



City of Port Moody

Minutes

Public Hearing

Council Chambers

Tuesday, November 26, 2019

at 7:03pm

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
Doug Allan – Manager of Development Planning
André Boel – General Manager of Planning and Development
Jess Daniels – Policy Planner
Mary De Paoli – Manager of Policy Planning
Lesley Douglas – General Manager of Environment and Parks
Dave Fleugel – Police Chief
Devin Jain – Acting General Manager of Community Services
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
Wesley Woo – Development Planner

1. Business

Mayor Vagramov opened the Public Hearing at 7:03pm.

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 –
Cannabis Retail Uses
on St. Johns Street**

- 1.1 Notice of Public Hearing
Report Considered at the November 5, 2019 Special Council Meeting: Planning and Development Department - Policy Planning Division, dated October 24, 2019
Bylaw No. 3215
Public Input

A Bylaw to amend the General Commercial (C3) zone to include three site specific Cannabis Retail Use locations.

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.

Each of the applicants gave a presentation on their respective rezoning application.

Mayor Vagramov called for public input.

Janine Francks and Michelle Gray (Port Moody) requested that Bylaw No. 2918 be amended to exclude 3034 St. Johns Street from the first round of consideration in order for the applications for 3030 St. Johns Street and for 3034 St. Johns Street to be considered together during the second intake of applicants.

Morry Amely (Port Moody) expressed opposition to allowing any cannabis retail in Port Moody and in the Tri-Cities, and requested that the rezoning application for 2506 St. Johns Street be denied due to non-compliance with the 75-meter buffer zone requirement.

Cho Chun Choi (Port Moody, translated by David Fung) expressed opposition to allowing cannabis retail in Port Moody, citing concerns about the proximity of the proposed retail locations to schools and their potential impact on youth. Mr. Choi also requested that an additional public hearing be scheduled on a weekend.

Joseph Pang (Port Moody, translated by David Fung) expressed opposition to allowing cannabis retail, citing concerns about health and safety issues such as addiction, and potential impact of these issues on the health care system.

Paul Leung (Port Moody) expressed opposition to allowing cannabis retail in the Port Moody, citing concerns about health impacts and the impact on the enjoyment of the city.

Shane McCardle (Port Moody) expressed support for allowing cannabis retail in Port Moody, as legal stores that follow rules and regulations can provide users with safe products from regulated sources.

Vivian Leung (Coquitlam) expressed opposition to allowing cannabis retail in the city due to potential mental health impacts and long-term impact on children's brain development. Ms. Leung expressed concerns about the prominence of the proposed retail locations, the proximity of proposed locations to schools, the need for more 75-meter buffer zones, and users driving while intoxicated.

Robert Porter (Coquitlam) spoke about the involvement of the applicant for 2506 St. Johns Street in the local community and charities, including contributions to local organizations such as SHARE. Mr. Porter suggested that cannabis retail in smaller communities can provide benefits to local businesses, and result in lower crime rates.

Morteza Shirlaghab (Port Moody) expressed concerns about the number of applications being considered, and suggested that the City has other priorities to consider first. Mr. Shirlaghab expressed concerns about potential safety issues, the proximity of the proposed retail locations to schools, and the need for an education plan.

Raymond Cardin (Port Moody) expressed support for allowing cannabis retail, and suggested that daycares should be included as a sensitive use, as children should be treated the same regardless of location. Mr. Cardin also expressed concerns about the lack of suitable commercial space for daycares.

TJ Gibson (Port Moody) expressed support for allowing cannabis retail, noting that the products are now legal, and that retail shops are prohibited from selling to minors. Mr. Gibson spoke about the positive effects of cannabis, and noted that alcohol has harmful effects, but does not have the stigma associated with cannabis.

Eric Wolf (Port Moody) noted that, in conjunction with legalization, support infrastructure needs to be in place to provide effective treatment for addiction and mental health issues.

Jason Lynch (Port Moody) noted that cannabis is not an addictive or lethal substance, and that eliminating the black market is the way to stop the illegal cannabis supply.

Ivan Chiu (Coquitlam) suggested that four dispensaries is too many, and that Council should only consider three applications in alternate locations. Mr. Chiu suggested that the proposed retail locations are too close to daycare uses, could cause parking issues, and could encourage youth smoking and vaping.

Michael Shoemaker (Port Moody) noted that while he does not oppose allowing cannabis retail, residents should know how many total retail locations will be supported by the City.

Sarah Fung (Port Coquitlam) expressed opposition to allowing cannabis retail and expressed concerns about the proximity of the proposed retail locations to schools. Ms. Fung suggested that the smell of cannabis smoke could affect enjoyment of the city.

Nash Milani (Port Moody) noted that other common substances are more addictive than cannabis, and that minors would not be able to purchase cannabis from a legal retail store.

Si Liu Shun (Port Coquitlam) expressed opposition to allowing cannabis retail, suggesting that there would be negative impact on youth and families, and that it would cause addiction problems. Ms. Shun requested clarification on whether there will be a limit to the number of cannabis retail stores permitted by the City.

Fred Soofi (Port Moody) suggested that this issue needs a broader community discussion, and expressed concerns that people may not be aware of the Public Hearing being held.

Alexandra Sippola (Port Moody) noted that cannabis is legal and could be beneficial to many people, and that legal retail provides safe cannabis supplies.

Jacquie Boyer (Port Moody) noted that the City has already published a lot of information on cannabis retail, including visible signage and advertisement in the Tri-City newspaper. Ms. Boyer urged Council to move forward with the bylaws, and noted that delaying the decision will not change people's minds.

Robert Simons (Port Moody) requested clarification on the number of pending applications, and the possibility for retailers to expand their business to include the sale of other legal products. Mr. Simons suggested that other applications which missed the City's cut-off deadline should also be given fair consideration.

PH19/013

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 22, 2019, No. 3215 (Site Specific Cannabis Rezoning) be referred to the Regular Council meeting to be held on November 26, 2019 for consideration.

**Land Use Contract
Amendment – Retail
Cannabis Use on
Morrissey Road**

Notice of Public Hearing

Report Considered at the November 5, 2019 Special Council Meeting: Planning and Development Department – Policy Planning Division, dated October 24, 2019

Bylaw No. 3216 as read a first and second time on November 5, 2019

Memo dated November 21, 2019 from the Corporate Services Department – Legislative Services Division regarding Revised Bylaw No. 3216

Public Input

A Bylaw to amend City of Port Moody Land Use Contract No. 4, 1978, Authorization Bylaw No. 1409.

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 Land Use Contract Amendment Bylaw.

The applicant gave a presentation on the proposed land use contract amendment application.

Mayor Vagramov called for public input.

Rana Chui (Coquitlam), representing Susanna Tong, expressed opposition to allowing cannabis retail and recounted an encounter with a stranger who went into medical distress from consuming too much edible cannabis, which illustrated the danger of cannabis.

Carmen Laing (Port Moody) presented a petition from Suterbrook residents opposing the application. Ms. Laing noted that Suterbrook is a family-friendly community, and expressed concerns that the proposed store would be located next to the main residential entrance where children live.

Mary Loblaw (Port Moody) expressed concerns about the proximity of the proposed retail location to community congregation areas, and suggested that too many applications are being considered in the context of the City's population size. Ms. Loblaw expressed concerns about a Councillor's response to her correspondence.

Steve Liu (Port Moody, translated by David Fung) suggested that that cannabis retail is unsafe and has a negative impact to youth and livability, and urged Council to consider the application carefully.

Shannon Foster (Port Moody) expressed support for cannabis retail but not at Suterbrook, as her apartment is directly above the proposed retail location and there is no precedent for this configuration. Ms. Foster noted concerns about current issues with patrons at Romer's and the combined negative effects of liquor and cannabis.

Randy Webster (Delta), President of Tri-Cities Chamber of Commerce, expressed support for the application, and noted the professionalism of the staff and of the environment at the applicant's other retail location.

Aaron Nerdahl (Port Moody) expressed support for the application, noting that it is a good opportunity for local residents to legally purchase what they require from one location, and that customers would not linger as it is a retail location only.

Laticia Nerdahl (Port Moody) expressed support for the application, noting that the applicant is a successfully established professional business, that unregulated black market supply is unsafe, and that many in the community are supportive of the location.

Bret MacDonald (Port Moody) expressed support for the application and for the provision of safe supplies, noting that the applicant is an experienced retailer which currently operates a number of retail locations in the Tri-Cities, and is committed to community involvement.

Clayton Chessa (Langley), co-owner of Burb, addressed concerns regarding edibles, and noted the harmful effects of alcohol and the environmental benefits of providing a safe local supply.

Maureen Brownlee (Port Moody) expressed support for cannabis retail in Port Moody but not at Suterbrook due to the sensitive uses in the area, including family-oriented plazas and community gathering places.

Mitch Williams (Port Moody) expressed support for the application, noting that a methadone clinic has been operating in Suterbrook without complaints.

Shane McCardle (Port Moody) noted the harm of other addictive products being advertised and sold to children, such as coffee and sugar, which causing illness and strain on the medical system. Mr. McCardle noted that Burb does not advertise to children.

Madeleine Gordon (Coquitlam) expressed support for the application, noting regular smoking and consumption of alcohol in the community plaza area of Suterbrook as well as regular police presence. Ms. Gordon suggested that a retail store would be different from Romer's where patrons are encouraged to stay.

Megan Watts (Coquitlam) expressed support for the application, which would provide safe medicinal supply.

Nash Milani (Port Moody) expressed support for the application, noting that it is compliant and would support the local economy.

Jim Allen (Port Moody) expressed opposition to the application due to the proximity to the community centre in Suterbrook, and noted concerns about potential smells and potential behavior of customers. Mr. Allen suggested that the 75-meter buffer is insufficient.

PH19/014

Moved, seconded, and CARRIED

THAT City of Port Moody Land Use Contract No. 4, 1978, Authorization Bylaw No. 1409, Amendment Bylaw No. 12, 2019, No. 3216 (101 Morrissey Road Cannabis Retail Use) as attached to the memo dated November 21, 2019 from the Corporate Services Department – Legislative Services Division regarding Revised Bylaw No. 3216 be referred to the Regular Council meeting to be held on November 26, 2019 for consideration.

2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 9:33pm.

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