

City of Port Moody Minutes

Regular Council Meeting

Electronic Webinar via Zoom Tuesday, May 10, 2022 at 7:05pm

Present: Mayor R. Vagramov

Councillor M.P. Lahti (arrived at 7:06pm)

Councillor A.A. Lubik Councillor H. Madsen Councillor S. Milani Councillor P.Z.C. Royer

Absent: Councillor D.L. Dilworth

In Attendance: Tim Savoie – City Manager

André Boel - City Planner

Mary De Paoli – Manager of Policy Planning Geoffrey Keyworth – Transportation Engineer Devin Jain – Manager of Cultural Services

Kevin Jones - Senior Planner

Stephen Judd – Manager of Infrastructure Engineering Services Jeff Moi – General Manager 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

Paul Rockwood – General Manager of Finance and Technology

Dorothy Shermer - Corporate Officer

Kate Zanon – General Manager of Community Development

Call to Order

Mayor Vagramov called the meeting to order at 7:05pm.

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.

EDMS#582877

Art at Council

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

Councillor Lahti entered the meeting at this point.

Councillor Royer introduced the evening's Art at Council, two street planters titled *Pioneer Memories* by local artist Gillian McMillan. Councillor Royer noted that the planters were one of the City's first public art pieces that paved the way for the integration of public art into future Public Works projects, and that the design of the planters was inspired by the history of Port Moody's thriving sawmill industry and the original bee-hive burners found at the edge of Burrard Inlet.

Councillor Royer noted that one of the planters listed the names of early Port Moody settler Sergeant John Murray's children around the perimeter of the planter, and that the other planter listed the names of eight of the lumber companies from that time.

Councillor Royer also noted that the planters were originally located along St. George Street to beautify the streetscape and that the planter listing the lumber companies was relocated to Shoreline Park near the Old Mill Site after a vehicle accident destroyed the planter listing John Murray's children.

2. Public Input

Haven Lurbiecki (Port Moody) expressed support for the Clarifying Multi-Family Designation Heights of OCP Map 11 report recommendations, noting that the public was not consulted about the amendment to the multi-family residential definition in Map 11 and that the increase in allowable building heights could have a negative impact on housing affordability and land speculation. Ms. Lurbiecki requested that Council require an OCP amendment for any application over three storeys in multi-family residential areas until the public has been consulted.

Srdjan Djekanovic (Port Moody), Executive Director of Port Moody Soccer Club, expressed support for the Field Allocation Policy report recommendations, noting that the implementation of a field allocation policy will help support healthy and active lifestyles in children by allocating sports fields to user groups in a fair and equitable manner.

Kyla Knowles (Port Moody) expressed support for the ESA EDPA Delegation, noting that residents have outstanding concerns about the ESA Update Strategy, which should be heard by Council. Ms. Knowles expressed concerns about the Clarifying Multi-Family Designation Heights of OCP Map 11 report recommendations, noting that approval of the recommendations interferes with the current OCP update and supports the Provincial government's concerns about municipalities not approving enough housing for population growth.

Wilhelmina Martin (Port Moody), speaking on behalf of TROPICA, expressed concerns about the upcoming summer traffic along Alderside Road, noting that residents in the area are concerned about high volumes of vehicles and pedestrian traffic and the potential conflicts of sharing the roadway. Ms. Martin requested that Council consider installing a crosswalk at the intersection of Alderside Road, loco Road, and Benson Drive to help mitigate residents' concerns and potential conflicts.

Sam Payne (Port Moody), owner of Parkside Brewery, expressed support for the Development Variance Permit at 2731 Murray Street, noting that approval of the permit would allow expansion of the outdoor space and provide an area for patrons to congregate in the shade and off the sidewalk.

Judy Taylor-Atkinson (Port Moody) expressed support for the Inlet Park Field Redevelopment Project Update report recommendations, noting that the City should try to retain pervious surfaces wherever possible. Ms. Taylor-Atkinson expressed gratitude to staff for identifying essential anchor trees for retention and also noted that the City's Tree Management on City Property policy requires all Tree Removal and Replacement Plans to be submitted to the Environmental Protection Committee for review and comment prior to any tree removal.

Hazel Mason (Port Moody) expressed support for the Clarifying Multi-Family Designation Heights of OCP Map 11 report recommendations, noting that the public was not consulted about the amendment to the multi-family residential definition in Map 11 and that the increase in building heights promotes land speculation and gentrification. Ms. Mason requested that the report recommendations be implemented immediately, and that further public consultation be undertaken.

General Matters

3.1

Delegation – ESA EDA Delegation

Presentation: Ryan Sayers

Delegation Request: Daphne Herberts

Ryan Sayers outlined residents' concerns regarding the ESA Update Strategy, noting that homeowners are concerned about the expropriation of private property and the City's lack of transparency in communicating with residents about the purpose and status of the Update.

Mr. Sayers noted that information about resident's concerns can be requested from esaupdateportmoody@gmail.com.

Staff answered questions from Council about the Urban Forest Management Strategy and the ESA Update.

Council noted that they will consider providing further information to staff.

4. Adoption of Minutes

Minutes

4.1 RC22/158

Moved, seconded, and CARRIED

THAT the minutes of the following meetings be adopted:

- Special Council (FC) March 1, 2022;
- Public Hearing March 1, 2022;
- Special Council (PH) March 1, 2022;
- Special Council (COTW) March 1, 2022;
- Special Council (to Close) April 19, 2022;
- Special Council (FC-COTW) April 19, 2022;
- Special Council (to Close) April 26, 2022;
- Special Council April 26, 2022;
- Public Hearing April 26, 2022;
- Special Council (PH) April 26, 2022; and
- Regular Council April 26, 2022.

RC22/159

Moved, seconded, and DEFEATED

THAT item 9.8 be moved to the top of the agenda.

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

5. Consent Agenda

RC22/160

Moved, seconded, and CARRIED

THAT the recommendations contained in the following items on the May 10, 2022 Regular Council Consent Agenda be approved:

- 5.1 2022-2026 Five-Year Financial Plan Bylaw Adoption;
- 5.2 2022 Annual Property Tax Rates Bylaw Adoption;
- 5.3 2022 Alternative Municipal Tax Collection Scheme Bylaw – Adoption;
- 5.4 Updated Heritage Commission and Parks and Recreation Commission Bylaws;
- 5.6 Termination of Land Use Contract at Angela Drive and Rezoning to RS1-S and RS1;
- 5.7 Termination of Land Use Contract at Benson Drive and Walton Way and Rezoning to RS1;
- 5.8 Termination of Land Use Contract at Appleyard Court and Rezoning to RS3 and P1;

AND THAT the recommendations contained in the following items on the May 10, 2022 Regular Council agenda be approved:

- 9.2 Development Variance Permit (Permanent Licensed Patio) – 2731 Murray Street (Parkside Brewery);
- 9.3 Art Wilkinson Park Community Garden;
- 9.4 Housing Agreement Bylaws 3015-3093 Murray Street (Mosaic);

- 9.5 Housing Agreement Bylaws 2025 St. Johns Street (Marcon);
- 9.6 Inlet Park Field Redevelopment Project Update; and
- 9.7 Field Allocation Policy.

The items and recommendations referred to above are as follows:

2022-2026 Five-Year Financial Plan Bylaw – Adoption

5.1 Memo: Legislative Services Division, dated May 2, 2022

Recommendation adopted on consent:

THAT City of Port Moody Financial Plan Bylaw, 2022, No. 3358 be now adopted as recommended in the memo dated May 2, 2022 from the Legislative Services Division regarding 2022-2026 Five-Year Financial Plan Bylaw – Adoption.

2022 Annual Property Tax Rates Bylaw – Adoption

5.2 Memo: Legislative Services Division, May 2, 2022

Recommendation adopted on consent:

THAT City of Port Moody Annual Property Tax Rates Bylaw, 2022, No. 3359 be now adopted as recommended in the memo dated May 2, 2022 from the Legislative Services Division regarding 2022 Annual Property Tax Rates Bylaw – Adoption.

2022 Alternative Municipal Tax Collection Scheme Bylaw – Adoption

5.3 Memo: Legislative Services Division, dated May 2, 2022

Recommendation adopted on consent:

THAT City of Port Moody Alternative Municipal Tax Collection Scheme Bylaw, 2022, No. 3360 be now adopted as recommended in the memo dated May 2, 2022 from the Legislative Services Division regarding 2022 Alternative Municipal Tax Collection Scheme Bylaw – Adoption.

Updated Heritage Commission and Parks and Recreation Commission Bylaws

Report: Legislative Services Division, dated March 30, 2022

Recommendation adopted on consent:

THAT City of Port Moody Heritage Commission Bylaw, 2022, No. 3340 and City of Port Moody Parks and Recreation Commission Bylaw, 2022, No. 3347 be read a first, second, and third time as recommended in the report dated March 30, 2022 from the Legislative Services Division regarding Updated Heritage Commission and Parks and Recreation Commission Bylaws;

AND THAT the Heritage Commission Terms of Reference and the Parks and Recreation Commission Terms of Reference be approved.

5.4

Termination of Land
Use Contract at Angela
Drive and Rezoning to
RS1-S and RS1

5.6 Report: Community Development Department – Policy Planning Division, dated April 27, 2022

Recommendation adopted on consent:

THAT City of Port Moody Land Use Contract Termination Bylaw, 2022, No. 3351 (Angela Drive), City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 68, 2022, No. 3354 (Angela Drive) (RS1), and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 69, 2022, No. 3355 (Angela Drive) (RS1) be read a first and second time as recommended in the report dated April 27, 2022 from the Community Development Department – Policy Planning Division regarding Termination of Land Use Contract at Angela Drive and Rezoning to RS1-S and RS1;

AND THAT Bylaw No. 3351, Bylaw No. 3354 and Bylaw No. 3355 be referred to a Public Hearing;

AND THAT the requirement to notify tenants and property owners within 140m of the perimeter boundary of the LUC area per Development Approval Procedures Bylaw, No. 2918 be waived.

Termination of Land Use Contract at Benson Drive and Walton Way and Rezoning to RS1 5.7 Report: Community Development Department – Policy Planning Division, dated April 27, 2022

Recommendation adopted on consent:

THAT City of Port Moody Land Use Contract Termination Bylaw, 2022, No. 3353 (Benson Drive and Walton Way) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 71, 2022, No. 3357 (Benson Drive and Walton Way) (RS1) be read a first and second time as recommended in the report dated April 27, 2022 from the Community Development Department – Policy Planning Division regarding Termination of Land Use Contract at Benson Drive and Walton Way and Rezoning to RS1;

AND THAT Bylaw No. 3353 and Bylaw No. 3357 be referred to a Public Hearing;

AND THAT the requirement to notify tenants and property owners within 140m of the perimeter boundary of the LUC area per Development Approval Procedures Bylaw, No. 2918 be waived.

Termination of Land
Use Contract at
Appleyard Court and
Rezoning to RS3 and
P1

5.8 Report: Community Development Department – Policy Planning Division, dated April 27, 2022

Recommendation adopted on consent:

THAT City of Port Moody Land Use Contract Termination Bylaw, 2022, No. 3352 (Appleyard Court) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 70, 2022, No. 3356 (Appleyard Court) (RS3 and P1) be read a first and second time as recommended in the report dated April 27, 2022 from the Community Development Department – Policy Planning Division regarding Termination of Land Use Contract at Appleyard Court and Rezoning to RS3 and P1;

AND THAT Bylaw No. 3352 and Bylaw No. 3356 be referred to a Public Hearing;

AND THAT the requirement to notify tenants and property owners within 140m of the perimeter boundary of the LUC area per Development Approval Procedures Bylaw, No. 2918 be waived.

Development Variance Permit (Permanent Licensed Patio) – 2731 Murray Street (Parkside Brewery) 9.2 Report: Community Planning Department – Development Planning Division, dated March 18, 2022 Public Input

Recommendation adopted on consent:

THAT Development Variance Permit DVP00007, to vary the size of the outdoor customer seating area from 100% to 129% of the total floor area otherwise permitted for retail space, be approved as recommended in the report dated March 18, 2022 from the Community Planning Department – Development Planning Division regarding Development Variance Permit (Permanent Licensed Patio) – 2731 Murray Street (Parkside Brewery);

AND THAT the Mayor and Corporate Office be authorized to execute the necessary legal documents required to issue Development Variance Permit DVP00007.

Art Wilkinson Park Community Garden

9.3 Report: Community Services Department – Parks Division, dated April 26, 2022

Recommendation adopted on consent:

THAT staff facilitate the establishment of 20 community garden plots at Town Centre Park (option 2A);

AND THAT staff conduct community consultation on the feasibility of the proposed 40 plot temporary community garden at Kyle Centre (option 1);

AND THAT the Art Wilkinson Park Community Garden Project be cancelled as recommended in the report dated April 26, 2022 from the Community Services Department – Parks Division regarding Art Wilkinson Park Community Garden.

Housing Agreement Bylaws – 3015-3093 Murray Street (Mosaic) 9.4 Report: Community Development Department – Development Planning Division, dated April 12, 2022

Recommendation adopted on consent:

THAT City of Port Moody Housing Agreement Bylaw, No. 2022, No. 3361 (3015-3093 Murray Street) (Below-Market Rental), City of Port Moody Housing Agreement Bylaw, 2022, No. 3362 (3015-3093 Murray Street) (Market Rental), and City of Port Moody Housing Agreement Bylaw, 2022, No. 3363 (3015-3093 Murray Street) (Rental Available) be read a first time as recommended in the report dated April 12, 2022 from the Community Development Department – Development Planning Division regarding Housing Agreement Bylaws – 3015-3093 Murray Street (Mosaic);

AND THAT Bylaws No. 3361, 3362, and 3363 be read a second time;

AND THAT Bylaws No. 3361, 3362, and 3363 be read a third time.

Housing Agreement Bylaws – 2025 St. Johns Street (Marcon) 9.5

Report: Community Development Department – Development Planning Division, dated April 12, 2022

Recommendation adopted on consent:

THAT City of Port Moody Housing Agreement Bylaw, 2022, No. 3364 (2065 St. Johns Street) (Below-Market Rental), City of Port Moody Housing Agreement Bylaw, 2022, No. 3365 (2025 St. Johns Street) (Rent to Own), and City of Port Moody Housing Agreement Bylaw, 2022, No. 3366 (2025 St. Johns Street) (Rental Available) be read a first time as recommended in the report dated April 12, 2022 from the Community Development Department – Development Planning Division regarding Housing Agreement Bylaws – 2025 St. Johns Street (Marcon);

AND THAT Bylaws No. 3364, 3365, and 3366 be read a second time;

AND THAT Bylaws No. 3364, 3365, and 3366 be read a third time.

Inlet Park Field Redevelopment Project Update Report: Engineering and Operations Department – Project Delivery Services Division, dated May 2, 2022

Recommendation adopted on consent:

THAT the report dated May 2, 2022 from the Engineering and Operations Department – Project Delivery Services Division regarding Inlet Park Sports Field Redevelopment Project Update be received for information.

9.6

9.7

Recommendation adopted on consent:

THAT staff be directed to develop and provide a Field Allocation Policy for Council approval by July 2022, with a goal to utilizing this policy for the Fall field allocation process, as recommended in the report from the Office of Councillor Meghan Lahti dated March 28, 2022 regarding Field Allocation Policy;

AND THAT this Field Allocation Policy outline the following user groups in order of priority in determining fair and equitable field allocation in Port Moody:

- Programs services and events sponsored by the City of Port Moody, provided that there is not another non-profit user group organization providing the service;
- 2. Sport organizations Port Moody based sports organizations get first choice of times/fields in the following order:
 - a. Youth have higher priority in allocation of turf fields, including turf warm-up box;
 - b. Youth have prioritized use until 8:00pm weekdays and 4:00pm weekends; and
 - c. Adults have higher prioritized use until 8:00pm weekdays and 4:00pm weekends;
- 3. Local schools weekdays during the school year between 8:00am 5:00pm;
- 4. Local User Groups hosting a major special event such as a tournament, championship, ceremony, or trade show:
- 5. Local Not-For-Profit Groups;
- 6. Local Private Groups;
- 7. Port Moody Individual; and
- 8. Regional Sports Group;

AND THAT the Field Allocation Policy also include the following:

- 1. Port Moody based groups get first choice over an organization from Tri-Cities, provided that Port Moody does not have that specific sport;
- 2. Where there are more than one group looking for allocation of the same time/space, the organization with the most local youth members will get priority; and
- 3. Port Moody residency requirements be established at 75% for organizations located outside of Port Moody.

6. Items Removed from the Consent Agenda

Artist Payment Guidelines

6.5.5 Report: Arts and Culture Committee, dated April 5, 2022

RC22/161

Moved, seconded, and CARRIED

THAT the report dated April 5, 2022 from the Arts and Culture Committee regarding Artist Payment Guidelines be referred to staff for action.

Suter Brook Village
Traffic Calming Plan –
Public Engagement
Summary and
Recommendations

6.5.9 Report: Infrastructure Engineering Services Division, dated April 18, 2022

RC22/162

Moved, seconded, and CARRIED

THAT the updated traffic calming plan for Suter Brook Village be implemented in collaboration with Onni in lieu of a traffic signal at loco Road and Capilano Road as recommended in the report dated April 18, 2022 from the Engineering and Operations Department – Infrastructure Engineering Services Division regarding Suter Brook Village Traffic Calming Plan – Public Engagement Summary and Recommendations;

AND THAT Council approve Development Authorization DP000034;

AND THAT the Mayor and Corporate Office be authorized to execute the necessary legal documents required to issue Development Authorization DP000034.

- 7. Legislative Matters
- 8. Unfinished Business

9. New Business

Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture) 9.1 Presentation: City Planner

Report: Community Development Department – Development

Planning Division, dated March 23, 2022

Councillor Royer left the meeting at this point.

RC22/163

Moved and seconded

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 67, 2022, No. 3350 (2222 Clarke Street) (RM4) be read a first and second time as recommended in the report dated March 23, 2022 from the Community Development Department – Development Planning Division regarding Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 67, 2022, No. 3350 (2222 Clarke Street) (RM4) be referred to a Public Hearing.

RC22/164

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by "AND THAT the applicant be directed to not seek a reduction in the requirement for EV charging station at the Development Permit stage.".

The question on the main motion (<u>RC22/163</u>) as amended (by <u>RC22/164</u>) was put to a vote; the following motion was CARRIED:

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 67, 2022, No. 3350 (2222 Clarke Street) (RM4) be read a first and second time as recommended in the report dated March 23, 2022 from the Community Development Department – Development Planning Division regarding Rezoning (Stacked Townhouses) – 2222 Clarke Street (Mara + Natha Architecture);

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 67, 2022, No. 3350 (2222 Clarke Street) (RM4) be referred to a Public Hearing;

AND THAT the applicant be directed to not seek a reduction in the requirement for EV charging station at the Development Permit stage.

Clarifying Multi-Family Designation Heights of OCP Map 11

9.8 Memo: Councillor Steve Milani, dated April 5, 2022

Councillor Royer returned to the meeting at this point.

Mayor Vagramov declared a potential conflict of interest due to living in a multi-family designated neighbourhood. Mayor Vagramov left the meeting at this point and did not return.

Councillor Lahti assumed the role of Presiding Member at this point.

RC22/165

Moved and seconded

THAT the current OCP's definition of 4.1.2 Multi-Family Residential be changed from three to six storeys to up to three storeys;

AND THAT the opportunity be provided for the community to provide input specifically with respect to the OCP land use definition of Multi-Family Residential as part of the upcoming OCP consultation as it pertains to allowable building heights.

RC22/166

Moved, seconded, and CARRIED

THAT this item be postponed until a legal opinion is received. (Voting against: Councillors Madsen and Milani)

10. Other Business

Proclamation Request - National Public Works Week

10.1 Email: Donna Bucsis, Solid Waste and Recycling Coordinator, City of Port Moody, dated April 12, 2022 Draft Proclamation

RC22/167

11.1

Moved, seconded, and CARRIED

THAT May 15-21, 2022 be proclaimed National Public Works Week in the City of Port Moody.

11. Verbal Reports from Council and Staff

Council Verbal Reports

Councillor Lubik noted that she attended the Rotary Club of Port Moody's Search for the Perfect Pint on Friday, May 6, 2022 and expressed gratitude to the organizers for their work in planning and executing the event as a zero waste event. Councillor Lubik also noted that the *Anti-Racism Data Act* received second reading and that the *Act* will help identify gaps in programs and services to better meet the needs of racialized communities in the province.

Councillor Royer noted she attended the LGLMA Conference held in Whistler from May 4-6, 2022, noting that there were sessions about embodied emissions, truth and reconciliation, and disaster management, and that the conference provided an opportunity to connect with other elected officials.

Councillor Milani noted he attended the Fingerling Festival on May 7, 2022 at Noons Creek Hatchery and expressed gratitude to the volunteers, staff, and visitors who attended the event.

Councillor Madsen expressed gratitude for the Art Wilkinson Park Community Garden report recommendations and thanked the Glenayre Community Association for their collaboration with Council and staff.

Councillor Lahti noted that she attended the Port Coquitlam May Day Festival Mayor's Breakfast and congratulated the City of Port Coquitlam for completion of the new Port Coquitlam Community Centre.

Staff Verbal Reports

11.2 The City Manager noted that the Shoreline Trail sanitary sewer upgrades construction is scheduled to begin in mid-May and is scheduled to be completed by December 2023. The City Manager also noted that City is hosting an online information session on May 19, 2022 for residents interested in learning about the Shoreline Trail Sanitary Sewer Upgrades Project and that more information is available at www.portmoody.ca/shorelinetrail.

12. Information Items

Committees, Commissions, and Boards – Minutes

- 12.1 Heritage Commission March 10, 2022
 - Transportation Committee March 16, 2022
 - Library Board March 17, 2022
 - Environmental Protection Committee March 21, 2022
 - Climate Action Committee March 28, 2022

13. Public Input

Hazel Mason (Port Moody) expressed concerns about the postponement of the Clarifying Multi-Family Designation Heights of OCP Map 11 report recommendations, noting that there are outstanding concerns about the public consultation undertaken during the amendment to the multi-family residential designation.

Srdjan Djekanovic (Port Moody), Executive Director of Port Moody Soccer Club, thanked Council for approving the Field Allocation Policy report recommendations and requested information about implementation timelines.

14. Adjournment

Acting Mayor Lahti adjourned the meeting at 9:15pm.

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