



# City of Port Moody

## Minutes

### Public Hearing

Council Chambers  
Tuesday, July 28, 2020  
at 7:07pm

**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  
André Boel – General Manager of Planning and Development  
Mary De Paoli – Manager of Policy Planning  
Lesley Douglas – General Manager of Environment and Parks  
Kevin Jones – Senior Development Planner  
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 7:07pm.

Mayor Vagramov read the meeting procedures and the Corporate Officer introduced the Bylaws to be considered.

**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.**

**OCP-Rezoning  
(Apartments) –  
Lots 17-20 Henry Street  
(Ankenman Marchand)**

**1.1 Notice of Meeting**

Report considered at June 2, 2020 Special Council meeting

Memo dated July 7, 2020 from the Planning and Development Department – Development Planning Division regarding OCP Amendment and Rezoning – Lots 17-20 Henry Street

*Bylaw No. 3258 – a Bylaw to amend City of Port Moody Official Community Plan Bylaw, 2014, No. 2955 to change the land use designation of Lots 17-20 Henry Street.*

*Bylaw No. 3259 – a Bylaw to rezone Lots 17-20 in the 3000 block of Henry Street from Acreage Reserve (A1) to Comprehensive Development Zone 57 (CD57) and Civic Institutional (P1).*

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.

The applicant introduced their proposal and responded to questions from Council regarding the vision for the two-acre park, the stormwater drainage system, sidewalk connections, and potential traffic concerns.

Mayor Vagramov called for public input.

Valeria Ribeiro (Port Moody) expressed support for the project and noted that housing affordability is important for young families.

George Balzer (Port Moody) expressed support for the proposal, noting that the design is a good fit for its location, and that the green space and affordability components make it a good asset for the City.

Coreen Beresford (Port Moody) expressed support for the project, specifically for the affordable housing components, aesthetics, and provision of green space.

Barry Sharbo (Port Moody) expressed support for the development, suggesting that it is a good land use application for the site, and expressed concerns about potential traffic issues.

Cleone Todgham (Port Moody) expressed support for the project, and more specifically for the rent-to-own units and lock-off suites, the provision of park space, and the project's compatibility with the landscape. Ms. Todgham also noted that there was a good public consultation process.

Ian MacPhail (Port Moody) expressed support for the project, suggesting that it has good architectural design, has good parkland use, is close to transit, considers affordability issues, and is a good fit for the community.

Ken Kuhn (Port Moody) expressed concerns about potential traffic impacts from the project, and suggested that the project is good but in the wrong location. Mr. Kuhn also expressed concerns that project construction could negatively impact adjacent streams.

Amin Eskooch read a letter on behalf of Michael Hind (Tri-Cities Chamber of Commerce), which expressed support for the project, highlighting its proximity to transit and sustainable building design, which fits in well with its natural surroundings.

Hogan Song (Port Moody) expressed support for the project, highlighting its aesthetic design, sensitivity to the natural environment, inclusion of affordable housing, and financial contributions to the community.

David Wu (Coquitlam) expressed concerns with the hydrology and geotechnical stability of the project site, potential view corridor impacts, and potential disruption of wildlife habitats.

Gerry Glazier (Port Moody) expressed support for the project from the environmental perspective.

Willy Martin (Port Moody) expressed support for the project, highlighting its many positive aspects including proximity to transit, inclusion of affordable housing, and options for families and seniors. Ms. Martin noted that slope stability issues have been resolved.

Kristina Murray (Anmore) expressed support for the project, noting that the developer has demonstrated commitment to the community and support for the expansion of Eagle Ridge Hospital.

Anthony Sandler (Port Moody) expressed support for project, noting that the developer is originally from Port Moody and has been willing to work with Council and the community.

Adam La France (Port Moody) expressed concerns about the footprint, building height, and increased density. Mr. La France suggested that the environmentally sensitive area with at-risk species should be dedicated as park, and that there should be more affordable housing units. Mr. La France urged the City to require a capital contribution from the developer for traffic calming measures, and suggested that there is an opportunity to connect the north and south greenways.

PH20/010

Moved, seconded, and CARRIED

**THAT City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 25, 2020, No. 3258 (Lots 17-20 Henry Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 41, 2020, No. 3259 (Lots 17-20 Henry Street) (CD57) be referred to the Special Council meeting to be held on July 28, 2020 for consideration.**

## 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