



City of Port Moody

Minutes

Public Hearing

Council Chambers

Tuesday, September 10, 2019

at 7:05pm

Present:

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

Absent:

Councillor M.P. Lahti

In Attendance:

Tim Savoie – City Manager
Doug Allan – Manager of Development Planning
André Boel – General Manager of Planning and Development
Mary De Paoli – Manager of Policy Planning
Lesley Douglas – General Manager of Environment and Parks
Philip Lo – Committee Coordinator
Robyn MacLeod – Manager of Building, Bylaw, and Licensing
Jeff Moi – General Manager of Engineering and Operations
Angie Parnell – General Manager of Corporate Services
Paul Rockwood – General Manager of Finance and Technology
Dorothy Shermer – Corporate Officer
Kate Zanon – General Manager of Community Services

1. Business

Mayor Vagramov opened the Public Hearing at 7:00pm.

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.

**Rezoning Application – 1.1
3105-3113 St. Johns
Street**

Notice of Public Hearing
Report Considered at the July 23, 2019 Regular Council Meeting: Planning and Development Department – Development Planning Division, dated June 28, 2019
Bylaw No. 3195
Public Input
Files: 09-3900-02-1 and 13-6700-20-178

A Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to rezone the properties at 3105 and 3113 St. Johns Street.

Mayor Vagramov read the meeting procedures.

The Corporate Officer 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 regarding the Zoning Amendment Bylaw and the proposed development.

The applicant gave a presentation on the proposed development.

Mayor Vagramov called for public input.

Mark Cornall (Port Moody) expressed concerns regarding the cumulative effects of new developments and new businesses on local traffic, especially along St. Johns Street, and on the quality of life in the city.

Scott Brown (Surrey) provided additional letters of support from Port Moody residents. Mr. Brown indicated that he had worked with the applicant on the non-market housing component of the project, and suggested that this project meets the needs of seniors, families, and young people.

Amir Poorkeramati (Vancouver) expressed support for this and other similar mixed-use commercial/residential developments, which he suggested are attractive to people in his demographic.

Shahab Malek (Port Moody) expressed support for this development, and suggested that developments close to SkyTrain are the solution to traffic challenges that come with increasing of development in the city.

Majid Shorak (Vancouver) expressed support for this project as it is located close to the Moody Centre transit hub.

Shoshana Szlachter (Port Moody) expressed opposition to this project as it may not be affordable for seniors, and expressed concerns regarding traffic and a potential lack of infrastructure to support the anticipated number of new residents.

Jonathan Chung (Port Moody) expressed support for the development as it is transit accessible. Mr. Chung suggested that development is necessary for long-term gains, and expressed support for residential and commercial opportunities along St. Johns Street.

Kevin Shermenesh (Port Coquitlam) expressed support for this project, as it places density near the SkyTrain, and is in close proximity to schools and the police station.

Haven Lurbiecki (Port Moody) expressed concerns that previous speakers expressing support for this project are not currently residents of Port Moody.

Yolanda Broderick (Port Moody) requested clarification regarding the completeness of this development application. Ms. Broderick suggested that the number of affordable units for seniors should be increased, and that overall this project serves as a good model for future developments.

Mitch Williams (Port Moody) suggested that the majority of the traffic coming through the city is not generated by Port Moody residents, and expressed support for the project.

Dave Worsley (Port Moody) expressed support for the project, suggesting that it is well-balanced, and that an increase in the housing supply will improve overall affordability. Mr. Worsley also suggested that traffic is a regional and provincial problem.

James Robertson (Port Moody) expressed support for the development, as it increases the number of housing units available in the city, and encourages increased transit use.

Wayne Borthwick (Port Moody) expressed support for the project, while suggesting that there should be more housing for seniors in the project.

PH19/012

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 17, 2019, No. 3195 (3105-3113 St. Johns Street) (CD75) be referred to the Regular Council meeting to be held on September 10, 2019 for consideration.

2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 7:58pm.

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

D. Shermer, Corporate Officer

Confirmed on the ____ day of _____, 2019.

R. Vagramov, Mayor