



City of Port Moody

Minutes

Public Hearing

Council Chambers
Tuesday, October 3, 2023
at 7:00pm

Present: Mayor M. Lahti
Councillor S. Agtarap
Councillor D. Dilworth
Councillor K. Knowles
Councillor A. Lubik
Councillor H. Lurbiecki
Councillor C. Morrison

In Attendance: Tim Savoie – City Manager
Tyson Ganske – Manager of Financial Planning and Deputy CFO
Stephanie Lam – City Clerk and Manager of Legislative Services
Jennifer Mills – Legislative Services Advisor
Jeff Moi – General Manager of Engineering and Operations
Michael Olubiyi – Manager of Development Planning
Angie Parnell – General Manager of Corporate Services
Adam Shroff – Legislative Services Coordinator
Tracey Takahashi – Deputy Corporate Officer
Julie Pavey-Tomlinson – Director of Environment and Parks
Vanessa Washington – Legislative Services Coordinator
Wesley Woo – Assistant Manager of Planning
Kate Zanon – General Manager of Community Development

1. Call to Order

Mayor Lahti called the Public Hearing to order at 7:00pm.

2. Territorial Land Acknowledgement

Mayor Lahti provided the territorial land acknowledgement.

3. Adoption of the Agenda

3.1 Agenda

PH23/013

THAT the agenda of the October 3, 2023, Public Hearing be adopted as circulated.

CARRIED

4. Business

4.1 Rezoning (CD89) – Coronation Park (Wesgroup Properties)

Public Hearing Notice

Report Considered at the September 12, 2023, Regular Council meeting:
Community Development Department – Development Planning Division

Public Input

Bylaw No. 3407, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to facilitate the rezoning of the properties in the Coronation Park neighbourhood from Single Detached Residential (RS1) to Comprehensive Development Zone 89 (CD89).

The City Clerk introduced the proposed Bylaw and confirmed that the statutory requirements for this Public Hearing were met, and that all written correspondence received by the advertised deadline was included in the Public Hearing package.

Staff gave a presentation entitled “Coronation Park TOD – Rezoning – Public Hearing” and referred to slides contained within the on-table package.

The applicant gave a presentation entitled “Coronation Park” and referred to slides contained within the on-table package.

Mayor Lahti called for public input.

Stephanie Booth (Port Moody) expressed support for the project, noting the inclusion of rental housing, childcare, and commercial space.

Jeff Poste (Port Moody) expressed opposition to the project, citing the size of the project, lack of affordable housing, and the impact on traffic. The speaker noted perceived illegality of a meeting between Council and the developer, and expressed a desire for members of Council that participated in said meeting to recuse themselves.

Mike Clark (Port Moody) expressed support for the project, citing the amount of work put into the project, and expressed disappointment at the amount of time that the development has taken.

Federico De Giuli (Port Moody) expressed opposition to the project, citing concerns about overpopulation, limited City infrastructure and essential services, and unit affordability and size distribution.

Chris Bacon (Port Moody) expressed support for the project, noting the need to not let perfection be the enemy of good and citing examples of developments that have been hindered or delayed by the need for perfection.

Tracey Schaeffer (Port Moody) expressed support for the project, but noted concerns about traffic priority over pedestrians, the plan for maintenance and upkeep for proposed pedestrian overpass, and the impact of increased traffic.

Anthony Sandler (Port Moody) expressed support for the project, noting the provincial housing targets, the sustainable features of the development, and the design of the central pedestrian green space.

Marco Pasqua (Surrey) expressed support for the project, citing their experience on the subject of accessibility, their consulting role on the project, and the inclusion of accessibility considerations in the project plan.

Stirling Ward (Port Moody) expressed support for the project, citing the increase in population in Canada and the connectedness of Port Moody to the rest of the country, the employment opportunities that would come with the project, and its proximity to transit and amenities.

Glenn Luis (Vancouver) expressed support for the project, noting a report earlier in the year concerning carbon and raw material waste from demolition and the project's compliance with that report's recommendations.

Mihai Andrei (Port Moody) expressed concern about the project, citing the drastic change brought on by the high density, insufficiency of parking, lack of storage space, and increased traffic.

Stevan Potter (Port Moody) expressed support for the project, noting the need to move forward with housing supply, despite some concerns with the project.

Gaetan Royer (Port Moody) expressed support for Rezoning (CD89) – Coronation Park noting the location of the site near transit, the need for housing supply, and the use of the site.

Ishan Sood (Port Moody) expressed opposition to the project, noting concerns regarding density, and the increase in traffic, litter, and pressure on public amenities.

Eric Hedekar (Port Moody) expressed support for the project, citing the climate emergency, the need for transit-adjacent housing, the need for affordable housing, and the climate-conscious compromises included in the design.

Laurie Bernie (Port Moody) expressed concerns regarding the project, noting opposition to towers and doubt regarding their liveability, suitability for occupation during a pandemic, the reduced pressure of housing needs, and insufficiency of affordable housing inclusion.

Johnathan Leighs (Port Moody) expressed support for the project, noting continued delays, and the need for housing, daycare, civic spaces, and amenities.

Leah Prentice Bulych (Port Moody) expressed support for the project, noting the need for housing and density.

Aaron Demes (Port Moody) expressed support for the project, noting the various detrimental delays and the inclusion of daycare space.

David Reimer (Port Moody) expressed opposition to the project, noting the increased pressure on public facilities and infrastructure that the increased density would bring, and the excessive parking being opposed to the goal of a walkable city.

Valerie Howe (Port Moody) expressed support for the project, citing the numerous delays and the improved housing that the development will bring to the neighbourhood.

Kristen Kostas (Port Moody) expressed concern regarding the project, noting the level of density, the increase in traffic, inclusion of paid parking stalls over residential parking stalls, insufficient rental units, and housing affordability.

Megan Furesz (Port Moody) expressed support for the off-leash dog park component of the project.

Rachel McEarlen (Port Moody) expressed support for the project, noting the applicant's efforts to gather and implement community feedback and the need for densification on public transit routes.

Don Anderson (Port Moody) expressed support for the project, noting the 2004 SkyTrain referendum and the need to build density on the SkyTrain route.

Uwe Goldbeck (Port Moody) expressed opposition to the project, noting excessive tower height and density.

Sarah Wellman (Port Moody) expressed support for the project, noting the need for housing, density, and environmental considerations.

Jacque Boyer (Port Moody) expressed concern regarding the project, noting lack of affordable housing, pressure on the current public services, amenities, schools, and parking.

Wilhelmina Martin (Port Moody) expressed support for the project, noting the need to develop as a city, the need for housing supply, and the complexity of the topic of affordable housing.

Darren Hailes (Port Moody) expressed concern regarding the project, noting the excessive height of the tallest of the towers, insufficient affordable and rental units in the project, lack of parking, and increased traffic.

Laura Dyck (Port Moody) expressed support for the project and for condo living.

Steve Milani (Port Moody) expressed opposition to the project, noting insufficient affordable housing, the increased traffic, the tree removal impact on the project site, potential Council financial interests with the developer, and perceived illegality of a meeting between Council and the developer.

Robyn Biggar (Port Moody) expressed support for the project, noting appreciation for tower living, community amenity space, an additional grocery store in Port Moody, and transit-oriented development.

Mitchell Eve (Port Moody) expressed support for the project, noting catering to car-free living, the desire for increased transit access, and reduced car dependency.

John Warburton (Port Moody) expressed support for the project, noting surrounding high-density housing in adjacent municipalities and the complexity of the topic of affordable housing.

Jeff Nuenburg (Port Moody) expressed support for the project, noting the variety of community amenities that will be provided by the development and expressed a belief that density promotes increased services and amenities.

Laurie Birnie (Port Moody) expressed concern regarding the project, noting the increased density in adjacent municipalities on top of the density of the development and the impact on migratory birds.

Johan Contreras (Port Moody) expressed support for the project, noting the consultation with residents of the affected area, the location near a SkyTrain, and the desire for continued focus on affordable housing.

Nash Milani (Port Moody) expressed opposition to the project, citing lack of concern for affordable housing and liveability, and noted that Port Moody has already achieved the Provincial housing targets.

Rachel McEarlen (Port Moody) expressed support for the project, noting the density, restoration of trees, and the impracticality of a plan that does not involve any roads.

Jeff Milani (Port Moody) expressed opposition to the project, noting increased traffic, the impact to infrastructure, the need for modest growth, and the removal of trees.

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

PH23/014
THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 79, 2023, No. 3407 (Coronation Park) (CD89) be referred to the Special Council meeting of October 3, 2023, for consideration.

CARRIED

(Voting against: Councillor Lurbiecki)

5. Close of Public Hearing

Mayor Lahti closed the Public Hearing at 9:42pm.

Certified correct on the ____ day of _____, 2023, in accordance with section 148(a) of the *Community Charter*.

M. Lahti, Mayor

S. Lam, City Clerk