



City of Port Moody

Minutes

Special Council Meeting

Council Chambers

Tuesday, February 18, 2020

at 6:05pm

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 – General Manager of Planning and Development
Ron Coulson – Fire Chief
Lesley Douglas – General Manager of Environment and Parks
Dave Fleugel – Police Chief
Kevin Jones – Senior Development Planner
Philip Lo – Committee Coordinator
Jeff Moi – General Manager of Engineering and Operations
Angie Parnell – General Manager of Corporate Services
Tracey Takahashi – Deputy Corporate Officer
Wesley Woo – Development Planner
Kate Zanon – General Manager of Community Services

**Resolution to Go
into Committee of
the Whole**

1. Call to Order

1.1 Mayor Vagramov called the meeting to order at 6:05pm.

RC/CW/20/003

Moved, seconded, and CARRIED

THAT Council go into Committee of the Whole.

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

2. Public Input

Dan Desantis (Port Moody) expressed opposition to the Official Community Plan (OCP) and rezoning amendment application in item 6.1, noting that the existing OCP should be respected. Mr. Desantis expressed concerns about the lack of affordable housing and potential traffic impacts.

Hazel Mason (Port Moody) expressed support for improvements to the Tree Bylaw, opposition to the OCP and rezoning amendment application for 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street, and support for the staff recommendations regarding the OCP amendment and rezoning applications for 44-60 Seaview Drive and 2805 St. Johns Street.

Garth Chorney (Port Moody) expressed opposition to the OCP and rezoning amendment application for 44-60 Seaview Drive, noting that single-family homes create a sense of community and encouraged developers to follow the existing OCP. Mr. Chorney also noted that the proposed development is far from transit routes, and requested that the implications of densification be examined.

Patricia Mace (Port Moody) noted that all meetings regarding the Moody Centre Transit-Oriented Development (TOD) should be transparent and public to enable people to better understand the decision-making process.

3. General Matters

Delegation – Port Moody Arts Centre Society

3.1 Presentation: Fatima Amarshi, Managing Director

The delegation gave a presentation on the Port Moody Arts Centre Society's 2019 activities, and provided a preview of 2020 activities, featuring the following:

- new branding with a new logo and tagline;
- a new website updated to modern standards;
- an online artist directory;
- a new Early Years Music Education Program;
- residency and scholarship opportunities for emerging artists; and
- the Centre's first digital exhibit.

CW20/012

Moved, seconded, and CARRIED

THAT the delegation be received for information and the delegates thanked for their presentation.

Delegation – TransLink Bus Speed and Reliability

3.2 This item was cancelled at the request of the Delegation.

Delegation – Prospective Port Moody Retail Cannabis Operators

3.3 This item was not considered as the Delegation was not present.

**Delegation –
Burrard Inlet Fish
Fest and
Indigenous Canoe
Race**

3.4 Presentation: Stephen Armstrong and Jay Peachy

The delegation thanked Council for their support of the 2019 Fish Fest and Indigenous Canoe race, and presented Council with a painted canoe paddle as a gift. The delegation asked Council to support the planned 2020 event, which will include a monthly Creative Café, and noted that the Canoe Race will return in 2021.

CW20/013

Moved, seconded, and CARRIED

THAT the delegation request be placed on a subsequent Council agenda for consideration.

**Delegation –
Port Moody
Community Society**

3.5 Presentation: Bill Laidler

The delegation highlighted the causes and activities of the new local non-profit society, including:

- a summer block party;
- an interest-free debt-reduction loan program, open to Port Moody residents; and
- financial education workshops by Kathryn Mandelcorn.

The delegation thanked the Port Moody Foundation for their support, and noted that residents can apply for loans at portmoodycommunitysociety.com.

CW20/014

Moved, seconded, and CARRIED

THAT the delegation be received for information and the delegates thanked for their presentation.

**Delegation –
Richard Maddock**

3.6 Presentation: Richard Maddock

The delegation expressed the following concerns regarding the City's electric vehicle (EV) charging rates and fee structure:

- Port Moody is the most expensive city for public charging in the region, which is a disincentive for owning EVs in the City;
- there should be lower rates in the evenings as encouraging turnover may be unnecessary during non-peak hours;
- the fees and rates should be based on the amount of charge dispensed rather than charge duration;
- a time-based fee structure would mean that vehicles could only receive half the charge if the charger is being split-charged (when both chargers are in use); and
- the overall fees and rates should be reduced.

CW20/015

Moved, seconded, and CARRIED

THAT the delegation request be placed on a subsequent Council agenda for consideration.

**Delegation –
Golden Spike Days
Festival**

- 3.7 Presentation: Ken Nielsen, Golden Spike Days Festival President, and Allen Wales, Port Moody Lacrosse Association President

The delegation thanked Council and staff for their support and noted that the 2020 Golden Spike Days Festival schedule will be different than in previous years.

CW20/016

Moved, seconded, and CARRIED

THAT the delegation request be considered immediately.

The delegation responded to questions from Council regarding 2019 attendance, 2020 programming, potential additional costs to the City to accommodate an additional event day, and liquor licence hours.

CW20/017

Moved, seconded, and CARRIED

THAT staff be directed to report back with information regarding any potential impacts of the requested changes.

**Delegation – City of
Port Moody Bird
Week 2020 Planning
Committee**

- 3.8 Presentation: Christina Saremba, John Saremba, Elaine Golds, Jim Atkinson, Judy Taylor-Atkinson, Rod MacVicar, Rob Butler, Ruth Foster, Kevin Ryan, and Gay Mitchell

The delegation invited the City to join other municipalities in celebrating the City of Vancouver's 10th annual Bird Week, and requested that the City make a proclamation for Bird Week and host its own annual Bird Week.

Staff advised that the delegation has submitted a funding application for the proposed events for Council's consideration.

CW20/018

Moved, seconded, and CARRIED

THAT the delegation request be placed on a subsequent Council agenda for consideration.

**Delegation –
Block 8 Children's
Society**

- 3.9 Presentation: Danita Sepp

The delegation gave a presentation regarding the lack of outdoor play spaces for daycare use, noting that restrictions on the use of school grounds result in inefficient use of and unequal access to outdoor spaces.

CW20/019

Moved, seconded, and CARRIED

THAT the delegation request be referred to an upcoming joint meeting of Council and School District 43 for consideration;

AND THAT the delegation's presentation materials be included in the agenda of the joint meeting as background information.

CW20/020

Moved, seconded, and CARRIED

THAT staff be directed to report back on the model being implemented in the City of Richmond to foster shared stewardship of parkland and public open spaces between multiple stakeholders.

Minutes

4. Adoption of Minutes

4.1 CW20/021

Moved, seconded, and CARRIED

THAT the minutes of the Special Council (Committee of the Whole) meeting held on Tuesday, January 21, 2020 be adopted.

5. Unfinished Business

6. New Business

**OCP Amendment
and Rezoning
Application – Early
Input – 3101-3103
St. Johns Street,
3104-3112
St. George Street,
and 123-129 Buller
Street
(WA Architects)**

6.1 Presentation: WA Architects

Report: Planning and Development Department – Development Planning Division, dated January 29, 2020

Staff provided an overview of the new development application review process, including the purpose of early input, and answered questions regarding the recommended resolution.

The applicants gave a presentation on the application, highlighting the features of the development, and answered questions regarding: the provision of community benefits in exchange for additional height; unit square footage and bedroom sizes; provision of play spaces; further sustainability and cultural considerations; the tenure length of the daycare space and purpose-built rental units; and designs to improve community connectivity.

CW20/022

Moved and seconded

THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on February 18, 2020 regarding the proposed project presented in the report dated January 29, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – Early Input – 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street (WA Architects).

CW20/023

Moved, seconded, and CARRIED

THAT the meeting be extended for one additional hour.

Staff gave a presentation on the development application.

The question on the main motion (CW20/022) was put to a vote; the following motion was CARRIED:

THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on February 18, 2020 regarding the proposed project presented in the report dated January 29, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – Early Input – 3101-3103 St. Johns Street, 3104-3112 St. George Street, and 123-129 Buller Street (WA Architects).

OCP Amendment and Rezoning Application – Early Input – 44-60 Seaview Drive (Allaire Group)

6.2 Presentation: Allaire Group
Report: Planning and Development Department – Development Planning Division, dated January 28, 2020

The applicant gave a presentation on the development application and answered questions regarding the estimated unit price points;

Staff gave a presentation on the application, and answered questions regarding the option to postpone the application pending the OCP review or a high-level traffic and servicing assessment, and the next steps of the application review process.

CW20/024

Moved and seconded

THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on February 18, 2020 regarding the proposed project presented in the report dated January 28, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – Early Input – 44-60 Seaview Drive (Allaire Group).

CW20/025

Moved, seconded, and CARRIED

THAT the meeting be extended for up to an additional 30 minutes.

The question on the main motion (CW20/024) was put to a vote; the following motion was CARRIED:

THAT staff and the applicant consider the comments provided during the Special Council (Committee of the Whole) meeting held on February 18, 2020 regarding the proposed project presented in the report dated January 28, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning Application – Early Input – 44-60 Seaview Drive (Allaire Group).

**Preliminary Mixed
Use Rezoning
Application: Early
Input –
2805 St. Johns
Street (Mara+Natha
Architecture Ltd.)**

6.3 Report: Planning and Development Department – Development Planning Division, dated January 28, 2020

CW20/026

Moved, seconded, and CARRIED

THAT this item be postponed to an upcoming Special Council (Committee of the Whole) meeting.

**Adoption of
Committee of the
Whole Report**

7. Rise and Report

7.1 RC(CW)20/004

Moved, seconded, and CARRIED

THAT the recommendations approved at the Committee of the Whole meeting of February 18, 2020 be ratified.

8. Legislative Matters

9. Adjournment

The meeting was automatically adjourned at 10:03pm.

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

T. Takahashi, Deputy Corporate Officer

Confirmed on the ____ day of _____, 2020.

R. Vagramov, Mayor