



City of Port Moody

Minutes

Special Council Meeting

Council Chambers
Tuesday, March 17, 2020
at 7:06pm

Present:

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

Absent:

Councillor D.L. Dilworth
Councillor M.P. Lahti

In Attendance:

Tim Savoie – City Manager
Raman Braich – Manager of Information Services
Mary De Paoli – Acting GM of Planning and Development
Lesley Douglas – General Manger of Environment and Parks
Devin Jain – Manager of Cultural Services
Joji Kumagai – Manager of Economic Development
Philip Lo – Committee Coordinator
Kim Law – Acting GM of Engineering and Operations
Liam McLellan – Social Planner
Angie Parnell – General Manager of Corporate Services
Paul Rockwood – General Manager of Finance and Technology
Dorothy Shermer – Corporate Officer
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 7:06pm.
RC20/149
Moved, seconded, and CARRIED
THAT Council go into Committee of the Whole.

2. Public Input

Penny Bickerton (Port Moody) expressed support for the proposed development at 1030 Cecile Drive, especially the BC Housing non-market housing component of the project.

Jeff McLellan (Port Moody) noted that the 148 and 154 James Road application is now very different from the application that was reviewed by the Community Planning Advisory Committee (CPAC). Mr. McLellan encouraged Council to remind residents that the 1030 Cecile Drive development application is currently at the very early stages.

Roger Brenninkmeyer (West Vancouver) noted that he is involved in the public art component of the 148 and 154 James Road development, noting that recycled plastic will be used to create the "Sea Lion Project" art project that is proposed to be part of the development.

3. General Matters

The Mayor provided an update on the City's coronavirus response, including facility closures, programming changes, and service level impacts.

Delegation – Introduction to West Coast Basketball Club

- 3.1 The Delegation was cancelled at the Delegation's request.

Minutes

4. Adoption of Minutes

- 4.1 CW20/027a
Moved, seconded, and CARRIED
THAT the minutes of the Special Council (Committee of the Whole) meeting held on Tuesday, February 18, 2020 be adopted.

CW20/027b

Moved, seconded, and CARRIED
THAT Sick Leave for Precarious and Part-Time Workers be added to the agenda as item 6.8.

5. Unfinished Business

**Electronic
Participation in
Council Meetings –
Referred from
January 14, 2020**

6. New Business

**6.1 Memo: Corporate Services Department – Legislative Services
Division, dated March 5, 2020**

Staff gave a presentation regarding electronic participation at Council meetings, providing clarification on the two policies under consideration, and answered questions about potential low cost and low technology solutions that would still meet the requirements of Council, the timeline for staff to report back, and the timeline for implementation after the adoption of the policies.

The following motion (RC20/018) was moved and seconded at the January 14, 2020 Regular Council meeting:

RC20/018

Moved and seconded

THAT Corporate Policy – 01-0530-2020-01 – Electronic Participation in Council Meetings by Telephone be adopted as recommended in the report dated December 21, 2019 from the Corporate Services Department – Legislative Services Division regarding Electronic Participation in Council Meetings.

CW20/028

Moved and seconded

THAT RC20/018 be referred to staff for a report back on low cost options for a manually-operated video conferencing solution for remote participation.

CW20/029

Moved, seconded, and CARRIED

THAT the foregoing motion (CW20/028) be amended by replacing “options for a manually-operated” with “options for telephone participation and a manually-operated”.

The question on the main motion (CW20/028) as amended (by CW20/029) was put to a vote; the following motion was DEFEATED:

THAT RC20/018 be referred to staff for a report back on low-cost options for telephone participation and a manually-operated video conferencing solution for remote participation.

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

CW20/030

Moved, seconded, and CARRIED

THAT RC20/018 be amended by adding:

“AND THAT Corporate Policy – 01-0530-2020-02 – Electronic Participation in Council Meetings by Video Conference or Telephone be adopted as recommended in the report dated December 21, 2019 from the Corporate Services Department – Legislative Services Division regarding Electronic Participation in Council Meetings.”

The question on the main motion (*RC20/018*) as amended (by *CW20/030*) was put to a vote; the following motion was CARRIED:

THAT Corporate Policy – 01-0530-2020-01 – Electronic Participation in Council Meetings by Telephone be adopted as recommended in the report dated December 21, 2019 from the Corporate Services Department – Legislative Services Division regarding Electronic Participation in Council Meetings;

AND THAT Corporate Policy – 01-0530-2020-02 – Electronic Participation in Council Meetings by Video Conference or Telephone be adopted as recommended in the report dated December 21, 2019 from the Corporate Services Department – Legislative Services Division regarding Electronic Participation in Council Meetings.

Shoreline House Post Project

6.2 Report: Community Services Department – Cultural Services Division, dated January 16, 2020

CW20/031

Moved, seconded, and CARRIED

THAT staff be directed to proceed with the Shoreline House Post Project as recommended in the report dated January 16, 2020 from the Community Services Department – Cultural Services Division regarding Shoreline House Post Project;

AND THAT a 2020 capital project with a budget of \$102,000, funded from the Artworks Reserve, be established;

AND THAT \$55,000 of the Artworks Reserve be earmarked for the second and third phases of the Shoreline House Post Project in 2021 and 2022 with the project funding submitted through the 2021-2025 budget process.

Draft Corporate Policy – Interim Affordable Housing Guidelines

6.3 Report: Planning and Development Department – Policy Planning Division, dated March 1, 2020

Staff gave a presentation on the draft Interim Affordable Housing Guidelines, including information on the benefits and drawbacks, as well as the recommended flexible approach. Staff answered questions about the percentage of affordable housing units and the unit mix, and whether inclusion of a defined percentage share of below-market rental units in the guidelines would limit the City's flexibility during negotiations.

CW20/032

Moved and seconded

THAT Corporate Policy – 10-5080-2020-01 – Interim Affordable Housing Guidelines be amended by adding a section for a minimum 12% share of below-market rental units for projects larger than 30 units;

AND THAT Corporate Policy – 10-5080-2020-01 – Interim Affordable Housing Guidelines be approved as amended;

AND THAT staff be directed to continue with the work program associated with the development of a Market Rental Policy and Inclusionary Zoning Policy following the completion of a Housing Needs Study, policy review, land economics analysis, policy development, and consultation.

CW20/033

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by replacing “12%” with “15%”.

(Voting against: Councillor Royer)

The question on the main motion (CW20/032) as amended (by CW20/033) was put to a vote; the following motion was CARRIED:

THAT Corporate Policy – 10-5080-2020-01 – Interim Affordable Housing Guidelines be amended by adding a section for a minimum 15% share of below-market rental units for projects larger than 30 units;

AND THAT Corporate Policy – 10-5080-2020-01 – Interim Affordable Housing Guidelines be approved as amended;

AND THAT staff be directed to continue with the work program associated with the development of a Market Rental Policy and Inclusionary Zoning Policy following the completion of a Housing Needs Study, policy review, land economics analysis, policy development, and consultation.

**Early Input –
OCP-Rezoning
(Multi-Family) –
1030 Cecile Drive
(Edgar
Development,
Woodland Park)**

6.4 This item was removed from the agenda.

**Early Input –
Rezoning
(Apartment) –
148 and 154 James
Road (Laidler)**

- 6.5 Presentation: Development Planning Division
Presentation: Bill Laidler
Report: Planning and Development Department – Development
Planning Division, dated February 25, 2020

The applicant presented a video on the proposed development (Sitka House), noting that it would provide accessible, adaptable, and affordable units.

Mayor Vagramov declared a conflict of interest due to his partner's involvement in the non-profit component of the project and left the meeting at this point. Councillor Madsen assumed the role of the Presiding Member at this point.

The applicant gave a presentation on the application and answered questions regarding: potential pricing for micro-suites; the proposed unit gift to an environmental non-profit group; changes to the application, including conversion of family-sized units to individual units; whether parking spaces are fully accessible; consideration of using low-carbon energy systems; proximity to SkyTrain; and the tenure of the rental component.

Staff gave a presentation on the application, and answered questions about the reduction in parking allotment; the rationale for a Comprehensive Development (CD) zone; timing of the full application; and changes that have been made to the application.

CW20/034

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on March 17, 2020 regarding the rezoning application presented in the report dated February 25, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning (Apartment) – 148 and 154 James Road (Laidler).

CW20/035

Moved, seconded, and CARRIED

THAT this application be referred back to the Community Planning Advisory Committee for input.

Mayor Vagramov returned to the meeting at this point and resumed the role of Presiding Member.

CW20/036

Moved, seconded, and CARRIED

THAT the meeting be extended for an additional 30 minutes.

**Early Input –
Rezoning (Mixed
Employment Use)
2609 Murray Street
(DLP Architecture
Inc.)**

- 6.6 Presentation: Development Planning Division
Presentation: DLP Architecture Inc.
Report: Planning and Development Department – Development
Planning Division, dated February 26, 2020

Staff gave a presentation regarding the pre-application, noting that staff are currently not supportive of the proposal. Staff answered questions about the current value of industrial land and its contribution to employment and GDP; on-site parking currently available to the breweries on Murray Street; the possibility of a temporary use permit for this site prior to an OCP amendment; and when this proposal would be considered by CPAC.

The applicant gave a presentation regarding the proposed rezoning, and answered questions about parking allotment for the breweries and the office building; the number of potential employees on site, including the office space, restaurant and bar, and event space; limitations of the current zoning on the ability to lease the office space; whether light industrial activity such as liquor bottling will take place on site; and the accessibility of the rooftop patio to patrons.

CW20/037

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on March 17, 2020 regarding the pre-application presented in the report dated February 26, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning (Mixed Employment Use) – 2609 Murray Street (DLP Architecture Inc.).

CW20/038

Moved, seconded, and CARRIED

THAT the meeting be extended for an additional 15 minutes.

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

- 6.7 Presentation: Development Planning Division
Presentation: Mara+Natha Architecture Ltd.
Report: Planning and Development Department – Development
Planning Division, dated February 25, 2020

Staff gave a presentation regarding the rezoning application, and answered questions about discrepancies between the current OCP vision of the most efficient development for the area and this application.

The applicant gave a presentation and answered questions about the changes to the proposed floor area ratio (FAR) and the parking allotment for the residential and commercial components, and the size and purpose of the rooftop decks.

CW20/039

Moved, seconded, and CARRIED

THAT staff and the applicant consider the comments provided during the Committee of the Whole meeting held on March 17, 2020 regarding the pre-application presented in the report dated February 25, 2020 from the Planning and Development Department – Development Planning Division regarding Early Input – Rezoning (Mixed Use) – 2805 St. Johns Street (Mara+Natha Architecture Ltd.).

CW20/040

Moved, seconded, and CARRIED

THAT the meeting be extended for an additional 15 minutes.

Sick Leave for Precarious and Part-Time Workers

6.8 On-Table Report: Councillor Amy Lubik, dated March 16, 2020

CW20/041

Moved, seconded, and CARRIED

WHEREAS there are no provisions in the BC *Employment Standards Act* to allow for paid sick leave;

AND WHEREAS the medical health officers and epidemiologists are calling for people to stay home, impacting incomes and forcing people to choose between work and their health;

AND WHEREAS most municipalities have staff who do not qualify for Employment Insurance (EI), paid sick leave, or other necessary benefits but serve our communities admirably;

AND WHEREAS we, as local leaders, recognize that economic security is fundamental to public health, and that we are only as healthy as those most vulnerable, least economically secure, and least covered by our social services, we must do all we can to keep people secure enough to take care of themselves and endure a quarantine or treatment if required;

THEREFORE BE IT RESOLVED THAT Port Moody Council write to the relevant provincial and federal political leaders to call on them to enact immediate sick leave benefits for our most vulnerable workers who work part-time, contract, and/or precarious jobs in our communities, including:

- **increasing the duration of EI sick leave from 15 to 26 weeks;**
- **providing emergency special EI payments for vulnerable workers who lose shifts due to closing of places of employment;**
- **reducing qualifying hours for EI;**
- **creation of a special fund for workers who do not qualify for EI;**
- **providing special “income relief” for health care workers, as was done with SARS;**

- providing worker protections and supports if a worker needs to provide care to a person for a reason related to COVID-19 such as a school or daycare closure;
- creating supports for Arts and Entertainment sector workers;
- amending the BC *Employment Standards Act* to make paid sick leave mandatory for all part-time, full-time, temporary, and contract work undertaken in the Province of BC, and undertaking a review of other jurisdictions to set a reasonable minimum standard of allowable sick days in a calendar year;

AND THAT Port Moody call on the provincial government to halt all evictions during this time as recommended in the report dated March 16, 2020 from Councillor Amy Lubik regarding Sick Leave for Part-time, Precarious, and Contract Workers.

CW20/042

Moved, seconded, and CARRIED

THAT the meeting be extended for an additional five minutes.

**Adoption of
Committee of the
Whole Report**

7. Rise and Report

7.1 RC20/150

Moved, seconded, and CARRIED

THAT the recommendations approved at the Committee of the Whole meeting of March 17, 2020 be ratified.

8. Legislative Matters

9. Adjournment

Mayor Vagramov adjourned the meeting at 11:02pm.

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