



City of Port Moody

Minutes

Public Hearing

Council Chambers

Tuesday, September 8, 2020

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
André Boel – City Planner
Tracey Takahashi – Deputy Corporate Officer

1. Business

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

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

**Rezoning (RS1-S) –
1022 Westmount Drive
(Birmingham and Wood
Architects and
Planners)**

- 1.1 Report considered at July 28, 2020 Regular Council meeting:
Planning and Development Department – Development
Planning Division, dated June 16, 2020

*Bylaw No. 3265 – a Bylaw to amend City of Port Moody Zoning
Bylaw, 2018, No. 2937 to allow for a small lot subdivision at
1022 Westmount Drive.*

The Deputy 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.

The applicant introduced their proposal.

Mayor Vagramov called for public input.

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.

Richard Turton (Port Moody) expressed concerns about the proposed building height, shadowing, impact of additional vehicles, pre-plumbing and pre-wiring for future buildings, crime and fire hazards, the development process, and the impact of construction. Mr. Turton suggested that the lot should be split front-to-back and not side-by-side.

The applicant responded to questions from Council regarding design, shadowing, parking, laneway access, and alternative lot configuration.

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

PH20/011

Moved, seconded, and CARRIED

THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 43, 2020, No. 3265 (1022 Westmount Drive) (RS1-S) be referred to the Special Council meeting of September 8, 2020 for consideration.

**Rezoning (RS1-S) –
1209 Ioco Road
(Mr. Ahmad Moshri
Fatemi)**

- 1.2 Report considered at July 28, 2020 Regular Council meeting: Planning and Development Department – Development Planning Division, dated June 16, 2020

Bylaw No. 3263 – a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for a small lot subdivision at 1209 Ioco Road.

The Deputy 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.

The applicant introduced their proposal.

Mayor Vagramov called for public input.

Richard Clune (Port Moody) expressed concerns about view corridor impacts and compliance with building height regulations. Mr. Clune requested clarification on vehicular access to the property.

Les Marshall (Port Moody) expressed concerns about a maple tree on the subject property that was cut down without a permit and without notifying neighbouring property owners, and suggested that the root system of an adjacent tree could be negatively impacted as a result. Mr. Marshall requested that the applicant have additional pins placed to identify the exact boundary between his property and the subject property.

The applicant responded to questions from Council regarding the proposed building height, building access, property boundary, and the preservation of remaining trees on site.

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

PH20/012

Moved, seconded, and CARRIED

**THAT City of Port Moody Zoning Bylaw, 2018, No. 2937,
Amendment Bylaw No. 42, 2020, No. 3263 (1209 Ioco Road)
(RS1-S) be referred to the Special Council meeting of
September 8, 2020 for consideration.**

2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 7:34pm.

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