer introduced the proposed Bylaws 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 agenda package and the on-table package.

Staff gave a presentation on the proposed Official Community Plan (OCP) amendment, including information about background, current milestones, and proposed key amendments to the OCP.

Staff answered questions from Council about notifications and road network conversions.

The applicant gave a presentation on the proposed Official Community Plan (OCP) amendment, including information about the following topics:

- transformation of the proposal from first reading to current form;
- timelines and milestones;
- potential effects to the Coronation Park neighbourhood and city if the amendment not approved;
- potential benefits to neighbourhood and city if the amendment is approved;
- renderings;
- key community benefits; and
- next steps.

The applicant answered questions from council about the following topics:

- potential uses and operation and maintenance costs of the City-owned turnkey space;
- linear feet of raised walkways, ramps, look-outs, platforms;
- roads to parks proposal;
- transit ridership targets;
- potential negative impacts if not approved; and
- public notification and consultation.

Mayor Vagramov called for public input.

Callan Morrison (Port Moody) expressed support for the proposed OCP amendment, noting that the location is appropriate for the proposal and that the development will benefit the community by providing amenities and services near rapid transit.

Stirling Ward (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal will bring many benefits to the community and urged Council to approve the OCP amendment.

Wilhelmina Martin (Port Moody) expressed support for the proposed OCP amendment, noting that the public has been thoroughly informed about the OCP amendment and that details about rezoning can be addressed during the next step of approvals. Ms. Martin urged Council to approve the OCP amendment for the benefit of Coronation Park homeowners and Port Moody.

John Coombes (Port Moody) expressed support for the proposed OCP amendment, noting that the developer has undertaken extensive consultation with the community, staff, and Council, and created an inclusive, comprehensive, and dynamic proposal that will provide new infrastructure, amenities, and services to benefit all of Port Moody. Mr. Coombes urged Council to vote in favour of the amendment so that more people can live, work, and play in Port Moody.

Leslie Courchesne (Port Moody), CEO of Tri-Cities Chamber of Commerce, expressed support for the proposed OCP amendment, noting that the development's location near rapid transit is appropriate for this type of densification and will create a walkable, transit-friendly community that will help meet the demands for housing, shops, services, and amenities. Ms. Courchesne urged Council to approve the OCP amendment and create a thriving neighbourhood that will benefit Port Moody and the region.

Richard Craig (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal will benefit the community-at-large by providing new housing, jobs, services, and park space in the community.

David Hutniak (Port Moody), CEO of Landlord BC, expressed support for the proposed OCP amendment, noting that the proposal will provide housing, jobs, services, amenities, and creatively designed open spaces for all members of the community to enjoy. Mr. Hutniak urged Council to approve the OCP amendment and use their municipal authority to improve housing options and affordability.

Brendan Brow (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal will create a walkable, transit-oriented, and pedestrian focussed community that will benefit the health and future of the residents of Port Moody.

Marco Pasqua (Surrey) expressed support for the proposed OCP amendment, noting that the proposal has been designed with a universal design approach that considers the needs of persons of all ages and abilities. Mr. Pasqua noted that he worked with the applicant as an accessibility consultant to ensure that the proposal offers a high quality of living for all of its residents and creates an inclusive community for all to enjoy.

Haven Lurbiecki (Port Moody) expressed concerns about the proposed OCP amendment, noting that the proposal does not meet the needs of the community and should provide a more diverse range of housing options. Mr. Lurbiecki urged Council to vote against the OCP amendment for the benefit of the entire community.

Nicole Froats (Port Moody) expressed support for the proposed OCP amendment, noting that Coronation Park residents deserve a decision on the matter, and urged Council to approve the OCP amendment.

Julio Bello (Vancouver), South Vancouver Family Place Society, expressed support for the proposed OCP amendment, noting that Wesgroup is a positive community partner and that the proposal will provide many benefits to the current and future residents of the community.

Lorri Farquharson Petrie (Port Moody) expressed support for the proposed OCP amendment, noting that Coronation Park is the appropriate place for this type of densification and that approval of the proposal will benefit future residents of the community. Ms. Farquharson Petri urged Council to vote in favour of the OCP amendment and contribute to improving the housing crisis in the region.

Tyler Brown (Port Moody) expressed support for the proposed OCP amendment, noting that the Coronation Park neighbourhood has fallen into disrepair and that the proposal will create a new cohesive community with new services, amenities, and park space. Mr. Brown urged Council to vote in favour of the OCP amendment and create a new community that residents will be proud of in the future.

Todd Farquharson (Port Moody) expressed support for the proposed OCP amendment, noting that the Coronation Park neighbourhood has fallen into disrepair and that the location is close to Sktyrain and appropriate for densification. Mr. Farquharson urged Council to vote in favour of the OCP amendment.

John Kim (Port Moody) expressed support for the proposed OCP amendment, noting that housing supply must be increased to address the lack affordable housing and that the proposal will improve the area and provide new services, amenities, and park space. Mr. Kim urged Council to vote in favour of the proposal for the benefit current and future residents of Port Moody.

David Stuart (Port Moody) expressed concerns about the proposed OCP amendment, noting that as communities grow, densification of older areas is inevitable, but rushing decisions could have negative consequences on the future. Mr. Stuart urged Council to vote against the OCP amendment until the true benefits of the proposal are clearly defined.

Patricia Mace (Port Moody) expressed concerns about the proposed OCP amendment, noting that the wording of Bylaw amendments is vague and requirements should be clearly defined to avoid ambiguity and provide certainty for residents and developers. Ms. Mace also noted that more affordable and seniors housing is needed in the city and that more consultation with residents should have been undertaken to determine what residents would like in exchange for the increase in density.

Kyla Knowles (Port Moody) expressed support for the proposed OCP amendment, noting that densification near SkyTrain will benefit the environment, local economy, and Coronation Park residents. Ms. Knowles noted that delays in development will further increase housing costs.

Eric Hedekar (Port Moody) expressed support for the proposed OCP amendment, noting that creating new residential and commercial spaces close to transit reduces greenhouse gas emissions and has a positive impact on climate change. Mr. Hedekar also noted that the proposal will create a walkable, transit-oriented neighbourhood with new places to live, work, play, shop, and relax. Mr. Hedekar urged to vote in favour of the OCP amendment.

Lisa Salloum (Port Moody) expressed concerns about the proposed OCP amendment, noting that the proposed density exceeds OCP limits and that traffic congestion will be exacerbated by the development and negatively impact all aspects of community life for residents.

Tim Bennett (Port Moody) expressed support for the proposed OCP amendment, noting that the developer has undertaken extensive consultation with the community and that the location is appropriate for this type of densification. Mr. Bennett also noted that the proposal will create new amenities that benefit the city and urged Council to vote in favour of the OCP amendment.

Linda Jackson (Port Moody) expressed support for the proposed OCP amendment, noting that the proposed development is appropriate for a location so near transit, and will provide new services and amenities and a welcoming entrance to the city.

Darren Guy (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal will benefit the city and future residents and that the developer has responded to all requested revisions from Council.

Joe Gallo (Port Moody) expressed support for the proposed OCP amendment, noting that the development is appropriate for a location so close to SkyTrain, and that it will increase the affordable housing stock in the city. Mr. Gallo also noted that the proposal is a master-planned community that will provide the needed services, amenities, and park space in the city.

Almerina Michelin (Port Moody) expressed support for the proposed OCP amendment and urged Council to vote in favour of the OCP amendment for the benefit of Coronation Park residents and the entire community.

Richard Biedka (Port Moody) expressed concerns about the proposed OCP amendment, noting that the proposal may not be the best option to improve the Coronation Park neighbourhood.

Greg Gallo (Port Moody) expressed support for the proposed OCP amendment, noting that the delays in approval have been extensive and that if the proposal is not approved, the Coronation Park neighbourhood will continue to deteriorate.

Wayne Petrie (Port Moody) expressed support for the proposed OCP amendment, noting that the location is appropriate for this type of development and that the development will contribute to housing and employment in the city.

Megan Kinloch (Port Moody) expressed support for the proposed OCP amendment, noting that Port Moody must maintain growth and development in alignment with the Tri-Cities to ensure a prosperous future.

Shawn Barzen (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal is appropriate for a location so close to transit, and that the development will bring new infrastructure, residents, and jobs to Port Moody. Mr. Barzen urged Council to vote in favour of the OCP amendment.

Dave Wilson (Port Moody) expressed support for the proposed OCP amendment, noting that the area needs to be redeveloped to provide new housing for residents.

Kyle Wright (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal will create a walkable, self-sustaining community close to transit, and that the location is appropriate for this type of density and tower height.

Kirsten Ueland (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal has been created through extensive consultation and satisfies all OCP requirements. Ms. Ueland also noted that the development will enhance the area and that all of Port Moody will benefit from the new infrastructure, services, and amenities.



Jeff Nieuwenburg (Port Moody) expressed support for the proposed OCP amendment, noting that the development is appropriate for a location so close to SkyTrain and will provide new service and amenities. Mr. Nieuwenburg urged Council to vote in favour of the OCP amendment.

Rachael McErlean (Port Moody) expressed support for the proposed OCP amendment, noting that this type of densification is appropriate for a location so close to SkyTrain and will provide new amenities and services in the city.

Alan Boniface (Bowen Island) noted that he grew up in Port Moody and is proud to have contributed to this project as an architect. Mr. Boniface expressed support for the proposed OCP amendment, noting that the proposal is a world class project that will create a thriving community for all Port Moody residents to enjoy and urged Council to vote in favour of the OCP amendment.

PH22/008

Moved, seconded, and CARRIED

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

Hope Power (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal is a master-planned, transit-oriented community that will provide new housing, amenities, and services to the city, and urged Council to vote in favour of the OCP amendment.

Jeff Poste (Port Moody) expressed concerns about the proposed OCP amendment, noting that the proposal is not in alignment with the OCP and will exacerbate traffic problems in the City.

Mitchell Reardon (Vancouver), Happy Cities, expressed support for the proposed OCP amendment, noting that the proposal has been designed following the Happy Cities Wellbeing Framework and will ensure that residents have a high quality of life, including economic, social, and environmental benefits. Mr. Reardon urged Council to vote in favour of the OCP amendment.

Mitch Williams (Port Moody) expressed support for the proposed OCP amendment, noting that the development will provide more affordable housing, and that details about rezoning will be addressed in the next phase of approvals. Mr. Williams urged Council to vote in favour of the OCP amendment and help ensure that Coronation Park remains a cohesive neighbourhood.

Johann Contreras (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal has been positively received by residents and businesses in the city and will create more opportunities for residents to work close to home and reduce their carbon footprint.

Laura Dick (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal is a generational opportunity that will create a walkable, vibrant space with services and amenities where families will flourish. Ms. Dick urged Council to vote in favour of the OCP amendment for the current Coronation Park residents and the future residents of Port Moody.

Joan Stuart (Port Moody) expressed concerns about the proposed OCP amendment, noting that proposed density exceeds the OCP limits, lacks affordable housing and market rentals, and will create more traffic congestion in the city. Ms. Stuart urged Council to vote against the OCP amendment and require clear information about the developer's commitment and contribution to infrastructure.

Jeff McLellan (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal is appropriate for the location and will encourage transit use. Mr. McLellan urged Council to vote in favour of the OCP amendment.

Hazel Mason (Port Moody) expressed concerns about the proposed OCP amendment, noting that proposed density exceeds the OCP limits and should be significantly scaled back and include more affordable housing. Ms. Mason also expressed concerns about land assembly tactics and the negative effects on the community.

Jason McLachlan (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal will provide new amenities and services and that the location is appropriate for high density towers. Mr. McLachlan urged Council to vote in favour of the OCP amendment.

Wendy Kinloch (Port Moody) expressed support for the proposed OCP amendment, noting that the developer has addressed Council's extensive requests and urged Council to vote in favour of the OCP amendment.

Sharon Barons (Port Moody) expressed support for the proposed OCP amendment, noting that, if the OCP amendment is not approved, the Coronation Park neighbourhood will continue to decline and deter developers from working in Port Moody.

Brendan Tisseur (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal will create new housing close to transit. Mr. Tisseur also noted that the outcome of this decision will affect his vote in the upcoming election.

Keir MacDonald (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal will provide housing, parks, services, and amenities in the city and help meet the housing needs for the projected population growth. Mr. MacDonald urged Council to vote in favour of the OCP amendment.

Leah Bulych (Port Moody) expressed support for the proposed OCP amendment, noting that the proposal is a generational opportunity to transform the Coronation Park neighbourhood and create a transit-oriented development. Ms. Bulych urged Council to vote in favour of the OCP amendment.

Barry Sharbo (Port Moody) expressed concerns about the proposed OCP amendment, noting that the community will not benefit from the development and urged Council to consider the negative impacts on the livability of Port Moody and who will benefit from approval of the OCP amendment.

Alex Heckels (Port Moody) expressed support for the proposed OCP amendment, noting that housing in Port Moody is currently unaffordable and young professional who would positively benefit the city are moving away. Mr. Heckels also noted that the Coronation Park is currently underutilized and is an ideal location for a transit-oriented development.

David Stuart (Port Moody) expressed concerns about the proposed OCP amendment, noting that the proposal will negatively impact transportation and affordability in the city. Mr. Stuart also noted that more information about the sale price of units and how the proposal will improve the quality of life for all resident of Port Moody is required prior to approving the OCP amendment.

Wilhelmina Martin (Port Moody) noted that the voting outcomes of the proposed OCP amendment will directly affect voting in the upcoming election.

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

PH22/009

Moved, seconded, and CARRIED

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 27, 2021, No. 3285 (Coronation Park) be referred to the Special Council meeting of April 26, 2022 for consideration.**

## 2. Close of Public Hearing

Mayor Vagramov adjourned the Public Hearing at 10:53pm.

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 \_\_\_\_, 2022.

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R. Vagramov, Mayor