



City of Port Moody

Minutes

Regular Council Meeting

Council Chambers

Tuesday, September 8, 2020

at 8:41pm

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
Mary De Paoli – Manager of Policy Planning
Joji Kumagai – Manager of Economic Development
Jeff Moi – General Manager of Engineering and Operations
Paul Rockwood – General Manager of Finance and Technology
Tracey Takahashi – Deputy Corporate Officer
Kate Zanon – General Manager of Community Services

1. Call to Order

Mayor Vagramov called the meeting to order at 8:41pm.

Art at Council

1.1 Verbal Report: Councillor Zoë Royer, Chair, Arts and Culture Committee

Councillor Royer introduced the evening's Art at Council, an oil painting by artist Marjorie Turnbull titled *Tranquility*. It was noted that the painting, purchased in 2015, is part of the City's private art collection, which is available for viewing online at portmoody.ca.

2. Public Input

Rev. Julie Lebrun (Port Coquitlam) urged Council to support the Permissive Tax Exemption Bylaw (agenda item 5.3), and requested support for further exemptions to the Class 1 and Class 6 portions of the redevelopment project at the Inlet United Church.

Robert Simons (Port Moody) expressed concerns about the physical conditions of buildings in the Ioco Heritage Conservation Area. Mr. Simons noted that some structural changes have been made to some of the buildings, and expressed concerns about the longevity of the buildings. Mr. Simons urged Council to take action to protect the Heritage Conservation Area, and suggested that an assessment be done for the school building.

Dave Leifsson (Port Moody) expressed concerns about the impact of unmaintained trees on a neighbouring property.

**Delegation –
Future Bright**

3. General Matters

- 3.1 Presentation: Marian Gayed
Delegation Request: Marian Gayed

This delegation was removed from the agenda prior to the meeting at the request of the delegation.

Minutes

4. Adoption of Minutes

- 4.1 RC20/322
Moved, seconded, and CARRIED
THAT the minutes of the following meetings be adopted:

- **Special Council – July 21, 2020;**
- **Special Council (to Close) – July 28, 2020;**
- **Public Hearing – July 28, 2020;**
- **Special Council – July 14, 2020; and**
- **Regular Council – July 28, 2020.**

5. Consent Agenda

At the request of Council, the following items were removed from the Consent Agenda for consideration under section 6:

- 5.3 – 2021 Permissive Tax Exemption Bylaw;
- 5.4 – 2021-2022 Community Services Fees;
- 5.5 – Corporate Policy – Anti-Racial Discrimination and Anti-Racism;
- 5.8 – Land Use Committee and Advisory Design Panel Terms of Reference;
- 5.10 – Ioco Townsite Heritage Condition Assessment Report;
- 5.11 – Delegation Response – Block 8 Academy; and
- 5.12 – COVID-19 Business Impact Survey Results.

RC20/323

Moved, seconded, and CARRIED

THAT the recommendations contained in the following items in the September 8, 2020 Regular Council Consent Agenda be approved:

- **5.1 – Regulations for Market Rental Apartment Businesses (Renoviction Bylaw) – Adoption;**
- **5.2 – Holding Additional Public Hearings;**
- **5.6 – Archaeology and Heritage Resource Protection for Construction and Maintenance Projects;**
- **5.7 – Termination of Land Use Contract at Balmoral Place and Rezoning to RM4;**
- **5.9 – Request for Comments – Village of Belcarra Proposed OCP Amendment Bylaw to Enable Recreational Docks in the Highway Encroachment Area;**
- **5.13 – Proclamation Request – Waste Reduction Week 2020; and**
- **5.14 – Proclamation Request – Rett Syndrome Awareness Month.**

The items and recommendations referred to above are as follows:

**Regulations for
Market Rental
Apartment
Businesses
(Renoviction
Bylaw) –
Adoption**

5.1

Memo: Corporate Services Department – Legislative Services Division, dated August 11, 2020

Recommendation adopted on consent:

THAT City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000, Amendment Bylaw No. 5, 2020, No. 3264 (Market Rental Apartment Businesses) and City of Port Moody Municipal Ticket Information Authorization Bylaw, 2020, No. 3218, Amendment Bylaw No. 2, 2020, No. 3272 be now adopted as recommended in the memo dated August 11, 2020 from the Corporate Services Department – Legislative Services Division regarding Regulations for Market Rental Apartment Businesses (Renoviction Bylaw) – Adoption.

**Holding
Additional
Public Hearings**

5.2

Memo: Corporate Services Department – Legislative Services Division, dated July 31, 2020

Recommendation adopted on consent:

THAT the third reading of 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 rescinded;

AND THAT an additional Public Hearing be held for the consideration of 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);

AND THAT an additional Public Hearing be held for the consideration of 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).

Archaeology and Heritage Resource Protection for Construction and Maintenance Projects	5.6	<p>Report: Engineering and Operations Department – Project Delivery Services Division, dated July 10, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT Corporate Policy – 11-5240-2020-01 – Archaeology and Heritage Resource Protection for Construction and Maintenance Projects be approved as recommended in the report dated July 10, 2020 from the Engineering and Operations Department – Project Delivery Services Division regarding Archaeology and Heritage Resource Protection for Construction and Maintenance Projects.</p>
Termination of Land Use Contract at Balmoral Place and Rezoning to RM4	5.7	<p>Report: Planning and Development Department – Policy Planning Division, dated August 7, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 44, 2020, No. 3267 (RM4 LUC Termination) and City of Port Moody Land Use Contract Termination Bylaw, 2020, No. 3268 (RM4) be read a first and second time as recommended in the report dated August 7, 2020 from the Planning and Development Department – Policy Planning Division regarding Termination of Land Use Contract at Balmoral Place and Rezoning to RM4;</p> <p>AND THAT Bylaw No. 3267 and Bylaw No. 3268 be referred to a Public Hearing;</p> <p>AND THAT the requirement to notify tenants and property owners within 140m of the perimeter boundary of the parcel associated with the LUC area per Development Approval Procedure Bylaw, No. 2918 be waived.</p>
Request for Comments – Village of Belcarra Proposed OCP Amendment Bylaw to Enable Recreational Docks in the Highway Encroachment Area	5.9	<p>Report: Planning and Development Department – Policy Planning Division, dated August 21, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT proposed Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 566, 2020 be supported as recommended in the report dated August 21, 2020 from the Planning and Development Department – Policy Planning Division regarding Request for Comments – Village of Belcarra Proposed OCP Amendment Bylaw to Enable Recreational Docks in the Highway Encroachment Area.</p>
Proclamation Request – Waste Reduction Week 2020	5.13	<p>Proclamation Request: Jessie Christophersen, dated August 11, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT October 19-25, 2020 be proclaimed Waste Reduction Week in the City of Port Moody.</p>

Proclamation Request – Rett Syndrome Awareness Month	5.14	<p>Proclamation Request: Christinea Walker, dated August 19, 2020</p> <p><i>Recommendation adopted on consent:</i> THAT October 2020 be proclaimed Rett Syndrome Awareness Month in the City of Port Moody.</p>
	6.	Items Removed from the Consent Agenda
Permissive Tax Exemption Bylaw	6.5.3	<p>Report: Finance and Technology Department – Financial Services Division, dated August 24, 2020</p> <p><u>RC20/324</u> Moved, seconded, and CARRIED THAT the Class 8 exemption be continued and Class 1 and Class 6 be exempted during a period of development that ends upon the issuance of an occupancy permit for the Inlet United Church.</p> <p><u>RC20/325</u> Moved, seconded, and CARRIED THAT City of Port Moody Tax Exemption Bylaw, 2020, No. 3275 be read a first, second, and third time as amended*;</p> <p>AND THAT staff be directed to modify the public notice requirement of Council’s intention to adopt a Permissive Tax Exemption Bylaw reflecting an additional tax impact of \$18,784 for 2021, \$19,348 for 2022, and \$19,929 for 2023.</p> <p><i>*NB: City of Port Moody Tax Exemption Bylaw, 2020, No. 3275 was read a first, second, and third time at the Special Council meeting held on September 15, 2020.</i></p>
2021-2022 Community Services Fees	6.5.4	<p>Report: Community Services Department – Recreation Services Division, dated June 24, 2020</p> <p><u>RC20/326</u> Moved, seconded, and CARRIED THAT City of Port Moody Fees Bylaw, 2019, No. 3213, Amendment Bylaw No. 4, 2020, No. 3260 (Community Services Fees) be read a first, second, and third time as recommended in the report dated June 24, 2020 from the Community Services Department – Recreation Services Division regarding 2021-2022 Community Services Fees.</p>

**Corporate Policy
– Anti-Racial
Discrimination
and Anti-Racism**

6.5.5 Report: City Manager, dated August 28, 2020

RC20/327

Moved, seconded, and CARRIED

THAT Corporate Policy – 07-2510-2020-01 – Anti-Racial Discrimination and Anti-Racism be adopted as recommended in the report dated August 28, 2020 from the City Manager regarding Corporate Policy – Anti-Racial Discrimination and Anti-Racism.

RC20/328

Moved, seconded, and CARRIED

THAT staff be directed to provide options for Council, senior leadership staff, frontline staff, and first responders to receive anti-bias and anti-racism training;

AND THAT this be a requirement of all new Council and staff members.

**Land Use
Committee and
Advisory Design
Panel Terms of
Reference**

6.5.8 Report: General Manager of Planning and Development, dated June 22, 2020

RC20/329

Moved, seconded, and CARRIED

THAT the Land Use Committee Terms of Reference be referred to staff to report back at an upcoming Committee of the Whole meeting for discussion on the Terms of Reference as provided by Council.

RC20/330

Moved, seconded, and CARRIED

THAT the following amendment be made to the draft Terms of Reference for the Land Use Committee:

- **Section 3 Membership:**
 - Replace the following sentence:**
 - “Members shall be appointed for a term of two (2) years, and may be reappointed for further terms, without limitation.”**
 - with the following sentence:**
 - “Members shall be appointed for a term of two (2) years, and may be reappointed for further terms, up to a cumulative maximum of two terms.”.**

RC20/331

Moved, seconded, and CARRIED

THAT the following amendment be made to the draft Terms of Reference for the Land Use Committee:

- **Section 4.3 Scope of Consideration:**
Replace the following fifth bullet:
“• contribution to local economy including estimated job types and numbers; and”
with the following fifth bullet:
“• contribution to the local economy in terms of allocated space, for purchase and/or rental, that is dedicated to private business operations, identifying business sector (industrial, light industrial, office/professional, retail/commercial, non-profit service, other) and expected number of jobs related to each; and”.

RC20/332

Moved, seconded, and CARRIED

THAT the draft Terms of Reference for the Advisory Design Panel be amended by replacing section 5.3 a) with the following:

- **Architectural Distinction – is this building based on a compellingly original visual concept? Would it make a striking contribution to residents' visual experience of Port Moody as an exciting City of the Arts? Factors to consider include building massing and proportionality, articulation, distinctive materials, character/personality, height, roof forms, and overall impact to streetscape and/or skyline.**

RC20/333

Moved, seconded, and DEFEATED

THAT the draft Terms of Reference for the Advisory Design Panel be amended by replacing section 1 Committee Purpose with the following:

- **“To advise the General Manager of Community Development and City Council on certain development applications as specified in Development Approval Procedures Bylaw, 2011, No. 2918 with regards to aspects of the architectural and urban design and its fit with the location and site context.”.**

(Voting against: Councillors Dilworth, Lahti, Lubik, and Milani)

RC20/334

Moved and seconded

THAT the draft Terms of Reference for the Advisory Design Panel be amended by:

- replacing “one representative from the business community” with “one representative from the commercial real estate sales industry” in section 2.1; and
- replacing 2.2 c) with the following: “The appointee from the commercial real estate sales industry would ideally operate a business within Port Moody.”.

RC20/335

Moved and seconded

THAT the foregoing motion be amended by replacing “operate a business” with “operate their business”.

RC20/336

Moved, seconded, and CARRIED

THAT the foregoing amendment motion be further amended by replacing “operate their business” with “conduct their business”.

The question on the main amending motion (RC20/335) as amended (by RC20/336) was put to a vote, and the following amending motion was CARRIED:

THAT the foregoing motion be amended by replacing “operate a business” with “conduct their business”.

The question on the main motion (RC20/334) as amended (by RC20/335 and RC20/336) was put to a vote; the following motion was CARRIED:

THAT the draft Terms of Reference for the Advisory Design Panel be amended by:

- replacing “one representative from the business community” with “one representative from the commercial real estate sales industry” in section 2.1; and
- replacing 2.2c with the following: “The appointee from the commercial real estate sales industry would ideally conduct their business within Port Moody.”.

RC20/337

Moved, seconded, and CARRIED

THAT the draft Terms of Reference for the Advisory Design Panel be amended by adding one member of Council as a non-voting member in section 2.1.

(Voting against: Councillors Dilworth and Lahti)

RC20/338

Moved, seconded, and CARRIED

THAT the draft Terms of Reference for the Advisory Design Panel be amended by replacing “one professional engineer (P. Eng.)” with “one professional engineer (P. Eng.), ideally with a traffic background”.

(Voting against: Councillor Dilworth)

RC20/339

Moved, seconded, and CARRIED

THAT the draft Terms of Reference for the Land Use Committee be amended by replacing “applicants” with “staff” in section 4.3.

RC20/340

Moved, seconded, and DEFEATED

THAT the draft Terms of Reference for the Advisory Design Panel be amended by extending the honorarium to all members, excluding the Council representative.

(Voting against: Councillors Lahti, Lubik, Milani, and Royer)

RC20/341

Moved, seconded, and CARRIED

THAT the meeting be extended to 11:00pm.

**loco Townsite
Heritage
Condition
Assessment
Report**

6.5.10 Report: Planning and Development Department – Policy Planning Division, dated August 21, 2020

RC20/342

Moved and seconded

THAT the loco Townsite Heritage Condition Assessment Report (July 2020) be sent to GILIC Developments requesting a formal response to the Report recommendations before October 15, 2020, including a work plan and timeline as recommended in the report dated August 21, 2020 from the Planning and Development Department – Policy Planning Division regarding loco Townsite Heritage Condition Assessment Report;

AND THAT GILIC Developments be asked to do the following:

- grant access within the temporary fencing to allow the consultant to complete the interior and exterior condition assessment of the heritage buildings;
- pay all costs associated with completion of this additional assessment;
- forward the results of this additional assessment to the City of Port Moody; and
- address any additional recommendations as part of an updated work plan and timeline.

RC20/343

Moved, seconded, and CARRIED

THAT this item be referred to a Closed Council meeting for discussion with the City Solicitor.

RC20/344

Moved, seconded, and CARRIED

THAT GILIC be invited to a meeting with Council.

RC20/345

Moved, seconded, and CARRIED

THAT staff reach out to School District No. 43 to request a school site tour for Council and staff.

**Delegation
Response –
Block 8
Academy**

- 6.5.11 Report: Planning and Development Department – Policy Planning Division, dated August 18, 2020

RC20/346

Moved, seconded, and CARRIED

THAT the report dated August 18, 2020 from the Planning and Development Department – Policy Planning Division regarding Delegation Response – Block 8 Academy be received for information;

AND THAT staff continue to monitor the outcomes of the City of Richmond's and the City of Delta's regulatory framework for the use of municipal park space by childcare businesses.

**COVID-19
Business Impact
Survey Results**

- 6.5.12 Report: Economic Development Office, dated August 4, 2020

RC20/347

Moved, seconded, and CARRIED

THAT the report dated August 4, 2020 from the Economic Development Office regarding COVID-19 Business Impact Survey Results be referred to staff to report back on potential actions that the City can undertake to respond to the survey findings.

7. Legislative Matters

8. Unfinished Business

9. New Business

**E-Comm Annual
General Meeting
2020**

- 9.1 Memo: Executive Assistant to Mayor and Council, dated August 14, 2020

RC20/348

Moved, seconded, and CARRIED

THAT Councillor Zoë Royer be authorized to represent the City of Port Moody at the E-Comm Annual General Meeting on September 17, 2020.

Rodenticide-Ban Bylaw 9.2

Report: Councillor Meghan Lahti, dated July 30, 2020

RC20/349

Moved, seconded, and CARRIED

THAT the meeting be extended to 11:30pm.

RC20/350

Moved, seconded, and CARRIED

THAT staff be directed to report back with a bylaw to prohibit the use of rodenticides on all Port Moody-owned properties as recommended in the report dated July 30, 2020 from Councillor Meghan Lahti regarding Rodenticide-Ban Bylaw;

AND THAT the City of Port Moody only use the services of companies that do not use anticoagulant rodenticides when providing vector control on private property;

AND THAT staff be directed to communicate to residents and businesses in the City of Port Moody Council's direction in this matter, including information regarding the harmful impacts of anticoagulant rodenticides, and provide options for better alternatives that are available;

AND THAT Council send a letter to the Province of BC, copying all MLAs, requesting a province-wide ban on the use of rodenticides;

AND THAT the recommendations from this report be forwarded to all BC municipalities and submitted to UBCM as a late resolution.

Support for Opposition to Fortis BC's Proposed Tilbury Phase 2 LNG Expansion Project 9.3

Memo: Councillor Amy Lubik, dated August 24, 2020

RC20/351

Moved, seconded, and CARRIED

THAT Council state its opposition to the Tilbury Phase 2 LNG Expansion Project;

AND THAT Council send a letter of support for the critical assessment outlined in the report from Richmond Council, titled "Tilbury Phase 2 LNG Expansion Project," including health impacts of upstream fracking of LNG, to the BC Environmental Assessment Office and the Impact Assessment Agency of Canada to support the provincial and federal environmental assessments, as recommended in the memo dated August 24, 2020 from Councillor Amy Lubik regarding Support for Opposition to Fortis BC's Proposed Tilbury Phase 2 LNG Expansion Project.

**Support for
National
Pharmacare
Program Call to
Action**

9.4 Memo: Councillor Amy Lubik, dated August 24, 2020

RC20/352

Moved, seconded, and CARRIED

WHEREAS more people are susceptible to lack of pharmacare than before the COVID-19 pandemic;

THEREFORE BE IT RESOLVED THAT the City of Port Moody send a letter to the Federal Government, including the Minister of Health and leaders of the opposition parties, urging them to develop and implement a Universal Public National Pharmacare program as soon as possible, as recommended in the memo dated August 24, 2020 from Councillor Amy Lubik regarding Support for National Pharmacare Program Call to Action.

10. Other Business

11. Reports from Council

11.1 Council Verbal Reports

Mayor Vagramov noted that the wildfire smoke currently affecting the city highlights the impacts of climate change.

Councillor Dilworth introduced the following Notice of Motion:

WHEREAS there is no current legislation to hold local elected officials across the province to a consistent standard of accountability for their behaviours and actions;

AND WHEREAS local elected officials should have a right to a respectful and safe workplace;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia be asked to develop a code of conduct that is overseen by the Province, so that all local elected officials have access to a consistent, formal set of standards and a process for complaint against other elected officials;

AND THAT this motion be forwarded to the Lower Mainland Local Government Association and the Union of BC Municipalities for consideration as resolutions for their 2020 events.

Councillor Madsen noted that the wildfire smoke currently affecting the city is a reminder of the fire risks at the city's urban forest interface, and expressed concerns about a pending development in the Village of Anmore in a wildfire prone area on the north shore.

11.2 Staff Verbal Reports

The City Manager noted that Council had received a staff report in September 2019 regarding meetings in the Brovold Room for information, and that there is no further information for Council on this matter at this time.

12. Information Items

Committees, Commission, and Boards – Minutes

- 12.1
 - Climate Action Committee – May 25, 2020
 - Transportation Committee – June 17, 2020
 - Economic Development Committee – June 25, 2020
 - Economic Development Committee – July 8, 2020

Council Correspondence

- 12.2
 - Letter dated May 21, 2020 to Prime Minister and Premier re Post COVID-19 Homelessness
 - Letter dated July 31, 2020 from City of Richmond re Support in Opposition for Fortis BC's Proposed Tilbury Phase 2 LNG Expansion Project
 - Letter dated August 12, 2020 from Minister Selina Robinson re Post COVID-19 Homelessness

Release of Items from Closed Council

- 12.3 The following resolutions were released from the Closed Council meeting held on July 28, 2020:

- CC20/146-147
THAT Corporate Policy – 07-2640-2020-01 – COVID-19 Re-opening be adopted as recommended in the report dated July 13, 2020 from the Finance and Technology Department – Financial Services Division regarding COVID-19 Re-opening General Policy;

AND THAT the policy include a section that refers to following the advice on best practices regarding masks as provided and updated by the Provincial Public Health Officer;

AND THAT this resolution be publicly released.

- CC20/163
THAT staff be directed to proceed with installing ice in Arena 2 for a start date in early September, and in Arena 1 for a start date in late September, and to not proceed with installing Curling Ice in 2020 as recommended in the memo dated July 13, 2020 from the Community Services Department – Recreation Services Division regarding Fall 2020 Ice Services Planning.

13. Public Input

There was no public input.

14. Adjournment

Mayor Vagramov adjourned the meeting at 11:15pm.

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