



City of Port Moody

Minutes

Public Hearing

Electronic Webinar via Zoom
Tuesday, December 1, 2020
at 7:06pm

Present:

Mayor R. Vagramov
Councillor D.L. Dilworth
Councillor M.P. Lahti
Councillor A.A. Lubik
Councillor H. Madsen (arrived at 7:08pm)
Councillor S. Milani
Councillor P.Z.C. Royer

In Attendance:

Tim Savoie – City Manager
André Boel – City Planner
Philip Lo – Committee Coordinator
Jeff Moi – General Manager of Engineering and Operations
Dorothy Shermer – Corporate Officer
Tracey Takahashi – Deputy Corporate Officer
Kate Zanon – General Manager of Community Development

1. Business

Mayor Vagramov opened the Public Hearing at 7:06pm.

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

**2002-2014 St. George
Street and
2003-2009 St. Johns
Street (Bold Properties)**

1.1 Notice of Public Hearing

Report considered at April 14, 2020 Special Council meeting:
Planning and Development Department – Development
Planning Division, dated March 11, 2020

Report considered at October 27, 2020 Regular Council
meeting: Community Development Department – Development
Planning Division, dated September 16, 2020

Bylaw No. 3242, a Bylaw to amend City of Port Moody Official
Community Plan Bylaw, 2014, No. 2955 (2002-2014 St. George
Street and 2003-2009 St. Johns Street).

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.

Bylaw No. 3243, a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No.2937 to facilitate the development of a six-storey multi-family residential project.

The Corporate Officer introduced the proposed Bylaw 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.

The applicant introduced their proposal, and answered questions from Council regarding a potential “locals first” marketing program, the projected average cost for the non-rent-to-own units, the difference in bank financing models between rent-to-own and affordable rental units, and strata limitations on home-based businesses.

Mayor Vagramov called for public input.

Andrea Shaw (Port Moody) expressed support for the proposal, noting that the rent-to-own program is a good way to enter the housing market and an opportunity to bring families back into the community. Ms. Shaw also expressed support for the work-from-home elements of the proposal.

Kevin Tan (Port Moody) expressed support for the proposal, noting that the affordable and rent-to-own units provide opportunities for younger people to purchase homes.

Evelyn Cardona (Port Moody) expressed support for the proposal, noting that it could bring liveliness to this particular part of the city. Ms. Cardona expressed support for the proposed building heights and suggested that an expansion of the intersection at the bottom of Clarke Road would be helpful.

Angela Neale (Port Moody) expressed support for the proposal, in particular the ability to work from home, and the proposed employment creation.

Andrea Jauck (Port Moody) expressed support for the proposal, in particular the location, enhancement of the natural landscape, the height and architectural design, the rent-to-own units, proposed intersection improvements, and the employment of local workers.

Hesam Deihimi (District of North Vancouver) expressed support for the proposal, noting that the design solution is creative and ideal for a difficult location, and that the rent-to-own units can improve affordability and housing diversity in the city.

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

PH20/015

Moved, seconded, and CARRIED

THAT 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 referred to the Special Council meeting of December 1, 2020 for consideration.

2. Close of Public Hearing

Mayor Vagramov declared the Public Hearing closed at 7:46pm.

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