1. Business

Mayor Vagramov opened the Public Hearing at 7:11pm.

Mayor Vagramov read the meeting procedures and the Corporate Officer introduced the Bylaws to be considered.
1.1 Notice of Meeting

Report considered at February 25, 2020 Regular Council meeting: Planning and Development Department – Development Planning Division, dated February 5, 2020

*Bylaw No. 3233, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 2625 Henry Street.*

The Corporate Officer introduced the proposed Bylaw and confirmed that the statutory requirements for this Public Hearing were met and that no written public input was received before the advertised deadline.

The applicant introduced their proposal.

Mayor Vagramov called for public input.

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

*PH20/006*

Moved, seconded, and CARRIED

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 31, 2020, No. 3233 (2625 Henry Street) (RS1-S) be referred to the Special Council meeting of June 9, 2020 for consideration.**

1.2 Notice of Meeting

Report considered at March 10, 2020 Regular Council meeting: Planning and Development Department – Policy Planning Division, dated February 19, 2020

Public Input

*Bylaw No. 3239, a Bylaw to apply the Low Density Townhouse Residential (RM3) zone to the properties previously subject to Land Use Contracts for Easthill, Highland Park, Eagle Point, Inlet View, and Sentinel Hill.*

*Bylaw No. 3240, a Bylaw to terminate Land Use Contracts for Easthill, Highland Park, Eagle Point, Inlet View, and Sentinel Hill.*

The Corporate Officer introduced the proposed Bylaws and 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 on the proposed Bylaws, noting that a revised Bylaw was provided on-table.
Mayor Vagramov called for public input.

Graham Hurlburt (Port Moody) expressed concerns about Bylaw No. 3239, noting that some properties do not comply with the maximum height restrictions of buildings under RM3 zoning, and that incorrect zoning could cause future challenges for property owners.

Andrew Osborne (Port Moody) expressed concerns about Bylaw No. 3239 and questioned why the City did not consider RM4 zoning for some of the properties.

Mark Gryski (Port Moody) expressed concerns about Bylaw No. 3239, noting that RM3 zoning could limit the ability to rebuild some units to their existing form, should a natural disaster occur.

Adelle Fassler (Port Moody) expressed concerns about challenges property owners could face when selling or insuring their units if the property was incorrectly zoned.

Pari Khorasanee (Port Moody) expressed concerns that the rezoning could cause future financial challenges for property owners, should the properties require rebuilding to their original state.

Kelli Finskars (Port Moody) expressed concerns about the application process to the Board of Variance, and noted that RM4 zoning would protect the units that do not comply with RM3 zoning.

Michael Bryan (Port Moody) expressed concerns about Bylaw No. 3239, noting that some building structures are more appropriate for RM4 zoning, and that incorrect zoning could result in negative impacts to property owners. Mr. Bryan also expressed concerns that the Bylaw may not protect the property’s community building structures.

Wendy Halfnights (Port Moody) expressed concerns that communication of the proposed rezoning was vague, and noted that RM3 zoning does not represent the building compositions.

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

PH20/007
Moved, seconded, and CARRIED
THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 32, 2020, No. 3239 (RM3 LUC Termination) as amended and provided on-table at the Public Hearing held on June 9, 2020 be referred to the Special Council meeting of June 9, 2020 for consideration;

AND THAT City of Port Moody Land Use Contract Termination Bylaw, 2020, No. 3240 (RM3) be referred to the Special Council meeting of June 9, 2020 for consideration.
Site Specific Cannabis Rezoning – 3034 St. Johns Street and 2343 Clarke Street

1.3 Notice of Meeting

Report considered at May 12, 2020 Special Council meeting: Planning and Development Department – Policy Planning Division, dated April 6, 2020

Bylaw No. 3250, a Bylaw to amend the General Commercial (C3) zone to include one site specific Cannabis Retail Use location at 3034 St. Johns Street (Cannoe).

Bylaw No. 3254, a Bylaw to amend the General Commercial (C3) zone to include one site specific Cannabis Retail Use location at 2343 Clarke Street (Happy Hippie Cannabis).

The Corporate Officer introduced the proposed Bylaws and confirmed that the statutory requirements for this Public Hearing were met and that no written public input was received before the advertised deadline.

Staff introduced the proposed Bylaws.

The applicant for 3034 St. Johns Street (Cannoe) gave a presentation on their proposal.

The applicant for 2343 Clarke Street (Happy Hippie Cannabis) gave a presentation on their proposal.

Mayor Vagramov called for public input.

Ariana Mapara (Burnaby) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that it would be beneficial to have access to cannabis retail services in Port Moody.

Nilofar Yazdani (Coquitlam) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that the staff at the applicant’s other retail location are knowledgeable and professional, and that it would be beneficial to have access to cannabis retail services in the community.

Aryan Memar (Coquitlam) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that the staff at the applicant’s other retail location are professional, and that access to cannabis retail services in the community is desirable.

Sam Cowieson (Port Moody) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that the staff at the applicant’s other retail location are professional, and that access to cannabis retail services in the community is desirable.

Jade Richmond (Port Moody) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that access to cannabis retail services in the community is desirable.
Rana Beyat (Coquitlam) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that the staff at the applicant’s other retail location are professional, and that access to trusted cannabis retail services in the community is desirable.

Ali Wasuk (Coquitlam) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that the applicant is a former colleague who operates a respectful and professional business.

Ryan Ahmadi (Port Moody) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that the staff at the applicant’s other retail location are professional, and that this application could positively impact the area’s aesthetics.

Dawar Zada (Port Moody) expressed support for the applicant for 3034 St. Johns Street (Cannoe), noting that the staff at the applicant’s other retail location are professional.

David Najib (Port Moody) expressed support for the applicant for 3034 St. Johns Street (Cannoe).

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

PH20/008
Moved, seconded, and CARRIED
THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 35, 2020, No. 3250 (Site Specific Cannabis Rezoning – 3034 St. Johns Street – Cannoe) be referred to the Special Council meeting of June 9, 2020 for consideration.

Mayor Vagramov declared a conflict of interest due to having received campaign contributions from the applicant for 2343 Clarke Street and left the meeting at this point.

Acting Mayor Lubik assumed the role of Presiding Member at this point.

PH20/009
Moved, seconded, and CARRIED
THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 39, 2020, No. 3254 (Site Specific Cannabis Rezoning – 2343 Clarke Street – Happy Hippie Cannabis) be referred to the Special Council meeting of June 9, 2020 for consideration.

Mayor Vagramov returned to the meeting and resumed the role of Presiding Member at this point.
2. Close of Public Hearing
Mayor Vagramov declared the Public Hearing closed at 8:08pm.

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

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D. Shermer, Corporate Officer

Confirmed on the ___ day of ___, 2020.

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R. Vagramov, Mayor