



City of Port Moody

Minutes

Regular Council Meeting

Council Chambers
Tuesday, October 27, 2020
at 7:51pm

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
Jeff Moi – General Manager of Engineering and Operations
Paul Rockwood – General Manager of Finance and Technology
Marc Saunders – Director of Library Services
Dorothy Shermer – Corporate Officer
Kate Zanon – General Manager of Community Services

1. Call to Order

Mayor Vagramov called the meeting to order at 7:51pm.

Mayor Vagramov noted that the second wave of the COVID-19 pandemic is underway, and that Fraser Health has confirmed that the City's safety plans remain safe and reasonable. Mayor Vagramov also noted that Council meetings may be conducted electronically until the City is ready to conduct hybrid meetings. The Mayor congratulated MLA Rick Glumac on his re-election and thanked all candidates in the provincial election for their participation.

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 acrylic painting by artist Sue Cowan titled *Working Pair*. Councillor Royer noted that the painting was inspired by a small rodeo in Mount Currie, BC that the artist had attended with her family. The painting has been part of the City's private art collection since 1999.

2. Public Input

Tracey Bate (Coquitlam) expressed concerns about creek daylighting of Slaughterhouse Creek as part of the proposed Moody Centre Transit-Oriented Development (TOD), in particular regarding the riparian setbacks that would apply to the creek, and the impact on future redevelopment on affected properties.

Steve Baldazzi (Maple Ridge) expressed concerns about creek daylighting of Slaughterhouse Creek as part of the proposed Moody Centre TOD, and the potential financial and legal impacts on affected properties. Mr. Baldazzi requested clarification from the City on this issue and requested that all affected property owners be notified of actions taken by the City on creek daylighting related to the development of the Moody Centre TOD.

Tim Goodsell (Port Moody) expressed support for agenda item 9.2 (RS1 Zoning Anomaly), noting that small narrow lots were initially overlooked, and that the City should complete this process and make these lots comply with RS1-S zoning.

Barry Sharbo (Port Moody) requested that Council address the concerns raised by the property owners on Murray Street about the potential impact of the City's creek daylighting policies on the redevelopment potential of their properties.

Hao Min (Vancouver) spoke regarding agenda item 5.4 (Alternate Affordable Housing Proposal at 2002-2014 St. George Street and 2003-2009 St. Johns Street), noting that financial pressures have driven the developer to propose an alternative affordable housing solution.

Tommy He (Vancouver) congratulated Dr. Mary Anne Cooper on her 106th birthday. Mr. He noted that Bold Properties has been inspired by Dr. Cooper's love of the city to support local small businesses in Port Moody during the pandemic by donating hand sanitizer and face masks. Mr. He requested support from Council on the alternative affordable housing proposal at 2002-2014 St. George Street and 2003-2009 St. Johns Street.

Lina Azeez (Vancouver) from the Watershed Watch Salmon Society spoke regarding item 9.4 (Support for Resolution regarding Flood Risk Mitigation Through Green Infrastructure and Natural Assets), and spoke about the impact of current flood management strategies on fish habitats and passage, and the need to address barriers to implement progressive flood management strategies.

Hazel Mason (Port Moody) requested clarification on item 5.3 (Development Variance Permit No. 139 (Revised) – 2811 Ivy Street) as the recommendations were based on a previous version of the Building Code. Ms. Mason expressed support for agenda item 9.1 (Capturing Written Public Input), and noted that On-Table public input should be made available to those participating virtually.

Barry Sharbo (Port Moody) expressed support for agenda item 9.1 (Capturing Written Public Input), noting that it is important for people who are unable to physically attend Council meetings to have their input considered.

**Library 2021-2025
Operating
Financial Plan**

3. General Matters

- 3.1 Memo: Library Board, dated October 14, 2020
Presentation: Pat Merrett, Chair, Port Moody Public Library Board

The Chair of the Port Moody Public Library Board gave a presentation on the 2021-2025 Operating Financial Plan, including information on the previous year's operations, circulation and program attendance statistics, the operating budget request through to 2025, and capital and operating projects.

The Director of Library Services answered questions from Council regarding ways to reduce expenditures in light of the projected budget shortfall, and the current staff workload in relation to the regional origins of the patrons.

RC20/387

Moved, seconded, and CARRIED

THAT the Port Moody Public Library Board 2021-2025 Operating Financial Plan be received for information and referred to the Finance Committee for budget deliberation as recommended in the memo dated October 14, 2020 from the Library Board regarding Library 2021-2025 Operating Financial Plan.

Minutes

4. Adoption of Minutes

- 4.1 RC20/388

Moved, seconded, and CARRIED

THAT the minutes of the following meetings be adopted:

- **Special Council (Committee of the Whole) – October 6, 2020;**
- **Special Council (to Close) – October 13, 2020;**
- **Public Hearing – October 13, 2020;**
- **Special Council – October 13, 2020; and**
- **Regular Council – October 13, 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 – Development Variance Permit No. 139 (Revised) – 2811 Ivy Street;**
- **5.4 – Alternate Affordable Housing Proposal – 2002-2014 St. George Street and 2003-2009 St. Johns Street (Bold Properties); and**
- **5.6 – Sports Group Access to Arena Dressing Rooms**

Moved, seconded, and CARRIED

THAT the recommendations contained in the following items in the October 27, 2020 Regular Council Consent Agenda be approved:

- **5.1 – COVID-19 Temporary Assistance Program for Businesses and Related Business Licence and Permit Fees – Adoption;**
- **5.2 – Development Cost Charges Expenditure Bylaw – Elgin-Clarke Pedestrian Signal – Adoption;**
- **5.5 – Public Safety Building Radio Amplification System Amendment Bylaw;**
- **5.7 – Expedited Fleet Replacement Request; and**
- **5.8 – Improving Pedestrian Experience Through Wayfinding Signage.**

The items and recommendations referred to above are as follows:

**COVID-19
Temporary
Assistance
Program for
Businesses and
Related Business
Licence and
Permit Fees –
Adoption**

5.1

Memo: Legislative Services Division, dated October 19, 2020

Recommendation adopted on consent:

THAT City of Port Moody Fees Bylaw, 2019, No. 3213, Amendment Bylaw No. 5, 2020, No. 3262 be now adopted as recommended in the memo dated October 19, 2020 from the Legislative Services Division regarding COVID-19 Temporary Assistance Program for Businesses and Related Business Licence and Permit Fees – Adoption.

**Development Cost
Charges
Expenditure
Bylaw – Elgin-
Clarke Pedestrian
Signal – Adoption**

5.2

Memo: Legislative Services Division, dated October 19, 2020

Recommendation adopted on consent:

THAT City of Port Moody Development Cost Charges Reserve Fund Expenditure Bylaw, 2020, No. 3276 (Elgin-Clarke Pedestrian Signal) be now adopted as recommended in the memo dated October 19, 2020 from the Legislative Services Division regarding Development Cost Charges Expenditure Bylaw – Elgin-Clarke Pedestrian Signal – Adoption.

**Public Safety
Building Radio
Amplification
System
Amendment
Bylaw**

5.5

Report: Community Development Department – Building, Bylaw, and Licensing Division, dated October 5, 2020

Recommendation adopted on consent:

THAT City of Port Moody Public Safety Radio Building Amplification System Bylaw, 2010, No. 2850, Amendment Bylaw No. 2, 2020, No. 3274 be read a first, second, and third time as recommended in the report dated October 5, 2020 from the Community Development Department – Building, Bylaw, and Licensing Division regarding Public Safety Radio Building Amplification System Amendment Bylaw.

Expedited Fleet Replacement Request

5.7 Report: Engineering and Operations Department – Solid Waste, Fleet, and Shared Services Division, dated October 14, 2020

Recommendation adopted on consent:

THAT \$65,000 be approved from the Equipment Replacement Reserve to fund the 2020 replacement purchase of one Ford F550 chassis, including the refit of existing Hybrid Aerial Lift Body, as recommended in the report dated October 14, 2020 from Engineering and Operations Department – Solid Waste, Fleet, and Shared Services Division regarding Expedited Fleet Replacement Request;

AND THAT \$150,000 be approved from the Equipment Replacement Reserve for the 2020 replacement of one F550 4x4 Dump Truck.

Improving Pedestrian Experience Through Wayfinding Signage

5.8 Report: Community Development Department – Economic Development Office, dated October 9, 2020

Recommendation adopted on consent:

THAT staff proceed with an application to the Community Economic Recovery Infrastructure Program to support the implementation of pedestrian wayfinding kiosks as recommended in the report dated October 9, 2020 from the Community Development Department – Economic Development Office regarding Improving Pedestrian Experience Through Wayfinding Signage.

Development Variance Permit No. 139 (Revised) – 2811 Ivy Street

6. Items Removed from the Consent Agenda

6.5.3 Report: Community Development Department – Development Planning Division, dated September 30, 2020

RC20/390

Moved, seconded, and CARRIED

THAT Development Variance Permit No. 139, to permit development in a Riparian Protection and Enhancement Area and Riparian Transition Area, be approved as recommended in the report dated September 30, 2020 from the Community Development Department – Development Planning Division regarding Development Variance Permit No. 139 (Revised) – 2811 Ivy Street;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

**Alternate
Affordable
Housing Proposal
– 2002-2014
St. George Street
and 2003-2009
St. Johns Street
(Bold Properties)**

6.5.4 Report: Community Development Department – Development Planning Division, dated September 16, 2020

RC20/391

Moved and seconded

THAT an updated affordable housing program replacing the original Affordable Home Ownership Program in partnership with BC Housing with a Rent-To-Own option be endorsed as outlined in the report dated September 16, 2020 from the Community Development Department – Development Planning Division regarding Alternate Affordable Housing Proposal – 2002-2014 St. George Street and 2003-2009 St. Johns Street (Bold Properties);

AND THAT third reading of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 24, 2020, No. 3242 (2002-2014 St. George Street and 2003-2009 St. Johns Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 33, 2020, No. 3243 (2002-2014 St. George Street and 2003-2009 St. Johns Street) (RM8) be rescinded;

AND THAT Bylaw No. 3242 and Bylaw No. 3243 be referred to a new Public Hearing in light of the additional information being provided for Council's consideration.

RC20/392

Moved, seconded, and CARRIED

That Council go into Committee of the Whole.

The applicant answered questions from Council regarding the rationale for the proposed percentage of affordable housing units, BC Housing's withdrawal from the project, and the resulting changes in project financing.

RC20/393

Moved, seconded, and CARRIED

THAT Council rise and report.

The question on the main motion (RC20/391) was put to a vote; the following motion was CARRIED:

THAT an updated affordable housing program replacing the original Affordable Home Ownership Program in partnership with BC Housing with a Rent-To-Own option be endorsed as outlined in the report dated September 16, 2020 from the Community Development Department – Development Planning Division regarding Alternate Affordable Housing Proposal – 2002-2014 St. George Street and 2003-2009 St. Johns Street (Bold Properties);

AND THAT third reading of City of Port Moody Official Community Plan Bylaw, 2014, No. 2955, Amendment Bylaw No. 24, 2020, No. 3242 (2002-2014 St. George Street and 2003-2009 St. Johns Street) and City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 33, 2020, No. 3243 (2002-2014 St. George Street and 2003-2009 St. Johns Street) (RM8) be rescinded;

AND THAT Bylaw No. 3242 and Bylaw No. 3243 be referred to a new Public Hearing in light of the additional information being provided for Council’s consideration.

**Sports Group
Access to Arena
Dressing Rooms**

6.5.6 Report: Community Services Department – Recreation Services Division, dated October 7, 2020

RC20/394

Moved, seconded, and CARRIED

THAT use of one arena dressing room per team be permitted 15 minutes before and 10 minutes after each game, with all team members required to wear masks while using arena dressing rooms, as outlined in the report dated October 7, 2020 from the Community Services Department – Recreation Services Division regarding Sports Group Access to Arena Dressing Rooms;

AND THAT staff be authorized to negotiate cost recovery from user groups.

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

7. Legislative Matters

8. Unfinished Business

Hybrid Council Meeting

8.1

Memo: General Manager of Community Services, dated October 14, 2020

The following was moved and seconded at the Special Council (Committee of the Whole) meeting held on September 15, 2020 before being postponed and was back on the table for Council consideration:

CW20/067

Moved and seconded

THAT staff be directed to implement Hybrid Meeting Option #3 as presented at the Special Council (Committee of the Whole) Meeting held on September 15, 2020.

RC20/395

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by adding “AND THAT Council implement electronic meetings immediately until hybrid meetings are available.”

(Voting against: Councillor Milani)

Separation of the amended motion was requested. The question on the second clause of the amended motion (CW20/067 amended by RC20/395) was put to a vote; the following was CARRIED:

CW20/067(b)

THAT Council implement electronic meetings immediately until hybrid meetings are available.

RC20/397

Moved, seconded, and CARRIED

THAT the motion be laid on the table.

The following motion was laid on the table:

CW20/067(a)

Moved and seconded

THAT staff be directed to implement Hybrid Meeting Option #3 as presented at the Special Council (Committee of the Whole) Meeting held on September 15, 2020.

RC20/398

Moved and seconded

THAT staff be directed to test a pilot Hybrid Meeting setup for the November 3, 2020 and November 10, 2020 meetings of Council involving dedicated participant devices, and manual audio mixing;

AND THAT the Mayor and City Manager report back to Council at the November 10, 2020 meeting of Council should additional budget requests be required to improve Hybrid Meeting performance;

AND THAT Council approve the procurement of dedicated devices for in-person meeting participants, and support devices, to facilitate holding Hybrid Meetings indefinitely into the future.

RC20/399

Moved, seconded, and CARRIED

THAT the foregoing motion be amended by replacing “should additional budget requests be required to improve Hybrid Meeting performance;” with “on additional budget requests and staff impacts;”.

The question on the main motion (RC20/398) as amended (by RC20/399) was put to a vote; the following motion was CARRIED:

THAT staff be directed to test a pilot Hybrid Meeting setup for the November 3, 2020 and November 10, 2020 meetings of Council involving dedicated participant devices, and manual audio mixing;

AND THAT the Mayor and City Manager report back to Council at the November 10, 2020 meeting of Council on additional budget requests and staff impacts;

AND THAT Council approve the procurement of dedicated devices for in-person meeting participants, and support devices, to facilitate holding Hybrid Meetings indefinitely into the future.

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| Capturing Written
Public Input | 9. | New Business |
| | 9.1 | Report: Councillor Steve Milani, dated October 9, 2020 |
| | | <p><u>RC20/400</u>
 Moved, seconded, and CARRIED
 THAT staff be directed to capture and acknowledge written public input in Council meeting minutes and Public Hearing minutes to ensure fair representation in public records as recommended in the report dated October 9, 2020 from Councillor Steve Milani regarding Capturing Written Public Input;</p> <p>AND THAT written public input received before noon on the day of a meeting be made available online on the City website for those who cannot participate in person.</p> |
| | | <p><u>RC20/401</u>
 Moved, seconded, and DEFEATED
 THAT the meeting be extended for 30 minutes beyond 10:00pm.
 (Voting against: Councillor Lahti)</p> |
| RS1 Zoning
Anomaly | 9.2 | <p>Report: Councillor Steve Milani, dated October 17, 2020</p> <p><u>RC20/402</u>
 Moved, seconded, and CARRIED
 THAT staff be directed to identify all pre-existing RS1 zoned properties that are smaller than the current RS1 minimum lot size and report back with associated costs and implications on rezoning them as RS1-S.
 (Voting again: Councillor Dilworth)</p> |
| | 9.3 | <p>Memo: Mayor Rob Vagramov, dated October 13, 2020</p> <p><u>RC20/403</u>
 Moved, seconded, and CARRIED
 THAT the funding in the amount of \$5,186.80 be approved for the 2021 and 2022 Task group Coordinator Position for the Tri-Cities Homelessness Housing Task Group as recommended in the memo dated October 13, 2020 from Mayor Rob Vagramov regarding Tri-Cities Homelessness and Housing Task Group Request for Funding;</p> <p>AND THAT the funding of \$5,186.80 be allocated from Council Contingency;</p> <p>AND THAT the City of Port Moody provide a meeting space for the Tri-Cities Homelessness Housing Task Group for 2021 and 2022 should it be needed.</p> |

The meeting was automatically adjourned at this point in the agenda.

Support for Resolution regarding Flood Risk Mitigation Through Green Infrastructure and Natural Assets

- 9.4 Report: Councillor Amy Lubik, dated October 12, 2020
- This item was not addressed as the meeting was automatically adjourned.

10. Other Business

11. Verbal Reports from Council and Staff

11.1 Council Verbal Reports

This item was not addressed as the meeting was automatically adjourned.

11.2 Staff Verbal Reports

This item was not addressed as the meeting was automatically adjourned.

12. Information Items

Committees, Commission, and Boards – Minutes

- 12.1
- Economic Development Committee – September 2, 2020
 - Youth Focus Committee – September 9, 2020
 - Parks and Recreation Commission – September 9, 2020
 - Community Planning Advisory Committee – July 13, 2020
 - Library Board – September 17, 2020
 - Environmental Protection Committee – September 21, 2020

Metro Vancouver Board in Brief

- 12.2
- October 2, 2020

13. Public Input

This item was not addressed as the meeting was automatically adjourned.

14. Adjournment

The meeting was automatically adjourned at 10:00pm.

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

D. Shermer, Corporate Officer

Confirmed on the ____ day of _____, 2020.

R. Vagramov, Mayor